

**Summary of Decisions of the Building Committee
Building Committee I 3/2017 held on 24.1.2017**

(a) MAI 1 3/2017

Issue : Proposed dedication of setback area for public passage in return for bonus plot ratio and site coverage.

Decision : Having considered the circumstances of the case and adverse comment from relevant department, the committee did not accept the proposed dedication.

(b) BCI 1 3/2017

Issues : (i) Site being bisected by an existing lane and inclusion of the lane in site area.

(ii) Exclusion of rainwater recycling plant room and grey water recycling plant room from GFA calculation.

Decisions : (i) Having regard to the circumstances of the case, the committee agreed that the subject site could be regarded as one site and the lane could be included in the site area calculation.

(ii) Having considered the design and the function of the proposed rainwater and grey water recycling systems, the committee had no objection to exclude the relevant plant rooms from GFA calculation.

(c) BCI 2 3/2017

Issues : (i) Proposed private street for site classification purpose.

(ii) Determination of site classification.

Decisions : The committee had no objection in principle to accept that (i) the proposed private pedestrian street as a specified street for the purpose of site classification under the pre-submission enquiry and (ii) the claimed site classification would be favourably considered upon formal building plan submission subject to further justifications and conditions.

(d) BCI 3 3/2017

Issue : (i) Site being divided by public passageways and drainage reserve.

(ii) Exclusion of public passageways and drainage reserve from site area calculation.

- Decision : (i) Having regard to the circumstances of the case, the committee agreed that the subject site could be regarded as one site.
- (ii) Having regard to the circumstances of the case, the committee agreed that the public passageways and drainage reserve should be excluded from site area calculation.