

Summary of Decisions of the Building Committee
Building Committee I 15/2010 held on 20.4.2010

(a) MAI 1 15/2010

Issue : Proposed surrender of setback for corner splay in return for bonus PR and SC.

Decision : Having noted that the proposed corner splay for road widening was considered essential by a government department, the committee agreed to the granting of bonus in return for the surrender.

(b) MAI 2 15/2010

Issue : (i) Exclusion of the void over the living room of the duplex units from GFA calculation.
(ii) Exclusion of lightweight aluminium sun-shading fins from PR and SC calculations.
(iii) Exclusion of precast loss formwork for external wall from PR and SC calculations.
(iv) Measurement of the height of a building for a site abutting two streets.

Decision : (i) The committee noted that the design of the voids did not meet the acceptance criteria. Hence, the committee did not agree to the exclusion of the void from GFA calculation.
(ii) Having considered the size and the design of the proposed sun-shading fins, the committee **agreed** to the granting of exemption for the exclusion of the proposed sun-shading device and the area covered by the sun-shading device from PR and SC calculations.
(iii) Having considered that the precast loss formwork was excessive in thickness, the committee did not agree to the exclusion of it from PR and SC calculations.
(iv) Having noted that the height of a building was measured from the mean level of the lower or lowest street upon which it abutted, the committee did not accept the AP's proposed measurement by taking the mean levels of the two streets as ground level.

(c) BCI 1 15/2010

Issue : Excessive site coverage of the podium above 15m.

Decision : The committee noted that the proposal did not comply with the criteria set out in PNAP APP-101. Hence, the committee did not agree to accept the excessive site coverage of the podium above 15m from ground level.