

**Summary of Decisions of the Building Committee
Building Committee I 48/2011 held on 29.11.2011**

(a) MAI 1 48/2011

Issue : Proposed surrender of setback for road widening in return for bonus site coverage.

Decision : Having noted that the proposed surrender for road widening was required by the government, the committee agreed in principle to the granting of bonus site coverage in return for the proposed surrender. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(b) MAI 2 48/2011

Issue : Proposed development on a site not abutting on a street of not less than 4.5m.

Decision : The committee noted that the site was accessible from a path with right of way, and that there was no objection from relevant outside departments. The committee agreed to the proposed development intensity under B(P)R 19(3).

(c) BCI 1 48/2011

Issue : Exclusion of aboveground car parking spaces from GFA calculation.

Decision : Having considered the case and the submitted justifications, the committee agreed to disregard the proposed 2 nos. of car parking spaces on G/F from GFA calculation.

(d) BCI 2 48/2011

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 agreed in-principle to the granting of hotel concession under B(P)R 23A.

(e) BCI 3 48/2011

Issue : (i) GFA of concrete-filled structures.

(ii) Exclusion of carpark from GFA calculation.

- Decision : (i) The committee noted the proposed concrete-filled structures formed part of the external walls of the buildings, and agreed that the structures were required to be counted for GFA.
- (ii) Having studied the design, the committee agreed not to disregard the proposed carparks from GFA calculation under B(P)R 23(3)(b).

(f) BCI 4 48/2011

- Issue : (i) Exclusion of voids over auditorium and its associated supporting features from GFA calculation in an institutional building.
- (ii) Exclusion of carpark at lower ground floor from GFA calculation for the building on a site abutting on streets with level difference.
- (iii) Exclusion of vertical green wall from GFA and site coverage calculations.

- Decision : (i) The committee, having studied the design, agreed to the exclusion of the voids from GFA calculation in line with PNAP APP-2.
- (ii) The committee noted the level difference of the streets on which the site abutted but the proposed carpark was not in line with the acceptance criteria stipulated in PNAP APP-2. The committee agreed not to regard the carpark as underground for GFA concession under PNAP APP-2.
- (iii) The committee had reservation on the proposed green wall system and agreed not to exclude it from GFA and site coverage calculations in the absence of detailed substantiation.

(g) BCI 5 48/2011

Issue : Proposed footbridge projecting over street.

Decision : Having considered the nature of the proposal and that there was no objection from relevant outside departments, the committee agreed to the granting of exemption under BO s31(1) for the proposed footbridge. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.