

**Summary of Decisions of the Building Committee  
Building Committee I 42/2006 held on 17.10.2006**

(a) MAI 1 42/2006

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

Decision : The committee had no in-principle objection to the proposed trellises on the common roof noting that the trellis was a genuine design feature and was not in excess 5% of the common roof at which the trellis was proposed.

(b) MAI 2 42/2006

Issue : (i) Exclusion of void over shop, main entrance and office lobby of a commercial development.  
(ii) High headroom of restaurant and penthouse offices.  
(iii) Excessive non-domestic site coverage.  
(iv) Exclusion of sky gardens from GFA calculation.

Decision : (i) The committee, having considered the design, agreed to grant modification to permit exclusion of the voids from GFA calculation.  
(ii) The committee, having considered the design, accepted the proposed headroom for the restaurant and the penthouse offices. However, the AP was required to provide further justification on the need for high headroom for the kitchens of the restaurants.  
(iii) The committee agreed that the proposed setback would contribute to improving the street environment. In line with PNAP 280, the committee agreed to grant modification to permit excessive site coverage in return for the set back.  
(iv) The committee, having noted that the proposed sky gardens did not fulfil the requirement in terms of size and location as stipulated in JPN1, did not agree to the exclusion of the sky gardens from GFA calculation.

(c) BCI 1 42/2006

Issue : Exclusion of areas under green balconies from GFA calculations.

Decision : The committee, having noted the areas in question were open on at least two sides, agreed to exclude the areas under green balconies from GFA calculation subject to the 8% cap under JPN1.

(d) BCI 2 42/2006

- Issue : (i) Application for hotel concession for a hotel proposal without the provision of on-site transport facilities.
- (ii) Exclusion of void from GFA calculation.
- Decision : (i) The committee, having noted that TD had no objection to the non-provision of on-site transport facilities and that the proposal was generally in compliance with requirements set out in PNAP 111, agreed to grant hotel concession under B(P)Reg 23A.
- (ii) The committee, having considered the void over entrance a genuine design feature, agreed to exclude the void from GFA calculation.

(e) BCI 3 42/2006

- Issue : Proposed A&A work to extend the shop to the rear yard of a building approved under “Volume Regulation”.
- Decision : Having noted that the PR would not exceed the permissible under the First Schedule, the committee agreed to permit the existing domestic site coverage to exceed the permissible under the B(P)Reg.

(f) BCI 4 42/2006

- Issue : Exclusion of areas under green balconies from GFA calculations.
- Decision : The committee, having noted the areas in question were open on at least two sides, agreed to exclude the areas under the balconies from GFA calculation subject to the 8% cap under JPN1.