

**Summary of Decisions of the Building Committee  
Building Committee II 19/2011 held on 9.5.2011**

(a) MAII 1 19/2011

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

Decision : Noting from the submission of legal representative that the applicant had acquired 100% ownership of the net development site, the committee accepted the proof of ownership of the site.

(b) BCII 1 19/2011

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 BA 4, the committee accepted the proof of ownership of the site.

(c) BCII 2 19/2011

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 BA 4, the committee accepted the proof of ownership of the site.

(d) BCII 3 19/2011

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 BA 4, the committee accepted the proof of ownership of the site.

(e) BCII 4 19/2011

Issue : The major facade of an existing industrial building located at a distance of more than 10m from the EVA.

Decision : The committee, having considered the site situation and the advice of FSD, accepted the proposed EVA arrangement.

(f) BCII 5 19/2011

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.

(g) BCII 6 19/2011

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 7 19/2011

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

Decision : From the assignment documents submitted by the AP and the LR record, 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.

(i) BCII 8 19/2011

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

Decision : From the assignment documents submitted by the AP and the LR record, 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.

(j) BCII 9 19/2011

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

Decision : Noting from the assignment documents and 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 BA 4, the committee accepted the proof of ownership of the site.

(k) BCII 10 19/2011

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 owner had acquired 100% ownership of the site, and the applicant had been appointed by the owner and authorized to act as the agent for statutory submission, the committee accepted the proof of realistic prospect of control of the land forming the site.

(l) BCII 11 19/2011

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.

(m) BCII 12 19/2011

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

Decision : For a development site comprising a number of private lots, the committee noted from the authorization letters and LR record submitted by the AP that the applicant had acquired 100% ownership of one of the lots but did not obtain authorization of all the owners of the remaining lots. 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 19/2011

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 BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(o) BCII 14 19/2011

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 BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(p) BCII 15 19/2011

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 Form BA 5 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.

(q) BCII 16 19/2011

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 Form BA 5 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.

(r) BCII 17 19/2011

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 Form BA 5 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.

(s) BCII 18 19/2011

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 of one of the lots, and the AP did not submit any documentary proof to demonstrate that the applicant had the ownership of the remaining lot or realistic prospect of control of the land forming 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.

(t) BCII 19 19/2011

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

Decision : Noting that the AP did not submit the current version of Form BA 5 and 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.

(u) BCII 20 19/2011

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 was the registered owner of the lot, the committee accepted the proof of ownership of the site.

(v) BCII 21 19/2011

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

Decision : For a development site comprising a number of private lots, the committee noted from the authorization letter and LR record submitted

by the AP that the applicant had acquired 100% ownership of some of the lots, and was appointed as the project manager for the subject development and to act on behalf of the owner of the remaining lots for application for approval of plans under the BO. The committee accepted the proof of ownership for the private lots with 100% ownership and realistic prospect of control of the land forming the site.

(w) BCII 22 19/2011

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

Decision : For a development site comprising a number of private lots, the committee noted from the authorization letters submitted by the AP that the applicant had acquired 100% ownership of some of the lots and was delegated by the owners of the remaining lots for redevelopment. The committee accepted the proof of ownership for the private lots with 100% ownership and realistic prospect of control of the land forming the site.

(x) BCII 23 19/2011

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

Decision : For a development site comprising a number of private lots, the committee noted from the authorization letters submitted by the AP that the applicant had acquired 100% ownership of some of the lots and was delegated by the owners of the remaining lots for redevelopment. The committee accepted the proof of ownership for the private lots with 100% ownership and realistic prospect of control of the land forming the site.

(y) BCII 24 19/2011

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 or authorization of all the owners for submission of plans to the BA for approval, 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.

(z) BCII 25 19/2011

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.

(aa) BCII 26 19/2011

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 or authorization of all the owners for submission of plans to the BA for approval, the documentary proof of ownership was incomplete, 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.

(bb) BCII 27 19/2011

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 had acquired 1 out of 20 units of the existing building on the land forming 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.

(cc) BCII 28 19/2011

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 had obtained agreement from owners of 8 out of 22 units of the existing building on the land forming the site for submission of plans to the BA, 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.

(dd) BCII 29 19/2011

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 was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(ee) BCII 30 19/2011

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

Decision : From the letter submitted by the legal represent, the committee noted that the applicant together with the other owners, who had appointed and authorized the applicant to apply for building plans approval, 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.

(ff) BCII 31 19/2011

Issue : Internal surface of kitchen in a residential care home for the elderly to be faced with tiles or rendered in cement mortar or other non-absorbent material.

Decision : Having considered the proposal, the committee agreed in principle to the granting of exemption under B(P)R 45(2) in line with the aim in waste minimization.

(gg) BCII 32 19/2011

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

Decision : Noting from the lease document submitted by the AP that the applicant was the grantee of the land, and the name of the owner tallied with that shown on Form BA 5, the committee accepted the proof of ownership



of the site.

(hh) BCII 33 19/2011

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 under Agreements for Sale and Purchase, which had been registered with the LR, the committee accepted the proof of ownership of the site.

(ii) BCII 34 19/2011

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 under Agreements for Sale and Purchase, which had been registered with the LR, the committee accepted the proof of ownership of the site.

(jj) BCII 35 19/2011

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 BA 4, the committee accepted the proof of ownership of the site.

(kk) BCII 36 19/2011

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

Decision : From the letter submitted by the legal representative, 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.

(ll) BCII 37 19/2011

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 was the registered owner of the lot, and the name of the owner tallied with that shown on Form BA 4 and Form BA 5, the committee accepted the proof of ownership of the site.

(mm) BCII 38 19/2011

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

Decision : Noting from the Agreement for Sale and Purchase signed between the applicant and the Government 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 BA 4, the committee accepted the proof of ownership of the site.

(nn) BCII 39 19/2011

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.

(oo) BCII 40 19/2011

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

Decision : Noting that the AP did not submit LR record or 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.

(pp) BCII 41 19/2011

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

Decision : Noting that the AP did not submit the current version of Form BA 5 and 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.