

Recommended Advisory Clauses

- (a) to apply to the District Lands Officer/Kowloon East, Lands Department for lease modification or temporary waiver for the ‘Shop and Services’ use at the application premises;
- (b) 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 Building Authority (BA) and observe the Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises;
- (c) 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 addition works/change of use and whether building plans are required to be submitted to demonstrate compliance with the Buildings Ordinance (BO), in particular:
 - (i) the applicant’s attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the Building Authority (BA) has no power to give retrospective approval or consent for unauthorized building works (UBW);
 - (ii) for UBW erected on private land/buildings, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application premises under the BO; and
 - (iii) detailed comments under the BO can only be formulated at the building plan submission stage.