

**Summary of Decisions of the Building Committee  
Building Committee II 2/2011 held on 11.1.2011**

(a) BCII 1 2/2011

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, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(b) BCII 2 2/2011

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, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(c) BCII 3 2/2011

Issue : Post-secondary college and cinemas located in a composite development.

Decision : The committee, noting that the college and cinemas were physically separated, raised no objection under B(P)R 49B.

(d) BCII 4 2/2011

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

Decision : From the assignment documents and LR record submitted by the AP, the committee noted that the applicant acquired not more than 85% ownership of the 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 2/2011

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

Decision : Noting from the assignment document, Certificate of Incorporation and LR record submitted by the AP that the applicant had acquired 100% ownership of the site, and that the name of the owner tallied with that shown on Form BA4 and Form BA5, the committee accepted the proof of ownership of the site.

(f) BCII 6 2/2011

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

Decision : For a development site comprising a private lot and the adjoining Government land, the committee noted that the applicant acquired 100% ownership for the private lot only. 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.

(g) BCII 7 2/2011

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

Decision : For a development site involving a land exchange, which was not yet completed, the committee noted that no documentary proof of ownership was submitted by the AP and Form BA5 was incomplete. 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 2/2011

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, and that the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(i) BCII 9 2/2011

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

Decision : The committee noted the history of land development, the earlier in-principle approval of ExCo and the advice of LandsD. Noting that the land grant was customized for the special purpose of the land, the committee accepted the proof of ownership of the site.

(j) BCII 10 2/2011

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

Decision : The committee noted that the applicant acquired not more than 30% of ownership of the 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.

(k) BCII 11 2/2011

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

Decision : For a development site comprising 3 nos. of 6-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(l) BCII 12 2/2011

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

Decision : For a development site comprising 6 nos. of 8-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(m) BCII 13 2/2011

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

Decision : For a development site comprising 7 nos. of 7-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(n) BCII 14 2/2011

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

Decision : For a development site comprising 4 nos. of 8-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(o) BCII 15 2/2011

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

Decision : For a development site comprising 4 nos. of 8-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(p) BCII 16 2/2011

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

Decision : For a development site comprising 4 nos. of 7-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(q) BCII 17 2/2011

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

Decision : For a development site comprising 5 nos. of 8-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(r) BCII 18 2/2011

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

Decision : For a development site comprising 5 nos. of 7-storey Chinese houses, the committee noted that the applicant acquired 2 individual units only. 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.

(s) BCII 19 2/2011

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

Decision : The committee noted from the LR record submitted by the AP that the applicant acquired 21 out of 24 shares of ownership of the 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.

(t) BCII 20 2/2011

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

Decision : The committee noted from the documents submitted by the AP that the applicant had entered into agreement for the purchase of about 80% of the undivided shares of the property. 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.

(u) BCII 21 2/2011

Issue : Provision of open space for residential houses.

Decision : Having considered the circumstances and site constraints, the committee agreed to the granting of modification to permit open space to be provided not at a level of 150mm below the lowermost domestic storey.

(v) BCII 22 2/2011

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 grantee of the land and that the lease renewal was in progress, the committee accepted the proof of ownership of the site.

(w) BCII 23 2/2011

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

Decision : The committee noted from the LR record submitted by the AP that the applicant acquired 2 out of 48 undivided shares of ownership of the 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.