



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-KTS/1139

Our Ref.: 25/868/L03

June 29, 2026

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

By Email

Dear Sir/Madam,

Temporary Market (Flea Market) and Eating Place for a Period of 3 Years in “Village Type Development” Zone and Area shown as “Road”, Lots 398(Part), 399SA(Part), 399RP(Part), 400 (Part) and Adjoining Government Land in DD109, Kam Sheung Road, Kam Tin, Yuen Long, New Territories

(Application No. A/YL-KTS/1139)

In response to the comments from the Fire Services Department dated 22.6.2026, we would like to submit herewith a revised Fire Service Installations proposal for your information.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. Mr. Tang Shui Sang (the Applicant)

[REDACTED]



FIRE SERVICES NOTES:

- MISCELLANEOUS F.S. INSTALLATION
 - PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
 - 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.
 - SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
 - 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.
 - WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
 - 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.
- STAND-ALONE FIRE DETECTOR
 - STAND-ALONE SMOKE DETECTOR SHALL BE PROVIDE IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEPTEMBER 2021].
 - AN INDEPENDENT FIRE DETECTION SYSTEM SHALL BE INSTALLED ON EACH FLOOR OR IN EACH UNIT.
 - THE DETECTORS OF EACH SYSTEM SHALL BE POWERED BY AC SUPPLY.
 - EACH DETECTOR SHALL BE CONNECTED TO A BACK-UP BATTERY.
 - DETECTORS SHALL BE INSTALLED ON THE CEILING.
 - WHEN THE DOORS OF ALL ROOMS ARE SHUT AND IF ANY ONE OF THE DETECTORS IS ACTUATED, A SOUND VOLUME OF NOT LESS THAN 60 DECIBEL(A) SHALL BE MEASURED IN ALL ROOMS OR LIVING ROOMS ON THE SAME FLOOR.
- AUTOMATIC SPRINKLER SYSTEM
 - 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.
 - THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
 - ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68 °C UNLESS OTHERWISE SPECIFIED.
 - SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
 - ALL SPRINKLER PIPE SIZE SHOULD BE ø32mm UNLESS SPECIFY.
 - TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
 - STORAGE BLOCK SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
 - 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
	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>

	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
	5kg CO2 TYPE FIRE EXTINGUISHER
	4kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	WEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
	STAND-ALONE SMOKE DETECTOR (220V WITH BATTERY BACKUP)

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

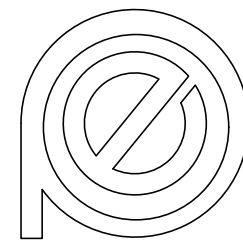
COLOUR CODE

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

C	FSD SUBMISSION	19-05-2026	WC
B	FSD SUBMISSION	26-04-2026	WC
A	FSD SUBMISSION	19-04-2026	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

 Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tskwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

