

2025年 9月 1 8日

Appendix I for RNTPC
Paper No. A/ST/1041

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
申請的日期。

This document is received on 18 SEP 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; and
位於鄉郊地區土地上及/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
位於鄉郊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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

250 2053

9/9

by Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1041
	Date Received 收到日期	18 SEP 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

CHEUNG TSZ KWAN 張子坤

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N. A. 不適用

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)	WORKSHOP 5A (PART) ON G/F VERISTRONG INDUSTRIAL CENTRE 34-36 AU PUI WAN STREET FOTAN SHATIN N.T. 沙田火炭坳背灣街34-36號 豐盛工業中心地下5A舖 (部份)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☐ Site area 地盤面積 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 8.51 sq.m 平方米 ☐ 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 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	沙田分區計劃大綱圖 S/ST/38
(e) Land use zone(s) involved 涉及的土地用途地帶	工業
(f) Current use(s) 現時用途	建築材料店 (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)

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 2025 年 9 月 5 日的記錄，這宗申請共牽涉 1 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 1 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)
1	沙田火炭坳背灣街34-36號豐盛工業中心地下5號	1/9/2025

(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）

1/9/2025 親身遞交

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	約8.51 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	商店及服務行業 (建築材料店) A/ST/1007續期申請(為期三年) (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	N.A. 不適用	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 0 sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 8.51 sq.m 平方米 ☒ About 約		
	Total 總計 8.51 sq.m 平方米 ☒ 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
		N.A. 不適用	N.A. 不適用

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☐ Filling of land 填土		
Area of filling 填土面積	sq.m 平方米	☐ About 約	
Depth of filling 填土厚度	m 米	☐ About 約	
☐ Excavation of land 挖土			
Area of excavation 挖土面積	sq.m 平方米	☐ About 約	
Depth of excavation 挖土深度	m 米	☐ About 約	
(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))			
(b) Intended use/development 有意進行的用途/發展			

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置												
	☐ Utility installation for private project 私人發展計劃的公用設施裝置												
	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												
	<table border="1"> <thead> <tr> <th data-bbox="518 1395 790 1462">Name/type of installation 裝置名稱/種類</th> <th data-bbox="813 1395 949 1462">Number of provision 數量</th> <th data-bbox="973 1373 1447 1485">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)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	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)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(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		
	<u>GFA 總樓面面積</u>	
☐ 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)

N. A. 不適用

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	☒ 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)) 火炭坳背灣街 ☐ 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) ☐
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	☐ (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	☐ (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 ☐ Please provide details 請提供詳情 No 否 ☒																														
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 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> </tbody> </table> 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. 不適用 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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。

有關申請處所在過往臨時許可用途期間已履行全部附帶條件及物業內之間隔和經營用途直到現在都沒有改變，現由於編號A/ST/1007即將到期，懇請 貴署就該地址繼續批准許可用途：商店及服務行業（建築材料店）使用。

現向城規會提出是次用途許可續期之申請，能繼續為區內街坊服務。

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

張子坤

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

Others 其他

on behalf of
代表

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

Date 日期

8/9/2018

(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打道 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[@]

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

[@] 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.
在該靈灰安置所內，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	WORKSHOP 5A (PART) ON G/F VERISTRONG INDUSTRIAL CENTRE 34-36 AU PUI WAN STREET FOTAN SHATIN N.T. 沙田火炭坳背灣街34-36號 豐盛工業中心地下5A舖 (部份)		
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	沙田分區計劃大綱圖 S/ST/38		
Zoning 地帶	工業		
Applied use/ development 申請用途/發展	商店及服務行業(建築材料店) A/ST/1007續期申請(為期三年)		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	8.51 ☒ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 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 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ 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

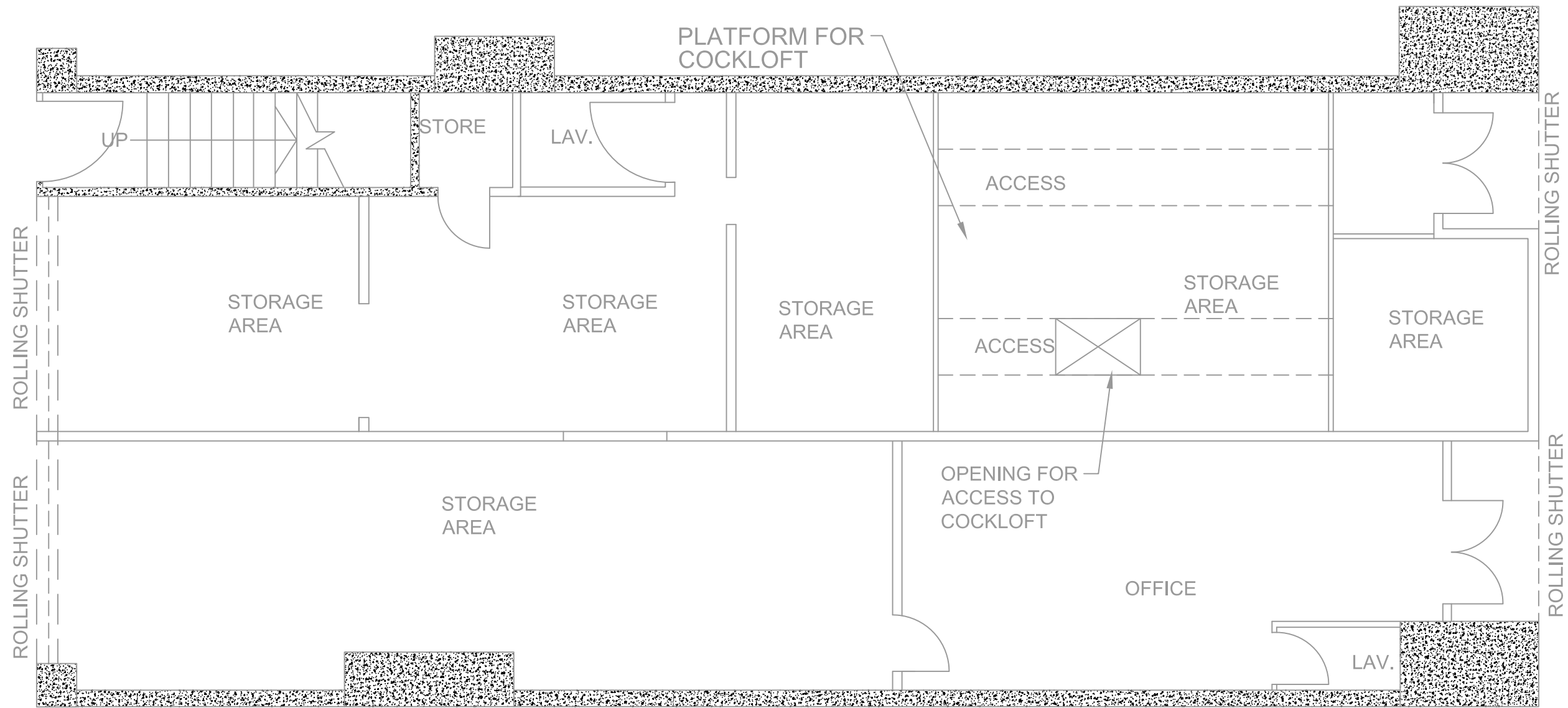
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
1張消防裝置圖 1張FS251		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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。

