

Summary of Items Discussed in 5/2012 APSEC Discussion Forum on 26 October 2012

	Items proposed by Convenors for Discussion	Summary of Discussion and BD's Responses
	Items raised by HKIA	
1.	<p><u>External Pipe Duct</u></p> <p>It is recalled that the topic was discussed some time ago in Forum. Then it was agreed that if it is marked 'external pipe duct' on plan, it would be disregarded from GFA calculation even though it does not comply with the requirements of an internal pipe duct and some sort of architectural 'disguise' to make it less noticeable would be acceptable to BD. Recently, there are cases in which our fellow architects face problem with the provision of such architectural 'disguise'. In most cases, cladding is not allowed. In some cases, the architectural louvre or grille has to be as open as only 3 numbers 25 mm horizontal bars per floor. The argument is the external pipe duct has to be visible from the outside. It ends up that it makes no difference whether such architectural 'disguise' exists or not. The question is whether such visibility of the pipes behind is really useful for a high rise building. We request BD to consider the issue from the basic. We would suggest if the external pipe duct is genuine, not excessive in size, with access for maintenance available, a reasonable removable architectural 'skin' should be acceptable irrespective of the visibility.</p>	<p>Members of HKIA and REDA opined that as long as the pipe duct was accessible by suitable means for inspection by the management, such as gondola or by visual inspection from balcony or other areas, visibility of the internal condition of an external pipe duct should be no different from an enclosed internal pipe duct.</p> <p>BD responded that visibility of the external pipes was still a concern from maintenance perspective. A simple yardstick based on a certain level perforation for the architectural screens to conceal external down pipes might not ensure the meeting of the performance requirements of these screens.. However, architectural screens covering external rain water pipes could be considered on a case by case basis.</p>

<p>2.</p>	<p><u>PNAP APP-93 – Sunken Slab</u></p> <p>In the Sep 12 version, it is stated that the version would be applicable as specified in para 8 & 9 of the Jan 11 version. We would interpret that it means those plans approved before 1 Apr 2011 or approved as per the conditions in para 9 of the Jan 2011 version would not be subject to the Sep 12 version. BD is requested to confirm the aforesaid interpretation.</p>	<p>BD clarified that the September 2012 version of PNAP APP-93 applies to building plans which foundation consent has not been obtained at the time of issue of PNAP.</p>
<p>3.</p>	<p><u>Openable Top Hung Window</u></p> <p>Usually in office building, especially in curtain wall building, the window will be designed to open below the 1 m sill line for prescribed window to avoid blocking the view of the seated occupant inside the building. If the 600 mm measurement for openable window is taken at the 1 m level, the actual maximum opening distance would be larger than 600 mm. BD is requested to consider acceptance of the 600 mm measurement in the case of office building to be taken at the bottom of the window as previously discussed. As an extension of this issue, BD is requested to consider acceptance of provision of ventilators of equivalent window area in office building in satisfying the ventilation requirement.</p>	<p>BD advised that the deemed sill level of 1m in B(P)R 31(3)(b) should be observed in the calculation of the glazing areas and openable areas required under B(P)R 30(2)(a)(i) and (ii). That said, BD might consider any request for measuring the openable window areas at locations other than the 1m sill level for office buildings upon receipt of full and satisfactory substantiations of the circumstances of individual cases (for example, provision of more openable windows than the prescribed openable window areas, installation of ventilators with quantitative substantiation on their equivalent performance / effective-ness in providing natural ventilation as an openable window of certain areas, etc.).</p>

