Knight Frank 萊坊

Our Ref.: PLAS/ADL/LY/CK/MC/jal/GE(HK Shue Yan University - WC Campus)

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point
Hong Kong

23 February 2026

By Hand and Email

Dear Sirs,

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY WAN CHAI CAMPUS
FOR 'RESIDENTIAL INSTITUTION' USE
AT 7 WAN CHAI GAP ROAD, HONG KONG
INLAND LOT NO. 8325
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 2)

We refer to the captioned planning application no. A/H5/422.

Further to our original submission to the Town Planning Board ("TPB") dated 23 December 2025 and further information (1) submission dated 13 February 2026, we hereby submit the second set of further information, including the Response-to-Comment table, in response to departmental comments and public comments to support this application.

Should you have any queries, please feel free to contact me or [redacted]

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

Calvin Kan MHKIP RPP
Associate Director
Planning & Land Advisory Services
[redacted]

Encs

cc PlanD (By email only)
(Attn.: Mr. Tony Yip / Mr. Boris Lai)

HKSYU (By email only)

Project Team (By email only)

[redacted]

APPLICATION FOR PERMISSION UNDER
SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131) FOR
PROPOSED CONVERSION OF HONG KONG SHUE YAN UNIVERSITY ("HKSYU") WAN CHAI CAMPUS FOR
'RESIDENTIAL INSTITUTION' USE AT
7 WAN CHAI GAP ROAD, HONG KONG
INLAND LOT NO. 8325
(PLANNING APPLICATION NO. A/H5/422 – FURTHER INFORMATION 2)

Comments	Response(s)
<u>Planning Department</u> **(Contact person: Mr. Boris LAI | tel: 2231 4940)** **Received on 6 February 2026**	
1. As some facilities are located outside the school building, please provide a site plan/location plan indicating all facilities and points of ingress/egress.	Please refer to the appended drawing No. A-00 in **Attachment I**, no facilities are located outside the lot boundary. The main entrance located on Yen Wah Steps serves as the ingress/egress point for daily operation use. While exit door from the west of terrace and the door adjoining Fu Yee Court serve as means of escape/ emergency fire exit only.
2. Please list all facilities to be provided and their locations (e.g. pantry on G/F, etc.).	According to the Drawing Nos. A-01 and B/A10/104 in **Attachment I**, the provision of facilities includes the following:- Office on G/F; Multi-purpose room on G/F; Gym on G/F; Study room on G/F; Pantries on G/F to 4/F; Linen room on G/F;

Comments	Response(s)
	Lavatories on G/F to 4/F; Communal area on G/F; and Open spaces including the 'Yard' on G/F, 'Terrace' on 1/F, and 'Roof' on R/F.
3. Please advise the average room size and indicate the room dimensions on the plans.	Please refer to the appended drawing No. A-01A in **Attachment I**. Average 4-beds ensuite room size is 20.0sqm, and average 3-beds room size is 12.5sqm.
4. Please clarify the fire safety measures proposed to ensure compliance for student hostel use.	Refer to the appended FSD approved plans No. B/A10/101 dated 9 December 2025 in **Attachment II**, fire safety installations such as fire extinguisher, emergency power supply, sprinkler system, automatic fire detection system and alarm system, and fire hydrant and hose reel system will be provided to meet the fire safety compliance.
5. According to Drawing A-01, there are 50 rooms with 176 beds (including the accessible guest room). However, the Sewerage Impact Assessment indicates 164 persons from the hostel and 22 employees. Please clarify this discrepancy.	Please be clarified that there will be 48 units providing 172 hostels places and 2 accessible units providing 4 bed spaces for HKSYU students, for a total of 176 places. To estimate the sewage discharge after the conversion, the proposed number of residents (i.e. 176 students) together with the estimated number of users from the HKSYU Community (i.e. 9 non-resident students and 2 wardens) has been incorporated into the revised Sewage Impact Assessment enclosed in Attachment I of the Further Information (1) Submission dated 13 February 2026.
6. It is noted that a structural column is located within Room 10 on all levels. Please clarify	The structural column does not affect the arrangement of beds; it will serve as a spatial separation in-between two beds. 4nos. of beds will be provided in Room 10 on all levels.

Comments	Response(s)
7. Please advise the ownership of the student hostel and the proposed management/operational arrangements.	It is owned by Cheung Hing Enterprises Limited, of which 100% of the shares are held by the founder of HKSYU. For formal operation under HKSYU, the site is currently under title transfer process from Cheung Hing Enterprises Limited to HKSYU. The future student hostel will be operated and managed by HKSYU.
<u>Education Bureau</u> **(Contact Officer: Ms. Michelle WONG (tel: 3509 7413))** **Received on 10 February 2026**	
1. Hong Kong Shue Yan University (HKSYU) is a self-financing post-secondary institution registered under the Post Secondary Colleges Ordinance (Cap. 320). In line with the policy of promoting the parallel development of the publicly-funded and self-financing post-secondary education sectors, EDB generally supports proposals that can improve campus facilities with a view to enhancing teaching and other facilities, as well as learning experience of students studying self-financing post-secondary programmes.	Noted.
2. In pursuance of the strategic direction announced in the Chief Executive's 2023 Policy Address to develop Hong Kong into an international post-secondary education hub, EDB has been supporting self-financing post-secondary institutions to enhance quality and expand capacity in order to attract more non-local students. Among others, HKSYU is one of the self-financing institutions approved in February 2025 to progressively admit more Mainland, Macao, and Taiwan students subject to a relaxed	Noted.

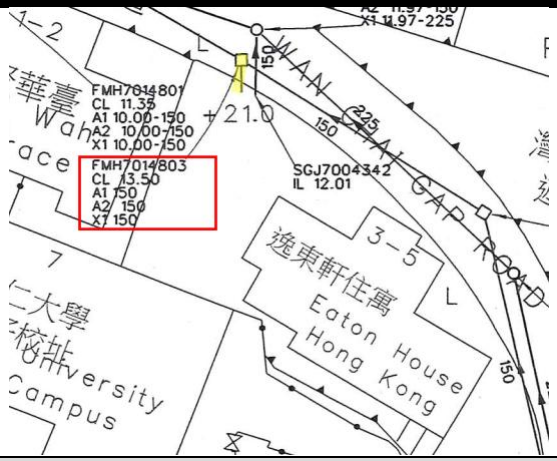
Comments	Response(s)
quota from 20% to 40%. In this connection, EDB notes that that HKSYU's non-local student enrolment has been on a persistent increasing trend and the existing hostel places at its Braemar Hill campus are fully occupied. Therefore, there is a genuine need for HKSYU to develop additional hostel places.	
3. Given the considerations set out above, EDB supports the proposal to convert the existing 5-storey HKSYU Wan Chai Campus to student hostels (the Proposal) from self-financing post-secondary education policy perspective.	Noted.
4. It is noticed that the Hostels in the City Scheme (the Scheme) is mentioned in the part of "Policy Background and Planning Context" of the Supporting Planning Statement. For the avoidance of doubt, EDB's policy support for the Proposal does not imply its eligibility under the Scheme. Should HKSYU wish to apply for the Scheme, it is advised to refer to the relevant application guidelines for the eligibility criteria and submit an application as appropriate.	Noted.
Fire Services Department **(Contact Officer: Mr. QIU Yi (tel: 2733 5845))** **Received on 10 February 2026**	
1. Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans.	Noted.

Comments	Response(s)
2. Enhanced fire safety provisions may be required for any deficiencies of access route to reach the subject site, such as sprinkler system with fast response type sprinkler heads, pressurization of staircase, a direct line to the Fire Services Communication Centre of the Fire Services Department, enhanced size of water tank for sprinkler system tank and fire hydrant/hose reel system tank, etc.	Noted. Enhanced fire safety provisions have already been incorporated in the plans No. B/A10/101 and approved by FSD on 9 December 2025 (**Attachment II**).
3. The licensing requirements such as provision of fire service installations will be formulated upon receiving the formal application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) and after subsequent site inspection.	Noted.
Lands Department **(Contact Officer: Ms. Phoebe TAI (tel: 2835 1635))** **Received on 10 February 2026**	
1. The proposal affects Inland Lot No. 8325 (the Lot) which is held under a Conditions of Re-grant No. 10797 (the C/R) for a term of 150 years from 1.5.1899. According to the C/R, the Lot is restricted for educational purposes only. Besides, no building shall be erected within the area shown coloured pink hatched black on the plan annexed to the C/R (Non-Building Area). In addition, any building or buildings erected or to be erected on the Lot shall not exceed five storeys in height. The design, disposition and height of any building to be erected shall be subject to the approval of the Director of Public Works.	Noted.

Comments	Response(s)
2. The proposed use of residential institution (i.e. student hostel with ancillary facilities) would contravene the user restriction under the C/R. It is noted from paragraph 2.2 of the supplementary planning statement (SPS) that an application for lease modification by way of no objection letter to the Lands Department (LandsD) for the lifetime of building would be made by the applicant upon obtaining planning permission from the Town Planning Board. While it is agreed that application for modification of lease conditions to implement the proposal is required if planning application is approved, LandsD would consider the appropriate form of land document when processing the application. Nevertheless, it must be stressed that there is no guarantee that such application will be approved, and if such application is approved by LandsD, acting in its capacity as the landlord, it will be subject to such terms and conditions, including payment of premium and fees as may be imposed by LandsD at its sole discretion.	Noted.
3. In addition, it is shown on the Lower Ground Floor Plan attached to the PS that part of the Philosopher Court falls within the Non-Building Area of the Lot. It is noted from paragraph 4.1 of the SPS and the ground floor plan attached to the SPS (Ground Floor Plan) that the proposed residential institution would involve new water tanks to be erected within the Non-Building Area governing the Lot. Besides, there appear some building lines within the Non-Building Area. The applicant should demonstrate the compliance of the proposal to the Non-Building Area provision under the C/R. If buildings are proposed to be erected within the Non-Building	Noted. The Applicant hereby clarifies that the water tanks will be erected within the Non-Building Area. While the yard (formerly called the Philosophers' court in the earlier submission) also partially falls within the Non-Building Area. However, it is an open space and there will be no active recreation uses, nor any permanent or temporary structures. The Applicant has applied for a No-Objection Letter to permit erection of water tank within the Non-Building Area. The NOL application is currently being processed by LandsD.

Comments	Response(s)
Area, the application for modification of the lease conditions should also include the Non-Building Area restriction.	
4. Refer to Para 4.1 of the SPS, please note that the site area of the Lot is 6,931 sq.ft. according to the C/S. The applicant should ensure that the proposal is entirely within the Lot and would not encroach onto the adjoining Government land or private land.	Noted.
Hong Kong District Planning Office, Planning Department **(Contact Officer: Mr. Boris LAI (tel: 2231 4940)** **Received on 10 February 2026**	
1. Please advise on the number of existing and planned student hostels and bed spaces provided for the students of Shue Yan University, as well as the occupancy rate of the existing student hostels.	HKSYU currently has two on-campus buildings providing 1,300 bed spaces, and the planned conversion of the off-campus hostel in Wan Chai will provide an additional 172 bed spaces with 2 units of accessible rooms providing 4 accessible bed spaces. The current occupancy rate of on-campus bed spaces exceeds 99% (with the remaining spaces reserved for emergency use).
Transports Department **(Contact Officer: Mr. Eric NGAI (tel: 2835 1635)** **Received on 16 February 2026**	
1. TD has no objection to the application, subject to the following conditions: (a) The Temporary Traffic Arrangement (TTA) for the loading and unloading of building materials from Kennedy Road to the building entrance at Yen Wah Steps shall be submitted to the satisfaction of TD and the Police.	Noted. TTA would be submitted in a later stage following TPB's approval.

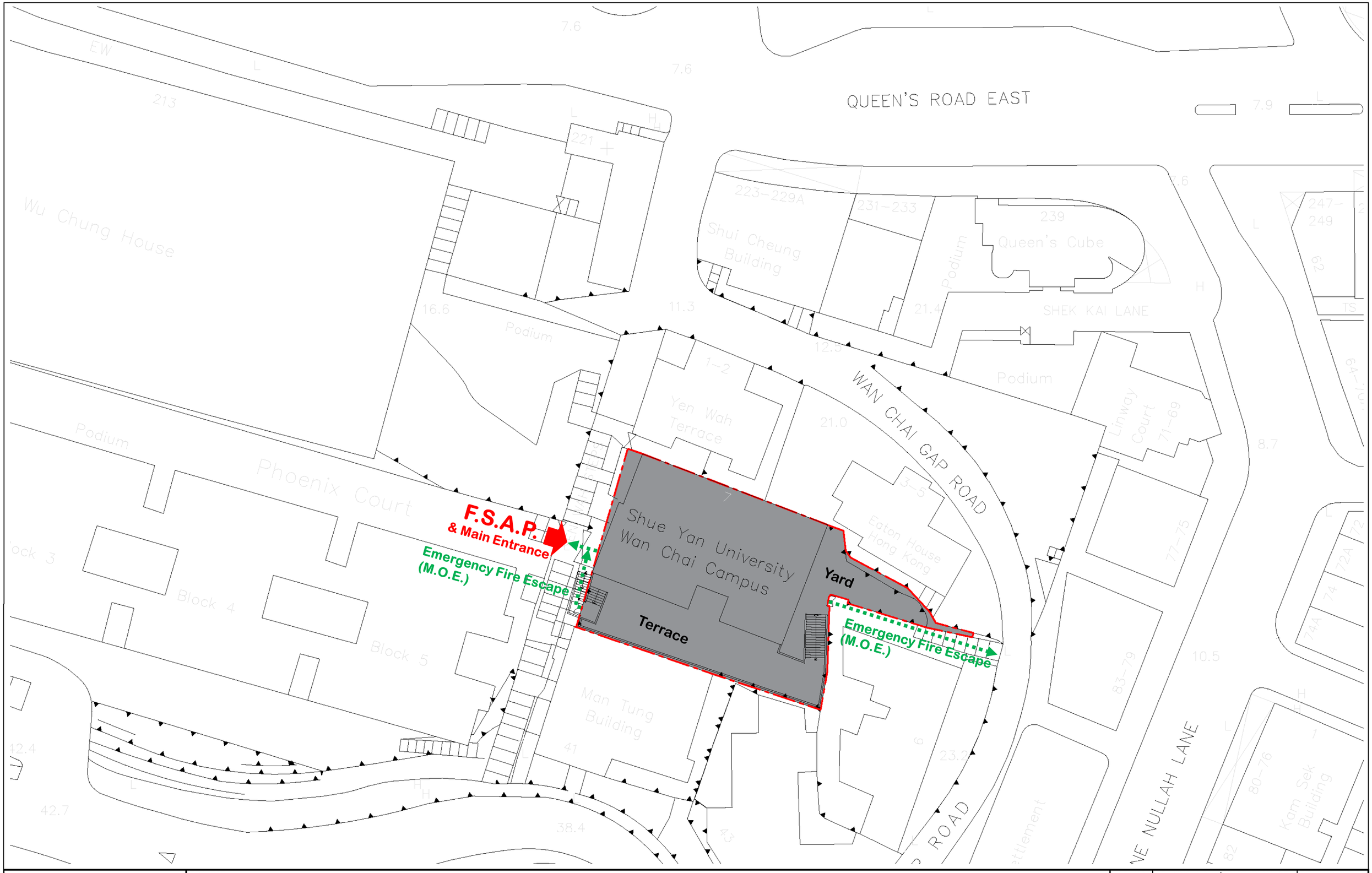
Comments	Response(s)
(b) In view of the lack of vehicular access to the site, the applicant shall implement the online booking system for student's check-in and check-out operations, ensuring that only 6 to 8 students are allowed in each time slot to minimize the surge of traffic demand.	Noted. Both check-in and check-out operations will adopt the online booking system to allow 6 to 8 students in one time slot and minimize the surge of traffic demand.
Environmental Protection Department **(Contact Officer: Ms. Virginia WONG (tel: 2835 1109))** **Received on 20 February 2026**	
1. For Section 4.2, please revise units in Notes from "m3" to "m^3".	Noted and revised.
2. For Section 5, please revise typo "Neibouring" to "Neighbouring".	Noted and revised.
3. For Appendix 9, please provide the source of reference for the Usable Floor Area (U.F.A) from 213 Queen's Road East and 85 Stone Nullah Lane.	The UFA was based on Building Record Plan from BD. Please refer to Appendix 10 from the revised SIA report in **Attachment III** for your reference
4. For Appendix 9, please clarify the discharge point of 3-5 Wan Chai Gap Road (Eaton House Hong Kong).	With reference to the DSD record plan, discharge point of 3-5 Wan Chai Gap Road was at FMH7014803. Please refer to Appendix 2 of the revised SIA report in **Attachment III** for your information.

Comments	Response(s)
	
Public Comments **Received on 9 February 2026**	**Response**
1. Comments From The Incorporated Owners Committee (“OC”) of Fu Yee Court The proposed conversion of the HKSYU Wan Chai Campus into a student hostel should not result in any structural changes to Fu Yee Court. Additionally, the OC of Fu Yee Court has granted HKSYU access to the emergency exit for use in emergencies or fire evacuations. We would like to clarify that, for safety reasons, the emergency exit should not be used as a primary access point except in the aforementioned emergency situations.	The proposed conversion will not result in any structural changes to Fu Yee Court. The existing exit adjacent to Fu Yee Court will remain designated as an emergency fire escape, to be used solely during emergencies or fire evacuations. A full-time warden will oversee the management and operation of the student hostel, and signage indicating "Emergency Exit Only" will be posted on the door to prevent any misuse outside of emergency situations.

Comments	Response(s)
Furthermore, in light of this proposed conversion, we request the installation of a fire alarm system to prevent misuse of the exit and to facilitate daily monitoring for operational management.	

Attachment I

Schematic Drawings



WONG TUNG & PARTNERS LIMITED
ARCHITECTS & PLANNERS

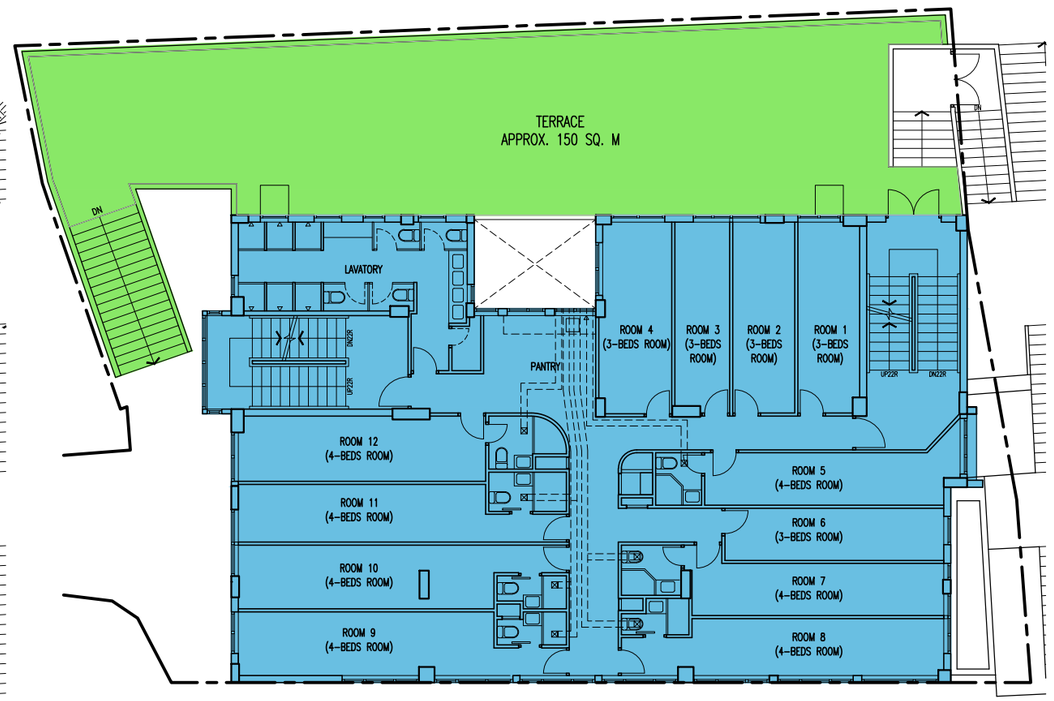
18th Floor, 14 Tai Koo Wan Road, Taikoo Shing, Hong Kong
T 2803 9888 F 2513 1728 www.wongtung.com

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS WORKS AT EXISITING EDUCATIONAL BUILDING OF WANCHAI CAMPUS OF THE HONG KONG SHUE YAN UNIVERSITY AT 7 WAN CHAI GAP ROAD, WAN CHAI, HONG KONG

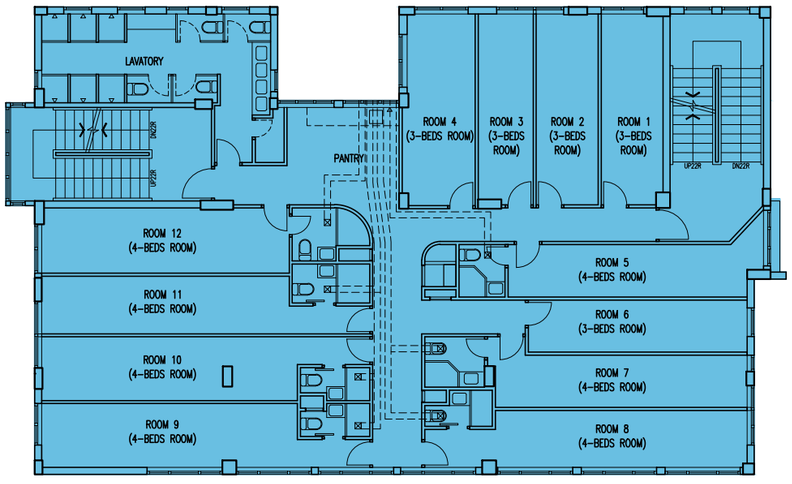
TITLE: **BLOCK PLAN**

JOB NO:	DRAWING NO. / PART PLAN OF:	REV. NO.
033340	A-00	00
DATE: JAN 2026		SCALE: 1:1000@A3
DRAFTED BY: FMC ( )	CHECKED BY: SYN ( )	DESIGNED BY: IPY ( )	REVIEWED BY: ELL ( )

