

Summary of Decisions of the Building Committee
Building Committee I 11/2018 held on 25.4.2018

(a) BCI 1 11/2018

- Issues : (i) Extinguishment of and building over the existing right-of-ways and inclusion of such in site area.
- (ii) Existing right-of-way to be included in site area.
- Decisions : (i) Having regard to the circumstances of the case, the committee had no objection in principle to the extinguishment of and building over the right-of-ways and inclusion of such in site area for the purpose of site coverage and plot ratio calculations.
- (ii) The committee, having considered the circumstances of the case, had no objection in principle to the inclusion of the existing right-of-way in site area for the purpose of site coverage and plot ratio calculations.

(b) BCI 2 11/2018

- Issue : Exclusion of rainwater recycling plant room from GFA calculations.
- Decision : Having considered the design and the function of the proposed rainwater recycling systems, the committee had no objection in principle to exclude the relevant plant room from GFA calculations subject to AP's further justifications.

(c) BCI 3 11/2018

- Issue : Exclusion of void in houses from GFA calculations.
- Decision : Noting the design of the voids generally met the criteria set out in Appendix A to PNAP APP-2 and no adverse comment from relevant departments, the committee agreed in principle to exclude the voids from GFA calculations subject to AP's further justifications.

(d) BCI 4 11/2018

- Issue : Rectangular horizontal planes of prescribed windows protruding beyond lot boundary over the adjoining green belt area.
- Decision : Having regard to the circumstances of the case and the advice of relevant department, the committee did not accept the proposed prescribed window provision.

(e) BCI 5 11/2018

- Issues : (i) Exclusion of proportion of the 24-hour public passageways and associated lifts and lift lobbies from GFA calculations.
- (ii) Exclusion of covered landscaped areas underneath the public passageways from GFA calculations.
- (iii) Exclusion of voids over the loading/unloading bays/driveways under tower footprint from GFA calculations.
- (iv) Exclusion of the portion of the public passageways outside tower footprint from SC calculations.
- Decisions : Having considered the AP's justifications and the circumstances of the case, the committee accepted in principle the exclusion of the concerned areas under (i) to (iii) from GFA calculations. However, the committee, having regard to the adverse comment from relevant department, did not agree to permit the exclusion of the area under (iv) from SC calculations.

(f) BCI 6 11/2018

- Issue : Flexible application of site coverage.
- Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed in principle to grant a modification to permit the flexible application of site coverage subject to AP's further justifications.