

2025年 1月 1 6日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的資料。

This document is received on 16 JAN 2025.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K11/246
	Date Received 收到日期	16 JAN 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Jing Wah Garments Manufacturing Co. Ltd.

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Raymond Chan Surveyors Limited

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong (New Kowloon Inland Lot No. 4437)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 335.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business"
(f) Current use(s) 現時用途	<p>Portion of the application premises is currently for workshop use while portion of the application premises is vacant.</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	About 335.3 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(i) Proposed 'Shop and Services' use (about 126.5sq.m at Portion 1) (ii) Proposed 'Shop and Services (Bank / Fast Food Counter/ Electrical Shop / Local Provisions Store / Showroom)' (about 208.8sq.m at Portion 2) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 335.3 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 335.3 sq.m 平方米		<input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	Portion of G/F (Portion 1)	Workshop	Proposed 'Shop and Services'
	Portion of G/F (Portion 2)	Vacant	Proposed 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/ Local Provisions Store/Showroom)'

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Sam Chuk Street</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Involving internal layout alteration only
	No 否	<input type="checkbox"/>
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____	
	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached planning statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Yip Siu Kwan, Sandra

Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師 Royal Town Planning Institute

Others 其他

on behalf of
代表

Raymond Chan Surveyors Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

30 DEC 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon		
Site area 地盤面積	335.3	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31		
Zoning 地帶	"Other Specified Uses" annotated "Business"		
Applied use/ development 申請用途／發展	Proposed 'Shop and Services' use (about 126.5 sq.m at Portion 1) and Proposed 'Shop and Services (Bank/Fast Food Counter/ Electrical Shop/Local Provisions Store/Showroom)' (about 208.8 sq.m at Portion2)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	335.3 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lot Index Plan		
Location Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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RAYMOND CHAN SURVEYORS LIMITED
陳旭明測計師行有限公司



ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港 九龍 尖沙咀 麼地道68號 帝國中心3樓308室

TEL : 2722 7270
FAX: 2311 3436

SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CAP. 131)

PROPOSED 'SHOP AND SERVICES' AND
PROPOSED 'SHOP AND SERVICES (BANK/
FAST FOOD COUNTER/ELECTRICAL SHOP/
LOCAL PROVISIONS STORE/SHOWROOM)'
AT PORTION OF G/F, JING WAH BUILDING,
NO. 10 SAM CHUK STREET,
SAN PO KONG, KOWLOON

IN RESPECT OF "OTHER SPECIFIED USES (BUSINESS)" ZONE UNDER
THE APPROVED TSZ WAN SHAN, DIAMOND HILL
AND SAN PO KONG OUTLINE ZONING PLAN
NO. S/K11/31

SUPPLEMENTARY PLANNING STATEMENT

DIRECTORS:
CHAN Yuk-ming, Raymond

AP(HK), FRICS, FHKIS, MCIArb, MCIQB, C. Build E FCABE,
RPS(BS, PFM, P&D)
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TSE Chi-kin, Kenny

BSc, FRICS, FHKIS, RPS(BS, PFM, P&D), MHKIM, MHKICM
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TOWN PLANNER:
YIP Siu-kwan, Sandra

BSc, MSc (Urban Planning), MRTPI, RPP
Chartered Town Planner

QUANTITY SURVEYOR:
CHAN Siu-hong, Honby

FRICS, FHKIS, FInstCES, MHKICM, RPS(QS)
Chartered Quantity Surveyor
Chartered Project Management Surveyor
Registered Professional Surveyor

Executive Summary

This planning statement is prepared in support of a planning application for **Proposed ‘Shop and Services’ and Proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ at Portion of G/F, Jing Wah Building, No. 10 Sam Chuk Street, San Po Kong, Kowloon.** The application premises is zoned “Other Specified Uses” annotated “Business” (“OU(Business)”) on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31.

The application premises involve total floor area of about 335.3 m². Portion of the application premises (Portion 1) will be converted from workshop to ‘Shop and Services’ while the other portion of the application premises (Portion 2) will be converted from workshop to ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’. The proposed partitioning shall be as follows:-

<u>Application Premises</u>	<u>Proposed Use</u>	<u>Floor Area (m²)</u>
Portion 1	‘Shop and Services’	about 126.5 m ² (about)
Portion 2	‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’	about 208.8 m ² (about)
		Total 335.3 m ² (about)

The application premises will be separated from the industrial portion of the subject building by buildings material with acceptable fire resistance period (FRP). It will also be provided with new, independent, exclusive Means of Escape (MOE) separated with the industrial portion of the building. All the fire service installations in the premises will fulfill the requirements of Fire Services Department to ensure fire safety of the new use.

The proposed uses at the subject premises is justified mainly on the following grounds:-

- (i) The proposed uses are compatible to the adjoining uses.
- (ii) The proposed use conforms to the planning intention of “OU(Business)” zone.
- (iii) The proposed use could fulfill the great demand of shop and services within the San Po Kong business area.
- (iv) The proposed use complies with Town Planning Board Guidelines No. 22D regarding development within industrial building in “OU(Business)” zone.
- (v) There would be no traffic and environmental impact generated from the proposed use.
- (vi) There are similar planning approvals within the same OZP.

In view of the justifications throughout this planning statement, we sincerely hope that members of the Board will approve this application.

行政摘要

此規劃報告書旨在支持新蒲崗三祝街10號正華工業大廈地下(部分)作「商店及服務行業」及「商店及服務行業（銀行、快餐櫃檯、電氣工程店、士多及陳列室）」用途。申請處所位於慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖（圖則編號S/K11/31）上的「其他指定用途（商貿）」地帶。

申請處所涉及樓面面積共約335.3平方米。部份申請處所(部份1)擬議由工場改作「商店及服務行業」，而另一部份申請處所(部份2) 擬議由工場改作「商店及服務行業（銀行、快餐櫃檯、電氣工程店、士多及陳列室）」用途。 擬議間隔將安排如下：-

申請處所	擬議用途	樓面面積(平方米)
部份1	「商店及服務行業」	約126.5 平方米
部份2	「商店及服務行業（銀行、快餐櫃檯、電氣工程店、士多及陳列室）」	約208.8 平方米
		共335.3平方米

申請處所將會與有關建築物的工業部分以可接受的耐火時效建築物材料完全分隔。處所也將提供新的、獨立的及專用的走火逃生路徑。處所內所有消防設備將履行消防處的要求，以確保消防安全。

本規劃報告書提出的規劃理據如下：

- (i) 擬議用途與毗鄰用途相容。
- (ii) 擬議用途符合「其他指定用途（商貿）」地帶的規劃意向。
- (iii) 擬議用途可以滿足商店及服務行業在新蒲崗工業/商業領域內的巨大需求。
- (iv) 擬議用途符合城市規劃委員會指引編號22D內有關商貿區中工業大廈的發展指引。
- (v) 擬議用途不會增加交通流量，亦不會產生環境影響。
- (vi) 分區計劃大綱圖內有多個類似規劃申請的獲批准。

以此理據，此敬希 各城規會成員能批准本用途申請。

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RAYMOND CHAN SURVEYORS LIMITED

December 2024

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)
SUPPLEMENTARY PLANNING STATEMENT**

**PROPOSED ‘SHOP AND SERVICES’ AND
PROPOSED ‘SHOP AND SERVICES (BANK/ FAST FOOD COUNTER/
ELECTRICAL SHOP/ LOCAL PROVISIONS STORE/ SHOWROOM)’
AT PORTION OF G/F, JING WAH BUILDING, 10 SAM CHUK STREET,
SAN PO KONG, KOWLOON (NEW KOWLOON INLAND LOT NO. 4437)
IN RESPECT OF “OTHER SPECIFIED USES (BUSINESS)” ZONE UNDER
THE APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG
OUTLINE ZONING PLAN NO. S/K11/31**

1 INTRODUCTION

- 1.1 This Planning Statement is submitted to the Town Planning Board (“the Board”) in support of a planning application for **proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ at Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon** (hereafter referred to as “the application premises”). The location of the application premises is shown per **Plan 1 and Plan 2**.
- 1.2 The application premises falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(Business)”) on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 (“the OZP”) (**Plan 3**). According to Schedule II of the schedule of user for this zoning, ‘Shop and Services (not elsewhere specified)’ is listed under Column 2 use and requires planning permission from the Town Planning Board (the Board).
- 1.3 This planning statement presents the site context, the planning context, proposed development as well as planning justifications in support of the planning application for **proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’** pursuant to section 16 of the Town Planning Ordinance (CAP 131) for the consideration of the Board and relevant government departments concerned.

2 SITE CONTEXT

2.1 The Application Premises

Location and Existing Use

- 2.1.1 The application premises is located at portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon. The total floor area of the premises for is about 335.3 m². It is currently vacant (**Plate 1**).



Plate 1 The Application Premises

- 2.1.2 The subject building is a 9-storey industrial building, namely Jing Wah Building (10 Sam Chuk Street), commonly built with the adjoining 15-storey industrial building, namely Efficiency House (35 Tau Yau Street). According to the approved general building plans (GBP) under BD ref. 2/5047/62, the existing main uses on each floor are as follows (**Table 1**):-

Table 1 Existing Uses of the Subject Commonly Built Industrial Buildings

<u>Floor</u>	<u>10 Sam Chuk Street</u>	<u>Floor</u>	<u>35 Tai Yau Street</u>
G/F	Car Park and Workshop	G/F	Car Park and Workshop
1-8/F	Workshops	1-8/F	Workshops
R/F	Plant Room	9-14/F	Workshops
		R/F	Plant Room

Neighbourhood Characteristics (Plate 2)

- 2.1.3 The application premises abuts Sam Chuk Street and Tai Yau Street. The ground floor of the adjoining premises, 35 Tai Yau Street is currently a factory canteen (**Photo 1**) and Bank. To the immediate northeast of the application premises across Sam Chuk Street are industrial buildings, Canny Industrial Building and Kai Yip Factory Building, which are zoned “OU(Business)” on the same OZP (**Photo 2**). To the immediate west of the application premises across Tai Yau Street is Wah Hing Industrial Mansions, which are zoned “OU(Business)” on the same OZP. ‘Shop & Services’ use are found at ground floor of the subject industrial building (**Photo 3**). To the further south of the application premises across Tseuk Luk Street are residential cluster currently zoned “Residential (Group A)” on the OZP (**Photo 4**). A mixture of residential, industrial and commercial activities forms the existing land uses on the locality.
- 2.1.4 The San Po Kong Business Area had been a long-established industrial area that used to comprise predominantly godowns and manufacturing industries. Due to transformation of industrial operations and the shift of industries out of the area, commercial and ancillary industrial uses are emerging. It is also observed that predominant ground floor workshops of industrial building at the locality have been converted to commercial uses.

2.1.5 Active and vibrant commercial services including bank use are provided at ground floor buildings along Tai Yau Street (**Photo 5 and 6**).

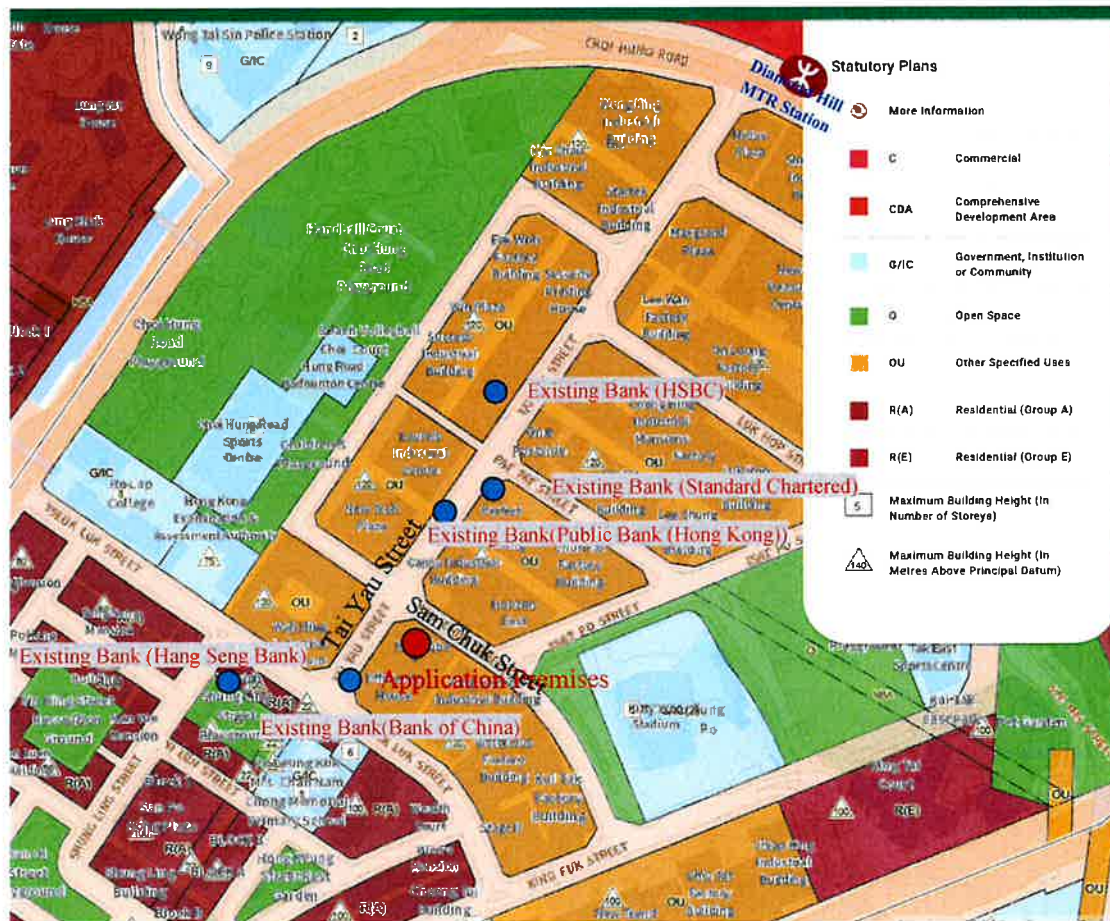


Plate 2 Site Context



Photo 1 Factory Canteen at Ground Floor of Adjoining Building (35 Tai Yau Street)



Photo 2 Ground Floor Shop at Canny Industrial Building



Photo 3 Ground Floor Shop at Wah Hing Industrial Mansions



Photo 4 Existing Residential Cluster across Tseuk Luk Street



Photo 5 Active and vibrant commercial services



Photo 6 Active and vibrant commercial services

Accessibility

- 2.1.6 The application premises lies at Ground Floor of the subject building which is accessible via pavement along Sam Chuk Street and Tai Yau Street direct.
- 2.1.7 The locality is well-served by pedestrian network. To the further northeast of the application premises is Diamond Hill MTR station within 10 minutes walking distance along Tai Yau Street.

