

2024年 5月 2 7日

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

Appendix I of  
MPC Paper No. A/H20/201

This document is received on 27 MAY 2024.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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by hand

Form No. S16-I 表格第 S16-I 號

|                                 |                         |             |
|---------------------------------|-------------------------|-------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/H20/207   |
|                                 | Date Received<br>收到日期   | 27 MAY 2024 |

- 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)

ACE AMPLE HONG KONG 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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

### 3. Application Site 申請地點

|  |  |
|--|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | GOODS VEHICLE PARKING SPACE NOS. L1 TO L6 AND L12 TO K14 AT LEVEL 3, AND GOODS VEHICLE PARKING SPACE NOS. L7 TO L11 AND TWO LOADING/UNLOADING BAYS AT LEVEL 5, COMMERCIAL / CAR PARK BLOCK AND OPEN CAR PARKS, HING MAN ESTATE, 188 TAI TAM ROAD, CHAI WAN (CHAI WAN INLAND LOT NO. 179) |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 375.0272 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | NIL<br>..... sq.m 平方米 <input type="checkbox"/> About 約   |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | APPROVED CHAI WAN OUTLINE ZONING PLAN (OZP) No. S/H20/27   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "RESIDENTIAL (GROUP (A))"  |
| (f) Current use(s)<br>現時用途   | GOODS VEHICLE PARKING SPACES AND<br>LOADING/UNLOADING BAYS<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|  |  |  |
|  |  |  |
|  |  |  |

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

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

| Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料 |  |   |
|--|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|  |  |   |
|  |  |   |
|  |  |   |

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one "✓".

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

|  |   |   |   |
|--|---|---|---|
| (a) Total floor area involved<br>涉及的總樓面面積  | 375.0272 sq.m 平方米   |   |   |
| (b) Proposed use(s)/development<br>擬議用途/發展   | <p>"TEMPORARY PUBLIC VEHICLE PARK (FOR PARKING OF 19-SEAT SCHOOL BUS AND/OR GOODS VEHICLE)" FOR A PERIOD OF 6 YEARS</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)</p> <p>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p> |   |   |
| (c) Number of storeys involved<br>涉及層數   | N/A   | Number of units involved<br>涉及單位數目                      |   |
| (d) Proposed floor area<br>擬議樓面面積  | Domestic part 住用部分 .....  |   | sq.m 平方米 <input type="checkbox"/> About 約                           |
|  | Non-domestic part 非住用部分 .....   |   | 375.0272 sq.m 平方米 <input checked="" type="checkbox"/> About 約       |
|  | Total 總計 .....  |   | 375.0272 sq.m 平方米 <input checked="" type="checkbox"/> About 約       |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層  | Current use(s) 現時用途                                     | Proposed use(s) 擬議用途  |
|  | 3   | Goods Vehicle Parking Space                             | Goods Vehicle Parking Space and/or 19-Seat School Bus Parking Space |
|  | 5   | Goods Vehicle Parking Space and Loading/Unloading Space | Goods Vehicle Parking Space and/or 19-Seat School Bus Parking Space |

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

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

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

| <p>(a) Nature and scale<br/>性質及規模</p> | <p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br/> 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="475 1406 1441 1915"> <thead> <tr> <th>Name/type of installation<br/>裝置名稱/種類</th> <th>Number of provision<br/>數量</th> <th>Dimension of each installation<br/>/building/structure (m) (LxWxH)<br/>每個裝置/建築物/構築物的尺寸<br/>(米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p> | Name/type of installation<br>裝置名稱/種類  | Number of provision<br>數量 | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米) (長 x 闊 x 高) |  |  |  |  |  |  |  |  |  |
|---------------------------------------|---|---|---------------------------|---|--|--|--|--|--|--|--|--|--|
| Name/type of installation<br>裝置名稱/種類  | Number of provision<br>數量   | Dimension of each installation<br>/building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米) (長 x 闊 x 高) |                           |   |  |  |  |  |  |  |  |  |  |
|                                       |   |   |                           |   |  |  |  |  |  |  |  |  |  |
|                                       |   |   |                           |   |  |  |  |  |  |  |  |  |  |
|                                       |   |   |                           |   |  |  |  |  |  |  |  |  |  |

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

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

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

**(v) For Type (v) application 供第(v)類申請**

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

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

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

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

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

(please specify the number of rooms  
 請註明房間數目) .....

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)  
 .....  
 .....  
 .....

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

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

| [Block number]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[擬議用途] |
|------------------------|--------------------|-----------------------------|
| .....                  | .....              | .....                       |
| .....                  | .....              | .....                       |
| .....                  | .....              | .....                       |
| .....                  | .....              | .....                       |
| .....                  | .....              | .....                       |

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

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

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

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

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

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

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

May 2027

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

|  |   |  |
|--|---|--|
| Any vehicular access to the site/subject building?<br>是否有車路通往地盤/有關建築物?                 | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>TAI TAM ROAD<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)<br><input type="checkbox"/>  |
| Any provision of parking space for the proposed use(s)?<br>是否有為擬議用途提供停車位?              | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示<br>Private Car Parking Spaces 私家車車位 _____<br>Motorcycle Parking Spaces 電單車車位 _____<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____<br>Others (Please Specify) 其他 (請列明) _____<br>(1) Goods Vehicle and/or School Bus Parking Space 14<br>(2) Loading/Unloading Bay and/or Night-time Goods 2<br>Vehicle Parking Space<br><input type="checkbox"/> |
| Any provision of loading/unloading space for the proposed use(s)?<br>是否有為擬議用途提供上落客貨車位? | Yes 是<br><br><br><br><br><br><br><br><br><br>No 否 | <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)<br>請註明種類及數目並於圖則上顯示<br>Taxi Spaces 的士車位 _____<br>Coach Spaces 旅遊巴車位 _____<br>Light Goods Vehicle Spaces 輕型貨車車位 _____<br>Medium Goods Vehicle Spaces 中型貨車車位 _____<br>Heavy Goods Vehicle Spaces 重型貨車車位 _____<br>Others (Please Specify) 其他 (請列明) _____<br>_____<br>_____<br><input checked="" type="checkbox"/>   |

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

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

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

|  |   |   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|---|---|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是</p> <p>No 否</p>  | <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?<br/>(Note: where Type (ii) application is the subject of application, please skip this section.<br/>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p> | <p>Yes 是</p> <p>No 否</p>  | <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br/>(請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘<br/>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>擬議發展計劃會否造成不良影響?</p>   | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)<br/>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

**10. Justifications 理由**

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

PLEASE REFER TO PLANNING STATEMENT

**11. Declaration 聲明**

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

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

Signature  
簽署

  
ROCK K.M. TSANG 曾國鳴

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR 董事

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

- 9 MAY 2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

|   |  |  |   |
|---|--|--|---|
| Application No.<br>申請編號                                       | (For Official Use Only) (請勿填寫此欄)   |  |   |
| Location/address<br>位置/地址                                     | GOODS VEHICLE PARKING SPACE NOS. L1 TO L6 AND L12 TO K14 AT LEVEL 3, AND GOODS VEHICLE PARKING SPACE NOS. L7 TO L11 AND TWO LOADING/UNLOADING BAYS AT LEVEL 5, COMMERCIAL / CAR PARK BLOCK AND OPEN CAR PARKS, HING MAN ESTATE, 188 TAI TAM ROAD, CHAI WAN (CHAI WAN INLAND LOT NO. 179) |  |   |
| Site area<br>地盤面積   | sq. m 平方米 <input type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)  |  |   |
| Plan<br>圖則  | APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27   |  |   |
| Zoning<br>地帶  | "RESIDENTIAL (GROUP A)"  |  |   |
| Applied use/<br>development<br>申請用途/發展                        | "TEMPORARY PUBLIC VEHICLE PARK (FOR PARKING OF 19-SEAT SCHOOL BUS AND/OR GOODS VEHICLE)" FOR A PERIOD OF 6 YEARS   |  |   |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及/或<br>地積比率 |  | sq.m 平方米   | Plot Ratio 地積比率   |
|   | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                        | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
|   | Non-domestic<br>非住用  | 375.0272<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of blocks<br>幢數                                      | Domestic<br>住用   |  |   |
|   | Non-domestic<br>非住用  |  |   |
|   | Composite<br>綜合用途  |  |   |

|  |   |   |   |
|--|---|---|---|
| (iii) Building height/No. of storeys<br>建築物高度／層數 | Domestic<br>住用  |   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Non-domestic<br>非住用   |   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途   |   | m 米<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
| (iv) Site coverage<br>上蓋面積                       | <input type="checkbox"/> About 約                                |   |   |
| (v) No. of units<br>單位數目                         | 14 GOODS VEHICLE PARKING SPACES AND<br>2 LOADING/UNLOADING BAYS |   |   |
| (vi) Open space<br>休憩用地                          | Private 私人  | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |   |
|  | Public 公眾   | sq.m 平方米 <input type="checkbox"/> Not less than 不少於 |   |

|  |  |         |
|--|--|---------|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數  |         |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>(1) Goods Vehicle and/or School Bus Parking Space<br>(2) Loading/Unloading Bay and/or Night-time Goods Vehicle Parking Space | 14<br>2 |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數  |         |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)   |         |

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

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

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

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Our Ref.: HE/TPN/2594A/L07

23 May 2024

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

A/H20/201

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park  
(for Parking of 19-Seat School Bus and/or Goods Vehicle)  
For a Period of 6 Years  
Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3,  
and Goods Vehicle Parking Space Nos. L7 to L11  
and Two Loading/Unloading Bays at Level 5  
Commercial / Car Park Block and Open Car Parks  
Hing Man Estate  
188 Tai Tam Road, Chai Wan  
(Portion of Chai Wan Inland Lot No. 179)**

We refer to the captioned planning application.

We would like to clarify that the Application Premises falls within an area zoned "Residential (Group A)" ("R(A)") on the Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27 gazetted on 19.4.2024. Attached please find a set of revised Executive Summary and **Appendix 1** of the Planning Statement.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.  
Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

Anson Lee  
RK/AL  
Encl.

2024年5月27日

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

This document is received on 27 MAY 2024  
The Town Planning Board will acknowledge  
the date of receipt of the application only on receipt  
of all the required information and documents.



## **EXECUTIVE SUMMARY**

The Application Premises (“the Premises”) comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan (Portion of Chai Wan Inland Lot No. 179). It is located within Hing Man Estate and immediate west of Chai Wan Road. It is proposed to apply for the use of “Temporary Public Vehicle Park (for Parking of 19-Seat School Bus and/or Goods Vehicle)” for a period of 6 years at the Premises. The Premises involves 14 nos. of goods vehicle parking spaces and 2 nos. of loading/unloading spaces with a total floor area of about 375.0272m<sup>2</sup>.

In accordance with the Approved Chai Wan Outline Zoning Plan (OZP) No. S/H20/27 gazetted on 19.5.2024, the Premises falls within an area zoned “Residential (Group A)” (“R(A)”) in which “Public Vehicle Park (excluding Container Vehicle)” is a column 2 use. A planning permission for the proposed use from the Town Planning Board (“the Board”) is required.

The subject application is justified on the following grounds: 1) No Contravention to Long-term Planning Intention of the “R(A)” Zone; 2) Same Nature to the Existing Use; 3) Compatible with Surrounding Land Uses; 4) Coping with Shortage of Parking Spaces for Student Service Vehicles; 5) Low Demand for Goods Vehicle Parking Space; 6) No Adverse Traffic Impact; 7) No Impact to the Users of Hing Man Estate; 8) Previous Temporary Waiver Approval for Parking of Light Buses and Buses; and 9) Provision of Effective Fire Services Installations.

### 申請摘要

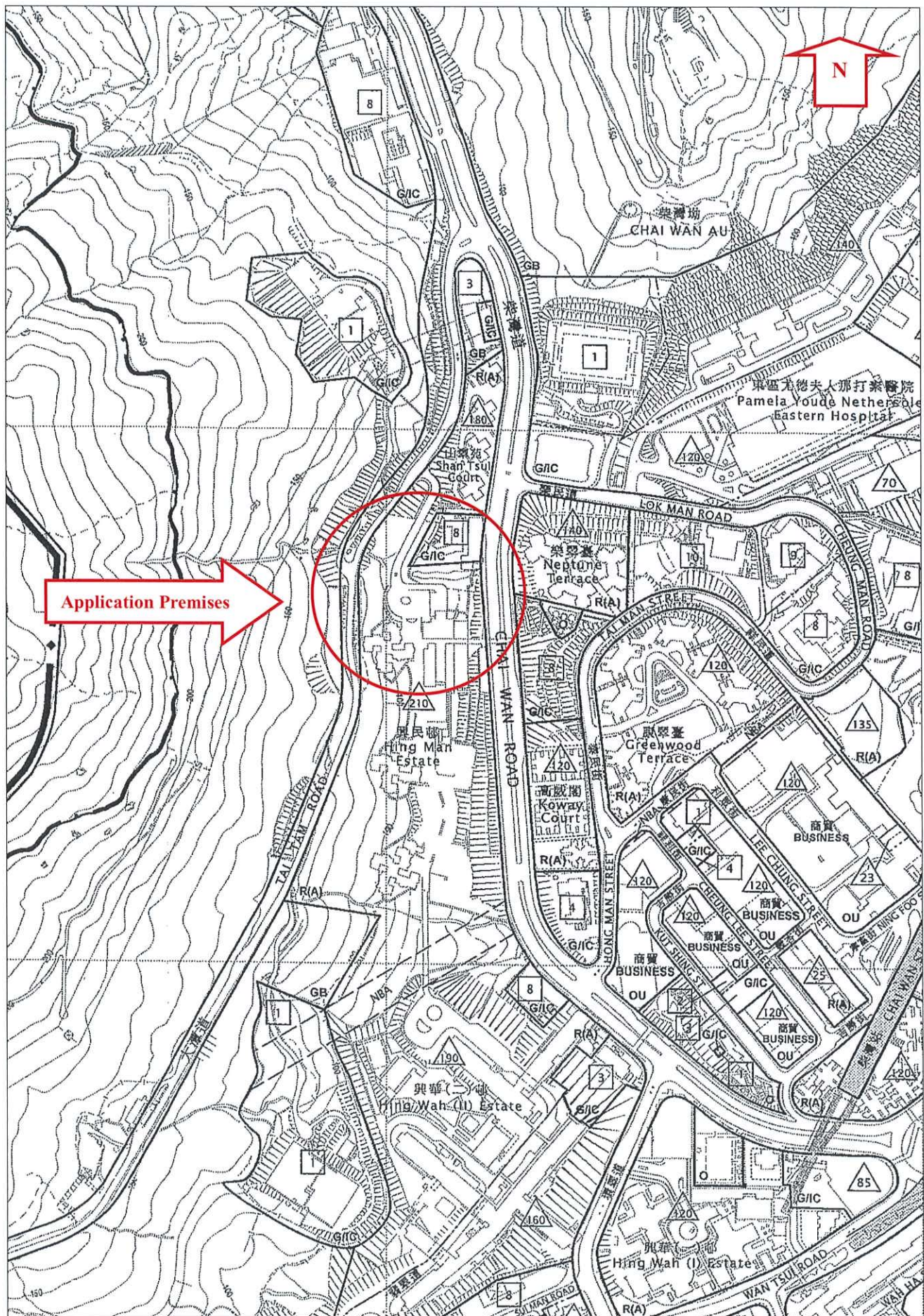
申請場地位於香港柴灣大潭道興民村商業停車場大樓及露天停車場三樓貨車泊車位編號 L1 至 L6 及 L12 至 L14，及五樓貨車泊車位編號 L7 至 L11 及兩個上落貨車位(柴灣內地段 179 號部份)。其座落於興民村及前臨柴灣道西面。現擬議把申請場地申請用作「臨時公眾停車場(供 19 座校巴及/或貨車停泊)」用途，為期六年。申請場地牽涉 14 個貨車泊車位及兩個上落貨車位，佔地面面積約 375.0272 平方米。

根據 2024 年 4 月 19 日刊憲的柴灣分區計劃大綱核准圖編號：S/H20/27，是項申請場地位於「住宅(甲類)」地帶之內。而「公眾停車場(貨櫃車除外)」屬第二欄用途。是項申請用途須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 沒有違反「住宅(甲類)」地帶之長遠規劃意向；2) 與現有用途的性質相同；3) 符合附近的土地用途；4) 應對學生服務車輛車位短缺情況；5) 貨車車位需求低；6) 不會帶來不良的交通影響；7) 不會影響興民邨的用家；8) 之前已有批出短期豁免書准許停泊小巴及巴士；及 9) 提供有效的消防裝置。

## **APPENDIX 1**

**Extract of Approved Chai Wan Outline Zoning Plan  
("OZP") No. S/H20/27 gazetted on 19.4.2024 and  
the Relevant Notes**



For Identification Only

**RESIDENTIAL (GROUP A)**

| Column 1<br>Uses always permitted   | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board   |
|---|---|
| Ambulance Depot<br>Flat<br>Government Use (not elsewhere specified)<br>House<br>Library<br>Market<br>Place of Recreation, Sports or Culture<br>Public Clinic<br>Public Transport Terminus or Station<br>(excluding open-air terminus or station)<br>Residential Institution<br>School (in free-standing purpose-designed<br>building only)<br>Social Welfare Facility<br>Utility Installation for Private Project | Commercial Bathhouse/Massage Establishment<br>Eating Place<br>Educational Institution<br>Exhibition or Convention Hall<br>Government Refuse Collection Point<br>Hospital<br>Hotel<br>Institutional Use (not elsewhere specified)<br>Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances<br>Office<br>Petrol Filling Station<br>Place of Entertainment<br>Private Club<br>Public Convenience<br>Public Transport Terminus or Station<br>(not elsewhere specified)<br>Public Utility Installation<br>Public Vehicle Park (excluding container vehicle)<br>Religious Institution<br>School (not elsewhere specified)<br>Shop and Services (not elsewhere specified)<br>Training Centre |

(please see next page)

**RESIDENTIAL (GROUP A) (cont'd)**

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

**Planning Intention**

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

**Remarks**

- (1) On land designated "Residential (Group A)" ("R(A)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "R(A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) A minimum 30m wide non-building area to the south of Hing Man Estate shall be provided as stipulated on the Plan. In addition, a minimum 20m wide non-building area shall be provided within Tsui Wan Estate (covering part of Tsui Wan Street), and a minimum 10m wide non-building area shall be provided from the lot boundary of Greenwood Terrace fronting Hong Man Street as stipulated on the Plan.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan or stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Planning Application under Section 16 of the  
Town Planning Ordinance (Cap. 131)

**Proposed Temporary Public Vehicle Park  
(for Parking of 19-Seat School Bus and/or Goods Vehicle)**

**For a Period of 6 Years**

**Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3,  
and Goods Vehicle Parking Space Nos. L7 to L11  
and Two Loading/Unloading Bays at Level 5**

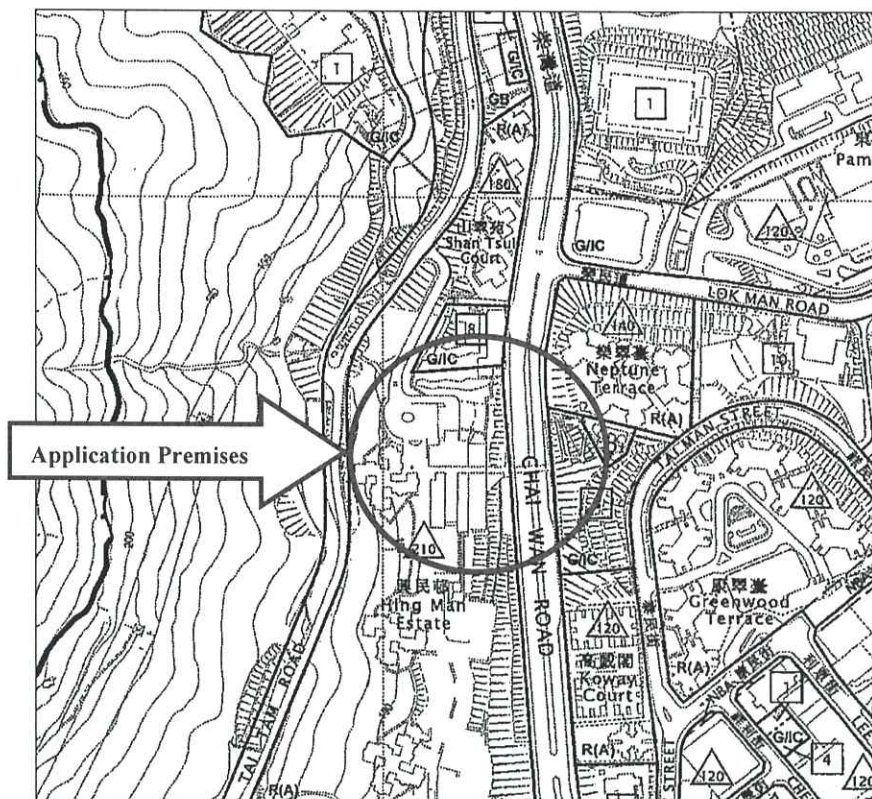
**Commercial / Car Park Block and Open Car Parks**

**Hing Man Estate**

**188 Tai Tam Road, Chai Wan**

**(Portion of Chai Wan Inland Lot No. 179)**

**Planning Statement**



Prepared by

**LANBASE Surveyors Limited**

May 2024

## EXECUTIVE SUMMARY

The Application Premises (“the Premises”) comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan (Portion of Chai Wan Inland Lot No. 179). It is located within Hing Man Estate and immediate west of Chai Wan Road. It is proposed to apply for the use of “Temporary Public Vehicle Park (for Parking of 19-Seat School Bus and/or Goods Vehicle)” for a period of 6 years at the Premises. The Premises involves 14 nos. of goods vehicle parking spaces and 2 nos. of loading/unloading spaces with a total floor area of about 375.0272m<sup>2</sup>.

In accordance with the Draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26 gazetted on 12.5.2023, the Premises falls within an area zoned “Residential (Group A)” (“R(A)”) in which “Public Vehicle Park (excluding Container Vehicle)” is a column 2 use. A planning permission for the proposed use from the Town Planning Board (“the Board”) is required.

The subject application is justified on the following grounds: 1) No Contravention to Long-term Planning Intention of the “R(A)” Zone; 2) Same Nature to the Existing Use; 3) Compatible with Surrounding Land Uses; 4) Coping with Shortage of Parking Spaces for Student Service Vehicles; 5) Low Demand for Goods Vehicle Parking Space; 6) No Adverse Traffic Impact; 7) No Impact to the Users of Hing Man Estate; 8) Previous Temporary Waiver Approval for Parking of Light Buses and Buses; and 9) Provision of Effective Fire Services Installations.

### 申請摘要

申請場地位於香港柴灣大潭道興民村商業停車場大樓及露天停車場三樓貨車泊車位編號L1至L6及L12至L14，及五樓貨車泊車位編號L7至L11及兩個上落貨車位(柴灣內地段179號部份)。其座落於興民村及前臨柴灣道西面。現擬議把申請場地申請用作「臨時公眾停車場(供19座校巴及/或貨車停泊)」用途，為期六年。申請場地牽涉14個貨車泊車位及兩個上落貨車位，佔地面面積約375.0272平方米。

根據2023年5月12日刊憲的柴灣分區計劃大綱草圖編號：S/H20/26，是項申請場地位於「住宅(甲類)」地帶之內。而「公眾停車場(貨櫃車除外)」屬第二欄用途。是項申請用途須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 沒有違反「住宅(甲類)」地帶之長遠規劃意向；2)與現有用途的性質相同；3) 符合附近的土地用途；4) 應對學生服務車輛車位短缺情況；5) 貨車車位需求低；6) 不會帶來不良的交通影響；7) 不會影響興民邨的用家；8) 之前已有批出短期豁免書准許停泊小巴及巴士；及9) 提供有效的消防裝置。

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| Appendix 2 | Location Plan  |
| Appendix 3 | Lot Index Plans  |
| Appendix 4 | Extract of General Building Plans (GBP)  |
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## 1. INTRODUCTION

- 1.1 The Application Premises (“Premises”) comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan (Portion of Chai Wan Inland Lot No. 179). In accordance with the Draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26 gazetted on 12.5.2023, the Premises falls within an area zoned “Residential (Group A)” (“R(A)”). Extract of the said OZP and the relevant Notes are enclosed at **Appendix 1**.
- 1.2 The subject building is a 6-storey integrated commercial / car park accommodation building completed in 1982. The Premises comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5. A planning permission is required for the proposed use of “Temporary Public Vehicle Park (for Parking of 19-Seat School Bus and/or Goods Vehicle)” under the “R(A)” zone in the said OZP.
- 1.3 The Applicant, also the registered owner, Ace Ample Hong Kong Limited, has commissioned Lanbase Surveyors Limited on its behalf to submit the subject planning application for “Temporary Public Vehicle Park (for Parking of 19-Seat School Bus and/or Goods Vehicle)” use under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.4 This Planning Statement serves to describe the applied use, existing condition of the Premises, and to provide planning justifications for the consideration of the Board.

## 2. APPLICATION PREMISES

- 2.1 The Premises comprises Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan (Portion of Chai Wan Inland Lot No. 179). Please refer to Location Plan at **Appendix 2**, Lot Index Plans at **Appendix 3** and General Building Plans (GBP) at **Appendix 4**. The Premises involves 14 nos. of goods vehicle parking spaces and 2 nos. of loading/unloading spaces with a total floor area of about 375.0272m<sup>2</sup>, as indicated in the Proposed Layout Plans at **Appendix 4**.
- 2.2 The subject building is located within Hing Man Estate and immediate west of Chai Wan Road. Please refer to Lot Index Plans at **Appendix 3** and Site Photos at **Appendix 8**.
- 2.3 The subject building is a 6-storey integrated commercial / car park accommodation building completed in 1982.
- 2.4 The subject building is held under the Government Lease of Chai Wan Inland Lot No. 179 and is restricted to non-industrial (excluding godown, hotel and petrol filling station) purposes and for the purposes of commercial and welfare facilities, and some other ancillary facilities.
- 2.5 Under Clause No. 3.22 of the Lease, the Premises is restricted to the use of goods vehicle park spaces.

**3. LOCALITY & ACCESSIBILITY**

- 3.1 The subject building is located within Hing Man Estate and immediate west of Chai Wan Road.
- 3.2 It is also located at about 80m southwest of Neptune Terrace.
- 3.3 There are mainly residential buildings together with community centre and playground located at the surrounding areas.
- 3.4 The accessibility of the Premises is good. There are various types of public transport such as buses, minibuses and taxis serving the area.

#### 4. TOWN PLANNING

- 4.1 According to the Draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26 gazetted on 12.5.2023, the Site falls within an area zoned “Residential (Group A)” (“R(A)”). Please refer to an extract of the OZP at **Appendix 1**.
- 4.2 This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.
- 4.3 On the land designated “R(A)”, 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 building height in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 4.4 On the land designated “R(A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height in terms of metres above Principal Datum, as stipulated on the Plan.
- 4.5 A minimum 30m wide non-building area to the south of Hing Man Estate shall be provided as stipulated on the Plan. In addition, a minimum 20m wide non-building area shall be provided within Tsui Wan Estate (covering part of Tsui Wan Street), and a minimum 10m wide non-building area shall be provided from the lot boundary of Greenwood Terrace fronting Hong Man Street as stipulated on the Plan.
- 4.6 Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph 4.3 and 4.4 above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- 4.7 Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan or state in paragraph 4.5 above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- 4.8 In accordance with the Notes of the OZP at **Appendix 1**, “Public Vehicle Park (excluding Container Vehicle)” use is under Column 2 and the temporary use exceeding 5 years which requires planning permission from the Board.

## 5. THE PROPOSED USE

### 5.1 The Applied Use

- 5.1.1 It is proposed to temporarily convert the existing 14 nos. of goods vehicle parking spaces to co-parking spaces of 19-seat school bus and goods vehicle for public use.
- 5.1.2 It is also proposed to temporarily accommodate night-time parking of goods vehicle for public use during the night-time period (00:00 to 06:00) at the existing 2 nos. of loading/unloading bays.

### 5.2 Application Area

The Premises involves 14 goods vehicle parking spaces and 2 nos. of loading/unloading spaces with a total floor area of about 375.0272m<sup>2</sup>. Please refer to GBP at **Appendix 4** and the Proposed Layout Plans at **Appendix 5**.

### 5.3 Parking Mode

Monthly parking mode would be adopted for the proposed co-parking spaces of school bus and goods vehicle, there would be low frequency of transportation i.e. about 2 times a day for each parking space.

## 6. JUSTIFICATIONS

### 6.1 No Contravention to Long-Term Planning Intention of the “R(A)” Zone

In accordance with the Draft Chai Wan Outline Zoning Plan (OZP) No. S/H20/26 gazetted on 12.5.2023, the Site falls within an area zoned “Residential (Group A)” (“R(A)”). This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. However, “Public Vehicle Park” is categorized as Column 2 use which is allowed for application to the Board. In addition, the proposal only involves the use of “Temporary Public Vehicle Park (for parking of 19-seat School Bus and/or Goods Vehicle)” for a period of 6 years. Therefore, long-term planning intention of the subject zone would not be contravened.

### 6.2 Same Nature to the Existing Use

The existing use of the Premises is goods vehicle parking space. The current proposal only involves temporary conversion of the existing goods vehicle parking spaces to co-parking spaces of 19-seat school bus and goods vehicle, and temporary night-time goods vehicle parking spaces at the existing loading/unloading bays. The nature of the existing use and the proposed use is same. Therefore, the proposed temporary use should be acceptable.

### 6.3 Compatible with Surrounding Land Uses

The Premises is situated at a 6-storey integrated commercial / car park accommodation building and the dominant use of the building is car parking. Therefore, the proposed temporary parking use is compatible with the surrounding uses.

### 6.4 Coping with Shortage of Parking Spaces for Student Service Vehicles

According to Education Bureau Circular Memorandum No. 26/2019, there is government policy of opening up school parking spaces to student service vehicles scheme during non-school hours to alleviate the shortage of parking spaces for student service vehicles (i.e. school buses and private light buses). The proposed “Temporary Public Vehicle Park (for parking of 19-seat School Bus and/or Goods Vehicle)” should be able to cope with the consistent shortage of parking space for student service vehicles.

