

**Summary of Decisions of the Building Committee
Building Committee II 21/2011 held on 23.5.2011**

(a) BCII 1 21/2011

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 lots, 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.

(b) BCII 2 21/2011

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.

(c) BCII 3 21/2011

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 lessee of the land, and the name of the lessee tallied with that shown on Form BA 5, the committee accepted the proof of ownership of the site.

(d) BCII 4 21/2011

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

Decision : Noting from the LR record that the applicant was the registered owner of the lot, the committee accepted the proof of ownership of the site.

(e) BCII 5 21/2011

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

Decision : Noting from the Agreement for Sale and Purchase and 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.

(f) BCII 6 21/2011

Issue : EVA with inadequate turning space serving a major facade of less than 25% of the total length of all the perimeter walls of the building.

Decision : The committee, having considered the site situation and the advice of FSD, accepted the deficiencies of the EVA subject to the provision of enhanced fire safety measures to the satisfaction of FSD.

(g) BCII 7 21/2011

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 and the letters from the legal representative, the committee noted that the applicant did not have 100% ownership of the site or authorization of all the owners 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.

(h) BCII 8 21/2011

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.

(i) BCII 9 21/2011

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 10 21/2011

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

(k) BCII 11 21/2011

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

Decision : Noting that the applicant was the registered owner of the lots to be surrendered for a smaller land to be re-granted within the area of the lots, and the name of the owner tallied with that shown on Form BA 4, the committee accepted the proof of realistic prospect of control of the land forming the site.

(l) BCII 12 21/2011

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

(m) BCII 13 21/2011

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

Decision : Noting from the LR record that the applicant was the registered owner of the lot, the committee accepted the proof of ownership of the site.

(n) BCII 14 21/2011

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 were the registered owners of the lots, and the names of the owner tallied with that shown on Form BA 4, the committee accepted the proof of ownership of the site.

(o) BCII 15 21/2011

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

Decision : Noting from the authorization letters, LR record and the court record that the applicant had been appointed by the owner of part of the land forming the site and the executors of the late owner of the remaining part of the land forming the site to act as the agent in respect of the subject development, the committee accepted the proof of realistic prospect of control of the land forming the site.

(p) BCII 16 21/2011

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

(q) BCII 17 21/2011

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

(r) BCII 18 21/2011

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 and the adjoining government land, the committee noted that the applicant was the registered owner of the private lots only, the land exchange was still being processed and no basic terms were offered yet, 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.

(s) BCII 19 21/2011

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 and the adjoining government land, the committee noted that the applicant was the registered owner of the private lots only, the land exchange was still being processed and no basic terms were offered yet, 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 20 21/2011

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

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

(u) BCII 21 21/2011

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

Decision : From the authorization letter and the letter of the owner's solicitor submitted by the AP, the committee noted the applicant did not have 100% ownership or authorization of all the owners of the site, and that the submitted documents did not demonstrate 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.

(v) BCII 22 21/2011

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

Decision : From the authorization letter and the letter of the owner's solicitor submitted by the AP, the committee noted the applicant did not have 100% ownership or authorization of all the owners of the site, and that the submitted documents did not demonstrate 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.

(w) BCII 23 21/2011

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

Decision : From the documentary proof submitted by the AP, the committee noted the applicant did not have 100% ownership or authorization of all the owners of the site, and that the submitted documents did not demonstrate 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.

(x) BCII 24 21/2011

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

Decision : From the authorization letters and Provisional Agreements for Sale and Purchase submitted by the AP, the committee noted the applicant did not have 100% ownership or authorization of all the owners of the site, and that the submitted documents did not demonstrate 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.