

Advisory Clauses

- (a) prior planning permission should have been obtained before continuing the development on the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the application premises is situated within Lot No. 4177 in D.D.124 which is governed by the Conditions of Exchange registered as New Grant No. 2433 dated 12.11.1976. Pursuant to the lease conditions, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than non-industrial purposes excluding any trade which is now or may thereafter be declared to be an offensive trade under the Public Health and Urban Services Ordinance or any enactment amending the same or substituted therefore;
- (c) to note the comments of the Secretary for Education (SED) that for school registration procedures, registration of schools is granted in accordance with the stipulated requirements under the Education Ordinance (Cap.279) and relevant Guidelines. Clearance from relevant departments, including Building Department / Housing Department, Fire Services Department, LandsD and Planning Department should be obtained in respect of the proposed school premises, in addition, the premises should be suitable for school use in terms of fire safety and building safety as confirmed by the Fire Services Department and the Buildings Department respectively. The applicant should also submit the documentary proof of the right to use the premises, occupation permit (for premises designed and constructed as a school), the proposed curriculum, courses and fees information etc. for his consideration;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside the applicant's lot boundary before commencement of the drainage works;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works to be carried out at the premises, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance. If the proposed use under application is subject to the issue of a licence, the applicant should be reminded that the premises 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; and
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the structures, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant should submit relevant layout plans incorporated with the proposed FSIs to him for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123) or relevant licensing requirements, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.