

**Summary of Decisions of the Building Committee
Building Committee II 42/2012 held on 30.10.2012**

(a) MAII 1 42/2012

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

(b) BCII 1 42/2012

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 was the same as that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(c) BCII 2 42/2012

Issue : Demonstration in compliance with the natural ventilation requirement using performance-based approach.

Decision : Having noted that the conditions under Appendix A of PNAP APP-130 were not satisfied, the committee did not accept the demonstration on the ventilation performance of the proposed windows.

(d) BCII 3 42/2012

Issue : The EVA being substandard in width and more than 10m from the major façade of the proposed building.

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

(e) BCII 4 42/2012

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

Decision : Noting that the existing owner of the site entered into a Provisional Agreement for Sale and Purchase to sell the site to a company and had

given consent to the company to submit plans for approval and that the company had appointed the applicant to submit the plans for approval on its behalf, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 5 42/2012

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.

(g) BCII 6 42/2012

Issue : Proposed wall signboard with adverse comment from a department.

Decision : Having noted the advice of relevant outside departments and considered the proposal, the committee did not accept the proposed signboard in the absence of AP's substantiation to address the concern of the department.

(h) BCII 7 42/2012

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

Decision : Having considered the circumstances of the case, the committee accepted in-principle the proposed provision of refuge floor for the purpose of interchange of required staircases.

(i) BCII 8 42/2012

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

(ii) EVA for an industrial building in the form of one-way carriageway and less than 13.5m wide.

Decision : (i) Noting that the applicant had accepted the basic terms offer for a short term tenancy, the committee accepted the proof of realistic prospect of control of the land forming the site.

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