

**Summary of Decisions of the Building Committee
Building Committee II 42/2014 held on 21.10.2014**

(a) BCII 1 42/2014

Issue : Existing exit staircase of inadequate width in a historic building.

Decision : The committee noted that the proposed compensatory measures were in line with the Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings. Having considered the circumstances, the committee had no objection to the proposal subject to further substantiation.

(b) BCII 2 42/2014

Issue : Non-provision of EVA.

Decision : Having regard to the site circumstances and the advice of the D of FS, the committee accepted the non-provision of EVA subject to the provision of enhanced fire safety measures to the satisfaction of the D of FS.

(c) BCII 3 42/2014

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

Decision : Having regard to the site circumstances, the committee considered that further substantiations were required.

(d) BCII 4 42/2014

Issue : External drainage pipes enclosed by architectural features.

Decision : Having considered the circumstances of the case and noting that the requirements in PNAP APP-93 were generally complied with, the committee had no objection to the proposal subject to further substantiations.

(e) BCII 5 42/2014

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 lessor had authorised the lessee to develop the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(f) BCII 6 42/2014

Issue : Proof of ownership 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.

(g) BCII 7 42/2014

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

Decision : Noting that the applicant was the grantee of the lot according to the land grant submitted by the AP, and that the grantee'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 42/2014

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 that 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 9 42/2014

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 that 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 10 42/2014

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 lessor had authorised the lessee to develop the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(k) BCII 11 42/2014

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

Decision : Noting from the document submitted by the AP that the owner had an intention to enter into a landlord and tenant relationship with the applicant, the committee accepted the proof of realistic prospect of control of the land forming the site.