

This document is received on 23 APR 2026.  
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](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](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

2600758

2026.3.27 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/YG TST/1353
	Date Received 收到日期	23 APR 2026

- 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

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

GROUP HERO LTD

### 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)

LAM KIN NING

### 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)	LOT 1890 RP in DD121 No. 143 TONG YAN SUN TSUEN RD., NT.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 423.545 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 422.78 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL 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	S/YL-TYST/14-TONG YAN SUN TSUEN
(e) Land use zone(s) involved 涉及的土地用途地帶	R(B)1
(f) Current use(s) 現時用途	RESIDENTIAL (DEMOLISHED)  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- 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)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

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

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

- has notified ..... “current land owner(s)”#  
已通知 ..... 名「現行土地擁有人」#。

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

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

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

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

- sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

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

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

Others 其他

- others (please specify)  
其他（請指明）

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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	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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		Number of units involved 涉及單位數目	
(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.....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input 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

**(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

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 ..... 40 % to 至 ..... 50 %  
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

APPLIED USE 'MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PERMITTED RESIDENTIAL DEVELOPMENT

(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 ..... 422.78 sq.m 平方米  About 約
- Proposed plot ratio 擬議地積比率 ..... 0.998  About 約
- Proposed site coverage 擬議上蓋面積 ..... 49.9 %  About 約
- Proposed no. of blocks 擬議座數 ..... 1
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 2 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 ..... 27.90 mPD 米(主水平基準上)  About 約  
..... 7.3 m 米  About 約

Domestic part 住用部分

GFA 總樓面面積 ..... 422.78 sq. m 平方米  About 約

number of Units 單位數目 ..... ONE

average unit size 單位平均面積 ..... 422.78 sq. m 平方米  About 約

estimated number of residents 估計住客數目 ..... 8

Non-domestic part 非住用部分

eating place 食肆 ..... GFA 總樓面面積 ..... 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 ..... 211.8 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]
.....	G/F - 1/F	DOMESTIC
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

..... GARDEN AREA .....

.....

.....

.....

.....

**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)

2027 DECEMBER

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

<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          No 否</p>	<p><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))</p> <p>TONG YAN SUN TSUEN ROAD</p> <p><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><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          No 否</p>	<p><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)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><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          No 否</p>	<p><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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... .....
	No 否	<input checked="" type="checkbox"/>

Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

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

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)  
 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

.....  
 .....  
 .....  
 .....

**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。

**1) Background:**

i) The subject site is accessible from Tong Yan San Tsuen Road (via Sha Tseng Road). Bounded on its N-E side is a 4.5m wide side lane. Across this side lane is a row of 4-storeys residential developments. On the opposite side of the main access road, is an open public car park and 4-storeys residential blocks known as Park Hill (see Photo 1 & 2). So the area is predominantly mid to low rise developments.

ii) Under the current zoning which is R(B)1, the site can be developed to a 4 storeys residential block (under 15m) over single storey car port with maximum site coverage of 40% and plot ratio 1;

iii) Under the current Mother Lease conditions for Lot 1890, the site could only be re-developed into a 2-storeys European type of house with maximum site coverage of 50% and open space minimum of 50% at grade area. The plot ratio is the same i.e. 1 (see App. A – Lease Conditions).

iii) Due to the above planning restrictions, the Owner will be obliged to face a situation that the site couldn't be redeveloped to its full potential and there will be a reduction of GFA by about 20% i.e. from 422 sq m to 338 sq m due to reduction of site coverage by 10%.

iv) To overcome the above “drop” of Gross Floor Area, we would like to seek for the Board's approval on minor relaxation of the current site coverage 40% restriction as imposed on the zoning plan by relaxing to 50% such that the site coverage limitation is tally with the lease conditions.

**2) Justifications:**

i) The original Lot 1890 with site area 7,599 sq ft (705.96 sq m) was built with one single storey and partly two storey house with coverage area of about 270 sq m (Appendix B). The land was resumed twice by Government

a) along Tong Yan San Tsuen Road about 2,530 sq ft in year 1989;

b) along side lane about 510 sq ft in year 2002.

All land resumed is garden area and the lot is now retitled as Lot 1890 RP with site area is reduced to about 423.545 sq m. The original house was constructed long before the first OZP published and was found collapsed due to age. The collapsed house was removed several years ago. The Owner of the land / house considered they have the legitimate right of keeping the house with the same site coverage percentage if given the chance of developing the residual site to its full potential.

ii) The proposed building height of the proposed development is a two storey house which is about 7.3m high and the site coverage after relaxation is about 211 sq m. When comparing with the old house (demolished 4 years ago) originally occupying an area of 270 sq m is found much lesser in site coverage (see Survey Plan at App. B). We believe the proposed relaxation will not causing any adverse impact to its immediate neighbouring building owners at 48 Sha Tseng Road and 138 Tong Yan San Tsuen Road either environmentally and visually.

iii) The proposed 2-storeys development will provide a variation of building height along Tong Yan San Tsuen Road and visually more attractive in the streetscape (see Photo 1 and attached GBP as App. C).

iv) The Owner intends to provide tree planting along Tong Yan San Tsuen Road and the side lane along the boundary walls and inner open courtyard. This would mitigate the visual effect when viewing at high level from adjoining properties mentioned above. The overall landscape design will be submitted to PlanD for consideration and approval before works commencement.

v) Under the Building (Planning) Regulations (B(P)R), the site is considered as a Class B site development with allowable site coverage 75% (about 8.4% more than a Class A site) for residential building under 15 m. Under this circumstance, our request for 50% site coverage is still well below that permitted under B(P)R.

**Part 10 第 10 部分**

**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

LAM Kin Ning .....

Director .....

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

PDC Construction Management Ltd

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

Date 日期

16.03.2026

**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<sup>@</sup>

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

<sup>@</sup> 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畫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	LOT 1890 RP in DD12, NO. 143 TONG YAN SUN TSUEN RD, N.T.		
Site area 地盤面積	423.545	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED TONG YAN SUN TSUEN OUTLINE ZONING PLAN No S/YL-TYST/14		
Zoning 地帶	R(B)1		
Applied use/ development 申請用途/發展	MINOR RELAXATION OF SITE COVERAGE FOR PERMITTED RESIDENTIAL DEVELOPMENT		
(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	422.78 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.998 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<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
(ii) No. of blocks 幢數	Domestic 住用	1	
	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	7.3	m 米 <input type="checkbox"/> (Not more than 不多於)	
		27.90	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
		2	<input checked="" type="checkbox"/> Storeys(s) 層 ( <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	49.9	%	<input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目	1			
(vi) Open space 休憩用地	Private 私人	211.8	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)  _____	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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"/>
_____		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

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PHOTO '1'



48 SHA TSENG RD

THE SITE  
143 TONG YAN SAN TSUEN RD

PHOTO '2'



EXISTING  
PUBLIC  
CAR PARK

NO. 138  
TONG YAN SAN TSUEN RD

THE SITE  
TONG YAN SAN TSUEN RD

NEW GRANT NO. 497

(CONDITIONS OF )

DISTRICT:

SURVEY/DEMARCATON DISTRICT NO. 121

LOT NO. 1890

OWNER

.....  
.....

TERM

- 75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF
- 99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF
- 

(  tick where applicable)

CROWN RENT \$ PER ANNUM

PREMIUM

REFER TO VOL. FOLIO

New Grant No. 497

Sect. No. ....

P. S. No. 13/131/56

Govt. Notn. No. .... of 195  
Vol. X2 p. 560

GRANTEE Deed Reg. Vol. 72 p. 71-7  
GRANTOR Vol. 78 p. 77.

MEMORANDUM OF AGREEMENT BY THE PURCHASER

(Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940)

Memorandum that **LER Tsing**

of [redacted] granted  
the person(s) whose name(s) is (are) hereunder written has (have) been this day declared the highest bidder(s)  
for the Lot(s) described in the Particulars of Sale and hereunder specified opposite to the name(s) undermentioned  
and signature(s), and does (do) hereby agree to become the Lessee(s) thereof, under and subject to the General  
and Special Conditions of Sale of such Lot(s), and on the part(s) of (her) to perform and abide by the said  
Conditions, and Additional Special Conditions specified overleaf.

Registry No.		Annual Rental	Amount of Premium at which [redacted] granted		Signature of [redacted] Grantee
D. D. No.	Lot No.		\$	¢	
121	1890  7599 sq. ft. or .18 ac.  Building and Garden	[redacted]	[redacted]	[redacted]	李貞

General Conditions Nos. 4, 5, 6, 7, 8, 14, 15, 16 and 17 of G. N. No. 364/34 as amended by G. N. 50/40.

Dated this 9th day of April, 1957.

李貞

Witness to Signature of [redacted] Grantee

[Signature] for District Commissioner, New Territories.

Shou Ho Shi

Witness to Signature of District Commissioner, N.T.

## ADDITIONAL SPECIAL CONDITIONS.

1. The sum to be expended on the lot in rateable improvements, in accordance with General Condition No. 5 in Government Notification No. 364 of 1934 shall be not less than \$.....

2. Before beginning to build, the Purchaser shall obtain the District Commissioner's permission in writing to do so.

3. No building or site development shall be commenced on the lot until the District Commissioner shall have approved in writing the plans submitted in accordance with the Special Condition No. 2 (b) in Government Notification No. 364 of 1934.

4. Within two weeks of the completion of the building, the Purchaser shall inform the District Commissioner, in writing, of the fact.

5. The Purchaser shall maintain the building, when built, and the whole property concerned in a good state of repair, to the satisfaction of the District Commissioner.

1. ~~1/6~~ The lot~~(s)~~ is~~(are)~~ subject to Special Conditions Nos. 2 (a) and (b), 3 and 4 in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940.

2. No further building shall be erected on the lot without the approval of the District Commissioner.

3. The height of the building to be erected shall not exceed 25 feet.

4. Not less than half of the area shall be used for a Garden.

5. If the lessee shall neglect or fail to comply with any of these conditions, Her Majesty may re-enter and resume the property as if no grant had ever taken place. In the event of any such re-entry as aforesaid Her Majesty shall be at full liberty to re-sell the property at such time and place and in such manner as to Her Majesty shall seem fit.

6. In the event of the lessee assigning the benefit of this Agreement, all assignees shall be bound by these General and Special Conditions and all powers and remedies shall be enforceable against them to the same extent as if such assignees were the original lessee.

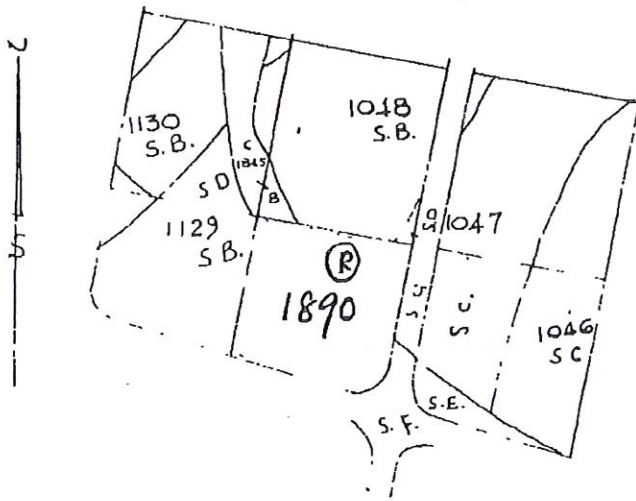
7. The expression 'lessee' shall in these General and Special Conditions mean and include the person or persons entering into and executing this Memorandum of Grant and, where the context so admits or requires, his/her/their executors, administrators and assigns and in the case of a corporation its successors and assigns.

8. The foregoing General Conditions shall be read and construed as varied or modified by the Special Conditions and the expression "these Conditions" whenever used shall mean and include the General, Special and Additional Special Conditions.

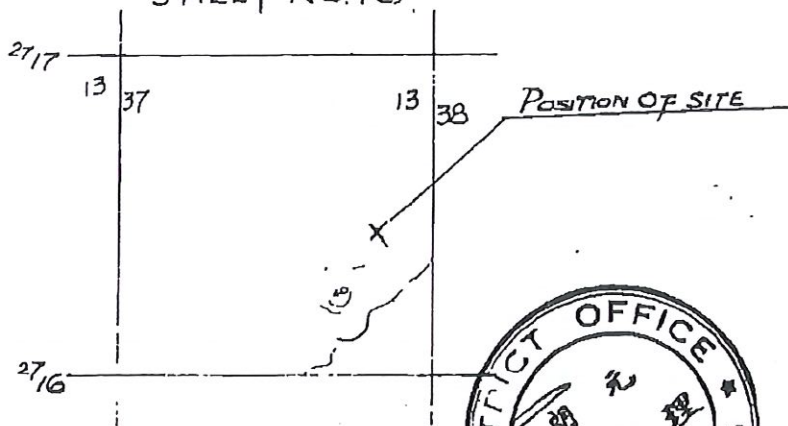
# D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE - GRANT PLAN

LOT NO. AREA = 7,599 S.F. = (18 AC.)



