

Summary of Decisions of the Building Committee
Building Committee I 44/2007 held on 20.11.2007

(a) BCI 1 44/2007

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

Decision : The committee, having noted the covered areas were open on at least two sides and the areas was within the 8% cap restricted under the JPN, agreed to exclude the areas under green balconies/utility platforms from GFA calculation.

(b) BCI 2 44/2007

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that TD had no adverse comment on the proposal, agreed to grant hotel concession under B(P)Reg 23A.

(c) BCI 3 44/2007

Issue : Exclusion of the void over the loading/unloading and drop off area at the main entrance of an institutional building from GFA calculation.

Decision : The committee, having studied the design, accepted the exclusion of the void from GFA calculation.

(d) BCI 4 44/2007

Issue : (i) Proposed surrender of corner splay in return for bonus PR and SC.

(ii) Inclusion of the existing service lane into site area.

(iii) Exclusion of void above the entrance lobby from GFA calculation.

(iv) Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.

Decision : (i) The committee noted that the corner splay was required by TD and there was no objection from relevant outside departments. Hence, the committee agreed to grant bonus PR & SC subject to confirmation by TD that the setback for the corner splay were essential requirements.

- (ii) The committee noted that the subject lane was not a required lane under the BO. Having noted that there was no objection from other outside departments, and in line with PNAP 179, the committee agreed to the inclusion of said lane into site area.
- (iii) The committee, having considered the design, agreed to exclude the void from GFA calculation.
- (iv) The committee, having noted the covered areas were open on at least two sides and the areas was within the 8% cap restricted under the JPN, agreed to exclude the areas under green balconies/ utility platforms from GFA calculation.

(e) BCI 5 44/2007

- Issue : Planning application for a domestic redevelopment with bonus plot ratio within site zoned CDA(2) and ROAD.
- Decision : The committee noted that TD considered the TIA report not acceptable. The committee also noted that PlanD considered that the proposal was not in conformity with the OZP. Hence, the committee considered that it was premature to consider the planning application including the bonus plot ratio by BD.

(f) BCI 6 44/2007

- Issue : Exclusion of the voids over shops and restaurants from GFA calculation.
- Decision : The committee noted that the voids were located over individual shops/restaurants. Hence, based on current practice, the committee did not agree to exclude the voids from GFA calculation.