AU PUI WAN STREET



GROUND FLOOR PLAN

NOTES:

B	28.7.16	GENERAL REVISION	C.K.L
A	27.2.14	GENERAL REVISION	C.K.L
REV.	DATE	DESCRIPTION	BY

FS CONTRACTOR :
MARVEL FIRE ENGINEERING CO., LTD
威達消防工程有限公司
2/F., Tai Nam Commercial Building,
169 Tai Nam Street, Kowloon
TEL : 2393 1037 FAX : 2399 7863

PROJECT
UNIT 5A, G/F, VERISTRONG
INDUSTRIAL CENTRE,
34-36 AU PUI WAN STREET,
FO TAN.

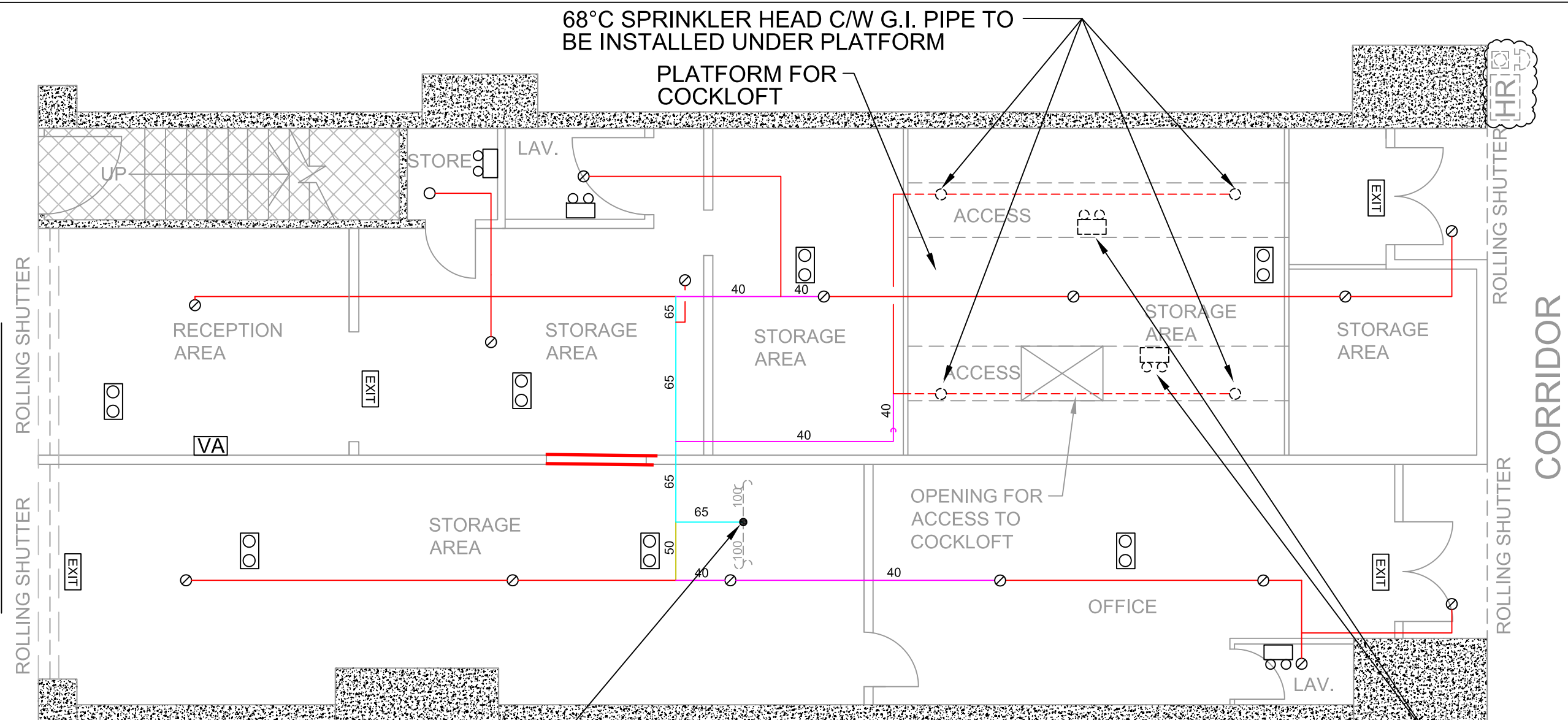
DRAWING TITLE
ALTERATION & ADDITIONAL
WORKS FOR FIRE SERVICES
INSTALLATION AT UNIT 5A
ON G/F

