

Advisory Clauses

- (a) to note the comments from DLO/Is, LandsD that if the application is approved by TPB, the lot owner has to apply for a lease modification to implement the scheme. LandsD would process the application in the capacity of a landlord and if the application is approved, it will be subject to such terms and conditions, including payment of premium as considered appropriate. There is no guarantee on the approval of the lease modification;
- (b) to note the comments from CO(LA), HAD, including the followings:
 - (i) the applicant shall submit a copy of the occupation permit for the proposed hotel when making an application under the HAGAO;
 - (ii) the proposed licensing area should be physically connected;
 - (iii) the applicant shall observe the 'A Layman's Guide to Licence applications' under the HAGAO;
 - (iv) the FSI provisions for the hotel should comply with the Code of Practice for Minimum Fire Services Installation and Equipment; and
 - (v) the licensing requirements will be formulated after inspections by our Building Safety Unit and Fire Safety Team upon receipt of an application under HAGAO.
- (c) to note the comments from CBS/NTE1&L, BD, including the following:
 - (i) the applicant should satisfy all the prerequisites under PNAP APP-40, including provisions of reception counter, storerooms for linen, administration office, staff toilets, centralized air-conditioning and hot water systems, facilities ancillary to the functions of a hotel, etc., before hotel concessions under Building (Planning) Regulation 23A may be granted;
 - (ii) the sustainable building design requirements and pre-requisites under PNAP APP-151 & 152 would be applicable to the proposed conversion if GFA concessions are claimed for any green/amenity features and/or non-mandatory/ non-essential plant rooms;
 - (iii) before any new building works are to be carried out on the application site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iv) detailed comments under the BO on individual sites for private developments such as permissible PR, SC, EVA, natural lighting and ventilation, private streets, and/or access roads, open space, barrier free access and facilities, compliance with the sustainable building design guidelines, etc., will be formulated at the building plan submission stage; and
- (v) if the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.