

**Summary of Decisions of the Building Committee
Building Committee I 19/2010 held on 18.5.2010**

(a) MAI 1 19/2010

- Issue : (i) Exclusion of the voids in recreational facilities from GFA calculation.
- (ii) Exclusion of the voids over the living/dinning room of the duplex units from GFA calculation.
- (iii) Exclusion of sunshades at the garden units, typical floors and the roof from PR and SC calculations.
- Decision : (i) Having studied the design, the committee agreed to exclude the voids from GFA calculation.
- (ii) The committee, having studied the design, had no objection to the exclusion of the voids from GFA calculation subject to the provision of anti-abuse measures and effective control under DMC.
- (iii) The committee noted that the sunshades at typical floors were generally in compliance with the requirements of JPN. The committee also noted that the sunshades at the garden units and the roof protruded over private areas. Having considered all relevant issues, the committee only agreed to exempt the sunshades at the typical floors from PR and SC calculations.

(b) BCI 1 19/2010

Issue : High headroom for the proposed shop.

Decision : Having noted that there was no objection from relevant outside departments and having studied the plans, the committee accepted that there was a genuine need for the high headroom. Hence, the committee had no objection to the high headroom for the proposed shop.

(c) BCI 2 19/2010

Issue : Inclusion of lane into site area.

Decision : The committee, having noted that the lane was not a required lane under the BO and that it would not be built over, agreed to the inclusion of the lane in site area in line with PNAP APP-73.

(d) BCI 3 19/2010

Issue : Excessive site coverage of the podium above 15m.

Decision : The committee noted that the structural constraints were resulted by the AP's design, and the proposal did not comply with the criteria set out in PNAP APP-101. Hence, the committee did not agree to exempt the excessive site coverage of the podium above 15m from ground level.