DRAWING NO
PJ-VIC-L-001

FILE NAME
FS-01.DWG

DATE	SCALE	REV.
04/2013	1:100	B
DESIGN	DRAWN	
C.K.LAM	C.K.LAM	
CHECKED	APPROVAL	
IVAN	IVAN	

AU PUI WAN STREET



NEW Ø65 SPR. PIPE CONNECTED
TO THE EXISTING SPR. MAIN PIPE

GROUND FLOOR PLAN

EMERGENCY LIGHT TO BE INSTALLED
UNDER PLATFORM

LEGEND

- EXISTING PIPEWORK / EQUIPMENT
- NEW PIPEWORK / EQUIPMENT
- ⊙ 68°C SPRINKLER HEAD UNDER FALSE CEILING
- 68°C SPRINKLER HEAD UNDER SOFFIT
- ⊞ 2HRS. BATTERY BACK-UP EMERGENCY LIGHT (CEILING MOUNTED TYPE)
- ⊞ 2HRS. BATTERY BACK-UP EMERGENCY LIGHT (WALL MOUNTED TYPE)
- EXIT 2HRS. BATTERY BACK-UP EXIT SIGN
- HR HOSEREEL SET
- MANUAL CALL POINT
- FIRE ALARM BELL
- VA WALL MOUNTED TYPE FLASHING LIGHT FOR VISUAL FIRE ALARM SYSTEM
- SHADED PUBLIC AREA TO BE PROTECTED BY THE EXISTING SPRINKLER SYSTEM

REMARK:

- ALL G.M.S. SHOULD BE B.S. 1387 MEDIUM GRADE.
- ALL SIZE OF F.S. / SPRINKLER PIPE SHOULD BE 32MM DIA. UNLESS OTHERWISE STATED.

F.S. NOTES:

A) HOSE REEL SYSTEM

- THIS UNIT IS PROTECTED BY THE BUILDING OF EXISTING HOSE REEL SET LOCATED AT THE CORRIDOR AS SHOWN ON THE DRAWING.

B) MANUAL FIRE ALARM SYSTEM

- THE BUILDING OF EXISTING FIRE ALARM BELL & MANUAL CALL POINT ARE ADJACENT TO THE EXISTING HOSE REEL SET AT THE CORRIDOR AS SHOWN ON THE DRAWING.

C) VISUAL FIRE ALARM SYSTEM

- NEWLY VISUAL FIRE ALARM SYSTEM IS PROVIDED FOR THE UNIT AND IS CONNECTED TO THE EXISTING MANUAL FIRE ALARM SYSTEM AT THE CORRIDOR FOR OPERATION.
- ALL THE AREAS OF UNIT SERVED FOR STAFF ONLY EXCEPTED RECEPTION AREA.

D) VENTILATION/AIR CONDITIONING CONTROL SYSTEM

- WALL MOUNTED TYPE AIR CONDITIONER IS PROVIDED FOR THE UNIT.

- E) SPRINKLER SYSTEM, EXIT SIGNS AND EMERGENCY LIGHTING IS PROVIDE FOR THE UNIT.

COLOUR CODE		
PIPE(DIM)	COLOUR	
Ø25	GREEN	
Ø32	RED	
Ø40	PURPLE	
Ø50	YELLOW	
Ø65	LIGHT BLUE	
Ø80	DARK GREEN	
Ø100	LIGHT BROWN	

NOTES:

REV.	DATE	DESCRIPTION	BY
1	05/2013	FSD COMMENTED ON 20/5/13	CKL

FS CONTRACTOR :
MARVEL FIRE ENGINEERING CO., LTD
威達消防工程有限公司
2/F., Tai Wan Commercial Building,
189 Tai Wan Street, Kowloon.
TEL : 2393 1037 FAX : 2399 7863

PROJECT
UNIT 5A, G/F, VERISTRONG
INDUSTRIAL CENTRE,
34-36 AU PUI WAN STREET,
FO TAN.

