

**Previous Applications**

**Approved Applications**

<b>Application No.</b>	<b>Zoning on OZP</b>	<b>Proposed Development</b>	<b>Date of Consideration (MPC/TPB)</b>	<b>Approval Condition(s)</b>
A/K5/508	“OU(B)”	Showroom for a Period of 3 Years	13.9.2002 (Expired)	-
A/K5/618	“OU(B)”	Temporary Shop and Services (Showroom for Garments) for a Period of 3 Years	1.9.2006 (Expired)	1,2
A/K5/684	“OU(B)”	Shop and Services (Showroom for Garments)	4.12.2009	1,2
A/K5/765	“OU(B)2”	Shop and Services	17.7.2015	1,3

**Approval Conditions:**

1. Revocation Clause.
2. The submission and implementation of fire services installations.
3. The submission and implementation of fire safety measures, including the provision of fire service installations and equipment in the subject premises and means of escape completely separated from the industrial portion.

**Advisory Clauses**

- (a) to apply to the Lands Department (LandsD) for a waiver or no-objection letter for the proposed use. However, there is no guarantee that the approval will be given. If the application is approved by LandsD acting in the capacity as the private landlord at its sole discretion, it will be subject to payment of fee/premium and imposition of other terms as may be appropriate;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
  - (i) the applicant is advised to engage an Authorised Person to ensure that any alterations and additions/change in use are implemented in compliance with the Buildings Ordinance (BO);
  - (ii) under section 14(1) of the 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 the BO, or fall within minor works under the Building (Minor Works) Regulation;
  - (iii) detailed comments under the BO would be provided at the building plan submission stage; and
  - (iv) attention of the applicant should be drawn that “no objection” to the application should not be constructed as an acceptance of any unauthorised building work (UBW) on the Premises under the BO. Enforcement action may be taken by the Building Authority to effect their removal in accordance with the BD’s enforcement policy against UBW as and when necessary;
- (c) to note the comments of the Commissioner for Transport (C for T) that C for T has the rights 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; and
- (d) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans;
  - (ii) the applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises’ if the application is approved.