## **6.5 Low Demand for Goods Vehicle Parking Space**

According to the Parking Survey Records of Goods Vehicle provided at **Appendix 6**, there were only 5 nos. of goods vehicle parking spaces occupied at maximum during overnight time (00:00 to 06:00) during both weekday and weekend. Due to this low demand for the goods vehicle parking spaces, it is proposed to temporarily convert the existing goods vehicle parking spaces to the shared parking spaces of school bus and goods vehicle parking spaces to help alleviate the shortage of parking space for student service vehicles. To make more efficient use of the existing resources, it is also proposed to make use of the existing two loading/unloading bays for night-time parking of goods vehicles in order to cope with the sudden demand if the parking spaces are mostly occupied by school bus.

## **6.6 No Adverse Traffic Impact**

- 6.6.1 According to the Parking Survey Records of Goods Vehicle provided at **Appendix 6**, there were only 5 nos. of goods vehicle parking spaces occupied at maximum during overnight time (00:00 to 06:00) during the weekdays. There would be a total of 10 trips per day during the weekdays (i.e. 2 times a day for each goods vehicle).
- 6.6.2 With reference to the above, it is assumed that there would be 11 parking spaces available for school bus use. In this connection, there would be a total of 22 trips per day during the school days (i.e. 2 times a day for each school bus for accommodating the school pick up / drop off times - (i) the school bus would be driven out at around 05:45 and driven in at around 10:00 in the morning school hours; and the school buses would be driven out at around 14:00 and driven in at around 17:00 in the afternoon school hours).
- 6.6.3 Therefore, the frequency of transportation is low and no adverse traffic impact is anticipated.

## **6.7 No Impact to the Users of Hing Man Estate**

Monthly parking mode would be adopted for the subject parking spaces. In order to avoid any impacts to the users from Hing Man Estate, priority application for renting parking spaces would be offered to them and priority waiting list would also be offered to them when the car parking spaces are fully occupied. As the subject parking spaces and the subject building are all owned and managed by the same registered owner, this arrangement manageable.

**6.8 Previous Temporary Waiver Approval for Parking of Light Buses and Buses**

There was a temporary waiver granted by Lands Department in 2016 to permit parking of light buses (including both private and public), buses (including both private and public), special purpose vehicles all licensed under the Road Traffic Ordinance on the subject goods vehicle parking spaces L1 to L6. As the nature of the proposed parking of school bus and the waiver permitted parking of light bus and bus is similar, the proposed “Temporary Public Vehicle Park (for parking of 19-seat School Bus and/or Goods Vehicle)” at the Premises should be acceptable.

**6.9 Provision of Effective Fire Service Installations**

Effective fire services installations (FSIs) have been provided on the subject property. If required, approved condition with regard to submission and implementation of fire service installations proposal for the planning permission is acceptable. Please see the approved GBP with FSIs and the relevant fire certificates FS 251 at **Appendix 7**. In addition, there are no electric vehicle charging facilities provided in the Premises. Therefore, no additional fire service requirement is required.

## 7. CONCLUSION

7.1 The Applicant applies to the Board for the use of “Temporary Public Vehicle Park (for Parking of 19-seat School Bus and/or Goods Vehicle)” for a period of 6 years in the Application Premises under Section 16 of the Town Planning Ordinance.

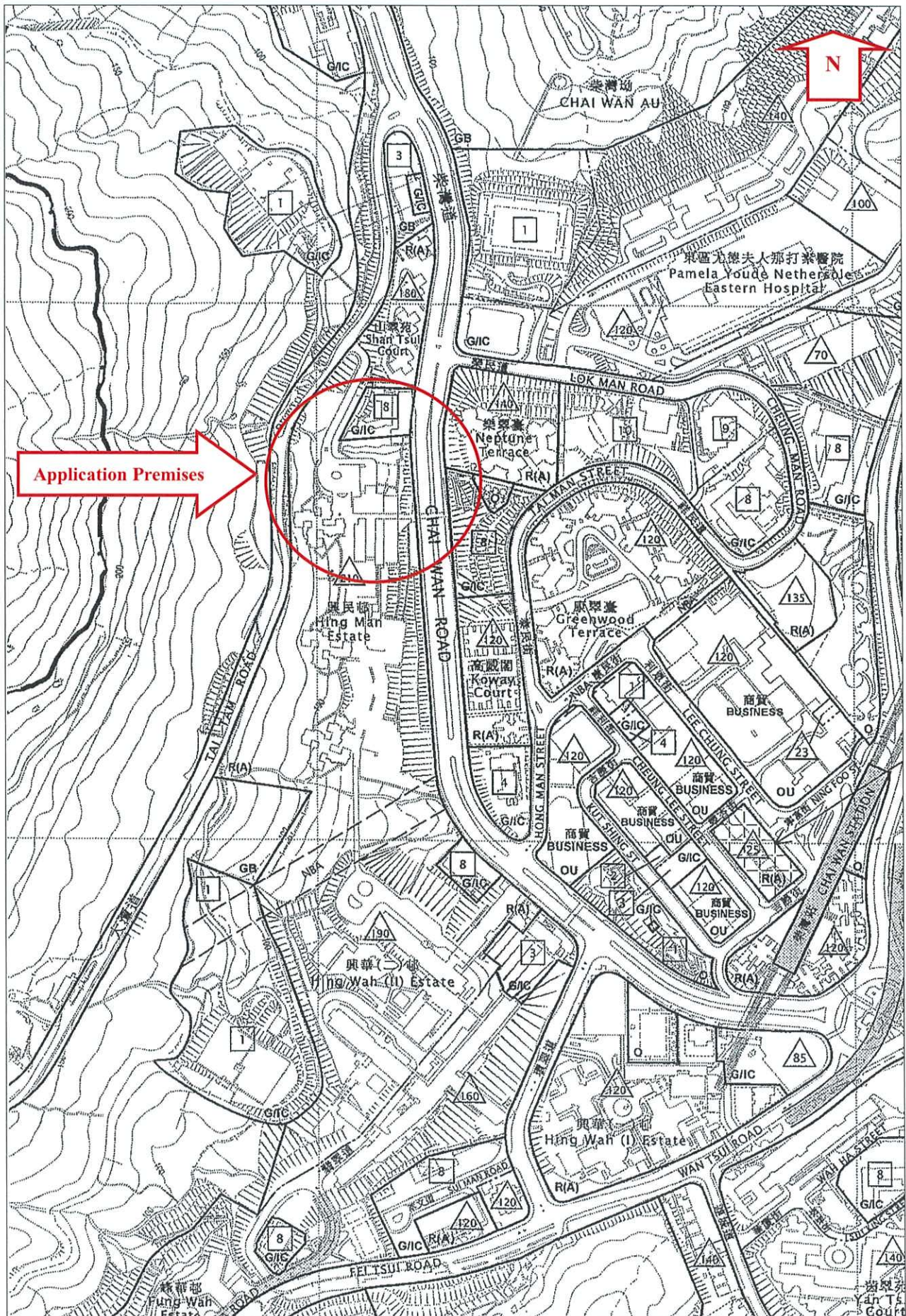
7.2 With regard to the followings:

- no contravention to long-term planning intention of the “R(A)” zone;
- same nature to the existing use;
- compatible with surrounding land uses;
- coping with shortage of parking spaces for student service vehicles;
- low demand for goods vehicle parking space;
- no adverse traffic impact;
- no impact to the users of Hing Man Estate;
- previous temporary waiver approval for parking of light buses and buses; and
- provision of effective fire service installations,

the Board is requested to approve the proposed “Temporary Public Vehicle Park (for Parking of 19-seat School Bus and/or Goods Vehicle)” at the Application Premises.

## **APPENDIX 1**

**Extract of Draft Chai Wan Outline Zoning Plan (“OZP”) No.  
S/K5/39 gazetted on 12.5.2023 and  
the Relevant Notes**



For Identification Only

**RESIDENTIAL (GROUP A)**

| Column 1<br>Uses always permitted  | Column 2<br>Uses that may be permitted with or<br>without conditions on application<br>to the Town Planning Board |
|--|---|
| Ambulance Depot  | Commercial Bathhouse/Massage Establishment  |
| Flat   | Eating Place  |
| Government Use (not elsewhere specified)   | Educational Institution   |
| House  | Exhibition or Convention Hall   |
| Library  | Government Refuse Collection Point  |
| Market   | Hospital  |
| Place of Recreation, Sports or Culture   | Hotel   |
| Public Clinic  | Institutional Use (not elsewhere specified)   |
| Public Transport Terminus or Station<br>(excluding open-air terminus or station) | Mass Transit Railway Vent Shaft and/or Other Structure<br>above Ground Level other than Entrances                 |
| Residential Institution  | Office  |
| School (in free-standing purpose-designed<br>building only)                      | Petrol Filling Station  |
| Social Welfare Facility  | Place of Entertainment  |
| Utility Installation for Private Project   | Private Club  |
|  | Public Convenience  |
|  | Public Transport Terminus or Station<br>(not elsewhere specified)   |
|  | Public Utility Installation   |
|  | Public Vehicle Park (excluding container vehicle)   |
|  | Religious Institution   |
|  | School (not elsewhere specified)  |
|  | Shop and Services (not elsewhere specified)   |
|  | Training Centre   |

(please see next page)

**RESIDENTIAL (GROUP A) (cont'd)**

---

In addition, the following uses are always permitted  
(a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

---

Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

**Planning Intention**

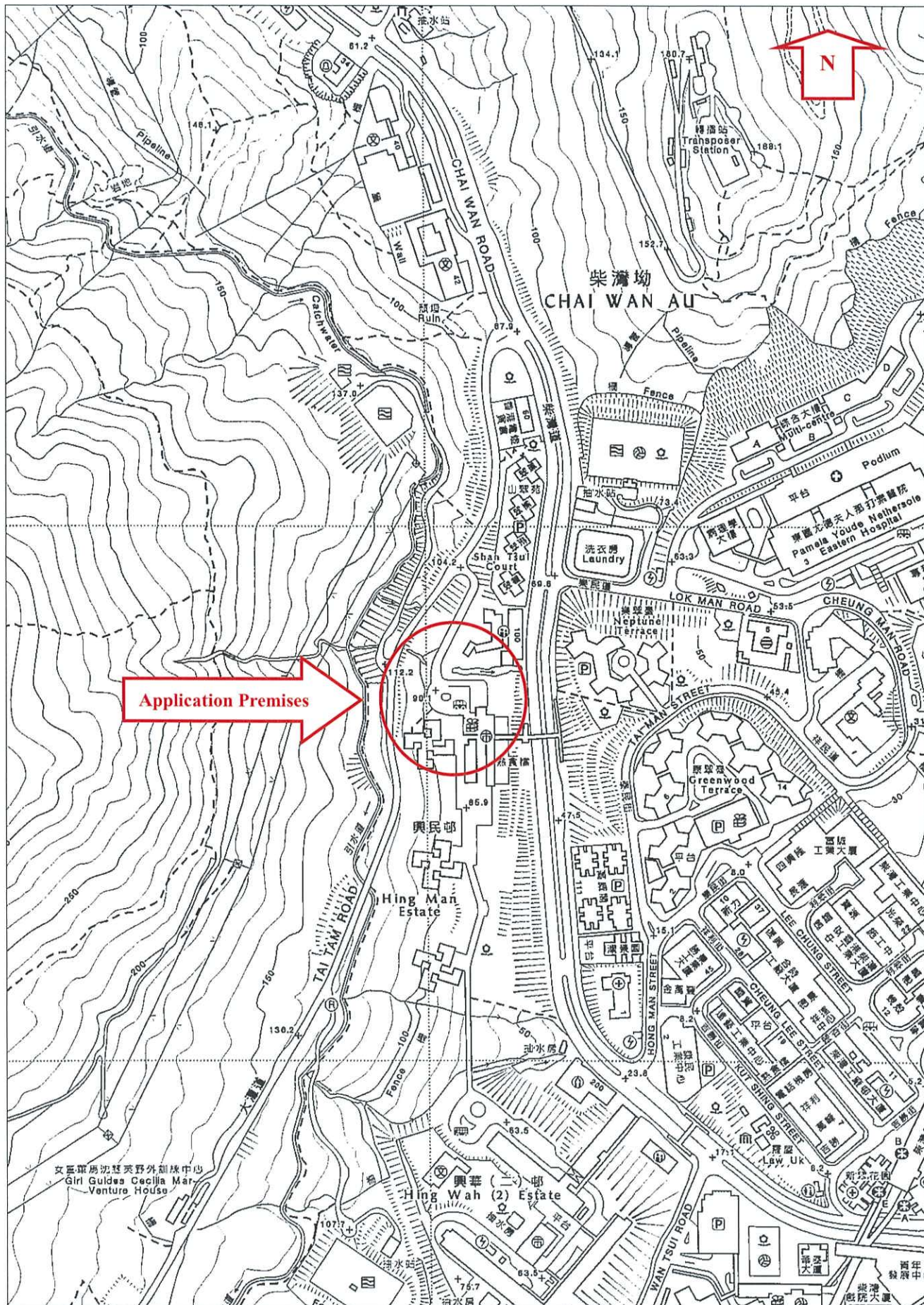
This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

**Remarks**

- (1) On land designated "Residential (Group A)" ("R(A)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "R(A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of metres above Principal Datum, as stipulated on the Plan.
- (3) A minimum 30m wide non-building area to the south of Hing Man Estate shall be provided as stipulated on the Plan. In addition, a minimum 20m wide non-building area shall be provided within Tsui Wan Estate (covering part of Tsui Wan Street), and a minimum 10m wide non-building area shall be provided from the lot boundary of Greenwood Terrace fronting Hong Man Street as stipulated on the Plan.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraphs (1) and (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan or stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

## **APPENDIX 2**

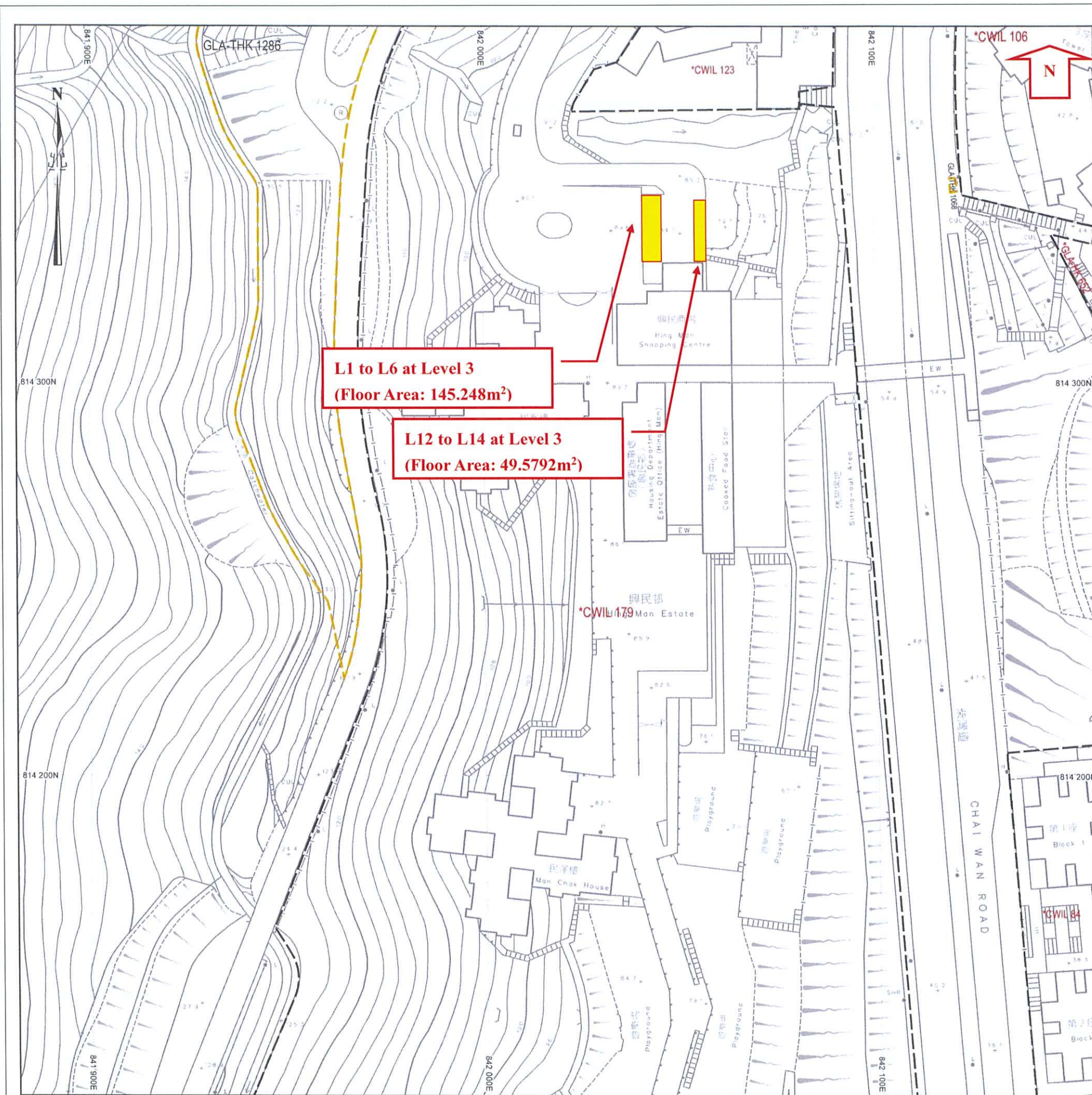
### **Location Plan**



For Identification Only

## **APPENDIX 3**

### **Lot Index Plans**



# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

**For Identification Only**



地政總署測繪處  
Survey and Mapping Office  
Lands Department

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比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres

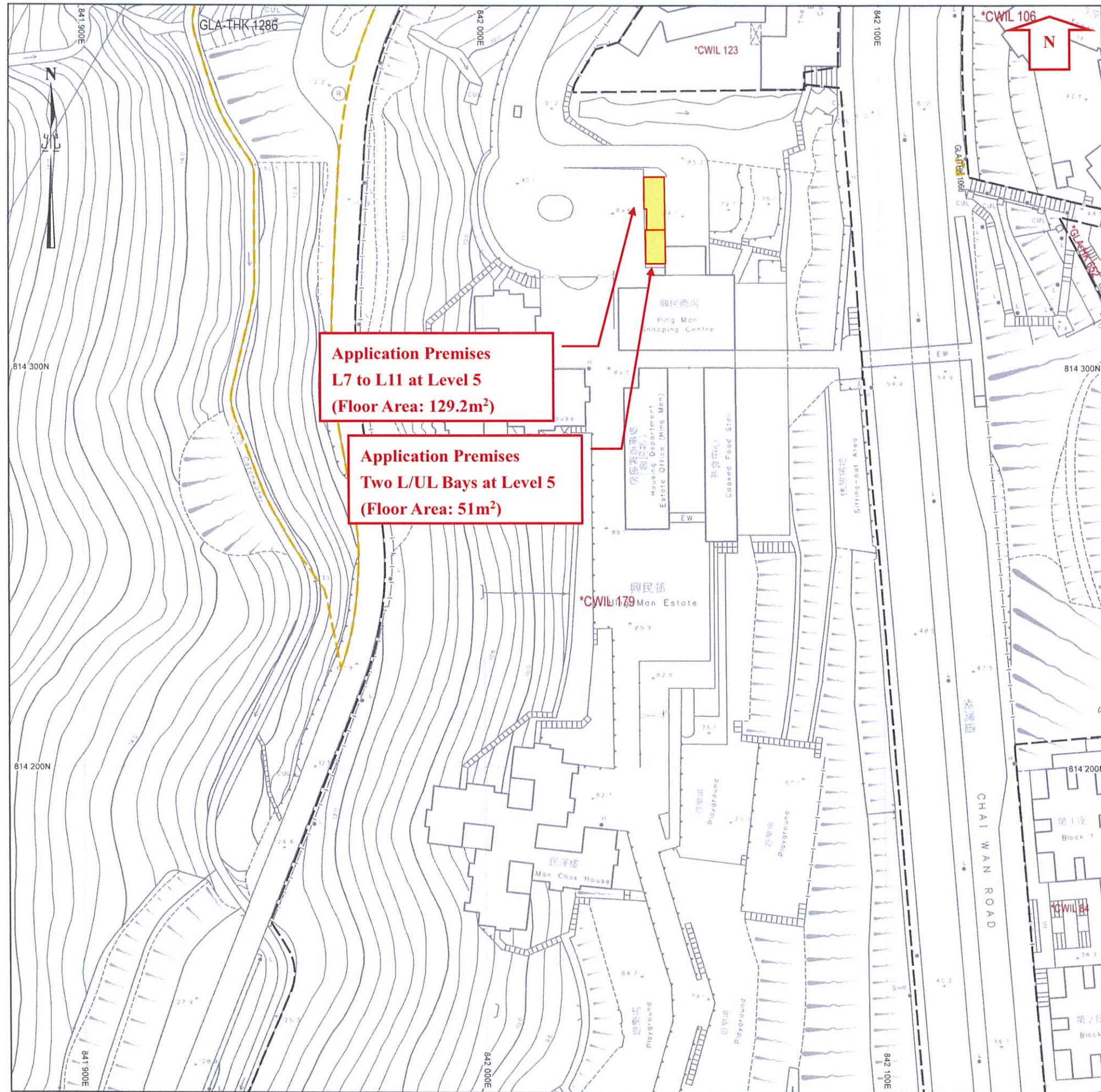
Locality :

Lot Index Plan No. : ags\_S00000122141\_0001

District Survey Office : Lands Information Center

Date :09-Jan-2024

Reference No. : 11-SE-18B,11-SE-19A



# 地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
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比例尺 SCALE 1:1 000  
metres 10 0 10 20 30 40 50 metres

Locality :

Lot Index Plan No. : ags\_S00000122141\_0001

District Survey Office : Lands Information Center

Date :09-Jan-2024

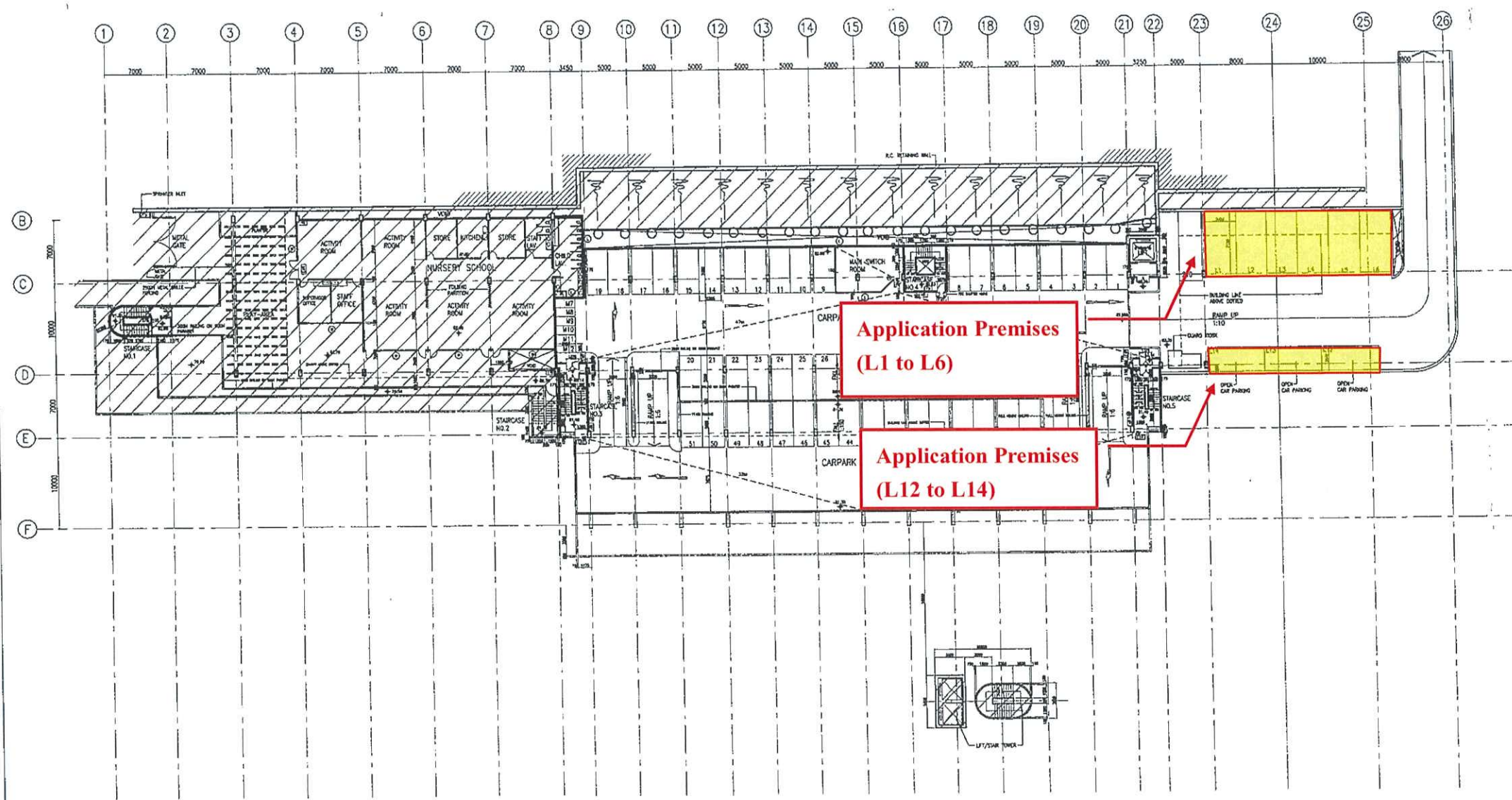
Reference No. : 11-SE-18B,11-SE-19A

## **APPENDIX 4**

### **Extract of General Building Plan**

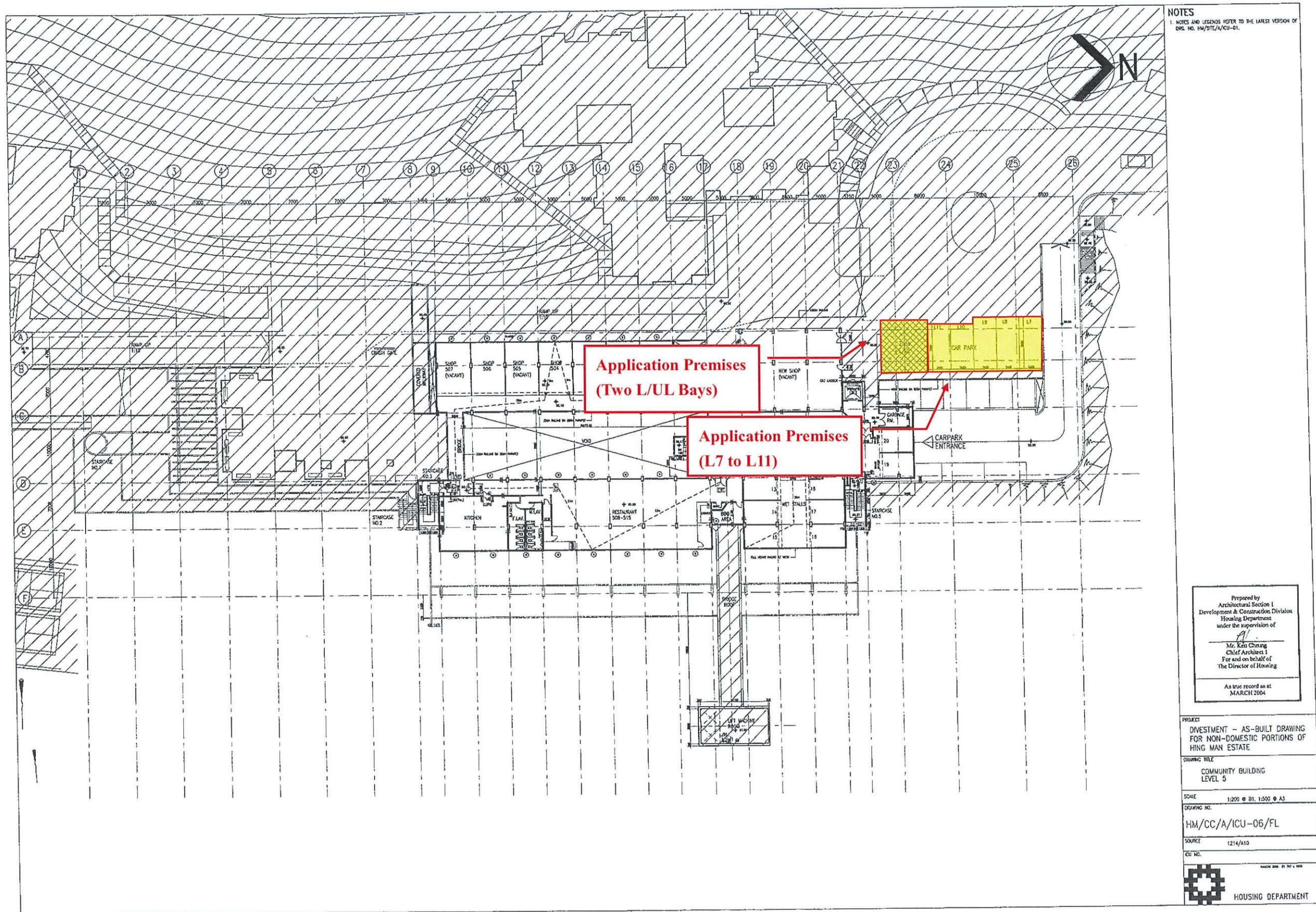


NOTES  
1. NOTES AND LEGENDS REFER TO THE LATEST VERSION OF  
Dwg. No. HA/SITE/ICU-01.



