

**Summary of Decisions of the Building Committee**  
**Building Committee I 46/2007 held on 4.12.2007**

(a) MAI 1 46/2007

- Issue : Exclusion of the area covered by green balcony from GFA calculation.
- Decision : The committee, having noted that the covered flat roof was open on at least two sides and that the 8% cap restriction set under the JPN would not be exceeded if such covered areas were counted as green balconies, agreed to exclude the areas from GFA calculation.

(b) BCI 1 46/2007

- Issue : Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.
- Decision : The committee, having noted that the covered flat roof areas were open on at least two sides and that the 8% cap set under the JPN would not be exceeded if the said covered areas were counted as green balconies, agreed to exclude such areas from GFA calculation.

(c) BCI 2 46/2007

- Issue : (i) Site classification for a corner site abutting three public streets.
- (ii) Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.
- Decision : (i) The committee agreed that the site, being a corner site with more than 60% of the site boundary abutting three specified streets, was factually a Class C site. Hence, the committee agreed that the site was a “Class C” site.
- (ii) The committee, having noted that the covered flat roof areas were open on at least two sides and that the 8% cap set under JPN, would not be exceeded if the covered areas were counted as green balconies, agreed to exclude such areas from GFA calculation.

(d) BCI 3 46/2007

Issue : Shop extension to the yard area and the addition of a diversion staircase at 1/F to G/F for the building approved under “Volume Regulations”.

Decision : The committee noted that the proposed alteration works on the 1/F would result in an increase in the domestic site coverage of the building which contravened the extant site coverage requirements. Having taken into account the contravention, the committee did not accept the proposal.

(e) BCI 4 46/2007

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

Decision : The committee, having noted that the covered flat roof areas were open on at least two sides and that the 8% cap set under the JPN would not be exceeded if the covered areas were counted as green balconies, agreed to exclude such areas from GFA calculation.

(f) BCI 5 46/2007

Issue : For an existing composite building approved under “Volume Regulations”,

(i) Proposed architectural feature wall projected partly over roof area and partly over streets.

(ii) Proposed cladding to the external wall at cockloft level to 2/F.

(iii) Proposed architectural fins to the external wall at 3/F to 17/F.

Decision : (i) Having considered that the design of the architectural feature wall was open to abuse, the committee did not agree to grant exemption/ modification for the projection over streets and the exclusion from GFA calculation.

(ii) The committee accepted the cladding and the fins of 300mm thick were genuine cladding/architectural features and that there was no objection from outside departments, agreed to permit such features to project over street.

(g) BCI 6 46/2007

Issue : Exclusion of covered areas under the eave projections.

Decision : The committee noted that the proposal was controlled under the lease and under the OZP as far as the restriction of GFA was concerned. The committee also noted that the proposal was well within the permissible limit under the B(P)Reg even if the areas under the eave projections were counted for GFA. The committee believed that it would be more appropriate to leave the issue for PlanD and LandsD to decide if such features were accountable for GFA from the town plan and lease point of views. As far as the B(P)Reg was concerned, the committee agreed such covered areas were accountable for GFA.