

Summary of Decisions of the Building Committee
Building Committee I 42/2012 held on 30.10.2012

(a) MAI 1 42/2012

Issue : Exclusion of basement void from GFA calculation.

Decision : Having considered the proposal, the committee raised no in-principle objection to the proposed exclusion of basement void from GFA calculation.

(b) BCI 1 42/2012

Issue : Exclusion of vertical green wall from GFA and site coverage calculations.

Decision : Having studied the design, the committee agreed to exclude the vertical green wall from GFA and site coverage calculations.

(c) BCI 2 42/2012

Issue : Exclusion of covered setback area from GFA calculation for a commercial building.

Decision : Having studied the proposal, the committee agreed to exclude the covered setback area from GFA calculation.

(d) BCI 3 42/2012

Issue : Proposed 2-storey single family house on a site not having access from and not abutting on any specified street.

Decision : Noting that the site was accessible from an existing road, the proposal was generally in line with the OZP, and there was no objection from relevant outside departments, the committee had no objection to the proposal under B(P)Rs 5 and 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.

(e) BCI 4 42/2012

Issue : Inclusion of the existing ROW into site area.

Decision : The committee noted that the existing ROW was a street. Hence, the committee did not agree to the inclusion of the ROW into site area.

(f) BCI 5 42/2012

Issue : Application for hotel concession

Decision : Having noted that the proposal was generally in compliance with the criteria set out in PNAP APP-40, the committee agreed in-principle to the granting of hotel concession under B(P)R 23A.

(g) BCI 6 42/2012

Issue : (i) Application for flexible application of domestic and non-domestic site coverage under PNAP APP-132.
(ii) Exemption of communal sky garden from GFA calculation.

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 for the site coverage to exceed the permitted limit.
(ii) Noting that the proposed communal sky garden did not meet the acceptance criteria in Appendix A of JPN-1, the committee did not agree to the exemption of the proposed communal sky garden from GFA calculation.