Prepared by  
Architectural Section 1  
Development & Construction Division  
Housing Department  
under the supervision of  
  
Mr. Ken Cheung  
Chief Architect 1  
For and on behalf of  
The Director of Housing  
  
As true record at  
MARCH 2004

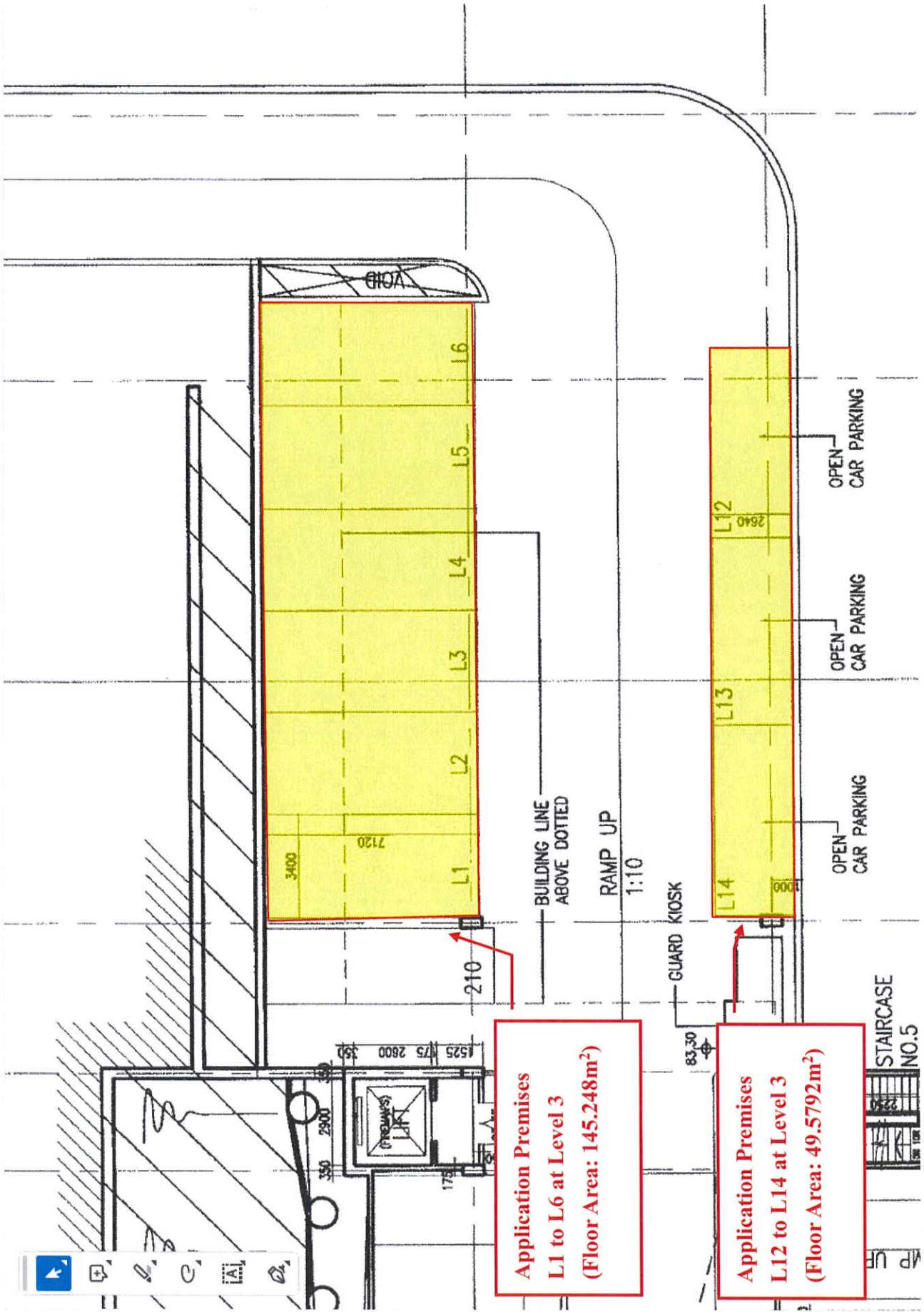
|               |  |
|---------------|--|
| PROJECT       | DIVESTMENT - AS-BUILT DRAWING<br>FOR NON-DOMESTIC PORTIONS OF<br>HING MAN ESTATE |
| DRAWING TITLE | COMMUNITY BUILDING<br>LEVEL 3  |
| SCALE         | 1:200 @ B1, 1:500 @ A3   |
| DRAWING NO.   | HM/CC/A/ICU-04/FL  |
| SOURCE        | 1214/AB  |
| ICU NO.       |  |
|               | HOUSING DEPARTMENT   |

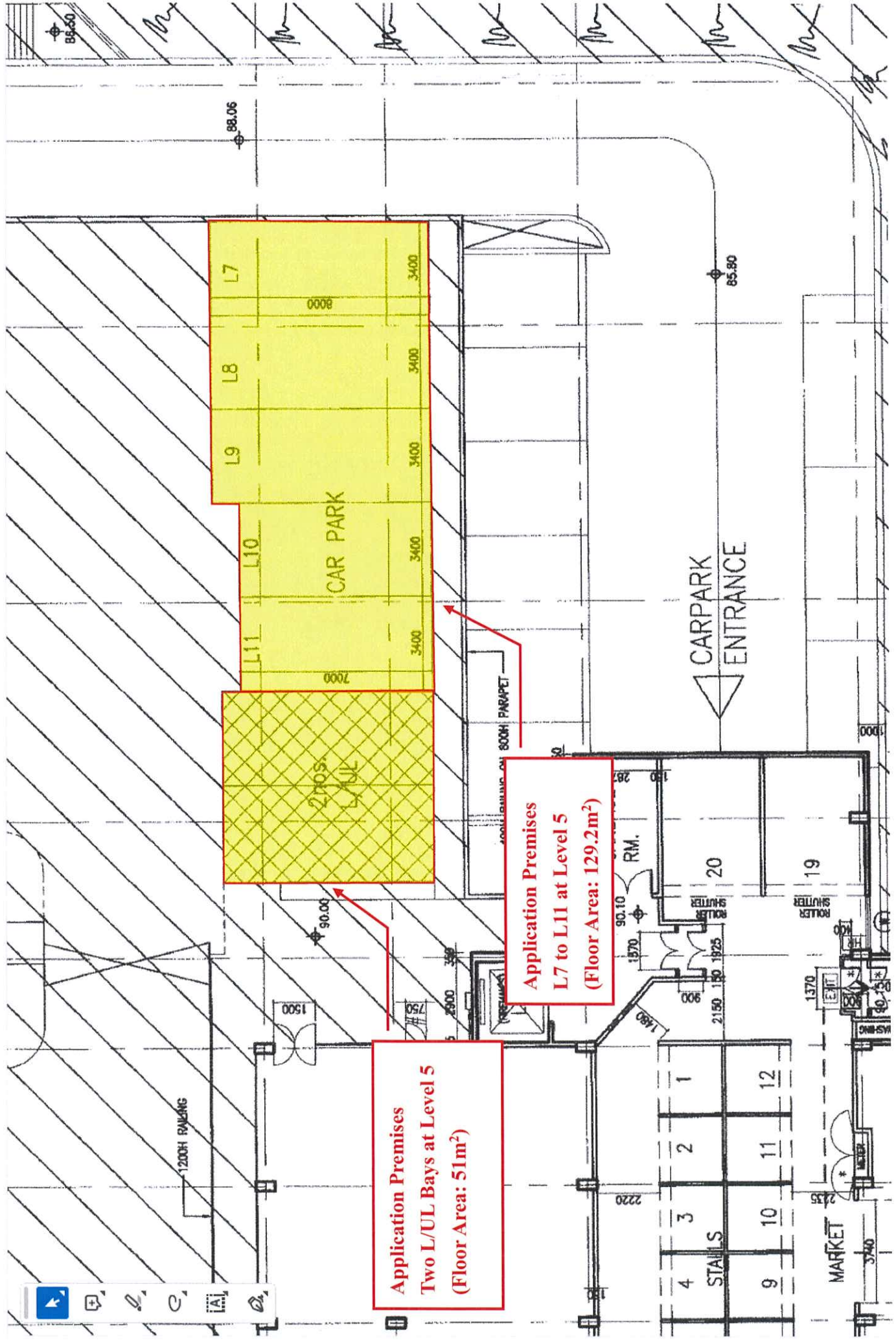


For Identification Only

## **APPENDIX 5**

### **Proposed Layout Plans**





## **APPENDIX 6**

### **Parking Survey for Number of Goods Vehicle Parking**

### Parking Survey for No. of Goods Vehicle Parking

| 1/3 (Fri) | Parking No. | 2/3 (Sat) | Parking No. | 4/3 (Mon) | Parking No. |
|-----------|-------------|-----------|-------------|-----------|-------------|
| 0:00      | 4           | 0:00      | 5           | 0:00      | 5           |
| 1:00      | 4           | 1:00      | 5           | 1:00      | 5           |
| 2:00      | 4           | 2:00      | 5           | 2:00      | 5           |
| 3:00      | 4           | 3:00      | 5           | 3:00      | 5           |
| 4:00      | 4           | 4:00      | 5           | 4:00      | 5           |
| 5:00      | 4           | 5:00      | 5           | 5:00      | 5           |
| 6:00      | 4           | 6:00      | 5           | 6:00      | 5           |
|           |             |           |             |           |             |
| 9:00      | 3           | 9:00      | 1           | 9:00      | 0           |
| 10:00     | 1           | 10:00     | 0           | 10:00     | 0           |
| 11:00     | 0           | 11:00     | 0           | 11:00     | 0           |
| 12:00     | 1           | 12:00     | 2           | 12:00     | 2           |
| 13:00     | 0           | 13:00     | 0           | 13:00     | 2           |
| 14:00     | 0           | 14:00     | 0           | 14:00     | 2           |
| 15:00     | 1           | 15:00     | 0           | 15:00     | 2           |
| 16:00     | 0           | 16:00     | 3           | 16:00     | 2           |

## **APPENDIX 7**

### **Approved GBP with FSIs and the Relevant Fire Certificates**

## 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

A 9309416

Name of Client:

顧客姓名

Synergis Facility Management Limited O/B Ace Precision Investments Limited

Name of Building:

樓宇名稱

Hing Man Shopping Centre &amp; Carpark

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Hing Man Estate

Block:

座

District:

分區

Chai Wan

Area:

地區

☒ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型:

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

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

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|------------------|----------------|---------------------------|-----------------------------------|----------------------------------|
|                   |                  |                | NIL                       |                                   |                                  |

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

| Code 編碼<br>(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<br>完成日期(DD/MM/YY) |
|-------------------|---|----------------|---|--------------------------------|-----------------------------------|
| 24                | Portable Fire Extinguisher                | G/F            | Supply & replace 5 kg CO2 (gas) type F.E. x 1 no. | Conforms with FSD requirements | 02 Nov, 2023                      |
| 25                | Portable Hand-operated Approved Appliance | L2/F           | Supply & install sand bucket x 1 no.              | Conforms with FSD requirements | 02 Nov, 2023                      |
| 25                | Portable Hand-operated Approved Appliance | L2/F           | Supply & replace sand bucket x 2 nos.             | Conforms with FSD requirements | 02 Nov, 2023                      |

## Part 3 第三部 Defects 損壞事項

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

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

本人/特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之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之規格, 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

CHAN KING SUM

RC3/819

Galaxy Engineering Holding Company Limited

9107 9494 / 2529 4885

02 Nov, 2023

For FSD use only:

Inspected

Key-in

Verified

## 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

A 9299785

Name of Client:

顧客姓名

Synergis Facility Management Limited O/B Ace Precision Investments Limited

Name of Building:

樓宇名稱

Hing Man Shopping Centre &amp; Carpark

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Hing Man Estate

Block:

座

District:

分區

Chai Wan

Area:

地區

☒ HK 香港☐ K 九龍☐ NT 新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

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

| Code 編號<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|------------------|----------------|---------------------------|-----------------------------------|----------------------------------|
|                   |                  |                | NIL                       |                                   |                                  |

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

| Code 編號<br>(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<br>完成日期(DD/MM/YY) |
|-------------------|-------------------------|------------------|---|--------------------------------|-----------------------------------|
| 13                | Fire Alarm System (MFA) | L4/F             | Supply & replace breakglass unit x 1 no.  | Conforms with FSD requirements | 02 Nov, 2023                      |
| 13                | Fire Alarm System (MFA) | L4/F             | Supply & replace battery x 2 nos.         | Conforms with FSD requirements | 02 Nov, 2023                      |
| 15                | Fire Detection System   | L3/F, L5/F       | Supply & replace heat detector x 2 nos.   | Conforms with FSD requirements | 02 Nov, 2023                      |
| 16                | FM/HR System            | L3/F, L1/F       | Supply & replace nozzle box x 2 nos.      | Conforms with FSD requirements | 02 Nov, 2023                      |
| 16                | FM/HR System            | L3/F, L2/F, L1/F | Supply & replace hose guide x 5 nos.      | Conforms with FSD requirements | 02 Nov, 2023                      |
| 16                | FM/HR System            | L5/F             | Overhaul F.S. inlet x 4 nos.              | Conforms with FSD requirements | 02 Nov, 2023                      |
| 28                | Sprinkler System        | L4/F             | Overhaul sprinkler inlet x 2 nos.         | Conforms with FSD requirements | 02 Nov, 2023                      |
| 28                | Sprinkler System        | L4/F             | Overhaul sprinkler control valve x 2 nos. | Conforms with FSD requirements | 02 Nov, 2023                      |

## Part 3 第三部 Defects 損壞事項

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

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

本人/諸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之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

TING TIN YAU

RC 1/488, RC 2/661

Galaxy Engineering Holding  
Company Limited

9107 9494 / 2529 4885

02 Nov, 2023

For FSD  
use only:

Inspected

Key-in

Verified

SD Ref.:  
消防處編號

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

A 9203001

Name of Client / 顧客姓名: Synergis Facility Management Limited O/B Ace Precision Investments Limited

Name of Building / 樓宇名稱: Hing Man Shopping Centre & Carpark

Street No./Town Lot / 門牌號數/市地段: Street/Road/Estate Name / 街道/屋苑名稱: Hing Man Estate

Block / 座: District / 分區: Chai Wan Area / 地區: ☒ HK 香港 ☐ K 九龍 ☐ NT 新界

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

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

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

| Code 編號 (1-35) | Type of FSI 裝置類型        | Location(s) 位置               | Comment on Condition 狀況評述                          | Completion Date 完成日期(DD/MM/YY) | Next Due Date 下次到期日(DD/MM/YY) |
|----------------|-------------------------|------------------------------|--|--------------------------------|-------------------------------|
| 11             | Emergency Lighting      | Whole Building (Common Area) | Conforms with FSD requirements                     | 07 May, 2023                   | 08 May, 2024                  |
| 12             | Exit Sign               | Whole Building               | Conforms with FSD requirements                     |                                |                               |
| 13             | Fire Alarm System (MFA) | Whole Building               | Conforms with FSD requirements (Defect see part 3) | 08 May, 2023                   | 08 May, 2024                  |
| 15             | Fire Detection System   | Whole Building               | Conforms with FSD requirements (Defect see part 3) | 08 May, 2023                   | 08 May, 2024                  |
| 16             | FM / HR System          | Whole Building               | Conforms with FSD requirements (Defect see part 3) | 09 May, 2023                   | 08 May, 2024                  |
| 17             | Fire Stutter x 1 no     | LS                           | Conforms with FSD requirements (Defect see part 3) | 09 May, 2023                   | 08 May, 2024                  |
| 28             | Sprinkler System        | Whole Building               | Conforms with FSD requirements (Defect see part 3) | 09 May, 2023                   | 08 May, 2024                  |

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

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

Part 3 第三部 Defects 損壞事項

| Code 編號 (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             | Fire Alarm System (MFA) | LAIF             | Breakglass unit malfunction x 1 no.  | Need replacement            |
| 13             | Fire Alarm System (MFA) | LAIF             | Battery fault x 2 nos  | Need replacement            |
| 15             | Fire Detection System   | L3/F, L3/F       | Heat detector malfunction x 4 nos.   | Need replacement            |
| 16             | FM/HR System            | L3/F, L1/F       | Nozzle box damage x 2 nos.   | Need replacement            |
| 16             | FM/HR System            | L3/F, L2/F, L1/F | Hose guide damage x 5 nos.   | Need replacement            |
| 16             | FM/HR System            | L3/F             | F.S. inlet need to inspect the condition x 4 nos. (Refer to FSD circular letter 3/2021)              | Need overhaul / replacement |
| 25             | Sprinkler System        | LAIF             | Sprinkler inlet need to inspect the condition x 3 nos. (Refer to FSD circular letter 3/2021)         | Need overhaul / replacement |
| 26             | Sprinkler System        | LAIF             | Sprinkler control valve need to inspect the condition x 2 nos. (Refer to FSD circular letter 3/2021) | Need overhaul / replacement |

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之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

TING TIN YAU  
RC 1/488, RC 2/661

Galaxy Engineering Holding Company Limited

9107 9494 / 2529 4885

09 May, 2023

For FSD use only:

Inspected

Key-in

Verified

SD Ref.:  
消防處檔號

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

A 9205135

Name of Client:

顧客姓名

Synergis Facility Management Limited O/B Ace Precision Invertments Limited

Name of Building:

樓宇名稱

Hing Man Shopping Centre & Carpark

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Hing Man Estate

Block:

座

District:

分區

Chai Wan

Area:

地區

☒ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial 商業

☐ Domestic 住宅

☐ Composite 綜合

☐ Licensed premises 持牌處所

☐ Institutional 社團

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

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

| Code 編號<br>(1-35) | Type of FSI 裝置類型  | Location(s) 位置 | Comment on Condition 狀況評述                             | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|---|----------------|---|-----------------------------------|----------------------------------|
| 24                | Portable Fire Extinguisher<br>5 kg dry powder type<br>F. E. x 1 no.   | L3             | Conforms with FSD requirements                        | 09 May, 2023                      | 08 May, 2024                     |
|                   | 5 kg CO2 (gas) type<br>F. E. x 5 nos                                  | L3, C/F, R/F   | Conforms with FSD requirements<br>(Defect see part 3) | 09 May, 2023                      | 08 May, 2024                     |
|                   | 9 litres water type<br>F. E. x 12 nos                                 | L1, L2, L3     | Conforms with FSD requirements                        | 09 May, 2023                      | 08 May, 2024                     |
| 25                | Portable Hand-operated<br>Approved Appliance<br>Sand Bucket x 15 nos. | L1, L2, L3     | Conforms with FSD requirements (Defect see part 3)    | 09 May, 2023                      | 08 May, 2024                     |

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

| Code 編號<br>(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<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | NIL                                |                           |                                   |

Part 3 第三部 Defects 損壞事項

| Code 編號<br>(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                | Portable Fire Extinguisher                   | C/F            | 5 kg CO2 (gas) type F.E. expired<br>x 1 no. | Need hydraulic test / replacement |
| 25                | Portable Hand-operated<br>Approved Appliance | L2/F           | Sand bucket missing x 1 no.                 | Need supply                       |
| 25                | Portable Hand-operated<br>Approved Appliance | L2/F           | Sand bucket damage x 2 nos.                 | Need replacement                  |

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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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



CHAN KING SU

RC3/819

Galaxy Engineering Holding  
Company Limited

9107 9494 / 2529 4885

09 May, 2023

For FSD  
use only:

Inspected

Key-in

Verified

SD Ref.: \_\_\_\_\_  
消防處接統

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

A 9205154

Name of Client: 顧客姓名  
Synergis Facility Management Limited O/B Ace Precision Invertments Limited

Name of Building: 樓宇名稱  
Hing Man Shopping Centre & Carpark

Street No./Town Lot: 門牌號數/市地段  
Street/Road/Estate Name: 街道/屋苑名稱  
Hing Man Estate

Block: 座  
District: 分區  
Chai Wan  
Area: 地區  
☒ HK 香港 ☐ K 九龍 ☐ NT 新界

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

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

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝設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<br>(1-35) | Type of FSI 裝置類型   | Location(s) 位置                    | Comment on Condition 狀況評述      | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|--|-----------------------------------|--------------------------------|-----------------------------------|----------------------------------|
| 24                | Portable Fire Extinguisher<br>5 kg CO2 (gas) type<br>P. E. x 2 nos.  | Generator & Fuel<br>Tank Room, L3 | Conforms with FSD requirements | 09 May, 2023                      | 08 May, 2024                     |
| 25                | Portable Hand-operated<br>Approved Appliance<br>Sand Bucket x 2 nos. | Generator & Fuel<br>Tank Room, L3 | Conforms with FSD requirements | 09 May, 2023                      | 08 May, 2024                     |

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

| Code 編碼<br>(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<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | NIL                                |                           |                                   |

Part 3 第三部 Defects 損壞事項

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

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

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈之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。

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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

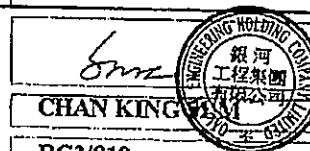
Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期



CHAN KING

RC3/819

Galaxy Engineering Holding Company Limited

9107 9494 / 2529 4885

09 May, 2023

For FSD use only:

Inspected

Key-in

Verified

## GENERAL NOTES:

- THE ASA PORTION IS THE ASA SUBMISSION AREA ONLY. ALL THE OTHER PARTS OF THE BUILDING / IN THIS DRAWINGS ARE EXISTING CONDITION AND DO NOT FORM PART OF THIS SUBMISSION.
- NO WORKS TO BE COMMENCED UNLESS CONSENT FOR COMMENCEMENT OF WORKS HAS BEEN OBTAINED FROM ICU. DEMOLITION OF EXISTING PARTITION WALL TO BE SUBMITTED THROUGH MINOR WORK CONTROL SYSTEM OR TO BE EXEMPTED BUILDING WORKS UNDER BPHR 41.
- EXISTING F.R.R. TO ELEMENTS OF CONSTRUCTION INSIDE THE BUILDING AREA REMAIN UNCHANGED.
- MIN CLEAR HEIGHT FROM FLOOR TO CEILING SHOULD BE 2500MM. MIN CLEAR HEIGHT FROM FLOOR TO UNDERSIDE OF BEAM SHOULD BE 2300MM.
- ALL NEW PARTITIONS SHOULD BE BUILT BY FULL HEIGHT LIGHT-WEIGHT BLOCK WALL OF C20/25 UNLESS OTHERWISE SPECIFIED.
- EVERY OPENING FOR PASSAGE OF AIR-CONDITIONING DUCTS, VENTILATION DUCTS, ELECTRICAL TRUNKINGS, CONDENSATE PIPES, CABLES AND THE LIKE THROUGH A FIRE BARRIER SHOULD BE PROTECTED WITH FIRE DAMPERS OR OTHER SATISFACTORY FORM OF FIRE STOP TO MAINTAIN THE REQUIRED F.R.R. OF THAT FIRE BARRIER AS PER CLAUSE 9.2 OF FS CODE 2011.
- MIN HEADROOM OF EXIT ROUTES SHOULD BE 2000MM.
- ALL ASA PORTIONS TO COMPLY WITH BUILDING (PLANNING) REGULATIONS 72 & DESIGN MANUAL OF BARRIER FREE ACCESS 2008.
- THIS SUBMISSION COMPLIES WITH CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011 AND CODE OF PRACTICE FOR BUILDING WORKS FOR LIFTS AND ESCALATORS 2011.
- STRUCTURAL AND DRAINAGE DETAILS TO BE SUBMITTED SEPARATELY.
- ARTIFICIAL LIGHTING TO BE PROVIDED FOR THE AREAS WITHOUT NATURAL LIGHTING WHERE REQUIRED.
- THE FLOORS AND INTERNAL SURFACES OF THE WALLS OF ALL TOILETS SHALL BE PROVIDED WITH NON ABSORBENT MATERIALS. THE WALLS SHALL BE CLADDED WITH SUCH MATERIAL TO A HEIGHT OF NOT LESS THAN 1200MM FROM FINISHED FLOOR LEVEL.
- ALL NON EMERGENCY SERVICES INSIDE REQUIRED STAIRCASE AND THEIR PROTECTING LOBBIES TO BE ENCLOSED BY FIRE BARRIER WITH F.R.R. NOT LESS THAN THAT OF THE WALLS SEPARATING THE PROTECTED EXIT FROM THE REST OF THE BUILDING AS PER CLAUSE 9.3 (d) OF FS CODE 2011.
- ALL RS & MRL AND RS & MRL TO COMPLY WITH BUILDING (REFUSE STORAGE AND MATERIAL RECOVERY CHAMBERS AND REFUSE CHUTES) REGULATIONS AND PHAP APP-35.
- ANY FRESH AIR INTAKE OF THE BUILDING TO BE LOCATED AT LEAST 5M AWAY FROM ANY EXHAUST OUTLETS AND POTENTIAL POLLUTION SOURCES.
- FOR DOUBLE LEAF DOORS, NO LEAF OF SUCH DOOR SHOULD BE LESS THAN 600MM WIDE.
- ANY DOOR FROM THE COMMON AREA LEADING TO A TEMPORARY REFUGE SPACE SHOULD HAVE A CLEAR WIDTH OR NOT LESS THAN 800MM OR SUCH WIDTH AS REQUIRED UNDER TABLE B2 WHICH EVER IS GREATER, AND DOOR HANDLE AT NOT LESS THAN 900MM AND NOT MORE THAN 1050MM ABOVE THE FINISH FLOOR LEVEL. MEASURED FROM THE TOP SURFACE OF THE GRIP SHOULD BE PROVIDED TO ONE SIDE OF THE DOOR AS PER CLAUSE B2.3 OF FS CODE 2011.
- THE PUBLIC ACCESS TO THE LIFT-CUM-STAIRCASE SHALL BE MAINTAINED AT ALL TIMES (24 HOURS 7 DAYS).
- THE ULTIMATE PLACE OF SAFETY FOR ST3a, ST3b, ST4a, ST4b, ST5a AND ST5b TO BE LOCATED AT LEVEL 4, LEVEL 5, LEVEL 6, LOWER LEVEL 1 AND LEVEL 5 RESPECTIVELY.
- ST3a, ST3b, ST4a, ST5a AND ST5b TO BE DISCHARGED DOWNWARD.
- ALL THE TEMPORARY REFUGE SPACE WILL BE PROVIDED WITH 1.5m X 1.5m CLEAR SPACE, CLOSED-CIRCUIT TELEVISION, DIRECT INTERCOM LINK, BOTH BACKED UP BY EMERGENCY POWER FOR AT LEAST 1 HOUR WITH SECURITY FIXED NOTICE OF TEMPORARY REFUGE SPACE AND WELL DEMARCATED ON FLOOR BY MEANS OF CONTRASTING COLOR TO CLEARLY DISCERN FROM THE REMAINDER AREAS OF THE STOREY.
- BABY CARE ROOM (BB ROOM) WITH MIN. 5M<sup>2</sup> IN FLOOR AREA WOULD BE PROVIDED ON LEVEL 5. DETAILS OF BB ROOM AS PER PHAP APP-32 STANDARD.

## F.S. NOTES:

- THERE SHALL BE SUFFICIENT HYDRANTS AND HOSE REELS ON EACH FLOOR. EXISTING FIRE HYDRANTS SHALL BE RETAINED. HOSE REELS WOULD BE RE-ARRANGED OR ADDED TO SUIT THE NEW LAYOUT OF THE ASA AREA. EXTEND THE FIRE HYDRANT TO L1 TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
- EXISTING 37 CU M F.S. WATER TANK IS TO BE RETAINED AT LEVEL 0 TO SUPPLY THE FIRE HYDRANT AND HOSE REEL INSTALLATION.
- THE OCCUPANCY FOR THE ASA AREA (L4 TO L7) FOR THE BUILDING IS CLASSIFIED AS ORDINARY HAZARDOUS GROUP 3 ACCORDING TO LFC RULES.
- EXISTING 2 NOS. OF 53.5 CU M FIBREGLASS SPRINKLER WATER TANKS ARE TO BE RETAINED AT LEVEL 2 TO SUPPLY THE SPRINKLER INSTALLATION.
- EXISTING SPRINKLER SYSTEMS, EMERGENCY LIGHTING SYSTEMS AND EXIT SIGNS SHALL BE MODIFIED TO SUIT THE NEW LAYOUT. EXTEND TO THE NEW SHOP AT L6.
- A SPRINKLER ANNUNCIATOR PANEL WILL BE PROVIDED AND LOCATED AT FIRE CONTROL CABINET AT LEVEL 4 OF THE BUILDING TO INDICATE THE FLOOR UPON WHICH A SPRINKLER IS OPERATING.
- FIRE ALARM SIGNAL INCLUDING THE MANUAL FIRE ALARM SYSTEM, FIRE DETECTION SYSTEM AND SPRINKLER ALARM SIGNAL SHALL BE TRANSMITTED TO THE MAIN FIRE CONTROL PANEL, WHICH CONNECTED TO THE FIRE SERVICES COMMUNICATION CENTRE BY A DIRECT TELEPHONE LINK VIA THE MAIN FIRE CONTROL PANEL.
- UNLESS OTHERWISE STATED, ALL EXISTING FIRE SERVICES INSTALLATION AND EQUIPMENT TO BE RETAINED.
- SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED AT THE POSITIONS OF THE ASA AREAS AS SHOWN ON THE DRAWINGS.
- VISUAL FIRE ALARM SYSTEM SHALL BE PROVIDED FOR THE ASA WORKS IN ACCORDANCE WITH THE DESIGN MANUAL OF BARRIER FREE ACCESS 2008 AND FSD CIRCULAR LETTER 2/2012.
- EXISTING FIRE DETECTION SYSTEM SHALL BE MODIFIED TO SUIT THE NEW LAYOUT.
- PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE ARE TO BE PROVIDED AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH CURRENT H.K.F.S.D. CIRCULAR LETTERS NO. 4/96 PART VII, SECTION 6.7 & 8 DATED 22/10/99.
- VENTILATION / AIR CONDITIONING CONTROL SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CURRENT FSD CODES OF PRACTICE 2012 EDITION.
- AN EMERGENCY GENERATOR OF SUFFICIENT ELECTRICAL CAPACITY TO SUPPLY ALL ESSENTIAL POWER FOR THE FIRE PROTECTION SYSTEMS AND FIREMAN'S LIFTS SHALL BE PROVIDED AND LOCATED ON LEVEL 3.
- EXISTING FIREMAN'S LIFT (L1) TO SERVE LEVEL 1 TO LEVEL 5 & NEW FIREMAN'S LIFT (L2) TO SERVE LEVEL 2 TO LEVEL 6.
- 2 NOS. OF FIRE SERVICE ACCESS POINT TO BE PROVIDED AT LEVEL 5 TO ACCESS TO LIFT L01 (FOR LEVEL 1-5) AND LIFT L02 (FOR LEVEL 2-6).
- FIRE SHUTTER.