<p>4.</p>	<p><u>Clause B8.2 of FS Code – Connection of Staircases</u></p> <p>BD is requested to advise whether it is acceptable to waive such requirement in case the building is wholly owned by a single firm, purpose built for its own use with a central management having no intention to sublet, such as a bank building, a superstore or a multimedia production centre.</p>	<p>BD responded that the requirement under Clause B8.2 of the FS Code on access between required staircases would be applicable to all types of buildings, and except for shopping arcade situations, passages physically separated from the remainders of the building should be provided as access between the required staircases, and whether fire resisting rating being required for such separations would be governed by Subsection C7 of the FS Code. That said, BD might consider any request for waiving the provision of such physical separations in buildings under single ownership upon receipt of full and satisfactory substantiation of the circumstances of individual cases (including but not limited to single ownership subject to restriction on alienation under the lease, management measures to ensure the non-provision of key-operated security devices at staircase lobby doors / the availability of effective means of communication with the building management like intercom, etc.) to illustrate / safeguard that access between staircases would be available at all times.</p>
<p>5.</p>	<p><u>Undesignated Space in Carparking Floor</u></p> <p>As discussed before, a reasonable gap between a carparking space and a wall or a big column should be acceptable for getting on and off the car. However there are still cases reported from fellow architects that even a 200 mm gap is not acceptable. It is recalled that years ago, Transport Department in fact has required a 300 mm gap should be allowed between a carparking space and a wall, although such was</p>	<p>BD commented that reasonable and genuine space such as a reasonable gap allowed for getting off against a flank wall / column might be disregarded from the GFA calculation under B(P)R 23(3)(b). BD further requested HKIA to respond to the suggestion of space allowed for EV charger provision as raised in 3/2012 Discussion Forum on 18.5.2012.</p>

	<p>not insisted afterwards. Therefore, BD is requested to consider acceptance of a space of 300 mm in case the side of the space is facing a wall.</p>	
6.	<p><u>B(C)R (8)(3), 150 mm curb at Staircase</u> It has been discussed in previous Forum that such curb is not required. However, fellow architect advises that there are still cases whereby such is required at time of OP inspection. BD is requested to confirm such understanding and advise the front line staff accordingly.</p>	<p>BD confirmed that 150 mm high solid curb was not required at staircases and staircase landings. However, for a circulation staircase without enclosure walls and its landings formed part of a floor for the purpose of B(C)R 8(3), the lowermost 150 mm of the protective barrier should be built solid.</p>

7.	<p><u>Master Water Meter Room</u></p> <p>In large estates, WSD sometimes require the provision of a master water meter room for the estate. Since water meter room is considered as essential plant room outside the 10% count, there is no reason why a master water meter room is not treated similarly. BD is requested to confirm.</p>	<p>BD responded that if master water meter room with a reasonable size was a mandatory requirement of WSD, it could be considered as an essential plant room and disregarded from the GFA calculations and not accountable for the 10% limit.</p>
8.	<p><u>PNAP APP-37 QSP for Tempered Glass</u></p> <p>While we have no objection to the tightening of control over tempered glass, we are facing a practical issue if we want to use glass product outside East/South East Region. It is not practical to employ a TCP-1 in the case of RGBC and a TCP-3 in the case of RSE to supervise the whole process of tempered glass production if the glass is fabricated in Europe or United States. The question is would BD accept the endorsement of a testing laboratory endorsed by HKAS situated at the fabrication location.</p>	<p>BD responded that as long as the persons carrying out the supervision duties fulfills the qualification requirements of TCP-1 and TCP-3 specified in the Site Supervision Plan, as the case may be, there is no objection for those duties to be undertaken by a testing laboratory endorsed by HKAS situated at the fabrication location.</p>
9.	<p><u>Location of Braille at Staircase Handrail</u></p> <p>As per attached diagram, please advise whether the direction of the braille should be pointing downwards or upwards at the top of a flight of stairs.</p>	<p>The Appendix C added in the proposed revised PNAP APP-41 would clarify the location of the “UP” and “DOWN” Braille signs on handrails and this PNAP would be issued shortly.</p> <p>(Post-meeting Note : PNAP APP-42 was issued in November 2012.)</p>