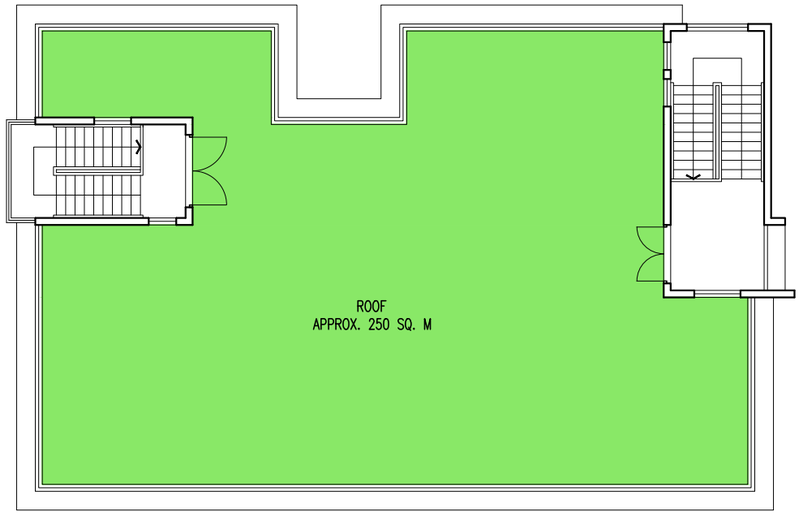
GROUND FLOOR PLAN



1/F FLOOR PLAN



TYPICAL (2/F TO 4/F) FLOOR PLAN



ROOF PLAN

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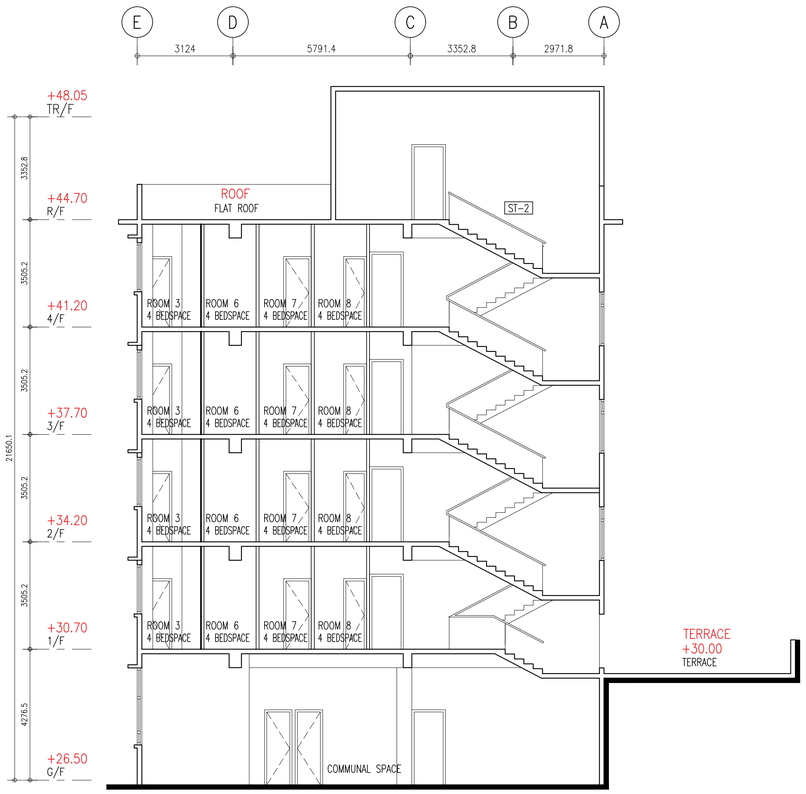
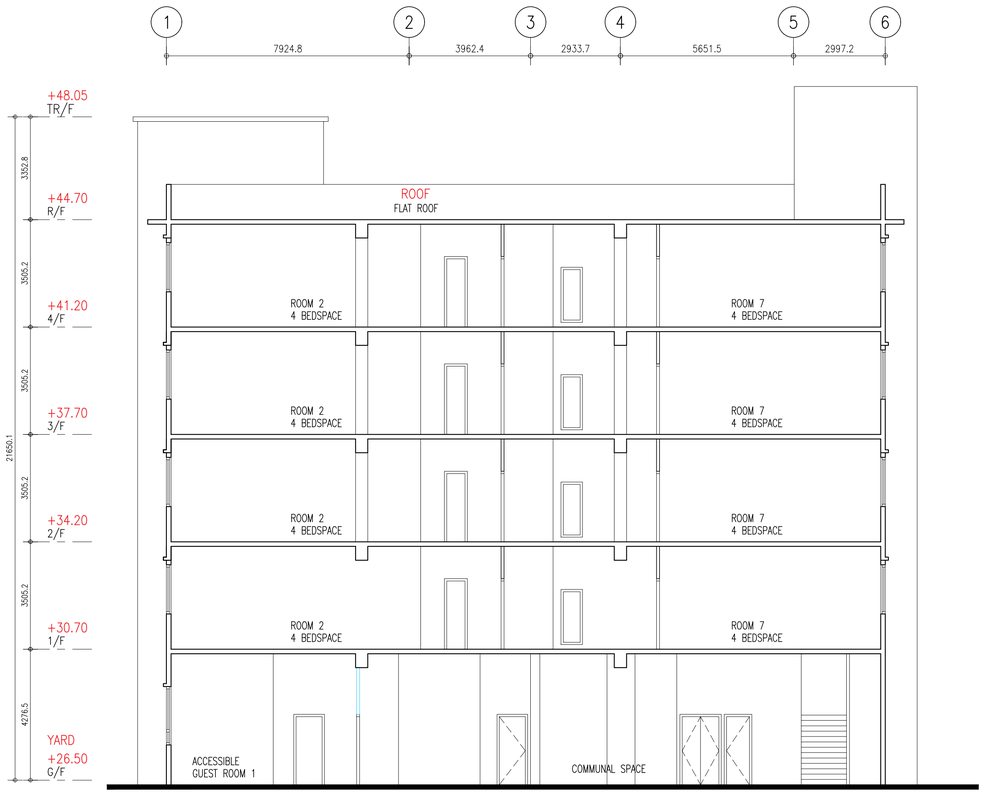
PROJECT:
PROPOSED ALTERATIONS & ADDITIONS WORKS AT EXISITING EDUCATIONAL BUILDING OF WANCHAI CAMPUS OF THE HONG KONG SHUE YAN UNIVERSITY AT 7 WAN CHAI GAP ROAD, WAN CHAI, HONG KONG

TITLE: INDICATIVE LAYOUT PLAN

JOB NO:	DRAWING NO. / PART PLAN OF:	REV. NO.
033340	A-01	02
DATE: JAN 2026		SCALE: 1:200 @ A3
DRAFTED BY: FMC ( )	CHECKED BY: SYN ( )	DESIGNED BY: IPY ( ) / REVIEWED BY: ELL ( )



SECTION A – A



SECTION B – B

B.D. REFERENCE NUMBER:

2/2634/55

NOTES

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.

NO.	DATE	REVISIONS	DRAFTED	CHECKED	DESIGNED	REVIEWED
00	10/25	FIRST-SUBMISSION	FMC	SYN	IPY	ELL

WONG TUNG 王董

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18/F, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong
T 852-2803 9888 F 852-2513 1728 www.wongtung.com

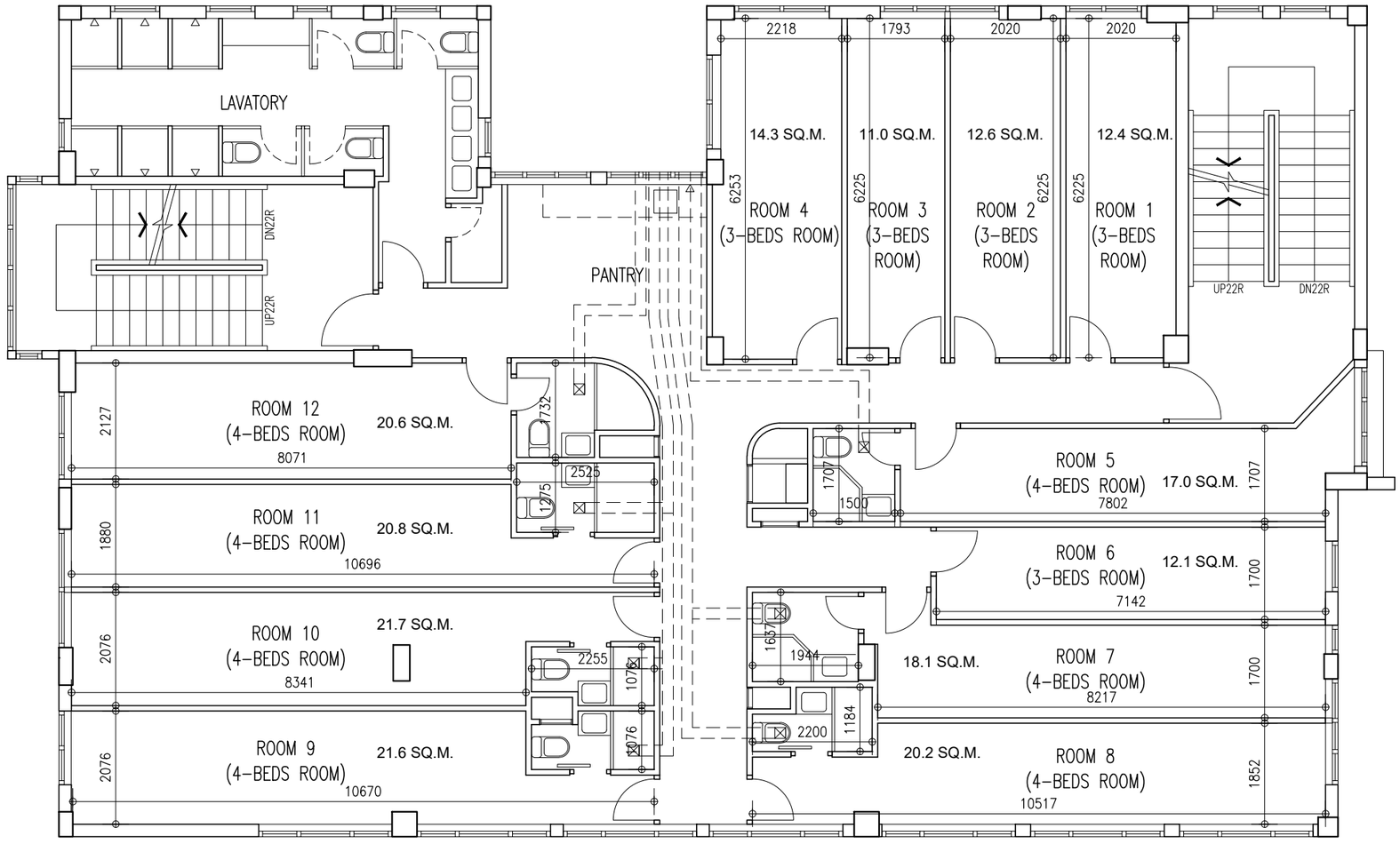
PROJECT:

WANCHAI CAMPUS OF
HONG KONG SHUE YAN UNIVERSITY,
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:

SECTIONS

DATE: 10/2025	SCALE: 1:100 @ A1		
DRAFTED: (FMC)	CHECKED: (SYN)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/104		REV. NO. 00



TYPICAL (2/F TO 4/F) FLOOR PLAN

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PROJECT:
PROPOSED ALTERATIONS & ADDITIONS WORKS AT EXISITING EDUCATIONAL BUILDING OF WANCHAI CAMPUS OF THE HONG KONG SHUE YAN UNIVERSITY AT 7 WAN CHAI GAP ROAD, WAN CHAI, HONG KONG

TITLE: INDICATIVE TYPICAL LAYOUT PLAN (WITH DIMENSION)

JOB NO:	DRAWING NO. / PART PLAN OF:	REV. NO.
033340	A-01A	00
DATE: JAN 2026		SCALE: 1:100 @ A3

DRAFTED BY:	CHECKED BY:	DESIGNED BY:	REVIEWED BY:
FMC ( )	SYN ( )	IPY ( )	ELL ( )

Attachment II

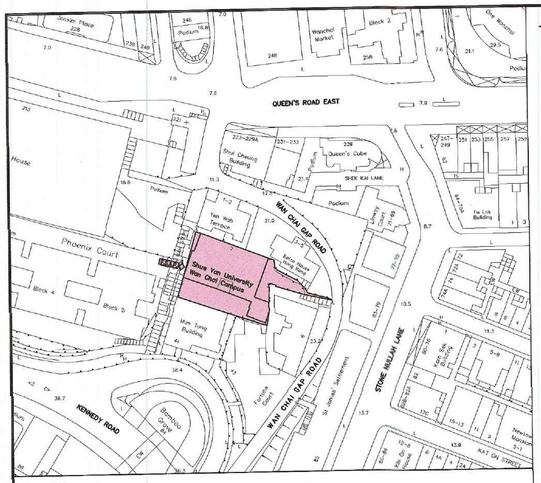
FSD Approved Plans No. B/A10/101 dated 9 December 2025

B.D. REFERENCE NUMBER:

2/2634/55

NOTES

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.



BLOCK PLAN Scale 1 : 1000

GENERAL INDICATION FOR COLOURING OF PLANS

- EXISTING BUILDING WORKS UNCHANGED AND IS NOT FORMING PART OF THIS A&A SUBMISSION
- EXTENT OF THIS A&A
- CONCRETE SLAB (LIGHTER WASH)
- SOLID CONCRETE BLOCKS
- METAL WORK OR STEEL
- SANITARY FITTINGS
- GLASS
- DEMOLITION WORKS/ DELETION OF APPROVED WORKS
- UNDERLINE FOR REVISION

DOOR MARK LEGEND FOR GBP

- (D2) –/60/60 F.R.R. SELF-CLOSING DOOR WITH SMOKE SEAL
- (D3) –/60/60 F.R.R. SELF-CLOSING DOOR WITH F.R.R. TRANSPARENT GLASS UPPER PANEL AND SMOKE SEAL
- (D6) DOOR WITH LOUVRE HAVING A MINIMUM SIZE OF 1/20 OF THE FLOOR AREA OF THE ROOM
- (DCS) EXSITING DOOR

GENERAL NOTES:

1. THE A&A PORTIONS ARE THE COLOURED AREA ONLY. ALL OTHER PARTS OF THE BUILDING AS HATCHED ON THIS DRAWING ARE EXISTING CONDITION AND DO NOT FORM PART OF THIS SUBMISSION.
2. ALL CONC. BLOCK & BRICK WORKS TO BE BUILT IN 1:3 CEMENT MORTAR.
3. MIN. CLEAR HEIGHT FROM FLOOR TO CEILING SHOULD BE 2500MM MIN. CLEAR HEIGHT FROM FLOOR TO UNDERSIDE OF BEAM SHOULD BE 2300MM.
4. MIN. HEADROOM OF EXIT ROUTES SHOULD BE 2000MM.
5. ALL A&A PORTIONS TO COMPLY WITH (PLANNING) REGULATION 72 & DESIGN MANUAL OF BARRIER FREE ACCESS 2008.
6. ALL CONSTRUCTION WORKS SHALL COMPLY WITH BUILDING (CONSTRUCTION) REGULATION SITE (SAFETY) REGULATIONS.
7. ALL DEMOLITION WORKS SHALL COMPLY WITH BUILDING (DEMOLITION WORKS) REGULATIONS & CODE OF PRACTICE FOR DEMOLITION OF BUILDINGS 2004.
8. DESIGN OF CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL (2011 ED).
9. DESIGN OF CODE OF PRACTICE FOR DEAD AND IMPOSED LOAD 2011.
10. ALL SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS ARE TO BE CHECKED AGAINST EXISTING DIMENSIONS ON SITE ANY DISCREPANCES SHALL BE AMENDED IN DRAWING BEFORE SUBMISSION OF FORM BA14.
11. STRUCTURAL PLANS ARE UNDER SEPARATE SUBMISSION.
12. ROOMS / AREAS SHOPS WITH OCCUPANCY EXCEEDING 30 PEOPLE WILL BE PROVIDED WITH MINIMUM 2 EXIT DOORS SWING OUT TOWARDS THE DIRECTION OF EGRESS.
13. DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.
14. ARTIFICIAL LIGHTING TO BE PROVIDED FOR AREAS WITHOUT NATURAL LIGHTING WHERE REQUIRED.
15. MECHANICAL VENTILATION AREA TO BE PROVIDED FOR AREAS WITHOUT NATURAL VENTILATION WHERE REQUIRED.

F.S. NOTES

INSTITUTIONAL

A) BUILDING (DOMESTIC BUILDING (LOW RISE BUILDING OVER 3 STORYS NOT EXCEED 30M))

~~1. MANUAL FIRE ALARM SYSTEM~~
~~1.1. MANUAL FIRE ALARM SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH B.S. 5839–1:2017 (INCORPORATING CORRIGENDUM NO.1), FSD CL 6/2021.~~
~~1.2. BREAKGLASS UNITS AND FIRE ALARM BELLS WILL BE LOCATED AT ALL HOSE REEL POINTS. THE ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND WARNING DEVICE INITIATION WITH THE PREMISES.~~
~~1.3. ONE F.S CONTROL PANEL WILL BE PROVIDED AS INDICATED ON PLAN TO RECEIVE ALL FIRE ALARM SIGNALS FROM THE BUILDING.~~

2. PORTABLE APPLIANCES
2.1. PORTABLE HAND-OPERATED FIRE EXTINGUISHING APPLIANCES TO BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
2.1.1. 4.5KG. CO_2 F.E.
2.1.2. 9L WATER F.E.

3. EMERGENCY POWER SUPPLY
3.1. POWER SUPPLY CONNECTION BEFORE MAIN SWITCH WILL BE APPLIED WITH SUFFICIENT ELECTRICAL CAPACITY TO MEET THE FIRE SERVICES INSTALLATIONS, [illegible].

4. SURFACE SPREAD OF FLAME
4.1. ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTINGS AND CONCEALED LOCATION TO BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476 PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.
4.2. ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE TO BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BS 476 PART 7 OF ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF AN APPROVED FIRE RETARDANT PRODUCT.

~~5. HOSE REEL (HR) SYSTEM~~
~~5.1. INDEPENDENT HOSEREEL WILL BE PROVIDED. A HOSE REEL PROVISION IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MIN. FIRE SERVICE INSTALLATIONS AND FSD CL 2/2013 WILL BE PROVIDED.~~
~~5.2. HOSE REELS SHALL BE PROVIDED TO ENSURE THAT EVERY PROTECTED AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.~~
~~5.3. ONE 2,000 LITRES HOSE REEL WATER TANK WILL BE PROVIDED FOR BUILDING AS INDICATED ON PLANS.~~
~~5.4. FIXED HOSE REEL SYSTEM PUMP INCLUDING DUTY AND STANDBY PUMP WILL BE PROVIDED FOR THE HOSE REEL SYSTEM.~~

6. SPRINKLER SYSTEM
6.1 AN AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE BS EN 12845: 2015 AND FSD CL 5/2020.
6.2 THE CLASSIFICATION OF THE SPRINKLER SYSTEM SHALL BE DESIGNED AS FOLLOWS
G/F – 2/F (COMMUNAL SPACE & BED ROOM) : ~~ORDINARY HAZARD GROUP 1 (TO CH 1 OF LPC'S RULES) (<15m HEIGHT)~~
3/F – R/F (BED ROOM) : ~~ORDINARY HAZARD GROUP 1 (TO CH 1 OF LPC'S RULES) (<15m HEIGHT)~~
6.3 NO SPRINKLER SYSTEM WILL BE PROVIDED FOR ALL E/M PLANTS ROOMS, STORE ROOM, PIPE DUCTS, PUMP ROOM.
6.4 ONE 55,000 LITRES SPRINKLER WATER TANK SHALL BE PROVIDED FOR BUILDING AS INDICATED ON PLANS. WATER SUPPLY WILL BE FEED FROM SINGLE END SUPPLY OF CITY WATER MAIN.
6.5 SPRINKLER PUMPS INCLUDING DUTY, STANDBY AND JOCKEY PUMP WILL BE PROVIDED IN SPRINKLER PUMP ROOM TO SERVE THE SPRINKLER SYSTEM.
6.6 ALL SPRINKLER ALARM SIGNALS WILL BE TRANSMITTED TO FIRE ALARM CONTROL PANEL PROVIDED AT THE BUILDING, AND LINKED TO THE F.S. COMMUNICATIONS CENTRE BY A DIRECT TELEPHONE LINE.
6.7 FAST RESPONSE TYPE SPRINKLER WILL BE PROVIDED TO THE ENTIRE BUILDING INCLUDING G/F TO R/F.
6.8 SPRINKLER INLET AND SPRINKLER CONTROL VALVES SHALL BE PROVIDED AT G/F AS INDICATED ON DRAWING.

7. AUDIO/VISUAL ADVISORY SYSTEM
7.1 AUDIO/VISUAL ADVISORY SYSTEM WILL NOT BE PROVIDED DUE TO THE AREA AT ANY ONE FLOOR NOT EXCEEDING 2,000 SQM.

8. AUTOMATIC FIRE DETECTION SYSTEM AND ALARM SYSTEM
8.1 FIRE DETECTION WILL BE PROVIDED IN ACCORDANCE WITH B.S. 5839-1:2017, FSD CL 6/2021 AND 1/2015.
8.2 FIRE ALARM SIGNAL INCLUDING THE ALARM FROM MANUAL FIRE ALARM SYSTEM, FIRE DETECTION SYSTEM AND SPRINKLER SYSTEM SHALL BE TRANSMITTED TO THE FIRE SERVICE COMMUNICATIONS CENTRE VIA A DIRECT TELEPHONE LINE FROM THE MAIN FIRE ALARM CONTROL PANELS.
8.3 FIRE DETECTION SYSTEM SHALL BE PROVIDED IN AREAS NOT COVERED BY SPRINKLER, EXCEPT CABLE TRENCH, CABLE DRAW PIT, WATER METER CABINET AND SERVICE DUCT.
8.4 HEAT DETECTORS WILL BE PROVIDED FOR THE E&M PLANT ROOM TO MINIMISE FALSE ALARM.
8.5 VISUAL FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH BARRIER FREE ACCESS (2008) AND FSD CIRCULAR LETTER 2/2012.
8.6 A SMOKE DETECTOR TO BE PROVIDED FOR THE BED ROOM (FROM G/F TO 4/F) EXCLUDING TOILET, BATH ROOM AND STAIRCASE WHICH ARE COVERED BY SPRINKLER SYSTEM. SMOKE DETECTOR PROVIDED IN ACCOMODATION ROOM SHALL BE INTEGRATED WITH PROPRIETARY MADE SOUNDER BASE.

9. FIRE HYDRANT AND HOSE REEL (FH/HR) SYSTEM
9.1 A FIRE HYDRANT/HOSE REEL SYSTEM IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT SEPTEMBER 2022 WILL BE PROVIDED FOR EACH BUILDING.
9.2 SUFFICIENT HOSE REELS AND FIRE HYDRANT SHALL BE PROVIDED AS INDICATED ON DRAWINGS.
9.3 THE CAPACITY OF F.S. WATER TANK 27,000 LITRES AT G/F OF FH/HR SYSTEM LOCATED AS SHOWN ON PLAN WHICH IS FED FROM SINGLE END SUPPLY OF CITY WATER MAIN.
9.4 FIXED FIRE PUMP INCLUDING DUTY, STANDBY AND JOCKEY PUMP WILL BE PROVIDED IN THE PUMP ROOM TO SERVE THE FH/HR SYSTEM.
9.5 F.S. INLET TO BE PROVIDED AT G/F AS INDICATED ON DRAWING. ALL FS INLETS SHALL BE INTERCONNECTED.

10. EMERGENCY LIGHTING AND EXIT SIGN
10.1 SUFFICIENT EXIT SIGN AND DIRECTIONAL SIGN SHALL BE PROVIDED IN ACCORDANCE WITH F.S.C.L. 5/2008 TO ENSURE THAT ALL EXIT ROUTE FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED.
10.2 EMERGENCY LIGHTING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ESEN 1838:2013, B.S. 5266 PART 1:2016 & FSD CL 4/2021 AND PERMANENTLY MAINTAINED IN EFFECTIVE WORKING ORDER AND SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND ALL EXIT ROUTE'S LEADING TO GROUND LEVEL.
10.3 SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTE FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED, AS REQUIRED BY THE CONFIGURATION OF STAIRCASES SERVING THE BUILDING. ON PLAN.

