

2023年 8月 29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登記收到
申請的日期

This document is received on 29 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2302302 22/8 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K14/825
	Date Received 收到日期	29 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)BUSINESS HUB LIMITED
業興有限公司

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)Not Applicable
不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)Sub-Divided Workshop no. 2,6,8 and 10 of Flats no. A,B,C and D on G/F, How Ming Factory Building, No.99 How Ming Street, Kwun Tong, Kowloon.
九龍觀塘巧明街99號巧明工廠大廈地下A,B,C及D室的2,6,8及10號分間工場(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☐ Site area 地盤面積 sq.m 平方米 ☐ About 約
☒ Gross floor area 總樓面面積 210.0 sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)Not Applicable 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 觀塘南部分區計劃大綱核准圖編號 S/K14S/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business" "其他指定用途"註明"商貿"
(f) Current use(s) 現時用途	Sub-Divided Workshop No.2 (2 號分間工場) : Vacant (空置) Sub-Divided Workshop No.6 (6 號分間工場) : Vacant (空置) Sub-Divided Workshop No.8 (8 號分間工場) : Vacant (空置) Sub-Divided Workshop No.10 (10 號分間工場) : Vacant (空置)

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

The applicant 申請人 -

☒ is the sole "current land owner"^{"&"} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」"^{"&"} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{"&"} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」"^{"&"} (請夾附業權證明文件)。

☐ is not a "current land owner"^{"&"}.
並不是「現行土地擁有人」"^{"&"}。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one '✓'.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	210.0 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services 商店及服務行業 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	4
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 0.00 sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 210.0 sq.m 平方米 ☐ About 約		
	Total 總計 210.0 sq.m 平方米 ☐ About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	N.A. 不適用	Not Applicable 不適用	Not Applicable 不適用

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

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

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="523 1400 1508 1904"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

- ☐ Plot ratio restriction 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

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(please specify the use(s) and concerned land

政府、機構或社區設施

area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

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

.....

.....

.....

.....

.....

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)

September 2023

2023 年 9 月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人通道安排

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

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

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

10. Justifications 理由

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

Executive Summary

This planning statement is prepared to support of Section 16 application for a proposed shop and services uses at sub-divided Workshop nos. 2,6,8 and 10 by Flats No. A,B,C and D on Ground Floor, How Ming Factory Building, No.99 How Ming Street, Kwun Tong.

The application premises have been carried out and completed the sub-divided work in accordance with "The Building (Minor Works) Regulation" (Appendix 1).

The application premises is currently vacant, it falls within "Other Specified Uses" annotated "Business" zone on the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24. The access to the application premises is from How Ming Street and have carpark at First Floor of the building.

The proposed use fully complies with the requirements stated in the Town Planning Board Guideline for Development within "OU" Zone, compatible with the surrounding land uses and intention of market. The proposed development will not cause any adverse environmental impact.

In view of the above, we would be grateful that the members of the Town Planning Board will give favourable consideration to approve this application.

行政摘要

本計劃書是支持位於觀塘巧明街 99 號巧明工廠大廈地下 A、B、C 及 D 室分間出的 2 號，6 號，8 號及 10 號工場可作商店及服務行業用途的申請。

申請物業已經根據屋宇署的建築物(小型工程)規例進行及完成分間樓宇工程(附件 1)。申請物業現時空置，申請地點位於核准觀塘(南部)分區計劃大綱圖編號 S/K14S/24 上的"其他指定用途"註明"商貿"地帶。申請地點可由巧明街進出，大廈亦於 1 樓設有停車場。

擬議發展完全符合在"其他指定用途"註明"商貿"地帶內進行的發展城市規劃委員會的規劃指引，與鄰近的土地用途相融及市場的意向。另外，擬議發展並不會對環境造成不良影響。

鑑於上述情況，敬希城市規劃委員會通過此申請。

11. Declaration 聲明

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

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

Signature
簽署

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

L. F. CHAN

Name in Block Letters
姓名（請以正楷填寫）

CRONAL MANAGER

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表



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

Date 日期

21-8-2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府台署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^②

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

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Sub-Divided Workshop no. 2,6,8 and 10 of Flats no. A,B,C and D on G/F, How Ming Factory Building, No.99 How Ming Street, Kwun Tong, Kowloon. 九龍觀塘巧明街 99 號巧明工廠大廈地下 A,B,C 及 D 室的 2,6,8 及 10 號分間工場		
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 觀塘南部分區計劃大綱核准圖編號 S/K14S/24		
Zoning 地帶	"Other Specified Uses" annotated "Business" "其他指定用途"註明"商貿"		
Applied use/ development 申請用途/發展	Shop and Services 商店及服務行業		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	210.0 ☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) No. of units 單位數目	✓ Subdivided 4 Units in 4 Flats		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

