

Other Technical Comments from Government Departments

Comments of the Chief Building Surveyor/ Kowloon, Buildings Department

- (a) Adequate means of escape should be provided to the subject premises in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
- (b) The subject premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code.
- (c) Access and facilities for persons with a disability should be provided to the premises in accordance with Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008.
- (d) Adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
- (e) Applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the Building Authority has no powers to give retrospective approval or consent for any unauthorized building works.

Advisory clauses

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) that the proposed shop and services use at the Lot is in contravention of the lease restrictions. The lot owner is required to apply to LandsD for waiver/ lease modification to give effect to the proposal. However, there is no guarantee at this stage that the waiver/ lease modification application would be approved. If the application for waiver/ lease modification is approved by LandsD in the capacity as landlord at its sole discretion, it will be subject to such terms and conditions including the payment of premium or fee as considered appropriate by LandsD;
- (b) to note the comments of the Director of Fire Services that fire service installations and equipment shall be provided to the satisfaction of the Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. Means of escape separated from the industrial portion should be available for the subject unit. Regarding matters related to fire resisting construction of the application premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the Building Authority (BA). 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 (https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Compliance_Guidance_Notes__eng_plan.pdf).
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department in paragraph 9.1.3 and Appendix II of the paper; and
- (d) to note the comments of Commissioner for Transport that he 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.