

**Summary of Decisions of the Building Committee  
Building Committee II 15/2013 held on 16.4.2013**

(a) MAII 1 15/2013

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

Decision : The committee considered that further clarifications/justifications were required and did not accept the demonstration on the ventilation performance of the proposed windows.

(b) BCII 1 15/2013

Issue : Major facade of the building served by EVA less than 25% of the total length of all the perimeter walls of the building.

Decision : Having regard to the site circumstances, the committee accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures to the satisfaction of the D of FS.

(c) BCII 2 15/2013

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 was the lot owner, and the owner's name tallied with that shown on the Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the land forming the site.

(d) BCII 3 15/2013

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 lot owner, and the owner's name tallied with that shown on the Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the land forming the site.

(e) BCII 4 15/2013

Issue : Refuge floor for the purpose of interchange of required staircases having a net area for refuge less than 50% of the total gross floor area of the refuge floor.

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

(f) BCII 5 15/2013

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 land forming the site, the committee accepted the proof of ownership of the land forming the site.

(g) BCII 6 15/2013

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 realistic prospect of control of the land forming the site.

(h) BCII 7 15/2013

Issue : Materials for underground drains.

Decision : Having noted the special circumstances of the proposal, the committee agreed in principle to accept polyethylene pipes to be used for underground sewers.

(i) BCII 8 15/2013

Issue : EVA of inadequate width and loading capacity.

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