

Summary of Decisions of the Building Committee
Building Committee I 17/2005 held on 10.5.2005

(a) MAI 1 17/2005

Issue : Proposed hotel development claiming concessions under B(P)Reg 23A and with excessive storey height as well as covered area excluded from GFA calculation.

Decision : As PlanD was of the view that the proposal did not comply with the town plan in that the proposed development was akin to flat type development than a hotel development, the committee reserved its position under B(P)Reg 23A. The committee also agreed that the BOH area seeking for exclusion from GFA was excessive if B(P)Reg 23A were applicable to the proposed development. Taking into account the functional need of the ballroom, the committee accepted a storey height of 12.1m on G/F. The committee did not accept the exclusion of the covered landscaped shelter and the covered area at the G/F in front of the main entrance as the covered landscaped area did not meet the criteria under PNAP 116 and that the covered area on G/F was excessive in size.

(b) MAI 2 17/2005

Issue : Proposed 3-storey single-family house with excessive headroom for the master bedroom and music/reading room and exclusion of outdoor changing and storage areas surrounded by high walls without roof covering from GFA calculation.

Decision : The committee, having considered the design, accepted the headroom for the master bedroom and the music/reading rooms under the pitch roof but rejected the uncovered changing room and storage area at G/F for exclusion from GFA calculation.

(c) BCI 1 17/2005

Issue : Proposed 10-storey hospital building with podium of 100% site coverage up to a height of 18.797m above ground

Decision : The committee noted that the podium was of 5 storeys and did not comply with the criteria set out in PNAP 223. The Chairman ruled that the AP was required to provide further justifications including, inter alia, the details of the proposed A/C room and the alternative design arrangement of the proposed operation theatres and A/C plant room for the operation theatres should the AP wished to pursue her application.

(d) BCI 2 17/2005

Issue : Proposed restoration of a group of pre-war temple buildings at a site not abutting on a street.

Decision : The committee noted that the proposal was basically a re-construction of the existing temple in terms of design, character and building bulk. Members noted that there was a net increase of 14.46m² over the existing bulk and such increase was due to the need to provide addition toilet facilities for persons with a disability in the form of an out building and the slight increase in the width of the balconies within the temple to comply with the current MOE Code. The committee agreed to the proposed development intensity under B(P)R Reg 19(2).

(e) BCI 3 17/2005

Issue : Proposed 2-storey school extension with areas under canopies at G/F and covered corridor at roof level excluded from GFA calculation.

Decision : The committee accepted the exclusion of the canopies from GFA calculation. The committee however decided that the covered corridor linking up accountable accommodation should count for GFA.

(f) BCI 4 17/2005

Issue : Proposed residential re-development with exclusion of the through passage at G/F and roof garden areas covered by features to be excluded from GFA calculation and projection of balconies/verandahs over streets.

Decision : Having noted that the passage on the G/F would not be dedicated for public passage, the committee agreed that need to consider exclusion of the passage from GFA did not arise. The committee also noted that ties were required to stabilize the gable walls of the existing building at the roof level and the AP's proposal was to enhance the aesthetical appearance of the ties and that such area would form part of the common area. The committee agreed to the exclusion of the area covered by the said features from GFA calculation.

As the balconies and verandahs projecting over streets were existing balconies and verandahs which need to be reserved as historical buildings, the committee accepted the projections over street.