11. FIREMAN'S LIFT
11.1 FIREMAN'S LIFT SHALL NOT BE PROVIDED.

12. VENTILATION / AIR CONDITIONING CONTROL SYSTEM
12.1 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING SHALL BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

LEGEND / ABBREVIATIONS / COLOUR INDICATIONS:

- PROPOSED STRUCTURAL LEVEL (S.F.L.)
- PROPOSED FINISH LEVEL (F.F.L.)
- PROPOSED STRUCTURAL FLOOR LEVEL
- PROPOSED FINISHED FLOOR LEVEL
- EXIT — EXISTING EXIT SIGN
- EXIT — NEW EXIT SIGN
- EXIT → — DIRECTIONAL EXIT SIGN
- F.E. — FIRE EXTINGUISHER
- H.R. — HOSE REEL
- MV — MECHANICAL VENTILATION
- MV/AL — MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

A.T. ACCESSIBLE TOILET
B.L. BOUNDARY LINE
P.D. PIPE DUCT
F.S.A.P. FIREMAN'S ACCESS POINT
ON — OPENABLE WINDOW (TOP HUNG)
300mm WIDE SURFACE CHANNEL W/.:
i) C.I. COVER ON DRIVEWAY OR
ii) S.S. GRATING ON PAVEMENT
△ WATER POINT

SCHEDULE OF SANITARY FITMENTS PROVISION

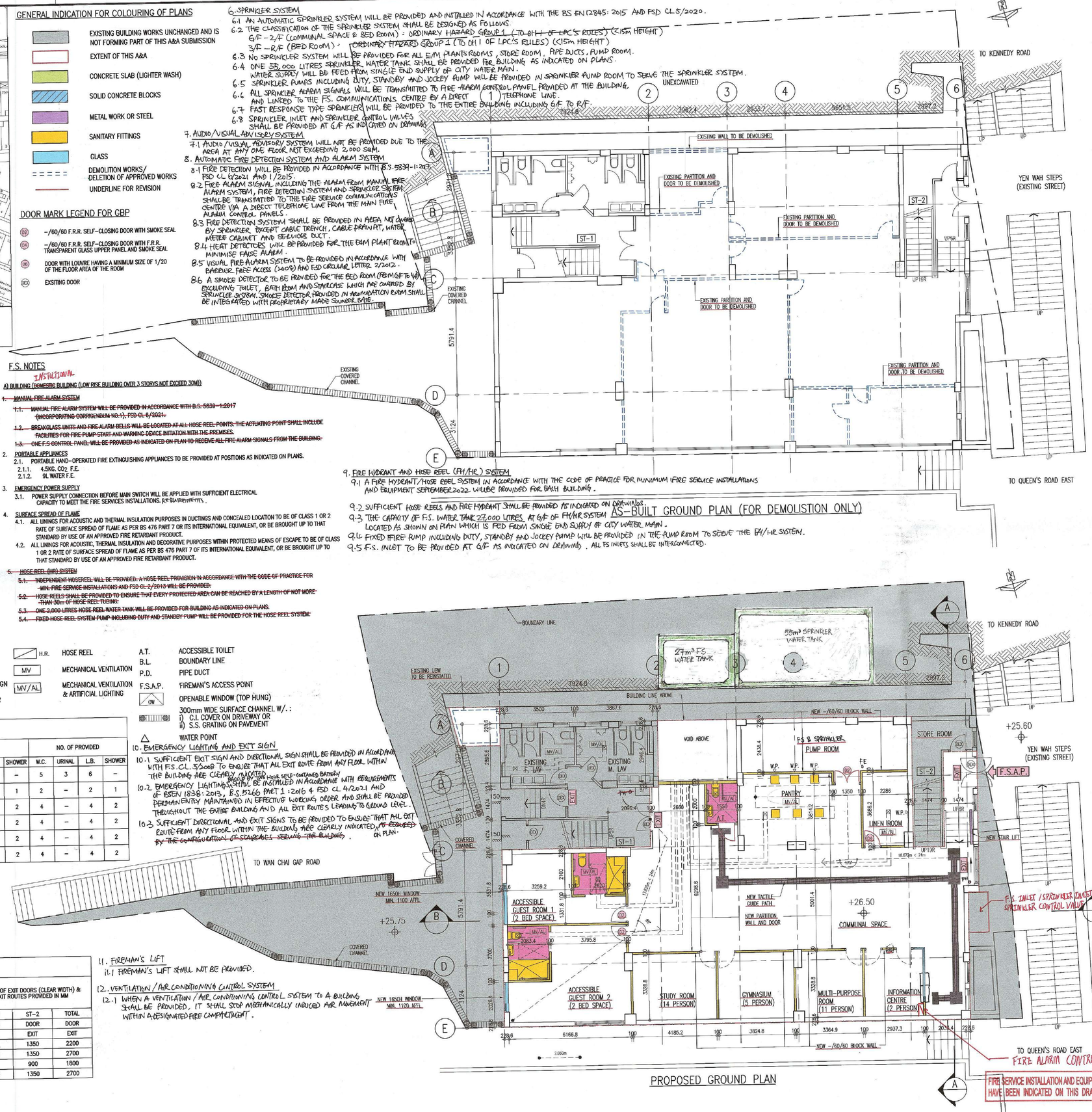
FLOOR	INTENDED USE	UFA (m^2)	m^2 PERSON	M : F	TOTAL NO. OF PERSON	MIN. OF REQ.				NO. OF PROVIDED			
						W.C.	URINAL	L.B.	SHOWER	W.C.	URINAL	L.B.	SHOWER
G/F	WORKPLACE	46.869	9	1 : 1	11	1	1	2	–	5	3	6	–
	HOSTEL	37.834	NO. OF BEDS		6	1	–	1	1	2	–	2	1
1/F		167.076			19	2	–	2	2	4	–	4	2
2/F		167.076			19	2	–	2	2	4	–	4	2
3/F		167.076			19	2	–	2	2	4	–	4	2
4/F		167.076			19	2	–	2	2	4	–	4	2

DISCHARGE VALUE OF A REQUIRED STAIRCASE IN A NON-SPRINKLER BUILDING

STAIRCASE NO.	WIDTH OF STAIR	NO. OF STOREYS SERVED ABOVE	DISCHARGE VALUE	
ST-1	1350	5 (G/F – 4/F)	392	784 > 94
ST-2	1350	5 (G/F – 4/F)	392	

SCHEDULE SHOWING THE REQUIREMENT OF EXIT MEANS

INTENDED USE	CAPACITY EACH FLOOR		MIN. NO. OF EXIT ROUTE		MIN. TOTAL WIDTH IN MM	MIN. WIDTH IN MM OF EACH	WIDTH OF EXIT DOORS (CLEAR WIDTH) & EXIT ROUTES PROVIDED IN MM		
							ST-1	ST-2	TOTAL
	STOREY	NO. OF PERSON	REQUIRED	PROVIDED	EXIT DOOR	EXIT DOOR	DOOR	DOOR	DOOR
					EXIT ROUTE	EXIT ROUTE	EXIT	EXIT	EXIT
HOSTEL	1 (G/F)	36	1	2	–	750	850	1350	2200
	4 (1/F–4/F)	208	2	2	–	1050	1350	1350	2700
					1750	850	900	900	1800
					2100	1050	1350	1350	2700



PROPOSED GROUND PLAN

NO.	DATE	REVISIONS	DRAWN	CHECKED	APP'D
00	10/25	FIRST-SUBMISSION	PAC	NLS	LPT

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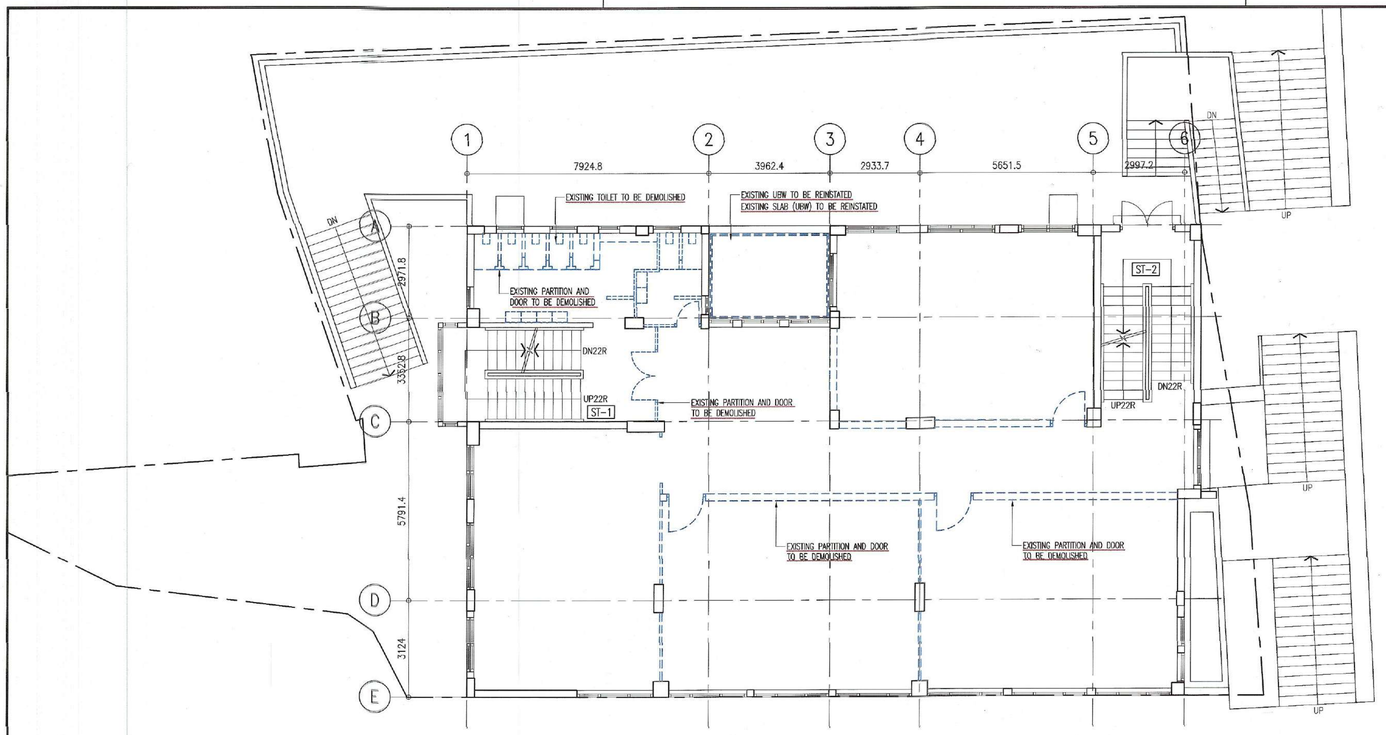
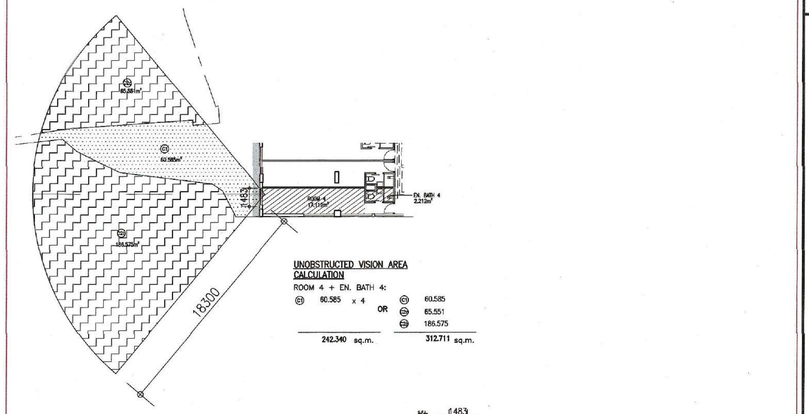
PROJECT:
WANCHAI CAMPUS OF
HONG KONG SHUE YAN UNIVERSITY,
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:
BLOCK PLAN, NOTES, LEGEND, SCHEDULES & GROUND FLOOR PLAN

DATE: 10/2025	SCALE: 1:1000 @ A1	
DRAFTED: (PMC)	CHECKED: (SYN)	DESIGNED: (PY)	REVIEWED: (CLL)
JOB NO. 33340	DRAWING NO. B/A10/101	REV. NO. 00

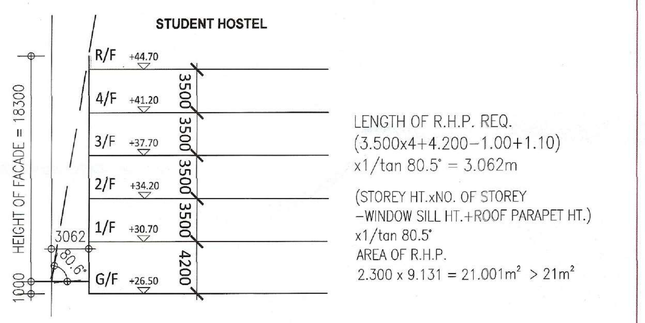


AS-BUILT 1ST FLOOR PLAN (FOR DEMOLITION ONLY)

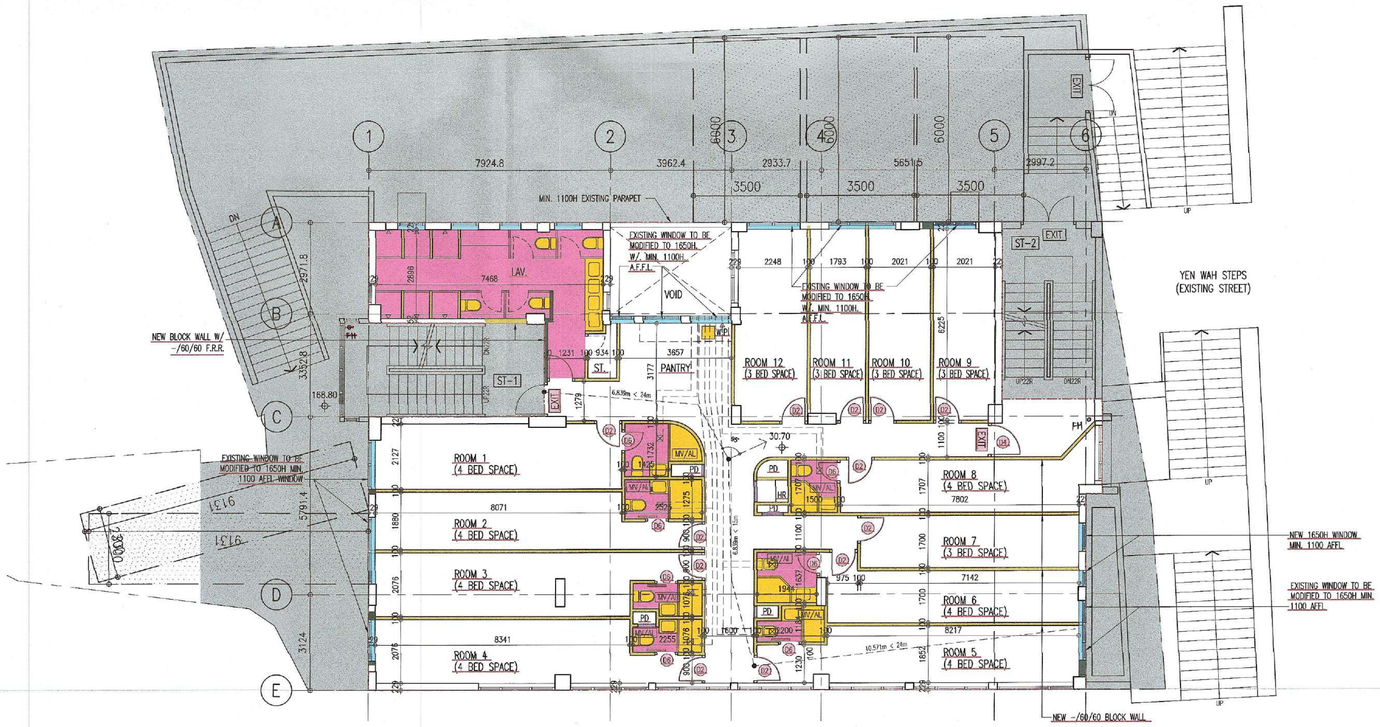


UNOBSTRUCTED VISION AREA REQUIREMENT FOR HABITABLE ROOM	
HEIGHT OF FACADE (M)	MINIMUM UNA (s.m.) GLAZING AREA : 10% OF UFA
10	50
20	100

PROPOSED HEIGHT OF FACADE (m)= 18.3 m.
PROPOSED GLAZING AREA = 11.22%
UNA REQUIRE AT 10% GLAZING AREA
(20 − 18.3)/(18.3 − 10)=(100−Z)/(Z−50)
1,700 / 8,300 =(100−Z)/(Z−50)
1.70(Z−85,000 = 830,000 − 8,300 Z
10,000 Z= 915,000
Z= 91.500



DIAGRAMMATIC SECTION
FOR HABITABLE (FACING BOUNDARY)



PROPOSED 1ST FLOOR PLAN

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING

B.D. REFERENCE NUMBER:

2/2634/55

NOTES

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.

NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	REVIEWED
00	10/25	FIRST-SUBMISSION	FMC	SYN	IPY	ELL

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PROJECT:

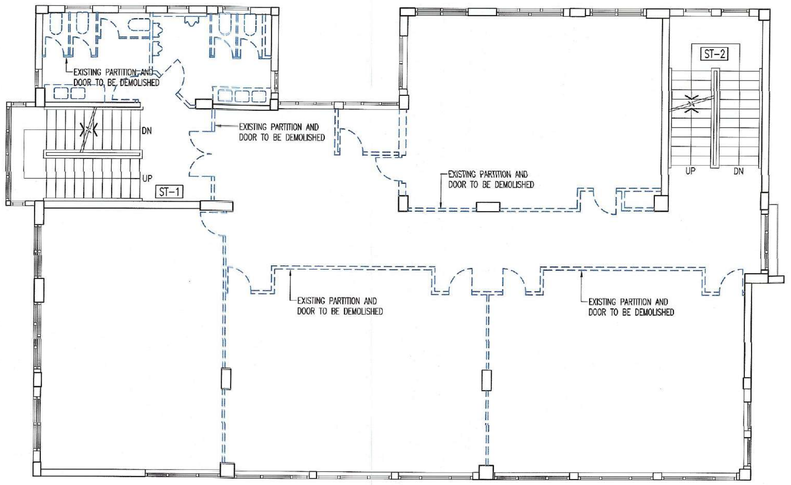
WANCHAI CAMPUS OF
HONG KONG SHUE YAN UNIVERSITY,
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:

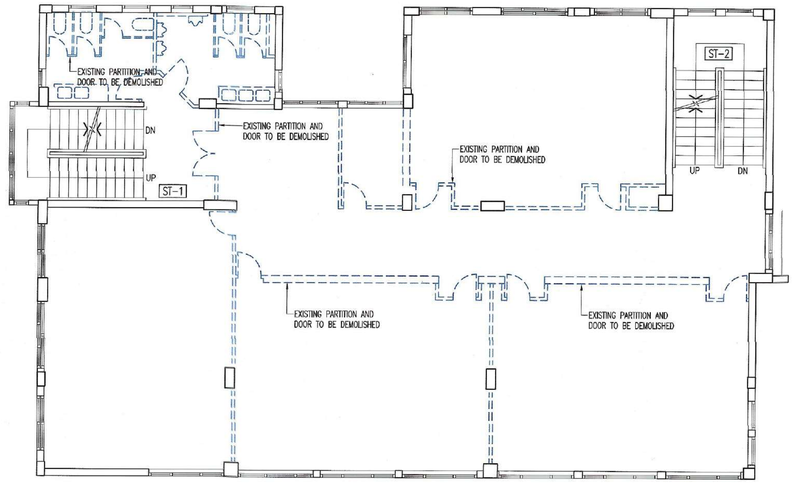
1ST FLOOR PLAN

DATE: 10/2025		SCALE: 1:100 @ A1	
DRAFTED: (FMC)	CHECKED: (SYN)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/102		REV. NO. 00

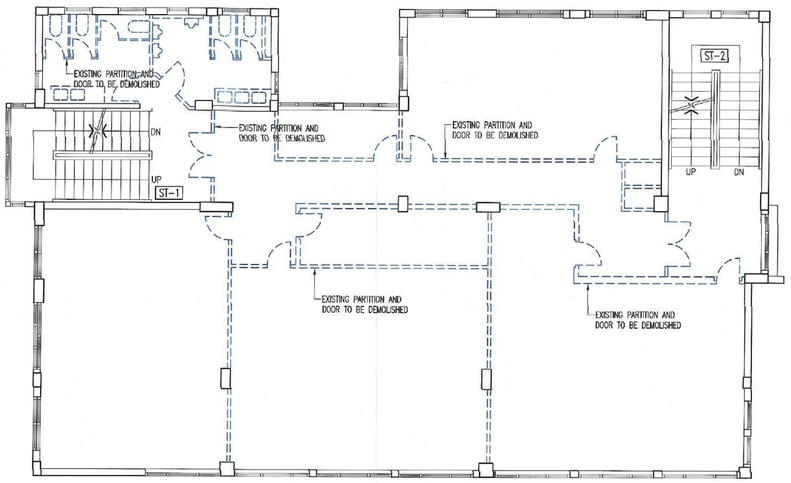
FIRE SERVICES REQUIREMENTS INCORPORATED
Date - 9 DEC 2025
(LAW Hong-yin)
Senior Station Officer



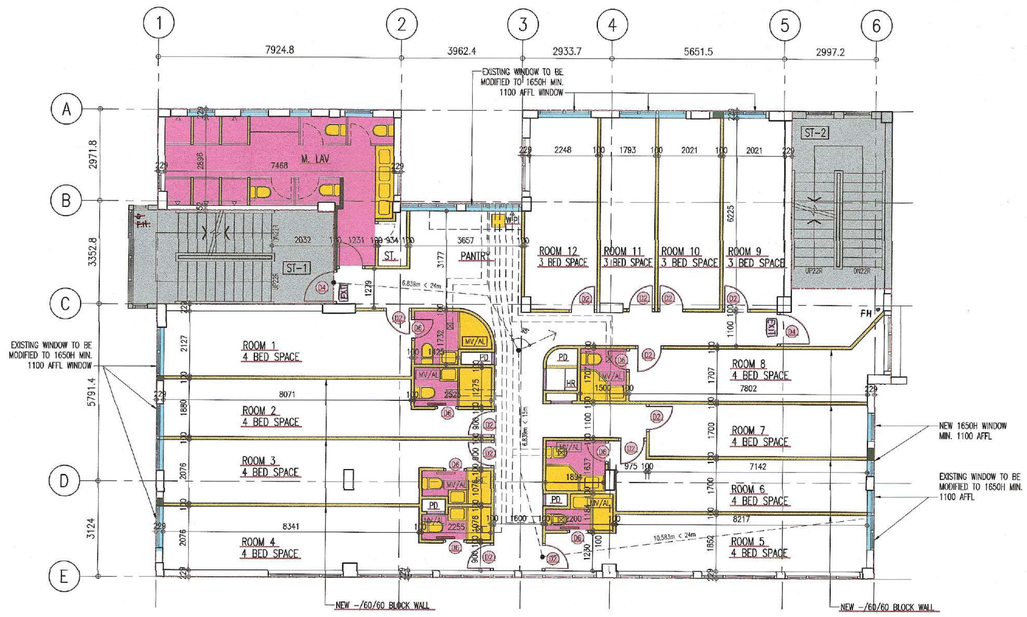
2ND FLOOR PLAN (FOR DEMOLITION ONLY)



3RD FLOOR PLAN (FOR DEMOLITION ONLY)



4TH FLOOR PLAN (FOR DEMOLITION ONLY)



PROPOSED TYPICAL (2/F – 4/F) FLOOR PLAN

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING

B.D. REFERENCE NUMBER:

2/2634/55

NOTES

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NO.	DATE	REVISIONS	DRAWN	CHECKED	DESIGNED	BUILDING
00	10/25	FIRST-SUBMISSION	FMC	SYN	IPY	ELL

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PROJECT:

WANCHAI CAMPUS OF
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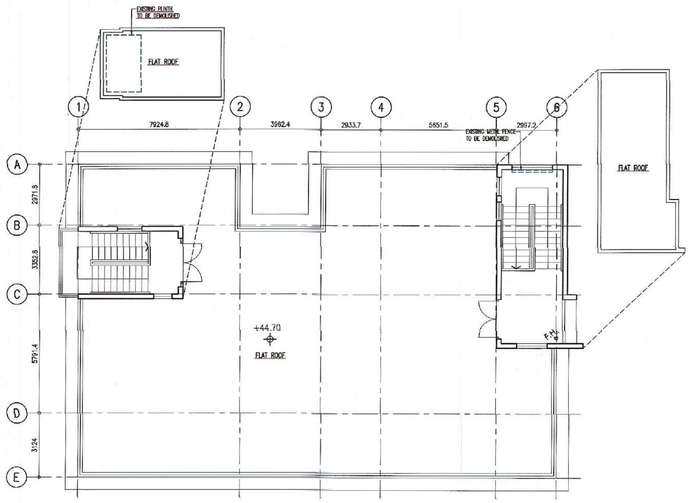
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:

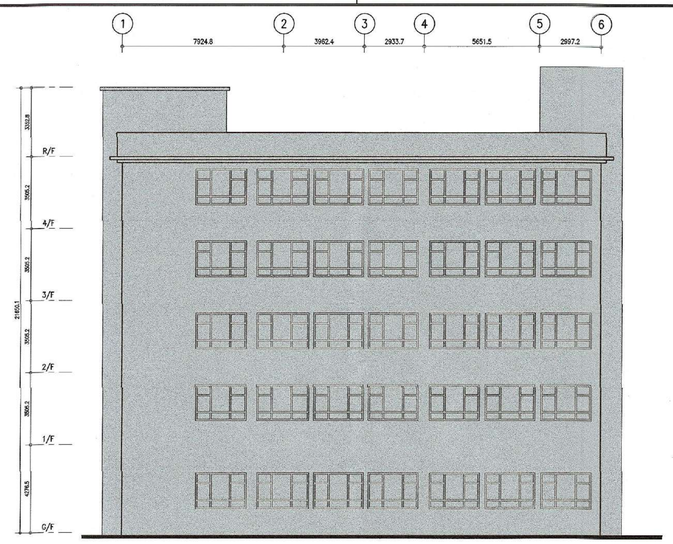
TYPICAL (2/F TO 4/F) FLOOR PLAN

DATE: 10/2025		SCALE: 1:100 @ A1	
DRAFTED: (FMC)	CHECKED: (SYN)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/103		REV. NO. 00

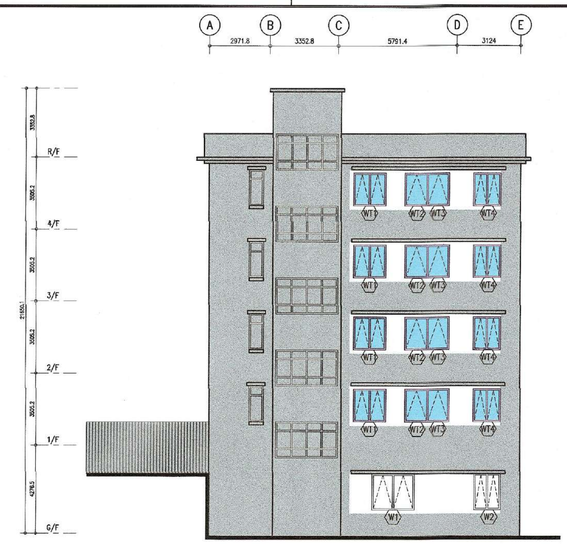
FIRE SERVICES REQUIREMENTS INCORPORATED
Date - 9 DEC 2025
(LAW Hong-yin)
Senior Station Officer



