

**Summary of Decisions of the Building Committee
Building Committee II 47/2013 held on 26.11.2013**

(a) BCII 1 47/2013

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 BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(b) BCII 2 47/2013

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 whose name as provided in the Form BA4 and Form BA5 was the lessee of the land forming the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(c) BCII 3 47/2013

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 BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(d) BCII 4 47/2013

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 on Form BA4 and Form BA5 was the lessee of the land forming the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 5 47/2013

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 BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(f) BCII 6 47/2013

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

Decision : From the document submitted by the AP, the committee noted that the applicant shown on the Form BA4 and Form BA5 did not have 100% ownership of the land forming the site, and the submitted document did not demonstrate that the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO. The committee did not accept the proof of ownership / realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(g) BCII 7 47/2013

Issues : (i) EVA with more than 10m horizontal distances from the major facades of buildings.

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

Decisions : (i) Having regard to 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 D of FS.

(ii) 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 BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(h) BCII 8 47/2013

Issue : Design of a refuge floor.

Decision : Having studied the proposal, the committee had no objection to the proposed design of the refuge floor subject to no adverse comments from the D of FS.

(i) BCII 9 47/2013

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 applicants were the registered lot owners, and the owners' name tallied with that shown on the Form BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(j) BCII 10 47/2013

Issues : (i) Proof of ownership or realistic prospect of control of the land forming the site.
(ii) Non-provision of EVA.

Decisions : (i) Noting from the documents submitted by the AP that the applicant had been authorised by the lot owner for making applications and submissions to the BA, the committee accepted the proof of realistic prospect of control of the land forming the site.

(ii) Having regard to the site circumstances, the committee accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by the D of FS.

(k) BCII 11 47/2013

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 BA4 and Form BA5, the committee accepted the proof of ownership of the land forming the site.

(l) BCII 12 47/2013

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

Decision : Noting that the document submitted by the AP did not demonstrate that the applicant, whose name as provided in the Form BA4 and Form BA5, had 100% ownership or realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO, the committee did not accept the proof of ownership / realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(m) BCII 13 47/2013

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

Decision : Having regard to the circumstances of the case, the committee agreed that proof of ownership or realistic prospect of control of the land forming the site was not required.