Appendix 1

Authorization Letter from Harris International (Asia) Limited

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者(甲方)： 恆益國際 (亞洲) 有限公司 (HARRIS INTERNATIONAL (ASIA) LIMITED)

商業登記證號碼:

規劃申請的申請人(乙方)： 黃記工程有限公司 (WONG KEE ENGINEERING LIMITED)

商業登記證號碼:

甲方為位於新界厦村丈量約份第 125 約多個地段的業務經營者，由於受到政府「洪水橋 / 厦村新發展區」之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方與乙方達成共識，同意乙方作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 82 約地段第 181 R.P ,184 S.A R.P , 185 ,186 ,188 R.P ,191 R.P ,192 S.A R.P , 193 R.P ,194 R.P 及 195 S.A R.P 號及毗連政府土地作「擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年)」。

乙方作為規劃申請的申請人，受甲方委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方將會是申請場地的業務經營者。

備注:上述地段將因應規劃許可的需要而有所修訂。

HARRIS INTERNATIONAL (ASIA) LIMITED 恆益國際(亞洲)有限公司

(甲方)
業務經營者簽署

WONG KEE ENGINEERING LIMITED 黃記工程有限公司

(乙方)
規劃許可申請人簽署

2026 年 03 月 09 日

Appendix 2

Tenancy Agreement of the Affected Site

** 租地合約 **

出租人: 星越投資發展有限公司　　(以下簡稱”甲方”)

承租人: 恆益國際 (亞洲) 有限公司　　(以下簡稱”乙方”)

事由: 甲方將名下管理物業 元朗厦村 DD125 Lots 1479 RP, 1480 RP (部份), (附圖顏色部份) 土地段 (以下簡稱”該地段”), 租出該地給予乙方作合法用途, 本租約共三頁, 雙方訂明條件如下:

(一) 租期三年: 由 2023 年 4 月 15 日起至 2026 年 4 月 14 日止 (包括頭尾兩日)。乙方有優先權續新租約及商談租金加幅。

(二) 每月租金訂明為港幣　　租金以上期形式支付, 乙方必須要每月 15 至 21 號繳交到本公司銀行戶口 (上海商業銀行,　　。

(三) 甲方已收妥乙方舊租金租按　　當簽訂此租約時, 乙方要交付兩個月按金差額為　　乙方將安排支付租按如下:

2023 年 4 月 15 日: 交付　　其中一個月租按)

2023 年 5 月 15 日: 交付　　余下一個月租按)

(四) 因乙方租用該土地後的範圍, 而引致之開支, 及違反法例而遭政府干涉, 一切後果概由乙方負責及處理, 乙方不得藉詞推卸責任。

(五) 該地段之差餉、物業稅、地稅、地租等, 由甲方負責依時繳納, 以免因欠交稅款而令乙方蒙受損失。而水費、電費、網絡費等雜費由乙方負責支付。

(六) 倘若乙方依期交租及履行此合約條文, 則甲方不得無理騷擾乙方, 乙方可安享租用權。相反地, 如乙方不履行合約內所列之條件, 則甲方有權即時終止此合約, 不須經租務法庭等手續而可自行處理, 乙方不得異議。

(七) 若在合約期間政府徵收該地段作任何發展或更改用途等, 則此租約立即會自動解除論並終止, 雙方不存在任何形式之賠償。 如甲方收到政府確實收該土地通知時, 有責任 15 天內通知乙方並提供合理搬遷期。當乙方清理該地段所有垃圾及雜物後, 交吉給與甲方, 而甲方確認無問題, 將於一個月內無利息歸還按金給乙方。

(八) 按金不可當租金使用, 當乙方梗約期滿後不欲租賃以上地段後, 必須要三個月前以書面通知甲方退租, 只要雙方達成共識及確認後, 甲方須於 15 天內無利息歸還按金給乙方, 若乙方在租金或其它一切雜費未交清時, 甲方有權在按金裡扣除, 乙方不得異議。

(九) 本合約所列各條文, 經雙方商議後, 共同一致承認, 願意遵守, 恐後無憑, 特由甲乙雙方簽署一式兩份, 甲乙雙方各存一份為據。

(十) 簽署:

甲方名稱: 星越投資發展有限公司　　商業登記號碼:

地址:

電話:

簽署: _____

日期: 2023 年 3 月 14 日

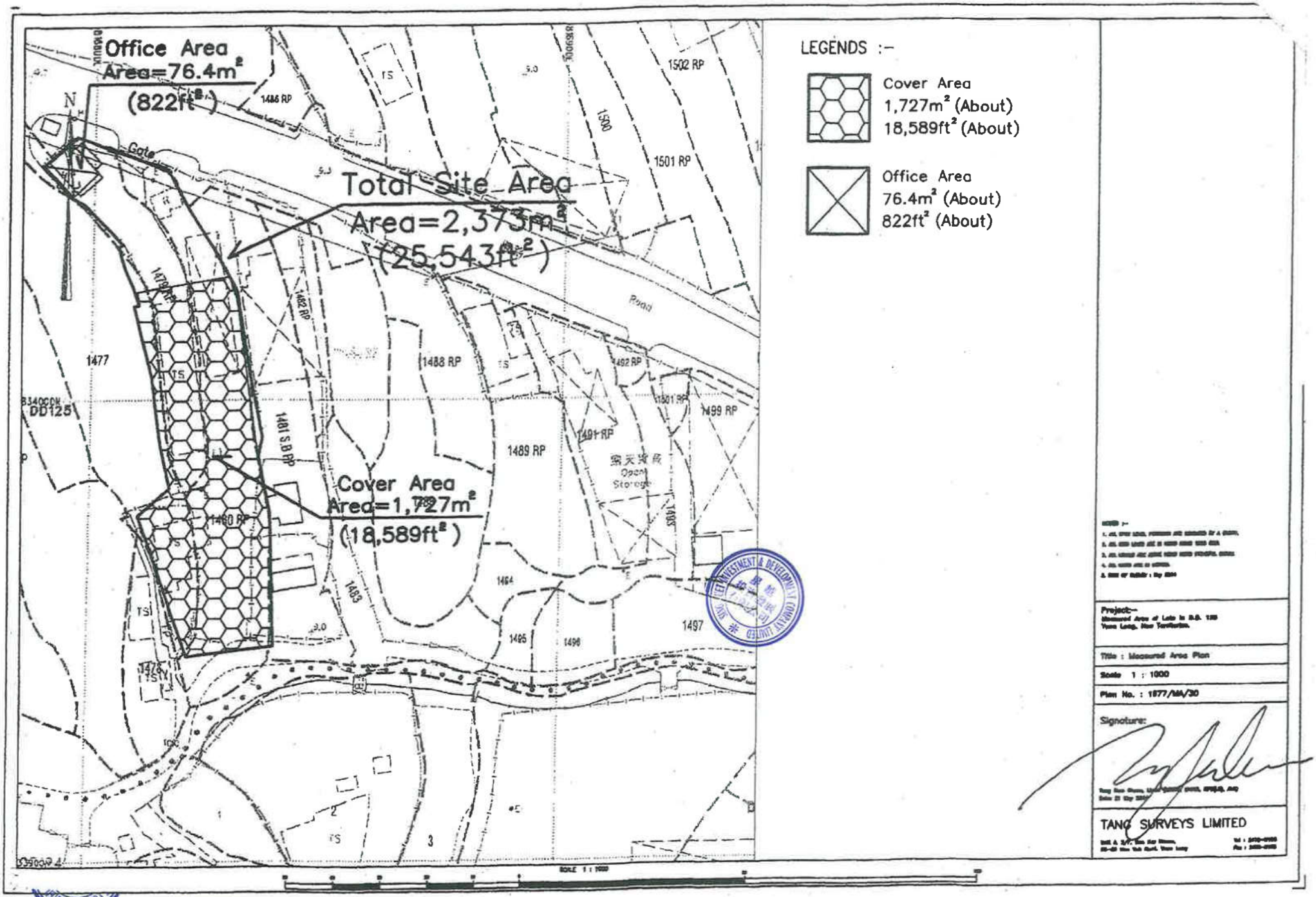
乙方名稱: 恆益國際 (亞洲) 有限公司　　商業登記號碼:

地址:

電話:

簽署: _____

日期: 2023 年 3 月 14 日


Office Area
Area=76.4m²
(822ft²)
Total Site Area
Area=2,373m²
(25,543ft²)
Cover Area
Area=1,727m²
(18,589ft²)
Gate
Road
Open Storage
1477
1478 RP
1479 RP
1480 RP
1481 S.B RP
1482 RP
1483
1484
1485
1486 RP
1488 RP
1489 RP
1491 RP
1492 RP
1496
1497
1499 RP
1500
1501 RP
1502 RP
DD125
LEGENDS :-
Cover Area
1,727m² (About)
18,589ft² (About)
Office Area
76.4m² (About)
822ft² (About)
Project:-
Title : Measured Area Plan
Scale 1 : 1000
Plan No. : 1877/MA/30
Signature:
TANG SURVEYS LIMITED

Appendix 3

Letter from Lands Department on Land Resumption Matter

電　　話　Tel: 3615 1428
圖文傳真　Fax: 3565 4270
電郵地址　Email: lep12@landsd.gov.hk
本署檔號　Our Ref: (25) in LD NDA/HSK/SBUT/0329
來函檔號　Your Ref: -

來函請註明本署檔號
Please quote our reference in your reply

地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

轉交 恒益國際(亞洲)有限公司

敬啟者:

洪水橋／厦村新發展區第二期發展工程
業務經營者：恒益國際(亞洲)有限公司
清拆編號：H27/486 – 496

你／貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出。本署已於2025年4月8日根據《土地(雜項條文)條例》(第 28 章)，在涉及的構築物及／或相關範圍張貼告示，通知你／貴公司須於 2025 年 7 月 10 日前停止佔用有關土地。你／貴公司需搬離有關土地及向政府交出所有土地及構築物（不得遲於上述告示期限）。

本署分別於 2023 年 12 月 20 日，2024 年 4 月 12 日及 2025 年 8 月 20 日發信要求你／貴公司提供相關文件，以便評核你／貴公司是否符合資格申領特惠津貼。經審核後，現特函通知你／貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

未有提供文件，以證明你／貴公司的業務在緊接 2018 年 5 月 10 日前，在有關地點上營運最少達兩年。

雖然你／貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如你／貴公司能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，本署會當棄置之廢物處理。

