

**Summary of Decisions of the Building Committee
Building Committee II 52/2014 held on 30.12.2014**

(a) BCII 1 52/2014

- Issues : (i) Width of the existing door leaves of the double leaf doors less than 600mm in a heritage building.
- (ii) Doors at the final discharge point of existing exit routes without the required setback in a heritage building.
- (iii) Non-provision of handrails to the existing required staircases in a heritage building.
- (iv) Non-provision of protective barriers in a heritage building.
- Decisions : (i) Having considered the circumstances and the proposed compensatory measures, the committee had no objection to the proposal subject to further substantiations.
- (ii) Having considered the circumstances and the proposed compensatory measures, the committee had no objection to the proposal subject to further substantiations.
- (iii) Having considered the circumstances and the proposed compensatory measures, the committee had no objection to the non-provision of handrails to some existing required staircases subject to further substantiations.
- (iv) Having considered the circumstances, the committee did not accept the non-provision of protective barriers.

(b) BCII 2 52/2014

- Issue : Existing substandard protective barriers in a heritage building.
- Decision : Having considered the circumstances and the proposed compensatory and management measures, the committee had no objection to the proposal subject to further substantiations.

(c) BCII 3 52/2014

- 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.

(d) BCII 4 52/2014

Issue : Proof of 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.

(e) BCII 5 52/2014

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.

(f) BCII 6 52/2014

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.