

**Summary of Decisions of the Building Committee**  
**Building Committee I 35/2021 held on 12.10.2021**

(a) BCI 1 35/2021

- Issues : (i) Non-provision of fire barrier for building abutting temporary pedestrian walkway.
- (ii) Non-provision of fire barrier for building abutting public open space.
- (iii) Exit route leading to future road via public open space outside lot boundary.
- (iv) Exit route leading to future road via open area formed within the site.
- (v) Non-provision of service lane.
- Decisions : (i) Having regard to the use and nature of temporary pedestrian walkway, the committee had no in-principle objection to the proposed arrangement for fire separation.
- (ii) & (iii) Given the status and design of the public open space were uncertain, the committee agreed that it was premature to consider the proposal.
- (iv) Noting that the open area formed within the site generally met the criteria of ultimate place of safety set out in the FS Code, the committee had no in-principle objection to the proposed arrangement for means of escape.
- (v) Having considered the circumstances of the case and the site environment, the committee had no in-principle objection to the non-provision of service lane.

(b) BCI 2 35/2021

- 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.

(c) BCI 3 35/2021

- Issues : (i) Existing right of way to be included in site area.
- (ii) Non-provision of service lane.
- Decisions : (i) Noting the existing private right of way within the subject site was not specifically required for any purpose under the BO and access over the right of way would be maintained, the committee had no objection to the inclusion of the right of

way in site area for the purpose of PR and SC calculations.

- (ii) 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 had no objection to the non-provision of service lane.