

Summary of Decisions of the Building Committee
Building Committee I 28/2012 held on 26.7.2012

(a) BCI 1 28/2012

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

Decision : Noting the advice of relevant outside departments and that the application involved no physical alteration of the existing green balconies and utility platforms affecting the existing building bulk, the committee agreed to the granting of modification under the BO to permit merging of residential units provided with existing green balconies and utility platforms. The committee also agreed that the AP should be reminded of the provision of BO s14(2).

(b) BCI 2 28/2012

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane.

(c) BCI 3 28/2012

Issue : Horizontal planes of prescribed windows protruding onto non-building area to be surrendered to the Government.

Decision : Noting the planning condition, the future use of the non-building area and the government control, and that there was no objection from relevant outside departments, the committee accepted the proposed rectangular horizontal planes protruding onto the non-building area to be surrendered to the Government.

(d) BCI 4 28/2012

Issue : Non-provision of service lane.

Decision : The committee noted that there was no existing lane in the vicinity and that a lane pattern would unlikely be created in future. Having considered the layout of the sites in the vicinity, the committee accepted the proposed non-provision of service lane.

(e) BCI 5 28/2012

- Issue : (i) Proposed single-family houses on a site not abutting a street of not less than 4.5m wide.
- (ii) Exclusion of meter room, switch rooms, plant rooms, planter area and staircase enclosure from GFA calculation.
- Decision : (i) Noting the objection raised by the relevant government department and the lack of justification from the AP, the committee did not agree to the proposed development intensity under B(P)R 19(3).
- (ii) Having studied the plans, the committee did not agree to the proposed areas to be excluded from GFA calculation.

(f) BCI 6 28/2012

- Issue : Flexible application of the requirements on non-domestic site coverage under PNAP APP-132.
- Decision : Noting that the proposal was in compliance with the criteria set out in PNAP APP-132, the committee agreed to the granting of modification to permit larger site coverage.