DRAWING TITLE
ALTERATION & ADDITIONAL
WORKS FOR FIRE SERVICES
INSTALLATION AT UNIT 5A
ON G/F

DRAWING NO
PJ-VIC-L-001

FILE NAME
FS-01.DWG

DATE
04/2013

SCALE
1:100

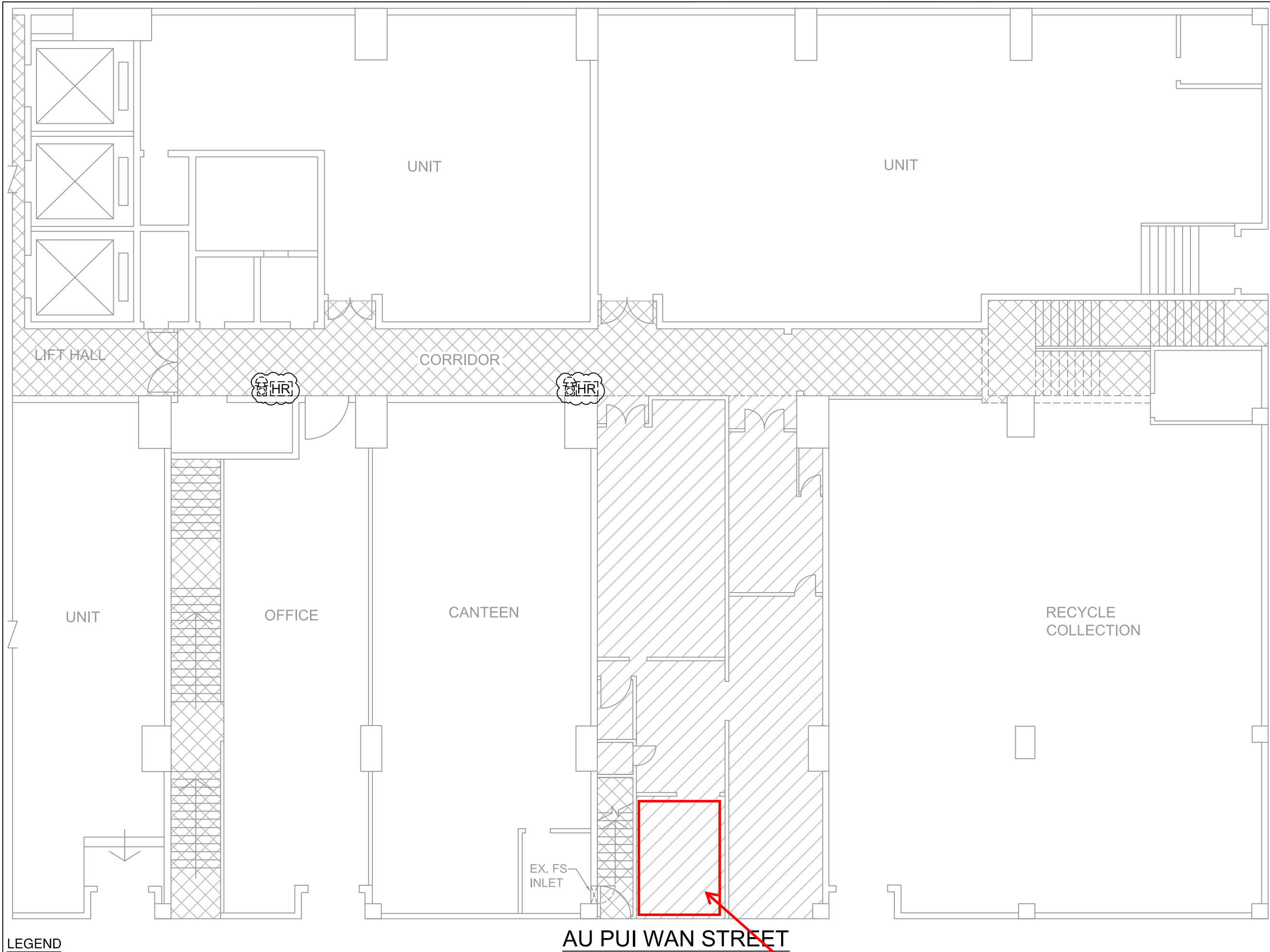
REV.
0

DESIGN
C.K.LAM

DRAWN
C.K.LAM

CHECKED
IVAN

APPROVAL
IVAN



LEGEND

- | | | | | | |
|--|----------------------------|--|--|--|---|
| | EXISTING HOSEREEL SET | | EXISTING FIRE ALARM BELL | | SHADED PUBLIC AREA TO BE PROTECTED BY THE EXISTING SPRINKLER SYSTEM |
| | EXISTING MANUAL CALL POINT | | SHADED PREMISE AREA IS AT G/F, UNIT 5A TO APPLY FOR COMMERCIAL USE | | |

NOTES:

1	05/2013	FSD COMMENTED ON 20/5/13	CKL
REV.	DATE	DESCRIPTION	BY

FS CONTRACTOR :
MARVEL FIRE ENGINEERING CO., LTD
 威達消防工程有限公司
2/F., Tai Nam Commercial Building,
169 Tai Nam Street, Kowloon.
TEL : 2393 1037 FAX : 2399 7863

PROJECT
UNIT 5A G/F, VERISTRONG
INDUSTRIAL CENTRE,
34-36 AU PUI WAN STREET,
FO TAN.

DRAWING TITLE
ALTERATION & ADDITIONAL
WORKS FOR FIRE SERVICES
INSTALLATION AT UNIT 5A
ON G/F

DRAWING NO
PJ-VIC-L-002

FILE NAME
FS-01.DWG

DATE	SCALE	REV.
04/2013	1:100	0

DESIGN	DRAWN
C.K.LAM	C.K.LAM

CHECKED	APPROVAL
IVAN	IVAN

申請地點豐盛工業中心地下5A 舖(部份)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Serial Number

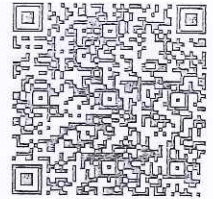
10197 010802

Name of Client 顧客姓名

Wah Sing Property Management Limited

Address 地址

Block A, Veristrong Industrial Centre, No. 34-36 Au Pui Wan Street, Fo Tan Sha Tin



Type of Building 樓宇類型:

☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
	Fire Alarm System (MFA)	Whole Building (Public Area)	Conforms with FSD requirement	25/11/2024	24/11/2025
16	Fire Hydrant/Hose Reel System	Whole Building (Public Area)	Conforms with FSD requirement (defects see part 3)	25/11/2024	24/11/2025

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
16	Fire Hydrant/Hose Reel System	R/F	Signal circuit of FS Pump Control Panel mal-function	Need to inspect and repair wiring circuit
16	Fire Hydrant/Hose Reel System	近3號梯, 近5號梯	on/off power switch for FS intermediate booster pump mal-function	Need replacement

Remark 備註

JB07274-01-V060-04-M-EC

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 01/2012)

