

**Summary of Decisions of the Building Committee
Building Committee I 1/2013 held on 8.1.2013**

(a) MAI 1 1/2013

Issue Proposed development on a site not abutting on a specified street of not less than 4.5m.

Decision The committee noted that the site was accessible from a path with a right-of-way, and that there was no objection from relevant outside departments. The committee agreed to the proposed development intensity and building height under B(P)R 19(3).

(b) MAI 2 1/2013

Issue (i) Withdrawal of approved plans and revocation of permit issued under BO s42.
(ii) Refusal of consent to the commencement of building works.

Decision (i) & (ii) The committee, having noted the circumstances of this case and comments from relevant government departments, agreed to the withdrawal of approved plans and refusal of consent to the commencement of building works.

(c) BC1 1 1/2013

Issue Exclusion of communal podium garden with voids above having a high clear height from GFA calculation.

Decision (i) Having studied the case and noted that there was no objection from other government departments, the committee agreed in principle to grant the modification for exclusion of communal podium garden and voids above from GFA calculation.

(ii) The committee noted the case and the site circumstances. The committee considered that further justifications were required to substantiate the high headroom of the communal podium garden.

(d) BCI 2 1/2013

Issue Proposed footbridge connection projecting over a street.

Decision Noting that the proposal was accepted by ACABAS and there was no objection from relevant outside departments, the committee accepted the proposed footbridge connection to project over a street.

(e) BCI 3 1/2013

Issue Excessive site coverage and inadequate open space.

Decision Having studied the case and noted the site circumstances, the committee agreed not to grant modification to permit excessive site coverage and inadequate open space provision.

(f) BCI 4 1/2013

Issue Exclusion of public passage from GFA calculation.

Decision The committee, having studied the case and noting that there was no objection from relevant outside departments, agreed to disregard the public passage from GFA calculation.

(g) BCI 5 1/2013

Issue Exclusion of voids between flat roofs and overhanging features from GFA calculation.

Decision The committee noted the proposal and agreed to exclude the voids between flat roofs and overhang features from GFA calculation.