

Summary of Decisions of the Building Committee
Building Committee I 22/2018 held on 24.7.2018

(a) MAI 1 22/2018

- Issues : (i) Exclusion of the resident's recreational facilities (RRF) from GFA calculations.
- (ii) Exclusion of part of the internal walls of the modular units from GFA calculations.
- (iii) Exclusion of part of the internal corridors as extension of the internal walls in (ii) from GFA calculations.
- (iv) Exclusion of the exempted areas in (ii) and (iii) from 10% cap of the GFA concession.
- Decisions : Having regard to the circumstances of the case, the special design of the building and no adverse comment from relevant departments, the committee had no objection in principle to exclude the RRF, part of the internal walls and part of the internal corridors from accountable GFA and exclude the exempted areas due to adoption of modular units from 10% cap subject to AP's further justifications.

(b) BCI 1 22/2018

- Issues : (i) Non-provision of service lane.
- (ii) Flexible application of site coverage.
- Decisions : (i) 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 proposed building in the site and those buildings in the vicinity, the committee had no objection to the non-provision of service lane.
- (ii) 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 amendment of plans.