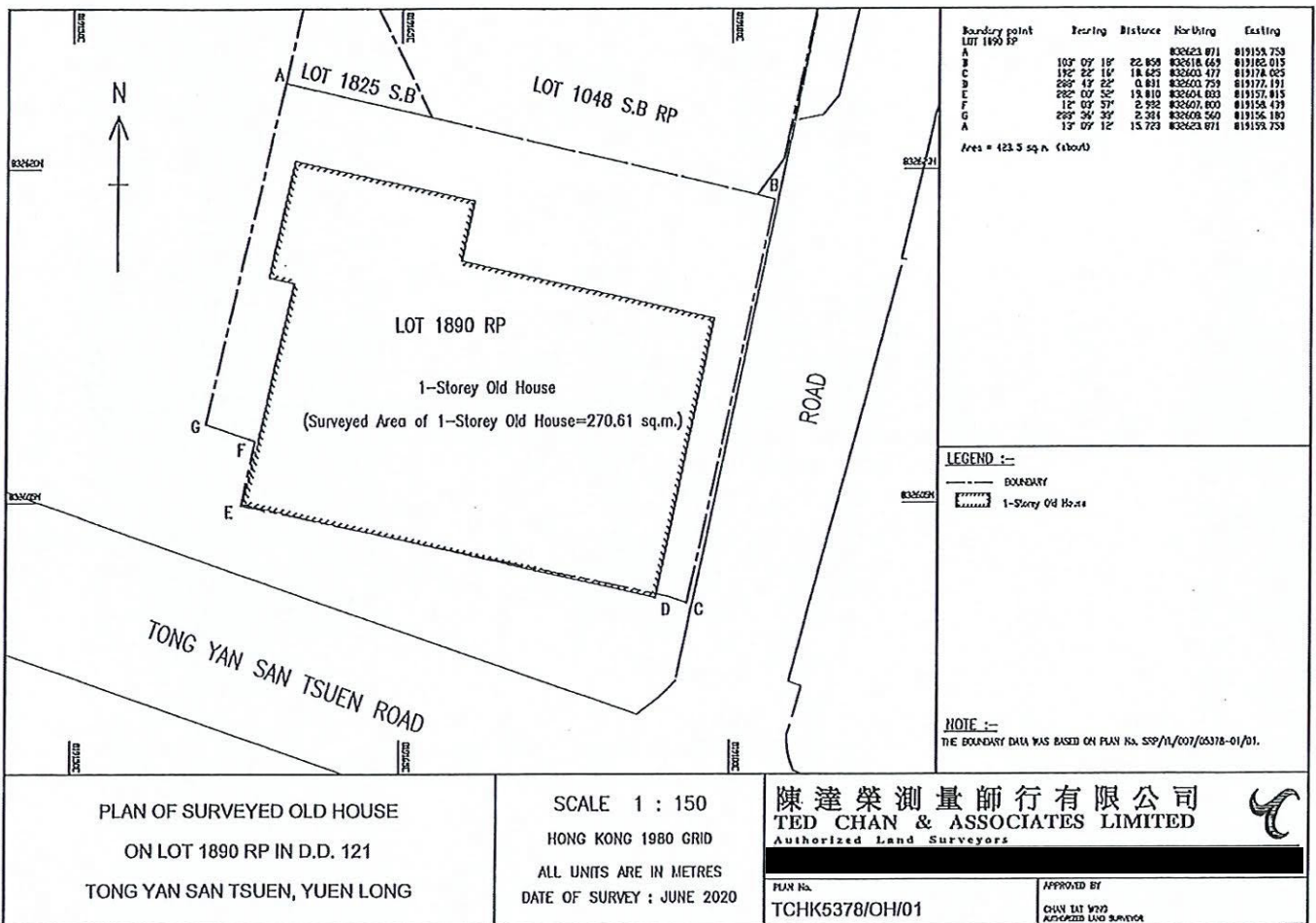
SCALE: - 100' = 1 in.  
SHEET NO. 10



SCALE: - 1:20,000



NG 497




PLAN OF SURVEYED OLD HOUSE  
 ON LOT 1890 RP IN D.D. 121  
 TONG YAN SAN TSUEN, YUEN LONG

SCALE 1 : 150  
 HONG KONG 1980 GRID  
 ALL UNITS ARE IN METRES  
 DATE OF SURVEY : JUNE 2020

陳達榮測量師行有限公司  
 TED CHAN & ASSOCIATES LIMITED  
 Authorized Land Surveyors

PLAN No.  
 TCHK5378/OH/01

APPROVED BY  
 CHAN TAT WING  
 AUTHORIZED LAND SURVEYOR





COLOR INDICATION

	HARDWARE OR DRY FILL		IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL
	BRICK		GLASS
	CONCRETE SLAB (LIGHTER WASH)		TIMBER
	CONCRETE (PLAIN OR REINFORCED)		METAL WORK OR STEEL
	SOLID CONCRETE BLOCKS		STONE FINISH
	HOLLOW CONCRETE BLOCKS		SANITARY FITTINGS
	LIGHTWEIGHT PARTITION		PROVISION FOR THE DISABLED (e.g. TOILETS, LIFTS, PUMPS)
	PLASTER OR CEMENT RENDERING		DUCTS, LIGHT-WELLS
			E.V.A.

DOOR INDICATION

FR : -70/80 SELF-CLOSING DOOR WITH SMOKE SEAL

GENERAL NOTES :

- ALL DIMENSIONS SHALL BE READ BUT DO NOT SCALE.
- ALL DIMENSIONS ARE SHOWN IN MILLIMETERS (mm) AND ARE STRUCTURAL TO STRUCTURAL UNLESS OTHERWISE STATED.
- ALL LEVELS INDICATED ON DRAWINGS ARE IN METERS (m) AND THE LEVELS MARKED ARE STRUCTURAL CONCRETE LEVELS, UNLESS OTHERWISE STATED.
- STRUCTURAL PLANS, CALCULATION & DETAILS SHALL BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS, CALCULATION & DETAILS SHALL BE SUBMITTED SEPARATELY. ALL FOUNDATION TO BE CARRIED DOWN TO SOLID GROUND OR ON PILES, FOUNDATION PLAN AND SITE FOUNDATION PLAN TO BE SUBMITTED SEPARATELY.
- FIRE SERVICES REQUIREMENTS TO BE COMPLIED WITH.
- ALL V-CRETE BLOCK AND BRICK WORKS TO BE BUILT IN 1:3 CEMENT MORTAR.
- MINIMUM CLEAR HEIGHT FROM FLOOR TO UNDERSIDE OF BEAM TO BE 2300mm AND MINIMUM CLEAR HEIGHT FROM FLOOR TO CEILING TO BE 2500mm.
- ALL STAIRCASES SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 2000mm, RISERS NOT MORE THAN 175 mm AND TREADS NOT LESS THAN 225mm. HANDRAILS TO BE PROVIDED ON BOTH SIDES FOR STAIRCASE WIDER THAN 1050mm.
- ALL KITCHENS, BATHROOMS AND LAVATORIES TO HAVE TILED FLOORS AND GLAZED TILED DAPO OF NOT THAN LESS 1200mm.
- INTERNAL BATHROOMS AND LAVATORIES TO BE MECHANICALLY VENTILATED PROVIDING 5 AIR CHANGES PER HOUR MIN. AND TO HAVE ARTIFICIAL LIGHTING.
- HOT WATER PIPE ROUTING IN COMPLIANCE WITH BUILDING (PLANNING) REGULATION 35 (A).
- PARAPETS AND RAILINGS TO BE A MINIMUM OF 1100mm FROM THE FINISHED FLOOR LEVEL.
- ALL ROOF SHALL BE WEATHERPROOF IN ACCORDANCE TO BCR48.
- NO DANGEROUS GOODS TO BE STORED WITHOUT THE CONSENT OF THE DIRECTOR OF F.S.D.
- WATER AUTHORITY'S REQUIREMENTS TO BE COMPLIED WITH.
- PLANT/ EQUIPMENT TO BE INSTALLED PRIOR TO OP APPLICATION FOR ALL W/E RM INCLUDING FILTRATION PLANT RM, A/C RM, CENTRAL WATER HEATER RM, PUMP RM AND ELECT. RM.

FIRE SERVICES NOTES :

- THE FIRE SERVICES INSTALLATION TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE FSD CURRENT EDITION (SEPTEMBER 2022) OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT, THE CURRENT ISSUE OF THE FSD CIRCULAR LETTERS AND THE BO CURRENT EDITION (2011) OF THE CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS. THE PARTICULARS OF THE FIRE SERVICES INSTALLATIONS TO BE PROVIDED FOR THE BUILDING ARE AS FOLLOWS:
- ONLY FE IS NEEDED

DEVELOPMENT WITH 40% SITE COVERAGE		DEVELOPMENT WITH 50% SITE COVERAGE	
SITE AREA	423.545		
AVAILABLE SITE COVERAGE AREA	169.418		211.773
TOTAL G.F.A.	338.836		423.545
PLOT RATIO	0.800		1.000

LEGEND :

B.L.	BOUNDARY LINE	F.W.	FIXED WINDOW
R.C.	REINFORCED CONCRETE	F.A.	FLUE APERTURE
mm	MILLIMETRE	C.L.	CAT LADDER
A.F.F.L.	ABOVE FINISHED FLOOR LEVEL	C.D.	CABLE DUCT
DN	DOWN	P.D.	PIPE DUCT
H.R.	HOSE REEL	R.H.P.	RECTANGULAR HORIZONTAL PLANE SHOWER
S.B.	SAND BUCKET	S.*	SHOWER
F.H.	FIRE HYDRANT		
F.E.	4.5 kg CO <sub>2</sub> FIRE EXTINGUISHER		
S.F.L.	STRUCTURAL FLOOR LEVEL		
F.F.L.	FINISHING FLOOR LEVEL		
T.S.L.	TOP SOIL LEVEL		
M.L.	METAL LOUVER		
A.P.	ACCESS PANEL		
O.W.	OPENING WINDOW		
M.V.	MECHANICAL VENTILATION & ARTIFICIAL LIGHTING		
S.F.H.	STREET FIRE HYDRANT		

G.F.A. & U.F.A. DIAGRAM

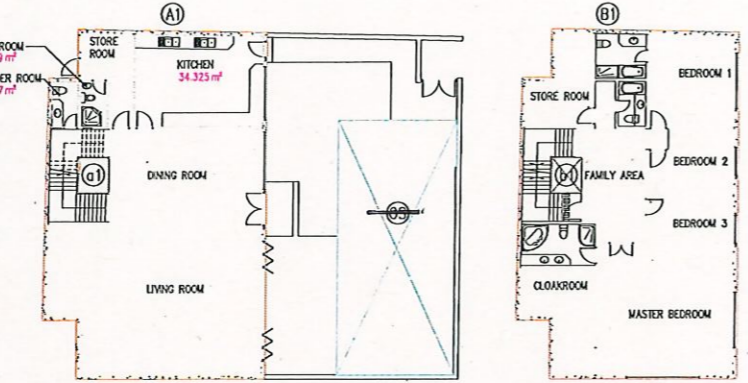


DIAGRAM FOR G/F SCALE 1:200

DIAGRAM FOR 1/F SCALE 1:200

DOMESTIC G.F.A. CALCULATION

① G/F PLATE AREA	= 214,198 m <sup>2</sup>
DEDUCT	
② LIGHTWELL	= 2,808 m <sup>2</sup>
SUB-TOTAL	= 211,390 m <sup>2</sup>
③ 1/F PLATE AREA	= 214,198 m <sup>2</sup>
DEDUCT	
④ LIGHTWELL	= 2,808 m <sup>2</sup>
SUB-TOTAL	= 211,390 m <sup>2</sup>
TOTAL	= 422,780 m <sup>2</sup>

DOMESTIC SITE COVERAGE CALCULATION:-

FLOOR PLATE AREA	= G/F DOMESTIC G.F.A.	= 211,390 m <sup>2</sup>
ACTUAL DOMESTIC SITE COVERAGE	= 211,390 / 423,545	= 0.499 X

U.F.A. CALCULATION (m<sup>2</sup>)

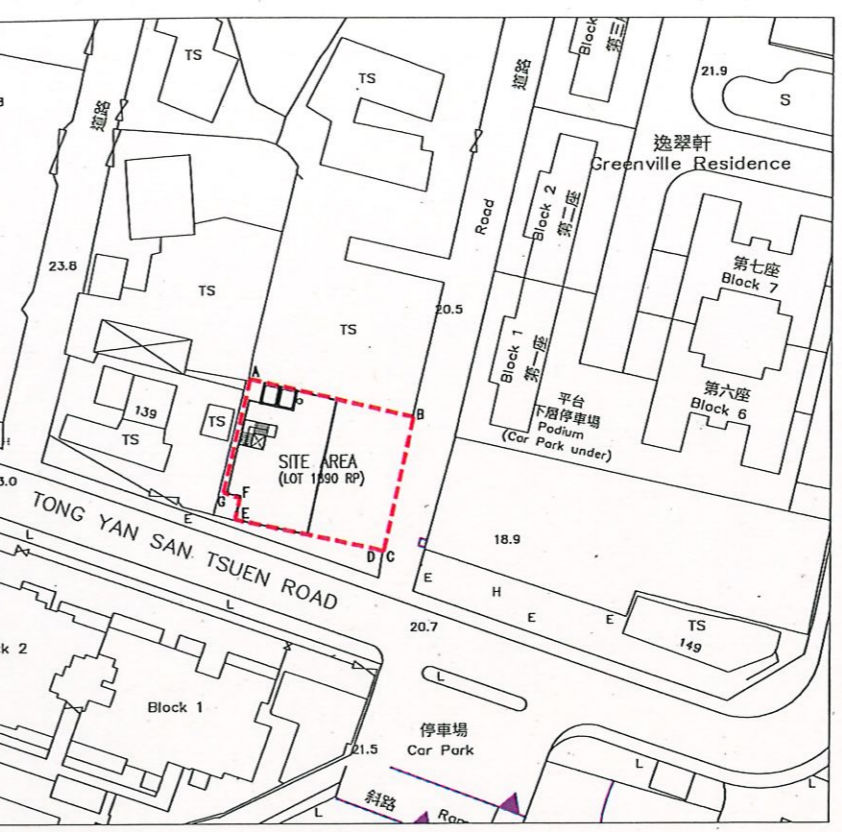
FLOOR	ROOM	U.F.A.
G/F	STORE ROOM	9,407
	DINING ROOM	42,860
	LIVING ROOM	68,239
	TOTAL	140,506
1/F	MASTER BEDROOM	46,891
	CLOAKROOM	17,781
	FAMILY AREA	20,347
	BEDROOM 1	22,876
	STORE ROOM	14,368
	BEDROOM 2	14,834
BEDROOM 3	16,396	
TOTAL	153,491	

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED (UNDER BPR FOR CLASS 'B' SITE) = 211,390 x 1/3 = 70,463  
 OPEN SPACE PROVIDED = 211,892 m<sup>2</sup>

DEVELOPMENT SCHEDULE (UNDER LEASE)

SPECIAL CONDITIONS	UNDER LEASE	CURRENT PROPOSAL
BUILDING HEIGHT	NOT EXCEEDING 25M (7.62 m)	NOT EXCEEDING 25M (7.62 m)
GARDEN AREA	50% OF THE SITE AREA	50% OF THE SITE AREA
CAR PARK	N/A	N/L
SITE COVERAGE	50%	50% OF THE SITE AREA
PLOT RATIO	ON 364 I.e. PR 1.33	PR 1:1
STOREY	MAX. 2 FLOOR	2 FLOOR



BLOCK PLAN SCALE 1:500

SETTING OUT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	832623.871	819159.758
LOT 1890 RP				
A	103° 09' 18"	22.858	832618.669	819182.015
B	192° 22' 16"	18.625	832600.477	819178.025
C	288° 43' 22"	0.881	832600.759	819177.191
D	282° 00' 52"	19.810	832604.883	819157.815
E	12° 03' 57"	2.982	832607.800	819158.439
F	288° 36' 38"	2.384	832608.560	819156.180
G	13° 09' 12"	15.723	832623.871	819159.758

MEANS OF ESCAPE REQUIREMENT :

PROPOSED BUILDING HAVING NOT MORE THAN 3 MAX DOMESTIC STOREYS, LEVEL OF THE HIGHEST FLOOR IS 11.500m LESS THAN 13m ABOVE GROUND LEV. EACH RESIDENTIAL UNIT TO BE USED FOR OCCUPATION BY A SINGLE FAMILY. THEREFORE REQUIREMENT UNDER FIRE SAFETY CODE 2011 IS NOT APPLICABLE.

