

Summary of Decisions of the Building Committee
Building Committee I 32/2021 held on 21.9.2021

(a) BCI 1 32/2021

Issue : Flexible application of site coverage.

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

(b) BCI 2 32/2021

Issues : (i) Proposed means of access to a site.
(ii) Development intensities and building height for a site not abutting a specified street.

Decisions : (i) Noting that the site would be accessible from a public road which is more than 4.5m wide through an existing village road and a bridge on unleased government land and an adjoining lot granted with right-of-way, the committee had no objection to the proposed means of access under B(P)R 5.

(ii) Having regard to the circumstances of the case, the committee accepted the proposed development intensities and building height under B(P)R 19(3).

(c) BCI 3 32/2021

Issues : (i) Exclusion of aboveground carpark from GFA calculation.
(ii) Proposed high headroom.

Decisions : (i) Noting that there were genuine site constraints rendering the construction of an underground carpark for the proposed development technically infeasible, the committee agreed in-principle to grant 100% GFA concession for the aboveground carpark.

(ii) Having regard to the functional and operational needs, the committee agreed in-principle to accept the proposed headroom.

(d) BCI 4 32/2021

Issue : Surrender of lands for road widening in return for bonus plot ratio and site coverage.

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

(e) BCI 5 32/2021

Issue : Flexible application of site coverage.

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

(f) BCI 6 32/2021

Issue : Existing public street to be extinguished, built in, over, upon and under, and included in site area.

Decision : Having studied the proposal, the committee agreed to defer the decision pending for further justifications to be provided for consideration.

(g) BCI 7 32/2021

Issue : Surrender of lands for road widening in return for bonus plot ratio and site coverage.

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