

**Summary of Decisions of the Building Committee
Building Committee II 39/2011 held on 27.9.2011**

(a) MAII 1 39/2011

Issue : Exemption from payment of fees for processing plans.

Decision : Having studied the case and the AP's justifications, the committee agreed that exemption from payment of plan processing fees be granted.

(b) BCII 1 39/2011

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

Decision : Noting from the lease document submitted by the AP that the applicant was the lessee of the land, and the name of the lessee tallied with that shown on Form BA 4, the committee accepted the proof of realistic prospect of control of the land forming the site.

(c) BCII 2 39/2011

Issue : Non-provision of natural lighting and ventilation to the proposed internal bathrooms and powder rooms of an existing building.

Decision : Having considered the circumstances, the committee did not accept the proposal under B(P)R 36.

(d) BCII 3 39/2011

Issue : Top-hung openable windows with limited extent of opening in a commercial building.

Decision : The committee noted the progress of construction and site situation. Having considered all relevant factors, the committee raised no objection under B(P)R 30.

(e) BCII 4 39/2011

Issue : Plant room below basement without two independent exits.

Decision : The committee noted that the localized sunken area would be solely used for a plant room with no habitable accommodation, and raised no objection to the proposal.

(f) BCII 5 39/2011

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 the ownership or realistic prospect of control of the land forming the site, the committee did not accept the proof of ownership and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(g) BCII 6 39/2011

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

Decision : Noting from the LR record submitted by the AP that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.