

**Summary of Decisions of the Building Committee
Building Committee I 12/2014 held on 25.3.2014**

(a) MAI 1 12/2014

Issue : Exclusion of carpark and the associated driveways/ramps from GFA calculations.

Decision : Having considered the existing profile of the street on which the site abutted and the existing topography of the site, the committee agreed that the proposed carpark could be accepted as an underground carpark and be disregarded from GFA calculations in accordance with paragraph 16(b)(vii)(4) of PNAP APP-2.

(b) MAI 2 12/2014

Issue : Application for flexible application of site coverage under PNAP APP-132.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(c) BCI 1 12/2014

Issues : (i) Exclusion of architectural features and roof areas enclosed by roof feature walls from GFA calculations.
(ii) Sun-shading devices to be disregarded from GFA calculations.
(iii) Exclusion of covered areas under projecting/overhanging features from GFA calculations.

Decisions : (i) Noting that the proposed architectural features and roof feature walls were genuine design features, the committee agreed to exclude the architectural features and roof areas enclosed by the roof feature walls from GFA calculations.
(ii) Having studied the proposal and noting that the proposed sun-shading devices would assist in the reduction of the OTTV of the building, the committee agreed to disregard the sunshades from GFA calculations.
(iii) Having studied the proposal and noting that the projecting/overhanging features were genuine innovative building designs, the committee agreed to exclude the covered areas under the features from GFA calculations.

(d) BCI 2 12/2014

Issue : Material change in use from office to guesthouse/hotel.

Decision : Noting that the material change in use was in contravention of the BO, the committee agreed that the material change in use was not acceptable.

(e) BCI 3 12/2014

Issues : Development intensity and building height for a site not abutting a specified street.

Decision : Noting that the proposal was generally in line with the approved planning scheme, the committee agreed to the proposed development intensities and building height under B(P)R 19(3).

(f) BCI 4 12/2014

Issue : Site area for PR and SC calculations.

Decision : Having considered the circumstances of the case, the committee agreed that the claimed site area was not acceptable and the proposal was not acceptable under B(P)Rs 20 and 21.

(g) BCI 5 12/2014

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

Decision : Noting that the proposal would comply with the conditions of the Deed of Dedication, the committee had no in-principle objection to the proposal subject to no objection from the concerned departments.