

This document is received on 2026-01-07
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

2502966

2025.12.24 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/KC/514
	Date Received 收到日期	2026-01-07

- 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 checked="" type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
IP lok Meng 葉毓明

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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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)	Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories Kwai Chung Town Lot No.517 under New Grant No.22349 新界葵涌大連排道83號1樓04室 葵涌市地段 517號 新批地22349號
(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52.90sq.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 Kwai Chung Outline Zoning Plan (No.S/KC/32) 葵涌分區計劃大綱核准圖 (編號 S/KC/32)
(e) Land use zone(s) involved 涉及的土地用途地帶	Commercial (3) 商業 (3)
(f) Current use(s) 現時用途	Office (according to the Building Authority's approved plan) 辦公室 (根據建築事務監督的批准建築圖則) (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

就土地擁有人同意/通知土地擁有人陳述

- (a) According to the record(s) of the Land Registry as at25/11/2025..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)"[#].
根據土地註冊處截至2025..... 年11..... 月25..... 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 notified1..... “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	Kwai Chung Town Lot No.517 Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories	17/12/2025

(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）

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	
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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) <i>For Type (i) application</i> 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	52.90 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p align="center">Educational Institution 教育機構</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>		
(c) Number of storeys involved 涉及層數	Not Applicable 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	sq.m 平方米	<input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....	52.90 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Total 總計	52.90 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
		Not Applicable 不適用	Not Applicable 不適用

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 <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>
(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	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <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> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Name/type of installation 裝置名稱/種類</th> <th style="width: 17%;">Number of provision 數量</th> <th style="width: 50%;">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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

(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 地積比率限制 From 由 to 至
- Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由% to 至
- Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
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 非建築用地限制 From 由m to 至
- 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 (please specify the use(s) and concerned land
政府、機構或社區設施 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

.....

.....

.....

.....

.....

<p>7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</p>
<p>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)</p> <p>April 2026 2026年4月</p>

<p>8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排</p>	
<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 <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)) Tai Lin Pai Road 大連排道 <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)</p> <p>No 否 <input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 <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) _____ _____ _____</p> <p>No 否 <input checked="" type="checkbox"/></p>
<p>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?</p>	<p>Yes 是 <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) _____ _____ _____</p> <p>No 否 <input checked="" type="checkbox"/></p>

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。

<p>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?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>
<p>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。)</p>	<p>Yes 是 No 否</p>	<p><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)</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><input checked="" type="checkbox"/></p>
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p> <p>_____</p> <p>_____</p>	<p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

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。

BASIC INFORMATION :

The proposed educational institution is located at Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories (hereafter called "Premises". The building in which the Premises is situated is a modernized office building erected in 2019 consisting of a 21-storeys tower sitting on a 2-storeys podium. It is located in the planning zone "Commercial (3)" under Approved Kwai Chung Outline Zoning Plan (No.: S/KC/32) in which Educational Institution is "Column-2 Use".

Although there is no educational institution in the building, there are many education centres / tutorial schools at Life@KCC and some few at Kowloon Commerce Centre just oppsite to the our building. In addition, many well-established secondary schools are in the surroudings not far away from our building, like Salesians of Don Bosco of Ng Siu Mui Secondary School, Daughters of Mary Help of Christians Siu Ming Catholic Secondary School, Sun Tak Fraternal Association Lee Shau Kee College, etc.

At the south side of the building, a new housing estate of about 600 residential units is under redevelopment by the Housing Authority (formerly Kwai On Factory Estate). To the west of the building across the Kwai Chung Road are some public housing estates and private residential developments, e.g., Kwai Hing Estate, Kwai Fong Estate, Sun Kwai Hing Garden, etc.