## MODIFICATIONS / EXEMPTIONS GRANTED AND

### AMENDMENT TO LOCATION (If any) IN THE CURRENT SUBMISSION

| Description   | Condition  | Location with Modification / Exemption Granted  | Date of Submission | Date of Modification / No. Granted | Period |      |      |      |      |
|---|--|---|--------------------|------------------------------------|--------|------|------|------|------|
|   |  |   |                    |                                    | Month  | Year | 2017 | 2018 | 2019 |
| 1. MODIFICATION OF BUILDING (PLANNING) REGULATION 38 FOR ROOMS CONTAINING SOIL FITTINGS   | (a) ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION PRODUCING 10 AIR CHANGES PER HOUR REPORT IS PROVIDED.<br>(b) ADM 2 REFERS.  | BABY CARE ROOM UNDER STOREY, ACCESSIBLE LAVATORY, MALE LAVATORY AND FEMALE LAVATORY ON LEVEL 5 AND 6.   |                    | 9-Jun-17                           | 2017   | 2017 | 2018 | 2019 | 2019 |
| 2. MODIFICATION OF BUILDING (CONSTRUCTION) REGULATIONS 35 AND 39(1) FOR FLOOR NEXT ABOVE EXTERNAL GROUND FLOOR  | (a) PROVISION OF ADDITIONAL DRAINAGE CHANNELS, EACH WITH AT LEAST 2 NOS. OF DRAINAGE OUTLETS AND<br>(b) PROVISION OF A FALL, NOT LESS THAN 1:50 ON THE FLAT ROOF OR EXTERNAL GROUND SLOPING AWAY FROM THE ADJOINING INTERNAL USABLE FLOOR AREA.<br>(c) PHAP APP 125 REFERS.  | 1. LEVEL 4 MAIN ENTRANCE<br>2. LEVEL 5 MAIN ENTRANCE<br>3. LEVEL 5 NEAR LIFT (AT)<br>4. LEVEL 6 ALONG THE INTERSECTION OF THE FLAT ROOF AND THE RIVER<br>5. ROOF LEVEL ENTRANCE OF THE LIFT LOBBY<br>6. LEVEL 6 NEAR LIFT (AT) TOWARDS FLAT ROOF<br>7. LEVEL 5 EXIT OF SERVICE RM |                    | 9-Jun-17                           | 2017   | 2017 | 2018 | 2019 | 2019 |
| 3. MODIFICATION OF BUILDING (ADMINISTRATION) REGULATION 33(1) FOR EXEMPTION OF OBTAINING PRIOR APPROVAL AND CONSENT FOR AMENDMENTS TO BUILDING DRAINAGE WORKS | (a) THE AMENDMENT'S SHALL COMPLY WITH THE CRITERIA SET OUT IN PHAP APP 125.<br>(b) THE AMENDMENT'S SHOULD BE PROPERLY DOCUMENTED AND DEPOSITED IN THE SITE OFFICE.<br>(c) APPROVAL AND CONSENT FOR THE AMENDMENT SHOULD BE OBTAINED PRIOR TO CARRYING OUT COMPLETION OF WORKS.<br>(d) CLADDING WITH OVERALL THICKNESS OF NOT MORE THAN 25MM TO NON-STRUCTURAL PREFABRICATED EXTERNAL WALL.<br>(e) PHAP APP 2 REFERS. | ALL LOCATIONS UNDER APPROVED BUILDING AND DRAINAGE PLAN   |                    | 9-Jun-17                           | 2017   | 2017 | 2018 | 2019 | 2019 |
| 4. MODIFICATION OF BUILDING (PLANNING) REGULATION 23(3) FOR EXEMPTION OF GROSS FLOOR AREA AND SITE COVERAGE FOR PROJECTION                                    | (a) ARCHITECTURAL FEATURES PROJECT NOT MORE THAN 500MM OR AT A HEIGHT OF LESS THAN 2.5M ABOVE THE LEVEL OF THE GROUND.<br>(b) PHAP APP 19 REFERS.  | 1. EXTERNAL FACADE OF SHOP 600 AT LEVEL 6<br>2. EXTERNAL FACADE OF SHOP 500 AT LEVEL 5 OF GROUND FLOOR<br>3. EXTERNAL FACADE OF SHOP 500 AT LEVEL 4 OF GROUND FLOOR   |                    | 9-Jun-17                           | 2017   | 2017 | 2018 | 2019 | 2019 |
| 5. MODIFICATION OF BUILDING (PLANNING) REGULATIONS 20 & 21 FOR EXCLUSION OF PROJECTIONS FROM SITE COVERAGE & PLOT RATIO CALCULATIONS                          | (a) ARCHITECTURAL FEATURES PROJECT NOT MORE THAN 500MM OR AT A HEIGHT OF LESS THAN 2.5M ABOVE THE LEVEL OF THE GROUND.<br>(b) PHAP APP 19 REFERS.  | ALL ARCHITECTURAL FEATURES AT LEVEL 6 & 7   |                    | 9-Jun-17                           | 2017   | 2017 | 2018 | 2019 | 2019 |

Legend: # First Granted, / Still Applicable, X Not Applicable, - Amendment to the location of the exemption/modification previously granted. Depending on the extent of the amendment, new Form BA16 and BD 106 may be required.

| DEVELOPMENT SCHEDULE                                    |  |   |  |                |
|---|--|---|--|----------------|
| A. LOCATION   |  | NO. 188 TAI TAM ROAD, HONG KONG                                     |  |                |
| B. LOT NO.  |  | C/V.L. 179  |  |                |
| C. SITE AREA  |  | 62,288 m <sup>2</sup>   |  |                |
| D. HEIGHT OF BUILDING                                   |  | NON-DOMESTIC: 53.7m (NO CHANGE)<br>DOMESTIC: 102.6m (FOR REF. ONLY) |  |                |
| BLOCK   | NO. OF STOREYS   | HEIGHT RESTRICTION UNDER LEASE                                      | SPECIAL CONDITION REFERRED   |                |
| DOMESTIC - 3 BLOCKS<br>NON-DOMESTIC - 1 BLOCK           | DOMESTIC (FOR REF. ONLY)<br><br>(BLOCK A) - **<br>(BLOCK B) - ***<br>(BLOCK C) - ***<br><br>NON-DOMESTIC - 6 STOREYS | MAX. 210 mPD  | 3.13 (d)   |                |
| E. LOCATION OF ACCOMMODATION                            |  |   |  |                |
| ACCOMMODATION   | PROPOSED   | REQUIRED PERMITTED UNDER LEASE                                      | SPECIAL CONDITION REFERRED   |                |
| 1. USER   |  |   |  |                |
| A) DOMESTIC - NO. OF FLAT                               |  | NO CHANGE   | 1,200 NOS. TO 2,000 NOS.   | 3.13 (b)       |
| 2. GROSS FLOOR AREA                                     |  |   |  |                |
| A) OVERALL  |  | 113,914.76m <sup>2</sup> (NO CHANGE)                                | 67,173m <sup>2</sup> TO 111,664m <sup>2</sup>  | 3.13 (a)       |
| B) DOMESTIC   |  | 108,462.53m <sup>2</sup> (FOR REF. ONLY)                            | 63,603m <sup>2</sup> TO 109,003m <sup>2</sup>  | 3.13 (b)       |
| C) NON-DOMESTIC   |  | 7,452.243m <sup>2</sup> (NO CHANGE)                                 |  |                |
| D) COMMERCIAL FACILITY                                  |  | Total: 4,341.544m <sup>2</sup> (FOR DLO APPROVAL)                   | 2,637m <sup>2</sup> TO 4,334m <sup>2</sup>   | 3.13 (e)(f)    |
| E) WELFARE FACILITY                                     |  |   |  |                |
| i) NURSERY SCHOOL                                       |  | 634.17m <sup>2</sup> (FOR REF. ONLY)                                | MORE THAN 455m <sup>2</sup>  | 3.13 (g)(h)    |
| ii) WELFARE FACILITY (SHOP 406)                         |  | 43,618m <sup>2</sup> (FOR DLO APPROVAL)                             |  | 3.13 (i)(j)(k) |
| F) OTHER FACILITY - GUARD KIOSK                         |  | 6,970m <sup>2</sup> (FOR DLO APPROVAL)                              |  | 3.13 (l)(m)    |
| G) ESTATE MANAGEMENT USE                                |  | NO CHANGE   | 653m <sup>2</sup> TO 1,105m <sup>2</sup>   | 3.13 (n)(o)    |
| 3. SITE COVERAGE  |  | NO CHANGE   | NO RESTRICTION   |                |
| 4. OPEN SPACE (FOR ACTIVE AND PASSIVE RECREATIONAL USE) |  | NO CHANGE   | NOT LESS THAN 7,200m <sup>2</sup>  | 3.14           |
| 5. DESIGN, DISPOSITION & HEIGHT                         |  | NO CHANGE   | NO RESTRICTION   | 3.27 (a)(b)(c) |
| 6. CARPARK  |  |   |  |                |
| A) PRIVATE CAR  |  | NO CHANGE   | 182  |                |
| i) COVERED  |  | NO CHANGE   | 181  | 3.22 (a)(b)(c) |
| ii) OPEN  |  | NO CHANGE   | 1  |                |
| B) MOTORCYCLES  |  | NO CHANGE   | 30   | 3.22 (d)(e)(f) |
| C) GOODS VEHICLES                                       |  | NO CHANGE   | 14   | 3.22 (g)(h)(i) |
| 7. LOADING / UNLOADING SPACES                           |  | NO CHANGE   | 2  | 3.23           |
| 8. VEHICULAR ACCESS POINTS                              |  | NO CHANGE   | VEHICULAR ACCESS FROM XYZ  | 3.25           |
| 9. CARETAKERS   |  |   |  |                |
| A) OFFICE ACCOMMODATION                                 |  | (N/A)   | (N/A)  |                |
| B) QUARTERS   |  | (N/A)   | (N/A)  |                |
| 10. RECREATIONAL FACILITIES                             |  | (N/A)   | (N/A)  |                |
| 11. FORMATION AREA                                      |  | (N/A)   | (N/A)  |                |
| 12. TREE PRESERVATION                                   |  | 1 NO. OF TREE AT L4 TO BE RETAINED                                  |  | 3.17           |
| 13. LANDSCAPING   |  | NO CHANGE   |  | 3.18           |
| 14. OTHER SPECIAL REQUIREMENTS UNDER LEASE              |  |   |  |                |
| A) LIFT-CUM-FOOTBRIDGE                                  |  | NO CHANGE   | LIFT-CUM-FOOTBRIDGE  | 3.15 (a)       |
| B) PUBLIC ACCESS  |  | NO CHANGE   | PUBLIC ACCESS TO LIFT-CUM-FOOTBRIDGE   | 3.15 (b)       |
| C) RIGHT OF WAY   |  | RIGHT OF WAY MAINTAINED   | RIGHT OF WAY FOR THE AREAS SHOWN COLORED PINK HATCHED RED AND PINK HATCHED RED HATCHED BROWN | 5.6 (a)        |

\* 44 NOS. OF DOMESTIC STOREYS & G/F LOBBY  
\*\* 44 NOS. OF DOMESTIC STOREYS & G/F LOBBY  
\*\*\* 42 NOS. OF DOMESTIC STOREYS & G/F LOBBY & F1 STAIRCASE / LIFT SHAFT



LOCATION PLAN - SCALE 1:1000

## COLOUR INDICATION & ABBREVIATIONS

|  |   |
|--|---|
|  | CONCRETE SLAB                                   |
|  | CONCRETE WORKS                                  |
|  | BLOCK WORKS                                     |
|  | LIGHT WEIGHT PARTITION                          |
|  | PLASTER OR CEMENT RENDERING                     |
|  | IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL       |
|  | GLASS WORKS                                     |
|  | TIMBER WORKS                                    |
|  | STEEL WORKS                                     |
|  | SANITARY FITTING                                |
|  | ASA SUBMISSION AREA                             |
|  | UNDERLINE FOR REVISION                          |
|  | DEMOLITION WORKS / OMITTED WORKS                |
|  | DEMOLITION OF SLAB                              |
|  | EXISTING PART OF BUILDING (NON-SUBMISSION AREA) |

## DOOR MARK

|      |  |
|------|--|
| D1   | 10500 F.R.R. SELF-CLOSING DOOR W/ SMOKE SEAL                       |
| D2   | 10512 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL   |
| D3   | 10500 F.R.R. SELF-CLOSING DOOR W/ SMOKE SEAL                       |
| D4   | 10500 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL   |
| D5   | 1120429 F.R.R. SELF-CLOSING DOOR W/ SMOKE SEAL                     |
| D6   | 1120429 F.R.R. SELF-CLOSING DOOR W/ SMOKE SEAL                     |
| D7   | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D8   | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
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| D95  | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D96  | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D97  | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D98  | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D99  | 1120429 F.R.R. SELF-CLOSING DOOR W/ UPPER GLASS PANEL & SMOKE SEAL |
| D100 | 1  |

| REVISIONS |                |            |
|-----------|----------------|------------|
| NO        | DESCRIPTION    | DATE       |
|           | 1ST SUBMISSION | 3/11/2018  |
| A         | 2ND SUBMISSION | 11/30/2017 |
| C         | 3RD SUBMISSION | 29/5/2017  |
| B         | 1ST AMENDMENT  | 4/09/2017  |
| D         | 2ND AMENDMENT  | 06/01/2018 |
| E         | 3RD AMENDMENT  | 04/05/2018 |
| F         | 4TH AMENDMENT  | 31/08/2018 |

AUTHORIZED PERSON'S SIGNATURE: WONG SHING TANG

CONSULTANT

JOHN HY YIP SURVEYORS LTD.

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TEL: 2155 0938 FAX: 2155 0933  
FAX: 8162033333 E-MAIL: P.M.

CUES

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO. 188 TAI TAM ROAD, HONG KONG.

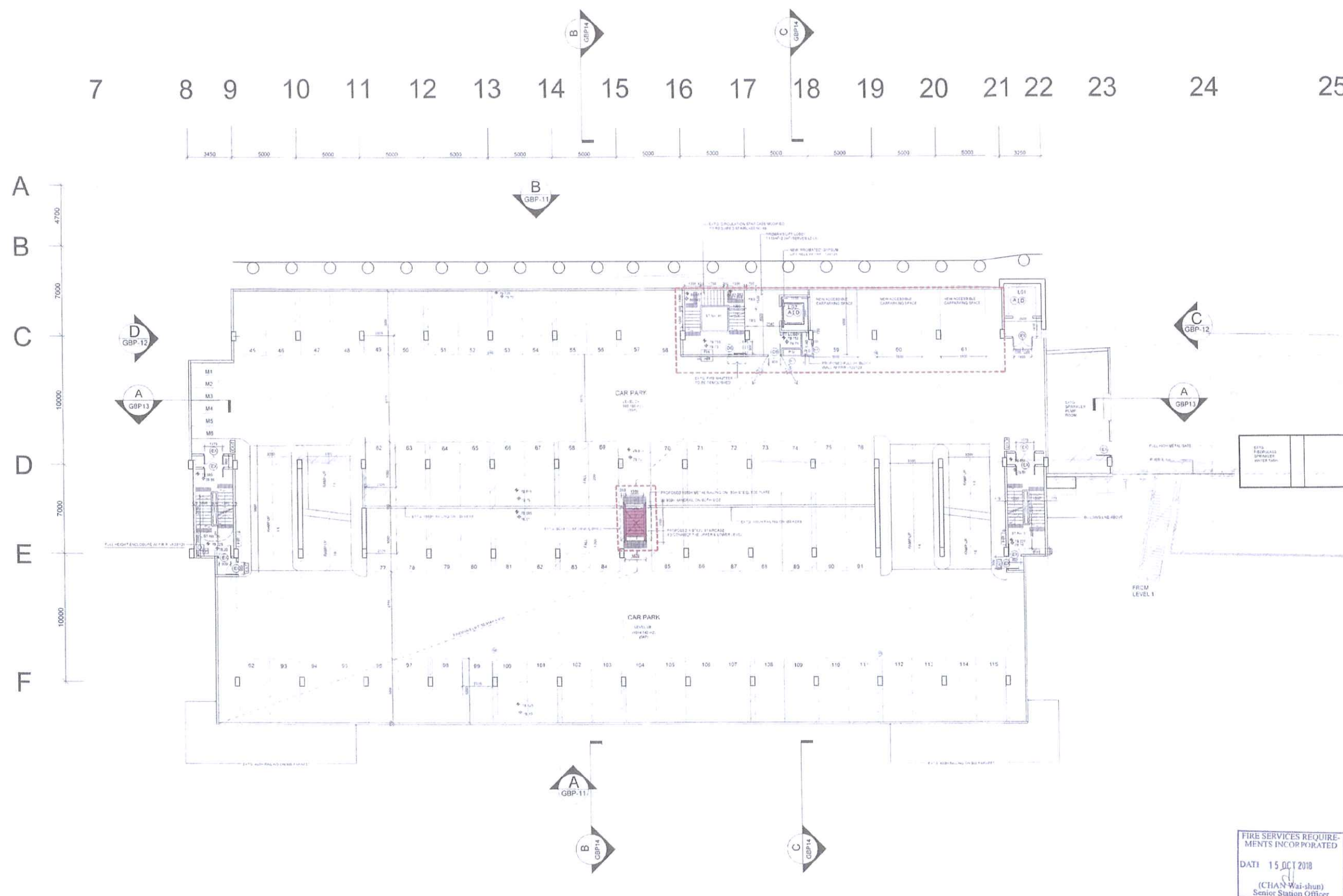
DRAWING TITLE

LAYOUT PLAN - LEVEL 2

|             |             |             |
|-------------|-------------|-------------|
| PROJECT NO. | DRAWING NO. | REVISED     |
| PHR16117    | GBP-05      | F           |
| DATE        | TITLE       |             |
| 1 AUG 2018  | 1: 150 @ A1 |             |
| DESIGNED BY | CHECKED BY  | DESIGNED BY |
| EMW         | JOY         | JOY         |
|             |             | JOY         |

FOR ICU SUBMISSION

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| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 31/12/2016 |
| 2   | 2ND SUBMISSION | 11/01/2017 |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 4/09/2017  |
| 5   | 2ND AMENDMENT  | 08/01/2018 |
| 6   | 3RD AMENDMENT  | 04/05/2018 |
| 7   | 4TH AMENDMENT  | 01/05/2018 |

AUTHORIZED PERSON'S SIGNATURE: WONG SHING TANG

CONSULTANT

JOHN HY YIP SURVEYORS LTD.

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TEL: 2155 0733 FAX: 2155 0933  
EMAIL: JOHNHY@JHYIP.NET

CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO. 188 TAI TAM ROAD, HONG KONG.

DRAWING FILE

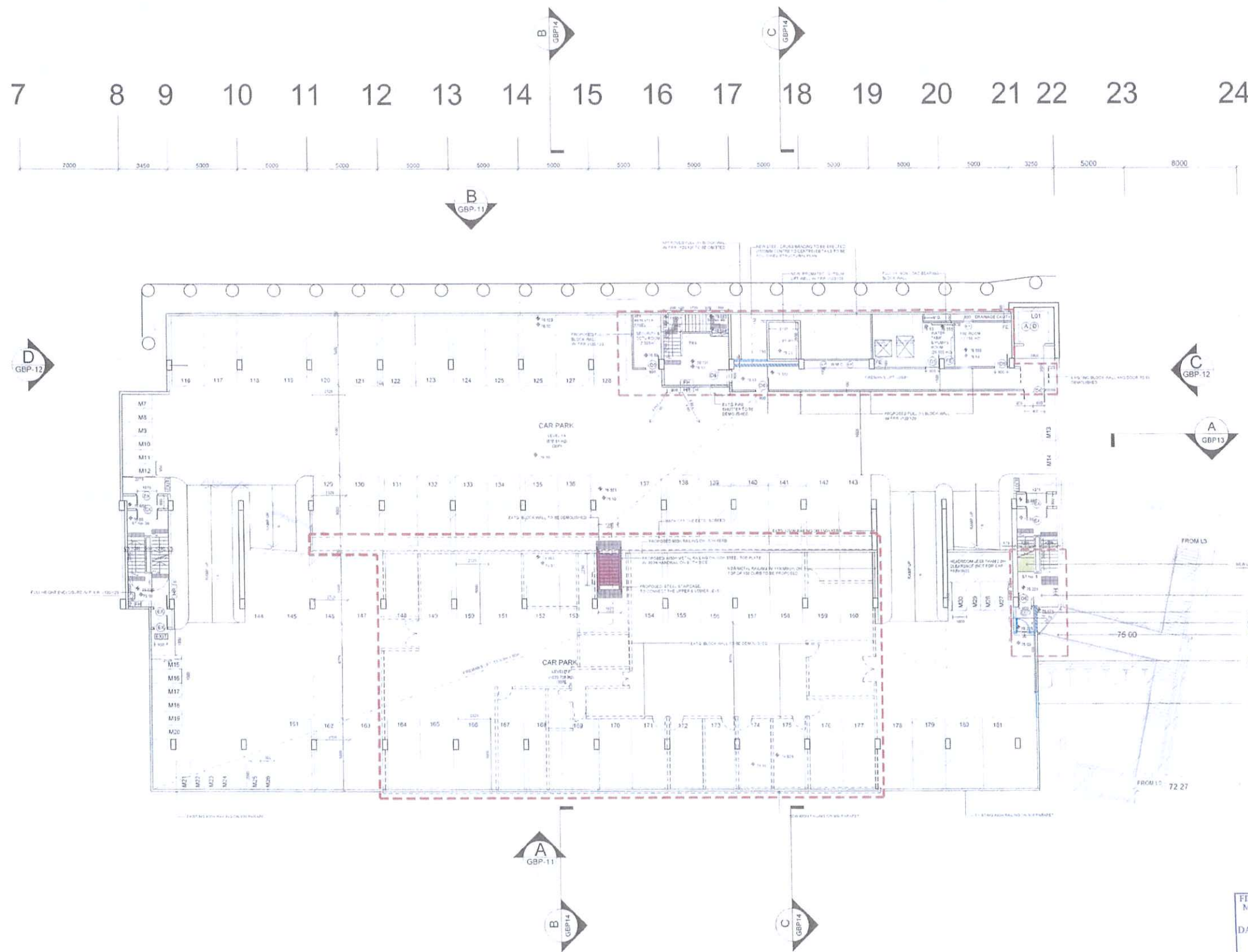
LAYOUT PLAN - LEVEL 1

|             |            |             |          |
|-------------|------------|-------------|----------|
| PROJECT NO. | DATE       | SCALE       | REVISION |
| PHK16117    | 1 AUG 2018 | 1:50 & A1   |          |
| DESIGNED BY | CHECKED BY | APPROVED BY | DATE     |
| EMW         | JOY        | JOY         | JOY      |

FOR ICU SUBMISSION

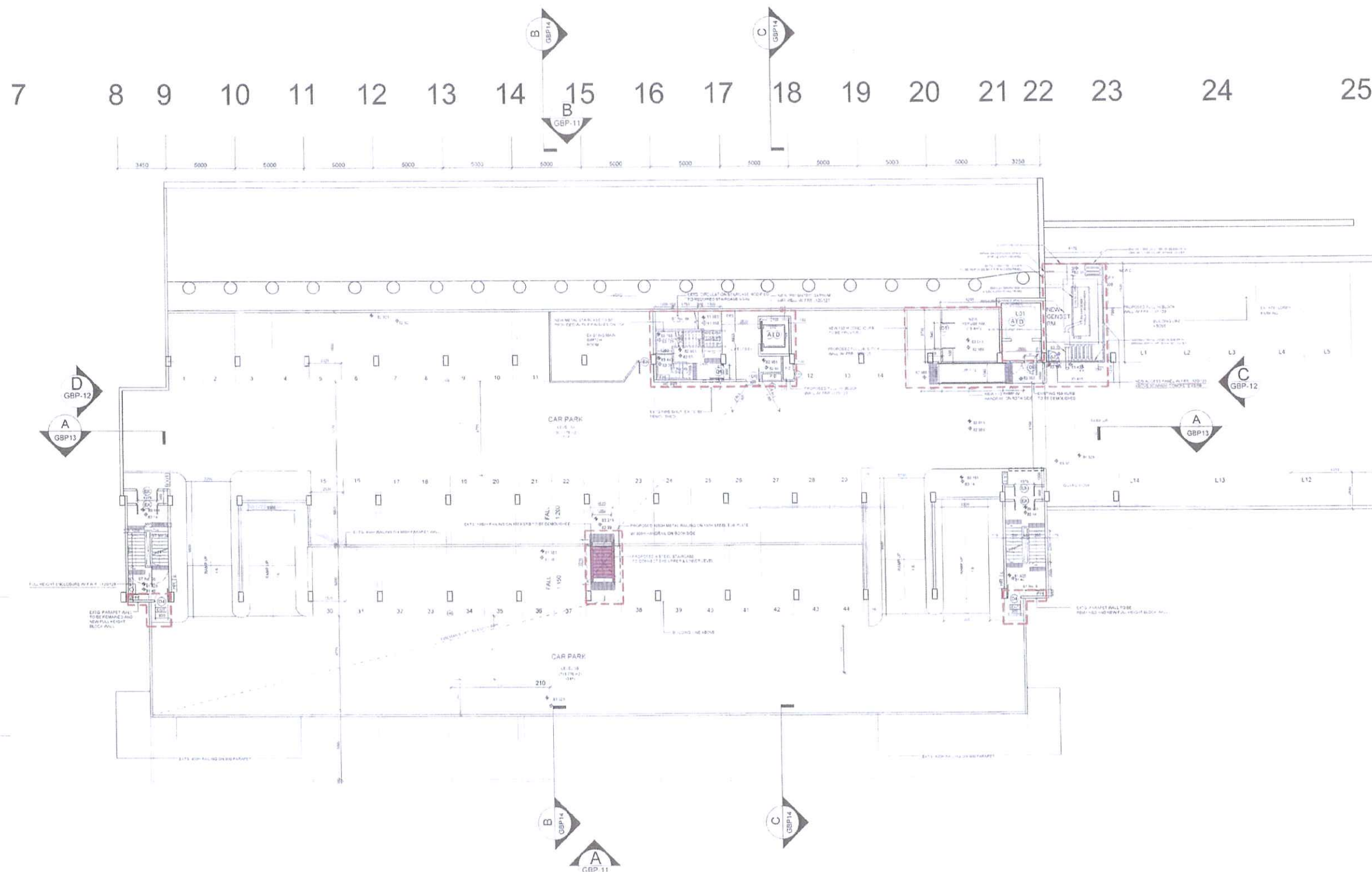
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FOR THE PURPOSE OF FAST TRACK CONSENT  
APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATION) REGULATIONS



FIRE SERVICES REQUIRE-  
MENTS INCORPORATED  
DATE: 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 30/11/2016 |
| 2   | 2ND SUBMISSION | 11/01/2017 |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 04/09/2017 |
| 5   | 2ND AMENDMENT  | 08/11/2018 |
| 6   | 3RD AMENDMENT  | 14/11/2018 |
| 7   | 4TH AMENDMENT  | 01/06/2018 |



AUTHORIZED PERSON'S SIGNATURE: WONG SHING TANG

COMPETENT

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TEL: 2155 0938 FAX: 2155 0732  
EMAIL: INFO@JOHNHYIP.NET

CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE  
NO. 188 TAI TAM ROAD, HONG KONG.