29ea-8aaa-fdb0-9503-9791-259a-7c71-a334

Authorized Signature: 受權人簽署

Name: 姓名

Cheung Siu Lung

FSD/RC No.: 消防處註冊號碼

RC1 / 0197 RC2 / 0340

Company Name: 公司名稱

Starberg Limited

Telephone: 聯絡電話

23906600

Date: 日期

28/11/2024

For FSD use only

Inspected

Key-in

Verified

Serial Number

10197010802

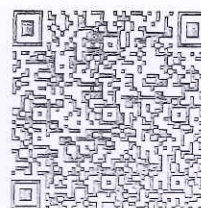
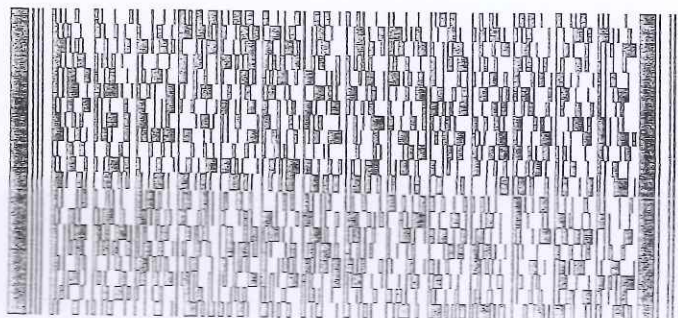
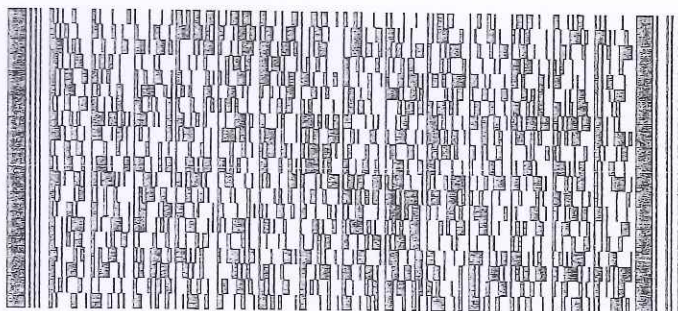
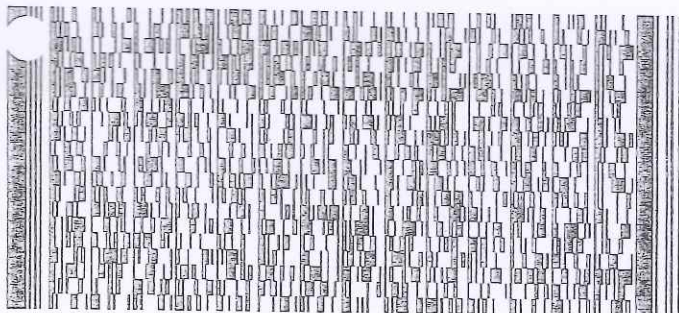
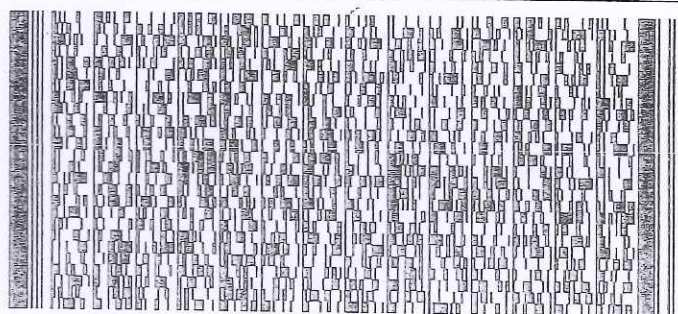
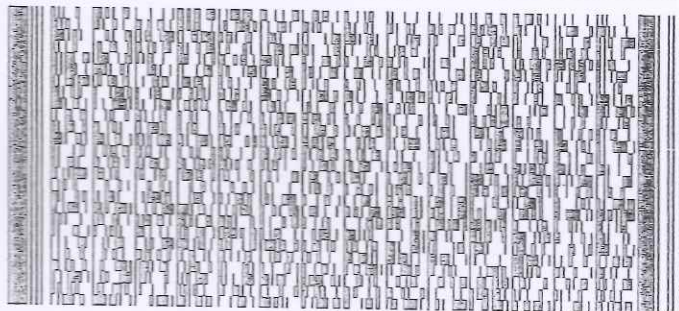
Name of Client 顧客姓名

Wah Sing Property Management Limited

Part 1 Annual Maintenance ONLY**第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
12	Exit Sign	Whole Building (Public Area)	Conforms with FSD requirement (defects see part 3)	25/11/2024	24/11/2025
28	Sprinkler System	Whole Building (Public Area)	Conforms with FSD requirement (defects see part 3)	25/11/2024	24/11/2025



