

**Summary of Decisions of the Building Committee
Building Committee II 22/2012 held on 12.6.2012**

(a) BCII 1 22/2012

Issue : The topmost landing of fireman's lift in a firefighting and rescue stairway serving the basement to be situated at one floor below the level of the fire service access point.

Decision : The committee, having noted the site situation and the advice of FSD, raised no objection to the proposal under Clause D15.3 of the FS Code subject to acceptance of the same by FSD.

(b) BCII 2 22/2012

Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
(ii) EVA of inadequate width and not in the form of two-way carriageway.

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.

(c) BCII 3 22/2012

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

Decision : Noting from the authorization letter and LR record submitted by the AP that the applicant had been appointed by and authorized to act on behalf of the registered owner of the site as the agent for dealing with any statutory submission matters regarding the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(d) BCII 4 22/2012

Issue : 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 : 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.

(e) BCII 5 22/2012

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

Decision : Noting from the document and 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.

(f) BCII 6 22/2012

Issue : EVA of inadequate width and located at a distance of more than 10m from the building facade.

Decision : The committee, having noted the site situation and the advice of FSD, accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(g) BCII 7 22/2012

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

Decision : Noting from the 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.

(h) BCII 8 22/2012

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 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.

(i) BCII 9 22/2012

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 was the registered owner of the lots, 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 10 22/2012

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 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.

(k) BCII 11 22/2012

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

Decision : From the Provisional Agreement for Sale and Purchase submitted by the AP and the confirmation of the applicant's legal representative, the committee noted that the applicant did not have 100% ownership of the site, the parties were not bound irrevocably for completion of the sale and purchase, formal agreement for sale and purchase of the property had not yet been agreed and finalized, 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.