

**Summary of Decisions of the Building Committee
Building Committee I 6/2012 held on 14.2.2012**

(a) MAI 1 6/2012

Issue : Exclusion of the following from GFA calculation:-

- (i) AHU rooms and central A/C pump room;
- (ii) Areas enclosed on the roof.

Decision : (i) Having studied the plans, the committee only agreed to disregard the AHU rooms from GFA calculation in line with and subject to the compliance with the acceptance criteria specified in PNAP APP-42.

(ii) The committee agreed that the areas enclosed by the proposed enclosure walls and architectural feature should be included in GFA calculation including the staircase structure on the roof.

(b) MAI 2 6/2012

Issue : Exclusion of roof architectural features from GFA and site coverage calculations.

Decision : Having considered the features were genuine design features and that there was no objection from relevant outside departments, the committee agreed to the exclusion of the proposed features from GFA and site coverage calculation.

(c) BCI 1 6/2012

Issue : Exclusion of retained structural frame from GFA and site coverage calculations.

Decision : Having studied the plans and the information provided by the AP, the committee did not agree to exclude the retained structural frame from GFA and site coverage calculations in the absence of sufficient justifications.

(d) BCI 2 6/2012

Issue : (i) Proposed surrender of setback for road widening in return for bonus plot ratio and site coverage.

(ii) Exclusion of void over shopping arcade from GFA calculation.

- Decision : (i) Having noted that the proposed surrender for road widening was required by the Government and that there was no objection from relevant outside departments, the committee agreed to the granting of bonus plot ratio and site coverage in return for the proposed surrender.
- (ii) Having considered the void was a genuine design feature and that the proposal was in line with the requirements under PNAP APP-2, APP-151 and APP-152, the committee agreed to the granting of modification to exclude the void from GFA calculation.

(e) BCI 3 6/2012

Issue : Proposed footbridge projecting over private 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.

(f) BCI 4 6/2012

- Issue : (i) Application for excessive non-domestic site coverage under PNAP APP-132.
- (ii) Non-provision of service lane.
- (iii) Application for hotel concession.

- Decision : (i) Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit excessive site coverage.
- (ii) The committee noted the site circumstances, and that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having considered the existing layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane.
- (iii) The committee, having noted the proposal was generally in compliance with the criteria set out in PNAP APP-40, agreed in principle to the granting of hotel concession under B(P)R 23A. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(g) BCI 5 6/2012

Issue : Canopy projection over street.

Decision : The committee, noting the change in site circumstances and that the proposed projection would be identical to that of the existing canopy, agreed to the granting of exemption to permit the proposed canopy projection over street.

(h) BCI 6 6/2012

Issue : Intended material change in use from non-domestic use to guesthouse.

Decision : Having noted that the intended material 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 to guesthouse.

(i) BCI 7 6/2012

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 in-principle to the granting of hotel concession under B(P)R 23A. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(j) BCI 8 6/2012

Issue : Development intensity for a site abutting on a street of less than 4.5m wide.

Decision : Noting that there was no objection from relevant outside departments, the committee agreed to the proposed development intensity under B(P)R 19(3). The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(k) BCI 9 6/2012

Issue : (i) & (ii) Exclusion of planter boxes and A/C platforms from GFA and site coverage calculations.

(iii) Exclusion of residents' recreational facilities from GFA calculation.

(iv) GFA concession for underground carpark.

Decision : (i) & (ii) Having studied the plans and considered the AP's justifications, the committee did not agree to exclude the proposed planter boxes and A/C platforms from GFA and site coverage calculations.

(iii) Having studied the design, the committee considered the subject area formed the main entrance of the development and did not agree to the granting of GFA exemption for such area to be regarded as residents' recreational facilities.

(iv) Noting the criteria for the granting of GFA concession under PNAP APP-2 was not met, the committee did not accept the proposed carpark to be regarded as underground.

(l) BCI 10 6/2012

Issue : (i) Determination of site classification.

(ii) & (iii) GFA concessions for the driveway areas and the area of car lift shafts at G/F.

Decision : (i) Noting that the site was an island site surrounded on all sides by a specified street of not less than 4.5m in width, the committee agreed that the site be regarded as a Class C site under B(P)R 18A.

(ii) The committee agreed that GFA concession for the driveway areas at G/F should be calculated on a pro-rata apportionment basis in proportion to the number of loading/unloading spaces at G/F and the number of aboveground car parking spaces.

(iii) The committee agreed that for the two car lift provided, 50% of the area of car lift shafts at G/F should be included in GFA calculation.

(m) BCI 11 6/2012

Issue : Measurement of the podium height of a building for a site abutting two streets with significant level difference.

Decision : Having noted the site circumstances and the genuine site constraints and difficulties, the committee raised no in-principle objection under B(P)R 20(3) to determine the ground level of the proposed development by dividing the sum of the mean levels of the respective portion of the streets on which the site abutted by the number of such streets on which the site abutted.

(n) BCI 12 6/2012

Issue : Application for excessive domestic and non-domestic site coverage under PNAP APP-132.

Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit excessive site coverage.