

**Summary of Decisions of the Building Committee  
Building Committee I 36/2011 held on 6.9.2011**

(a) MAI 1 36/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(b) MAI 2 36/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(c) MAI 3 36/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(d) BCI 1 36/2011

Issue : Merging of residential units with green balconies and utility platforms resulting in excessive number/size of the same.

Decision : The committee noted that the proposal involved no enlargement of the existing green balconies and utility platforms and agreed to the granting of modification under the BO to permit merging of residential units with existing green balconies and utility platforms. Noting the advice of relevant outside department, the committee also agreed that the AP should be reminded of the provision of BO s14(2).

(e) BCI 2 36/2011

Issue : Proposed setback for site classification purpose.

Decision : Having studied the site circumstances, the committee did not accept the setback formed part of a specified street for the purpose of site classification.

(f) BCI 3 36/2011

Issue : Exclusion of architectural features and associated voids from GFA and SC calculations and portion of such features projection over streets.

Decision : Having studied the design and noted the architectural features were excessive in size, the committee did not agree to exclude the architectural features and associated voids from GFA and SC calculations and did not accept portion of such features to project over streets.

(g) BCI 4 36/2011

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(h) BCI 5 36/2011

Issue : Exclusion of covered landscaped areas on G/F from GFA calculation.

Decision : The committee noted that the covered areas were similar to a podium garden and open in design. The committee agreed in principle to the proposal.

(i) BCI 6 36/2011

Issue : Proposed development on a site not abutting a 4.5m wide street.

Decision : The committee noted that the proposal was generally in line with the approved planning scheme and that there was no objection from relevant outside departments. Having considered all the relevant factors, the committee agreed in principle to the development intensity under B(P)R 19(3).

(j) BCI 7 36/2011

Issue : Encroachment into the assessment zone within 30m from the centreline of the street on which the site abuts.

Decision : The committee noted that the construction works had commenced before the implementation of SBD Guidelines. Having noted that the development was in line with the approved planning scheme under which the relevant provisions had been considered, the committee raised no objection to the proposal.

(k) BCI 8 36/2011

- Issue : (i) Exclusion of cycle parking areas from GFA calculation.
- (ii) Exclusion of vertical acoustic fins from GFA & SC calculations.
- Decision : (i) Noting that the proposal was in line with the approved planning scheme, the committee raised no in-principle objection to exclude the cycle parking areas from GFA calculation.
- (ii) The committee noted that the acoustic fins served as a noise mitigation measure. Having considered all relevant factors, the committee agreed in principle to exclude the acoustic fins from GFA & SC calculations.