

**Summary of Decisions of the Building Committee
Building Committee I 4/2011 held on 25.1.2011**

(a) MAI 1 4/2011

Issue : Signboard projecting over street.

Decision : Noting that the proposed signboard was excessive in size and that the acceptance criteria set out in PNAP APP-126 were not fulfilled, the committee did not accept the proposed projection over street.

(b) BCI 1 4/2011

Issue : Portion of lane to be built over by a bridge link.

Decision : The committee noted that the proposal was not in line with its earlier decision and the current practice. The committee did not accept the lane to be built over by a bridge link, and the area underneath was not accepted to be exempted from GFA calculation.

(c) BCI 2 4/2011

Issue : (i) Bridge projecting over street.
(ii) Rights of access to a landlocked site.

Decision : (i) The committee noted that the planning scheme of the development had been approved, and that the proposed bridge had been accepted by the ACABAS. It was also noted that the bridge was required under the lease, and that there was no objection from relevant government departments. Hence, the committee agreed to the granting of modification to permit the proposed projection over street.
(ii) The committee noted that the provision of rights of access was required under the lease, and that there was no objection from relevant government departments. The committee accepted the proposed rights of access under B(P)Reg 5.

(d) BCI 3 4/2011

Issue : (i) Proposed development on a site not abutting a 4.5m wide street.
(ii) Non-provision of service lane.

Decision : (i) The committee noted that the proposed development parameter was generally in line with the OZP. Having considered all relevant factors and that there was no objection from relevant outside departments, the committee raised no in-principle objection to the proposal under B(P)Reg 19(3). AP's attention

was drawn to BO s14(2) on the compliance with lease requirements.

- (ii) 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 service lane.

(e) BCI 4 4/2011

- Issue : (i) Application for hotel concession.
- (ii) Exclusion of voids over shopping arcade atriums, ballroom and cinema from GFA calculation.
- Decision : (i) Having studied the plans, the committee had reservation on the hotel design in terms of the provision of FOH/BOH and associated supporting services. As the proposal did not comply with the criteria set out in PNAP APP-40 for a hotel building, the committee did not agree to the granting of hotel concession under B(P)Reg 23A.
- (ii) The committee, having considered the design and the function of the voids, agreed to exclude the voids from GFA calculation.

(f) BCI 5 4/2011

- Issue : Existing ROW to be built over and included in site area.
- Decision : The committee noted that the existing ROW was serving both the development site and the adjoining lot. Having considered all relevant factors, the committee did not agree that the ROW to be built over or included in site area under the BO.

(g) BCI 6 4/2011

- Issue : Exclusion of covered landscaped area on G/F from GFA calculation.
- Decision : The committee noted that the covered landscaped area was similar to podium garden, open in design and not encumbered with structural elements. The committee agreed in principle to exclude the covered landscaped area on G/F from GFA calculation.

(h) BCI 7 4/2011

- Issue : Inclusion of lane into site area.

Decision : 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.

(i) BCI 8 4/2011

Issue : (i) Proposed development on a site not abutting a 4.5m wide street.
(ii) Non-provision of service lane.

Decision : (i) The committee noted that the proposed development parameter was generally in line with the OZP. Having considered all relevant factors and that there was no objection from relevant outside departments, the committee raised no in-principle objection to the proposal under B(P)Reg 19(3). AP's attention was drawn to BO s14(2) on the compliance with lease requirements.
(ii) 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 service lane.

(j) BCI 9 4/2011

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

Decision : (i) Having noted that the proposed setback for road widening was required by the government and that there was no objection from relevant outside departments, the committee agreed to the granting of bonus PR and SC in return for the surrender.
(ii) 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.

(k) BCI 10 4/2011

Issue : (i) Inclusion of lane into site area.
(ii) Exclusion of covered landscaped area under footprint of a residential development from GFA calculation.

- Decision : (i) The committee, having noted that the lane was not a required lane under the BO and that it would not be built over or under, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.
- (ii) Having noted that the proposal was not in line with the acceptance criteria under PNAP APP-42 and APP-104, the committee did not agree to the exclusion of the area from GFA calculation.

(1) BCI 11 4/2011

Issue : Plot ratio of a house redevelopment.

Decision : Having noted the history of redevelopments and that the development intensity of the house and the site did not exceed the maximum permissible under the BO, the committee raised no objection to the proposed plot ratio.