

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

The application is received on 2026 -07- 24
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-RS-1/375
	Date Received 收到日期	2026-07-24

- 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)

Hong Kong Sheng Kung Hui Welfare Council Limited

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Lots 1212 S.B RP (part) and 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government Land in Tung Tau, Yuen Long	
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 23,337 sq.m 平方米	☒ About 約
	☒ Gross floor area 總樓面面積 39,307.34 sq.m 平方米	☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	1,870 sq.m 平方米	☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
(f) Current use(s) 現時用途	Transitional Housing Development (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at18.6.2026..... (DD/MM/YYYY), this application involves a total of1..... "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

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

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

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

- ☒ has notified1..... "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)
1	Lots 1212 S.B RP and 1212 S.C ss.3 RP in D.D. 115	14.7.2026

(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	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☐ year(s) 年 ☐ month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	sq.m ☐ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	sq.m ☐ About 約
Proposed gross floor area 擬議總樓面面積	sq.m ☐ About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間																																							
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☐ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ☐ 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) ☐																																					
(e) 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。)																																							
(i) 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 No 否	☐ Please provide details 請提供詳情 ☐																																					
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☐																																					
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 ☐</td> <td style="width: 10%;">No 不會 ☐</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 ☐	No 不會 ☐	On traffic 對交通	Yes 會 ☐	No 不會 ☐	On water supply 對供水	Yes 會 ☐	No 不會 ☐	On drainage 對排水	Yes 會 ☐	No 不會 ☐	On slopes 對斜坡	Yes 會 ☐	No 不會 ☐	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☐	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☐	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☐	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐	_____			_____		
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	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)
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-NSW</u> / <u>321</u>
(b) Date of approval 獲批給許可的日期	<u>22.9.2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>23.10.2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☒ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☒ year(s) 年 <u>2</u> ☒ month(s) 個月 <u>5</u>

7. Justifications 理由

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

Please see attached Planning Statement.

8. 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



CHAN TAT CHOI

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☒ 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 No. 117 4
Others 其他 ..MPIA.....

on behalf of
代表

Toco Planning Consultants Limited

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

Date 日期

23.7.2026

(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。

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	Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and Adjoining Government Land in Tung Tau, Yuen Long
Site area 地盤面積	23,337 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 1,870 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Type of Application 申請類別	☐ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____ ☒ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☒ Year(s) 年 <u>2</u> ☐ Month(s) 月 <u>5</u>
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Transitional Housing and Ancillary Uses for a Period of 2 Years and 5 months

(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	38,054.323 ☐ About 約 ☐ Not more than 不多於	1.631 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,253.017 ☐ About 約 ☐ Not more than 不多於	0.054 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	3	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	13 m 米 ☒ (Not more than 不多於)	
		4 Storeys(s) 層 ☒ (Not more than 不多於)	
	Non-domestic 非住用	7 m 米 ☒ (Not more than 不多於)	
		2 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	50.2 % ☒ About 約		
(v) 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		150
	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) Bicycle Parking Spaces _____ _____ _____		150
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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) _____ _____ _____		3

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

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

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

**Section 16 Planning Application for
Renewal of Planning Approval for Temporary Transitional Housing
and Ancillary Uses for a Period of 2 Years and 5 months,
at Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115
and Adjoining Government Land, Tung Tau, Yuen Long, New Territories**

PLANNING STATEMENT



Toco Planning Consultants Ltd.



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Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Hong Kong Sheng Kung Hui Welfare Council Limited (the Applicant), which is a non-profit making organisation providing a wide range of social services in the society. The Applicant seeks planning permission from the Town Planning Board (TPB) for a renewal of planning approval under Application No. A/YL-NSW/321 for the temporary transitional housing development and ancillary uses for a period of 2 years and 5 months covering Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government land, Tung Tau, Yuen Long (the application site). The application site is about 23,337m² in area and is currently zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12. The subject temporary transitional housing development involves three 4-storey residential blocks and four 1 to 2-storey ancillary blocks, providing a total of 1,800 units.

To facilitate a short-term housing initiative as proposed by the Government in 2018, the Applicant submitted a s.16 planning application (No. A/YL-NSW/281) for a proposed temporary transitional housing development at the site. The aforesaid application was approved by the TPB on 23.10.2020, and the approved transitional housing development was named as "United Court" after completion with first population intakes in May 2022. Since then, United Court has been operating in a non-profit making nature to alleviate imminently the hardship of families on the public rental housing waiting list and those currently inadequately housed. It is intended to operate for a total of eight years (i.e. until 30.3.2029).

Subsequently, a s.16 planning application (No. A/YL-NSW/321) for a renewal of the previous planning approval for a period of 3 years was approved by the TPB on 22.9.2023. As the currently valid planning approval will expire on 23.10.2026, the Applicant now seeks for permission to renew the planning approval in order to facilitate continuity of the transitional housing development for the underprivileged families, which is in line with the Government policy. Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area / boundary and major development parameters.

Planning assessment shows that the subject temporary nature and low-rise built form of the development, as implemented in accordance with the approved scheme, is considered compatible with the surrounding area with low to medium-rise residential developments and some commercial and institutional uses in the vicinity. It is in line with the TPB Guidelines No. 34D in that there is no material change in planning circumstances since the original permission was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further 2 years and 5 months is considered reasonable as it does not exceed the original validity period of temporary approval. Furthermore, the subject transitional housing development has been implemented and currently in operation, and will unlikely cause adverse ecological impacts and therefore renewal of the application would not violate the TPB Guidelines No. 12C. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects. Given its temporary nature and the planning gains brought by United Court, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same "OU(CDWRA)" zone.

行政摘要

(內容如有差異，應以英文版本為準)

香港聖公會福利協會有限公司 (申請人)，是一所為社區提供多元社會服務的非牟利組織，現透過達材都市規劃顧問有限公司，根據城市規劃 (城規) 條例第 16 條向城市規劃委員會 (城規會) 遞交規劃許可申請，以准許就位於元朗東頭丈量約份 115 約地段第 1212 號 B 分段餘段 (部分) 及第 1212 號 C 分段 3 小分段餘段和毗連政府土地內 (申請地點) 作臨時過渡性房屋發展及附屬用途之規劃許可編號 A/YL-NSW/321 獲得續期，為期 2 年 5 個月。申請地點面積約有 23,337 平方米，現時在南生圍分區計劃大綱核准圖編號 S/YL-NSW/12 上被訂為「其他指定用途」註明「綜合發展包括濕地修復區」地帶。此臨時過渡性房屋發展包括三棟 4 層樓高的住宅大樓和四棟 1 至 2 層樓的附屬大樓，共提供 1,800 個單位。

為配合政府在 2018 年中所提出的房屋供應短期措施，申請人就擬議臨時過渡性房屋發展根據城規條例第 16 條遞交規劃許可申請 (編號：A/YL-NSW/281)，申請於 2020 年 10 月 23 日獲得城規會批准，並在核准過渡性房屋發展落成後命名為同心村，並於 2022 年 5 月開始入住。自此之後，同心村一直以非營利性質運作，旨在舒緩在輪候公屋名單上的家庭和目前住房條件惡劣的家庭的迫切困境。申請人期望能營運同心村 8 年 (即至 2029 年 3 月 30 日)。

其後，一宗按城規條例第 16 條就續期上回規劃許可三年的規劃申請 (編號：A/YL-NSW/321) 於 2023 年 9 月 22 日獲得城規會批准。由於現時有效的規劃許可將於 2026 年 10 月 23 日屆滿，申請人於是作出是次申請續期，以確保為基層家庭提供的過渡性住房項目能夠持續運作，與政府政策互相配合。與上次獲批的規劃方案相比，是次申請計劃在用途、場地面積／界線和主要發展參數方面均完全一致。

規劃評估指出是次臨時低層建築發展是按照已批准之方案實施的，與週邊環境例如附近的低層至中層的住宅、商業和機構用途互相協調。此外，發展符合規劃指引編號第 34D 號之準則，自上次批給臨時許可後，規劃情況沒有任何重大改變，而規劃許可獲續期亦不會在規劃上帶來不良的影響。申請人已經履行所有上次規劃許可的附帶條件，擬議續期的額外 2 年 5 個月是合理的，因為該時間沒有超過先前獲批給規劃許可的期限。另一方面，這過渡性房屋發展已實施並正在運營，故不會對生態造成不良影響，因此續期申請不會違反規劃指引編號第 12C 號之準則，亦不會在交通、環境或技術層面上造成無可克服的不良影響。由於發展屬臨時性質，加上同心村帶來的社區增益，批准本申請不會為其他類似申請立下不良先例，亦不會阻礙同一「其他指定用途」註明「綜合發展包括濕地修復區」地帶的長遠規劃意向。

PART I- MAIN REPORT



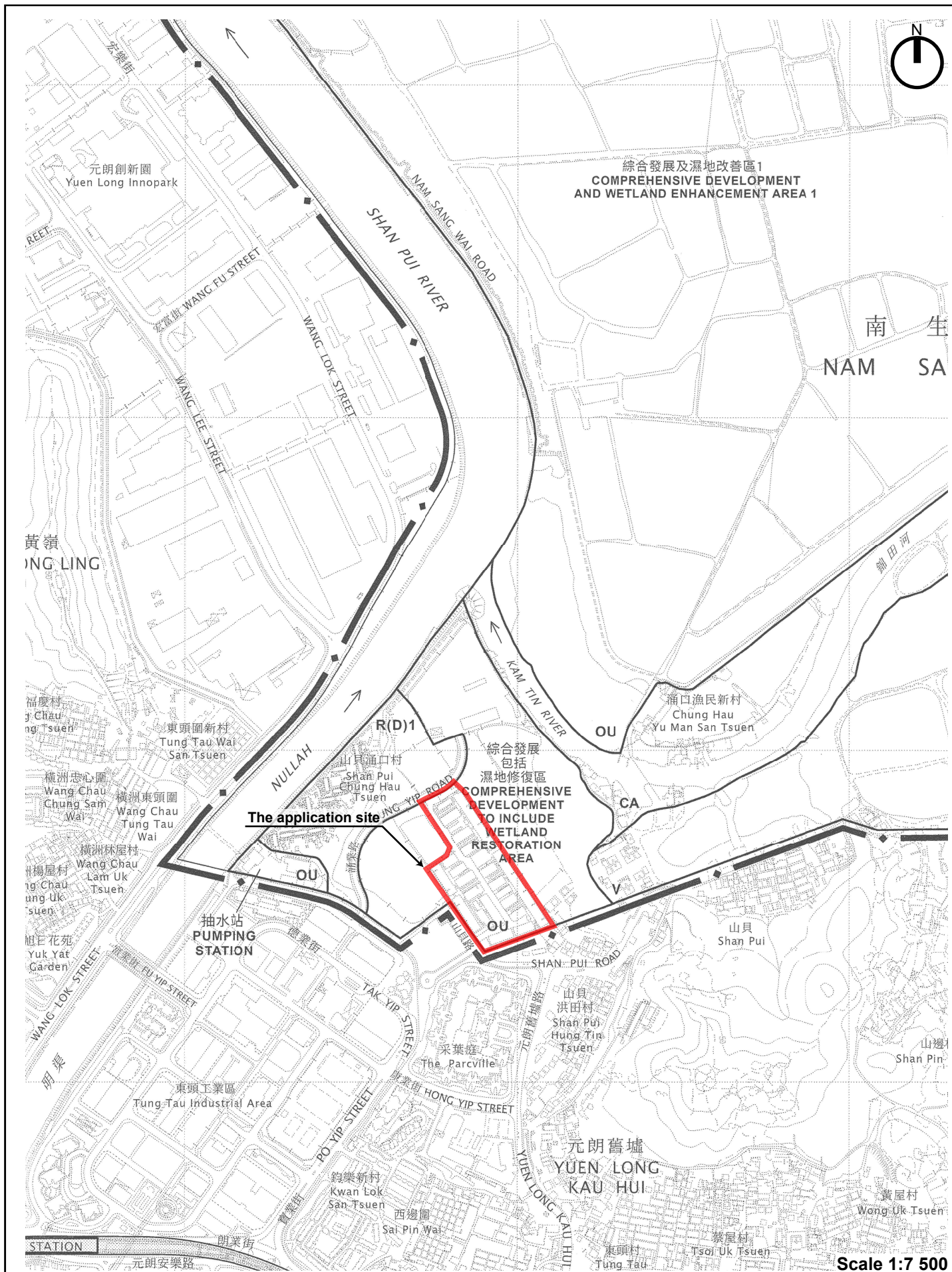
1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Limited on behalf of Hong Kong Sheng Kung Hui Welfare Council Limited (the Applicant), which is a non-profit making organisation providing a wide range of social services in the society. The Applicant seeks planning permission from the Town Planning Board (the Board / TPB) for a renewal of planning approval under Application No. A/YL-NSW/321 for the temporary transitional housing development and ancillary uses for a period of 2 years and 5 months covering Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and the adjoining Government land (GL), Tung Tau, Yuen Long, New Territories (the application site). The application site is about 23,337m² in area and is currently zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12 (**Plan A**). The subject temporary transitional housing development involves three 4-storey residential blocks and four 1 to 2 storey ancillary blocks, providing a total of 1,800 units.

To facilitate a short-term housing initiative as proposed by the Government in 2018, the Applicant submitted a s.16 planning application (No. A/YL-NSW/281) for a proposed transitional housing development at the application site. The aforesaid application was approved by the Board on 23.10.2020 (see **Appendix I**), and the approved transitional housing development was named as “United Court” after completion with first population intakes in May 2022. Since then, United Court has been operating in a non-profit making nature to alleviate imminently the hardship of families on the public rental housing waiting list and those currently inadequately housed. It is intended to operate for a total of eight years (i.e. until 30.3.2029).

Subsequently, on 22.9.2023, a s.16 planning application (No. A/YL-NSW/321) for a renewal of the previous planning approval for a period of 3 years was approved by the Board (see **Appendix II**). As the currently valid planning approval will expire on 23.10.2026, the Applicant now seeks for permission to renew the planning approval. Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area / boundary and major development parameters. Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) the proposed renewal of further 2 years and 5 months can facilitate continuity of the transitional housing development with 1,800 units for the underprivileged families, which is in line with the Government policy;
- (b) the temporary nature and low-rise built form of the development, as implemented in accordance with the approved scheme, is considered compatible with the surrounding area with low to medium-rise residential developments and some commercial and institutional uses in the vicinity;



Plan A: Zoning and Location Plan

Extract of Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12
(Prepared on 6.7.2026)

- (c) it is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
- the Applicant has complied with all the approval conditions under the previous approvals (see **Appendix I** and **Appendix II**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/321;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
 - the proposed renewal of further 2 years and 5 months is considered reasonable as it does not exceed the original validity period of temporary approval.
- (d) the transitional housing development has been implemented and currently in operation, and will unlikely cause adverse ecological impacts and therefore renewal of the application would not violate the TPB Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C); and
- (e) it will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature and the planning gains brought by United Court, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “OU(CDWRA)” zone.

The above planning justifications are further elaborated in **Section 4**.

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility

The application site is located adjacent to the Tung Tau business and residential area, the northern fringe of Yuen Long Town Centre. It is bounded by Chung Yip Road to the north; a piece of grassland to the east; some residential dwellings and carpark to the south (**Photo 7**); and a pond, a temporary warehouse (**Photo 9**) and Shan Pui Road to the west.

The application site is accessible via Shan Pui Road (**Photo 8**) and Chung Yip Road (**Photo 10**). It is about 12 minutes walk from both Mass Transit Railway (MTR) Yuen Long and Long Ping Stations. There are franchised bus and green mini bus (GMB) routes running in the Tung Tau area near the site.

2.2 Site Condition

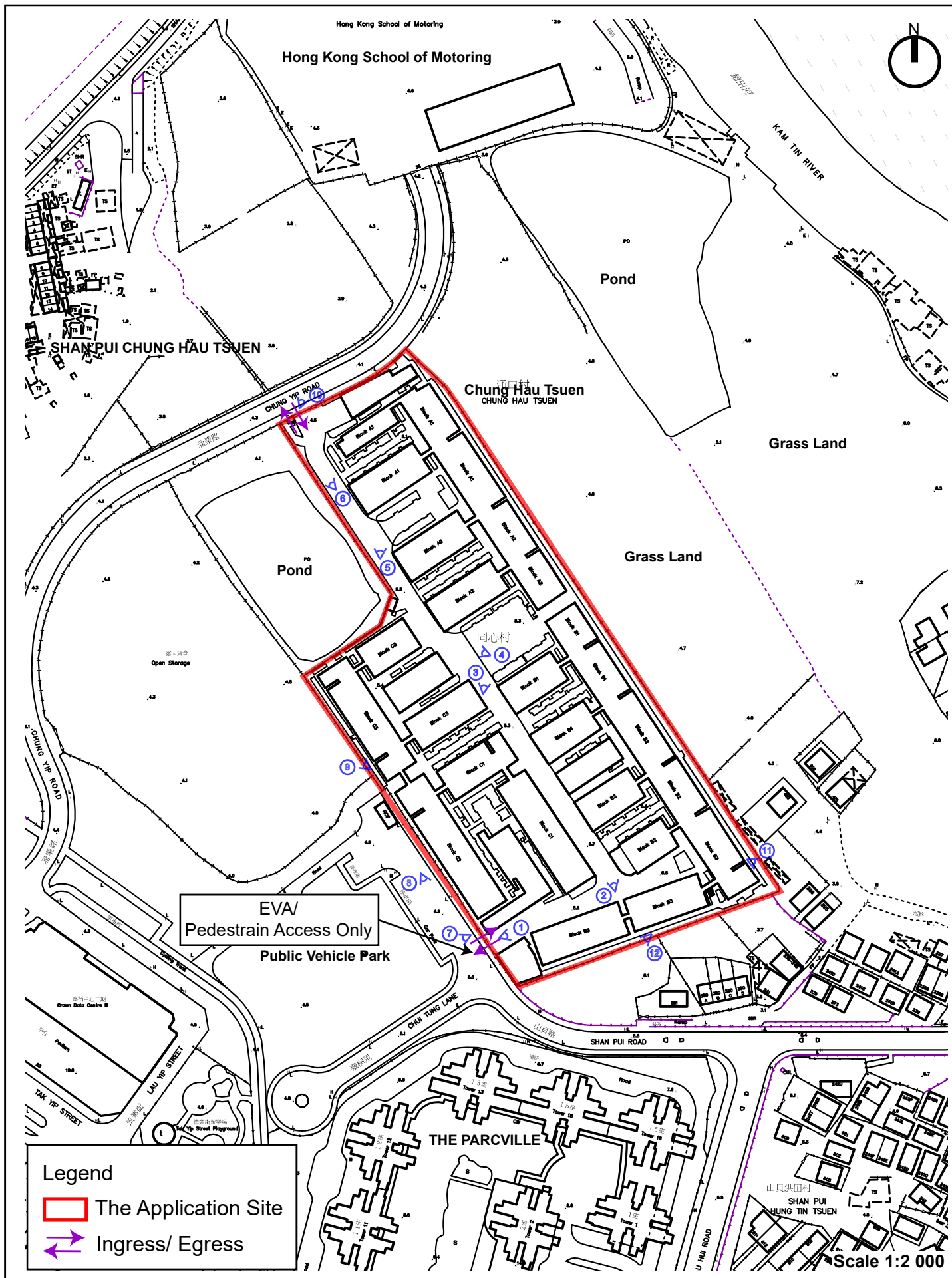
With a total area of about 23,337m², the application site is currently used for the applied use (i.e. a transitional housing development named United Court operated by the Applicant) covered by valid planning permission under Application No. A/YL-NSW/321 until 23.10.2026 (see **Plan B**). United Court involves three 4-storey residential blocks and four 1 to 2-storey ancillary blocks, providing a total of 1,800 units. Five types of flats with toilet and kitchen/pantry and unit size from about 16.5m² to 39.5m² for singletons, families and disabled are provided (**Photo 3** and **Photo 5**). The four ancillary blocks accommodate ancillary services such as integrated social services centre, estate office, communal pantry and laundry, small-scale shop and services (e.g. shared goods store and low-cost convenience stores) and multi-purpose rooms for non-governmental organisations (NGOs) to offer services or arrange activities for the future residents (e.g. after school child care services) (**Photo 1**, **Photo 2** and **Photo 4**).

The application site is accessible by vehicles from Shan Pui Road, while the access at Chung Yip Road only serves as emergency vehicular access and maintenance purpose. Pedestrian accesses are available at both Chung Yip Road (**Photo 6**) and Shan Pui Road. Three loading/unloading spaces and 150 bicycle parking spaces are provided within the site. No residential car parking space is provided.

2.3 Adjacent Land Uses

The surrounding areas have the following characteristics (see **Plan B**):

- (a) North – to its north across Chung Yip Road are the proposed residential development under construction with valid planning permission (No. A/YL-NSW/282), and Shan Pui Chung Hau Tsuen; to its further north is the Hong Kong School of Motoring under approval Application No. A/YL-NSW/324;



Plan B: Site Plan

(Prepared on 9.7.2026)



Photo 1: Entrance of the site from Shan Pui Road.



Photo 2: The southern side of the site.



Photo 3: Open plaza in the site.



Photo 4: The eastern side of the site.



Photo 5: Multi-purpose play area/ fitness area and communal garden.



Photo 6: Entrance of the site facing Chung Yip Road.



Site Photos (1)

(Prepared on 7.7.2026)



Photo 7: Carpark and The Parcville southwest of the site.



Photo 8: Shan Pui Road and green minibus stop to the west of the site.



Photo 9: Open storage northwest of the site.



Photo 10: Chung Yip Road to the north of the site.



Photo 11: Village houses southeast of the site.



Photo 12: The Parcville to the south of the site.

- (b) East – to its immediately east are grassland and a pond; to the further east across the Kam Tin River are the Wetland Conservation Area;
- (c) South – to its southeast are residential dwellings (**Photo 11**); and to its south across the Shan Pui Road is the residential development of Parcville (**Photo 12**); and
- (d) West – to its immediate west are a pond and a temporary warehouse under approval Application No. A/YL-NSW/334 (**Photo 9**); and to the further west is the Tung Tau Industrial Area.

2.4 Planning Context

The application site falls within the “OU(CDWRA)” zone on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (see **Plan A**). According to the Notes of the OZP, the planning intention of this zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

The Notes of the OZP also states that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 6 storeys including car park. Temporary use or development not exceeding a period of three years requires planning permission from the Board ⁽¹⁾.

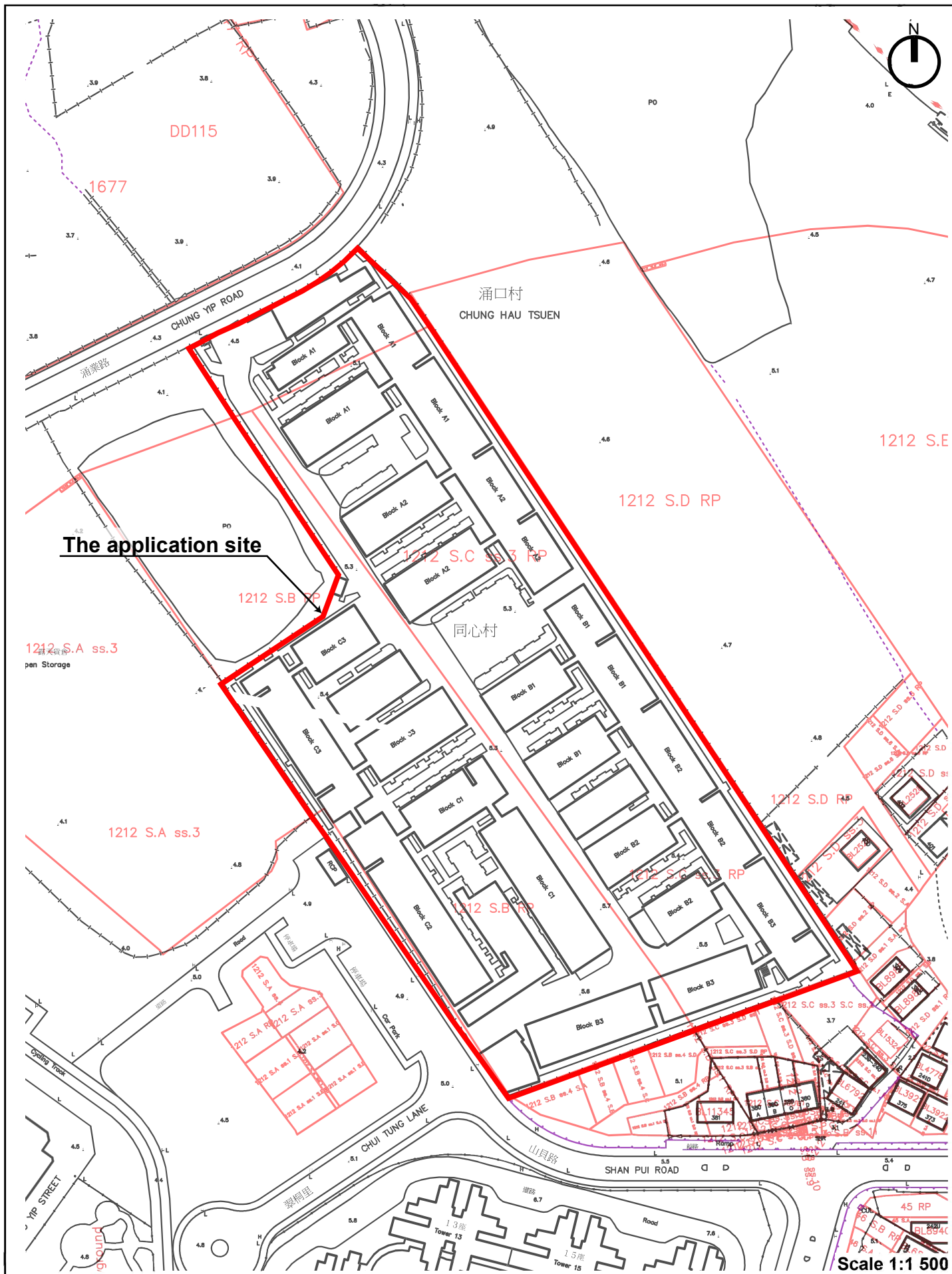
The application site (or part of) was subject to five previous applications. While three of the previous applications (Nos. A/DPA/YL-NSW2 and 25, and A/YL-NSW/189) are irrelevant to the current renewal application, the last two applications (Nos. A/YL-NSW/281 and 321) for the current use covering the site applied by the Applicant was approved by the Board on 23.10.2020 and 22.9.2023 respectively. In view of the current valid planning permission will lapse on 23.10.2026, this s.16 planning application is prepared to seek approval from TPB for the continuation of the operation of United Court for a period of 2 years and 5 months. The proposed extension period aligns with the current lease term (i.e. until 30.3.2029) signed between the Applicant and their land tenure.

The TPB Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C) and the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) are relevant to this s.16 planning application.

¹ While ‘Flat’ and ‘Residential Institution’ are Column 2 uses in the “OU(CDWRA)” zone, the PR and BH of the development exceed the development restrictions of this zone. Thus, temporary approval of three years is applied.

2.5 Land Status

The application site involves Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 (about 21,467m² in area) and the adjoining GL (about 1,870m² in area) (see **Plan C**). It falls within Short Term Tenancy No. 3298 by direct grant to the Applicant and the subject private lots which are covered by Short Term Waiver No. 5133 for the purposes of temporary transitional housing development.



Plan C: Land Status Plan

(Prepared on 9.7.2026)

3. DEVELOPMENT PROPOSAL

3.1 Master Layout Plan and Development Schedule

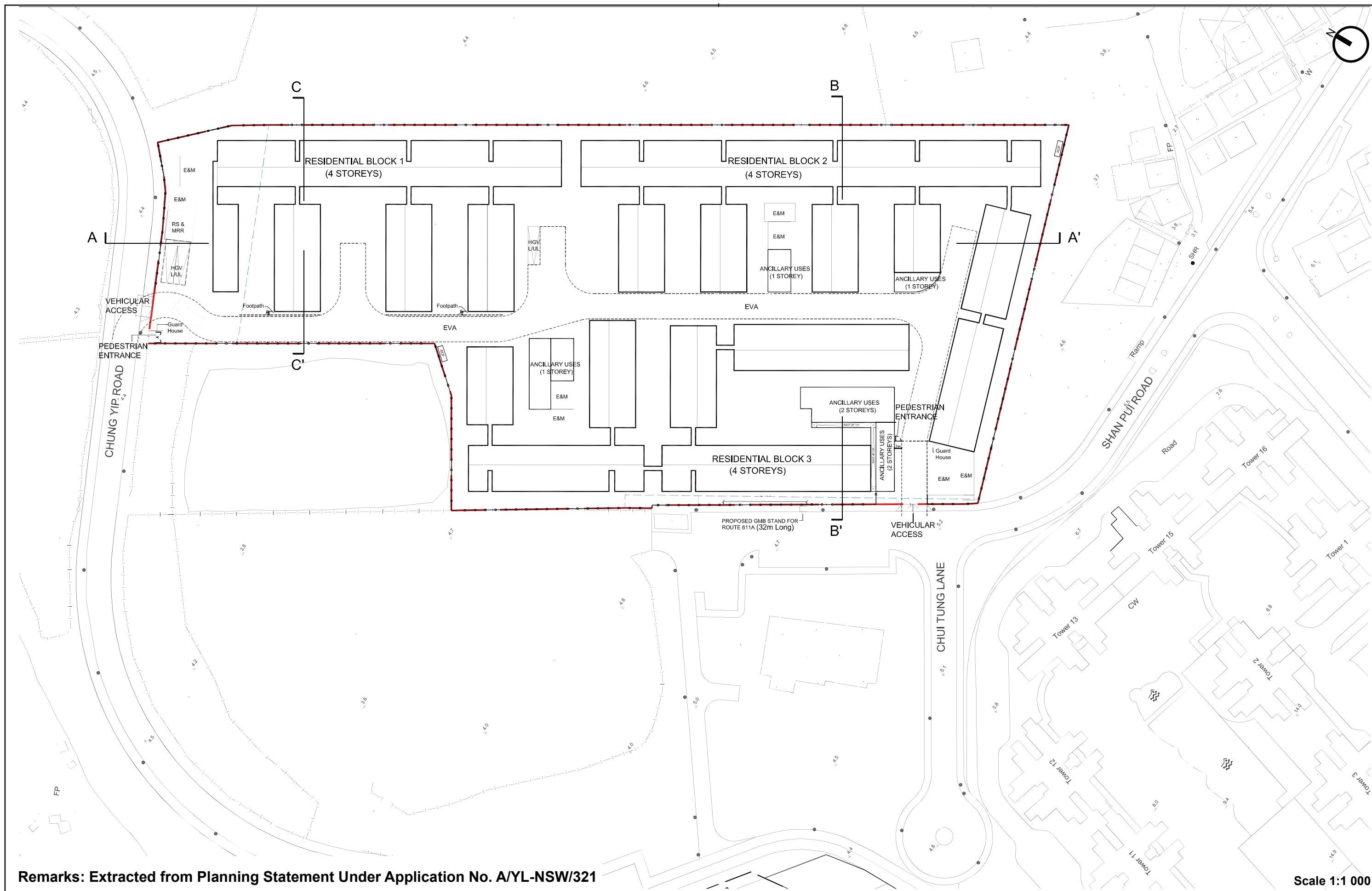
The subject transitional housing development, named United Court, is temporary and non-profit making in nature. Consistent with the Government policy, the target tenants are families on the public housing waiting list and those currently living in inadequate housing conditions, including single-parent households. According to the underlying land lease agreement with the landowner, the Applicant anticipates operating United Court for eight years (until 30.3.2029) as proposed in the approved s.16 planning application and in line with the current renewal application.

The development scheme under the current application remains the same under the approved scheme under Application No. A/YL-NSW/321. As detailed in **Section 2.2**, it comprises three 4-storey residential blocks and four 1 to 2-storey ancillary blocks. The residential blocks comprise of five types of flats with toilet and kitchen/pantry and unit size from about 16.5m² to 39.5m² for singletons, families and disabled. The ancillary blocks such as integrated social service centre, estate office, communal pantry, communal laundry, small-scale shop and services and multi-purpose rooms for NGO to offer services to or arrange activities for the residents. The approved Master Layout Plan and Floor Plan are shown in **Plan D** and **Plan E** respectively.

The major planning parameters of the development are listed in **Table 3.1** below. As per to the approved General Building Plans (see **Appendix III**), the development has a total gross floor area (GFA) of about 39,307m². With a site area of about 23,337m², the total PR is about 1.66. A total of 1,800 transitional housing units to house about 3,840 residents throughout the project.