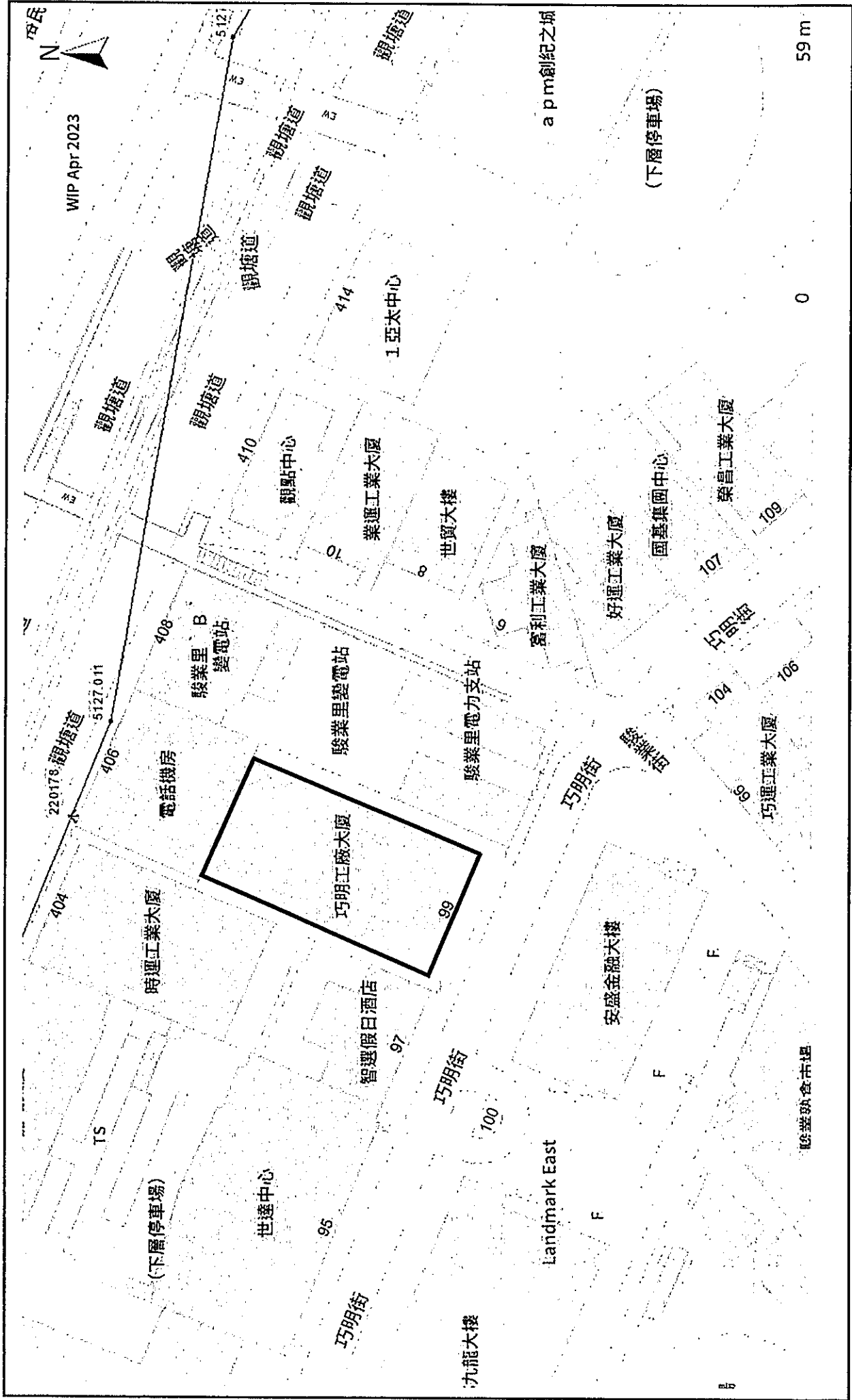
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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

