

**Summary of Decisions of the Building Committee**  
**Building Committee I 31/2022 held on 6.9.2022**

(a) BCI 1 31/2022

- Issues : (i) Exclusion footbridge connection for public passage from GFA calculations.
- (ii) Proposed footbridge connection projecting over street.
- Decisions : (i) Noting that the proposed public passage generally met the criteria set out in PNAP APP-108, the committee agreed in-principle to exempt the associated areas from GFA calculation subject to no adverse comments from relevant departments.
- (ii) Noting that the proposal generally met the criteria under PNAP APP-38, the committee had no in-principle objection to the proposed projecting over street subject to no adverse comments from relevant departments.

(b) BCI 2 31/2022

- Issues : (i) Determination of specified street and site classification.
- (ii) Building over the existing lane and inclusion of such in the site area.
- Decisions : (i) Having regard to the circumstances of the case, the committee accepted the proposed setback area as part of specified street for the purpose of site classification.
- (ii) Noting the existing private lane within the subject site was not specifically required for any purpose under the BO, the committee agreed the extinguishment of and building in/over/upon/under the private lane; and inclusion of such private lane in site area for the purpose of PR and SC calculations.

(c) BCI 3 31/2022

- Issue : Existing private lane with right of way to be included in site area.
- Decision : Having regard to the circumstances of the case, the committee accepted the inclusion of the private lane with right of way in site area for the purpose of PR and SC calculations.

(d) BCI 4 31/2022

- Issues : (i) Inclusion of existing street in site area.
- (ii) Surrender of land in return for bonus PR and SC.

Decisions : (i) & (ii) Having regard to the circumstances of the case, the committee agreed that the existing street should be excluded from site area for the purpose of PR and SC calculations and bonus PR and SC should NOT be granted in return for the proposed surrender of land.