

**Summary of Decisions of the Building Committee
Building Committee II 15/2011 held on 12.4.2011**

(a) Matters Arising from MAII 1 14/2011

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

Decision : The committee noted the owners' information and that the proof of realistic prospect of control of the land forming the site was not acceptable.

(b) Matters Arising from BCII 3 44/2010

Issue : Plans submitted by two APs in respect of building works at the same site.

Decision : The committee noted its earlier decisions. No further action was required.

(c) MAII 1 15/2011

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

Decision : From the information provided by the applicant's legal representative, the committee noted that the applicant did not have 100% ownership or realistic prospect of control of the land forming the site. The committee also noted 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, and that the names of the owner did not tally with that shown on Form BA5. 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) MAII 2 15/2011

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

Decision : Noting from the assignment documents, authorization letters and LR record submitted by the AP that the applicant had acquired a portion of undivided shares of the land forming the site and had been authorized by the owners of the remaining 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.

(e) MAII 3 15/2011

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 including the remaining 1 share of ownership under an Agreement for Sale and Purchase, which had been registered with the LR, the committee accepted the proof of ownership of the site.

(f) BCII 1 15/2011

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 the name of the owner tallied with that shown on Form BA4, the committee accepted the proof of ownership of the site.

(g) BCII 2 15/2011

Issue : Non-provision of EVA for a residential development.

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 3 15/2011

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

Decision : Noting from the lease 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 land forming the site.

(i) BCII 4 15/2011

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.