

**Summary of Decisions of the Building Committee  
Building Committee II 12/2014 held on 25.3.2014**

(a) MAII 1 12/2014

Issue : Horizontal distance from the fire service access point to the door of a fireman's lift on ground floor greater than 18m.

Decision : Having regard to the site circumstances, the committee had no objection to the proposal subject to no objection from the D of FS.

(b) BCII 1 12/2014

Issue : EVA serving less than one-fourth of the total length of all the perimeter walls of single-family houses.

Decision : 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.

(c) BCII 2 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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 3 12/2014

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

Decision : Noting that the applicant shown on the Form BA4 and Form BA5 had leased the land forming the site from the registered lot owner and the lease had authorised the lessee to develop the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 4 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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 5 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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.

(g) BCII 6 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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 7 12/2014

Issue : Prescribed window for a kitchen.

Decision : Having studied the design, the committee had no objection to the proposed provision of prescribed window subject to further substantiations.

(i) BCII 8 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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.

(j) BCII 9 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the registered lot owner according to the LR record submitted by the AP, 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 10 12/2014

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

Decision : Noting that the applicant shown on the Form BA4 and Form BA5 had entered into a tenancy agreement of the land forming the site with the owner and the owner had authorised the applicant to carry out the proposed works, the committee accepted the proof of realistic prospect of control of the land forming the site.

(l) BCII 11 12/2014

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

Decision : From the documents 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 documents 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.

(m) BCII 12 12/2014

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

Decision : Noting that the AP did not submit any documentary proof to demonstrate that the applicant had ownership or realistic prospect of control of the land forming the site, the committee agreed that the plans be disapproved.

(n) BCII 13 12/2014

Issue : Proof of ownership of the land forming the site.

Decision : Noting that the applicant was the lot owner according to the documents submitted by the AP, 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.