

Summary of Decisions of the Building Committee
Building Committee I 32/2012 held on 21.8.2012

(a) MAI 1 32/2012

Issue : Exclusion of the roof-top architectural features covering part of the private roofs from GFA calculation.

Decision : The committee, having considered the design, did not agree to the exclusion of the roof-top architectural features from GFA calculation.

(b) MAI 2 32/2012

Issue : Exclusion of the following from GFA calculation :-

- (i) Covered pick-up/drop-off areas including planter areas; and,
- (ii) Covered footbridge and pedestrian walkway

Decision : (i) The committee noted the case and considered that design of the layout should be revised and did not accept the area to be excluded from GFA calculation.

- (ii) The committee noted the proposal and agreed in-principle for the covered area to be excluded from GFA calculation subject to no objection from relevant outside departments.

(c) MAI 3 32/2012

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

Decision : Noting the advice of relevant outside departments, committee agreed that it was premature to consider site classification and the proposed development under B(P)R 19(3).

(d) BCI 1 32/2012

Issue : Application for hotel concession under B(P)R 23A for a hotel conversion project.

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 2 32/2012

- Issue (i) Inclusion of service lane in site area.
(ii) Inclusion of ROW in site area and built over the ROW

- Decision : (i) The committee, having considered the case for a detached building, accept the inclusion of the service lane in site area
(ii) Having note the case and considered the design, committee accept the inclusion of the ROW in the site area and the partial built of over the ROW

(f) BCI 3 32/2012

- Issue : (i) Application for hotel concession under B(P)R 23A for a hotel conversion project.
(ii) Building not set back within 1.5m of the rear boundary

- Decision : (i) 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 subject to no objection from relevant outside departments.
(ii) Having considered the design of the building and the location of the streets in the vicinity, the committee accepted the building be not set back within 1.5m of the rear boundary.