

**Summary of Decisions of the Building Committee
Building Committee I 21/2016 held on 21.6.2016**

(a) MAI 1 21/2016

Issue : Excessive PR under B(P)R 21.

Decision : Having regard to the circumstances of the case, the committee did not accept the proposal under B(P)R 21.

(b) MAI 2 21/2016

Issues : (i) Exemption of aboveground carpark and associated driveways/ramps from GFA calculation.
(ii) Flexible application of site coverage.
(iii) Exclusion of rainwater recycling plant room from GFA calculation.

Decisions : (i) Having considered the circumstances of the site, the committee had no in-principle objection to permit the exclusion of carpark and associated driveways/ramps from GFA calculation subject to AP's further justifications.
(ii) Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.
(iii) Having studied the proposal, the committee had no objection to exclude the plant room from GFA calculation.

(c) BCI 1 21/2016

Issues : (i) Exclusion of filtration plant room from GFA calculation.
(ii) Exclusion of voids from GFA calculation.
(iii) Exclusion of architectural feature from SC and GFA calculation.

Decisions : (i) Having considered the circumstances of the site, the committee agreed to permit the exclusion of filtration plant room from GFA calculation.
(ii) Having regard to the circumstances of the case, the committee agreed to exclude the voids from GFA calculation.

- (iii) Having considered the circumstances of the site, the committee had no objection to permit the exclusion of architectural features from SC and GFA calculations.

(d) BCI 2 21/2016

Issue : Non-provision of service lane.

Decision : 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.

(e) BCI 3 21/2016

Issues : (i) Exclusion of architectural features from GFA calculation.
(ii) Exclusion of areas under the projecting feature from GFA calculation.

Decisions : (i) Having considered the circumstances of the site, the committee had no in-principle objection to permit the exclusion of architectural features from GFA calculation subject to AP's further justifications.
(ii) Having considered that the proposed projecting features generally met the criteria for GFA exemption set out in PNAP APP-19, the committee agreed to grant a modification to permit the exclusion of covered areas under the projecting feature from GFA calculation.

(f) BCI 4 21/2016

Issue : Application for hotel concession.

Decision : Noting comments from the concerned department, the committee did not agree to the granting of hotel concession under B(P)R 23A.

(g) BCI 5 21/2016

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(h) BCI 6 21/2016

- Issues : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting a specified street of not less than 4.5m wide.
- Decisions : (i) Noting that the site would be accessible from a specified street through an unleased/unallocated government land, the committee had no objection to the proposal under B(P)R 5.
- (ii) Having regard to the circumstances of the case, the committee did not agree to the proposed development intensities and building height under B(P)R 19(3).

(i) BCI 7 21/2016

- Issues : (i) Existing private service lane to be extinguished, built in, over, upon and under, and included in site area.
- (ii) Exclusion of covered landscaped area and the void above from GFA calculation.
- Decisions : (i) Having regard to the circumstances of the case, the committee had no objection in principle to the extinguishment of private service lane, building in, over, upon and under the service lane and inclusion of the service lane in site area subject to refinement of the proposed scheme.
- (ii) Having studied the proposal, the committee had no objection to exclude the covered landscaped area and the void above from GFA calculation.