

Appendix 6

Approved General Building Plans for Application No. A/YL-MP/287

CHAN Wan-ming

21 November 2022

Dear Madam,

Kam Pok Road, Mai Po, Yuen Long – Lot No. 4822 in D.D.104

I refer to your application received on 23 September 2022 for approval of proposals in respect of Building (Major Revision).

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 (PNAP) 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 (BO) 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 23 September 2022 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. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the BO refers.

6. The approval given herein is confined to the coloured portions as shown on the plans and should not be construed as approval to uncoloured portions of the plans.

/7. ...

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7. Comments dated 17 October 2022 from Chief Highway Engineer/NT West of Highway Department (Contact Officer: Christine TAM at tel. no. 2762 4185) are extracted in **Appendix I**.

8. Comments dated 19 October 2022 from Food and Environmental Hygiene Department (Contact officer: CHENG Wai-hung at 2920 7633) are extracted in **Appendix II**.

9. Chief Engineer/Mainland North of Drainage Services Department (Contact Officer: Terence TANG at tel. no. 2300 1257) reminded that the general comments in paragraphs (a) to (c) of their previous memo dated 21 March 2022 are still valid which were conveyed to in Paragraph 9 and Appendix II of my letter dated 29 March 2022.

10. Comments dated 7 November 2022 Commissioner for Transport/ NT of Transport Department (Contact Officer: Michelle CHAN at tel. no. 2399 2716) had been conveyed to you. It noted that you had amended the plans to address TD's comment and TD advised no further comment via email dated 11 November 2022.

11. Your proposal has been referred to District Planning Officer/FS&YLE of Planning Department for comments, my position under Section 16(1)(d) of the Buildings Ordinance is reserved.

12. Your proposal had also been referred to Project Manager (West), West Development Office of Civil Engineering and Development Department, Environmental Protection Department and for comments. Their comments if any will be conveyed to you upon receipt and you are required to resolve the comments in the next submission. Your attention is drawn to Section 4(3) of the BO in case further amendments are required.

13. Your plans have been referred to District Lands Officer / Yuen Long of Lands Department for direct comment under lease. Your attention is drawn to Section 14(2) of the BO.

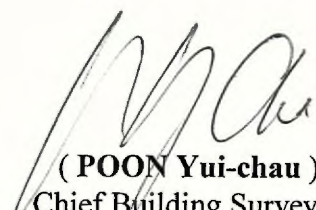
14. Form BD106 is attached herewith.

15. As regards your proposal on the installation of machine-room-less lift with variations from requirements on the "machine room minimum dimensions" in Code of Practice on Building Works for Lifts and Escalators 2011, the provided information is insufficient and you are required to demonstrate the compliance with Regulation 40 of the Building (Construction) Regulation in the next submission for my consideration.

16. Since your representative had taken away the plans for amendment and returned the amended plans to this office with your endorsement, please furnish a copy of this approved plan to the relevant departments for record and further comments, if any. Your attention is drawn to Section 4(3) of the BO in case further amendments are required.

17. For any further enquiries, please contact our Yumi NG at 2626 1435.

Yours faithfully,


(POON Yui-chau)
Chief Building Surveyor
for Building Authority

c.c. Glory Queen Limited
(By Fax ONLY: 2521 7913)

FSD	(By Fax ONLY: 2722 6234)
DPO/FS&YLE	(By Fax ONLY: 3168 4074)
DLO/YL	(By Fax ONLY: 2473 3134)
TD	(By Fax ONLY: 2381 3799)
CHE/NTW, HyD	(By Fax ONLY: 2714 5228)
FEHD	(By Fax ONLY: 2470 7558)
PM(W), CEDD	(By Fax ONLY: 2412 0358)
EPD	(By Fax ONLY: 2685 1133)
DSD	(By Fax ONLY: 2770 4761)

Comments dated 17 October 2022 from Chief Highway Engineer/NT West of Highway Department:

**'Highway' Referral
Centralised Processing of Building Plans**

**Lot No(s): D.D. 104 Lot 4822
Address: Kam Pok Road, Yuen Long, New Territories
AP: CHAN Wan Ming**

Amended General Building Plan Submission

	yes	no	conditional	not applicable
(1) In your opinion ought this site to be provided with streets having adequate connexion to a public street in principle? (Refers to Section 16(1)(p) of the Buildings Ordinance.)	To be commented by TD.			
(2) Is the proposed internal street layout shown on the plans consider adequate? (Refers to Section 16(1)(p) of the Buildings Ordinance.) If 'conditional', what are the suggested conditions? If 'no', state reason(s).	To be commented by TD.			
(3) Is the proposed vehicular access arrangement acceptable? (i.e. not dangerous / likely to be dangerous / prejudicial to the safety or convenience of traffic using the street or which may be expected to use the same.) (Refers to Section 16(1)(h) of the Buildings Ordinance.) If 'conditional', what are the suggested conditions? If 'no', state reason(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Is the proposed level of car parking acceptable for (a) Domestic Part If 'no', state reason(s) and recommended level of provision. (b) Non-domestic Parts If 'no', state reason(s) and recommended level of provision.	To be commented by TD.			
(5) Is the proposed level of loading / unloading facilities acceptable for (a) Domestic Part If 'no', state reason(s) and recommended level of provision. (b) Non-domestic Parts If 'no', state reason(s) and recommended level of provision.	To be commented by TD.			
(6) Is the proposed carpark arrangement acceptable? If 'no', state reason(s).	To be commented by TD.			

