

**Summary of Decisions of the Building Committee
Building Committee II 46/2012 held on 27.11.2012**

(a) MAII 1 46/2012

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 authority would grant the lease to the applicant, the committee accepted the proof of realistic prospect of control of the land forming the site.

(b) MAII 2 46/2012

Issue : Existing protective barriers with inadequate height in a historic building.

Decision : Having considered the circumstances and noted the conservation needs as well as the support of the relevant government department, the committee had no in-principle objection to accept the existing protective barriers of less than 1,100mm high under B(C)R 8 subject to further justifications.

(c) BCII 1 46/2012

Issue : EVA with inadequate width at turning space.

Decision : Having noted the site circumstances, the committee 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 2 46/2012

Issue : EVA for an industrial building less than 13.5m wide and not in the form of a two-way carriageway.

Decision : 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.

(e) BCII 3 46/2012

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 and Form BA 5, the committee accepted the proof of ownership of the site.

(f) BCII 4 46/2012

Issue : EVA for an industrial building less than 13.5m wide and not in the form of a two-way carriageway.

Decision : 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.

(g) BCII 5 46/2012

Issue : EVA within public open space adjoining the site.

Decision : Having noted the site situation and the advice of relevant outside departments, the committee accepted the proposed EVA arrangement.

(h) BCII 6 46/2012

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

Decision : For a development site comprising five private lots, the committee noted from the LR record submitted by the AP that the applicant had acquired 100% ownership of four of the lots and obtained the authorization of the owner of the other lot for submission of plans. The committee accepted the proof of ownership of the lots being owned with 100% ownership and realistic prospect of control of the land forming the site.

(i) BCII 7 46/2012

Issue : Mobile toilets for a temporary concrete batching plant without connecting to drains for the disposal of foul water.

Decision : Having considered the site situation and the advice of the relevant outside department, the committee accepted the proposed provision of mobile toilets.

(j) BCII 8 46/2012

Issue : (i) Non-provision of EVA to a temporary building.

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

- Decision : (i) Having noted the site constraint, the committee accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.
- (ii) 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.

(k) BCII 9 46/2012

Issue : Distance from the fire service access point to the fireman's lift was more than 18m.

Decision : Having considered the situation of the existing building, the committee accepted the proposed arrangement subject to acceptance of the same by FSD.