

Summary of Decisions of the Building Committee
Building Committee I 33/2005 held on 29.8.2005

(a) MAI 1 33/2005

Issue : Proposed dedications for public passage at G/F, 2/F & 3/F of a commercial/office building in return for exemption from GFA calculation.

Decision : The committee was of the view that the proposed public passages were not the most efficient and direct one. Hence, the committee did not agree to the proposed dedication in return of exemption from GFA calculation on a pro-rata basis.

(b) MAI 2 33/2005

Issue : Proposed residential development with exclusion of voids:-

- (i) over the living/dinning rooms of the duplex units, lift lobbies and in the carparking podium;
- (ii) excessive storey height for some of the rooms; and
- (iii) exclusion of recreational facilities from GFA calculation.

Decision : The committee noted that the building protruded into a building free zone. The committee was of the view that it would not be in public interest to grant exemption of the voids in the domestic towers from GFA calculation. The committee also agreed that the provision of the recreational facilities amounting to 7.59% of the GFA was excessive. However, the committee agreed to grant exemption for the voids in the carparking floors.

(c) MAI 3 33/2005

Issue : Exclusion of the proposed covered entrance/access to a Public Open Space (POS) within a development from GFA calculation.

Decision : The committee noted that the AP had not justified the population of the POS and the required width for access. Hence, it was premature to consider the application.

(d) BCI 1 33/2005

Issue : Proposed hotel concession for a hotel development without on-site transport facilities.

Decision : The committee, having noted that the proposal generally met the criteria set out in PNAP 111 and noting TD's view on the non-provision of on-site transport facilities, agreed to the granting of hotel concession under B(P)Reg 23A subject to the submission of the evidence demonstrating the hotel would be operated as a licenced hotel.

(e) BCI 2 33/2005

Issue : Proposed exclusion of feature trellises erected on roof and the porch at G/F entrance from GFA and SC calculation.

Decision : As the proposed roof features projected over private roofs, the committee did not agree to their exclusions from GFA and SC calculation

The committee also did not agree to exclude the porch having a size of 12.85m x 12.85m from GFA and SC calculation.

(f) BCI 3 33/2005

Issue : Proposed low-rise warehouses at a site which abutted on a street less than 4.5m wide.

Decision : The committee deferred a decision pending FSD's advice on the provision of EVA.