

Summary of Decisions of the Building Committee
Building Committee I 23/2011 held on 7.6.2011

(a) MAI 1 23/2011

Issue : Horizontal planes of prescribed windows protruding onto the adjoining public lane.

Decision : The committee, noted the configuration of the site and that there was no objection from relevant outside departments, accepted the rectangular horizontal plane to protrude across and over a portion of public lane onto the same building site.

(b) BCI 1 23/2011

Issue : (i) & (ii) Exclusion of sunshade devices and the covered areas underneath from GFA & SC calculations.

(iii) Exclusion of vertical architectural features from GFA & SC calculations.

(iv) Exclusion of horizontal architectural features from GFA calculation.

(v) Exclusion of canopies over private entrances and private gardens from GFA & SC calculations.

Decision : (i) & (ii) Noting the AP did not submit any information to demonstrate that his proposal was in compliance with the acceptance criteria, the committee did not agree to the exclusion of the sunshade devices and the covered areas underneath from GFA and SC calculations.

(iii) Having considered the design, the committee did not agree to the exclusion of architectural features from GFA & SC calculations.

(iv) Noting that the architectural features projected over private roofs, the committee did not agree to the exclusion of the features from GFA calculation.

(v) Noting that the canopies projected over private entrances and private gardens, the committee did not agree to the exclusion of the canopies from GFA and SC calculations.

(c) BCI 2 23/2011

Issue : Exclusion of grey water pump room, rainwater recycling system room and plant room for treating kitchen waste from GFA calculation for a single-family house.

Decision : Noting that the provision was not for communal service and that the plant rooms were excessive in size, the committee did not agree to the exclusion of the plant rooms from GFA calculation.