

*Advisory clauses*

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises;
- (b) to note the comments from the District Lands Officer/Kowloon East, Lands Department (LandsD) on the need to apply to his office for a temporary waiver/lease modification to give effect to the proposal, should the application be approved. However, there is no guarantee at this stage that the temporary waiver/lease modification would be approved. If the application for temporary waiver/lease modification is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions including the payment of waiver fee/premium as appropriate as proposed by LandsD. The floor area of the application premises and other details submitted by the applicant have not been verified and the applicant is required to demonstrate the dimensions and calculation of the floor area when the temporary waiver application is submitted;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that his detailed comments under the Buildings Ordinance would be provided at the building plan submission stage;
- (d) to note the comments of the 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; and
- (e) 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 BPs. 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 2011 which is administered by the BD. 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](https://www.info.gov.hk/tpb/en/forms/Technical_Doc/Compliance_Guidance_Notes_eng_plan.pdf)).