Serial Number

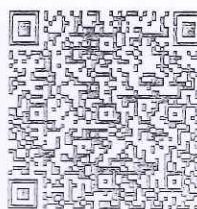
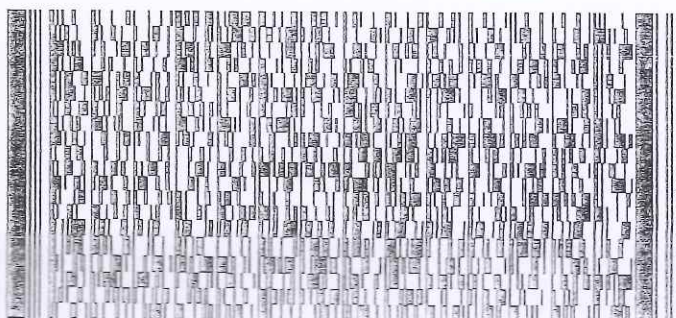
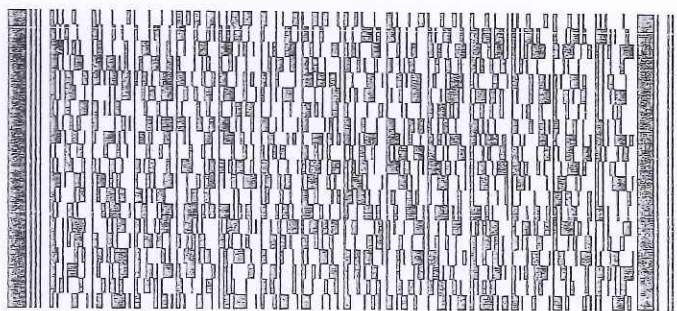
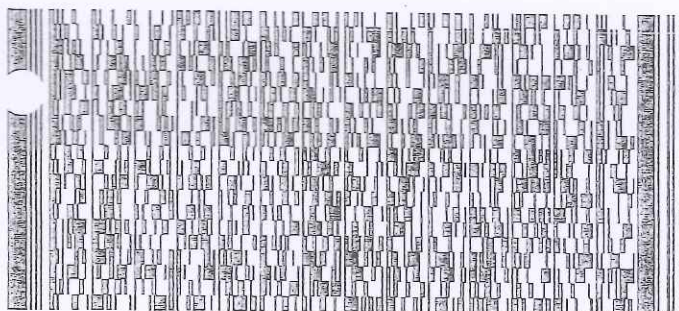
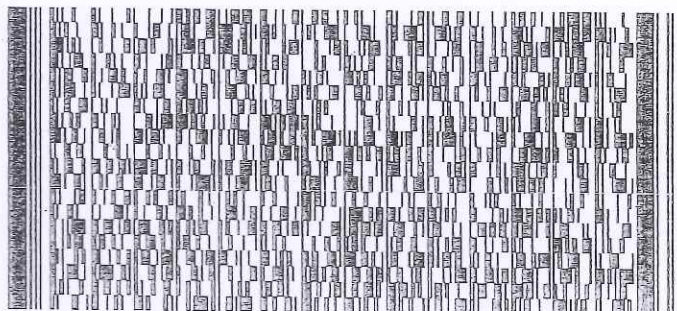
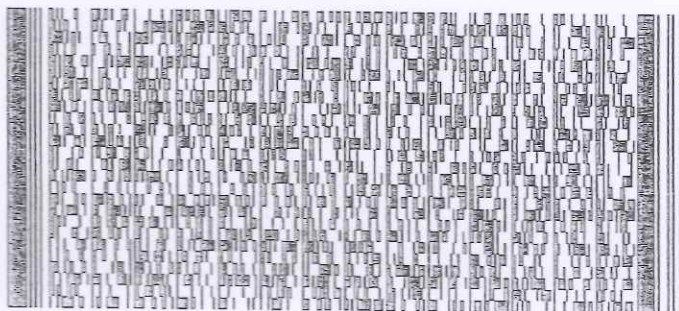
10197010802

Name of Client 顧客姓名

Wah Sing Property Management Limited

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
12	Exit Sign	9/F (近915單位梯), 7/F (近715單位梯)	Exit Sign mal-function 2nos.	Need replacement

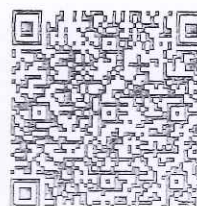
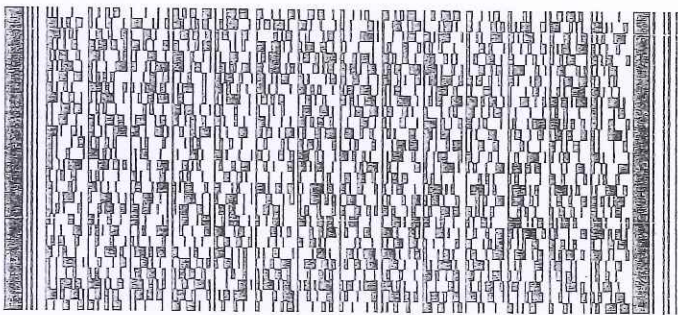
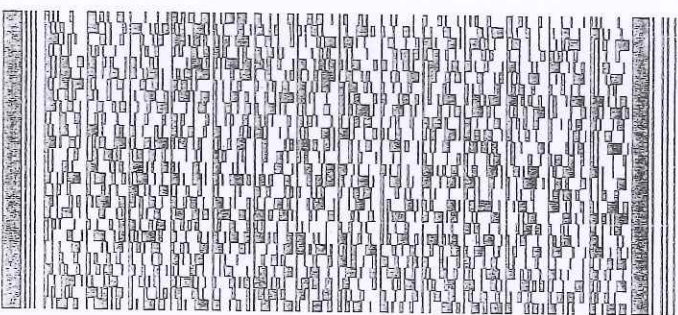
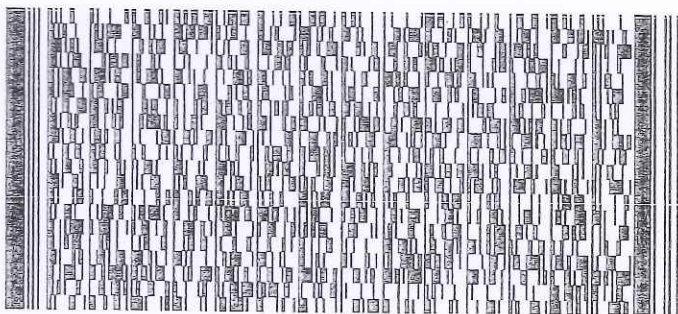
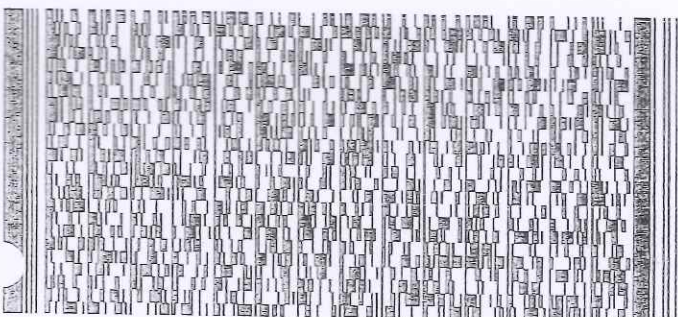
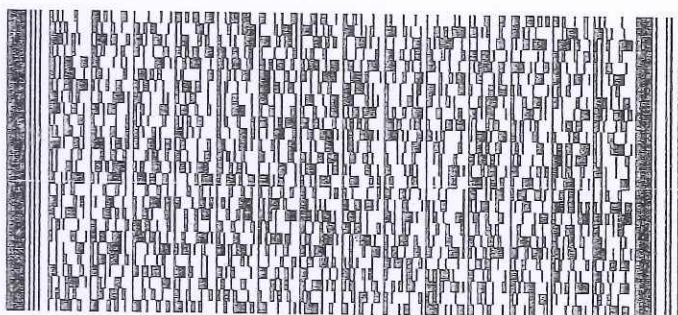
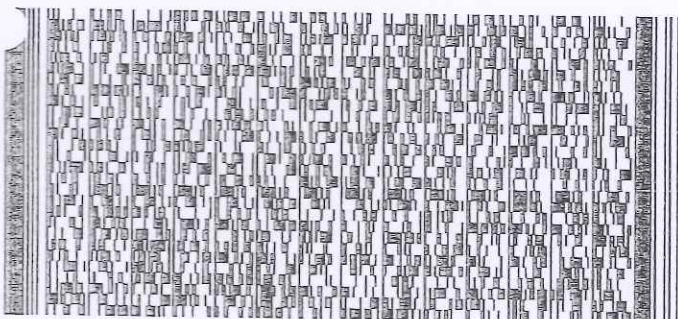
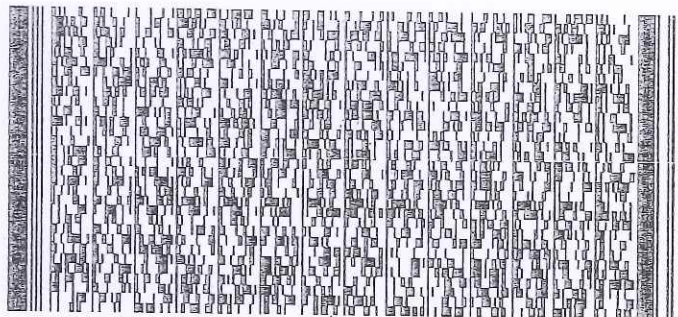
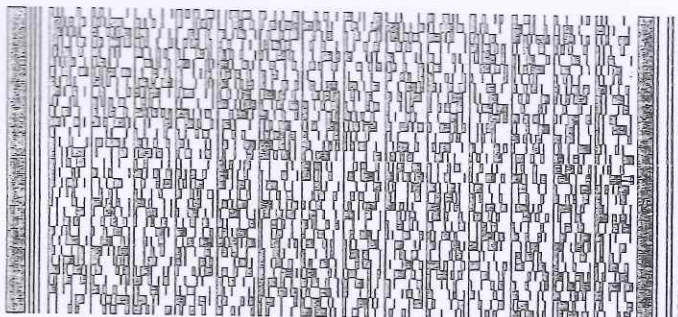


