

**Summary of Decisions of the Building Committee
Building Committee II 13/2011 held on 29.3.2011**

(a) Matters Arising from BCII 15 10/2011

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

Decision : The committee noted the history of submissions and that the earlier decision was not applicable.

(b) MAII 1 13/2011

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

(c) MAII 2 13/2011

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 from the assignment documents and authorization letters submitted by the AP that the applicant did not have 100% ownership of the site, and that the submitted documents 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.

(d) BCII 1 13/2011

Issue : (i) Non-provision of EVA for a single-family house.
(ii) Proof of ownership or realistic prospect of control of the land forming the site.

Decision : (i) 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.

Noting from the assignment document, authorization letter and LR record submitted by the AP that the applicant had been authorized by the owner of the site for submission of building plans, the committee agreed in principle to accept the proof of realistic prospect of control of the land forming the site.

(e) BCII 2 13/2011

Issue : Non-provision of turning space for the EVA of a single-family house.

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

(f) BCII 3 13/2011

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

Decision : From the authorization letters and LR record submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and that the submitted documents 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.

(g) BCII 4 13/2011

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 5 13/2011

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, and that the names of the owner shown on Form BA4 and Form BA5 did not tally with each other, 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.

(i) BCII 6 13/2011

Issue : Disposal of foul water by means of holding tank and waste disposal agent for temporary occupation of buildings.

Decision : The committee noted that public sewer was not available to the site and soakaway system could not be constructed. Having noted the site situation and the advice of relevant outside departments, the committee accepted in principle the proposed system for temporary occupation of buildings under B(SSF, P, DW&L)R 40.

(j) BCII 7 13/2011

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

Decision : From the authorization letters and documents submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and that the submitted documents 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.

(k) BCII 8 13/2011

Issue : (i) Proof of ownership or realistic prospect of control of the land forming the site.
(ii) Non-provision of EVA for a single-storey shelter structure for a pier.

Decision : (i) Noting from the documents submitted by the AP that the applicant had been approved by the relevant authority for occupation of the land for carrying out of the works, and would also be permitted to continue occupying the land for carrying out necessary building works, the committee accepted the proof of realistic prospect of control of the land forming the site.
(ii) 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.

(l) BCII 9 13/2011

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

Decision : From the authorization letters and LR record submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and that the submitted documents 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.

(m) BCII 10 13/2011

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

Decision : For a development site comprising 2 nos. of existing buildings, the committee noted from the documents submitted by the AP that the applicant had acquired 1 individual unit, and that the submitted documents 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 agreed that the proof of realistic prospect of control of the land forming the site was not acceptable and the plans were disapproved.

(n) BCII 11 13/2011

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

Decision : From the documents submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and that the submitted documents 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.

(o) BCII 12 13/2011

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

Decision : From the documents submitted by the AP, the committee noted that the applicant did not have 100% ownership of the site, and that the submitted documents 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 13 13/2011

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.

(q) BCII 14 13/2011

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.