2.2 Land Status of the Application Site

- 2.2.1 The applicant, **Jing Wah Garments Manufacturing Co. Ltd.**, is the sole owner of the application premises. The application premises is subject to Condition of Sale No. UB 7179 governing New Kowloon Inland Lot No. 4437, under which the premises is restricted to industrial use excluding any offensive, noxious, noisome or unhealthy trade, business or manufacture.

3 PLANNING CONTEXT

3.1 Planning History

- 3.1.1 The application premises is subject to a previous planning approval for Proposed Shop and Services at portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon under Planning Application No. A/K11/245 approved by the Board on 16 July 2024.

3.2 Statutory Planning Policy

- 3.2.1 The application site is zoned “OU(Business)” on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings (**Appendix I**).
- 3.2.2 According to the Notes of the OZP, ‘Shop and Services (not elsewhere specified)’ is under Column 2 of the “OU(Business)” zone and may be permitted with or without conditions on application to the Board.
- 3.2.3 The Town Planning Board Guidelines for Development within “Other Specified Uses (Business)” Zone (TPB PG-No.22D) (**Appendix II**) is relevant to this application, the guidelines mentioned that:-

(Para. 1.1) “the “OU(Business)” zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses.”

(Para. 1.2) “The planning intention of the “OU(Business)” zone is primarily for general employment uses.”

(Para. 4.5) “The provision for planning application for shop and services is restricted to those located at the ground floor only due to fire safety concerns”

(Para 4.6) “the aggregate commercial floor areas on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively... The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use.”

3.3 Definition of Terms

3.3.1 The Definition of Terms published by the Town Planning Board regarding the proposed uses are listed under the table below:-

Table 2 Definition of Terms by Town Planning Board

Proposed Use	Definition	Remarks
Shop and Services	Means any premises where goods are sold or where services are provided to visiting members of the public.	It includes bank, barber shop, beauty parlour, convenient store, supermarket, department store, fast food shop, courier service counter, clinical laboratory, medical consulting room (including medical clinic, dental clinic, physiotherapy clinic and veterinarian clinic), money exchange, money lending office, pawn shop, photographic studio, small-scale printing and xerox service, real estate agency, retail shop, securities brokerage, service trades, showroom, tourist information office, employment agency and travel/ticket agency.

4 DEVELOPMENT PROPOSAL

4.1 Proposed Use

The application premises is applied for **proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’** with total floor area of about 335.3 m².

The proposed partitioning shall be as follows:-

Application Premises	Proposed Use	Floor Area (m ²)
Portion 1	Proposed ‘Shop and Services’	About 126.5
Portion 2	Proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’	About 208.8
	Total Floor Area:	About 335.3

4.2 Floor Layout

The ground floor plan of the subject building is shown in **Figure 1** and **Figure 2**. The internal layout of the application premises will be carefully designed in order to fulfill the requirement that the **proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’** within the premises is feasible and safe in nature without posing any adverse impacts to the surroundings or the subject building itself.

4.3 Main Entrance

The proposed ‘Shop and Services’ will be accessible directly from pavement along Sam Chuk Street while the proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ will be accessible directly from pavement along Tai Yau Street.

4.4 Fire Safety Measures

The application premises will be separated from the industrial portion of the subject building by buildings material with acceptable fire resistance period (FRP). It will also be provided with new, independent, exclusive Means of Escape (MOE) separated with the rest of the building. All the fire service installations in the premises will fulfill the requirements of Fire Services Department to ensure fire safety of the new use.

4.5 Implementation

After approval of this application, the applicant intends to apply to Lands Department for temporary waiver and obtain building plan approval before operation.

5 PLANNING JUSTIFICATION

5.1 Land Use Compatibility

Remaining portion of the ground floor of the subject building is currently occupied by a car park providing internal transport facilities to the subject industrial building. Meanwhile, ground floor of the immediate adjoining premises, 35 Tai Yau Street, is currently a factory canteen.

Active ‘Shop and Services’ uses are commonly found at ground floor of the industrial buildings along Tai Yau Street. And, to the further south of the application premises across Tseuk Luk Street are residential cluster currently zoned “Residential (Group A)” on the OZP. It is anticipated that the proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ at the application premises will be compatible with surrounding residential, industrial and commercial activities.

5.2 Conforming to the Planning Intention of “OU(Business)” Zone

The proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ at the application premises is considered fully in line with the planning intention of the “OU(Business)” zone which aims to phase out industrial uses by encouraging a mix of non-polluting industrial, office and other commercial uses. The proposed use will prove its conformability with the said planning intention since the proposed use is non-polluting and hence support the planning intention of progressive transformation and upgrading of the area.

5.3 Meeting the Demand of Shop and Services Use

Many commercial activities are actively operating in the vicinity of the application premises, particularly at the ground floor of industrial buildings along Tai Yau Street. The existing land use pattern demonstrates the demand for proposed 'Shop and Services' and proposed 'Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)' supporting the soaring commercial use at the locality. The proposed use for the purposes of supporting the commercial activities and the routine activities for the residents and workers in the area would be able to meet the foreseeable demand.

5.4 Low Risk of Fire Hazard

With reference to the Town Planning Board Guidelines No. 22D, "owing to fire safety concern, the aggregate commercial floor area on the ground floor of an existing industrial/I-O building with and without sprinkler system should as a general principle not exceed 460m² and 230m² respectively." Nevertheless, the aforesaid guidelines also state that "The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use.". In view of this, the applied floor area of the proposed 'Shop and Services' and proposed 'Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)' at the subject premises does not exceed the permissible commercial floor area on the ground floor of the subject building. With the fire safety measures to be implemented on site, the business operation of the proposed 'Shop and Services' is not likely to arouse fire hazard.

5.5 No Adverse Traffic Impact

The locality is well-served by pedestrian network. To the further northeast of the application premises is Diamond Hill MTR station within 10 minutes walking distance along Tai Yau Street. Together with the fact that the proposed 'Shop and Services' and proposed 'Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)' is small scale, it is not envisaged that the proposed use is generating excessive traffic affecting the locality.

5.6 No Adverse Impact on Environment

The application premises will not cause any adverse environmental impact to the locality, since the operation will not generate any noise, waste water discharge, vibration, odour smell or dust. It will facilitate the transformation of the subject area to a business area more environmentally desirable.

5.7 Similar Planning Approvals for Shop and Services Use

Similar planning approvals for 'Shop and Services' use in the subject "OU(Business)" zone approved by the Board since 2005 are summarized in **Table 3** below.

Table 3 Similar Planning Approvals for 'Shop and Services' use

Application No.	Location	Proposed Use	Date of Decision
A/K11/76	Unit A, G/F, PerFect Industrial Building, 2-4 Pat Tat Street, San Po Kong, Kowloon	Bank Use on Temporary Waiver Basis	09.02.1990
A/K11/168	Workshop No. 2, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong (NKIL 4395)	Proposed Shop and Services (Retail Shop)	04.03.2005

Application No.	Location	Proposed Use	Date of Decision
A/K11/169	Workshop No. 1D, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong (NKIL 4395)	Proposed Shop and Services (Fast Food Shop)	18.03.2005
A/K11/171	Workshop No. 3, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong (NKIL 4395)	Shop and Services (Retail Shop)	10.06.2005
A/K11/173	Portions of C1, C2, C3, C4, C5A, C5B and C6 of Workshop Unit C, G/F, Startex Industrial Building, 14 Tai Yau Street, San Po Kong	Shop and Services	03.03.2006
A/K11/174	Units 1 to 5, G/F, Winning Centre, 29 Tai Yau Street, San Po Kong, Kowloon	Shop and Services	17.03.2006
A/K11/176	Workshop 1C, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong	Shop and Services	19.05.2006
A/K11/182	Workspace A (Portion), G/F, Lee King Industrial Building, 12 Ng Fong Street, San Po Kong, Kowloon	Shop and Services	20.06.2008
A/K11/187	Workshop No. 4A (Portion), G/F, Laurels Industrial Centre, 32 Tai Yau Street, San Po Kong, Kowloon	Shop and Services	07.11.2008
A/K11/190	Workshop No. 4B (Portion), G/F, Laurels Industrial Centre, 32 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services (Property Agency)	13.03.2009
A/K11/192	Portion (Unit 7) of Factory Space No. E, G/F, Wah Hing Industrial Mansions, 36 Tai Yau Street and 21 - 25 Tseuk Luk Street, San Po Kong, Kowloon	Proposed Shop and Services	27.03.2009

Application No.	Location	Proposed Use	Date of Decision
A/K11/193	Workshop No. 4B, G/F, Laurels Industrial Centre, 32 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	10.07.2009
A/K11/195	Workshop No. C on G/F, Midas Plaza, 1 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	21.08.2009
A/K11/196	Workshop 3, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong, Kowloon.	Shop and Services	12.02.2010
A/K11/201	Workshop D, Ground Floor and the A/C Platform on 1/F, Midas Plaza, 1 Tai Yau Street, San Po Kong, Kowloon	Shop and Services (Real Estate Agency)	01.04.2011
A/K11/207	Workshop 2, G/F, Canny Industrial Building, 33 Tai Yau Street, San Po Kong, Kowloon	Shop and Services	24.02.2012
A/K11/213	Workshop C, G/F, Midas Plaza, 1 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	02.08.2013
A/K11/219	Factory Flat Nos. 2A and 2B on Ground Floor, Wing Shing Industrial Building, No.26 Ng Fong Street, San Po Kong, Kowloon	Proposed Shop and Services (Fast Food Shop)	27.03.2015
A/K11/221	Workshop No.2, Ground Floor, Laurels Industrial Centre, No.32 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services (Fast Food Shop)	17.07.2015
A/K11/222	Workshop B (Portion), G/F, Wong King Industrial Building, 2-4 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	09.10.2015
A/K11/224	Unit 1A & 1B, G/F, Wing Shing Industrial Building, 26 Ng Fong Street, San Po Kong	Proposed Shop and Services (Fast Food Shop)	28.04.2017

Application No.	Location	Proposed Use	Date of Decision
A/K11/225	Workshop 11, G/F, New Tech Plaza, 34 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	28.07.2017
A/K11/226	Workshop 13, G/F, New Tech Plaza, 34 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	11.08.2017
A/K11/227	Portion of G/F, Lead On Industrial Building, 18 Ng Fong Street, San Po Kong, Kowloon	Proposed Shop and Services	11.08.2017
A/K11/228	Portion of G/F, Lead On Industrial Building, 18 Ng Fong Street, San Po Kong, Kowloon	Proposed Shop and Services	11.08.2017
A/K11/229	Unit B, G/F, Wang Fai Industrial Building, 29 Luk Hop Street, San Po Kong, Kowloon	Proposed Shop and Services	24.11.2017
A/K11/230	Workshops 10, 12 and 15, G/F, New Tech Plaza, 34 Tai Yau Street, San Po Kong, Kowloon	Proposed Shop and Services	12.01.2018
A/K11/234	Workshop on Ground Floor, No. 1 Sheung Hei Street, San Po Kong, Kowloon	Proposed Shop and Services	16.08.2019
A/K11/239	Workshop D on G/F including the glass panel enclosing the shop front and one A/C platform on 1/F, Midas Plaza, 1 Tai Yau Street, San Po Kong, Kowloon	Shop and Services	10.09.2021
A/K11/240	Factory Space No. F7, G/F, Wah Hing Industrial Mansions, 36 Tai Yau Street and 21-25 Tseuk Luk Street, San Po Kong, Kowloon	Shop and Services	24.09.2021
A/K11/242	Unit B, G/F., Wang Fai Industrial Building, 29 Luk Hop Street, San Po Kong, Kowloon	Proposed Shop and Services	23.09.2022