SCHEDULE OF SANITARY FITMENTS

FLOOR	U.F.A. / U.F.S. (m <sup>2</sup> )	AREA / PERSON	CAPACITY	No. OF REQD.			No. OF PROV'D				
				W.C.	BASIN	BATH/ SHOWER	URINAL	W.C.	BASIN	BATH/ SHOWER	URINAL
G/F	140,506	9	16 34	3	3	3		6	7	7	
1/F	153,491		18								

FIRE RESISTANCE RATING AND FIRE COMPARTMENT LIMITATIONS

FLOOR	USE CLASSIFICATION	COMPARTMENT AREA/VOLUME	CLASS	F.R.R. (MINUTES)	R.C. SLAB THICKNESS	R.C. BEAM THICKNESS	R.C. COLUMN THICKNESS	*R.C. WALL THICKNESS
G/F	RESIDENTIAL	< 28000 m <sup>3</sup>	1e	60	100	200	300	200
1/F								25

\* REINFORCED CONCRETE CONTAINING NOT LESS THAN 1 PER CENT OF VERTICAL REINFORCEMENT.  
 \* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR A WIRE FABRIC NOT LIGHTER THAN 0.5 kg/m<sup>2</sup> WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES.

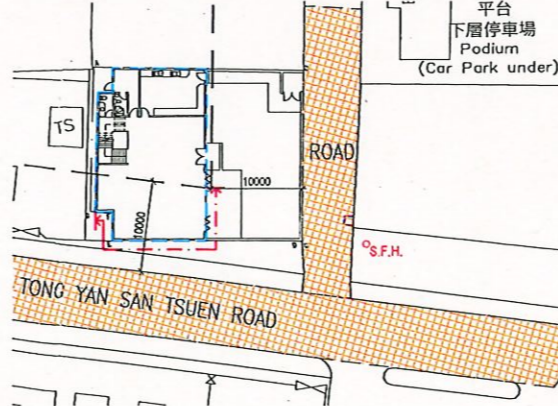
SCHEDULE OF EXIT DOOR & ROUTE

FLOOR	ROOM	USE	U.F.A. (m <sup>2</sup> )	FACTOR	CAPACITY	MIN. TOTAL WIDTH OF (mm)		MIN. WIDTH OF EACH (mm)	
G/F	STORE ROOM		9,407		1	REQ'D	PROV'D	REQ'D	PROV'D
	DINING ROOM		42,860		5	1800	1100	750	900
	LIVING ROOM		68,239		10	1800	1100	750	900
	MASTER BEDROOM		46,891		5	1300	1100	750	900
1/F	CLOAKROOM	DOMESTIC	17,781		2	900	1100	750	900
	FAMILY AREA		20,347		2	900	1100	750	900
	BEDROOM 1		22,876		3	900	1100	750	900
	STORE ROOM		14,368		2	900	1100	750	900
	BEDROOM 2		14,834		2	900	1100	750	900
	BEDROOM 3		16,396		2	900	1100	750	900

WINDOWS SCHEDULE FOR NATURAL LIGHTING AND VENTILATION

FLOOR	ROOM	AREA (m <sup>2</sup> )	MIN. WINDOW GLAZING AREA REQUIRED (m <sup>2</sup> )	PROVIDED WINDOW GLAZING AREA (m <sup>2</sup> )	MIN. WINDOW OPENABLE AREA REQUIRED (m <sup>2</sup> )	PROVIDED WINDOW OPENABLE AREA (m <sup>2</sup> )	WINDOW MARK
G/F	DINING ROOM	42,860	42,860 x 0.8 = 34,288	1,750 x 3,100 x 0.8 = 4,340	42,860 x 0.8 = 34,288	1,750 x 1,950 x 0.8 = 2,730	⊙
	LIVING ROOM	68,239	68,239 x 0.8 = 54,591	1,750 x 6,400 x 0.8 = 8,960	68,239 x 0.8 = 54,591	1,750 x 6,400 x 0.8 = 8,960	⊙
	POWDER ROOM	3,527	3,527 x 0.8 = 2,822	1,225 x 0.5 x 0.8 = 0,490	3,527 x 0.8 = 2,822	1,225 x 0.5 x 0.8 = 0,490	⊙
	BATHROOM	3,469	3,469 x 0.8 = 2,775	1,225 x 0.5 x 0.8 = 0,490	3,469 x 0.8 = 2,775	1,225 x 0.5 x 0.8 = 0,490	⊙
1/F	KITCHEN	34,325	34,325 x 0.8 = 27,460	1,600 x 2,700 x 0.8 = 3,456	34,325 x 0.8 = 27,460	1,200 x 2,700 x 0.8 = 2,592	⊙
	BEDROOM 1	22,876	22,876 x 0.8 = 18,301	2,050 x 3,005 x 0.8 = 4,928	22,876 x 0.8 = 18,301	1,925 x 1,530 x 0.8 = 2,356	⊙
	BEDROOM 2	14,834	14,834 x 0.8 = 11,867	2,050 x 1,500 x 0.8 = 2,460	22,876 x 0.8 = 18,301	1,925 x 1,500 x 0.8 = 2,310	⊙
	BEDROOM 3	16,396	16,396 x 0.8 = 13,117	2,050 x 1,500 x 0.8 = 2,460	22,876 x 0.8 = 18,301	1,925 x 1,500 x 0.8 = 2,310	⊙
	MASTER BEDROOM & CLOAKROOM	46,891 + 17,781 = 64,672	64,672 x 0.8 = 51,738	2,050 x 4,005 x 0.8 = 6,568	64,672 x 0.8 = 51,738	1,925 x 1,370 x 0.8 = 2,110	⊙
				2,050 x 3,005 x 0.8 = 4,928		1,925 x 1,530 x 0.8 = 2,356	⊙

EVA FACADE PLAN



CALCULATION OF LENGTH OF MAJOR FACADE SERVED BY EVA:

TOTAL LENGTH OF PERIMETER OF MAJOR FACADE: 61.471m  
 TOTAL LENGTH OF PERIMETER OF MAJOR FACADE TO BE SERVED BY EVA: (1.869+3.197+10.160+5.792)m = 21.018m  
 (21.018 / 61.471) x 100% = 34.192 X > 25 X

NO. DATE AMENDMENT  
 PDC CONSTRUCTION MANAGEMENT LTD

Lam Kin Ning  
 BA (Arch) Hons., BArch, M.Sc. (Urban Planning),  
 Authorised Person (Architect), HKIA Registered Architect (HK) ,H.K.I.P.

PROJECT  
 RESIDENTIAL REDEVELOPMENT  
 AT Lot 1890 RP, in DD121  
 TONG YAN SAN TSUEN ROAD,  
 PING SHAN, HONG KONG

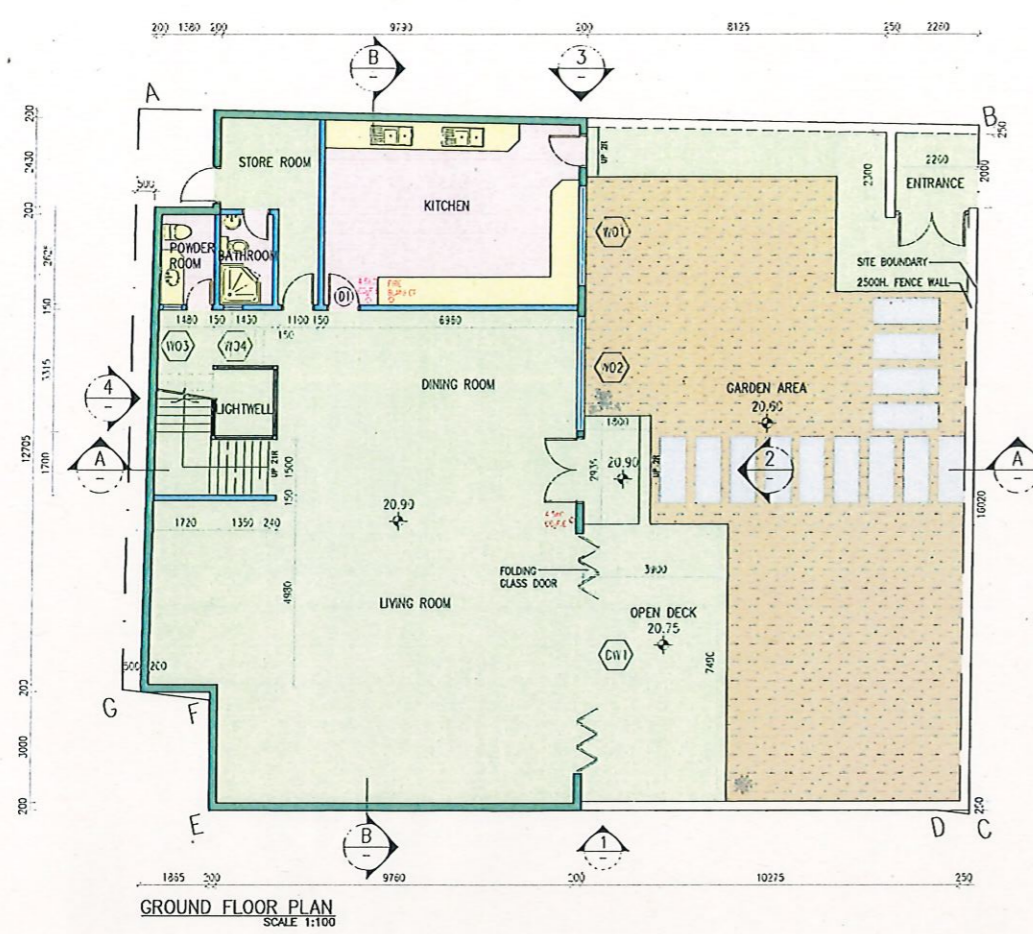
DRAWING  
 BLOCK PLAN, NOTES,  
 SCHEDULES & CALCULATION

SCALE	1 : 100 @ A3	NUMBER	
DATE	08/2025		
DRAWN			
CHECKED			

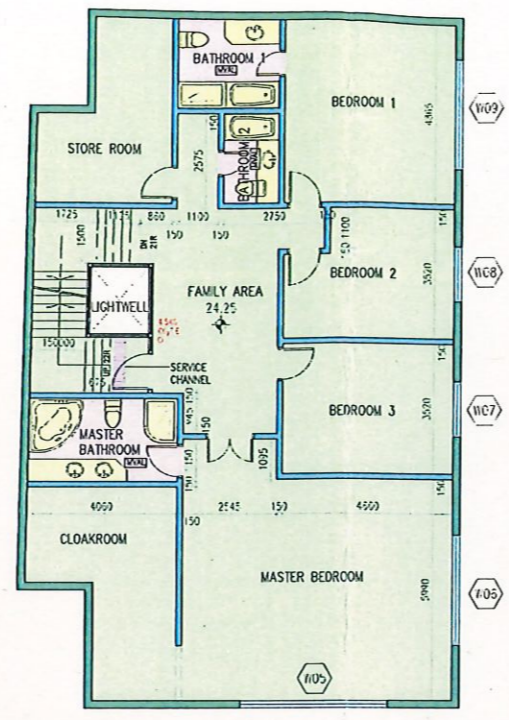
ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
 DO NOT SCALE DRAWING  
 ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE

D.D. REF. :  
F.S.D. REF. :

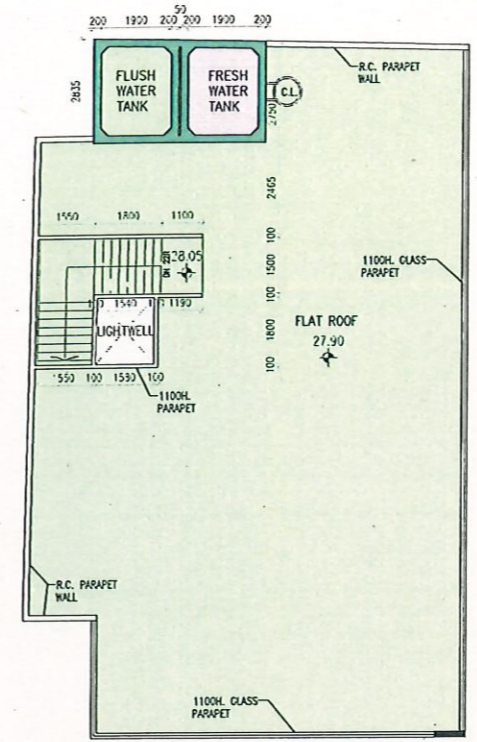
FOR B.D.