<p>10.</p>	<p><u>Area of Recess at Entrance from Building Frontage Accountable for GFA</u></p> <p>As per attached diagram showing the outline of a house, the area hatched is required to be accountable for GFA even though no exemption from building regulation is involved. As understood from previous discussion with BD that BD may take into consideration the likelihood of abuse while granting exemption, which is fair enough. However, in this case where no exemption is involved, BD is requested to advise the ground of disapproval so that we can explain to the developer accordingly.</p>	<p>BD responded that genuine recessed and uncovered area of reasonable size in a house might not be required to be accountable for GFA calculation.</p>
<p>11.</p>	<p><u>Location of Void in a House</u></p> <p>BD is requested to advise whether it is a rule that the void above living/dining room must be easily visible from the outside before the exemption can be granted.</p>	<p>BD responded that according to PNAP APP-2, a void above living / dining room in a house should be easily visible from outside. Voids facing the sea would be acceptable as long as they could be visible from outside, such as a beach and walking trails.</p>
<p>12.</p>	<p><u>Exemption of Curtain Wall at Corner of Building</u></p> <p>As per attached drawing, if the curtain wall to 2 sides of the building is already to the maximum allowable depth, would BD accept the projection as shown in case 1 and if not is it acceptable as in case 2 that the curtain wall is within the limit measured from the corner of the building.</p>	<p>For the purpose of PNAP APP-2, BD accepted that part of a curtain wall system wrapping around the corner of a building in accordance with Case 1 to be disregarded from GFA and SC calculations.</p>

<p>13.</p>	<p><u>Demolition of UBW</u></p> <p>If there are existing UBW, is it acceptable to demolish the UBW while carrying out the A&A works or must the UBW be demolished in accordance with Minor Works procedures before commencing the A&A works noting that before Minor Works Control System (MWCS) is put into force, there is no argument to remove the UBW before commencing the proposed A&A works.</p>	<p>BD clarified that for A&A proposal to replace UBW by similar construction, BD would require removal of such UBW before granting consent to commence the A&A works. If the AP incorporated the removal of the UBW in the A&A plans for approval, he would need to apply for phased consent regarding removal of UBW and commencement of proposed A&A works respectively. The AP might also indicate on the plans that the removal of the UBW would be in accordance with the MWCS, and consent for the A&A works might be granted after submission of a copy of certificate of completion for such minor works (acknowledgement letter issued by the MW Unit of BD for the removal of UBW was not required).</p> <p>If the A&A proposal involved removal of UBW which were dissimilar to the A&A works, the AP could indicate on plan as such and consent could be granted without prior removal of such UBW.</p> <p>Regarding demolition of a building, if existing UBW would cause obstruction to the erection of hoarding / covered walkway and precautionary measures, such UBW could be removed under BO s14(1) and subject to phased consent, or if applicable, under the MWCS. Other UBW in the building could be demolished during the course of the demolition works. In this connection, the AP should clearly indicate the arrangements on the demolition plans.</p> <p>(Post-meeting Note : In accordance with paragraph 2.1.1(B) of CoP for Demolition of Buildings, a building survey covering existence of illegal structures should be conducted. Hence, for UBW to be removed under the MWCS, the AP should indicate these UBW and their corresponding classification of minor works items on the demolition plan for reference.</p>
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14.	<p><u>Filling in of ID Number in SSP</u> It has been accepted by most BD staff that it is suffice to fill in alphabet + 3 numbers of the ID in SSP for protection of privacy. BD is requested to accept it as a norm. Also, again for protection of privacy, is it acceptable not to keep the CV of TCP at site.</p>	<p>BD responded that to facilitate future action if any, the ID numbers have to be completed in full while submitting forms to BD but AP/RSE may cross out some of the personal data (except names) and exclude the CV while copying the SSP to site.</p>