The proposed educational institution will offer specially designed courses for students freshly graduated from secondary schools and equip them with strong foundation and know-how knowledge of business field for future studies. Our proposed courses include :
 - Accounting
 - Economics
 - Chinese Business Writing
 - Business English
 - Finance Mathematics

The followings are the proposed Educational Institution :

- Area : 52.90 sq.m. (569.42 sq.ft)
 - No. of Classroom: 1 no.
 - Total Population : 27. students nos. (max) + 3. teaching staff (max) = 30 nos. (max.)
 - Average Population Flow (estimate) : 15 nos. per hour

The operation hours of our proposed Educational Institution are :

- Mondays to Fridays (11:00am to 8:00pm)
 - Saturdays (10:00am to 6:00pm)
 - Sundays (Closed)

The busy hours (i.e., 60% or above occupancy) are :
 - Mondays to Fridays (3:00pm to 8:00pm)
 - Saturdays (10:00am to 12:00pm and 3:00pm to 4:30pm)

10. Justifications 理由 (Continued)

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。

Course Outlines

- Accounting
- Economics

The contents of these two subjects are specially designed for those students without any basic knowledge and principles in accountancy and economics studies in the secondary schools. The target students are those who are coming from non-accounting nor non-finance disciplines but wish to acquire foundational knowledge and skills in accounting and economics.

- Chinese Business Writing
- Business English
- Finance Mathematics

The contents of the above three subjects are specially designed for those students already having basic knowledge and principles in accountancy and economics during their studies in the secondary schools. The target students are those who are interested in business field and want to develop their mind for advanced accounting knowledge and practical skills in business communication. Hence, in the three courses above, the students will be taught how to communicate in English, Chinese and even using mathematics in the business communication.

JUSTIFICATIONS:

- a) Just near the building are many large residential estates including public and private sectors. There are a lot of households with children and exist a great demands for education. More importantly, there are some secondary school students graduated from schools in the district but they cannot get further studies due to some reasons. Hence there is inadequate supply for this pressing needs for educational institutions in the district.
- b) The size of our proposed tutorial school is middle in the district to accommodate such demands for tutorial education. Our size is not big nor small. Hence, it shall not pose any adverse impacts to the current planning intention;
- c) Our school teaching aim is to bridge the gap between the secondary education and higher level studies in the district, particularly for those students with interest and ambition in business and accounting field but without chances in further studies in formal school. After completion of our courses, we trust our students will be taught with all round knowlegde in business and accounting with practical skills for their benefits in their careers or further studies;
- d) Our proposed educational institution in teaching languages, commercial business and accounting is well compatible in the office building. Also in the commercial zoning, our proposed use of Educational Institution relating to commercial and business language education shall be in line with the planning intention of Commercial Use Zoning as stated in the Outline Zoning Plan;
- e) Our busy hours of operation do not fall into the traffic peak hours for the public. Also the population generated from our proposed educational institution is very small in the district. Hence our school operation shall not generate any adverse impacts to the current pedestrian system and vehicular transportation;

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

IP IOK MENG 葉毓明

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

24 December 2025

(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[@]

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	Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories 新界葵涌大連排道83號1樓04室		
Site area 地盤面積		sq. m 平方米 <input 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 Kwai Chung Outline Zoning Plan (No.S/KC/32) 葵涌分區計劃大綱核准圖(編號 S/KC/32)		
Zoning 地帶	Commercial (3) 商業 (3)		
Applied use/ development 申請用途/發展	Educational Institution 教育機構		
(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	52.90 <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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		
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。

此為空白頁。
This is a blank page.

24 December 2025

Our ref.: EL/TPB/20251224

The Secretary, Town Planning Board,
c/o Town Planning Board Section (Planning Department),
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Re : Application for Planning Permission under S.16 of Town Planning Ordinance
Ruibo Education Centre
Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories
(Kwai Chung Town Lot No.517 under New Grant No.22349)

Dear Sir,

I am pleased to submit an application for planning permission under Section 16 of Town Planning Ordinance for your arrangement for the Town Planning Board's approval. In this submission, the following documents are included :

- (a) An original duly signed Application Form (No. S16-1)
- (b) Four sets of duly signed site plan, floor plan and layout plan (NoSK-K83-01 & SK-K83-01)
- (c) Notice for notification to landowner
- (d) A copy of proof for successful delivery of the notice for notification to landowner
- (e) A copy of land search result

If you have any queries, please feel free to contact me at Tel No. : [REDACTED].