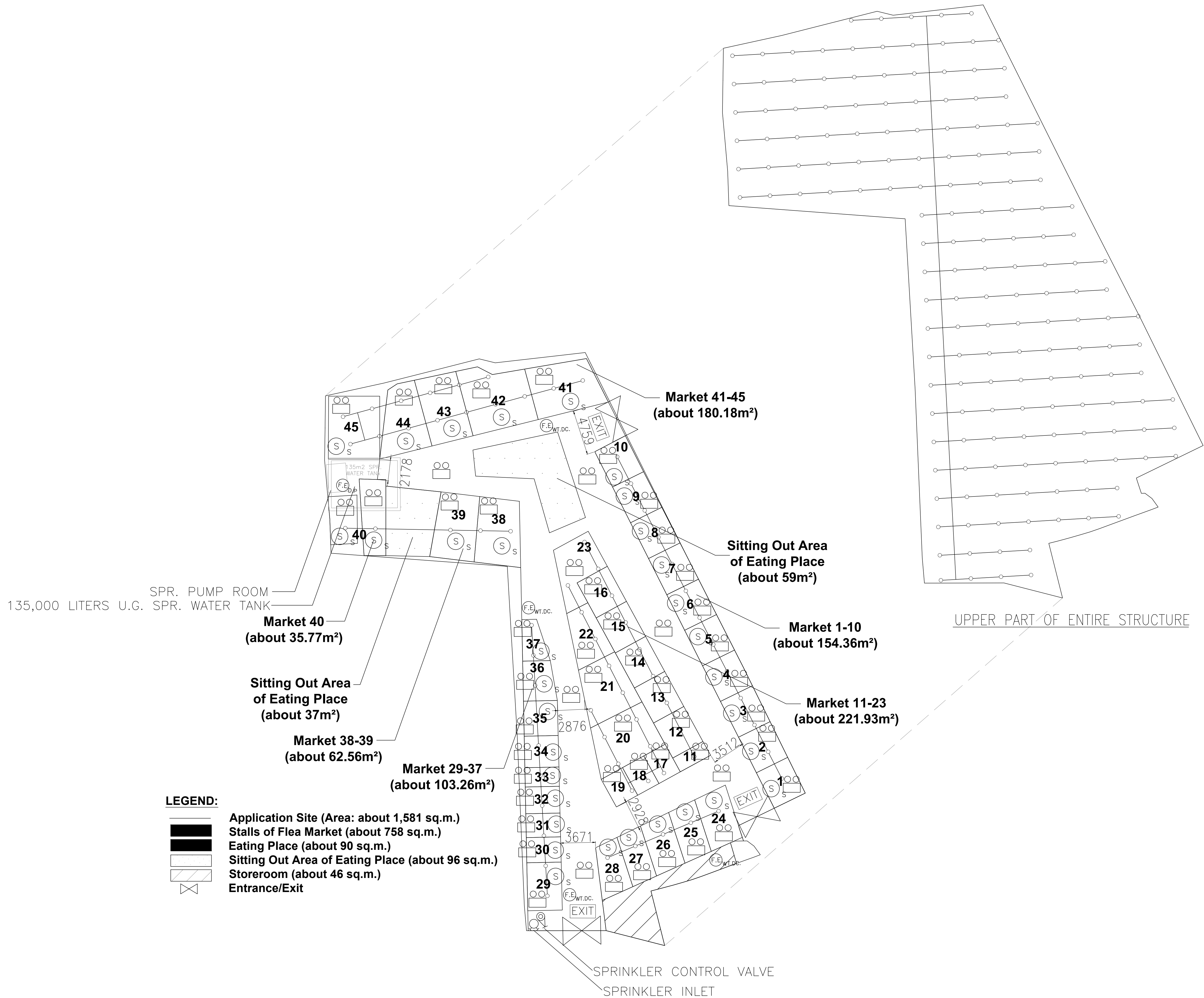
PROJECT

LOTS 398(PART), 399(PART), 400 AND ADJOINING GOVERNMENT LAND IN D.D.109, KAM SHEUNG ROAD, KAM TIN SOUTH, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	19-04-2026
DESIGNED BY	WC	SEng	19-04-2026
CHECKED BY	CM	PM	19-04-2026
APPROVED BY	-	-	-
PROJECT NO.	10089		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS01			
SCALE	N. T. S.	REVISION	C



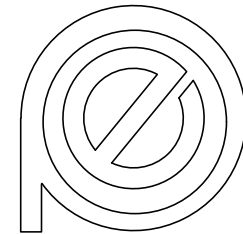
LEGEND:

- Application Site (Area: about 1,581 sq.m.)
- Stalls of Flea Market (about 758 sq.m.)
- Eating Place (about 90 sq.m.)
- Sitting Out Area of Eating Place (about 96 sq.m.)
- Storeroom (about 46 sq.m.)
- Entrance/Exit

D	FSD SUBMISSION	26-06-2026	WC
C	FSD SUBMISSION	19-05-2026	WC
B	FSD SUBMISSION	26-04-2026	WC
A	FSD SUBMISSION	19-04-2026	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

