

Summary of Decisions of the Building Committee
Building Committee I 25/2006 held on 20.6.2006

(a) BCI 1 25/2006

Issue : Exclusion of flat roof covered by green balconies from GFA calculation.

Decision : The committee, having considered the design, agreed to exclude the covered flat roof from GFA calculation.

(b) BCI 2 25/2006

Issue : High headroom for domestic flats.

Decision : The committee, having studied the plans, agreed to accept the high headroom of the domestic flats.

(c) BCI 3 25/2006

Issue : Proposed change in use of portion of a shopping arcade to residential care home for the elderly (RCHE).

Decision : The committee noted that the proposed RCHE was not provided with natural lighting and ventilation and did not have proper fire separation with the rest of the shopping arcade. Hence the proposed conversion would not be acceptable under s25 of the BO and the committee agreed to prohibit the proposed change in use.

(d) BCI 4 25/2006

Issue : Exclusion of landscape deck covered by green balconies from GFA calculation.

Decision : The committee, having considered the design, agreed to exclude the covered landscape deck from GFA calculation.

(e) BCI 5 25/2006

Issue : Windows of habitable rooms facing into a public park.

Decision : The committee, did not agree to allow the rectangular planes of the windows to protrude into a public park as it could not be guaranteed that structures would not be erected in the park.

(f) BCI 6 25/2006

Issue : Exclusion of garden deck covered by green balconies from GFA calculation.

Decision : The committee, having considered the design, agreed to exclude the covered garden deck from GFA calculation.

(g) BCI 7 25/2006

Issue : Exclusion of flat roof covered by green balconies from GFA calculation.

Decision : The committee, having considered the design, agreed to exclude the covered flat roof from GFA calculation.

(h) BCI 8 25/2006

Issue : Non-provision of service lane for domestic building.

Decision : Having noted that there was no existing lane pattern in the vicinity and that the chance of creating one in future was remote, the committee accepted the non-provision of service lane.

(i) BCI 9 25/2006

Issue : Non-provision of service lane for domestic building.

Decision : Having noted that there was no existing lane pattern in the vicinity and that the chance of creating one in future was remote, the committee accepted the non-provision of service lane.

(j) BCI 10 25/2006

Issue : (i) Non-provision of service lane for domestic building.
(ii) Exclusion of void from GFA calculation.
(iii) Proposed building served by an existing EVA with steep gradient.

Decision : (i) The committee, having studied the plans, agreed that further information from the AP on the desirability for the provision of a lane at the side and the servicing strategy of the proposed building for further consideration.

- (ii) The committee, having studied the design and location of the void, agreed to exclude the void from GFA calculation.
- (iii) The committee, having noted the site situation and FSD's advice, accepted the EVA arrangement subject to the provision of enhanced fire safety measures.