

Summary of Decisions of the Building Committee
Building Committee II 50/2011 held on 13.12.2011

(a) MAII 1 50/2011

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

Decision : From the documents submitted by the AP and the applicant's legal representative, 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 or authorization of all the owners of the site, and that the submitted documents did not demonstrate the applicant and the other owners whom he represented 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 ownership and realistic prospect of control of the land forming the site, and agreed that the plans be disapproved.

(b) BCII 1 50/2011

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

Decision : Noting from the assignment documents 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.

(c) BCII 2 50/2011

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

(ii) The major facade of a plant shelter located at a distance of more than 10m from the EVA.

Decision : (i) 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.

(ii) The committee, having considered the site situation, accepted the proposed EVA arrangement subject to acceptance of the same by FSD.

(d) BCII 3 50/2011

Issue : Enclosing walls of exits to discharge points.

Decision : Having considered the layout and the proposed use of the premises, the committee raised no in-principle objection to the passages leading from escape staircases to the discharge points be not separated from the remaining accommodations subject to the provision of protected lobby.

(e) BCII 4 50/2011

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.

(f) BCII 5 50/2011

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.

(g) BCII 6 50/2011

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

Decision : For a development site comprising private lots and a lot held under Short Term Tenancy (STT), the committee noted from the document and LR record submitted by the AP that the applicant was the lessee of the lot held under STT, and the registered owners of the remaining lots of the site were members of the management committee of the applicant. The committee accepted the proof of realistic prospect of control of the land forming the site.

(h) BCII 7 50/2011

- 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.