

**Summary of Decisions of the Building Committee
Building Committee I 6/2016 held on 23.2.2016**

(a) MAI 1 6/2016

- Issues : (i) Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide.
- (ii) Exclusion of the enlarged voids in a single-family house from GFA calculations.
- Decisions : (i) Noting that the proposed development intensity was in line with the OZP and there were no adverse comments from concerned departments, the committee had no objection in principle to the proposed development intensity subject to further justification on the proposed building height.
- (ii) Noting that the proposal generally met the criteria set out in Appendix A of PNAP APP-2, the committee agreed to exclude the enlarged voids from GFA calculations.

(b) MAI 2 6/2016

- Issue : Exclusion of rainwater harvesting and grey water recycling plant room from GFA calculations.
- Decision : Having considered the design and the function of the proposed rainwater and grey water recycling systems, the committee agreed to exclude the plant room from GFA calculations.

(c) BCI 1 6/2016

- Issues : Exclusion of voids over the living / dining areas in duplex units from GFA calculations.
- Decisions : Noting that the criteria set out in Appendix A of PNAP APP-2 were generally met, the committee agreed to exclude the voids from GFA calculations.

(d) BCI 2 6/2016

- Issues : Areas to be surrendered to the Government to be utilised for the provision of prescribed windows.
- Decisions : Having regard to the circumstances of the case and the status of the concerned areas before the issue of an occupation permit, the committee had no objection to the proposed layouts of prescribed windows.

(e) BCI 3 6/2016

Issues : Non-provision of service lane.

Decisions : 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.