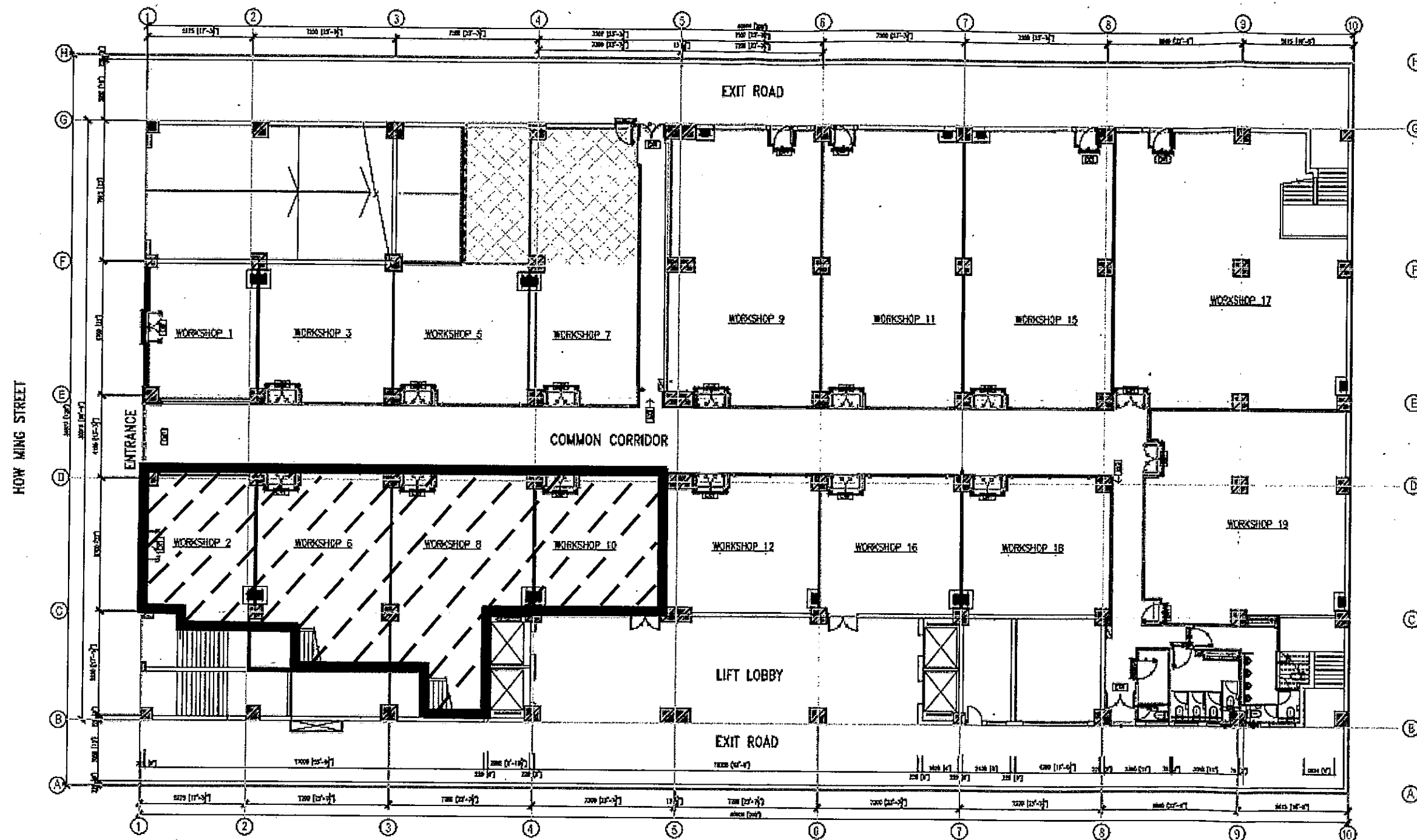
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

APPENDIX – 1

附件 - 1



Block Plan



Total Floor Area of Subdivided Workshop No. 2,6,8 and 10 of Flats No. A,B,C and D
 (For Shop and Services)
 = 210.0 sq.m.

Layout Plan (Ground Floor)



第 I 級別小型工程完工證明書

Certificate of Completion of Class I Minor Works

表格 Form

MW02

Ref = JP-780-21-MW

- 本表格及所有證明文件最遲須在工程完成後14天內呈交。
- 本表格亦可附加第 II 級別及第 III 級別小型工程項目(如有)。
- 請以正楷填寫，並在適當方格內加上「√」號，填寫前，請細閱《注意事項》。

- Submit this form and all supporting document(s) within 14 days after the completion of works.
- Submission may include Class II and Class III minor works items (if any).
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

甲部 認可人士或註冊檢驗人員的第 I 級別小型工程完工證明書
Part A Certificate of Completion of Class I Minor Works by the Authorized Person or Registered Inspector

