

**Summary of Decisions of the Building Committee  
Building Committee II 41/2012 held on 22.10.2012**

(a) MAII 1 41/2012

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) BCII 1 41/2012

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the legal proceedings resulting in a delay were beyond the control of the applicant, the committee agreed to extend the validity period.

(c) BCII 2 41/2012

Issue : (i) Non-provision of EVA for some of the houses, and the other houses were served by an EVA with inadequate width in a development for single-family houses.

(ii) Proof of ownership or realistic prospect of control of the land forming the site.

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

(ii) Noting from the document submitted by the AP that the applicant was the grantee of the land, and the name of the grantee tallied with that shown on Form BA 4, the committee accepted the proof of ownership of the site.

(d) BCII 3 41/2012

Issue : Refuge floor is not provided evenly between floors of the building for the purpose of interchange of required staircases.

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.

(e) BCII 4 41/2012

- Issue : Hotel conversion works involving proposed TBE rooms with the clear height less than that specified in PNAP APP-84.
- Decision : Having noted the AP's justifications and the comment of a Government department, the committee raised no objection to the proposed TBE rooms under B(P)R 28A.

(f) BCII 5 41/2012

- Issue : Passage from the proposed fire service access point to the fireman's lift in an existing building to be less than 1500mm in width.
- Decision : Having noted the constraints in the existing building, the committee raised no objection to the proposed passage from the proposed fire service access point to the fireman's lift to be less than 1500mm in width under Clause D7.3 of the FS Code subject to acceptance of the same by FSD.

(g) BCII 6 41/2012

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting that the applicant was the proposed grantee of the land and the basic terms offer had been accepted, the committee accepted the proof of realistic prospect of control of the land forming the site.

(h) BCII 7 41/2012

- 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, the committee accepted the proof of realistic prospect of control of the land forming the site.

(i) BCII 8 41/2012

- Issue : Determination of the lowest ground storey under the FS Code.
- Decision : Noting the site circumstances and the proposed MOE and MOA provisions, the committee raised no in-principle objection to the proposal subject to acceptance of the same by FSD.