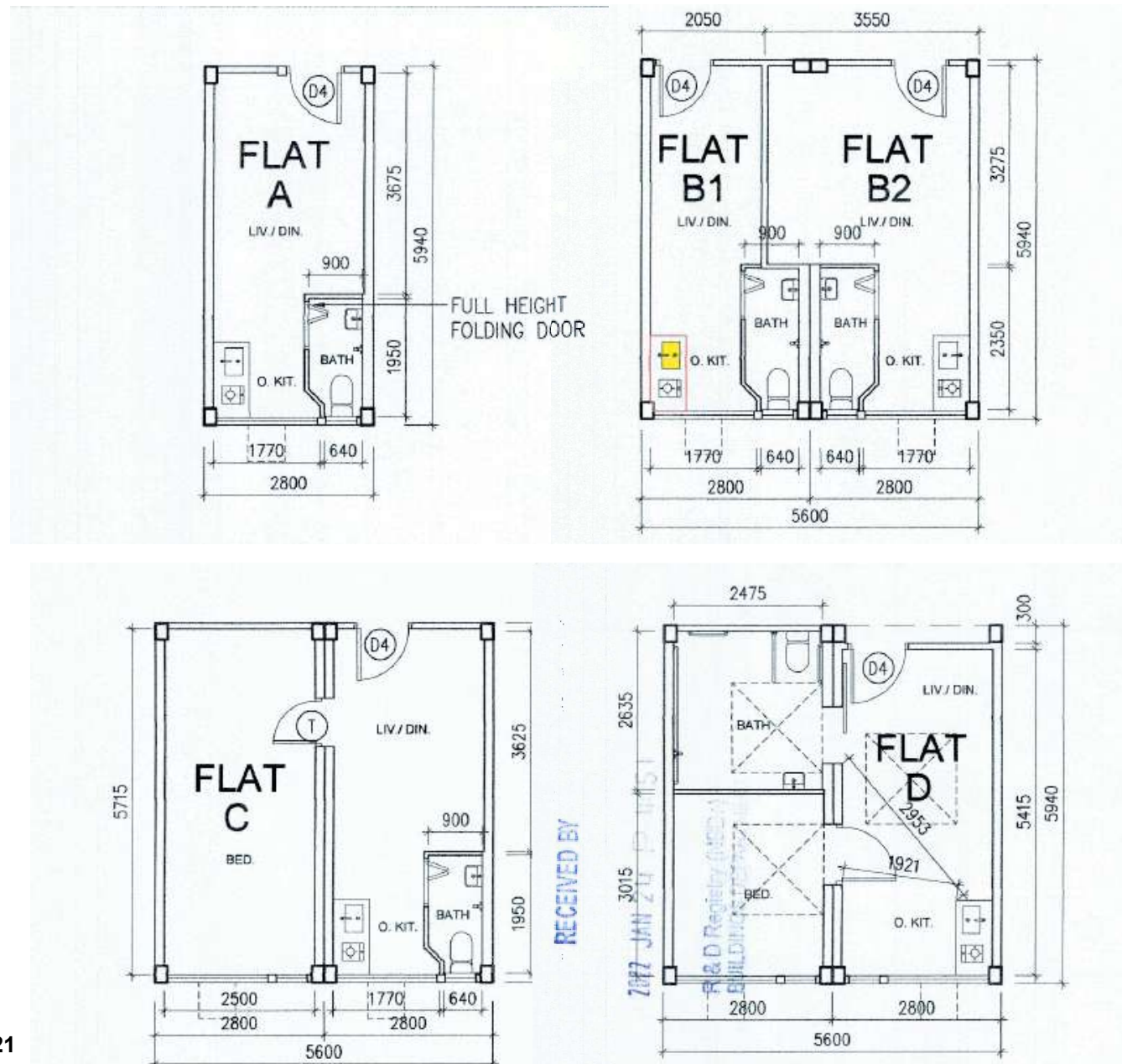
Table 3.1: Planning Parameters of the Development Proposal

	Approved Application (No. A/YL-NSW/321)	Current Application
Site Area	About 23,337m ²	Remains unchanged
Total Plot Ratio	About 1.7	Remains unchanged
Total Gross Floor Area	About 39,307m ²	Remains unchanged
Domestic GFA	About 38,054m ²	Remains unchanged
Non-domestic GFA	About 1,253m ²	Remains unchanged
Total Site Coverage	About 50.2%	Remains unchanged
No. of Blocks	3 Residential Compounds 4 Ancillary Blocks	Remains unchanged
No. of Storeys/ Building Height	Residential Compounds: 4 Storeys/ 18.5mPD Ancillary Blocks: 1 – 2 Storeys/ 12.5mPD	Remains unchanged
No. of Units	About 1,800	Remains unchanged
Estimated Population	About 3,840	Remains unchanged
Communal Open Space	About 6,262m ²	Remains unchanged
Green Coverage	Not less than 15.8%	Remains unchanged
Loading/ Unloading Bay	3	Remains unchanged
Bicycle Parking Spaces	150	Remains unchanged



Remarks: Extracted from Planning Statement Under Application No. A/YL-NSW/321

Scale 1:1 000



Remarks: Extracted from Further
Information Under No. A/YL-NSW/321

Not to Scale

3.2 Landscape Consideration

The landscape proposal under the current application remains the same as that under the previous approved Application No. A/YL-NSW/321. Communal open space of about 6,262m² has been provided, including open plaza, play area, communal garden, sitting courtyard and multi-purpose plan area/ fitness area. The treatment of trees under the current application remains the same as that under the previous approved Application No. A/YL-NSW/321. Landscape buffer with bamboo and shrub planting along the site boundary remains well maintained to allow adequate greening and visual screening for the development.

The Landscape Master Plan approved and implemented under planning condition of Application No. A/YL-NSW.281 is shown in **Plan F**. Landscape Section Plans are attached in **Plan G** and **Plan H** respectively.

3.3 Access Arrangement

The vehicular/ pedestrian circulation under the current application remains the same as that under the previous approved Application No. A/YL-NSW/321. The application site is accessible from Shan Pui Road, while the access at Chung Yip Road only serve as emergency vehicular access and maintenance purposes. Pedestrian accesses are available at both Chung Yip Road and Shan Pui Road. Three loading/ unloading spaces and 150 bicycle parking spaces are provided within the site. No residential car parking spaces is provided.

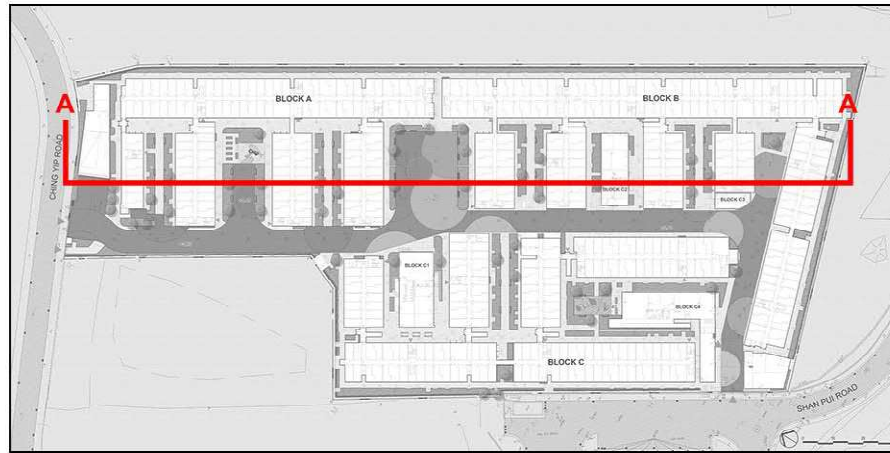
While the site is served by public transport and rail transport with MTR Yuen Long and Long Ping Stations within walking distance, there is also a GMB stop located near the pedestrian entrance at Shan Pui Road with a 24m long GMB stand.

3.4 Site Management for the Adjacent Pond by the Respective Land Owner

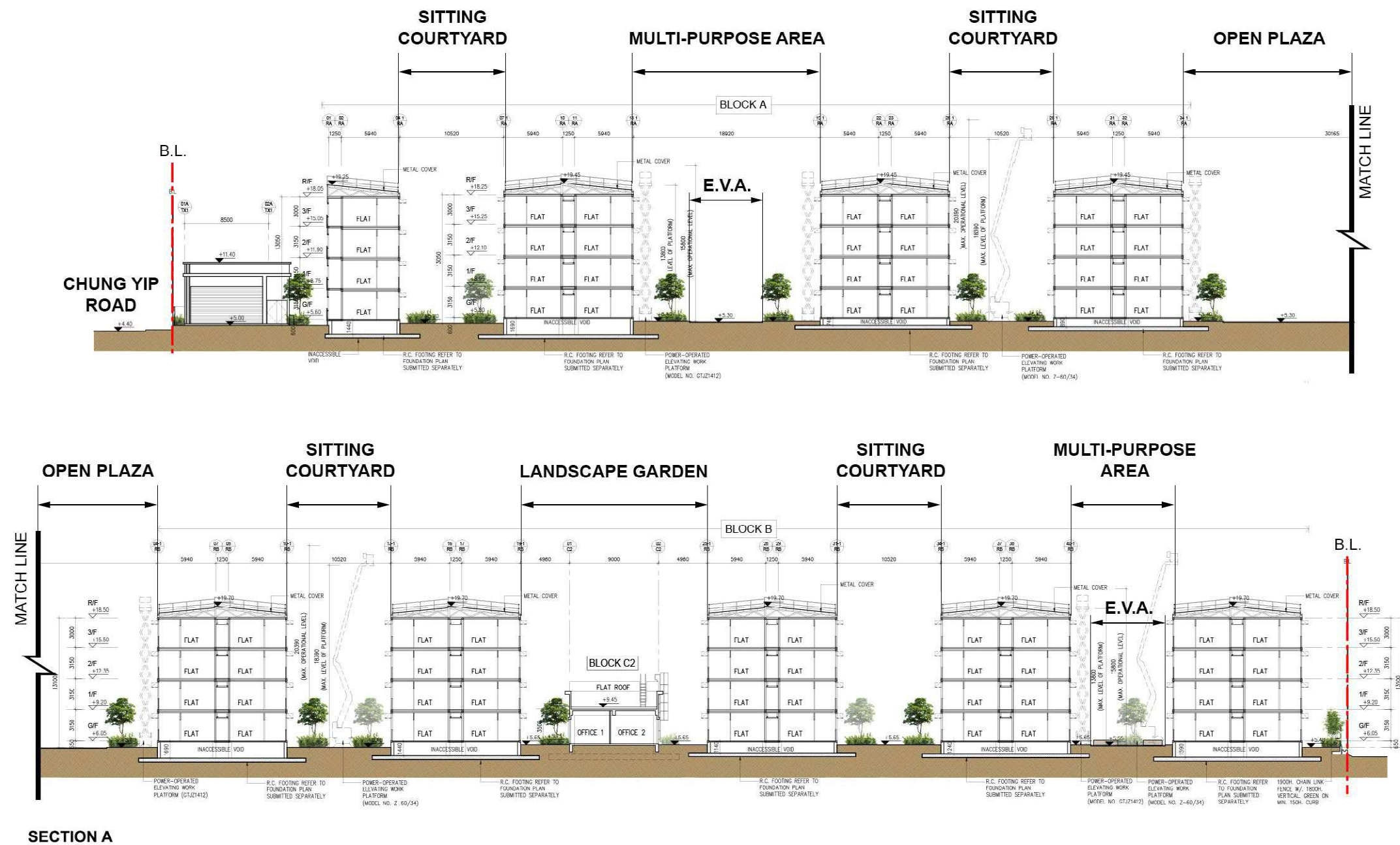
With respect to the existing small pond near Chung Yip Road, located outside the application site, the land owner has implemented appropriate site management measures to safeguard environmental hygiene and public safety. These measures include the removal of solid waste and refuse from the pond, replenishment with clean water, and fencing of the area with perimeter planting. On-site observations confirm that the pond is physically separated from United Court, ensuring that no mutual disturbance arises between the two.



Plan F: Landscape Master Plan

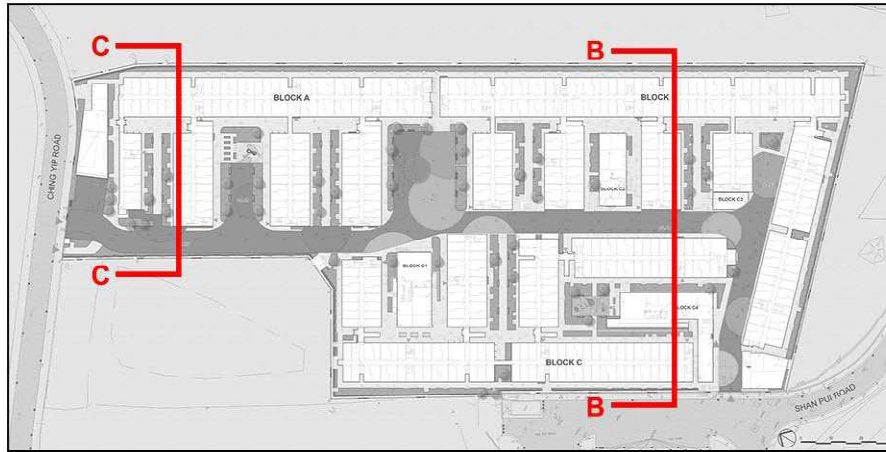


KEY PLAN

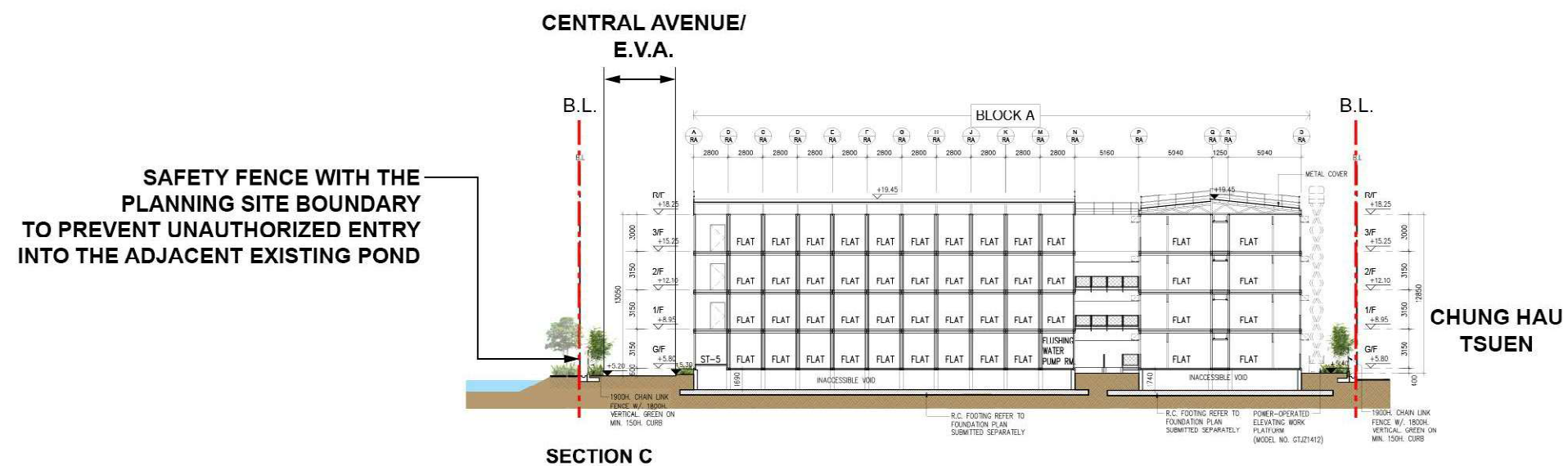
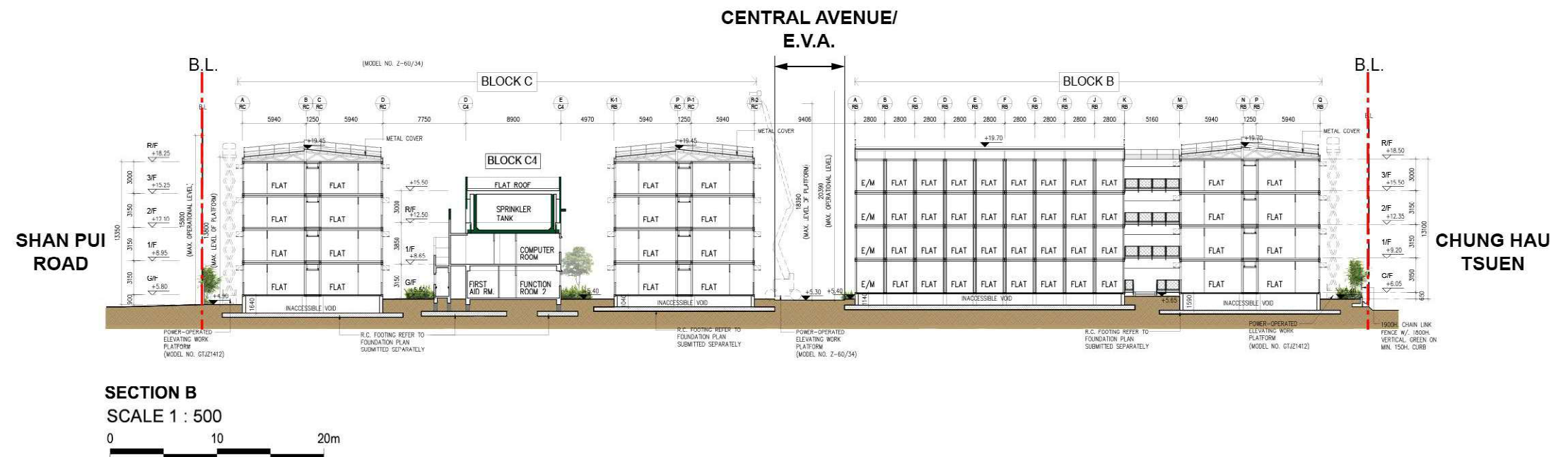


Remarks: Extracted from Planning Statement Under Application No. A/YL-NSW/321

Scale 1:500



KEY PLAN



Remarks: Extracted from Planning Statement Under Application No. A/YL-NSW/321

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4. PLANNING JUSTIFICATIONS

4.1 In Line with Government's Initiative on Transitional Housing

The Government has continued to actively pursue the development of transitional housing. The continuation of the subject transitional housing development is in line with Government's short-term housing initiative which imminently alleviates hardship of vulnerable families. The development contributed a significant number of transitional housing units (1,800 units) in the territory. According to the Applicant, United Court was completed and put into operation with population intakes in May 2022; and the occupancy rate of the development is about 92.3% (as at 31.5.2026).

In view of the implementation of the Basic Housing Unit regulatory regime officially commenced on 1.3.2026, introducing mandatory registration and recognition requirements for subdivided units (SDUs) to ensure minimum living standards, current and upcoming transitional housing development will serve as one of the accommodation options for residents of subdivided units who are affected and eligible to apply. To support the Government's initiative on transitional housing, United Court, which is already in operation, will continue to provide transitional housing units for those in need.

4.2 Compatible Temporary Use Without Affecting the "OU(CDWRA)" Zones

The application site is located to the northeast of Tung Tau area, where residential use and several residential developments (i.e. Twin Regency, Wang Fu Court and The Spectra) are located near the outskirts. Existing residential developments, such as The Parcville and One Regent Place, can also be found within 300m from the application site. Not least, the proposed residential development on Chung Yip Road to the opposite of the site (Application No. A/YL-NSW/282) is currently under construction. Together with the 3-storey village type developments in the vicinity, the temporary nature and low-rise built form of the United Court, as implemented in accordance with the approved scheme, is considered compatible with the surrounding area with low to medium-rise residential developments and some commercial and institutional uses in the vicinity.

The planning intention for the "OU(CDWRA)" zone covering the application site is intended to provide incentive for the restoration of degraded wetland adjoining existing fishponds through comprehensive residential and/or recreational development to include wetland restoration area". It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.

United Court is temporary in nature. The rationale is to make efficient use of under-utilized land to deliver immediate alleviation to the families in need. The subject "OU(CDWRA)" site has been left idle for a long period of time without active development programme. No planning permission for proposed permanent comprehensive residential development with wetland restoration proposal within the subject zone has been granted by the Board. A temporary use, which only builds on

formed land with “no-net-loss in wetland”, shall not affect the planning intention in the long run should be considered as an effective interim approach prior to the presence of a comprehensive development with wetland restoration.

4.3 Adherence to the TPB Guidelines on Renewal of Planning Approval

The TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) sets out the assessment criteria for assessing applications for renewal of planning approvals. **Table 4.1** below demonstrates that the current application fulfils the corresponding criteria in the TPB PG-No. 34D.

Table 4.1: Fulfilment of Assessment Criteria under TPB PG-No. 34D

Assessment Criteria	Current Application
a) Whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/ land-use zoning for the area) or a change in the land uses of the surrounding areas;	Since the original permission was granted, there is no material change in planning circumstances such as planning policy (i.e. policy on development of transitional housing, and policy on land within Wetland Buffer Area) and land use zoning in the area. The surrounding land uses, predominantly residential in nature, remain unchanged.
b) Whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);	The land owner has agreed to lend the site to the Applicant for the operation of transitional housing development for a total period of 8 years (until 30.3.2029). The subject application will not introduce any adverse planning implication for any planned permanent development.
c) Whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;	The planning conditions under both application Nos. A/YL-NSW/281 and 321 have been substantively complied with (see Appendix I and Appendix II).
d) Whether the approval period sought is reasonable; and	The current application seeks renewal of the temporary planning approval for 2 years and 5 months, which does not exceed the original validity period of the temporary approval.
e) Any other relevant considerations.	N/A

4.4 Adherence to the TPB Guidelines on Developments within Deep Bay Area

The application site is situated at the landward part of Wetland Buffer Area (WBA) of the Deep Bay Area. While it is located within the WBA and an abandoned pond is located to the immediate west of the site, Agriculture, Fisheries and Conservation Department had no comment on the previous Application No. A/YL-NSW/321. In view that the subject transitional housing development at the site has been implemented and currently in operation, as well as the current scheme is the same as the previously approved scheme, it will unlikely cause adverse ecological impacts and therefore renewal of the application would not violate the TPB Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C).

4.5 No Insurmountable Technical Impacts

Compared with the scheme of the last approved application, the development scheme under this application is the same in terms of the applied use, site area/boundary and major development parameters. It will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects based on the following reasons:

(a) Minimum Traffic Impact

Under the approved Application No. A/YL-NSW/281, a Traffic Impact Assessment was conducted and concluded that no adverse traffic impact was anticipated, whilst the following relevant approval conditions have been complied with by the Applicant (see **Appendix I**):

- a) No vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- b) The submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
- c) In relation to (b) above, the implementation of the run-in/out proposal at Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021; and
- d) The provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or the TPB.

Subsequently, the following approval conditions were imposed under the approved Application No. A/YL-NSW/321 and complied with by the Applicant:

- a) No vehicle is allowed to queue back to or reverse onto/ from the site at any time during the planning approval period.

As the existing traffic arrangement will be continued at all times during any future planning approval period should the current application be approved, it is concluded that no adverse traffic impact is anticipated. A latest set of photos showing the condition of the vehicular access of the site is attached in **Plan I**.

(b) Minimum Landscape Impact

Under the approved Application No. A/YL-NSW/281, a Landscape Proposal was conducted and concluded that no adverse landscape impact was anticipated, whilst the following relevant approval conditions have been complied with by the Applicant (see **Appendix I**):

- e) The submission of a revised Landscape Proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021; and
- f) In relation to (e) above, the implementation of the revised Landscape Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7.2021.

All the existing landscape measures and treatment of trees including open plaza, play area, communal garden, sitting courtyard and multi-purpose plan area/fitness area, landscape buffer with bamboo and shrub planting along the site boundary will be continued and maintained at all times during any future planning approval period should the current application be approved, it is concluded that no adverse landscape impact is anticipated.

(c) Minimum Drainage Impact

Under the approved Application No. A/YL-NSW/281, a Drainage Impact Assessment was conducted and concluded that no adverse drainage impact was anticipated, whilst the following relevant approval conditions have been complied with by the Applicant (see **Appendix I**):

- g) The submission of a revised Drainage Impact Assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021; and
- h) In relation to (g) above, the implementation of the revised Drainage Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021.

Subsequently, the following approval conditions were imposed under the approved Application No. A/YL-NSW/321 and complied with by the Applicant (see **Appendix II**):



Photo 13: Chung Yip Road



Photo 14: Entrance of the site from Chung Yip Road



Photo 15: Shan Pui Road



Photo 16: Entrance of the site from Shan Pui Road.

- b) The submission of revised records of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.1.2024; and
- c) The existing drainage facilities on the Site shall be maintained at all times during the planning approval period.

As the existing drainage facilities will remain in place and will continue to be properly maintained at all times during any future planning approval period should the current application be approved, it is concluded that no adverse drainage impact is anticipated. An updated report of revised records of the existing drainage facilities on the site is attached in **Appendix IV**.

(d) Fire Services Installations

Under the approved Application No. A/YL-NSW/281, the relevant following approval conditions have been complied with by the Applicant (see **Appendix I**):

- i) The submission of a Fire Service Installation (FSI) Proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021; and
- j) In relation to (i) above, the implementation of the FSI Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.7.2021.

Subsequently, the following approval conditions were imposed under the approved application no. A/YL-NSW/321 and complied with by the Applicant:

- d) The existing fire service installations implemented on the Site shall be maintained in efficient working order during the planning approval period.

The existing fire service installations will continue to be properly maintained at all times during the planning approval period should the current application is approved. The latest valid set of F.S. 251 certifications are attached in **Appendix V**.

The Applicant will ensure that all existing facilities and arrangements will be continued and properly maintained at all times during the planning approval period.

4.6 Unlikely to Set an Undesirable Precedent

There are similar applications (Nos. A/YL-NSW/319 and 354) for proposed temporary centralised quarter for imported labour in construction sector within the “OU(CDWRA)” zone on the Nam Sang Wai OZP. Considerations of the two previously approved applications Nos. A/YL-NSW/281 and 321 at the application site are also relevant to the current application. Hence, approval of this s.16 planning application is in line with the previous decision of the Board.

5. CONCLUSION

The Applicant – Hong Kong Sheng Kung Hui Welfare Council Limited seeks renewal of the planning permission under the previous Application No. A/YL-NSW/321 to continue to use the application site, which falls within an area zoned “OU(CDWRA)” on the Nam Sang Wai OZP, for temporary transitional housing (i.e. United Court) and ancillary uses for a period of 2 years and 5 months.

The approved transitional housing development has been completed with the first population intake in May 2022. It involves three 4-storey residential blocks and four 1 to 2-storey ancillary blocks, providing a total of 1,800 units. It is operating in a non-profit making nature to help to alleviate imminently the hardship of the families on the public rental housing waiting list and those currently inadequately housed. The occupancy rate of the development is about 92.3% (as at 31.5.2026).

Planning assessment has indicated that the present application is well justified for the following reasons:

- (a) the proposed renewal of further 2 years and 5 months can facilitate continuity of the transitional housing development with 1,800 units for the underprivileged families, which is in line with the Government policy;
- (b) the temporary nature and low-rise built form of the development, as implemented in accordance with the approved scheme, is considered compatible with the surrounding area with low to medium-rise residential developments and some commercial and institutional uses in the vicinity;
- (c) it is generally in line with the TPB Guidelines on “Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development” (TPB PG-No. 34D) in that:
 - the Applicant has complied with all the approval conditions under the previous approvals (see **Appendix I** and **Appendix II**);
 - the current scheme is the same as the previous scheme under Application No. A/YL-NSW/321;
 - there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
 - there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
 - the proposed renewal of further 2 years and 5 months is considered reasonable as it does not exceed the original validity period of temporary approval.

- (d) the transitional housing development has been implemented and currently in operation, and will unlikely cause adverse ecological impacts and therefore renewal of the application would not violate the TPB Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C);
- (e) it will not create any insurmountable adverse impacts in terms of traffic, environmental or technical aspects, and given its temporary nature and the planning gains brought by United Court, the approval of this application will not set an undesirable precedent for other similar applications and frustrate the long-term planning intention of the same “OU(CDWRA)” zone.

In view of the planning justifications presented in this Planning Statement, honourable members of the TPB are requested to approve this planning application.

PART II- LIST OF APPENDICES

- Appendix I Letters of Town Planning Board Approval and Compliance with
Approval Conditions under Application No. A/YL-NSW/281***
- Appendix II Letters of Town Planning Board Approval and Compliance with
Approval Conditions under Application No. A/YL-NSW/321***
- Appendix III Approved MLP and GBPs***
- Appendix IV Updated Drainage Record Plan***
- Appendix V Latest F.S. 251***

Appendix I

Letters of Town Planning Board Approval and Compliance with Approval Conditions under Application No. A/YL-NSW/281

Annex I – Approval Letter

Annex II – Compliance Letter with Approval Condition (b)

Annex III – Compliance Letter with Approval Condition (c)

Annex IV – Compliance Letter with Approval Condition (d)

Annex V – Compliance Letter with Approval Condition (e)

Annex VI – Compliance Letter with Approval Condition (f)

Annex VII – Compliance Letter with Approval Condition (g)

Annex VIII – Compliance Letter with Approval Condition (h)

Annex IX – Compliance Letter with Approval Condition (i)

Annex X – Compliance Letter with Approval Condition (j)

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-NSW/281

By Post & Fax 

6 November 2020

Dear Sir/Madam,

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
in “Other Specified Uses” annotated “Comprehensive Development
to include Wetland Restoration Area” Zone, Lots 1212 S.B RP (Part) and
1212 S.C ss.3 RP in D.D.115 and adjoining Government Land in Tung Tau, Yuen Long**

I refer to my letter to you dated 23.10.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 23.10.2023 and is subject to the following conditions :

- (a) no vehicle is allowed to queue back to or reverse onto/from the site at any time during the planning approval period;
- (b) the submission of a run-in/out proposal at Shan Pui Road within 6 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.4.2021;
- (c) in relation to (b) above, the implementation of the run-in/out proposal at Shan Pui Road within 9 months from the date of planning approval to the satisfaction of the Director of Highways and the Commissioner for Transport or of the TPB by 23.7.2021;
- (d) the provision of bicycle parking facilities to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.4.2021;

- (f) in relation to (e) above, the implementation of the revised landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 23.7.2021;
- (g) the submission of a revised drainage impact assessment within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.4.2021;
- (h) in relation to (g) above, the implementation of the revised drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 23.7.2021;
- (i) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.4.2021;
- (j) in relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 23.7.2021;
- (k) if any of the above planning conditions (a) and (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (l) if any of the above planning conditions (b), (c), (e), (f), (g), (h), (i) and (j) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 24.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to

TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

_____ A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 23.10.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 27.11.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

_____ If you have any queries regarding this planning permission, please contact Ms. Emily Tong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference S1370a/TT/19/011Lg
本署檔號 Our Reference () in TPB/A/YL-NSW/281
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

By Post & Fax

INWARD	
Recd	24 MAR 2021
KT	
PL	
DE	
FW	
GI	
CI	

24 March 2021

Dear Sir,

Compliance with Approval Condition (b)
Submission of submission of a run-in/out proposal

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submissions dated 25.2.2021 regarding the submission of the run-in/out proposal in an attempt to comply with approval condition (b). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. YIM Tak-yiu (Tel: 2762 4937) of Highways Department and Mr. LEE Kar-chun (Tel: 2399 2421) of Transport Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

CHE/NTW, HyD

278(379) C of T

(Attn.: Mr. YIM Tak-yiu)

(Attn.: Mr. LEE Kar-chun, Wilson)

AUCY/wkl

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中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

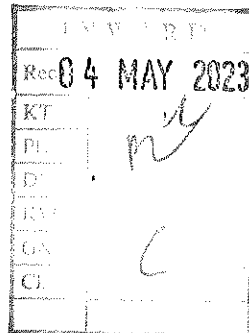
By Post & Fax

本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NSW/281

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074 / 3168 4075



3 May 2023

Dear Madam,

Compliance with Approval Condition (c)

Implementation of the Run-in/out Proposal at Shan Pui Road

Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with
Filling of Land and Excavation of Land in "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zone,
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115
and adjoining Government Land in Tung Tau, Yuen Long
(Section 16 Application No. A/YL-NSW/281)

I refer to your submission of run-in/out proposal dated 7.3.2022 for compliance with the captioned approval condition. Relevant departments has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Tanya TSUI (Tel: 2762 3947) of Highways Department or Mr. Phil CAI (Tel: 2399 2421) of Transport Department directly.

Yours faithfully,

(Anthony LUK)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CHE/NTW, HyD
C for T

(Attn.:Ms. Tanya TSUI)
(Attn.:Mr. Phil CAI)

AL/GL/wm

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中環大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

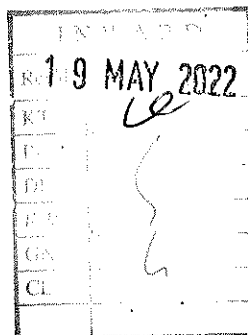
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本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NSW/281

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074



18 May 2022

Dear Sir/Madam,

**Compliance with Approval Condition (d)
The Provision of Bicycle Parking Facilities**

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submissions dated 13.5.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. LEE Kar-chun (Tel: 2399 2421) of the Transport Department directly.

Yours faithfully,

Anthony LUK
(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

C for T

(Attn.: Mr. LEE Kar-chun, Wilson)

AL/CY/el

規 劃 署

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中染大廈 22 樓 2202 室

**Planning Department**

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

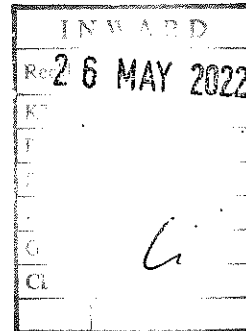
本函檔號 Your Reference

本署檔號 Our Reference () in TPB/A/YL-NSW/281

電話號碼 Tel No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074/ 3168 4075

By Post & Fax



25 May 2022

Dear Sir/Madam,

Compliance with Approval Condition (e)

Submission of a Revised Landscape Proposal

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

I refer to your submission dated 13.5.2022 regarding the revised Landscape Proposal – Rev. A (LP) for compliance with approval condition (e) of the subject planning application.

The Chief Town Planner/Urban Design and Landscape of this department has been consulted and considered that the revised LP is acceptable from the landscape planning perspective; hence, has complied with approval condition (e) of the subject application. Compliance with approval condition (f) rests upon the implementation of the approved LP to the satisfaction of the Director of Planning or of the TPB.

You are requested to submit sufficient copies of the submission in full set to our office for stamping. Kindly be advised that stamped copies should be issued to the relevant parties for record and/or action including District Lands Office of Lands Department.

You are reminded to follow JPN3 and Planning Department's Practice Note No. 1/2019 for compliance checking of the completed landscape works. You shall appoint a Registered Landscape Architect (RLA) to certify that the landscape works has been implemented in accordance with the

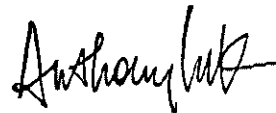
approved LP and submit a Self-Certification of Compliance (SCC). Alternatively, a full compliance check will be undertaken by the Landscape Unit of this department upon receipt of confirmation that the approved LP has been fully implemented.