由已獲委任的認可人士或註冊檢驗人員填寫
To be completed by the appointed authorized person or registered inspector

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

潘啟傑

英文姓名* Name in English*

① 姓氏先行 Surname first

POON KAI KIT, JOE

必須填寫 MUST COMPLETE

小型工程呈交編號 Minor Works Submission Number

MW 2 2 0 7 0 2 8 2 2

工程完成日期 Date of Completion of the Works

1 2 0 1 2 0 2 3
日 dd 月 mm 年 yyyy

本人，根據《建築物（小型工程）規例》第31條、第32條及第37條的規定，

1. 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，通知其工程是有別於上述呈交編號內已提供的訂明圖則及詳圖；其修訂已經詳列於戊部；確認已呈交的訂明圖則及詳圖均由本人製備和簽署（作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任）；
2. 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
3. 確認所有第 I 級別小型工程已於上述日期完成；
4. 現呈交顯示所有已完成的第 I 級別小型工程的照片；
5. 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在結構上是安全的；及
6. 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在結構上是安全的。

I. In accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,

1. where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, notify which are different from the prescribed plans and details submitted under the mentioned submission number; submit herewith the revised prescribed plans and details in Part E; confirm that the prescribed plans and details submitted under this part, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
2. certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
3. confirmed that all the Class I minor works were completed on the above date;
4. submit herewith photographs showing all the Class I minor works as completed;
5. where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are structurally safe; and
6. where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe.

註冊證明書編號* Certificate of Registration Number*

A P (A) 1 0 7 9 3

註冊屆滿日期* Date of Expiry of Registration*

3 1 1 2 2 0 2 5
日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

傳真號碼* Fax No.*

31862686

電郵地址 E-mail Address

認可人士或註冊檢驗人員簽署*

Signature* of the Authorized Person or Registered Inspector

任何失實核證或聲明可引致法律行動。**
Any false certification or declaration may be subject to legal action.**

日期 Date

1 6 0 1 2 0 2 3
日 dd 月 mm 年 yyyy

* 根據註冊記錄

* In accordance with the registration record

乙部 註冊結構工程師的第 I 級別小型工程完工證明書

Part B Certificate of Completion of Class I Minor Works by the Registered Structural Engineer

由已獲委任的註冊結構工程師填寫

To be completed by the appointed registered structural engineer

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

戚務堅

英文姓名* Name in English*

① 姓氏先行 Surname first

CHI WUH JIAN JOSEPH DUNCAN

本人·根據《建築物(小型工程)規例》第31條、第32條及第37條的規定。

1. 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，確認在甲部呈交的經修訂的訂明圖則及詳圖內的基礎圖則、結構詳圖或計算資料，均由本人製備和簽署（作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任）；
2. 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
3. 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在結構上是安全的；及
4. 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在結構上是安全的。

I. in accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,

1. where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, confirm that the foundation plans, structural details or calculations submitted under the revised prescribed plans and details in Part A, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
2. certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
3. where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are structurally safe; and
4. where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe.

註冊證明書編號* Certificate of Registration Number*

RSE 6 3 / 9 3

註冊屆滿日期* Date of Expiry of Registration*

2 7 0 9 2 0 2 5

日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

電郵地址 E-mail Address

註冊結構工程師簽署* Signature of the Registered Structural Engineer*

日期 Date

1 6 0 1 2 0 2 3

日 dd 月 mm 年 yyyy

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

丙部 註冊岩土工程師的第 I 級別小型工程完工證明書

Part C Certificate of Completion of Class I Minor Works by the Registered Geotechnical Engineer

由已獲委任的註冊岩土工程師填寫

To be completed by the appointed registered geotechnical engineer

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

英文姓名* Name in English*

① 姓氏先行 Surname first

本人·根據《建築物(小型工程)規例》第31條、第32條及第37條的規定。

1. 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，確認在甲部呈交的經修訂的訂明圖則及詳圖內的岩土圖則、岩土評估、岩土詳圖或計算資料及岩土報告，均由本人製備和簽署（作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任）；
2. 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
3. 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在岩土方面是安全的；及
4. 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在岩土方面是安全的。

I. in accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,

1. where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, confirm that the geotechnical plans, geotechnical assessment, geotechnical details or calculations and geotechnical reports submitted under the revised prescribed plans and details in Part A, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
2. certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
3. where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are geotechnically safe; and
4. where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is geotechnically safe.

