

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing ‘Shop and Services (Money Exchange)’ use at the Premises;
- (b) to apply to the District Lands Officer/Kowloon East for a temporary waiver or a lease modification for the proposed ‘Shop and Services’ use;
- (c) to note the comments of the Director of Fire Services to comply with the Code of Practice for Fire Safety in Buildings administered by the Buildings Department (BD) and the Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises; and
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) to appoint an Authorized Person to assess the feasibility of the proposed alterations and additions works/change of use and whether building plans are required to be submitted to demonstrate compliance with the Buildings Ordinance (BO), in particular:
  - (i) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by Building Authority (BA) to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning permission should not be construed as an acceptance of any existing building works or UBW in the Premises under the BO;
  - (ii) the applicant’s attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the BA has no powers to give retrospective approval or consent for UBW; and
  - (iii) detail comments under the BO can only be provided at the building plan submission stage.