

**Summary of Decisions of the Building Committee**  
**Building Committee II 41/2011 held on 11.10.2011**

(a) MAII 1 41/2011

Issue : Discharge of staircases at ground floor.

Decision : The committee, having noted that the proposed staircases discharged to the covered area and it was separated from the area of carpark and lay-by, raised no objection to the proposal under MOE 12.1.

(b) BCII 1 41/2011

Issue : Proposed factory to be served by an EVA with inadequate width.

Decision : The committee, having considered the site circumstances, accepted the proposed EVA arrangement subject to acceptance of the same by FSD.

(c) BCII 2 41/2011

Issue : Top-hung openable windows with limited extent of opening.

Decision : The committee noted the development progress and site situation. Having considered all relevant factors, the committee raised no objection under B(P)R 30.

(d) BCII 3 41/2011

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

Decision : Noting from the LR record that the applicant 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 4 41/2011

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

Decision : Noting from the Agreement for Sale and Purchase 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 and Form BA 5, the committee accepted the proof of ownership of the site.

(f) BCII 5 41/2011

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

Decision : Noting from the lease document that the applicant was the grantee of the land, and the name of the grantee tallied with that shown on Form BA 4, members advised and the Chairman **agreed** to accept the proof of ownership of the site.

(g) BCII 6 41/2011

Issue : (i) Non-provision of EVA.  
(ii) Proof of ownership or realistic prospect of control of the land forming the site.

Decision : (i) The committee, having noted the site situation, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(ii) Noting from the lease document that the applicant was the registered owner of the lot, and the name 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.

(h) BCII 7 41/2011

Issue : Top-hung openable windows with limited extent of opening.

Decision : The committee noted the development progress and site situation. Having considered all relevant factors, the committee raised no objection under B(P)R 30.

(i) BCII 8 41/2011

Issue : (i) Firefighting and rescue stairway lobby was excessive in size and provided with no natural ventilation and no external wall as one of its enclosing walls in an existing industrial building.

(ii) Common fireman's lift lobbies at the existing floors and the additional floors were different.

Decision : (i) & (ii) Having considered the existing building layout and provisions, the committee raised no in-principle objection to the proposal under MOA 13.3 and 18.1.