Thank you for your attention.

Yours faithfully,



IP Lok Meng

Authorized Person (AP(S) 29/05)

MSc(Urban Planning),

BSc(Architectural Studies),

BSc(Bldg Tech & Mgt)

Dip(Arch Studies), Dip(Surveying)

MRICS, MHKIS, RPS

2026年 1月 7日
此文件在 2026-01-07 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 2026-01-07.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

APPLICATION FOR REGISTRATION OF SCHOOL PREMISES

SCHOOL NAME : Ruibo Education Centre
 睿博教育中心

SCHOOL ADDRESS : Unit 04, 1/F, 83 Tai Lin Pai Road,
 Kwai Chung, New Territories
 新界葵涌大連排道83號1樓04室

APPLICANT'S NAME : *IP IOK MENG*

CONTACT NUMBER : [REDACTED] (Andy IP)

APPLICANT'S SIGNATURE :

[Signature]

APPLICATION DATE :

24/12/2025

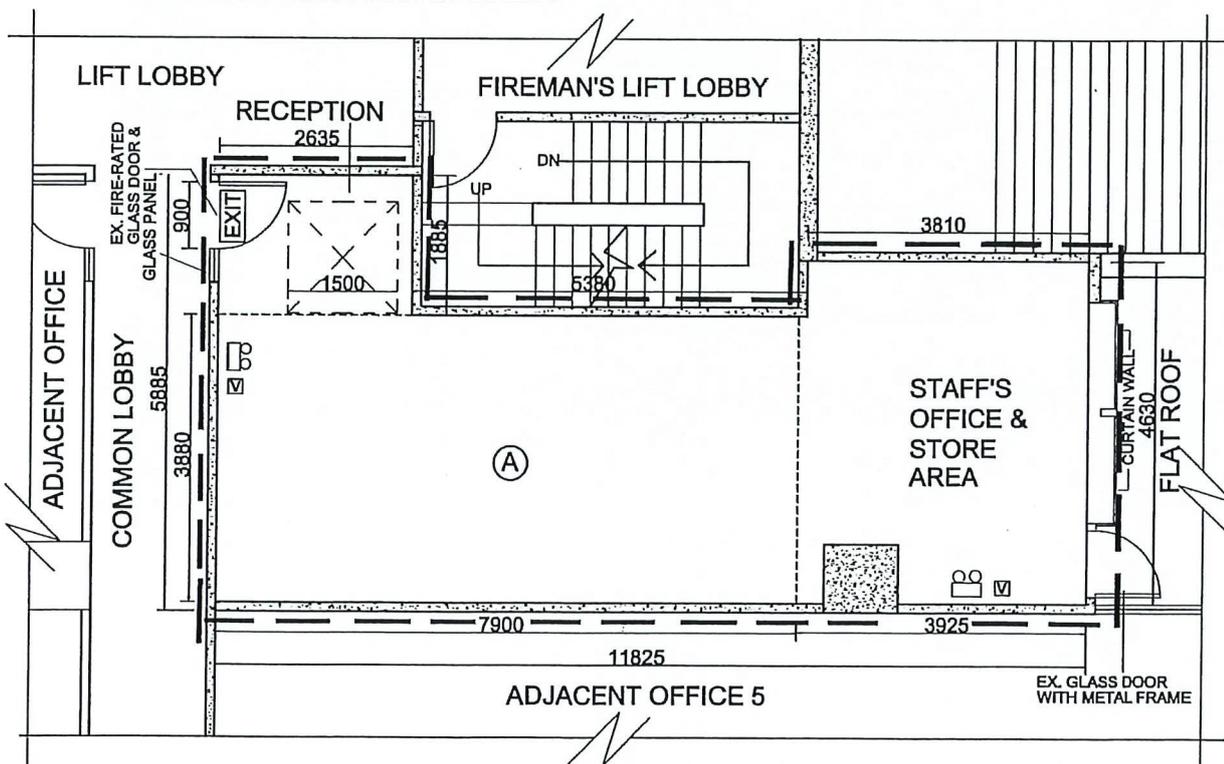
PROPOSED SCHOOL LAYOUT PLAN (1 : 100 @ A3 PAPER)

