

Summary of Decisions of the Building Committee
Building Committee I 15/2009 held on 21.4.2009

(a) Matters Arising from MAI 2 14/2009

Issue : (i) Exclusion of balconies from GFA and SC calculations for staff quarters and dormitory.

Decision : (i) Having noted that BIU was of the view that JPN1 was not applicable to staff quarters and dormitories in institutional buildings, the committee did not agree to the exclusion of balconies from GFA and SC calculations under the JPN.

(b) MAI 1 15/2009

Issue : Exclusion of covered landscaped area and flat roof at podium level covered by the building above from GFA calculation.

Decision : The committee noted that PlanD had withdrawn its adverse comments on the revised proposal and that the covered area under the building footprint on a podium level fell within the purview of PNAP 116. Hence, the committee agreed to the granting of a modification for the exclusion of the covered areas from GFA calculation.

(c) MAI 2 15/2009

Issue : (i) Exclusion of covered area under a footbridge at G/F from GFA calculation.

(ii) Formal appeal against disapproval of building plan submission.

Decision : (i) The committee noted that the footbridge had been included in GFA calculation and the area at G/F covered by the bridge would serve as a public passage area. The committee also noted that the GFA was capped under the lease and that LandsD had no objection to the exclusion of the covered area underneath the footbridge. Hence, the committee had no objection to the exclusion of the said covered area from GFA calculation.

(ii) The committee noted that PlanD had withdrawn its objection under sec. 16(1)(d) of the BO for non-compliance with the OZP. In view of this and in view of the decision made in item (i) above, the committee agreed not to contest the appeal.

(d) BCI 1 15/2009

Issue : Exclusion of the covered landscaped area at G/F level underneath the carport podium.

Decision : The committee did not identify valid justification for granting of a modification to exclude the covered area from GFA calculation. Hence, the committee required the area to be included in GFA calculation for the purpose of B(P) Regulation.

(e) BCI 2 15/2009

Issue : Non-provision of a service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the existing situation of the sites in the vicinity, the committee accepted the non-provision of a service lane.

(f) BCI 3 15/2009

Issue : (i) Application for hotel concession.

(ii) The existing 2.1m wide lane be accepted under B(P)Reg 28.

Decision : (i) The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 and that there was no objection from relevant outside departments, agreed to grant hotel concession under B(P)Reg 23A.

(ii) Having noted the existing site situation, the committee agreed to accept the existing lane under B(P)Reg 28.

(g) BCI 4 15/2009

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

Decision : Having noted that the proposed setback was required by TD and was in line with the Outline Development Plan. The committee also noted that HyD would take up the maintenance responsibility and that LandsD would follow up the execution of an Agreement to Surrender. Hence, the committee accepted the proposed surrender in return for bonus concession.