- (7) Is the proposed access ramp(s) acceptable?
If 'no', state reason(s). To be commented by TD.
- (8) Is the proposed driveway acceptable?
If 'no', state reason(s). To be commented by TD.
- (9) Are the plans incompatible with the works or use of any proposed works under the Roads (Works, Use and Compensation) Ordinance?
(Refers to Section 22 of the Roads (Works, Use and Compensation) Ordinance.)
If 'yes', state comments. ☐ ☒
- (10) Are the plans compatible with proposed street alterations or improvements adjacent to the site?
If 'conditional', what are the suggested conditions?
If 'no', state reason(s). ☐ ☐ ☐ ☒
- (11) Is a corner splay required?
If 'yes', state the 3 dimensions required. To be commented by TD.
- (12) Is a system of street lighting required?
(Refers to Section 29 of the Buildings Ordinance.) ☐ ☐ ☒
- (13) Is the proposed system of street lighting shown on the plans considered to be adequate?
(Refers to Section 29 of the Buildings Ordinance.)
If 'conditional', what are the suggested conditions?
If 'no', state reason(s). ☐ ☐ ☐ ☒
- (14) Are the Bridges and associated structures over streets acceptable (in terms of location and appearance) to ACABAS?
If 'conditional', what are the suggested conditions?
If 'no', state reason(s). ☐ ☐ ☐ ☒
- (15) Other comments.
- (a) This Regional Office has given views for items (3), (9) and (10). However, you should note that DPO/FS&YLE and PM(W), CEDD are responsible for planning and engineering aspects respectively for this lot. They are in a better position to offer comments on these items.
- (b) It is noted that the submission is related to building structure design within the lot. Therefore, we are not in position to comment. Presumably, your department as the building authority will comment on this.
- (c) AP is reminded that the proposed design shall be in accordance with the lease conditions.
- (d) The proposed vehicular access arrangement shall be commented and approved by TD. If TD approves the access arrangement, a run-in/out (in accordance with the latest version of Highways Department's Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135 whichever set is appropriate to suit the pavement of the adjacent areas) shall be designed and constructed to the satisfaction of TD and HyD and in accordance with TPDM and HyD standards.
- (e) The proposed emergency vehicle access should be commented by Director of Fire Service.
- (f) It is noted that the submission of the Green Area is not included. Comment on the Green Area submission will be provided separately.
- (g) It is noted that SIMAR slope feature No. 2SE-C/CR 284 will be removed upon development of the lot and the SIMAR record will be deleted.

Comments dated 19 October 2022 from Food and Environmental Hygiene Department

Address: Kam Pok Road, Yuen Long, New Territories – D.D. 104 Lot 4822

I refer to the caption application.

2. According to the drawings of the said development, Transport Section of this Department cannot comment on the accessibility and maneuverability of the Refuse Collection Vehicle (RCV) towards the Refuse Collection Point (RCP) due to insufficient information provided in the drawings.

3. Please kindly request the drawing provider to indicate the proposed loading area of RCV and the headroom along the access road. Besides, please provide the route of RCV and swept path analysis for the drawing(s). The ground surface along RCV route including the loading area and all access roads should be designed to withstand the weight of a vehicle up to 30 tonnes Gross Vehicle Weight.

4. Please provide “A1” size drawings(s) with the dimension and above information for our further consideration.

BUILDING AUTHORITY OF HONG KONG
Form BD 106
BUILDINGS ORDINANCE
(Chapter 123)
Section 42

Permit under Section 42

Permit No. NT543/2022/MOD

Our Ref. No. BD 2/9069/12

To: Glory Queen Limited
c/o CHAN Wan-ming

[REDACTED]

Date 21 November 2022

In exercise of the powers vested in me by section 42 of the Buildings Ordinance, I hereby grant modification of and/or exemption from the provisions of :

