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Jessie Man Heng KWOK/PLAND

寄件者:
寄件日期: 2025年08月22日星期五 15:20
收件者: Jessie Man Heng KWOK/PLAND
副本:
主旨: Planning Application No. A/YL-TSW/83 Proposed School (Tutorial School)-Shop 14, G/F, Wetland Seasons Bay Shopping Arcade
附件: FSD cert -1.pdf; BD cert with plan.pdf; 202504003-新界天水圍濕地公園路1號 WETLAND SEASONS BAY商場地下14號舖 (Block Plan) .pdf

類別: Internet Email

Dear Ms. KWOK Man Heng, Jessie,

Proposed address: Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, Commercial Accommodation 1, Phase 1 of Wetland Lot No. 33 Development, 1 Wetland Park Road, Tin Shui Wai, Yuen Long, New Territories

Application No. A/YL-TSW/83

We confirm the following issue:

1. The existing status of the above premise is still under preparation until the license approved.
2. The operation hours should be 3 p.m. to 6 p.m. from Monday to Friday (not including Saturday to Sunday and Public Holiday).
3. The maximum capacity of the premise should be 30 persons including teachers, students, staff which comply with Building Ordinance.
(See the attached BD cert with plan-the number of person approved)
4. The premised should be apply for the school license (Tutorial School) from Education Bureau and comply with Education Ordinance. The process of application for the license has been begun. For example, submission of the Planning Department(In progress), Lands Department (In progress), Building Department (Approved), Fire Service Department(Approved).
(See the attached BD cert with plan and FSD Cert-1)

Also attached the Block plan for your reference.

Attached the certificate of Fire Service Department and Building Department for your reference.

If you have any questions, please feel free to contact me at .

Best Regards,
Wong Chi Wing
Dear Wing Engineering Consultant Company Limited



Ref. : (9) in FP/NT/N 41/85923

Serial No. A100310

EDUCATION ORDINANCE CAP. 279
CERTIFICATE ISSUED BY THE DIRECTOR OF FIRE SERVICES

Address of School Premises : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland
Park Road, Tin Shui Wai, New Territories

In accordance with the provisions of section 12(1)(c) of the Education Ordinance, Cap. 279, Laws of Hong Kong, I certify that the use for the purposes of a school of the premises or the part of the premises in which the school is to be operated would not expose the persons in the school premises to any undue risk of fire.

(Digitally signed by CHENG Kin-lung)

(CHENG Kin-lung)
for Director of Fire Services

Date : 31 July 2025

- N.B.: (1) Your attention is drawn to Part VI of the Education Regulations, Cap.279A.
(2) The Fire Safety Requirements issued for the premises must be complied with at all times.

c.c. Permanent Secretary for Education (2 copies)
(Attn.: School Registration and Compliance Section)

This e-Proof document is issued by the Hong Kong Fire Services Department. To verify the authenticity of this document, please access "iAM Smart" mobile app or <https://eproof.gov.hk> to scan this QR-Code.
此電子證明文件由香港消防處發出。如要驗證此電子證明文件的真實性，請訪問「智方便」應用程式或 <https://eproof.gov.hk> 並掃描此二維碼。





檔號：

香港法例第 279 章教育條例
消防處處長發出的證明書

校舍地址： _____

根據香港法例第 279 章《教育條例》第 12(1)(c) 條的規定，本人現證明用以營辦學校的
房產或房產部分如作學校用途，將不會令校舍內的人遭受任何不當的火警危險。

消防處處長

(Digitally signed by)

(代行)

日期： _____

- 注意：(1) 須留意香港法例第 279A 章《教育規例》第 VI 部。
(2) 須時刻遵守就該處所發出的有關消防安全規定。

副本送交： 教育局常任秘書長（兩份）
（經辦人：學校註冊及監察組）

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"iAM Smart" mobile app or <https://eproof.gov.hk> to scan this QR-Code.
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並掃描此二維碼。



By Registered Post

Miss FOK, Chi Wing Mavis
c/o Mr WONG CHI WING
Flat 4, 3/F, Hang Chong Centre,
138 Bedford Road, Tai Kok Tsui,
Kowloon

10 July 2025

Dear Sir/ Madam,

數研天睿教育中心
SO-IN Sapience Education Centre
Shop 14, G/F, Wetland Seasons Bay Shopping Arcade, 1 Wetland Park Road,
Tin Shui Wai, New Territories

I refer to your application received on 9 June 2025 in which you requested me to issue to you the certificates and notice necessary under paragraphs (a), (b), (ca) and (d) of subsection (1) of section 12(1) of the Education Ordinance in respect of the above premises.

