

**Summary of Decisions of the Building Committee
Building Committee I 14/2012 held on 17.4.2012**

(a) BCI 1 14/2012

Issue : Exclusion of the following from GFA and site coverage calculations :-

- (i) exhaust duct; and,
- (ii) cable trunking.

Decision : (i) Noting that the proposed exhaust duct was required for an essential facility and to fulfill relevant statutory requirements, the committee agreed to exclude the duct from GFA and site coverage calculations. The committee also agreed that the AP should be reminded of the provision of BO s14(2).

- (ii) The committee noted that the proposal was not in line with the pragmatic approach on the acceptance of projecting / overhanging features as promulgated in PNAP APP-19, and identified no special circumstances warranting a deviation and granting of exemption. The committee did not agree to exclude the cable trunking from GFA and site coverage calculations.

(b) BCI 2 14/2012

Issue : Proposed building works on the seabed.

Decision : Noting that the proposed works were not statutorily authorized, the committee agreed that the plans be disapproved.

(c) BCI 3 14/2012

Issue : Exclusion of the following from GFA calculation :-

- (i) pick-up/drop-off areas including planter areas; and,
- (ii) areas for public passage.

Decision : (i) Noting that the areas were excessive in size, the committee did not agree to exclude the areas from GFA calculation.

- (ii) Noting that the proposal was not in line with the lease requirements, the committee agreed that the proposal be not accepted.

(d) BCI 4 14/2012

- Issue : (i) Exclusion of voids over living/dining rooms of duplex units from GFA calculation.
- (ii) Exclusion of acoustic fins from GFA & site coverage calculations.
- (iii) Exclusion of wind catchers from GFA & site coverage calculations.
- (iv) Exclusion of covered landscape areas on G/F from GFA calculation.
- Decision : (i) The committee, having studied the design, agreed to the proposed exclusion of the voids from GFA calculation in line with PNAP APP-2.
- (ii) & (iii) The committee did not agree to exclude the proposed acoustic fins and wind catchers from GFA and site coverage calculations in the lack of sufficient substantiation.
- (iv) The committee noted that the covered landscape areas were similar to a podium garden and open in design. The committee agreed to exclude the covered landscape areas from GFA calculation.