

**Summary of Decisions of the Building Committee  
Building Committee I 12/2011 held on 22.3.2011**

(a) MAI 1 12/2011

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

Decision : In the absence of a guaranteed access over the land between the site and the adjoining street, the committee reaffirmed its previous decision that the site be permitted to be developed to the existing bulk.

(b) MAI 2 12/2011

Issue : Issue of Temporary Occupation Permit prior to the execution of Deed of Dedication.

Decision : Having studied the case and noting that no bonus GFA was involved, the committee raised no objection to the issuance of Temporary Occupation Permit for a portion of the building.

(c) MAI 3 12/2011

Issue : Exclusion of voids over multi-purpose / dinning hall, main entrance and lift lobby from GFA calculation.

Decision : The committee, having considered the design and function of the voids, only agreed to exclude the voids over the main entrance and lift lobby from GFA calculation.

(d) BCI 1 12/2011

Issue : Exclusion of semi-sunken car park from GFA calculation.

Decision : Having considered the site constraints and the justifications provided by the AP, the committee agreed in principle to disregard the car park from GFA calculation.

(e) BCI 2 12/2011

Issue : Shop extension to the yard area of the building approved under the earlier version of the BO.

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

(f) BCI 3 12/2011

Issue : Non-provision of 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 service lane.

(g) BCI 4 12/2011

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)R 23A.

(h) BCI 5 12/2011

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 6 12/2011

Issue : (i) & (ii) Non-compliance with the building separation requirement on continuous projected facade length (Lp) for low zone and middle zone.

(iii) Exclusion of aboveground car park and loading bays from GFA calculation.

Decision : (i) & (ii) Having considered the site circumstances and constraints, the required provision of public transport facilities at the CDA site, and the relevant justifications provided by the AP, the committee agreed in principle to the proposal.

(iii) Having considered the evidence provided by the AP that it was technically infeasible to construct an underground car park due to site constraints and the required provision of public transport facilities, the committee agreed in principle to disregard the above-ground car park and loading bays from GFA calculation.

(j) BCI 7 12/2011

Issue : Exclusion of voids over living rooms of duplex units from GFA calculation.

Decision : The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation.

(k) BCI 8 12/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(l) BCI 9 12/2011

Issue : Intended material change in use from shop to guesthouse.

Decision : Having noted that the intended change in use was in contravention with the BO, and in the absence of information and substantiation for the guesthouse, the committee agreed to prohibit the intended material change in use.

(m) BCI 10 12/2011

Issue : Disapproval of plans under BO s16(1)(d) for contravention of building height restriction under the OZP.

Decision : Having considered the case, the committee agreed that the plans be disapproved under BO s16(1)(d).

(n) BCI 11 12/2011

Issue : Application for excessive non-domestic site coverage in accordance with PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed in principle to the granting of modification to permit excessive site coverage.

(o) BCI 12 12/2011

Issue : (i) Inclusion of lane in site area.

(ii) Building over of a portion of lane.

- Decision : (i) The committee, having noted that the lane was not a required lane under the BO, and that there was no objection from relevant outside departments, agreed to the inclusion of the lane in the site area in line with PNAP APP-73.
- (ii) Noting that the area in question was a dead-ended private lane not subject to any ROW, and that there was no objection from relevant outside departments, the committee accepted the projection of an open bridge link over a portion of the lane under BO s31(1).