

**Summary of Decisions of the Building Committee**  
**Building Committee I 13/2007 held on 10.4.2007**

(a) MAI 1 13/2007

- Issue : (i) Inclusion of the area of an existing lane in site area.
- (ii) Exclusion of void above the exercise area from GFA calculation.
- Decision : (i) Having considered the existing situation and no objection from the relevant departments, the committee accepted the inclusion of the service lane in site area pursuant to PNAP 179.
- (ii) Having considered LandsD's advice, the AP was required to provide further justifications for an exercise area to have a high headroom.

(b) MAI 2 13/2007

- Issue : Exclusion of architectural features from SC and PR calculation.
- Decision : The committee, having studied the design, agreed that the AP should provide further justification on the design concept and demonstrate compliance with the requirements set out in PNAP 68.

(c) BCI 1 13/2007

- Issue : Exclusion of the areas covered by green balconies from GFA calculation.
- Decision : The committee, having noted the covered private garden were open on at least two sides and the areas under balconies was within the 8% cap restricted under JPN, agreed to exclude the areas under green balcony from GFA calculation.

(d) BCI 2 13/2007

- Issue : Building under of a ROW.
- Decision : The committee noted that the proposed tunnel had been approved under lease and that there was no objection from relevant outside departments, the committee agreed to the building of the tunnel under the existing ROW.

(e) BCI 3 13/2007

Issue : Exclusion of void over G/F entrance lobby from GFA calculation.

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

(f) BCI 4 13/2007

Issue : (i) Exclusion of sun-shading architectural features from SC and PR calculations.

(ii) Exclusion of flat roof/private garden areas covered by sun-shading architectural features from SC and PR calculations.

(iii) Exclusion of roof area enclosed by architectural features from GFA calculation.

(iv) High headroom of living/dining area.

Decision : (i) The committee, having considered the design, agreed to exclude the sun-shading features from SC and PR calculations.

(ii) The committee, having considered the design and the relevant factors, did not agree to exclude the private flat roof and garden areas covered by the architectural features from SC and PR calculations.

(iii) The committee, having considered the design, did not agree to exclude the roof areas enclosed by the architectural features from PR calculation.

(iv) The committee, having considered the design, accepted the proposed headroom.

(g) BCI 5 13/2007

Issue : Exclusion of voids over the printing areas from GFA calculation.

Decision : The committee, having considered that there was a functional need, agreed to exclude the voids from GFA calculation.

(h) BCI 6 13/2007

Issue : Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.

Decision : The committee, having noted the covered areas were open on at least two sides and the areas was within the 8% cap restricted under the JPN, agreed to exclude the areas under green balconies/ utility platforms from GFA calculation.

(i) BCI 7 13/2007

Issue : Application for excessive non-domestic site coverage in accordance with PNAP 280.

Decision : Noting that the proposal was generally in compliance with the requirements set out in PNAP 280, the committee agreed to grant a modification to permit excessive site coverage subject to no adverse comment from PlanD.

(j) BCI 8 13/2007

Issue : (a)(i) Exclusion of staircase void in the clubhouse from GFA calculation.

(a)(ii) Exclusion of voids in the clubhouse from GFA calculation.

(b) Exclusion of the areas covered by green balconies from GFA calculation.

Decision : (a)(i) The committee, having agreed the void formed part of the staircase enclosure, did not agree to the exclusion of the void for GFA calculation.

(a)(ii) The committee did not agree to exclude the small voids being part of the staircase void to be excluded from GFA calculation but agreed to exclude the void above the lounge from GFA calculation.

(b) The committee, having noted the covered private garden areas under balconies were open on at least two sides and the areas were within the 8% cap restricted under JPN, agreed to exclude the areas under green balconies from GFA calculation.