

**Summary of Decisions of the Building Committee
Building Committee I 19/2006 held on 9.5.2006**

(a) BCI 1 19/2006

- Issue : (i) Proposed headroom of the function room of a hotel.
- (ii) Exclusion of existing pipe ducts of the hotel rooms from GFA calculation.
- Decision : (i) The committee, having considered the design, accepted the proposed headroom.
- (ii) The committee, having considered the design and practice, did not accept to exclude the existing pipe ducts from GFA calculation.

(b) BCI 2 19/2006

- Issue : (i) Proposed surrender of setback of the existing building and right of way in return for bonus PR and SC.
- (ii) Proposed inclusion of existing right of way in site area.
- (iii) Proposed dedication for public passage in return for bonus PR and SC.
- (iv) Exclusion of voids over the G/F entrance of a residential building from GFA calculation.
- (v) Exclusion of covered G/F areas and the void above under the building footprint from GFA calculation.
- Decision : (i) The committee, having considered the comments from relevant departments, accepted the proposed surrender of the area of the existing building which was affected by a road widening scheme in return for bonus PR and SC but did not accept the surrender and bonus claim for the existing right of way portion.
- (ii) The committee decided that the area of the existing right of way should be excluded from site area.
- (iii) The committee noted that TD had considered that the proposal not essential. Hence members did not accept the proposed dedication in return for bonus PR and SC.
- (iv) The committee, having considered the design, agreed to exclude the void over the G/F entrance from GFA calculation.

- (v) The committee, having considered the design and the current practice, considered the area under the building footprint should be counted for GFA calculation but agreed to exclude the void in between from GFA calculation.

(c) BCI 3 19/2006

- Issue : (i) Exclusion of voids over G/F entrance foyer from GFA calculation.
- (ii) Exclusion of covered pool deck and void above from GFA calculation.
- (iii) Exclusion of covered flat roof by green balconies above from GFA calculation.
- (iv) Exclusion of covered flat roof by sun-shading devices/architectural feature from GFA calculation.
- Decision : (i) The committee, having considered the design agreed to exclude the larger void over the G/F foyer but requested the AP to provide further justification on the design concept of the narrow void.
- (ii) The committee, having considered the design and practice, agreed to exclude the void over the pool deck from GFA calculation but count the covered deck area into GFA of the recreational facilities under PNAP 229.
- (iii) The committee, having considered the design and the relevant factors, did not agree to exclude the covered flat roof from GFA calculation.
- (iv) The committee, having considered the design, agreed to exclude the covered flat roof under the sun shading from GFA calculation. The committee however considered the size of the architectural features excessive and did not agree to exclude the flat roof below from GFA calculation.

(d) BCI 4 19/2006

Issue : Footbridge projecting over street.

Decision : Having noted that there was no objection from relevant departments, the committee accepted the proposal subject to the lease modification being finalized prior to the OP application.

(e) BCI 5 19/2006

- Issue : (i) Exclusion of void over living room of house from GFA calculation.
- (ii) Projection of buttress beam over a private street within the lot boundary.
- Decision : (i) The committee, having considered the excessive size of the voids and the design, did not agree to exclude the voids from GFA calculation.
- (ii) The committee noted GEO's comment and that there was no objection from relevant departments, accepted the projection over private street.

(f) BCI 6 19/2006

- Issue : (i) Exclusion of void over covered landscaped and play area under the building footprint from GFA calculation.
- (ii) Exclusion of staircase void in the clubhouse from GFA calculation.
- (iii) Canopy projected over street.
- (iv) Exclusion of covered area under canopy over the main entrance from GFA calculation.
- Decision : (i) The committee, having considered the design, agreed to exclude the void from GFA calculation.
- (ii) The committee, having considered the design and the practice, decided that the staircase void should be counted into the GFA of recreational facilities under PNAP 229.
- (iii) The committee, noting that the proposed canopy did not comply with B(P)Reg 2(1) without valid justification, did not accept the proposal.
- (iv) The committee, having considered the proposed canopy being excessive in size, did not agree to exclude the area below from GFA calculation.