

**Summary of Decisions of the Building Committee
Building Committee I 3/2006 held on 17.1.2006**

(a) MAI 1 3/2006

Issue : Proposed setback and corner spray for pavement widening in return for bonus.

Decision : As the proposed setbacks were required by Transport Department, having considered all relevant factors, the committee agreed to accept the proposed dedication in return for bonus concessions.

(b) MAI 2 3/2006

Issue : Exclusion of trellises over common roof from GFA calculation.

Decision : The committee had no in-principle objection to the proposed trellises on the common roof subject to the trellises not in excess 5% of the common roof at which the trellises were proposed.

(c) BCI 1 3/2006

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

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

(d) BCI 2 3/2006

Issue : (i) Dedication of pavement setback areas in return for bonus PR.

(ii) Exclusion of voids over arcade/ foyer/ escalators from GFA calculation.

(iii) Exclusion of the mullions of the curtain wall at 3/F to 5/F projected from the external wall from SC calculation and exclusion of skylight areas covered by the transoms from GFA calculation.

(iv) Exclusion of area under sunshades and exclusion of the roof area covered by architectural fins from GFA calculation.

(v) Exclusion of architectural features and sunshades from GFA calculation.

Decision : (i) The committee agreed to accept the proposed dedication in return for bonus as the lease modification was executed on such basis.

(ii) Having accepted the voids were genuine design features, the

committee agreed to exclude the voids from GFA calculation.

- (iii) The committee accepting the mullions were genuine design features, agreed to exclude the identified mullions from SC calculation and the skylight areas covered by such mullions from GFA calculation.
- (iv) The committee was of the view that the features adjacent to the restaurant and the shopping did not solely serve the function of sunshades, hence did not agree to the horizontal screen over the flat roof. The committee however, agreed to exempt the features over the roof and top roof from GFA calculation subject to the roof being use as genuine plant room which had yet to be justified.
- (v) The committee, having considered the design, did not agree to exclude the architectural features at grid 1 from GFA calculation and the committee agreed to the exclusion of the sunshades at grid 2 and 7 from GFA calculation.

(e) BCI 3 3/2006

- Issue : (i) Provision of services lane of 2m wide.
- (ii) Exclusion of the private roof covered by the architectural features from GFA calculation.
- Decision : (i) The committee noted that the AP did not submit any justification, did not agree to accept the provision of a lane with 2m wide.
- (ii) The committee, having considered the design and the areas covered were private, did not agreed to exclude the architectural features from GFA calculation.

(f) BCI 4 3/2006

- Issue : (i) Exclusion of communal club house which was converted from existing domestic flat from GFA calculation.
- (ii) Proposed slabbing over of the existing lightwell resulting in excessive SC.
- Decision : (i) The committee, having noted the proposal was in compliance with PNAP 229, agreed to exclude it from GFA calculation.
- (ii) The committee, having considered all relevant factors, did not agree to grant a modification to permit excessive site coverage.

(g) BCI 5 3/2006

Issue : Formal appeal against the disapproval of building plans to be contested.

Decision : The committee, having noted PlanD's advice, agreed to contest the appeal.

(h) BCI 6 3/2006

Issue : Classification of site which was separated from the street by a slope and footpath.

Decision : The committee agreed to defer a decision pending further information from LandsD.