FLOOR AREA OF THE PREMISES : 52.90 M²

	AREA	STUDENTS	TEACHING STAFF	PROPOSED NO. OF STUDENTS	
(A) - CLASSROOM A :	30.65 M ²	27 NOS.	1 NO.	= 27 NOS.	
				PROPOSED NO. OF TEACHER/STAFF = 1 NO.	
				TOTAL POPULATION OF THE SCHOOL = 28 NOS.	

NOTE :

- NO EXTRA POPULATION SHALL BE GENERATED AT RECEPTION, STAFF'S OFFICE & STORE AREA;
- ELECTRICAL LOCKING DEVICE AT THE MAIN EXIT DOOR OF THE SCHOOL SHALL BE AUTOMATICALLY RELEASED IN THE EVENT OF POWER FAILURE;
- THE SCHOOL PREMISES SHALL BE PROTECTED WITH HOSE REEL SYSTEM, SPRINKLERS & MANUAL FIRE ALARM SYSTEM WITH BREAKGLASS UNIT NEAR MAIN EXIT



REMARKS :

- EXISTING CONCRETE WALL PARTITION / COLUMN (FULL HEIGHT) AS PER BUILDINGS DEPARTMENT'S APPROVED PLAN
- NOTIONAL BOUNDARY LINES FOR CLASSROOM A
- GLASS DOOR UNLESS OTHERWISE STATED
- NEW EMERGENCY LIGHTS AT H/L WITH RECHARGABLE BATTERY
- NEW CEILING-TYPE VISUAL FIRE ALARM
- NEW EXIT SIGN AT H/L WITH RECHARGABLE BATTERY



- PROPOSED
- LICENSE AREA



DRG. NO. : SK-K83-01

Further Information for Justification

6 February 2026

Re : Application for Planning Permission under S.16 of Town Planning Ordinance
Ruibo Education Centre
Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories
(Kwai Chung Town Lot No.517 under New Grant No.22349)

1. Clarification of Current Use of the Application Premises

This is to clarify that the fitting-out work of the application premises has been completed. And teaching materials and teaching equipment for proposed Educational Institution are under preparation and set up in the premises for coming full operation at April 2026.

2. Discrepancies of Estimated Population of the Application Premises

This is to clarify that the numbers of teaching staff and total population stated in Section 10 of the Application Form is correct :

- Proposed No. of Students : 27 nos.
- Proposed No. of Teaching Staff : 3 nos.
- Total Population of the Premises : 30 nos.

In this connection, the above information has been updated in the Revised Submission Plan (no. SK-K83-01(A)).

3. Inconsistency for Phrases “Tutorial School”, “Tutorial Education” & “School” In Section 10 of the Application Form

All phrases “tutorial school”, “tutorial education” and “school” in the Section 10 of the Application Form shall be “Educational Institution(s)” to ensure the consistency with the proposed use of “Educational Institution”.

In this connection, the above information has been updated in the revised Section 10 of the Application Form.

4. Advice on Operational / Implementation Timeline

The followings are our target completion dates of operational / implementation timeline for the proposed educational institution :

- Planning application (to be approved by March 2026)
- License application to Lands Department (to be approved by March 2026)
- Licensing application to Fire Services Department (to be approved by March 2026)
- Licensing application to Buildings Department (to be approved by March 2026)
- Licensing application to Education Bureau for license registration and program accreditation (to be approved by April 2026)

5. Proposed Level of Hong Kong Qualifications Framework (HKQF)

It is proposed to apply the Qualification Framework Recognition for the following courses :

- Accounting : Level 2 of HKQF
- Economics : Level 2 of HKQF
- Chinese Business Writing : Level 3 of HKQF
- Business English : Level 3 of HKQF
- Finance Mathematics : Level 3 of HKQF

Note : All proposed levels are subject to final approval of the relevant government authorities

6. Clarification on Operation Hours in Public Holidays

This is to clarify that our operation hours as stated in the Section 10 of the Application Form do not apply to Public Holidays. In other words, our proposed Educational Institution shall be closed during Public Holidays.