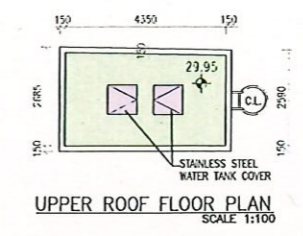
GROUND FLOOR PLAN  
SCALE 1:100



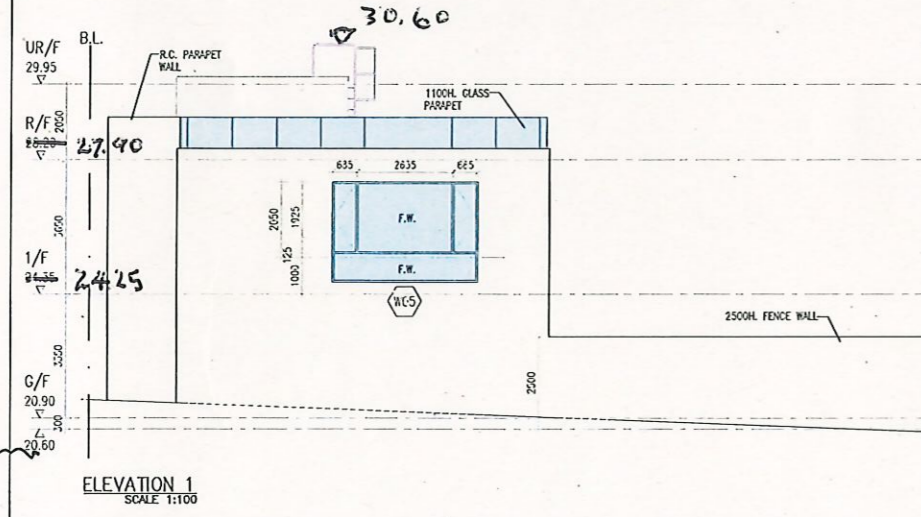
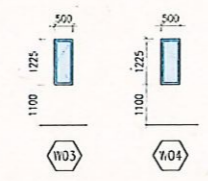
FIRST FLOOR PLAN  
SCALE 1:100



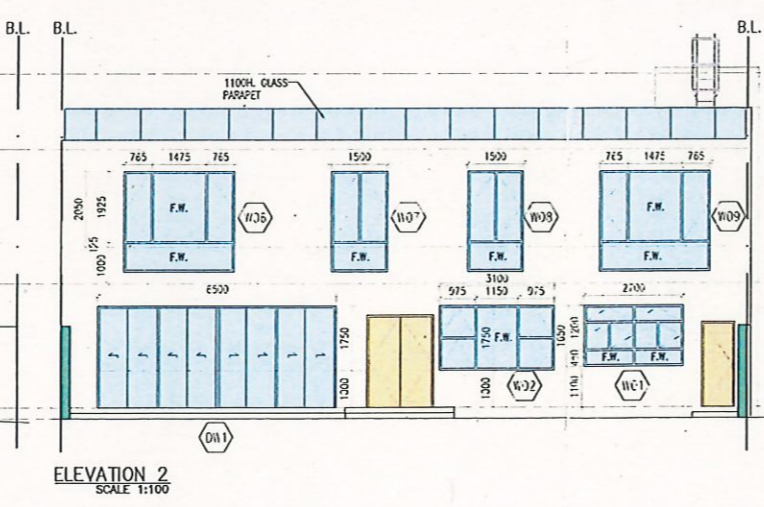
ROOF FLOOR PLAN  
SCALE 1:100



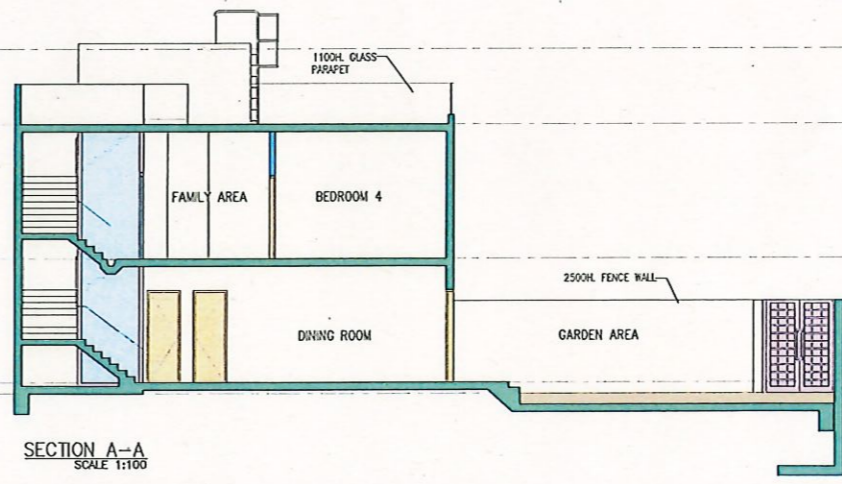
UPPER ROOF FLOOR PLAN  
SCALE 1:100



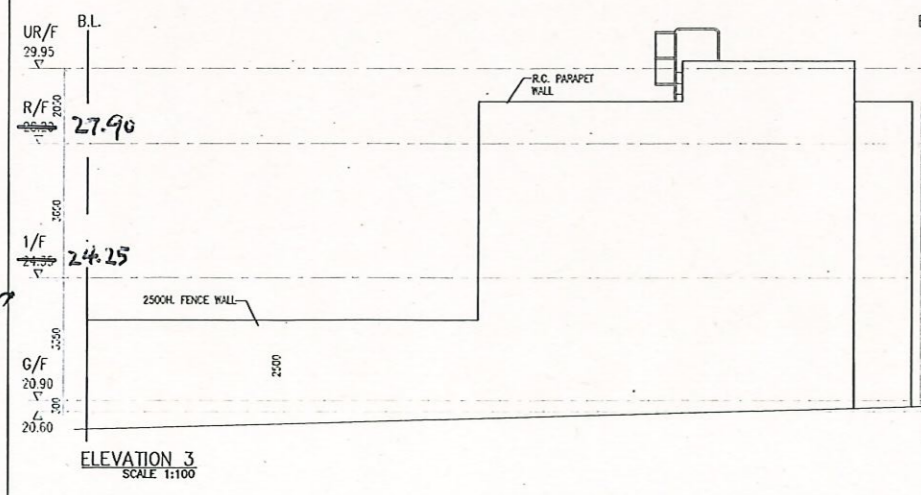
ELEVATION 1  
SCALE 1:100



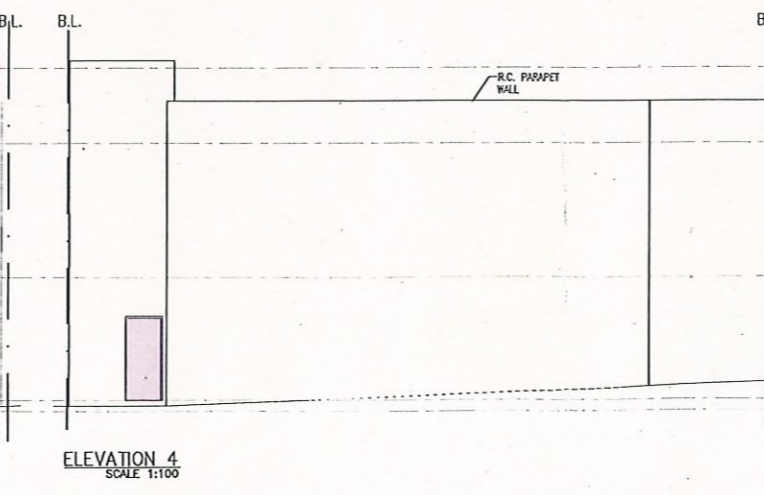
ELEVATION 2  
SCALE 1:100



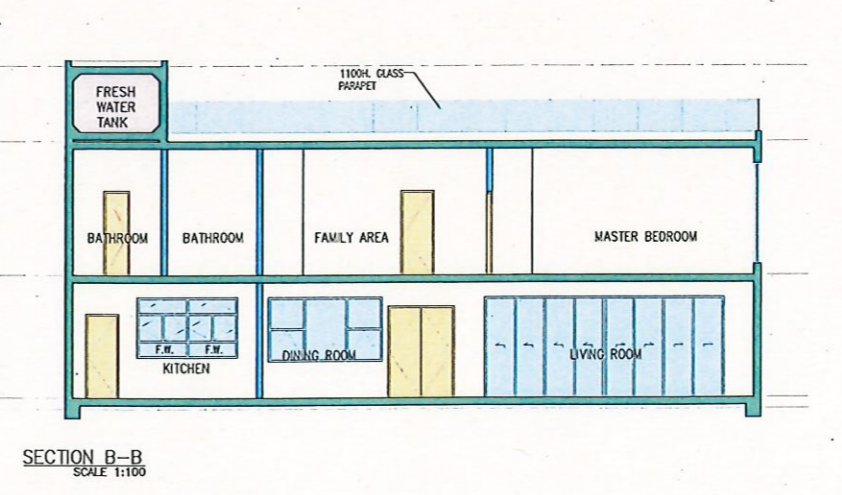
SECTION A-A  
SCALE 1:100



ELEVATION 3  
SCALE 1:100



ELEVATION 4  
SCALE 1:100



SECTION B-B  
SCALE 1:100

NO. DATE AMENDMENT  
PDC CONSTRUCTION MANAGEMENT LTD

Lam Kin Ning  
BA (Arch) Hons., B.Arch., M.Sc. (Urban Planning),  
Authorised Person (Architect), HKIA Registered  
Architect (HK), M.K.I.P.

PROJECT  
RESIDENTIAL REDEVELOPMENT  
AT Lot 1890 RP, in DD121  
TONG YAN SAN TSUEN ROAD,  
PING SHAN, HONG KONG

DRAWING  
PLAN, ELEVATION &  
SECTION

SCALE 1 : 100 @ A3	NUMBER
DATE 08/2025	GBP-01-02
DRAWN	
CHECKED	APPROVED

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED  
• DO NOT SCALE DRAWING  
• ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE



Our Ref. : TCHK5378/M33104

Date : 26 March 2026

**Background Information and Area of Lot No. 1890 RP in D.D. 121**

The subject parent Lot 1890 was a New Grant Lot held under New Grant No. 497. As recorded in the Memorandum of Agreement and the Re-Grant Plan (Appendix 1), Lot 1890 had a registered area of about 7599 ft<sup>2</sup>, equivalent to about 706.0 m<sup>2</sup>.

For Lot 1890, it had undergone resumption twice, namely from Resumption Plan No. YLPR25° annexed to Memorial No. YL386984 & YLM3605a annexed to Memorial No. YL1008907, which areas of 2530 ft<sup>2</sup> and 510 ft<sup>2</sup> were resumed respectively. As a result, the area of Lot 1890 RP was derived to be 4559 ft<sup>2</sup> (~423.5 m<sup>2</sup>), i.e. 7599 ft<sup>2</sup> – 2350 ft<sup>2</sup> – 510 ft<sup>2</sup>, subsequent to the mentioned resumptions.

Generally, a New Grant Lot was sold subject to the general and special conditions together with a Memorandum of Agreement signed by the purchaser which constituted a binding contract. Hence, the registered area of a New Grant Lot is typically followed when re-establishing its boundary. Logically, in this case, the derived area of Lot 1890 RP, i.e. 4559 ft<sup>2</sup>, should also be precisely followed subsequent to its resumptions.

Moreover, the Lot Index Plan prepared by the Survey and Mapping Office of the Lands Department is only intended to identify the approximate location of lots in relation to physical features on ground. In fact, the correlated boundaries shown on the Lot Index Plan must not be interpreted as definitive and the graphically measured areas from the Lot Index Plan are subject to land boundary survey. Therefore, it is common that the surveyed area of a particular lot, determined by land boundary survey, is different from that the graphical area measured from the Lot Index Plan.

On a side note, the registered owner of the subject Lot 1890 RP (Group Hero Limited) and the registered owner of the northern abutting Lots 1048 S.B RP and 1825 S.B (Vega Union Limited), had signed to agree with my boundary redefinition of the common boundary line between Lots 1890 RP and 1048 S.B RP & 1825 S.B in D.D. 121 as recorded on TCHK5378/CB/01 (Appendix 2).

Prepared by

Chan Tat Wing  
Authorized Land Surveyor

TC/EW/EL/mc

Encl.

NEW GRANT NO. 497

(CONDITIONS OF .....)

DISTRICT: .....

SURVEY/DEMARCATON DISTRICT NO. 121

..... LOT NO. 1890

OWNER

.....  
.....

TERM

75 YEARS FROM 1ST JULY 1898 RENEWABLE FOR A FURTHER TERM OF 24 YEARS LESS THE LAST 3 DAYS THEREOF

99 YEARS FROM 1ST JULY 1898 LESS THE LAST 3 DAYS THEREOF

(  tick where applicable)

CROWN RENT \$ ..... PER ANNUM .....

PREMIUM .....

REFER TO VOL. .... FOLIO .....

Entered and Indexed

Sect. No. ....

