

**Summary of Decisions of the Building Committee  
Building Committee I 37/2005 held on 27.9.2005**

(a) MAI 1 37/2005

Issue : Proposed low rise development at a site which is accessible via a access road of width less than 4.5m and the high headroom over part of the sitting area at G/F.

Decision : The committee, having considered PlanD's comment, considered that it was premature to consider the development intensity and the design until a planning permission could be obtained.

(b) BCI 1 37/2005

Issue : (i) Exclusion of area under the cover of the swimming pool of clubhouse with excessive recreational GFA and non-domestic SC.

(ii) Exclusion of lift shaft areas under PNAP 207 to duplexes without lift lobbies from GFA calculations.

Decision : (i) The committee noted the proposed cover would result in excessive recreational areas and non-domestic SC and did not agree to grant the exemption.

(ii) Having studied the design, the committee agreed to exclude the GFA under PNAP 207.

(c) BCI 2 37/2005

Issue : Proposed extension of service duct from 1/F to roof to be projected over street.

Decision : The committee noted the special site constraints of the proposed A&A works to the existing building. Members also noted that the extension was relatively minimal and that no objection was received from relevant departments. Hence the committee accepted the extension of service duct to be projected over street.

(d) BCI 3 37/2005

Issue : Exclusion of voids over family room of low-rise houses and high headroom under the pitched roof.

Decision : Having considered the design, the committee accepted the proposal.