

**Summary of Decisions of the Building Committee  
Building Committee II 37/2012 held on 25.9.2012**

(a) BCII 1 37/2012

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 appointed by the registered owner as an authorized agent for the submission of the subject project, the committee accepted the proof of realistic prospect of control of the land forming the site.

(b) BCII 2 37/2012

Issue : Non-provision of natural lighting and ventilation to proposed internal bathrooms of existing buildings.

Decision : Having considered the circumstances, the committee agreed to the granting of modification to permit non-provision of natural lighting and ventilation to the internal bathrooms of domestic flats subject to compliance with the conditions stipulated in PNAP APP-98.

(c) BCII 3 37/2012

Issue : EVA with inadequate width, non-provision of turning space and serving less than 25% of the total length of all the perimeter walls of the major facade of building.

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

(d) BCII 4 37/2012

Issue : Formal appeal against disapproval of plans.

Decision : Having considered the case, the committee agreed to contest the appeal.

(e) BCII 5 37/2012

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 had been appointed and authorized by the registered owners to deal with all matters relating to the redevelopment on their behalf, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 6 37/2012

Issue : Refuge floor not evenly provided between floors of the building for the purpose of interchange of access to required staircases at the refuge floor and the roof.

Decision : Noting that the location of the proposed refuge floor was not in line with Clause B8.2 of the FS Code, the committee did not accept the proposal.

(g) BCII 7 37/2012

Issue : Resubmission of plans designed to comply with the MOA, MOE and FRC codes.

Decision : The committee studied the AP's justifications and noted that there was no special circumstance or technical difficulties, which might restrict the building design for compliance with the FS Code. In line with PNAP APP-153, the committee agreed not to accept the building proposal not designed to comply with the FS Code.

(h) BCII 8 37/2012

Issue : Resubmission of plans designed to comply with the MOA, MOE and FRC codes.

Decision : The committee studied the AP's justifications and noted that there was no special circumstance or technical difficulties, which might restrict the building design for compliance with the FS Code. In line with PNAP APP-153, the committee agreed not to accept the building proposal not designed to comply with the FS Code.