

**Summary of Decisions of the Building Committee  
Building Committee II 48/2011 held on 29.11.2011**

(a) MAII 1 48/2011

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.

(b) MAII 2 48/2011

Issue : A&A works involving the entire existing building with non-provision of natural lighting and ventilation to internal bathrooms and powder rooms.

Decision : The committee noted that the proposed works involved the entire building in contrast to individual flats on a piecemeal basis, and that the proposed alteration works in lieu of demolition & reconstruction would contribute promoting better environment and sustainable developments. The committee also noted that the building was owned by a single owner having control over the management, maintenance and operation of the building, the AP's justifications and that each internal bathroom and powder room would be installed with its own artificial lighting and mechanical ventilation system. Hence, the committee agreed to accept the non-provision of natural lighting and ventilation.

(c) BCII 1 48/2011

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

(ii) Non-provision of EVA for an annex building.

Decision : (i) Noting from the LR record submitted by the AP that the applicant was the grantee of the land, and the name of the grantee tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

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

(d) BCII 2 48/2011

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

Decision : Noting that the authority would grant the lease to the applicant for institutional purpose, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 3 48/2011

Issue : (i) Proposed buildings to be served by an EVA of inadequate width.  
(ii) Proof of ownership or realistic prospect of control of the land forming the site.

Decision : (i) The committee, having considered the site situation, accepted the proposed EVA arrangement subject to acceptance of the same by FSD and the provision of enhanced fire safety measures to the satisfaction of FSD if required.

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

(f) BCII 4 48/2011

Issue : Separation between compartments by drenchers in lieu of compartment walls or fire shutters.

Decision : Noting the operational need and the acceptance of FSD, the committee raised no objection to the proposal.

(g) BCII 5 48/2011

Issue : Proposed single-staircase building for refuse collection point, public toilets and plant rooms.

Decision : Noting the nature of the proposed building and the AP's justifications, the committee raised no objection to the proposed building with single staircase.