P. S. No. 13/131/56

Govt. Notn. No. .... of 195  
Vol. X2 p. 560

GRANTEE Deed Reg. Vol. 72 p. 72-7  
PURCHASER Vol. 78 p. 77.

MEMORANDUM OF AGREEMENT BY THE PURCHASER

(Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940)

Memorandum that **LEE Tsing**

of [redacted] granted  
the person(s) whose name(s) is(are) hereunder written has(have) been this day declared the highest bidder(s)  
Grant  
of the Lot(s) described in the Particulars of Sale and hereunder specified opposite to his(her) said name(s)  
Grant  
and signature(s), and does(are) hereby agree to become the Lessee(s) thereof, under and subject to the General  
Grant  
and Special Conditions of Sale of such Lot(s), and on his(her)(her) part to perform and abide by the said  
Conditions, and Additional Special Conditions specified overleaf.

Registry No.		Annual Rental	Amount of Premium at which purchased		Signature of Purchaser(s) Grantee
D. D. No.	Lot No.		\$	¢	
121	1890  7599 sq. ft. or .18 ac.  Building and Garden	X \$ [redacted] ¢	\$ [redacted]	¢ [redacted]	[Handwritten Signature]

General Conditions Nos. 4, 5, 6, 7, 8, 14, 15, 16 and 17 of G.N. No. 364/34 as amended by G.N. 50/40.

Dated this 9th day of April, 1957.

[Handwritten Signature]

Witness to Signature of Purchaser(s) Grantee

[Handwritten Signature]  
for District Commissioner, New Territories.

[Handwritten Signature]

Witness to Signature of District Commissioner, N.T.

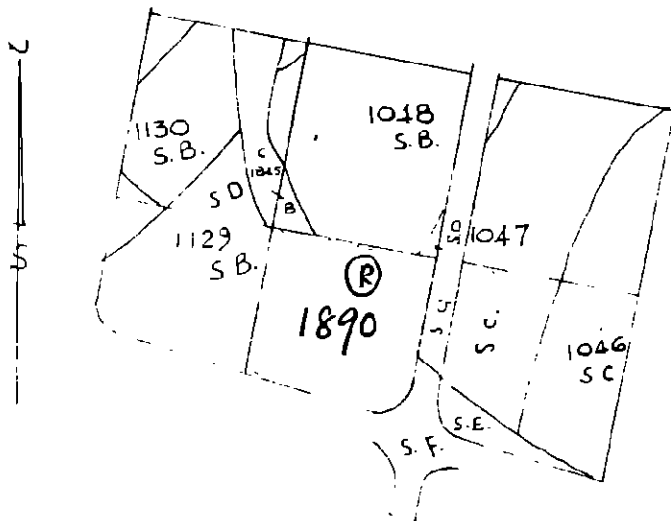
## ADDITIONAL SPECIAL CONDITIONS.

1. The sum to be expended on the lot in rateable improvements, in accordance with General Condition No. 5 in Government Notification No. 364 of 1934 shall be not less than \$.....
  2. Before beginning to build, the Purchaser shall obtain the District Commissioner's permission in writing to do so.
  3. No building or site development shall be commenced on the lot until the District Commissioner shall have approved in writing the plans submitted in accordance with the Special Condition No. 2 (b) in Government Notification No. 364 of 1934.
  4. Within two weeks of the completion of the building, the Purchaser shall inform the District Commissioner, in writing, of the fact.
  5. The Purchaser shall maintain the building, when built, and the whole property concerned in a good state of repair, to the satisfaction of the District Commissioner.
1. ~~The lot~~ is ~~also~~ subject to Special Conditions Nos. 2 (a) and (b), 3 and 4 in Government Notification No. 364 of 1934 as amended by Government Notification No. 50 of 1940.
  2. **No further building shall be erected on the lot without the approval of the District Commissioner.**
  3. **The height of the building to be erected shall not exceed 25 feet.**
  4. **Not less than half of the area shall be used for a Garden.**
  5. **If the lessee shall neglect or fail to comply with any of these conditions, Her Majesty may re-enter and resume the property as if no grant had ever taken place. In the event of any such re-entry as aforesaid Her Majesty shall be at full liberty to resell the property at such time and place and in such manner as to Her Majesty shall seem fit.**
  6. **In the event of the lessee assigning the benefit of this Agreement, all assignees shall be bound by these General and Special Conditions and all powers and remedies shall be enforceable against them to the same extent as if such assignees were the original lessee.**
  7. **The expression 'lessee' shall in these General and Special Conditions mean and include the person or persons entering into and executing this Memorandum of Grant and, where the context so admits or requires, his/her/their executors, administrators and assigns and in the case of a corporation its successors and assigns.**
  8. **The foregoing General Conditions shall be read and construed as varied or modified by the Special Conditions and the expression "these Conditions" whenever used shall mean and include the General, Special and Additional Special Conditions.**

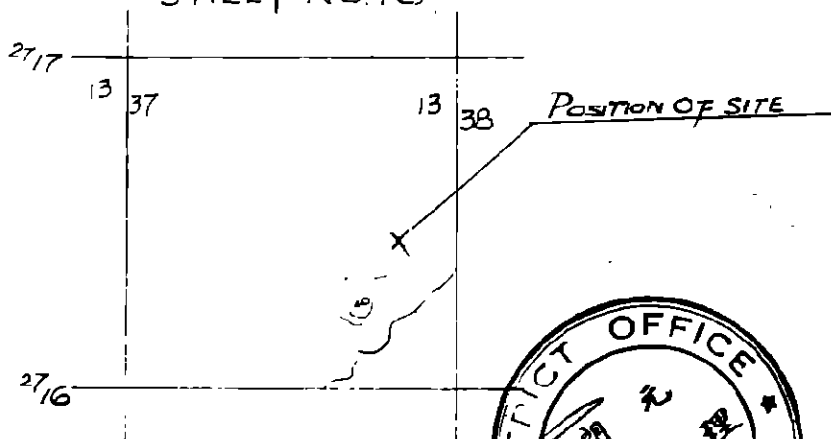
# D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE-GRANT PLAN

LOT NO. AREA: 7,599 S.F. = (18 AC.)



SCALE: - 100' = 1 in.  
SHEET NO. 10

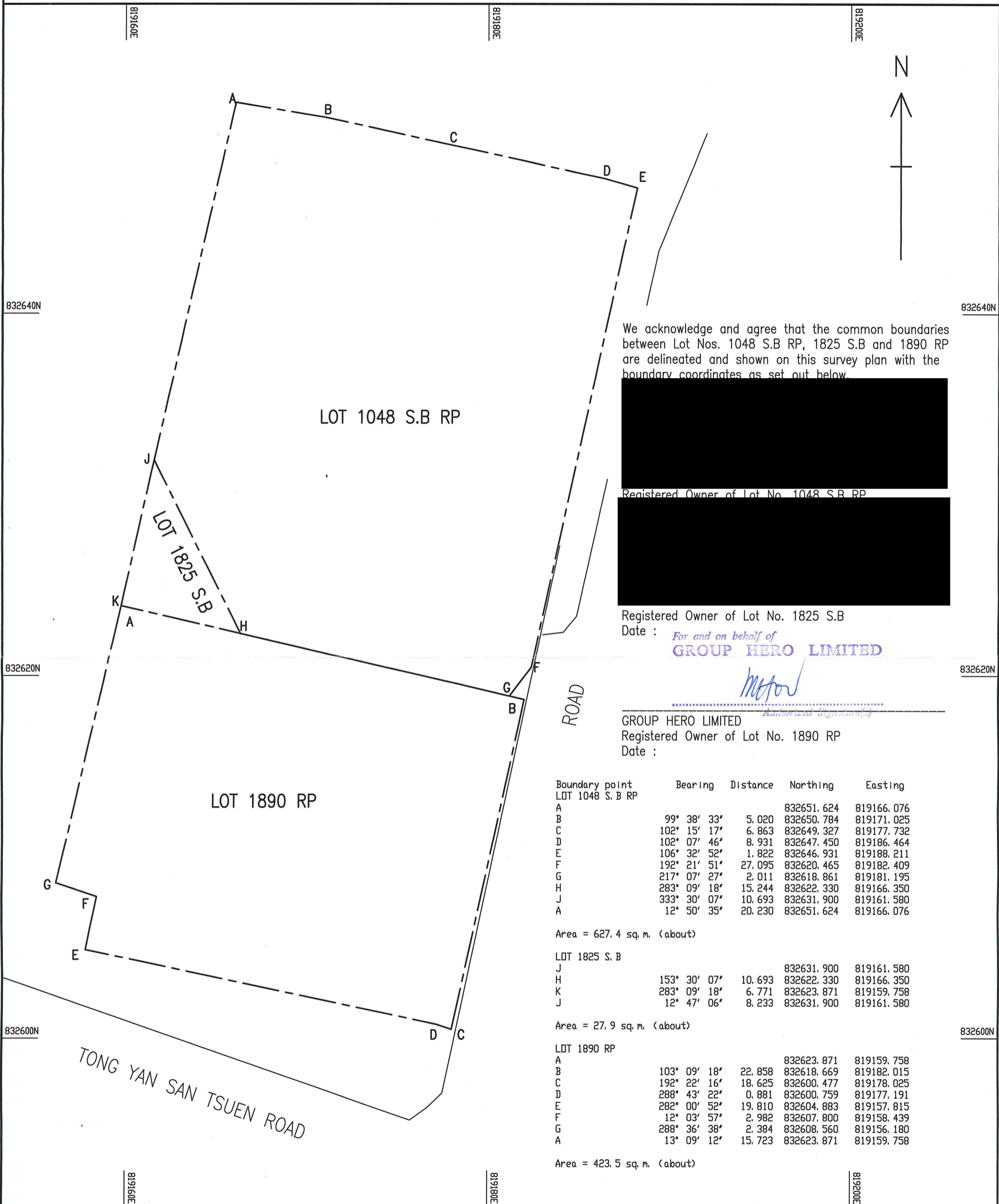


SCALE: - 1:20000

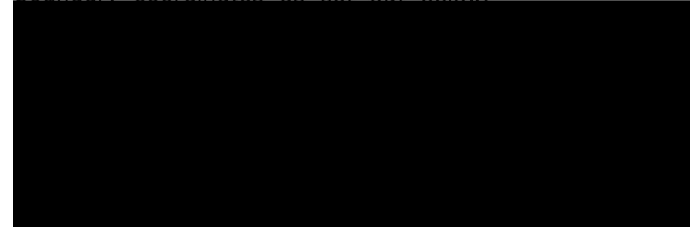


NG 497

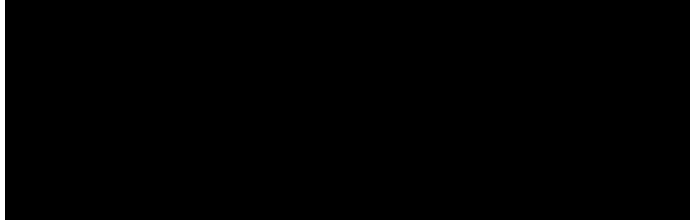
PLAN OF LOT Nos. 1048 S.B RP, 1825 S.B & 1890 RP IN D.D. 121  
TONG YAN SAN TSUEN, YUEN LONG



We acknowledge and agree that the common boundaries between Lot Nos. 1048 S.B RP, 1825 S.B and 1890 RP are delineated and shown on this survey plan with the boundary coordinates as set out below.



Registered Owner of Lot No. 1048 S.B RP



Registered Owner of Lot No. 1825 S.B

Date : *For and on behalf of*  
**GROUP HERO LIMITED**

*Mojan*

GROUP HERO LIMITED  
Registered Owner of Lot No. 1890 RP  
Date :

Boundary point	Bearing	Distance	Northing	Easting
LOT 1048 S.B RP				
A			832651.624	819166.076
B	99° 38' 33"	5.020	832650.784	819171.025
C	102° 15' 17"	6.863	832649.327	819177.732
D	102° 07' 46"	8.931	832647.450	819186.464
E	106° 32' 52"	1.822	832646.931	819188.211
F	192° 21' 51"	27.095	832620.465	819182.409
G	217° 07' 27"	2.011	832618.861	819181.195
H	283° 09' 18"	15.244	832622.330	819166.350
J	333° 30' 07"	10.693	832631.900	819161.580
A	12° 50' 35"	20.230	832651.624	819166.076

Area = 627.4 sq. m. (about)

LOT 1825 S.B				
J			832631.900	819161.580
H	153° 30' 07"	10.693	832622.330	819166.350
K	283° 09' 18"	6.771	832623.871	819159.758
J	12° 47' 06"	8.233	832631.900	819161.580

Area = 27.9 sq. m. (about)

LOT 1890 RP				
A			832623.871	819159.758
B	103° 09' 18"	22.858	832618.669	819182.015
C	192° 22' 16"	18.625	832600.477	819178.025
D	288° 43' 22"	0.881	832600.759	819177.191
E	282° 00' 52"	19.810	832604.883	819157.815
F	12° 03' 57"	2.982	832607.800	819158.439
G	288° 36' 38"	2.384	832608.560	819156.180
A	13° 09' 12"	15.723	832623.871	819159.758

Area = 423.5 sq. m. (about)

SCALE 1 : 200

HONG KONG 1980 GRID

ALL UNITS ARE IN METRES

DATE : OCTOBER 2022

**陳達榮測量師行有限公司**  
**TED CHAN & ASSOCIATES LIMITED**  
Authorized Land Surveyors



PLAN No.  
TCHK5378/CB/01

APPROVED BY  
CHAN TAT WING  
AUTHORIZED LAND SURVEYOR

*Chan Tat Wing*



Hong Kong Office

Our Ref. : TCHK5378/M33103

Date : 26 March 2026

**REPORT ON LAND BOUNDARY SURVEY  
LOT NO. 1890 RP IN D.D. 121**

**A. Purpose**

To define the boundary of Lot No. 1890 RP in D.D. 121, Yuen Long.