Further Information for Justification

6 February 2026

Cont'd

7. Clarification on Applicant's Title in the Application Form

This is to clarify that the applicant's title in Page 1 of the Application Form is wrongly typed. In this connection, I have updated and revised the title in the Revised Page 1.

Except the above, there are no more information added in our planning application at the moment. If you have any queries, please feel free to contact me at Tel No. : [REDACTED].

Yours faithfully,



IP Iok Meng

Authorized Agent | Authorized Person (AP(S) 29/05)

MSc(Urban Planning),

BSc(Architectural Studies),

BSc(Bldg Tech & Mgt)

Dip(Arch Studies), Dip(Surveying) MRICS, MHKIS, RPS

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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 checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
IP lok Meng 葉毓明

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 type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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)	Unit 04, 1/F, 83 Tai Lin Pai Road, Kwai Chung, New Territories Kwai Chung Town Lot No.517 under New Grant No.22349 新界葵涌大連排道83號1樓04室 葵涌市地段 517號 新批地22349號
(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..... 52.90sq.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

10. Justifications 理由 (Continued

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。

Course Outlines

- Accounting
- Economics

The contents of these two subjects are specially designed for those students without any basic knowledge and principles in accountancy and economics studies in the secondary schools. The target students are those who are coming from non-accounting nor non-finance disciplines but wish to acquire foundational knowledge and skills in accounting and economics.

- Chinese Business Writing
- Business English
- Finance Mathematics

The contents of the above three subjects are specially designed for those students already having basic knowledge and principles in accountancy and economics during their studies in the secondary schools. The target students are those who are interested in business field and want to develop their mind for advanced accounting knowledge and practical skills in business communication. Hence, in the three courses above, the students will be taught how to communicate in English, Chinese and even using mathematics in the business communication.

JUSTIFICATIONS:

- a) Just near the building are many large residential estates including public and private sectors. There are a lot of households with children / youth and exist a great demands for education. More importantly, there are some secondary school students just graduated in the district but they cannot get further studies due to some reasons. Hence there is an inadequate supply of Educational Institutions for this pressing needs in the district.
- b) The size of our proposed educational institution is middle in the district to accommodate such demands for Educational Institutions. Our size is not big nor small. Hence, it shall not pose any adverse impacts to the current planning intention;
- c) Our teaching aim is to bridge the gap between the secondary education and higher level studies in the district, particularly for those students with interest and ambition in business and accounting field but without chances in further studies in formal educational institutions. After completion of our courses, we trust our students will be taught with all round knowlegde in business and accounting with practical skills for their benefits in their careers or further studies;
- d) Our proposed educational institution in teaching languages, commercial business and accounting is well compatible in the office building. Also in the commercial zoning, our proposed use of Educational Institution relating to commercial and business language education shall be in line with the planning intention of Commercial Use Zoning as stated in the Outline Zoning Plan;
- e) Our busy hours of operation do not fall into the traffic peak hours for the public. Also the population generated from our proposed educational institution is very small in the district. Hence our operation shall not generate any adverse impacts to the current pedestrian system and vehicular transportation;

APPLICATION FOR REGISTRATION OF PROPOSED EDUCATIONAL INSTITUTION

SCHOOL NAME : Ruibo Education Centre
睿博教育中心

SCHOOL ADDRESS : Unit 04, 1/F, 83 Tai Lin Pai Road,
Kwai Chung, New Territories
新界葵涌大連排道83號1樓04室

APPLICANT'S NAME : IP lok Meng

CONTACT NUMBER : [REDACTED] (Andy IP)

APPLICANT'S SIGNATURE : 