<p>15.</p>	<p><u>Response to Draft PNAP APP-2</u></p> <p>(a) is capping to the curtain wall system inclusive in the new depth limitation; previously there is no argument as it can be accommodated in the 300 mm thick, with 200/250 mm it is sometimes difficult to do so;</p> <p>(b) if a thicker curtain wall system adopted, it is considered that only the excess portion, i.e. say if 300 mm thick is used in a commercial building, only 50 mm is accountable for GFA;</p> <p>(c) if a thicker glass is used for environmental reason such as noise or thermal insulation, can the limit be relaxed especially in the case of residential;</p> <p>(d) even if the 200/250 limit is adopted, please confirm that the 500 mm limit for architectural feature could be applied so that fins could be projected to avoid just a plain curtain wall surface;</p> <p>(e) limitation of 90/75 for cladding is too tight especially in case of cladding with insulation material, curved surface, open joint design; relaxation of the requirement is requested.</p>	<p>(a) BD regarded capping and non-structural feature of the like to curtain wall system as architectural features which should be within the 500 mm limit from external walls of a building in the context of PNAP APP-2.</p> <p>(b) BD confirmed that if a thicker curtain wall system was adopted under the current situation, only the thickness in excess of 300 mm will be accountable for GFA calculation.</p> <p>(c) BD would review the use of thicker than normal glazing system on environmental grounds as one of the comments on the draft PNAP.</p> <p>(d) BD agreed that architectural features not exceeding 500 mm from external walls of a building in the context of PNAP APP-2 could be incorporated in a curtain wall design.</p> <p>(e) BD responded that relaxation of the 90/75 mm limit could only be considered on a case by case basis upon receipt of full and satisfactory substantiation.</p>
<p>16.</p>	<p><u>Screening of A/C Platform</u></p> <p>As per attached drawing, the edge of the A/C platform is not allowed to be screened by 1 m high metal grille. Please advise the concern. It is necessary to point out that effort to make a building looks neater would be wasted if even such is not allowed.</p>	<p>BD would accept the closing off of the corner of a turn around A/C platform by metal grille of 1 m high provided that the size and length of A/C platform was reasonable and commensurate with the number of A/C units to be installed..</p>

17.	<p><u>Provision of Greenery under Sustainability Rules</u></p> <p>In a site with phasing, naturally the greenery required under the sustainability rules would be spread out amongst the phases. It is reasonable to assume that in completion of a phase, the greenery should be completed in accordance with the greenery designed for that phase, i.e. the amount of greenery for a phase should be the amount that satisfies 30% of the area of that phase and not 30% of the area of the whole site. Please confirm that the above understanding is correct.</p>	<p>BD confirmed that the amount of greenery to be provided in a phased development should be calculated by multiplying the percentage of greenery required for the whole site and the area of the notional site of the particular phase.</p>
Item raised by HKIS		
18.	<p><u>Fire Rated Doors under COP for Fire Safety 2011</u></p> <p>Upon implementation of the new COP for Fire Safety in Buildings 2011 this April 2012, a fire rated door or door with smoke seal, the door should be tested for compliance with Subsection E9 - Smoke Leakage for Fire Rated Doors and Doors with Smoke Seals.</p> <p>We learnt that there are only 1 or 2 labs in HK can carry out such test, for A&A proposals and licensed premises applications, they can hardly fulfill the requirements at the moment. Would BD consider any grace period on such compliance for small A&A jobs and licences application cases?</p>	<p>It was suggested that there should be a grace period of say six months for the installation of fire rated doors with smoke seal complying with the new FS Code for small A&A jobs as there was very limited supply of such doors in the market.</p> <p>BD advised that prior to the setting up of local laboratory for conducting smoke seal tests (tentatively in early 2013), APs of A&A projects having difficulties in sourcing fire doors with valid smoke seal test report could put up their cases with substantiation for consideration by BD on a case by case basis.</p>

	Item raised by HKIE	
19.	<p><u>JPN 2 - GFA and SC calculation</u></p> <p>Whether 100 thick precast lost form outside structural wall is considered as non-structural prefabricated external wall and can be exempted from GFA and SC calculation in accordance with JPN No. 2.</p>	<p>BD advised that 75 mm thick (including finishes) lost form could be accepted as non-structural prefabricated external wall without any justification. For lost form with thickness greater than 75 mm and up to 100 mm, the AP should submit full and satisfactory substantiation for consideration.</p>
Items raised by AAP		
20.	<p><u>Building Committee Meeting</u></p> <p>Please clarify under what circumstances will issues like</p> <ul style="list-style-type: none"> ● modification for exemption applied with plans submissions ● enquiry submissions <p>be discussed in a BC Meeting.</p> <p>There was a saying that an application must be disapproved twice before it will be raised in a BC. Please clarify whether this is true.</p> <p>Please advise if Authorized Person can request items to be raised in a Building Committee Meeting for BD's consideration.</p>	<p>BD clarified that there was no such rule or practice that an application should be disapproved twice before the case is referred to BC.</p> <p>APs could discuss their problems with the case officers including CBS whereas for general issue they might raise them during Forum discussion.</p>
21.	<p><u>FSD's vetting period for GBP Submission</u></p> <p>We suggest BD to liaise with FSD to provide different queues for FSD's GBP vetting:</p> <p>A. FSD's approval of the submission is pre-requisite for BD's approval</p> <ul style="list-style-type: none"> ● New or resubmission of plans which have not been approved by BD before, even if they have been approved by FSD 	<p>BD advised that the issue had been raised with the FSD and it was understood that the FSD was carrying out streamlining of their workflow. BD suggested that members of the professional institutions could raise the issue directly at their regular meetings with the FSD.</p>