註冊證明書編號*

Certificate of Registration Number*

RGE /

註冊屆滿日期* Date of Expiry of Registration*

日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

電郵地址 E-mail Address

註冊岩土工程師簽署*

Signature of the Registered Geotechnical Engineer*

日期 Date

日 dd 月 mm 年 yyyy

* 根據註冊記錄

* In accordance with the registration record

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##



丁部 訂明註冊承建商的工程完工證明書

Part D Certificate of Completion of Works by the Prescribed Registered Contractor

由已獲委任的訂明註冊承建商填寫
To be completed by the appointed prescribed registered contractor

中文名稱* Name in Chinese*

建安專業建築有限公司

英文名稱* Name in English*

KIN ON PROFESSIONAL CONSTRUCTION LIMITED

我們，根據《建築物（小型工程）規例》第31條、第32條、第34條及第35條（當涉及第II級別小型工程時）、第36條（當涉及第III級別小型工程時）、及第37條（當已完成的第II級別小型工程有別於已呈交的訂明圖則及詳圖或當涉及第III級別小型工程圖則時）的規定，

當已完成的工程涉及第II級別小型工程時

1. 當已完成的第II級別小型工程有別於已呈交的訂明圖則及詳圖時，需通知其工程是有別於在上述呈交編號內已提供的訂明圖則及詳圖；在此呈交其經修訂的訂明圖則及詳圖，並詳列於已部；確證在本部呈交的訂明圖則及詳圖，均由我們製備和簽署（作為已簽署有關圖則的人，我們同意為該等圖則負起《建築物條例》下的所有責任）；
2. 確證所有第II級別小型工程已於甲部第3段所述同日完成；
3. 現呈交顯示所有已完成的第II級別小型工程的照片；
4. 當已完成的第II級別小型工程不屬拆卸工程時，核證我們認為所有已完成的工程在結構上是安全的；
5. 當已完成的第II級別小型工程屬拆卸工程時，核證我們認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在結構上是安全的；

當已完成的工程涉及第III級別小型工程時

6. 確證我們已獲委任為庚部所述工程的訂明註冊承建商；
7. 確證庚部所述工程的展開日期與同一呈交編號呈交文件內的其他工程相同，並已於甲部第3段所述同日完成；
8. 現呈交顯示有關的處所在緊接庚部所述的工程展開前及完工後的實際狀況的照片，及顯示已完成工程的圖則或工程描述；
9. 確證在本部呈交的圖則或工程描述，均由我們製備和簽署（作為已簽署有關圖則的人，我們同意為該等圖則負起《建築物條例》下的所有責任）；
10. 當庚部所述的第III級別小型工程涉及豎設招牌時，確證有關招牌是為某人而豎設的人士已在辛部提供建築事務監督所要求的詳情；及
11. 核證所有在上述呈交編號呈交文件內的所有小型工程，已按照《建築物條例》，已呈交的訂明圖則及詳圖，及（如適用）圖則或工程描述進行。

We, in accordance with the provisions of sections 31, 32, 34 and 35 (where Class II minor works are involved), 36 (where Class III minor works are involved), and 37 (where the completed Class II minor works are different from those shown in the submitted prescribed plans and details or where plans of Class III minor works are involved) of the Building (Minor Works) Regulation,

Where Class II minor works are involved in the completed works

1. where the completed Class II minor works are different from those shown in the submitted prescribed plans and details, notify which are different from the prescribed plans and details submitted under the mentioned submission number; submit herewith the revised prescribed plans and details in Part F; confirm that the prescribed plans and details submitted under this part, have been prepared and signed by us (as the person who has signed the plans, we agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
2. confirmed that all the Class II minor works were completed on the same date as stated in paragraph 3 of Part A;
3. submit herewith photographs showing all the Class II minor works as completed;
4. where the completed Class II minor works are other than demolition works, certify that, in our opinion, all the completed works are structurally safe;
5. where the completed Class II minor works are demolition works, certify that, in our opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe;

Where Class III minor works are involved in the completed works

6. confirm that we have been appointed as the prescribed registered contractor of the works detailed in Part G;
7. confirm that the works detailed in Part G had been commenced on the same date together with other works under the submission with the same minor works submission number and were completed on the same date as stated in paragraph 3 of Part A;
8. submit herewith the photographs showing the physical condition of the premises immediately before the commencement and after the completion of the works detailed in Part G, and the plans or description of works showing the works as completed;
9. confirm that the plans or description of work submitted under this part, have been prepared and signed by us (as the person who has signed the plans, we agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
10. where the Class III minor works detailed in Part G involve the erection of a signboard, confirm that the person for whom the signboard is to be erected has provided the particulars of the person as required by the Building Authority in Part H; and
11. certify that all the minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance, the submitted prescribed plans and details, and plans or description of works (if applicable).