如你／貴公司對此事有任何查詢，請於辦公時間內致電 3615 1428 與本信代行人聯絡。

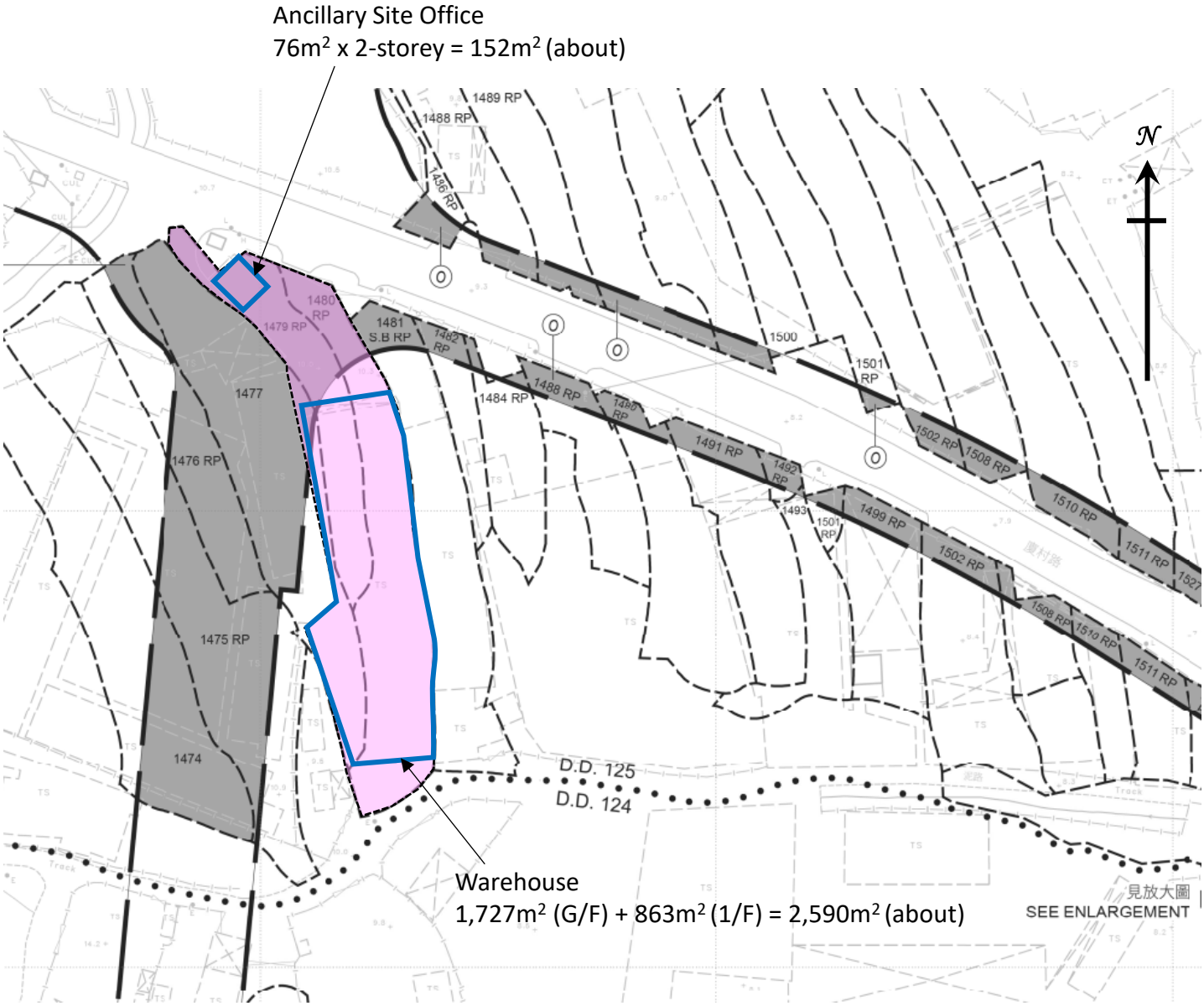
總產業測量師／新發展區
(鄧智軒 代行)

副本送：
地政總署新發展區組清拆小組 (經辦人：彭德源先生)

2025 年 9 月 4 日

Appendix 4

Conditions of the Operator's Previous Site in Ha Tsuen



Legend

Applicant's Previous Operation Site

Applicant's Previous Warehouse and Ancillary Site office

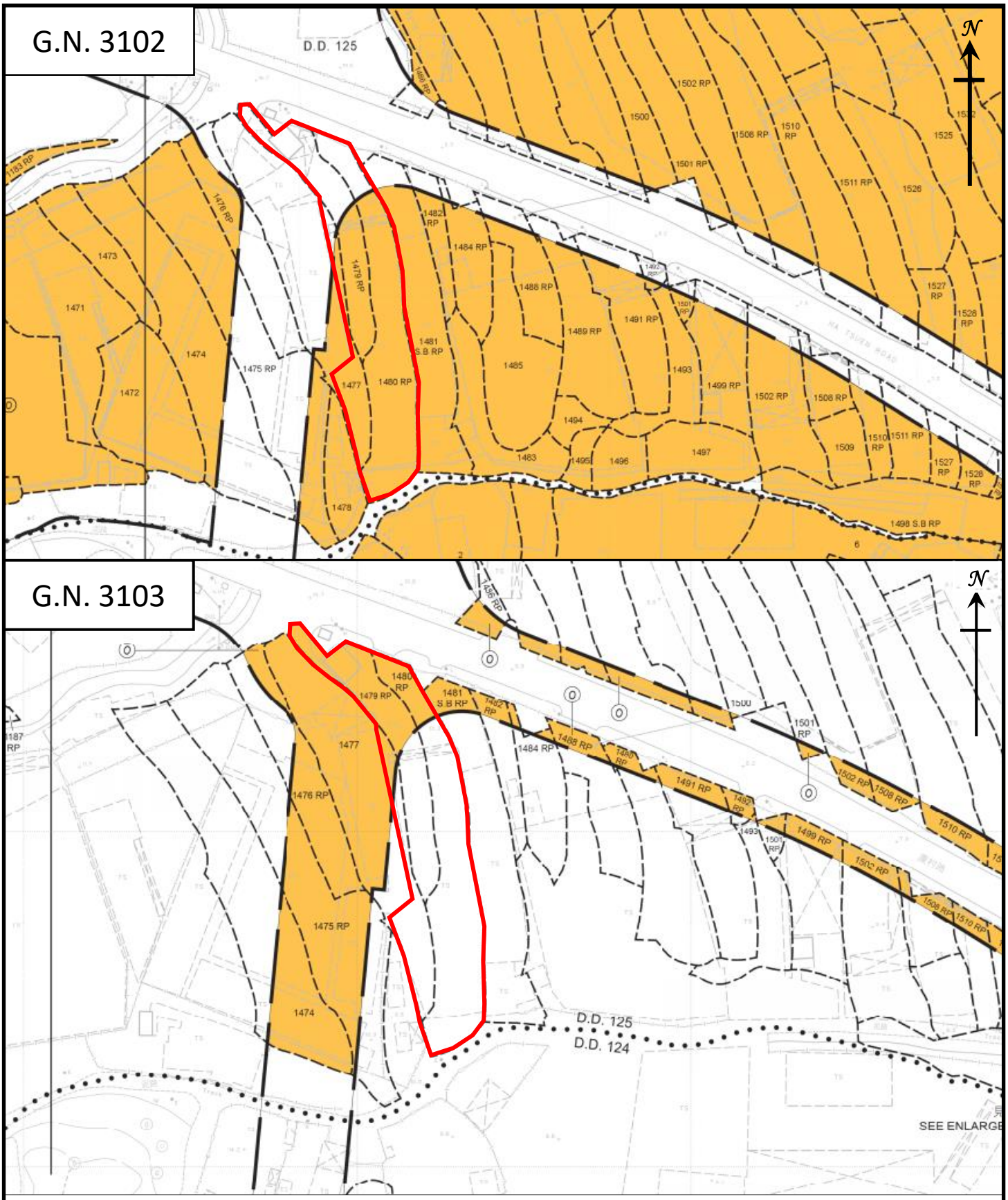
Lots 1477(Part), 1479 RP and 1480 RP in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Total Site Area : About 2,373 sq.m. (subject to survey)

Total GFA : About 2,742 sq.m. (subject to survey)

Location Plan

Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.	Appendix 4	羅迅測計師行 Lawson David & Sung SURVEYORS LIMITED Property Consultants • Planning • Valuers • Auctioneers Estate Agency Licence No. C-006328
	Not to Scale	



Legend

Applicant's Previous Operation Site

Lot Nos. : **Lots 1477(Part), 1479 RP and 1480 RP in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

Location Plan (Extracted from Resumption Plan Nos. YLM10744 and YLM11147b)

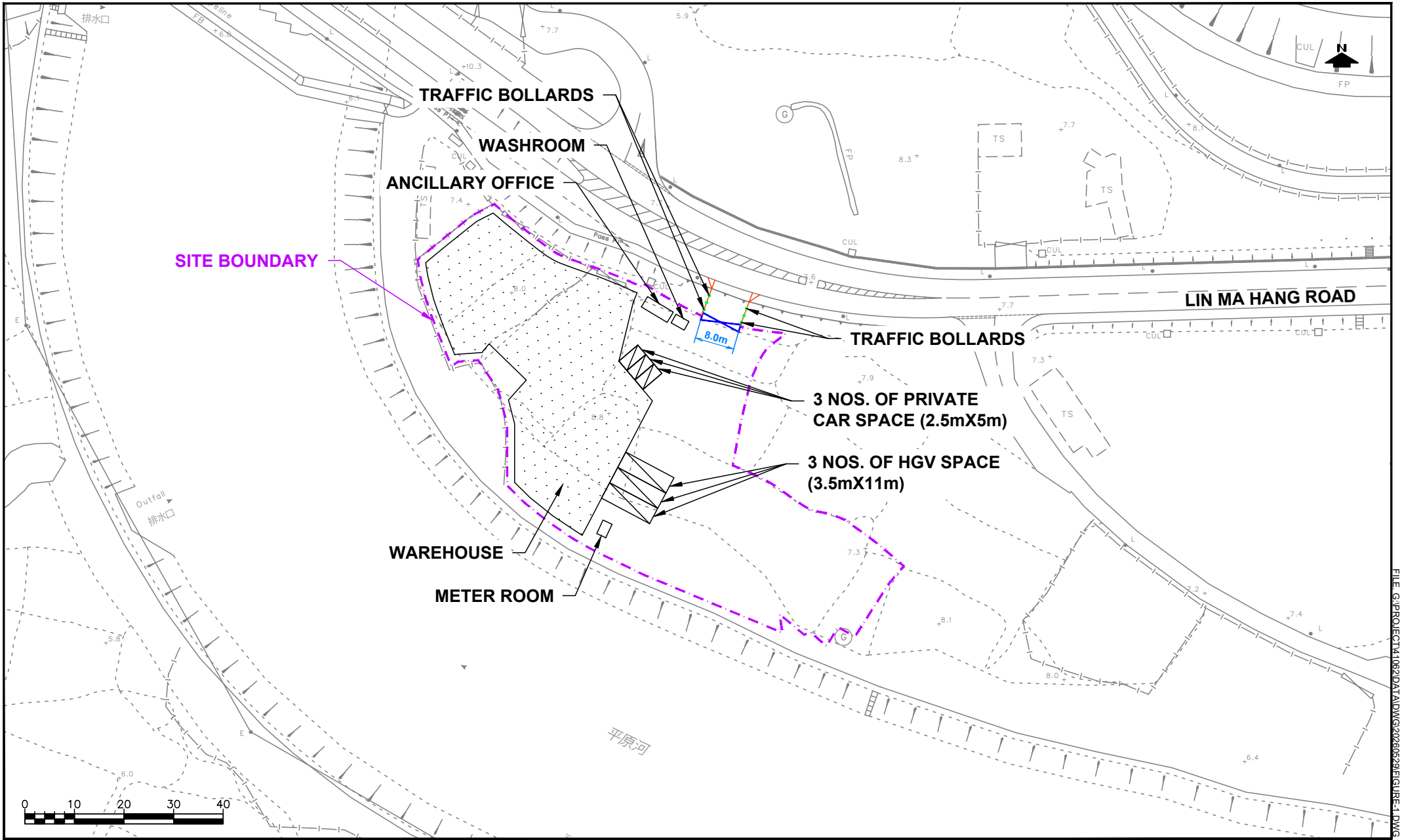
Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.	Appendix 4	羅迅測計師行 Lawson David & Sung SURVEYORS LIMITED Property Consultants • Planning • Valuers • Auctioneers Estate Agency Licence No. C-006328
	Not to Scale	