APPLICATION DATE : 24/12/2025

PROPOSED LAYOUT PLAN

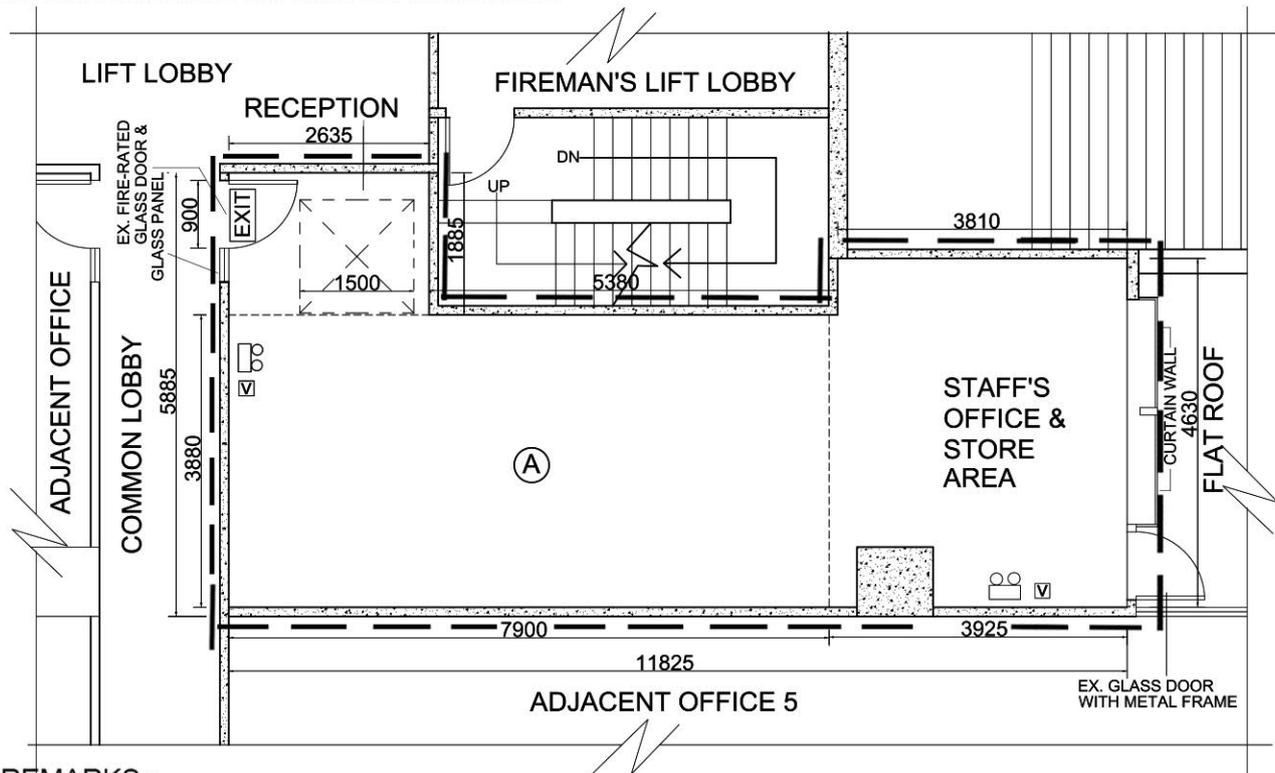
(1 : 100 @ A3 PAPER)

FLOOR AREA OF THE PREMISES : 52.90 M2

	AREA	STUDENTS	TEACHING STAFF	PROPOSED NO. OF STUDENTS	
(A) - CLASSROOM A	30.65 M2	27 NOS.	<u>3 NOS.</u>	= 27 NOS.	
				PROPOSED NO. OF TEACHER/STAFF	= <u>3 NOS.</u>
				TOTAL POPULATION OF PREMISES	= <u>30 NOS.</u>

NOTE :

- NO EXTRA POPULATION SHALL BE GENERATED AT RECEPTION, STAFF'S OFFICE & STORE AREA;
- ELECTRICAL LOCKING DEVICE AT THE MAIN EXIT DOOR OF PREMISES SHALL BE AUTOMATICALLY RELEASED IN THE EVENT OF POWER FAILURE;
- THE PROPOSED PREMISES . BE PROTECTED WITH HOSE REEL SYSTEM, SPRINKLERS & MANUAL FIRE ALARM SYSTEM WITH BREAKGLASS UNIT NEAR MAIN EXIT