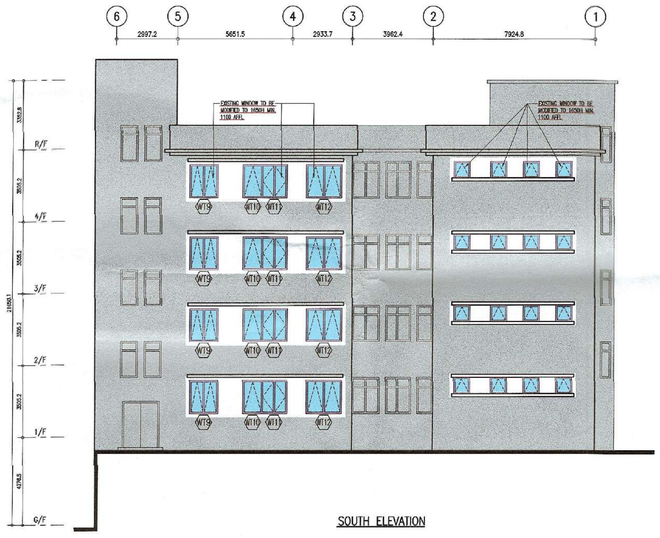
PROPOSED ROOF PLAN



NORTH ELEVATION

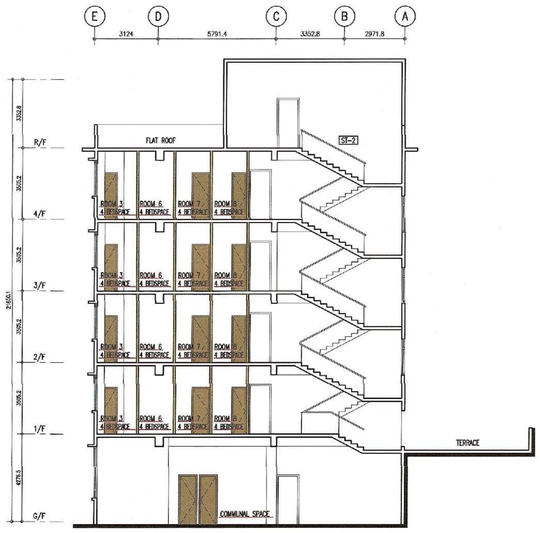


EAST ELEVATION

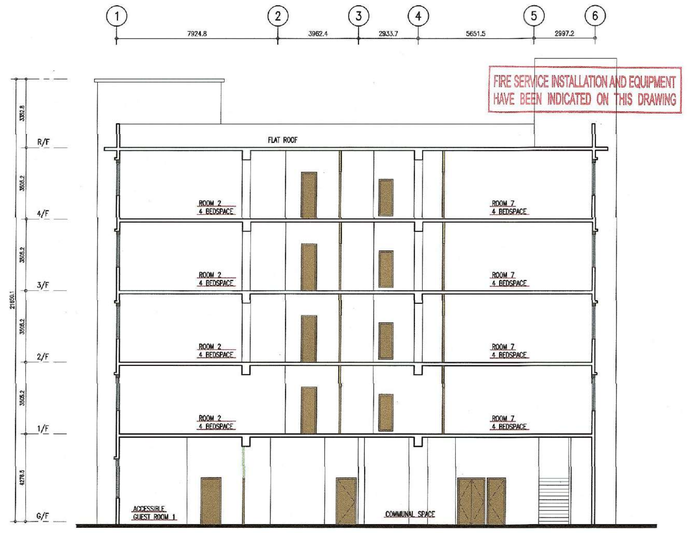


SOUTH ELEVATION

WEST ELEVATION



SECTION A – A



SECTION B – B

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING

WINDOW AREA CALCULATION

LOCATION		UFA (m²)	WINDOW AREA REQUIRED (1/10 OF UFA) (m²)	TOTAL (m²)	WINDOW AREA PROVIDED (m²)	OPENABLE WINDOW AREA REQUIRED (m²) (1/16 OF UFA) (1/10 OF UFA FOR BATH ROOM)	TOTAL AREA (m²)	OPENABLE WINDOW AREA PROVIDED (m²)
(G/F)	ACCESSIBLE GUEST ROOM 1 (WT)	14.849	14.849 x 1/10 =	1.485	2.000 x 1.650 x 0.850 = 2.805	14.849 x 1/16 = 0.928	1.458	2.075 x 1.650 x 0.850 = 2.910
	ACCESSIBLE BATHROOM 1	5.299		---		5.299 x 1/10 = 0.530		(COMBINE TO ABOVE)
	ACCESSIBLE GUEST ROOM 2 (WC)	22.848	22.848 x 1/10 =	2.285	1.980 x 1.650 x 0.850 = 2.777	22.848 x 1/16 = 1.428	1.989	2.75 x 1.650 x 0.850 = 3.857
	ACCESSIBLE BATHROOM 2	5.606		---		5.606 x 1/10 = 0.561		(COMBINE TO ABOVE)
	M. LAV	10.474		---		10.474 x 1/10 =	1.047	1.900 x 0.800 x 0.850 = 1.088
	F. LAV	9.538		---		9.538 x 1/10 =	0.954	2.400 x 0.800 x 0.850 = 1.632
	ACCESSIBLE TOILET	3.300		---		3.300 x 1/10 =	0.330	1.835 x 0.800 x 0.850 = 1.248
(1/F – 4/F)	4-BEDS ROOM 01 (WT)	17.057	17.057 x 1/10 =	1.706	1.590 x 1.650 x 0.850 = 2.230	17.057 x 1/16 = 1.066	1.420	1.590 x 1.650 x 0.850 = 2.230
	ENSUITE BATHROOM 01	3.540		---		3.540 x 1/10 = 0.354		(COMBINE TO ABOVE)
	4-BEDS ROOM 02 (WT2)	14.814	14.814 x 1/10 =	1.481	1.060 x 1.650 x 0.850 = 1.487	14.814 x 1/16 = 0.926	1.248	1.060 x 1.650 x 0.850 = 1.487
	ENSUITE BATHROOM 02	3.219		---		3.219 x 1/10 = 0.322		(COMBINE TO ABOVE)
	4-BEDS ROOM 03 (WT3)	17.302	17.302 x 1/10 =	1.730	1.550 x 1.650 x 0.850 = 2.104	17.302 x 1/16 = 1.081	1.302	1.010 x 1.650 x 0.850 = 1.417
	ENSUITE BATHROOM 03	2.212		---		2.212 x 1/10 = 0.221		(COMBINE TO ABOVE)
	4-BEDS ROOM 04 (WT4)	17.203	17.203 x 1/10 =	1.720	1.480 x 1.550 x 0.850 = 2.076	17.203 x 1/16 = 1.075	1.296	1.480 x 1.650 x 0.850 = 2.076
	ENSUITE BATHROOM 04	2.212		---		2.212 x 1/10 = 0.221		(COMBINE TO ABOVE)
	4-BEDS ROOM 05 (WT2)	15.191	15.191 x 1/10 =	1.519	1.400 x 1.650 x 0.850 = 1.964	15.191 x 1/16 = 0.949	1.211	1.400 x 1.650 x 0.850 = 1.964
	ENSUITE BATHROOM 05	2.818		---		2.818 x 1/10 = 0.282		(COMBINE TO ABOVE)
	4-BEDS ROOM 06 (WT5)	13.619	13.619 x 1/10 =	1.362	1.290 x 1.650 x 0.850 = 1.809	13.619 x 1/16 = 0.851	1.169	1.290 x 1.650 x 0.850 = 1.809
	ENSUITE BATHROOM 06	3.183		---		3.183 x 1/10 = 0.318		(COMBINE TO ABOVE)
	3-BEDS ROOM 07 (WT)	12.141	12.141 x 1/10 =	1.214	0.925 x 1.650 x 0.850 = 1.297	12.141 x 1/16 =	0.759	0.925 x 1.650 x 0.850 = 1.297
	4-BEDS ROOM 08	14.355	14.355 x 1/10 =	1.436	1.810 x 1.000 x 0.850 = 1.539	14.355 x 1/16 = 0.897	1.153	1.810 x 1.000 x 0.850 = 1.539
	ENSUITE BATHROOM 08 (WT6)	2.560		---		2.560 x 1/10 = 0.256		(COMBINE TO ABOVE)
	3-BEDS ROOM 09 (WT)	12.443	12.443 x 1/10 =	1.244	1.385 x 1.650 x 0.850 = 1.942	12.443 x 1/16 =	0.778	1.385 x 1.650 x 0.850 = 1.942
	3-BEDS ROOM 10 (WT8)	12.553	12.553 x 1/10 =	1.255	0.900 x 1.650 x 0.850 = 1.262	12.553 x 1/16 =	0.785	0.900 x 1.650 x 0.850 = 1.262
	3-BEDS ROOM 11 (WT)	11.016	11.016 x 1/10 =	1.102	1.180 x 1.650 x 0.850 = 1.655	11.016 x 1/16 =	0.689	1.180 x 1.650 x 0.850 = 1.655
	3-BEDS ROOM 12 (WT2)	14.253	14.253 x 1/10 =	1.425	1.740 x 1.650 x 0.850 = 2.440	14.253 x 1/16 =	0.891	1.740 x 1.650 x 0.850 = 2.440
	LAUNDRY	24.028		---		24.028 x 1/10 =	2.403	4.700 x 0.700 x 0.850 = 2.797

B.D. REFERENCE NUMBER:

2/2634/55

NOTES

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NO.	DATE	REVISIONS	DRAWN	CHKD	ENGRD	APVD
00	10/25	FIRST-SUBMISSION	FMC	SYH	IPY	ELL

WONG TUNG 王董

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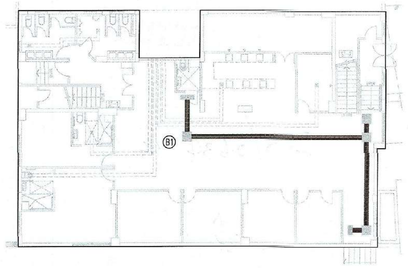
PROJECT:
WANCHAI CAMPUS OF
HONG KONG SHUE YAN UNIVERSITY,
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:
ROOF PLAN, SECTIONS
& ELEVATIONS

DATE: 10/2025	SCALE: 1:150 @ A1		
DRAFTED: (FMC)	CHECKED: (SYH)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/104		REV. NO. 00

FIRE SERVICES REQUIREMENTS INCORPORATED
Date - 9 DEC 2025
(LAW Hong-yin)
Senior Station Officer

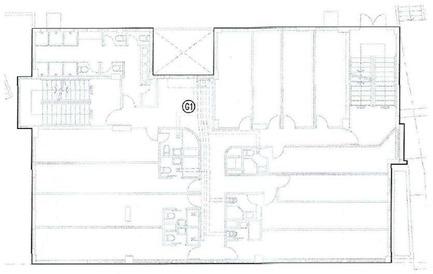
U:\J33340\Drawing\Arch_Shares\B (BD Submission)\REV_00_PLOT\B-A10-104_00 ROOF SEC & ELEV.dwg



GROUND FLOOR – GFA CALCULATION

G/F G.F.A. CALCULATION
FLOOR AREA :

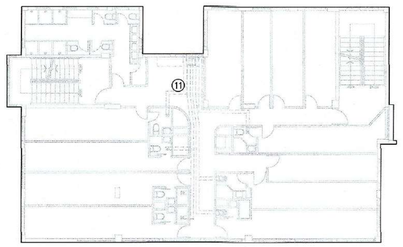
B1 AREA	=	350.333 s.m.
Sub-Total	=	350.333 s.m.



1ST FLOOR – GFA CALCULATION

GROUND FLOOR G.F.A. CALCULATION
FLOOR AREA :

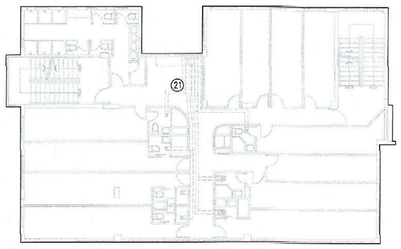
G1 AREA	=	354.318 s.m.
Sub-Total	=	354.318 s.m.



2ND FLOOR – GFA CALCULATION

2ND FLOOR G.F.A. CALCULATION
FLOOR AREA :

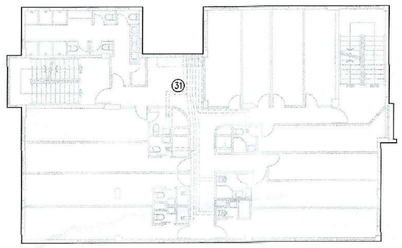
1F AREA	=	354.299 s.m.
Sub-Total	=	354.299 s.m.



3RD FLOOR – GFA CALCULATION

3RD FLOOR G.F.A. CALCULATION
FLOOR AREA :

2F AREA	=	354.299 s.m.
Sub-Total	=	354.299 s.m.



4TH FLOOR – GFA CALCULATION

4TH FLOOR G.F.A. CALCULATION
FLOOR AREA :

3F AREA	=	354.299 s.m.
Sub-Total	=	354.299 s.m.

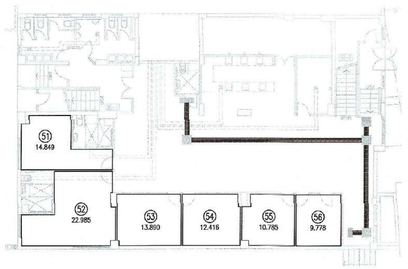
TOTAL G.F.A.	
FLOOR	AREA (m²)
G/F	350.333
1/F	354.318
2/F	354.299
3/F	354.299
4/F	354.299
TOTAL	1767.548

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	=	644.000 S.M.
CLASS OF SITE	=	'A'
MEAN STREET LEVEL	=	+25.60mPD
MAIN ROOF LEVEL	=	+44.70mPD
HEIGHT OF BUILDING	=	19.100m
USE HOSTEL (DOMESTIC)		
PERMISSIBLE SITE COVERAGE	=	56% (DOMESTIC)
PROVIDED SITE COVERAGE	=	354.299 / 644.000 x 100% = 55.015 % < 100%
	=	55.015 % < 56.00% O.K.

SITE COVERAGE AND PLOT RATIO CALCULATION

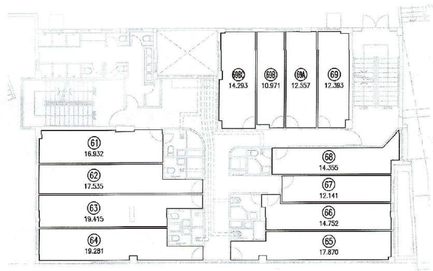
PERMISSIBLE PLOT RATIO	=	3.9 (DOMESTIC)
PERMISSIBLE GFA	=	644.000 x 3.9 = 2511.600 S.M.
PROVIDED GFA	=	1767.548 < 2511.600 O.K.
PROVIDED PLOT RATIO	=	1767.548 / 644.00 = 2.745
	=	2.745 < 3.900 O.K.



GROUND – UFA CALCULATION

GROUND U.F.A. CALCULATION
FLOOR AREA :

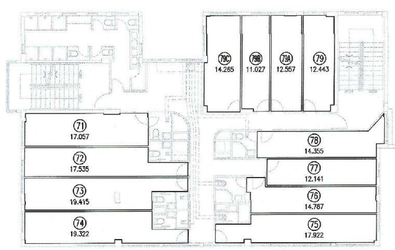
51 AREA	=	14.849 s.m.
52 AREA	=	22.985 s.m.
53 AREA	=	13.890 s.m.
54 AREA	=	12.416 s.m.
55 AREA	=	10.785 s.m.
56 AREA	=	9.778 s.m.
Sub-Total	=	84.703 s.m.



1ST FLOOR – UFA CALCULATION

1/F U.F.A. CALCULATION
FLOOR AREA :

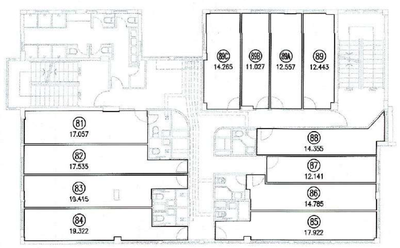
61 AREA	=	16.932 s.m.
62 AREA	=	17.535 s.m.
63 AREA	=	19.415 s.m.
64 AREA	=	19.281 s.m.
65 AREA	=	17.870 s.m.
66 AREA	=	14.752 s.m.
67 AREA	=	12.141 s.m.
68 AREA	=	14.355 s.m.
69 AREA	=	12.393 s.m.
70 AREA	=	12.557 s.m.
71 AREA	=	10.971 s.m.
72 AREA	=	14.293 s.m.
Sub-Total	=	182.485 s.m.



2ND FLOOR – UFA CALCULATION

1/F U.F.A. CALCULATION
FLOOR AREA :

71 AREA	=	16.932 s.m.
72 AREA	=	17.535 s.m.
73 AREA	=	19.415 s.m.
74 AREA	=	19.281 s.m.
75 AREA	=	17.870 s.m.
76 AREA	=	14.752 s.m.
77 AREA	=	12.141 s.m.
78 AREA	=	14.355 s.m.
79 AREA	=	12.393 s.m.
7A AREA	=	12.557 s.m.
7B AREA	=	10.971 s.m.
7C AREA	=	14.285 s.m.
Sub-Total	=	182.467 s.m.



3RD FLOOR – UFA CALCULATION

3/F U.F.A. CALCULATION
FLOOR AREA :

81 AREA	=	16.932 s.m.
82 AREA	=	17.535 s.m.
83 AREA	=	19.415 s.m.
84 AREA	=	19.281 s.m.
85 AREA	=	17.870 s.m.
86 AREA	=	14.752 s.m.
87 AREA	=	12.141 s.m.
88 AREA	=	14.355 s.m.
89 AREA	=	12.393 s.m.
8A AREA	=	12.557 s.m.
8B AREA	=	10.971 s.m.
8C AREA	=	14.285 s.m.
Sub-Total	=	182.467 s.m.

4TH FLOOR – UFA CALCULATION

4/F U.F.A. CALCULATION
FLOOR AREA :

91 AREA	=	16.932 s.m.
92 AREA	=	17.535 s.m.
93 AREA	=	19.415 s.m.
94 AREA	=	19.281 s.m.
95 AREA	=	17.870 s.m.
96 AREA	=	14.752 s.m.
97 AREA	=	12.141 s.m.
98 AREA	=	14.355 s.m.
99 AREA	=	12.393 s.m.
9A AREA	=	12.557 s.m.
9B AREA	=	10.971 s.m.
9C AREA	=	14.285 s.m.
Sub-Total	=	182.467 s.m.

TOTAL U.F.A.	
FLOOR	AREA (m²)
G/F	84.703
1/F	182.485
2/F	182.467
3/F	182.467
4/F	182.467
TOTAL	814.599

FIRE SERVICE INSTALLATION AND EQUIPMENT HAVE BEEN INDICATED ON THIS DRAWING

FIRE SERVICES REQUIREMENTS INCORPORATED
Date - 9 DEC 2025
(LAW Hong-yin)
Senior Station Officer

B.D. REFERENCE NUMBER:
2/2634/55

NOTES
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
READ THIS DRAWING IN CONNECTION WITH GENERAL ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND OTHER RELATED DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY FOUND THEREIN.

NO.	DATE	REVISIONS	DRAWING	CHECKED	DESIGNED	REVIEWED
00	09/25	FIRST-SUBMISSION	FMC	SYN	IPY	ELL

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ARCHITECTS & PLANNERS
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PROJECT:
WANCHAI CAMPUS OF
HONG KONG SHUE YAN UNIVERSITY,
7 WANCHAI GAP ROAD, WANCHAI,
HONG KONG

TITLE:
GFA & UFA CALCULATION

DATE: 09/2025	SCALE: 1:200 @ A1		
DRAFTED: (FMC)	CHECKED: (SYN)	DESIGNED: (IPY)	REVIEWED: (ELL)
JOB NO. 33340	DRAWING NO. B/A10/201		REV. NO. 00

Attachment III

Revised SIA Report

SEWERAGE IMPACT ASSESSMENT

FOR

HONG KONG SHUE YAN UNIVERSITY

WAN CHAI CAMPUS CONVERSION

AT

NO. 7 WAN CHAI GAP ROAD

HONG KONG

Architect	:	Wong Tung & Partners Limited
M/E Consultant	:	Kwong Wah Consultants Ltd.
Date	:	February 2026 (Rev. 4)

Hong Kong Shue Yan University
Wan Chai Campus Conversion
at No. 7 Wan Chai Gap Road, Hong Kong
SEWERAGE IMPACT ASSESSMENT

1) Introduction

Hong Kong Shue Yan University – Wan Chai Campus, located at No. 7 Wan Chai Gap Road *(Refer Appendix 1)*, was proposed to be converted to Hostel, providing 180 hostel places for students. Proposed intake year will be in first quarter of 2027.

This assessment is to analyze the adequacy of the capacity of existing sewer to cope with the sewage discharge from the Site and the existing sewage discharge from the upstream area. If necessary, mitigation measures for the sewage impact would be proposed.

2) Standards and Guidelines

This assessment will be carried out based on the following:

- Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning, EPD/TP 1/05 (hereafter EPD's guideline)
- DSD's Sewerage Manual

3) Existing Public Sewerage Facilities

According to the DSD record plan *(Refer Appendix 2)*, there is a DN150 public sewer running along Wan Chai Gap Road. Terminal foul water connection for the Site was connected to this sewer at EX. FMH7007346.

4) Calculation of Sewage Discharge from the Site

4.1 Sewage Discharge from the Site after Conversion

Sewage discharge from the Site is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m^3/ unit /day)	Daily Flow (m^3/ day)
Hostel	Person	185	0.19	35.15
	Employee	2	0.28	0.56
			Total:	35.71

Table 1a : Daily Sewage Discharge from the Site

Daily Flow, (m^3/day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m^3/s	L/s
35.71	132	1.00	8	0.413	0.003	3.31

Table 1b : Peak Sewage Discharge from the Site

Notes:

i) Unit Flow Factor is based on EPD's guideline Table T-1 & T-2 (Refer Appendix 3).

ii) Unit Flow Factor for resident of "Hostel" has taken into account the domestic flow for Institutional and Special Class (0.19m^3/person/day).

iii) Unit Flow Factor for employee of "Hostel" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (0.20m^3/employee/day for J11 Community, Social & Personal Services).

iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).

v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).

4.2 Sewage Discharge from the Site before Conversion

The site was used as School Campus before conversion. The existing sewage discharge is calculated as follow:

Usage	Unit	Population	Unit Flow Factor (m^3/ unit /day)	Daily Flow (m^3/ day)
Campus	Student	652	0.04	26.08
	Employee	22	0.28	6.16
			Total:	32.24

Table 1c : Daily Sewage Discharge from the Site (Before Conversion)

Daily Flow, (m^3/day)	Contribution Population	Catchment Inflow Factor	Peak Factor	Average Flow L/s	Peak Flow	
					m^3/s	L/s
32.24	119	1.00	8	0.373	0.003	2.99

Table 1d : Peak Sewage Discharge from the Site(Before Conversion)

Notes:

i) Unit Flow Factor is based on EPD's guideline Table T-2 (Refer Appendix 3).

ii) Unit Flow Factor for resident of "Student" has taken into account the student flow (0.04m^3/student/day).

iii) Unit Flow Factor for employee of "Campus" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (0.20m^3/employee/day for J11 Community, Social & Personal Services).

iv) Peak factor is based on EPD's guideline Table T-5 for sewers with population <1000 and include stormwater allowance (Refer Appendix 4).

v) Catchment inflow factor is based on EPD's guideline Table T-4 (Refer Appendix 5).

vi) No. of Students and Employee shall refer Appendix 12.

4.3 Impact of Sewage Discharge due to the Conversion Works

Peak sewage discharge from the site would increase approximate 0.3L/s due to the conversion works.

5) Calculation of Sewage Discharge from Upstream Development

Refer to DSD record plan *(Refer Appendix 2), the existing public sewer* between FMH7007346 and FMH7014812 was collecting the sewage discharged from the following development:

Site No.	Address
01	6 Wan Chai Gap Road
02	43 Kennedy Road
03	74-84 Kennedy Road
04	3-5 Wan Chai Gap Road
05	41 Kennedy Road
06	1 Wan Chai Gap Road
07	213 Queen's Road East *
08	221 Queen's Road East
09	223-229A Queen's Road East
10	85 Stone Nullah Lane
11	79-83 Stone Nullah Lane
12	75-77 Stone Nullah Lane
13	69-71 Stone Nullah Lane
14	239 Queen's Road East
15	231-233 Queen's Road East

Table 2 : Neighbouring Development to be included in the SIA

The following sites were excluded in this assessment as its sewage discharge was not connected to the sewer under concerned. Please refer *Appendix 11* for relevant drainage record plan.

