

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shu Tin, Lands Department that a temporary waiver was granted to allow the use of the Premises for ‘Office’ purpose with a fixed terms of three years and thereafter quarterly. Should there be any deviation from the waiver conditions, the owner of the Premises is required to apply for a new temporary waiver from the Lands Department. There is no guarantee that the application, if received, will be approved by the Lands Department. The application will be considered by Lands Department acting in its capacity as the landlord at its sole discretion and any approval given will be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be imposed by Lands Department; and
- (b) to note the comments of the Chief Building Surveyor/ New Territories East 2 and Rail, Buildings Department that:
 - (i) all unauthorized building works/structure to be removed;
 - (ii) all building works are subject to compliance with Buildings Ordinance (BO);
 - (iii) authorised person (AP) must be appointed to coordinate all building works, if any;
 - (iv) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures in the Premises under BO. Enforcement action may be taken to effect the removal of all unauthorized works in future; and
 - (v) the provision of natural lighting and ventilation of the proposed office should comply with Building (Planning) Regulation 30.