

Summary of Decisions of the Building Committee
Building Committee I 25/2010 held on 29.6.2010

(a) Matters Arising from BCI 1 22/2010

Issue : Disapproval of plan under BO s16(1)(g).

Decision : The committee could not identify the immediate neighbourhood and the character or congruity needed to be preserved. The committee also noted that there were multi-storey high-rise developments for different uses in the vicinity of the site. Having considered all relevant factors, the committee agreed that BO s16(1)(g) was not applicable.

(b) MAI 1 25/2010

Issue : Building over of the existing lane cum ROW.

Decision : Having studied the argument put forward by the AP and noted the objection raised by a government department, the committee did not agree to permit the existing ROW to be built over.

(c) BCI 1 25/2010

Issue : Proposed surrender of setback for road widening in return for bonus PR.

Decision : Having noted that the proposed setback was required for road widening by the government, the committee agreed in-principle to the granting of bonus PR and SC in return for the surrender.

(d) BCI 2 25/2010

Issue : Application for hotel concession.

Decision : The committee noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40 and that there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)Reg 23A.

(e) BCI 3 25/2010

Issue : (i) Proposed surrender of setback for road widening in return for bonus PR and SC.

(ii) Exclusion of void over entrance lobby from GFA calculation.

- Decision : (i) Having noted that the proposed setback was required for road widening by the government, the committee agreed in-principle to the granting of bonus PR and SC in return for the surrender.
- (ii) The committee, having considered the design, did not agree to the exclusion of the void from GFA calculation.

(f) BCI 4 25/2010

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 layout of the sites in the vicinity, the committee accepted the non-provision of a service lane.