

**LO Man Chiu, Raymond**  
**Room B, 8/F Hop Lung Building,**  
**No.1 Mong Lung Street,**  
**Shaukeiwan**

**30 August 2019**

(17)122 (Total: 2 pages)

Dear Sir,

**No. 101 Tai Mong Tsai Road, Sai Kung - D.D.216 Lot 859**  
**(formerly known as Lot No. 716 in D.D. 216)**

I refer to your application received on 2 August 2019 for approval of proposals in respect of Site Formation 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 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 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 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, this is to notify that the above - mentioned plans submitted with your application received on 2 August 2019 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. Section 14(2) of the Buildings Ordinance refers.

6. Consent to the commencement and carrying out of the above Site Formation 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 Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-97.

7. You are reminded that the approval given herein is subject to the conditions and/or requirements contained in Appendices I and V of my approval letter dated 30 October 2017 under the same reference, which conditions and/or requirements shall remain in full force and effect as they apply to the approval dated 30 October 2017.

/8. ....

S.L. 9A (10/2009)

Our Ref. BD 6/9264/10

8. You are reminded that the consent given herein is subject to the conditions and/or requirements contained in paragraphs 3-6 and Appendix I of my consent letter dated 4 May 2018 under the same reference, which conditions and/or requirements shall remain in full force and effect as they apply to the consent dated 4 May 2018.

9. Chief Geotechnical Engineer/Mainland East, Geotechnical Engineering Office (GEO) (contact officer: Mr. Patrick T H LAM at tel. no.2762 5242) has no geotechnical objection to your plan and advises that paragraphs 3 to 9 of his comments as attached in my approval letter dated 30 October 2017 are still valid. You are requested to forward a copy of approved plan to GEO.

10. The approval and consent given herein is confined to the portions coloured and should not be construed as approval or consent to portions uncoloured or stated otherwise on the plan.

11. You are required to fence off the construction area and take all necessary precautionary measure to ensure the safety of the public/visitors/occupants/workers prior to the commencement of works and during the course of works. Every effort must be made to minimize any nuisance to the public and adjoining occupants arising from dust, noise and vibration.

12. It appears that trees in or around your site may be affected by your development /hoarding and covered walkway/temporary measures proposal. You are advised to liaise with the District Lands Office in this regard prior to commencement of works.

13. For any works outside lot boundary, you are advised to ensure that all necessary consents from relevant Government Departments, utilities undertaking and/or adjoining owners are obtained prior to commencement of such works. Your attention is again drawn to section 14(2) of the Buildings Ordinance.

14. In case your approved works subsequently coincide with any proposed works to be carried out by the adjoining owners, you as the AP and the owner are required to liaise with the adjoining owners and/or their AP/RSE and/or DLO/SK to formulate a compromised design at the interface.

c.c. PAC-Wealth Enterprises Limited  
1/F, Shell Industrial Building,  
12 Lee Chung Street,  
Chai Wan, Hong Kong

GEO;  
CO/SM.

Yours sincerely,

  
( **LEUNG Chi-keung** )  
Senior Building Surveyor  
for Building Authority

**BUILDING AUTHORITY OF HONG KONG**  
**Form BD 103**  
**BUILDINGS ORDINANCE**  
**(Chapter 123)**  
**Section 14(1)(b)**  
**BUILDING (ADMINISTRATION) REGULATIONS**  
**Regulation 32**

**Consent to the commencement and carrying out of building works or  
part of any building works or of street works**

Permit No. NT 530/2017(C)  
Our Ref. No. 6/9264/10  
To : PAC-Wealth Enterprises Limited  
c/o LO Man Chiu, Raymond  
Room B, 8/F,  
Hop Lung Building,  
No. 1 Mong Lung Street,  
Shaueiwan

Date 24 November 2017

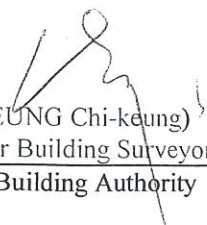
I hereby consent to the commencement and carrying out of the following works - Site Formation Works at  
(No. and name of street and locality) No. 101 Tai Mong Tsai Road, Sai Kung on (Lot No.) D.D.216 Lot 859  
(formerly known as Lot No. 716 in D.D. 216) shown in the approved plans listed overleaf \*in respect of the part described in  
the approved plans, namely, \_\_\_\_\_

2. The above works are to be carried out in accordance with the approved plans in compliance with the  
provisions of the Buildings Ordinance and the regulations made thereunder and any conditions imposed under section 17  
thereof, and in accordance with Permit No. \_\_\_\_\_ issued under section 42 of the Buildings Ordinance.



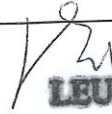

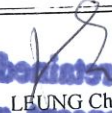
3. Your attention is drawn to the provisions of section 14(2) of the Buildings Ordinance, and before  
commencing the above works you should ascertain that they will not contravene the provisions of any enactment or the  
requirements of any authority or the terms or conditions of any lease or licence.

c.c. CO/SM

**Original BD 103 retained for convenience  
of future consent applications**

  
(LEUNG Chi-keung)  
Senior Building Surveyor  
for Building Authority



Our Ref. No.	Type of Plans	Date of Notice of Approval	Consent Date	Name, Post & Signature	Consent Renewal Date	Name, Post & Signature
6/9264/10	Site Formation (Pile Wall works only)	30 October 2017	24 November 2017	 LEUNG Chi-keung, / Senior Building Surveyor		
6/9264/10	Site Formation (Phase 1 works - Bored Pile BP1-24)	30.10.2017				
6/9264/10	Site Formation Amendment (Pile Wall works) (Phase 1 works - Bored Pile BP1-24)	24.11.2017	4.5.2018	 LEUNG Chi-keung S.B.S.		
6/9264/10	Site Formation Amendment (Pile Wall works) (Phase 1 works - Bored Pile BP1-24)	28.3.2018				
6/9264/10	Site Formation (Temporary Platform)	14.2.2018				
6/9264/10	Site Formation Amendment (Pile Wall works) (Phase 1 works - Bored Pile BP1-24)	25.1.2019	25.1.2019	 LEUNG Chi-keung S.B.S.		
BD 6/9264/10	Site Formation* *Remaining Works	30 October 2017	30 August 2019	 LEUNG Chi-keung / Senior Building Surveyor		
BD 6/9264/10	Site Formation Amendment* *Remaining Works	24 November 2017	30 August 2019			
BD 6/9264/10	Site Formation Amendment* *Remaining Works	28 March 2018	30 August 2019			
BD 6/9264/10	Site Formation Amendment* *Remaining Works	25 January 2019	30 August 2019			
BD 6/9264/10	Site Formation Amendment	30 August 2019	30 August 2019	 LEUNG Chi-keung / Senior Building Surveyor		