

**Summary of Decisions of the Building Committee
Building Committee I 41/2015 held on 17.11.2015**

(a) BCI 1 41/2015

Issue : Inclusion of existing ROW in site area.

Decision : Having regard to the circumstances of the case, the committee had no in-principle objection that the ROW be included in site area.

(b) BCI 2 41/2015

Issues : (i) Exclusion of a void in a single-family house from GFA calculations.

(ii) Non-provision of service lane.

Decisions : (i) The committee agreed to exclude the void from GFA calculations subject to modification of the design to comply with the criteria set out in Appendix A of PNAP APP-2.

(ii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the sites and buildings in the vicinity, the committee accepted the non-provision of service lane.

(c) BCI 3 41/2015

Issues : (i) Application for hotel concession.

(ii) Exclusion of voids over hotel ballrooms from GFA calculations.

(iii) Non-provision of service lane.

Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-40 and that there was no objection from concerned departments, the committee had no objection to the granting of hotel concession under B(P)R 23A.

(ii) Having regard to the design and functional use of the ballrooms, the committee agreed to exclude the voids from GFA calculations.

(iii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the sites and buildings in the vicinity, the committee accepted the non-provision of service lane.