

**Summary of Decisions of the Building Committee
Building Committee II 9/2012 held on 6.3.2012**

(a) BCII 1 9/2012

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) Non-provision of turning space for the EVA of utilities substations.
- Decision : (i) Noting from the LR record submitted by the AP that the applicant was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.
- (ii) The committee, having noted the site constraint and the advice of FSD, accepted the proposed non-provision of turning space subject to acceptance of the same by FSD.

(b) BCII 2 9/2012

- 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 was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(c) BCII 3 9/2012

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : From the information provided by the legal representative of the applicant, the committee noted that the applicant did not have 100% ownership of the site, and that no information was provided to demonstrate the applicant having 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 and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved. The committee also agreed that the AP be advised to submit further particulars to demonstrate the applicant's realistic prospect of control of the land forming the site for supporting the proposed development for compliance with the BO.

(d) BCII 4 9/2012

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

Decision : From the authorization letter and LR record submitted by the AP, the committee noted that the applicant, who was authorized by a number of owners of the existing buildings on the site to act on their behalf for submission of building plan, did not have 100% ownership or authorization of all the owners of the site, and the submitted documents did not demonstrate 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 and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved. The committee also agreed that the AP be advised to submit further particulars to demonstrate the applicant's realistic prospect of control of the land forming the site for supporting the proposed development for compliance with the BO.

(e) BCII 5 9/2012

Issue : Top vents of staircases within 6m from the common boundary with an adjoining site.

Decision : Noting the site was less than 6m in width, the committee raised no objection to the proposal under FRC 11.7 subject to acceptance of the same by FSD.

(f) BCII 6 9/2012

Issue : Non-provision of gully traps or drainage channels at the surface paving at the open space with natural landscape for a development in an educational institution.

Decision : The committee, noting the AP's justifications and the advice of the relevant outside department, raised no objection to the proposal under B(C)R 33(2).