

**Summary of Decisions of the Building Committee  
Building Committee I 22/2017 held on 11.7.2017**

(a) BCI 1 22/2017

Issue : External reflectance of glass panels used in curtain wall system exceeding 20%.

Decision : Having regard to the circumstances of the case, the committee deferred decision and requested for further justifications from the applicant for consideration.

(b) BCI 2 22/2017

Issues : (i) Exclusion of voids in houses from GFA calculation.  
(ii) Exclusion of voids in duplex units from GFA calculation.  
(iii) Non-provision of service lane.

Decisions : (i)&(ii) Noting the design of the voids generally met the criteria set out in Appendix A to PNAP APP-2 and no adverse comment from relevant departments, the committee agreed to exclude the voids from GFA calculation.

(iii) 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.

(c) BCI 3 22/2017

Issue : Flexible application of site coverage.

Decision : Noting that the proposal generally met the criteria set out in PNAP APP-132, the committee agreed to grant a modification to permit the flexible application of site coverage.

(d) BCI 4 22/2017

Issue : Footbridges projecting over private street.

Decision : Noting that there was no objection from relevant departments, the committee agreed to grant exemption under BO s31(1) to permit the proposed footbridges to be built over a private street within the site.