

**Summary of Decisions of the Building Committee**  
**Building Committee I 46/2009 held on 24.11.2009**

(a) Matters Arising from BCI 1 45/2009

Issue : Installation of new window wall at existing open balcony projecting over street.

Decision : Having studied the case, the committee raised no in-principle objection to the proposed enclosure of the balcony over street by windows under the BO. The committee also agreed that the AP should be reminded of the provision of sec 14(2) of the BO.

(b) BCI 1 46/2009

Issue : Exclusion of filtration plant rooms for private swimming pool from GFA calculation.

Decision : Having studied the case, the committee asked for additional information and deferred a decision.

(c) BCI 2 46/2009

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

Decision : The committee, having noted that the covered areas were open on at least two sides and that the 8% cap set out under the JPNs would not be exceeded, agreed to exclude the covered areas from GFA calculation.

(d) BCI 3 46/2009

Issue : Exclusion of underground air-cooling tunnels, air-cooling tubes and solar chimneys from GFA calculation.

Decision : Having studied the case, the committee asked for additional information and deferred a decision.

(e) BCI 4 46/2009

Issue : Inclusion of part of the ROW in site area.

Decision : The committee agreed the ROW was a street and should be deducted from site area.