Application No.	Location	Proposed Use	Date of Decision
A/K11/243	Workshop Space, G/F (Portion), 21 Luk Hop Street, San Po Kong (New Kowloon Inland Lot No. 4873)	Proposed Shop and Services	14.10.2022

6 CONCLUSION

- 6.1** This planning application is to seek planning permission for proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ at Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon.
- 6.2** The application premises falls within an area zoned “Other Specified Uses” annotated “Business” on the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31.
- 6.3** The San Po Kong Business Area had been a long-established industrial area that used to comprise predominantly godowns and manufacturing industries. Due to transformation of industrial operations and the shift of industries out of the area, commercial and ancillary industrial uses are emerging. It is also observed that predominant ground floor workshops of industrial building at the locality have been converted to commercial uses.
- 6.4** The proposed ‘Shop and Services’ and proposed ‘Shop and Services (Bank/ Fast Food Counter/ Electrical Shop/ Local Provisions Store/ Showroom)’ complies with the planning intention of “OU(Business)” zone which aims to phase out industrial uses and permit maximum flexibility in the use of an existing industrial building. Remaining portion of the ground floor of the subject building is currently occupied by a car park providing internal transport facilities to the subject industrial building. Meanwhile, ground floor of the immediate adjoining premises, 35 Tai Yau Street, is currently a factory canteen. Thus, it is expected that the proposed use at the application premises will have no interface problems with adjoining uses.
- 6.5** On the other hand, the proposed use will meet the demand for ‘Shop and Services’ amongst residential, industrial and commercial uses at the locality. Besides, no adverse traffic or environmental impact nor fire risk problem are envisaged to be generated from the proposed change of use.
- 6.6** In view of the justifications stated herein, in addition to the fact that there have been many similar approved applications in the district, we sincerely hope that the Board will approve this application.

Appendix I

Notes of the “OU(Business)” zone under

Approved Tsz Wan Shan, Diamond Hill and San Po Kong OZP No.

S/K11/31 (Extract)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only (Cont'd)

Schedule II: for industrial or industrial-office building[@]

Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [^])	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor Vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods[^], the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) Non-building area(s) from the lot boundary shall be provided:
 - (i) a minimum of 3m-wide abutting Tai Yau Street and King Fuk Street; and
 - (ii) a minimum of 1.5m-wide abutting Choi Hung Road, Tseuk Luk Street, Sheung Hei Street, Sam Chuk Street, Sze Mei Street, Ng Fong Street, Luk Hop Street, Tsat Po Street, Pat Tat Street and Prince Edward Road East.
- (4) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the development restrictions as stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Remarks (Cont'd)

- (7) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as stated in paragraphs (3)(i) and 3(ii) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Appendix II

**Town Planning Board Guidelines for Development within
“OU(Business)” Zone (TPB PG-No. 22D)**

**TOWN PLANNING BOARD GUIDELINES FOR
DEVELOPMENT WITHIN “OTHER SPECIFIED USES (BUSINESS)” ZONE**

(Important Note:

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

1.1 The “Other Specified Uses” annotated “Business” (“OU(Business)”) zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses. It is perceived as a combination of the “Commercial” and “Industrial” zones. However, it is not intended to replace either of them as both zones will still have an important role to play in ensuring an adequate supply of land for core commercial and industrial activities at appropriate locations.

1.2 The planning intention of the “OU(Business)” zone is primarily for general employment uses. Under the “OU(Business)” zoning, a mix of non-polluting industrial, office and other commercial uses will be permitted as of right in new developments of ‘business’ buildings. Industrial uses involving offensive trades declared under the Public Health and Municipal Services Ordinance will not be permitted within the “OU(Business)” zone. In order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public will be permitted as of right in existing industrial and I-O buildings within an “OU(Business)” zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in existing industrial areas until the whole area is transformed to cater for the new non-polluting business uses.

2. Scope and Application

- 2.1 This set of Guidelines sets out the definitions of relevant terms used in the user schedule of the “OU(Business)” zone and explains in detail the uses that are permitted within the zone.

3. Definition of Terms

Non-polluting Industrial Use

- 3.1 **Non-polluting Industrial Use** means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit.
- 3.2 In determining whether an industrial use falls within the meaning of ‘non-polluting industrial use’, reference should be made to the relevant ordinances such as the Air Pollution Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance and Noise Control Ordinance, and their relevant technical memoranda and regulations as well as the relevant Government published guidelines such as the Hong Kong Planning Standards and Guidelines. Advice could also be sought from the relevant authorities such as the Director of Environmental Protection on a case-by-case basis.
- 3.3 In general, it includes uses involving prototyping, production, design, research and development, alteration, testing, quality control, adaptation, repair, assembly, packaging, storage and distribution of goods and materials without generating environmental pollution and nuisance to neighbours. It also includes information technology support and training for the enhanced productivity and delivery of the goods and materials involved in the aforementioned processes. Examples include custom-tailoring, fashion design and production, computer-aided design service, design and prototyping of electronic product and component, label/badge/button embossing, editing of newspapers, books and magazines for printing off the premises, photo-typesetting and typesetting, film developing and editing, packaging and quality inspection of finished products and after-sale repair of electrical appliances, furniture and office equipment.
- 3.4 It excludes industrial uses involving offensive trades declared under the Public Health and Municipal Services Ordinance and Specified Processes covered by the Air Pollution Control Ordinance; activities which produce chemical waste; or other activities which generate residuals such as waste water, noise, aerial emissions, solid waste, runoff and odour, or create physical changes causing unacceptable impacts on other land uses or on

the environment.

- 3.5 Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) refers to those industrial establishments falling within the definition set out in paragraph 3.1 above, and would not involve the use and/or storage of substances classified as Dangerous Goods which requires a licence under the Dangerous Goods Ordinance. Non-polluting industrial establishments which would involve the use and/or storage of small quantities of Dangerous Goods that are exempted from the licensing requirements will be permitted.

Office (excluding those involving direct provision of customer services or goods)

- 3.6 **Office (excluding those involving direct provision of customer services or goods)** means any office of such uses that would not attract frequently a large number of visitors to the premises by providing direct services or goods to customers or visiting members of the general public.
- 3.7 In general, the premises are to be used for 'office' function which would not attract a large number of visitors. Some examples include headquarters or back-office operations; professional consultants such as architects, engineers, surveyors, planning consultants, solicitors, accountants; and business services such as advertising agencies, management consultants, public relations agencies and interior/graphic design offices.
- 3.8 Establishments which may be frequently visited by the general public, such as travel agents, property agents, employment agencies, investment broker firms, money lending offices, ticketing and sales offices and tourist information offices would be considered as general office use, and planning permission is required from the Board in industrial and I-O buildings (except in the purpose-designed non-industrial portion on the lower floors of an existing building).

I-O Building

- 3.9 An I-O Building is defined as a dual-purpose building in which every unit of the building, other than that in the purpose-designed non-industrial portion, can be used flexibly for both industrial and office purposes. In terms of building construction, the building must comply with all relevant building and fire regulations applicable to both industrial and office buildings, including floor loading, compartmentation, lighting, ventilation, provision of means of escape and sanitary fitments.

4 Permitted Use/Development in an “OU(Business)” Zone

New Development

- 4.1 The following types of buildings are permitted as of right in the “OU(Business)” zone as new development or redevelopment/conversion of the whole building:
- (a) Business buildings providing accommodation for a mix of non-polluting industrial (excluding industrial undertakings involving the use/storage of Dangerous Goods), office and other commercial uses;
 - (b) Office buildings with or without retail and other commercial uses;
 - (c) Industrial buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods) and office uses (excluding those involving direct provision of customer services and goods); and
 - (d) I-O buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods), offices (excluding those involving direct provision of customer services and goods) on upper floors, and general offices with or without commercial uses in the purpose-designed non-industrial portion on the lower floors which will be separated from the industrial uses on the upper floors by a buffer floor.
- 4.2 All uses included in Column 1 of Schedule I of the user schedule for the “OU(Business)” zone will be permitted as of right in new development as well as redevelopment/conversion of an existing industrial or I-O building in whole to a ‘business’ building.
- 4.3 New development of industrial or I-O buildings, i.e. development with general building plans submitted and approved under the “OU(Business)” zoning, have to conform to uses specified under Column 1 of Schedule II of the user schedule unless otherwise permitted by the Town Planning Board through the planning permission system. For such development, if no industrial undertakings involving offensive trades or the use/storage of Dangerous Goods will be accommodated within the building and such intention is clearly specified in the building plan submission, general office use will be permitted as of right. Otherwise, only those office uses that would not involve direct provision of customer services or goods to the general public will be permitted as of right. This is to address the concern on fire safety within the building. By the same token, for a building with office uses involving direct provision of customer services or

goods, planning permission will not be granted for any proposed industrial undertakings involving the use/storage of Dangerous Goods that requires a licence under the Dangerous Goods Ordinance.

Existing Industrial or I-O Buildings

- 4.4 As specified in the covering Notes of the outline zoning plans, no action is required to make the existing use of any land or building conform to the relevant plan, including the “OU(Business)” zoning. All existing uses within an existing industrial or I-O building will be tolerated. However, any material change of use will have to be permitted in terms of the plan (see paragraph 4.8 below).
- 4.5 Whilst it is the intention to provide greater flexibility in the use of the existing industrial or I-O buildings before such buildings are redeveloped, it is necessary to ensure that the fire safety and environmental concerns are properly addressed. In view of the possible presence of existing polluting and hazardous industrial uses, it is necessary to ensure compatibility of the uses within the same building until the whole building is modified/converted to accommodate the new non-polluting and less fire hazard-prone uses. In such circumstances, Schedule II of the user schedule for the “OU(Business)” zone provides that only office use which would not involve direct provision of customer services or goods to the general public will be permitted as of right in existing industrial or I-O buildings. Other office, commercial and institutional uses specified under Column 2 of Schedule II will require planning permission from the Town Planning Board. The provision for planning application for shop and services is restricted to those located at the ground floor only due to fire safety concerns. However, ancillary showroom use of up to 20% of the total usable floor area of an industrial firm in the same premises or building will be permitted without application. Ancillary showroom exceeding the 20% threshold may also be permitted on any floor of the building upon application to the Board.
- 4.6 The Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas¹ on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not

¹ In calculating the floor area, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.

apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Any prospective applicant may check with the Planning Department on the aggregate commercial floor area figure in the concerned industrial or I-O building. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial or I-O building for commercial uses if the commercial portion is completely separated from the industrial or I-O portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion. Also, FSD will not support commercial uses in the basement(s) of an industrial or I-O building as the basement(s) are more susceptible to fire risk and pose more serious hazards when involved in fire.

- 4.7 For an existing I-O building, commercial uses and general office use will be permitted as of right in the purpose-designed non-industrial portion on the lower floors of an existing building (excluding basement(s) and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) provided such uses are separated from the industrial or I-O use located above by a buffer floor of non-hazardous occupancy, such as a car-parking or loading/unloading floor. No industrial uses will be permitted to co-exist with the commercial uses in the non-industrial portion.