	<ul style="list-style-type: none"> ● resubmission of plans previously disapproved by FSD, including amendments <p>B. FSD’s approval of the submission is NOT a pre-requisite for BD’s approval</p> <ul style="list-style-type: none"> ● Minor amendment <p>For A, FSD’s late reply causes delay to progress. FSD needs to respond within the statutory period. “A” should be distinguished from “B” for FSD’s work queue especially when FSD’s workload is very high.</p>	
22.	<p><u>BD’s vetting period</u></p> <p>We support BD to engage more manpower to tackle the increased workload for approval of plans so that the statutory period can be followed. AAP will be ready to discuss with BD possible measures to assist and streamline. It is noted that many AP are under immense pressure from building owners due to very late receipt of approvals / comments from BD.</p>	<p>BD noted AAP’s view and welcomed suggestions from the institutions.</p>
23.	<p><u>Centralised Processing System</u></p> <p>We note that the following needs to be circulated to other departments together with the Centralized Processing System.</p> <ul style="list-style-type: none"> ● Fire- Safety Management Plan to FSD ● Justification for Open Kitchen to FSD ● Pedestrian report for bridge to TD <p>Since the current PNAP ADM-2 does not have the above boxes to check, sometimes they are missed out and cause delays.</p>	<p>BD would update the checklist in Appendix A of PNAP ADM-2.</p> <p>(Post-meeting Notes : AAP further suggested the following item in Part IV (Additional Copies of Justification Documents for Circulation) of the checklist –</p> <ul style="list-style-type: none"> ● GFA exemption for AC Plant Rooms / AHU Rooms (Plant room detail layout) (EMSD) ● Alternative Approach for Fire Safety (Fire Safety

		<p>Management Plan) (FSD)</p> <ul style="list-style-type: none"> • Footbridge over Street (Traffic Study – Pedestrian Traffic Report) (TD) • Open Kitchen (Fire Safety management Plan) (FSD)
24.	<p><u>Definition of an atrium</u></p> <p>Please clarify whether all vertical space over 15m high and 3 storey high are considered “atrium” under the COP FS.</p> <p>Vertical space over 15m high and 3 storey high but with openings directly connected to external and naturally ventilated (like in most school buildings) should not be considered as an “atrium” under the COP FS due to no or extremely low risk of trapping of smoke.</p>	<p>BD clarified that its response to the matter had been recorded in Item 13 of Summary of Items Discussed in the ADF held on 18.5.2012, relevant part of which was recapped as follows:-</p> <p>BD advised that during the drafting of the FS Code, the 15m high restriction was mainly intended for application to indoor commercial atria. Since the designs and layouts of buildings varied, it would be impractical to give a definition on “atrium”. Where the concerned area was open on two sides to the external air, depending on the layout, it might not be taken as an atrium in the context of the FS Code. BD would take a pragmatic approach in applying the requirement of “atrium” under Clause C10.3, taking into consideration the natural ventilation and the design aspects on a case by case basis in vetting GBP submissions.</p>
25.	<p><u>Implementation of the discussed items in APSEC</u></p> <p>Members encounter problems when front line BSs do not know issues discussed and confirmed in APSEC Forum. BD is suggested to provide accessible records (like on-line PNAP) to facilitate.</p>	<p>BD advised that the agreed Summary of Items discussed at APSEC Discussion Forums had been uploaded onto BD’s internal system for easy access by BD staff.</p>
26.	<p><u>Flue Aperture</u></p>	

