

Summary of Decisions of the Building Committee
Building Committee I 20/2017 held on 20.6.2017

(a) BCI 1 20/2017

Issue : Building setback, building separation and site coverage of greenery requirements under the SBD Guidelines could not be fulfilled.

Decision : Having regard to the site constraints, the committee agreed in principle to the proposal subject to further justification and improvements in the greenery provision.

(b) BCI 2 20/2017

Issue : Exemption of the area under covered walkways from accountable GFA.

Decision : Having regard to the circumstance of the case, the committee agreed to exclude the area under covered walkways from GFA calculation except the one adjoining the retail area.

(c) BCI 3 20/2017

Issues : (i) Proposed means of access to a site.
(ii) Development intensities and building height for a site not abutting a specified street.

Decisions : (i) Noting that the site would be accessible from an existing paved access road leading to an existing street which were both more than 4.5m wide, the committee had no objection to the proposed means of access under B(P)R 5.
(ii) The committee had no objection in principle to the proposed development intensities and building height under B(P)R 19(3) subject to no objection from relevant department.

(d) BCI 4 20/2017

Issues : (i) Proposed means of access to a site.
(ii) Development intensities and building height for a site not abutting a specified street.

Decisions : (i) Noting that the site would be accessible from an existing paved access road leading to an existing street which were both more than 4.5m wide, the committee had no objection to the proposed means of access under B(P)R 5.

- (ii) The committee had no objection in principle to the proposed development intensities and building height under B(P)R 19(3) subject to no objection from relevant department.

(e) BCI 5 20/2017

Issue : Void underneath building.

Decision : Having regard to the circumstances of the case and noting that the proposed void with reinforced concrete bracing in different directions and levels would prevent the illegal conversion to usable floor, the committee agreed that the void could be disregarded from accountable GFA subject to further refinement on vertical greenery design.

(f) BCI 6 20/2017

Issue : Non-provision of service lane.

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