Material Change of Use in Part of Existing Industrial or I-O Buildings

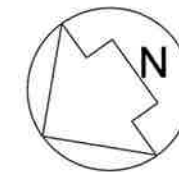
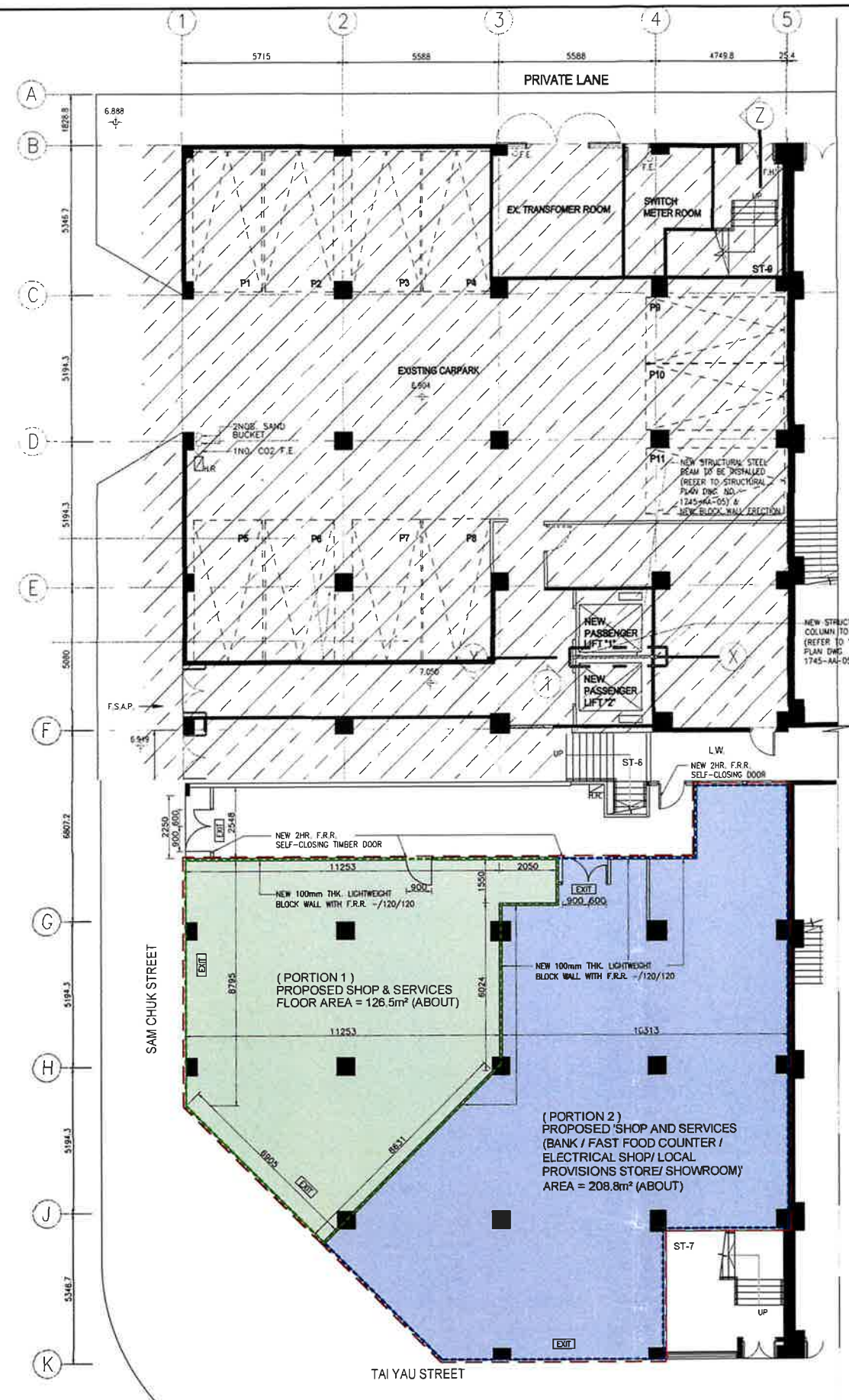
- 4.8 When there is a material change of use, say, from one type of industrial use to another, or from non-industrial to industrial, the proposed use must be permitted in terms of the extant OZP. In this respect, only non-polluting industrial uses without the use/storage of Dangerous Goods that requires a licence under the Dangerous Goods Ordinance will be permitted as of right in order to avoid the perpetuation and/or aggravation of the potential interface problems.

5. Other Statutory and Non-statutory Requirements

- 5.1 For all new development, redevelopment, conversion and material change of use, adequate parking and loading/unloading spaces should be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, and all other statutory or non-statutory requirements of relevant Government departments must also be met. These include building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

TOWN PLANNING BOARD

September 2007

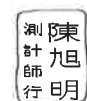


LEGEND

- (PORTION 1)
PROPOSED 'SHOP AND SERVICES'
- (PORTION 2)
PROPOSED 'SHOP AND SERVICES'
(BANK / FAST FOOD COUNTER /
ELECTRICAL SHOP/ LOCAL
PROVISIONS STORE/ SHOWROOM)'
- S.16 PLANNING APPLICATION
BOUNDARY

GROUND FLOOR PART PLAN

(SCALE 1:100)



RAYMOND CHAN
SURVEYORS
LIMITED

TEL.: 2722-7270

FAX.: 2311-3436

NOTES:

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HAD REF.:

BD REF.:

FSD REF.:

PROJECT:

PLANNING APPLICATION FOR PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES' (BANK/ FAST FOOD COUNTER / ELECTRICAL SHOP/ LOCAL PROVISIONS STORE/ SHOWROOM)' AT PORTION OF G/F, JING WAH BUILDING, 10 SAM CHUK STREET, SAN PO KONG, KOWLOON

DRAWING TITLE:

GROUND FLOOR PLAN OF
THE SUBJECT BUILDING

SCALE: 1: 200 @A3

DRAWN: P.C.

SIGNATURE:

DATE:

DEC 2024

DRAWING NO.:

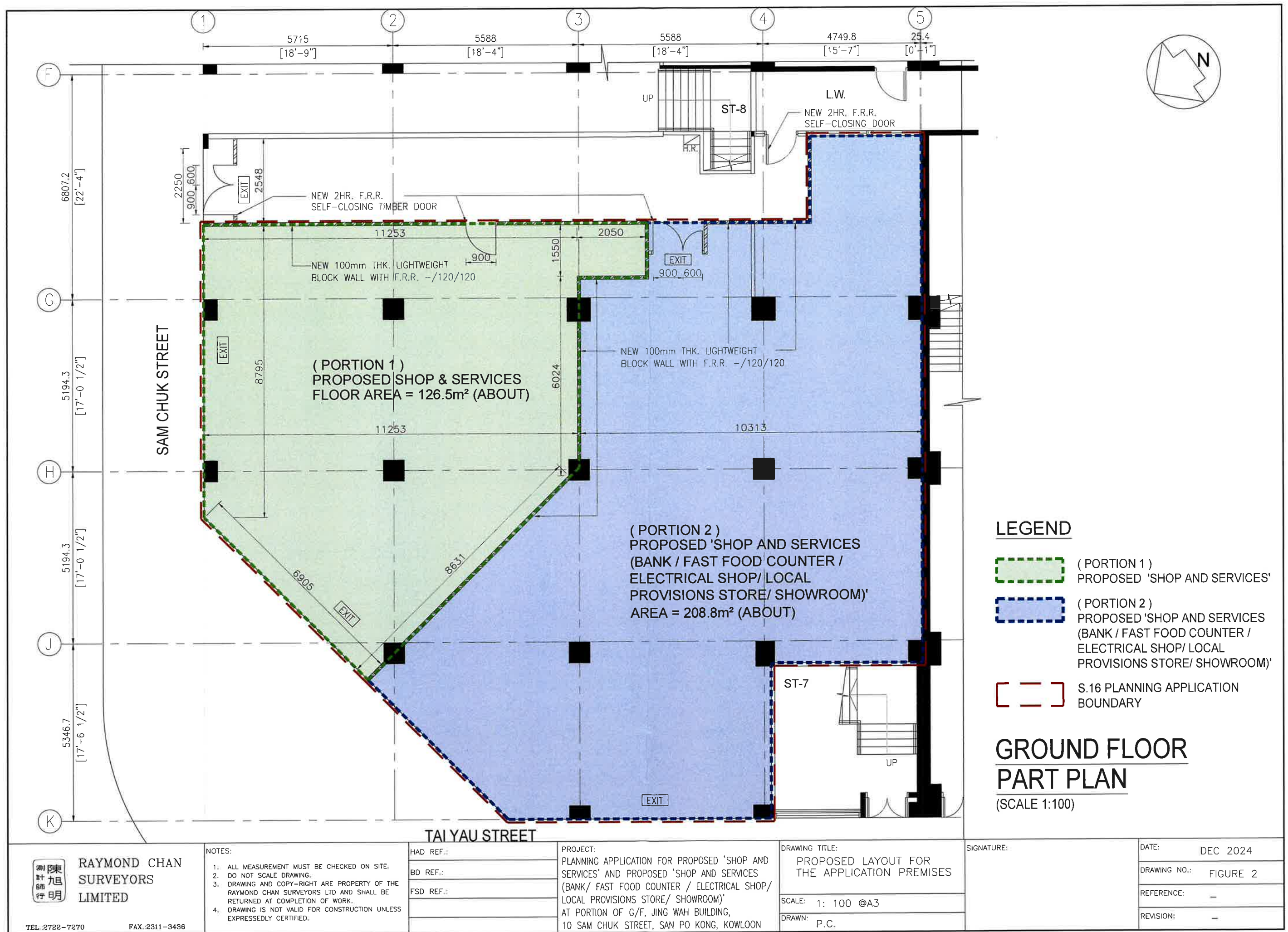
FIGURE 1

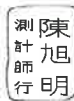
REFERENCE:

—

REVISION:

—





RAYMOND CHAN
SURVEYORS
LIMITED

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HAD REF.:

BD REF.:

FSD REF.:

PROJECT:

PLANNING APPLICATION FOR PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES (BANK/ FAST FOOD COUNTER / ELECTRICAL SHOP/ LOCAL PROVISIONS STORE/ SHOWROOM)' AT PORTION OF G/F, JING WAH BUILDING, 10 SAM CHUK STREET, SAN PO KONG, KOWLOON

DRAWING TITLE:

APPROVED TSZ WAN SHAN, DIAMOND HILL AND SAN PO KONG OUTLINE ZONING PLAN NO. S/K11/31

SCALE: 1: 10000 @A3

DRAWN: P.C.

SIGNATURE:

DATE: DEC 2024

DRAWING NO.: PLAN 3

REFERENCE: —

REVISION: —

RAYMOND CHAN SURVEYORS LIMITED
陳旭明測計師行有限公司

ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港 九龍 尖沙咀 麼地道68號 帝國中心3樓308室

Appendix Ib of
MPC Paper No. A/K11/246A



TEL : 2722 7270
FAX: 2311 3436

Your Ref: TPB/A/K11/246

Our Ref. : PR220601/10

Date : 17 MAR 2025

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

By Hand By Fax
(2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed 'Shop and Services' and Proposed 'Shop and Services' (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom) at Portion of G/F, Jing Wah Building, No. 10 Sam Chuk Street, San Po Kong, Kowloon
(Planning Application No. A/K11/246)

We refer to the emails from Kowloon District Planning Office dated 11 February 2025, 20 February 2025, 21 February 2025, 24 February 2025 and 26 February 2025 forwarding to us the government departmental and public comment on the captioned application.

We hereby submit our response to government departmental comments and public comment (Enclosure).

We hope the information provided could facilitate your kind consideration of this application. Should you have any queries, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
RAYMOND CHAN SURVEYORS LIMITED

Sandra Yip

Encl.

c.c. Kowloon District Planning Office (Attn: Mr. Charles Lee) – By Fax (2894 9502)
Client

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RPS(BS, PFM, P&D)
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TSE Chi-kin, Kenny

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Chartered Project Management Surveyor
Registered Professional Surveyor

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QUANTITY SURVEYOR:
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FRICS, FHKIS, FInstCES, MHKICM, RPS(QS)
Chartered Quantity Surveyor
Chartered Project Management Surveyor
Registered Professional Surveyor

Appendix I

Response to Comments from Transport Department

Comments from Transport Department (Received from Planning Department on 21 February 2025) (Contact Person: Mr. Kalic Chow, tel.: [REDACTED])		Our Response to Transport Department						
(1)	Our previous comments provided on the previous planning application No. A/K11/245 remains unchanged that L/UL spaces should be provided according to HKPSG and the applicant should supplement the L/UL arrangement including but not limited to the goods delivery routes for our comment.	(1) Existing Car Parking Provision, Proposed Parking Arrangement and Goods Delivery Routes The subject building, Jing Wah Building, is a 9-storey industrial building commonly built with the adjoining 15-storey industrial building, namely Efficiency House (35 Tai Yau Street). The subject industrial development is providing internal transport facilities in accordance to lease condition (the relevant approved GBP under BD ref. 2/5047/62 and 2-3/5047/62/10 are attached) as follows:						
	<i>Previous comments provided on the previous planning application No. A/K11/245 are reiterated below:-</i> <i>(1) The applicant should elaborate the proposed car parking provision and demonstrate the fulfillment of HKPSG requirements and provide the relevant calculation, proposed carpark layout, loading/unloading arrangement including goods delivery routes within building for our further consideration.</i>	<table><tr><th>Floor</th><th>Internal Transport Facilities (Jing Wah Building)</th><th>Internal Transport Facilities (Efficiency House)</th></tr><tr><td>G/F</td><td>11 nos. Private Car Parking Space</td><td>6 nos. Private Car Parking Space & 17 nos. Parking, Loading/Unloading Space for Goods Vehicle</td></tr></table> <p>According to the approved GBP, the total non-domestic GFA of subject industrial development is 332,046.01 sq.ft (about 30,847.83 sq.m). The proposed conversion of the subject workshop to ‘Shop and Services’ use (involving floor area of about 126.5 sq.m) and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ (involving floor area of about 208.8 sq.m) constitutes not more than 1.1% of total GFA of the industrial development, the additional demand for internal transport facilities should be considered minimal. The loading/unloading activities for the proposed use would perform at the existing loading/unloading space at G/F of the subject industrial development.</p> <p>The proposed goods delivery route and proposed pedestrian route within building is demonstrated in Figure 3. The proposed pedestrian route shall be restricted for staff use only.</p>		Floor	Internal Transport Facilities (Jing Wah Building)	Internal Transport Facilities (Efficiency House)	G/F	11 nos. Private Car Parking Space
Floor	Internal Transport Facilities (Jing Wah Building)	Internal Transport Facilities (Efficiency House)						
G/F	11 nos. Private Car Parking Space	6 nos. Private Car Parking Space & 17 nos. Parking, Loading/Unloading Space for Goods Vehicle						

