

Summary of Decisions of the Building Committee
Building Committee I 38/2006 held on 19.9.2006

(a) MAI 1 38/2006

Issue : Revision to the picking up and loading/unloading areas reserved for an existing hotel with concessions granted in accordance with the details specified in the practice note issued in 1985.

Decision : The committee noted that, while the size of the “loading/unloading” area remained unchanged, the amendments included, inter alia, revision of the boundary of the loading/unloading bay, addition of extra carparking space and deletion of some car parking spaces at the open area. The committee agreed that the AP should provide further information on the carparks proposed to be deleted and the proposed addition of carparks within the loading/unloading bay. The AP should also be asked to advise why BA should not process the submission in accordance with the extant PNAP 111.

(b) BCI 1 38/2006

Issue : Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.

Decision : The committee, having noted the covered flat roof areas were opened on at least two sides and the areas under balconies was included in the 8% cap for green features, agreed to exclude the areas under green balcony/utility platform from GFA calculation.

(c) BCI 2 38/2006

Issue : Exclusion of flat roofs covered by trellises from GFA calculation.

Decision : Having considered that the projections of the trellises were excessive, the committee did not agree to exclude the area covered by the trellises from GFA calculation.

(d) BCI 3 38/2006

Issue : (i) Determination of site classification.

(ii) Non-provision of service lane.

Decision : (i) The committee noted that the site, while abutting 2 streets, did not meet the requirement for a Class B site. Hence, the committee agreed that the site was a Class A site.

(ii) The committee, having noted the site abutted on 2 streets, agreed that B(P)Reg 28 was not applicable.

(e) BCI 4 38/2006

Issue : Exclusion of communal sky garden and refuge floor from GFA calculation.

Decision : Members noted that the sky garden was designed in such a way that it would be connected to the shop on the floor below through a circulation staircase. Hence, the committee did not agree to exempt the said sky garden from GFA calculation. In addition, members noted that the sky garden was proposed immediate below the refuge floor. In this regard, members also agreed that the AP should be asked to explain why the two floors were not combined into a single one.

(f) BCI 5 38/2006

Issue : High headroom for podium garden

Decision : Having noted the presence of deep structural transfer beams at the perimeters of the podium floor, the committee accepted the proposed floor-to-floor height of 7.35m of the podium garden.