

Summary of Decisions of the Building Committee
Building Committee I 40/2018 held on 11.12.2018

(a) BCI 1 40/2018

- Issues : (i) Flexible application of site coverage.
- (ii) Non-provision of service lane.
- Decisions : (i) Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant modification to permit the flexible application of site coverage.
- (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 proposed building in the site and those buildings in the vicinity, the committee had no objection to the non-provision of service lane.

(b) BCI 2 40/2018

- Issue : Exclusion of void in house from GFA calculations.
- Decision : Noting the design of the void 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 void from GFA calculations subject to amendments of plans.

(c) BCI 3 40/2018

- 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 modification to permit the flexible application of site coverage subject to amendment of plans.

(d) BCI 4 40/2018

- Issues : (i) Non-provision of service lane.
- (ii) Existing right-of-way to be included in site area.
- 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) 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.