2. I hereby issue the certificates necessary under paragraphs (a), (b) and (ca) of subsection (1) of section 12 of that Ordinance. As Building Authority, I hereby issue the notice necessary under paragraph (d) of subsection (1) of section 12 of that Ordinance. Your plan is endorsed and returned herewith.

3. Please note that the number of students to be permitted is also subject to the Education Regulations.

4. For enquiries concerning the above, please contact our Building Surveyor/Lic13 Ms TSANG Pak-yam, Jan (email address: jpytsang@bd.gov.hk) of this Department at telephone number 3842 3299.

Yours faithfully,


(KOO Tien-tien, Roseana)
for Director of Buildings

c.c. Director of Fire Services
Permanent Secretary for Education

SL 8aL (Sep 2014)
/jpy- 301905

[please ensure the maximum capacity of classrooms (including teachers) should not exceed that shown on the endorsed plan]

EDUCATION ORDINANCE (Chapter 279)

Certificate 1
[s.12(1)(a)]

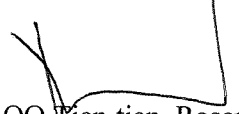
Certificate from Director of Buildings as to
SUITABILITY (loading) of premises for the
purposes of a school

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that in my opinion, having regard to the loading for which they were designed and constructed the said premises are ~~UNSUITABLE~~ SUITABLE for the purposes of a school.

Dated 10 July 2025


(KOO Yien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 1 (January 2003)

EDUCATION ORDINANCE (Chapter 279)

Certificate 2
[s.12(1)(b)]


Certificate from Director of Buildings
as to NON-TIMBER floors

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that the said premises DO NOT have structural timber floors.

Dated 10 July 2025


(KOO Yien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 2 (January 2003)

EDUCATION ORDINANCE (Chapter 279)

Certificate 3(a)
[s.12(1)(d)]


Notice of intention of Building Authority
in respect of premises certified as
SUITABLE for the purposes of a school

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby give notice that if a school is registered at the above premises I DO NOT INTEND to prohibit, under section 25 of the Buildings Ordinance, the use of the said premises for the purposes of a school.

Dated 10 July 2025


(KOO Tien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Building Authority

Certificate 3(a) (January 2003)

EDUCATION ORDINANCE (Chapter 279)

Certificate 4
[s.12(1)(ca)]


Certificate from Director of Buildings as to adequacy
of means of escape in the event of fire

Premises : (a) Address : Shop 14, G/F, Wetland Seasons Bay Shopping Arcade,
1 Wetland Park Road, Tin Shui Wai, New Territories

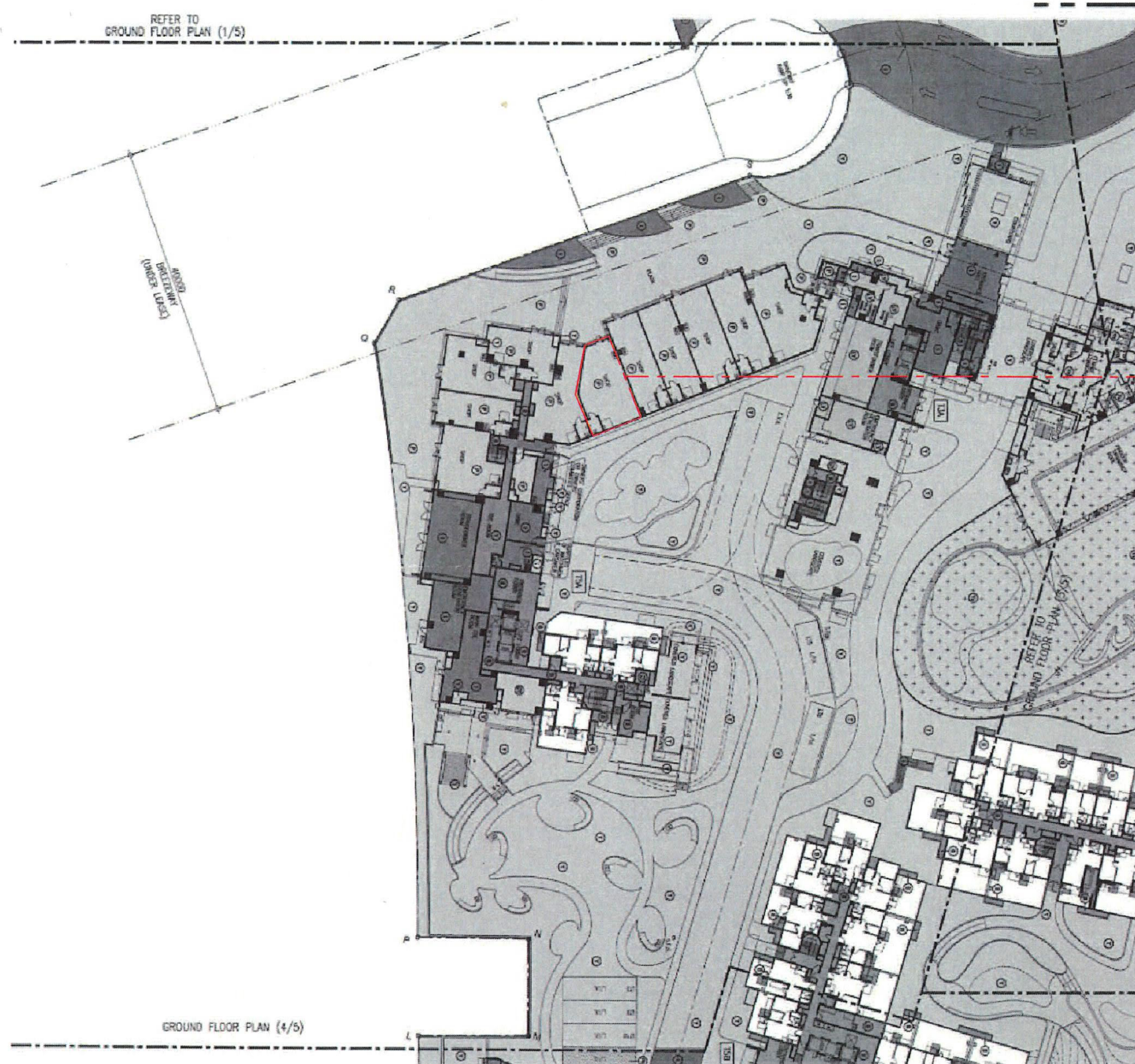
(b) Description – as shown on plan attached hereto and received on 9 June 2025