Comments from Transport Department (Received from Planning Department on 21 February 2025) (Contact Person: Mr. Kalic Chow, tel.: [REDACTED]) (Con't)	Our Response to Transport Department
<p>(2) <i>To determine the acceptability of the proposed use of the existing loading/unloading bay at Efficiency House, the applicant should seek the agreement from the stakeholders for allocating designated loading/unloading bay(s) to them. The applicant should provide justification to confirm and demonstrate that their proposal will not induce roadside loading/unloading and good delivery on the public road and the remaining loading/unloading bays are adequate for the Efficiency House.</i></p>	<p>(2) (i) Proposed Goods Delivery Route within Building Considering the applicant finds difficulty in seeking written consent/agreement from the existing owner of Efficiency House to allocate designated loading/unloading bay(s) to serve the proposed ‘Shop and Services’ ‘and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ uses at this planning application stage, the applicant would like to propose goods delivery route within building as shown in Figure 3.</p> <p>(2) (ii) Existing Utilization Condition Please be clarified that the applicant is the sole owner of Jing Wah Building (see all Land Registers in Annex A) including the existing car park on ground floor of the subject building. Currently, 8 nos. of car parking spaces on site are under monthly rental to the users of Jing Wah Building while the remaining parking spaces on site are reserved for applicant’s self-use. From 21 February 2025 to 24 February 2025, it is observed that the 8 nos. of car parking space under monthly rental are occupied during office hour 9:00 am to 6:00 pm from Monday to Saturday and unoccupied on Sunday. The remaining parking spaces reserved for the applicant’s self-use are unoccupied everyday.</p> <p>(2) (iii) Proposed New Parking Arrangement for Proposed Development on G/F It is proposed that unloading/unloading activities for the proposed ‘Shop and Services’ ‘and ‘Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)’ uses shall be performed at the existing car park at Jing Wah Building (Car Parking Space Nos. P5 & P6 shall designated exclusive use by the proposed development for L/UL or parking activities from 7:00 am to 9:00 am everyday by visit-by-appointment arrangement (Figure 3). The visit-by-appointment arrangement shall be managed by the existing property managers/security guards residing at the subject building who are directly employed by the applicant. The parking arrangement shall be as follows:-</p>

Car Parking Space No.	Dimension (W x L) (m)	Designated Users
9 nos. (P1, P2, P3, P4, P7, P8, P9, P10 & P11)	2.5 m x 5m	Monthly Rental to the users of the subject Jing Wah Building
2 nos. (P5 & P6)	2.5 m x 5m	(i) Exclusive Use by the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses for L/UL or parking activities from 7:00 am to 9:00 am everyday by visit-by-appointment arrangement (at construction/renovation stage and operation phases of the proposed development) (ii) Hourly Rental to the users of the subject Jing Wah Building (other than 7:00 am to 9:00 am everyday)

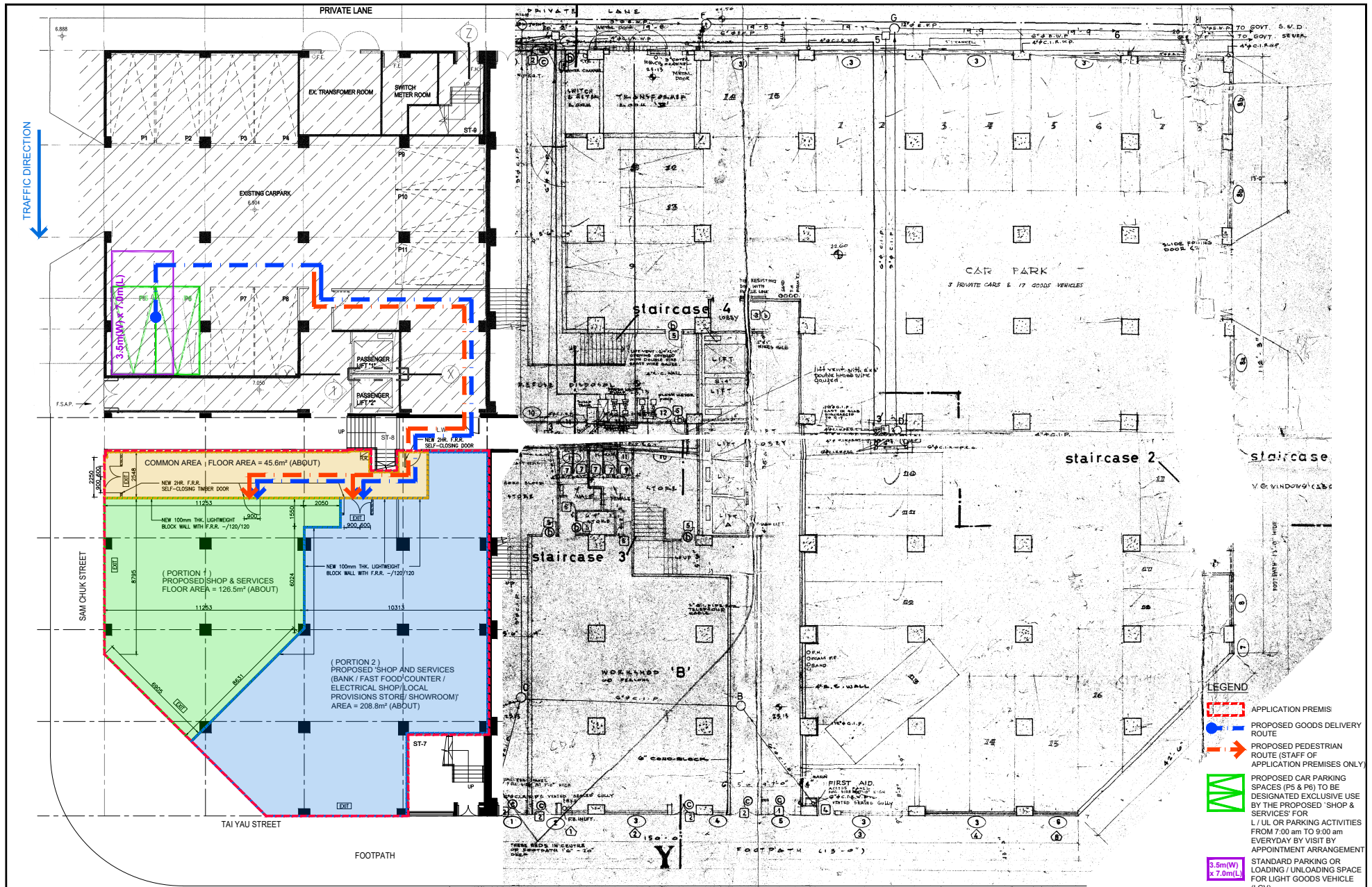
(2) (iv) The Anticipated L/UL and Parking Demand from the Proposed Development

The anticipated L/UL and parking demand from the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses are as follows:-

(a) Operation Phase

The anticipated type of vehicles for goods delivery shall be Light Goods Vehicle (LGV) and the estimated trips generated from the delivery of goods shall be a maximum of 4 trips per week and each unloading/unloading slot shall not be more than 30 minutes. Meanwhile, car parking facility required by customers is not anticipated as the proposed use mainly serve the demand from the local workers and residents.

		<p><u>(b) Construction/Renovation Phase</u></p> <p>The conversion of the subject workshop to proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses shall involve minor A&A and renovation works only, LGV shall be able to cater for the need of delivery of construction materials at construction/renovation phase. The anticipated type of vehicles for delivery of construction materials shall be Light Goods Vehicle (LGV) and the delivery of construction materials shall only be performed at early stage of the proposed development. The construction period shall last for about two months and each unloading/unloading slot shall <u>not be more than 30 minutes</u>.</p> <p>(2) (v) Provision of Light Goods Vehicle for Goods Delivery at Existing Carpark</p> <p>According to the latest approved GBP for the subject building, the 2 nos. of car parking space (P5 & P6) to be designated exclusive use by the proposed 'Shop and Services' 'and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses for parking or L/UL activities from 7:00 am to 9:00 am everyday has locational advantage to accommodate a Light Goods Vehicle with standard parking dimension of 3.5 m (W) x 7.0 m (L) as specified in Hong Kong Planning Standards and Guidelines (HKPSG) (as demonstrated on Figure 3).</p> <p><u>(2) (vi) Need of L/UL Activities Shall be Catered by New Parking Arrangement</u></p> <p>Considering the observation on existing utilization condition stated in para. (ii) above, the proposed new parking arrangement shall be able to cater the need of L/UL activities generated from the proposed 'Shop and Services' and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses.</p>
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RAYMOND CHAN
SURVEYORS
LIMITED

TEL: 2722-7270

FAX: 2311-3436

NOTES:

1. ALL MEASUREMENT MUST BE CHECKED ON SITE.
2. DO NOT SCALE DRAWING.
3. DRAWING AND COPY-RIGHT ARE PROPERTY OF THE RAYMOND CHAN SURVEYORS LTD AND SHALL BE RETURNED AT COMPLETION OF WORK.
4. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSEDLY CERTIFIED.

HAD REF.:

BD REF.:

FSD REF.:

PROJECT:

PLANNING APPLICATION FOR PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES' (BANK/ FAST FOOD COUNTER / ELECTRICAL SHOP/ LOCAL PROVISIONS STORE/ SHOWROOM)' AT PORTION OF G/F, JING WAH BUILDING, 10 SAM CHUK STREET, SAN PO KONG, KOWLOON

DRAWING TITLE:

PROPOSED GOODS DELIVERY ROUTE AND PEDESTRIAN ROUTE FOR STAFF OF APPLICATION PREMISES

SCALE: 1: 200 @A3

DRAWN: P.C.

SIGNATURE:

DATE: FEB 2025

DRAWING NO.: FIGURE 3

REFERENCE: —

REVISION: —

Annex A

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土地註冊處 THE LAND REGISTRY
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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。
BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
[PROPERTY PARTICULARS](#)

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): B6817019

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: GROUND FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
[OWNER PARTICULARS](#)

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的轉讓
[INCUMBRANCES](#)

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	

備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					
UB516853	30/12/1965	13/01/1966	TENANCY AGREEMENT OF BLOCK CONTINENTAL DEVICE (HONG B WITH PLAN FOR 2 YEARS KONG) LIMITED FROM 1.6.1965	-	-
備註 REMARKS: DEPOSIT IS PT. \$8300 & RENT IS PT. \$8300 PER MONTH					
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE THE CHARTERED BANK BANKING FACILITIES	-	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
備註 REMARKS: RE GROUND FLOOR					
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB2286652	05/05/1982	21/07/1982	DUPLICATE AGREEMENT FOR LEASE FOR THE TERM FROM 16.2.82 TO 10.3.83	TELEDYNE HONG KONG LIMITED	-
備註 REMARKS: RE ONE PORTION OF UNIT B DEPOSIT IS \$16200 & RENT IS \$16200 PER MONTH					
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	(PT.)
備註 REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANGEROUS STORE ON G/F FOR RENT SEE M/N					
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-
備註 REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.					
UB7658486	06/11/1998	14/01/1999	ORDER NO. INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO. DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO. INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-

備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406					
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
[PROPERTY PARTICULARS](#)

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063579

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 1ST FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAA NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
[OWNER PARTICULARS](#)

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的轉讓
[INCUMBRANCES](#)

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	-

			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-	
			備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-	
			備註	REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS	-	-	
			備註	REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB516853	30/12/1965	13/01/1966	TENANCY AGREEMENT OF BLOCK CONTINENTAL DEVICE (HONG B WITH PLAN FOR 2 YEARS KONG) LIMITED FROM 1.6.1965	-	-	
			備註	REMARKS: DEPOSIT IS PT. \$8300 & RENT IS PT. \$8300 PER MONTH		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-	
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-	
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-	
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-	
			備註	REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-	
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-	
			備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-	
			備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	- (PT.)	
			備註	REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANGEROUS STORE ON G/F FOR RENT SEE M/N		
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-	
			備註	REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.		
UB5656572	20/04/1993	26/05/1993	ORDER NO. DC0177/93/K UNDER SECTION 24(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: BY THE BUILDING AUTHORITY WITH PLAN		
UB5821991	19/08/1993	20/10/1993	LETTER OF WITHDRAWAL	-	-	
UB7658486	06/11/1998	14/01/1999	ORDER NO. INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	
UB7658487	06/11/1998	14/01/1999	ORDER NO. DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-	
			備註	REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-	

UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY					
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406					
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25- 02/0016/05 BY THE BUILDING - AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

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BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063581

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 2ND FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	-

備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440					
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
備註 REMARKS: RE GROUND FLOOR					
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB4181247	16/08/1989	07/09/1989	TENANCY AGREEMENT FOR 3 YEARS FROM 11.7.89 TO 10.7.92	TELEDYNE HONG KONG LIMITED	- (PT.)
備註 REMARKS: RE UNITS A & B ON 1/F-2/F & ONE ENCLOSED PORTION OF UNIT B & DANGEROUS STORE ON G/F FOR RENT SEE M/N					
UB5442584	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 5 YRS. FROM 11.7.92	TELEDYNE HONG KONG LIMITED	-
備註 REMARKS: THE RENT IS HK\$146000.00 PER MTH. AND THE DEPOSIT IS HK\$14600.00 FOR PREMISES AFFECTED, SEE MEM.					
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY					
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY					
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	TELCOM SEMICONDUCTOR HONG KONG LIMITED	-
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406					

UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25- 02/0016/05 BY THE BUILDING- AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****

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[View OWNER PARTICULARS](#)
[View INCUMBRANCES](#)
[View DEEDS PENDING REGISTRATION](#)

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): B6817023

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 3RD FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$36 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					
PRINCETON GARMENT FACTORY LIMITED		UB738552	15/05/1970	29/05/1970	\$1,175,000.00 (PT.)
備註 REMARKS: ASSIGNMENT					
JING WAH GARMENTS MANUFACTURING COMPANY LIMITED		UB8755459	26/07/2002	15/08/2002	\$10,000,000.00 (PT.)

