

Summary of Decisions of the Building Committee
Building Committee II 25/2015 held on 23.6.2015

(a) MAII 1 25/2015

Issue : MOE arrangement for a historic building.

Decision : Having considered the circumstances of the case and the proposed compensatory measures, the committee had no objection to the proposed MOE arrangement subject to revised design.

(b) MAII 2 25/2015

Issues : (i) Existing provisions in a historic building not up to current standards.

(ii) Existing protective barriers of inadequate height in a historic building.

Decisions : (i) The committee considered that there was no provision under the Buildings Ordinance requiring the concerned areas to be brought up to the current standards if the uses of the concerned areas were not intended to be altered or changed.

(ii) Noting the circumstances of the case and having regard to the proposed compensatory measures, the committee had no objection to the existing protective barriers subject to revised design for some of the protective barriers.

(c) MAII 3 25/2015

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

Decision : Noting 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.

(d) BCII 1 25/2015

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.

(e) BCII 2 25/2015

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.

(f) BCII 3 25/2015

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

(g) BCII 4 25/2015

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.

(h) BCII 5 25/2015

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 6 25/2015

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.