

**Summary of Decisions of the Building Committee
Building Committee II 7/2011 held on 15.2.2011**

(a) MAII 1 7/2011

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

Decision : From the document submitted by the AP, the applicant only demonstrated that the proposed land exchange would be proceeded with, and did not demonstrate that the applicant had the ownership or realistic prospect of control of the land forming the site. Hence, 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 1 7/2011

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

Decision : Noting that the AP did not submit any documentary proof to demonstrate that the applicant 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.

(c) BCII 2 7/2011

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

Decision : Noting from the 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.

(d) BCII 3 7/2011

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

Decision : Noting that the applicant had been appointed by the owner and authorized to act as the agent in respect of the proposed development, the committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 4 7/2011

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.

(f) BCII 5 7/2011

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 applicants had acquired 100% ownership of the site, and that the names of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(g) BCII 6 7/2011

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

Decision : From the assignment document submitted by the AP, the committee noted that the applicant acquired 6 out of 30 units of the existing building on the land forming 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.

(h) BCII 7 7/2011

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.

(i) BCII 8 7/2011

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

Decision : For a development site comprising three portions of sub-divided lot, the committee noted from the LR record submitted by the AP that the applicant had acquired 100% ownership of one of the three portions and had been authorized by the owner of the remaining portions to apply for approval of Building Plans for redevelopment of the property. The committee accepted the proof of realistic prospect of control of the land forming the site.

(j) BCII 9 7/2011

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.

(k) BCII 10 7/2011

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

Decision : Noting from the document, Agreement for Sale and Purchase and LR record submitted by the AP and legal representative that the applicant had paid in full for the purchase of the lot and that the applicant was the sole current beneficial owner holding 100% interest of the lot with complete authorization and control to apply for, inter alia, approval and consents under the BO, the committee accepted the ownership and realistic prospect of control of the land forming the site.

(l) BCII 11 7/2011

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

Decision : The committee noted from the assignment document submitted by the AP that the applicant acquired 2 out of 24 units of the existing building on the land forming 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 12 7/2011

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

Decision : From the assignment document submitted by the AP, the committee noted that the applicant acquired 1 out of 10 units of the existing building on the land forming 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.

(n) BCII 13 7/2011

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

Decision : Noting from the Conditions of Grant that the applicant was the grantee of the land, and that the name of the owner tallied with that shown on Form BA4, members advised and the Chairman **agreed** to accept the proof of ownership of the site.

(o) BCII 14 7/2011

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.

(p) BCII 15 7/2011

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

Decision : For a development site comprising two portions, the committee noted that the applicant was authorized by the owner of a portion of the site to apply for approval of Building Plans for redevelopment of the property but did not have 100% ownership of or realistic prospect of control of the remaining portion of land forming 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.

(q) BCII 16 7/2011

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

Decision : From the assignment document submitted by the AP, the committee noted that the applicant did not acquire all the units of the existing building on the land forming 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.

(r) BCII 17 7/2011

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

Decision : Noting from the authorization letter and LR record submitted by the AP that the applicant had acquired a portion of undivided shares and had been authorized by the owner of the remaining portion of undivided shares to apply for, among others, approval of plans of building works, the committee accepted the proof of realistic prospect of control of the land forming the site.

(s) BCII 18 7/2011

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.

(t) BCII 19 7/2011

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

(u) BCII 20 7/2011

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.

(v) BCII 21 7/2011

- Issue : (i) Non-provision of EVA for a residential development.
- (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 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, the committee accepted the proof of ownership of the site.

(w) BCII 22 7/2011

- 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.

(x) BCII 23 7/2011

- 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.

(y) BCII 24 7/2011

- 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 25 out of 36 units of the existing buildings on the land forming the site, and that the names of the owner did not tally with that shown on Form BA4 and Form BA5. 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.

(z) BCII 25 7/2011

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.

(aa) BCII 26 7/2011

Issue : (i) Non-provision of EVA for a residential development.
(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 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, the committee accepted the proof of ownership of the site.

(bb) BCII 27 7/2011

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.

(cc) BCII 28 7/2011

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

Decision : From the assignment document submitted by the AP, the committee noted that the applicant acquired 62 out of 86 units of the existing buildings on the land forming 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.

(dd) BCII 29 7/2011

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

Decision : Noting from the authorization letter and LR record submitted by the AP that the applicant had acquired a portion of undivided shares and had been authorized by the owners of the remaining portion of undivided shares for submission of building plans, the committee accepted the proof of realistic prospect of control of the land forming the site.

(ee) BCII 30 7/2011

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

Decision : From the assignment document submitted by the AP, the committee noted that the applicant acquired 36 out of 42 units of the existing buildings on the land forming 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.

(ff) BCII 31 7/2011

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

Decision : Noting that the AP did not submit the new Form BA5 or any documentary proof of ownership to demonstrate that the applicant 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.

(gg) BCII 32 7/2011

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

Decision : From the document and authorization letters submitted by the AP, the committee noted the applicant did not have 100% ownership of or authorization of all the owners of the site, and that the submitted document did not demonstrate that the applicant had realistic prospect of control of the land forming the site to support the proposed development for compliance with the BO, 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.