Serial Number

10197 010802

Name of Client 顧客姓名

Wah Sing Property Management Limited



☐Urgent ☒Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Co Paper No. A/ST/1041

Cherry Sin Ying HO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年10月16日星期四 15:37
收件者: Cherry Sin Ying HO/PLAND
主旨: TPB/A/ST/1041補交FS251
附件: FS251.pdf
類別: Internet Email

何小姐,

應消防處要求, 現補交有關 TPB/A/ST/1041 FS251 文件. 請查收

張先生

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A9703710

FSD Ref.:

消防處檔號

Name of Client:

顧客姓名

天豐漆油

Name of Building:

樓宇名稱

豐盛工業中心

Street No./Town Lot:

門牌號數/市地段

34-36號

Street/Road/Estate Name:

街道/屋苑名稱

坳背灣街

Block:

座

District:

分區

火炭

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
28	Sprinkler System	G/F Unit 5A	conforms with FSD requirement	11/9/2025	10/9/2026
13	Fire Alarm Systems(MFA)	G/F Unit 5A	conforms with FSD requirement	11/9/2025	10/9/2026
12	-1 set flashing light unit	G/F Unit 5A	conforms with FSD requirement	11/9/2025	10/9/2026
11	Exit Signs	G/F Unit 5A	conforms with FSD requirement	11/9/2025	10/9/2026
	-4 nos. exit sign				
	Emergency Lighting	G/F Unit 5A	conforms with FSD requirement	11/9/2025	10/9/2026
	-11 nos. emergency light				

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

YIP WAI LEUNG

YIP WAI LEUNG

RC 2-567

Choice Right Engineering

Consultants (Hong Kong) Ltd.

37953234

11/9/2025

For FSD
use only:

Inspected

Key-in

Verified

**Relevant Extracts of the Town Planning Board Guidelines on
“Use/Development within “Industrial” Zone”
(TPB PG-No. 25D)**

- 6.2 For a proposed commercial use in an industrial building or on the upper floors of an industrial-office (I-O) building, the following main planning criteria are relevant:
- (a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
 - (b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and
 - (c) 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 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

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.

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.

**Relevant Extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous Applications for Shop and Services at
Workshop 5A (Part), G/F, Veristrong Industrial Centre,
34-36 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.**

Applications Approved by the RNTPC

<u>No.</u>	<u>Application No.</u>	<u>Application Premises (Unit)</u>	<u>Proposed / Applied Use</u>	<u>Floor Area (m²) (About)</u>	<u>Date of Consideration</u>
1.	A/ST/180	5 (Part)	Local Provisions Store [@]	12	7.6.1991 (expired)
2.	A/ST/287	5 (Part)	Local Provisions Store [#]	19	19.11.1993 (lapsed)
3.	A/ST/350	5A	Metal Hardware Shop [@]	9	16.12.1994 (expired)
4.	A/ST/433	5A	Metal Hardware Shop [@]	10	8.8.1997 (expired)
5.	A/ST/506	5 (Part)	Local Provisions Store cum Fast Food Shop [#]	42	19.11.1999 (lapsed)
6.	A/ST/761	5A	Shop and Services (Paint Store) [~]	8.51	23.11.2012 (revoked)
7.	A/ST/828	5A	Shop and Services (Construction Materials Store) [@]	8.51	25.10.2013 (expired)
8.	A/ST/906	5A (Part)	Temporary Shop and Services (Construction Materials Store) for a Period of 3 Years [@]	8.51	11.11.2016 (expired)
9.	A/ST/974	5A (Part)	Temporary Shop and Services (Construction Materials Store) for a Period of 3 Years [@]	8.51	18.10.2019 (expired)
10.	A/ST/1007	5A (Part)	Temporary Shop and Services (Construction Materials Store) for a Period of 3 Years [@]	8.51	23.9.2022 (valid until 11.11.2025)

[#] The applied uses ceases operation or there is a change of use of the premises under application. Hence, the planning permission granted was lapsed.

