

**Summary of Decisions of the Building Committee
Building Committee II 3/2011 held on 18.1.2011**

(a) BCII 1 3/2011

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

Decision : Noting from the 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, the committee accepted the proof of ownership of the site.

(b) BCII 2 3/2011

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 3/2011

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.

(d) BCII 4 3/2011

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.

(e) BCII 5 3/2011

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

Decision : For a development site comprising 1 existing building and 1 vacant site, the committee noted that the applicant acquired 100% ownership for the existing building but no relevant proof on the vacant site was submitted by the AP. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming 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.

(f) BCII 6 3/2011

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

Decision : From the LR record submitted by the AP, the committee noted that the applicant acquired not more than 92% 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. In passing, the committee accepted the authorization letters endorsed by the registered owners of individual units as the proof of realistic prospect of control of the corresponding shares / portions of the site as the intention of individual owners for redevelopment had been expressed, and that the applicant had been authorized to act on their behalf for the purpose of the proposed development including, among others, the appointment of authorized person, submission of plans, and all future liaisons with the Government.

(g) BCII 7 3/2011

Issue : Non-provision of EVA for a single-family building.

Decision : The committee, having noted the site constraint and the advice of FSD, accepted the non-provision of EVA subject to the provision of enhanced fire safety measures and acceptance of the same by FSD.

(h) BCII 8 3/2011

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

Decision : The committee noted from the authorization letters, which were endorsed by all the owners, that the intention of all owners for redevelopment had been expressed and that the applicant had been authorized to act on their behalf. Noting from the authorization letters and LR record submitted by the AP, the committee accepted the proof of realistic prospect of control of the site.

(i) BCII 9 3/2011

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

Decision : For a development site comprising an existing 11-storey composite building with 16 domestic units on the typical floor, the committee noted from assignment documents and the LR record submitted by the AP that the applicant acquired 2 individual units. 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.

(j) BCII 10 3/2011

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

(ii) Open kitchen in domestic premises with two exits.

Decision : (i) 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.

(ii) The committee, noting that the premises were provided with two exits and that the angle between the two escape directions was not less than 30 degree, accepted the kitchen design under the FRC Code.

(k) BCII 11 3/2011

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

Decision : The committee noted the history of redevelopments in the whole site, which comprised independent houses, and that the proposed redevelopment involved only its own area. Noting from the documentary proof submitted by the AP that the applicant possessed 100% ownership of the redevelopment area, the committee accepted the proof of ownership.

(l) BCII 12 3/2011

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.

(m) BCII 13 3/2011

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.

(n) BCII 14 3/2011

Issue : Width of exit routes and doors.

Decision : The committee, having studied the proposal and noted that the total escape routes/doors would be in compliance with that required under the MOE Code, raised no objection to the proposal.