

**Summary of Decisions of the Building Committee
Building Committee II 22/2013 held on 4.6.2013**

(a) MAII 1 22/2013

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) EVA more than 10m horizontal distance from the major facade of a building.
- Decision : (i) 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.
- (ii) Having regard to the site circumstances and the advice of the D of FS, the committee accepted the proposed EVA arrangement subject to the provision of enhanced fire safety measures to the satisfaction of the D of FS.

(b) BCII 1 22/2013

- 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.

(c) BCII 2 22/2013

- 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.

(d) BCII 3 22/2013

- 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 applicant had been authorized by the registered lot owner for the carrying out of the works at the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 4 22/2013

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 applicant had been authorized by the registered lot owner for the carrying out of the works at the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 5 22/2013

Issue : (i) Horizontal distance between required staircases exceeding 48m for an A&A proposal.
(ii) Proposed open kitchen design.
(iii) Prescribed windows to face or ventilate into unenclosed balcony.
(iv) Bathroom windowing facing into light wells with tie beams.

Decision : (i) Having regard to the site constraints, marginal non-conformity and proposed compensatory measures, the committee had no objection to the proposed MOE arrangement.
(ii) Having noted the circumstances and the proposed kitchens would be located away from the exit of the flats, the committee had no objection to the open kitchen design under B(C)R 90.
(iii) Having regard to the circumstances of the case, the committee had no objection to the proposed prescribed windows to face or ventilate into unenclosed verandahs.
(iv) Having regard to the dimensions of the light wells and tie-beams, the committee had no objection that the tie-beams were disregarded for the purposes of the open air and natural lighting requirements.

(g) BCII 6 22/2013

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 applicant had acquired 100% ownership of the land forming the site 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.

(h) BCII 7 22/2013

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.

(i) BCII 8 22/2013

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.

(j) BCII 9 22/2013

Issue : Non-provision / reduction of natural lighting and ventilation to internal lavatory and bathrooms of a duplex flat in an A&A proposal.

Decision : Having regard to the case circumstances, the committee agreed to grant modification to permit the non-provision of natural lighting and ventilation to the internal lavatory and bathrooms of the subject duplex flat subject to compliance with the conditions set out in PNAP APP-98.