The involved RLA shall observe and follow the circular letter of 16.6.2015 issued by the Landscape Architects Registration Board (LARAB) addressing to all RLAs, in connection with the RLA's Delivery of Professional Standards of Services.

You are reminded that approval of the LP under TPB approval condition does not imply approval of the site coverage of greenery requirements under APP PNAP-152. The site coverage of greenery calculation should be submitted separately to Building Department for approval. For any proposed tree preservation/removal scheme, you are reminded to approach relevant authority/government department(s) directly to obtain the necessary approval.

Should you have any enquiries, please contact Mr. Samuel HUI of the Urban Design and Landscape Section of this Department at 3565 3957.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

c.c.
URBIS Ltd.

(Attn.: Mr. Jason YEUNG) 2802 8662

Internal
CTP/UD&L
CTP/TPB(2)

(Attn.: Mr. Samuel HUI)

AL/CY/cl

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新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-NSW/281
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074 / 3168 4075

By Post & Fax

25 July 2022

Dear Madam,

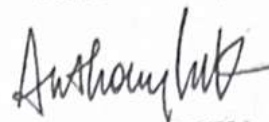
**Compliance with Approval Condition (f)
Implementation of the Revised Landscape Proposal
Proposed Temporary Transitional Housing and Ancillary Uses for a Period of 3 Years with
Filling of Land and Excavation of Land in "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zone,
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D.115
and adjoining Government Land in Tung Tau, Yuen Long
(Section 16 Application No. A/YL-NSW/281)**

I refer to your submission of Self-certification of Compliance report dated 6.7.2022 and submission of replacement pages dated 13.7.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition require both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. HUI Yu San, Samuel (Tel: 3565 3957) of the Planning Department directly.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CTP/UD&L

(Attn.: Mr. HUI Yu San)

(Fax: 3956 8090)

AL/GL/kt

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新界荃灣青山公路 388 號
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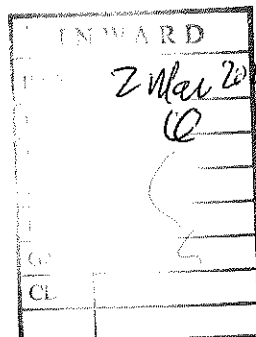


Planning Department

Fanling, Sheung Shui &
Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference S1370a/TT/19/009Lg
本署檔號 Our Reference () in TPB/A/YL-NSW/281
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

By Post & Fax



1 March 2021

Dear Sir,

Compliance with Approval Condition (g)
Submission of revised drainage impact assessment

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long**
(Planning Application No. A/YL-NSW/281)

I refer to your submissions dated 21.1.2021 and 9.2.2021 regarding the submission of a revised drainage impact assessment in an attempt to comply with approval condition (g). Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the comments, please contact Mr. Ivan Kwok-ho YIM (Tel: 2300 1257) of Drainage Services Department direct.

Yours faithfully,

(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

1 C.C.
01 CE/MN, DSD
28 CTP/TPB(2)

(Attn.: Mr. Ivan Kwok-ho YIM)

AUCY/wkl

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中染大廈 22 樓 2202 室



Planning Department

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Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building, 388
Castle Peak Road, Tsuen Wan, N.T.

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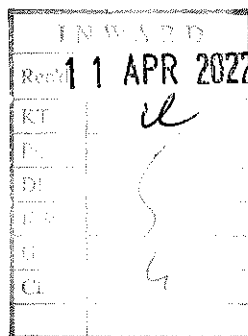
本署檔號 Our Reference () in TPB/A/YL-NSW/281

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074

By Post & Fax

11 April 2022



Dear Sir/Madam,

**Compliance with Approval Condition (h)
Implementation of the Revised Drainage Proposal**

**Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)**

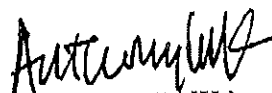
I refer to your submission dated 7.4.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find the detail comments at Appendix.

/...p.2

Should you have any queries, please contact Mr. Ivan YIM (Tel: 2300 1257) of the Drainage Services Department directly.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(2)

(Attn.: Mr. Ivan YIM)

(Fax: 2770 4761)

AL/CY/CL

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Planning Department

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Yuen Long East
District Planning Office
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Castle Peak Road, Tsuen Wan, N.T.

本函檔號 Your Reference S1370a/TT/19/010Lg
本署檔號 Our Reference () in TPB/A/YL-NSW/281
電話號碼 Tel. No.: 3168 4072
傳真機號碼 Fax No.: 3168 4074

By Post & Fax 

15 March 2021

Dear Sir,

Compliance with Approval Condition (i)
Submission of fire service installations proposal

Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land
Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
Adjoining Government Land, Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 19.2.2021 a regarding the submission of a fire service installations proposal in an attempt to comply with approval condition (i). Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. YEUNG Fung-chun (Tel: 2733 7758) of Fire Services Department direct.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Attn.: Mr. YEUNG Fung-chun)

CTP/TPB(2)

AL/CY/wkl

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Yuen Long East
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Castle Peak Road, Tsuen Wan, N.T.

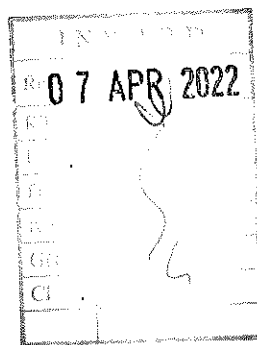
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本署檔號 Our Reference () in TPB/A/YL-NSW/281

電話號碼 Tel. No.: 3168 4072

傳真機號碼 Fax No.: 3168 4074



6 April 2022

Dear Sir/Madam,

Compliance with Approval Condition (j)
Implementation of the Fire Service Installations Proposal

Proposed Temporary Transitional Housing and Ancillary Uses
for a Period of 3 Years with Filling of Land and Excavation of Land in "Other Specified
Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Zone, Lots 1212 S.B RP (Part) and 1212 S.C ss.3 RP in D.D. 115 and
adjoining Government Land in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/281)

I refer to your submission dated 24.3.2022 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

☒ Acceptable. The captioned condition has been complied with.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition has not been complied with.

/...p.2

Should you have any queries on the comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department directly.

Yours faithfully,



(Anthony LUK)

District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.

D of FS

(Attn.: Mr. WONG Ho-yin)

(Fax: 2739 8775)

CTP/TPB(2)

AL/CY/CL

Appendix II

Letters of Town Planning Board Approval and Compliance with Approval Conditions under Application No. A/YL-NSW/321

14

By Fax (3426 9737) and Post

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Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號 Your Reference : [REDACTED]
本署編號 Our Reference : () in TPB/A/YL-NSW/321
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074

24 January 2024

Dear Sir/Madam,

**Compliance with Approval Condition (b)
Submission of Revised Records of the Existing Drainage Facilities**

**Renewal of Planning Approval for Temporary Transitional Housing
and Ancillary Uses for a Period of 3 Years in "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" Zone,
Lots 1212 S.B RP (part) and 1212 S.C ss.3 RP in D.D. 115 and the adjoining
Government Land (GL) in Tung Tau, Yuen Long
(Planning Application No. A/YL-NSW/321)**

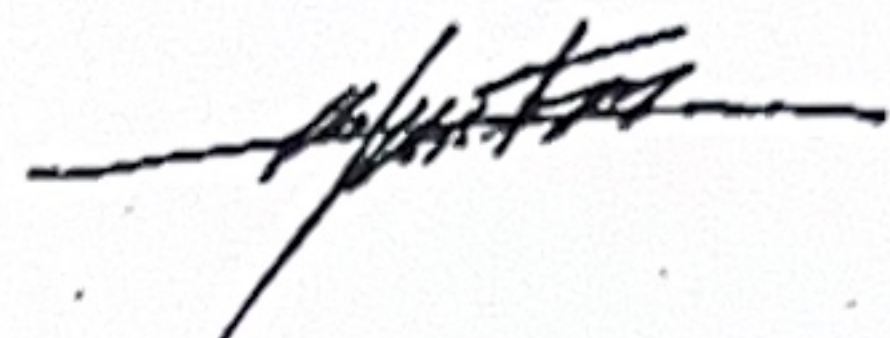
I refer to your letter dated 24.11.2023 regarding the submission of revised records of the existing drainage facilities on site for compliance with approval condition (b) of the subject application. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find the detailed comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) at **Appendix**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find the detailed comments at **Appendix**.

- 2 -

Should you have any queries, please contact Mr. TANG Kin Ming (Tel.: 2300 1257) of DSD directly.

Yours sincerely,



(K W N G)
for District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr. TANG Kin Ming)

KWN/GL/ek

Appendix

Detailed Comments of CE/MN, DSD

The applicant should provide further revised record with photos showing the internal condition of the drainage facilities including u-channel and catchpit.

Appendix III

Approved MLP and GBPs

Annex I - Approved Master Layout Plan

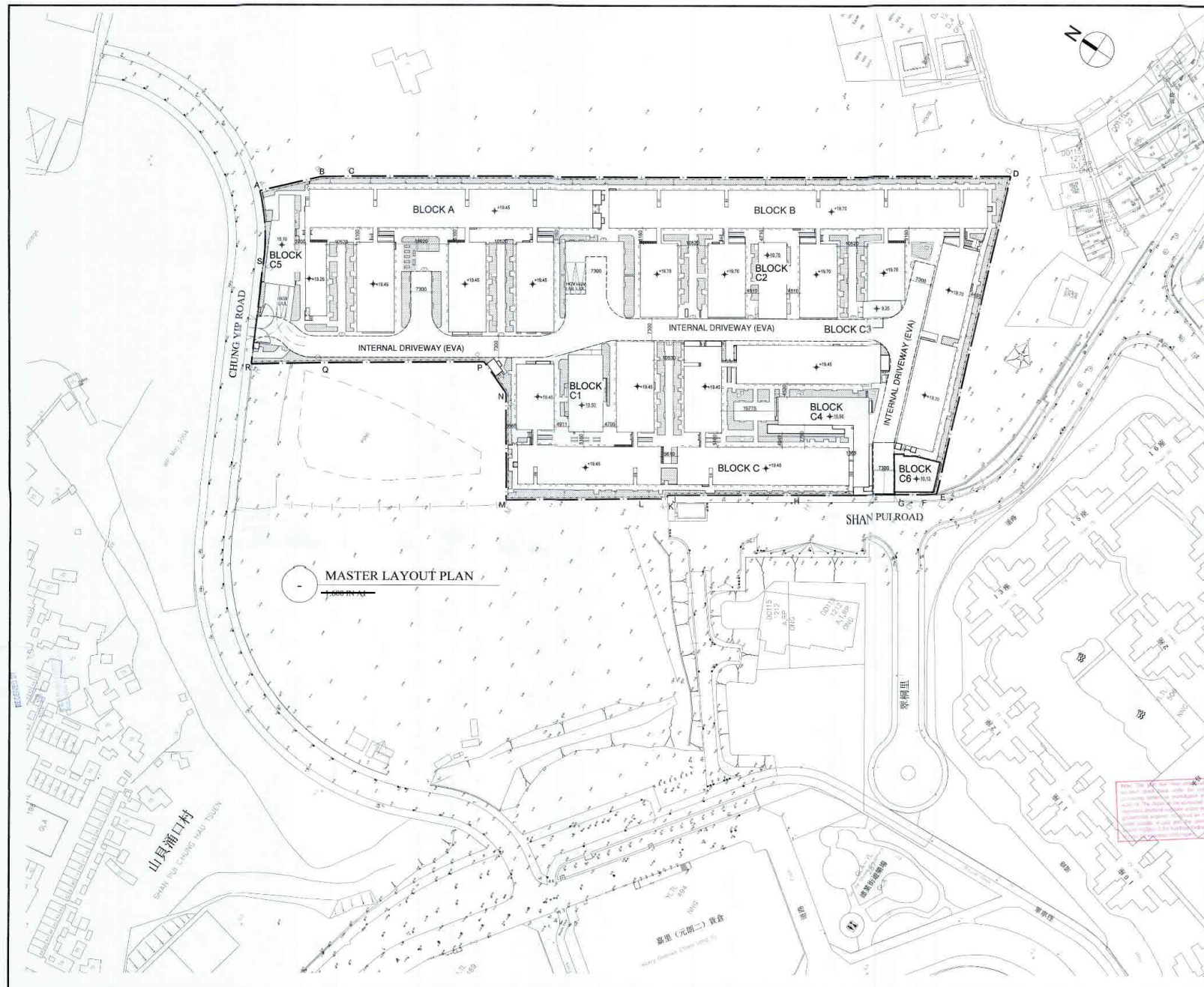
Annex II - Approved Landscape Plan

Annex III - Approved Landscape Section A-A

Annex IV - Approved Landscape Section B-B and C-C

Annex V - Approved Floor Plan

Annex VI - Approved General Building Plans



B.D. REF NO.:
F.S.D. REF NO.:

Plans shown on these plans are Type 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Notes shown on these plans are Type 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

1. LUNG King Kong BHK
Authorized Person/Architect

B. 17/01/2022 GENERAL REVISION
A. 26/04/2021 GENERAL REVISION
1. 13/01/2021 FIRST SUBMISSION

Architect

ALKE+
ARCHITECTS LTD.
ASSOCIATES ARCHITECTS LTD.

Job No: A-2028

Project:
PROPOSED TEMPORARY TRANSITIONAL
HOUSING DEVELOPMENT
AT LOT NOS. 1212 S.B.RP (PART) AND 1212
S.C.SS 3 RP BOTH IN D.D.115 AND
ADJOINING GOVERNMENT LAND IN D.D. 115,
TUNG TAU, YUEN LONG

Drawing Title:
MASTER LAYOUT PLAN

Drawn	Name	Signed	Date
TVW			01/03/2021
Check			01/03/2021
Approved	P.M. TANG		01/03/2021

Scale: 1:1000

Drawing No: A0-02

Revision: B

Plan Approved
City Planning & Control
SAR Government
BUILDING AUTHORITY
18 FEB 2022

(摘錄自申請人於 4.8.2023 呈交的申請書)
(Extract from Applicant's
Submission of 4.8.2023)

參考編號
REFERENCE No.
A/YL-NSW/321

繪圖
DRAWING
A - 1

Annex I - Approved Master Layout Plan
EXTRACTED FROM ENT/PC PAPER NO.A/YL-NSW/321



AL17/LP/LP01
Landscape Plan G/F

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

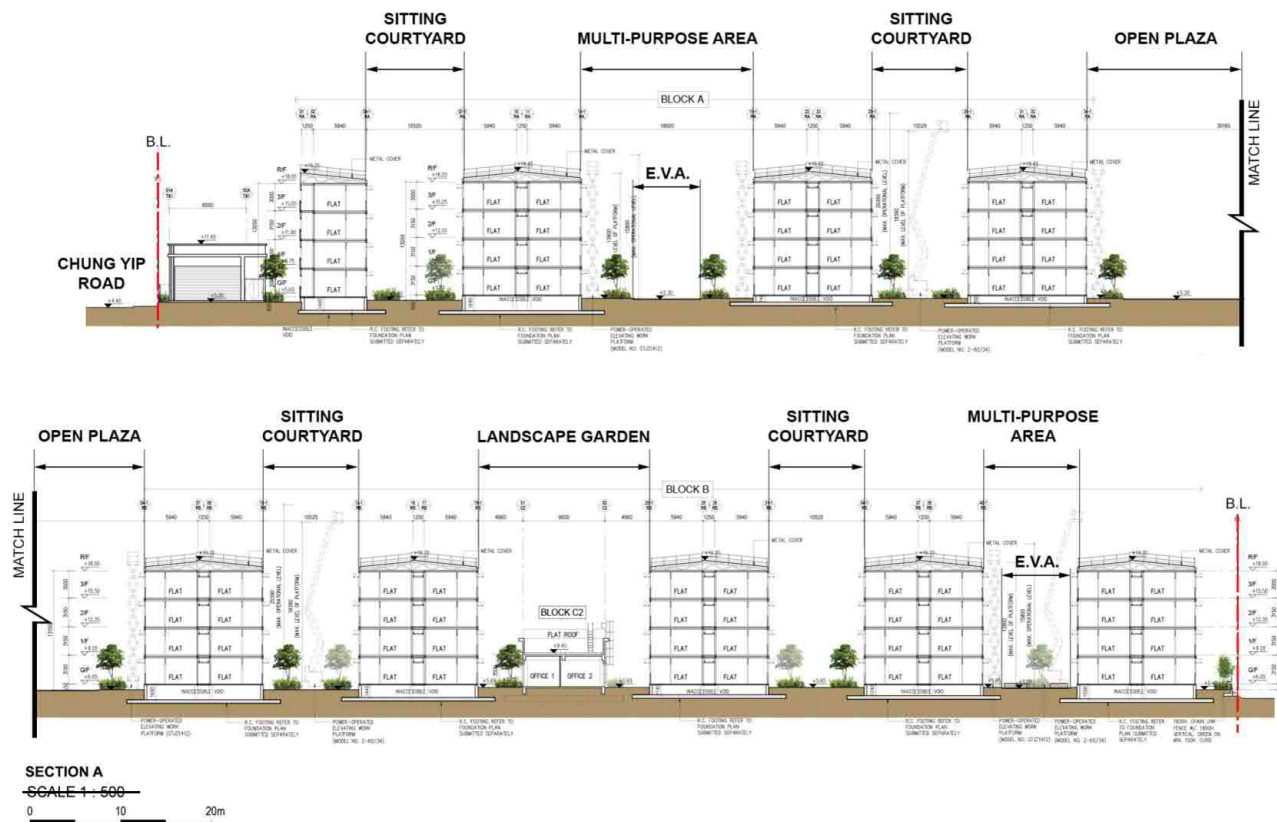
MAY 2022
REV. 0
SCALE 1:500



(摘錄自申請人於 4.8.2023 呈交的申請書)
(Extract from Applicant's
Submission of 4.8.2023)

參考編號
REFERENCE No.
A/YL-NSW/321

繪圖
DRAWING
A - 2



AL17/LP/LS01
Landscape Section A-A

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

MAY 2022
REV. 0
SCALE 1:500 @

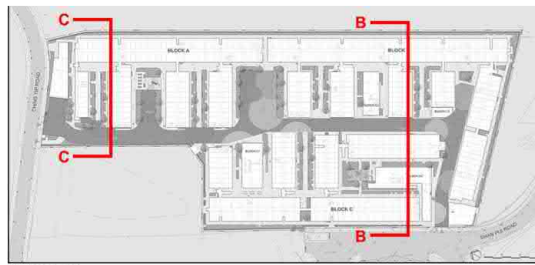
雅邦

(摘錄自申請人於 4.8.2023 呈交的申請書)
(Extract from Applicant's
Submission of 4.8.2023)

參考編號
REFERENCE No.
A/YL-NSW/321

繪圖
DRAWING
A - 3

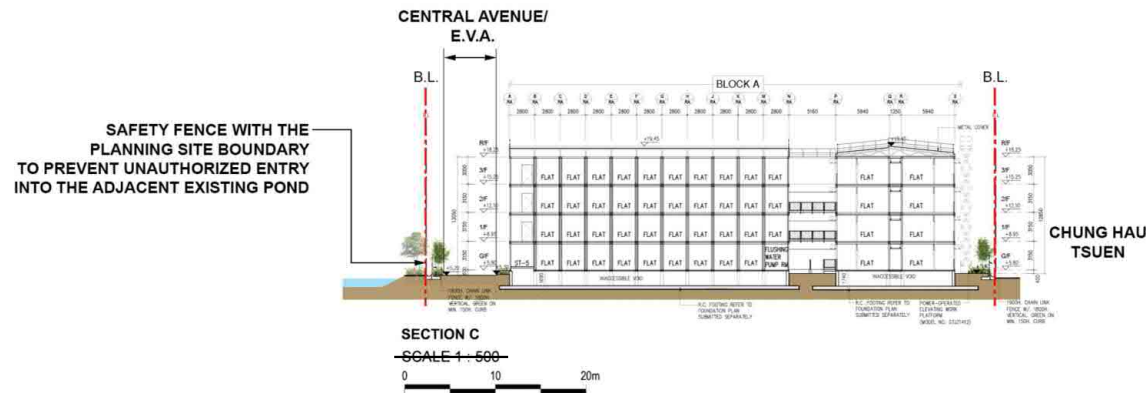
Annex III – Approved Landscape Section A-A
EXTRACTED FROM ENTPC PAPER NO. A/YL-NSW/321



KEY PLAN



SECTION B
SCALE 1:500
0 10 20m



SECTION C
SCALE 1:500
0 10 20m

AL17/LP/LS02
Landscape Section B-B and C-C

PROPOSED TEMPORARY TRANSITIONAL HOUSING & ANCILLARY USES AT LOTS 1212 S.B RP (PART) & S.C SS.3 RP IN D.D. 115 AND ADJOINING GOVERNMENT LAND, TUNG TAU, YUEN LONG

MAY 2022
REV. 0
SCALE 1:500

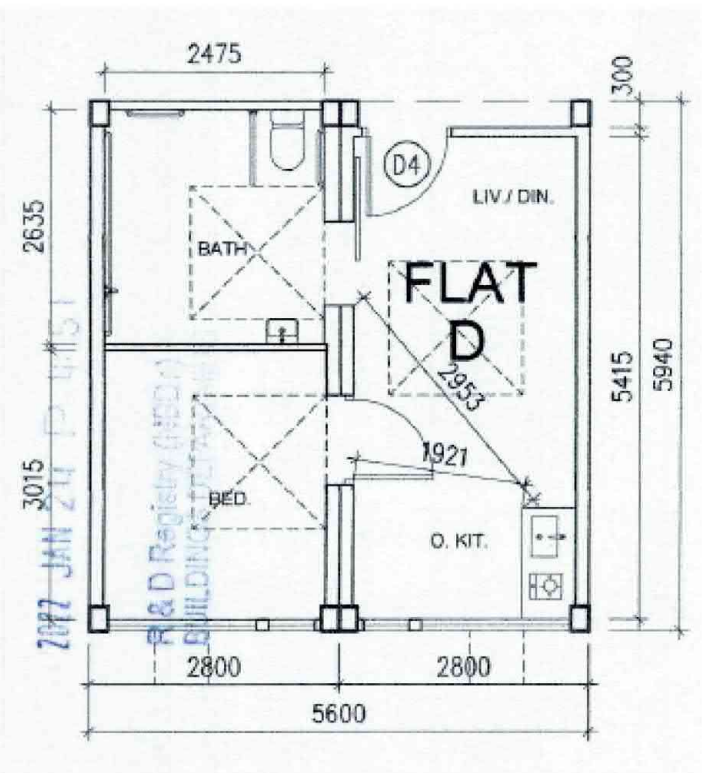
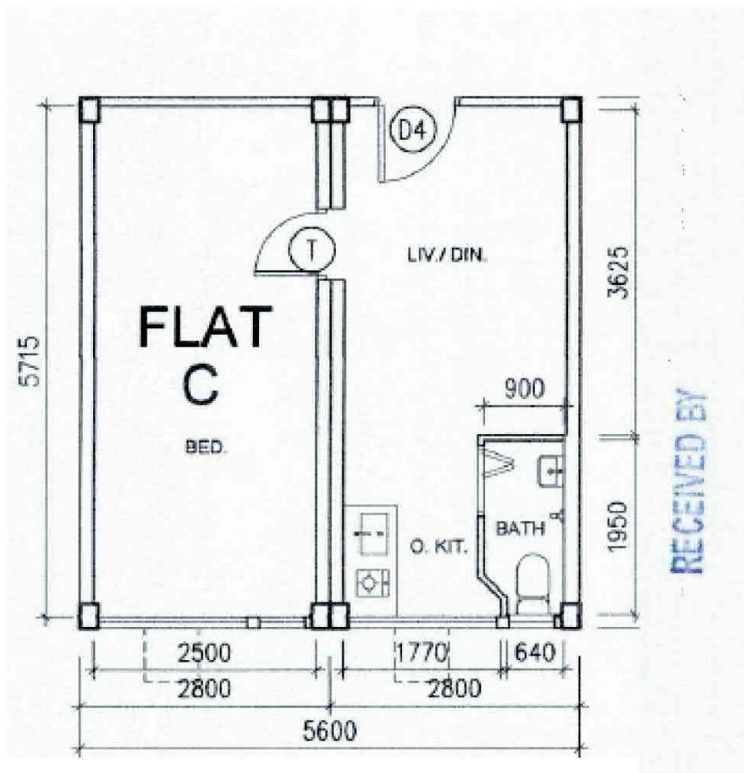
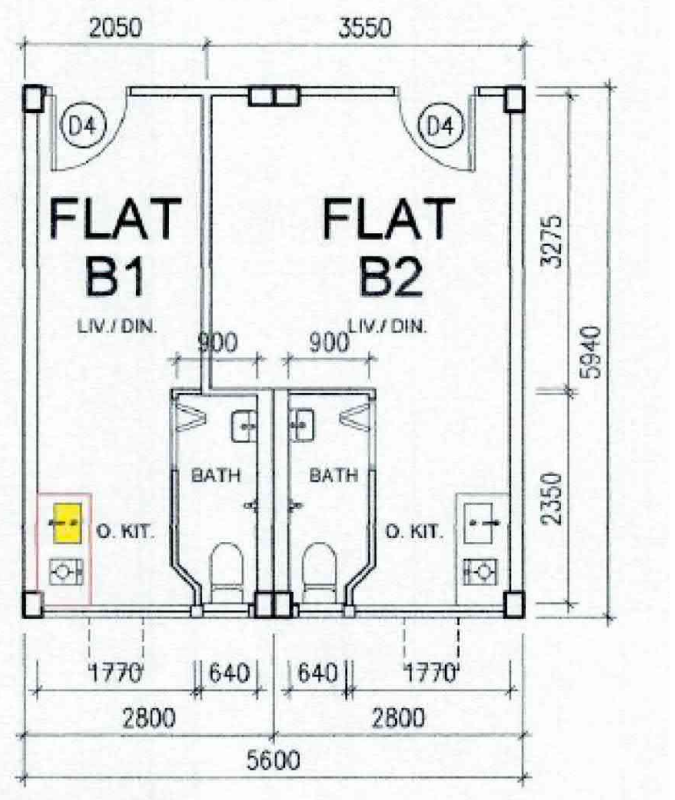
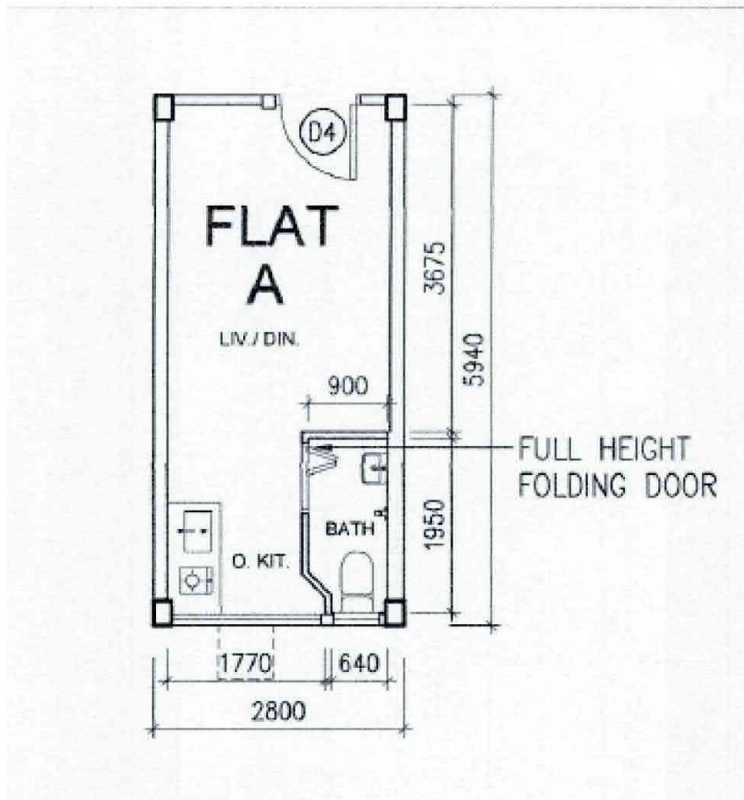


(摘錄自申請人於 4.8.2023 呈交的申請書)
(Extract from Applicant's
Submission of 4.8.2023)

參考編號
REFERENCE No.
A/YL-NSW/321

繪圖
DRAWING
A - 4

Annex IV – Approved Landscape Section B-B and C-C
EXTRACTED FROM ENT/PC PAPER NO. A/YL-NSW/321



(摘錄自申請人於19. 9. 2023呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 19.9.2023)

參考編號 REFERENCE No. A/YL-NSW/321	繪圖 DRAWING A - 5
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GENERAL NOTES:

- ALL BUILDING COMPONENT DETAILS AND CALCULATIONS TO BE SUBMITTED SEPARATELY.
- DRAINAGE PLANS TO BE SUBMITTED SEPARATELY.
- ALL DIMENSIONS SHOWN ON ALL DRAWINGS ARE STRUCTURAL AND IN (MM) UNLESS OTHERWISE STATED.
- ALL PARAPET WALLS OR FININGS TO BE MIN. 1100mm HIGH FROM FINISH FLOOR LEVEL MINIMUM.
- CLEAR HEIGHT BETWEEN FLOOR LEVEL AND UNDERSIDE OF BEAM TO BE 2100mm MINIMUM AND THAT TO UNDERSIDE OF STAIRCASE TO BE 2000 mm. MIN. CLEAR HEIGHT FOR THE HABITATION SPACE TO BE 2500mm MIN.
- ALL BATHROOMS AND KITCHENS TO HAVE CEMENT OR GLAZED TILE DADO OF NOT LESS THEN 1200 mm HIGH AND CEMENT PAVED ON MOSAIC TILE FLOOR.
- ALL STAIRCASES TO HAVE RISERS 175mm MAXIMUM AND TREADS 225 mm MINIMUM AND TO BE CONSTRUCTED FOR F.S. WHILE HEIGHT OF FIRE RESISTING MATERIALS, HANDRAIL TO BE PROVIDED ON BOTH SIDES OF ALL STAIRCASES.
- ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION WITH 5 AIR CHANGES PER HOUR MINIMUM TO BE PROVIDED IN BATHROOM IN WHERE NATURAL VENTILATION CANNOT BE PROVIDED.
- COOKING IN KITCHEN TO BE DONE BY ELECTRICITY.
- ALL FIRE RESISTING WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING S 2011 UNDER PART XV OF THE BUILDING (CONSTRUCTION) REGULATIONS.
- PROTECTED LOBBY TO REQUIRED STAIRCASES TO NOT NECESSARY IN PURSUANT TO CLAUSE B10.4 IN CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011
- ALL DOORS TO THE REQUIRED STAIRCASE TO HAVE APPROPRIATE NOTICES ON BOTH SIDES TO REMIND BUILDING USERS THAT DOORS SHOULD NORMALLY REMAIN CLOSED.
- ALL WATER PIPES TO BE INSTALLED IN COMPLIANCE WITH WATER AUTHORITY REQUIREMENTS
- ALL PIPE DUCTS TO BE PROVIDED WITH ADEQUATE ACCESS FOR INSPECTION AND MAINTENANCE
- HAND HELD APPLIANCES TO BE PROVIDED AS FOLLOWS AND AT POSITIONS AS INDICATED ON PLANS:-
 - a. FIRE EXTINGUISHERS
- ALL ELECTRICAL CIRCUITS TO BE PROVIDED BY MINATURE CIRCUIT BREAKERS.
- SECONDARY POWER SUPPLY TIE BEFORE MAIN SWITCH TO BE PROVIDED FOR ALL ESSENTIAL SERVICES.
- SUFFICIENT DIRECTIONAL EXIT SIGN SHALL BE PROVIDED AS INDICATED ON PLAIN SIGN SHALL BE PROVIDED WITH SECONDARY BATTERY IN ACCORDANCE WITH B.S.5586 - PART 1.
- EMERGENCY LIGHTINGS WITH 2 HOURS DURATION BATTERY BACK UP WILL BE PROVIDED TO ALL MAE ROOMS IN ACCORDANCE WITH THE CODE OF PRACTICE ISSUED BY THE HKS/O.
- ALL NOTES SHALL BE APPLIED TO F.S. DRAWINGS.
- ALL NOTES APPEARING ON THE DRAWINGS SHALL BE READ AND INTERPRETED IN CONJUNCTION WITH ALL OTHER INFORMATION APPEARING ON THE DRAWINGS AND TECHNICAL SPECIFICATIONS.
- ALL WORKS CARRIED OUT AND ALL MATERIALS SUPPLIED SHALL BE IN FULL ACCORDANCE WITH THE GOVERNING LOCAL/BRITISH STANDARDS AND THE AUTHORITIES HAVING JURISDICTION.
- THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL DOUBLE CHECK AND COORDINATE WITH ALL ARCHITECTURAL, STRUCTURAL AND ELECTRICAL/MECHANICAL DRAWINGS AND REPORT TO THE BUILDING SERVICES' ENGINEER ANY DISCREPANCIES FOUND BEFORE PROCEEDING ANY WORK.
- THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL VERIFY THE COST OF ALL TESTING REQUIRED TO MEET THE APPROVAL OF AUTHORITIES HAVING JURISDICTION.
- THE REGISTERED GENERAL BUILDING CONTRACTOR SHALL VERIFY THE ACTUAL SITE CONDITION FOR INSTALLATION WORKS.
- ALL RELEVANT BUILDER'S WORK INCLUDING OPENINGS OF WALL, FLOOR AND PARTITIONH FOR F.S. INSTALLATION SHALL BE BY REGISTERED GENERAL BUILDING CONTRACTOR.
- MAKING GOOD OF BUILDER'S WORKS AFTER INSTALLATION SHALL BE BY REGISTERED GENERAL BUILDING CONTRACTOR.
- ALL F.S. INSTALLATIONS SHALL BE COMPLIED WITH CIRCULAR LETTER OF FIRE SERVICES DEPARTMENT (HK), CODE OF PRACTICE, FDC, LPC AND NFPA.
- THE TYPE OF CABLES AND WIRING METHOD SHALL BE DESIGNED BY THE REGISTERED GENERAL BUILDING CONTRACTOR.
- DRAINAGE CONNECTION FOR CONDENSATION WATER FROM AIR CONDITIONING UNITS TO BE INDICATED IN DRAINAGE PLAN TO BE SUBMITTED SEPARATELY.
- MEANS-OF-ACCESS-AND-FACILITIES-FOR-PERSONS-WITH-DISABILITY-IF-NOT-REQUIRED-IN-ACCORDANCE-WITH-DESIGN-MANUAL-BARRIER-FREE-ACCESS-2008-WHERE-DOMESTIC-BUILDINGS-DO-NOT-EXCEED-FOUR-(4)-STOREYS-IS-NOT-WITHIN-THE-EXTENT-OF-APPLICATION.
- F.S. PROVISION FOR OPEN KITCHEN IN RESIDENTIAL UNIT.
- RESIDENTIAL UNIT WITH OPEN KITCHEN DESIGN ARE PROVIDED WITH FIRE SAFETY PROVISION IN ACCORDANCE WITH THE CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011 CLAUSE C13.4.
- THE DESIGN AND CONSTRUCTION OF RUN-IN/OUT AT SHAN PU ROAD WOULD COMPLY WITH LATEST HYD STANDARD DRAWINGS NOS. H1113 AND H1114 OR H0133, H0134 AND H0135 TO MATCH EXISTING PAVED CONDITION.
- A MODULAR INTEGRATED CONSTRUCTION (MIC) IS ADOPTED IN THIS DEVELOPMENT PROJECT. THE TYPES OF MIC MODULES TO BE FABRICATED OFF-SITE AND THE CORRESPONDING MIC FLOOR AREA ARE SHOWN ON DRAWING NO. A0-02.
- CORRESPONDING SUPERSTRUCTURE AND DRAINAGE PLANS SHALL BE SUBMITTED SEPARATELY AND THE APPROVAL OF SUCH BY THE BUILDING AUTHORITY (BA) SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- ESSENTIAL INFORMATION OF THE MIC SYSTEM AS LISTED IN PNAP A0V-36 SHALL BE SUBMITTED SEPARATELY AND THE ACCEPTANCE OF SUCH BY THE BA SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- A QUALITY ASSURANCE SCHEME AND A MIC SUPERVISION PLAN SHALL BE PREPARED IN ACCORDANCE WITH PNAP A0V-36 AND SUBMITTED AT LEAST 14 DAYS BEFORE THE COMMENCEMENT OF THE MODULAR UNIT PRODUCTION WORK IN THE PREFABRICATION FACTORY.
- ANY FUTURE ALTERATIONS AND ADDITIONS (AAA) WORKS AFTER ISSUANCE OF OCCUPATION PERMIT SHALL REQUIRE PRIOR APPROVAL AND CONSENT FROM THE BA UNLESS THE AAA WORKS FALL WITHIN THE MINOR WORKS ITEMS WHICH MAY BE CARRIED OUT THROUGH THE SIMPLIFIED REQUIREMENTS UNDER THE MINOR WORKS CONTROL SYSTEM.
- BEFORE APPLYING FOR THE CONSENT TO COMMENCE THE SUPERSTRUCTURE WORKS, THE PROVISIONS FOR MAR ACCESS REQUIRED UNDER THE CODE OF PRACTICE ON ACCESS FOR EXTERNAL MAINTENANCE WILL BE SUBMITTED TO AND APPROVED BY BA.
- ELECTRICAL LOCKING DEVICE TO EXIT DOORS WILL BE PROVIDED IN COMPLIANCE WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011.
 - a. IN THE EVENT OF ANY FIRE ALARM SIGNAL RECEIVED AT FIRE ALARM CONTROL PANEL, THE EXIT DOORS WILL BE UNLOCKED AUTOMATICALLY.
 - b. IN THE EVENT OF POWER FAILURE, THE ELECTRICAL LOCKING DEVICES WILL BE RELEASED AUTOMATICALLY.
 - c. THE LOCKING DEVICES SHOULD BE OF THE TYPE THAT IS CAPABLE OF BEING RELEASED AND CONVENIENTLY OPERATED FROM THE INSIDE WITHOUT THE USE OF A KEY.

