

**Summary of Decisions of the Building Committee
Building Committee II 18/2012 held on 15.5.2012**

(a) MAII 1 18/2012

Issue : Openings on external wall for natural ventilation at the fireman's lift lobbies

Decision : The committee raised no in-principle objection to the proposed arrangement subject to acceptance of the same by FSD.

(b) MAII 2 18/2012

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

(ii) Major facade of the building served by EVA was less than 25% of the total length of all the perimeter walls of the building.

Decision : (i) Noting from the LR record submitted by the AP that the applicants had acquired 100% ownership of the site, 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.

(ii) The committee, having noted the site situation, accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures as required by FSD.

(c) MAII 3 18/2012

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

Decision : Noting that the AP did not submit any documentary proof to demonstrate that the applicant had the ownership or realistic prospect of control of the land forming the site, 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.

(d) BCII 1 18/2012

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

Decision : From the document and LR record submitted by the AP, the committee noted that the applicant did not have 100% ownership or authorization of all the owners of the site, and the submitted document 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.

(e) BCII 2 18/2012

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

Decision : Noting from the lease documents and 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, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 3 18/2012

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

(ii) EVAs of inadequate width, not in the form of two-way carriageway and not serving two opposite facades of an industrial building.

Decision : (i) Noting from the lease document submitted by the AP that the applicant was the lessee of the land, and the name of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of realistic prospect of control of the land forming the site.

(ii) The committee, having noted the site situation, accepted the proposed EVA arrangement subject to acceptance of the same by FSD.

(g) BCII 4 18/2012

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 5 18/2012

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

(ii) Non-provision of EVA for single-family houses.

- Decision : (i) Noting from the document and LR record submitted by the AP that the applicant was the registered owner of the lot, the committee accepted the proof of ownership of the site.
- (ii) Noting the site circumstances, the committee agreed to defer a decision pending clarification on B(P)R 5 by the AP.

(i) BCII 6 18/2012

Issue : Linkage of voids over entrance lobby, escalators and main lift lobby at different floors.

Decision : The committee agreed that the void space was not an atrium under C10.3 of the FS Code if the voids were in compliance with Table C1 of the FS Code.

(j) BCII 7 18/2012

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

Decision : Noting from the document submitted by the AP that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(k) BCII 8 18/2012

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

Decision : Noting from the lease document and LR record submitted by the AP 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 realistic prospect of control of the land forming the site.