

**Summary of Decisions of the Building Committee  
Building Committee I 9/2012 held on 6.3.2012**

(a) BCI 1 9/2012

- Issue : (i) Non-compliance with the building separation requirement on continuous projected facade length (Lp) and permeability (P) for low zone and middle zone of the existing structure.
- (ii) Non-compliance with the building separation requirement on continuous projected facade length (Lp) for low zone and middle zone of the proposed works on the existing structure.
- (iii) Exclusion of aboveground car parks and loading bays from GFA calculation.
- Decision : (i) The committee agreed in principle to the proposal noting that the existing structure was completed before implementation of the SBD Guidelines.
- (ii) The committee took the view that all the new works should be subject to the requirements stipulated in the SBD Guidelines. Having considered the site circumstances and that an air ventilation assessment would be prepared to the satisfaction of the relevant outside departments, the committee agreed in principle to the proposal.
- (iii) Having considered the site circumstances and the AP's justifications that it was technically infeasible to construct an underground car park due to site constraint and the existing public transport facilities, the committee agreed in principle to disregard the aboveground car parks and loading bays from GFA calculation.

(b) BCI 2 9/2012

- Issue : Merging of residential units with green balconies and utility platforms resulting in excessive number/size of the same.
- Decision : The committee noted that the proposal involved no enlargement of the existing green balconies and utility platforms and agreed to the granting of modification under the BO to permit merging of residential units with existing green balconies and utility platforms. Noting the advice of relevant outside department, the committee also agreed that the AP should be reminded of the provision of BO s14(2).

(c) BCI 3 9/2012

- Issue : (i) Exclusion of voids over main entrance and circulation staircase from GFA calculation.
- (ii) High headroom for the hall of a religious building.
- (iii) Disregarding sunshades at the external wall from plot ratio and site coverage calculations.
- (iv) Exclusion of covered roof area under pitch roof features from GFA calculation.
- (v) Exclusion of covered flat roof and balcony areas under pitch roof features and sunshades from GFA calculation.
- Decision : (i) The committee, having studied the design and the use of the proposed building, agreed to the exclusion of the voids from GFA calculation.
- (ii) The committee, noting the genuine functional need of the religious building, accepted the proposed high headroom of the hall at G/F.
- (iii) The committee, having studied the design, agreed to disregard the proposed sunshades at the external wall from plot ratio and site coverage calculations in line with PNAP APP-19.
- (iv) The committee, having studied the design, agreed to the exclusion of the covered roof area from GFA calculation.
- (v) The committee, having studied the design and the vertical clearance between the features and the areas underneath, did not agree to the exclusion of the covered areas from GFA calculation.

(d) BCI 4 9/2012

Issue : Exclusion of basement void from GFA calculation.

Decision : In the absence of substantiation, the committee did not agree to exclude the basement void from GFA calculation.