DRAWING LIST

DRAWING NO.	DRAWING TITLE	PAPER SIZE	SCALE	REVISIONS
A0-01	BLOCK PLAN, NOTES, LEGEND & SCHEDULES	A1	NTS	E
A0-02	MASTER LAYOUT PLAN	A1	1:600	B
A0-03	E.V.A. & SITE COVERAGE CALCULATION DIAGRAM	A1	1:500	D
A1-01-1	OVERALL GROUND FLOOR PLAN (PART 1)	A0	1:200	E
A1-01-2	OVERALL GROUND FLOOR PLAN (PART 2)	A0	1:200	E
A1-02	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK A) (1F TO 3F)	A1	1:200	E
A1-03	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK B) (1F TO 3F)	A1	1:200	E
A1-04	TYPICAL FLOOR PLAN RESIDENTIAL (BLOCK C) (1F TO 3F)	A1	1:200	E
A1-05	ROOF PLAN RESIDENTIAL (BLOCK A)	A1	1:200	D
A1-06	ROOF PLAN RESIDENTIAL (BLOCK B)	A1	1:200	D
A1-07	ROOF PLAN RESIDENTIAL (BLOCK C)	A1	1:200	D
A5-01	OVERALL SITE ELEVATIONS	A1	1:200	E
A5-02	ELEVATIONS OF BLOCK A	A1	1:200	E
A5-03	ELEVATIONS OF BLOCK B	A1	1:200	E
A5-04	ELEVATIONS OF BLOCK B & C	A1	1:200	E
A5-05	ELEVATIONS OF COMMUNAL BLOCKS	A1	1:200	E
A5-06	ELEVATIONS OF COMMUNAL BLOCKS	A1	1:200	D
A5-07	ELEVATIONS OF TX ROOMS & RS&MRC	A1	1:200	E
A7-01	OVERALL SITE SECTIONS	A1	1:200	E
A9-01	AREA CALCULATION (1)	A0	NTS	D
A9-02	RESIDENTIAL UNIT FLOOR PLANS AND U.F.A. CALCULATIONS	A0	NTS	D
A9-03	DIAGRAM OF PRESCRIBED WINDOW & GREENERY AREA	A0	NTS	E

COLOUR INDICATIONS:

	R.C.C. WORKS
	LIGHTWEIGHT PARTITION
	CEMENT / PLASTERING
	TILES/NON-ABSORBENT MATERIALS
	GLASS WORKS
	STEEL & METAL
	SANITARY FITMENTS
	PLANTER

DOOR MARK:

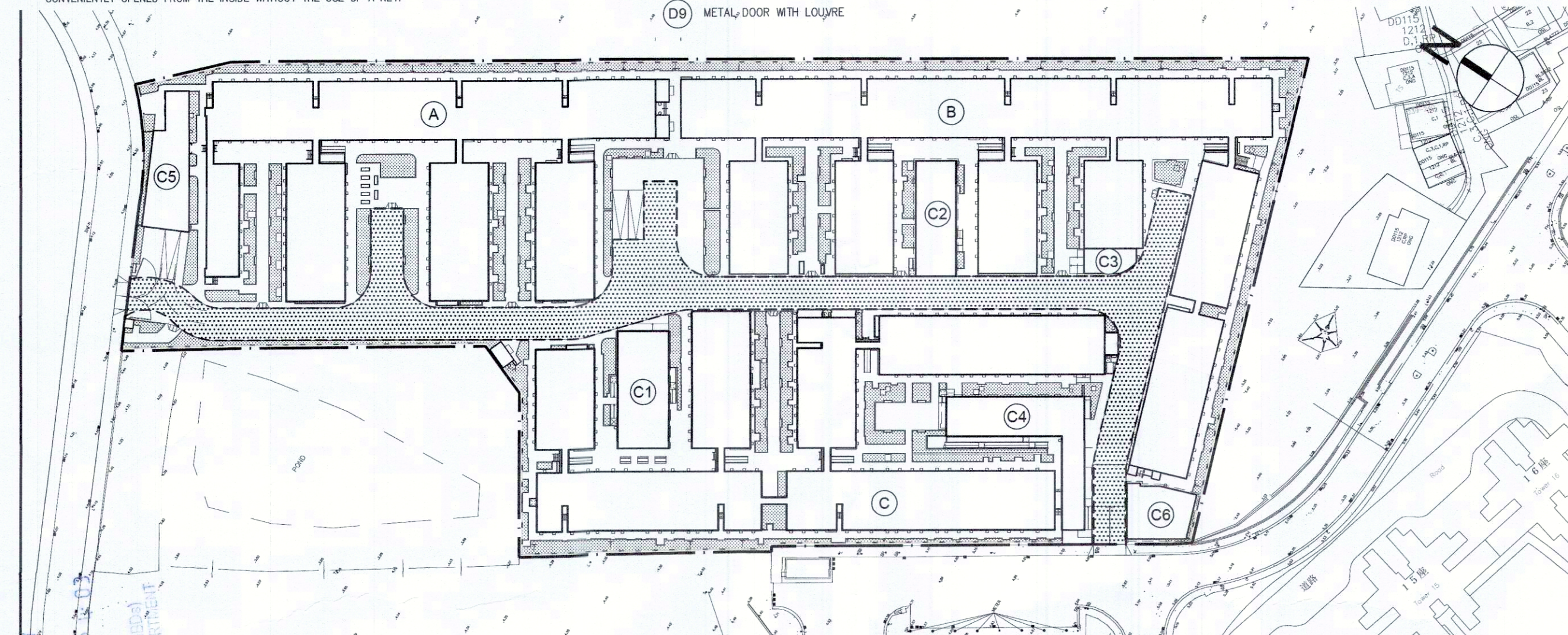
 D1	~60/60 FRR SELF-CLOSING DOOR
 D2	~60/60 FRR SELF-CLOSING DOOR WITH UPPER VISION PANEL-AND-SMOKE-SEALED
 D3	METAL DOOR G GLASS DOOR T TIMBER DOOR
 D4	~60/60 FRR SELF-CLOSING DOOR WITH SMOKE SEAL
 D5	~60/- FRR DOOR WITH UPPER VISION PANEL
 D6	POWER OPERATED SLIDING DOOR WITH LOUVER (TO FOLLOW REQUIREMENT STIPULATED IN BFA 2017 AMENDMENT)
 D7	SWING DOOR FOR DISABLE TOILET
 D8	METAL GATE
 D9	METAL DOOR WITH LOUVER

ABBREVIATIONS & LEGEND

	SUPPORTING STRUCTURE FOR AC UNITS
 F.F.L	FROM FLOOR FINISHED LEVEL.
 +	EXISTING LEVEL
 +	PROPOSED FINISHED LEVEL
 +	PROPOSED STRUCTURAL LEVEL
 STAIR NO.	STAIR NO.
 FULL HEIGHT RC 80mm THK. WALL NOT LESS THAN 600mm WIDTH W/RR ~30/30	
 NON-MIC PORTION	PORTION OF CORRIDOR TO BE INSTALLED AT SITE
 F.G.L	FIXED CLEAR GLASS (WITH ~60/60 F.R.R.)
 F.M.L	FIXED METAL LOUVER
 P.	PLANTER
 M.B.	METAL BALUSTRADE (MIN. 1100mm A.F.F.L.)
 1500mm x 1500mm CLEAR SPACE FOR DISABLE TOILET	
 1500mm x 750mm TEMPORARY REFUGE SPACE	
 TX ROOM	TRANSFORMER ROOM
 HYDR. LVGR	ELECTRICAL SWITCH ROOM
 LE	FAIL-SAFE ELECTRIC DOOR LOCK

LEGEND FOR FIRE SERVICE EQUIPMENT

 F.E.	FIRE EXTINGUISHER
 EXIT	ILLUMINATED EXIT SIGN
 EXIT	ILLUMINATED DIRECTIONAL SIGN



BLOCK PLAN

DEVELOPMENT PARAMETERS

UNDER BUILDING (PLANNING) REGULATIONS:

CLASS OF SITE	'A'	PERMISSIBLE SITE COVERAGE FOR DOMESTIC (UNDER 15M)	66.6 %
		PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (UNDER 15M)	100 %
ZONING	OU(CDWRA)	PERMISSIBLE PLOT RATIO FOR DOMESTIC	3
SITE AREA	23,337 sm.	PERMISSIBLE PLOT RATIO FOR NON- DOMESTIC	5
		ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)	43.75% < 66.6%
		ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)	6.41 % < 100 %
		ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)	1253.017 sm.
		ACTUAL PLOT RATIO FOR NON-DOMESTIC	1253.017 / 23337 = 0.054
		REMAINING PLOT RATIO FOR DOMESTIC	(5 - 0.054) x 3 / 5 = 3.264
		ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)	38054.323 sm.
		ACTUAL PLOT RATIO FOR DOMESTIC	38054.323 / 23337 = 1.631 < 3.264
		TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)	1800

NOT EXCEEDING 15M

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

ACTUAL G.F.A. FOR DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

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ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

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ACTUAL PLOT RATIO FOR DOMESTIC

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ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

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ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

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ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

ACTUAL PLOT RATIO FOR NON-DOMESTIC

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ACTUAL PLOT RATIO FOR DOMESTIC

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ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL NON-DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)

ACTUAL G.F.A. FOR NON-DOMESTIC: (REFER TO DWG. A9-01)

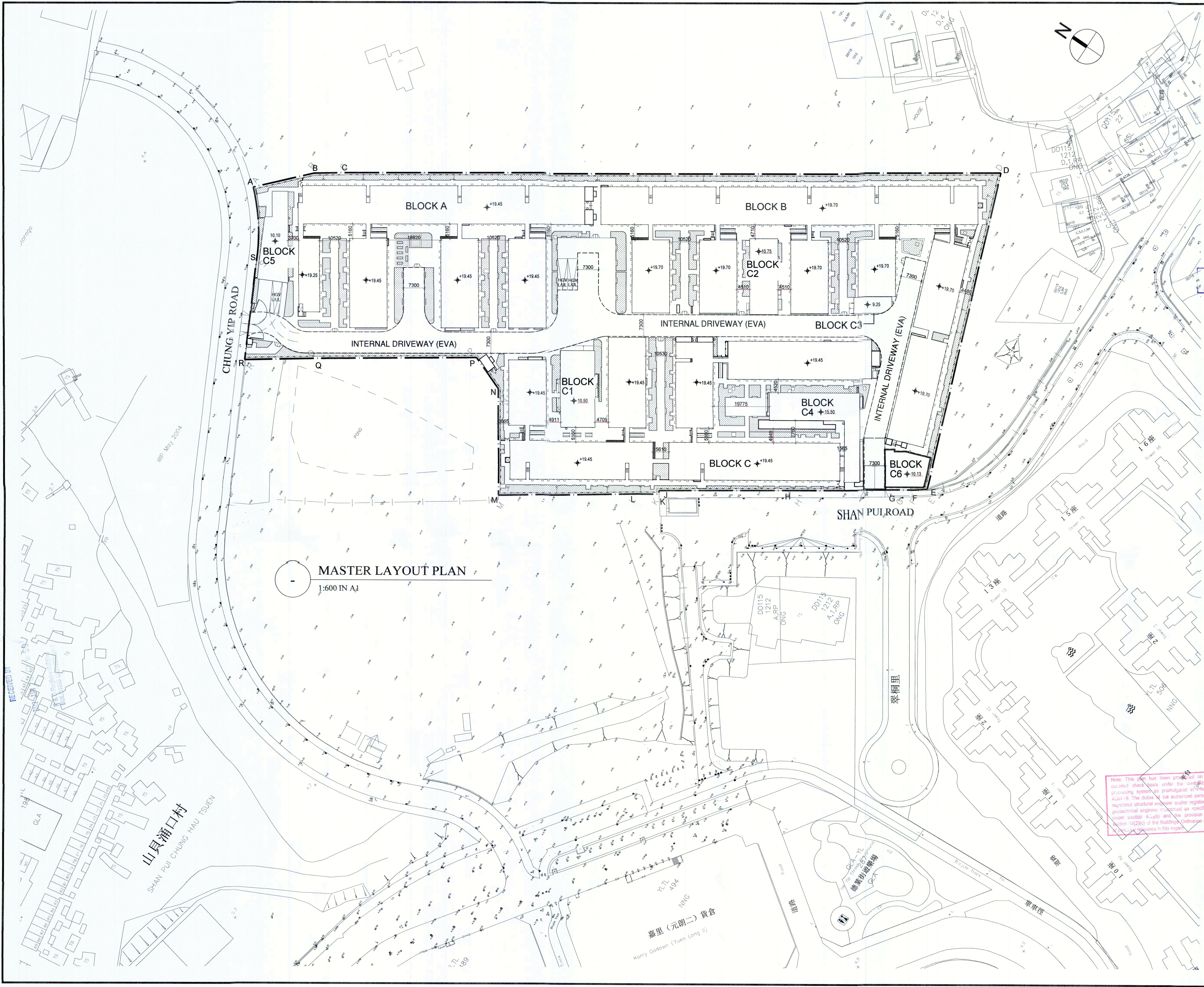
ACTUAL PLOT RATIO FOR NON-DOMESTIC

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ACTUAL PLOT RATIO FOR DOMESTIC

TOTAL NO. OF DOMESTIC UNITS: (REFER TO DWG. A9-01)

ACTUAL DOMESTIC SITE COVERAGE: (REFER TO DWG. A0-03)



B.D. REF NO.:
F.S.D. REF NO.:

Works shown on these plans are Type 11
C.B.U.L.D.I.N.G. W.O.R.K.S.
which consent is applied for the purpose of Fast-track
application under regulation 33 of the Building (Administration) Regulations.

LEUNG Hing Kwan Elin
Authorized Person-Architect

B	17/01/2022	GENERAL REVISION		
A	26/04/2021	GENERAL REVISION		
-	12/01/2021	FIRST SUBMISSION		
			Drawn	App.

Architect

ALKE+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

Job No. A-2028
Project
PROPOSED TEMPORARY TRANSITIONAL
HOUSING DEVELOPMENT
AT LOT NOS. 1212 S.B RP (PART) AND 1212
S.C SS.3 RP BOTH IN D.D.115 AND
ADJOINING GOVERNMENT LAND IN D.D. 115,
TUNG TAU, YUEN LONG

Drawing Title
MASTER LAYOUT PLAN

	Name	Signed	Date
Drawn	TW		01/03/2021
Check			01/03/2021
Approved	P.M. TANG		01/03/2021

Scale 1 : 600 IN A1

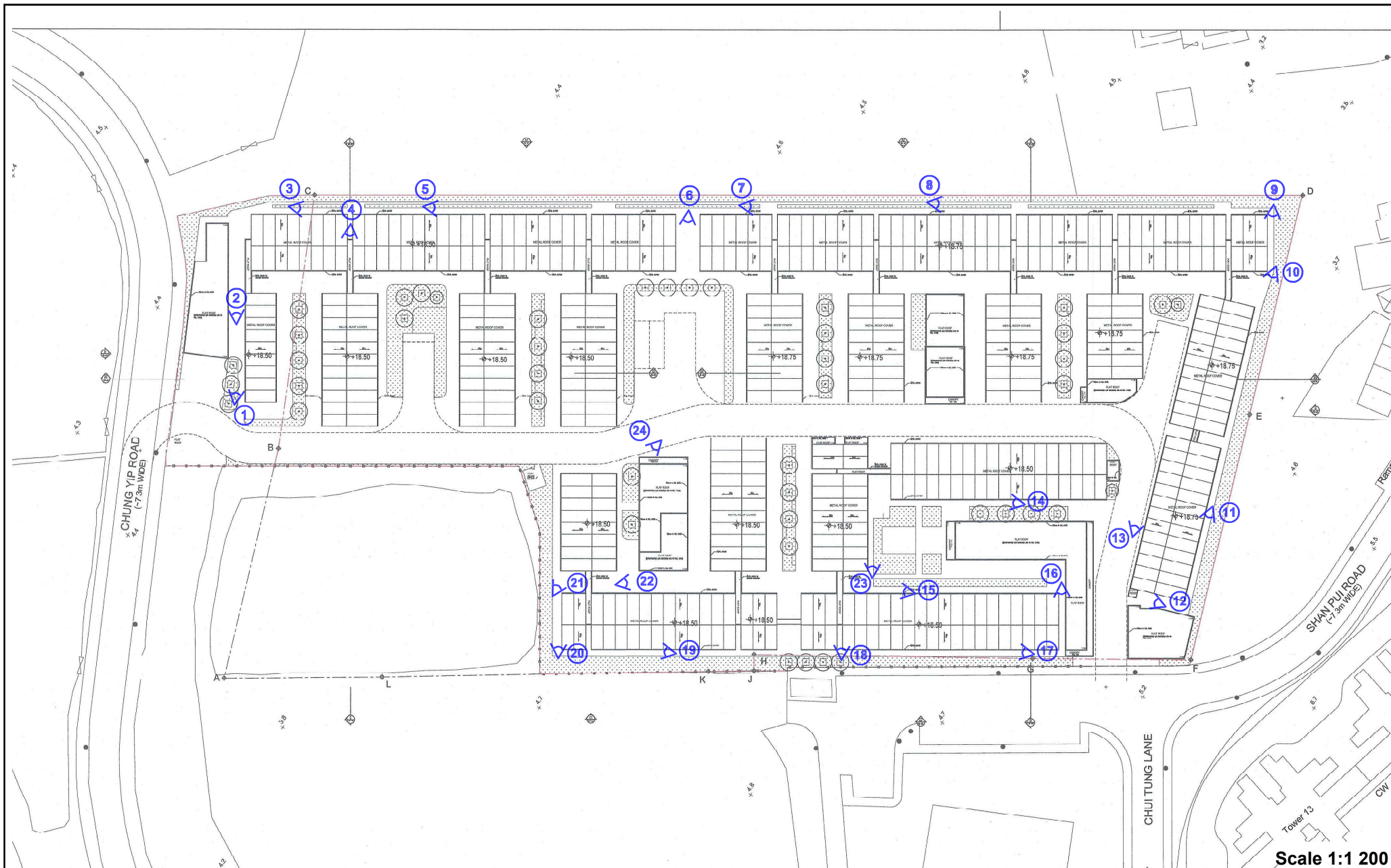
Drawing No.	Revision
A0-02	B

Note: This plan has been produced on a computerized system under the computerized processing system as promulgated in the Building Ordinance. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(1)(b) and the provision of section 14(2)(c) of the Building Ordinance are hereby acknowledged in this regard.

Plan Approved
CHENG Hung-on Colin
Senior Building Surveyor
BUILDING AUTHORITY
18 FEB 2022

Appendix IV

Updated Drainage Record Plan



Scale 1:1 200



Drainage Facilities Photo View Points

(Prepared on 3.7.2026)

Photo 1



Photo 2

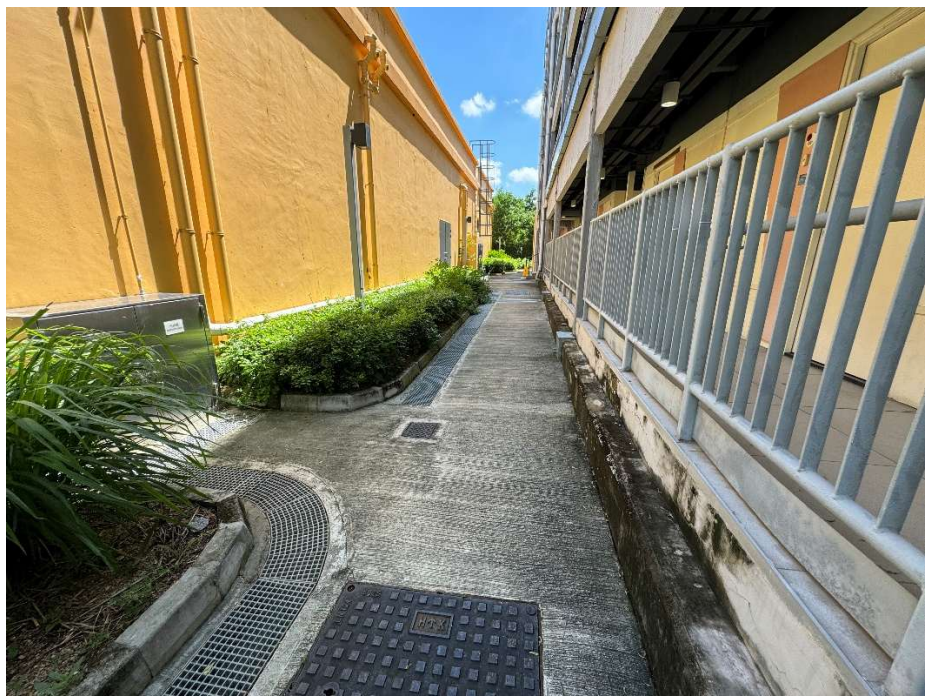


Photo 3



Photo 4

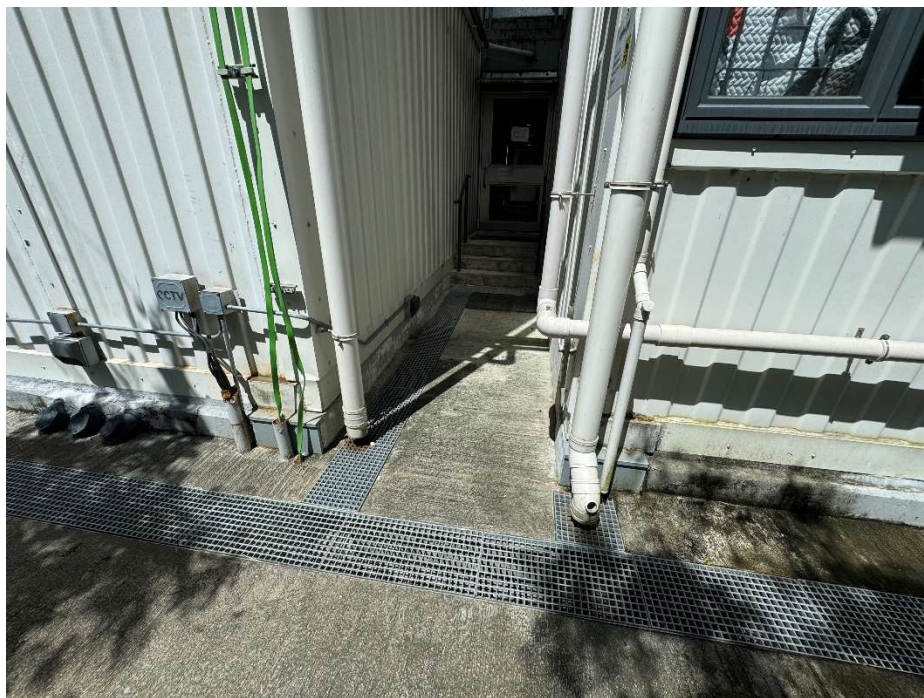


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Photo 6

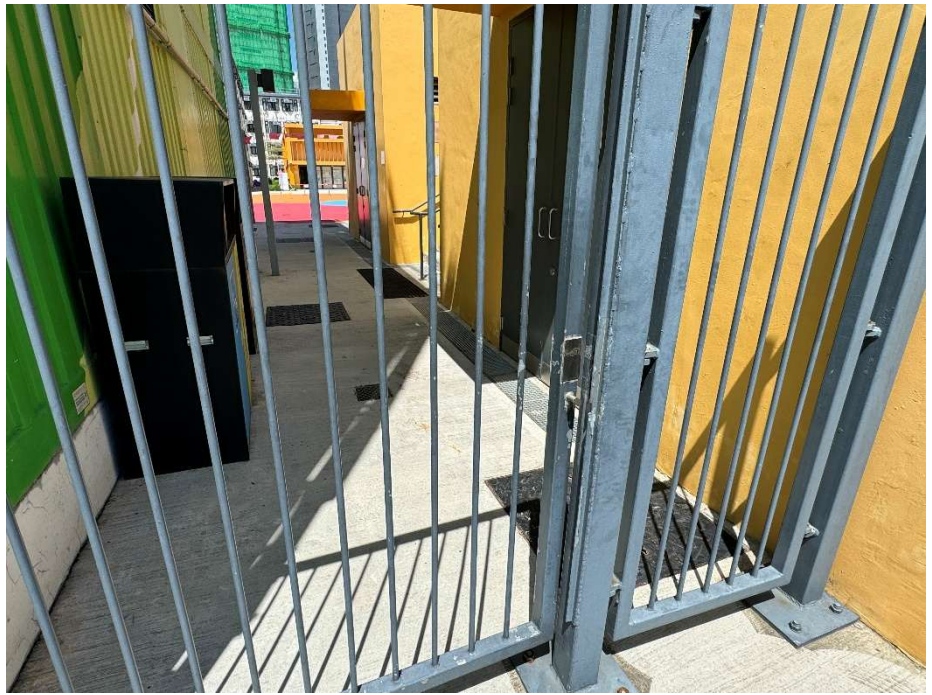


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Photo 8

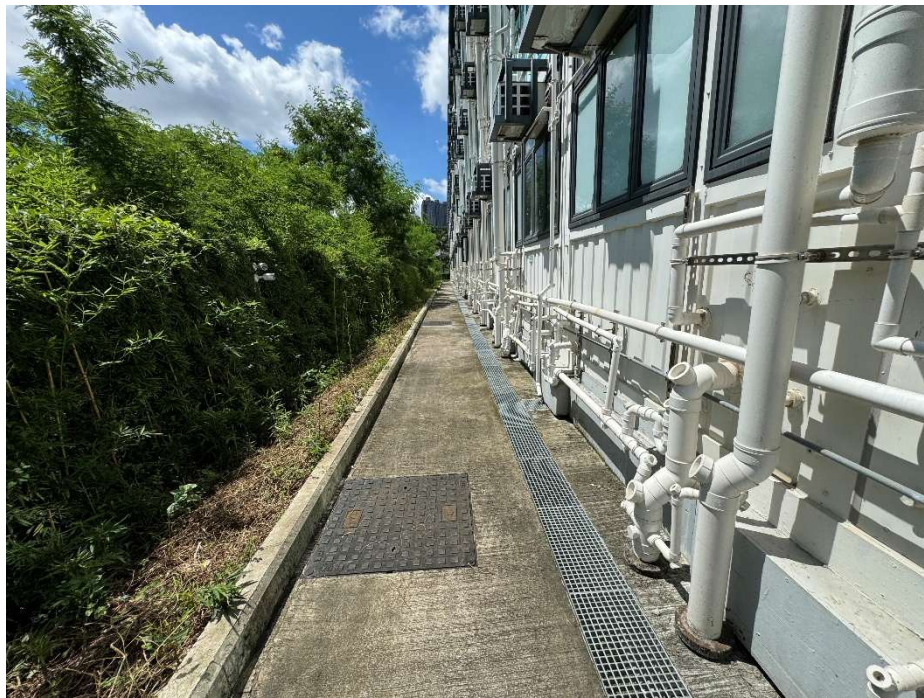


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Photo
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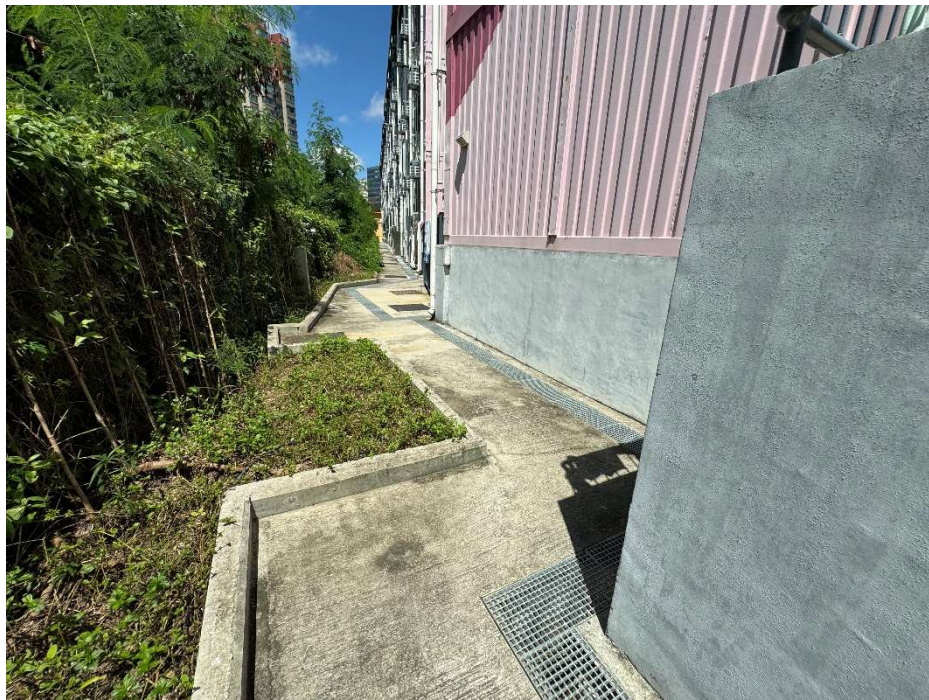


