

Summary of Decisions of the Building Committee
Building Committee I 12/2022 held on 29.3.2022

(a) BCI 1 12/2022

- Issues : (i) Proposed means of access to a site.
- (ii) Development intensities and building height for a site not abutting on a specified street.
- Decisions : (i) Noting that the site would be accessible from a specified street through village footpaths, country trail and paved roads on unleased and unallocated government lands, the committee accepted the proposed means of access under B(P)R 5.
- (ii) Having regard to the circumstances of the case, the committee had no objection in-principle to the proposed development intensities and building height under B(P)R 19(3) subject to no adverse comments from relevant departments.

(b) BCI 2 12/2022

- Issues : (i) Dedication for public passage in return for bonus PR and SC.
- (ii) Exclusion of the covered dedicated area for public passage from GFA calculation.
- (iii) Excessive site coverage of non-domestic podium above 15m from mean street level.
- Decisions : (i) & (ii) Having studied the proposal, the committee agreed to defer the decisions pending for further justifications to be provided for consideration.
- (iii) Having considered the site circumstances, the committee agreed in principle to permit excessive site coverage of the podium above 15m from the mean street level.

(c) BCI 3 12/2022

- Issue : Exclusion of the residents' recreational facilities (RRF) from GFA calculation.
- Decision : Having regard to the circumstances of the case, the committee agreed to exempt the RRF from GFA calculation.