Site Photos of Previous Operations

Condition of the Applicant's Previous Operation Site in Ha Tsuen, Yuen Long, N.T.	Appendix 4	羅迅測計師行 Lawson David & Sung SURVEYORS LIMITED
	Not to Scale	Property Consultants • Planning • Valuers • Auctioneers Estate Agency Licence No. C-006328

Appendix 5

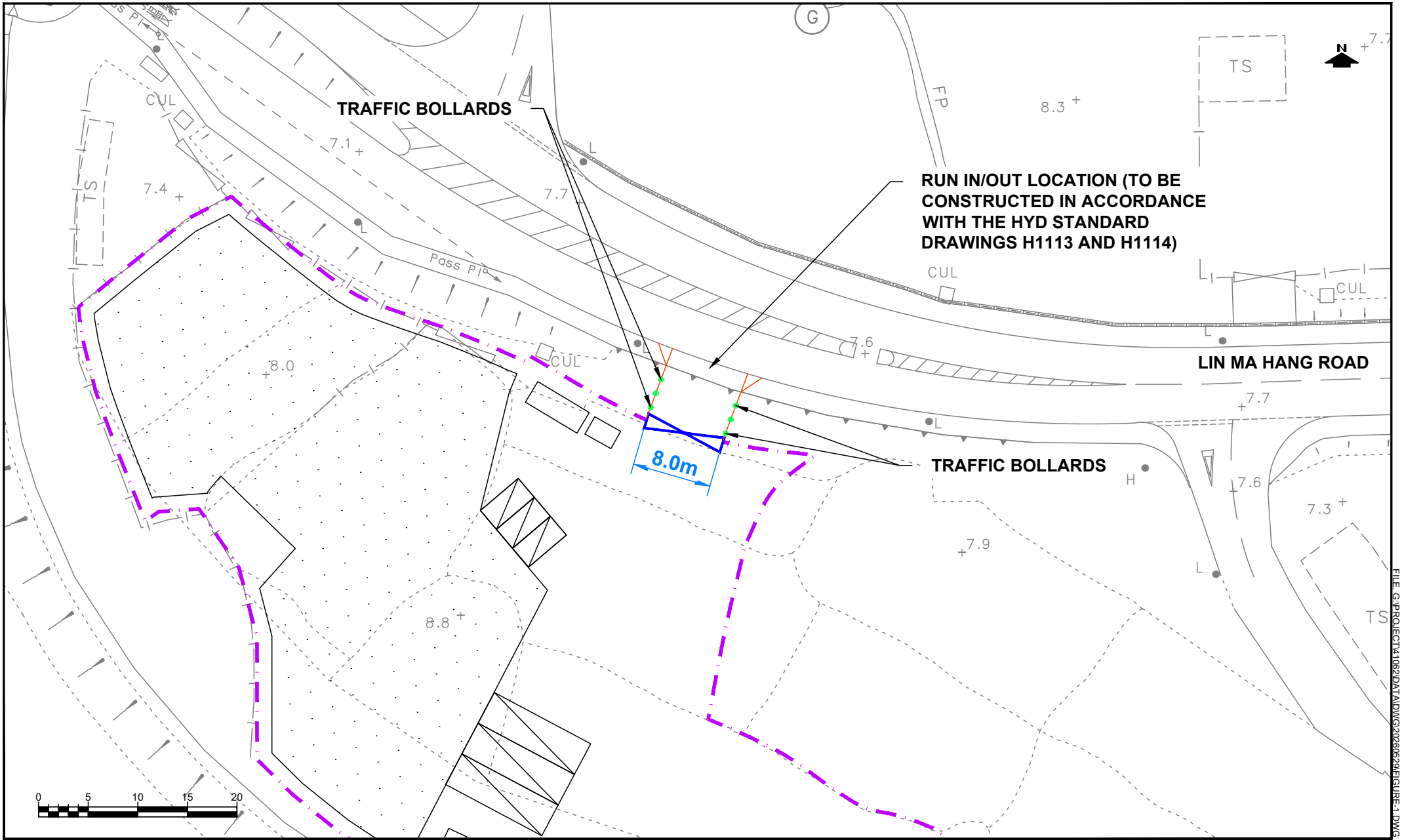
Proposed Access Arrangement, Swept Path and Sight Line Analysis



PROJECT NO. 41062	PROJECT TITLE TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AT LOTS 181RP (PART), 184SARP, 185, 186, 188RP, 191RP, 192SARP, 193RP, 194RP AND 195SARP IN DD82, LIN MA HANG ROAD, TA KWU LING, N.T.	DRAWING NO. FIGURE 1	REV. -
DESIGNED SLN / DRAWN JWL / CHECKED SLN	DATE MAY 2026 / SCALE 1:1000 @ A4	DRAWING TITLE SITE LAYOUT PLAN	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

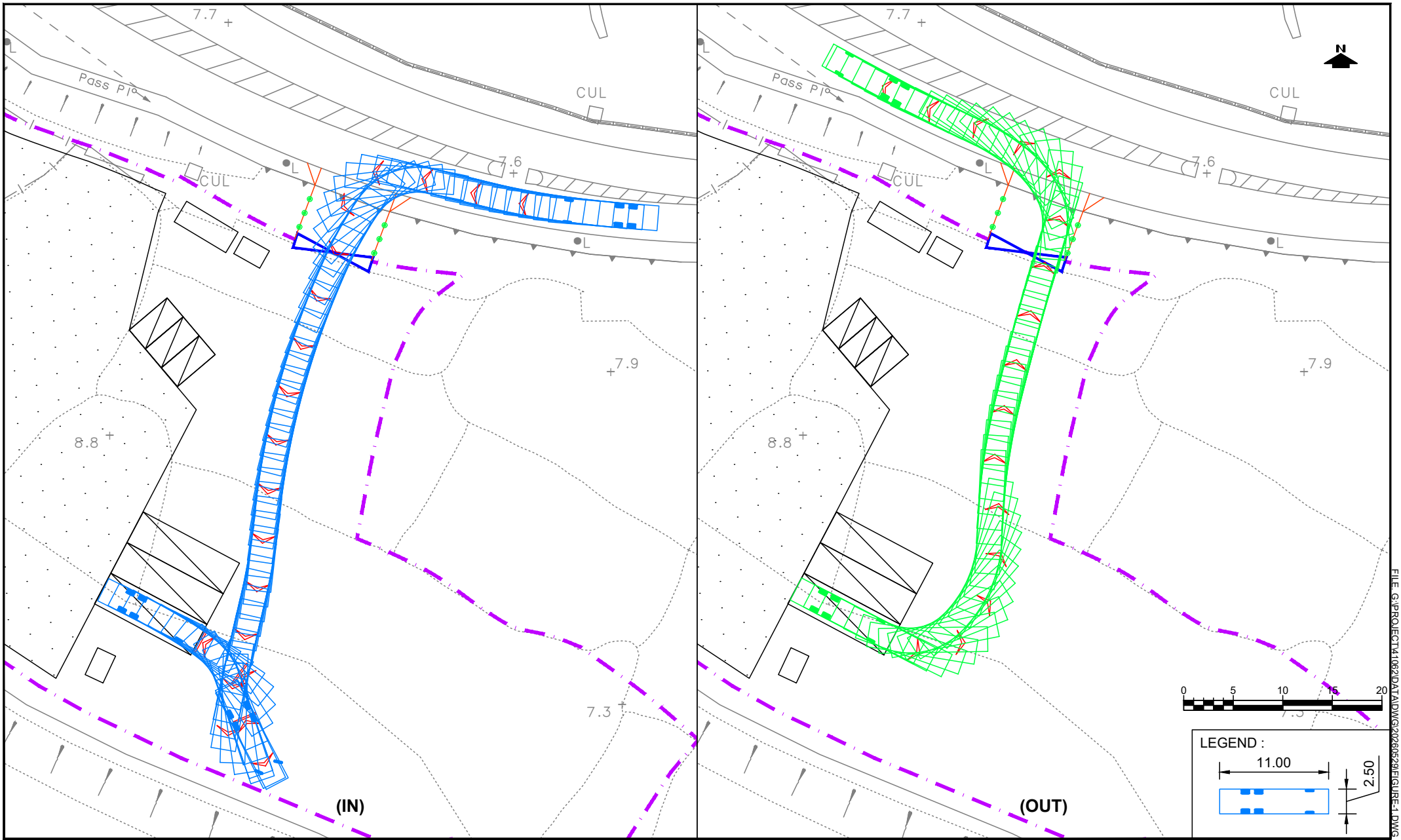
FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1



PROJECT NO. 41062	PROJECT TITLE TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AT LOTS 181RP (PART), 184SARP, 185, 186, 188RP, 191RP, 192SARP, 193RP, 194RP AND 195SARP IN DD82, LIN MA HANG ROAD, TA KWU LING, N.T.	DRAWING NO. FIGURE 2	REV. -
DESIGNED SLN / DRAWN JWL / CHECKED SLN	DATE MAY 2026 / SCALE 1:500 @ A4	DRAWING TITLE PROPOSED ACCESS ARRANGEMENT	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

