

Summary of Decisions of the Building Committee
Building Committee I 44/2005 held on 14.11.2005

(a) BCI 1 44/2005

Issue : Exclusion of the covered portion of a water pond at G/F from GFA calculation.

Decision : Accepting the feature was a landscape feature and the cover was in the form of an overhang over a small portion of the feature, the committee agreed to exclude it from GFA calculation.

(b) BCI 2 44/2005

Issue : Exclusion of the covered landscaped garden on G/F from GFA calculation for a residential development.

Decision : The committee noted that the landscape garden would contribute to environmental improvement and that such garden would form part of the common area. Hence, the committee agreed to exclude it from GFA calculation.

(c) BCI 3 44/2005

Issue : (i) Granting of BOH hotel concession for a teaching hotel.
(ii) Exclusion of voids over dining area, function rooms and lounge from GFA calculation.
(iii) Exclusion of the covered drop-off area under the canopy from GFA calculation.
(iv) Exclusion of the covered area outside the hotel entrance and the covered walkway from GFA calculation.
(v) Exclusion of the area under the covered walkway from GFA calculation.

Decision : (i) Having considered the design and the layout, the committee did not agree to grant hotel concession for the proposed hotel. The committee noted that majority of the rooms were suite-type rooms with open or enclosed pantries that were akin to residential flats.
(ii) The committee, having studied the design, accepted the high headroom for the areas in question.
(iii) Having studied the plans, the committee was of the view that the canopy was excessive in size. Hence, it did not agree to exclude it from GFA calculation.
(iv) The committee was of the view that the covered walkway should count for GFA.

(v) The committee noted that the area under the covered walkway formed part of the pavement/driveway. Hence, the committee agreed to exclude it from GFA calculation.

(d) BCI 4 44/2005

Issue : Excessive site coverage of the podium level arising from the provision of lift machine room for the installation of a disabled lift.

Decision : The committee noted that the proposal was to enhance the provision of access for persons with a disability. The committee after studying the plans agreed to the proposal.

(e) BCI 5 44/2005

Issue : Exclusion of the area of the lean-to roof covered by the existing building above from GFA calculation.

Decision : The committee noted that the area in question was a covered sloping roof opened on 3 sides. Having studied the plans, the committee agreed to grant a modification to exclude the covered roof from GFA calculation.

(f) BCI 6 44/2005

Issue : Recreational facilities exceeding 5% of the domestic GFA excluded from GFA calculation.

Decision : The committee noted that some of the areas in question were accountable floor areas. Hence, the committee did not agree to exempt such areas from GFA calculation.

(g) BCI 7 44/2005

Issue : Exclusion of the void over the game room of a clubhouse from GFA calculation.

Decision : Accepting the void was a genuine design, the committee agreed to exclude the void from GFA calculation.