

Summary of Decisions of the Building Committee
Building Committee I 18/2022 held on 17.5.2022

(a) BCI 1 18/2022

- Issues : (i) Exclusion of aboveground carpark from GFA calculation.
- (ii) Prescribed windows facing into an intervening strip of government land between the site and the street.
- Decisions : (i) Noting that there were genuine geotechnical site constraint rendering the construction of an underground carpark for the proposed development technically infeasible, the committee agreed to grant 100% GFA concession for the aboveground carpark.
- (ii) Noting that the strip of government land would unlikely be developed in future having regard to its size and land status, the committee accepted the proposed layout of prescribed windows.

(b) BCI 2 18/2022

- Issues : (i) Extinguishment of and building in/over/upon/under the existing lane and inclusion of such in the site area
- (ii) Building over the existing lane and inclusion of such in the site area.
- Decisions : (i) Noting the existing private lane within the subject site was not specifically required for any purpose under the BO for the proposed development, the committee agreed building over/under the private lane and inclusion of such in site area for the purpose of PR and SC calculations. As occupants of the adjoining development had the right to use the lane, the committee did not agree the extinguishment of such lane.
- (ii) Noting the existing private lane within the subject site was not specifically required for any purpose under the BO for the proposed development, the committee agreed the inclusion of such private lane in site area for the purpose of PR and SC calculations. As occupants of the adjoining development would also discharge to the lane, the committee did not agree building over the lane.

(c) BCI 3 18/2022

- Issue : Canopy projecting over street.
- Decision : Having regard to the nature of pedestrian link scheme, the committee had no objection to the proposal of canopy.