DRAWING TITLE

LAYOUT PLAN - LEVEL 3

PROJECT NO: PHK16117 DRAWING NO: GBP-06

DATE: 1 AUG 2018 SCALE: 1:150 @ A1

DRAWN BY: JOY CHECKED BY: JOY

FOR ICU SUBMISSION

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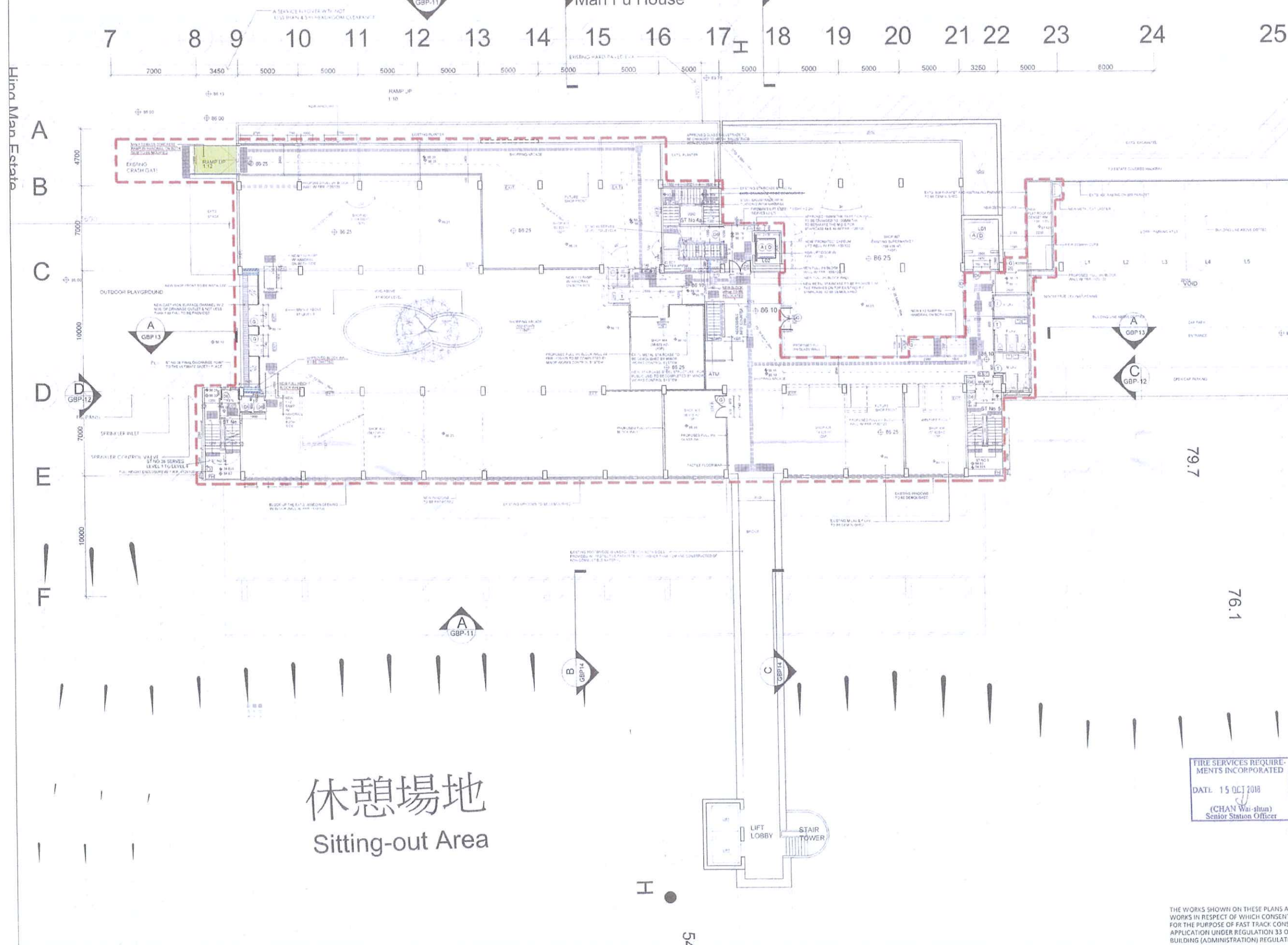
FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE: 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

民富樓  
Man Fu House

ICU REF: HD(ICU)E3 / 031 (H)AA(13)-D1

F.S.D REF: FP 8 / 13570 <147>

| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 3/11/2015  |
| 2   | 2ND SUBMISSION | 11/01/2017 |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 04/07/2017 |
| 5   | 2ND AMENDMENT  | 08/01/2018 |
| 6   | 3RD AMENDMENT  | 04/05/2018 |
| 7   | 4TH AMENDMENT  | 07/06/2018 |



休憩場地  
Sitting-out Area

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE: 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

AUTHORIZED PERSON'S SIGNATURE: WONG KANG TANG

CONSULTANT

JOHN HY YIP SURVEYORS LTD.

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29 KUNING YIP STREET, KWAI CHUNG, NT  
TEL: 2155 0933 FAX: 2155 0933  
EMAIL: JHY@JOHNYIP.NET

CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO.188 TAI TAM ROAD, HONG KONG.

DRAWING TITLE

LAYOUT PLAN - LEVEL 4

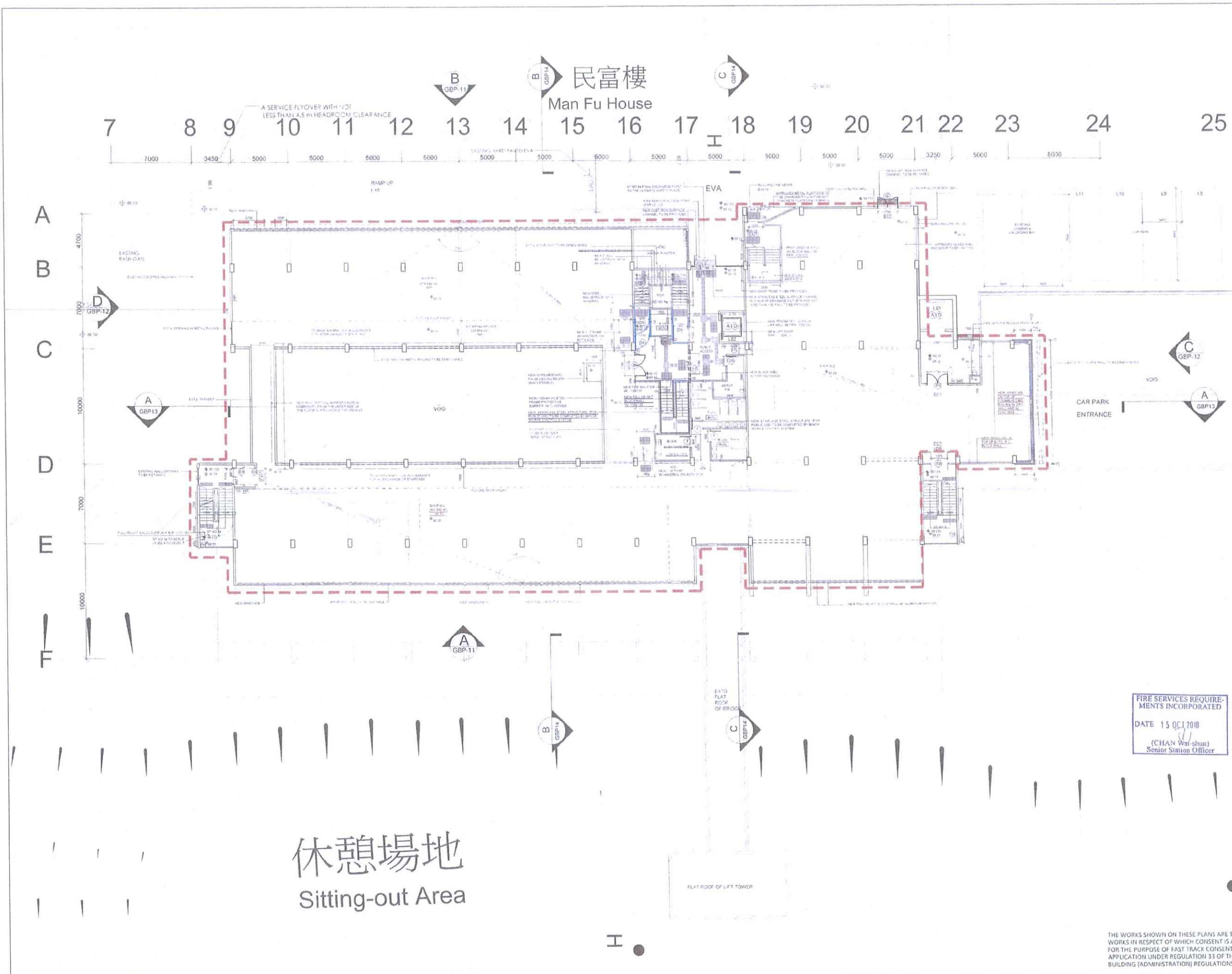
| PROJECT NO. | DRAWING NO. | SCALE      |
|-------------|-------------|------------|
| PHC16117    | GBP-07      | 1:150 B A1 |
| DATE        | APPROVED    | REVISION   |
| 1 AUG 2018  | JOY         | JOY        |
| EMW         | JOY         | JOY        |

FOR ICU SUBMISSION

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APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATION) REGULATIONS.

| ICU REF: HD(ICU)E3 / 031 (H)AA(13)-D1 |                |            |
|---------------------------------------|----------------|------------|
| F.S.D REF: FP 8 / 13570 <140>         |                |            |
| NO.                                   | DESCRIPTION    | DATE       |
| 1                                     | 1ST SUBMISSION | 30/11/2015 |
| 2                                     | 2ND SUBMISSION | 11/01/2017 |
| 3                                     | 3RD SUBMISSION | 29/03/2017 |
| 4                                     | 1ST AMENDMENT  | 04/09/2017 |
| 5                                     | 2ND AMENDMENT  | 06/01/2018 |
| 6                                     | 3RD AMENDMENT  | 04/05/2018 |
| 7                                     | 4TH AMENDMENT  | 01/08/2018 |



AUTHORIZED PERSON'S SIGNATURE: WONG SHING ISANG

CONSULTANT  
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EMAIL: JHY@JOHNYIP.NET

CLIENT  
**ACE AMPLE HONG KONG LIMITED**

PROJECT  
ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO. 188 TAI TAM ROAD, HONG KONG.

DRAWING TITLE  
**LAYOUT PLAN - LEVEL 5**

|             |            |             |             |
|-------------|------------|-------------|-------------|
| PROJECT NO. | DATE       | SCALE       | REVISION    |
| PHK16117    | 1 AUG 2018 | 1:150 @ A1  |             |
| DESIGNED BY | CHECKED BY | APPROVED BY | REVIEWED BY |
| ENW         | JOY        | JOY         | JOY         |

FOR ICU SUBMISSION

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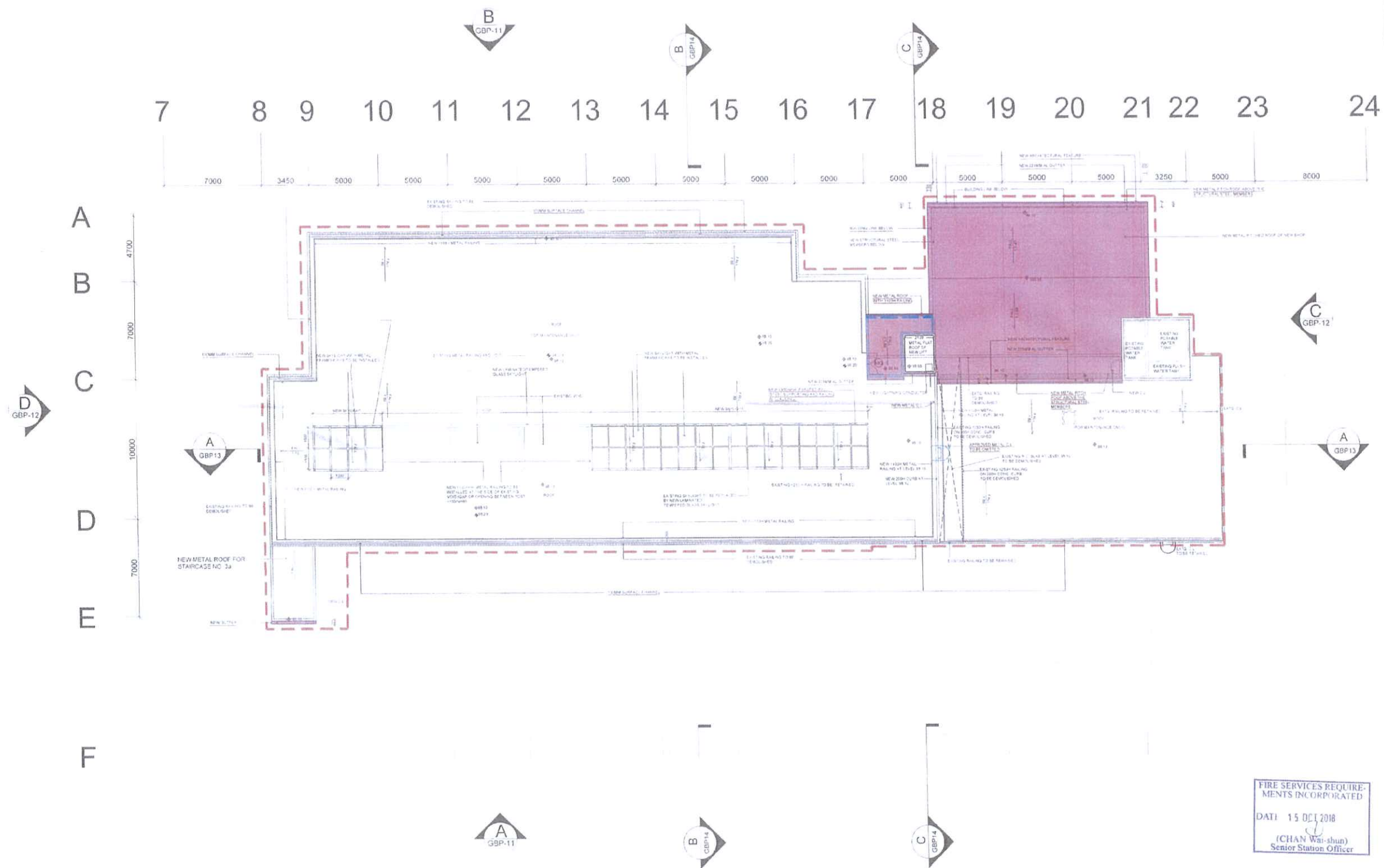
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WORKS IN RESPECT OF WHICH CONSENT IS APPLIED  
FOR THE PURPOSE OF FAST TRACK CONSENT  
APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATION) REGULATIONS



ICU REF: HD(ICU)E3 / 031(H)AA(13)-D1

F.S.D REF: FP 8 / 13570 <140>

| REVISED | DESCRIPTION    | DATE       |
|---------|----------------|------------|
| 1       | 1ST SUBMISSION | 3/11/2016  |
| 2       | 2ND SUBMISSION | 11/01/2017 |
| 3       | 3RD SUBMISSION | 28/03/2017 |
| 4       | 1ST AMENDMENT  | 04/09/2017 |
| 5       | 2ND AMENDMENT  | 07/02/2018 |
| 6       | 3RD AMENDMENT  | 04/05/2018 |
| 7       | 4TH AMENDMENT  | 01/06/2018 |



AUTHORIZED PERSON'S SIGNATURE: WONG SHING-ITANG

CONSULTANT

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28 KING YIP STREET, KWAI LOK, N.T.  
TEL: 2155 0555 FAX: 2155 0933  
EMAIL: INFO@JOHNHYIP.NET

CARPENT

ACE AMPLE HONG KONG LIMITED

PROJECT  
ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO. 188 TAI TAM ROAD, HONG KONG

DRAWING FILE

LAYOUT PLAN - ROOF

|             |            |             |          |
|-------------|------------|-------------|----------|
| PROJECT NO. | DATE       | SCALE       | REVISION |
| PRK16117    | 1 AUG 2018 | 1:150 @ A1  |          |
| DESIGNED BY | CHECKED BY | APPROVED BY |          |
| EMW         | JOY        | JOY         | JOY      |

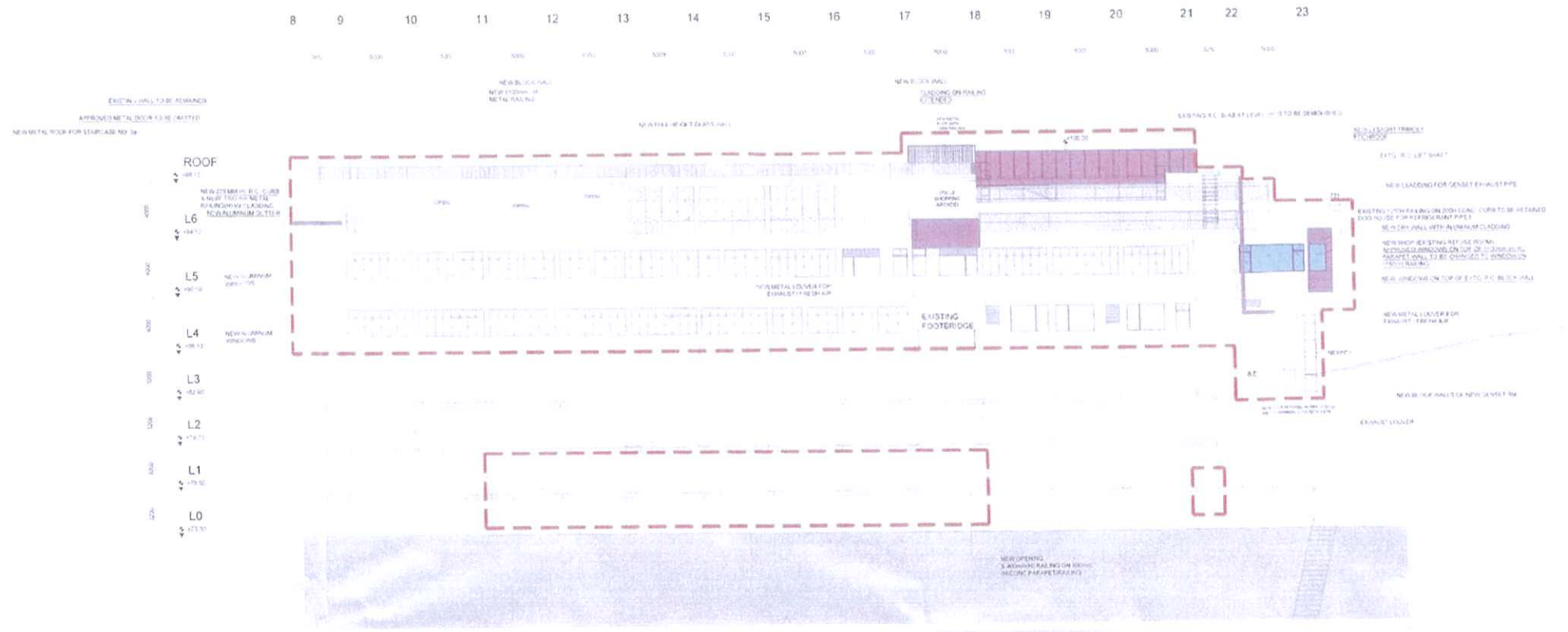
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FOR THE PURPOSE OF FAST TRACK CONSENT  
APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATIVE) REGULATIONS.

FIRE SERVICES REQUIRE-  
MENTS INCORPORATED  
DATE: 15 DEC 2018  
(CHAN Wai-shun)  
Senior Station Officer

| REVISION | DESCRIPTION   | DATE       |
|----------|---------------|------------|
| 1        | 1ST SUBMITTAL | 07/11/2016 |
| 2        | 2ND SUBMITTAL | 11/01/2017 |
| 3        | 3RD SUBMITTAL | 29/03/2017 |
| 4        | 1ST AMENDMENT | 04/09/2017 |
| 5        | 2ND AMENDMENT | 06/02/2018 |
| 6        | 3RD AMENDMENT | 08/05/2018 |
| 7        | 4TH AMENDMENT | 01/08/2018 |



A EAST ELEVATION  
GBP-11 SCALE: 1:200

APPROVED PERSON'S SIGNATURE: WONG'S SHING TANG

CONSULTANT

JOHN HY YIP SURVEYORS LTD.

ADDRESS: UNIT 6, 6/F, HING MAN SHOPPING CENTRE  
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TEL: 2155 0733 FAX: 2155 0733  
EMAIL: RUC@JHYIP.NET

CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT  
ALTERATION & ADDITIONAL WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE  
NO. 188 TAI TAM ROAD, HONG KONG

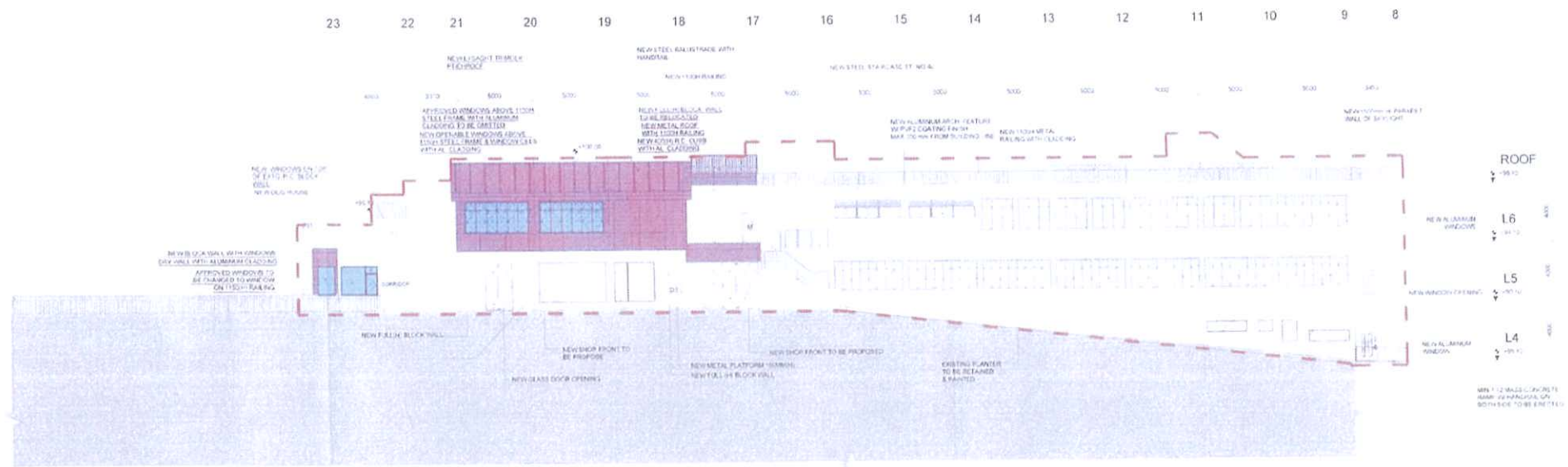
DRAWING TITLE  
EASTERN & WESTERN ELEVATIONS

| PROJECT     | DATE   | SCALE      | REVISION |
|-------------|--------|------------|----------|
| Phk1517     | GBP-11 | F          |          |
| 01 AUG 2018 |        | 1:200 @ A1 |          |
| DESIGNED BY | JOY    | CHECKED BY | JOY      |
| EMW         | JOY    | JOY        | JOY      |

FOR ICU SUBMISSION

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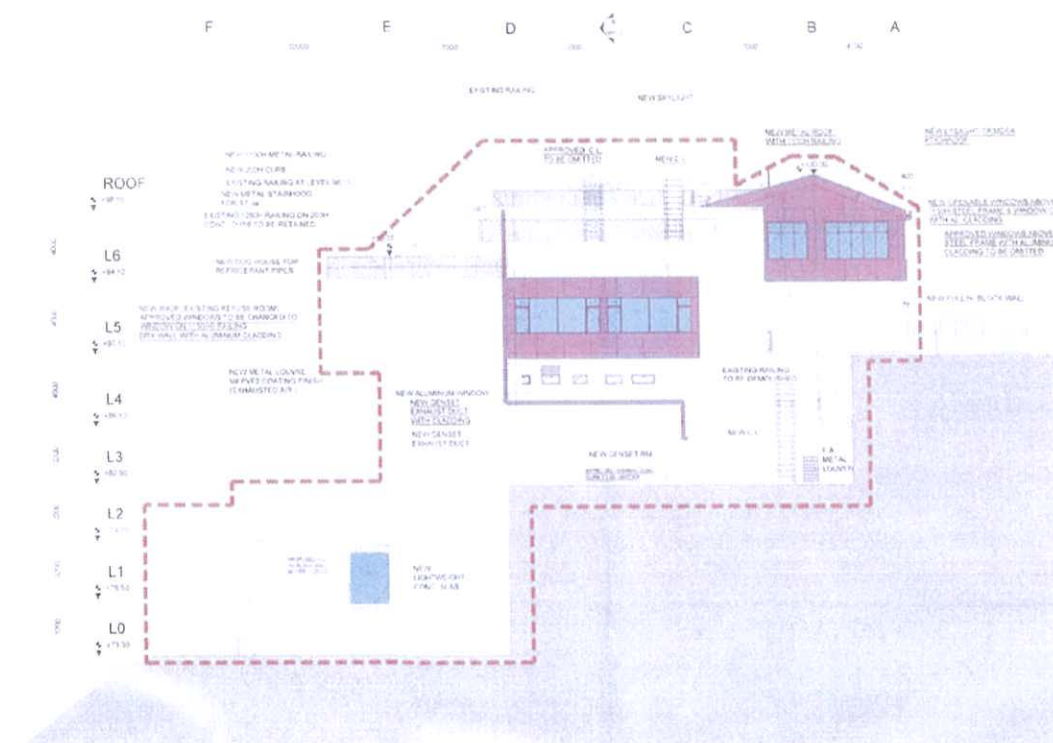
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FOR THE PURPOSE OF FAST TRACK CONSENT  
APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATIVE) REGULATIONS



B WEST ELEVATION  
GBP-11 SCALE: 1:200

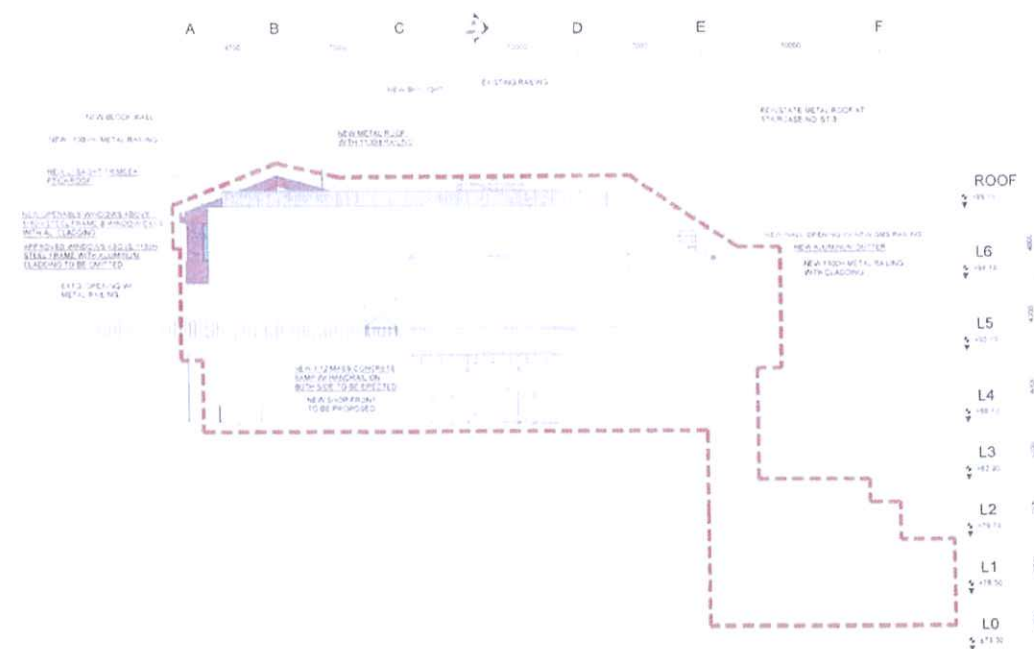
FIRE SERVICES REQUIRE-  
MENTS INCORPORATED  
DATE: 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

| NO | DESCRIPTION    | DATE       |
|----|----------------|------------|
| 1  | 1ST SUBMISSION | 31/11/2014 |
| 2  | 2ND SUBMISSION | 11/03/2015 |
| 3  | 3RD SUBMISSION | 29/03/2017 |
| 4  | 1ST AMENDMENT  | 04/09/2017 |
| 5  | 2ND AMENDMENT  | 06/02/2018 |
| 6  | 3RD AMENDMENT  | 04/05/2018 |
| 7  | 4TH AMENDMENT  | 07/08/2018 |



C NORTH ELEVATION  
GBP-12 SCALE : 1:200

AUTHORIZED PERSON'S SIGNATURE: WONG SENG HANG



D SOUTH ELEVATION  
GBP-12 SCALE : 1:200

JOHN HY YIP SURVEYORS LTD.

