

**Summary of Decisions of the Building Committee**  
**Building Committee I 34/2009 held on 1.9.2009**

(a) MAI 1 34/2009

Issue : Application for carpark to be built-under an internal road in a residential development.

Decision : The committee noted that it appeared there were other alternatives for the provision of a street without the need of building under the same. Hence, the committee did not agree to grant an exemption under sec 31(1) of the B.O. for the building under of the same.

(b) MAI 2 34/2009

Issue : Proposed extension of the Podium of an existing commercial development.

Decision : Having noted that the proposal was acceptable under the OZP, the committee had no objection to the proposal under BOs 16(1)(d).

(c) BCI 1 34/2009

Issue : Shop Extension to the yard area of the building approved under “Volume Regulations”.

Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to grant a technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Reg.

(d) BCI 2 34/2009

Issue : Exclusion of the existing structure of adjoining building from site coverage and plot ratio calculations.

Decision : The committee noted a small portion of the external wall of the adjoining building had encroached onto the site. Having studied the case, the committee agreed to tolerate the existing encroachment as far as the new development on the site was concerned.

(e) BCI 3 34/2009

Issue : (i) Means of escape via an existing pedestrian way on Government land.

(ii) Excessive site coverage of the podium above 15m from ground level for a sports complex building on a G/IC site.

- Decision : (i) The committee agreed to that the pedestrian way on Government land might be used as the means of escape for the proposed building subject to written confirmation from LandsD/LCSD that government would have no objection for the means of escape discharge via the said government land for the life time of the building
- (ii) The committee, having noted the site constraints and there was no objection from other relevant outside departments, agreed to the granting of modification for excessive site coverage above 15m.

(f) BCI 4 34/2009

Issue : Exclusion of precast loss formwork for external wall from site coverage and GFA calculations.

Decision : The committee accepted that the loss formwork resembled external wall finishes. In line with PNAP 13, the committee agreed to exclusion of the loss formwork from site coverage and GFA calculations.