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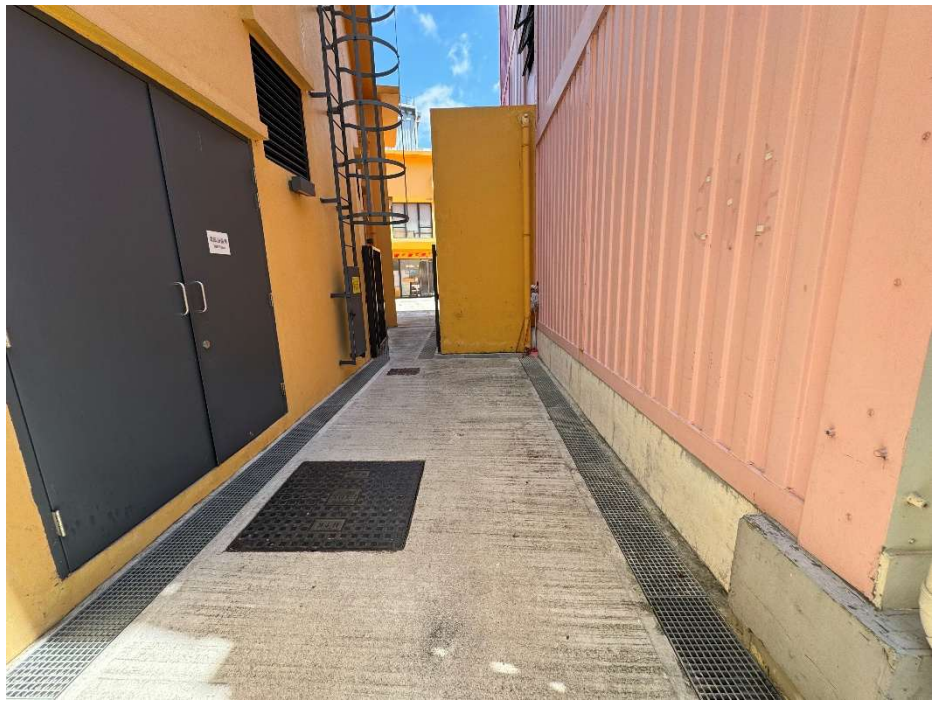


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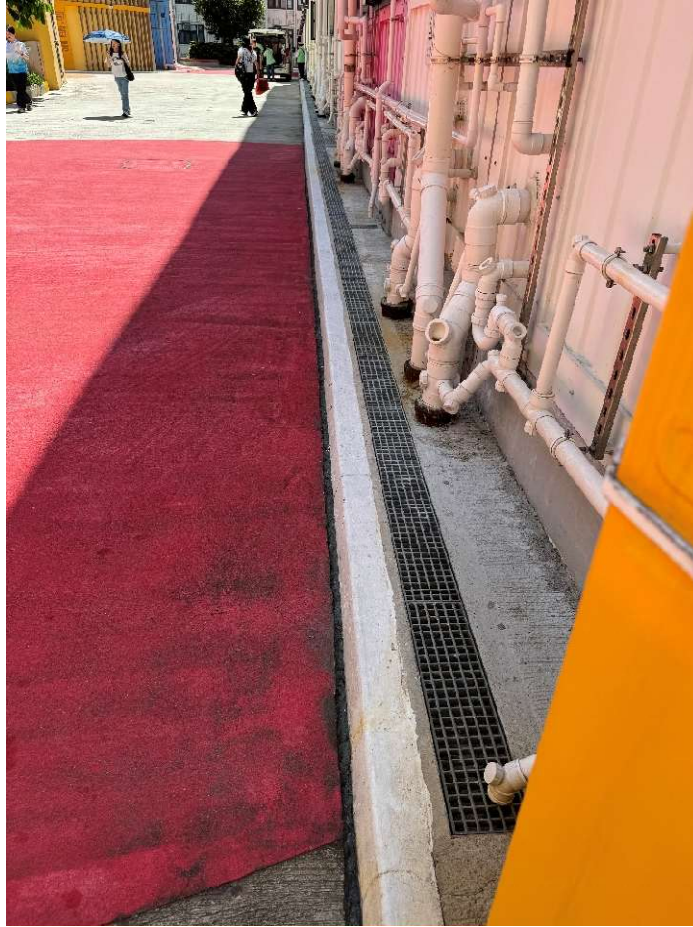


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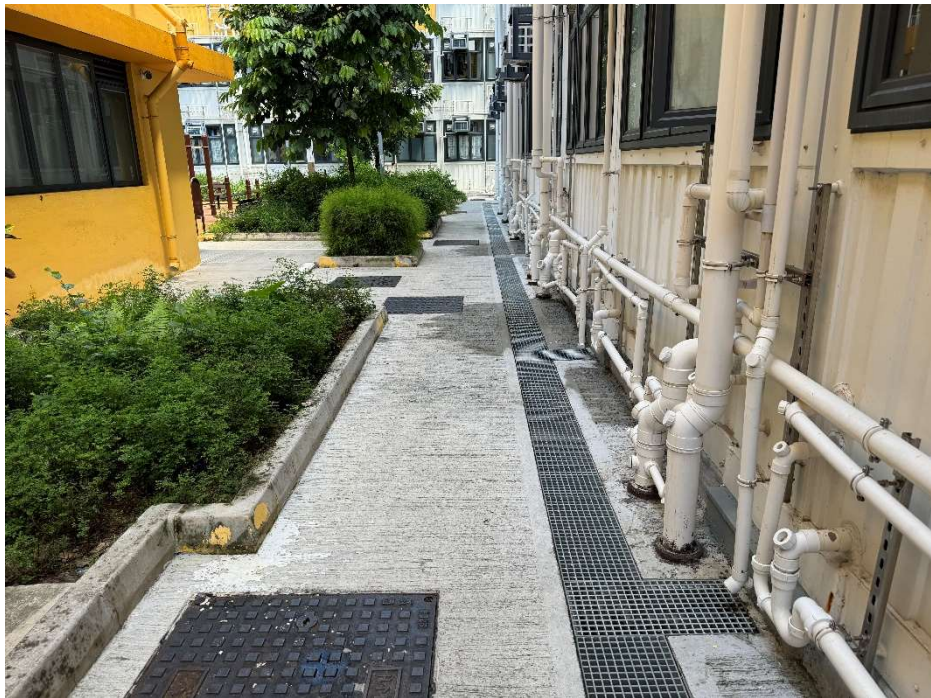


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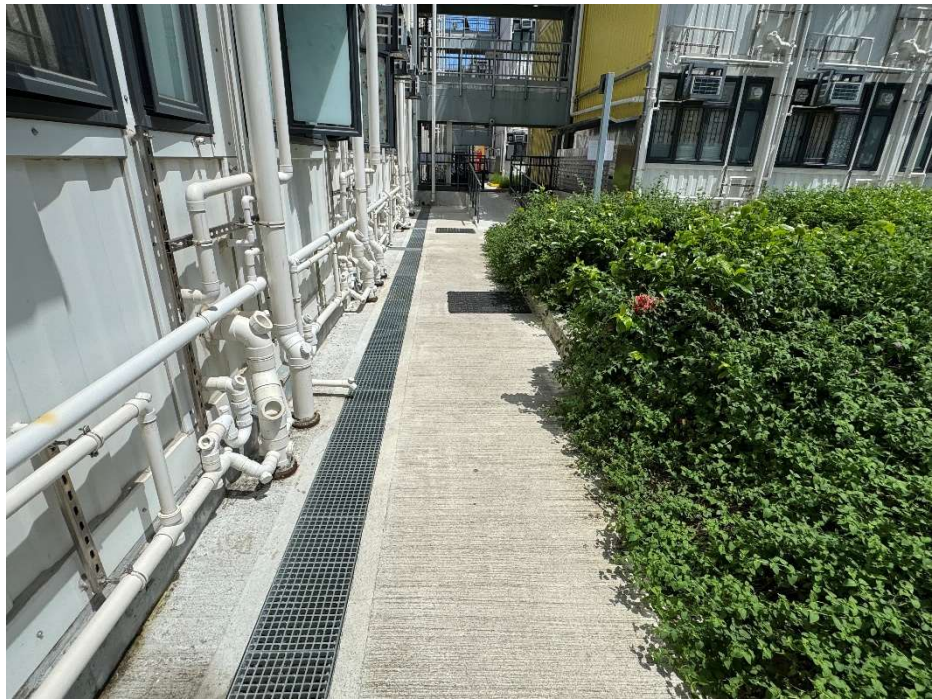


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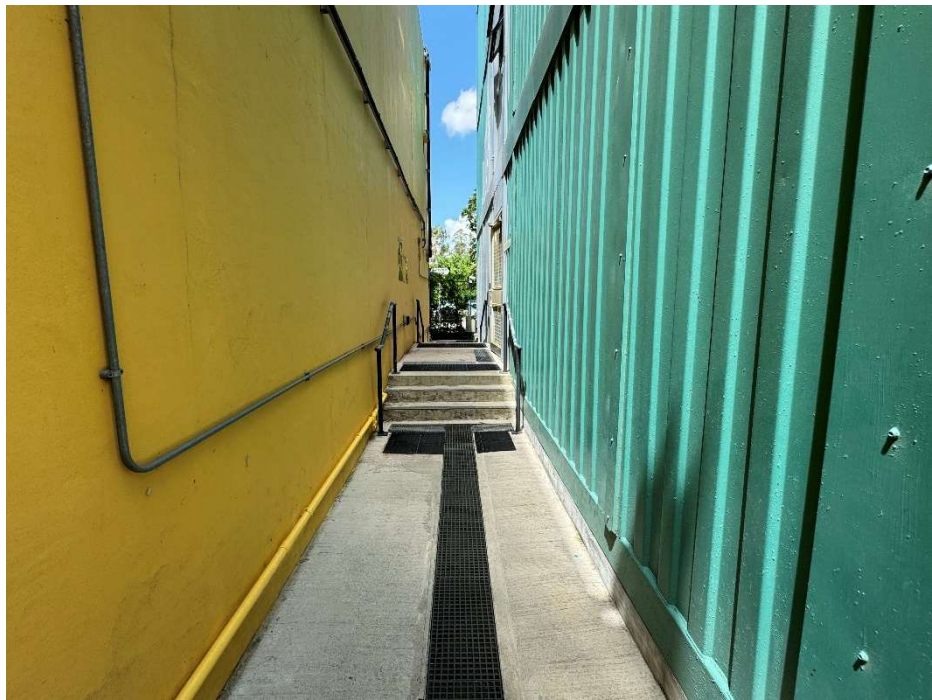


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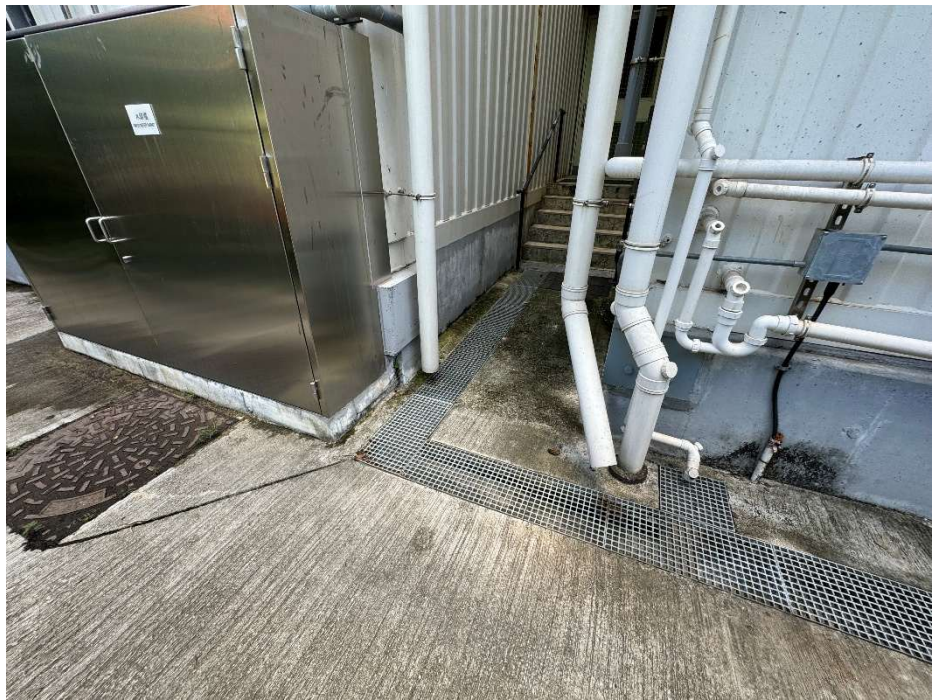


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Photo
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Photo
21



Photo
22

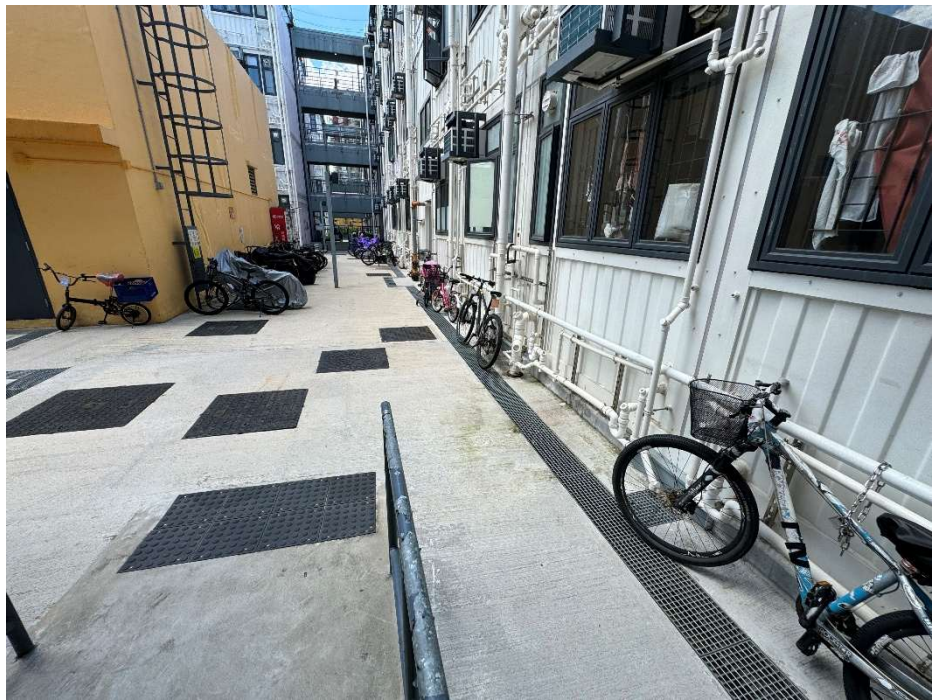


Photo
23



Photo
24



Appendix V

Latest F.S. 251

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防（裝置及設備）規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10197 013276

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

新界元朗 東頭貝路1號 同心村



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

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
15	火警偵測系統	牛房A	符合消防處規定	21/02/2026	20/02/2027
13	火警偵測系統	牛房A	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警偵測系統	牛房A內	警鐘失效	需跟查線路

Remark 備註
JB08938-07-U022-11-M-WW

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署
Name:
姓名

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

Telephone:
聯絡電話
Date:
日期

For FSD
use only

Inspected

Key-in

Verified

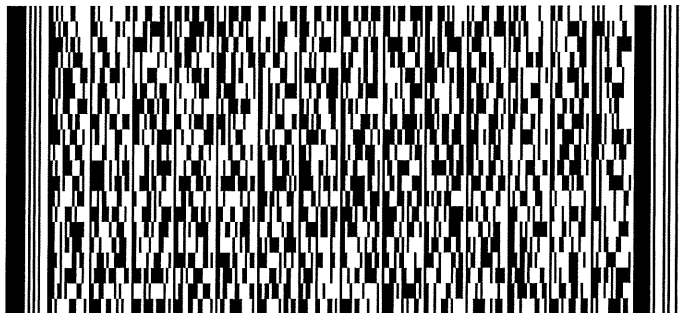
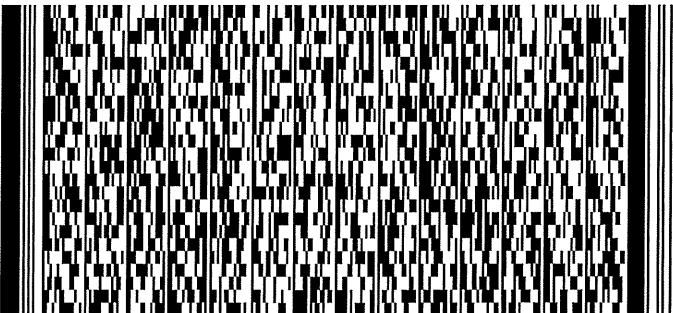
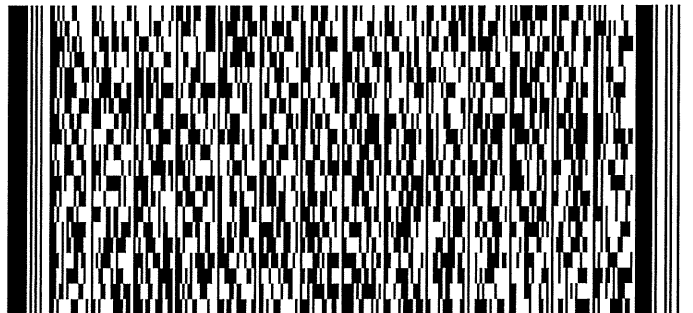
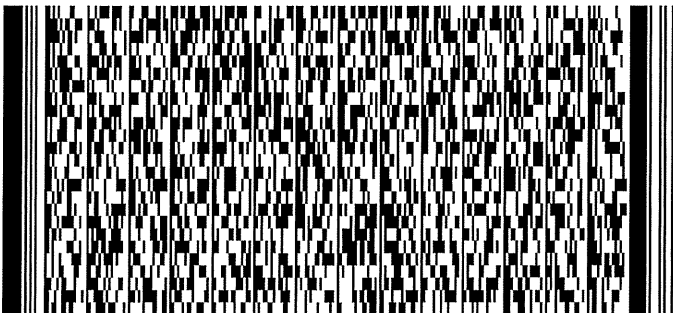
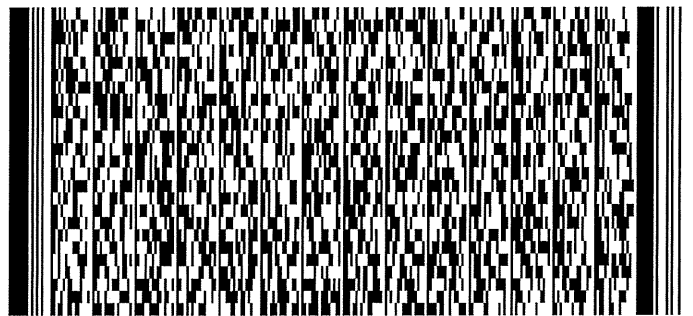
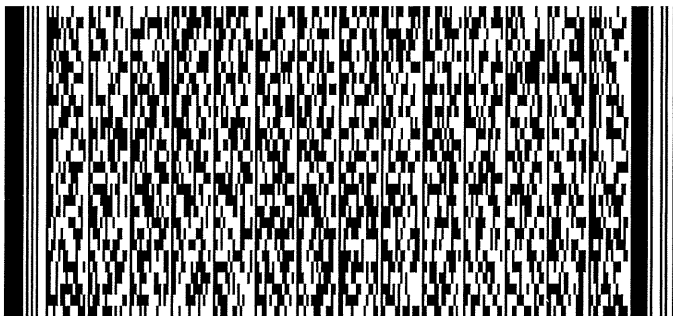
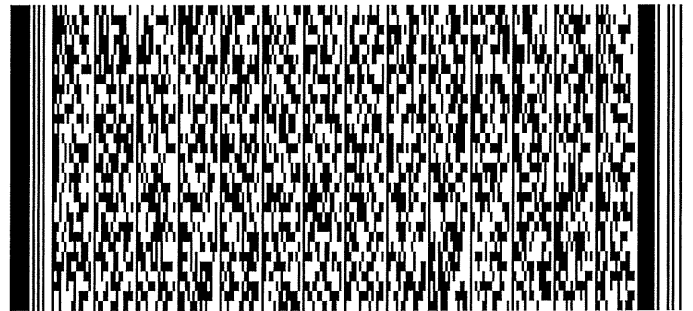
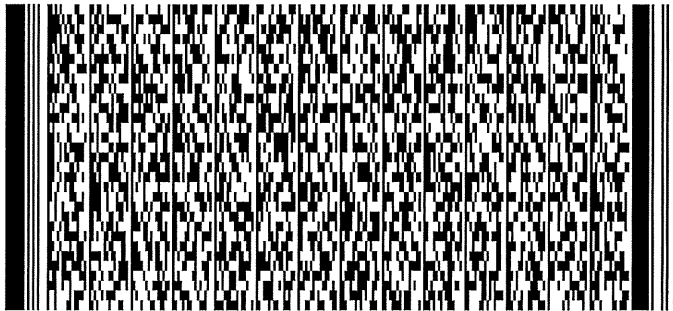


Serial Number

10197 013276

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197013277

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

新界元朗東頭貝路1號 同心村



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
15	火警偵測系統	牛房B	符合消防處規定	21/02/2026	20/02/2027
13	火警警報系統	牛房B	符合消防處規定	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

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

Remark 備註

JB08938-07-U022-11-M-WW

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only

Inspected

Key-in

Verified

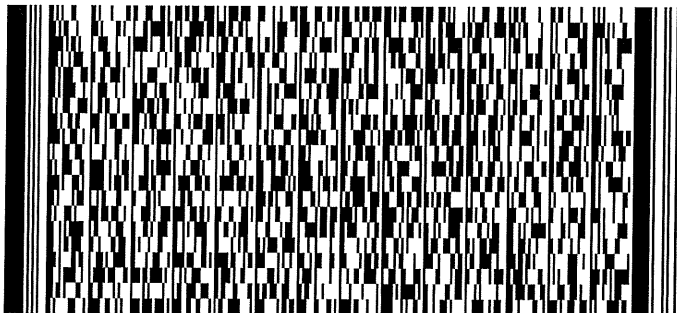
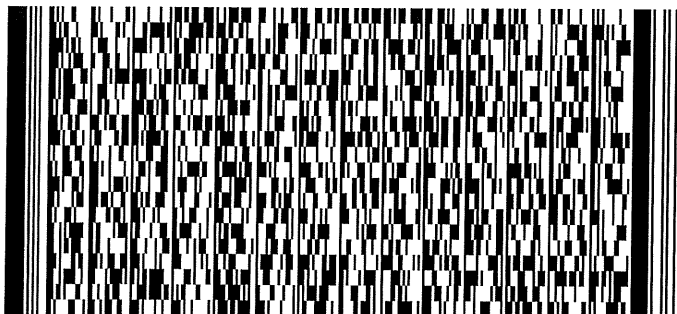
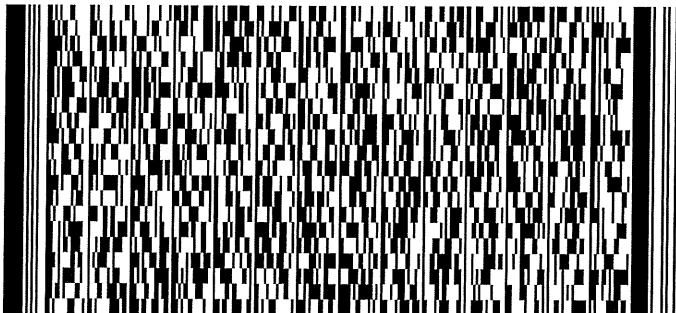
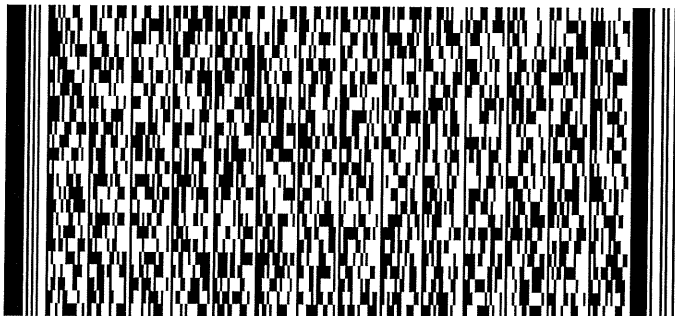
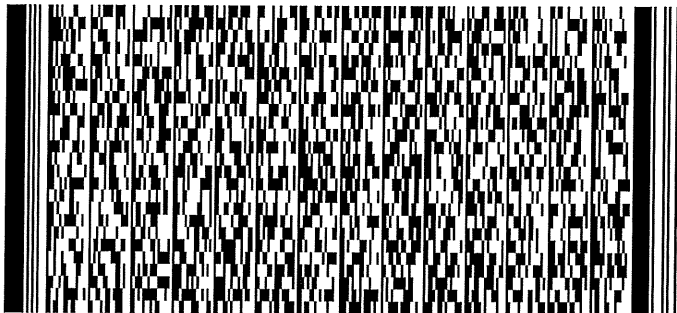
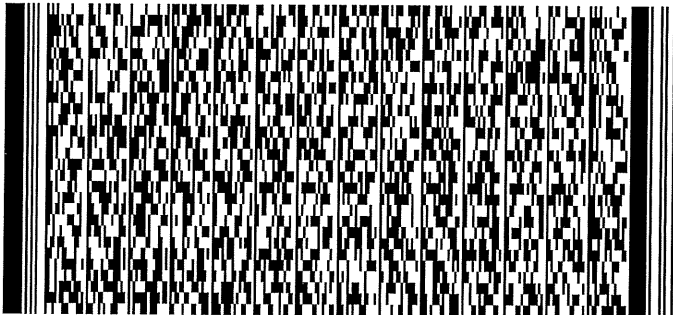
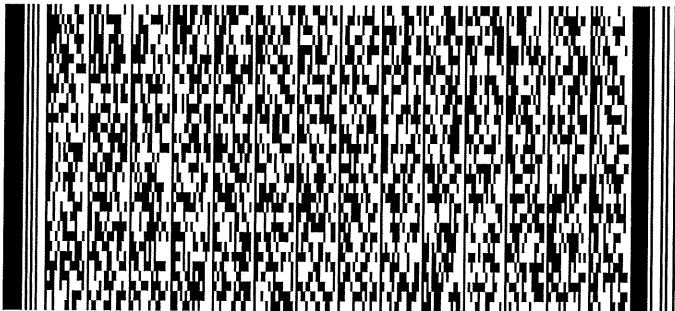
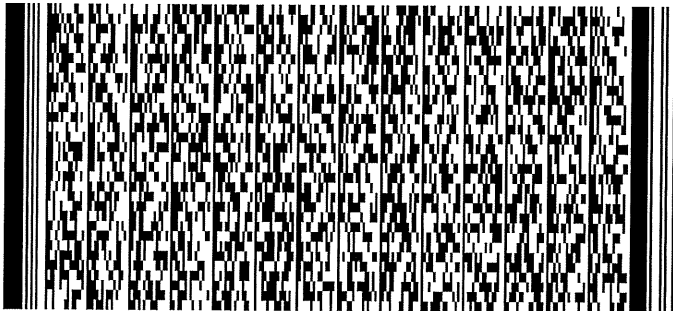


Serial Number

10197013277

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書

FSD Ref.:
消防處檔號

Serial Number
10197013278

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

新界元朗東頭貝路1號 同心村



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

Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
15	火警偵測系統	牛房C	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
13	火警警報系統	牛房C	符合消防處規定	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	火警偵測系統	牛房C內	熱度感應頭[L04D001]故障	需更換

Remark 備註

JB08938-07-U022-11-M-WW

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

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

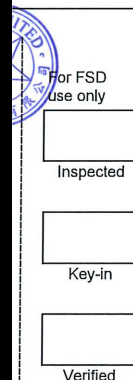
如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署
Name:
姓名

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

Telephone:
聯絡電話
Date:
日期

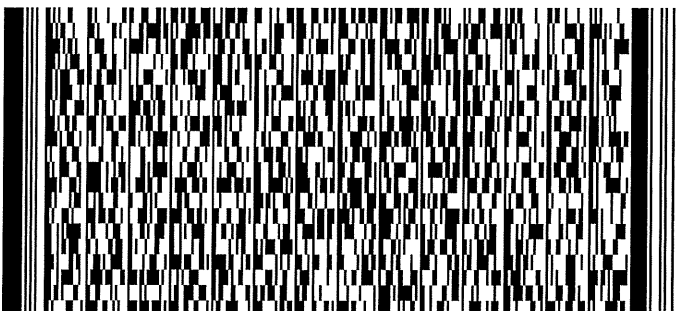
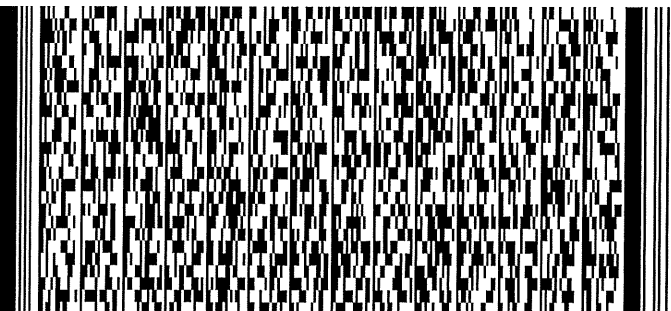
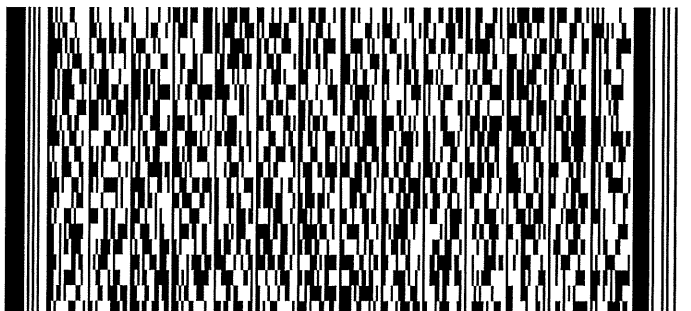
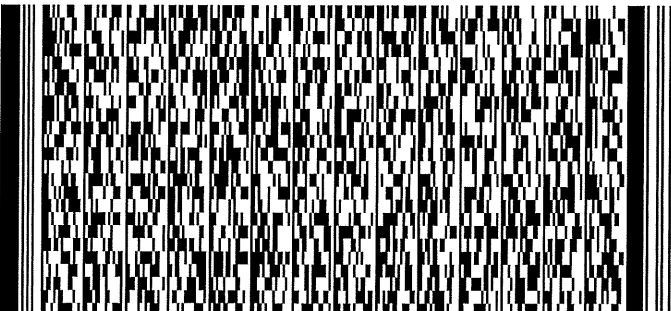
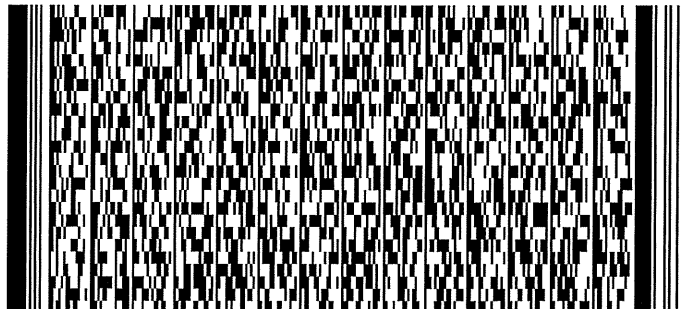
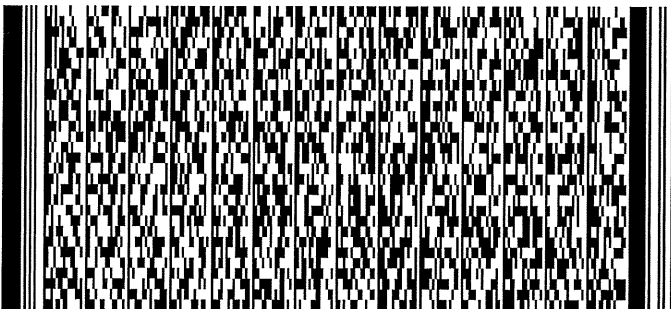
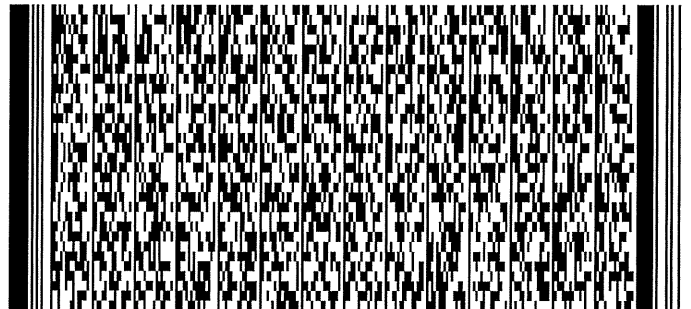
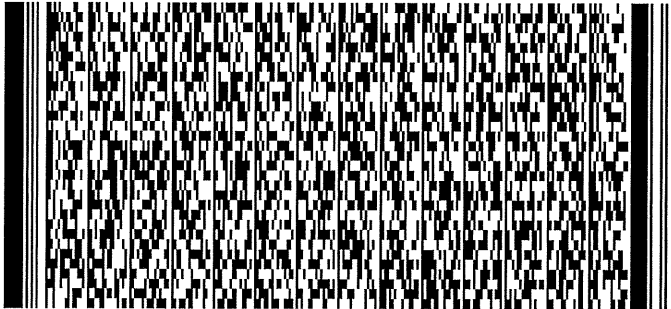


Serial Number

10197 013278

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197 013279

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

新界元朗東頭貝路1號 同心村



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
15	火警偵測系統	牛房D	符合消防處規定	21/02/2026	20/02/2027
13	火警警報系統	牛房D	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	火牛房D內	警鐘失效	需跟查線路