No.	Address / Name
i	70-82 Kennedy Road (Amber Garden)
ii	39 Kennedy Road (Phoenix Court)

Table 3: Neighbouring Development NOT included in the SIA

5.1 Design Parameter

a) The building information, i.e. usage and area, was obtained through BD record plan. If such information was not available, GeoInfo Map shall be referred.

b) The population density is based on

   i. Average household size by District Council district conducted by Census and Statistics Department *(refer Appendix 6)*, and;

   ii. Worker density by economic activity and planned usage type conducted by Planning Department *(refer Appendix 7)*

c) Unit Flow Factor is based on EPD's guideline Table T-2 *(Refer Appendix 3)* and listed as follows:

Usage	Unit	Unit Flow Factor (m^3/ unit /day)
Residential	Person	0.27
Clubhouse	Employee	0.28
Office	Employee	0.08
Retail	Employee	0.28
Workshop, Playground, Library, Hall	Employee	0.28
Restaurant, Canteen	Employee	1.58

Table 3 : Unit Flow Factor

Notes:

i) Unit Flow Factor for "Residential" has taken into account the domestic flow type R2 (0.27m^3/person/day).

ii) Unit Flow Factor used for "Clubhouse" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (0.20m^3/employee/day for J11 Community, Social & Personal Services).

iii) Unit Flow Factor used for "Office" has taken into account the commercial employee factor (0.08m^3/employee/day).

iv) Unit Flow Factor used for "Retail" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (0.20m^3/employee/day for J4 Wholesale and Retail).

v) Unit Flow Factor used for "Workshop, Playground, Library, Hall" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (0.20m^3/employee/day for J11 Community, Social & Personal Services).

vi) Unit Flow Factor for "Restaurant, Canteen" has taken into account the commercial employee factor (0.08m^3/employee/day) and commercial activity factor (1.50m^3/employee/day for J10 Restaurants and Hotels).

5.2 Sewage Discharge Calculation

Sewage flow handled by the DN225 sewer between EX. FMH7014811 and EX. FMH7014812 was estimated in the following table.

Detailed calculation of sewage generation, peak flow estimation can be referred to *Appendix 9*.

Site No.	Daily Flow*, (m^3/day)	Contribution Population	Peak Factor	Catchment Inflow Factor	Back Wash Flow (L/s)	Peak Flow, (L/s)
The proposed development, Site 01 to 15	725.0	2685	6	1.00	7.53	57.88

Table 5 : Sewage Flow handled by the EX. DN225 Sewer

* Sewage discharge due to back wash of swimming pool is excluded.

6) Existing Government Sewerage Installation near the Development

Data of the EX. DN225 sewer between EX. FMH7014811 and EX. FMH7014812

Length = 28m

I.L. (upstream) = 5.61

I.L. (downstream) = 4.75

Gradient = 28 / (5.61-4.75)

= 1: 33

for vitrified clay (V.C.) pipe, U = 0.015 *(refer Appendix 8)*

The handling capacity will be assessed by Manning's equation,

Full bore flow of DN225 V.C. pipe with a fall of 1:33

$R = 0.25\ D$

$V = \frac{1}{0.015} \times (0.25 \times 0.225)^{\frac{2}{3}} (1/33)^{\frac{1}{2}}$

= 1.70 m/s

Discharge capacity

$Q = AV$

$= (0.785 \times 0.225^2) \times 1.70$

= 67.71 L/s

Utilization factor = 57.88 / 67.71

= 85.5 % (OK)

The below table shows the handling capacity and utilization factor of the existing sewer from EX. FMH7007346 to EX. FMH70148152 after receiving the sewage discharge from the proposed development. Detailed calculation can be referred to *Appendix 9*.

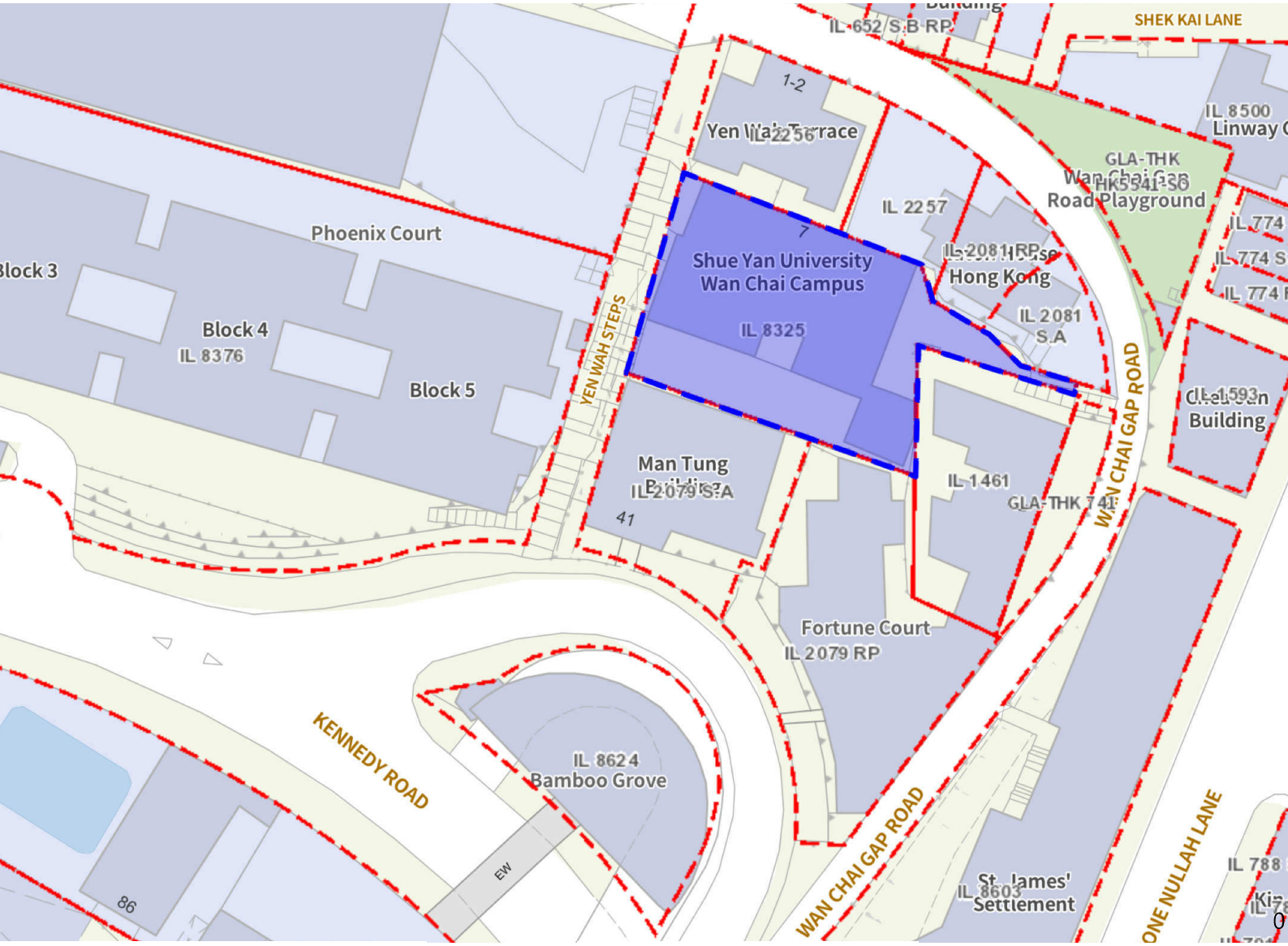
MH		Diameter	Slope	Capacity, Q	Peak Flow	Percentage of Usage		Sufficient? (Y/N)
U/S	D/S	mm		L/s	L/s			
Existing Arrangement								
FMH7007346	FMH7014802	150	5	60.85	24.97	41.0	%	Y
FMH7014802	FMH7014803	150	10	41.72	28.25	67.7	%	Y
FMH7014803	FMH7014804	150	9	43.97	28.25	64.3	%	Y
FMH7014804	FMH7062580	150	10	41.72	38.43	92.1	%	Y
FMH7062580	FMH7014807	150	10	41.72	38.43	92.1	%	Y
FMH7014807	FMH7015134	225	11	117.27	38.43	32.8	%	Y
FMH7015134	FMH7014811	225	27	74.85	40.68	54.3	%	Y
FMH7014811	FMH7014812	225	33	67.71	57.88	85.5	%	Y

Table 6 : Sewage Flow handled by the EX. Sewer

7) Conclusion

An additional 0.3L/s sewage discharge would be generated under peak flow condition due to the conversion works. After evaluation of the hydraulic assessment, it is found that the existing sewer is adequate to cater the sewage discharge from the Site and vicinity developments. As no significant impact on sewerage system is anticipated, mitigation measures is not recommended.

Appendix 1 - Site Location Plan



Appendix 2 - DSD Record Plan

Appendix 2

221 Queen's Road East

213 Queen's Road East

FMH7014812

223-229A Queen's Road East

231-233 Queen's Road East

239 Queen's Road East

69-71
Stone Nullah Lane

75-77
Stone Nullah Lane

79-83
Stone Nullah Lane

1 Wan Chai Gap Road

3-5 Wan Chai Gap Road

THE SITE

Appendix 2 - DSD Record Plan

THE SITE

41 Kennedy Road

74-84 KENNEDY ROAD

EX. SEWER CONNECTED FROM THE SITE TO FMH7007346

79-83 Stone Nullah Lane

85 Stone Nullah Lane

6 WAN CHAI GAP ROAD

43 KENNEDY ROAD

Appendix 2

DATE:	PART OF DRAINAGE RECORD PLAN 11-SW-140-2	SCALE 1:500
28-07-2025	Drainage Services Department Hong Kong & Islands	
© The Government of Hong Kong SAR Map reproduced with permission of the Director of Lands		
FOR INFORMATION ONLY		

Appendix 3 - Unit Flow Factors

Table T-1 : Unit Flow Factors for Domestic Flows

	Unit	Datum (2002) (m^3/day)	Increase per Annum (m^3/day)	Planning for Future (m^3/day)
Domestic (housing type specific)				
Public rental		0.190	-	0.190
Private R1	person	0.190	-	0.190
R2	person	0.270	-	0.270
R3	person	0.340	0.003	0.370
R4	person	0.340	0.003	0.370
Traditional village	person	0.150	-	0.150
Modern village	person	0.270	-	0.270
Institutional and special class	person	0.190	-	0.190
Temporary and non-domestic	person	0.150	-	0.150
Mobile residents	person	0.190	-	0.190
Domestic (catchment specific)				
General- Permanent housing (for catchment wide planning)				
- Sandy Bay	person	0.320	0.003	0.350
- Stanley, Discovery Bay	person	0.290	-	0.290
- Shek O	person	0.280	0.007	0.350
- Outlying Islands, Sai Kung	person	0.260	0.001	0.270
- Yuen Long, Mui Wo	person	0.230	0.002	0.250
- Aberdeen, Wan Chai, North Lantau	person	0.230	-	0.230
- Sha Tin, Tai Po	person	0.210	-	0.220
- San Wai	person	0.200	0.003	0.230
-Wah Fu, Shek Wu Hui	person	0.200	0.001	0.210
- Northwest Kowloon, Tuen Mun, Central, North Point	person	0.200	-	0.200
- Ap Lei Chau, Chai Wan, Shau Kei Wan, Central Kowloon, East Kowloon, Kwai Chung, Tsing Yi, Tseung Kwan O	person	0.190	-	0.190
General- Other housing (for catchment wide planning)				
- All catchments	person	0.175	-	0.175

Notes of Table T-1:

(1) For planning a new sewerage system, the planning unit flow factors should be used. Adequate allowance should be provided in the proposed sewerage system to ensure that the sewerage system will be adequate for the worst possible future development scenarios.

(2) Permanent housing comprises public rental housing, subsidized sales flats and private permanent housing (R1, R2, R3 and R4). Other housing consists of non-domestic, institutional & special classes, and temporary housing.

8. UNIT FLOW FACTORS – COMMERCIAL AND INSTITUTIONAL FLOWS

8.1 Commercial flows comprise flows due to commercial activities and due to employees. Flows from Job types J2 – J12 are classified as commercial flows. The unit flow factors of the 11 Job types are provided in **Table T-2** below. The derivation of the UFFs of employees and students were presented in **Appendix III.**

Table T-2 : Unit Flow Factors of Commercial Flows and Student Flows

	Unit (per)	Datum (2002) (m^3/day)	Increase per Annum (m^3/day)	Planning for Future (m^3/day)
Commercial Employee	employee	0.080	-	0.080
Commercial activities				
(a) Specific trades:				
J2 Electricity Gas & Water	employee	0.250	-	0.250
J3 Transport, Storage & Communication	employee	0.100	-	0.100
J4 Wholesale & Retail	employee	0.200	-	0.200
J5 Import & Export	employee	-	-	-
J6 Finance, Insurance, Real Estate & Business Services	employee	-	-	-
J7 Agriculture & Fishing	employee	-	-	-
J8 Mining & Quarrying	employee	-	-	-
J9 Construction	employee	0.150	-	0.150
J10 Restaurants & Hotels	employee	1.500	-	1.500
J11 Community, Social & Personal Services	employee	0.200	-	0.200
J12 Public Administration	employee	-	-	-
(b) General –territorial average	employee	0.200	-	0.200
School student	person	0.040	-	0.040

Notes of Table T-2:

(1) For planning of a new sewerage system, the planning unit flow factors should be used and the worst possible combination of commercial flows for the future development scenarios should be considered to ensure that the sewerage system under planning will be sustainable.

(2) For job types J10 and J11, the "per-employee" unit flow factor takes into account the flows of customers and/or tenants.

(3) The total unit flow generated from an employee in a particular trade is the sum of the unit flow factor of employee and the unit flow factor of commercial activities of a particular trade under consideration.

Appendix VIII for reference.

11.5 Under normal situation, peaking factors (excluding stormwater allowance) are applicable to planning sewerage facilities receiving flow from new upstream sewerage systems which essentially have no misconnections and defects for infiltration. If there is doubt about the service conditions of the upstream sewerage systems for the planning horizons under consideration, peaking factors (including stormwater allowance) should be used.

Table T-5 : Peaking Factors, P

Population Range	Peaking Factor (including stormwater allowance) for facility with existing upstream sewerage	Peaking Factor (excluding stormwater allowance) for facility with new upstream sewerage
(a) For sewers		
<1,000	8	6
1,000 – 5,000	6	5
5,000 – 10,000	5	4
10,000 – 50,000	4	3
>50,000	$\text{Max}\left(\frac{7.3}{N^{0.15}}, 2.4\right)$	$\text{Max}\left(\frac{6}{N^{0.175}}, 1.6\right)$
(b) Sewage Treatment Works, Preliminary Treatment Works and Pumping Stations		
<10,000	4	3
10,000 – 25,000	3.5	2.5
25,000 – 50,000	3	2
>50,000	$\text{Max}\left(\frac{3.9}{N^{0.065}}, 2.4\right)$	$\text{Max}\left(\frac{2.6}{N^{0.065}}, 1.6\right)$

Notes of Table T-5:

(1) N is the contributing population in thousands.

11.6 Peaking factors for sewers in **Table T-5** are only applicable to sewerage facilities which collect predominantly gravity flows. If significant portions of the flow received by a sewage facility are pumped flows, the cumulative effects of peak pumped flows are required to be considered in estimating the total flows.

11.7 The recommended peaking factors are not applicable to the tunnel systems of the Harbour Area Treatment Scheme (HATS), the design and planning of which were considered separately in Environmental & Engineering Feasibility Assessment Studies in relation to the way forward for the HATS.

Notes of Table T-3:

(1) Quantities of industrial discharges depend on the natures of individual industries. Local industrial discharges may vary significantly from one industrial premises to another and are best determined by updated flow survey data and water consumption records. The catchment-dependent unit flow factors for industrial flows in this table provide a means to estimate industrial flows for a catchment-wide sewerage facility, such as sewage treatment works and major sewage pumping stations. They may form a basis for refinement and adjustments when suitable latest survey results and water consumption data are available. They would be subject to periodic updates of EPD. As the actual per-employee unit flow factor of any local industrial area may vary significantly from these unit flow factors, caution must be taken in applying these factors direct to any local individual industrial premises.

(2) The total unit flow generated from an employee in a particular trade is the sum of the flows due to the employee and the unit flow factor for a particular trade under consideration.

(3) Yau Tong and San Po Kong are sub-catchments of the East Kowloon catchment. Figures are provided for reference for planning local sewage infrastructure.

10. CATCHMENT INFLOW FACTORS

10.1 Catchment Inflow Factors (P_{CIF}) are shown in **Table T-4** below. They are catchment-dependent and applicable to major sewerage facilities of a catchment. They indicate the net overall ingress of water or waste water to the sewerage system. They are not applicable to new catchments which are deemed to be free from misconnections and pipe defects. Caution must be taken in applying the P_{CIF} to sub-catchment sewerage. Flow measurement surveys would be required to confirm and identify the most appropriate P_{CIF} for estimating the average flow of a local sewerage facility.

Table T-4 : Catchment Inflow Factors, P_{CIF}

Catchment	Catchment Inflow Factor
Central, North Point, Sandy Bay, Wan Chai, Wah Fu, Stanley, Cental Kowloon, Yuen Long, San Wai, North District, Tai Po, North Lantau, Mui Wo	1.00
Chai Wan, Tuen Mun, Kwai Chung, Tsing Yi, East Kowloon	1.10
Sha Tin	1.15
Tseung Kwan O	1.20
Shau Kei Wan	1.25
Aberdeen, Ap Lei Chau, Sai Kung, North West Kowloon	1.30
Cheung Chau, Shek O	1.50

Notes of Table T-4:

(1) Catchment inflow factors will be updated regularly by EPD.

(2) For calculating the total peak flow from a new development area within a catchment of high inflow factors, the catchment inflow factor may not be applicable to the new development. However, it will be applicable in assessing the downstream existing sewerage facilities.

Appendix 6 - Average Household Size

Table 130-06806 : Average household size and median monthly household income of households by District Council district

Statistics

Year	District Council district (DCD)	Average household size (1) (2)	Median monthly household income (1) (3)	Median monthly household income of economically active households (1) (3) (4)	Median monthly household income of economically active households (excluding foreign domestic helpers) (1) (3) (4)
		No.	HK$	HK$	HK$
2024	Central and Western	2.5	42,400	60,000	59,500
	Wan Chai (5)	2.4	40,800	58,300	57,000
	Eastern (5)	2.6	32,500	45,600	45,100
	Southern	2.9	36,000	46,400	45,400
	Yau Tsim Mong	2.3	29,000	40,000	40,000
	Sham Shui Po	2.5	24,500	33,200	33,000
	Kowloon City	2.6	31,100	43,600	43,000
	Wong Tai Sin	2.7	25,600	33,800	33,600
	Kwun Tong	2.6	24,200	32,100	32,000
	Kwai Tsing	2.7	25,500	33,900	33,600
	Tsuen Wan	2.6	34,200	43,400	43,000
	Tuen Mun	2.6	26,200	35,100	35,000
	Yuen Long	2.7	30,000	36,900	36,400
	North	2.6	25,800	33,900	33,700
	Tai Po	2.7	31,300	40,800	40,400
	Sha Tin	2.7	31,000	41,000	40,500
	Sai Kung	2.8	41,200	50,000	50,000
	Islands	2.6	31,000	39,500	39,100
	Whole Territory	**2.6**	**30,000**	**39,500**	**39,100**

Notes

Figures are compiled based on the survey results of the General Household Survey (GHS) from January to December of the year concerned as well as the mid-year population estimates and may be regarded as referring to the overall situation of the whole year.

The GHS covers the land-based non-institutional population and thus does not cover (a) inmates of institutions; and (b) persons living on board vessels. The land-based non-institutional population constitutes about 99% of the Hong Kong Resident Population.

Median monthly household income are rounded to the nearest hundred.

1 Domestic household consists of a group of persons who live together and make common provision for essentials for living. These persons need not be related. If a person makes provision for essentials for living without sharing with other persons, he/she is also regarded as a household. In this case, the household is a one-person household. A domestic household must have at least one member who is a Usual Resident. Households comprising Mobile Residents only are not classified as domestic households.

2 Household size refers to the number of household members in a domestic household.

3 Monthly household income refers to the total cash income, including earnings (before deduction of Mandatory Provident Fund contributions) from all jobs and other cash income received in the month before enumeration by all members of the household. Other cash income includes income generated from rent income, interest, dividends, regular/monthly pensions and insurance annuity benefits, regular contribution from persons outside the household, regular contribution from charities and all government subsidies.

4 Economically active household is a domestic household with at least one member (excluding foreign domestic helpers) being economically active.

5 The boundaries of the Wan Chai district and Eastern district adopted since 2016 are different from those adopted in 2015 and earlier years. Therefore, figures of the Wan Chai and Eastern districts for 2016 and thereafter are not strictly comparable with those for 2015 and earlier years in this table.