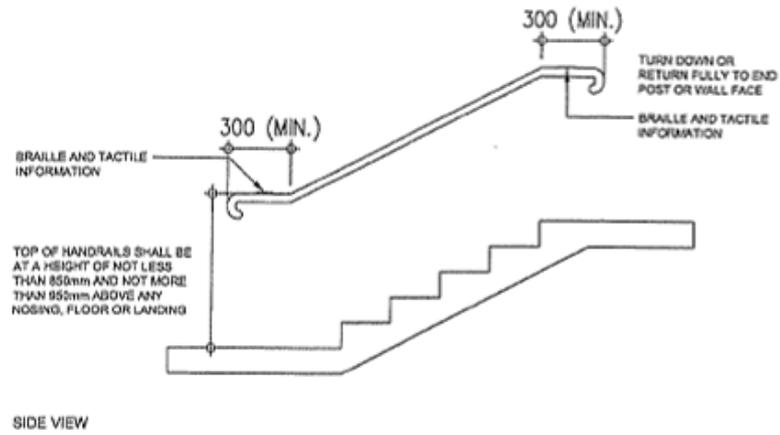
	<p>Please clarify whether modification for non-provision of aperture flue in domestic unit will be approved if an electric water heater is provided.</p>	<p>BD responded that PNAP APP-27 should be followed to facilitate installation of gas water heater in the future . Any special circumstances would be considered on a case by case basis.</p>
27.	<p><u>Refuge Roof</u></p> <p>Unlike Refuge Floor, there is no requirement that the Refuge Roof must be without other facilities. As long as COP FS B18.3 can be complied other facilities (private roof garden directly accessible from units at the top floor, farming plot, water feature etc) can be provided next to the refuge area.</p> <p>Please clarify if the above understanding is correct.</p>	<p>BD pointed out that it had been spelled out in the Commentary for Clause B18.3 of the FS Code (as promulgated in April 2012) that for a roof partly designated as refuge area and partly designated as private roof, no structures other than a stairhood would be allowed in the private roof area. The private roof area should be separated from the required refuge area by a solid fence wall of not less than 1.5m high, any stairhood at the private roof area to be erected within 1.8m of the required refuge area should have an FRR of not less than -/60/60.</p>
28.	<p><u>Refuge Roof</u></p> <p>Can the following area be considered as refuge area?</p> <p>Roof area fully complying COP FS B18.3 but covered with >2.3m headroom and fully open on more than 1 side and directly connecting to the remaining refuge area on the Refuge Roof. (areas underneath an overhang / architectural feature >2.3m clear)</p>	<p>BD clarified that covered roof areas would not qualify for counting towards the refuge areas required under Clause B18.3(b) of the FS Code. That said, individual non-excessive architecture features overlooking the refuge roof might only be acceptable on a case by case basis where APs should satisfactorily demonstrate the merits and effects of such features.</p>
29.	<p><u>Vertical greening during OP Inspection</u></p> <p>Please clarify the requirements of the state of vertical greeneries (no soil area can be measured) during Occupation Permit inspection to satisfy the conditions of GFA exemption under the SBD:</p>	<p>BD advised that the following were considered to be sufficient to demonstrate that greenery areas required under SBD as shown on approved GBP were fulfilled during OP inspection whereas plants</p>

	<ul style="list-style-type: none"> ● For replaceable box type green wall system (usually proprietary system installed on the surface of external wall with or without built-in irrigation system. ● For green walls with climbers where a wire mesh is attached to external wall for plant climbers to grow, and with a strip of soil / planter at the bottom. 	<p>/ planter units could be provided after OP and completion of fitting out / finishing works:</p> <ul style="list-style-type: none"> ● Hard landscape (planters / water features etc) constructed and soil with irrigation points and drainage provisions completed. ● Vertical greening with climbers – similar to 1st bullet point for the provision of soil at bottom with irrigation points and drainage provisions. Wires or simple frames for climbers to grow on installed. ● Vertical green with green wall system – the frames or stacks for placing modular planter units, together with the irrigation system and drainage provisions completed.
30.	<p><u>Underground bicycle parking - GFA accountable under BO?</u></p> <p>It is our understanding that ‘carparking’ includes parking for motor car, motor cycle and bicycle. Please advise if the above understanding is correct.</p> <p>If positive, please advise whether electric vehicle charging requirements can be exempted for (underground) spaces designated for bicycle parking only when applying for GFA exemption.</p> <p>If bicycle parking cannot be regarded as carparking, BD is requested to review and allow GFA exemption for underground bicycle parking spaces. This is in line with the aim to reduce building bulk.</p>	<p>BD confirmed an electrical charging requirement is NOT applicable for bicycle parking areas. However, covered areas for bicycle parking would be subject to B(P)R 23(3)(a). Exemption of such areas from GFA calculation would be favourably considered provided that such provision with a genuine design was required under the lease and no adverse comments from concerned departments were received.</p>
	AOB Items	
31.	<u>Application of new regulations</u>	For a proposed development that was subject to the old GFA

