

**Summary of Decisions of the Building Committee  
Building Committee II 36/2012 held on 18.9.2012**

(a) MAII 1 36/2012

Issue : Non-provision of EVA for single-family houses.

Decision : Noting the site circumstances, the committee agreed to defer a decision pending clarification on B(P)R 5 by the AP.

(b) BCII 1 36/2012

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 had been authorized by the registered owner to act on her behalf to deal with all matters relating to the redevelopment project, the committee accepted the proof of realistic prospect of control of the land forming the site.

(c) BCII 2 36/2012

Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.  
(ii) EVA located at a distance of more than 10m from the building facades of single-family domestic buildings.

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

(d) BCII 3 36/2012

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 applicants had been appointed by the registered owners to carry out the proposed works on their behalf at the lots, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 4 36/2012

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

Decision : Noting from the documents submitted by the AP that the applicant was the appointed manager who had been authorized by the owners to, among others, undertake renovation of the lot and the development, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 5 36/2012

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 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.

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

(g) BCII 6 36/2012

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

Decision : For a development site comprising a number of private lots, the committee noted from the authorization letter and LR record submitted by the AP that the applicant had acquired 100% ownership of some of the lots, and had been appointed as the project manager for the subject development and to act on behalf of the owner of the remaining lots for application for approval of plans under the BO. The committee accepted the proof of realistic prospect of control of the land forming the site.

(h) BCII 7 36/2012

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.

(i) BCII 8 36/2012

Issue : Proposed industrial development served by an EVA less than 13.5m.

Decision : The committee, having noted the site circumstances, accepted the proposed EVA arrangement subject to acceptance of the same by FSD.

(j) BCII 9 36/2012

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

Decision : Noting that the applicant had accepted the basic terms offer for a private treaty grant, the committee accepted the proof of realistic prospect of control of the land forming the site.

(k) BCII 10 36/2012

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.

(l) BCII 11 36/2012

Issue : (i) Window areas of rooms for habitation were less than 1/10 of the floor areas in a historic building.  
(ii) Proposed lifting platform without fire rated enclosure.  
(iii) Non-provision of gutters and rainwater down pipes for existing pitched roofs of historic buildings.

Decision : (i) The committee noted that the proposal complied with the openable window requirements, and that the deficiency in the provision of natural lighting was minor. Noting the conservation needs and the support from a relevant government department, the committee agreed to the granting of modification to accept the proposal.  
(ii) Noting that the lifting platform would serve the floors within a single fire compartment, and the design complied with Clause C9.2 of the FS Code, the committee agreed to accept the proposal.  
(iii) Noting the conservation needs and the support from a relevant government department, the committee agreed to the granting of modification of B(SSF, P, DW & L)R 39.

