

**Summary of Decision of the Building Committee**  
**Building Committee I 3/2025 held on 21.1.2025**

(a) BCI 1 3/2025

- Issue : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting on a specified street.
- Decision : (i) Noting that the site is accessible from a specified street via private land granted with rights-of-way and existing paved road on unleased Government land, the committee had no objection to the proposed means of access under B(P)R 5.
- (ii) Having considered the circumstances of the case, the committee had no objection to the proposed development intensities and building height under B(P)R 19(3).

(b) BCI 2 3/2025

- Issue : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting on a specified street.
- Decision : (i) Noting that the site is accessible from a specified street via an existing paved road on unleased Government land, the committee had no objection to the proposed means of access under B(P)R 5.
- (ii) Having considered the circumstances of the case, the committee had no objection to the proposed development intensities and building height under B(P)R 19(3).

(c) BCI 3 3/2025

- Issue : Prescribed windows of proposed developments facing onto private land zoned as “Road” in the OZP
- Decision : Having regard to the circumstances of the case and the status of the concerned land, the committee had no objection to accept the proposal.

(d) BCI 4 3/2025

Issue : Exemption of semi-sunken carpark from GFA calculation.

Decision : Having regard to the circumstances of the case and the design of the carpark, the committee had no objection to permit the exclusion of semi-sunken carpark from GFA calculations.