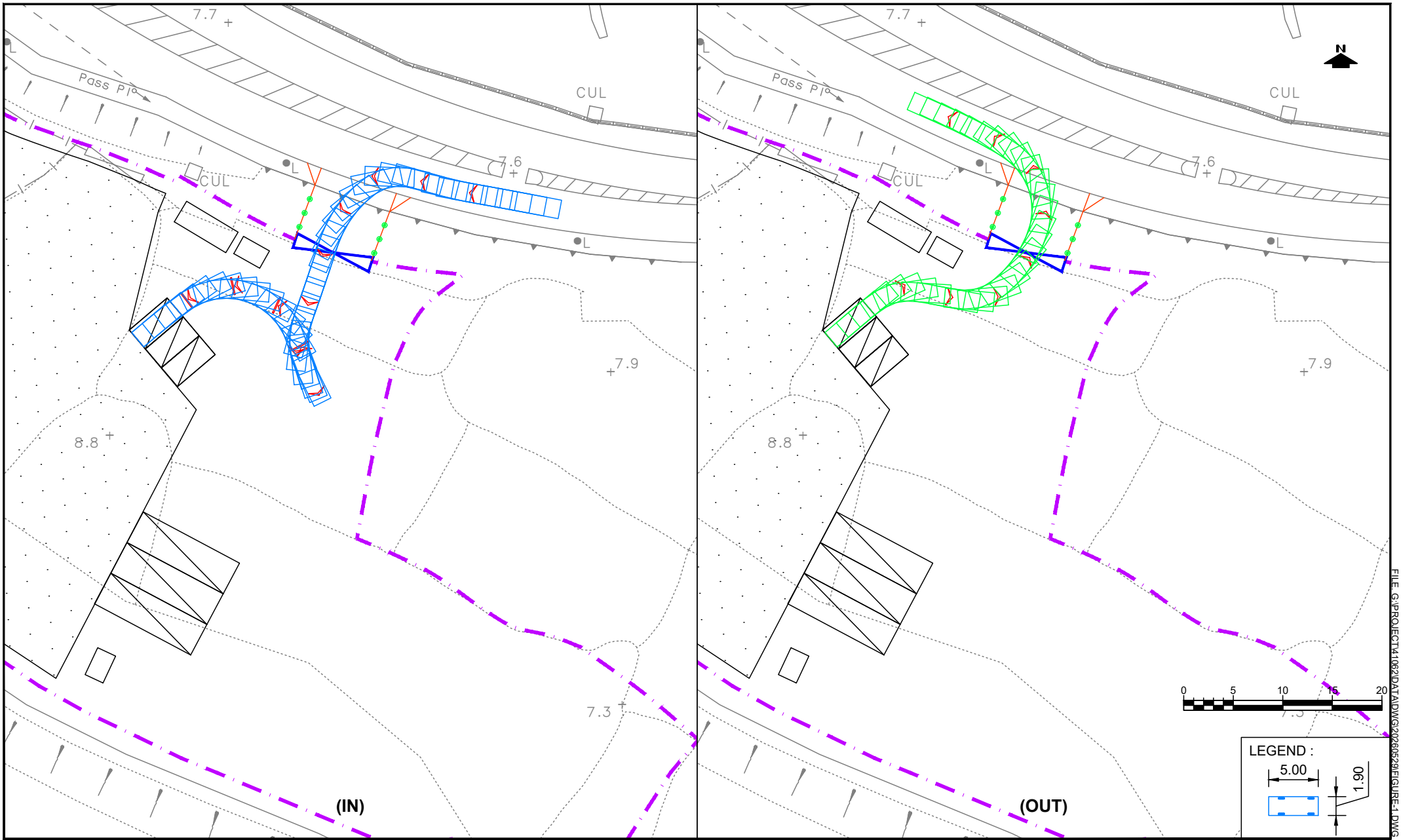
FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1



PROJECT NO. 41062	PROJECT TITLE TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AT LOTS 181RP (PART), 184SARP, 185, 186, 188RP, 191RP, 192SARP, 193RP, 194RP AND 195SARP IN DD82, LIN MA HANG ROAD, TA KWU LING, N.T.	DRAWING NO. FIGURE 3	REV. -
DESIGNED SLN / DRAWN JWL / CHECKED SLN	DATE MAY 2026 / SCALE 1:500 @ A4	DRAWING TITLE SWEPT PATH ANALYSIS - HGV	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

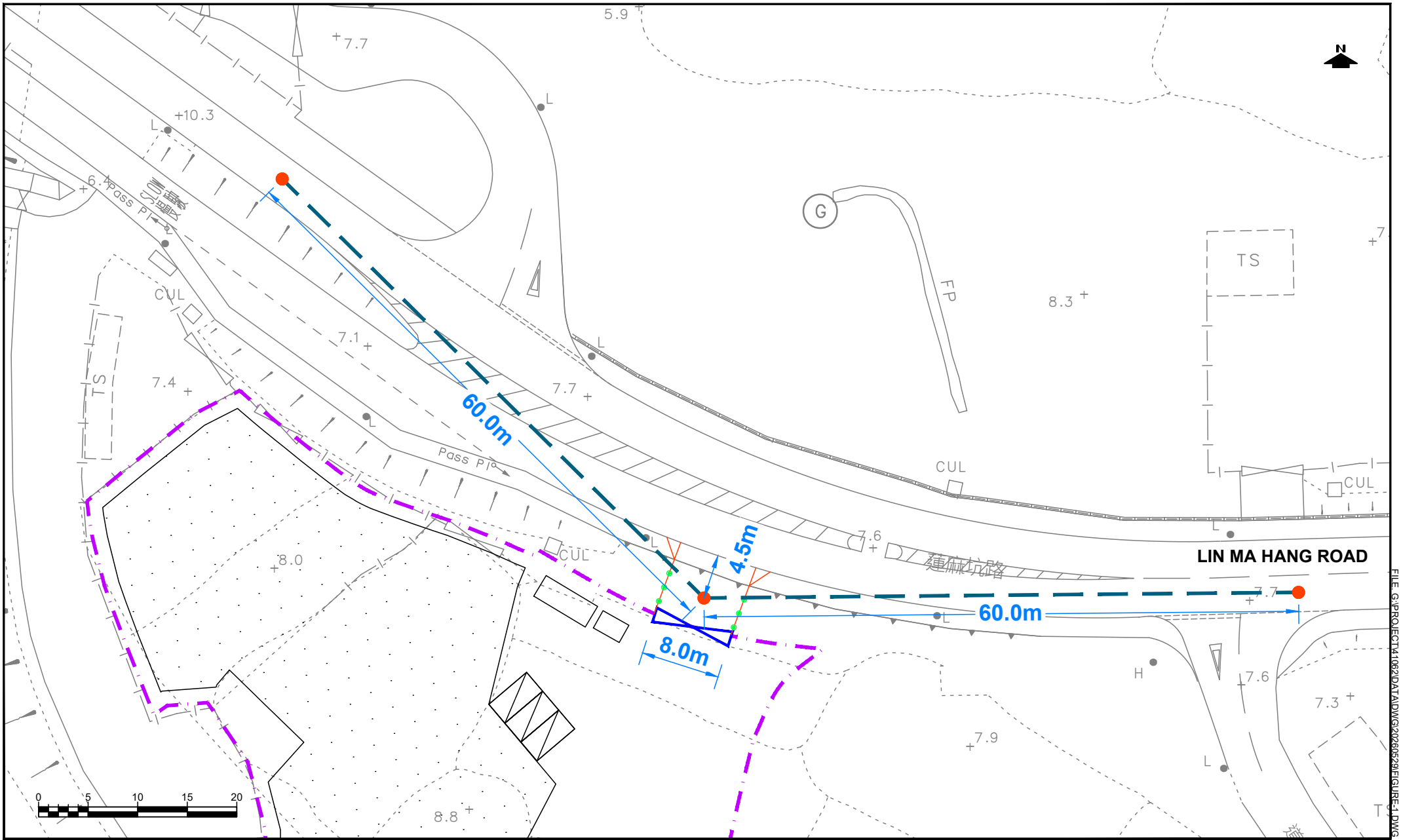
FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1



PROJECT NO. 41062	PROJECT TITLE TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AT LOTS 181RP (PART), 184SARP, 185, 186, 188RP, 191RP, 192SARP, 193RP, 194RP AND 195SARP IN DD82, LIN MA HANG ROAD, TA KWU LING, N.T.	DRAWING NO. FIGURE 4	REV. -
DESIGNED SLN / DRAWN JWL / CHECKED SLN	DATE MAY 2026 / SCALE 1:500 @ A4	DRAWING TITLE SWEPT PATH ANALYSIS - PV	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1



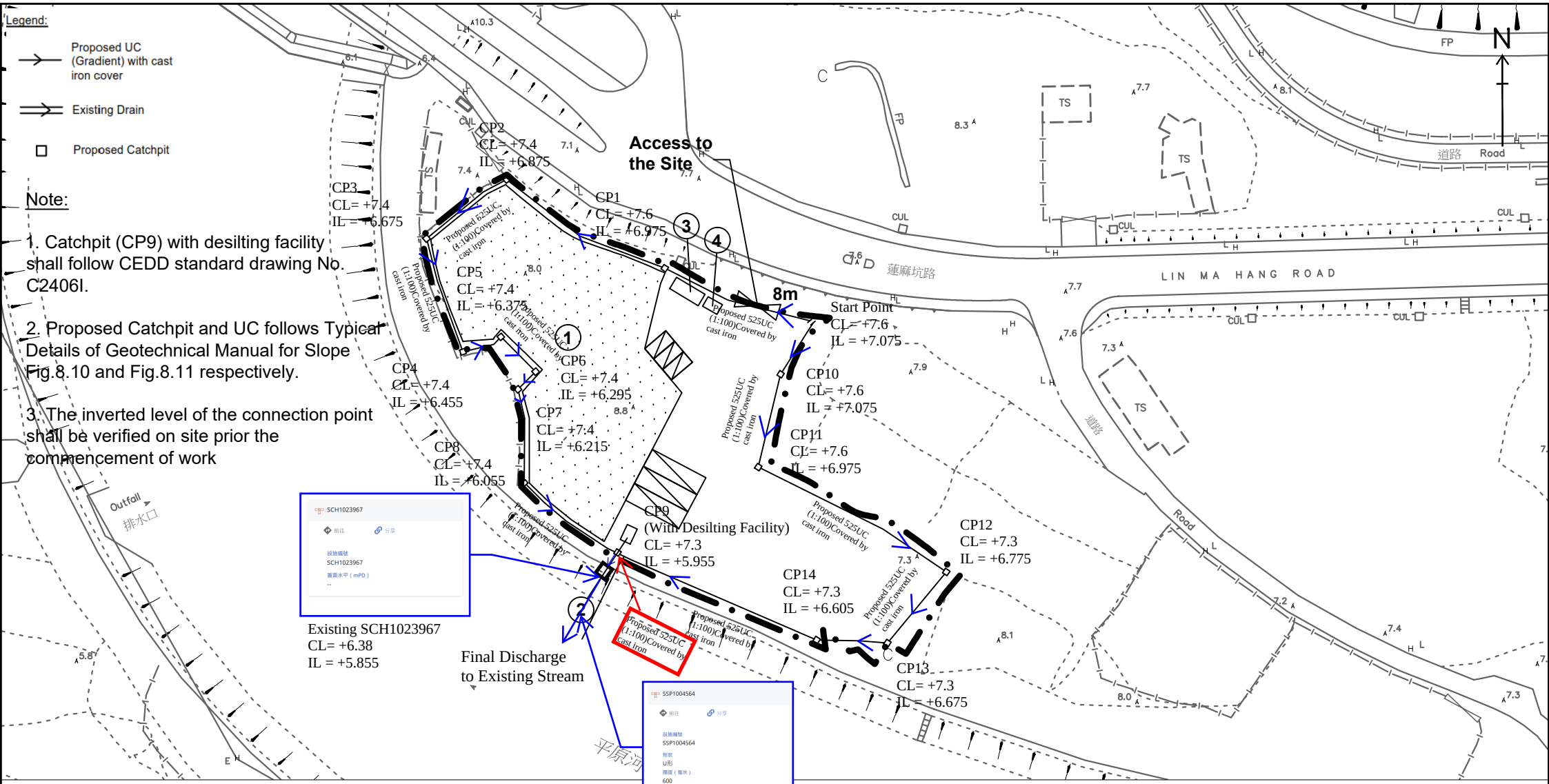
PROJECT NO. 41062	PROJECT TITLE TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AT LOTS 181RP (PART), 184SARP, 185, 186, 188RP, 191RP, 192SARP, 193RP, 194RP AND 195SARP IN DD82, LIN MA HANG ROAD, TA KWU LING, N.T.	DRAWING NO. FIGURE 5	REV. ·
DESIGNED SLN / DRAWN JWL / CHECKED SLN	DATE MAY 2026 / SCALE 1:500 @ A4	DRAWING TITLE SIGHT LINE ANALYSIS	LLA 顧問有限公司 Consultancy Limited

