

**Summary of Decisions of the Building Committee**  
**Building Committee I 14/2005 held on 19.4.2005**

(a) MAI 1 14/2005

Issue : Proposed exclusion of the clubhouse and indoor swimming pool from GFA calculations in a composite building development.

Decision : The committee, having considered the size and use of the recreational facilities, accepted the proposal.

(b) BCI 1 14/2005

Issue : Proposed exclusion of the (i) escalator and travelators and (ii) pitch roof eave projections of buildings having niche halls from GFA calculations.

Decision : (i) The committee did not agree to exclude covered escalator and travelators from GFA calculations.

(ii) Having considered the design of the roof eaves, the committee accepted the exclusion of the roof eaves projections from GFA calculations.

(c) BCI 2 14/2005

Issue : Proposed change in use from a shop to a place of worship on 1/F of a composite building.

Decision : The committee noted the proposed conversion would result in inadequate provision of means of escape. Hence the committee agreed to prohibit the proposed change in use.

(d) BCI 3 14/2005

Issue : Proposed driveway serving both public vehicles as well as private car parking spaces leading from basement floors to G/F of a comprehensive residential development be included in GFA calculations.

Decision : The Chairman directed a research be made into the subject and deferred a decision.

(e) BCI 4 14/2005

Issue : Proposed small and single storey temple and shrine located at a site abutting on a street with width less than 4.5m.

Decision : Having considered the scale and the nature of the development, the committee accepted the proposed development intensity under B(P)Reg 19(2).

(f) BCI 5 14/2005

Issue : Proposed exclusion of wider lift lobbies and voids over the living and dining rooms of all typical duplex flats of a 16-storey domestic tower from GFA calculations.

Decision : (i) The committee noted that the proposed lift lobbies were not for common use and therefore did not qualify for the concession set out in JPN1. Hence the committee agreed the whole of the lift lobbies should count for GFA calculations.

(ii) The committee considered that the voids were excessive and did not accept the proposal.

(g) BCI 6 14/2005

Issue : Formal appeal against disapproval of plans for contravention of maximum plot ratio under OZP be contested.

Decision : The committee, having considered all the relevant factors, agreed to contest the appeal.