

**Summary of Decisions of the Building Committee  
Building Committee II 28/2014 held on 15.7.2014**

(a) MAII 1 28/2014

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.

(b) BCII 1 28/2014

Issue : Discharge of exits and required staircases into an adjoining public open space.

Decision : Having studied the proposal, the committee was not satisfied that a permanent and unfettered right-of-way for MOE purpose would be provided and maintained within the public open space during the lifetime of the proposed building and did not accept the proposed MOE arrangement.

(c) BCII 2 28/2014

Issue : EVA of inadequate width and not in the form of two-way carriageway.

Decisions : 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 the D of FS.

(d) BCII 3 28/2014

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.

(e) BCII 4 28/2014

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 28/2014

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 28/2014

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.

(h) BCII 7 28/2014

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.

(i) BCII 8 28/2014

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.

(j) BCII 9 28/2014

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.

(k) BCII 10 28/2014

Issue : Non-provision of EVA.

Decision : Having regard to the site circumstances and the use of the proposed building, 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.