

**Summary of Decisions of the Building Committee  
Building Committee II 48/2013 held on 3.12.2013**

(a) MAII 1 48/2013

Issue : Areas more than 9m from prescribed windows in hotel guest rooms.

Decision : Having studied the design, the committee agreed that there would be no objection to the proposal provided that the concerned areas would not be used for habitation.

(b) MAII 2 48/2013

Issue : Fire resistance rating of existing timber floors in historic buildings.

Decision : Noting the conservation needs of the timber floors and that the proposal was generally in line with the Practice Guidebook on Compliance with Building Safety and Health Requirements under the Buildings Ordinance for Adaptive Re-use, the committee had no in principle objection to the proposed methodology for achieving the required fire resistance rating.

(c) BCII 1 48/2013

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 the Form BA4 and Form BA5 had accepted the offer for the proposed lease and would become the lessee of the land forming the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(d) BCII 2 48/2013

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.

(e) BCII 3 48/2013

Issue : Non-provision of EVA.

Decision : 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.

(f) BCII 4 48/2013

Issue : Non-provision of EVA.

Decision : 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.

(g) BCII 5 48/2013

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.

(h) BCII 6 48/2013

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.

(i) BCII 7 48/2013

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

Decision : Noting that the proposed A&A works for the construction of a new building would be carried out in an area designated as common parts in the Deed of Mutual Covenant and the applicant shown on the Form BA4 and Form BA5 was the Incorporated Owners of the building, the committee accepted the proof of realistic prospect of control of the land forming the site.

(j) BCII 8 48/2013

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.

(k) BCII 9 48/2013

Issue : Aluminium fins at balcony approach.

Decision : Having regard to the design and the circumstances of the case, the committee had no objection to the proposal.