

**Summary of Decisions of the Building Committee
Building Committee II 34/2011 held on 23.8.2011**

(a) MAII 1 34/2011

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 and the legal representative's letter that the applicants had acquired 100% ownership of the site, they were legally eligible to act for the registered owners, and the names of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(b) MAII 2 34/2011

Issue : Proposed residential development to be served by EVA with inadequate turning radius.

Decision : Having noted that the site situation and the advice of FSD, the committee accepted the proposed EVA arrangement subject to written acceptance of the same by FSD.

(c) MAII 3 34/2011

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

Decision : Noting from the assignments and LR record submitted by the AP and the legal representative's letter that the applicant had acquired some shares of the site, and entered into Provisional Agreements for Sale and Purchase with the condition for purchase of the remaining shares for the applicant, the committee accepted the proof of realistic prospect of control of the land forming the site.

(d) BCII 1 34/2011

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 the name of the owner tallied with that shown on Form BA 4, the committee accepted the proof of ownership of the site.

(e) BCII 2 34/2011

Issue : Exemption from payment of fees for processing plans.

Decision : Having considered the case, the committee could not identify valid justification for the granting of exemption from payment of fees for processing plans.

(f) BCII 3 34/2011

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 and the legal representative's letter that the applicant had acquired some units of the site, and entered into Provisional Agreement for Sale and Purchase with the condition for the purchase of the remaining units for the applicant, the committee accepted the proof of realistic prospect of control of the land forming the site.

(g) BCII 4 34/2011

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

(ii) EVA with inadequate turning circle and loading capacity.

Decision : (i) Noting from the LR record submitted by the AP that the applicant was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4, the committee accepted the proof of ownership of the site.

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

(h) BCII 5 34/2011

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

Decision : Noting from the LR record that the applicant was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4, the committee accepted the proof of ownership of the site.

(i) BCII 6 34/2011

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) Non-provision of EVA for a single-family domestic building.
- Decision : (i) Noting from the LR record submitted by the AP that the applicants were the registered owners of the lots, and the names of owner tallied with that shown on Form BA 4, 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.

(j) BCII 7 34/2011

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) Non-provision of EVA.
- (iii) Place of public entertainment accommodating less than 500 persons.
- (iv) Proposed PPE to mix with other uses.
- Decision : (i) Noting from the document specifying the agreement between the applicant and the authority, and the applicant to be the lessee of the land to be allocated for specific conservation and revitalization purposes, the committee accepted the proof of realistic prospect of control of the land forming 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.
- (iii) The committee noted the site constraint and that the proposal was for the existing historical buildings. Having noted the advice of FSD, the committee accepted the proposed thoroughfare arrangement.
- (iv) Having studied the proposal, the committee agreed in principle to the proposed PPE to mix with other uses.

(k) BCII 8 34/2011

Issue : Roof enclosure by signboard.

Decision : The committee noted that there was no objection from relevant outside departments. Having considered all relevant factors, the committee did not accept the proposal.

(l) BCII 9 34/2011

Issue : Proposed lift landing doors with no FRP.

Decision : Having studied the case and noted that the design was not in line with the Code, the committee did not accept the proposal.