

**Summary of Decisions of the Building Committee**  
**Building Committee I 35/2012 held on 11.9.2012**

(a) BCI 1 35/2012

Issue : Exclusion of exposed pile caps and tie beams from GFA and site coverage calculations.

Decision : Having studied the plans and noted the site circumstances, the committee agreed to exclude the exposed pile caps and tie beam, which were no longer in use and would be abandoned in the proposed development, from GFA and site coverage calculations. The committee also agreed not to exclude the exposed pile cap and tie beam, which served to support the building and not forming part of the substructure system, from GFA calculation.

(b) BCI 2 35/2012

Issue : Exclusion of vertical green feature wall from GFA and site coverage calculations.

Decision : The committee recognized the genuine design in enhancing environmental quality and agreed to exclude the proposed vertical green feature wall in front of a retaining wall from GFA and site coverage calculations.

(c) BCI 3 35/2012

Issue : (i) Development site separated from a specified street by a strip of government land with slopes maintained by the Highways Department.

(ii) Portions of land to be separated by a future public road.

Decision : (i) Noting that the strip of government land was in compliance with B(P)R 18A(3), the committee raised no objection that the site be regarded as abutting a specified street for the purpose of site classification and other relevant requirements.

(ii) Noting that the two portions of land would be physically separated by a future public road to be formed by the grantee and surrendered to the Government as required under the lease, the committee agreed that the portions of land were two separate sites.

(d) BCI 4 35/2012

Issue : Exclusion of existing voids from GFA calculation.

Decision : The committee, having studied the proposal, did not agree to the proposed exclusion of existing voids from GFA calculation.

(e) BCI 5 35/2012

Issue : Covered roof areas under environmental features mounted on high roof features.

Decision : The committee agreed that the covered and enclosed roof areas should be included in GFA calculation.