

Summary of Decisions of the Building Committee
Building Committee I 38/2010 held on 28.9.2010

(a) MAI 1 38/2010

- Issue : (i) Application for excessive non-domestic site coverage in accordance with PNAP APP-132
- (ii) Exclusion of architectural feature from GFA calculation.
- Decision : (i) The committee, having studied the design and noted the adverse comments from an outside department, did not agree to the granting of modification to permit excessive site coverage.
- (ii) Having considered the design, the committee did not agree to exempt the architectural feature from PR calculation.

(b) MAI 2 38/2010

- 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.

(c) MAI 3 38/2010

- Issue : (i) Private street subject to right of way in determination of site classification.
- (ii) Inclusion of lane in site area.
- (iii) Extinguishment of the existing service lane and the inclusion of the same in the site area for PR & SC calculation.
- Decision : (i) Having studied the case, the committee accepted that the site was a Class C site.
- (ii) The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.
- (iii) The committee was of the view that AP was required to clarify the land status of the ROW in question. Having considered all relevant factors, the committee did not agree to the building over of the existing ROW and its inclusion into site area.

(d) MAI 4 38/2010

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee noted that the proposed development parameter was in line with the OZP and that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee accepted the proposed development intensity under B(P)Reg 19(3).

(e) BCI 1 38/2010

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee noted that the proposed development parameter was in line with the OZP and that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee accepted the proposed development intensity under B(P)Reg 19(3).

(f) BCI 2 38/2010

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee noted that the proposed development parameter was in line with the OZP and that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee accepted the proposed development intensity under B(P)Reg 19(3).