

**Summary of Decisions of the Building Committee**  
**Building Committee I 1/2005 held on 4.1.2005**

(a) MAI 1 1/2005

Issue : Proposed domestic tower over a podium with the followings areas to be excluded from GFA calculation:

- (i) (a) voids over the living/dining rooms of the duplex flats;  
(b) covered flat roofs; and  
(c) filtration plant rooms
- (ii) (a) voids above bathroom, living area and etc. in a duplex flat;  
(b) voids over living/dining rooms and etc. within a flat with a split-level design;  
(c) voids over lift lobbies;  
(d) covered voids above the flat roofs
- (iii) recreational facilities with indoor swimming pool
- (iv) A/C plant rooms of residential units

Decision : (i) (a) The committee considered that the voids were excessive and did not accept the proposed voids to be exempted from GFA calculation.

(b) Having noted the high headroom of the covers over the flat roof, it was agreed that the flat roofs could be excluded from GFA calculation.

(c) The committee considered that the size of the filtration plant rooms were reasonable but considered the headroom of the two on rooftop were excessive, therefore accept them to be exempted from GFA calculation, subject to reduction of the headroom of the two on rooftop.

(ii)(a)&(b) The committee accepted that it was a genuine design and accepted the high headroom of those areas.

(c)&(d) The committee, having considered the design, accepted the voids were genuine features and to be exempted from GFA calculation.

(iii) The committee considered that the size of the recreational facilities together with indoor swimming pool were excessive and did not accept the proposal.

(iv) The committee, having considered the size and the supplementary information, accepted to exempt the A/C plant rooms from GFA calculation.

(b) BCI 1 1/2005

Issue : Proposed A&A works to convert the G/F main entrance into shops with the existing void over the G/F to be excluded from GFA calculation.

Decision : The committee, having considered the existing site constraint and the nature of development, accepted the proposal.