

**Suggested Advisory Clauses**

- (a) The approval of the application does not imply that the proposed building design elements could fulfill the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession (including the car park, staircases, void area and/or plant rooms) for the proposed development will be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) and the Lands Department (LandsD) direct to obtain the necessary approval. If the building design elements, and the GFA concession are not approved/granted by the BA and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board may be required;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, BD's that the floor-to-floor height, the provision/size of the car parking spaces and plant rooms are to be further justified by the AP. Maximum 50% GFA concession can be granted for above ground private carpark, provided that the car parking spaces are EV charging-enabling;
- (c) to note the comments of the District Lands Officer/Kowloon East, LandsD to apply for lease modification. If the approval under lease is granted by LandsD in the capacity as landlord at its sole discretion, it will be subject to those terms and conditions, including the payment of premium and administrative fees as may be imposed by LandsD;
- (d) to note the comments of the Director of Fire Services to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 administered by the BD; and
- (e) to note the comments of the Director of Environmental Protection to make reference to the Environmental Protection Department's Practice Note, "ProPECC PN 2/96 Control of Air Pollution in Car Parks" during design and operational phase of the car park to ensure the relevant air quality requirements as stipulated in the aforesaid ProPECC PN can be met.