

**Summary of Decisions of the Building Committee
Building Committee II 16/2011 held on 19.4.2011**

(a) MAII 1 16/2011

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

Decision : Noting from the authorization letter, Agreement for Sale and Purchase and LR record submitted by the AP and legal representative that the applicant had acquired a portion of undivided shares of the site and had been authorized by the owner of the remaining undivided shares, the committee accepted the proof of realistic prospect of control of the land forming the site.

(b) MAII 2 16/2011

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

Decision : From the Agreement for Sale and Purchase, and supplement document submitted by the AP, the committee noted that the applicant had acquired not more than 26 out of 84 shares of 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.

(c) MAII 3 16/2011

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

Decision : The committee noted that an application for compulsory sale had been submitted to the Lands Tribunal, and also noted the legal representative's confirmation that the applicant did not have 100% ownership of the site, and it was not demonstrated 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.

(d) MAII 4 16/2011

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 owners 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) MAII 5 16/2011

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 owners 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.

(f) MAII 6 16/2011

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

Decision : The committee noted that the AP submitted no further proof on the ownership of or realistic prospect of control of the land forming the site. The committee also noted from the documentary proof in the AP's previous submission 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, and 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.

(g) BCII 1 16/2011

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.

(h) BCII 2 16/2011

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

(i) BCII 3 16/2011

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

Decision : From the assignment documents, Provisional Agreement for Sale and Purchase and LR record submitted by the AP, the committee noted that the applicant had acquired 11 out of 58 units of the existing buildings on the land forming the site and agreed to acquire 5 units under provisional ASP, 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.

(j) BCII 4 16/2011

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

(k) BCII 5 16/2011

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.

(l) BCII 6 16/2011

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

(m) BCII 7 16/2011

Issue : Proposed domestic building with part of the living room located at a distance of more than 9m from prescribed windows.

Decision : The committee identified no special circumstances warranting a deviation and the granting of exemption, and did not accept the proposed design under B(P)R 32.

(n) BCII 8 16/2011

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

(o) BCII 9 16/2011

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.

(p) BCII 10 16/2011

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

Decision : Noting from the land grant and LR record that the applicant was the grantee of the land, the committee accepted the proof of ownership of the site.

(q) BCII 11 16/2011

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 documents submitted by the AP that the applicant had acquired 2 out of 184 undivided shares of ownership of one of the lots only, 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.