[@] The planning permission was valid on a temporary basis of 3 years and had already expired.

[~] A/ST/761 was revoked due to the non-compliance with approval condition by the specified date.

Application Rejected by the RNTPC

<u>No.</u>	<u>Application No.</u>	<u>Application Premises (Unit)</u>	<u>Proposed / Applied Use</u>	<u>Floor Area (m²) (About)</u>	<u>Date of Consideration</u>
1.	A/ST/241	5 (Part)	Furniture Shop	24	4.12.1992

Rejected Reasons

- R1 The development is not in line with the Town Planning Board's guidelines for commercial use in industrial building in that it is not providing a supporting role to industrial undertakings. There is no strong justification to sacrifice the industrial ground floor spaces for the use.
- R2 Commercial floor spaces for retail propose are available in the nearby commercial centre.
- R3 The approval of the application would set an undesirable precedent for similar applications.

**Appendix IV of RNTPC
Paper No. A/ST/1041**

**Similar Applications within the same “Industrial” zone
on the Sha Tin Outline Zoning Plan**

Applications Approved by the RNTPC/TPB

<u>No.</u>	<u>Application No.</u>	<u>Proposed/ Applied Uses</u>	<u>Date of Consideration</u>
<i>Within Veristrong Industrial Centre</i>			
1.	A/ST/503	Retail Shop (Spare Parts for Electrical Appliances & Metal Parts)	8.10.1999 (valid)
<i>Within the same “I” zone in Fo Tan in the past five years</i>			
<u>No.</u>	<u>Application No.</u>	<u>Proposed/ Applied Uses</u>	<u>Date of Consideration</u>
2.	A/ST/992	Proposed Shop and Services (Retail Shop and Showroom for Motor-Vehicle, Helmet and Related Products)	18.12.2020 (valid until 18.12.2025)
3.	A/ST/997	Shop and Services (Money Exchange)	30.4.2021 (valid until 30.4.2026)
4.	A/ST/998	Shop and Services (Real Estate Agency) ~	23.7.2021 (revoked)
5.	A/ST/1000	Proposed Temporary Shop and Services for a Period of Five Years	24.9.2021 (valid until 24.9.2026)
6.	A/ST/1004	Shop and Services (Real Estate Agency and Retail Shop)	18.2.2022 (valid until 18.2.2027)
7.	A/ST/1005	Proposed Shop and Services (Convenience Store)	18.2.2022 (valid until 18.2.2027)
8.	A/ST/1006	Shop and Services	25.11.2022 (valid until 25.11.2027)
9.	A/ST/1009	Proposed Shop and Services (Retail Shop)	25.11.2022 (valid until 25.11.2027)
10.	A/ST/1016	Temporary Shop and Services for a Period of Five Years	5.5.2023 (valid until 5.5.2028)
11.	A/ST/1017	Shop and Services~	19.5.2023 (revoked)
12.	A/ST/1024	Proposed Shop and Services~	5.4.2024 (revoked)

~ A/ST/998, A/ST/1017 and A/ST/1024 were revoked due to the non-compliance with approval condition by the specified date.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD):

- no objection to the application;
- the application premises (the Premises) is situated on Shah Tin Town Lot No. 141 (the Lot) which is governed under New Grant No. 11624 (the New Grant). Under the New Grant, the Lot shall not be used for any purpose other than industrial or godown purposes or both excluding offensive trade; and
- notwithstanding the user restrictions under the New Grant, a temporary waiver allowing the use of 'Shop and Services (Construction Materials Store)' has been granted for the Premises.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no in-principle objection to the application from traffic engineering point of view provided that the temporary 'Shop and Services (Construction Materials Store)' would not cause adverse traffic impact and road safety issue in the vicinity.

3. Fire Safety

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

- no objection to the application subject to the existing fire service installations implemented at the Premises being maintained in efficient working order at all times;
- the building is protected with sprinkler system so that the maximum permissible aggregate commercial floor area on G/F is 460m² in accordance with TPB PG-No. 25D. The applied use should not be counted up to the aggregate commercial floor area; and
- his advisory comments are at **Appendix VI**.

4. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no in-principle objection to the application under the Buildings Ordinance subject to the advisory comments as detailed at **Appendix VI**.

5. **Other Departments**

The following departments have no comment on the application:

- Director-General of Trade and Industry (DG of TI); and
- District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shu Tin, Lands Department (DLO/ST, LandsD) that the application premises (the Premises) is situated on Sha Tin Town Lot No. 141 (the Lot) which is governed under New Grant No. 11624 (the New Grant). Under the New Grant, the Lot shall not be used for any purpose other than industrial or godown purposes or both excluding offensive trade;
- (b) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented at the Premises shall be maintained in efficient working order at all times; and
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the applied use shall comply with the requirements under the Buildings Ordinance (BO). For instance, the subject shop and services shall be separated from the adjoining workshops by fire barriers with Fire Resistance Rating of 120 minutes and the means of escape in case of emergency of the existing adjoining premises shall not be adversely affected; and
 - (ii) the subdivision of the unit / premises should comply with the provisions of BO / Building (Minor Works) Regulation. The applicant should engage a registered building professional under the BO to co-ordinate the building works, if any.