

**Summary of Decisions of the Building Committee
Building Committee II 42/2011 held on 18.10.2011**

(a) MAII 1 42/2011

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

Decision : For a development site comprising 2 private lots, the committee noted from the agreements for sale and purchase (“ASP”), Provisional ASP, and LR record submitted by the AP as well as the letter from the legal representative that the applicant had acquired 100% ownership of one of the lots and obtained authorization from the owner of the other lot for applying for approval of building plans for which the owner had acquired ownership of part of the lot and obtained possession or entered into ASP & provisional ASP with the owners of the remaining undivided shares of the lot whereby non-revocable binding obligations were imposed between the parties for completion of the sale and purchase of the relevant units. The committee accepted the proof of realistic prospect of control of the land forming the site.

(b) BCII 1 42/2011

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 and Form BA 5, the committee accepted the proof of ownership of the site.

(c) BCII 2 42/2011

Issue : Portion of new additional floor served by a fireman's lift more than 60m in an institutional building.

Decision : Having considered the case, the committee accepted the proposed arrangement subject to acceptance of the same by FSD.

(d) BCII 3 42/2011

Issue : Door opening at party wall and external wall.

Decision : Having studied the design and circumstances, the committee raised no objection to the proposal.

(e) BCII 4 42/2011

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.

(f) BCII 5 42/2011

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.

(g) BCII 6 42/2011

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

Decision : Noting from the lease document submitted by the AP and the LR record that the applicant was the lessee of the land, and the name of the lessee 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 42/2011

Issue : Major facade of the proposed single-family house served by EVA was less than 25% of the total length of all the perimeter walls of the building.

Decision : The committee, having noted the site situation and the advice of FSD, accepted the EVA arrangement.

(i) BCII 8 42/2011

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.