

Other Technical Comments from Government Departments

Comments of the Chief Building Surveyor/ Kowloon, Buildings Department

- (a) Adequate sanitary fitments should be provided to the Premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
- (b) Adequate means of escape should be provided to the Premises in accordance with Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011(FS Code).
- (c) The 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.
- (d) Under section 14(1) of the Buildings Ordinance (BO), no person shall commence or carry out any building works without having first obtained approval and consent from Building Authority (BA) before commencement of works unless they are exempted under section 41 of the BO or fall within minor works under the Building (Minor Works) Regulation.
- (e) The applicant should note the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the BA has no powers to give retrospective approval or consent for any unauthorized building works.

Advisory clauses

- (a) to apply to the District Lands Officer/Kowloon East, Lands Department (LandsD) for waiver/lease modification to give effect to the proposal. However, there is no guarantee that the waiver/lease modification would be approved. If the application for 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 considered appropriate to be imposed by LandsD. Approval by the Board shall not prejudice the government's right to take enforcement action against any breach identified at the subject premises;
- (b) to note the comments of the Director of Fire Services that Fire service installations and equipment shall be provided to the satisfaction of 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 premises, the applicant is reminded to comply with the "Code of Practice for Fire Safety in Buildings" which is administered by Buildings Department (BD). Applicant's attention should be drawn to the 'Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises' if the application is approved.
- (c) to note the comments of the Chief Building Surveyor/Kowloon, BD in paragraph 9.1.3 and Appendix II of the paper; and
- (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.