

Summary of Decisions of the Building Committee
Building Committee I 46/2011 held on 15.11.2011

(a) MAI 1 46/2011

Issue : Building over of a portion of a lane.

Decision : Having considered the case and noted that there was no objection from relevant outside departments, the committee accepted the proposed projection of open bridge over a lane under BO s31(1).

(b) MAI 2 46/2011

Issue : Development intensity for a site not abutting on a street.

Decision : Having studied the plans and noted the advice of relevant outside departments, the committee did not agree to the proposed increase of development intensity under B(P)R 19(3).

(c) BCI 1 46/2011

Issue : (i) Proposed development on a site not abutting a specified street of 4.5m wide.
(ii) Exclusion of voids over living room and entrance foyer from GFA calculation.
(iii) Non-provision of service lane.

Decision : (i) The committee noted that the proposal was generally in line with the OZP and that there was no objection from relevant outside departments. Having studied the case, the committee agreed to the proposed development intensity under B(P)R 19(3).
(ii) The committee, having studied the design and noted that the proposal was in compliance with the criteria set out in PNAP APP-2, agreed to the exclusion of the voids from GFA calculation.
(iii) 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.

(d) BCI 2 46/2011

Issue : (i) Proposed high headroom on G/F for a specialized building.
(ii) Exclusion of chimney shafts from GFA calculation.

Decision : (i) & (ii) The committee, having considered the AP's justifications, the design, nature and use of the development, accepted the proposed storey height and exclusion of the proposed chimney shafts from GFA calculation