

**Summary of Decisions of the Building Committee**  
**Building Committee I 21/2006 held on 23.5.2006**

(a) MAI 1 21/2006

Issue : Site classification for a site abutting a street of width less than 4.5m wide.

Decision : Having noted that only a portion of the street fronting the site was widened to 4.5m wide, the committee reserved a position pending further information on the portion street from the road junction to the site.

(b) MAI 2 21/2006

Issue : (i) Exclusion of voids over residential lift lobbies from GFA calculation.

(ii) Exclusion of void above children play area from GFA calculation.

(iii) Exclusion of an open link bridge connecting 2 sky gardens cum refuge areas of 2 tower blocks and the area under such link bridge from GFA calculation.

(iv) Exclusion of void above a covered plaza from GFA calculation.

(v) Exclusion of architectural features from site coverage and GFA calculations.

Decision : (i) Having studied the size and locations, the committee agreed to exclude the voids over the entrance hall from GFA calculation.

(ii) The committee reserved a decision pending further information on the need to have a high headroom for the children play area.

(iii) Having studied the plans, the committee decided that the area underneath the said bridge should be included from GFA calculation.

(iv) The committee decided that the AP should provide further information on the need to have high headroom for the plaza for further consideration.

(v) Having noted that the scheme including the architectural features had been approved by the TPB, the committee agreed to exclude the features from site coverage and GFA calculation.

(c) BCI 1 21/2006

- Issue : (i) Exclusion of the recreational facilities including a partly covered swimming pool from GFA calculation in a composite building development.
- (ii) Exclusion of the covered area outside G/F entrance and the void above such area from GFA calculation.
- Decision : (i) The committee, having considered the design of the recreational facilities including the swimming pool, accepted the proposal.
- (ii) The committee, having studied the plans, did not agree to exclude the covered area at the G/F entrance from GFA calculation. However, the committee agreed to exclude the void over the G/F entrance from GFA calculation.

(d) BCI 2 21/2006

- Issue : (i) Exclusion of voids above the main entrance lobbies from GFA calculation.
- (ii) Exclusion of the void area underneath the raised swimming pools from GFA calculation.
- Decision : (i) The committee, having studied the design of the development, agreed to the exclusion of voids from GFA calculation.
- (ii) The committee, having considered the design and the size of the voids, did not agree to the exclusion of such void area from GFA calculation.

(e) BCI 3 21/2006

- Issue : Proposed change in use from factory to shop, carpark and office in respect of a town planning application.
- Decision : The committee agreed that whilst there would be no objection in principle to the town planning application, the relevant department should also be advised that the existing building was built under volume calculation with site coverage in excess of the permissible site coverage under the current B(P)Reg and that the building bulk would further be increased due to the addition of the proposed water tank on the roof top.