

**Summary of Decisions of the Building Committee**  
**Building Committee I 45/2004 held on 16.11.2004**

(a) BCI 1 45/2004

Issue : Proposed 710mm wide pitched roof eaves for a 3-storey residential development.

Decision : The committee agreed that the proposed eaves were genuine features taking into account the design and the size. Hence the committee accepted the proposal.

(b) BCI 2 45/2004

Issue : Proposed utilization of residual plot ratio and site coverage of an adjoining existing building.

Decision : It was noted that the proposal involved amendments made to the approved plans of the existing building on the adjoining lot. Based on the AP's supplementary information provided in the meeting, the committee noted that the subject developer did not have realistic prospect of controlling the adjoining building lot. The owner of the site therefore could not amend the approved plans of the adjoining lot and transfer the GFA of the plant rooms of the adjoining lot into his own lot. Hence the calculations of the proposed building were incorrect and the plot ratio had exceeded the permissible.