

**Summary of Decisions of the Building Committee  
Building Committee II 31/2012 held on 14.8.2012**

(a) BCII 1 31/2012

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) EVA of inadequate width, capacity and horizontal distance between the major façade of building and the EVA more than 10m.
- Decision : (i) 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, the committee accepted the proof of ownership of the site.
- (ii) The committee, having noted the site situation and the advice of FSD, accepted the proposed EVA arrangement.

(b) BCII 2 31/2012

- 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 did not have 100% ownership of the site and did not demonstrate that the applicant has a realistic prospect of control of the land forming the site, the committee did not accept the proof of ownership of the site.

(c) BCII 3 31/2012

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

(d) BCII 4 31/2012

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) EVA served less than 25% of the total length of all the perimeter walls of the major façade of building and with inadequate width and turning space.

- Decision : (i) 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.
- (ii) 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 as required by FSD.

(e) BCII 5 31/2012

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 31/2012

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 was the lessee of the lot, and the name of the lessee tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(g) BCII 7 31/2012

Issue : For a revitalization project with historic buildings :-

- (i) Existing protective barriers with inadequate height
- (ii) Combustible timber staircase
- (iii) Combustible timber roof
- (iv) Risers of excessive height
- (v) Escape staircase with winders
- (vi) Landing with inadequate width

Decision : (i) to (v) The committee noted that the proposed compensatory measures were in line with the Practice Guidebook on Compliance with Building Safety and Health Requirements under the Buildings Ordinance for Adaptive Re-use. Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee agreed in principle to the proposal.

(vi) The committee noted the case and considered different design schemes should be explored.

(h) BCII 8 31/2012

Issue : EVA of inadequate width.

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 as required by FSD.