

Podium Height Restriction under Building (Planning) Regulation 20(3)

Building (Planning) Regulation 20(3) restricts the full site coverage of non-domestic podium to a height of 15 meters. The Building Authority (BA) has been requested, from time to time, to consider applications for relaxation of the height restriction under the Regulation. This practice note provides advice as to how the BA may deal with such applications.

Criteria and Examples

2. The BA will take into account the functional requirements, site constraints, the impact on the environment, public interest and the likelihood of abuse in considering applications for relaxation of the height restriction on podiums.

3. The following are examples of which favourable consideration may be given by the BA :

- buildings in which a public transport terminus or facility of a similar nature is provided;
- the increase in podium height of the proposed building would give a better aesthetic or environmental effect;
- buildings of special design or use;
- buildings subjected to special requirements as to floor height under lease conditions.

4. Where modification of the Regulation is given, the following general rules will apply :

- not more than 4 storeys are accommodated in a podium; and
- the podium height is not more than 20 meters from the ground level.

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Ref : GP/BREG/P/2

First issued : April, 1998 (AD/D)

Index under : B(P)R 23(3)
Podium height