

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the applied use at the subject premises.
- (b) To note the comments of the District Lands Office/Kowloon West, Lands Department (LandsD) that the applicant has to apply to LandsD for a waiver or No-objection letter for the proposed use. However, there is no guarantee that the approval will be given. If the application is approved by LandsD acting in the capacity as the private landlord at its sole discretion, it will be subject to payment of fee/premium and imposition of other terms as may be appropriate.
- (c) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
 - (i) 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 the Building Authority before commencement of works unless they are exempted under s.41 of the BO, or fall within Minor Works under the Building (Minor Works) Regulation.
 - (ii) The applicant is advised to engage an Authorized Person to check and ensure that the followings are in compliance with the BO and its allied regulations:
 - I. Adequate means of escape and fire resisting construction should be provided in accordance with the Building (Planning) Regulation (B(P)R) 41(1) and Building (Construction) Regulation 90 and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).
 - II. Access and facilities for persons with disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008.
 - III. Provision of adequate sanitary fitments in accordance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
- (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.
- (e) To note the comments of the Director of Fire Services that:
 - (i) Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with “*Code of Practice for Fire Safety in Building*” which is administered by the Building Authority.
 - (ii) The subject proposal licensed and operated as a ‘general restaurant’ or ‘light refreshment restaurant’ will not be accepted.