

**Summary of Decisions of the Building Committee**  
**Building Committee I 25/2007 held on 10.7.2007**

(a) MAI 1 25/2007

Issue : Disapproval of plan under BO s16(1)(g), 16(1)(j) and s16(1)(d).

Decision : The committee noted that the proposed development had been disapproved under s16(1)(g) of the Building Ordinance. The committee also noted that TD did not accept the AP's justification on the servicing strategy and PlanD's advice that the proposal was in contravention with the OZP. Hence the committee agreed that the plans should be disapproved under BO s16(1)(g), 16(1)(d) and 16(1)(j).

(b) BCI 1 25/2007

Issue : (i) Exclusion of covered drop-off area under canopy from GFA calculation.

(ii) High headroom of the topmost office floor.

(iii) Proposed vertical architectural features at roof.

Decision : (i) Accepting the proposed canopy would provide shelter at the drop-off area, the committee agreed to exclude the area underneath the canopy from GFA calculation under B(P)Reg 23(3)(b).

(ii) The committee, having considered the design, accepted the proposed headroom of the floor.

(iii) The committee noted that the roof features were to shield off the water-cooling towers as well as the gondola. The committee also noted that the features on two of the sides were in the form of louvre. Having considered the design and the function of the features, the committee raised no objection to the proposed features.

(c) BCI 2 25/2007

Issue : Exclusion of the void over restaurant area from GFA calculation.

Decision : Having considered the design, the committee did not accept to exclude it from GFA calculation.

(d) BCI 3 25/2007

Issue : High headroom for G/F and 1/F of a single family house.

Decision : Having considered the design, the committee accepted the proposed headroom of the single family house under the pitched roof.