Remark 備註

JB08938-07-U022-11-M-WW

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Authorized

Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only

Inspected

Key-in

Verified

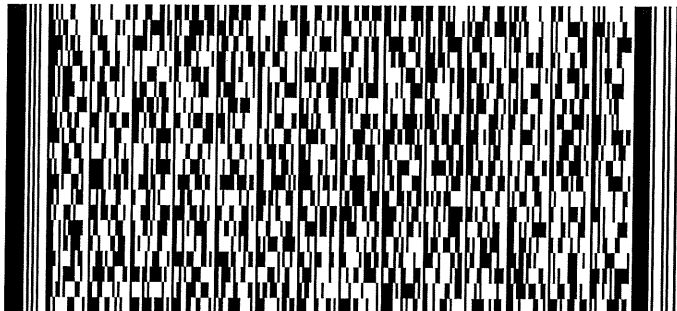
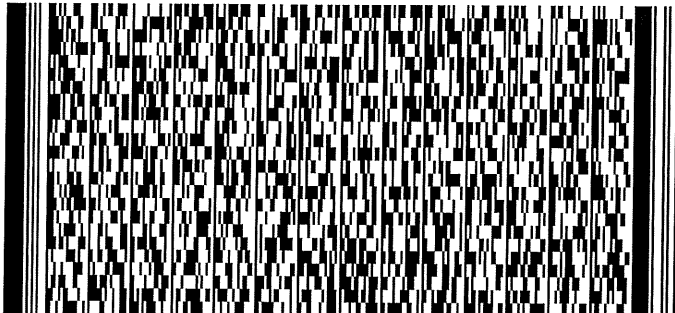
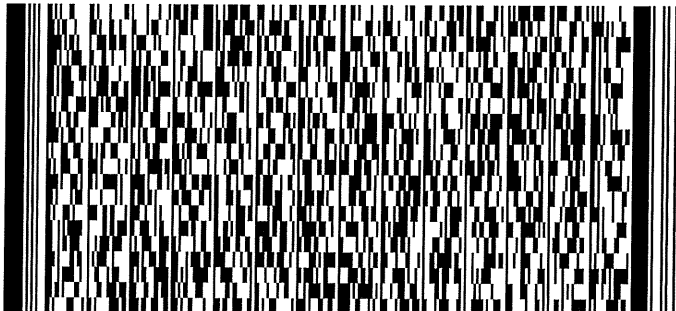
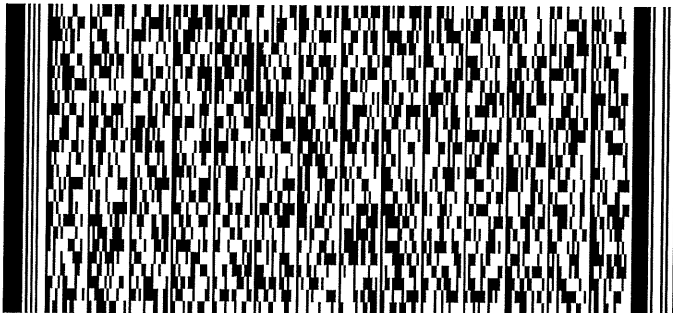
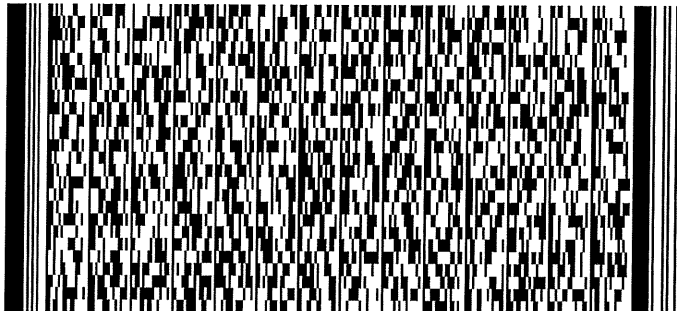
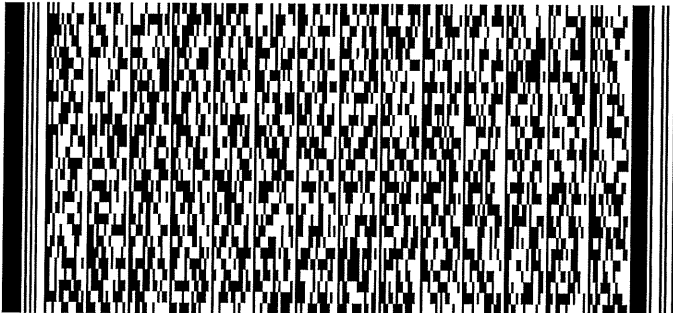
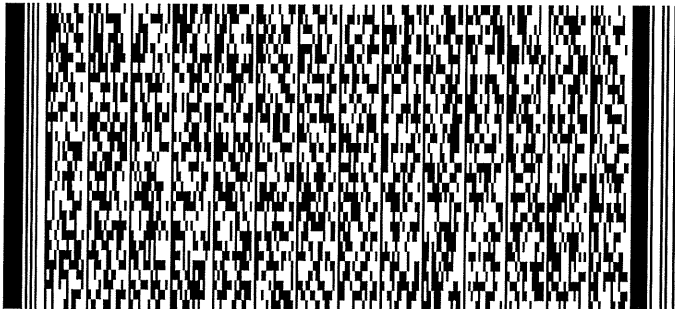
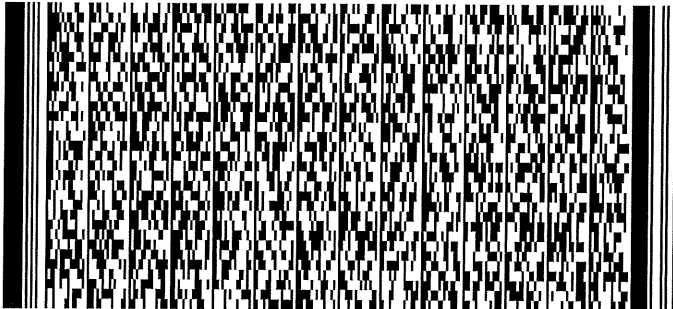


Serial Number

10197013279

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

30780 265078

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

新界元朗東頭貝路1號 同心村

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☒ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	5Kg CO2滅火筒26支	請見附頁	符合消防處規定	11/02/2026	10/02/2027
24	2Kg 粉劑滅火筒1支	請見附頁	請見第三部份	11/02/2026	10/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	2Kg 粉劑滅火筒1支	請見附頁	請見附頁	請見附頁

Remark 備註

JB08938-07-U022-11-M-WW

備註: 請見附頁

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

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

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only

Inspected

Key-in

Verified



Serial Number

30780 265078

Name of Client 顧客姓名

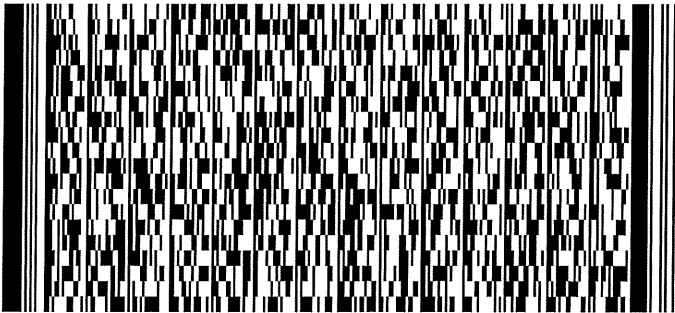
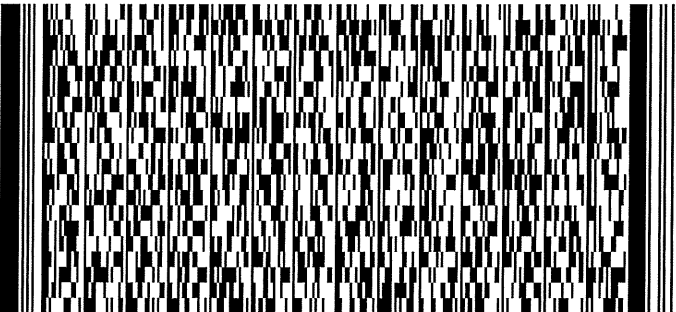
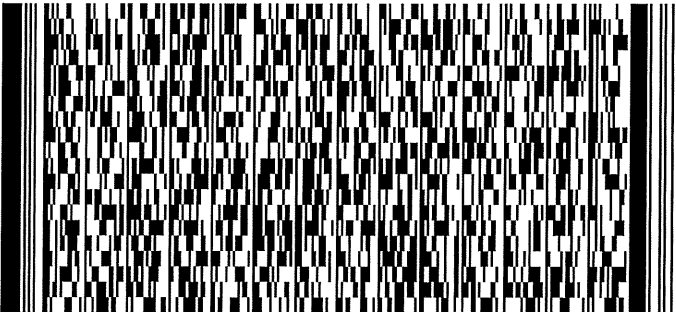
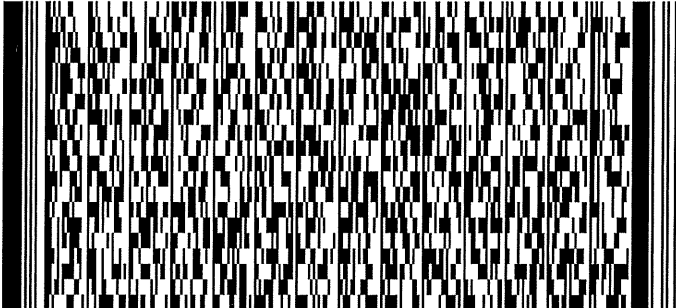
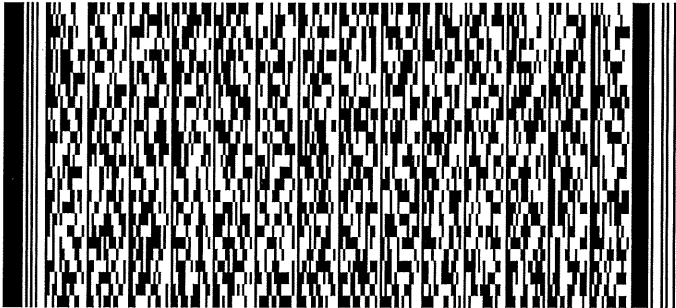
Jones Lang LaSalle Management Services Ltd.

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	9L 水劑滅火筒18支	請見附頁	符合消防處規定	11/02/2026	10/02/2027

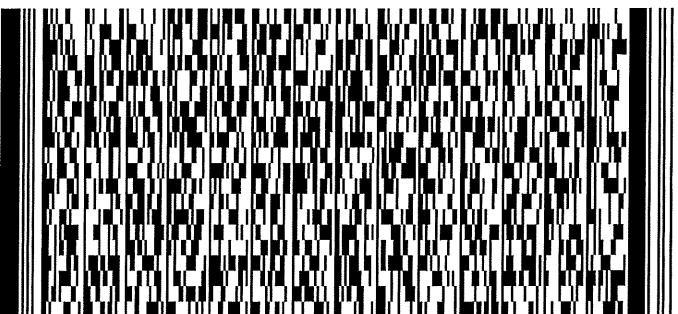
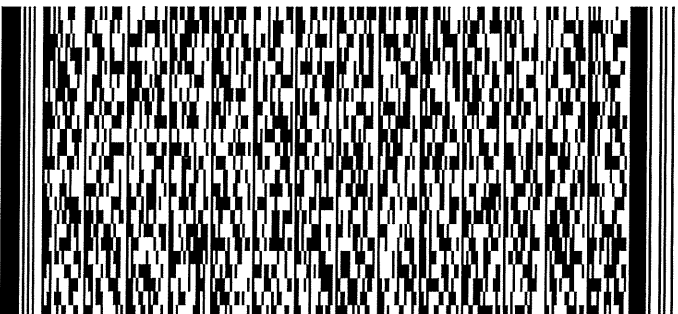
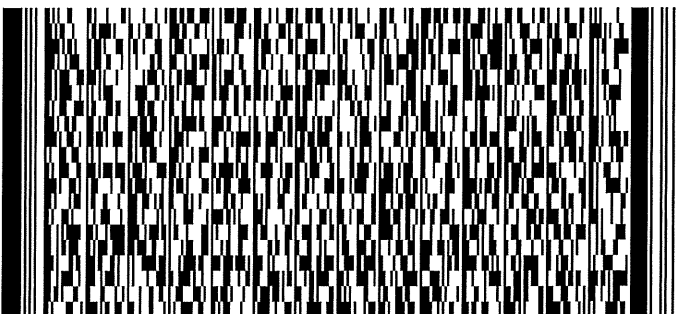
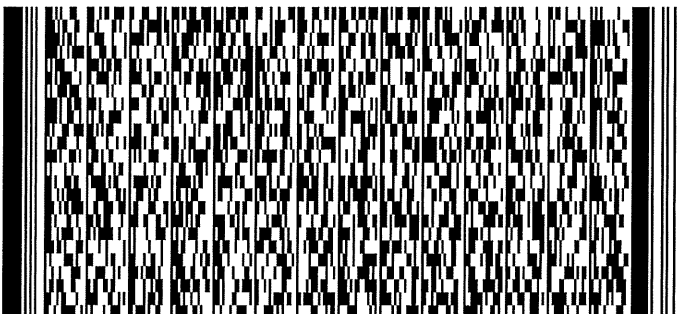
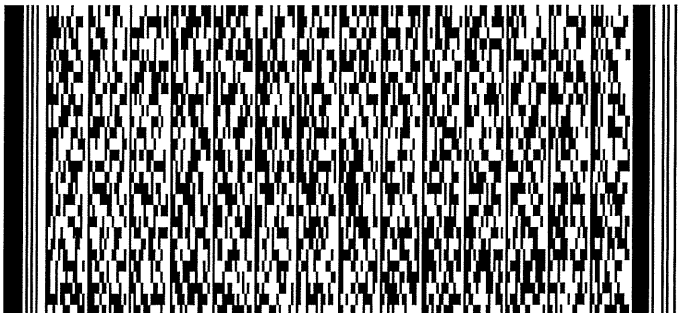
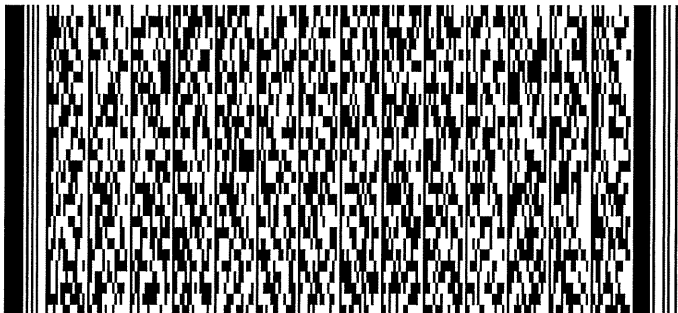
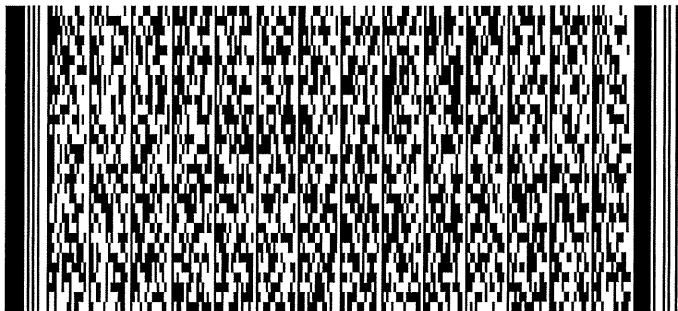
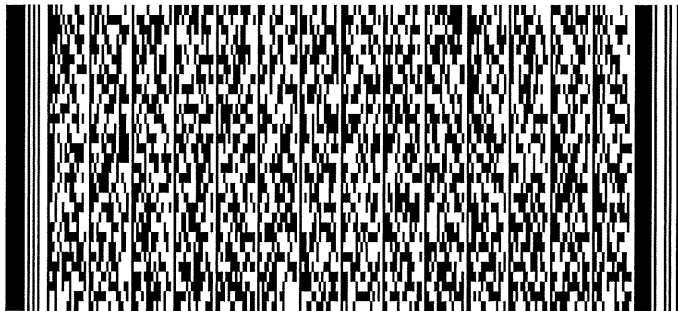


Serial Number

30780 265078

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.





Tel: 2390 6600

Fax: 23906332

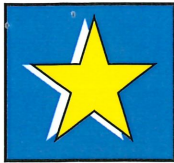
E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

證書編號：30780265078

Part 1 第一部 只適用於年檢事項

Page 1 of 1



星堡有限公司
STARBERG LIMITED

Flat 1122, 11/F., Block B, Hi-Tech Industrial Centre, 491-501 Castle Peak Road, Tsuen Wan, N.T.

新界荃灣青山公路491-501號嘉力工業中心B座11樓1122室

Tel: 2390 6600

Fax: 2390 6332

E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村

證書編號：30780265078

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	2Kg 粉劑滅火筒1支	G/F 近B座保安室	過期	需更換或水壓測試



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 Tel: 23906600 Fax: 23906332 E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村

證書編號：30780265078

Remark 備註:

編碼 (1-35)	裝置類型	位置	備註事項	建議水壓測試日期
24	5Kg CO2滅火筒14支	G/F A座電掣房(LV) G/F A座火牛房 G/F A座消防及花灑泵房 G/F B座電掣房(LV) G/F B座火牛房 G/F B座消防及花灑泵房 G/F C座電掣房(LV) G/F C座火牛房 G/F C座消防及花灑泵房 G/F C座T.B.E 房 G/F C3座電掣房(LV) R/F C4座消防及花灑泵房(綜合服務中心) G/F D座火牛房 G/F 近B座保安室	使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年	31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026
24	9L 水劑滅火筒8支	G/F A座垃圾房(近A2座) G/F A座垃圾房(近A2座) G/F A座大垃圾站 G/F C座垃圾房(近服務中心) G/F C座垃圾房(近C座入水制) G/F C座垃圾房(G01-G19樓梯對出) G/F C座垃圾房(C3G20-G33樓梯對出) G/F 垃圾房(便利店對面)	使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年 使用有效期不足一年	31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026 31/12/2026

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197 013272

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

元朗東頭貝路1號 同心村 A座

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☒ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	火警警報系統	A座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
16	消防栓/喉轆系統	A座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	請見附頁	請見附頁	請見附頁
16	消防栓/喉轆系統	請見附頁	請見附頁	請見附頁

Remark 備註

JB08938-07-U022-11-M-WW

備註: 請見附頁

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized

Signature

受權人簽署

Name

姓名

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Telephone

聯絡電話

Date:

日期

For FSD
use only

Inspected

Key-in

Verified



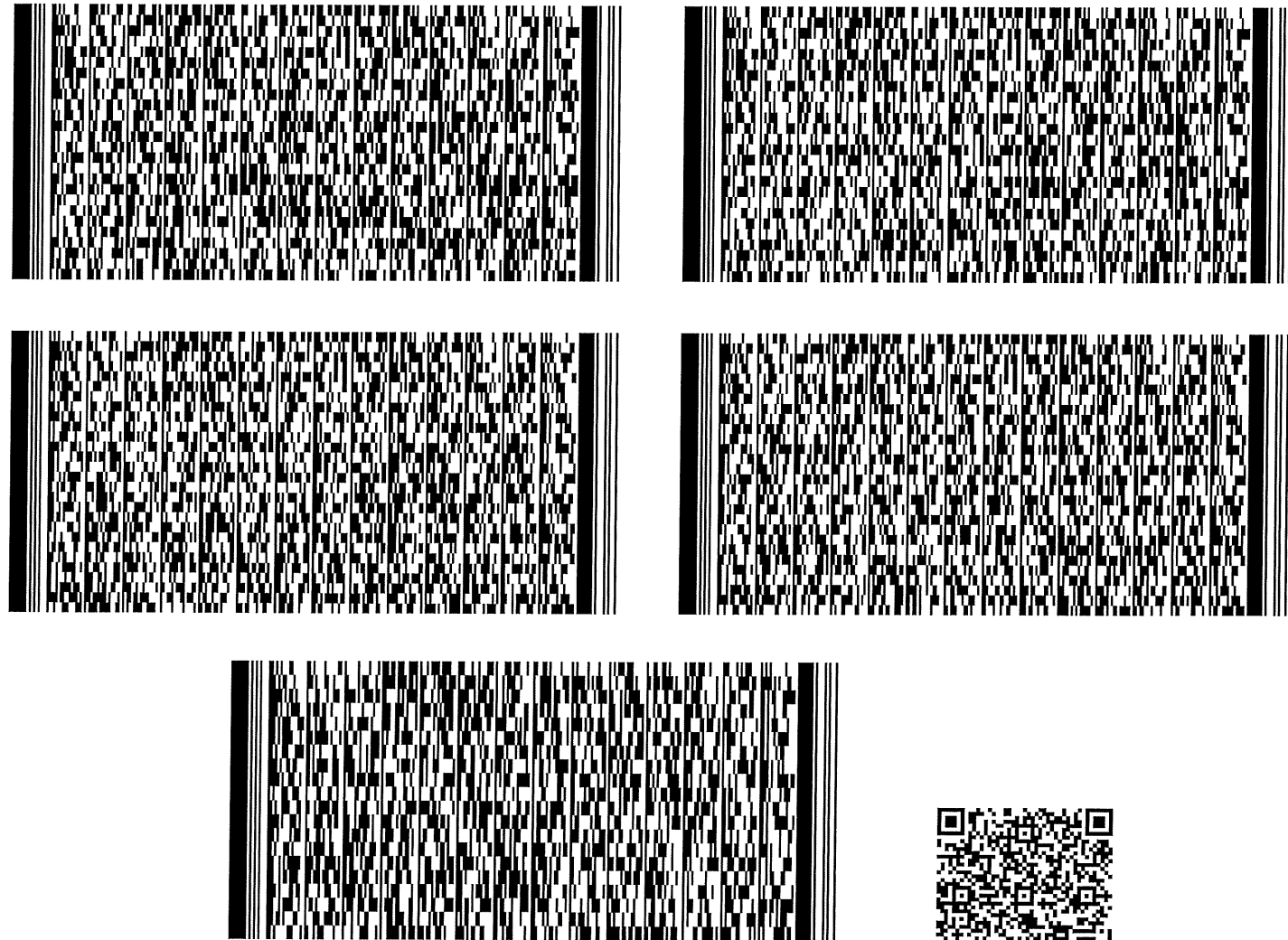
Serial Number

10197013272

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統	A座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
12	出口指示牌	A座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
15	火警偵測系統	A座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
28	花灑系統	A座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027



Serial Number

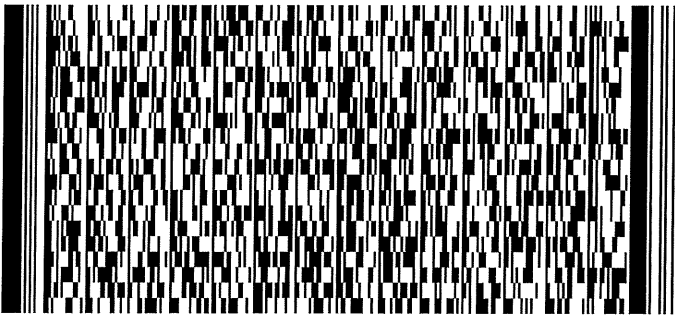
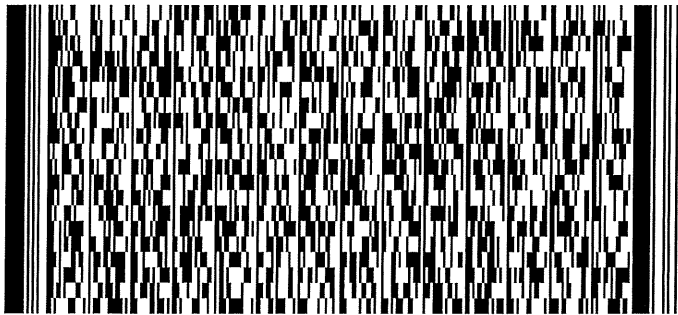
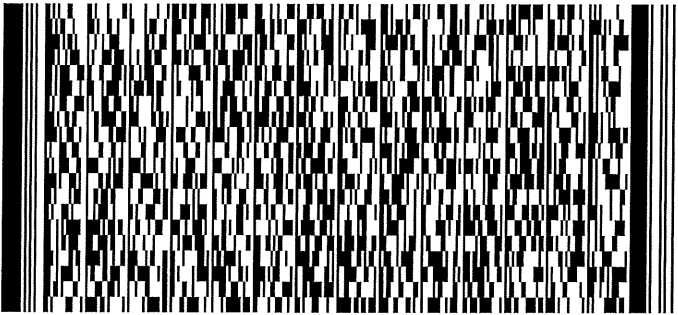
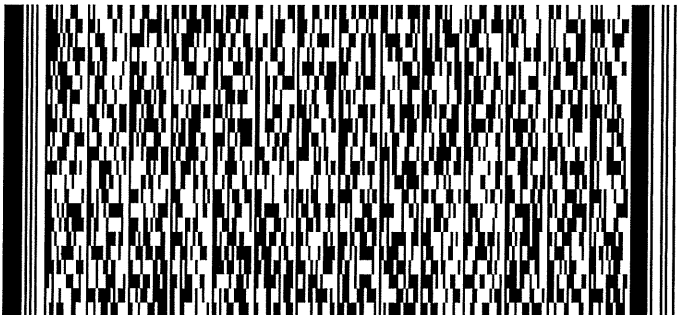
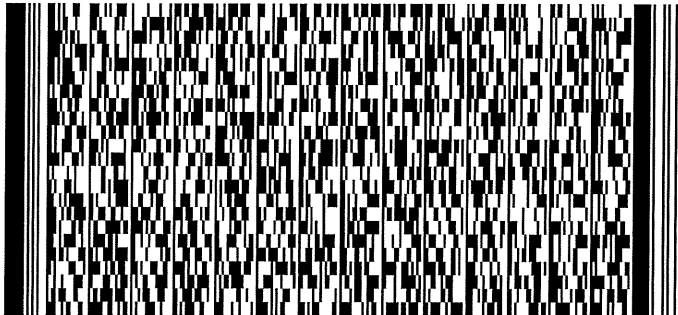
10197013272

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	火警偵測系統	請見附頁	請見附頁	請見附頁
28	花灑系統	請見附頁	請見附頁	請見附頁

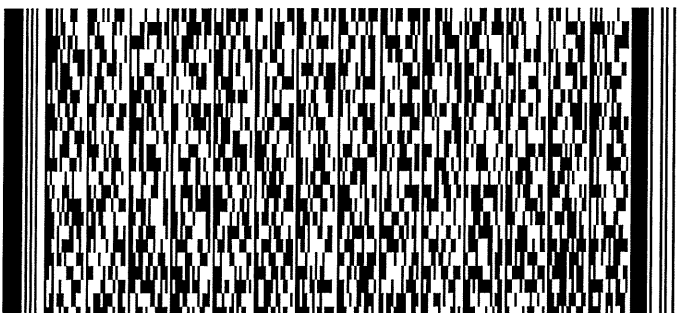
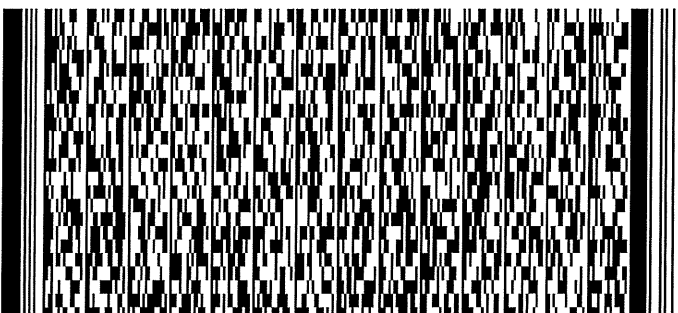
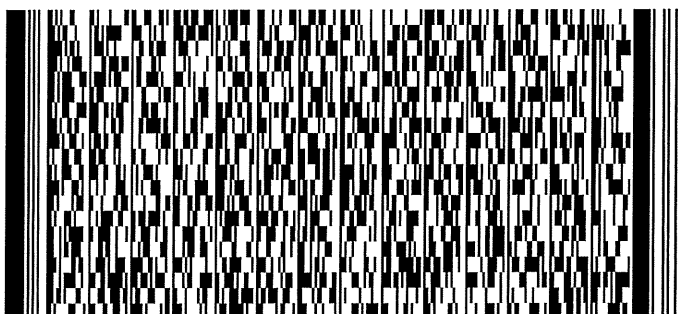
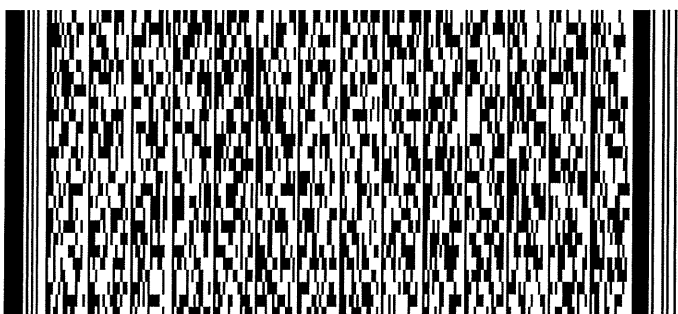
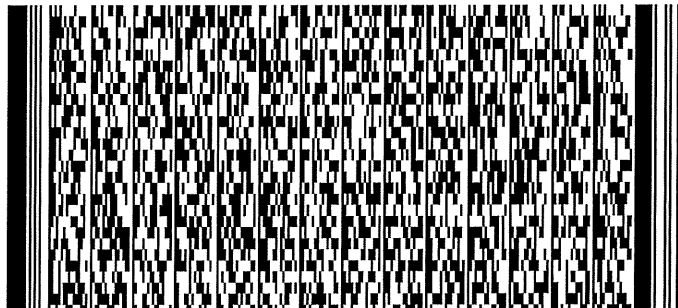
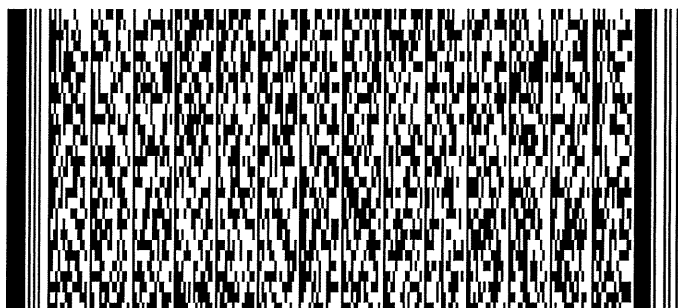
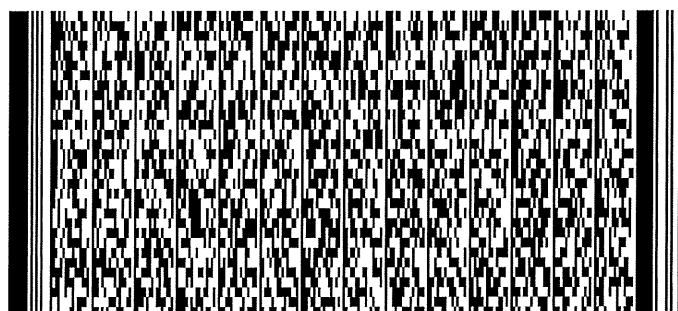
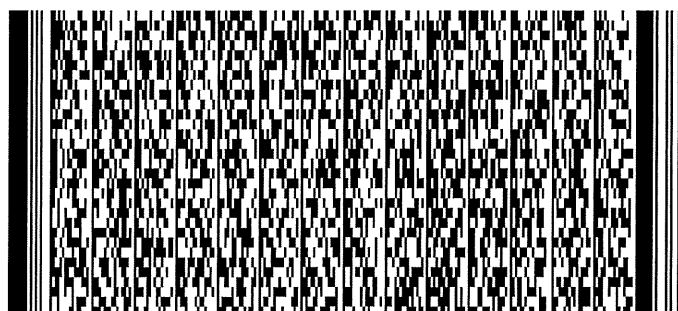


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樓宇名稱：同心村 A座

證書編號：10197013272

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	G/F 消防及花灑泵房	消防充電箱[HENRY 10A]之電池欠缺安裝日期標示	需更換
13	火警警報系統	A座	警鐘之模塊[N1:L01M050]故障	需更換
13	火警警報系統	G/F 消防及花灑泵房	警鐘故障	需更換
13	火警警報系統	A1座 2/F ST-2	數碼掣手連模塊[N1:L01M018]故障	需更換
13	火警警報系統	G/F 管理處側保安室內	消防控制箱1號[NOTIFIER]之Loop 3, Loop 4, Loop 7, Loop 8線路故障	需跟查線路
13	火警警報系統	A1座 G/F ST-1	數碼掣手連模塊[N1:L03M005]故障	需更換
13	火警警報系統	A座	警鐘之模塊[N1:L03M050]故障	需更換
13	火警警報系統	A座	警鐘之模塊[N1:L04M050]故障	需更換
16	消防栓/喉轆系統	G/F 消防及花灑泵房	消防泵及消防加壓泵之閘制欠缺掛鎖及標籤	需加裝
16	消防栓/喉轆系統	G/F 消防及花灑泵房	消防加壓泵出水之止回閥老化	需更換
16	消防栓/喉轆系統	A2座G/F近電錶房4	喉轆之射咀箱欠缺玻璃	需加裝
16	消防栓/喉轆系統	G/F A座外圍	消防入水制欠缺安裝/內部檢查日期標籤	需跟進
16	消防栓/喉轆系統	A2座1/F近電錶房3	喉轆射咀箱之玻璃損壞	需更換
16	消防栓/喉轆系統	G/F 消防及花灑泵房	模塊故障 (N1:L03M112)	需更換
28	花灑系統	G/F 消防及花灑泵房	花灑泵及花灑加壓泵之閘制欠缺掛鎖及標籤	需加裝
28	花灑系統	G/F A座外圍, G/F 管理處側保安室內	花灑總掣及花灑入水制欠缺安裝/內部檢查日期標籤	需加裝
28	花灑系統	G/F 管理處側保安室內	花灑總掣之閘制欠缺掛鎖及標籤	需加裝
28	花灑系統	G/F 管理處側保安室內	花灑水鐘失效	需更換
28	花灑系統	1/F	花灑流水制之模塊故障 (N1:L01M155)	需更換
28	花灑系統	G/F 消防及花灑泵房	花灑泵之出水模塊故障(N1:L03M137)	需更換