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

FILE: G:\PROJECT\41062\DATA\DWG\20260529\FIGURE-1.DWG PLOT SCALE : 1 = 1

Appendix 6

Drainage Proposal

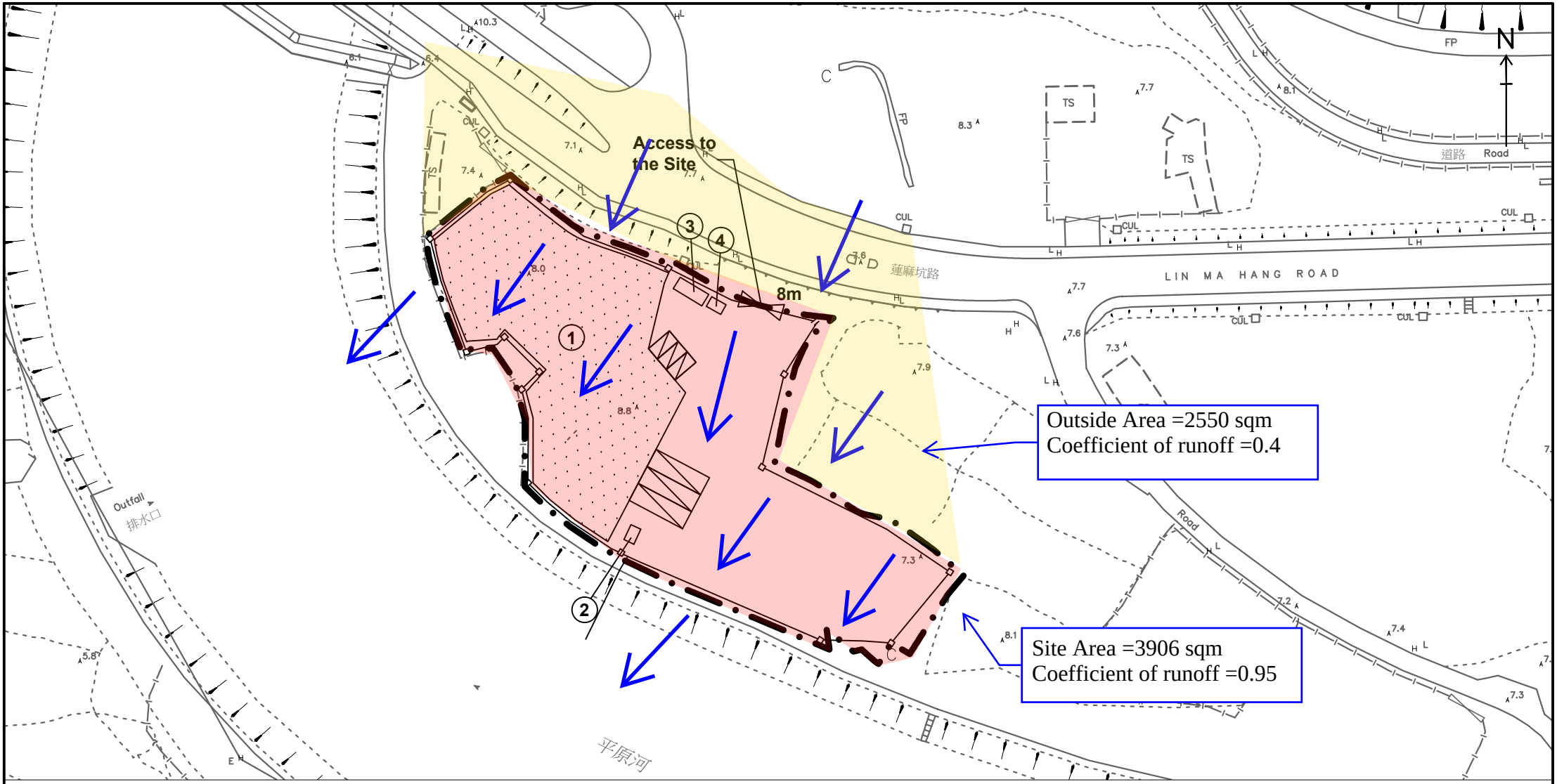


Structure No.	Uses	No. of Storey	Floor Area (m²)	Height (m)
1	Warehouse	2	1,527 x 2 = 3,054	13.0
2	Meter Room	1	6	2.5
3	Ancillary Office	2	15 x 2 = 30	5.0
4	Washroom	1	6	2.5

Legend:

- Application Site (about 3,906 sq.m.)
- Warehouse for Storage of Construction Materials and Miscellaneous Goods
- Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (3 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Figure 1
Drainage Plan



Structure No.	Uses	No. of Storey	Floor Area (m²)	Height (m)
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Legend:

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- Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (3 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

Figure 2

Catchment Area

Company:
Project :

Date: 17/6/2026

Site Area =	3906	m2	(C =0.95, hard-paved)
Outside Catchment Area =	2550	m2	(C =0.4, soil-paved , steep)
Total Catchmnet Area=	6456	m2	

$$t_o = \frac{0.14465L}{H^{0.2}\,A^{0.1}}$$

where t_o = time of concentration of a natural catchment (min.)

A = catchment area (m^2)

H = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

t= 0.14475*100/1.5^0.2/38338^0.1
= 4.646 min

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
t_d = duration in minutes ($t_d \leq 240$), and
a, b, c = storm constants given in Tables 3a, 3b, 3c and 3d.

Assume 10 yrs return period

a = 505.5
b= 3.29
c = 0.355

i = 242.309959 mm/hr

According to SDM Corrigendum No.1 /2022 i = 242.31 x (1 + 16%) = 281.0795525 mm/hr
Therefore, take i = 290 mm/hr

Company:
Project :

Date: 17/6/2026

Calculation for channels:

Catchment Area of site

Site Area	=	3906	m^2							
	=	0.003906	km^2							
Peak runoff in m^3/s	=	0.278	x	0.95	x	290	mm/hr	x	0.003906	km^2
	=	0.299157	m^3/s							
	=	17949	liter/min							
Outside Area	=	2550	m^2							
	=	0.00255	km^2							
Peak runoff in m^3/s	=	0.278	x	0.4	x	290	mm/hr	x	0.00255	km^2
	=	0.082232	m^3/s							
	=	4934	liter/min							
Total Peak Runoff for Site	=	0.381389	m^3/s	=		22883.34204			liter/min	