物業涉及的專權
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE 備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS 備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179	-	-
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS 備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT	-	-
UB559057	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 5 YRS. 10 DAYS FROM 21.4.1965 備註 REMARKS: RE PORTION A & B DEPOSIT IS PT. \$31800 & RENT IS PT. \$10600 PER MONTH	GENUINE ARTS MANUFACTURING CO. LTD.	-
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT 備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB738553	15/05/1970	29/05/1970	MORTGAGE TO SECURE GENERAL HANG SENG BANK LIMITED BANKING FACILITIES	-	-
UB1184281	03/07/1975	11/08/1975	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION 備註 REMARKS: RE GROUND FLOOR	-	-
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977 備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE	-	-
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE 備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS - ORDINANCE 備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY	-	-
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE	-	-

BUILDINGS ORDINANCE
 備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8714978	21/06/2002	26/06/2002	AGREEMENT FOR SALE AND PURCHASE	JING WAH GARMENTS MANUFACTURING COMPANY LIMITED	\$10,000,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT M/N 8755459					
UB8755458	25/07/2002	15/08/2002	DEED OF CONFIRMATION AND RATIFICATION OF M/N 738552	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
08052602970094	16/05/2008	26/05/2008	TENANCY AGREEMENT	SUPERTEX LIMITED	THE RENT IS \$35,000.00 PER MONTH
備註 REMARKS: FOR THE TERM OF 3 YEARS AND 2 MONTHS COMMENCING FROM 1.8.2008 TO 30.9.2011					
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約
DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
***** 無 NIL *****					
***** 登記冊末端 END OF REGISTER *****					

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[View OWNER PARTICULARS](#)
[View INCUMBRANCES](#)
[View DEEDS PENDING REGISTRATION](#)

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料
[PROPERTY PARTICULARS](#)

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063590

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 4TH FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$36 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
[OWNER PARTICULARS](#)

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					
PRINCETON GARMENT FACTORY LIMITED		UB738552	15/05/1970	29/05/1970	\$1,175,000.00 (PT.)
備註 REMARKS: ASSIGNMENT					
JING WAH GARMENTS MANUFACTURING COMPANY LIMITED		UB8755459	26/07/2002	15/08/2002	\$10,000,000.00 (PT.)

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB559057	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 5 YRS. 10 DAYS FROM 21.4.1965	GENUINE ARTS MANUFACTURING CO. LTD.	-
			備註 REMARKS: RE PORTION A & B DEPOSIT IS PT. \$31800 & RENT IS PT. \$10600 PER MONTH		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
			備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB738551	15/05/1970	29/05/1970	REASSIGNMENT	-	-
UB738553	15/05/1970	29/05/1970	MORTGAGE TO SECURE GENERALHANG SENG BANK LIMITED BANKING FACILITIES	-	-
UB1184281	03/07/1975	11/08/1975	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
			備註 REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE	-	-

BUILDINGS ORDINANCE
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY

UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
UB8714978	21/06/2002	26/06/2002	AGREEMENT FOR SALE AND PURCHASE	JING WAH GARMENTS MANUFACTURING COMPANY LIMITED	\$10,000,000.00 (PT.)
備註 REMARKS: SEE ASSIGNMENT M/N 8755459					
UB8755458	25/07/2002	15/08/2002	DEED OF CONFIRMATION AND RATIFICATION OF M/N 738552	-	-
06071001440074	23/06/2006	10/07/2006	TENANCY AGREEMENT RE UNIT SUPERTEX, LIMITED A	-	THE RENT IS \$13,050 PER MONTH
備註 REMARKS: TERM : 3 YEARS COMMENCING ON 16.9.2006 TO 15.9.2009					
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: RE : COMMON PART(S) ONLY					
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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***** 無 NIL *****

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土地註冊處 THE LAND REGISTRY
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查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

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物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): B9501445

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 5TH FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB559055	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 3 YEARS FROM 1.5.1965	HONWING CHAN	-
備註 REMARKS: RE BLOCKS A & B DEPOSIT IS \$10000 & RENT IS \$5000 PER MONTH					
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
備註 REMARKS: RE GROUND FLOOR					
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
06052700060129	17/05/2006	27/05/2006	TENANCY AGREEMENT RE UNIT A	HONG KONG LINK TOURS LIMITED 和聯旅行社有限公司	THE RENT IS \$19,500 PER MONTH
備註 REMARKS: FOR 3 YEARS FROM 1/6/2006 TO 31/5/2009					
06070501440084	15/06/2006	05/07/2006	TENANCY AGREEMENT RE UNIT B	SEWPOWER GARMENT (HONG KONG) LIMITED 兆億製衣(香港)有限公司	THE RENT IS \$21,000 PER MONTH
備註 REMARKS: FOR 2 YEARS COMMENCING ON 10/6/2006 TO 9/6/2008					
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013					
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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土地註冊處 THE LAND REGISTRY
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查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料
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BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063601

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 6TH FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	

備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS	-	-
			備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB559056	10/11/1966	23/11/1966	TENANCY AGREEMENT WITH PLAN FOR 3 YRS. FROM 15.6.1965	TWIGA KNITTING CORPORATION LIMITED	-
			備註 REMARKS: RE PORTIONS A & B DEPOSIT IS \$940 & RENT IS \$4700 PER MONTH		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
			備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
			備註 REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658488	06/11/1998	14/01/1999	ORDER NO.INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY		
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-
06082401670077	01/03/2006	24/08/2006	ORDER NO.UBZ/U25-02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : COMMON PART(S) ONLY		
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-

17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
		備註	REMARKS: RE-REGISTERED SEE	MEM. NO. 22010701190013	
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料
[PROPERTY PARTICULARS](#)

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063615

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: 7TH FLOOR
NO. 10 SAM CHUK STREET
KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
[OWNER PARTICULARS](#)

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
EFFICIENCY INDUSTRIAL WORKS LIMITED					
備註 REMARKS: CONDITIONS OF SALE NO.7179 OF NKIL 4437					
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	
備註 REMARKS: ASSIGNMENT					

物業涉及的輾轉
[INCUMBRANCES](#)

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN		
UB414474	09/10/1963	24/10/1963	BUILDING MORTGAGE WITH PLAN	THE CHARTERED BANK	
備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL					

UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB496440	12/07/1965	31/07/1965	FURTHER CHARGE	THE CHARTERED BANK	-
			備註 REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179		
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
			備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT		
UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB607750	16/11/1967	29/12/1967	SECOND MORTGAGE TO SECURE BANKING FACILITIES	THE CHARTERED BANK	-
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB692626	15/08/1969	12/09/1969	SUPPLEMENTAL DEED OR DEED OF APPORTIONMENT	THE CHARTERED BANK	-
			備註 REMARKS: ENDORSED ON BUILDING MORTGAGE MEM. NO.414474 AND FURTHER CHARGE MEM. NO.496440		
UB802277	24/03/1971	26/04/1971	REASSIGNMENT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
			備註 REMARKS: RE GROUND FLOOR		
UB1139637	08/02/1975	14/02/1975	MORTGAGE TO SECURE BANKING FACILITIES	DAO HENG BANK LIMITED	\$1,000,000.00 (PT.)
UB7403168	17/12/1997	24/01/1998	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB1721913	20/06/1979	27/06/1979	GUARANTEE	GRINDLAYS DAO HENG BANK LIMITED	-
16110401600016	03/11/2016	04/11/2016	RELEASE OF GUARANTEE	-	-
UB2129729	10/07/1981	27/08/1981	FURTHER CHARGE	GRINDLAYS DAO HENG BANK LIMITED	\$1,000,000.00 (PT.)
UB7403168	17/12/1997	24/01/1998	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB5442583	16/09/1992	28/09/1992	TENANCY AGREEMENT FOR 4 YRS. AND 11 MTHS. FROM 11.8.92	TELEDYNE HONG KONG LIMITED	-
			備註 REMARKS: THE RENT IS HK\$22100.00 PER MTH. AND THE DEPOSIT IS HK\$22100.00 RE UNIT A, 7/F		
UB7658486	06/11/1998	14/01/1999	ORDER NO.INVO272/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE : DILAPIDATION/DEFECTS IN THE EXTERIOR AND COMMON AREAS & 1/F CANTILEVERED CANOPY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-
UB7658487	06/11/1998	14/01/1999	ORDER NO.DR29/K/98 UNDER SEC.28(3) OF THE BUILDINGS ORDINANCE	-	-
			備註 REMARKS: RE: DEFECTIVE COMMON DRAINS BY THE BUILDING AUTHORITY		
UB7954604	13/10/1999	11/01/2000	LETTER OF COMPLIANCE	-	-

UB7658488	06/11/1998	14/01/1999	ORDER NO. INVO 271/K/98 UNDER SEC. 26A(1) OF THE BUILDINGS ORDINANCE	-	-	
備註 REMARKS: RE : 1/F CANTILEVERED CANOPY BY THE BUILDING AUTHORITY						
UB7971776	10/11/1999	28/01/2000	LETTER OF COMPLIANCE	-	-	
UB8102493	30/05/2000	15/06/2000	LEASE FROM 11/7/2000 TO 10/7/2005 RE UNITS B & C ON G/F,	-	-	
備註 REMARKS: WHOLE OF 1/F & 2/F, UNIT A ON 5/F & 7/F MONTHLY RENT IS \$156406						
UB8477483	01/08/2001	30/08/2001	SURRENDER AGREEMENT	-	-	
06082401670077	01/03/2006	24/08/2006	ORDER NO. UBZ/U25- 02/0016/05 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-	
備註 REMARKS: RE : COMMON PART(S) ONLY						
07010501310364	17/11/2006	05/01/2007	LETTER OF COMPLIANCE	-	-	
17052302590396	28/04/2017	23/05/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	FOR CONSIDERATION SEE MEMORIAL (PT.)	
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-	
17052302590409	28/04/2017	23/05/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司		
17090400960031	16/08/2017	04/09/2017	RELEASE	-	-	
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)	
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司		
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)	
備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013						
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)	

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 13/05/2024 17:01
查冊者姓名 / 名稱 NAME OF SEARCHER: YIP SIU KWAN SANDRA
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 13/05/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 13/05/2024.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the titles to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
PROPERTY PARTICULARS

物業參考編號

PROPERTY REFERENCE NUMBER (PRN): A6063623

地段編號

LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179

年期 LEASE TERM: 99 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898

每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數

SHARE OF THE LOT: 4/164

ADDRESS: 8TH FLOOR
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註

REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
THE DETERMINED RENT IS PT. \$138 P.A.
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K334/64 DATED 20.7.1964
MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

業主資料
OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB405633	23/07/1963	03/08/1963	DEED OF MUTUAL GRANT OF RIGHT OF WAY WITH PLAN	-	-
UB498497	05/07/1965	18/08/1965	LETTER APPROVING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: A MODIFICATION OF THE CONDITIONS OF SALE NO. 7179					
UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN - CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	-
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	-
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	-
		備註	REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	-
		備註	REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	-
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
		備註	REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013		
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

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***** 無 NIL *****

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BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A6063565

地段編號
LOT NO.: NEW KOWLOON INLAND LOT NO. 4437

批約 HELD UNDER: CONDITIONS OF SALE NO. UB7179
年期 LEASE TERM: 99 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 01/07/1898
每年地稅 RENT PER ANNUM: \$694.00

