

**Summary of Decisions of the Building Committee
Building Committee II 12/2011 held on 22.3.2011**

(a) MAII 1 12/2011

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

Decision : For a development site involving a land exchange, the committee noted that the applicant was the proposed grantee of the land, and the basic terms offer had been accepted by his authorized agent on his behalf. The committee accepted the proof of realistic prospect of control of the site.

(b) BCII 1 12/2011

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.

(c) BCII 2 12/2011

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.

(d) BCII 3 12/2011

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

Decision : For a school proposed on the government land, the committee noted from the tenancy agreement that the applicant was the tenant of the land for providing education and training services. The committee accepted the proof of realistic prospect of control of the land forming the site.

(e) BCII 4 12/2011

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.

(f) BCII 5 12/2011

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.

(g) BCII 6 12/2011

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.

(h) BCII 7 12/2011

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 12/2011

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.

(j) BCII 9 12/2011

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.

(k) BCII 10 12/2011

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.

(l) BCII 11 12/2011

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 12 12/2011

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

Decision : For a development site comprising 3 private lots and the adjoining government land, the committee noted that the applicant had been authorized to act as the agent in respect of the subject development by the owner of the private lots, who was the lessee of the adjoining government land and had acquired 100% ownership of the private lots forming the site, and that the name of the owner tallied with that shown on Form BA4. The committee accepted the proof of ownership for the private lots being owned and realistic prospect of control of the land forming the site.

(n) BCII 13 12/2011

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 of or realistic prospect of control of the land forming the site, and that Form BA5 was incomplete, 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.

(o) BCII 14 12/2011

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

Decision : For a development site comprising 2 private lots, the committee noted from the document submitted by the AP that the applicant had acquired 100% ownership of 1 of the lots only, and that the submitted document did not demonstrate 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.

(p) BCII 15 12/2011

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

Decision : Noting that the authority would grant the lease to the applicant for the proposed building works at the site, the committee accepted the proof of realistic prospect of control of the land forming the site.

(q) BCII 16 12/2011

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

(ii) Exemption from payment of fees for processing plans.

(iii) Non-provision of EVA for a rural committee office.

Decision : (i) Noting from the lease document that the applicant was the lessee of the land, the committee accepted the proof of ownership of the site.

(ii) Having considered the case, the committee agreed that exemption from payment of plan processing fees be granted.

(iii) The committee, having considered the circumstances, accepted the non-provision of EVA subject to acceptance of the same by FSD.

(r) BCII 17 12/2011

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

Decision : For a development site comprising 5 private lots, the committee noted from the document and LR record submitted by the AP that the applicant had acquired 100% ownership of 2 of the lots, and obtained the authorization from the owners of the other lots for, among others, application for approval of plans. The committee accepted the proof of ownership of the lot being owned with 100% ownership and realistic prospect of control of the land forming the site.

(s) BCII 18 12/2011

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

Decision : For a development site comprising private lots and a strip of government land, the committee noted that the applicant had acquired 100% ownership of the private lots only, and that the submitted document did not demonstrate 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.

(t) BCII 19 12/2011

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

Decision : For a development site comprising 2 private lots, the committee noted from the document and LR record submitted by the AP that the applicant had acquired 100% ownership of 1 of the lots, and obtained authorization from the owner of the other lot for submission of plans. The committee accepted the proof of ownership of the lot being owned with 100% ownership and realistic prospect of control of the land forming the site.

(u) BCII 20 12/2011

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

Decision : For a development site comprising 2 private lots, the committee noted from the document and LR record submitted by the AP that the applicant had acquired 100% ownership of 1 of the lots and obtained authorization from the owners of the other lot for submission of plans. The committee accepted the proof of ownership of the lot being owned with 100% ownership and realistic prospect of control of the land forming the site.

(v) BCII 21 12/2011

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.

(w) BCII 22 12/2011

Issue : Flushing volume of flushing cisterns.

Decision : The committee agreed to the granting of modification for the use of valve-type flushing cisterns with a flushing volume of less than 9 litres in line with PNAP APP-99.

(x) BCII 23 12/2011

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 of the site, and that the submitted document did not demonstrate 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.

(y) BCII 24 12/2011

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

Decision : For a development site comprising 2 private lots, the committee noted from the LR record submitted by the AP that the applicant had acquired 100% ownership for 1 of the lots, and 12 out of 13 shares of ownership of the remaining lot, and that the submitted document did not demonstrate 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.

(z) BCII 25 12/2011

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.