Source

General Household Survey
Social Analysis and Research Section,
Census and Statistics Department
(Enquiry telephone no. : 2887 5106
Enquiry e-mail : **ghs@censtatd.gov.hk**)

Release Date: 28 March, 2025

Extracted from "Commercial and Industrial Floor Space Utilization Survey" Conducted by Planning Department

Table 8: Worker Density by Economic Activity and Planned Usage Type (workers per GFA (in 100 m^2))

Economic Activities	All Types	Planned Usage Types					
		Grade A Offices	Non-Grade A Offices	Flatted Factories	Specialized Factories	I/O Buildings	Private Commercials
Manufacturing	2.3	5.3	5.9	2.5	1.2	3.3	5.0
Storage	0.4	-	-	0.6	0.1*	-	-
Transport	3.8	3.9	8.0	2.4	0.7	5.7	13.3
Communications	16.1	6.6	11.9	29.4	1.1*	5.5	4.1
Wholesale Trade	2.2	5.6	5.2	1.9	0.4	4.5	2.5
Retail Trade	3.5	6.6	4.7	3.9	1.0	4.1	2.1
Import/Export Trade	3.3	4.9	4.6	2.8	1.2	4.1	2.8
Financial, Insurance, Real Estate & Business Services	5.5	6.0	6.5	3.4	0.5	4.4	5.0
Construction	5.3	6.4	7.8	5.2	0.3	4.3	7.1
Restaurants	5.1	4.5	6.0	3.9	2.1*	6.0*	5.1
Hotels and Boarding Houses	3.2	7.1	6.0	-	-	-	1.4
Community, Social & Personal Services	3.3	2.9	6.1	2.3	1.3	6.1	2.3
All Economic Activities	3.4	5.2	5.9	2.8	1.1	4.3	3.2

* Based on 10 or less establishments

Appendix 8 - Roughness Coefficient of Pipe

Extracted from DSD's Sewerage Manual

Table 6 : Values of n to be used with the Manning's equation

Surface	Best	Good	Fair	Bad
Uncoated cast-iron pipe	0.012	0.013	0.014	0.015
Coated cast-iron pipe	0.011	0.012[a]	0.013[a]	
Commercial wrought-iron pipe, black	0.012	0.013	0.014	0.015
Commercial wrought-iron pipe, galvanized	0.013	0.014	0.015	0.017
Smooth brass and glass pipe	0.009	0.010	0.011	0.013
Smooth lockbar and welded "OD" pipe	0.010	0.011[a]	0.013[a]	
Riveted and spiral steel pipe	0.013	0.015[a]	0.017[a]	
Vitrified sewer pipe	0.010 0.011	0.013[a]	0.015	0.017
Common clay drainage tile	0.011	0.012[a]	0.014[a]	0.017
Glazed brickwork	0.011	0.012	0.013[a]	0.015
Brick in cement mortar; brick sewers	0.012	0.013	0.015[a]	0.017
Neat cement surfaces	0.010	0.011	0.012	0.013
Cement mortar surfaces	0.011	0.012	0.013[a]	0.015
Concrete pipe	0.012	0.013	0.015[a]	0.016
Wood stave pipe	0.010	0.011[a]	0.012	0.013
Plank flumes				
Planed	0.010	0.012[a]	0.013	0.014
Unplaned	0.011	0.013[a]	0.014	0.015
With battens	0.012	0.015[a]	0.016	
Concrete-lined channels	0.012	0.014[a]	0.016[a]	0.018
Cement-rubble surface	0.017	0.020	0.025	0.030
Dry-rubble surface	0.025	0.030	0.033	0.035
Dressed-ashlar surface	0.013	0.014	0.015	0.017
Semicircular metal flumes, smooth	0.011	0.012	0.013	0.015
Semicircular metal flumes, corrugated	0.0225	0.025	0.0275	0.030
Canals and ditches				
Earth, straight and uniform	0.017	0.020	0.0225[a]	0.025
Rock cuts, smooth and uniform	0.025	0.030	0.033[a]	0.035
Rock cuts, jagged and irregular	0.035	0.040	0.045	
Winding sluggish canals	0.0225	0.025[a]	0.0275	0.030
Dredged-earth channels	0.025	0.0275[a]	0.030	0.033

Appendix 9 - Sewage Discharge Calculation

Project: NO. 7 WAN CHAI GAP ROAD

Date : FEB 2026

SEWAGE DISCHARGE CALCULATION

Site No.	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m^2	Working Density, (employee / $100m^2$)	Population (person or employee)			Usage Type	UFF, (m^3/unit/day)	ADWF (Note 4) (m^3/day)	Contribution Population	Average Flow, (L/s)
0	**The Proposed Development**	Hostel	-	-	-	-	-	(say)	185	-	0.19	35.15	130	0.41
	(Note 1)	Employee						(say)	2		0.28	0.56	2	0.01
1	6 Wan Chai Gap Road	Residential	24	2.4	-	-	57.6	(say)	58	-	0.27	15.66	58	0.18
2	43 Kennedy Road	Residential	20	2.4	-	-	48.0	(say)	48	-	0.27	12.96	48	0.15
3	74-84 Kennedy Road	Residential	348	2.4	-	-	835.2	(say)	836	-	0.27	225.72	836	2.61
		Club House	-	-	1025.48	3.3	33.8	(say)	34	All Types, Community, Social & Personal Services	0.28	9.52	35	0.11
		Pool (Note 2)												4.17
4	3-5 Wan Chai Gap Road	Serviced Apartment	73	2.4	-	-	175.2	(say)	175	-	0.27	47.25	175	0.55
5	41 Kennedy Road	Residential	28	2.4	-	-	67.2	(say)	67	-	0.27	18.09	67	0.21
6	1 Wan Chai Gap Road	Residential	18	2.4	-	-	43.2	(say)	43	-	0.27	11.61	43	0.13
7	213 Queen's Road East (Note 3)	Office	-	-	61131.12	3.3	2017.3	(say)	2018	All Types, Community, Social & Personal Services	0.08	161.44	598	1.87
		Restaurant	-	-	835.28	5.1	42.6	(say)	43	All Types, Restaurant	1.58	67.94	252	0.79
		Retail	-	-	296.22	3.5	10.4	(say)	11	All Types, Retail Trade	0.28	3.08	11	0.04
8	221 Queen's Road East				59.00	3.3	1.9	(say)	2	-	0.28	0.56	2	0.01
9	223-229A Queen's Road East	Residential	47	2.4	-	-	112.8	(say)	113	-	0.27	30.51	113	0.35
		Retail	-	-	179.15	3.5	6.3	(say)	7	All Types, Retail Trade	0.28	1.96	7	0.02

Project: NO. 7 WAN CHAI GAP ROAD

Date : FEB 2026

SEWAGE DISCHARGE CALCULATION (CONT'D)

Item	Address	Usage	Flat No.	Average Household Size	Usable Floor Area, m^2	Working Density, (employee / $100m^2$)	Population (person or employee)			Usage Type	UFF, (m^3/unit/day)	Daily Flow, (m^3/day)	Contribution Population	Average Flow, (L/s)
10	85 Stone Nullah Lane	Office	-	-	3059.17	3.3	101.0	(say)	101	All Types, Community, Social & Personal Services	0.08	8.08	30	0.09
		Workshop, Playground, Library, Hall	-	-	3578.69	3.3	118.1	(say)	118	All Types, Community, Social & Personal Services	0.28	33.04	122	0.38
		Canteen	-	-	460.60	5.1	23.5	(say)	24	All Types, Restaurant	1.58	37.92	140	0.44
11	79-83 Stone Nullah Lane	Residential	12	2.4	-	-	28.8	(say)	29	-	0.27	7.83	29	0.09
		Office	-	-	130.09	3.4	4.4	(say)	5	All Types, All Economic Activities	0.08	0.40	1	0.00
		Retail	-	-	147.48	3.5	5.2	(say)	6	All Types, Retail Trade	0.28	1.68	6	0.02
12	75-77 Stone Nullah Lane	Residential	10	2.4	-	-	24.0	(say)	24	-	0.27	6.48	24	0.08
		Retail	-	-	97.64	3.5	3.4	(say)	4	All Types, Retail Trade	0.28	1.12	4	0.01
13	69-71 Stone Nullah Lane	Residential	44	2.4	-	-	105.6	(say)	106	-	0.27	28.62	106	0.33
		Office	-	-	269.51	3.4	9.2	(say)	9	All Types, All Economic Activities	0.08	0.72	3	0.01
		Retail	-	-	217.07	3.5	7.6	(say)	8	All Types, Retail Trade	0.28	2.24	8	0.03
14	239 Queen's Road East	Residential	96	2.4	-	-	230.4	(say)	231	-	0.27	62.37	231	0.72
		Retail	-	-	306.41	3.5	10.7	(say)	11	All Types, Retail Trade	0.28	3.08	11	0.04
		Club House	-	-	166.42	3.3	5.5	(say)	6	All Types, Community, Social & Personal Services	0.28	1.68	6	0.02
		Office	-	-	24.91	3.4	0.8	(say)	1	All Types, All Economic Activities	0.08	0.08	0	0.00
		Pool (Note 2)												3.36
15	231-233 Queen's Road East	Retail	-	-	83.37	3.5	2.9	(say)	3	All Types, Retail Trade	0.28	0.84	3	0.01
		Office	-	-	1114.39	3.4	37.9	(say)	38	All Types, All Economic Activities	0.08	3.04	11	0.04

Notes:

1) Population of the proposed development was based on statutory submission in the proposed conversion.
2) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow. Flow rate calculation refer Appendix 10.
3) There are 2 terminal foul water discharge points for No. 213 Queen's Road East. Assum each carry 50% of the site discharge.
4) Catchment inflow factort = 1.

Project: **NO. 7 WAN CHAI GAP ROAD**

Date : **FEB 2026**

UTILIZATION CALCULATION OF EXISTING SEWERS

MH		Pipe Section			Mannings Coefficient	Invert Level		Slope	Velocity, v	Capacity, Q	Incomming ADWF (Note 2)		Total Incomming ADWF (Note 2) to U/S MH	Contribution Population	Peaking Factor	Swimming Pool Backwash (Note 3)	Peak Flow	Precentage of Usage	
U/S	D/S	Diameter	Length	Material		U/S	D/S												
		mm	m						m/s	L/s	Site No.	m^3/day	m^3/day			L/s	L/s		
Existing Arrangement																			
FMH7007346	FMH7014802	150	20	VC	0.015	18.9	14.6	5	3.445	60.85	Site 0-3	299.57	299.57	1110	6	4.17	24.97	41.0	%
FMH7014802	FMH7014803	150	19	VC	0.015	14.6	12.7	10	2.362	41.72	Site 4	47.25	346.82	1285	6	4.17	28.25	67.7	%
FMH7014803	FMH7014804	150	24	VC	0.015	12.7	9.96	9	2.490	43.97	-	0.00	346.82	1285	6	4.17	28.25	64.3	%
FMH7014804	FMH7062580	150	11	VC	0.015	9.75	8.67	10	2.362	41.72	Site 5-6, 8 & 50% of Site 7	146.49	493.31	1827	6	4.17	38.43	92.1	%
FMH7062580	FMH7014807	150	3	VC	0.015	8.67	8.37	10	2.362	41.72	-	0.00	493.31	1827	6	4.17	38.43	92.1	%
FMH7014807	FMH7015134	225	6	VC	0.015	7.24	6.7	11	2.951	117.27	-	0.00	493.31	1827	6	4.17	38.43	32.8	%
FMH7015134	FMH7014811	225	9	VC	0.015	6.2	5.87	27	1.884	74.85	Site 9	32.47	525.78	1947	6	4.17	40.68	54.3	%
FMH7014811	FMH7014812	225	28	VC	0.015	5.61	4.75	33	1.704	67.71	Site 10-15	199.22	725.00	2685	6	7.53	57.88	85.5	%

Note:

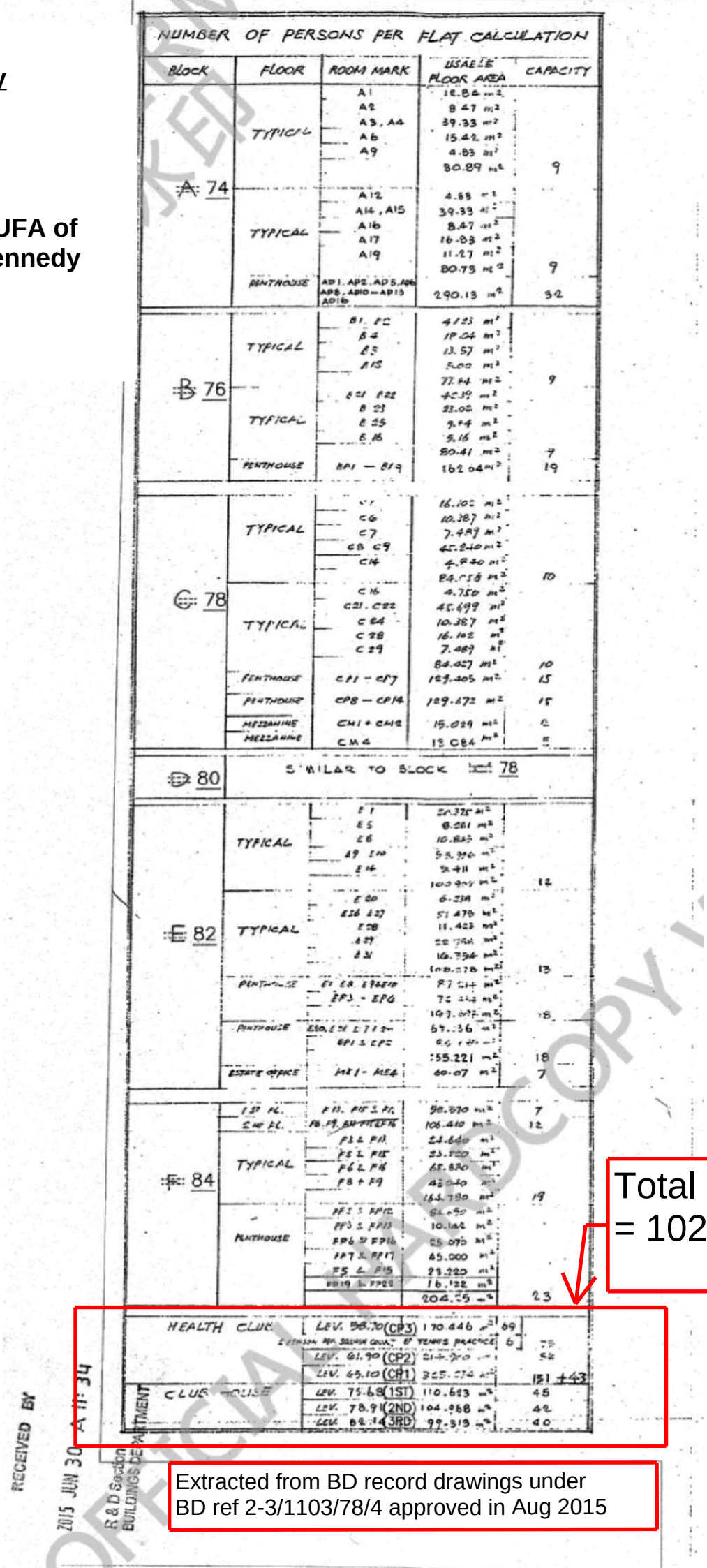
1) Catchment inflow factort = 1.

2) Sewage discharge due to Swimming Pool Backwash is not included in ADWF.

3) Sewage discharge due to Swimming Pool Backwash is considered as Peak Flow

Appendix 10 - Supplementary Information for Existing Development

(i) Clubhouse UFA of No. 74-84 Kennedy Road



NUMBER OF PERSONS PER FLAT CALCULATION

BLOCK	FLOOR	ROOM MARK	USAELE FLOOR AREA	CAPACITY
A 74	TYPICAL	A1	12.84 m²	
		A2	8.47 m²	
		A3, A4	39.33 m²	
		A6	15.42 m²	
		A9	4.83 m²	
			80.89 m²	9
	TYPICAL	A12	4.83 m²	
		A14, A15	39.33 m²	
		A16	8.47 m²	
		A17	16.83 m²	
		A19	11.27 m²	
			80.73 m²	9
	PENTHOUSE	AP1, AP2, AP5, AP6, AP8, AP10–AP15, AP16	290.13 m²	32
B 76	TYPICAL	B1, B2	41.23 m²	
		B4	19.04 m²	
		B5	13.57 m²	
		B13	5.00 m²	
			77.44 m²	9
	TYPICAL	B21, B22	42.39 m²	
		B23	23.02 m²	
		B25	9.94 m²	
		B26	5.16 m²	
			80.41 m²	9
	PENTHOUSE	BP1 – BP9	162.04 m²	19
C 78	TYPICAL	C1	16.102 m²	
		C6	10.387 m²	
		C7	7.487 m²	
		C8, C9	45.240 m²	
		C14	4.750 m²	
			84.456 m²	10
	TYPICAL	C16	4.750 m²	
		C21, C22	45.699 m²	
		C24	10.387 m²	
		C28	16.102 m²	
		C29	7.487 m²	
			84.427 m²	10
	PENTHOUSE	CP1 – CP7	129.405 m²	15
	PENTHOUSE	CP8 – CP14	129.472 m²	15
	MEZZANINE	CM1 + CM2	15.029 m²	2
	MEZZANINE	CM4	15.084 m²	2
D 80	SIMILAR TO BLOCK C 78			
E 82	TYPICAL	E1	24.375 m²	
		E5	8.281 m²	
		E6	10.853 m²	
		E9, E10	53.376 m²	
		E14	9.411 m²	
			106.296 m²	12
	TYPICAL	E20	6.238 m²	
		E26, E27	51.479 m²	
		E28	11.423 m²	
		E29	22.748 m²	
		E31	16.394 m²	
			108.278 m²	13
	PENTHOUSE	E1, E8, E9&E10, EP3 – EP6	87.114 m²	
			72.443 m²	
			193.677 m²	18
	PENTHOUSE	E30, E31, E32, EP1 & EP2	67.36 m²	
			55.221 m²	18
	ESTATE OFFICE	MS1 – MS4	60.07 m²	7
F 84	1ST FL.	F11, F15 & F16	58.570 m²	7
	2ND FL.	F8, F9, F12, F13, F14	108.410 m²	12
	TYPICAL	F3 & F10	24.640 m²	
		F5 & F15	23.720 m²	
		F6 & F16	68.830 m²	
		F8 + F9	42.040 m²	
			163.780 m²	19
	PENTHOUSE	PF1 & FP12	21.450 m²	
		PF3 & FP13	10.142 m²	
		PF6 & FP16	25.070 m²	
		PF7 & FP17	45.000 m²	
		F5 & F15	23.220 m²	
		F12 & FP21	16.128 m²	
			204.75 m²	23
	HEALTH CLUB	LEV. 58.70 (CP3)	170.446 m²	69
		EXTENSION FOR SQUASH COURT & TENNIS PRACTICE	6	75
		LEV. 61.90 (CP2)	214.920 m²	52
	CLUB HOUSE	LEV. 65.10 (CP1)	325.274 m²	131 +43
		LEV. 75.68 (1ST)	110.613 m²	45
		LEV. 78.91 (2ND)	104.968 m²	42
		LEV. 82.14 (3RD)	99.513 m²	40

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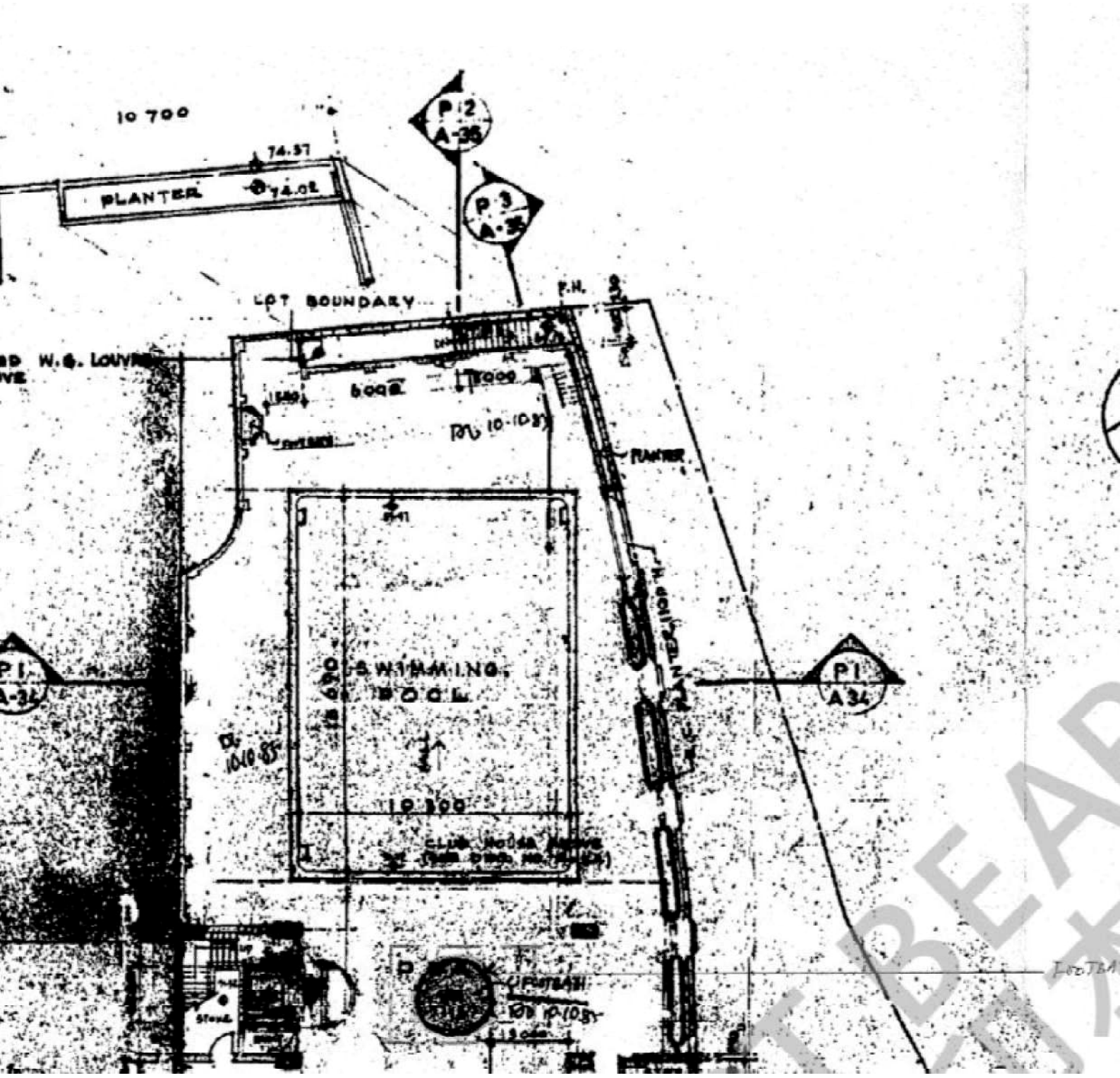
2015 JUN 30 A 11: 34
R & D Section BUILDINGS DEPARTMENT

Total UFA = 1025.484 m2

Extracted from BD record drawings under BD ref 2-3/1103/78/4 approved in Aug 2015

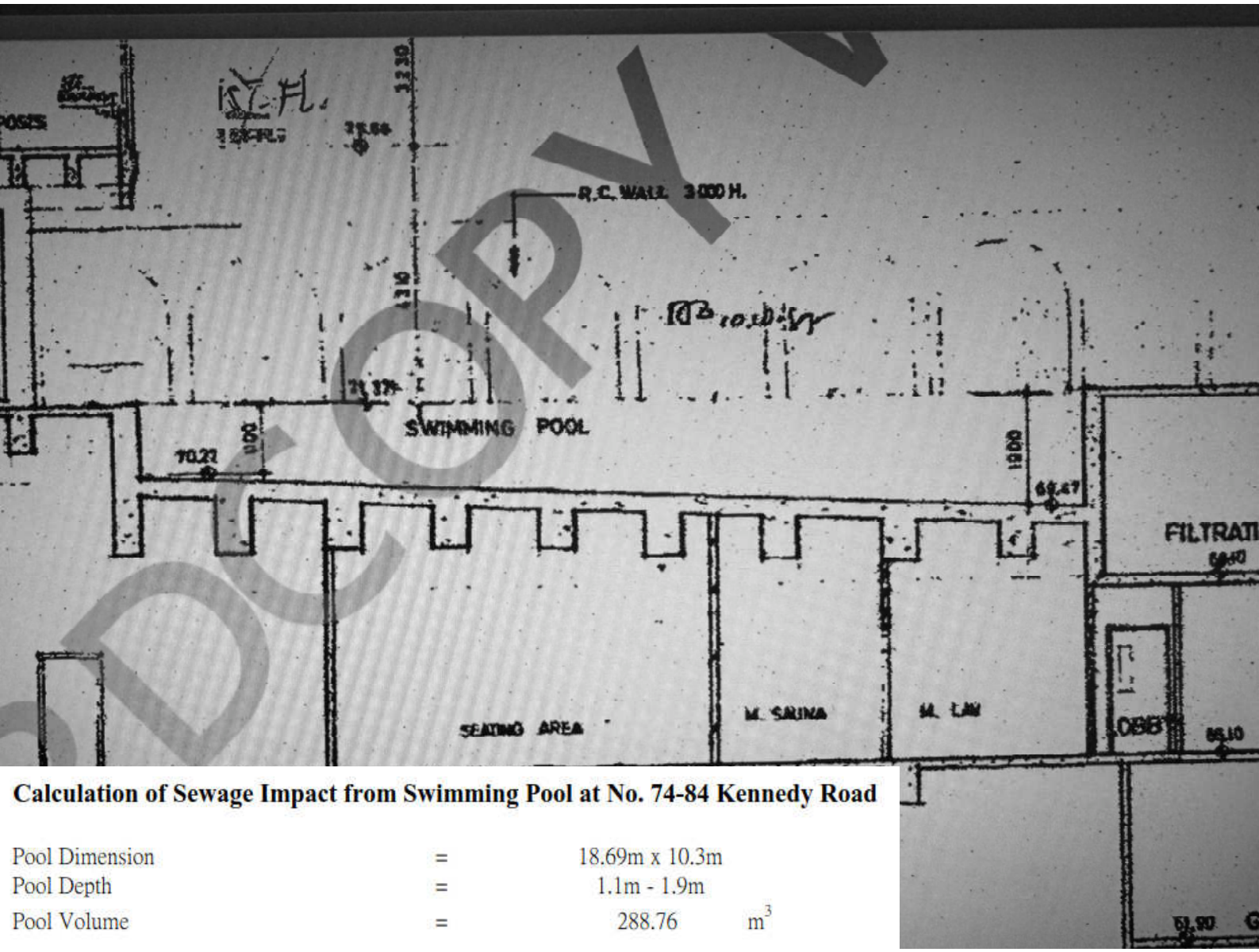
Appendix 10 - Supplementary Information for Existing Development

(ii) Pool of No. 74-84 Kennedy Road



Extracted from BD record drawings under
BD ref 2-3/1103/78/4 approved in Aug 2015

Extracted from BD record drawings under
BD ref 2-3/1103/78/4 approved in Aug 2015



Calculation of Sewage Impact from Swimming Pool at No. 74-84 Kennedy Road

Pool Dimension	=	18.69m x 10.3m	
Pool Depth	=	1.1m - 1.9m	
Pool Volume	=	288.76	m^3
Turnover Rate	=	6	hours
Surface Loading Rate of Filter	=	48	$m^3/m^2/hr$
Filter Area required	=	1.0	m^2

