

Summary of Decision of the Building Committee
Building Committee I 17/2024 held on 6.8.2024

(a) BCI 1 17/2024

- Issue : (i) Exclusion of multi-level covered landscape areas from GFA calculation.
- (ii) Exclusion of covered Public Open Space from GFA calculation.
- (iii) Exclusion of covered areas under overhanging features from GFA calculation.
- (iv) Exclusion of public pedestrian walkways from GFA calculation.
- (v) Exclusion of aboveground carparks and loading and unloading areas from GFA calculation.
- (vi) Measurement of horizontal area of lift shafts for GFA
- (vii) Exclusion of wind catchers from SC and GFA calculations
- (viii) Exclusion of taxi stand from GFA calculation
- Decision : (i) Having studied the proposal, the committee agreed in principle to exclude multi-level covered landscape areas from GFA calculation subject to detailed design.
- (ii) & (iii) Having regard to the circumstances of the case, the committee agreed in principle to exclude the covered area from GFA calculation subject to detailed design.
- (iv) Having regard to the circumstance of the case, the committee agreed in principle to exempt the public pedestrian walkways from GFA subject to detailed design and no adverse comments from relevant departments.
- (v) Noting that there were genuine site constraints limiting the extent of construction of underground and aboveground carpark, the committee agreed in principle to grant 100% GFA concession for the aboveground carparks and loading and unloading areas.
- (vi) Having studied the proposal, the committee accepted the horizontal area of lift shafts be measured for GFA together with the floors of which they solely serve.
- (vii) Having regard to the circumstances of the case, the committee agreed in principle to the concept of adoption

of wind catchers subject to detailed design and further assessment information.

- (viii) Noting that there were adverse comments from concerned departments, the committee did not agree to exclude the taxi stand from GFA calculation.

(b) BCI 2 17/2024

Issue : Intended material change in use.

Decision : Noting that the intended material change in use would be unsuitable by reason of construction of the building, the committee agreed to prohibit the intended change in use.