- (A) **Regulations 20 and 23(3)(a) of the Building (Planning) Regulations [B(P)R]** to permit the following green and innovative features under JPNs to be excluded from site coverage and gross floor area (GFA) calculations:
 - (i) Balconies
 - (ii) Non-structural prefabricated external wall
 - (iii) Vertical greening as shown on plans
- (B) **Regulation 23(3)(a) of the B(P)R** to permit the following areas to be excluded from GFA calculation:
 - (i) Residential recreational facilities
 - (ii) Filtration plant room for swimming pool in residential recreational facilities
 - (iii) Guard house
- (C) **Regulations 30, 31 and 32 of the B(P)R** to accept the alternative performance standards on the provision of natural lighting and ventilation in habitable rooms and domestic kitchens in houses.
- (D) **Regulation 36 of the B(P)R** to permit the omission of natural lighting and ventilation in the following areas:
 - (i) Internal bathrooms and internal lavatories in houses.
 - (ii) Internal bathrooms and internal toilets in resident's recreational facilities
- (E) **Regulation 41D of the B(P)R** to permit the emergency vehicular access (EVA) to be less than 7.3m in wide.
- (F) **Regulation 7 of Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations [B(RS&MRC&RC)R]** to permit the wall of the refuse storage and material recovery chamber to be other than an external wall.
- (G) **Regulation 10(2)(a) of the B(RS&MRC&RC)R** to permit the door of the refuse storage and material recovery chamber to be situated other than an external wall.

in respect of the proposed building works at Kam Pok Road, Yuen Long, New Territories – Lot No. 4822 in D.D. 104.

2. This permit is granted subject to the following conditions:

- (a) The said works are to be carried out in accordance with the plans approved on 21 November 2022 under our reference number BD 2/9069/12.
- (b) The conditions imposed in above paragraph are to be incorporated in the subsequent amendment plans for approval before the application for an occupation permit is submitted.
- (c) A checklist of valid Forms BD106 is to be submitted at the time of the application for an occupation permit.
- (d) The following information is to be submitted prior to the application for consent to commence the building works shown on the plans:
 - (i) The result of the Provisional Assessment under BEAM Plus certification conferred/issued by the Hong Kong Green Building Council; and
 - (ii) Information on the estimated energy performance/consumption for the entire non-domestic portion of the building.
- (e) Information specified in item (d)(ii) above is to be updated and submitted at the time of the application for an occupation permit.
- (f) Result of the Final Assessment under the BEAM Plus certification conferred/issued by the Hong Kong Green Building Council is to be submitted within 18 months of the date of issuance of the occupation permit by the Building Authority.
- (g) This modification will be revoked if the application for consent to commence the building works is submitted prior to the submission of information specified in item (d) above.
- (h) The greenery areas shall not be used for any other purpose without the prior consent of the Building Authority.
- (i) This modification is given in recognition of the letters of undertaking submitted by the developer dated 9 March 2022 in support of the application for exemption / modification / gross floor area concessions are to be registered in the Land Registry before the application for an occupation permit is submitted.
- (j) The letter of undertaking submitted by the developer dated 9 March 2022 in support of the application for exemption of is to be registered in the Land Registry before the application for an Occupation Permit is submitted.

(k) Regarding item (A)(i) above:

- (i) Location of the balcony is restricted to the living room, dining room or bedroom.
- (ii) There is no projecting window in the same room.
- (iii) Not less than 40% of the perimeter of the balcony, and the covered area underneath the lowest balcony, face into the open air and is not enclosed above safe parapet height.
- (iv) There is a minimum of 150mm drop in level from the room which leads to the balcony.
- (v) The exhaust outlet(s) for the internal bathroom(s) and lavatory(ies) does not open into the balcony, and the covered areas underneath the balcony.
- (vi) The summation of area to be exempted for such balcony including portion of such balcony per residential unit is 1m² or 2.5% of the Usable Floor Space of the unit whichever is the greater subject to a maximum of 3m².
- (vii) The size of any balcony, including part of which to be exempted from gross floor area and site coverage calculations, is not less than 2m².
- (viii) Not more than 50% of the area of the balcony is to be exempted from gross floor area and site coverage calculations.

(l) Regarding item (A)(iii) above, the greenery areas shall not be used for any other purpose without the prior consent of the Building Authority.

(m) Regarding item (B)(i) above, the recreational area is for the exclusive use of the owners and residents and their bona fide visitors only as indicated on the approved plans and such area shall not be used for any other purpose or by any other persons without the prior consent of the Building Authority.

(n) Regarding item (B)(ii) above, the plants and equipment as shown on plans are to be installed before the application for an Occupation Permit is submitted.

(o) Regarding item (D) above:

- (i) Artificial lighting and mechanical ventilation at a rate of not less than 10 changes of air per hour should be provided to the satisfaction of the Building Authority.
- (ii) Fresh air intake complying with the requirements set out in Annex 2 of PNAP ADM-2 should be provided.


(p) Regarding item (E) above, enhanced fire service installations are to be provided to the satisfaction of the Director of Fire Services.

(q) Regarding item (G) above, sufficient ventilation to be provided to the satisfaction of the Building Authority.

Permit No. NT543/2022/MOD
Our Ref. No. BD 2/9069/12

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- (r) This permit will expire on 26 November 2024 if the consent to commence the above works is not obtained on or before the specified date or where such consent has been obtained but is deemed to be revoked under section 20(1) of the Buildings Ordinance after the specified date.


(**POON Yui-chau**)
Chief Building Surveyor
for Building Authority

c.c. BD GR/OA/118
BD106 Register