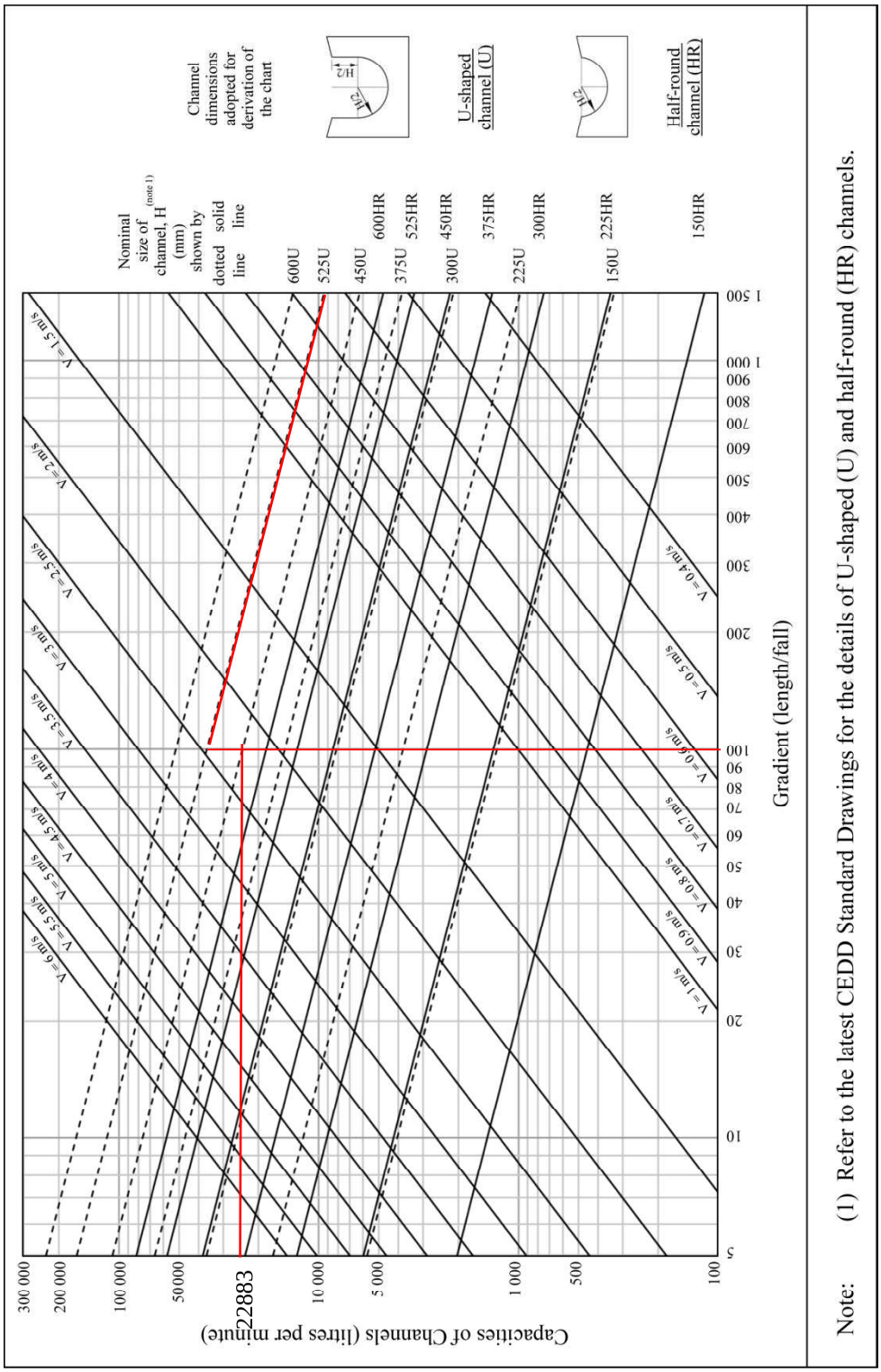
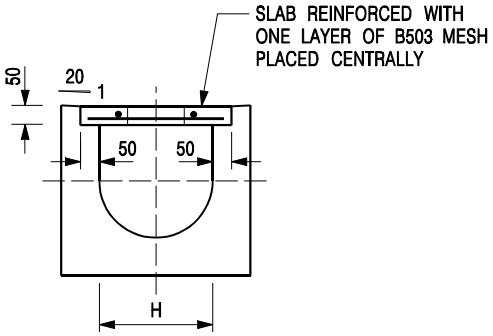
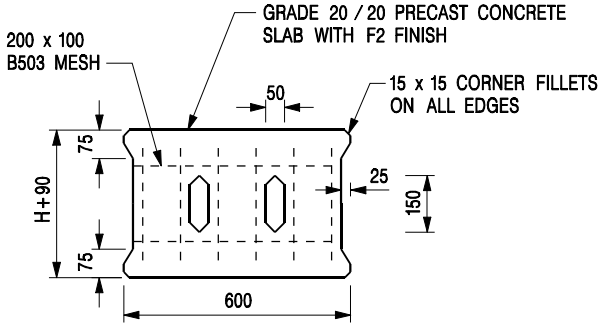


Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm

Note: (1) Refer to the latest CEDD Standard Drawings for the details of U-shaped (U) and half-round (HR) channels.



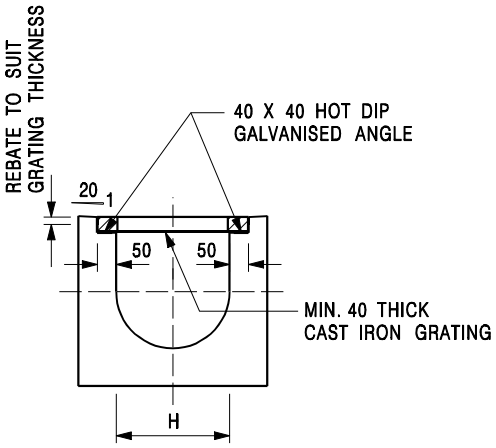
TYPICAL SECTION



PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



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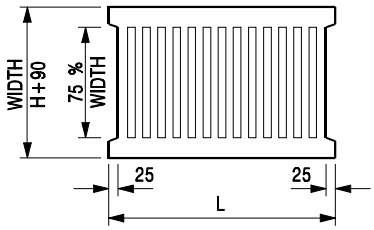


L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

REF.	REVISION	SIGNATURE	DATE
E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002

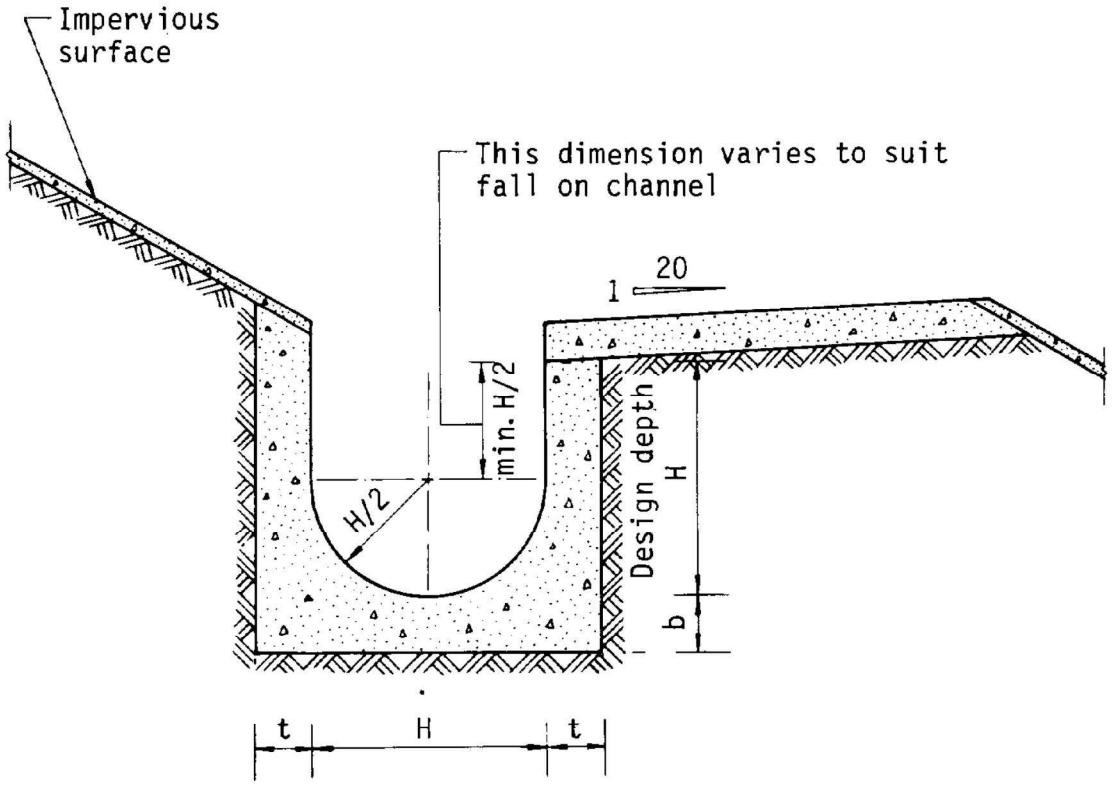
COVER SLAB AND CAST IRON GRATING FOR CHANNELS

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

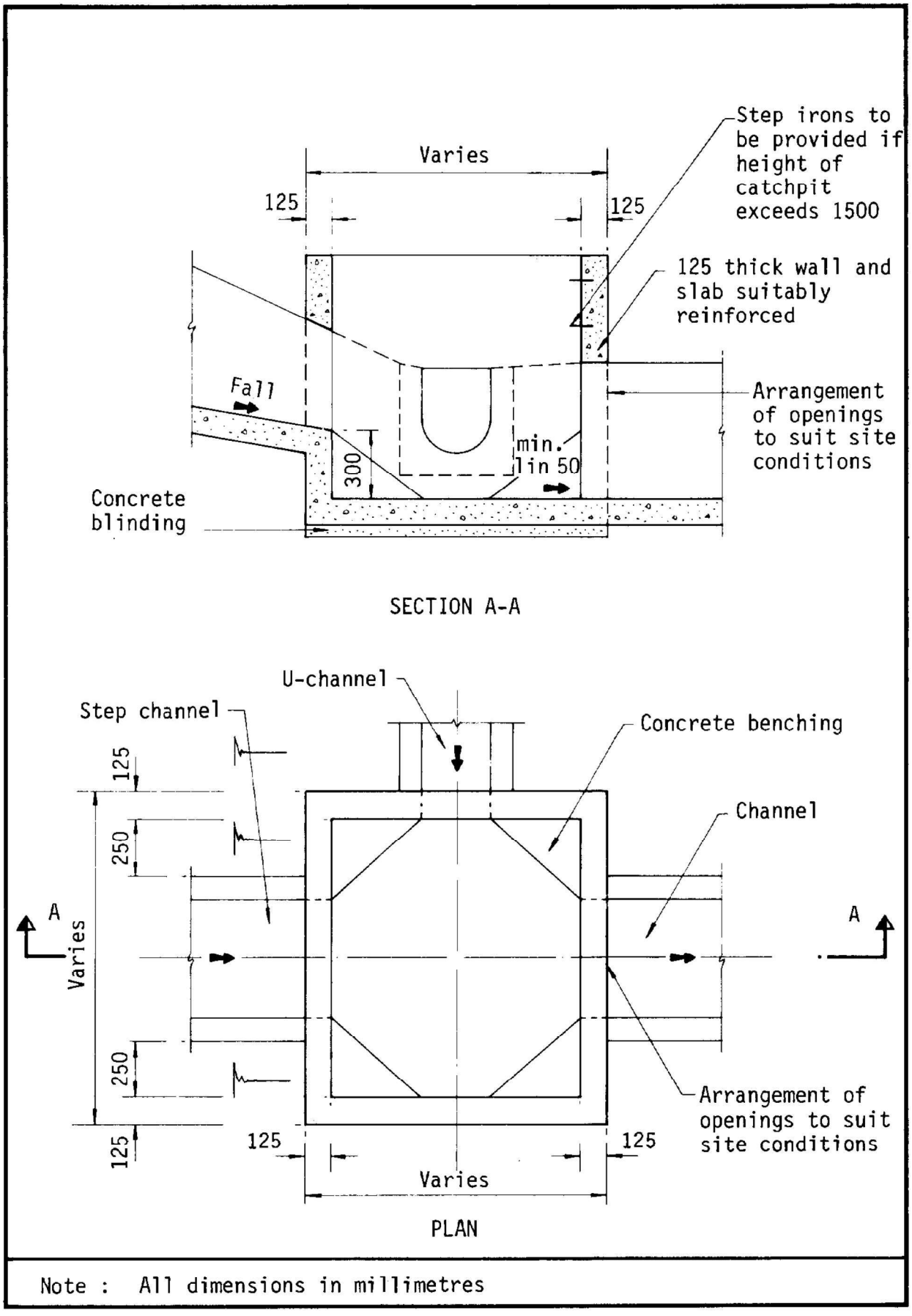
DRAWING NO. C2412E



Dimensions of U - channel

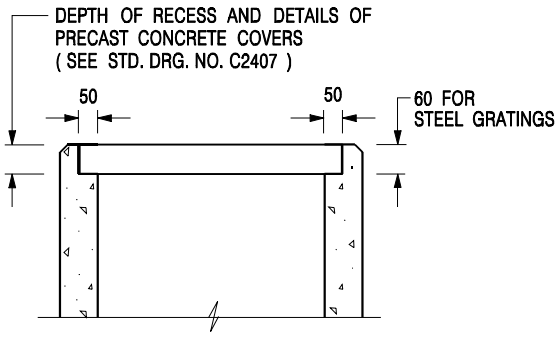
Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details



