

Summary of Decisions of the Building Committee
Building Committee I 8/2008 held on 26.2.2008

(a) Matter Arising from MAI 1 7/2008

Issue : Disapproval of building plans due to contravention of OZP and excessive carparking spaces.

Decision : The committee, having considered recent development of the case and the relevant advice from DoJ and PlanD, agreed not to disapprove the plan under OZP. However, having considered the advice from TD and the circumstances, members of the committee agreed that the surplus carparking space should be included into GFA calculation.

(b) MAI 1 8/2008

Issue : (i) Exclusion of void over entrance lobby in the clubhouse from GFA calculation.
(ii) Exclusion of the areas covered by balconies from GFA calculation.
(iii) Exclusion of voids over living and family rooms of single-family houses from GFA calculation.

Decision : (i) The committee, having considered the design and LandsD's advice, accepted the exclusion of the void from GFA calculation. However, the applicant should be reminded of the provision under BO s14(2).
(ii) The committee, having noted the areas covered by balconies and its extended areas were open on at least two sides and the areas were within the 8% cap restricted under JPN, agreed to exclude the concerned areas from GFA calculation.
(iii) The committee, having considered the voids were genuine design features, agreed to the exclusion of the voids from GFA calculation.

(c) MAI 2 8/2008

Issue : (i) Proposed setback and dedicated for pavement widening at G/F in return for bonus PR & SC.
(ii) Disapproval of building plans under BOs 16(1)(h).
(iii) Proposed setback in return for excessive site coverage under PNAP 280.
(iv) Exclusion of voids over entrance lobby and foyer from GFA calculation for an office development.

- (v) Proposed high headroom for the floor with lobbies for an office development and proposed high metal grille parapet wall on roof level.
- Decision : (i) Having considered TD's advice that setback was not essential from traffic engineering point of view, the committee did not agree to the granting of bonus PR& SC.
- (ii) Having considered TD's advice that the proposed run-in/out was acceptable from traffic point of view, the committee agreed to reject the plans under BO s.16(1)(h).
- (iii) The committee noted that the proposed setback would not in compliance with the criteria set out in PNAP 280 hence the committee did not accept the proposal.
- (iv) The committee, having accepted the voids were genuine design features, agreed to the exclusion of the voids from GFA calculation.
- (v) Having considered the design, the committee had no objection to the proposed storey height of G/F and 2/F. However, the committee, having noted PlanD's advice and having agreed the height of the metal grille wall at roof level was excessive, the committee did not accept the proposed wall at roof.
- (d) MAI 3 8/2008
- Issue : Extinguishment of the existing lanes.
- Decision : The committee noted that the subject lanes were ROWs in favour of government and adjoining lots. Having considered the case, the committee requested further information/justifications for consideration.
- (e) BCI 1 8/2008
- 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, agreed to grant hotel concession under B(P)Reg 23A.
- (f) BCI 2 8/2008
- Issue : Proposed change in use of kindergarten to a dormitory for the person with a disability.

Decision : The committee noted that the proposed change in use would contravene the B(P)Reg including the SC restriction under the first schedule. Hence, the committee did not accept the proposed change in use.

(g) BCI 3 8/2008

Issue : Disapproval of plan due to adverse comments from PlanD.

Decision : The committee noted that while PlanD had reservation on the proposed building height, it did not recommend the disapproval of the plans. Hence the committee agreed that the said plans would not be disapproved on ground of excessive building height.

(h) BCI 4 8/2008

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