

Summary of Decisions of the Building Committee
Building Committee I 5/2018 held on 13.2.2018

(a) MAI 1 5/2018

- Issues : (i) Exclusion of the external enclosure walls and part of the double internal walls of the modular units from GFA calculations.
- (ii) Exclusion of the exempted areas from 10% cap of GFA concession.

Decisions : Having regard to the circumstances of the case and no adverse comment from relevant departments, the committee had no objection in principle to exclude the external enclosure walls and part of the double internal walls from accountable GFA and exclude the exempted areas from 10% cap upon formal building plan submission subject to AP's justification.

(b) BCI 1 5/2018

Issue : A&A works to a building approved under "Volume Calculation".

Decision : Noting that the proposed works would improve the quality of life for residents and users without increase in the existing building bulk, the committee agreed to grant a modification to permit the existing non-domestic plot ratio and site coverage to exceed the permissible under the First Schedule of B(P)Rs.

(c) BCI 2 5/2018

Issue : Areas for public passage not included in GFA calculation.

Decision : Noting the unsatisfactory arrangement of the public passage, the committee did not accept the exclusion of the proposed areas for public passage from GFA calculation.

(d) BCI 3 5/2018

Issue : Application for hotel concession.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-40 and no adverse comment from relevant departments, the committee had no objection in principle to grant hotel concession under B(P)R 23A subject to AP's further justifications.

(e) BCI 4 5/2018

Issue : Exclusion of rainwater harvesting plant room from GFA calculations.

Decision : Having considered the design and the function of the proposed rainwater harvesting system, the committee agreed in principle to exclude the relevant plant room from GFA calculations subject to AP's further justifications.