所佔地段份數
SHARE OF THE LOT: 4/164

ADDRESS: ROOF
NO.10 SAM CHUK STREET KOWLOON

地址: 中文地址不詳

備註
REMARKS: SURVEY OF NKIL 4437 HAS NOW BEEN COMPLETED BY P.W.D. DATED 3/12/1965
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MODIFICATION/EXEMPTION GRANTED BY BUILDING AUTHORITY'S PERMIT NO. K197/64 DATED 30.4.1964

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OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
JING WAH GARMENTS MANUFACTURING CO. LTD.		UB692627	15/08/1969	12/09/1969	-

備註 REMARKS: ASSIGNMENT

物業涉及的轉讓
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UB498593	15/06/1965	18/08/1965	LETTER GRANTING ON CERTAIN CONDITIONS	-	-
備註 REMARKS: CONSENT TO THE SALE OF PARTS OF THE LOT					

UB560162	31/10/1966	30/11/1966	INSTRUMENT WITH APPROVED PLANS OF PARTITION OR SUBDIVISION	-	
UB569082	02/12/1966	07/02/1967	DEED OF MUTUAL COVENANT	-	
UB1088152	12/07/1974	16/07/1974	INSTRUMENT WITH APPROVED PLAN OF FURTHER PARTITION OR SUBDIVISION	-	
			備註 REMARKS: RE GROUND FLOOR		
UB1399435	15/07/1977	15/07/1977	GOVERNMENT NOTICE NO.1648 OF 1977	-	
			備註 REMARKS: PURSUANT TO SEC. 22(2) OF THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
17090400960041	16/08/2017	04/09/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
17090400960055	16/08/2017	04/09/2017	RENTAL ASSIGNMENT	HANG SENG BANK LIMITED 恒生銀行有限公司	
21072701540024	13/07/2021	27/07/2021	AGREEMENT FOR SALE AND PURCHASE	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)
			備註 REMARKS: RE-REGISTERED SEE MEM. NO. 22010701190013		
22010701190013	13/07/2021	07/01/2022	RE-REGISTRATION OF AGREEMENT FOR SALE AND PURCHASE MEM. NO. 21072701540024	JING WAH OVERSEAS LIMITED 正華海外有限公司	\$580,000,000.00 (PT.)

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****

Appendix II
Response to Comments from Drainage Services Department
and Public Comments

Comments from Drainage Services Department (Received from Planning Department on 11 February 2025) (Contact Person: Ms Veda Tsang, tel.: [REDACTED])	Our Response to Drainage Services Department and Public Comments
<p><i>Please clarify whether there's sewage discharge for the existing and proposed use of the captioned portion of G/F. If affirmative, please provide a comparison to justify that there's no increase in sewage discharge.</i></p>	<p>Please be clarified that there shall be no increase in sewage discharge upon implementation of the proposed development. A comparison on the required sanitary fitments for the existing workshop use and proposed 'Shop and Services' and 'Shop and Services (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom)' uses under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) are shown in Annex I.</p> <p>It is demonstrated that <u>the required sanitary fitments for the proposed development at the application premises shall be less than the required sanitary fitments for the existing workshop</u>, there shall be less sewage discharge upon implementation of the proposed development. Provision of sufficient sanitary fitments for the proposed development shall be addressed in the formal General Building Plan submission stage for compliance with the statutory requirements under Buildings Ordinance. Please be clarified that the proposed development shall not involve 'Eating Place' use.</p> <p>In view of the above, there shall be no sewage impact from the proposed development.</p>
Public Comments received by TPB on 12 February 2025	
<p>大廈法團擔心因地渠日久失修，已長期出現反湧情況，不贊成批准進行食店或飲料店營運，此等服務曾加大去水排污系統負荷。</p>	

Annex I**(1) Proposed Provision and Required Sanitary Fitments for the Proposed Development under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123 I)**

Floor	Location	Use	UFA (sq.m)	Factor of sq.m per Person	No. of Person		Male to Female Ratio		Sanitary Fitments							
									W.C.		Basin		Urinal		Accessible Unisex Toilet	
									REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
G/F	Shop 1	Shop & Services	127.099	15	9	1:1	M	5	N/A	N/A	N/A	N/A	N/A	N/A	1	1
							F	5	N/A	N/A	N/A	N/A	N/A	N/A		
	Shop 2	Shop & Services	253.850	15	17	1:1	M	9	1	1	1	1	Nil	-	1	#1
							F	9	1	#1	1	#1	-	-		

Remark: # Accessible Unisex Toilet, including 1 W.C. & 1 Basin in Sanitary Fitment Calculations.

(2) Existing Sanitary Fitments Provision for the Industrial Premises

	Location	Use	UFA (sq.m)	Factor of sq.m per Person	No. of Person		Male to Female Ratio		Sanitary Fitments							
									W.C.		Basin		Urinal		Accessible Unisex Toilet	
									REQ.	PRO.	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
G/F	Workshop	Workshop	316.610	4.5	71	1:1	M	36	2	3	2	3	1	1	1	-
							F	36	3	4	2	3	-	-		

Appendix III

Response to Comments from other Government Departments

<i>Comments from Home Affairs Department dated 21.1.2025 (Contact Person: Ms Bonnie Ho, tel.: [REDACTED])</i>	<i>Our Response to Comments from Home Affairs Department</i>
<i>WTSDO has no adverse view on the captioned proposal from the home affairs perspective as it is expected to bring benefit to the surrounding neighbourhood. We will defer to the relevant departments to assess the proposal in respect of planning requirements and development needs. Thank you.</i>	Noted.
<i>Comments from Hong Kong Police Force dated 24.1.2025 (Contact Person: Ms LAW Yi-lam, Sylvia, tel.: [REDACTED])</i>	<i>Our Response to Comments from Hong Kong Police Force</i>
No comment at this stage. Thank you.	Noted.
<i>Comments from Highways Department dated 24.1.2025 (Contact Person: Jenny LI, tel.: [REDACTED])</i>	<i>Our Response to Comments from Highways Department</i>
No comment on the application.	Noted.

<i>Comments from Water Services Department dated 4.2.2025 (Contact Person: Ms. Ruby Hu, tel.: [REDACTED])</i>	<i>Our Response to Comments from Water Services Department</i>
<i>No comment on the application.</i>	Noted.
<i>Comments from Food and Environmental Hygiene Department dated 3.2.2025 (Contact Person: Kate TSE, tel.: [REDACTED])</i>	<i>Our Response to Comments from Food and Environmental Hygiene Department</i>
<p><i>i. Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and</i></p> <p><i>ii. The operation of the business should not cause any environmental nuisances and/or hygiene problems at the application site and its vicinities. The operator of the site is responsible for the removal and disposal of any trade waste generated from the commercial activities at their expenses.</i></p>	Noted. Please be clarified that the proposed development shall not involve 'Eating Place' use.

<i>Comments from Environmental Protection Department dated 5.2.2025 (Contact Person: Alice, tel.: [REDACTED])</i>	<i>Our Response to Comments from Environmental Protection Department</i>
<p><i>I refer to your email dated 20 January 2025 enclosing the s.16 planning application for the proposed "Shop and Services" use (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store or Showroom) at the subject Premises within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the approved Ts Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31.</i></p> <p><i>In view of the nature and scope of the proposed use, adverse environmental impact is not anticipated. It is noted that fast food counter will be provided. The applicant is reminded to ensure compliance with the requirements of relevant pollution control ordinances and guidelines, particularly the best practical control measures as set out in the "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" in the link below to minimize the oily fume and cooking odour emission.</i></p>	<p>Noted. Please be clarified that the proposed development shall not involve 'Eating Place' use.</p>

Comments from Lands Department dated 10.2.2025 (Contact Person: Ms. Emily Fok, tel.: [REDACTED])	Our Response to Comments from Lands Department
<p><i>The premises under application falls within New Kowloon Inland Lot No. 4437 ("the Lot"), which is held under the Condition of Sale No. 7179 dated 25.6.1962 as varied or modified by a modification letter dated 5.7.1965. The lease term has been extended up to 30.6.2046. The Lot is restricted for industrial and/or godown purposes excluding offensive trades. The proposed "Shop and Services" use and proposed 'Shop and Services' use (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store or Showroom) of the premises will contravene the lease conditions under which the Lot is held.</i></p> <p><i>2. If the planning application is approved by the Town Planning Board ("TPB"), the owner of the premises shall apply to Lands Department ("LandsD") for a lease modification or temporary waiver to implement the proposal. However, there is no guarantee that the lease modification or temporary waiver application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord as its sole discretion. In the event any such application is approved, it will be subject to such terms and conditions including, among others, the payment of premium/waiver fee and administrative fee as may be imposed by LandsD. Approval by TPB shall not prejudice the government's right to take enforcement action against any breach of lease conditions identified at the premises.</i></p>	<p>Noted.</p>

Comments from Buildings Department dated 10.2.2025 (Contact Person: Mr. CHONG Yeuk-hing/Ms. NG Wun-yin, Natalie, tel.: [REDACTED], [REDACTED])	Our Response to Comments from Buildings Department
<p><i>No objection in principle to the application subject to the following comments</i></p> <ol style="list-style-type: none"> <i>1) All building works/ change of use are subject to compliance with the Buildings Ordinance (BO).</i> <i>2) Before any new building works are carried out, prior approval and consent from the Building Authority (BA) under BO should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works.</i> <i>3) The applicant is advised to consult an Authorized Person to ensure that any building works/ change of use are implemented in compliance with BO, including (but not limited to) the following:</i> <ol style="list-style-type: none"> <i>a. Adequate means of escape should be provided in accordance with the Building (Planning) Regulation 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code).</i> <i>b. The subject premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to the Building (Construction) Regulation 35 and the FS Code.</i> <i>c. Adequate provision of sanitary fitments should be provided to the subject premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.</i> 	<p><i>Noted. Detailed comments from Buildings Department shall be addressed in the formal General Building Plan submission stage.</i></p>

<p><i>d. Adequate provision of barrier free access to the subject premises should be provided in accordance with the Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008.</i></p> <p><i>4) For unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by the Building Authority to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the application site under the BO.</i></p> <p><i>5) If the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.</i></p> <p><i>6) Please also draw the applicant's attention to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the BA has no powers to give retrospective approval or consent for any UBW.</i></p> <p><i>7) Detailed comments under the BO will be given at the building plans submission stage.</i></p>	
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Comments from Fire Services Department dated 26.2.2025 (Contact Person: Li Chi-fung, tel.: [REDACTED])	Our Response to Comments from Fire Services Department
<p><i>Please be informed that I have no objection in principle to the proposal subject to water supplies for firefighting service installations being provided to the satisfaction of the Director of Fire Services.</i></p> <p><i>However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.</i></p> <p><i>Nevertheless, shall the proposed work involve licensed premises in the area, the consultant should make separate enquiry to licencing authority.</i></p> <p><i><u>In addition, the building is not protected with sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 230m² in accordance with TPB PG-No. 22D.</u> The applied use should be counted up to the aggregated commercial area.</i></p>	<p>Noted.</p>

RAYMOND CHAN SURVEYORS LIMITED
陳旭明測計師行有限公司



ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港 九龍 尖沙咀 麼地道68號 帝國中心3樓308室

TEL : 2722 7270
FAX: 2311 3436

Your Ref: TPB/A/K11/246
Our Ref. : PR220601/11
Date : 21 March 2025

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

By Hand By Fax
(2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed 'Shop and Services' and Proposed 'Shop and Services' (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom) at Portion of G/F, Jing Wah Building, No. 10 Sam Chuk Street, San Po Kong, Kowloon
(Planning Application No. A/K11/246)

We refer to our submission dated 17 March 2025 regarding the subject planning application.

We hereby submit a revised plan on the proposed goods delivery route and pedestrian route for staff of the application premises (Figure 3 Rev. A). This submission supersedes the Figure 3 submitted by us on 17 March 2025.

