

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Office/Kowloon West, Lands Department (LandsD) that the owner of the Premises has to apply to LandsD for a waiver or no objection letter (NOL) to permit the proposed ‘Shop and Services (Neighbourhood Resources Centre)’ use (“the waiver/NOL application”). However, there is no guarantee that the waiver/NOL application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the private landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of waiver fee/premium and administrative fee as may be imposed by LandsD.
- (b) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
- (i) The applicant is advised to appoint an Authorised Person to ensure that any alterations and additions/change of use are implemented in compliance with the Buildings Ordinance (BO).
 - (ii) Under section 14(1) of BO, no person shall commence or carry out any building works without having first obtained approval and consent from the Building Authority before commencement of works unless they are exempted under section 41 of BO, or fall within minor works under the Building (Minor Works) Regulation.
 - (iii) Adequate means of escape should be provided in accordance with the Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
 - (iv) Fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code should be provided.
 - (v) Access and facilities for persons with a disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008.
 - (vi) Sanitary fitments should be provided in compliance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation.
 - (vii) Detailed comments under BO would be provided at the building plan submission stage.
- (c) To note the comments of the Commissioner for Transport that she has the right to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.

- (d) To note the comments of the Director of Fire Services that regarding matters related to fire resisting construction of the premises, the applicant is reminded to comply with “*Code of Practice for Fire Safety in Building*” which is administered by the Building Authority. The applicant’s attention is drawn to “*Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises*”.