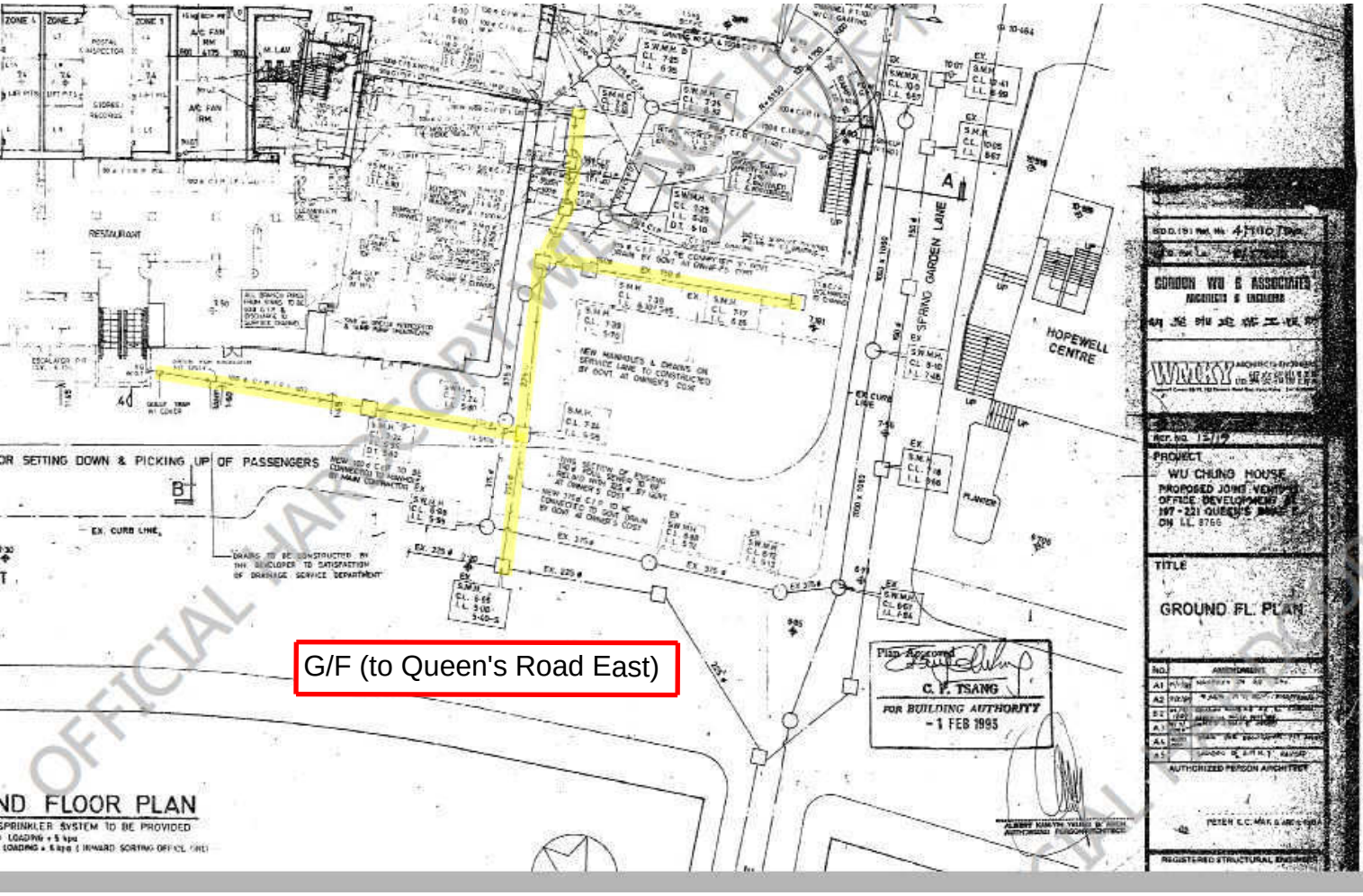
Based on the filter area required, it was assuemed that 2 nos. sand filter was adopted.
Each with filrer area of $0.5m^2$

Backwash duration	=	3	min
Backwash Flow Rate	=	30	$m^3/m^2/hr$
Design Flow for Swimming Pool Backwash	=	15.00	m^3/hr
	=	4.17	L/s

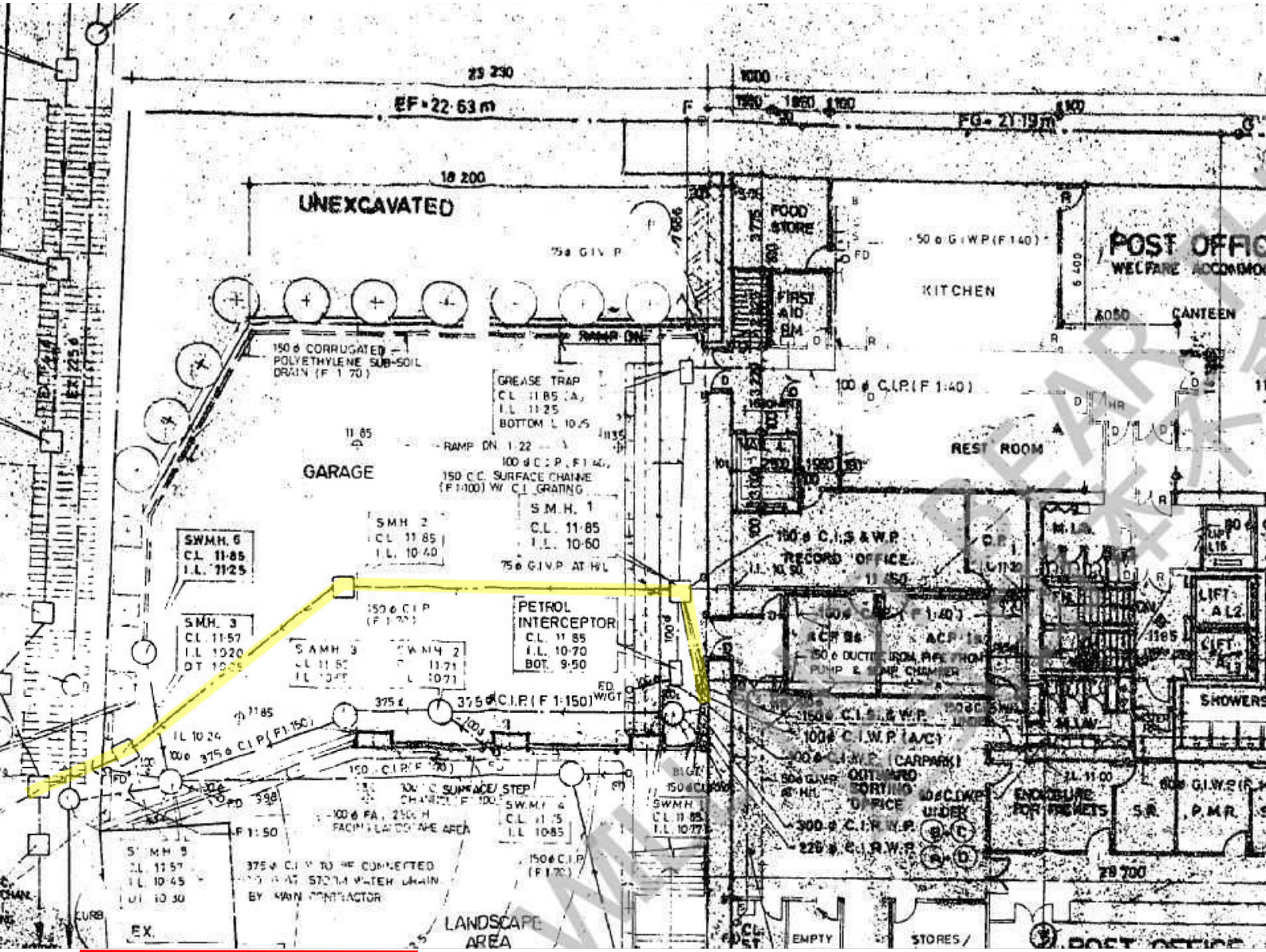
The sewage discharge from pool due to backwashing is 4.17L/s

Appendix 10 - Supplementary Information for Existing Development

(iii) 213 Queen's Road East - Terminal Seweage Discharge Location



Extracted from BD record drawings under
BD ref 4/1110/80 approved in Aug 1990



2/F (to Yen Wah Steps)

Extracted from BD record drawings under
BD ref 4/1110/80 approved in Aug 1990

Appendix 10 - Supplementary Information for Existing Development

(iv) Roofed area of No. 221 Queen's Road East

Appendix 10 - Supplementary Information for Existing Development

(v) Pool of No. 239 Queen's Road East

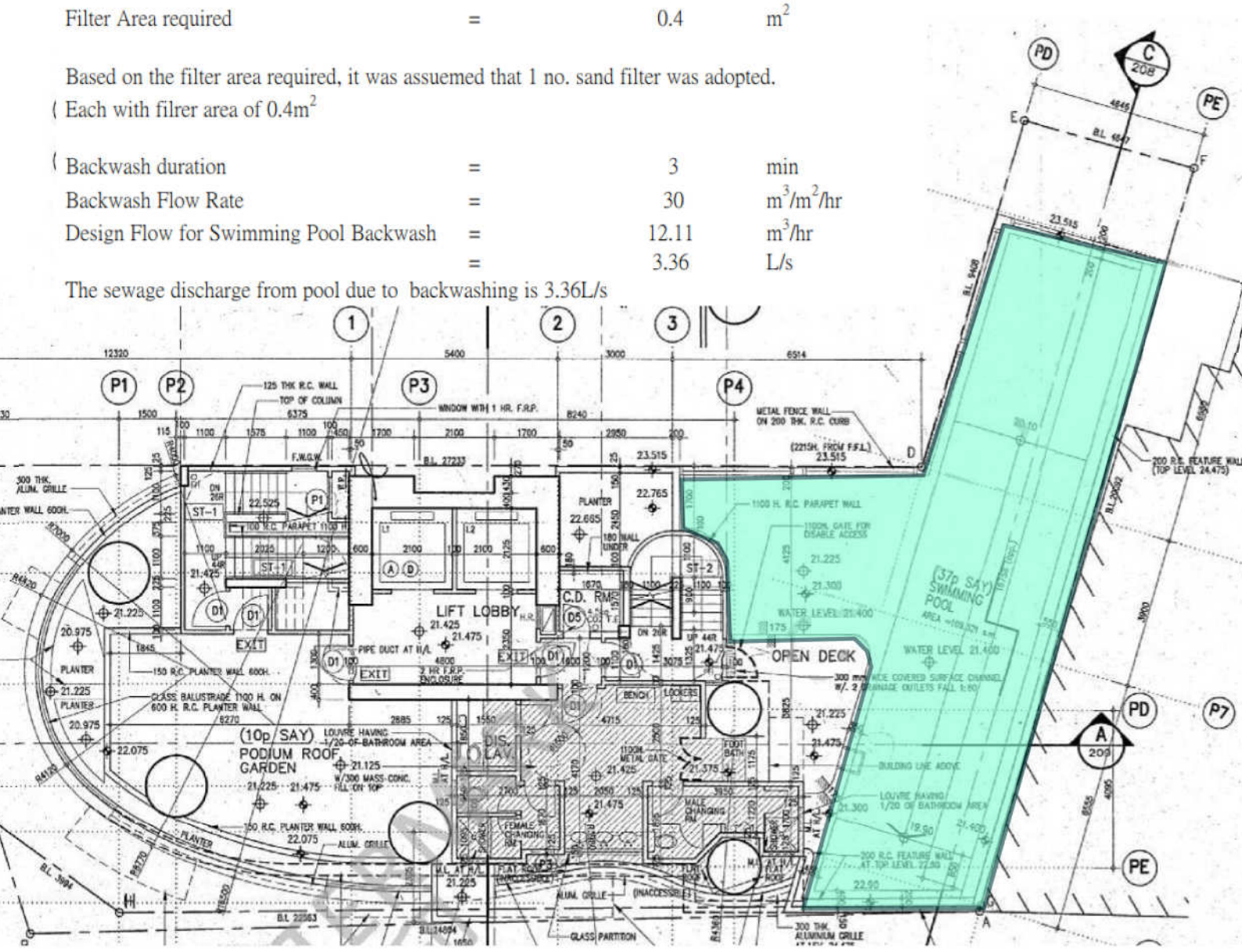
Calculation of Sewage Impact from Swimming Pool at No. 239 Queen's Road East

Pool Area	=	109.321	m^2
Pool Depth	=	0.1m, 1.3m-1.5m	
Pool Volume	=	116.23	m^3
Turnover Rate	=	6	hours
Filtration Rate Required	=	19.37	m^3/hr
Surface Loading Rate of Filter	=	48	$m^3/m^2/hr$
Filter Area required	=	0.4	m^2

Based on the filter area required, it was assuemed that 1 no. sand filter was adopted.
(Each with filrer area of $0.4m^2$

(Backwash duration	=	3	min
Backwash Flow Rate	=	30	$m^3/m^2/hr$
Design Flow for Swimming Pool Backwash	=	12.11	m^3/hr
	=	3.36	L/s

The sewage discharge from pool due to backwashing is 3.36L/s



Extracted from BD record drawings under
BD ref 2/3003/05 approved in Jan 2010

Appendix 10 - Supplementary Information for Existing Development

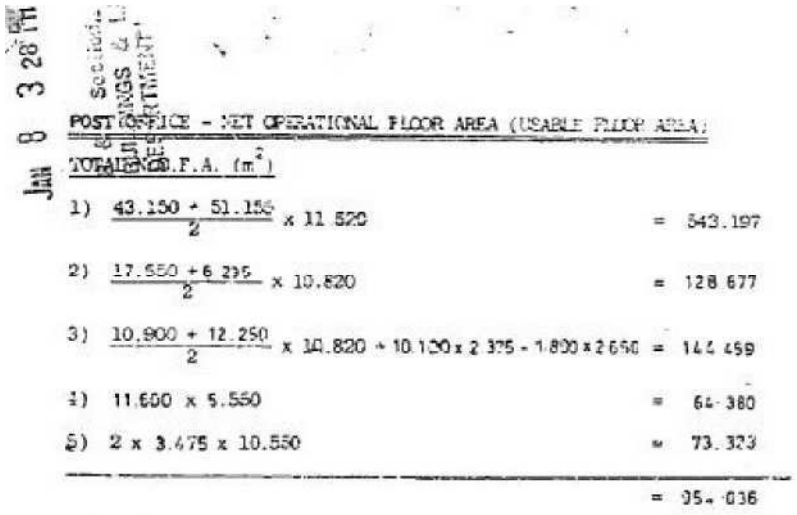
(vi) UFA of No. 213 Queen's Road East

Extracted from BD record drawings under
BD ref 2/1110/80 approved in Jun 1992

SCHEDULE SHOWING REQUIREMENT OF SANITARY FITMENT

STOREY	USE	USABLE FL. AREA (M²) (EACH FLOOR)	NO. OF PERSON PROVIDED			REQUIRED					PROVIDED				
				MALE	FEMALE	MALE			FEMALE		MALE			FEMALE	
						W.C.	BASIN	URINAL	W.C.	BASIN	W.C.	BASIN	URINAL	W.C.	BASIN
38 th FL.	OFFICE	1,510·079	1,510·079 / 9 = 168	112	56	5	5	3	4	3	6	5	3	4	4
37 th FL.	OFFICE	1,902·719	1,902·719/9 = 212	141	71	5	5	3	4	3	6	5	4	6	6
31 st - 36th FL.	OFFICE	1902.719	1902.719/9 = 212	141	71	5	5	3	4	3	6	5	5	6	6
23 rd-30th FL.	OFFICE	1890.367	1890.367/9 = 210	140	70	5	5	3	4	3	6	5	5	6	5
22 nd FL.	OFFICE	1926.832	1926.832/9 = 214	143	71	5	5	3	4	3	6	5	5	6	6
17th-21st FL.	OFFICE	1883.801	1883.801/9 = 209	139	69	5	5	3	4	3	6	5	5	6	6
14th-16th FL.	OFFICE	1 852.685	1 852.685 /9 = 206	137	69	5	5	3	4	3	6	6	4	6	6
7th-13th FL.	OFFICE	1 847·255	1 847·255/9 = 206	137	69	5	5	3	4	3	6	6	4	6	6
6th FL.	FAN RM & CAR PARK	—		—	—	—	—	—	—	—	—	—	—	—	—
3rd-5th FL.	CAR PARK	—		—	—	—	—	—	—	—	—	—	—	—	—
2nd FL.	RESTAURANT	DINING = 302.094 KITCHEN = 127.400	302.094 / 1.5 = 202 127.400 / 4.5 = 29	231	116	2	3	3	4	3	3	3	3	5	5
	SHOP '1'	161.938	161.938 / 15 = 11	6	5	1	1	—	1	1	1	1	—	1	1
	SHOP '2'	134.281	134.281 /15 = 9	5	4	1	1	—	1	1	2	2	2	2	2
GROUND FL.	COMMERCIAL 1 & 2	249.656 + 140.700 = 390.356	390.356 / 15 = 27	15	12	1	1	1	2	1	1	1	1	2	2
	RESTAURANT	DINING = 255.494 KITCHEN 150.083	255.494 / 1.5 = 171 150.083 / 4.5 = 34	209	105	104	2	3	3	4	3	3	3	3	5	4
GFD & 2ND FL.	POST OFFICE		250	230	20	8	7	5	2	1	12	11	9	2	2

Extracted from BD record drawings under
BD ref 2/1110/80 approved in Feb 1993



JAN 8 3 28 PM

POST OFFICE - NET OPERATIONAL FLOOR AREA (USABLE FLOOR AREA)

TOTAL N.O.F.A. (m^2)

1) $\frac{43.150 + 51.156}{2}$ x 11.820 = 543.197

2) $\frac{17.550 + 6.235}{2}$ x 10.820 = 128.677

3) $\frac{10.900 + 12.250}{2}$ x 10.820 + 10.130 x 2.375 - 1.800 x 2.650 = 144.459

4) 11.600 x 5.550 = 64.380

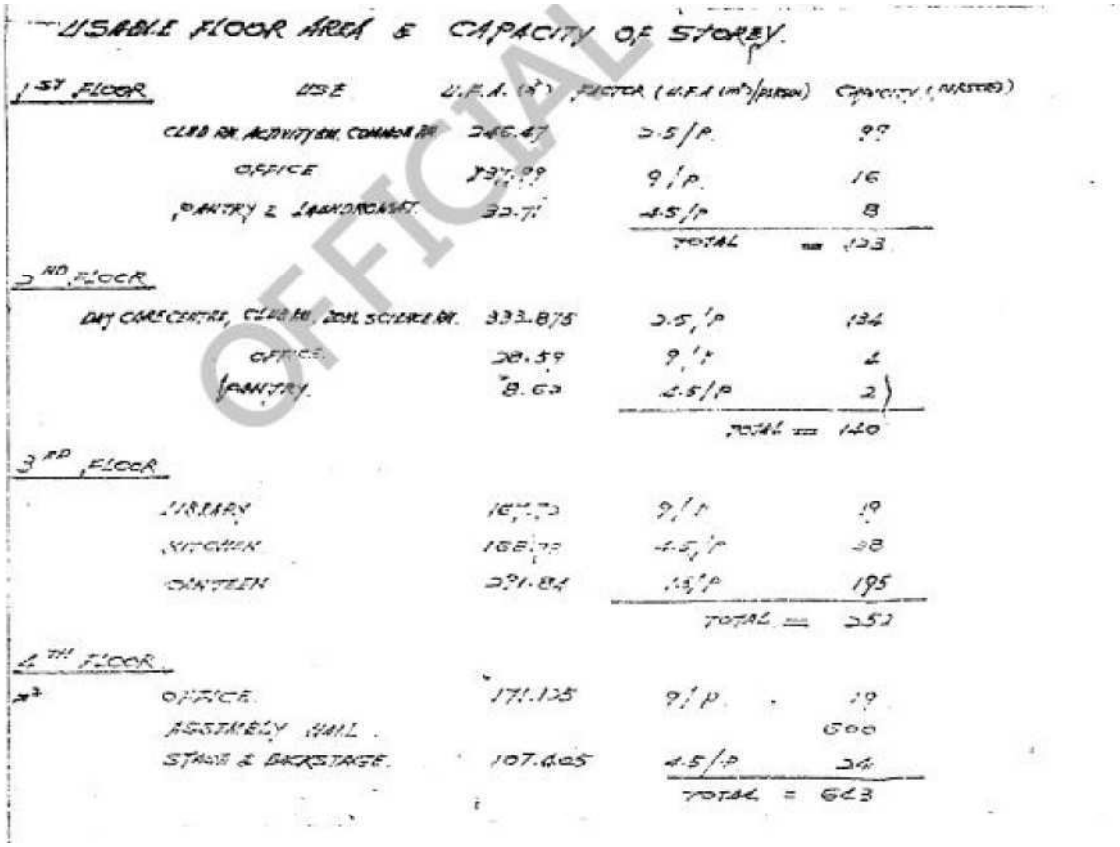
5) 2 x 3.475 x 10.550 = 73.323

= 954.036

Appendix 10 - Supplementary Information for Existing Development

(vii) UFA of No. 85 Stone Nullah Lane

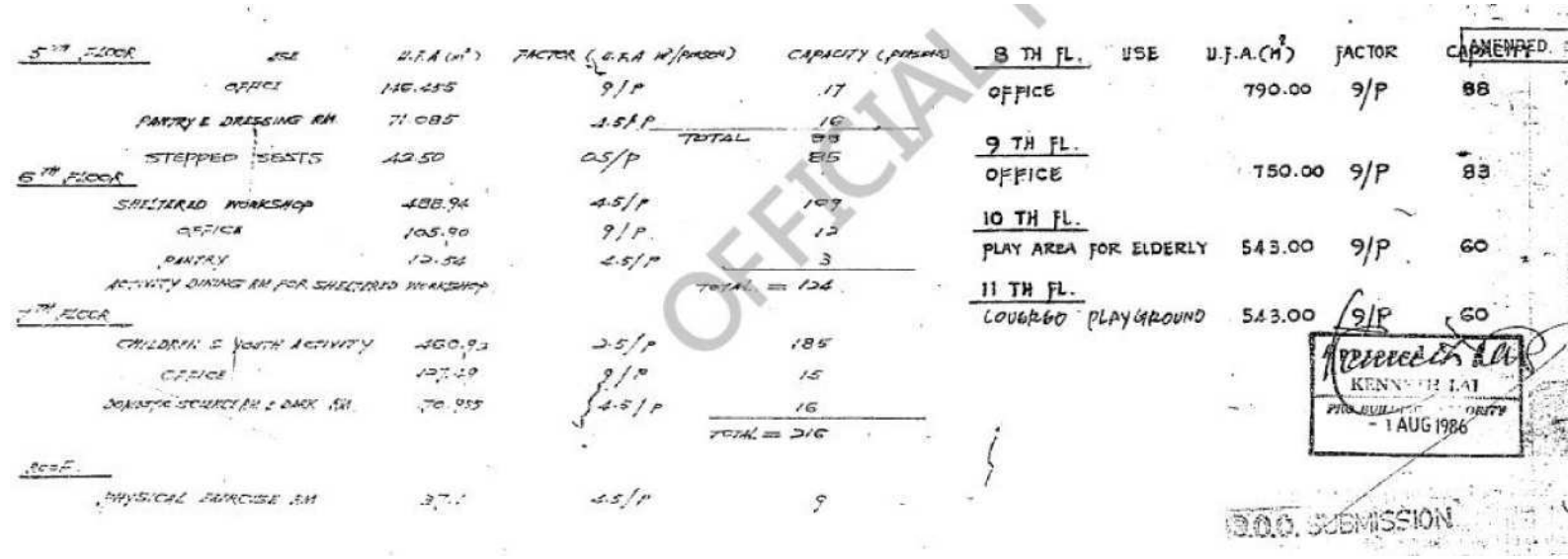
Extracted from BD record drawings under BD ref 2/1040/82(P) approved in Aug 1986



USABLE FLOOR AREA & CAPACITY OF STOREY.

