

**Summary of Decisions of the Building Committee
Building Committee I 15/2017 held on 9.5.2017**

(a) MAI 1 15/2017

- Issues : (i) Existing lane to be included in site area.
(ii) Basement to be built under the existing lane.
- Decisions : (i) The committee, having considered the site circumstances of the case, agreed that the existing lane should be excluded from site area for the purpose of PR and SC calculations.
(ii) Having regard to the circumstances of the case, the committee agreed that the existing lane should not be built under.

(b) BCI 1 15/2017

- 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 accepted the non-provision of service lane.

(c) BCI 2 15/2017

- Issue : Site being bisected by existing streets and built under the street.
- Decision : Having regard to the circumstances of the case, the committee had no in-principle objection to accept the subject site as one site and permit the existing street to be built under.

(d) BCI 3 15/2017

- Issue : Exclusion of curtain wall with architectural features from SC and GFA calculation.
- Decision : The committee had no objection in-principle to permit the exclusion of curtain wall with architectural features from SC and GFA calculations subject to AP's further justifications.

(e) BCI 4 15/2017

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

Decision : The committee had no in-principle objection to permit the exclusion of carpark and associated areas from GFA calculation subject to the refinement of the building design to reduce the associated building bulk and compensatory measures on greenery provision.