

Summary of Decisions of the Building Committee
Building Committee I 37/2011 held on 12.9.2011 & 14.9.2011

(a) MAI 1 37/2011

Issue : Direct distance exceeding the permissible 15m.

Decision : Having reconsidered the case and noted the advice of FSD, the committee identified no change in circumstances and no valid reasons to depart from its previous decision.

(b) MAI 2 37/2011

Issue : Inclusion of the existing ROW in site area.

Decision : Having studied the plans and site circumstances, the committee noted that the ROW formed part of the street and subjected to third part rights. The committee did not agree to the inclusion of the existing ROW in site area.

(c) MAI 3 37/2011

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.

(d) BCI 1 37/2011

Issue : Signboard projecting over street.

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

(e) BCI 2 37/2011

Issue : Shop extension to the yard area of a building approved under the then building regulations.

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

(f) BCI 3 37/2011

Issue : Exclusion of concrete-filled structures from GFA and SC calculations.

Decision : Noting that the concrete-filled structures formed part of the external walls of the buildings, the committee did not agree to exclude the structures from GFA and SC calculations.