

**Summary of Decisions of the Building Committee  
Building Committee I 27/2012 held on 17.7.2012**

(a) MAI 1 27/2012

- Issue : (i) Exclusion of semi-sunken car park from GFA calculation.
- (ii) Exclusion of dedicated areas for public passage from GFA calculation.
- Decision : (i) Having considered the site constraints and the justifications provided by the AP, the committee raised no objection in principle to disregard the car park from GFA calculation in line with paragraph 15(b)(vii)(4) of PNAP APP-2.
- (ii) The committee noted that the proposed areas for public passage were required under the approved planning scheme, there was no claim for bonus plot ratio and site coverage, and that the proposal was beneficial to the general public. The committee, noting that there was no objection from relevant outside departments, agreed in principle to the granting of modification to exclude the dedicated areas for public passage from GFA calculation.

(b) MAI 2 27/2012

- Issue : Exclusion of voids from GFA calculation.
- Decision : Having considered the functional needs for high headroom and similar provisions in other buildings in comparable nature, the committee agreed to the proposed exclusion of voids from GFA calculation.

(c) MAI 3 27/2012

- Issue : Proposed high headroom and exclusion of voids from GFA calculation for an industrial development.
- Decision : Having considered the design and nature of the development, and noted the genuine functional and operational needs for high headroom, the committee raised no objection to the proposed high headroom and exclusion of voids from GFA calculation.

(d) BCI 1 27/2012

- Issue : Proposed curtain wall projecting over street.
- Decision : The committee noted that the proposed works were confined to a localized area of the existing building, and the AP did not demonstrate any public interest for the proposed projection beyond site boundary.

Hence, noting the advice of the relevant outside department, the committee agreed not to permit the proposed curtain wall projecting over street.

(e) BCI 2 27/2012

Issue : Exclusion of void over G/F entrance lobby from GFA calculation.

Decision : The committee noted that the entrance lobby served the domestic portion of a proposed composite development. Hence, noting that the proposed void was not in line with PNAP APP-2, the committee did not agree to exclude the void from GFA calculation.

(f) BCI 3 27/2012

Issue : Exclusion of vertical greenery from GFA and site coverage calculations.

Decision : In view of the vertical greenery design with enhancement in environmental quality, the committee agreed to exclude the proposed vertical greenery from GFA and site coverage calculations.