

**Summary of Decisions of the Building Committee
Building Committee II 14/2012 held on 17.4.2012**

(a) MAII 1 14/2012

Issue : (i) & (ii) Existing risers of excessive height and the existing combustible timber roof in a declared monument.

Decision : (i) Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee agreed to the granting of exemption to permit the existing risers to be excessive in height.

(ii) The committee noted that the proposed compensatory measures were in line with the draft Practice Guidebook on Compliance with Building Safety and Health Requirements under the Buildings Ordinance for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings. Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee raised no objection to the existing combustible timber roof under B(C)R 90.

(b) BCII 1 14/2012

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 14/2012

Issue : Proof of ownership or realistic prospect of control of the land forming the site in relation to the proposed A&A works involving horizontal extension and re-construction resulting in a new building.

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

(d) BCII 3 14/2012

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.

(e) BCII 4 14/2012

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.

(f) BCII 5 14/2012

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

(ii) Non-provision of EVA for a deck structure.

Decision : (i) From the documents submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and the submitted documents 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 ownership and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(ii) The committee, having noted the site constraint, accepted the proposed non-provision of EVA subject to acceptance of the same by FSD.

(g) BCII 6 14/2012

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.

(h) BCII 7 14/2012

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.

(i) BCII 8 14/2012

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

(j) BCII 9 14/2012

Issue : For a revitalization project with historic buildings :-

(i) Deficiency in provision of natural lighting to kitchens in the historic buildings.

(ii) Non-provision of natural lighting and ventilation to bathrooms in the historic buildings.

(iii) Existing exit staircase with inadequate width.

Decision : (i) Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee raised no objection to the deficiency.

(ii) Noting the compensatory measures, future management, conservation needs and the support of the relevant government department, the committee agreed to accept the proposed non-provision of natural lighting and ventilation.

The committee noted that the proposed compensatory measures were in line with the draft Practice Guidebook on Compliance with Building Safety and Health Requirements under the Buildings Ordinance for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings. Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee raised no objection to the existing exit staircase with inadequate width.

(k) BCII 10 14/2012

Issue : Proprietary pumping system for disposal of foul water.

Decision : Having studied the proposal and noted the site constraints, the committee raised no objection to the proposal for foul water disposal in lieu of the traditional drainage system with sump pit.