**B. Subject Plan**

The attached Survey Record Plan No. SRP/YL/007/05378-01/D1 and Land Boundary Plan No. LBP/YL/007/05378-01/D1 being the records of this survey.

**C. Background**

The subject parent Lot 1890 is a New Grant Lot (New Grant No. 497) with registered area of 7599 ft<sup>2</sup>. According to Resumption Plan No. YLPR25<sup>e</sup> annexed to Memorial No. YL386984, an area of about 2530 ft<sup>2</sup> was resumed from the southern side of the subject parent Lot 1890. Furthermore, another portion on the eastern side of Lot 1890 RP, with area of about 510 ft<sup>2</sup>, was resumed as recorded on Resumption Plan No. YLM3605a annexed to Memorial No. YL1008907. As a result, the subject Lot 1890 RP has a derived area of about 4559 ft<sup>2</sup>, equivalent to about 423.5 m<sup>2</sup>.

Generally, a New Grant Lot was sold subject to the general and special conditions together with a Memorandum of Agreement signed by the purchaser which constituted a binding contract. Hence, the registered area of a New Grant Lot is typically followed when re-establishing its boundary. Logically, in this case, the derived area of Lot 1890 RP, i.e. 4559 ft<sup>2</sup>, should also be precisely followed subsequent to its resumptions.

**D. Documentary Evidence**

1. Lot Index Plan
2. Land Register of Lot No. 1890 RP in D.D. 121
3. New Grant Plan of Lot No. 1890 (New Grant No. 497)
4. Extractions of Resumption Plan No. YLPR25<sup>e</sup> annexed to Memorial No. YL386984
5. Extractions of Resumption Plan No. YLM3605a annexed to Memorial No. YL1008907

6. Double Lot Sheet
7. DD Retrace
8. Cadastral Sheet
9. Control traverse extracted from computation folder No. YL10825G
10. Survey Record Plan No. SRP/YL/007/05378-02/D1
11. Plan No. TCHK5378/CB/01

**E. Survey Origin**

As shown on the subject SRP, the control stations were originated from ONail1/YL10825f, ONail2/YL10825f, ONail3/YL10825f and ONail2/YL10825g.

After a satisfactory test of origin, a traverse was run to near the limit of the subject lot.

**F. Method of Redefinition**

From our land record search, it was noted that no prior land boundary survey had been conducted on the subject lot and its adjoining lots. Notwithstanding this, relevant cadastral information, as listed in section D above, was gathered for our perusal.

For the aim of boundary re-definition, correlation exercises were carried out by overlaying the New Grant Plan, Double Lot Sheet, DD Retrace, Cadastral Sheet and Lot Index Plan against each other. Aerial photo of 1963 was studied for additional information regarding the old ground situation of the subject lot and its neighborhood. Furthermore, the existing features were surveyed and given due consideration during the boundary redefinition.

The peripheral boundary of the subject parent Lot 1890 is graphically delineated on the New Grant Plan and DD Retrace Sheet. The correlation results showed that the depictions of the subject lot shown on the mentioned documents were generally consistent with each other. From studying the aerial photo taken in 1963, a house was seen erected on the subject lot and a series of linear feature was identified along the western side. Meanwhile, the existing walls running along the northern side of the subject lot was not seen on the aerial photo of 1963. In general, the northern and western boundary lines (A-B) and (G-A) were redefined by following the graphical outlines delineated on the New Grant Plan and DD Retrace with generalization along the existing walls running on the western side. It was noted that the northern boundary line was re-established to the north of that shown on Lot Index Plan. In fact, it was interpreted that the northern boundary of the subject lot delineated on Lot Index Plan was outlined generally along the existing wall which did not exist back in 1963. Nevertheless, the subject lot owner and the registered owners of abutting Lots 1825 S.B and 1048 S.B RP were aware and agreed with the boundary of Lot 1890 RP. Enclosed please find the signed Plan No. TCHK5378/CB/01 for your record. This plan has been prepared to obtain the agreement, acknowledgement and acceptance of the relevant registered lot owners regarding the common boundaries between the subject lot and the abutting lots.

**TED CHAN & ASSOCIATES LIMITED**  
**Authorized Land Surveyors**

Our Ref. : TCHK5378/M33103

Date : 26 March 2026

Moreover, the surveyed area of the subject lot matched with its derived area of 423.5 m<sup>2</sup> and it was checked that no unwarranted deficit in area was induced on the abutting lots. Finally, the remaining boundary lines (B-C) and (C-D-E-F-G) were redefined by following the resumption limits graphically shown on the corresponding resumption plans.

Under the above re-establishment, the surveyed area of the subject lot was about 423.5 m<sup>2</sup>, which equals to its derived area.



Chan Tat Wing  
Authorized Land Surveyor

TC/EW/EL/mc

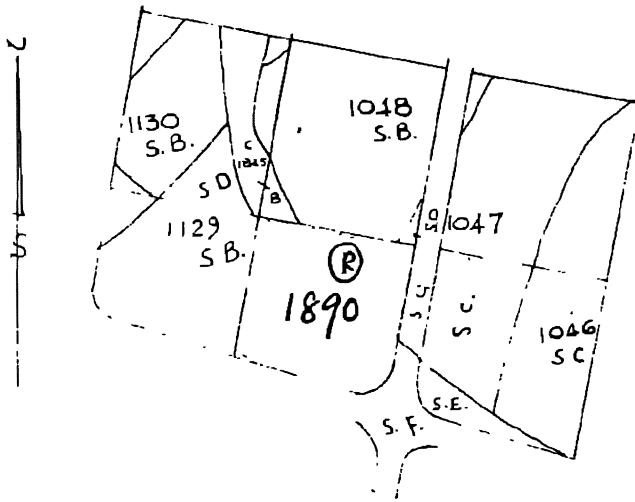
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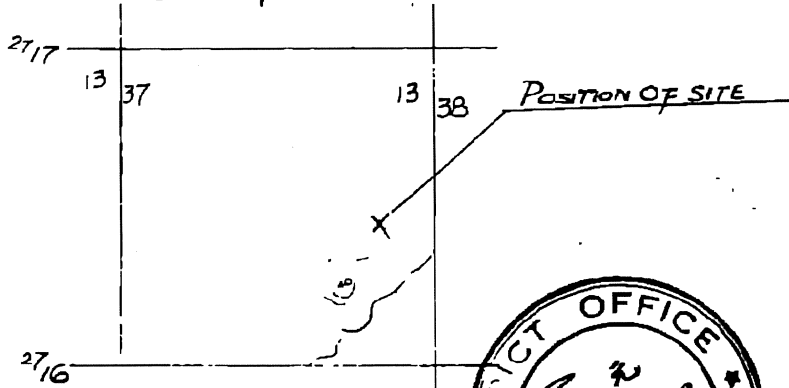
# D D 120 NEAR TONG VAN SAN TSUEN SITE PLAN

RE-GRANT PLAN

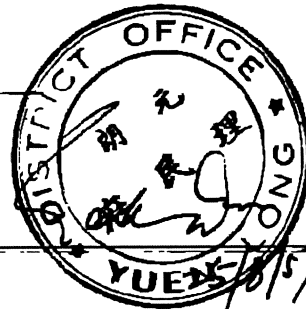
LOT NO. AREA: 7,599 S.F. = (18 AC.)



