

Summary of Decisions of the Building Committee
Building Committee I 36/2012 held on 18.9.2012

(a) MAI 1 36/2012

- Issue : (i) Exclusion of noise barriers from GFA and site coverage calculations.
- (ii) Proposed noise barriers projecting over public streets.
- Decision : (i) Having considered all relevant factors and noted that there was no objection from relevant outside departments, the committee agreed in principle to exclude the noise barriers from GFA and site coverage calculations provided that the relevant acceptance criteria and requirements for exclusion or disregarding of the covered areas from GFA and/or site coverage calculations were complied with.
- (ii) Noting that there was no objection from relevant outside departments, the committee accepted the proposed noise barriers to project over streets.

(b) MAI 2 36/2012

- Issue : (i) Exclusion of car park from GFA calculation.
- (ii) Exclusion of sky garden from GFA calculation.
- (iii) Exclusion of covered landscaped areas and the associated voids from GFA calculation.
- Decision : (i) Having considered the site constraints and the justifications provided by the AP, the committee agreed that the proposed car park was an underground car park and could be disregarded from GFA calculation in line with paragraph 15(b)(vii)(4) of PNAP APP-2.
- (ii) Noting that the proposal was not in compliance with JPN 1, the committee did not accept the proposed exclusion of sky garden from GFA calculation.
- (iii) The committee agreed to exclude the proposed covered landscaped areas and the associated voids from GFA calculation in line with PNAP APP-42.

(c) MAI 3 36/2012

- Issue : Proposed single-family houses on a site not provided with an access from a street.

Decision : Having noted the advice of relevant outside departments, the committee agreed that it was premature to consider the proposal under B(P)R 5 and 19(3) in the lack of proof and substantiation from the AP.

(d) BCI 1 36/2012

Issue : (i) Flexible application of the requirements on non-domestic site coverage under PNAP APP-132.

(ii) 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 flexible application of site coverage. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(ii) 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.

(e) BCI 2 36/2012

Issue : Non-provision of service lane.

Decision : 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 layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(f) BCI 3 36/2012

Issue : Proposed curtain wall enclosing approved projecting balconies of an existing domestic building resulting in further projection over street.

Decision : Having studied the plans and noted the adverse comments from an outside department, the committee agreed not to accept the proposal under BO s31(1).

(g) BCI 4 36/2012

Issue : Non-provision of service lane.

Decision : 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. The committee also agreed that the AP should be reminded of the provision of BO s14(2) regarding compliance with the lease conditions.

(h) BCI 5 36/2012

Issue : (i) Computation of GFA for an innovative facade design.
(ii) Flexible application of the requirements on non-domestic site coverage under PNAP APP-132.
(iii) Exclusion of communal podium garden from GFA calculation for a commercial building.

Decision : (i) Having studied the case, the committee raised no objection to the proposed method of computation for GFA calculation.
(ii) 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 flexible application of site coverage.
(iii) Noting that the communal podium garden was not in line with JPN 1, the committee agreed not to accept the proposal.

(i) BCI 6 36/2012

Issue : Exclusion of semi-sunken car park from GFA calculation.

Decision : Having considered the site constraints and the justifications provided by the AP, the committee agreed that the proposed car park was an underground car park and could be disregarded from GFA calculation in line with paragraph 15(b)(vii)(4) of PNAP APP-2.

(j) BCI 7 36/2012

Issue : (i) Extinguishment and inclusion of an existing lane in site area.
(ii) Proposed inclusion in site area and surrender of setback area for road widening.

Decision : (i) Noting that the lane was part of an established lane serving the adjoining buildings, and the proposed extinguishment and inclusion of it in site area was not in line with PNAP APP-73, the committee agreed not to accept the proposal.
(ii) Having noted that the proposed surrender for road widening was required by the Government, the committee agreed to permit

under the BO to include the setback area to be surrendered for road widening in site area.

(k) BCI 8 36/2012

Issue : Proposed high headroom for a purpose-built factory.

Decision : Noting the genuine functional needs and that there was no objection from relevant outside departments, the committee accepted the proposed high headroom.

(l) BCI 9 36/2012

Issue : Addition of cocklofts in buildings approved under “Volume Regulations”.

Decision : Having noted that the plot ratio would not exceed the permissible under the First Schedule, the committee agreed to the granting of technical modification to permit the existing domestic site coverage on upper floors to exceed the permissible under the B(P)Rs.