

Summary of Decisions of the Building Committee
Building Committee I 3/2013 held on 22.1.2013

(a) BCI 1 3/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications with an updated redevelopment programme and that the previous proceedings resulting in a delay were beyond the control of the applicant, the committee agreed to extend the validity period.

(b) BCI 2 3/2013

Issue : Exclusion of void over a podium garden from GFA calculation.

Decision : Noting that the proposed podium garden was in line with the acceptance criteria set out in PNAP APP-42, and that the void was a genuine design and abuse was unlikely, the committee agreed to exclude the void over the podium garden from GFA calculation.

(c) BCI 3 3/2013

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

Decision : Noting that the proposal involved no enlargement of the existing green balconies and utility platforms, the committee 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 a relevant outside department, the committee also agreed that the AP should be reminded of the provision of BO s14(2).

(d) BCI 4 3/2013

Issue : Exclusion of car park from GFA calculation.

Decision : Noting that the proposal was not substantiated with sufficient justifications, the committee did not agree to grant 100% GFA concession to the proposed aboveground car park.

(e) BCI 5 3/2013

Issue : Excessive non-domestic site coverage.

Decision : Noting that the proposal was not substantiated with sufficient justifications, the committee did not agree to grant modification to permit the excessive non-domestic site coverage.