獲授權簽署人姓名(中文)* Name of the Authorized Signatory (Chinese)*

黃健彪

獲授權簽署人姓名(英文)* Name of the Authorized Signatory (English)*

WONG KIN PIU

聯絡電話 Contact Tel. No.

傳真號碼* Fax No.*

37476833

電郵地址 E-mail Address

訂明註冊承建商簽署 (獲授權簽署人)*

Signature of the Prescribed Registered Contractor (Authorized Signatory)*

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

日期 Date

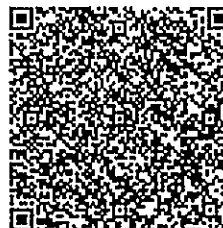
16 01 2023
日 dd 月 mm 年 yyyy

註冊證明書編號* Certificate of Registration Number*

M W C 3 5 9 5 / 2 0 1 1

註冊屆滿日期* Date of Expiry of Registration*

1 2 1 1 2 0 2 4
日 dd 月 mm 年 yyyy



戊部 已完成第 I 級別小型工程的修訂
Part E Revisions of the Completed Class I Minor Work

 由已獲委任的認可人士或註冊檢驗人員填寫
 To be completed by the appointed authorized person or registered inspector

❗ 如已完成的第 I 級別小型工程與已呈交的訂明圖則及詳圖相同，則不用填寫
 Skip this Part if the completed Class I minor works are the same as those shown in the submitted prescribed plans and details

小型工程項目 Minor Works Item	第 I 級別小型工程的描述 Description of Class I Minor Works (包括性質、位置 and 數量 Including the nature, location and quantity)	有關差別的描述 Description of the Differences

「有關差別的描述」請參閱《認可人士、註冊結構工程師及註冊岩土工程師作業備考》編號APP-147。
 Refer to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-147 for the "Description of the differences".

☐ 另加附加頁 Additional ☐ 張 Pages

己部 已完成第 II 級別小型工程的修訂
Part F Revisions of the Completed Class II Minor Work

 由已獲委任的訂明註冊承建商填寫
 To be completed by the prescribed registered contractor

❗ 如已完成的第 II 級別小型工程與已呈交的訂明圖則及詳圖相同，則不用填寫
 Skip this Part if the completed Class II minor works are the same as those shown in the submitted prescribed plans and details

小型工程項目 Minor Works Item	第 II 級別小型工程的描述 Description of Class II Minor Works (包括性質、位置 and 數量 Including the nature, location and quantity)	有關差別的描述 Description of the Differences

「有關差別的描述」請參閱《註冊承建商作業備考》編號71。
 Refer to the Practice Note for Registered Contractors No.71 for the "Descriptions of the differences".

☐ 另加附加頁 Additional ☐ 張 Pages



庚部 第 III 級別小型工程的訂明註冊承建商委任通知

Part G Notice of Appointment of the Prescribed Registered Contractor for Class III Minor Works

✍ 由安排進行小型工程的人填寫
To be completed by the person who arranged for the minor works to be carried out

❗ 如非涉及第 III 級別小型工程，則不用填寫
Skip this Part if Class III minor works are not involved

中文名稱 Name in Chinese

❶ 姓氏先行 Surname first

英文名稱 Name in English

❶ 姓氏先行 Surname first

本人 / 我們為上述呈交編號呈交文件內安排進行小型工程的人，根據《建築物（小型工程）規例》第28條的規定，本人/我們已委任上述呈交編號呈交文件內已獲委任的訂明註冊承建商，作為本部所述工程的訂明註冊承建商。

I/we am/are the person who arranged for the minor works to be carried out detailed in the submission with the above mentioned submission number, in accordance with the provisions of section 28 of the Building (Minor Works) Regulation, I/we have appointed the prescribed registered contractor appointed under the submission with the above mentioned submission number, as prescribed registered contractor in respect of the works detailed in this part.

