



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Our Ref.: 24/845/L05

February 17, 2025

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

By Email

Dear Sir/Madam,

**Temporary Warehouse for Storage of General Goods for a Period of 3 Years in  
“Undetermined” Zone at Lots 1198SC(Part) and 1198SF(Part) in DD119,  
Pak Sha Tsuen, Yuen Long, New Territories**

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**(Application No. A/YL-TYST/1293)**

In response to the comments from the Fire Services Department received dated 12.2.2025, we would like to submit herewith a copy of revised FSIs Proposal (Appendix 1) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at 2401 0173.

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

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Lo Ming Kong

Encl.

c.c. Nice China Enterprise Limited (the Applicant)



FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM

- 1.1
- HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022.

- 1.2
- HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.

- 1.3
- SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.

- 1.4
- AN MODIFIED HOSE REEL SYSTEM WITH 2,000 LITERS F.S. WATER TANK TO BE PROVIDED AS INDICATED ON PLAN.

- 1.5
- TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

- 1.6
- NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

- 1.7
- AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

2. FIRE ALARM SYSTEM

- 2.1
- FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE STRUCTURE 1, 4, 5 AND 6 IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6 /2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINTS SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.

- 2.2
- A CONVENTIONAL TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. & SPRINKLER PUMP ROOM.

3. EMERGENCY LIGHTING

- 3.1
- SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BATTERY BACKUP SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266:-1:2016 AND BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.

4. EXIT SIGN

- 4.1
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266:-1:2016 AND FSD CIRCULAR LETTER 5/2008.

5. MISCELLANEOUS F.S. INSTALLATION

- 5.1
- PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLAN.

- 5.2
- 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.

- 5.2
- WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

- 5.3
- NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES AND THE AGGREGATE AREA OF OPENABLE WINDOWS OF THE RESPECTIVE COMPARTMENT EXCEEDS 6.25% OF THE FLOOR AREA OF THAT COMPARTMENT.

LEGEND (FOR LAYOUT PLAN)

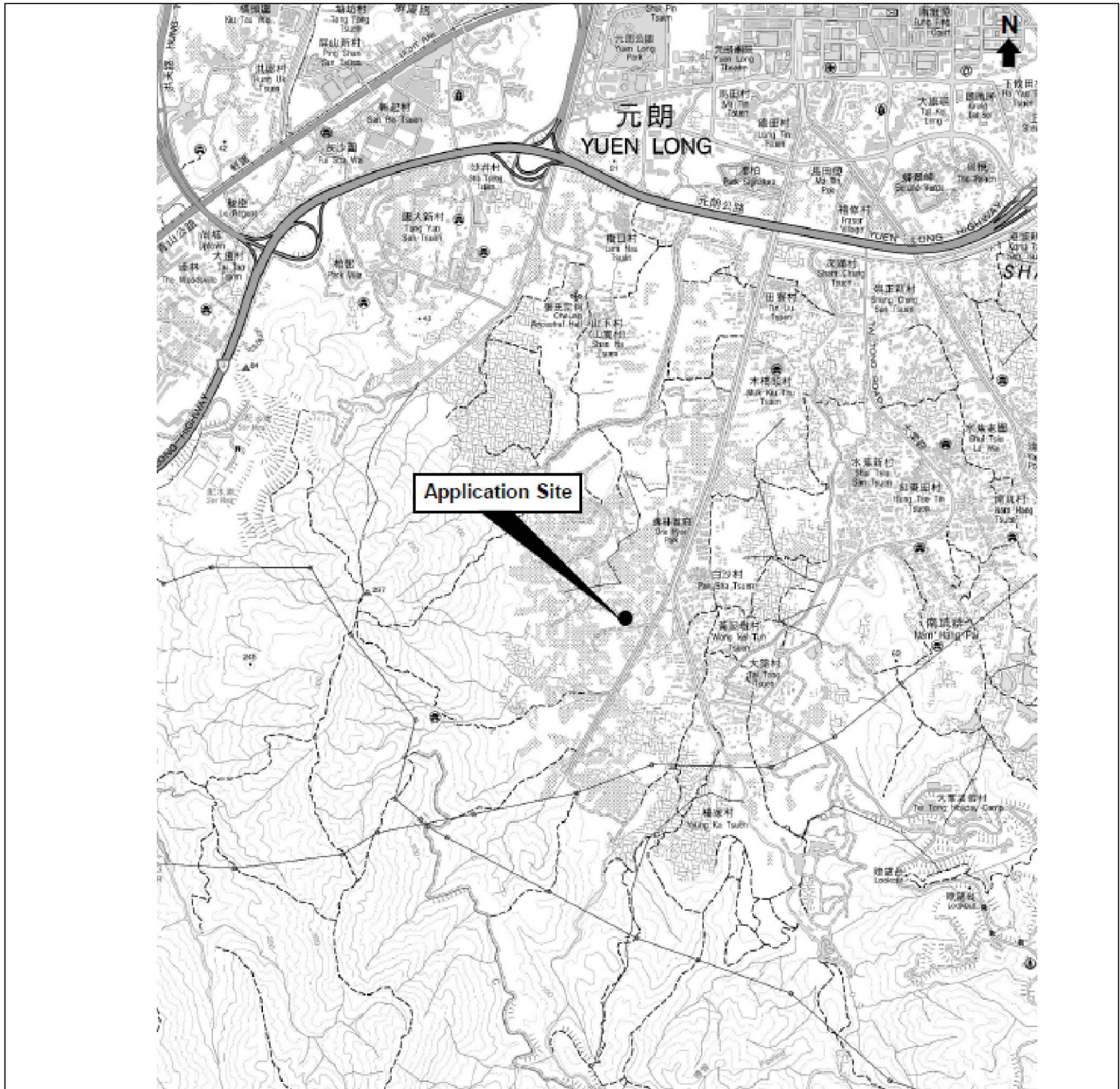
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	SAND BUCKET
	PUMP
	150mm WATER ALARM GONG
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	EMERGENCY LIGHTING
	EXIT SIGN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO <sub>2</sub>	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/B	FROM BELOW
F/A	FROM ABOVE
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-20349-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST
EP-20349-FS02	PROPOSED FSI LAYOUT PLAN

