

**Summary of Decisions of the Building Committee**  
**Building Committee I 21/2007 held on 5.6.2007**

(a) MAI 1 21/2007

Issue : Exclusion of void over covered terrace from GFA calculation for a hotel building.

Decision : Having considered the void were genuine design features, the committee agreed to accept the exclusion of void from GFA calculation.

(b) MAI 2 21/2007

Issue : (i) Slabbing over the existing void within a building approved under “Volume Regulation”.

(ii) Extension of a disable lift protruding the roof of a building approved under “Volume” regulation.

Decision : (i) The committee noted that the extra GFA created by the slabbing over would be offset by the proposed new sprinkler tank which was GFA non-accountable. The committee noted that the proposed works within the existing building envelope would not result in additional GFA. Hence, the committee accepted the proposal.

(ii) The committee noted that the increase in building bulk was the result of the provision of a new over-run on the roof for the installation of a disabled lift. Accepting there was public benefit, the committee raised no objection to the proposed lift over-run at roof.

(c) MAI 3 21/2007

Issue : Exclusion of trellises from GFA calculation for a residential development.

Decision : Having considered the trellises were genuine design features and were in compliance with the requisite criteria, the committee agreed to the exclusion of such trellises from GFA calculation.

(d) BCI 1 21/2007

Issue : Exclusion of void over entrance lobby from GFA calculation for residential building

Decision : Having considered LandsD’s advice, the committee did not agree to accept the exclusion of void from GFA calculation.

(e) BCI 2 21/2007

Issue : Application for hotel concession.

Decision : The committee, having noted that the proposal was generally in compliance with the criteria set out in PNAP 111 in terms of provisions of central A/C and hot water systems as well as the provision of BOH facilities, agreed to grant hotel concession under B(P)Reg 23A subject to no adverse comment from TD.

(f) BCI 3 21/2007

Issue : Exclusion of voids over G/F entrance and 1/F coffee shop from GFA calculation for a hotel building.

Decision : Having taken into account all the relevant factors including the adverse comments from outside departments, the committee did not agree to the justifications advanced by the AP. The committee did not agree to accept the exclusion of void from GFA calculation.

(g) BCI 4 21/2007

Issue : Proposed surrender of setback area on G/F for road widening in return for bonus plot ratio and site coverage.

Decision : The committee, having considered the comments from relevant departments, agreed to grant bonus in return for the proposed surrender of the setback areas.

(h) BCI 5 21/2007

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

Decision : The committee ruled that combined green balcony/utility platform should not be allowed for major revision projects. Hence, the committee did not agree to exempt the areas covered by the combined green balconies and utility platforms from GFA calculation.