ADDRESS: UNIT 8/F EFFORT IND. STRAIL BUILDING  
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TEL: 2155 6938 FAX: 2155 0934  
E-MAIL: INFO@JUPITER.NET

cont

ACE AMPLE HONG KONG LIMITED

ALTERATION & ADDITIONAL WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO. 188 TALAM ROAD, HONG KONG

DRAWING TITLE

NORTHERN &amp; SOUTHERN ELEVATIONS

PROBATION DEPARTMENT  
PRK16117 GBP-12  
240 17A 9  
01 AUG 2018 1:200 8 A7  
DANIELA DANIELA DESIGNED RETURN  
EMW JOY JOY JOY

FOR ICU SUBMISSION

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE 15 OCT 2010  
(CHAN Wai-shun)  
Senior Station Officer

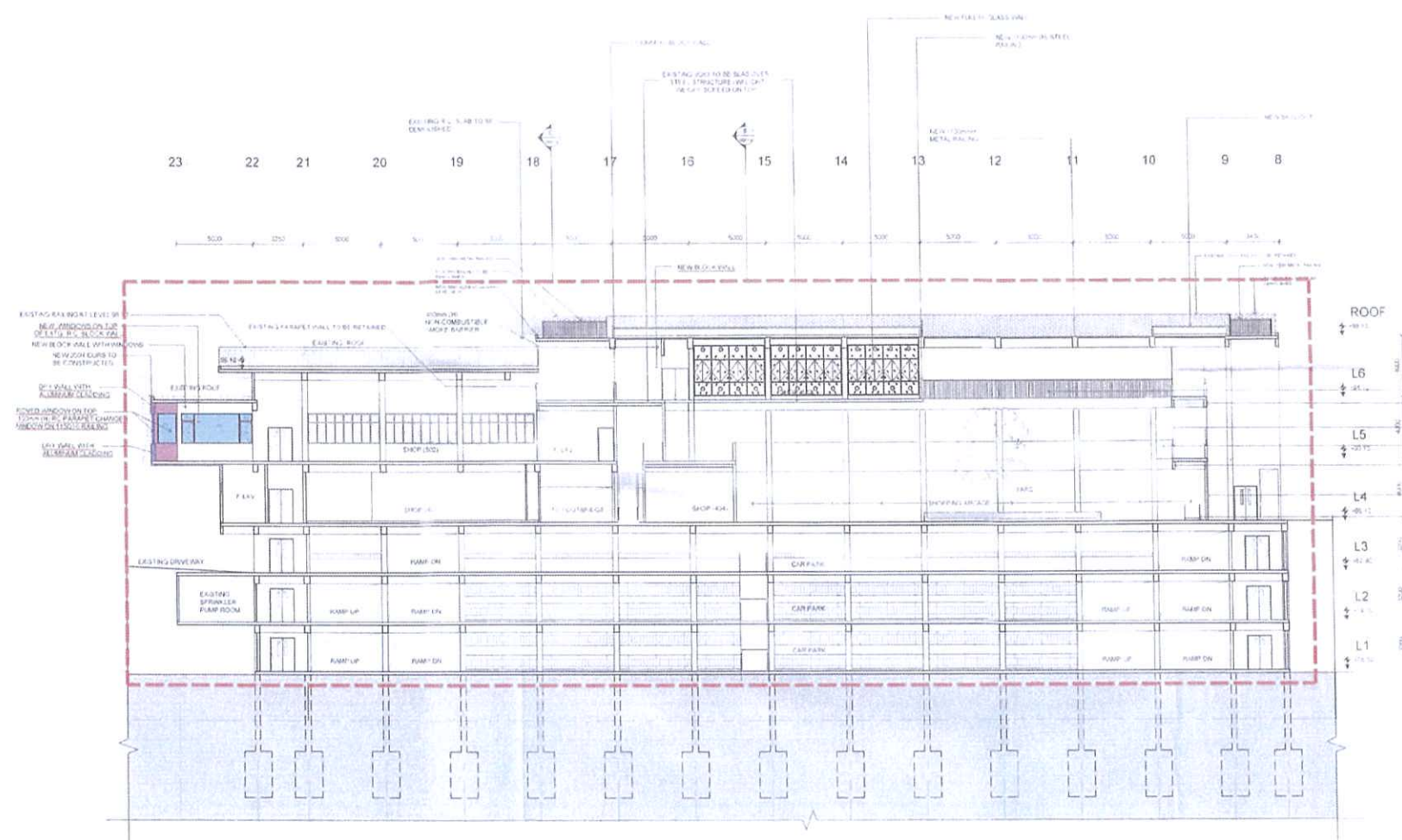
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| REVISION | DESCRIPTION    | DATE       |
|----------|----------------|------------|
| A        | 1ST SUBMISSION | 26/11/2016 |
| B        | 2ND SUBMISSION | 11/01/2017 |
| C        | 3RD SUBMISSION | 29/03/2017 |
| D        | 1ST AMENDMENT  | 04/07/2017 |
| E        | 2ND AMENDMENT  | 04/02/2018 |
| F        | 3RD AMENDMENT  | 04/02/2018 |
| G        | 4TH AMENDMENT  | 01/08/2018 |



KEY PLAN

A  
GBP-13SECTION A-A  
SCALE: 1/250

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE: 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

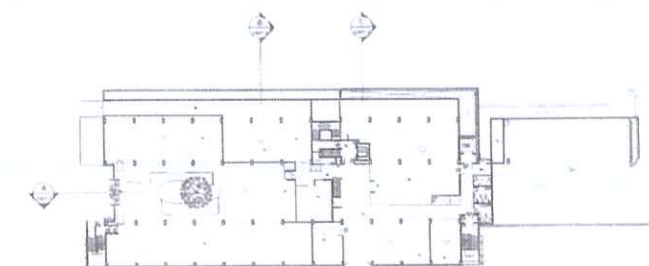
A. THORNTON KERR'S SIGNATURE: WONG SHING HANG

CONSULTANT

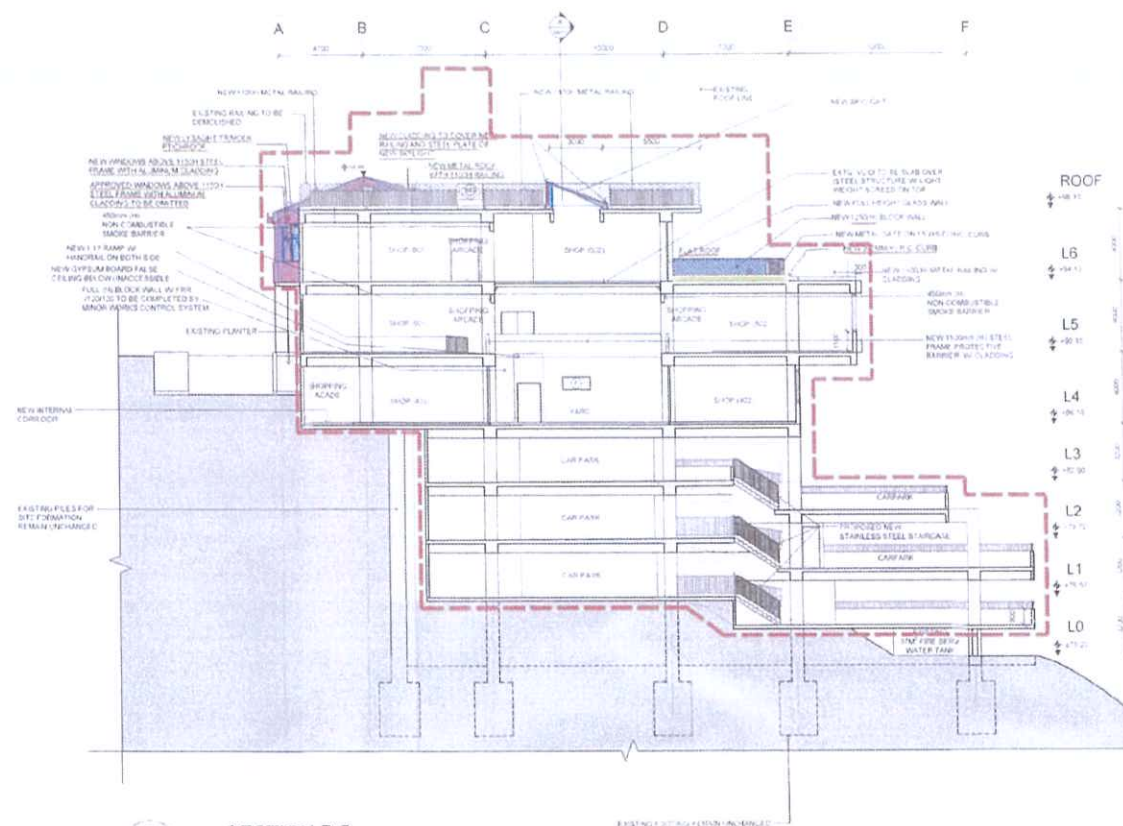
JOHN HY YIP SURVEYORS LTD.

ADDRESS: UNIT 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, 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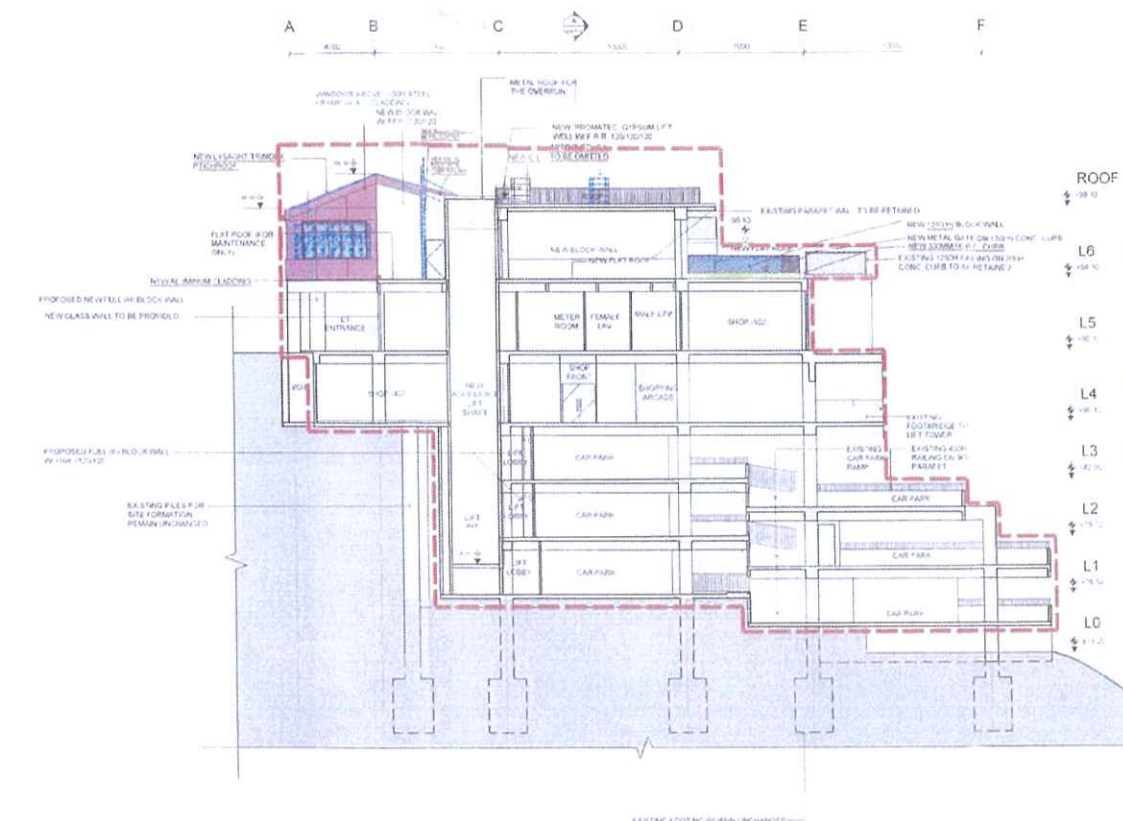
| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 3/11/2016  |
| 2   | 2ND SUBMISSION | 11/01/2017 |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 04/09/2017 |
| 5   | 2ND AMENDMENT  | 08/01/2018 |
| 6   | 3RD AMENDMENT  | 04/05/2018 |
| 7   | 4TH AMENDMENT  | 01/08/2018 |



KEY PLAN



**B**  
GBP 14  
SECTION B-B  
SCALE: 1:200



**C**  
GBP 14  
SECTION C-C  
SCALE: 1:200

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

AUTHORIZED REPRESENTATIVE

CONSULTANT

**JOHN HY YIP SURVEYORS LTD.**

ADDRESS: UNIT F, EXFORE INDUSTRIAL BUILDING  
28 KUNGG YIP STREET, KWAI CHUNG, NT  
TEL: 2155 0738 FAX: 2155 0733  
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CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CAR PARK BLOCK,  
HING MAN SHOPPING CENTRE  
NO.188 TAI TAM ROAD, HONG KONG

DRAWING TITLE

SECTION B-B & C-C

| PROJECT NO. | DRAWING NO. | REVISION   |
|-------------|-------------|------------|
| PHK16117    | GBP 14      | F          |
| DATE        | 01 AUG 2018 | SCALE      |
|             |             | 1:200 @ A1 |
| DRAWN BY    | JOY         | CHECKED BY |
| ENW         | JOY         | JOY        |

FOR ICU SUBMISSION

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THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

| CALCULATION OF PERSONS FOR THE MEANS OF ESCAPE |                 |                      |        |          |
|--|-----------------|----------------------|--------|----------|
| STOREY   | USE             | UFA(m <sup>2</sup> ) | FACTOR | CAPACITY |
| LEVEL 1B                                       | CARPARK         | 1020.708             | 30     | 35       |
| LEVEL 1A                                       | CARPARK         | 876.510              | 30     | 30       |
| LEVEL 2A                                       | CARPARK         | 1014.742             | 30     | 34       |
| LEVEL 2B                                       | CARPARK         | 983.165              | 30     | 33       |
| LEVEL 3B                                       | CARPARK         | 715.682              | 30     | 24       |
| LEVEL 3A                                       | CARPARK         | 907.322              | 30     | 31       |
| LEVEL 4  | SHOP 401        | 154.682              | 3      | 52       |
|  | SHOP 402        | 242.295              | 3      | 81       |
|  | SHOP 403        | 93.805               | 3      | 32       |
|  | SHOP 404        | 38.623               | 3      | 13       |
|  | SHOP 405        | 74.625               | 3      | 25       |
|  | SHOP 406        | 37.628               | 3      | 13       |
|  | SUPERMARKET     | 289.426              | 2      | 145      |
|  | SHOPPING ARCADE | 552.070              | 3      | 185      |
| LEVEL 5  | SHOP 501        | 274.684              | 3      | 92       |
|  | SHOPPING ARCADE | 226.659              | 3      | 76       |
|  | SHOP 502        | 902.892              | 3      | 301      |
|  | SHOP 601        | 240.304              | 3      | 81       |
| LEVEL 6  | SHOP 602        | 171.824              | 3      | 58       |
|  | SHOPPING ARCADE | 128.568              | 3      | 43       |
|  | FLAT ROOF       | 467.876              | 4.5    | 104      |
|  | SHOP 603        | 157.484              | 3      | 53       |

| DISCHARGE VALUE CALCULATION<br>(REFER TO SCHEDULE OF CALCULATION OF PERSONS FOR THE MOE) |                     |                                     |                         |        |        |        |       |                              |                  |
|--|---------------------|-------------------------------------|-------------------------|--------|--------|--------|-------|------------------------------|------------------|
|  |                     | STAIR NO.                           |                         | ST. 3A | ST. 3B | ST. 4A | ST. 5 | ST. 6<br>(FOR SHOP 603 ONLY) | DIRECT DISCHARGE |
| FLOORS   | Total No. of Person | Total No. of Exit Serving the Floor | Width of Staircase (mm) | 1050   | 1200   | 1300   | 1200  | 1200                         |                  |
| LEVEL 6  | 339                 | 3                                   |                         | 1200   | -      | 155    | -     | 30                           | -                |
| LEVEL 5  | 169                 | 5                                   |                         | 93     | -      | -      | 93    | -                            | 281 (3 EXITS)    |
| LEVEL 4  | 559                 | 3                                   |                         | -      | -      | -      | 190   | -                            | 309 (2 EXITS)    |
| LEVEL 3A   | 31                  | 2                                   |                         | -      | 16     | -      | 15    | -                            | -                |
| LEVEL 3B   | 21                  | 2                                   |                         | -      | 12     | -      | 12    | -                            | -                |
| LEVEL 2A   | 34                  | 2                                   |                         | -      | 17     | -      | 16    | -                            | -                |
| LEVEL 2B   | 34                  | 2                                   |                         | -      | 17     | -      | 17    | -                            | -                |
| LEVEL 1A   | 30                  | 2                                   |                         | -      | 15     | -      | 15    | -                            | -                |
| LEVEL 1B   | 35                  | 2                                   |                         | -      | 18     | -      | -     | -                            | 17               |
| NOS. OF STOREYS SERVED   |                     |                                     |                         | 2      | 3      | 1      | 5     | 1                            |                  |
| PERMITTED NO. OF PERSONS ACCORDING TO TABLE B4   |                     |                                     |                         | 152    | 556    | 480    | 632   | 480                          |                  |
| DISCOUNT FACTOR  |                     |                                     |                         | 1      | 1      | 1      | 1     | 1                            |                  |
| PERMITTED NO. OF PERSONS   |                     |                                     |                         | 152    | 556    | 480    | 632   | 480                          |                  |
| ACTUAL TOTAL NO. OF PERSONS  |                     |                                     |                         | 247    | 95     | 155    | 358   | 30                           |                  |

| SCHEDULE OF MINIMUM NUMBER & WIDTH OF EXIT DOORS & EXIT ROUTES FROM EACH FLOOR |                                   |                                     |       |      |                  |       |      |            |       |      |                    |       |      |            |       |      |
|--|-----------------------------------|-------------------------------------|-------|------|------------------|-------|------|------------|-------|------|--------------------|-------|------|------------|-------|------|
| FLOOR  | CAPACITY OF EACH STOREY (PERSONS) | MIN. NO. OF EXIT DOOR OR EXIT ROUTE |       |      | MIN. TOTAL WIDTH |       |      |            |       |      | MIN. WIDTH OF EACH |       |      |            |       |      |
|  |                                   | REQ.                                | EXTG. | PRO. | EXIT DOOR        |       |      | EXIT ROUTE |       |      | EXIT DOOR          |       |      | EXIT ROUTE |       |      |
|  |                                   |                                     |       |      | REQ.             | EXTG. | PRO. | REQ.       | EXTG. | PRO. | REQ.               | EXTG. | PRO. | REQ.       | EXTG. | PRO. |
| LEVEL 1B   | 35                                | 2                                   | 1     | 2    | 1750             | 2275  | 1800 | 2100       | 2400  | 2400 | 850                | 870   | 900  | 1050       | 1200  | 1200 |
| LEVEL 1A   | 30                                | 1                                   | 3     | 2    | -                | 2750  | 2750 | -          | 2400  | 2400 | 750                | 1375  | 900  | 1050       | 1200  | 1200 |
| LEVEL 2B   | 34                                | 2                                   | 2     | 2    | 1750             | 1800  | 1800 | 2100       | 2400  | 2400 | 850                | 870   | 900  | 1050       | 1200  | 1200 |
| LEVEL 2A   | 33                                | 2                                   | 3     | 2    | 1750             | 2750  | 2750 | 2100       | 2400  | 2400 | 850                | 1375  | 900  | 1050       | 1200  | 1200 |
| LEVEL 3B   | 24                                | 1                                   | 2     | 2    | -                | 1800  | 1800 | -          | 2400  | 2400 | 750                | 870   | 900  | 1050       | 1200  | 1200 |
| LEVEL 3A   | 31                                | 2                                   | 3     | 2    | 1750             | 2750  | 2750 | 2100       | 2400  | 2400 | 850                | 1375  | 900  | 1050       | 1200  | 1050 |
| LEVEL 4  | 562                               | 3                                   | 3     | 3    | 4500             | 7120  | 5515 | 4500       | 7120  | 5340 | 1200               | 1780  | 1375 | 1200       | 1780  | 1200 |
| LEVEL 5  | 470                               | 2                                   | 3     | 5    | 3000             | 4795  | 8080 | 3000       | 4200  | 7730 | 1050               | 1370  | 1375 | 1050       | 1200  | 1200 |
| LEVEL 6  | 342                               | 2                                   | 2     | 3    | 3000             | 2960  | 3975 | 3000       | 2400  | 3700 | 1050               | 1380  | 1200 | 1050       | 1200  | 1200 |

FOR REFERENCE ONLY

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer

#### TBE ROOM CALCULATION

TBE AREA REQUIRED  
TOTAL UFA = 9607.589 m<sup>2</sup>  
PROVIDED TBE AREA = 12756 m<sup>2</sup>  
(AT LEVEL 1) BASED ON ACTUAL EQUIPMENT LAYOUT

#### REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER CALCULATION

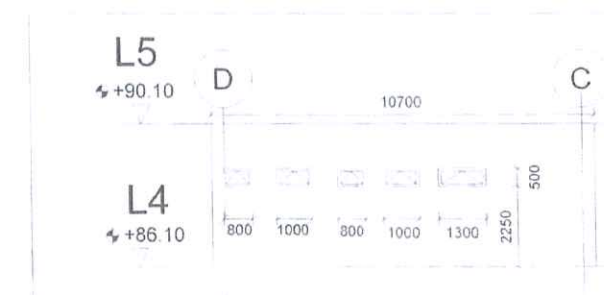
TOTAL NON-DOMESTIC USABLE FLOOR SPACE:  
LEVEL 1 = 1897.218 m<sup>2</sup>  
LEVEL 2 = 1997.807 m<sup>2</sup>  
LEVEL 3 = 1623.004 m<sup>2</sup>  
LEVEL 4 = 1519.169 m<sup>2</sup>  
LEVEL 5 = 1404.235 m<sup>2</sup>  
LEVEL 6 = 1166.056 m<sup>2</sup>  
TOTAL = 9607.559 m<sup>2</sup>

REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER REQUIRED:  
9607.559 / 925 = 10.387 m<sup>2</sup>

EXISTING REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER FLOOR AREA = 14.231 m<sup>2</sup> (AT LEVEL 5)

REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER PROVIDED:  
FLOOR AREA = 15.7 m<sup>2</sup> (AT LEVEL 3)

| WINDOW AREA CALCULATION |                     |   |   |   |
|-------------------------|---------------------|---|---|---|
| LOCATION                | USE                 | AREA OF THE FLOOR OF THE ROOM (m <sup>2</sup> ) | OPENING GLASS AREA OF WINDOW REQUIRED (m <sup>2</sup> ) | OPENING GLASS AREA OF WINDOW PROVIDED (m <sup>2</sup> ) |
| L4                      | ACCESSIBLE LAVATORY | 3.419   | 0.3419  | 0.650   |
| L4                      | FEMALE LAVATORY     | 7.217   | 0.7217  | 0.900   |
| L4                      | MALE LAVATORY       | 7.448   | 0.7448  | 0.900   |



ELEVATION OF L4 TOILET  
SCALE: 1:100

| SCHEDULE FOR REQUIREMENT OF SANITARY FITTINGS |                 |                       |        |          |  |                  |       |       |      |        |      |                   |       |
|---|-----------------|-----------------------|--------|----------|--|------------------|-------|-------|------|--------|------|-------------------|-------|
| LOCATION                                      |                 | UFA (m <sup>2</sup> ) | FACTOR | CAPACITY |  | SANITARY FITTING |       |       |      |        |      |                   |       |
|   |                 |                       |        |          |  | W.C.             |       | BASIN |      | URINAL |      | ACCESSIBLE TOILET |       |
|   |                 |                       |        |          |  | REQ.             | EXTG. | PRO.  | REQ. | EXTG.  | PRO. | REQ.              | EXTG. |
| LEVEL 1                                       | OFFICE          |                       |        |          |  |                  |       |       |      |        |      |                   |       |
| LEVEL 4                                       | SHOP 401        | 154.682               |        | 52       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 402        | 242.295               |        | 81       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 403        | 93.805                |        | 32       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 404        | 38.623                |        | 13       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 405        | 74.625                |        | 25       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 406        | 37.628                |        | 13       |  |                  |       |       |      |        |      |                   |       |
|   | SUPERMARKET     | 289.426               | 2      | 145      |  |                  |       |       |      |        |      |                   |       |
|   | SHOPPING ARCADE | 552.070               |        | 185      |  |                  |       |       |      |        |      |                   |       |
| LEVEL 5                                       | SHOP 501        | 274.684               |        | 92       |  |                  |       |       |      |        |      |                   |       |
|   | SHOPPING ARCADE | 226.659               |        | 76       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 502        | 902.892               |        | 301      |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 601        | 240.304               |        | 81       |  |                  |       |       |      |        |      |                   |       |
| LEVEL 6                                       | SHOP 602        | 171.824               |        | 58       |  |                  |       |       |      |        |      |                   |       |
|   | SHOPPING ARCADE | 128.568               |        | 43       |  |                  |       |       |      |        |      |                   |       |
|   | SHOP 603        | 157.484               |        | 53       |  |                  |       |       |      |        |      |                   |       |

| LIFT SCHEDULE OF THE PROPOSED AND EXISTING ACCESSIBLE AND FIREMAN'S LIFTS |   |  |  |  |
|---|---|--|--|--|
|   |   | Lift No.                               |  |  |
|   |   | L01 (EXISTING LIFT)                    | L02 (NEW LIFT)   |  |
|   |   | Fireman's / Accessible (Front Opening) | Now Passenger / Fireman's / Accessible (Front Opening) |  |
| 1   | Usage                                       |  |  |  |
| 2   | Servicing Floors                            | Level 1 to Level 5                     | Level 2 to Level 6                                     |  |
| a)  | Fireman's Lift Floor (Stop at every floor)  | Level 1 to Level 5                     | Level 2 to Level 6                                     |  |
| b)  | Accessible Lift Floor (Stop at every floor) | Level 1 to Level 5                     | Level 2 to Level 6                                     |  |
| 4   | Control System                              | AC-VVVF                                | AC-VVVF  |  |
| 5   | Operating System                            | Single car control                     | Single car control                                     |  |
| 6   | Attendant Service                           | Provided                               | Required   |  |
| 7   | Accessible Facilities                       | Provided                               | Required   |  |
| 8   | Supervisory & Monitoring system             | Provided                               | Required   |  |
| 9   | Fireman's switch                            | Provided                               | Required   |  |
| 10  | Capacity (Kg) / (Persons)                   | 2,000kg                                | 1,000kg / 13 persons                                   |  |
| 11  | Max. Decoration Load (Kg)                   | 400                                    | 400  |  |
| 12  | Speed (mps)                                 | min. 1.0                               | 1.0  |  |
| 13  | Stop  | 5                                      | 6  |  |
| 14  | Travel /m                                   | Approx. 13.6m                          | Approx. 18.4m  |  |
| 16  | Main Floor                                  | L5 or as per architect layout          | L5 or as per architect layout                          |  |
| 17  | Door Size (WxH)/mm                          | 1400W x 2100L                          | 1100W x 2100L  |  |
| 18  | Door Type                                   | 4 Panels centre Opening                | 2 Panels centre Opening                                |  |
| 19  | Bare Cage Height (H)/mm                     | 2600mm(H) (false ceiling ~2300)        | 2600mm(H) (false ceiling ~2300)                        |  |
| Construction Dimension  | 1   | Machine Location                       | at the top and inside the hoistway                     | at the top and inside the hoistway (MRL) |
|   | 2   | Counterweight Safety                   | As existing  | Required                                 |
|   | 3   | Lift Shaft Size (WxD)/mm               | 2300W x 2900L  | 2000W x 2600L (Max)                      |
|   | 4   | Lift Car Size (WxD)/mm                 | 1750W x 2400L  | 1400W x 1900L                            |
|   | 5   | Pit Depth /mm                          |  | 3300 or as per Architect Layout          |
|   | 6   | Overhead /mm                           | (Exig. Approved.)                                      | 4500 or as per Architect layout          |
|   | 7   | FRP Rating of Lift Door /HR            |  | 120min. integrity only                   |
| Others  | 1   | Ventilation                            | Fan only   | A/C provided                             |

| CARPARK SCHEDULE      |                           |                         |     |              |           |                 |                      |              |             |             |                            |                 |                   |
|-----------------------|---------------------------|-------------------------|-----|--------------|-----------|-----------------|----------------------|--------------|-------------|-------------|----------------------------|-----------------|-------------------|
| TYPE OF PARKING SPACE | LOCATION                  | CARPARK SPACE (COVERED) |     |              |           | HEADROOM        | CARPARK SPACE (OPEN) |              |             |             | TOTAL NO. OF CARPARK SPACE |                 |                   |
|                       |                           | EXTG. (UNIT)            | NO. | PRO. (UNIT)  | DIMENSION |                 | EXTG. (UNIT)         | NO.          | PRO. (UNIT) | DIMENSION   |                            |                 |                   |
| PRIVATE CAR           | L3A                       |                         | 27  | 1-29         | 29        | 2325mm x 5000mm | L3B                  | 25           | 92-115      | 25          | 182                        | 2325mm x 5000mm | 2400mm x 2100mm   |
|                       | L3B                       |                         | 16  | 30-44        | 15        |                 | L3C                  | 1            | 210         | 1           |                            |                 |                   |
|                       | L2A                       |                         | 36  | 45-58, 62-76 | 29        |                 |                      |              |             |             |                            |                 |                   |
|                       | L2B                       |                         | 16  | 77-91        | 15        |                 |                      |              |             |             |                            |                 |                   |
|                       | L1A                       |                         | 35  | 116-143      | 28        |                 |                      |              |             |             |                            |                 |                   |
|                       | L1B                       |                         | 24  | 144-181      | 38        |                 |                      |              |             |             |                            |                 |                   |
|                       | TOTAL                     |                         | 157 |              | 154       |                 |                      |              |             |             |                            |                 |                   |
|                       | EXTG. (UNIT)              |                         |     |              |           |                 |                      |              |             |             |                            |                 |                   |
| ACCESSIBLE CARPARK    | L2                        |                         |     | 59-61        | 3         | 3500mm x 5000mm |                      |              |             |             | 14                         | 3400mm x 3120mm | 3400mm x 3000mm   |
|                       | TOTAL                     |                         |     |              | 3         |                 |                      |              |             |             |                            |                 |                   |
| LOBBY                 | LOCATION                  | EXTG. (UNIT)            | NO. | PRO. (UNIT)  |           |                 | LOCATION             | EXTG. (UNIT) | NO.         | PRO. (UNIT) |                            |                 |                   |
|                       | ENTRANCE OF CARPARK AT L5 |                         | 6   | L1-L5        | 6         |                 |                      |              |             |             |                            |                 |                   |
|                       | GOV CARPARKING SPACE      |                         | 3   |              | 3         |                 |                      |              |             |             |                            |                 |                   |
|                       | ENTRANCE OF CARPARK AT L5 |                         | 5   | L7-L11       | 5         |                 |                      |              |             |             |                            |                 |                   |
| MOTOR CYCLE           | LOCATION                  | EXTG. (UNIT)            | NO. | PRO. (UNIT)  |           |                 |                      |              |             |             | 30                         |                 |                   |
|                       | L3A                       |                         | 6   |              | 6         |                 |                      |              |             |             |                            |                 |                   |
|                       | L2A                       |                         | 6   | M1-6         | 6         | 950mm x 2125mm  |                      |              |             |             |                            |                 |                   |
|                       | L2B                       |                         | 12  |              | 0         |                 |                      |              |             |             |                            |                 |                   |
|                       | L1A                       |                         | 6   | M7-14        | 8         |                 |                      |              |             |             |                            |                 |                   |
|                       | L1B                       |                         |     | M15-30       | 16        | 1000mm x 2000mm |                      |              |             |             |                            |                 |                   |
| SUB TOTAL             |                           |                         |     |              | 30        |                 | SUB TOTAL            |              |             |             |                            |                 | GRAND TOTAL = 226 |

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS

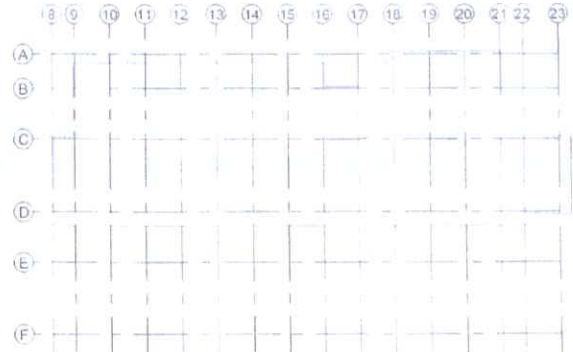
|                                      |                |            |
|--------------------------------------|----------------|------------|
| ICU REF: HD(ICU)E3 / 031 (H)AA(13)-D |                |            |
| F.S.D REF: FP 8 / 13570 <140>        |                |            |
| REVISIONS                            |                |            |
| NO                                   | DESCRIPTION    | DATE       |
|                                      | 1ST SUBMISSION | 31/1/2016  |
| A                                    | 2ND SUBMISSION | 11/1/2017  |
| B                                    | 3RD SUBMISSION | 29/3/2017  |
|                                      | 1ST AMENDMENT  | 4/09/2017  |
| C                                    | 2ND AMENDMENT  | 06/01/2018 |
|                                      | 3RD AMENDMENT  | 04/05/2018 |
| E                                    | 4TH AMENDMENT  | 01/08/2018 |