I hereby certify that in the event of fire in the premises in or in part of which the school is to be operated the means of escape for all persons in the premises (including the persons in the school premises) would be adequate.

Dated 10 July 2025


(KOO Tien-tien, Rosena)
Senior Building Surveyor/Lic 2
for Director of Buildings

Certificate 4 (January 2003)

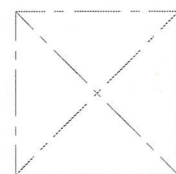


Block Plan (N.T.S.)

新界天水圍濕地公園路1號WETLAND SEASONS BAY商場地下平面圖(部份)

Classroom	Person	Students	Teachers / Staff
Classroom 1		8	1
Classroom 2		6	1
Classroom 3		13	1
Reception			1
Total Number Of Students		27	
Total Number Of Person		30	

LEGEND:

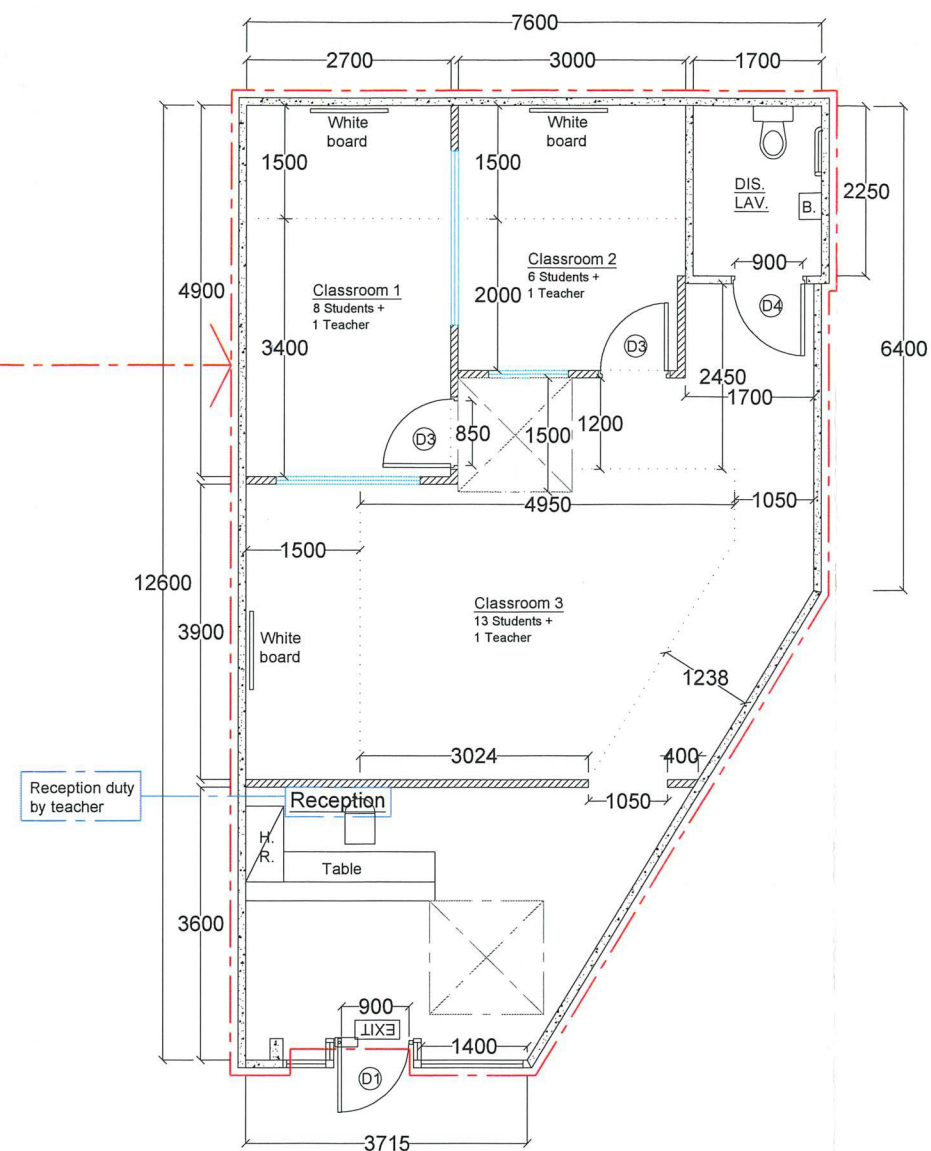


1500mm x 1500mm
CLEAR SPACE FOR
MANOEUVRING
WHEELCHAIR

NOTE : EXISTING FSI IN THE PREMISE

- 1.MANUAL FIRE ALARM SYSTEM
- 2.EMERGENCY LIGHTING SYSTEM
- 3.EXIT SIGN BOX
- 4.VISUAL FIRE ALARM SYSTEM
- 5.FIRE SPRINKLER SYSTEM
- 6.FIRE EXTINGUISHER

Rosana T.T. KOO
for Director of Buildings



RECEIVED ON
- 9 JUN 2025
BUILDINGS DEPT
(Lic. Unit)

LEGEND	DESCRIPTION
ⓓ1	Existing single leaf glass door of not less than 900mm width.
ⓓ2	New sliding single leaf wooden door with vision panel of not less than 850mm width.
ⓓ3	New single leaf wooden door with vision panel of not less than 850mm width.
