

Summary of Decisions of the Building Committee
Building Committee I 34/2006 held on 22.8.2006

(a) MAI 1 34/2006

- Issue : (i) Exclusion of a void from GFA calculation for a house development proposal.
- (ii) Headroom of a single-family house.
- Decision : (i) The committee, having studied the design and location of the voids, agreed to grant exemption for the exclusion the void over the living room on G/F from GFA calculation.
- (ii) The committee, having considered the pitched roof design, accepted the proposed average headroom of 4m.

(b) MAI 2 34/2006

- Issue : (i) Clarification of site boundary and site area.
- (ii) Exclusion of A/C plant room from GFA calculation.
- (iii) Exclusion of areas under green balcony/utility platform from GFA calculations.
- Decision : (i) The committee, having considered all relevant factors, requested the AP to provide documentary evidence to support the width of the proposed EVA at the junction with the public road, the site area and site boundaries.
- (ii) The committee was of the view that the width of the proposed A/C platforms were excessive and hence further justification was required why the width of the said platforms could not be reduced.
- (iii) The committee, having noted the covered area were open on two sides, agreed to exclude the areas under green balcony/utility platform from GFA calculation.

(c) BCI 1 34/2006

- Issue : Exclusion of staircase void in the clubhouse from GFA calculation.
- Decision : The committee, having agreed the void formed part of the staircase enclosure, did not agree to the exclusion of the void for GFA calculation.

(d) BCI 2 34/2006

Issue : Enclosure of the roof by large signboard.

Decision : The committee noted that there was a gap of some 6m between the bottom of the proposed signboard and the top roof on the principal elevations. The committee also noted that other relevant government departments had no adverse comments. Taking into all relevant factors, the committee accepted that the area enclosed by the proposed signboards was not required to count for GFA

(e) BCI 3 34/2006

Issue : Exclusion of the covered driveway from GFA calculation.

Decision : The committee noted that the driveway was not specifically required under HKPSG and was not positively supported by the TD. Members also considered the covered area also served other functions. Hence the committee did not agree to the exclusion of the covered area from GFA calculation.