

Summary of Decisions of the Building Committee
Building Committee I 46/2008 held on 25.11.2008

(a) MAI 1 46/2008

Issue : Exclusion of drop-off area under covered canopies and covered walkways at podium level of a commercial complex from GFA calculation.

Decision : Having considered the design and the background, the committee agreed that the sizes of the “canopies” were excessive in size and hence did not agree to grant an exemption to exclude the “canopies” from GFA exemption as applied for.

The committee noted that the proposed covered walkway was a re-provision of the existing one which was excluded from GFA calculation. Hence, the committee had no objection to the exclusion of the same area from GFA calculation.

(b) BCI 1 46/2008

Issue : Proposed setback for road widening in return for bonus PR and SC.

Decision : Having noted that the proposed setback was considered essential by TD and was in line with Outline Development Plan, the committee agreed to grant bonus in return for the surrender.

(c) BCI 2 46/2008

Issue : Prescribed windows of hotel guestrooms facing into a promenade.

Decision : Without any proof that the developer had the right of enjoyment over the promenade for the life time of the development, the committee did not agree to allow the prescribed windows to face into the promenade.

(d) BCI 3 46/2008

Issue : Re-construction of a building having the same size of the building previously erected within a site with multiple ownership.

Decision : The committee noted that the then existing pre-war building was included in GFA calculation when the redevelopment took place. The committee agreed to raise no objection to the proposed single-storey building having the same floor area of the then pre-war subject to the justification of the need for the proposed storey height.

(e) BCI 4 46/2008

- Issue : (i) Proposed single family houses development on a site not abutting a street of not less than 4.5m wide.
- (ii) Exclusion of voids from GFA calculation.
- Decision : (i) The committee noted that the proposed development would be built to existing plot ratio as allowed under the town plan. Having studied the case, the committee would accept the proposed development intensity in terms of PR but the AP was required to resolve the issue of no. of storeys and building height for the proposed development with LandsD and PlanD, respectively.
- (ii) The committee, having studied the design and the size of the voids, agreed to the exclusion of the voids over living rooms of the houses and the duplex units from GFA calculation. However the committee did not agree to the exclusion of the staircase voids.

(f) BCI 5 46/2008

- Issue : High headroom for a single-storey kiosk.
- Decision : Having considered the design, the committee accepted the proposed headroom of the kiosk.