

Summary of Decisions of the Building Committee
Building Committee I 39/2017 held on 14.11.2017

(a) BCI 1 39/2017

- Issues : (i) Exemption of semi-sunken carpark and associated areas from GFA calculation.
- (ii) Exclusion of voids in houses from GFA calculations.
- Decisions : (i) Having regard to the circumstances of the case, the committee agreed to defer the determination of GFA concession on the proposed carpark until further clarifications to be provided for consideration.
- (ii) The committee considered the design and had no objection to exclude the void from GFA calculation.

(b) BCI 2 39/2017

- Issue : Proposed footbridge to be built over street.
- Decision : The committee had no objection to permit the proposed footbridge to be built over existing street.

(c) BCI 3 39/2017

- Issues : (i) Areas to be surrendered to the Government to be utilised for the provisions of prescribed windows.
- (ii) Existing street to be extinguished, built over and under, and included in site area.
- Decisions : (i) Having regard to the circumstances of the case and the status of the concerned areas before the issue of an occupation permit, the committee had no objection to the proposed layouts of prescribed windows.
- (ii) The committee had no objection to the extinguishment of the existing street, building over and under the street and inclusion of the street in site area.

(d) BCI 4 39/2017

- Issues :
- (i) Exclusion of covered areas under the canopies from GFA and SC calculations and the covered waiting areas from GFA calculation.
 - (ii) Exclusion of covered areas under the projections of the cantilevered structures and inclined building façade from GFA calculation.
 - (iii) Exclusion of environmental features and the enclosed voids on the external façade from GFA calculation.
 - (iv) Exclusion of covered areas under metal grilles from GFA calculation.
 - (v) Exclusion of rainwater recycling system plant room from GFA calculation.
 - (vi) Exclusion of covered walkway from GFA calculation.

Decisions : The committee had no objection in principle to exclude the covered areas under (i) and (ii), the environmental features and the enclosed voids under (iii), the covered areas under metal grilles under (iv) and the rainwater recycling system plant room under (v) above from GFA and SC calculations subject to further justifications. Regarding the covered walkway under (vi), the committee did not agree to exclude such from accountable GFA having considered the circumstances of the case.