在上述呈交編號呈交文件內相同位置或地址已完成的第 III 級別小型工程的詳情

Details of the Class III Minor Works Completed at the Same Location or Address of the above Submission Number

小型工程項目 Minor Works Item	第 III 級別小型工程的描述 Description of Class III Minor Works (包括性質、位置和數量 Including the nature, location and quantity)	相關命令 / 指示 / 通知 / 屋宇署檔案編號 (如有) Relevant Order / Direction / Notice / BD Reference No. (if any)

安排進行小型工程的人簽署及 (如適用) 蓋上公司印鑑

Signature of the person who arranged for the minor works to be carried out &
(if applicable) affixed with company seal

☐ 另加附加頁 ☐ 張
Additional Pages

❶ 如位位不敷應用，請附加紙張
If space is insufficient, please attach additional sheet(s).

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration
may be subject to legal action.##

日期 Date

日 dd	月 mm	年 yyyy					



辛部 有關招牌是為某人而豎設的人士 (即招牌擁有人) 的資料
Part H Details of the Person for whom the Signboard is to be Erected (i.e. Signboard Owner)

 由有關招牌擁有人填寫
To be completed by the signboard owner

❗ 如已完成的第 III 級別小型工程並不涉及豎設招牌，則不用填寫
Skip this Part if the completed Class III minor works do not involve erection of a signboard

1 招牌擁有人名稱
Name of the Signboard Owner

中文名稱 Name in Chinese ① 姓氏先行 Surname first

--

英文名稱 Name in English

① 姓氏先行 Surname first

2 招牌擁有人的詳情
Particulars of the Signboard Owner

☐ 詳情已於相關呈交編號的 MW01 表格內提供
Particulars had been provided in the Form MW01 under the corresponding submission number

本人 / 我們為上述呈交編號呈交文件內有關招牌是為某人而豎設的人士，現按照《建築物 (小型工程) 規例》第36(a)(v)條的規定，確認本人/我們亦同時是該項工程有關招牌是為某人而豎設的人士，而本人的詳情已在上述呈交編號呈交文件內提供。

I am / We are the person for whom the signboard is to be erected detailed in the submission with the above mentioned submission number, in accordance with the provisions of section 36(a)(v) of the Building (Minor Works) Regulation, hereby confirm that I am/we are also the person for whom the signboard is to be erected detailed in Part G, and my particulars had been provided in the submission with the above mentioned submission number.

➡ 請於本部份第3項提供簽署
Please provide signature at Item 3 of this Part

☐ 詳情並沒有於相關的 MW01 表格內提供
Particulars had NOT been provided in the corresponding Form MW01 ➡ 請填寫本部份
Please complete this Part

身份證明 (任擇其一) Identification (Choose one)

☐ 香港身份證號碼: HKID No.:	<table border="1" style="width: 100%;"><tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr></table> ()										
☐ 商業登記號碼: Business Registration No.:	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>										
☐ 護照號碼: Passport No.:	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>										
簽發國家: Country of Issue:	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>										
☐ 其他 (請註明): Others (Please specify):	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>										
號碼: No.:	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>										

通訊地址 Correspondence Address:

區域 Area	☐ 香港 Hong Kong	☐ 九龍 Kowloon	☐ 新界 New Territories		
地區 District	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>				
街道/鄉 Street/Village	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>			街道號碼 Street No.	
大廈/屋苑 Building/Estate	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>				
樓層 Floor	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>		單位/室 Flat/Room	<table border="1" style="width: 100%;"><tr><td style="height: 20px;"></td></tr></table>	

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

--	--

電郵地址 E-mail Address

--

3 簽署
Signature

有關招牌擁有人簽署及 (如適用) 蓋上公司印鑑
Signature of the signboard owner & (if applicable) affixed with company seal

--

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

日期 Date

日 dd	月 mm	年 yyyy							



REFER TO MW-01

LEGEND

80mm thk. - /120/120 F.R.R
FULL HEIGHT BLOCK WALL.

PROPOSED MINOR WORKS
UNDER THIS SUBMISSION

PHOTO MARK

SIGNATURE (AP):

SIGNATURE (RSE) :

DRAWING TITLE:

G/F PLAN

JOB NUMBER:

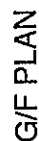
JP-780-21-MW

DRAWINGS NUMBER:

WV-02

REVISION:

△



(1 : 200)

CHECK IF AGGREGATE LENGTH OF ADDITIONAL WALL PER m^2 OF THE FLOOR AREA OF NON-DOMESTIC FLAT > 0.2 m.
 FOR A FLOOR AREA OF 1054.55 sq.m. , $1054.55 \times 0.2 \text{ m} = 210.91 \text{ m}$
 AGGREGATE LENGTH OF NON-LOAD BEARING BLOCK WALL =

FOR A FLOOR AREA OF 1054.55 sq.m., 1054.55 X 0.2m = 210.91m
AGGREGATE LENGTH OF NON-LOAD BEARING BLOCK WALL = 232.73m > 210.91m,

啟 傑
K & K Chartered Architect & Associates

ADDRESS : 1801 E 33/E. LEGEND TOWER 7 SHING YIP STREET.

