

**Summary of Decisions of the Building Committee
Building Committee I 10/2019 held on 19.3.2019**

(a) MAI 1 10/2019

Issue : Exemption of the existing side wall and beam from the building setback requirements under PNAP APP-152.

Decision : Having regard to the circumstances of the case, the committee did not agree to exempt the existing side wall and beam from the building setback requirements.

(b) MAI 2 10/2019

Issues : (i) Exclusion of void over entrance lobby from GFA calculations.
(ii) Exclusion of voids over multi-function area and semi-outdoor communal area from GFA calculations.

Decisions : Having regard to the functional and operational needs of the concerned premises and no adverse comment from relevant departments, the committee had no objection in principle to permit the exclusion of voids from GFA calculations subject to AP's further justifications.

(c) BCI 1 10/2019

Issue : Surrender of land for road widening in return for bonus plot ratio and site coverage.

Decision : Noting that there was no objection from concerned departments, the committee agreed to grant bonus plot ratio and site coverage in return for the proposed surrender of land.

(d) BCI 2 10/2019

Issue : Determination of site classification.

Decision : Having regard to the circumstances of the case, the committee accepted the proposed setback area as part of a specified street for the purpose of site classification and the site could be accepted as a Class A site upon building plan submission.

(e) BCI 3 10/2019

Issues : (i) Existing private lane to be included in site area.
(ii) Exclusion of covered landscaped area from GFA calculations.

- Decisions : (i) Having regard to the circumstances of the case, the committee had no objection to the inclusion of the private lane in site area.
- (ii) Having studied the proposal, the committee had no objection to permit the exclusion of covered landscaped area from GFA calculations.

(f) BCI 4 10/2019

Issue : Formal appeal against the decision of the Building Authority.

Decision : Having considered the case, the committee agreed to contest the appeal.