

**Summary of Decisions of the Building Committee
Building Committee I 32/2009 held on 18.8.2009**

(a) BCI 1 32/2009

Issue : High headroom for a store building.

Decision : Having noted the operation need of the proposed store building, the committee accepted the high headroom.

(b) BCI 2 32/2009

Issue : (i) Consideration on the issue of temporary occupation permit for a proposed redevelopment of a hospital annex building with temporarily excessive site coverage.

(ii) Exclusion of voids over G/F entrance hall from GFA calculation for a hospital annex building.

(iii) Exclusion of voids / escalator voids over G/F hall from GFA calculation for a hospital annex building.

Decision : (i) Having considered the plans, timeframe for redevelopment, the use of the proposed hospital building and means of control on the discontinued use of existing domestic blocks, the committee accepted that occupation of a hospital annex building can be effected by temporary occupation permit with conditions stipulating for compliance with the limit laid down in the First Schedule of B(P)R.

(ii) The committee, having accepted the void a genuine design feature, agreed to exclude the void from GFA calculation for the purpose of the building regulation.

(iii) The committee, having considered the design, accepted the exclusion of the void from GFA calculation.

(c) BCI 3 32/2009

Issue : Exclusion of projecting “A/C plant rooms” of residential units from site coverage and GFA calculations.

Decision : Having noted that the criteria for exemption were not met, the committee did not accept projecting “A/C plant rooms” of residential units to be excluded from site coverage and GFA calculations.

(d) BCI 4 32/2009

- Issue : (i) Exclusion of the areas covered by green balconies and utility platforms from GFA calculation.
- (ii) Exclusion of the area covered by entrance porch from GFA calculation.
- (iii) Exclusion of void as entrance foyer of clubhouse from GFA calculation for domestic buildings.
- Decision : (i) Having considered the design, the committee agreed that the chance of abuse was likely and did not accept the exclusion of the covered areas from GFA calculation.
- (ii) Having considered the design, the committee agreed that the chance of abuse was unlikely and accepted the exclusion of the covered area from GFA calculation.
- (iii) The committee, having considered the design, accepted the exclusion of the void from GFA calculation.

(e) BCI 5 32/2009

- Issue : Exclusion of void over living room of a single family house from GFA calculation.
- Decision : The committee, having considered the design, accepted the exclusion of the void from GFA calculation.