

**Summary of Decisions of the Building Committee  
Building Committee II 1/2011 held on 4.1.2011**

(a) BCII 1 1/2011

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

Decision : For a development site comprising 3 buildings, the committee noted that the applicant acquired 100% ownership for 2 buildings and not less than 62.5% ownership of the remaining building. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(b) BCII 2 1/2011

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

Decision : Noting from the LR record that the applicant had acquired 70 out of a total of 95 units of the existing buildings on the development site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(c) BCII 3 1/2011

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.

(d) BCII 4 1/2011

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

Decision : For a development site comprising 4 blocks of existing building, the committee noted that the applicant had acquired the ownership of not less than 80% for 3 of the blocks and not less than 70% of the remaining block of existing buildings on the development site. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(e) BCII 5 1/2011

- 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.

(f) BCII 6 1/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting from the LR record that the applicant had acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(g) BCII 7 1/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : For a development site comprising 7 nos. of existing buildings, the committee noted that the applicant had acquired 100% ownership for 6 nos. of the buildings and 5/7 of the remaining one. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(h) BCII 8 1/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting that the site was owned by a single owner and that the name of the owner shown on the LR record tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(i) BCII 9 1/2011

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) Major facade of the proposed development served by the EVA was less than 25% of the total length of the perimeter of the building.

- Decision : (i) Noting from the LR record submitted by the AP that the applicant had acquired 34 out of a total of 35 units of the existing buildings on the development site, the committee did not accept the proof of realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.
- (ii) The committee, having considered the existing site constraint and the advice of FSD, accepted the EVA arrangement subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.