

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Hong Kong East, Lands Department that the deed of mutual covenant (DMC) is a private contractual agreement among the owners, manager and developer of a building, stipulating the rights and obligations of the parties to the agreement. The Government is not a party to that DMC. The applicant may need to take into consideration any possible implication of the relevant DMC for the proposed change of use of the subject premises to a use permitted under the planning permission.
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department that (i) means of escape for the shop and services use in compliance with regulation 41(1) of the Building (Planning) Regulations (B(P)R) should be demonstrated; (ii) adequate fire separation between the proposed shop and services use and the rest of the building in compliance with regulation 90 of the Building (Construction) Regulation should be demonstrated; (iii) access and facilities for persons with a disability should be provided in compliance with regulation 72 of the B(P)R; (iv) sanitary fitments should be provided in compliance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and (v) detailed comments on compliance with the Buildings Ordinance will be given upon formal building plans submission.
- (c) to note the comments of the Director of Fire Services (D of FS) that fire service installations and water supplies for fire fighting shall be provided to D of FS's satisfaction. The applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Buildings Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans.
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that proper licence/permit issued by Food and Environmental Hygiene Department is required if there is any food business/catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap.132) and other relevant legislation for the public. No environmental nuisance should be generated to the surroundings. The applicant should arrange proper disposal of any waste generated from the commercial/trading activities at their own expenses.