

Summary of Decisions of the Building Committee
Building Committee I 37/2009 held on 22.9.2009

(a) MAI 1 37/2009

- Issue : (i) Proposed architectural feature from 1/F to 6/F to be built-over a street.
- (ii) Proposed architectural feature from 1/F to 6/F to be built-over a right of way.
- (iii) Exclusion of the area under a proposed horizontal screen at G/F from GFA calculation for a residential building.
- Decision : (i)&(ii) Having noted the substantial size of the architectural feature, the committee did not accept to grant an exemption under s31(1) of the BO for the projection of the feature over the street and ROW.
- (iii) The committee, in line with APP-42, agreed to permit the horizontal screen to be exempted from GFA calculation.

(b) MAI 2 37/2009

- Issue : (i) Exclusion of covered area under a footbridge at UG/F from GFA calculation for a composite development.
- (ii) Exclusion of covered area under a footbridge at 6/F from GFA calculation.
- Decision : (i) Having considered the design, the committee did not agree to the exclusion of the covered area from GFA calculation.
- (ii) The committee, noting the height of the footbridge from the ground level, agreed to exclude the covered area from GFA calculation.

(c) BCI 1 37/2009

- Issue : (i) Exclusion of voids over living rooms of single family houses from GFA calculation.
- (ii) Exclusion of covered areas under utility platforms from GFA calculation.
- Decision : (i) The committee, having considered the design and having noted that there was no objection from the relevant outside departments, accepted the exclusion of the void from GFA calculation.

- (ii) The committee, having noted that the covered areas were open on at least two sides and that the 8% cap under the JPN would not be exceeded, agreed to exclude the covered areas from GFA calculation.

(d) BCI 2 37/2009

Issue : Shop extension to the yard area of the building approved under “Volume Regulations”.

Decision : Noting that the existing domestic site coverage would be adversely affected, the committee did not agree to grant a modification to permit the existing domestic site coverage to exceed the permissible under the B(P)Regs.