

**Summary of Decisions of the Building Committee
Building Committee II 28/2012 held on 26.7.2012**

(a) MAII 1 28/2012

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, the committee accepted the proof of ownership of the site.

(b) MAII 2 28/2012

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

Decision : From the documents submitted by the AP, the committee noted that the applicant did not have 100% ownership or authorization of all the owners of the site, 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, and that no compulsory sale order was granted by the Lands Tribunal. 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.

(c) MAII 3 28/2012

Issue : Distance between fire service access point and fireman's lift.

Decision : The committee, having considered the situation of the existing building, accepted the proposed distance to be more than 18m subject to acceptance of the same by FSD.

(d) BCII 1 28/2012

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.

(e) BCII 2 28/2012

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 3 28/2012

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

Decision : Noting from the document and authorization letter submitted by the AP that the applicant had been appointed by and authorized to act on behalf of the registered owner, who had acquired 100% ownership of the site, as the agent to submit and coordinate all necessary plan submissions, the committee accepted the proof of realistic prospect of control of the land forming the site.

(g) BCII 4 28/2012

Issue : Window flower boxes outside residential units.

Decision : Having noted the progress of the proposed residential development and the safety design of the window flower boxes, the committee raised no objection to the design in relation to PNAP APP-19 under the particular circumstances of the case.

(h) BCII 5 28/2012

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

Decision : Noting from the documents 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 5, the committee accepted the proof of ownership of the site.

(i) BCII 6 28/2012

Issue : Major facade of the existing 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 existing site circumstances and the advice of FSD, accepted the EVA arrangement subject to the provision of enhanced fire safety measures required by FSD.

(j) BCII 7 28/2012

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 applicants had a portion of ownership of the site and had been authorized to act on behalf of the remaining owners to apply for approval of building plans, the committee accepted the proof of realistic prospect of control of the land forming the site.

(k) BCII 8 28/2012

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.