REMARKS :

-  - EXISTING CONCRETE WALL PARTITION / COLUMN (FULL HEIGHT) AS PER BUILDINGS DEPARTMENT'S APPROVED PLAN
-  - NOTIONAL BOUNDARY LINES FOR CLASSROOM A
-  - GLASS DOOR UNLESS OTHERWISE STATED
-  - NEW EMERGENCY LIGHTS AT H/L WITH RECHARGABLE BATTERY
-  - NEW CEILING-TYPE VISUAL FIRE ALARM
-  - NEW EXIT SIGN AT H/L WITH RECHARGABLE BATTERY



 PROPOSED
 LICENSE AREA

DRG. NO. : SK-K83-01 (A)

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260204-004529-60323

提交限期
Deadline for submission: 06/02/2026

提交日期及時間
Date and time of submission: 04/02/2026 00:45:29

有關的規劃申請編號
The application no. to which the comment relates: A/KC/514

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 郭芙蓉 議員

意見詳情
Details of the Comment :

收集不同持份者的意見後，整理而言，市民反對於上述大廈增設教育機制，原因如下：

防火及走火安排須就「不同類別使用者」同時疏散作出審慎評估

大廈現時主要用作辦公用途，兼營旅遊及證件服務（例如 20 至 22 樓之中國旅行社單位），申請如獲批准，將再額外引入大量學生及其家長等公眾人士。於火警或其他緊急事故發生時，屆時須由辦公人員、中旅社客人（當中不乏長者或行動較緩慢人士）及學生，同時經公共走火樓梯及大堂在有限時間內疏散離開。現階段申請人並無提交任何由合資格消防顧問編製的技術報告，說明在現有樓梯闊度、逃生距離及出口數目等條件下，如何按《建築物消防安全守則》等相關指引，評估各類使用者的載客量及安全疏散時間，並證明可在合理時間內完成疏散。

在缺乏上述專業技術評估及具體安全措施建議的前提下，貿然在現有大廈結構及消防設施不變的情況下，增加一類高人流且包含青少年學生的用途，難以確保整體消防安全水平不會被削弱，並與審慎規劃及「安全首要」原則相違。

Recommended Advisory Clauses

- (a) to note the comments of the Secretary for Education that:

according to section 3(1) of the Education Ordinance (Cap. 279), “school” means an institution, organisation or establishment which provides for 20 or more persons during any one day or eight or more persons at any one time, any nursery, kindergarten, primary, secondary or post-secondary education or any other educational course by any means, including correspondence delivered by hand or through the postal services. Any institution, organisation or establishment which provides educational courses with the number(s) of students attending these courses meeting the number(s) stipulated in the above definition of “school” is required to be registered/provisionally registered in accordance with Section 10 of the Education Ordinance. Besides, according to section 2 of the Post Secondary Colleges Ordinance (Cap. 320), post-secondary college means an institution that provides self-financing degree or sub-degree education, but excludes an institution that solely provides regulated courses as defined by section 2(1) of the Non-local Higher and Professional Education (Regulation) Ordinance;

- (b) to note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department that:

her department reserves comment on the proposed schematic design which would only be examined in detail during the building plan submission stage. There is no guarantee that the schematic design presented in the subject planning application will be accepted under lease if it is so reflected in future building plan submission;

- (c) to note the comment of the Director of Fire Services that:

detailed fire safety requirements will be formulated upon receipt of a formal submission of short term tenancy/waiver, general building plans or referral of application via relevant licensing authority, as appropriate. The emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department (BD); and

- (d) to note the comments of the Chief Building Surveyor/New Territories West, BD that:

although no building works had been indicated in the application, all building works (including those not indicated on plans) should comply with the prevailing requirements under the Buildings Ordinance and its allied regulations and Code of Practices.