

**Summary of Decisions of the Building Committee  
Building Committee I 15/2011 held on 12.4.2011**

(a) Matters Arising from BCI 1 14/2011

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

Decision : The BA, having considered the case as at the material time of processing the plans originally submitted, invoked BO s16(1)(g) to disapprove the plans.

(b) Matters Arising from BCI 4 14/2011

Issue : Re-application for Occupation Permit.

Decision : The committee noted the case officer's report.

(c) MAI 1 15/2011

Issue : Exclusion of aboveground car park and loading area from GFA calculation.

Decision : Having considered the site constraints and special circumstances of the development, the committee agreed in principle to disregard the aboveground car park and loading/unloading area from GFA calculation in line with PNAP APP-2.

(d) MAI 2 15/2011

Issue : Exclusion of non-building area to be covered by building tower from GFA calculation.

Decision : Noting the advice of relevant outside departments and that the proposal was not in line with the acceptance criteria under PNAP APP-19, the committee did not agree to exclude the covered non-building area from GFA calculation.

(e) MAI 3 15/2011

Issue : Exclusion of void over entrance foyer.

Decision : The committee, having studied the design, had no objection to exclude the void from GFA calculation.

(f) BCI 1 15/2011

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, the committee agreed to prohibit the intended material change in use.

(g) BCI 2 15/2011

Issue : (i) Buildings with special functional requirements not able to comply with the building separation requirement.  
(ii) Exemption of special facilities from building separation requirement.

Decision : (i) Having considered the special functional requirements, the committee agreed in principle that the proposed structural and E&M transfer zone was a special facility under PNAP APP-152 for the consideration of exemption from the building separation requirement.  
(ii) Having considered the special design and background of the project, the committee agreed in principle to the granting of exemption for the special facilities from building separation requirement.

(h) BCI 3 15/2011

Issue : Exclusion of aboveground car park from GFA calculation.

Decision : Having considered the site constraints and special circumstances of the development, the committee agreed in principle to disregard the aboveground car park from GFA calculation in line with PNAP APP-2.

(i) BCI 4 15/2011

Issue : (i) Proposed extension to an existing clinic on a site not provided with an access from a street.  
(ii) Development intensity for a site not abutting on a street.

Decision : (i) & (ii) The committee, noting that there was no restriction on pedestrian access to the site, the proposal was generally in line with the OZP and that there was no objection from relevant outside departments, had no objection to the proposal under B(P)R 5 and agreed to the proposed development intensity under B(P)R 19(3).

(j) BCI 5 15/2011

Issue : Proposed high headroom for a workshop.

Decision : Having noted the genuine functional need of the purpose-built workshop, the committee accepted the proposed high headroom.