

**Summary of Decisions of the Building Committee
Building Committee II 40/2012 held on 16.10.2012**

(a) BCII 1 40/2012

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 did not have 100% ownership or authorization of all the owners of the site, 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, and that no compulsory sale order was granted by the Lands Tribunal. 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.

(b) BCII 2 40/2012

Issue : Natural lighting and mechanical ventilation for internal rooms with basins / sinks in a hospital.

Decision : Having considered the case and AP's justifications, the committee raised no in-principle objection to the proposal and agreed to the granting of modification under B(P)R 36.

(c) BCII 3 40/2012

Issue : (i) Non-provision of turning space for the EVA of single-family buildings.

(ii) Proof of ownership or realistic prospect of control of the land forming the site.

Decision : (i) The committee, having noted the site circumstances, accepted the proposed non-provision of EVA subject to acceptance of the same by FSD.

(ii) 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, the committee accepted the proof of ownership of the site.

(d) BCII 4 40/2012

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

Decision : Noting from the lease document and LR record submitted by the AP that the applicant was the grantee of the lot, the committee accepted the proof of ownership of the site.

(e) BCII 5 40/2012

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 lots, 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.

(f) BCII 6 40/2012

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, the committee accepted the proof of ownership of the site.

(g) BCII 7 40/2012

Issue : (i) Horizontal planes of prescribed windows protruding over a roadside landscape area.
(ii) Window openings at site boundary abutting a roadside landscape area.

Decision : (i) & (ii) Noting that there existed a box culvert underneath the landscape area, future development on the area was unlikely and subject to the control of the relevant authorities, and that the area together with the road had street characteristics, the committee raised no objection to the proposed horizontal planes and openings under B(P)R 31(1) and B(C)R 90.

(h) BCII 8 40/2012

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

Decision : Noting that the applicant had accepted the basic terms offer for a land exchange, the committee accepted the proof of realistic prospect of control of the land forming the site.

(i) BCII 9 40/2012

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, the committee accepted the proof of ownership of the site.