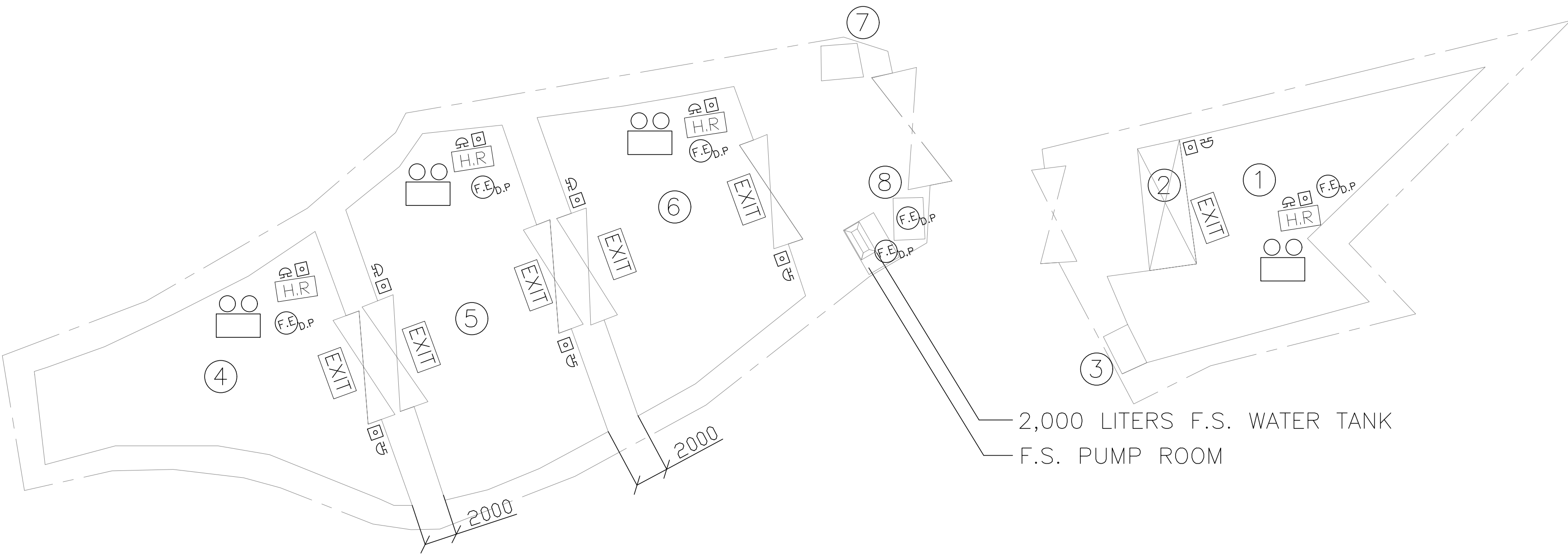


LOCATION PLAN (SCALE : N.T.S.)

Appendix 1

C	FSD SUBMISSION	16-02-2025	WC
B	FSD SUBMISSION	28-01-2025	WC
A	FSD SUBMISSION	06-01-2025	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 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF GENERAL GOODS FOR A PERIOD OF 3 YEARS AT LOTS 1195 (PART), 1197 S.A. (PART), 1198 S.C (PART) AND 1198 S.F (PART) IN D.D.119, PAK SHA TSUEN, YUEN LONG, NEW TERRITORIES			
DRAWING TITLE FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	13-04-2024
DESIGNED BY	JN	SEng	13-04-2024
CHECKED BY	CM	PM	13-04-2024
APPROVED BY	-	-	-
PROJECT NO.	20349 - YL-TYST/1174		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS01			
SCALE	N. T. S.	REVISION	C





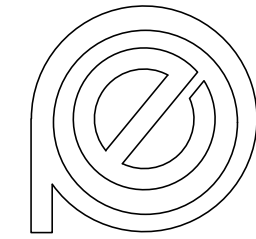
**Details of Structures:**

Structure No.		No. of Storey	Height (m)	Floor Area (m <sup>2</sup> )
1	Warehouse	1	6.0-8.4	151
2	Canopy	1	4.0	18
3	Washroom	1	2.5	4
4	Warehouse	1	6.0-8.4	177
5	Warehouse	1	6.0-8.4	199
6	Warehouse	1	6.0-8.4	184
7	Washroom	1	2.5	5
8	Meter Room	1	2.5	2

C	FSD SUBMISSION	16-02-2025	WC
B	FSD SUBMISSION	28-01-2025	WC
A	FSD SUBMISSION	06-01-2025	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

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF GENERAL GOODS FOR A PERIOD OF 3 YEARS AT LOTS 1195 (PART), 1197 S.A. (PART), 1198 S.C (PART) AND 1198 S.F (PART) IN D.D.119, PAK SHA TSUEN, YUEN LONG, NEW TERRITORIES

DRAWING TITLE

PROPOSED FIRE SERVICE INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	13-04-2024
DESIGNED BY	JN	SEng	13-04-2024
CHECKED BY	CM	PM	13-04-2024
APPROVED BY	-	-	-
PROJECT NO.	20349 - YL-TYST/1174		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20349-FS02			
SCALE	1 : 400@A3	REVISION	C