

Summary of Decisions of the Building Committee
Building Committee I 30/2006 held on 25.7.2006

(a) MAI 1 30/2006

Issue : Proposed building over and inclusion in site area of existing Right of Ways (ROWs).

Decision : The committee noted that the ROWs with the amalgamation of the sites in question were solely owned by the owners without any third party right involved. In line with court decisions and legal advice on the Fort Street Case, the committee agreed that B(P)Reg 23(2)(a) was not applicable to the ROWs in question.

Regarding the proposed building over of the ROWs the committee deferred a decision pending clarification in the diversion of water mains.

(b) BCI 1 30/2006

Issue : Exclusion of the void over entrance lobby and living rooms of duplex units, AHU rooms, boiler room and BMU rooms of a residential development from GFA calculation.

Decision : (i) The committee, accepting the void over the entrance lobby a genuine design feature, agreed to grant an exemption for the exclusion from GFA calculation.

(ii) Having considered the size and the headroom of the voids over the living rooms of duplex units, the committee did not agree to exclude them from GFA calculation.

(iii) The committee, having studied the design and the plant layout, agreed to exclude the AHU room on typical floor from GFA calculation. The committee also accepted the exclusion of the BMU room from GFA calculation under B(P)Reg 23(3)(b). However, the committee did not agree to exclude the AHU room and the boiler room for the penthouse units in the absence of further justification on the size of the AHU and the need for a boiler room in the penthouse unit.

(c) BCI 2 30/2006

Issue : Footbridge projecting over a private street.

Decision : Having noted the footbridge network in the vicinity and the comments made by various departments, the committee had no objection to the footbridge projecting over the private street subject to reduction of the width of the footbridge to 6m unless otherwise justified by a pedestrian flow study.

(d) BCI 3 30/2006

- Issue : (i) Exclusion of projecting planter from SC and GFA calculation.
- (ii) Exclusion of voids over entrance lobby and lift lobby from GFA calculation of an institution building.
- (iii) Exclusion of architectural feature on roof level from GFA calculation.
- Decision : (i) The committee was of the view that the planter with widths varying from 1.65m to 2.65m was excessive. Hence, the committee did not agree to exempt such planter from GFA calculation.
- (ii) The committee, having considered the design of the voids, agreed to exclude the voids from GFA calculation.
- (iii) The committee, having considered the design of the architectural feature on roof, agreed to exempt it from GFA calculation.

(e) BCI 4 30/2006

- Issue : (i) Proposed building height of the development not in line with the layout plan prepared by PlanD.
- (ii) Excessive storey height for a residential development.
- Decision : The committee agreed to refer the case to BAC for a decision.

(f) BCI 5 30/2006

- Issue : Inclusion of a right of way in site area.
- Decision : Having studied the case, the committee accepted the subject ROW was a lane. As the captioned lane was not a required lane under the BO, the committee agreed to the inclusion of the lane in site area in accordance with the guidelines set out in PNAP 179.