We hope the information provided could facilitate your kind consideration of this application. Should you have any queries, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
RAYMOND CHAN SURVEYORS LIMITED

Sandra Yip

Encl.

c.c. Kowloon District Planning Office (Attn: Mr. Charles Lee) – By Fax (2894 9502)

DIRECTORS:
CHAN Yuk-ming, Raymond

AP(HK), FRICS, FHKIS, MCI Arb, MCI OB, C. Build E FCABE,
RPS(BS, PFM, P&D)
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TSE Chi-kin, Kenny

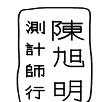
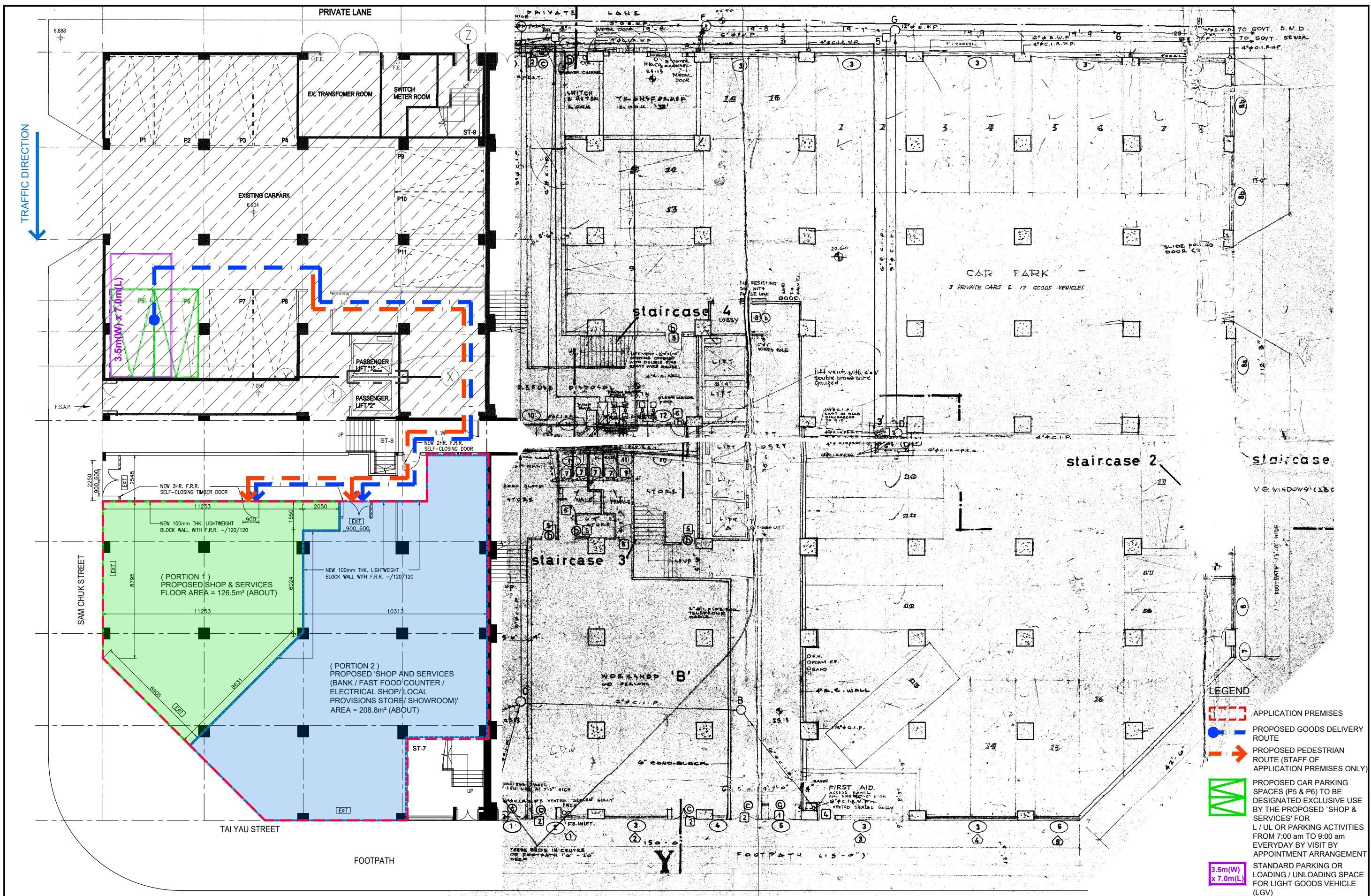
BSc, FRICS, FHKIS, RPS(BS, PFM, P&D), MHKIVM, MHKICM
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TOWN PLANNER:
YIP Siu-kwan, Sandra

QUANTITY SURVEYOR:
CHAN Siu-hong, Honby

BSc, MSc (Urban Planning), MRTPI, RPP
Chartered Town Planner

FRICS, FHKIS, FInstCES, MHKICM, RPS(QS)
Chartered Quantity Surveyor
Chartered Project Management Surveyor
Registered Professional Surveyor



RAYMOND CHAN
SURVEYORS
LIMITED

TEL.: 2722-7270 FAX.: 2311-3436

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HAD REF.:
BD REF.:
FSD REF.:

PROJECT:
PLANNING APPLICATION FOR PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES (BANK / FAST FOOD COUNTER / ELECTRICAL SHOP / LOCAL PROVISIONS STORE / SHOWROOM)' AT PORTION OF G/F, JING WAH BUILDING, 10 SAM CHUK STREET, SAN PO KONG, KOWLOON

DRAWING TITLE:
PROPOSED GOODS DELIVERY ROUTE AND PEDESTRIAN ROUTE FOR STAFF OF APPLICATION PREMISES
SCALE: 1: 200 @A3
DRAWN: P.C.

SIGNATURE:
DATE: MAR 2025
DRAWING NO.: FIGURE 3
REFERENCE: -
REVISION: A

RAYMOND CHAN SURVEYORS LIMITED
陳旭明測計師行有限公司

Appendix Id of
MPC Paper No. A/K11/246A



ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港九龍尖沙咀麼地道68號帝國中心3樓308室

TEL : 2722 7270
FAX: 2311 3436

Your Ref: TPB/A/K11/246

Our Ref. : PR220601/12

Date : 12 May 2025

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

By Hand By Fax
(2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed 'Shop and Services' and Proposed 'Shop and Services' (Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom) at Portion of G/F, Jing Wah Building, No. 10 Sam Chuk Street, San Po Kong, Kowloon
(Planning Application No. A/K11/246)

The subject planning application refers.

As per the request from Kowloon District Planning Office, we would like to confirm Figures 1 and 2 in the planning statement and Figure 3 (Rev. A) in our Further Information dated 21 March 2025 are indicative only.

We hope the information provided could facilitate your kind consideration of this application. Should you have any queries, please feel free to contact the undersigned at [REDACTED] or [REDACTED].

Yours faithfully,

RAYMOND CHAN SURVEYORS LIMITED

Sandra Yip

c.c. Kowloon District Planning Office (Attn: Mr. Charles Lee) – By Fax (2894 9502)
Client

DIRECTORS:
CHAN Yuk-ming, Raymond

AP(HK), FRICS, FHKIS, MCI Arb, MCI OB, C, Build E FCABE,
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Chartered Project Management Surveyor
Registered Professional Surveyor

Similar Applications in the San Po Kong Business Area in the Past Three Years

Application No.	Address	Proposed Uses	Date of Consideration (MPC)
A/K11/242	Unit B, G/F, Wang Fai Industrial Building, 29 Luk Hop Street, San Po Kong, Kowloon	Proposed Shop and Services	Approved with condition(s) (23.9.2022)
A/K11/243	Workshop Space, G/F (Portion), 21 Luk Hop Street, San Po Kong (New Kowloon Inland Lot No. 4873)	Proposed Shop and Services	Approved with condition(s) 14.10.2022

Detailed Departmental Comments

Comments of Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under Buildings Ordinance (BO) should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works;
- (b) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO;
- (c) if the proposed uses under application are subject to issue of a license, please be reminded that any existing structures on the application premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (d) the applicant's attention is drawn to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the BA has no powers to give retrospective approval or consent for any UBW; and
- (e) detailed comments under the BO will be given at the building plans submission stage.

Comments of Commissioner for Transport (C for T) :

regarding the provision of the proposed temporary loading/unloading (L/UL) space and the goods delivery route, the applicant should implement the following measures as proposed:

- (i) provision of a temporary L/UL space at G/F of Jing Wah Building for the proposed use between 7:00 a.m. to 9:00 a.m.;
- (ii) employees of the applicant will manage the usage of the L/UL space via visit-by-appointment arrangement. There shall be a maximum of 4 trips per week for goods delivery and each section for L/UL activity shall not be more than 30 minutes; and

- (iii) delivery of construction materials for the proposed use shall be limited to Light Goods Vehicle and performed at early stage of the proposed use. Each section for L/UL activity shall not be more than 30 minutes.

Comments of Director of Fire Services (D of FS):

- (a) if the proposed structures are required to comply with the BO, detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (b) shall the proposed works involve licensed premises in the area, the consultant should make separate enquiry to the licensing authority.

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

From: [REDACTED]
Sent: 2025-02-12 星期三 11:53:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 有關 A/K11/246-反對營運食肆或飲料商店
Attachment: EJ-反對正華大廈申請營運食肆或飲料商店-20250212.pdf

Dear Sir/Madam:

Please see the attached.

Best regards,

Rudy Liu

Assistant General Manager
PMP(Tier 1)Licence P1-962455

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K11/246

意見詳情 (如有需要，請另頁說明)

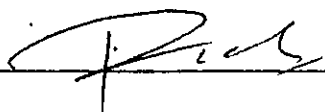
Details of the Comment (use separate sheet if necessary)

本屋法團擔心因地鐵及久失修，已長期出現及湧漏情況，不贊成
批准進行在屋式飲料廠營運，此等服務會加大去水排污系統的負載。

「提意見人」姓名/名稱 Name of person/company making this comment

義康及王榮工務及維修顧問

簽署 Signature



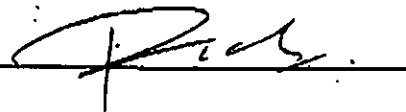
日期 Date

2025.2.12.

1 附加

致城市規劃委員會秘書：**專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓****傳真：2877 0245 或 2522 8426****電郵：tpbpd@pland.gov.hk****To : Secretary, Town Planning Board****By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong****By Fax : 2877 0245 or 2522 8426****By e-mail : tpbpd@pland.gov.hk****有關的規劃申請編號 The application no. to which the comment relates****A/K11/246****意見詳情 (如有需要，請另頁說明)****Details of the Comment (use separate sheet if necessary)**

根據規劃委員會的意見，已長期反映及湧現，不贊成
批准這項在現有式設計發展，此項發展會加大水排冷系統的影響。

「提意見人」姓名/名稱 Name of person/company making this comment 黃友正及王榮工務及發展顧問**簽署 Signature****日期 Date**2025.2.12.

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K11/246

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會法團擔心因建築日久失修，已長期出現火警情況，不贊成
批准進行在屋式設計新建築，此項服務會加大去水排水系統的壓力。

「提意見人」姓名/名稱 Name of person/company making this comment 義工及正業工友聯誼會

簽署 Signature

日期 Date

2025. 24. 10

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD) that if the planning application is approved by the Town Planning Board (the Board), the owner of the premises shall apply to LandsD for a lease modification or temporary waiver to implement the proposal. However, there is no guarantee that the lease modification or temporary waiver will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it will be subject to such terms and conditions, including, among others, the payment of premium/waiver fee and administrative fee as imposed by LandsD. Approval by the Board shall not prejudice the Government's right to take enforcement action against any breach of lease conditions identified at the Premises.

- (b) To note the comments of the Commissioner for Transport (C for T) that:
 - regarding the provision of the proposed temporary loading/unloading (L/UL) space and the goods delivery route, the applicant should implement the following measures as proposed:
 - (i) provision of a temporary L/UL space at G/F of Jing Wah Building for the proposed use between 7:00 a.m. to 9:00 a.m.;
 - (ii) employees of the applicant will manage the usage of the L/UL space via visit-by-appointment arrangement. There shall be a maximum of 4 trips per week for goods delivery and each section for L/UL activity shall not be more than 30 minutes; and
 - (iii) delivery of construction materials for the proposed use shall be limited to Light Goods Vehicle and performed at early stage of the proposed use. Each section for L/UL activity shall not be more than 30 minutes.

- (c) To note the comments of the Director of Fire Services (D of FS) that:
 - (i) if the proposed structures are required to comply with the BO, detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) shall the proposed works involve licensed premises in the area, the consultant should make separate enquiry to the licensing authority.

(d) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:

- (i) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under Buildings Ordinance (BO) should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works;
- (ii) the applicant is advised to appoint an Authorised Person to ensure that any building works/change of use are implemented in compliance with BO, including (but not limited to) the following:
 - 1. adequate means of escape should be provided in accordance with Building (Planning) Regulation ((B(P)R) 41(1)) and the Code of Practice for Fire Safety in Buildings 2011 (the FS Code);
 - 2. the subject premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 35 and the FS Code;
 - 3. adequate provision of sanitary fitments should be provided to the subject premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
 - 4. adequate provision of barrier free access to the subject premises should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008;
- (iii) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO;
- (iv) if the proposed use under application is subject to issue of a license, please be reminded that any existing structures on the application premises intended to be used for such purposes are required to comply with the building safety

and other relevant requirements as may be imposed by the licensing authority;

- (v) the applicant's attention is drawn to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the BA has no powers to give retrospective approval or consent for any UBW; and
 - (vi) detailed comments under the BO will be given at the building plans submission stage.
- (e) To note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is reminded to ensure compliance with the requirements of relevant pollution control ordinances and guidelines, particularly the best practical control measures as set out in the "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" to minimize the oily fume and cooking odour emission.
- (f) To note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence / permit issued by this Department is required if there is any food business /catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X, a factory canteen licence is required for the operation of the food businesses in the industrial building as listed in the Regulation; and
 - (ii) the operation of the business should not cause any environmental nuisances and/or hygiene problems at the Premises and its vicinities. The operator of the site is responsible for the removal and disposal of any trade waste generated from the commercial activities at their expenses.