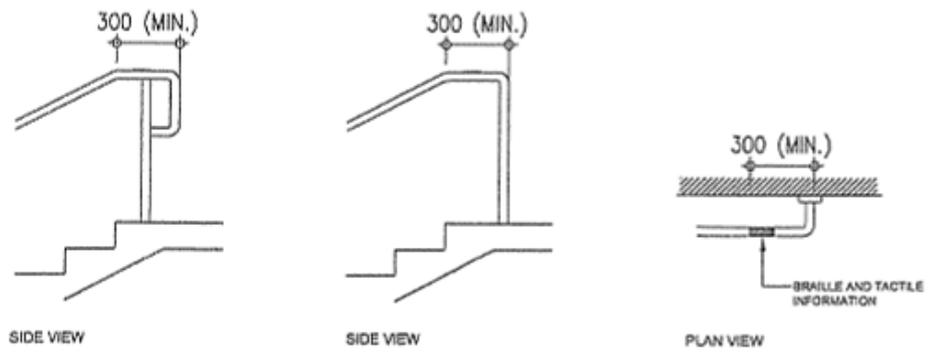
	(Item raised by HKIE)	<p>concessions policy prior to 1.4.2011, if new building regulations had come into force after approval of plans and consent to commence works of such approved plans had not be granted, the AP should submit amended plans for approval (details as set out in paragraph 15 of PNAP APP-97) to comply with the standards specified in the new regulations. If no permit for modification / exemption had been granted with a 2-year time limit in connection with such approved plans, and provided the amended plans did not constitute a major revision to the previously approved plans, it would not be necessary to comply with the new GFA concessions policy and the SBD Guidelines under PNAP APP-151 and APP-152.</p>
32.	<p><u>Modification of green features – Form BD106</u> (Item raised by BD)</p>	<p>Green balconies and utility platforms (UP) provided in domestic flats meeting the acceptance criteria in the JPNs might be exempted from the GFA and SC calculations (GFA concessions) under section 42 of the Buildings Ordinance (BO). Subsequent merging of such adjoining flats as one domestic flat in a completed building might result in excessive area / number of green balconies and UPs not meeting the original acceptance criteria in the JPNs. In order to rectify such a technical deviation, the applicant, either the flat owner or his representative, should submit an application (Form BA16) for BD’s consideration of granting a fresh modification (Form BD106) with relevant conditions. Where appropriate, the application might be accompanied by a sketch to illustrate the scope of the exempted works. For proposed merging of flats involving A & A works that were subject to BD’s prior approval and consent, the AP should submit the Form BA16 together with the A & A plans for BD’s</p>

		approval. Any structural alterations or additions to the green balconies / UPs would not normally be acceptable.
33.	Matters arising from Item 22(b) of the Discussion Forum on 16.3.2012, Item 21 of the Discussion Forum on 18.5.2012 and Item 22 of the Discussion Forum on 3.8.2012 regarding softcopy of record plans for R&VD in AutoCAD or Microstation format. (Item raised by BD)	Members had reservation on the suggestion of providing softcopy of record plans in both AutoCAD and Microstation format to R&VD.

