

**Summary of Decisions of the Building Committee  
Building Committee I 26/2013 held on 2.7.2013**

(a) MAI 1 26/2013

Issue : Non-compliance with the building separation requirements on continuous projected facade length and permeability for structures at low zone.

Decision : Noting that the existing structures were completed before implementation of the SBD Guidelines and having regard to the proposed design enhancements and compensatory measures, the committee had no in-principle objection to the proposal.

(b) MAI 2 26/2013

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).

(c) BCI 1 26/2013

Issue : Signboard projecting over an area dedicated for public passage.

Decision : Noting that the proposed signboard would comply with the requirements under PNAP APP-126 and the Deed of Dedication, the committee raised no objection to the proposed signboard projecting over the dedicated area.

(d) BCI 2 26/2013

Issue : Signboard projecting over an area dedicated for public passage.

Decision : Noting that the proposed signboard would comply with the requirements under PNAP APP-126 and the Deed of Dedication, the committee raised no objection to the proposed signboard projecting over the dedicated area.

(e) BCI 3 26/2013

Issue : (i) Exclusion of voids from GFA calculation for an industrial development.

(ii) Exclusion of floor space enclosed by high parapet walls from GFA calculation.

(iii) Exclusion of rainwater recycling plant room from GFA calculation.

Decision : (i) Having considered the design and nature of the development, and noted the genuine functional and operational needs for the voids, the committee had no objection to disregard / exclude the voids from GFA calculation subject to revised design.

(ii) Having studied the design, the committee had no objection to exclude the floor space enclosed by the proposed parapet walls from GFA calculation.

(iii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the plant room from GFA calculation.

(f) BCI 4 26/2013

Issue : Exemption of dedicated areas for use as public passage from GFA calculation.

Decision : Having regard to the genuine need by the public for such dedication and that the proposed dedicated areas were reasonable, the committee had no objection to exempt the dedicated area from GFA calculation subject to no objection to the proposed dedication from relevant government departments.

(g) BCI 5 26/2013

Issue : GFA calculation for a special facade design.

Decision : Having studied the proposal, the committee had no objection to the proposed GFA calculation.

(h) BCI 6 26/2013

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

Decision : Noting that there was no objection from relevant outside departments, the committee agreed to grant bonus plot ratio and site coverage in return for the proposed surrender.

(i) BCI 7 26/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from relevant outside departments, the committee agreed to the granting of hotel concession under B(P)R 23A subject to revised design for proposed BOH facilities.