	USE	U.F.A. (m^2)	FACTOR (U.F.A (m^2)/PERSON)	CAPACITY (PERSONS)
1ST FLOOR				
	CLUB RM, ACTIVITY RM, COMMON RM	246.47	2.5/P.	99
	OFFICE	137.99	9/P.	16
	PANTRY & LAUNDROMAT	32.71	4.5/P	8
			TOTAL =	123
2ND FLOOR				
	DAY CARE CENTRE, CLUB RM, SOCIAL SCIENCE RM.	333.875	2.5/P	134
	OFFICE	38.59	9/P	4
	PANTRY	8.62	4.5/P	2
			TOTAL =	140
3RD FLOOR				
	LIBRARY	167.73	9/P	19
	KITCHEN	182.79	4.5/P	38
	CANTEEN	291.84	1.5/P	195
			TOTAL =	252
4TH FLOOR				
	OFFICE	171.135	9/P	19
	ASSEMBLY HALL			600
	STAGE & BACKSTAGE	107.605	4.5/P	24
			TOTAL =	643

Extracted from BD record drawings under
BD ref 2/1040/82(P) approved in Aug 1986



5TH FLOOR	USE	U.F.A. (m²)	FACTOR (G.F.A. m²/PERSON)	CAPACITY (PERSONS)
	OFFICE	146.455	9/P	17
	PANTRY & DRESSING RM	71.085	4.5/P	16
			TOTAL	33
	STEPPED SEATS	42.50	0.5/P	85
6TH FLOOR				
	SHELTERED WORKSHOP	488.94	4.5/P	109
	OFFICE	105.90	9/P	12
	PANTRY	12.54	4.5/P	3
	ACTIVITY DINING RM FOR SHELTERED WORKSHOP		TOTAL =	124
7TH FLOOR				
	CHILDREN & YOUTH ACTIVITY	460.93	2.5/P	185
	OFFICE	137.49	9/P	15
	DONATE SOURCEBANK & DARK RM	70.955	4.5/P	16
			TOTAL =	216
ROOF				
	PHYSICAL EXERCISE RM	37.1	4.5/P	9

8 TH FL.	USE	U.F.A.(M²)	FACTOR	AMENDED CAPACITY
	OFFICE	790.00	9/P	88
9 TH FL.				
	OFFICE	750.00	9/P	83
10 TH FL.				
	PLAY AREA FOR ELDERLY	543.00	9/P	60
11 TH FL.				
	COVERED PLAYGROUND	543.00	9/P	60

Extracted from BD record drawings under
BD ref 2/3012/06 approved in Sep 2008

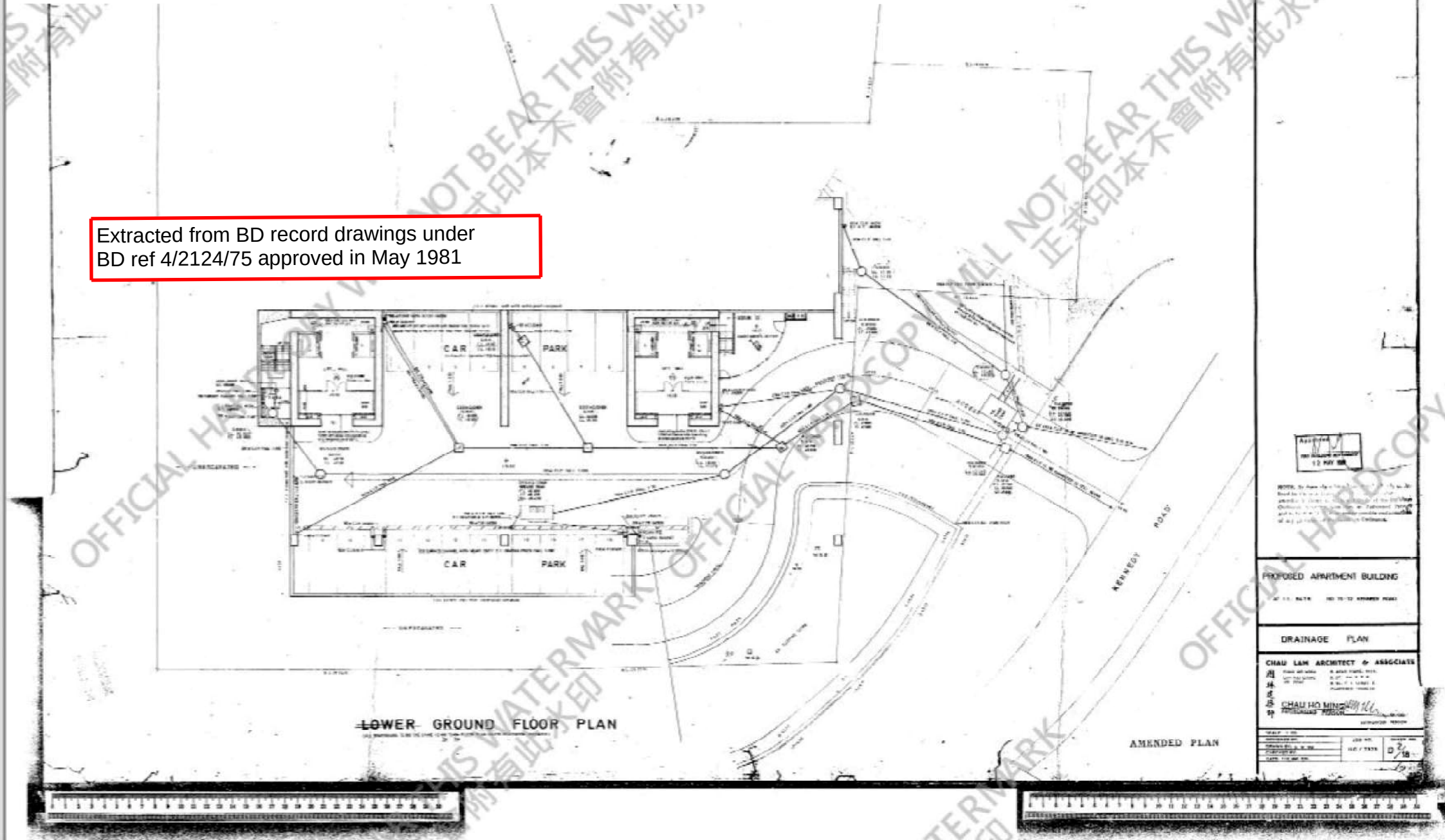
SCHEDULE OF SANITARY FITMENTS

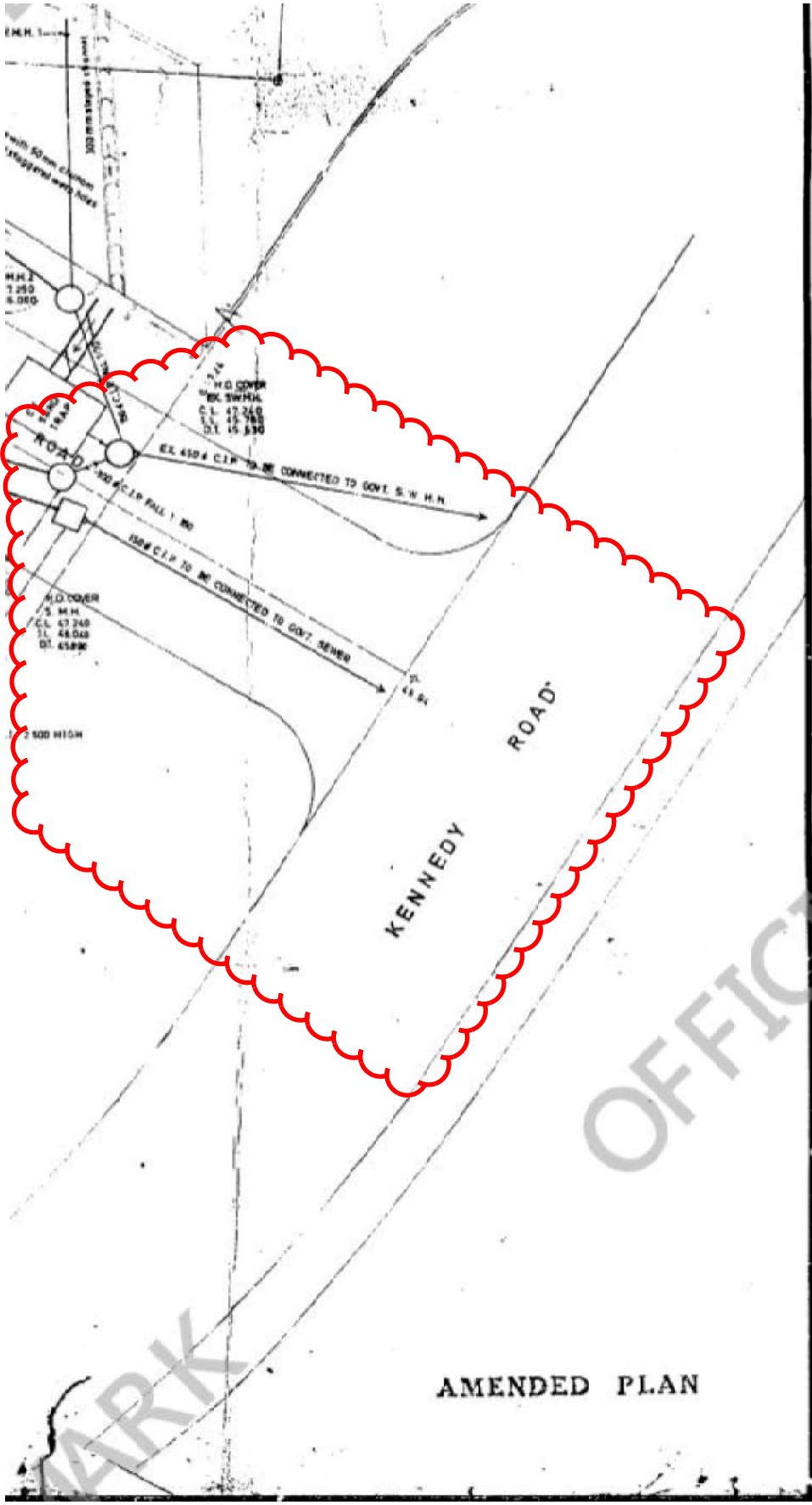
FLOOR	USE	USABLE FLOOR AREA (M^2)	TOTAL CAPACITY OF PERSON	NO. OF MALE PERSON & FEMALE PERSON		SANITARY FITMENT REQUIRED				SANITARY FITMENT PROVIDED				DISABLED	
						W.C.	BASIN	URINAL	SHOWER	W.C.	BASIN	URINAL	SHOWER	WC	BASIN
12/F (EX. ROOF)	OFFICE	527.717/9	59	MALE PERSON	30	2	2	1	–	2	3	3	–	1	1
				FEMALE PERSON	29	3	2	–	–	4	4	–	–		
13/F	STORE/CONFERENCE RM./ACTIVITY RM.	205.905/9	23	MALE PERSON	12	1	1	–	–	2	2	–	–	1	1
	COVERED PLAYGROUND	294.683	NOT REQUIRED	FEMALE PERSON	11	2	1	–	–	2	2	–	–		

Appendix 11 -
Supplementary Information for Existing Development not Included in SIA

(i) Discharge Point of Amber Garden

Extracted from BD record drawings under
BD ref 4/2124/75 approved in May 1981





AMENDED PLAN

Approved
PRO BUILDING AUTHORITY
12 MAY 1981

NOTE: As shown signs have been [illegible] to be lined in [illegible] attention is drawn to Section [illegible] of the Buildings Ordinance [illegible] as Authorised Person and to Section [illegible] to avoid possible contravention of any provision of the Buildings Ordinance.

PROPOSED APARTMENT BUILDING

AT I.L. 8476 NO. 70-72 KENNEDY ROAD

DRAINAGE PLAN

CHAU LAM ARCHITECT & ASSOCIATE

周林建築師

CHAU HO MING — B. ARCH (HONS.), M.I.A.
LAM MAY CHING — B. SC. (HK), S. C. E.
HO PENG — B. SC. F. I. STRUCT. E., CHARTERED ENGINEER

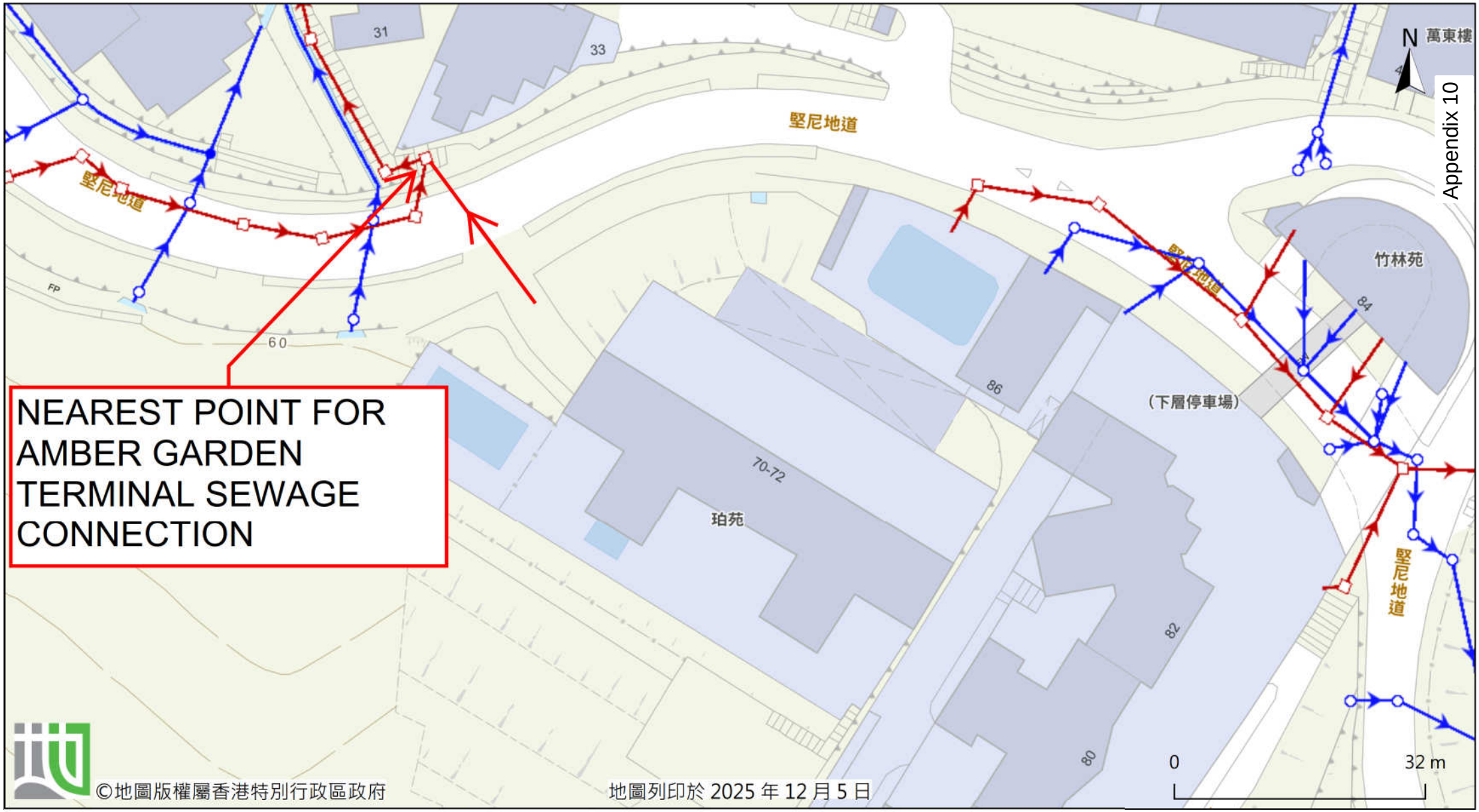
CHAU HO MING
AUTHORIZED PERSON

AUTHORIZED PERSON

SCALE: 1:100		
DESIGNED BY:	JOB NO.	SHEET NO.
DRAWN BY: C. W. WU	NC / 7323	D 2/18
CHECKED BY:		
DATE: 7TH MAY 1979		

GEOINFO MAP
地理資訊地圖

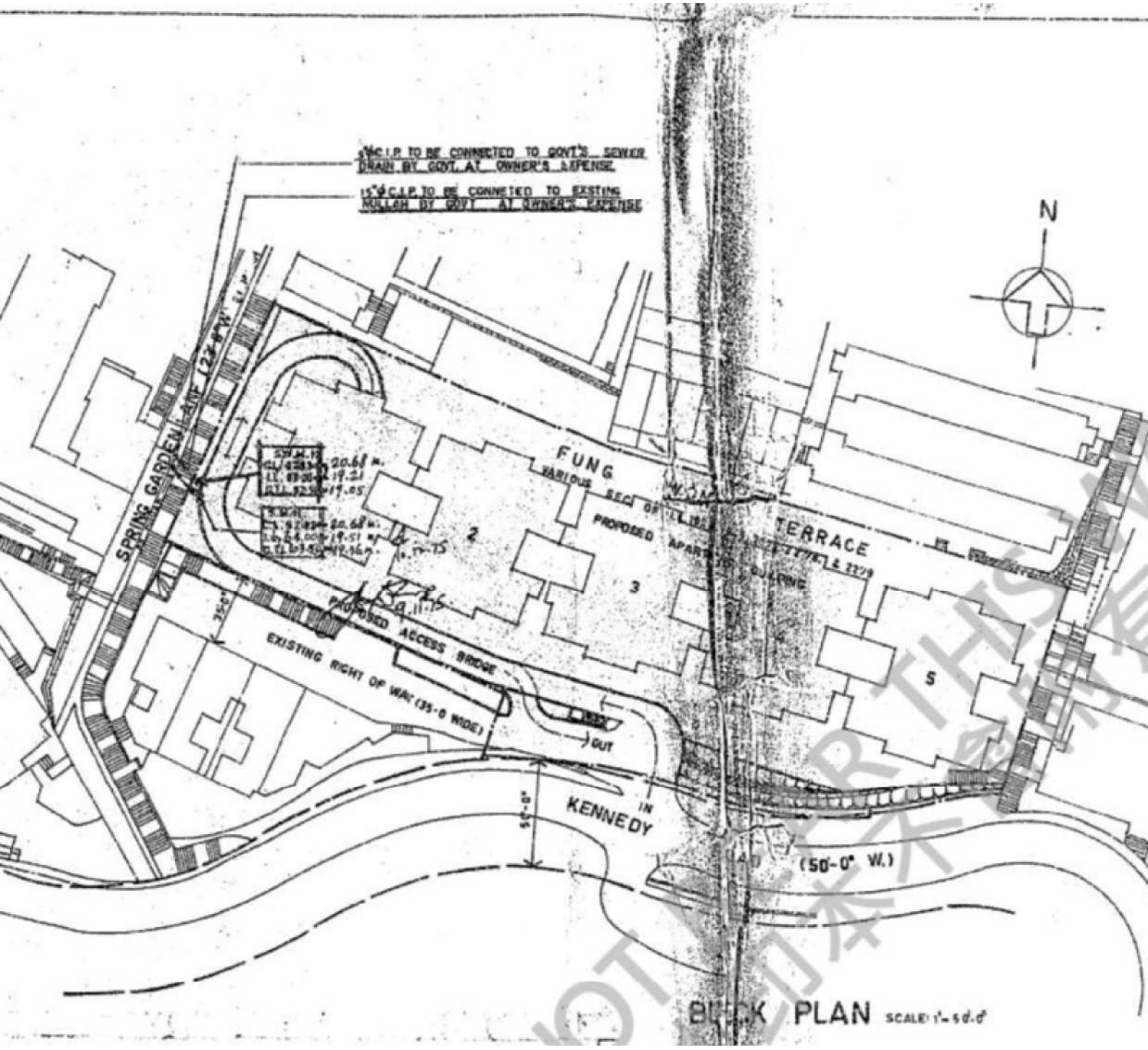
前往地圖: https://www.map.gov.hk/gm/geo:22.2733,114.1721?z=564



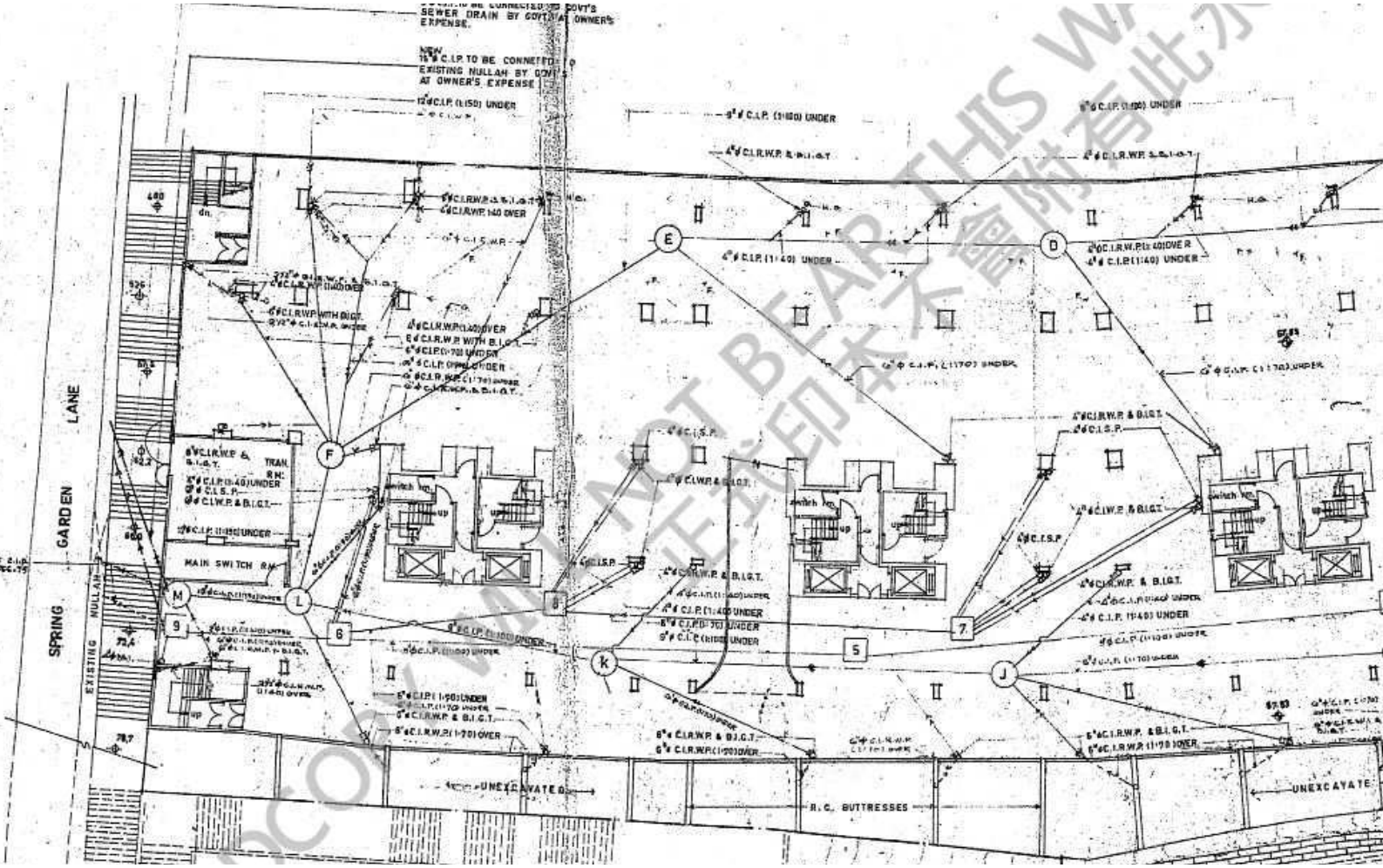
由「地理資訊地圖」網站提供: https://www.map.gov.hk

Appendix 11 -
Supplementary Information for Existing Development not Included in SIA

(ii) Sewage Discharge point of No. 39 Kennedy Road (Phoenix Court)



Extracted from BD record drawings under
BD ref 4/2240/73 approved in June 1976



Extracted from BD record drawings under
BD ref 4/2240/73 approved in June 1976

Appendix 12 - No. of Occupancy before Conversion

Project: **NO. 7 WAN CHAI GAP ROAD**

Date : **FEB 2026**

Proposed Conversion of Student Hostel for HKSYU Wanchai Campus - Existing Condition

Floor	Usage	Width	Length	Area	Classroom Area for Students	Occupancy Density	No. of Occupancy	
		m	m	m^2	m^2		student	staff
4/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Laboratory	6.1	11.1	67.71	51.06	1.5	34	1
	Teacher's Resting Room	5.5	6.1	33.55	-	3.3/100m^2		2
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
3/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
2/F	Classroom 1	8.5	6.3	53.55	44.10	1.1	40	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
1/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 4	6.1	8.4	51.24	38.64	1.1	35	1
G/F	Classroom 1	8.5	6.1	51.85	42.70	1.1	39	1
	Classroom 2	6.1	8.4	51.24	38.64	1.1	35	1
	Classroom 3	6.1	8.4	51.24	38.64	1.1	35	1
	Head Master Office	5.5	6.1	33.55	-	3.3/100m^2	-	2
							652	**22**

Note

1) Each classroom was divided into 2 area, i.e. teacher area and student area.
2) Teacher area, i.e., the floor space required for the use of the teacher in classroom, is 1.5 m in width extending along the whole length of the wall in front of the students.
3) It is assumed 1 teaching staff is provided for each classroom.
4) The number of students is calculated based on 1.1 student/m^2 of the student area in classroom.
5) The number of students is calculated based on 1.5 student/m^2 of the student area in laboratory.
6) Number of staff is based on worker density listed in CISFU (refer Appendix 7).
   Community, Social & Personal Services in All Type Usage (3.3 staff/100m^2) is adopted in this calculation.