Refer to item 9



Other alternatives of end of handrail



Braille Characters

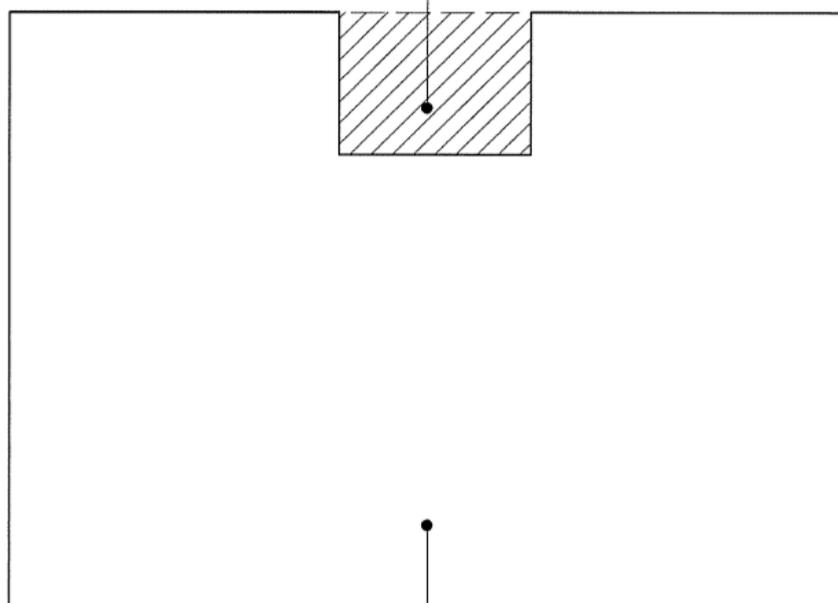


*ALL DIMENSIONS ARE IN mm

Figure 16A – Handrails of Staircase

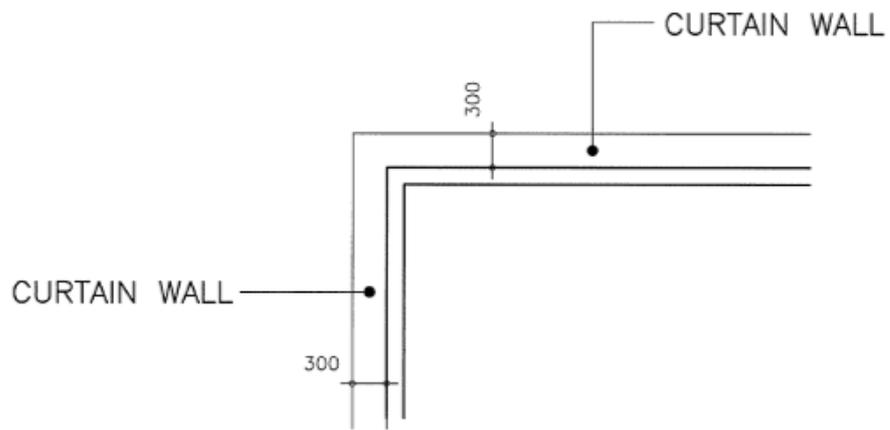
Refer to item 10

UNCOVERED AREA
REQUIRED TO BE
ACCOUNTABLE FOR G.F.A.

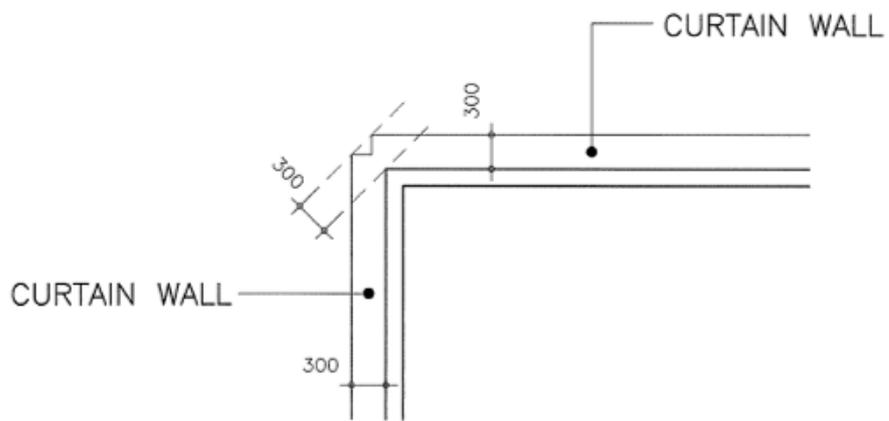


A SINGLE FAMILY HOUSE

Refer to item 12



CASE 1



CASE 2

SCALE 1:50

Refer to item 16

