

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to the District Lands Office, Kowloon East for a new short term tenancy (STT) to effect the proposal. However, there is no guarantee at this stage that the STT would be approved and each application would be considered on its own merits having regard to the prevailing land policy. If the application for a STT is approved by the LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions including the payment of rent as imposed under the prevailing policy of the LandsD.
  
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
  - (i) all building works are subject to the compliance with the Building Ordinance (BO);
  
  - (ii) the application site does not abut on a specified street of not less than 4.5m wide in accordance with Building (Planning) Regulations (B(P)R) 18A, the height of building, the maximum site coverage and plot ratio permitted for new building works, if any, shall be determined by the Buildings Authority (BA) under B(P)R 19(3), and, pursuant to B(P)R 5, the BA may require the provision of an access road to the site; and
  
  - (iii) the application site shall be provided with emergency vehicular access (EVA) in accordance with B(P)R 41D.
  
- (c) to note the comments of Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

- (d) to note the comments of Director of Fire Services that detailed fire safety requirement will be formulated upon receipt of formal submission of general building plans; and the arrangement of EVA shall comply with Section 6, Part D of the *Code of Practice for Fire Safety in Buildings 2011* which is administered by BD.
- (e) to note the comments of the Director of Environmental Protection that:
  - (i) there is no existing or planned sewerage system available for connection near the application site and the nearest public sewer is at approx. 200m from the application site, the applicant should provide portable toilets to handle the sewage generated by the proposed development;
  - (ii) the applicant should provide suitable furnace for burning joss paper and should strictly follow the “Guidelines on Air Pollution Control for Paper Artifacts Burning at Funeral Parlours and Other Places of Worship” and “Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places” to minimise the potential nuisances to nearby resident; and
  - (iii) the applicant should provide garbage bins and recycle bins for the proposed development with daily waste collection arranged.
- (f) to note the comments of Commissioner for Transport that the applicant should implement appropriate management measures in monitoring the number of visitors.
- (g) to note the comments of Secretary for Home Affairs that if the applicant later seeks land grant by way of STT at concessionary rent, he will consider the case again along prevailing policy and established procedures.