

Summary of Decisions of the Building Committee
Building Committee I 45/2005 held on 22.11.2005

(a) MAI 1 45/2005

Issue : Exclusion of trellises over common roof and architectural features on main roof from GFA calculation.

Decision : The committee, having considered the size and the design of the trellises, had no in-principle objection to the trellises subject to reduction of the width of the trellises.

The committee was of the view that the roof feature was excessive in size. Hence, the committee did not agree to exempt the feature from GFA calculation.

(b) MAI 2 45/2005

Issue : Claiming of hotel concession.

Decision : The committee noted that the suite-type guestrooms were akin to residential flats. The committee also noted that the proposed A/C system comprised of split-type A/C units. Having considered all relevant factors, the committee did not agree to grant hotel concession under B(P)Reg 23A in respect of the proposed project.

(c) MAI 3 45/2005

Issue : Exclusion of the recreational facilities private roof covered by the roof features from GFA calculation.

Decision : The committee noted that the recreational facilities were excessive in size. Hence the committee did not agree to exclude such facilities from GFA calculation. As the roof features would further protruded into a building free zone, the committee could not identify any public interest to exempt the roof features from GFA calculation.

(d) BCI 1 45/2005

Issue : That the formal appeal against BA's decision to disapprove the proposed A&A plans which contravened the criteria set out in the JPN be contested.

Decision : The committee agreed to contest the appeal. Case would be referred to BAC for decision.

(e) BCI 2 45/2005

Issue : Exclusion of the voids over entrance foyers of houses, covered carparks and driveway from GFA calculation.

Decision : The committee requested the AP to advise if the headroom of the voids could be reduced. The committee requested information on the following for further consideration on the exclusion of the driveway and covered carpark from GFA calculations:-

- (i) need of the provision of footpath alongside the driveway;
- (ii) justifications as the sizes of the carparks; and
- (iii) the extent of the access road in common ownership.

(f) BCI 3 45/2005

Issue : Proposed conversion of the existing office into a restaurant in a building approved under “Volume Regulation”.

Decision : The committee noted that additional building works were proposed outside the envelope of existing building. The committee agreed that the works should be reassessed in accordance with the current B(P)Reg. As the existing SC & RP had already exceeded the permissible set out in the first schedule, the proposal was not acceptable.

(g) BCI 4 45/2005

Issue : Exclusion of the void over the entrance foyer from GFA calculation.

Decision : Accepting the void was a genuine design, the committee agreed to exclude the void from GFA calculation.

(h) BCI 5 45/2005

Issue : Exclusion of the areas covered by canopy, wooden trellises over clubhouse deck and architectural features on roof from GFA & SC calculation.

Decision : The committee was of the view that the size of the canopy was excessive. Hence, it did not agree to grant the modification.

The committee, having studied the design and details, considered the trellises a genuine design feature for greenery within the common area. Hence, the committee agreed to exclude it from GFA calculation.

The committee was of the view that the roof feature was excessive and its projecting over the private portion of main roof was unacceptable. Therefore it did not agree to grant the modification.