

**Summary of Decisions of the Building Committee  
Building Committee II 5/2011 held on 1.2.2011**

(a) BCII 1 5/2011

Issue : Direct distance exceeding the permissible 15m.

Decision : Having studied the plans and the justifications provided by the AP, the committee did not accept direct distance exceeding the permissible 15m.

(b) BCII 2 5/2011

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

(c) BCII 3 5/2011

Issue : Non-provision of EVA for proposed plant rooms.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to acceptance of the same by FSD.

(d) BCII 4 5/2011

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 grantee had agreed to the proposed works to be carried out by the applicant, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 5 5/2011

Issue : The percentage of the facade of the proposed composite development served by an EVA was less than 25%.

Decision : 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 to the satisfaction of FSD.

(f) BCII 6 5/2011

Issue : Non-provision of EVA for a canteen block and dormitories of an outdoor training camp.

Decision : The committee, having noted the site constraint, accepted the non-provision of EVA subject to acceptance of the same by FSD.

(g) BCII 7 5/2011

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

(ii) Non-provision of EVA for a domestic building.

(iii) The distance from the fire service access point to the fireman's lift was more than 18m.

Decision : (i) Noting from the assignment document and LR record that the applicants had collectively acquired 100% ownership of the site, the committee accepted the proof of ownership of the site.

(ii) & (iii) The committee, having noted the site constraint and the advice of FSD, accepted the non-provision of EVA subject to acceptance of the same by FSD in writing.

(h) BCII 8 5/2011

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

Decision : For a development site comprising two private lots, the committee noted that the applicant acquired 100% ownership for one of the lots 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.

(i) BCII 9 5/2011

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 1 out of 33 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.

(j) BCII 10 5/2011

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 1 out of 34 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.

(k) BCII 11 5/2011

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 1 out of 41 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.

(l) BCII 12 5/2011

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 1 out of 29 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.

(m) BCII 13 5/2011

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

Decision : Noting from the Agreement for Sale and Purchase and LR record submitted by the AP that the applicant would complete the transaction for the acquisition of 100% ownership of the site soon, the committee accepted the realistic prospect of control of the land forming the site.

(n) BCII 14 5/2011

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

Decision : Noting from the documentary proof 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 BA5, the committee accepted the proof of ownership of the site.

(o) BCII 15 5/2011

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

Decision : Noting from the documentary proof 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 BA5, the committee accepted the proof of ownership of the site.

(p) BCII 16 5/2011

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 did not have 100% ownership or realistic prospect of control of the land forming the site, and that the name of the owners did not tally with that shown on Form BA4. Noting that the applicant did not have 100% ownership of or realistic prospect of control of the land forming the site, and that the AP failed to demonstrate the applicant as shown on Form BA4 had the ownership or realist prospect control of 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 5/2011

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

Decision : Noting from the assignment document 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.

(r) BCII 18 5/2011

Issue : Non-provision of EVA for a composite 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 in writing.

(s) BCII 19 5/2011

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 BA5, the committee accepted the proof of ownership of the site.

(t) BCII 20 5/2011

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.

(u) BCII 21 5/2011

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.

(v) BCII 22 5/2011

Issue : (i) Non-provision of EVA for single-family houses.

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

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

(w) BCII 23 5/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : From the confirmation of the applicant's legal representative, the committee noted that the applicant acquired not more than 84% 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.

(x) BCII 24 5/2011

- Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
- (ii) Plans submitted by two APs in respect of building works at the same site.
- 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 and Form BA5, the committee accepted the proof of ownership of the site.
- (ii) Having considered the additional information provided by the AP, the committee agreed not to invoke B(A)Reg 15.

(y) BCII 25 5/2011

- Issue : Proof of ownership or realistic prospect of control of the land forming the site.
- Decision : Noting from the land exchange document that the applicant was the grantee with the basic terms offer accepted, the committee accepted the proof of realistic prospect of control of the site.

(z) BCII 26 5/2011

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 BA5, the committee accepted the proof of ownership of the site.

(aa) BCII 27 5/2011

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.

(bb) BCII 28 5/2011

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

Decision : For a development site comprising 3 private lots, the committee noted that the applicant acquired 100% ownership for 1 private lot, and 26 out of 32 and 10 out of 19 undivided shares of ownership of the other two lots. 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.

(cc) BCII 29 5/2011

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.

(dd) BCII 30 5/2011

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

(ii) The percentage of the facade of the proposed single-family house served by an EVA was less than 25%.

- Decision : (i) 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.
- (ii) The committee, having considered the existing site constraints, accepted the EVA arrangement subject to acceptance of the same by FSD.

(ee) BCII 31 5/2011

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

Decision : The committee noted the advice of LandsD and that lease conditions were being drafted for the applicant. Noting that the lease was being drafted for the special purpose of the land, the committee accepted the proof of ownership of the site.

(ff) BCII 32 5/2011

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.

(gg) BCII 33 5/2011

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.

(hh) BCII 34 5/2011

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

Decision : From the LR record, the committee noted that the applicant owned other lots instead of the development site and that the AP was unable to submit information to prove that land exchange was completed. Noting that the documentary proof of ownership was incomplete and



insufficient to demonstrate that the applicant as stated in the Form BA4 had the ownership or realistic prospect of control of the land forming the site, 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.

(ii) BCII 35 5/2011

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 BA5, the committee accepted the proof of ownership of the site.