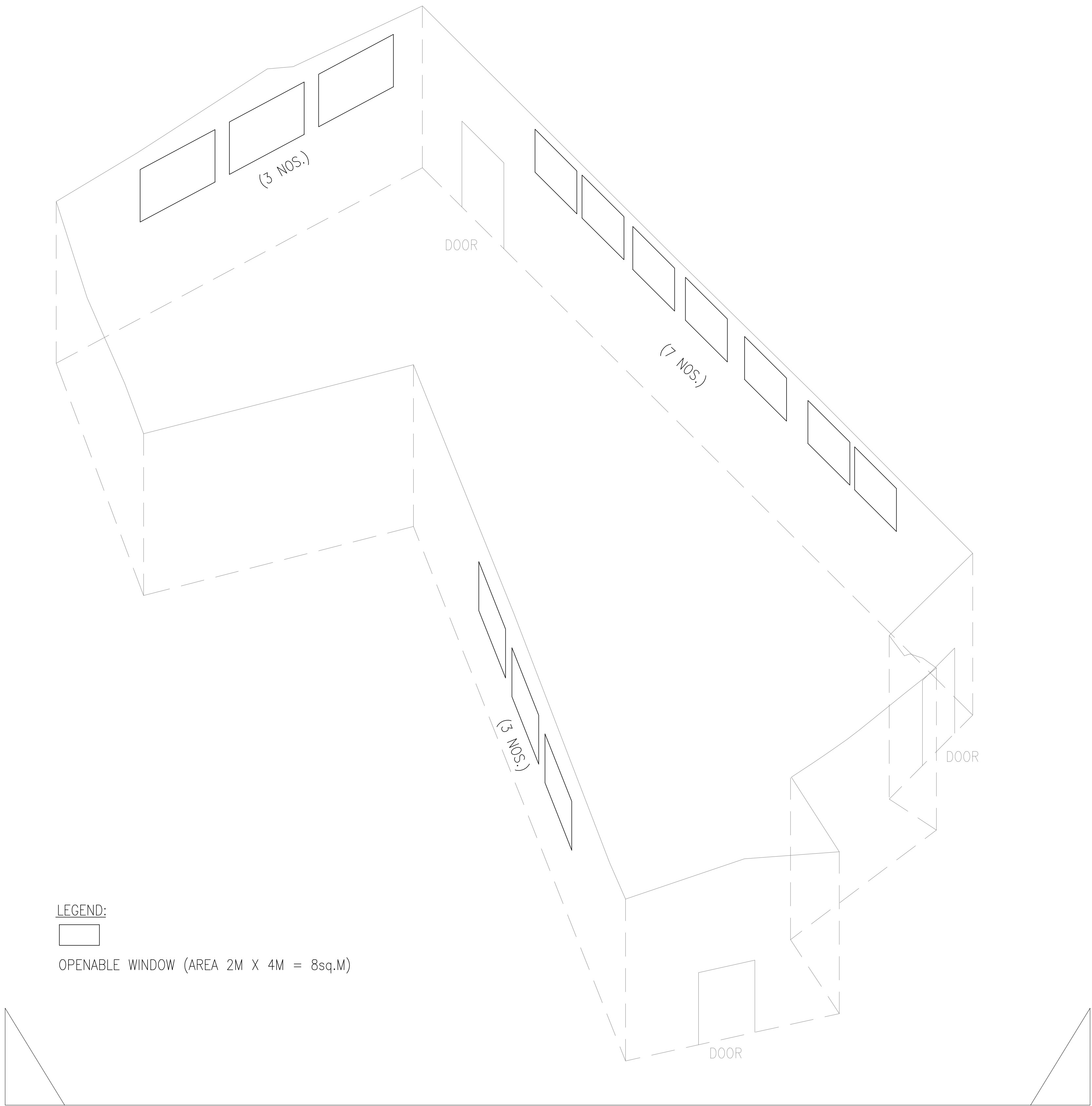
PROJECT

LOTS 398(PART), 399(PART), 400 AND ADJOINING GOVERNMENT LAND IN D.D.109, KAM SHEUNG ROAD, KAM TIN SOUTH, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	19-04-2026
DESIGNED BY	WC	SEng	19-04-2026
CHECKED BY	CM	PM	19-04-2026
APPROVED BY	-	-	-
PROJECT NO.	10089		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS02			
SCALE	1 : 400@A3	REVISION	D



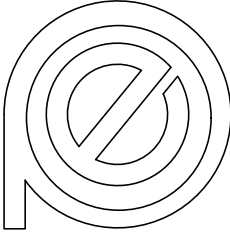
SECTION A-A

OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³					
LOCATION	USABLE FL. AREA (m²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	NOS. OF WINDOW PROVIDED (8M ² PER WINDOW)	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1	<u>1,582</u>	<u>1,582 X 6.25% = 98.875</u>	13	REFER TO ELEVATION-(A-A) = 104	TOTAL = <u>104</u> > <u>98.875</u>

A	FSD SUBMISSION	10-06-2026	WC
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

LOTS 398(PART), 399(PART), 400 AND ADJOINING GOVERNMENT LAND IN D.D.109, KAM SHEUNG ROAD, KAM TIN SOUTH, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

6.25% WINDOW CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	WC	CAD	19-04-2026
DESIGNED BY	WC	SEng	19-04-2026
CHECKED BY	CM	PM	19-04-2026
APPROVED BY	-	-	-
PROJECT NO.	10089		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS03			
SCALE	N.T.S.	REVISION	A