

Summary of Decisions of the Building Committee
Building Committee I 24/2005 held on 27.6.2005

(a) MAI 1 24/2005

Issue : Proposed habitable rooms facing a public lane and a strip of land to be surrendered for street widening.

Decision : Having noted that the strip of land to be surrendered together with the existing public lane would be 4.5m wide, the committee accepted the combined piece of land could be taken as street for the purpose of lighting and ventilation.

(b) BCI 1 24/2005

Issue : Proposed residential development with the following areas excluded from GFA calculations:

- (i) lift shaft concession area under PNAP 207 for both the communal lifts and private lifts serving individual triplex units;
- (ii) void over living room of the triplex units; and
- (iii) internal staircase voids within the triplex units.

Decision : (i) The committee agreed to grant lift shaft concession areas for the communal lifts. However, for the private lifts serving individual triplex unit, the committee did not agree to grant concession as the need for enhancing the lift service did not arise;

(ii) The committee, having studied the design, accepted the exclusion of the voids from GFA calculation subject to incorporation of up-stand beams as further anti-abuse measures; and

(iii) The committee did not accept the voids of the internal staircases to be exempted from GFA calculation.