ⓓ4	Existing single leaf wooden door of not less than 900mm width.
▨	New gypsum board partition wall up to the false ceiling.
—	Existing wall / column.
—	Existing glass window wall.
---	Red region for licence application.

如有技術上問題，請聯絡工程負責人 黃志榮 先生 (電話：)

REV. DATE:

榮創工程顧問有限公司
DEAR WING ENGINEERING
CONSULTANT COMPANY
LIMITED

九龍大角咀必發道138號恆昌中心3樓4室
FLAT 4, 3/F, HANG CHONG CENTRE,
138 BEDFORD ROAD, TAI KOK TSUI,
KOWLOON.
TEL : 3755 3180 FAX: 3755 3135
E-MAIL : info@dearwing.com.hk

SCHOOL NAME:

數研天睿教育中心
SO-IN Sapience
Education Centre

SCHOOL ADDRESS:

新界天水圍濕地公園路1號
WETLAND SEASONS BAY
商場地下14號舖
Shop No.14, G/F,
Wetland Seasons Bay
Shopping Arcade,
1 Wetland Park Road,
Tin Shui Wai, New Territories

PARTICULARS OF APPLICANT :
Miss. FOK, Chi Wing Mavis
申請學校校監：霍咨穎 小姐

SIGNATURE :
簽名：

Chi Wing Mavis Fok

Date of application : 09-06-2025

Scale : 1 : 100 (A3)

Design By : Wong Chi Wing

Drawn By : Wong Man Kin

DWG. NO. : 202504003

B.D. Ref : 12/9124/14

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maximum extent possible under law. All drawing
are for reference only. Contractors shall verify
for themselves on site before commencement of
execution.

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12/9/24/14

Shop 14, G/F, Wetland Seasons Bay Shopping
Arcade, 1 Wetland Park Road, Tin Shui Wai,
New Territories

Lot II