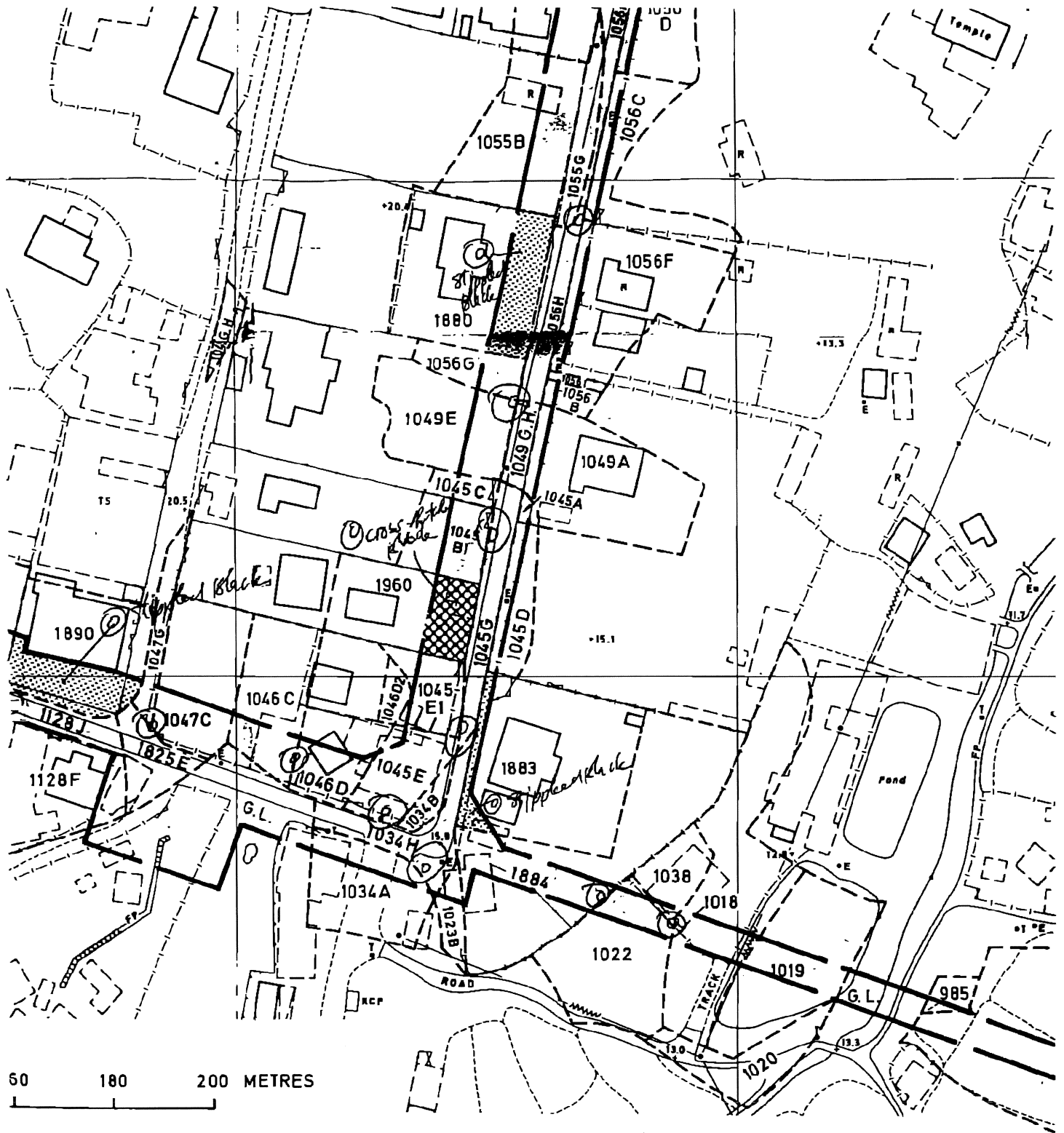
SCALE: - 100' LIN.  
SHEET NO. 10



SCALE: - 1:20,000



NY 497



60 180 200 METRES

SUEN

(R. C. BARAM)  
 DISTRICT LANDS OFFICER, YUEN LONG  
 DATE 9.9.88

PLAN No. YLPR 25<sup>C</sup>

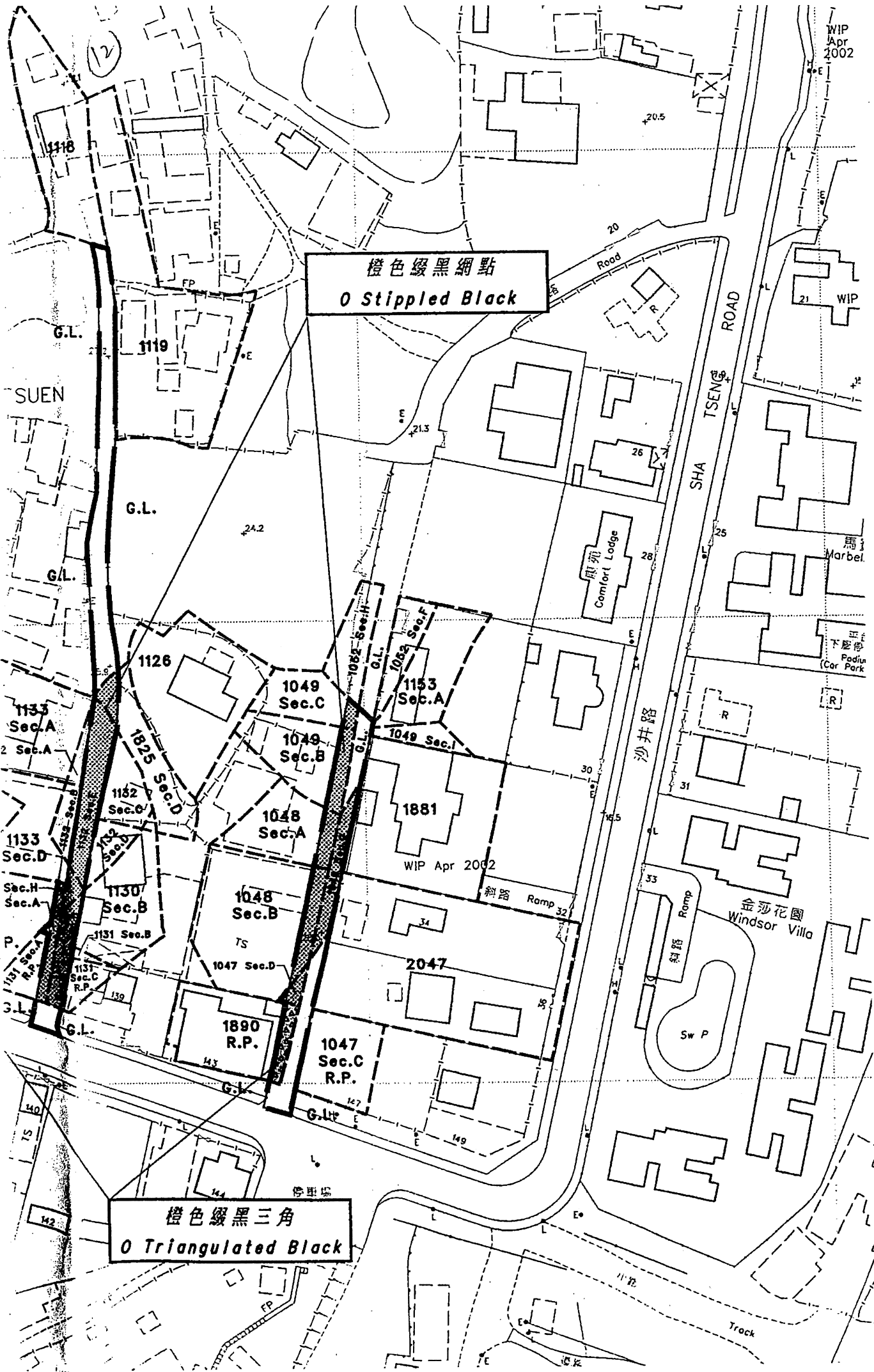
1.9.88



WIP  
Apr  
2002

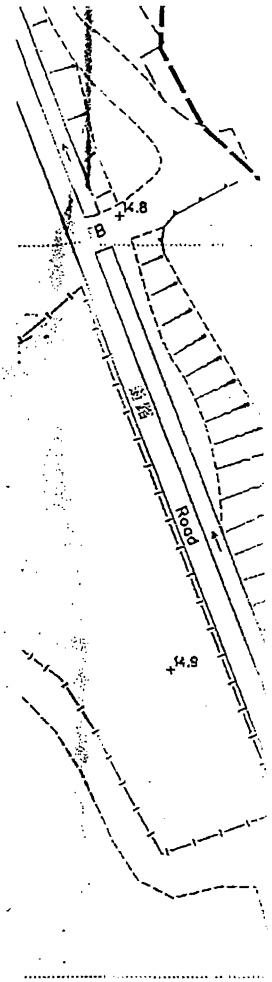
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O Stippled Black

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O Triangulated Black



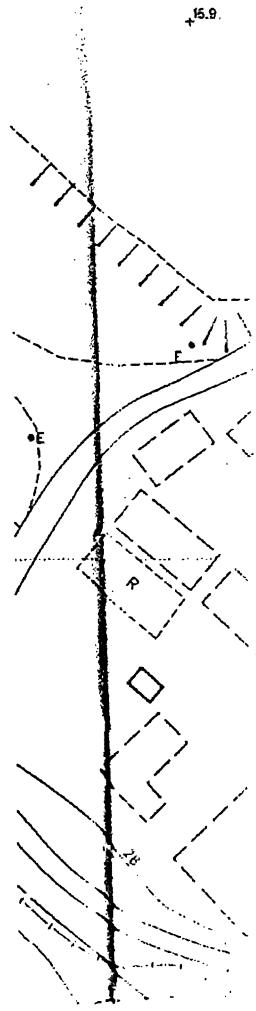
(a)

	1141 Sec.F		1.9	20
	1145 Sec.A	(P)	10.2	110
	1145 Sec.V R.P.	(P)	205.3	2210
	1202 R.P.	(P)	25.1	270
	1203 Sec.A	(P)	34.4	370
	1203 R.P.	(P)	137.5	1480
	1204	(P)	49.2	530
	1208 Sec.F	(P)	60.4	650
	1208 R.P.	(P)	446.9	4810
	1825 Sec.D	(P)	34.4	370
	1831	(P)	255.5	2750
	1875 Sec.C s.s.1	(P)	26.9	290
	1875 Sec.C R.P.	(P)	47.4	510
	1875 Sec.D	(P)	24.2	260
	1875 Sec.E	(P)	36.2	390
121	1875 R.P.	(P)	11.1	120
總面積 TOTAL AREA			2179.6	23459



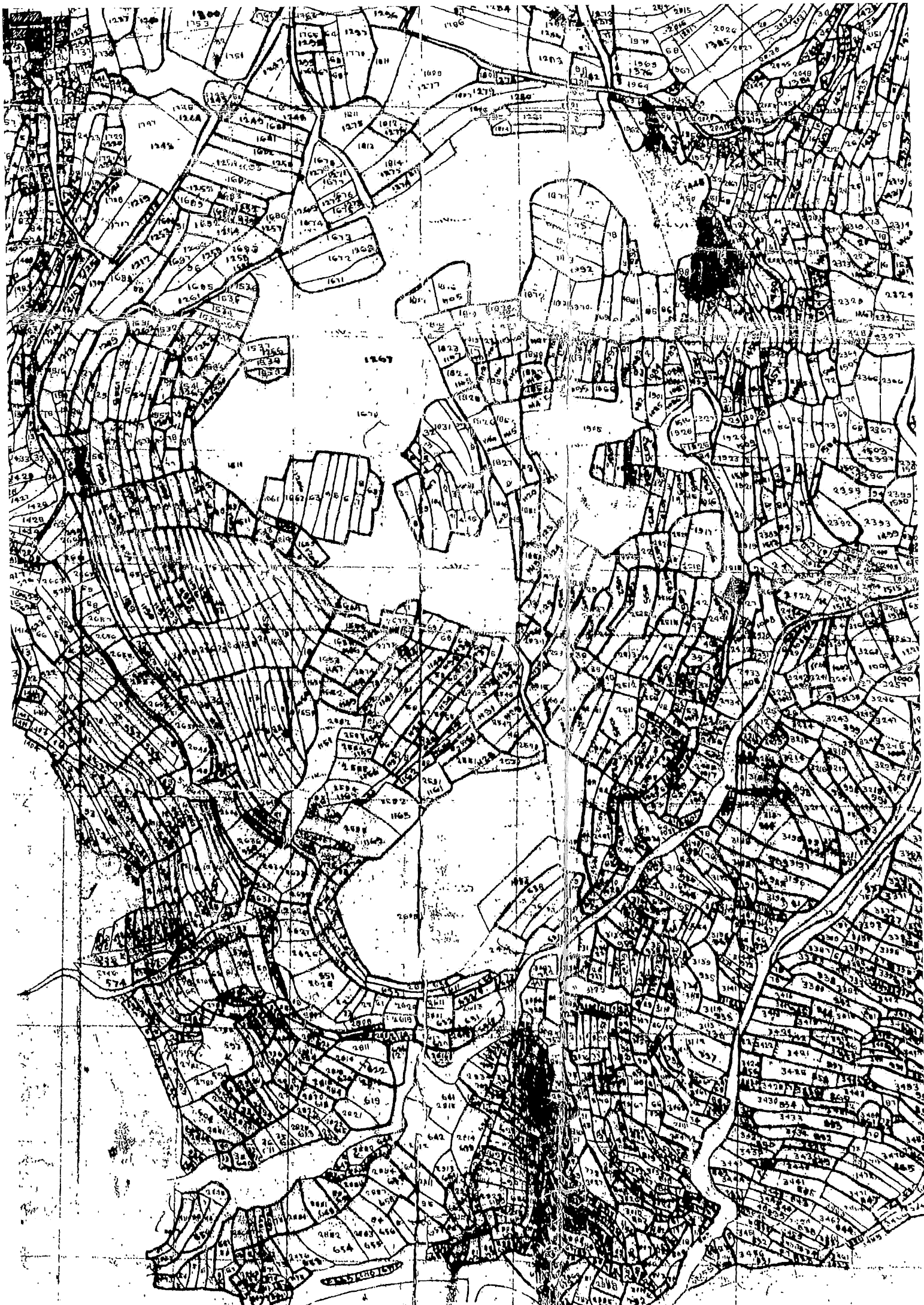
將予收回土地的面積 Area to be resumed			
丈量約份 編號 D.D. No.	地段編號 Lot No.	屋地及花園地 Building and Garden Land	
		平方米(約數) m <sup>2</sup> (about)	平方呎(約數) ft <sup>2</sup> (about)
121	1873 R.P. (P)	39.9	430
121	1890 R.P. (P)	47.4	510
總面積 TOTAL AREA		87.3	940

將予收回土地的面積 Area to be resumed			
丈量約份 編號 D.D. No.	地段編號 Lot No.	果園地 Orchard Land	
		平方米(約數) m <sup>2</sup> (about)	平方呎(約數) ft <sup>2</sup> (about)
121	1842 Sec.F s.s.4 (P)	6.5	70
總面積 TOTAL AREA		6.5	70



註釋  
Note:

丈量約份 編號 D.D. No.	地段編號 Lot No.	
	前稱 Formerly known as	現稱 Now known as
121	1208 R.P. (P)	1208 Sec.F (P)
		1208 R.P. (P)







E F G H

Kam Wah Yuen

Kam Wah Yuen

Hugh Chong

Chung

OCCUPATIONAL ROAD

Septic Tank

Man San Yuen

Tiao Yuen

Ford

DD  
107-8E-E

963  
961  
962  
963  
959

725 727

C36 C35 C34 C33 C32  
C31 C30 C29 C28 C27 C26 C25 C24 C23 C22 C21 C20 C19 C18 C17 C16 C15 C14 C13 C12 C11 C10 C9 C8 C7 C6 C5 C4 C3 C2 C1

interpreted by professional land surveyor

District Survey Office/Yuen Long  
JOB DIRECTORY: YL10825G

DATE OF RUN : 19/01/2016

TRAVERSE COMPUTATION

Traverse No. : 1  
Locality : Tong Yan San Tsuen Road  
Control Origin : YL10825F  
Field Book Ref : A007704  
Surveyed by : CHAN L.M. Date : 04/01/2016  
Checked by : MOK Y.W. Date :

JOIN FOR ORIENTATION

STATION	BEARING	DISTANCE	NORTHING	EASTING
@ ONail1/YL10825f			832538.987	819295.2887
- ONail2/YL10825f	293.2055	198.103	832617.500	819113.407
- TRIG92	199.2252	1366.200	831250.207	818841.913
- OSN8/YL7910br	90.3424	36.272	832538.624	819331.558
@ ONail2/YL10825f			832617.500	819113.407
- ONail3/YL10825f	284.0315	83.911	832637.877	819032.008
- ONail1/YL10825f	113.2055	198.103	832538.987	819295.288

JOIN COMPUTATION

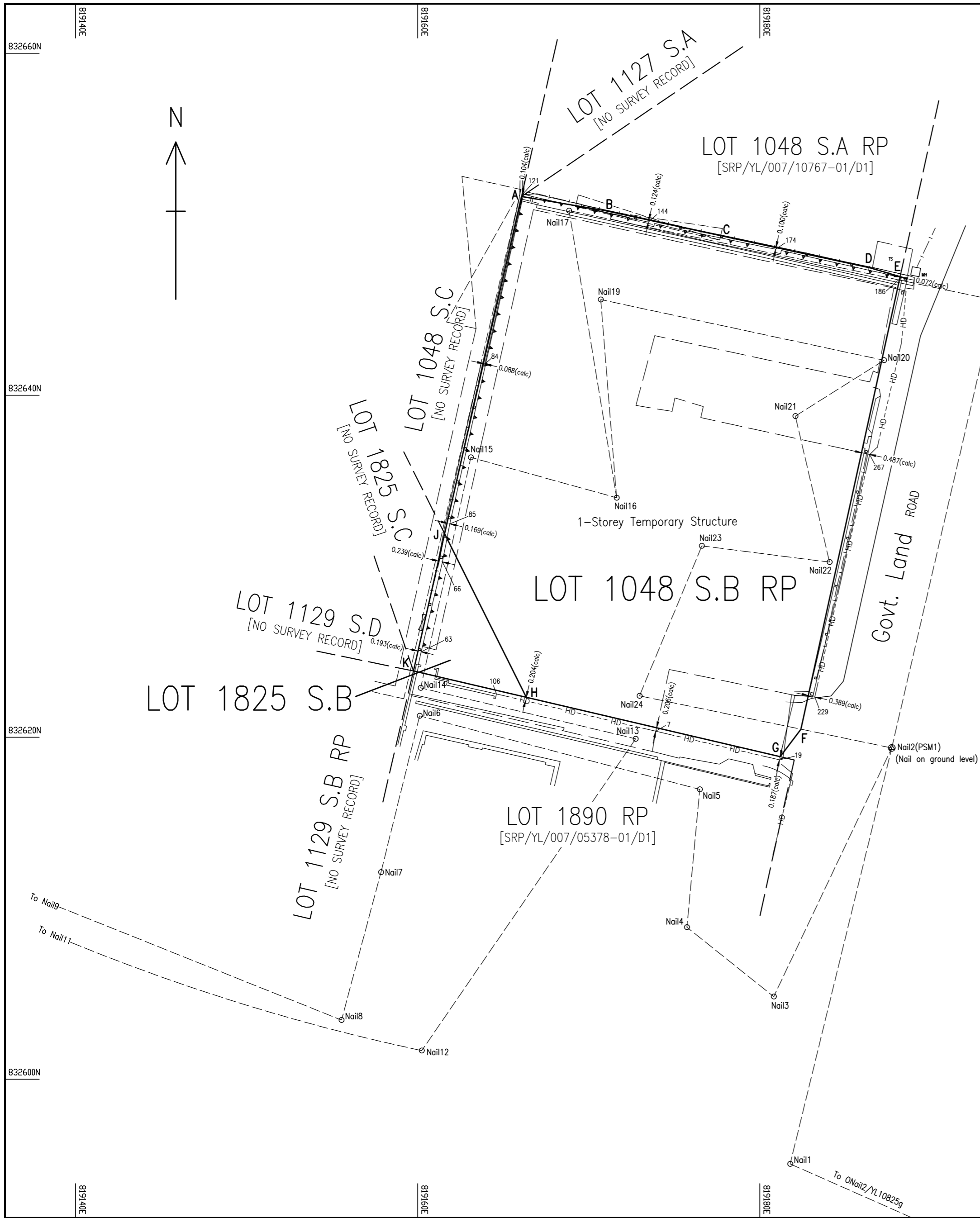
STATION/POINT	BEARING	DISTANCE	NORTHING	EASTING
@ SN1			832626.307	819063.904
- ONail3/YL10825f	289.5615	33.930	832637.877	819032.008
@ SN2			832586.766	819200.509
- ONail2/YL10825f	289.2608	92.365	832617.500	819113.407

Input by: CHAN L.M.

