

**Summary of Decisions of the Building Committee**  
**Building Committee I 3/2021 held on 19.1.2021**

(a) BCI 1 3/2021

- Issues : (i) Proposed means of access to a site
- (ii) Development intensities and building height for a site not abutting on a specified street.
- (iii) Non-provision of service lane.
- Decisions : (i) Noting that the site would be accessible from a specified street through an existing paved access road and a right-of-way to be formed by the owner of the site, the committee accepted the proposed means of access under B(P)R 5.
- (ii) Having regard to the circumstances of the case, the committee accepted the proposed development intensities and building height under B(P)R 19(3).
- (iii) The committee noted that there was no existing lane in the vicinity and a lane pattern would unlikely be created in future. Having considered the layouts of the proposed building and the site environment, the committee accepted the non-provision of service lane.

(b) BCI 2 3/2021

- 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 modification to permit the flexible application of site coverage.