

**Summary of Decisions of the Building Committee
Building Committee II 11/2011 held on 14.3.2011**

(a) MAII 1 11/2011

- Issue : (i) Balcony approach as means of escape for a development of an education institution.
- (ii) Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : (i) The committee noted that there was no FRP separation between the MOE staircases and the accommodation of the storeys, and that the design of MOE was complicated, indirect and not continuous directly to ultimate point of safety. Having studied the plans, the committee did not accept the MOE arrangement.
- (ii) Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(b) MAII 2 11/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting that the AP submitted no further proof on the ownership of or realistic prospect of control of the land forming the site, and that the submitted document did not demonstrate the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(c) BCII 1 11/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting that the AP did not submit any documentary proof to demonstrate that the applicant had the ownership of or realistic prospect of control of the land forming the site, and that the Form BA 5 submitted by the AP was incomplete, the committee did not accept the proof of ownership and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(d) BCII 2 11/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(e) BCII 3 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(f) BCII 4 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(g) BCII 5 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : For a development site comprising 4 private lots, the committee noted from the document submitted by the AP that the applicant had acquired 100% ownership of 3 of the lots, but the AP did not submit any documentary proof of ownership of or realistic prospect of control of the remaining lot. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, and that the submitted document did not demonstrate the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(h) BCII 6 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : For a site acquired by public auction, the committee noted from the document submitted by the AP that Agreement for Sale and Purchase had been executed, possession certificate had been signed, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(i) BCII 7 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(j) BCII 8 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting that the AP did not submit any documentary proof to demonstrate that the applicant had the ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of ownership and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(k) BCII 9 11/2011

Issue : The percentage of the facade of a composite building served by an EVA was less than 25%.

Decision : The committee, having noted the site situation and the advice of FSD, accepted the deficiency of the EVA subject to acceptance of the same by FSD in writing.

(l) BCII 10 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(m) BCII 11 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(n) BCII 12 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : From the assignment document submitted by the AP, the committee noted that the applicant acquired 6 out of 49 units of the existing buildings on the land forming the site, and that the submitted document did not demonstrate that the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(o) BCII 13 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : From the assignment document and LR record submitted by the AP, the committee noted that the applicant acquired 11 out of 50 units of the existing buildings on the land forming the site, and that the submitted document did not demonstrate that the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(p) BCII 14 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting that the AP submitted no further proof on the ownership of or realistic prospect of control of the land forming the site, and that the documentary proof from the AP's previous submission was incomplete and insufficient to demonstrate that the applicant had the ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(q) BCII 15 11/2011

Issue : Proof of ownership or realistic prospect of control of the land forming the site.

Decision : Noting from the assignment document and LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA5, the committee accepted the proof of ownership of the site.

(r) BCII 16 11/2011

Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.

(ii) Non-provision of EVA for a domestic building.

Decision : (i) Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(ii) The committee, having noted the site constraint and the advice of FSD, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.