

Previous Applications
(at Unit No. 2, G/F, Kowloon Plaza)

Approved Applications

<u>Application No.</u>	<u>Zoning on OZP</u>	<u>Proposed Development</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Approval Condition(s)</u>
A/K5/136	“I”	Proposed Bank Use	27.9.1991 on Review	1, 2, 3
A/K5/428	“I”	Retail Shop ¹	14.8.1998	N/A ²
A/K5/602	“OU(B)”	Proposed Temporary Shop and Services (Bank) for a Period of 5 Years	25.11.2005 on a temporary basis	4

Approval Conditions:

1. The provision of loading/unloading spaces for security vehicle.
2. No merger with adjacent units to form larger size banks will be permitted.
3. Time clause.
4. The provision of fire service installations.

Rejected Applications

<u>Application No.</u>	<u>Zoning on OZP</u>	<u>Proposed Development</u>	<u>Date of Consideration (MPC/TPB)</u>	<u>Main Reason(s) for Rejection</u>
A/K5/577	“OU(B)”	Proposed Temporary Retail Shop for a Period of 5 Years	3.12.2004	1

Main Reasons for Rejection:

1. The application was not acceptable from fire safety point of view.

¹ Covering portion of the Premises (Unit 2) only

² The retail shop was already in operation at the time of consideration for the application

Recommended Advisory Clauses

- (a) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
- (i) the applicant is advised to engage an Authorized Person (AP) to ensure that any alterations and additions / change of use are implemented in compliance with the Building Ordinance (BO);
 - (ii) under section 14(1) of the 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;
 - (iii) the provision of adequate means of escape should be provided in accordance with the Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (iv) fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code should be provided;
 - (v) access and facilities for persons with a disability should be provided in accordance with Building (Planning) Regulations 72 and Design Manual: Barrier Free Access 2008;
 - (vi) sanitary fitments should be provided in compliance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation; and
 - (vii) detailed comments under the BO would be provided at the building plan submission / licence application stage.
- (b) To note the comments of the Commissioner for Transport (C for T) that she has the right 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.
- (c) To note the comments of the Director of Fire Services that 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.