Note : All dimensions in millimetres

Figure 8.10 - Typical Details of Catchpits



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

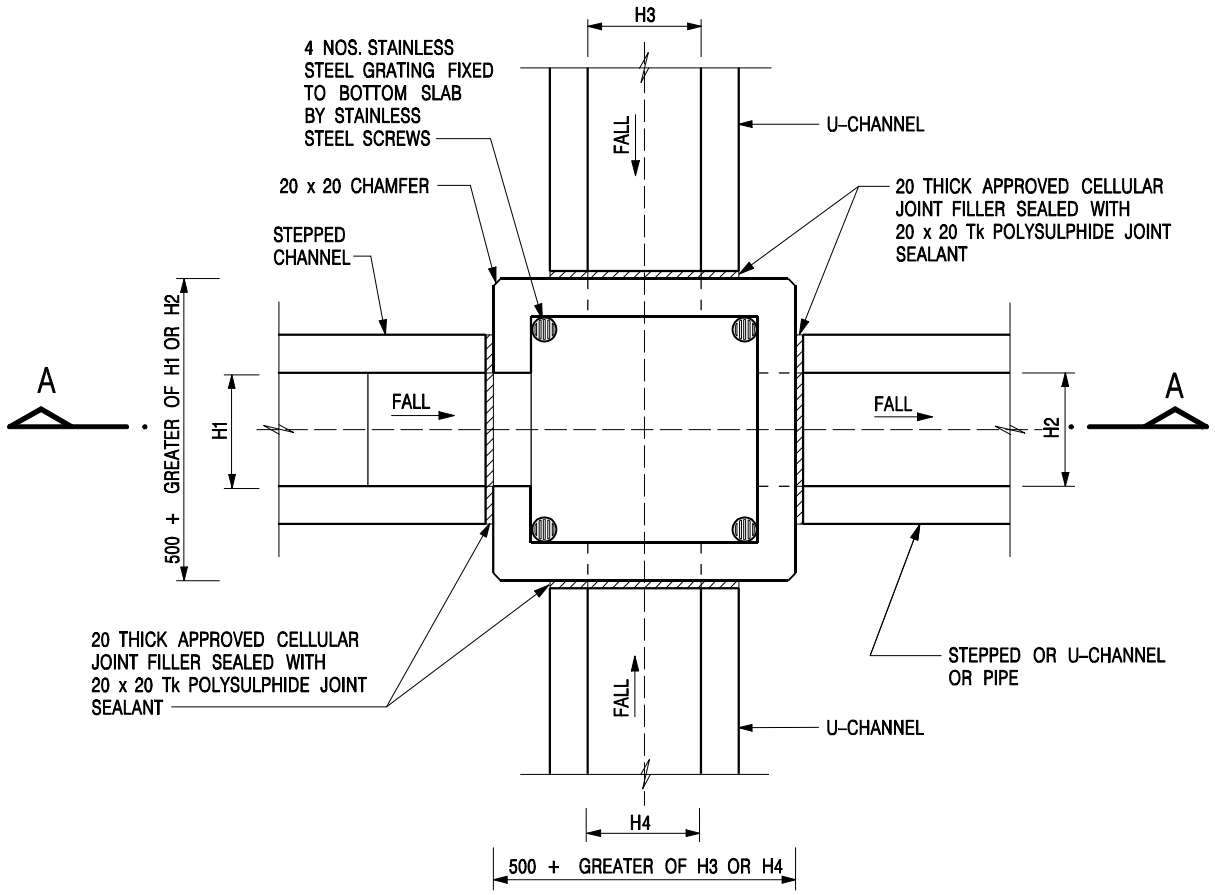
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP
(SHEET 2 OF 2)

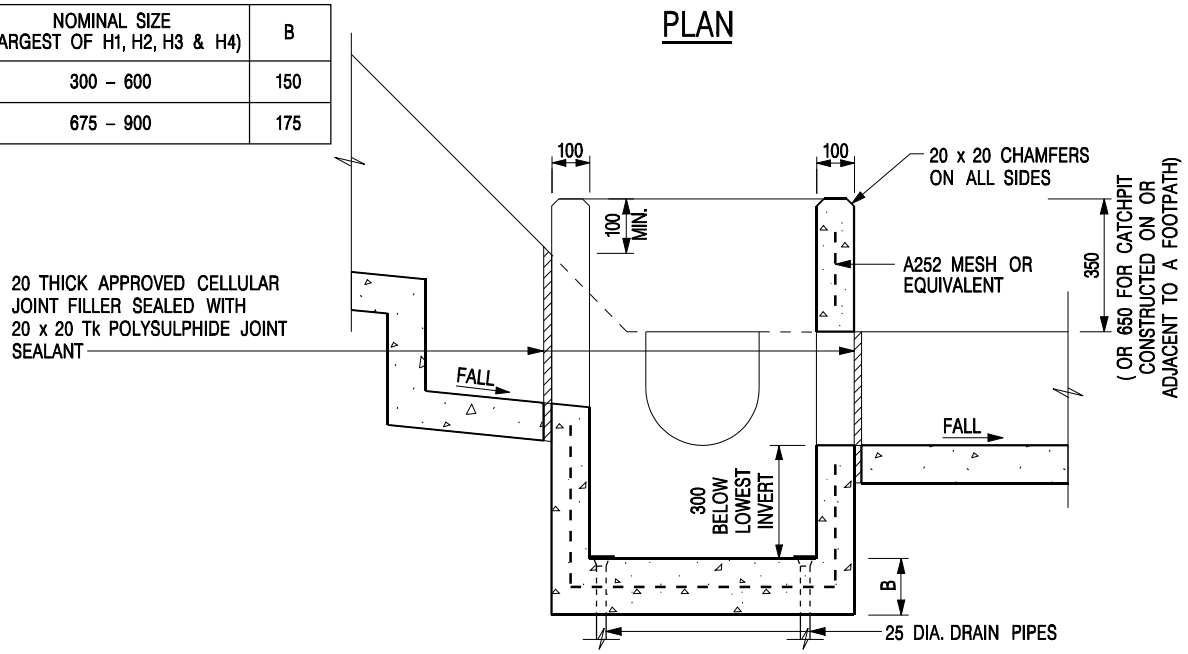
CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20	DRAWING NO. C2406 /2
DATE JAN 1991	



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 – 600	150
675 – 900	175



SECTION A – A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

REF.	REVISION	SIGNATURE	DATE
–	FORMER DRG. NO. C2406J.	Original Signed	03.2015

CATCHPIT WITH TRAP

(SHEET 1 OF 2)

CEDD CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 20

DATE JAN 1991

DRAWING NO. C2406 /1

Appendix 7

Fire Service Installations Proposal

FIRE SERVICES NOTES:

1. MISCELLANEOUS F.S. INSTALLATION

1.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.

1.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266-1:2016,
BS EN 1838:2013 AND FSD CIRCULAR LETTER NO. 4/2021.

1.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.

1.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

1.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.

1.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE EITHER THERE BE NO FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES
OR THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

1.7 THE AGGREGATE AREA OF OPENABLE WINDOWS ABOUT 96 SQUARE METRES EXCEEDING 6.25% OF THE FLOOR AREA OF THE STRUCTURE 1.

1.8 FOR ENCLOSED STRUCTURE WITH A GROSS FLOOR AREA EXCEEDING 230M², A 20-35KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER SHALL BE PROVIDED IN EVERY 500M² ON EVERY FLOOR INSIDE THE PREMISES AND SHALL ENSURE EVERY PART OF THE PREMISES CAN BE REACHED FROM A DISTANCE OF NOT MORE THAN 30M.

2. STAND-ALONE FIRE DETECTOR

2.1 STAND-ALONE SMOKE DETECTOR SHALL BE PROVIDE IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL
GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEPTEMBER 2021].

2.2 ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

3. AUTOMATIC SPRINKLER SYSTEM

3.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE
ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2015 AND FSD CIRCULAR LETTER 5/2020.
THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.

3.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.

3.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.

3.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.

3.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.

3.6 ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.

3.7 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1

3.8 STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.

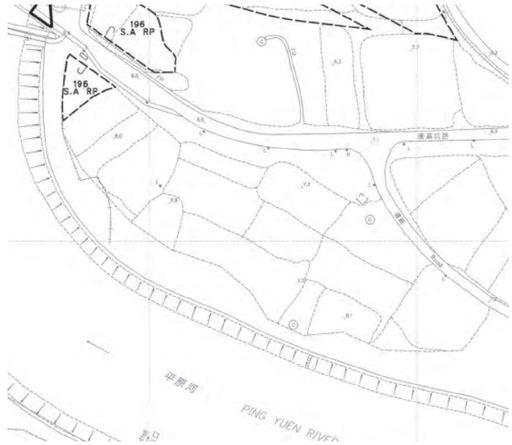
3.9 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50m² IN PLAN AREA FOR CATEGORY I.

