

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

**Spencer Ka Tsun LEUNG/PLAND**

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寄件者: king king <[REDACTED]>  
寄件日期: 2025年08月05日星期二 16:18  
收件者: tpbpd/PLAND  
副本: Spencer Ka Tsun LEUNG/PLAND  
主旨: A/YL-PS/761  
附件: PS761-ltr-01.pdf  
  
類別: Internet Email

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 4 pages

Date: 5 August 2025

TPB Ref.: A/YL-PS/761

By Email

Town Planning Board  
15/F, North Point Government Offices  
333, Java Road  
North Point  
Hong Kong  
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Shop & Services (Retail Shop for Selling Construction Material) and Wholesale of Construction Material for a Period of 3 Years at Lots 255 RP (Part), 261 RP (Part), 262 RP (Part) & 263 (Part) in D.D. 122, Ping Shan, Yuen Long, N.T.**

We write to confirm that the layout and the use of the proposed development at the captioned site is the same as the layout and use of the last planning permission No. A/YL-PS/665.

We are glad to submit the updated FSI plan and the FS251 certificates herewith for the consideration of the Director of Fire Services (D of FS).

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

  
  
Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Spencer LEUNG) – By Email



To WSD water main connection "X" mark

### Structure 1

Shop 1 for retail and wholesale of construction material

\* GFA: Not exceeding 630m<sup>2</sup>

Height: Not exceeding 8.5m

No. of storey: 1

\* The aggregate area of openable windows 39.375 Square metres not less than 6.25% of the floor area of the structure and Installed sufficient 68°C sprinkler heads coverage entire Structure 1

Openable windows

To Hose reel set

135000 L Sprinkler water tank

Sprinkler Inlet

Sprinkler system control valve group  
2000 L Hose Reel Water Tank  
Stack-up on Pump room top

To Hose reel set

2- Storey Site office (About 60m<sup>2</sup>)  
(See Detail A-A)

To 1/F Staircase  
Toilet (About 4m<sup>2</sup>)

Openable windows

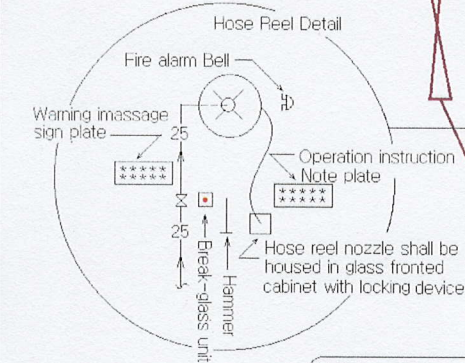
Toilet  
GFA: Not exceeding 3m<sup>2</sup>  
Height: Not exceeding 3m  
No. of storey: 1

### Structure 2

Shop 2 for retail and wholesale of construction material

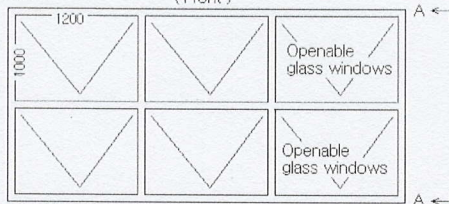
\* GFA: Not exceeding 800m<sup>2</sup> Height: Not exceeding 8.5m No. of storey: 1

\* The aggregate area of openable windows 50 Square metres not less than 6.25% of the floor area of the structure and Installed sufficient 68°C sprinkler heads coverage entire Structure 2



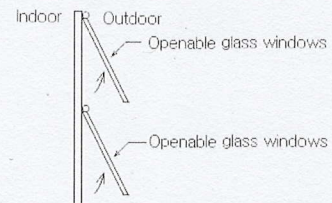
Typical Openable windows

(Front)



The openable windows dimension are different, It is determined by the area of the wall, and Sufficient openable windows shall be provided throughout the entire Structure "A" and Struture "B" G/F and second floor

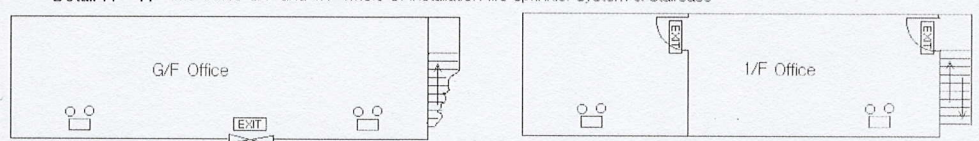
Typical Openable windows  
(Section A-A)



### Pumps Schedule:

Designation	S.P1 & S.P2	J.P
Flow rate (Litres/min)	2250/1350/1100	60
Discharge Head (Kpa)	140/290/320	450
Motor Rating (Kw)	22	2.2

### Detail A-A Site Office G/F and 1/F whole of installation fire sprinkler system & staircase



### Legends :

Hose Reel	Flow meter	Gate valve (with monitoring)	15 Kw Sprinkler pump
Manual Fire Alarm call point	Water Alarm bell	Subsidiary valve/Flow switch	2.2 Kw Jockey pump/Hose reel pump
Fire Alarm bell	Non-return valve	Proving pipe assembly	5 Kg Co2 Gase type Fire Extinguisher
Emergency Light	Gate valve (normal close)	Control /Alarm valve	Control Panel
Exit Sign	Sand Bucket	Sprinkler Inlet	Openable windows (for reference)

Application Address: Lots 255 R.P(Part), 261 R.P(Part), 262 R.P(Part) & 263 R.P(Part) in D.D. 122 Ping Shan, Yuen Long, N.T. (Planning No. A/YL-PS665)

Drawing Title: Fire Service Installation Layout Plan

Drawing No: LOP/1312m/22

Scale: 1 : 400

Drawing by: K.W.Lee

Date: 13 Dec 2022



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9080646

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

Planning No. A/YL-PS/665

Name of Building :

樓宇名稱

唐人新村

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型 :

☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Fire Extinguisher 5kg CO2 Gas Type x 5nos.		Conforms with FSD Requirements	6-Mar-23	5-Mar-24
25	Sand Bucket x 4nos.				
D.D122 Lots 255 RP(Part) 261 RP (Part) 262 RP(Part) & 263(Part)					

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :

姓名

FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期

Chan Kwok San

RC3/513

A. Ghan & Brothers  
Company Limited

2384 7525

6-Mar-23



For FSD use only:

Inspected

Key-in

Verified



FSD Ref.:  
消防處檔號

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))