Date: 19/01/2016

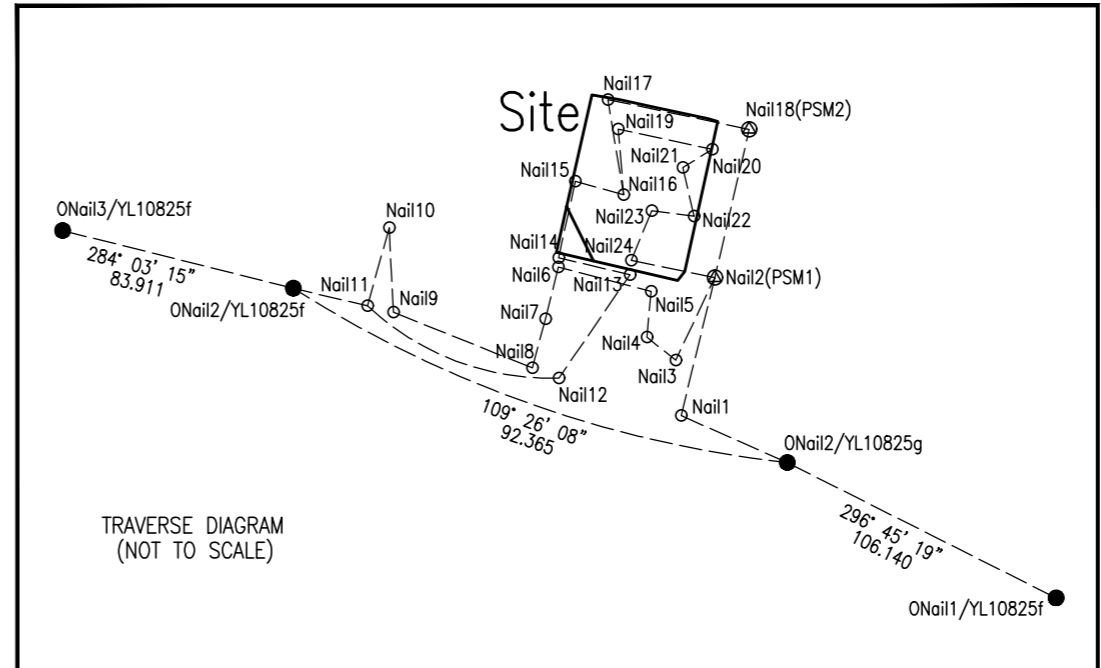
Chk by: MOK Y.W.

Date: 01 APR 2016



SUBJECT LOT CO-ORDINATES & DIMENSIONS:			1980_Grid_Geodetic	
Boundary Point	Bearing	Distance	N	E
LOT 1048 S. B RP				
A			832651.624	819166.076
B	99° 38' 33"	5.020	832650.784	819171.025
C	102° 15' 17"	6.863	832649.327	819177.732
D	102° 07' 46"	8.931	832647.450	819186.464
E	106° 32' 52"	1.822	832646.931	819188.211
F	192° 21' 51"	27.095	832620.465	819182.409
G	217° 07' 27"	2.011	832618.861	819181.195
H	283° 09' 18"	15.244	832622.330	819166.350
J	333° 30' 07"	10.693	832631.900	819161.580
A	12° 50' 35"	20.230	832651.624	819166.076
LOT 1825 S. B				
J			832631.900	819161.580
H	153° 30' 07"	10.693	832622.330	819166.350
K	283° 09' 18"	6.771	832623.871	819159.758
J	12° 47' 06"	8.233	832631.900	819161.580

TRAVERSE:			1980_Grid_Geodetic	
Station	Bearing	Distance	N	E
D Nail 12/YL10825g				
Nail 11	293° 50' 55"	20.475	832595.044	819181.781
Nail 12(PSM1)	13° 43' 14"	25.046	832619.373	819187.720
Nail 13	205° 22' 17"	16.097	832604.828	819180.822
Nail 14	308° 38' 30"	6.501	832608.887	819175.744
Nail 15	5° 19' 40"	8.098	832616.949	819176.495
Nail 16	284° 43' 25"	16.931	832621.251	819160.119
Nail 17	193° 52' 54"	9.422	832612.103	819157.858
Nail 18	194° 56' 05"	8.949	832603.456	819155.551
Nail 19	291° 50' 55"	26.415	832613.285	819131.031
Nail 110	357° 11' 23"	14.907	832628.173	819130.300
Nail 111	195° 37' 09"	14.272	832614.427	819126.456
D Nail 12/YL10825f	283° 15' 17"	13.406	832617.500	819113.407
RADIATIONS:				
Surveyed Point				
From Nail 113				
To 7	69° 24' 43"	1.254	832619.907	819172.751
To 19	98° 19' 42"	8.506	832618.675	819181.167
From Nail 114				
To 63	0° 43' 56"	2.113	832624.995	819160.211
To 66	9° 45' 03"	7.475	832630.249	819161.450
To 84	11° 11' 35"	19.313	832641.828	819163.933
To 85	10° 02' 50"	9.744	832632.477	819161.884
From Nail 116				
To 106	211° 29' 17"	13.455	832634.003	819171.636
From Nail 117				
To 121	288° 41' 53"	2.892	832650.796	819168.854
To 144	98° 17' 14"	4.690	832650.120	819173.495
To 174	100° 35' 35"	12.288	832648.537	819180.933
To 186	101° 22' 39"	19.810	832646.888	819188.275
From Nail 12(PSM1)				
To 229	303° 31' 09"	5.396	832619.373	819187.720
To 267	188° 37' 07"	5.572	832642.043	819187.265
To 267			832636.534	819186.430



Lot No.	Area
LOT 1048 S.B RP	627.4 m <sup>2</sup> (about)
LOT 1825 S.B	27.9 m <sup>2</sup> (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 9th day of June 2022.

Dated this 4th day of November 2022.

.....  
Chan Tat Wing  
Authorized Land Surveyor

陳達榮測量師行有限公司  
TED CHAN & ASSOCIATES LIMITED

Survey District: YUEN LONG  
Date of Survey: June 2022  
Field Bk.: TCHK5378  
Scale: 1:200  
Survey Sheet No: 6-NW-13D

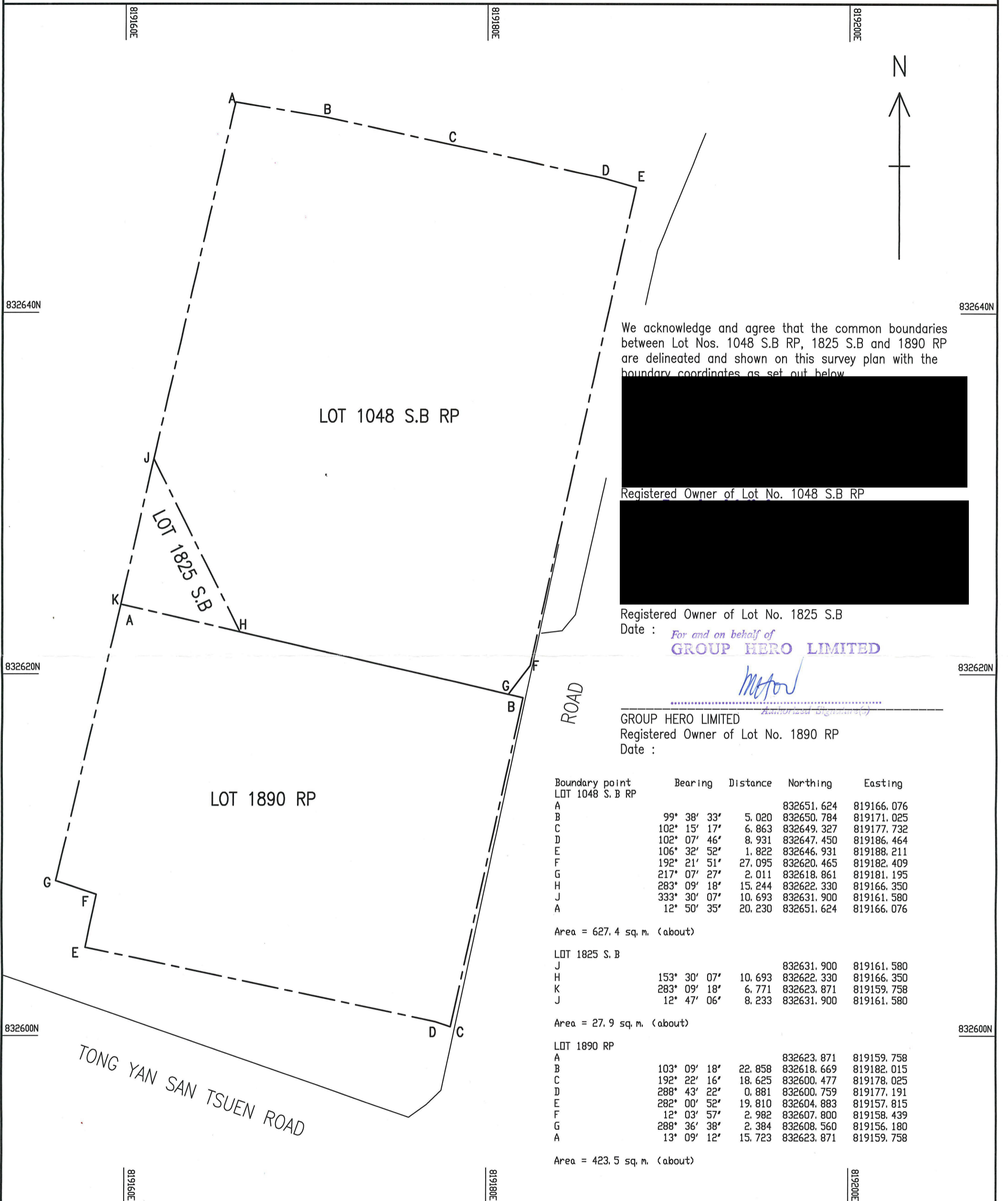
Reference SRP's:
SRP/YL/007/10767-01/D1
SRP/YL/007/05378-01/D1

## DIMENSION PLAN OF LOT Nos. 1048 S.B RP & 1825 S.B IN D.D. 121

FOR OFFICIAL USE

Plan No. : SRP/YL/007/05378-02/D1

PLAN OF LOT Nos. 1048 S.B RP, 1825 S.B & 1890 RP IN D.D. 121  
TONG YAN SAN TSUEN, YUEN LONG



We acknowledge and agree that the common boundaries between Lot Nos. 1048 S.B RP, 1825 S.B and 1890 RP are delineated and shown on this survey plan with the boundary coordinates as set out below

[Redacted]

Registered Owner of Lot No. 1048 S.B RP

[Redacted]

Registered Owner of Lot No. 1825 S.B

Date : For and on behalf of  
**GROUP HERO LIMITED**

*Mojon*

GROUP HERO LIMITED  
Registered Owner of Lot No. 1890 RP  
Date :

Boundary point	Bearing	Distance	Northing	Easting
LOT 1048 S.B RP				
A			832651.624	819166.076
B	99° 38' 33"	5.020	832650.784	819171.025
C	102° 15' 17"	6.863	832649.327	819177.732
D	102° 07' 46"	8.931	832647.450	819186.464
E	106° 32' 52"	1.822	832646.931	819188.211
F	192° 21' 51"	27.095	832620.465	819182.409
G	217° 07' 27"	2.011	832618.861	819181.195
H	283° 09' 18"	15.244	832622.330	819166.350
J	333° 30' 07"	10.693	832631.900	819161.580
A	12° 50' 35"	20.230	832651.624	819166.076

Area = 627.4 sq. m. (about)

Boundary point	Bearing	Distance	Northing	Easting
LOT 1825 S.B				
J			832631.900	819161.580
H	153° 30' 07"	10.693	832622.330	819166.350
K	283° 09' 18"	6.771	832623.871	819159.758
J	12° 47' 06"	8.233	832631.900	819161.580

Area = 27.9 sq. m. (about)

Boundary point	Bearing	Distance	Northing	Easting
LOT 1890 RP				
A			832623.871	819159.758
B	103° 09' 18"	22.858	832618.669	819182.015
C	192° 22' 16"	18.625	832600.477	819178.025
D	288° 43' 22"	0.881	832600.759	819177.191
E	282° 00' 52"	19.810	832604.883	819157.815
F	12° 03' 57"	2.982	832607.800	819158.439
G	288° 36' 38"	2.384	832608.560	819156.180
A	13° 09' 12"	15.723	832623.871	819159.758

Area = 423.5 sq. m. (about)

SCALE 1 : 200

HONG KONG 1980 GRID

ALL UNITS ARE IN METRES

DATE : OCTOBER 2022

陳達榮測量師行有限公司  
**TED CHAN & ASSOCIATES LIMITED**  
Authorized Land Surveyors



PLAN No.  
TCHK5378/CB/01

APPROVED BY  
CHAN TAT WING  
AUTHORIZED LAND SURVEYOR

*Chan Tat Wing*