LEGEND (FOR SCHEMATIC DIAGRAM)

- HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- FAST RESPONSE TYPE SPRINKLER HEAD
- FLOW SWITCH
- MONITORED GATE VALVE
- SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- PRESSURE SWITCH
- PRESSURE GAUGE WITH COCK
- A.A.V. AUTOMATIC AIR VENT WITH COCK
- SPRINKLER / HOSE REEL PIPE
- SPRINKLER CONTROL VALVE SET
- LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
- FLEXIBLE CONNECTOR
- CHECK METER POSITION
- PLUG
- Y-STRAINER
- SPRINKLER / F.S. INLET
- SPRINKLER PROVING PIPE

LEGEND (FOR LAYOUT PLAN)

- H.R. HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
- 150mm FIRE ALARM BELL
- BREAK GLASS UNIT
- SPRINKLER HEAD
- SPRINKLER HEAD (DOUBLE LAYER)
- FLOW SWITCH
- MONITORED GATE VALVE
- SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
- GATE VALVE
- NON RETURN VALVE
- VORTEX INHIBITOR
- BALL FLOAT VALVE
- SPRINKLER / HOSE REEL PIPE
- PRESSURE SWITCH
- SPRINKLER CONTROL VALVE SET
- CHECK METER POSITION
- SPRINKLER / F.S. INLET
- F.E. $_{Co2}$ 5Kg CO2 TYPE FIRE EXTINGUISHER
- F.E. $_{D.P}$ 4Kg DRY POWDER TYPE FIRE EXTINGUISHER
- PUMP
- 150mm WATER ALARM GONG
- EMERGENCY LIGHTING
- EXIT SIGN
- A/FA ADDRESSABLE TYPE FIRE ALARM PANEL
- PUMP CONTROL PANEL
- F.E. $_{WT.DC.}$ WEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
- S $_{S}$ STAND-ALONE SMOKE DETECTOR (220V WITH BATTERY BACKUP)



LOCATION PLAN (SCALE : N.T.S)

ABBREVIATION

H.R.	HOSE REEL
F.S.	FIRE SERVICES
SPR.	SPRINKLER
U/G	UNDERGROUND
T/A	TO ABOVE
T/B	TO BELOW
F/A	FROM ABOVE
F/B	FROM BELOW
H/L	HIGH LEVEL
M/L	MIDDLE LEVEL
L/L	LOW LEVEL
W/	WITH
FFL	FINISHED FLOOR LEVEL
FE	FIRE EXTINGUISHER
DP	DESIGN POINT

COLOUR CODE

PIPE SIZES	COLOUR
ø25mm	LIGHT GREEN
ø32mm	RED
ø40mm	PURPLE
ø50mm	YELLOW
ø65mm	BLUE
ø80mm	GREEN
ø100mm	LIGHT BROWN
ø150mm	DEEP BROWN

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST, PIPE MATERIAL SCHEDULE, PUMP SCHEDULE. VERTICAL LINE DIAGRAM,
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN
FS-03	A	6.25% WINDOW CALCULATION

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	14-07-2026	WC

FSI CONTRACTOR
East Power Engineering Limited
[redacted]
Fax. : [redacted] Tel. : [redacted]

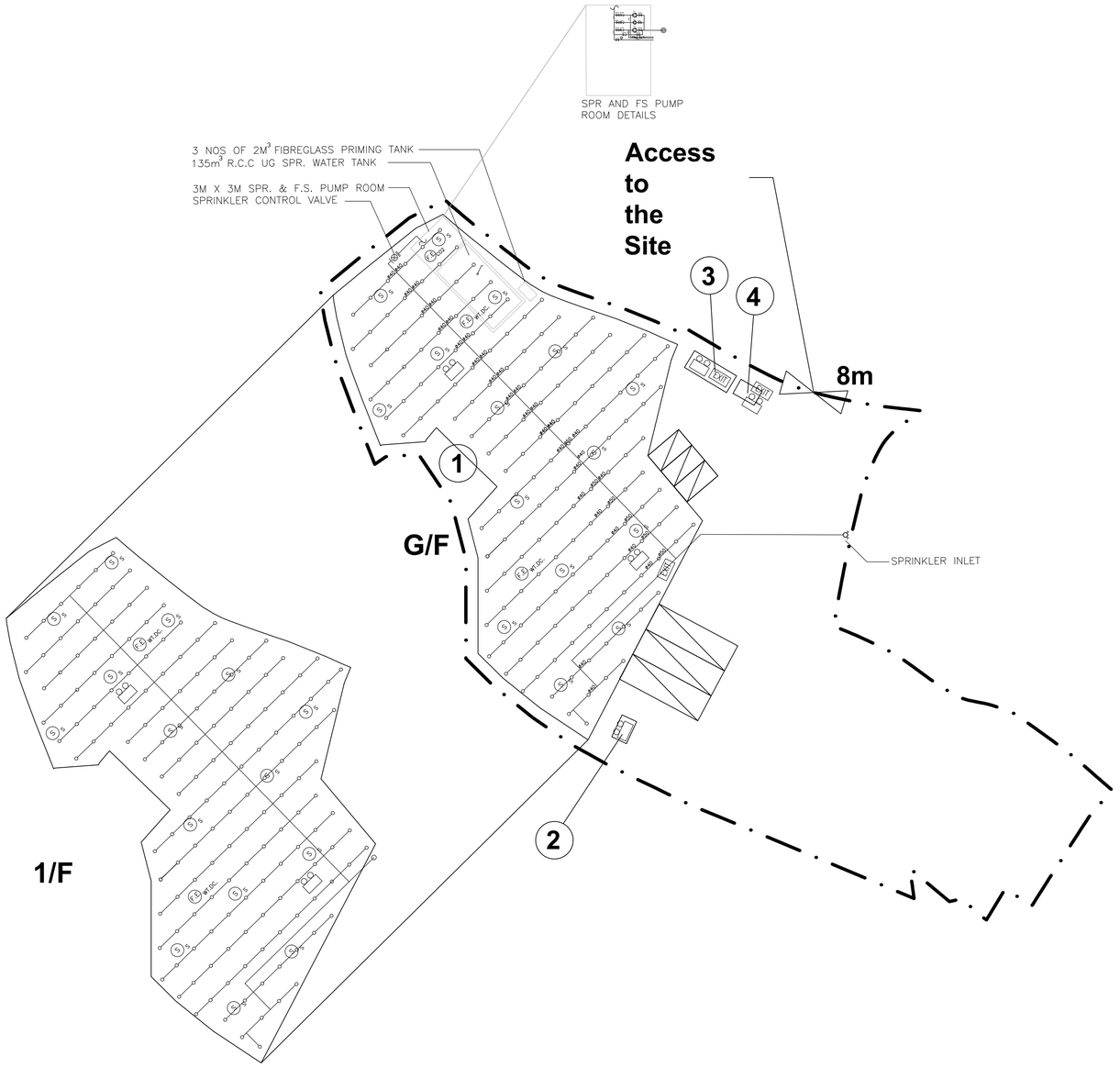
PROJECT
7209, D.D.82, LIN MA HANG ROAD, TA KWU LING, NEW TERRITORIES

DRAWING TITLE
FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	14-07-2026
DESIGNED BY	CM	PM	14-07-2026
CHECKED BY	CM	PM	14-07-2026
APPROVED BY	-	-	-
PROJECT NO.	7209		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.
EP-7209-FS01

SCALE	N. T. S.	REVISION	A



Structure No.	Uses	No. of Storey	Floor Area (m²)	Height (m)
1	Warehouse	2	1,527 x 2 = 3,054	13.0
2	Meter Room	1	6	2.5
3	Ancillary Office	2	15 x 2 = 30	5.0
4	Washroom	1	6	2.5

Legend:

- Application Site (about 3,906 sq.m.)
- Warehouse for Storage of Construction Materials and Miscellaneous Goods
- Loading/Unloading Spaces for Medium Goods Vehicles (3.5m x 11m) (3 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	14-07-2026	WC

FSI CONTRACTOR

East Power Engineering Limited

[redacted]

Fax. : [redacted] Tel. : [redacted]

PROJECT

7209, D.D.82, LIN MA HANG ROAD, TA KWU LING, NEW TERRITORIES

DRAWING TITLE

PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	14-07-2026
DESIGNED BY	CM	PM	14-07-2026
CHECKED BY	CM	PM	14-07-2026
APPROVED BY	-	-	-
PROJECT NO.	7209		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-7209-FS02		
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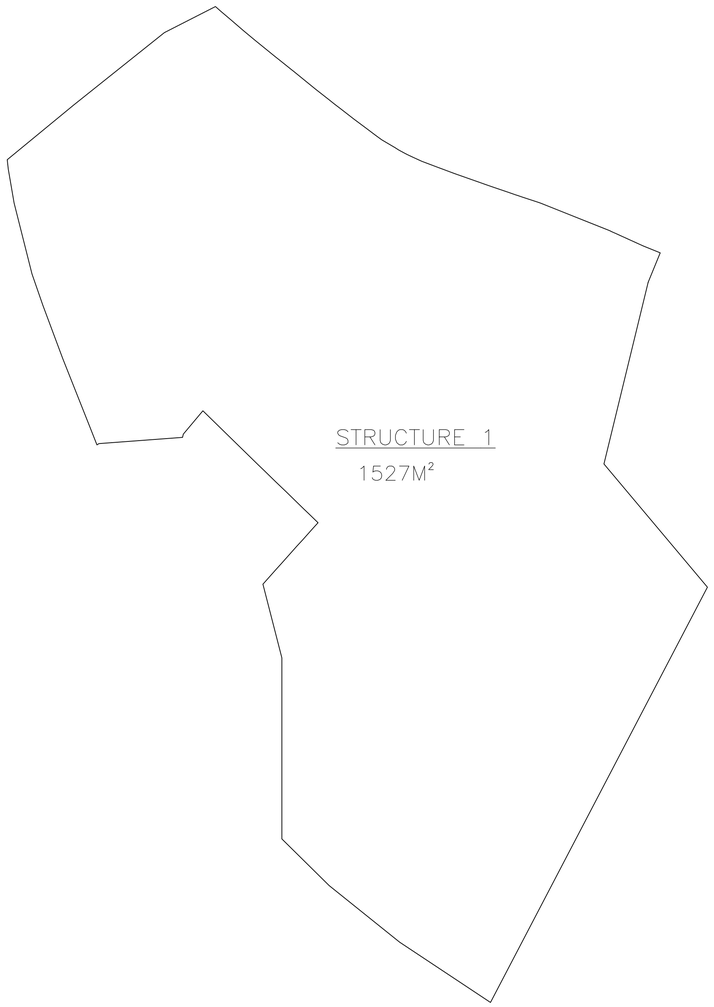

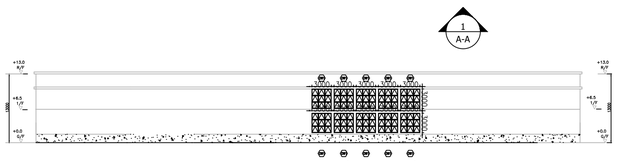

ELEVATION PLAN (ELV A-A)

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m³

LOCATION	USABLE FL. AREA (m2 PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
G/F (STRUCTURE 1)	1527	1527 X 6.25% = 95.44	REFER TO ELEVATION-(A-A) = 96	TOTAL = 96 > 95.44
1/F (STRUCTURE 1)	1527	1527 X 6.25% = 95.44	REFER TO ELEVATION-(A-A) = 96	TOTAL = 96 > 95.44

REV	DESCRIPTION	DATE	BY
A	FSD SUBMISSION	14-07-2026	WC

FSI CONTRACTOR
East Power Engineering Limited
[redacted]
Fax. : [redacted] Tel. : [redacted]

PROJECT
7209, D.D.82, LIN MA HANG ROAD, TA KWU LING, NEW TERRITORIES

DRAWING TITLE
FIRE SERVICES INSTALLATION LAYOUT PLAN
6.25% WINDOWS CALCUATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	14-07-2026
DESIGNED BY	CM	PM	14-07-2026
CHECKED BY	CM	PM	14-07-2026
APPROVED BY	-	-	-
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