



# 銅鑼灣

# Causeway Bay

## **Annex A-5**

**Approval Letter of Building Amendment on  
General Building Plans (ref. BD 2/3014/21) (Extracted)**

DWY

211057HK

YOUR REF 來函檔號 :  
OUR REF 本署檔號 : BD 2/3014/21  
FAX 圖文傳真 : 2845 1585  
TEL 電話 : 3162 8807  
WEBSITE 網址 : www.bd.gov.hk

CHEUNG Man-ching, Anthony  
33/F, Wu Chung House,  
213 Queen's Road East,  
Wan Chai, Hong Kong

284

(23)

5 March 2025

RONALD LU  
& PARTNERS

12 MAR 2025

Dear Mr CHEUNG,

RECEIVED  
(3)

**Caroline Hill Road, Causeway Bay, Hong Kong – I.L. 8945**

I refer to your application received on 8 January 2025, supplementary information received on 5 February 2025 and your supplementary submission on 5 March 2025 for approval of proposals in respect of Building Amendment and the application for consent to the commencement and carrying out of the above building works.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority (BA) attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations (B(A)R), this is to notify that the above - mentioned plans submitted with your application received on 8 January 2025 and your supplementary submission on 5 March 2025 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should **NOT** be deemed to confer any title to land or to act as a waiver of any term in any lease or licence; or to grant any exemption from or to permit any contravention of any of the provisions of the BO or any other enactment. Section 14(2) of the Buildings Ordinance refers.

6. Consent to the commencement and carrying out of the above Building Amendment is given in the Form BD103 enclosed. You are reminded to ensure that the plans now approved are compatible with all previously approved plans, any conditions imposed are fulfilled and no works are carried out before all required plans have been approved and consent given. Your attention is drawn to paragraph 10 of PNAP APP-97.

Original BD 103 retained for convenience  
of future consent applications

/7. ....

S.L. 9A (4/2023) (GBP Stage II & III Curtailed Check or A&A)


Our ref. BD 2/3014/21

7. This approval only covers the building works as coloured on the submitted plans on the basis that the uncoloured parts of the plans are exactly the same as the corresponding parts in the previous approved plans, and should not be construed as implying the approval of the uncoloured portion of the plans.
8. Your plans have referred to District Planning Officer/Planning Department for comments. Comments will be conveyed to you once available.
9. Your plans have been referred to District Lands Officer/Hong Kong East for comments which will be conveyed to you direct.
10. Comments from Chief Highway Engineer/Hong Kong, Highways Department (Contact Person: Iris S.S. CHEUNG at tel. no.: 2231 5618) are given at Appendix I enclosed.
11. Commissioner for Transport, Transport Department (contact officer: Mr Daniel P L WONG at tel. no.: 2829 5424) has replied that they are not in a position to provide comments.
12. Comments from Director of Environmental Protection (contact officer: Mr KWOK Wai-sing at tel. no.: 2516 1889) are given at Appendix II enclosed.
13. Chief Highway Engineer/Bridges & Structures, Highways Department (Contact Person: W K WONG at tel. no.: 3903 6515) has replied that they have no comment on the submission.
14. Chief Landscape Architect/ Landscape Division, Highways Department (Contact Person: LO Wai Ching at tel. no.: 3155 5727) has replied that they have no adverse comment from highways landscape point of view.
14. Your plans have also been referred to Chief Engineer/ Lighting, Highways Department and for comments which will be conveyed to you once available.
15. This serves to record that you have made minor amendments and submitted plans on 5 March 2025 to replace the previously submitted plans under PNAP ADM-14.
16. Your attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-23 that a hoarding permit must be obtained and the hoarding be erected before building works commence.

c.c. Patchway Holdings (HK) Limited  
50/F, Lee Garden One,  
33 Hysan Avenue,  
Causeway Bay, Hong Kong

DFS	D of EP, EPD
DLO/HKE, LandsD	CHE/B&S
DPO/HK, Plan D	CLA/ LD, HyD
CHE/HK, HyD	CE/Lighting, HyD
C for T, TD	
CO/SM	

Yours sincerely,

  
(YEUNG Pak-shing)  
Senior Building Surveyor  
for Building Authority