**L0 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

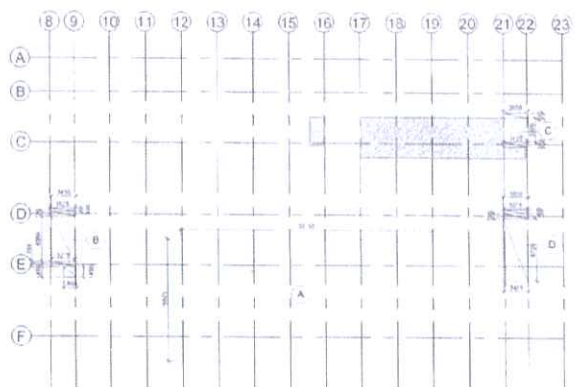
DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>



**ROOF L7 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>



**L1 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

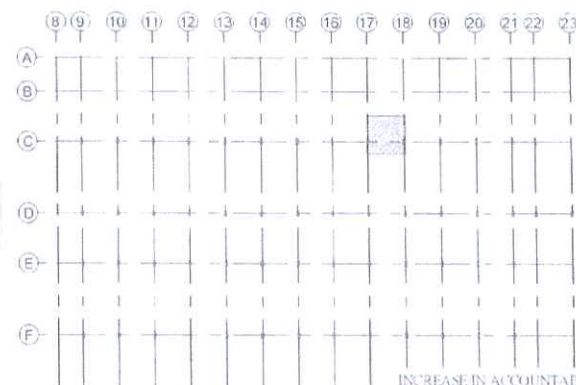
① = 15.925 m x 15.500 m = 246.91 m<sup>2</sup>

② = 3.525 m x 0.295 m + 3.480 m x 0.7 m + 3.275 m x 5.300 m + 3.450 m x 0.7 m + 1.800 m x 1.450 m = 29.817 m<sup>2</sup>

③ = 0.600 m x 0.650 m + 0.425 m x 0.900 m + 0.600 m x 0.700 m = 16.163 m<sup>2</sup>

④ = 3.075 m x 0.495 m + 0.600 m x 0.700 m + 1.425 m x 0.720 m = 43.908 m<sup>2</sup>

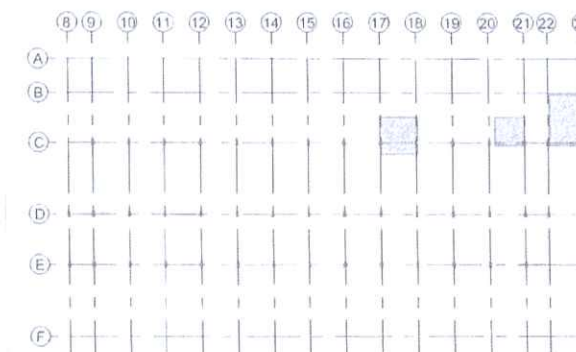
TOTAL = 674.802 m<sup>2</sup>



**L2 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>



**L3 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>

**SITE COVERAGE DIAGRAM**  
SCALE: 1:500

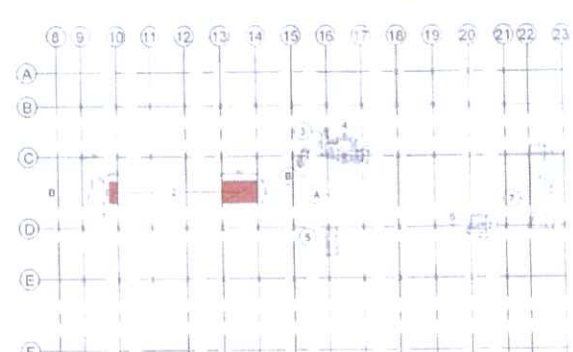
CHANGE IN SITE COVERAGE FOR NON-DOMESTIC :  
(REFER TO ICU APPROVED PLAN, DWG NO HM/SITE/AVICU-04/FL, DATED 3/2004)

EXISTING NON-DOMESTIC COVERAGE AREA = 8.861% < 67.5% (FOR REFERENCE ONLY)

INCREASE IN NON-DOMESTIC SITE COVERAGE AREA = 3.95 x 1.98 m<sup>2</sup> = 7.821 m<sup>2</sup>

DECREASE IN NON-DOMESTIC SITE COVERAGE AREA = 0.735 x 10.700 m<sup>2</sup> = 7.865 m<sup>2</sup>

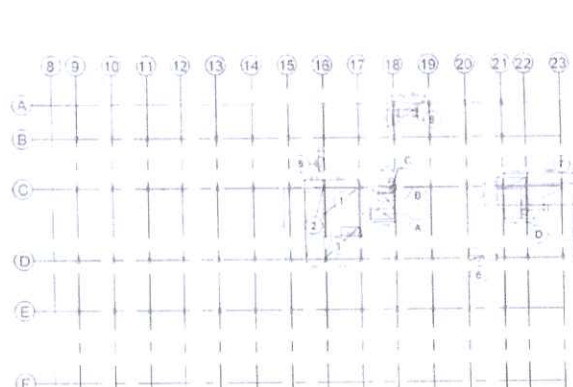
ACTUAL CHANGE IN NON-DOMESTIC SITE COVERAGE AREA = -0.044 m<sup>2</sup>



**L4 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

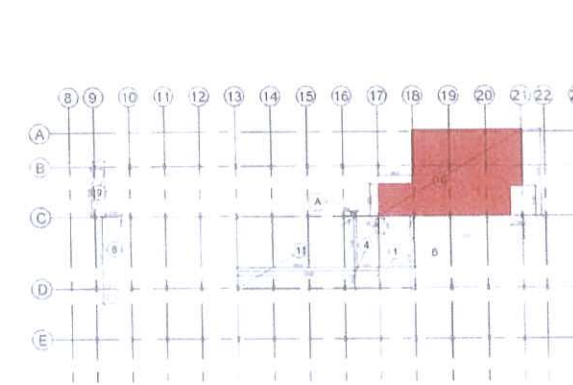
DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>



**L5 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA  
TOTAL 0 m<sup>2</sup>



**L6 G.F.A. DIAGRAM**  
SCALE: 1:500

INCREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>

DECREASE IN ACCOUNTABLE  
TOTAL 0 m<sup>2</sup>

INCREASE IN ACCOUNTABLE GFA

① = 0.825 m x 3.000 m = 2.475 m<sup>2</sup>

② = 1.251 m x 3.000 m = 3.753 m<sup>2</sup>

③ = 5.000 m x 3.000 m = 15.000 m<sup>2</sup>

④ = 2.700 m x 0.500 m = 1.350 m<sup>2</sup>

⑤ = 1.950 m x 1.500 m = 2.925 m<sup>2</sup>

⑥ = 2.700 m x 0.500 m = 1.350 m<sup>2</sup>

⑦ = 2.000 m x 0.700 m = 1.400 m<sup>2</sup>

⑧ = 0.870 m x 1.100 m = 0.957 m<sup>2</sup>

⑨ = 2.120 m x 10.700 m = 22.684 m<sup>2</sup>

TOTAL = 51.674 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA

① = 3.300 m x 2.050 m = 6.765 m<sup>2</sup>

② = 1.950 m x 0.800 m = 1.560 m<sup>2</sup>

③ = 1.400 m x 1.050 m = 1.470 m<sup>2</sup>

④ = 0.200 m x 0.350 m = 0.070 m<sup>2</sup>

⑤ = 1.300 m x 0.900 m = 1.170 m<sup>2</sup>

TOTAL = 10.935 m<sup>2</sup>

FIRE SERVICES REQUIREMENTS INCORPORATED

DATE 15 OCT 2019

(CHAN Wai-shun)  
Senior Station Officer

INCREASE IN ACCOUNTABLE GFA

① = 51.25 m x 3.713 m = 190.55 m<sup>2</sup>

② = 2.575 m x 9.925 m = 25.557 m<sup>2</sup>

③ = 5.025 m x 3.212 m = 16.140 m<sup>2</sup>

④ = 2.500 m x 1.200 m = 3.000 m<sup>2</sup>

⑤ = 2.000 m x 0.725 m = 1.450 m<sup>2</sup>

⑥ = 2.000 m x 0.700 m = 1.400 m<sup>2</sup>

⑦ = 3.250 m x 1.525 m + 0.400 m x 0.25 m + 0.200 m x 2.325 m + 0.950 m x 2.325 m + 1.885 m x 0.655 m = 30.762 m<sup>2</sup>

⑧ = 0.303 m x 0.983 m + 1.723 m x 2.902 m + 0.918 m x 2.902 m = 4.163 m<sup>2</sup>

TOTAL = 301.228 m<sup>2</sup>

DECREASE IN ACCOUNTABLE GFA

① = 2.825 m x 1.450 m = 4.125 m<sup>2</sup>

② = 2.180 m x 1.600 m = 3.488 m<sup>2</sup>

③ = 0.950 m x 0.600 m = 0.570 m<sup>2</sup>

④ = 1.675 m x 0.735 m = 1.230 m<sup>2</sup>

TOTAL = 9.423 m<sup>2</sup>

GFA SUMMARY FOR THIS A&A SUBMISSION

| FLOOR   | FOR ICU'S APPROVAL                            |   |                                      | FOR DLO'S APPROVAL ONLY (NOT FOR ICU APPROVAL)          |   |  |  |
|---|---|---|--------------------------------------|---|---|--|--|
|   | INCREASE IN ACCOUNTABLE GFA (m <sup>2</sup> ) | DECREASE IN ACCOUNTABLE GFA (m <sup>2</sup> ) | EXTG. APPROVED GFA (m <sup>2</sup> ) | INCREASE IN COMMERCIAL FACILITIES GFA (m <sup>2</sup> ) | DECREASE IN COMMERCIAL FACILITIES GFA (m <sup>2</sup> ) | NEW OTHER FACILITIES GFA (m <sup>2</sup> ) | NEW WELFARE FACILITIES GFA (m <sup>2</sup> ) |
| LEVEL 0   | -   | -   | 174.2                                | -   | -   | -  | -  |
| LEVEL 1   | -   | 674.802                                       | 121.5                                | -   | 674.802   | -  | -  |
| LEVEL 2   | -   | -   | 80.5                                 | -   | -   | -  | -  |
| LEVEL 3   | -   | -   | 174.2                                | -   | -   | -  | -  |
| LEVEL 4   | 96.625  | 51.678  | 6.635                                | 51.678  | 6.635   | -  | 40.618 (5.10P-40P)                           |
| LEVEL 5   | -   | -   | 13.824                               | 101.230   | 13.824  | 8.97 (GUARD HOUSE)                         | -  |
| LEVEL 6   | 490.328                                       | 491.051                                       | 0.154                                | 491.051   | 0.154   | -  | -  |
| ROOF  | -   | -   | -                                    | -   | -   | -  | -  |
| TOTAL   | 688.244                                       | 611.959                                       | 695.415                              | 643.959   | 695.415   | 8.970                                      | 40.618                                       |
| NET CHANGE IN ACCOUNTABLE GFA (m <sup>2</sup> )           | 688.244                                       | 611.959                                       | 695.415                              | 643.959   | 695.415   | 8.970                                      | 40.618                                       |
| NET CHANGE IN COMMERCIAL FACILITIES GFA (m <sup>2</sup> ) | 643.959                                       | 695.415                                       | 643.959                              | 643.959   | 695.415   | -  | -  |

EXISTING COMMERCIAL FACILITIES GFA IN HING MAN COMMERCIAL CARPARK BLOCK - NET CHANGE UNDER THIS A&A SUBMISSION = 4393.51456 m<sup>2</sup>

ICU REF: HD(ICU)E3 / 031(H)AA(13)-D1

F.S.D REF: FP 8 / 13570 <140>

| REV | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 11/01/2014 |
| 2   | 2ND SUBMISSION | 11/01/2017 |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 4/09/2017  |
| 5   | 2ND AMENDMENT  | 28/01/2018 |
| 6   | 3RD AMENDMENT  | 04/05/2018 |
| 7   | 4TH AMENDMENT  | 01/06/2018 |

DECREASE GFA

INCREASE GFA

FOR REFERENCE ONLY

NON-ACCOUNTABLE GFA

JOHN HY YIP SURVEYORS LTD.

ADDRESS: UNIT 7, 8/F, EFFORT INDUSTRIAL BUILDING, 25-27 JING WAI STREET, KOWLOON, HONG KONG

TEL: 2155 0936 FAX: 2155 0938 MAIL: INFO@JOHNYIP.NET

ACE AMPLE HONG KONG LIMITED

PROJECT: ADDITIONS & ALTERATIONS WORKS TO COMMERCIAL / CARPARK BLOCK, HING MAN SHOPPING CENTRE, NO.188 TAI TAM ROAD, HONG KONG

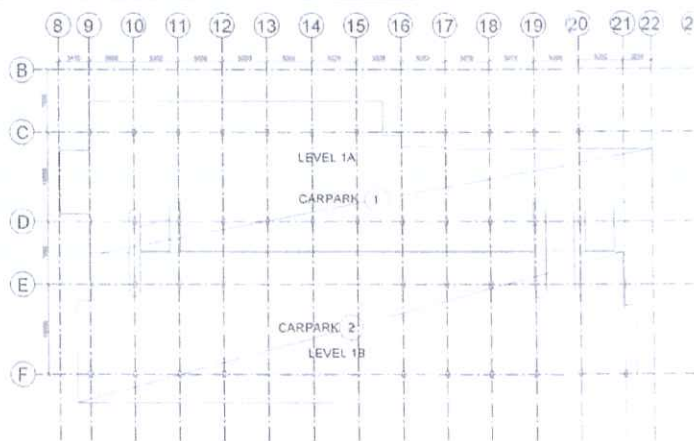
SITE COVERAGE & GFA CALCULATION & DIAGRAM

| PROJECT NO. | DATE        | SCALE      | REVISION |
|-------------|-------------|------------|----------|
| P-0316117   | 01 AUG 2018 | 1:500 @ A1 | F        |
| EMW         | JOY         | JOY        | JOY      |

FOR ICU SUBMISSION

DO NOT SCALE AND MEASURE THIS DRAWING. THE DIMENSION SHOWN ON THIS DRAWING IS FOR REFERENCE AND INDICATION ONLY. CONTRACTOR SHOULD VERIFY THE SITE CONDITIONS PRIOR TO ANY MANUFACTURING AND CONSTRUCTION. IF THERE IS ANY DISCREPANCY FOUND ON THIS DRAWING AND TO THE SITE CONDITIONS, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY JOHN HY YIP SURVEYORS LTD. IN WRITING. ALL COPYRIGHTS OF THIS DRAWING IS RESERVED BY JOHN HY YIP SURVEYORS LTD. NO REPRODUCTION OF THIS DRAWING WITHOUT A WRITTEN CONSENT IS ISSUED BY JOHN HY YIP SURVEYORS LTD. JOHN HY YIP SURVEYORS LTD. DOES NOT RESPONSIBLE FOR ANY DAMAGES AND LOSS DUE TO THE MISUSE OR MISREPRESENTATION OF THIS DRAWING.

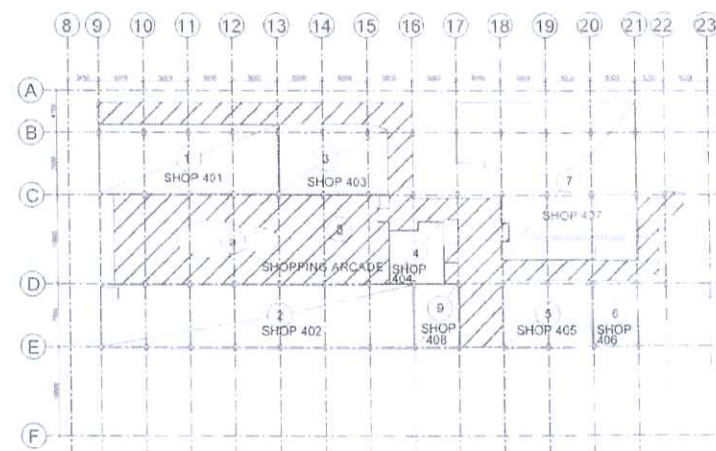
THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.



**L1 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 1 NON-DOMESTIC U.F.A. CALCULATION

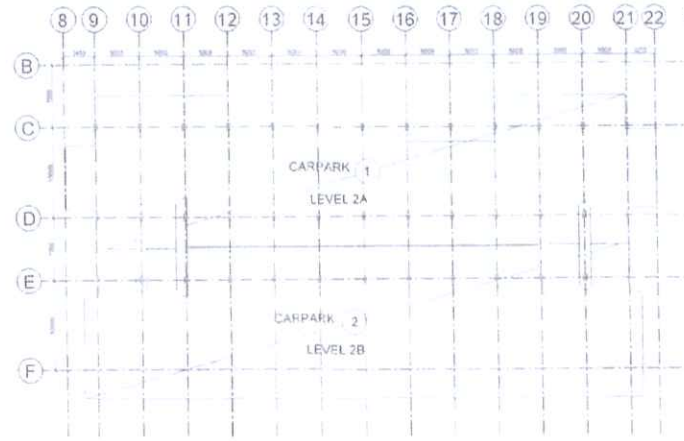
|         |   |                         |
|---------|---|-------------------------|
| CARPARK | = | 876,519 m <sup>2</sup>  |
| CARPARK | = | 1026,705 m <sup>2</sup> |
| TOTAL   | = | 1897,215 m <sup>2</sup> |



**L4 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 4 NON-DOMESTIC U.F.A. CALCULATION

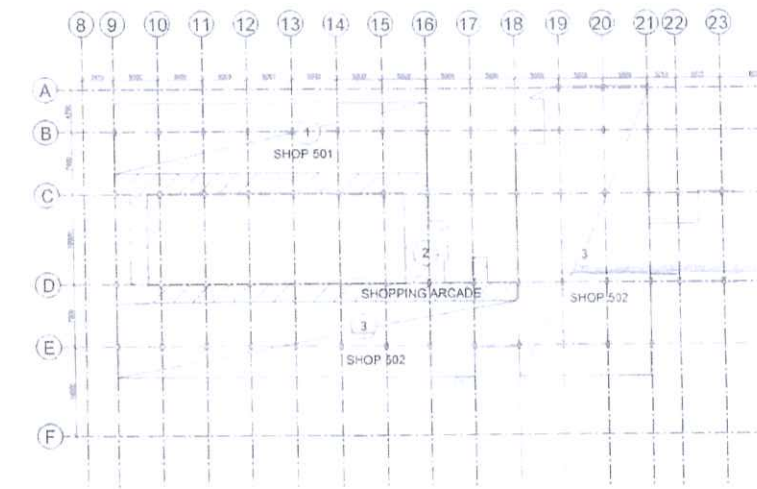
|                 |   |   |                         |
|-----------------|---|---|-------------------------|
| SHOP 401        | 1 | = | 154,682 m <sup>2</sup>  |
| SHOP 402        | 2 | = | 242,295 m <sup>2</sup>  |
| SHOP 403        | 3 | = | 93,805 m <sup>2</sup>   |
| SHOP 404        | 4 | = | 38,623 m <sup>2</sup>   |
| SHOP 405        | 5 | = | 74,625 m <sup>2</sup>   |
| SHOP 406        | 6 | = | 37,628 m <sup>2</sup>   |
| SHOP 407        | 7 | = | 289,426 m <sup>2</sup>  |
| SHOPPING ARCADE | 8 | = | 552,070 m <sup>2</sup>  |
| SHOP 408        | 9 | = | 36,015 m <sup>2</sup>   |
| TOTAL           |   | = | 1528,787 m <sup>2</sup> |



**L2 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 2 NON-DOMESTIC U.F.A. CALCULATION

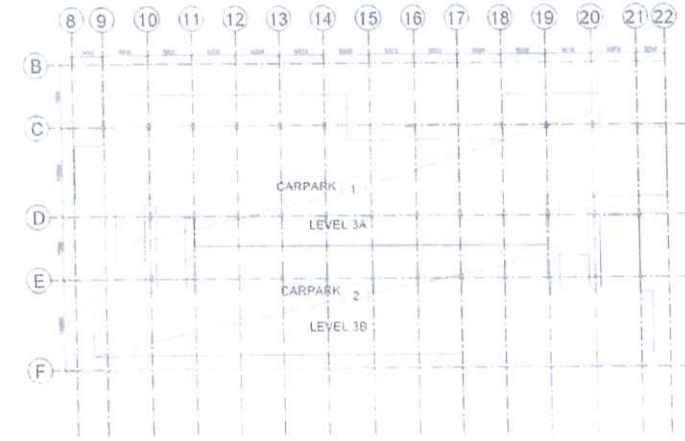
|         |   |   |                          |
|---------|---|---|--------------------------|
| CARPARK | 1 | = | 983,165 m <sup>2</sup>   |
| CARPARK | 2 | = | 10,474 m <sup>2</sup>    |
| TOTAL   |   | = | 1,997,907 m <sup>2</sup> |



**L5 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 5 NON-DOMESTIC U.F.A. CALCULATION

|                 |   |   |                          |
|-----------------|---|---|--------------------------|
| SHOP 501        | 1 | = | 274,684 m <sup>2</sup>   |
| SHOPPING ARCADE | 2 | = | 226,659 m <sup>2</sup>   |
| SHOP 502        | 3 | = | 904,209 m <sup>2</sup>   |
| TOTAL           |   | = | 1,405,552 m <sup>2</sup> |

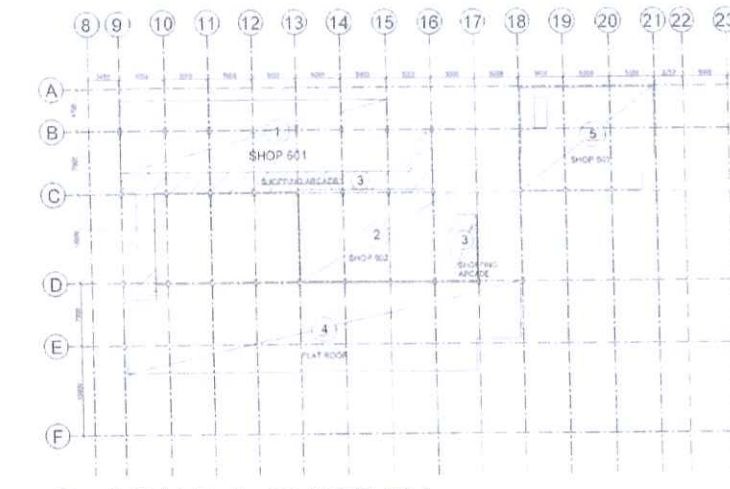


**L3 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 3 NON-DOMESTIC U.F.A. CALCULATION

|         |   |                          |
|---------|---|--------------------------|
| CARPARK | = | 997,322 m <sup>2</sup>   |
| CARPARK | = | 715,682 m <sup>2</sup>   |
| TOTAL   | = | 1,623,004 m <sup>2</sup> |

FIRE SERVICES REQUIREMENTS INCORPORATED  
DATE 15 OCT 2018  
(CHAN Wai-shun)  
Senior Station Officer



**L6 U.F.A. DIAGRAM**  
SCALE: 1:400

LEVEL 6 NON-DOMESTIC U.F.A. CALCULATION

|                 |   |   |                          |
|-----------------|---|---|--------------------------|
| SHOP 601        | 1 | = | 210,901 m <sup>2</sup>   |
| SHOP 602        | 2 | = | 171,824 m <sup>2</sup>   |
| SHOPPING ARCADE | 3 | = | 128,568 m <sup>2</sup>   |
| FLAT ROOF       | 4 | = | 468,709 m <sup>2</sup>   |
| SHOP 603        | 5 | = | 464,565 m <sup>2</sup>   |
| TOTAL           |   | = | 1,444,567 m <sup>2</sup> |

ICU REF: HD(ICU)E3 / 031(H)AA(13)-D1

F.S.D REF: FP 8 / 13570 <140>

| NO. | DESCRIPTION    | DATE       |
|-----|----------------|------------|
| 1   | 1ST SUBMISSION | 31/1/2016  |
| 2   | 2ND SUBMISSION | 11/1/2017  |
| 3   | 3RD SUBMISSION | 29/03/2017 |
| 4   | 1ST AMENDMENT  | 4/09/2017  |
| 5   | 2ND AMENDMENT  | 08/01/2018 |
| 6   | 3RD AMENDMENT  | 34/03/2018 |
| 7   | 4TH AMENDMENT  | 01/06/2018 |

APPROVED PERSON'S SIGNATURE: WONG SHING BANG

CONSULTANT

JOHN HY YIP SURVEYORS LTD.

ADDRESS: UNIT 8, EFFORD INDUSTRIAL BUILDING  
28 KING YIP STREET, KWA CHUNG, NT  
TEL: 2155 0933 FAX: 2 55 0933  
EMAIL: INFO@JOHNYIP.COM

CLIENT

ACE AMPLE HONG KONG LIMITED

PROJECT

ADDITIONS & ALTERATIONS WORKS TO  
COMMERCIAL / CARPARK BLOCK,  
HING MAN SHOPPING CENTRE,  
NO.188 TAI TAM ROAD, HONG KONG.

DRAWING TITLE

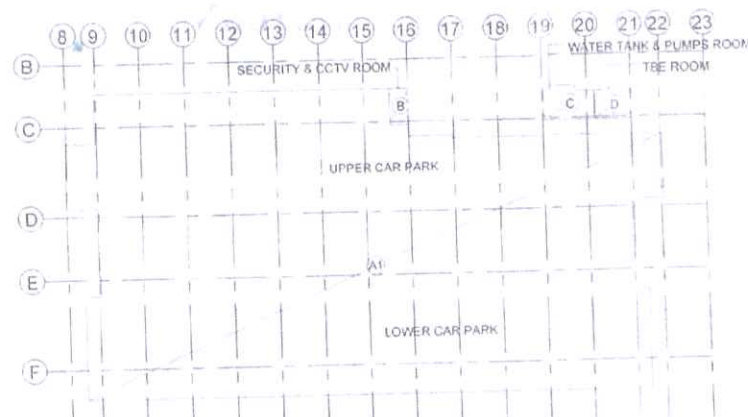
UFA CALCULATION & DIAGRAM

|             |             |          |             |
|-------------|-------------|----------|-------------|
| PROJECT NO. | PHK16117    | SCALE    | 1:400 B A 1 |
| DATE        | 01 AUG 2018 | DESIGNER | JOY         |
| CHECKED     | JOY         | APPROVED | JOY         |

FOR ICU SUBMISSION

DO NOT SCALE AND MEASURE THIS DRAWING.  
THE DIMENSION SHOWN ON THIS DRAWING IS  
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AND CONSTRUCTION. IF THERE IS ANY  
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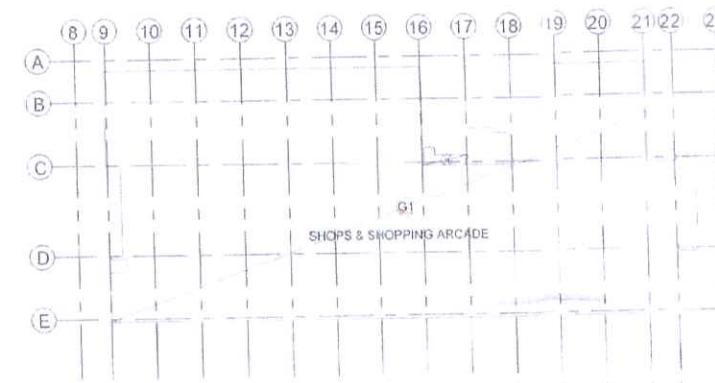
THE WORKS SHOWN ON THESE PLANS ARE TYPE II  
WORKS IN RESPECT OF WHICH CONSENT IS APPLIED  
FOR THE PURPOSE OF FAST TRACK CONSENT  
APPLICATION UNDER REGULATION 33 OF THE  
BUILDING (ADMINISTRATION) REGULATIONS



