

Summary of Decisions of the Building Committee
Building Committee I 44/2011 held on 1.11.2011

(a) MAI 1 44/2011

Issue : Formal appeal against disapproval of plans.

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

(b) BCI 1 44/2011

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 there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)R 23A.

(c) BCI 2 44/2011

Issue : Exclusion of covered areas and TBE room from GFA calculation.

Decision : Having considered the use of the proposed building and noted the advice of relevant outside departments, the committee agreed to the exclusion of the covered areas and TBE room from GFA calculation.

(d) BCI 3 44/2011

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 there was no objection from relevant outside departments. Hence, the committee agreed to the granting of hotel concession under B(P)R 23A.

(e) BCI 4 44/2011

Issue : Application for hotel concession.

Decision : Having noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A.

(f) BCI 5 44/2011

- Issue : (i) & (ii) Proposed dedication of areas for public passage in return for bonus plot ratio and GFA exemption.
- (iii) Exclusion of voids and covered planter under open staircase from GFA calculation.
- Decision : (i) & (ii) Having studied the proposal and noted the advice of relevant outside departments, the committee agreed in principle to the granting of GFA exemption only.
- (iii) The committee, having studied the design, agreed to the exclusion of the voids and covered planter from GFA calculation.

(g) BCI 6 44/2011

- Issue : A&A works for an industrial building approved under “Volume Regulations”
- Decision : Having noted that the plot ratio would not exceed the permissible under the First Schedule and that the proposed A&A works did not constitute any changes in the non-domestic site coverage of the upper floors, the committee agreed to the granting of technical modification to permit the existing non-domestic site coverage of upper floors to exceed the permissible under the B(P)Rs. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(h) BCI 7 44/2011

- Issue : (i) Prescribed windows facing into open space.
- (ii) Inclusion of portion of open space for the purpose of assessing separating distance and permeability of buildings.
- (iii) Exclusion of covered landscaped areas on G/F from GFA calculation.
- Decision : (i) & (ii) Having studied the case and noted the relevant statutory controls and the comments of relevant departments, the committee raised no in-principle objection to the prescribed window provision and the inclusion of portion of open space for the purpose of assessing building separation under PNAP APP-152.
- (iii) The committee noted that the covered areas were open in design and similar to a podium garden. The committee agreed to exclude the covered landscaped areas on G/F from GFA calculation.

(i) BCI 8 44/2011

Issue : A&A works in a composite building approved under “Volume Regulations”

Decision : Having noted that the plot ratio would not exceed the permissible under the First Schedule and that the proposed A&A works did not constitute any changes in the domestic site coverage of the upper floors, the committee agreed to the granting of technical modification to permit the existing domestic site coverage of upper floors to exceed the permissible under the B(P)Rs.

(j) BCI 9 44/2011

Issue : (i) Portion of the street leading to the site was less than 4.5m wide.
(ii) Building set back on a site under B(P)R 19(3).

Decision : (i) & (ii) Having studied the site circumstances, the committee agreed that the site was subject to B(P)R 19(3), and the building set back requirement under PNAP APP-152 was not applicable.

(k) BCI 10 44/2011

Issue : (i) Portion of the street leading to the site was less than 4.5m wide.
(ii) Building set back on a site under B(P)R 19(3).

Decision : (i) & (ii) Having studied the site circumstances, the committee agreed that the site was subject to B(P)R 19(3), and the building set back requirement under PNAP APP-152 was not applicable.