

**Summary of Decisions of the Building Committee**  
**Building Committee I 35/2022 held on 5.10.2022**

(a) BCI 1 35/2022

- Issues : (i) Architectural features on roofs and horizontal and vertical architectural fins on external walls.
- (ii) Exclusion of internal public pedestrian walkways from GFA calculation.
- (iii) Exclusion of public pedestrian passages adjoining public streets from GFA calculation.
- (iv) Exclusion of covered public passageways from GFA calculation.
- Decisions : (i) Having considered the design, the committee accepted the exclusion of the roof areas covered by architectural features and horizontal and vertical architectural fins from GFA calculations.
- (ii) Having regard to the circumstances of the case, the committee agreed to exempt the pedestrian walkways from GFA calculation.
- (iii) Having regard to the circumstances of the case, the committee agreed to exempt the pedestrian passages from GFA calculation.
- (iv) Having studied the proposal and the AP's justifications, the committee agreed to defer the decision pending for further justifications to be provided for consideration.

(b) BCI 2 35/2022

- Issue : Rectangular horizontal plane of prescribed windows protruding beyond lot boundary over the adjoining slope.
- Decision : Having regard to the circumstances of the case, the committee agreed the proposed prescribed windows provision.

(c) BCI 3 35/2022

- 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 sites would be accessible from a specified street through an existing access road on government land, the committee had no objection to the proposed means of access under B(P)R 5.

- (ii) Having regard to the circumstances of the case, the committee accepted in-principle the proposed development intensities and building height under B(P)R 19(3) subject to no adverse comments from relevant departments.