

Summary of Decisions of the Building Committee
Building Committee I 36/2017 held on 24.10.2017

(a) MAI 1 36/2017

Issues : (i) Disregard of underground service trench from GFA calculation.
(ii) Proposed underground service trenches passing through the areas underneath different shops.

Decisions : (i)&(ii) Noting the genuine need for the trench and that the proposal was in line with the promulgation for building design to foster a quality and sustainable built environment, the committee had no objection to the proposed underground service trench and agreed in principle to disregard it from GFA calculation subject AP's further justifications and modifications to the proposed design reducing the sizes to the minimum necessary for the purpose.

(b) BCI 1 36/2017

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having also considered the layout of the subject building in the site and those in the vicinity, the committee had no objection to the non-provision of service lane.

(c) BCI 2 36/2017

Issue : Proposed tunnels to be built under streets.

Decision : Having regard to the circumstance of the case, the committee had no objection to permit the proposed tunnels to be built under existing and future private streets.

(d) BCI 3 36/2017

Issue : Water feature measured by vertical water surface area for site coverage calculation of greenery.

Decision : Having regard to the design of the water feature, the committee had no objection to accept the proposed vertical water feature for site coverage of greenery in primary zone provided that the feature would operate at least 3/4 of a day covering all day time hours.

(e) BCI 4 36/2017

Issue : Existing access road to be included in site area.

Decision : Having regard to the circumstances of the case, the committee had no objection to the inclusion of the access road in site area.