L1 COMPARTMENT DIAGRAM

COMPARTMENT: A1 = 1978.270 m2  
 B = 8.354 m2  
 C = 20.217 m2  
 D = 12.756 m2

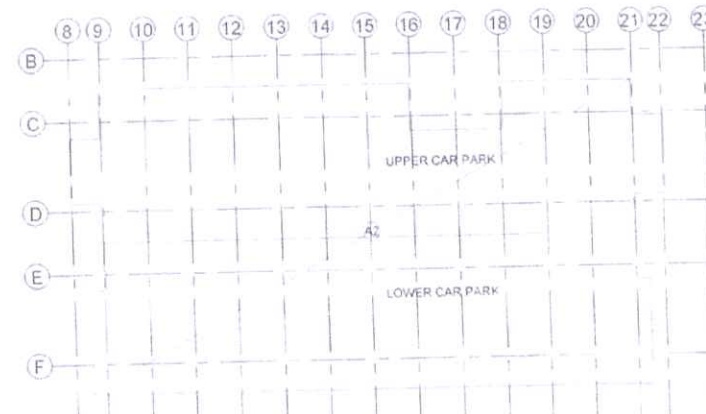
HEIGHT: 3200mm



L4 COMPARTMENT DIAGRAM

COMPARTMENT: G1 = 1637.555 m2 1636.543 m2  
 H = 6.235 m2

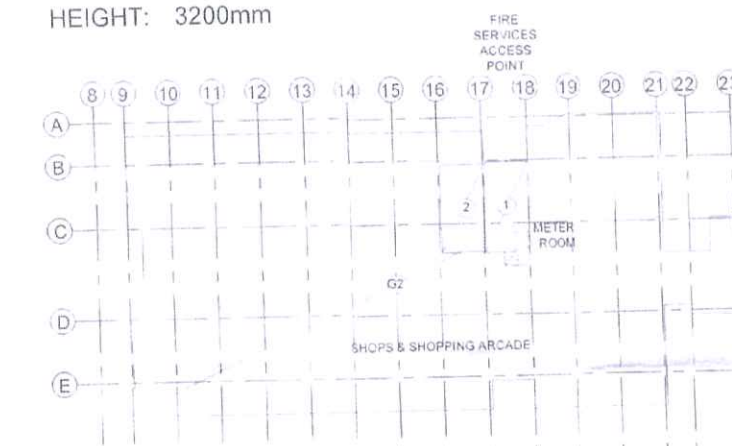
HEIGHT: 4000mm



L2 COMPARTMENT DIAGRAM

COMPARTMENT: A2 = 2077.332 m2

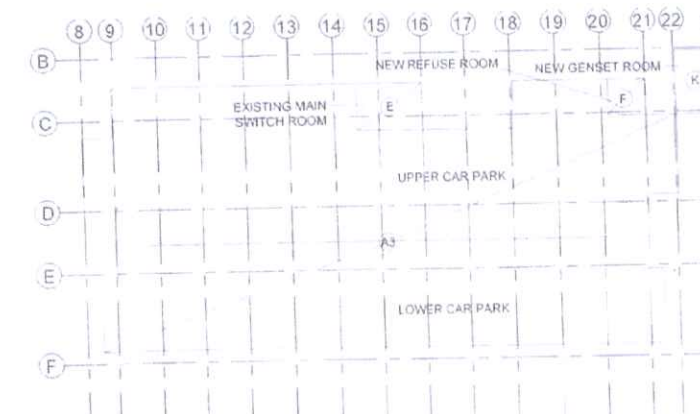
HEIGHT: 3200mm



L5 COMPARTMENT DIAGRAM

COMPARTMENT: G2 - 1 - 2 = 1823.888 m2  
 I = 7.613 m2

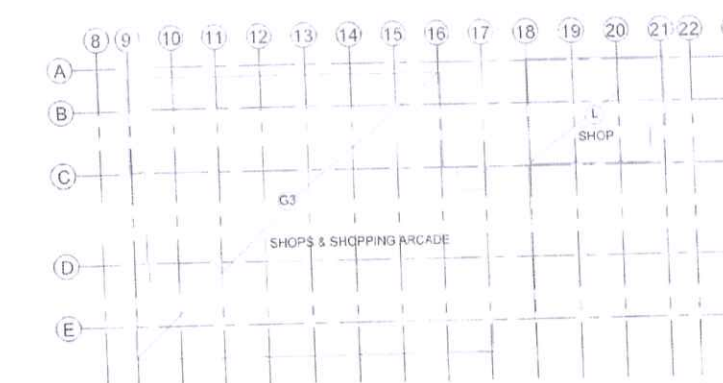
HEIGHT: 4000mm



L3 COMPARTMENT DIAGRAM

COMPARTMENT: A3 = 1730.945 m2  
 E = 39.375 m2  
 F = 16.829 m2  
 K = 29.819 m2

HEIGHT: 3200mm(FOR A3, E & F), 4100MM(FOR K)



L6 COMPARTMENT DIAGRAM

COMPARTMENT: G3 = 1252.533 m2  
 L = 171.744 m2

HEIGHT: 4000mm

| FIRE RESISTANCE REQUIREMENTS FOR ELEMENTS OF CONSTRUCTION |             |                           |       |                |                        |                          |                              |                                |                     | MIN. DIMENSION OF ELEMENTS OF CONSTRUCTION |             |                |             |                |             |                |             |                |
|---|-------------|---------------------------|-------|----------------|------------------------|--------------------------|------------------------------|--------------------------------|---------------------|--|-------------|----------------|-------------|----------------|-------------|----------------|-------------|----------------|
| COMPARTMENT   | FLOOR       | USE                       | CLASS | FL. HEIGHT (m) | AREA (m <sup>2</sup> ) | VOLUME (m <sup>3</sup> ) | EXTG. AREA (m <sup>2</sup> ) | EXTG. VOLUME (m <sup>3</sup> ) | REQ. F.R. (minutes) | PRO. F.R. (minutes)                        | R.C.C. WALL |                | R.C.C. SLAB |                | R.C.C. BEAM |                | R.C.C. COL. |                |
|   |             |                           |       |                |                        |                          |                              |                                |                     |  | THICKNESS   | COVER TO STEEL | THICKNESS   | COVER TO STEEL | THICKNESS   | COVER TO STEEL | THICKNESS   | COVER TO STEEL |
| A (A1-A2-A3)  | L1, L2 & L3 | CARPARK                   | 7     | 3.2            | 5786.547               | 18516.950                | 5526.023                     | 17905                          | 60                  | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 25             |
| B   | L1          | SECURITY & CCTV ROOM      | -     | 3.2            | 8.354                  | 26.733                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| C   | L1          | WATER TANK & PUMP RM      | -     | 3.2            | 20.217                 | 64.694                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| D   | L1          | TBE ROOM                  | -     | 3.2            | 12.756                 | 40.819                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| E   | L3          | EXISTING MAIN SWITCH ROOM | -     | 3.2            | 39.375                 | 126.000                  | 19.375                       | 126.000                        | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| F   | L3          | REFUSE ROOM               | -     | 3.2            | 16.829                 | 53.853                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| G (G1-G2-G3)  | L4, L5 & L6 | SHOPS & SHOPPING ARCADE   | 4b    | 4              | 1712.969               | 18851.840                | 3665.483                     | 14662                          | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| H   | L4          | METER ROOM                | -     | 4              | 6.235                  | 24.940                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| I   | L5          | METER ROOM                | -     | 4              | 7.613                  | 30.452                   | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| K   | L5          | GENSET ROOM               | -     | 4.1            | 31.505                 | 128.591                  | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |
| L   | L6          | SHOP                      | 4b    | 4              | 171.744                | 686.976                  | -                            | -                              | 120                 | 120  | 100         | 25             | 125         | 35             | 200         | 50             | 300         | 35             |

\* R.C. WALL SHALL CONTAIN NOT LESS THAN 1 PERCENT OF VERTICAL REINFORCEMENT

\*\* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR WIRE FABRIC NOT LIGHTER THAN 0.5kg/m<sup>2</sup> WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES OR A CONTINUOUS ARRANGEMENT LINKS AT NOT MORE THAN 200mm CENTRES SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE

\*\*\* PART OF THE INFORMATION IS EXTRACTED FROM AS-BUILT DRAWING (DWG NO. IIM/SITE/ACU-05/FT) CERTIFIED AS TRUE RECORD AS AT MARCH 2004

\* R.C. WALL SHALL CONTAIN NOT LESS THAN 1 PERCENT OF VERTICAL REINFORCEMENT  
 \*\* REINFORCEMENT CONSISTING OF EXPANDED METAL LATH OR WIRE FABRIC NOT LIGHTER THAN 0.5kg/m² WITH 2mm DIAMETER WIRE AT NOT MORE THAN 100mm CENTRES OR A CONTINUOUS ARRANGEMENT LINKS AT NOT MORE THAN 200mm CENTRES SHOULD BE INCORPORATED IN THE CONCRETE COVER AT A DISTANCE  
 \*\*\* PART OF THE INFORMATION IS EXTRACTED FROM AS-BUILT DRAWING (DWG NO. HM/STP/ACU-05/AT) CERTIFIED AS TRUE RECORD AS AT MARCH 2004

| ICU REF: HD(ICU)E3 / 031(H)AA(13)-D1 |                |            |
|--------------------------------------|----------------|------------|
| F.S.D REF: FP 8 / 13570 <140>        |                |            |
| REVISING NO.                         | DESCRIPTION    | DATE       |
| 1                                    | 1ST SUBMISSION | 21/12/2018 |
| 2                                    | 2ND SUBMISSION | 11/01/2019 |
| 3                                    | 3RD SUBMISSION | 29/02/2019 |
| 4                                    | 1ST AMENDMENT  | 4/03/2019  |
| 5                                    | 2ND AMENDMENT  | 26/03/2019 |
| 6                                    | 3RD AMENDMENT  | 04/05/2019 |
| 7                                    | 4TH AMENDMENT  | 01/05/2019 |

APPROVED PERSON SIGNATURE: JOHN HY YIP

ARCHITECT  
 JOHN HY YIP SURVEYORS LTD.  
 ADDRESS: UNIT 1, 4/F, 110 HONG KONG INDUSTRIAL BUILDING, 28 KUNING STREET, KWAI CHUNG, NT  
 TEL: 2155 0928, FAX: 2155 0933  
 EMAIL: INFO@JOHNYIP.NET

CLIENT  
 ACE AMPL HONG KONG LIMITED

PROJECT  
 ALTERATION & ADDITIONAL WORKS TO COMMERCIAL / CARPARK BLOCK, HING MAN SHOPPING CENTRE, NO. 188 TAI TAM ROAD, HONG KONG

DRAWING TITLE  
 COMPARTMENT CALCULATION & DIAGRAM

|             |             |             |            |
|-------------|-------------|-------------|------------|
| DATE        | 01 AUG 2018 | SCALE       | 1:400 @ A1 |
| DRAWN BY    | EMW         | CHECKED BY  | JOY        |
| APPROVED BY | JOY         | APPROVED BY | JOY        |

FOR ICU SUBMISSION

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FOR REFERENCE ONLY

## **APPENDIX 8**

### **Site Photos**

## Site Photos



**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, May 28, 2024 12:33 PM  
**To:** hkdpd\_pd/PLAND <hkdpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Fw: Planning Application No. A/H20/201

**From:** [REDACTED]  
**Sent:** Tuesday, May 28, 2024 12:24 PM  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]  
**Subject:** Planning Application No. A/H20/201

To: TPB

Dear sir/madam,

Please see the attached revised page 2 and page 14 of the application form for submission. Thank you.

Regards,

Anson Lee  
Lanbase Surveyors Limited

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

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

### 1. Name of Applicant 申請人姓名/名稱

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

ACE AMPLE HONG KONG 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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

### 3. Application Site 申請地點

|   |  |
|---|--|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用) | GOODS VEHICLE PARKING SPACE NOS. L1 TO L6 AND L12 TO L14 AT LEVEL 3, AND GOODS VEHICLE PARKING SPACE NOS. L7 TO L11 AND TWO LOADING/UNLOADING BAYS AT LEVEL 5, COMMERCIAL / CAR PARK BLOCK AND OPEN CAR PARKS, HING MAN ESTATE, 188 TAI TAM ROAD, CHAI WAN (CHAI WAN INLAND LOT NO. 179) |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積   | <input type="checkbox"/> Site area 地盤面積 .....sq.m 平方米 <input type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 375.0272 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約  |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | NIL<br>..... sq.m 平方米 <input type="checkbox"/> About 約   |

## 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.<br>申請編號                                | (For Official Use Only) (請勿填寫此欄)   |  |  |
| Location/address<br>位置/地址                              | GOODS VEHICLE PARKING SPACE NOS. L1 TO L6 AND L12 TO L14 AT LEVEL 3, AND GOODS VEHICLE PARKING SPACE NOS. L7 TO L11 AND TWO LOADING/UNLOADING BAYS AT LEVEL 5, COMMERCIAL / CAR PARK BLOCK AND OPEN CAR PARKS, HING MAN ESTATE, 188 TAI TAM ROAD, CHAI WAN (CHAI WAN INLAND LOT NO. 179) |  |  |
| Site area<br>地盤面積                                      | sq. m 平方米 <input type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)  |  |  |
| Plan<br>圖則   | APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27   |  |  |
| Zoning<br>地帶   | "RESIDENTIAL (GROUP A)"  |  |  |
| Applied use/<br>development<br>申請用途/發展                 | "TEMPORARY PUBLIC VEHICLE PARK (FOR PARKING OF 19-SEAT SCHOOL BUS AND/OR GOODS VEHICLE)" FOR A PERIOD OF 6 YEARS   |  |  |
| (i) Gross floor area and/or plot ratio<br>總樓面面積及/或地積比率 |  | sq.m 平方米   | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                     | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用  | 375.0272 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數                               | Domestic<br>住用   |  |  |
|  | Non-domestic<br>非住用  |  |  |
|  | Composite<br>綜合用途  |  |  |

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk  
香港九龍尖沙咀漆咸道南9號均輝大廈9樓  
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: HE/TPN/2594A/L10

10 July 2024

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

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

**Proposed Temporary Public Vehicle Park  
(for Parking of 19-Seat School Bus and/or Goods Vehicle)  
For a Period of 6 Years  
Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3,  
and Goods Vehicle Parking Space Nos. L7 to L11  
and Two Loading/Unloading Bays at Level 5  
Commercial / Car Park Block and Open Car Parks  
Hing Man Estate  
188 Tai Tam Road, Chai Wan  
(Portion of Chai Wan Inland Lot No. 179)  
(Planning Application No. A/H20/201)**

We refer to the captioned planning application.

We would like to supersede our previous letters (Ref.: HE/TPN/2594A/L08 and HE/TPN/2549A/L09) submitted on 4 July 2024 and 8 July 2024 respectively and submit herewith a set of Response-to-Comments (R-to-C) in response to the government departmental comments and public comments for the captioned planning application.

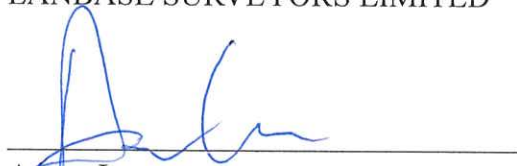
We would also like to further clarify the followings:

- (1) It is proposed to temporarily convert the existing 14 nos. of goods vehicle parking spaces (Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 at Level 5) to co-parking spaces of 19-seat school bus and goods vehicle for public use for 24 hours a day and 7 days a week including Sunday and public holidays.
- (2) It is also proposed to temporarily accommodate night-time parking of goods vehicle for public use (i.e. not for 19-seat school bus use) during the night-time period (00:00 to 06:00) at the existing 2 nos. of loading/unloading bays at Level 5 for 7 days a week including Sunday and public holidays.

- (3) The proposed temporary conversion of the existing 14 nos. of goods vehicle parking spaces to co-parking spaces of 19-seat school bus and goods vehicle for public use is to alleviate the shortage of parking spaces for student service vehicles and to cope with the demand for parking space of school bus from the schools in the subject district and Hong Kong Island such as Invictus and Wycombe Abbey.
- (4) Monthly parking mode would be adopted for the proposed co-parking spaces of school bus and goods vehicle.
- (5) It is assumed that there would be 11 parking spaces available for school bus use. In this connection, there would be a total of 44 trips per day during the school days (i.e. 4 times a day (i.e. 2 drive-in and 2 drive-out) for each school bus for accommodating the school pick up / drop off times - (i) the school bus would be driven out at around 05:45 and driven in at around 10:00 in the morning school hours; and the school buses would be driven out at around 14:00 and driven in at around 17:00 in the afternoon school hours).

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



Anson Lee  
RK/AL  
Encl.

c.c.  
DPO/HK                      (Attn.: Ms. Gloria Sze                      By Email)  
Client

### Response-to-Comments

|     | Departmental Comments / Public Comments  | Responses  |
|-----|--|--|
|     | <b><u>Transport Department (TD)</u></b>  |  |
| (a) | In view of the dimensions of the existing parking spaces, please review and clarify the types of goods vehicles and buses to be parked at the parking spaces and loading/unloading bays. | In view of the dimensions of the existing parking spaces, please note that goods vehicles and light buses are to be parked at the existing parking spaces and loading/unloading bays with the existing size. However, please also note that there are no heavy goods vehicles parking at the existing parking spaces at the current situation.   |
| (b) | To tally with the definitions in Road Traffic Ordinance and not to limit the use of the parking spaces, “light buses” rather than “school buses” shall be adopted.                       | Noted. It is agreed that “light buses” rather than “school buses” shall be adopted.  |
| (c) | Please clarify if the term “users of Hing Man Estate” refers to “residents and occupiers of Hing Man Estate”.  | Please note that the term “users of Hing Man Estate” refers to “residents and occupiers of Hing Man Estate”.   |
| (d) | Please request the applicant to advise the proposed mechanism for according the priority in the planning application.  | <p>Please note that there is a yearly review of the rental situation of the private car parking spaces and priority are given to the users of Hing Man Estate for application and waiting.</p> <p>However, the applicant is willing to conduct a half-yearly rental review for the goods vehicle parking spaces and priority will also be given to the users of Hing Man Estate in order to avoid any impacts to the users from Hing Man Estate.</p> |

|     |  |   |
|-----|--|---|
|     | <b><u>Hing Man Estate Office, Housing Department (HD)</u></b>  |   |
|     | The office has no objection to the application from the estate management point of view subject to the compliance of the following conditions: | Noted.  |
| (a) | The dimension of the carpark spaces carparking areas shall not be altered and shall be in line with the demarcation of DMC layout plan.        | Please note that the dimension of the carpark spaces / car parking areas will not be altered and it will be in line with the demarcation of DMC layout plan.                            |
| (b) | The carpark spaces / carparking areas shall not encroach on the Estate Common Areas after the change of use.                                   | Please note that the carpark spaces / carparking areas will remain unchanged from the existing condition and thus will not encroach on the Estate Common Areas after the change of use. |
| (c) | The residents of Hing Man Estate are accorded the highest priority in letting of vehicle parking spaces.                                       | Please note that priority application for renting parking spaces and priority waiting list would be offered to the users of Hing Man Estate for avoiding any impacts to them.           |
| (d) | Only surplus monthly vehicle parking spaces are to be let to non-residents.  | Please note that priority application for renting parking spaces and priority waiting list would be offered to the users of Hing Man Estate for avoiding any impacts to them.           |
| (e) | The monthly charges for the vehicle parking spaces are the same for both residents and non-residents.  | Please note that the monthly charges for the vehicle parking spaces would be the same for both residents and non-residents.   |
|     | <b><u>Other Public Comments</u></b>  |   |
|     | - 199 for 11 school buses withdrawn and now its back with 16 spaces for a mix of school buses and  | According to the conducted Parking Survey Records, there is low demand for the goods vehicle  |

|   |   |
|---|---|
| <p>heavy goods vehicles.</p> <ul style="list-style-type: none"> <li>- Strong objections. Previous objections upheld and relevant. PH estate parking facilities were never intended to meet the parking requirements of the district, their focus is to cater for the residents.</li> <li>- Approval of the application would set a very undesirable precedent that would encourage other estates to allow more large vehicles into PH estates. This could present safety concerns as the parking facilities often serve as short cuts through the estates.</li> <li>- There is also the issue of 6 years that would effectively allow applicant three years to avoid fulfilling conditions and would not allow for an early evaluation of the impact that the introduction of more heavy goods vehicles would bring.</li> <li>- Strong objections. These are outdoor rooftop lots. School buses are no different from other medium size vehicles, they are effectively commercial operations.</li> <li>- If there is no demand for this parking from tenants of the estate, then the area should be used to provide additional recreational facilities for residents. With some configuration space could be cleared for netball or other courts. A good example to follow is the Kai Yip Estate where the mall operator has transformed the roof top into a very popular active community centre.</li> </ul> | <p>parking spaces. It should be more efficient to make use of the surplus goods vehicle parking spaces to help alleviate the shortage of school bus parking spaces.</p> <p>In fact, the current proposal only involves temporary conversion of the existing goods vehicle parking spaces to co-parking spaces of school bus and goods vehicle, and temporary night-time goods vehicle parking spaces at the existing loading/unloading bays. The nature of the existing use and the proposed use is the same but there is an increase in parking flexibility. Provided that there is no change of the number of parking spaces, no additional heavy vehicles would be attracted and/or generated.</p> <p>Please also note that priority application for renting parking spaces and priority waiting list would be offered to the users of Hing Man Estate for avoiding any impacts to them.</p> <p>In addition, the Application Premises are parking spaces within the car parking accommodation and the demand for parking spaces from the users of Hing Man Estate may fluctuate. It would be inappropriate to convert the existing parking spaces to recreational use as there would be reduction of the number of goods vehicle parking spaces and it would not be in line with the DMC plan.</p> |
|---|---|

|  |  |  |
|--|--|--|
|  | <ul style="list-style-type: none"> <li>- Hing Man Estate has very little in the way of outdoor recreational space. The administration has pledged to promote sporting activities and there is growing demand due to the success of our young athletes in recent years. To encourage this trend it is imperative that more and better facilities be provided.</li> <li>- Application should be rejected.</li> </ul> |  |
|--|--|--|

**Previous Application**

**Approved Application**

| <b>Application No.</b> | <b>Applied Use(s)</b>                                      | <b>Location</b>   | <b>Decision of the Town Planning Board (Date)</b>                 | <b>Approval Condition(s)</b> |
|------------------------|--|---|---|------------------------------|
| A/HK/1                 | Proposed Public Vehicle Park (excluding container vehicle) | Siu Sai Wan Estate, Yue Wan Estate, Tsui Lok Estate, Tsui Wan Estate, Wan Tsui Estate, Hing Wah (I) & (II) Estates, Fung Wah Estate, Yuet Tsui Court, Hing Man Estate, Shan Tsui Court, Oi Tung Estate, Yiu Tung Estate, Hing Tung Estate, Hong Tung Estate and Model Housing Estate, Hong Kong | Approved on a temporary basis for a period of 3 years (26.3.2004) | -                            |

**Similar s.16 Applications for Proposed Public Vehicle Park  
within “Residential (Group A)” Zone  
on the Chai Wan Outline Zoning Plan**

**Approved Applications**

|   | <b>Application No.</b> | <b>Applied Use(s)</b>   | <b>Location</b>   | <b>Decision of the Town Planning Board (Date)</b>                     | <b>Approval Condition(s)</b> |
|---|------------------------|---|---|---|------------------------------|
| 1 | A/H20/163              | Temporary Public Vehicle Park (Excluding Container Vehicle) (Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents) for a Period of 3 Years                                    | G/F to 5/F, Car Park Block, Hing Wah (I) Estate, 11 Wan Tsui Road, Chai Wan   | Approved on a temporary basis for a period of 3 years<br>(18.12.2009) | (1), (2)                     |
| 2 | A/HK/5                 | Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents) for 3 Years               | (a) Car Park in Model Housing Estate, North Point; (b) Car Park in Hong Tung Estate, Lei King Wan; (c) Car Park in Hing Wah (II) Estate, Chai Wan; (d) Car Park in Tsui Lok Estate, Chai Wan; (e) Car Park in Yue Wan Estate, Chai Wan; (f) Car Park in Shan Tsui Court, Chai Wan             | Approved on a temporary basis for a period of 3 years<br>(19.3.2010)  | (1), (2)                     |
| 3 | A/HK/7                 | Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years for Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents | (a) Car Park in Model Housing Estate, North Point; (b) Car Park in Hong Tung Estate, Lei King Wan, Quarry Bay; (c) Car Park in Hing Wah (II) Estate, Chai Wan; (d) Car Park in Tsui Lok Estate, Chai Wan; (e) Car Park in Yue Wan Estate, Chai Wan; (f) Car Park in Shan Tsui Court, Chai Wan | Approved on a temporary basis for a period of 3 years<br>(15.3.2013)  | (1), (2)                     |

|   | <b>Application No.</b> | <b>Applied Use(s)</b>   | <b>Location</b>   | <b>Decision of the Town Planning Board (Date)</b>                 | <b>Approval Condition(s)</b> |
|---|------------------------|---|---|---|------------------------------|
| 4 | A/HK/9                 | Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years for Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents | (a) Car Park in Model Housing Estate, North Point; (b) Car Park in Hong Tung Estate, Lei King Wan, Quarry Bay; (c) Car Park in Hing Wah (II) Estate, Chai Wan; (d) Car Park in Tsui Lok Estate, Chai Wan; (e) Car Park in Yue Wan Estate, Chai Wan; (f) Car Park in Shan Tsui Court, Chai Wan | Approved on a temporary basis for a period of 3 years (22.1.2016) | (2), (3)                     |
| 5 | A/HK/13                | Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 3 Years for Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents | (a) Car Park in Model Housing Estate, North Point; (b) Car Park in Hong Tung Estate, Lei King Wan, Quarry Bay; (c) Car Park in Hing Wah (II) Estate, Chai Wan; (d) Car Park in Tsui Lok Estate, Chai Wan; (e) Car Park in Yue Wan Estate, Chai Wan; (f) Car Park in Shan Tsui Court, Chai Wan | Approved on a temporary basis for a period of 3 years (22.2.2019) | (1), (2)                     |
| 6 | A/HK/14                | Temporary Public Vehicle Park (excluding Container Vehicle) for Letting of Surplus Monthly Parking Spaces to Non-residents for a Period of 5 Years  | (a) Car Park in Model Housing Estate, North Point; (b) Car Park in Hong Tung Estate, Lei King Wan, Quarry Bay; (c) Car Park in Hing Wah (II) Estate, Chai Wan; (d) Car Park in Tsui Lok Estate, Chai Wan; (e) Car Park in Yue Wan Estate, Chai Wan; (f) Car Park in Shan Tsui Court, Chai Wan | Approved on a temporary basis for a period of 5 years (24.9.2021) | (1), (2)                     |

**Approval Condition(s):**

- (1) The proposed number of vehicle parking spaces to be let to non-residents to be agreed with the Commissioner for Transport.
- (2) Priority should be accorded to the residents of subject housing estate(s) in the letting of the surplus vehicle parking space.
- (3) The applicant should monitor from time to time the demand from the residents of subject housing

estate(s) for renting monthly parking spaces and adjust the number of parking spaces to be let to non-residents as appropriate and in a timely manner to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

致城市規劃委員會秘書

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Appendix IV of  
MPC Paper No. A/H20/201

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/H20/201

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

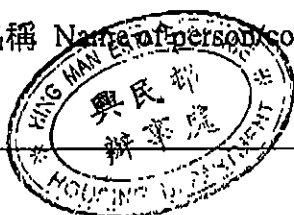
This office has no objection to the application from the estate management point of view subject to the compliance of the following conditions-

- a) The dimension of the carpark spaces/ carparking areas shall not be altered and shall be in line with the demarcation of DMC layout plan;
- b) The carpark spaces/ carparking areas shall not encroach on the Estate Common Areas after the change of use;
- c) The residents of Hing Man Estate are accorded the highest priority in letting of vehicle parking spaces;
- d) Only surplus monthly vehicle parking spaces are to be let to non-residents;
- e) The monthly charges for the vehicle parking spaces are the same for both residents and non-residents.

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

Hing Man Estate Office  
Housing Department

簽署 Signature



日期 Date

18 JUN 2024

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**From:** [REDACTED]  
**Sent:** 2024-06-23 星期日 03:21:37  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/H20/201 Hing Man Estate Parking

A/H20/201

Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan

Site area: - sq. m

Zoning: "Res (Group A)"

Applied use: 16 Heavy Good Parking / 6 Years

Dear TPB Members,

199 for 11 school buses withdrawn and now its back with 16 spaces for a mix of schools buses and heavy goods vehicles.

Strong Objections. Previous objections upheld and relevant. PH estate parking facilities were never intended to meet the parking requirements of the district, their focus is to cater for the residents.

Approval of the application would set a very undesirable precedent that would encourage other estates to allow more large vehicles into PH estates. This could present safety concerns as the parking facilities often serve as short cuts through the estates.

There is also the issue of 6 years that would effectively allow applicant three years to avoid fulfilling conditions and would not allow for an early evaluation of the impact that the introduction of more heavy goods vehicles would bring.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Sunday, 18 February 2024 3:34 AM HKT  
**Subject:** A/H20/199 Hing Man Estate Parking

A/H20/199

Goods Vehicle Parking Space Nos. L1 to L6 at Level 3 and Goods Vehicle Parking Space Nos. L7 to L11 at Level 5, Commercial / Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan

Site area: - sq. m

Zoning: "Res (Group A)"

Applied use: 11 19-Seat School Bus Only / 6 Years

Dear TPB Members,

Strong Objections. These are outdoor rooftop lots. School buses are no different from other medium size vehicles, they are effectively commercial operations.

If there is no demand for this parking from tenants of the estate, then the area should be used to provide additional recreational facilities for residents. With some configuration space could be cleared for netball or other courts. A good example to follow is the Kai Yip Estate where the mall operator has transformed the roof top into a very popular active community centre.

Hing Man Estate has very little in the way of outdoor recreational space. The administration has pledged to promote sporting activities and there is growing demand due to the success of our young athletes in recent years. To encourage this trend it is imperative that more and better facilities be provided.

Application should be rejected.

Mary Mulvihill

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD) that the owner of the application premises (the Owner) is required to submit a temporary waiver application to LandsD to effect the approved planning proposal. However, there is no guarantee that the said application will be approved. Such application, if received, will be dealt with by LandsD acting in its capacity as the landlord at its absolute discretion, and if it is approved, it will be subject to such terms and conditions including, among others, payment of appropriate fees and deposit, as may be imposed by LandsD;
- (b) to note the comments of the Director of Fire Services that fire service installations and equipment should be provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (c) to note the comments of the Head/Independent Checking Unit (ICU), Housing Bureau that:
  - (i) the emergency vehicular access (EVA) should not be obstructed by the proposed works;
  - (ii) if the proposed works consist of any non-exempted works other than Minor Works, formal submission of plans to the ICU by an Authorized Person (AP) will be required, and prior approval and consent shall be obtained before commencement of the works; and
  - (iii) if the proposed works consist of any works that are designated as Minor Works under the Building (Minor Works) Regulations, proper submissions shall also be made to the ICU by a Prescribed Building Professional and/or Prescribed Registered Contractor;
- (d) to note the comments of the Director of Housing that:
  - (i) the dimension of the carpark spaces/ carparking areas shall not be altered and shall be in line with the demarcation of Deed of Mutual Covenant (DMC) layout plan;
  - (ii) the carpark spaces/ carparking areas shall not encroach on the Estate Common Areas after the change of use;
  - (iii) the residents of Hing Man Estate are accorded the highest priority in letting of vehicle parking spaces;
  - (iv) only surplus monthly vehicle parking spaces are to be let to non-residents; and

- (v) the monthly charges for the vehicle parking spaces are the same for both residents and non-residents; and
- (e) to note the comments of the Director of Electrical and Mechanical Services that:
  - (i) there is an intermediate pressure underground town gas transmission pipeline running along Chai Wan Road;
  - (ii) the project proponent/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them during the design and construction stages of development; and
  - (iii) the project proponent/consultant/works contractor is required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The webpage address is:  
[https://www.emsd.gov.hk/filemanager/en/content\\_286/CoP\\_gas\\_pipes\\_2nd\\_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)