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證書編號：10197013272

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	火警偵測系統	A1座 2/F 走廊近204室	煙霧感應頭[N1:L01D088]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G18室	煙霧感應頭[N1:L03D006]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G22室	煙霧感應頭[N1:L03D007]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G24室	煙霧感應頭[N1:L03D008]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G27室	煙霧感應頭[N1:L03D009]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G37室	煙霧感應頭[N1:L03D011]故障	需更換
15	火警偵測系統	A1座 G/F 走廊近G44室	煙霧感應頭[N1:L03D013]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近119室	煙霧感應頭[N1:L03D067]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近122室	煙霧感應頭[N1:L03D068]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近135室	煙霧感應頭[N1:L03D069]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近142室	煙霧感應頭[N1:L03D070]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近141室	煙霧感應頭[N1:L03D071]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近125室	煙霧感應頭[N1:L03D072]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近G01室	煙霧感應頭[N1:L03D074]故障	需更換
15	火警偵測系統	A1座 1/F 走廊近102室	煙霧感應頭[N1:L03D075]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近219室	煙霧感應頭[N1:L03D107]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近222室	煙霧感應頭[N1:L03D108]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近235室	煙霧感應頭[N1:L03D109]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近242室	煙霧感應頭[N1:L03D110]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近241室	煙霧感應頭[N1:L03D111]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近225室	煙霧感應頭[N1:L03D112]故障	需更換
15	火警偵測系統	A1座 2/F 走廊近202室	煙霧感應頭[N1:L03D121]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近319室	煙霧感應頭[N1:L03D147]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近322室	煙霧感應頭[N1:L03D148]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近335室	煙霧感應頭[N1:L03D149]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近342室	煙霧感應頭[N1:L03D150]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近341室	煙霧感應頭[N1:L03D151]故障	需更換
15	火警偵測系統	A1座 3/F 走廊近325室	煙霧感應頭[N1:L03D152]故障	需更換

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197 013273

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

元朗東頭貝路1號 同心村 B座



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	火警警報系統	B座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
16	消防栓/喉轆系統	B座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	請見附頁	請見附頁	請見附頁
16	消防栓/喉轆系統	請見附頁	請見附頁	請見附頁

Remark 備註

JB08938-07-U022-11-M-WW

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

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

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

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

Authorized

Signature

受權人簽署

Name

姓名

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Telephone

聯絡電話

Date

日期

For FSD
use only

Inspected

Key-in

Verified



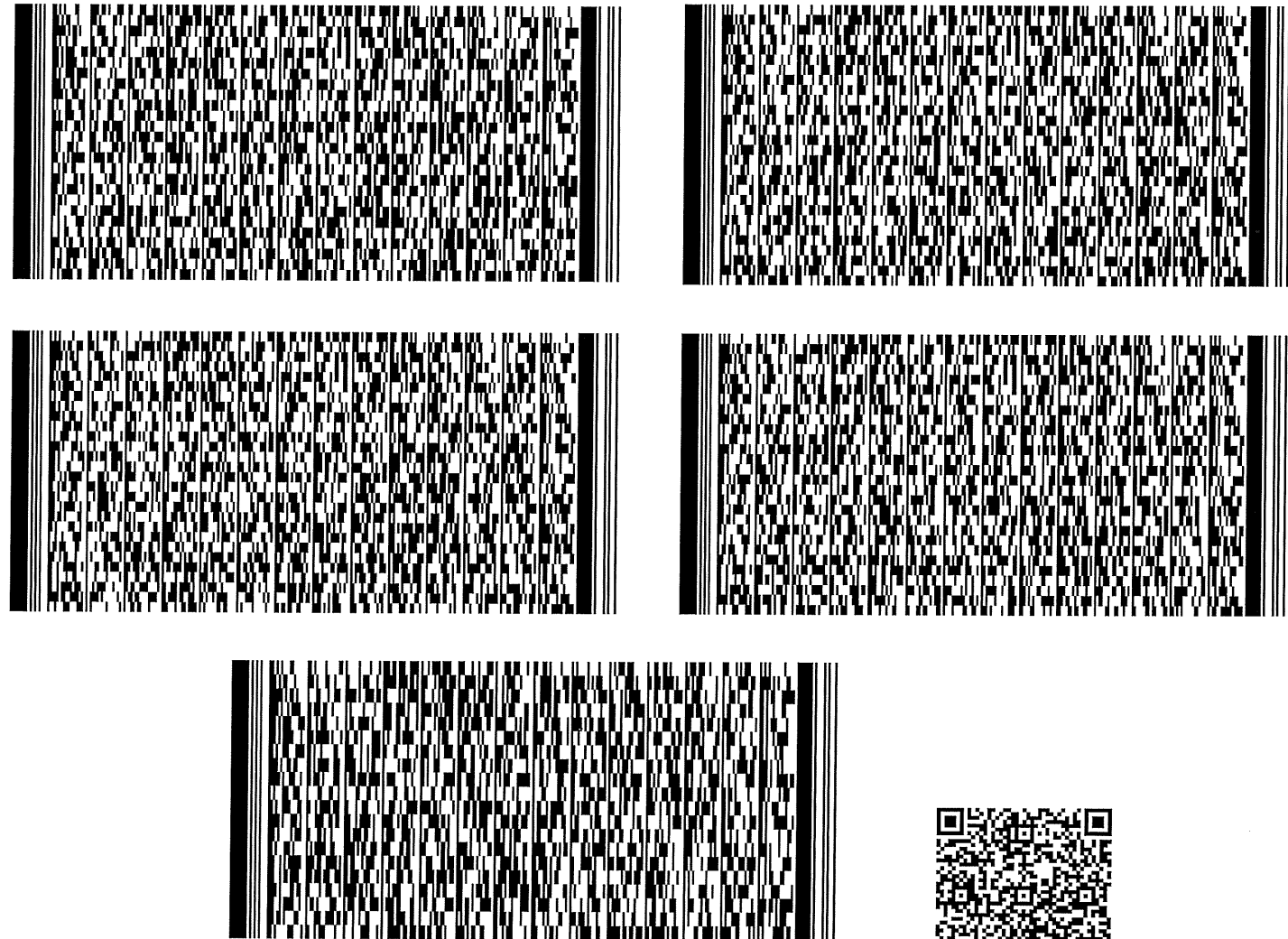
Serial Number

10197013273

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項 In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統	B座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
12	出口指示牌	B座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
15	火警偵測系統	B座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
28	花灑系統	B座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027



Serial Number

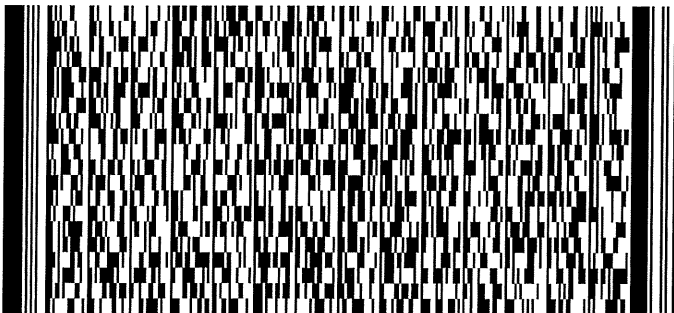
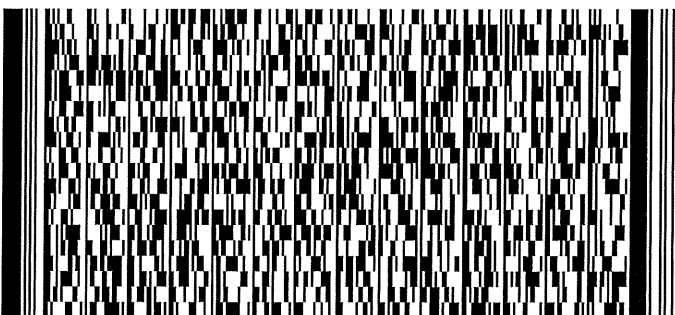
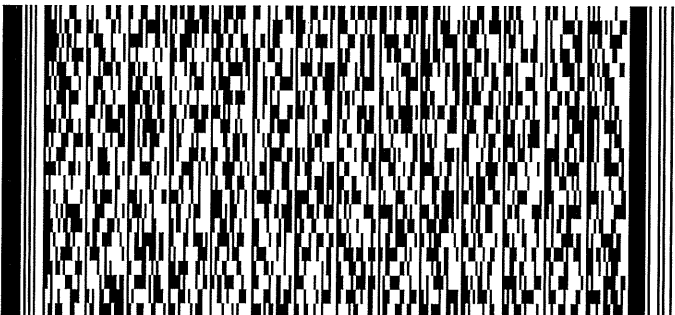
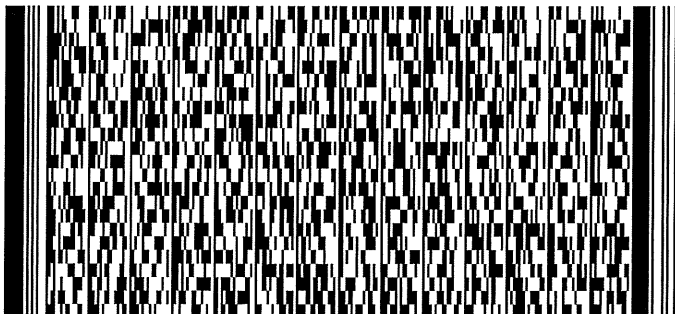
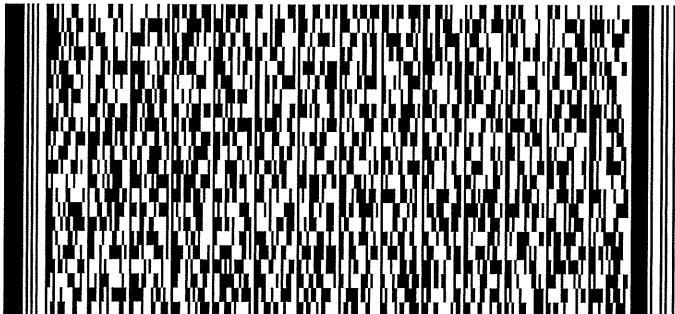
10197 013273

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
12	出口指示牌	請見附頁	請見附頁	請見附頁
15	火警偵測系統	請見附頁	請見附頁	請見附頁
28	花灑系統	請見附頁	請見附頁	請見附頁

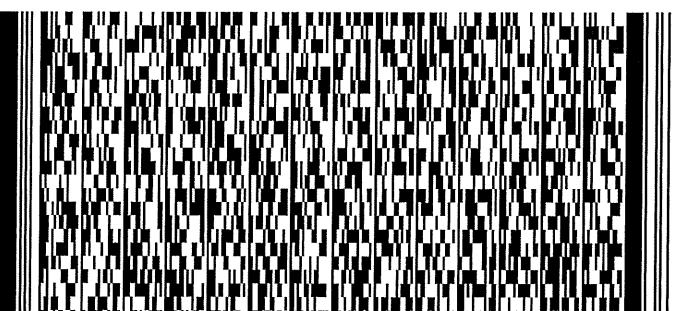
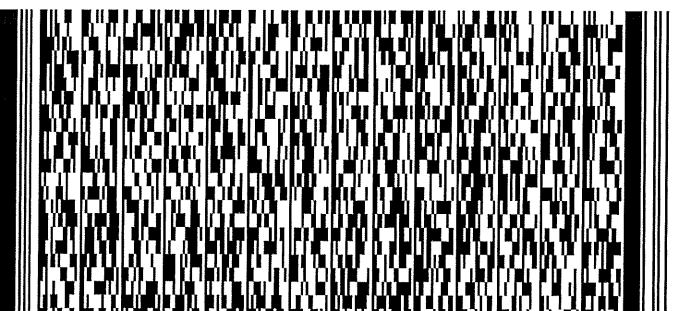
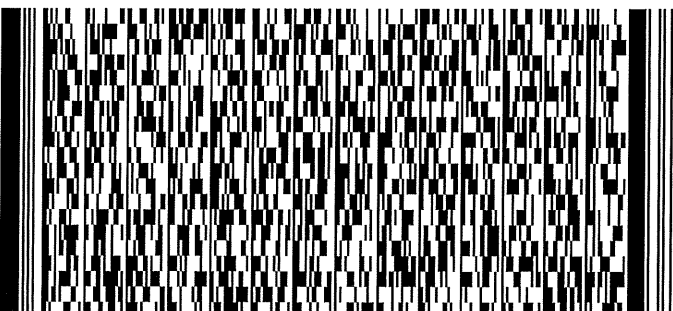
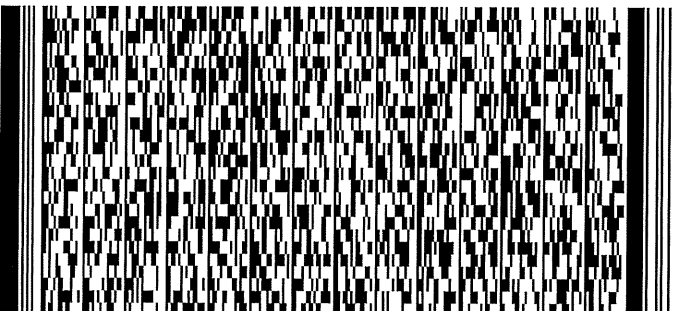
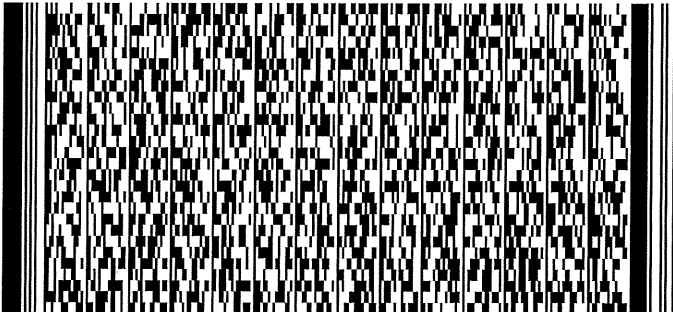
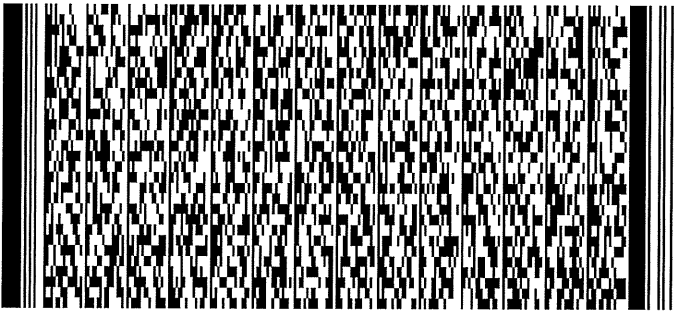
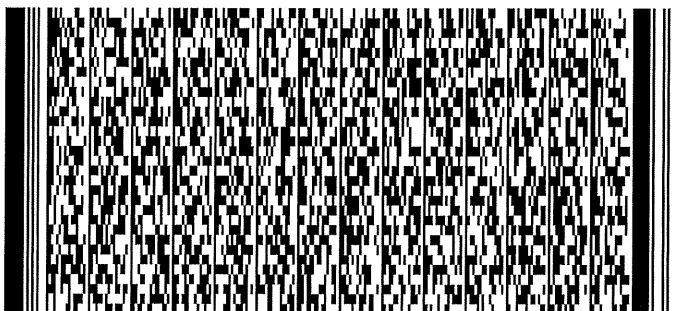
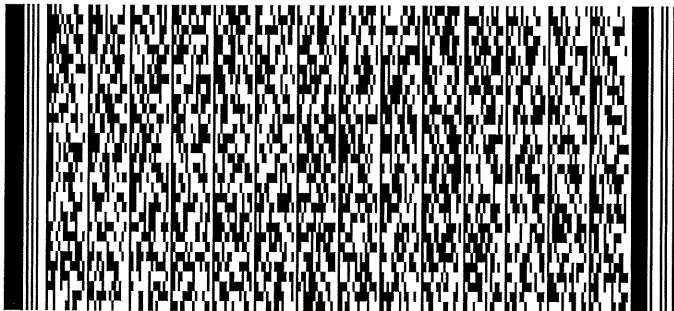


Serial Number

10197013273

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.





星堡有限公司

STARBERG LIMITED

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Fax: 2390 6332

E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村 B座

證書編號：10197013273

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	G/F 近鹹水泵房5 3/F 近電掣房7 3/F 近電掣房6 2/F 近電掣房7 2/F 近電掣房6	警鐘故障5個	需更換
13	火警警報系統	1/F近電錶房9	數碼拎手連模塊[N1:L07M020]故障	需更換
13	火警警報系統	B3座 3/F近電錶房13	消防控制箱未能顯示數碼拎手[L11M031]地址	需跟查
13	火警警報系統	B3座 2/F近電錶房13	消防控制箱未能顯示數碼拎手[L11M021]地址	需跟查
13	火警警報系統	B3座 1/F近電錶房13	消防控制箱未能顯示數碼拎手[L11M011]地址	需跟查
13	火警警報系統	G/F ST-8	防水拎手[N1:L06M004]故障	需更換
13	火警警報系統	G/F ST-11	數碼拎手連模塊[N1:L06M001]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L06M050]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L07M050]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L07M053]故障	需更換
13	火警警報系統	G/F 管理處側保安室內	消防直線之模塊[N1:L07M055]故障	需更換
13	火警警報系統	G/F ST-14	數碼拎手連模塊[N1:L08M009]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L08M050]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L08M053]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L09M050]故障	需更換
13	火警警報系統	B座	警鐘之模塊[N1:L10M050]故障	需更換
13	火警警報系統	G/F 管理處側保安室內	消防控制箱2號[NOTIFIER]之Loop 1, Loop 7, Loop 8線路故障	需跟查線路
13	火警警報系統	B3座 1/F 105室	數碼拎手連模塊[N2:L01M011]故障	需更換
13	火警警報系統	B3座 2/F ST-10	數碼拎手連模塊[N2:L01M020]故障	需更換
13	火警警報系統	B3座 2/F 205室	數碼拎手連模塊[N2:L01M021]故障	需更換
13	火警警報系統	B3座 3/F ST-10	數碼拎手連模塊[N2:L01M030]故障	需更換
13	火警警報系統	B3座 3/F 105室	數碼拎手連模塊[N2:L01M031]故障	需更換
13	火警警報系統	B3座 1/F ST-16	數碼拎手連模塊[N2:L03M011]故障	需更換



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樓宇名稱：同心村 B座

證書編號：10197013273

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
16	消防栓/喉轆系統	G/F 消防及花灑泵房	消防泵及消防加壓泵之閘制欠缺掛鎖及標籤	需加裝
16	消防栓/喉轆系統	G/F 消防及花灑泵房	消防1號泵之避震喉連止回閥生鏽老化(漏水)	需更換
16	消防栓/喉轆系統	G/F (5), B3座 G/F (12)	消防入水制欠內部檢查日期標籤	需加裝
16	消防栓/喉轆系統	G/F 消防及花灑泵房	模塊故障 (N1:L07M112)	需更換
12	出口指示牌	2/F 近227房	出路吊牌故障	需更換
28	花灑系統	G/F	花灑總制流量尺沒有正確接駁失效	需跟進
28	花灑系統	G/F 消防及花灑泵房	花灑泵及花灑加壓泵之閘制欠缺掛鎖及標籤	需加裝
28	花灑系統	G/F 消防及花灑泵房	消防及花灑水缸之波曲損壞	需更換
28	花灑系統	B3座 G/F	花灑總制及花灑入水制欠檢查日期標籤	需跟進
28	花灑系統	G/F (右邊)	花灑入水制欠缺金屬指示牌	需加裝
28	花灑系統	3/F	花灑分層制之模塊故障 (N1:L10M157)	需更換
15	火警偵測系統	B2座 1/F 走廊近120室	煙霧感應頭[N1:L10D063]故障	需更換
15	火警偵測系統	B2座 3/F 走廊近311室	煙霧感應頭[N1:L10D141]故障	需更換
15	火警偵測系統	B1座 G/F 走廊近G28室	煙霧感應頭[N1:L06D017]故障	需更換
15	火警偵測系統	B1座 G/F 走廊近G02室	煙霧感應頭[N1:L06D029]故障	需更換
15	火警偵測系統	B1座 G/F 走廊近G05室	煙霧感應頭[N1:L06D030]故障	需更換
15	火警偵測系統	B1座 1/F 走廊近128室	煙霧感應頭[N1:L06D047]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近228室	煙霧感應頭[N1:L06D087]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近238室	煙霧感應頭[N1:L06D088]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近ST-11	煙霧感應頭[N1:L06D089]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近203室	煙霧感應頭[N1:L06D102]故障	需更換
15	火警偵測系統	B1座 3/F 走廊近328室	煙霧感應頭[N1:L06D127]故障	需更換
15	火警偵測系統	B1座 3/F 走廊近338室	煙霧感應頭[N1:L06D128]故障	需更換
15	火警偵測系統	B1座 3/F 走廊近SY-11	煙霧感應頭[N1:L06D129]故障	需更換
15	火警偵測系統	B1座 1/F 走廊近154室	煙霧感應頭[N1:L07D048]故障	需更換
15	火警偵測系統	B1座 1/F 走廊近159室	煙霧感應頭[N1:L07D049]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近244室	煙霧感應頭[N1:L07D067]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近254室	煙霧感應頭[N1:L07D068]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近259室	煙霧感應頭[N1:L07D069]故障	需更換



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樓宇名稱：同心村 B座

證書編號：10197013273

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	火警偵測系統	B2座 G/F 走廊近G60室	煙霧感應頭[N1:L08D034]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近238室	煙霧感應頭[N1:L08D096]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近ST-13	煙霧感應頭[N1:L08D098]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近221室	煙霧感應頭[N1:L09D110]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近224室	煙霧感應頭[N1:L09D111]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近226室	煙霧感應頭[N1:L09D112]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近201室	煙霧感應頭[N1:L09D113]故障	需更換
15	火警偵測系統	B1座 2/F 走廊近213室	煙霧感應頭[N1:L09D118]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近211室	煙霧感應頭[N1:L10D101]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近219室	煙霧感應頭[N1:L10D102]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近220室	煙霧感應頭[N1:L10D103]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近229室	煙霧感應頭[N1:L10D104]故障	需更換
15	火警偵測系統	B3座 3/F 走廊近322室	煙霧感應頭[N2:L02D114]故障	需更換
15	火警偵測系統	B2座 1/F 走廊近134室	煙霧感應頭[N2:L01D052]故障	需更換
15	火警偵測系統	B2座 1/F 走廊近136室	煙霧感應頭[N2:L01D053]故障	需更換
15	火警偵測系統	B3座 1/F 走廊近101室	煙霧感應頭[N2:L01D054]故障	需更換
15	火警偵測系統	B3座 1/F 走廊近115室	煙霧感應頭[N2:L01D056]故障	需更換
15	火警偵測系統	B3座 1/F 走廊近119室	煙霧感應頭[N2:L01D057]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近234室	煙霧感應頭[N2:L01D092]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近236室	煙霧感應頭[N2:L01D093]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近201室	煙霧感應頭[N2:L01D094]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近ST-10	煙霧感應頭[N2:L01D095]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近215室	煙霧感應頭[N2:L01D096]故障	需更換
15	火警偵測系統	B2座 2/F 走廊近219室	煙霧感應頭[N2:L01D097]故障	需更換
15	火警偵測系統	B2座 3/F 走廊近334室	煙霧感應頭[N2:L01D132]故障	需更換
15	火警偵測系統	B2座 3/F 走廊近336室	煙霧感應頭[N2:L01D133]故障	需更換
15	火警偵測系統	B2座 3/F 走廊近301室	煙霧感應頭[N2:L01D134]故障	需更換
15	火警偵測系統	B2座 3/F 走廊近ST-10	煙霧感應頭[N2:L01D135]故障	需更換

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197 013274

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

元朗東頭貝路1號 同心村C座



Type of Building 樓宇類型:



Industrial 工業



Commercial 商業



Domestic 住宅



Composite 綜合



Licensed premises 持牌處所



Institutional 社團

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	火警警報系統	C座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
16	消防栓/喉轆系統	C座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	請見附頁	請見附頁	請見附頁
16	消防栓/喉轆系統	請見附頁	請見附頁	請見附頁

Remark 備註

JB08938-07-U022-11-M-WW

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature:
受權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱Telephone:
聯絡電話
Date:
日期For FSD
use only

Inspected

Key-in

Verified



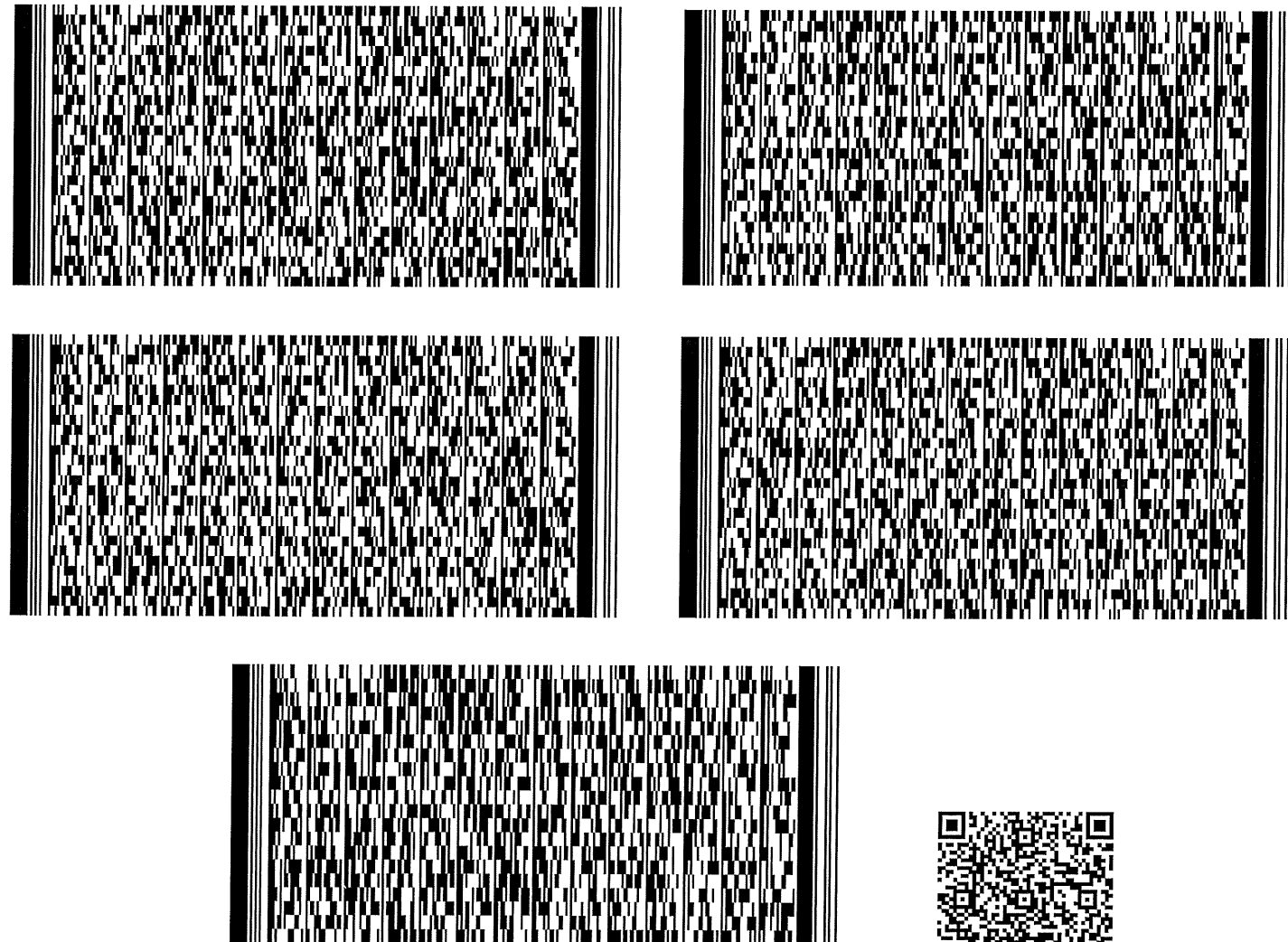
Serial Number

10197013274

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項 In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統	C座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
12	出口指示牌	C座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
15	火警偵測系統	C座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
28	花灑系統	C座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027



Serial Number

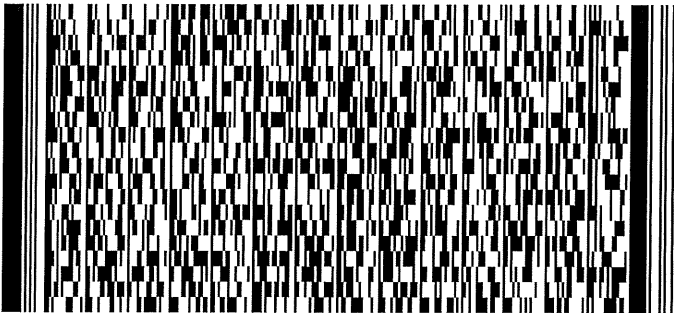
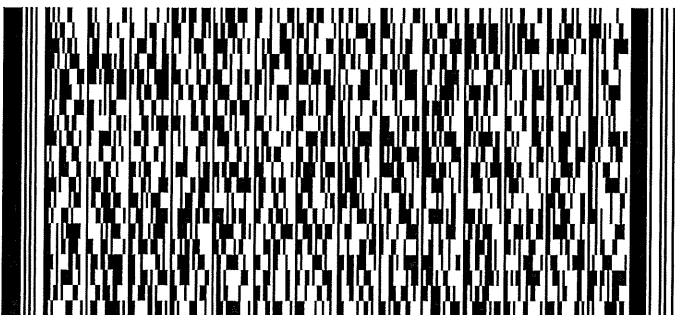
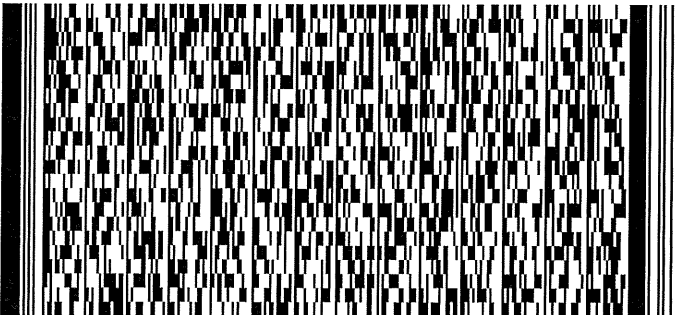
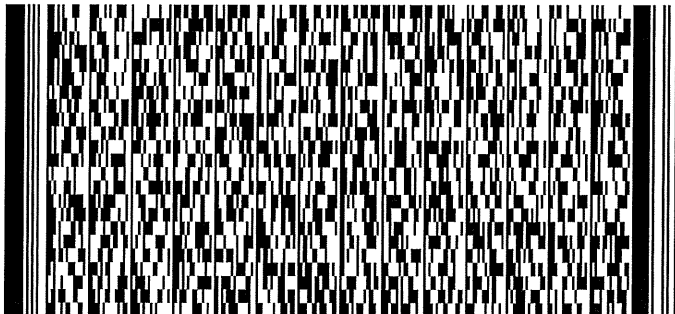
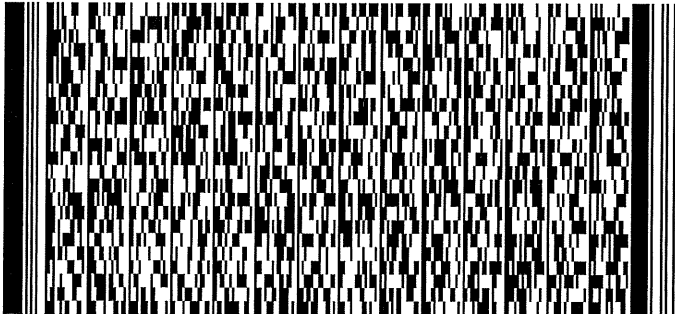
10197013274

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	應急照明系統	請見附頁	請見附頁	請見附頁
15	火警偵測系統	請見附頁	請見附頁	請見附頁
28	花灑系統	請見附頁	請見附頁	請見附頁

