

Summary of Decisions of the Building Committee
Building Committee I 17/2013 held on 30.4.2013

(a) MAI 1 17/2013

Issue : Exclusion of architectural features from GFA and SC calculations.

Decision : Having considered that the architectural features were of genuine design and that there was no objection from relevant outside departments, the committee agreed to exclude the architectural features from GFA and SC calculations subject to revised design.

(b) BCI 1 17/2013

Issue : Exclusion of roof areas enclosed by roof feature walls from GFA calculation.

Decision : Having considered that the proposed roof feature walls were genuine design features, the committee agreed to exclude roof areas enclosed by the roof feature walls from GFA calculation subject to the areas being designated as common areas and revised design for the roof feature walls.

(c) BCI 2 17/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(d) BCI 3 17/2013

Issue : Exclusion of architectural feature from GFA and SC calculations.

Decision : Having considered that the architectural feature was of genuine design and that there was no objection from relevant outside departments, the committee agreed to exclude the architectural feature from GFA and SC calculations.

(e) BCI 4 17/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(f) BCI 5 17/2013

Issue : Exclusion of void from GFA calculation.

Decision : Having considered that the void was a genuine design feature, the committee agreed to exclude the void from GFA calculation.

(g) BCI 6 17/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(h) BCI 7 17/2013

Issue : (i) Exemption of dedicated areas from GFA calculation.
(ii) Exemption of roof area under open trellis from GFA calculation.
(iii) Exemption of equipment areas from GFA calculation.
(iv) Exemption of voids from GFA calculation.
(v) Exemption of external solar shading device from GFA and SC calculations.
(vi) Exclusion of A/C plant rooms and air ducts from 10% cap of GFA concessions.

Decision : (i) Having regard to the AP's justifications and comments of concerned departments, the committee considered that it was pre-mature to consider the case and further justifications that the proposed deducted areas were genuinely needed for public passage was required.
(ii) Noting that the proposed trellis did not comply with the requirements under PNAP APP-42, the committee did not agree to the exemption of covered area under the trellis from GFA calculation.

- (iii) Having regard to the use and design of the subject areas, the committee raised no in-principle objection to disregard the relevant areas from GFA calculation.
- (iv) Having regard to the use of the subject areas, the committee raised no in-principle objection to exempt the voids over the subject areas from GFA calculation.
- (v) The committee considered that the external solar shading device was excessive in size and did not agree to exempt it from GFA and SC calculations.
- (vi) The committee did not consider it justifiable to exclude the areas of A/C plant rooms and air ducts from the 10% cap on GFA concessions.