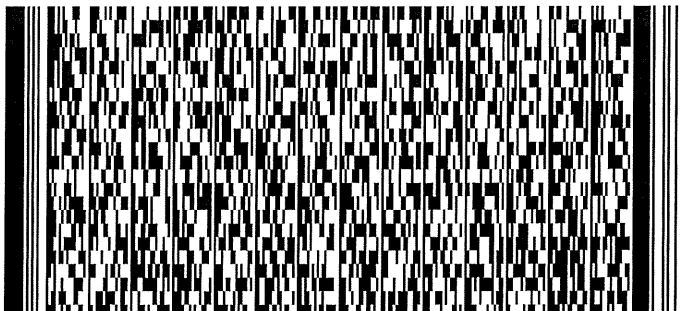
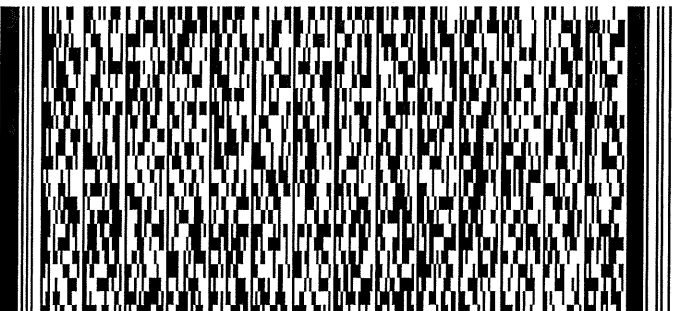
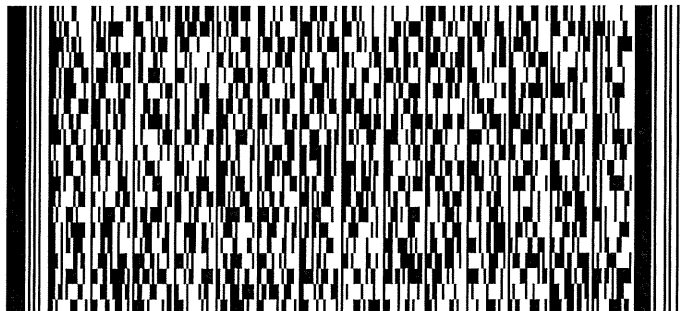
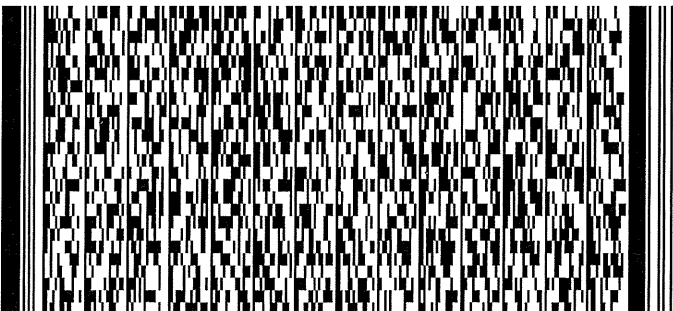
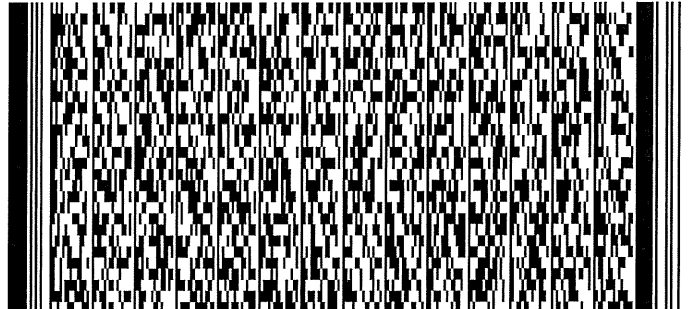
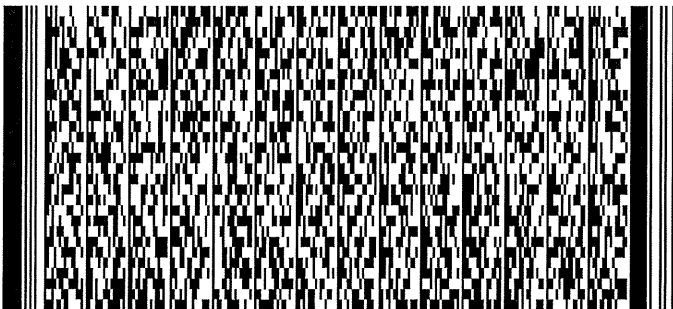
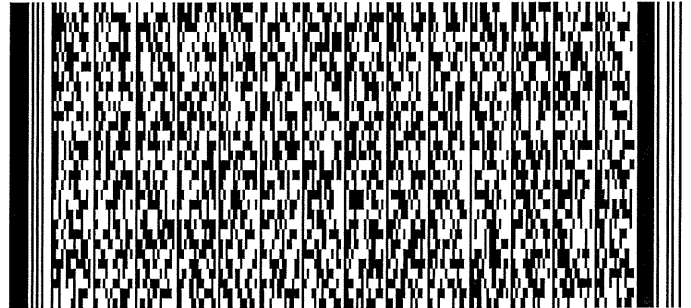
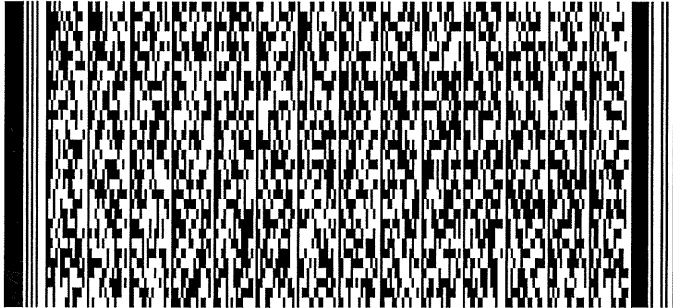


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Name of Client 顧客姓名

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註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村 C座

證書編號：10197013274

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	G/F 消防及花灑泵房	消防充電器箱[Henry]故障	需更換
13	火警警報系統	C1座 3/F近343室 C1座 G/F 近C21室 C1座 1/F 近121室 C1座 3/F 近電錶房16 C1座 3/F 近303室 C1座 2/F 近電錶房16 C1座 2/F 近243室 C3座 3/F 近電錶房20 C3座 G/F 近電錶房21 C3座 2/F 近電錶房20 C3座 G/F 近電錶房20 C3座 2/F 近電錶房21 C3座 1/F 近電錶房20 C3座 1/F 近電錶房21	警鐘故障14個	需更換
13	火警警報系統	C1座 G/F 近G40室	消防控制箱未能顯示數碼掣手[N2:L17M011]地址	需跟查
13	火警警報系統	C1座 3/F 近電錶房16	消防控制箱未能顯示數碼掣手[N2:L16M031]地址	需跟查
13	火警警報系統	C1座 3/F 近303室	消防控制箱未能顯示數碼掣手[N2:L16M030]地址	需跟查
13	火警警報系統	C2座 G/F 近37室	消防控制箱未能顯示數碼掣手[N2:L20M002]地址	需跟查
13	火警警報系統	C2座 3/F 近339室	消防控制箱未能顯示數碼掣手[N2:L20M031]地址	需跟查
13	火警警報系統	C2座	警鐘之模塊[N1:L07M051]故障	需更換
13	火警警報系統	C2座	VFA之模塊[N1:L07M052]故障	需更換
13	火警警報系統	C3座	警鐘之模塊[N1:L08M051]故障	需更換
13	火警警報系統	C3座	VFA之模塊[N1:L08M052]故障	需更換
13	火警警報系統	C1座 G/F 電錶房	數碼掣手連模塊[N2:L07M008]故障	需更換
13	火警警報系統	C1座 G/F ST-23	數碼掣手連模塊[N2:L07M010]故障	需更換
13	火警警報系統	C1座 G/F 近食水泵房	數碼掣手連模塊[N2:L07M011]故障	需更換
13	火警警報系統	C2座 G/F ST-21	數碼掣手連模塊[N2:L10M001]故障	需更換
13	火警警報系統	C2座 G/F 近G37房	數碼掣手連模塊[N2:L10M002]故障	需更換



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樓宇名稱：同心村 C座

證書編號：10197013274

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	C2座 G/F 近G38房	數碼拎手連模塊[N2:L10M005]故障	需更換
13	火警警報系統	C2座 2/F ST-21	數碼拎手連模塊[N2:L10M020]故障	需更換
13	火警警報系統	C2座 3/F ST-21	數碼拎手連模塊[N2:L10M030]故障	需更換
13	火警警報系統	C2座 3/F 近ST-21	數碼拎手連模塊[N2:L10M031]故障	需更換
13	火警警報系統	C1座 3/F 近303室	數碼拎手連模塊[N2:L06M030]故障	需更換
13	火警警報系統	C1座 3/F 近ST-22	數碼拎手連模塊[N2:L06M031]故障	需更換
13	火警警報系統	C1座 3/F 近ST-22	數碼拎手連模塊[N2:L06M032]故障	需更換
13	火警警報系統	C3座 G/F 近G56室	數碼拎手連模塊[N2:L08M004]故障	需更換
13	火警警報系統	C3座 G/F 近CARETAKER	數碼拎手連模塊[N2:L08M005]故障	需更換
13	火警警報系統	C座	警鐘之模塊[N2:L08M050]故障	需更換
13	火警警報系統	C3座 G/F CARETAKER	A/C電源故障之模塊[N2:L08M158]故障	需更換
13	火警警報系統	C3座 G/F CARETAKER	DC電源故障之模塊[N2:L08M159]故障	需更換
13	火警警報系統	C2座 2/F 近ST-21	數碼拎手連模塊[N2:L10M021]故障	需更換
13	火警警報系統	C3座 G/F ST-17	數碼拎手連模塊[N2:L04M081]故障	需更換
16	消防栓/喉轆系統	C1座 2/F 近203室	喉轆之射咀箱及掛鏈生鏽老化	需更換
16	消防栓/喉轆系統	C1座 3/F 近電錶房16 C3座 1/F近160室	喉轆之射咀箱欠缺玻璃	需更換
16	消防栓/喉轆系統	C1座 3/F近303室 C1座 2/F 近203室 C1座 2/F 近243室 C1座 1/F 近103室 C1座 1/F 近142室 C1座 G/F 近01室 C2座 3/F近308室 C2座 2/F近208室 C2座 1/F近108室 C3座 3/F近360室 C3座 2/F近260室 C3座 1/F近160室 C3座 G/F 外圍近泵房對出	消防喉轆箱欠缺指示牌	需加裝



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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
16	消防栓/喉轆系統	C1座 G/F 近G20-G48梯位(7) C3座 G/F (7)	消防入水制欠內部檢查日期標籤	需跟進
16	消防栓/喉轆系統	G/F 消防及花灑泵房	模塊[N2:L04M105]故障	需更換
11	應急照明系統	C1座 3/F 17號電錶房內門口 位	緊急照明支架故障	需更換
28	花灑系統	C1座 G/F 近G20-G48梯位 C3座 G/F	花灑入水制欠內部檢查日期標籤	需跟進
28	花灑系統	C3座 G/F	花灑總掣欠內部檢查日期標籤	需跟進
28	花灑系統	C3座 G/F	花灑總掣之閘制欠缺掛鎖及標籤	需加裝
28	花灑系統	C3座 G/F	花灑總掣上游閘制之模塊[N2:L04M090]故障	需更換
28	花灑系統	C3座 G/F	花灑總掣下游閘制之模塊[N2:L04M091]故障	需更換
28	花灑系統	C3座 G/F	花灑總掣旁通閘制之模塊[N2:L04M092]故障	需更換
28	花灑系統	1/F	花灑流水制之模塊 [N2:L06M156]故障	需更換



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STARBERG LIMITED

Flat 1122, 11/F., Block B, Hi-Tech Industrial Centre, 491-501 Castle Peak Road, Tsuen Wan, N.T.

新界荃灣青山公路491-501號嘉力工業中心B座11樓1122室

Tel: 2390 6600

Fax: 2390 6332

E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村 C座

證書編號：10197013274

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	火警偵測系統	C2座 G/F 電掣房(LV)	熱度感應頭[N2:L07D021]故障	需更換
15	火警偵測系統	C6座 G/F 電掣房(HV)	熱度感應頭[N2:L03D006]故障	需更換
15	火警偵測系統	G/F 消防及花灑泵房	熱度感應頭[N2:L04D004]故障	需更換
15	火警偵測系統	C1座 G/F 走廊近G32室	煙霧感應頭[N2:L07D022]故障	需更換
15	火警偵測系統	C1座 G/F 走廊近G40室	煙霧感應頭[N2:L07D023]故障	需更換
15	火警偵測系統	C2座 G/F 走廊近G37室	煙霧感應頭[N2:L10D027]故障	需更換
15	火警偵測系統	C2座 G/F 走廊近電錶房	煙霧感應頭[N2:L10D028]故障	需更換
15	火警偵測系統	C2座 1/F 走廊近120室	煙霧感應頭[N2:L10D054]故障	需更換
15	火警偵測系統	C2座 1/F 走廊近127室	煙霧感應頭[N2:L10D055]故障	需更換
15	火警偵測系統	C2座 1/F 走廊近137室	煙霧感應頭[N2:L10D056]故障	需更換
15	火警偵測系統	C2座 1/F 走廊近電錶房	煙霧感應頭[N2:L10D057]故障	需更換
15	火警偵測系統	C2座 2/F 走廊近220室	煙霧感應頭[N2:L10D084]故障	需更換
15	火警偵測系統	C2座 2/F 走廊近227室	煙霧感應頭[N2:L10D085]故障	需更換
15	火警偵測系統	C2座 2/F 走廊近電錶房	煙霧感應頭[N2:L10D087]故障	需更換
15	火警偵測系統	C2座 3/F 走廊近320室	煙霧感應頭[N2:L10D114]故障	需更換
15	火警偵測系統	C2座 3/F 走廊近327室	煙霧感應頭[N2:L10D115]故障	需更換
15	火警偵測系統	C2座 3/F 走廊近337室	煙霧感應頭[N2:L10D116]故障	需更換
15	火警偵測系統	C2座 3/F 走廊近電錶房	煙霧感應頭[N2:L10D117]故障	需更換
15	火警偵測系統	C2座 2/F 走廊近237室	煙霧感應頭[N2:L10D120]故障	需更換
15	火警偵測系統	C3座 G/F 走廊近食水泵房	煙霧感應頭[N2:L05D021]故障	需更換
15	火警偵測系統	C3座 G/F 走廊近G59室	煙霧感應頭[N2:L08D025]故障	需更換

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10197013275

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Address 地址

元朗東頭貝路1號 同心村 C4座



Type of Building 樓宇類型:

☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Maintenance ONLY****第一部 只適用於年檢事項**

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	火警警報系統	C4座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
16	消防栓/喉轆系統	C4座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027

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

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

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	請見附頁	請見附頁	請見附頁
16	消防栓/喉轆系統	請見附頁	請見附頁	請見附頁

Remark 備註

JB08938-07-U022-11-M-WW

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only

Inspected

Key-in

Verified



Serial Number

10197013275

Name of Client 顧客姓名

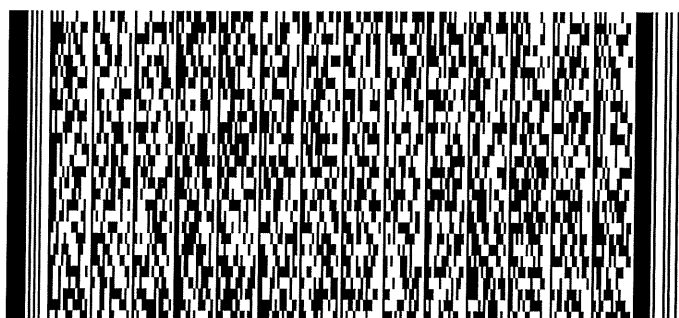
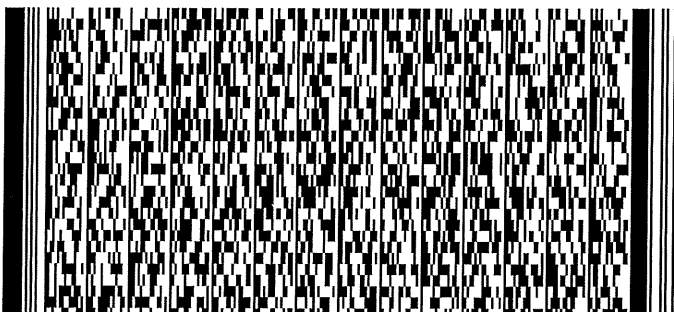
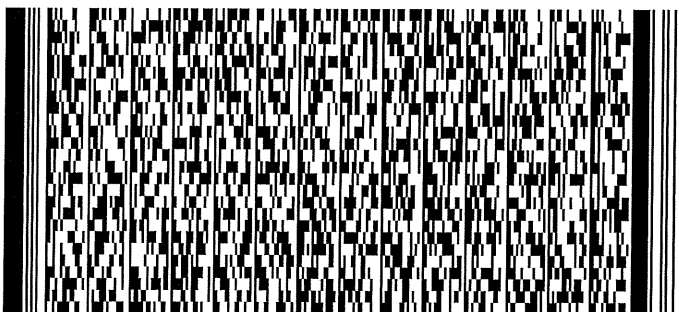
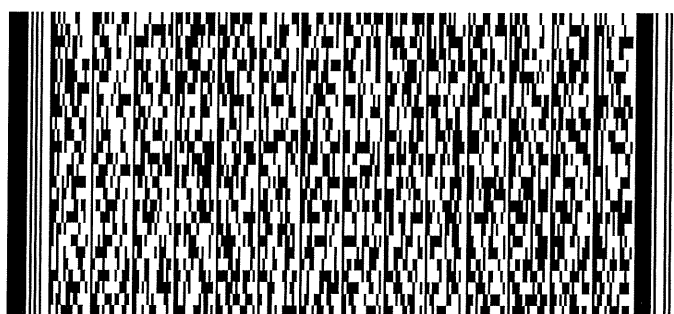
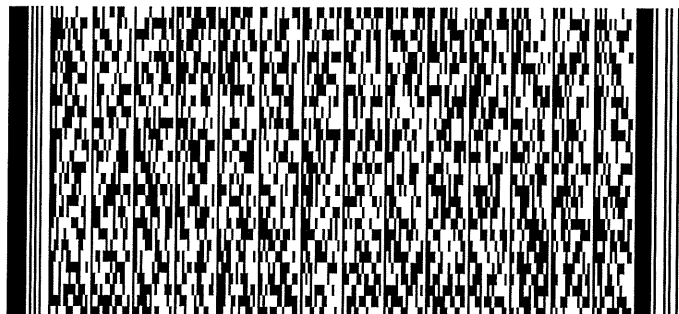
Jones Lang LaSalle Management Services Ltd.

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	應急照明系統	C4座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
12	出口指示牌	C4座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
15	火警偵測系統	C4座(公眾位置)	符合消防處規定	21/02/2026	20/02/2027
28	花灑系統	C4座(公眾位置)	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027
31	通風/空氣調節控制系統	C4座	符合消防處規定 (請見第三部份)	21/02/2026	20/02/2027



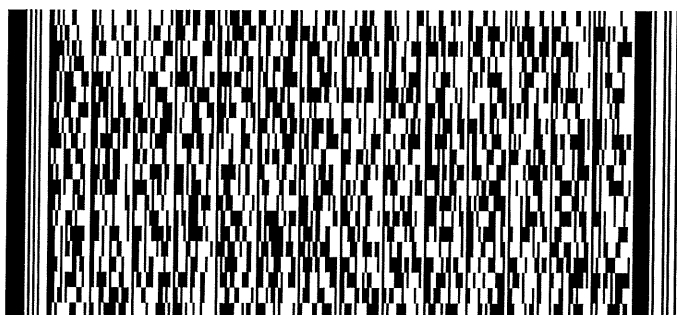
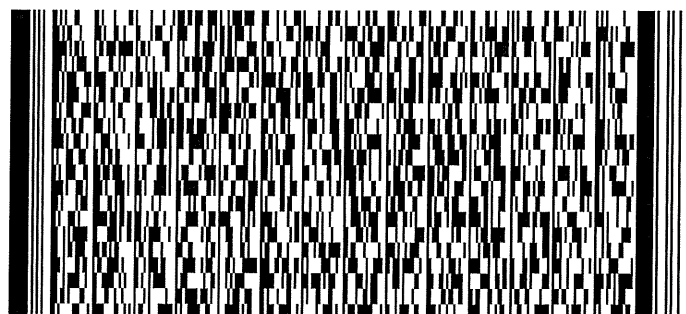
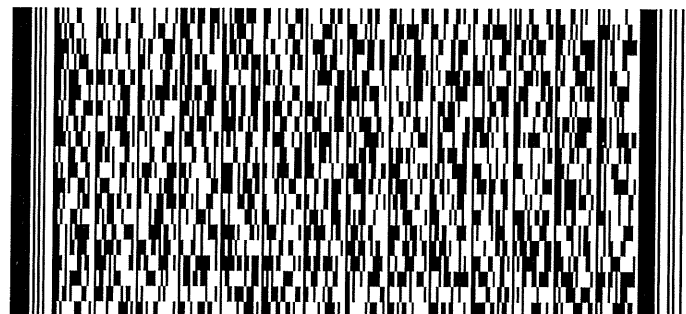
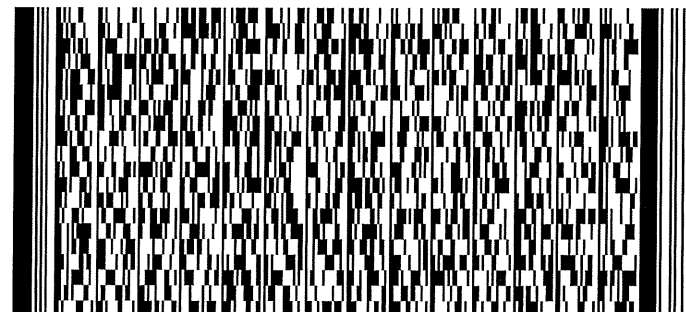
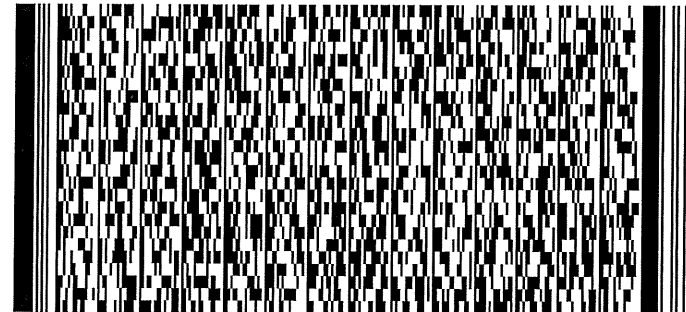
Serial Number

10197013275

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項 In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
34	街道消防栓(3套)	全屋苑	符合消防處規定	21/02/2026	20/02/2027



Serial Number

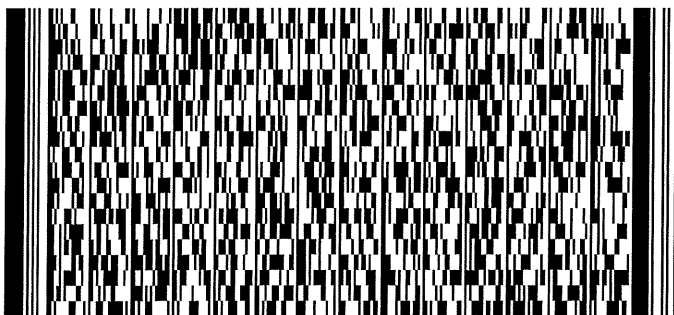
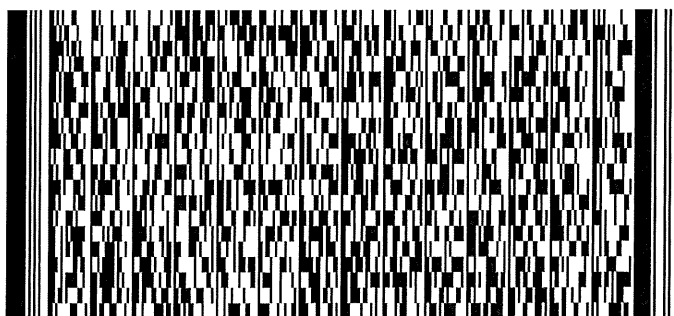
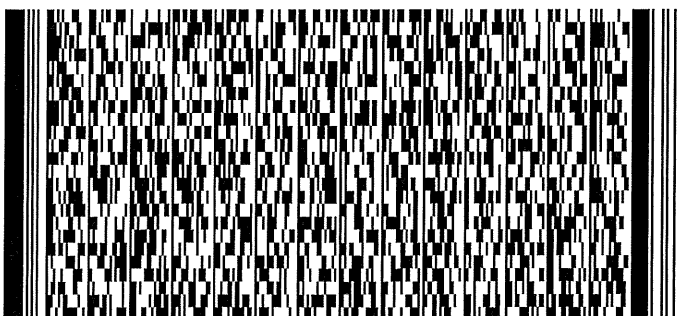
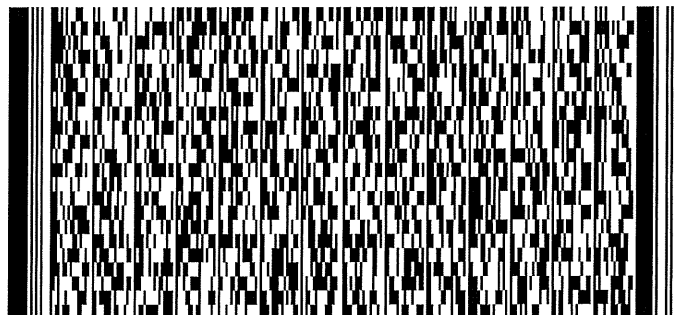
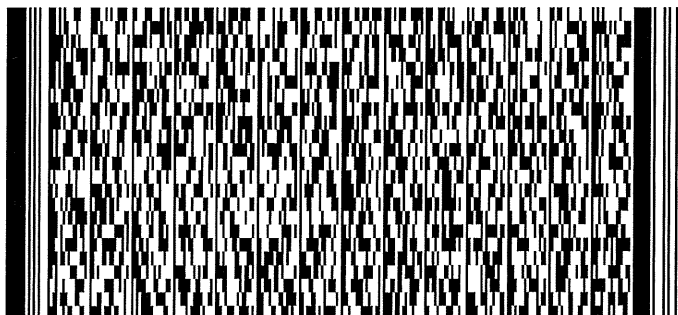
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Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	應急照明系統	請見附頁	請見附頁	請見附頁
28	花灑系統	請見附頁	請見附頁	請見附頁
31	通風/空氣調節控制系統	請見附頁	請見附頁	請見附頁

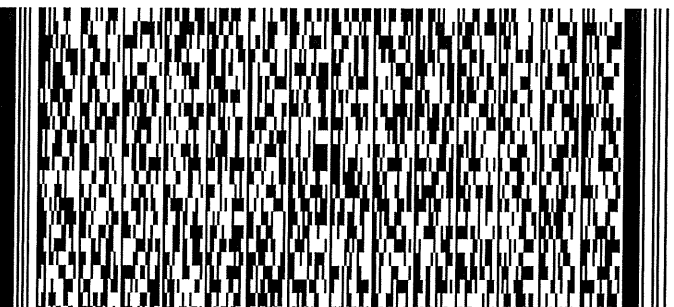
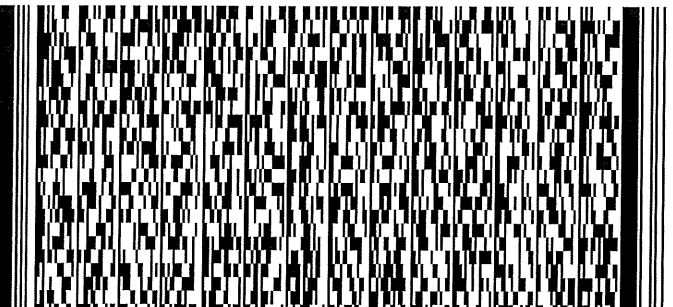
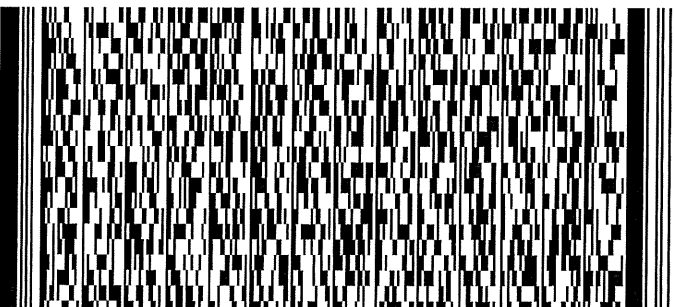
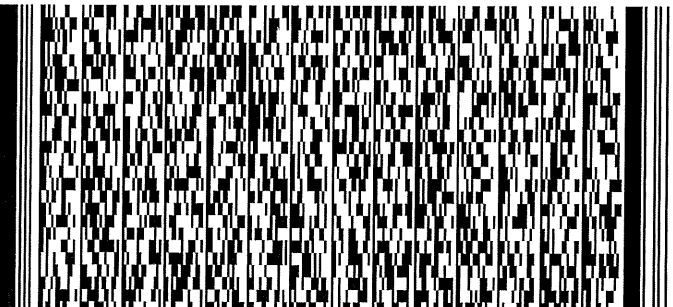
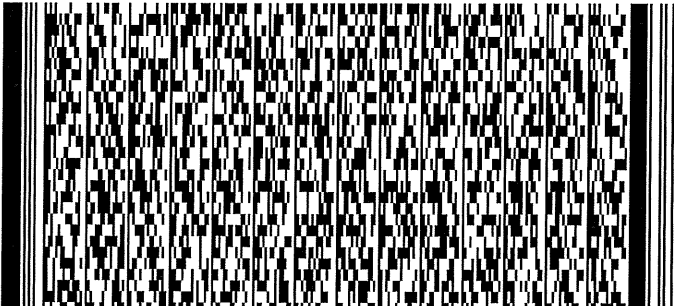
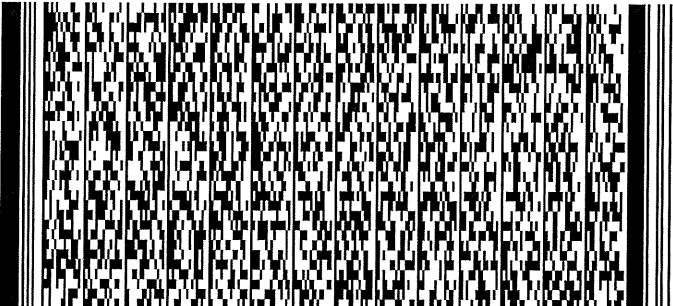
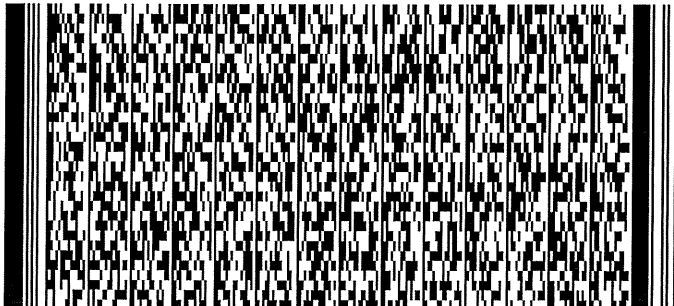
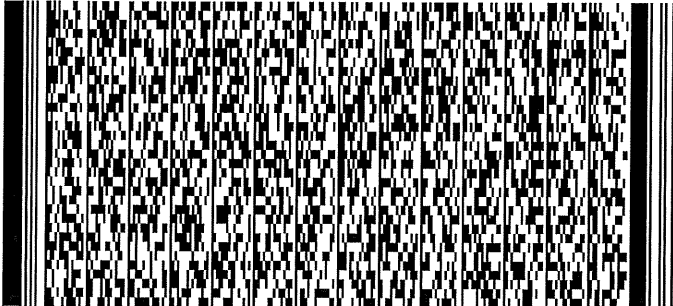


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10197013275

Name of Client 顧客姓名

Jones Lang LaSalle Management Services Ltd.





星堡有限公司

STARBERG LIMITED

Flat 1122, 11/F., Block B, Hi-Tech Industrial Centre, 491-501 Castle Peak Road, Tsuen Wan, N.T.
 新界荃灣青山公路491-501號嘉力工業中心B座11樓1122室
 Tel: 2390 6600 Fax: 2390 6332 E-mail: info@starberghk.com

註冊消防承辦商：註冊電業承辦商：註冊持牌水喉匠

樓宇名稱：同心村 C4座

證書編號：10197013275

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	火警警報系統	1/F 辦公室	消防控制箱未能顯示數碼掣手[N2:L17M013]地址	需跟查
13	火警警報系統	G/F 出入口位置	防水掣手故障及消防控制箱未能顯示2防水掣手地址	需更換及跟查
13	火警警報系統	G/F RETAIL 2	數碼掣手連模塊[N2:L07M025]故障	需更換
13	火警警報系統	C4	警鐘之模塊[N2:L07M050]故障	需更換
16	消防栓/喉轆系統	G/F 辦公室內	消防喉轆箱欠缺指示牌	需加裝
16	消防栓/喉轆系統	R/F 缸蓋	消防水缸欠缺指示牌及容量牌 "18,000L"	需加裝
16	消防栓/喉轆系統	R/F 消防及花灑泵房	消防泵及消防加壓泵之閘制欠缺掛鎖及標籤	需加裝
16	消防栓/喉轆系統	G/F	消防入水制欠內部檢查日期標籤	需跟進
11	應急照明系統	G/F 同健康房中 G/F 同健康房中(2)	緊急照明支架故障3套	需更換
31	通風/空氣調節控制系統	G/F 管理處側保安室內	通風控制系統之急停模塊[N1:L07M054]故障	需更換
28	花灑系統	R/F 缸蓋	花灑水缸欠缺指示牌及容量牌	需加裝
28	花灑系統	R/F 消防及花灑泵房	花灑泵及花灑加壓泵之閘制欠缺掛鎖及標籤	需加裝
28	花灑系統	G/F	花灑總制及花灑入水制欠檢查日期標籤	需跟進
28	花灑系統	R/F 消防及花灑泵房	花灑壓力掣之模塊[N2:L07M133]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑水缸80%豬膽之模塊[N2:L07M134]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑泵控制箱線路故障之模塊[N2:L07M135]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑1號泵出水閘掣之模塊[N2:L07M137]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑2號泵出水閘掣之模塊[N2:L07M138]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑加壓泵出水閘掣之模塊[N2:L07M139]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑1號泵壓力掣之閘掣模塊[N2:L07M143]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑加壓泵壓力掣之閘掣模塊[N2:L07M145]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑旁通出水閘掣之模塊[N2:L07M146]故障	需更換
28	花灑系統	R/F 消防及花灑泵房	花灑旁通入水閘掣之模塊[N2:L07M147]故障	需更換