KIMMY TONG, HONG KONG
(852) 2304 458 / (852) 3187 2008

TEL: (504) 234 2400 / (504) 234 2401
FAX: (504) 234 2402 / (504) 234 2403
E-MAIL: info@hilton.com

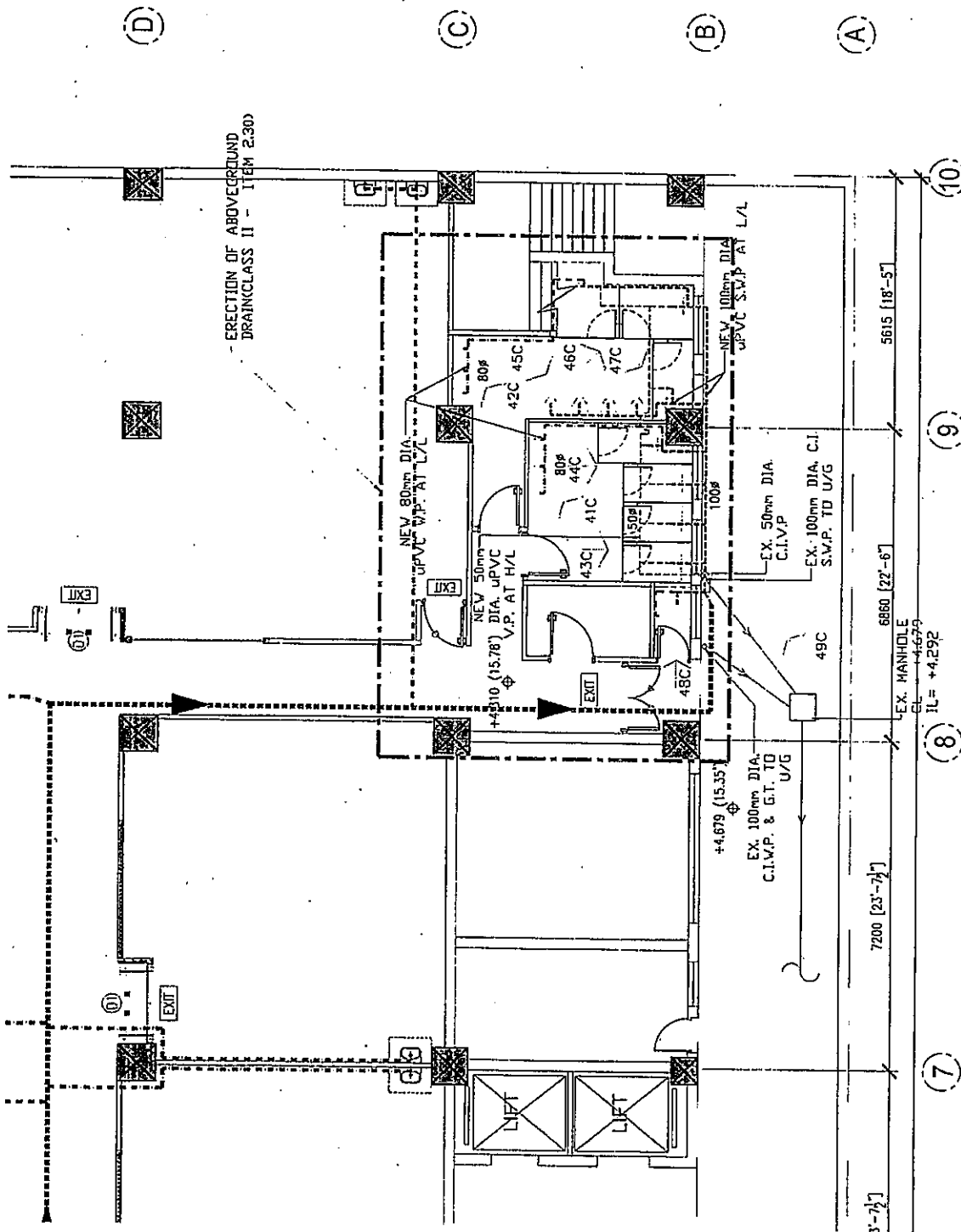
ADDRESS AND LOCATION OF MINOR WORKS:

G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon

DESCRIPTION OF MINOR WORKS:

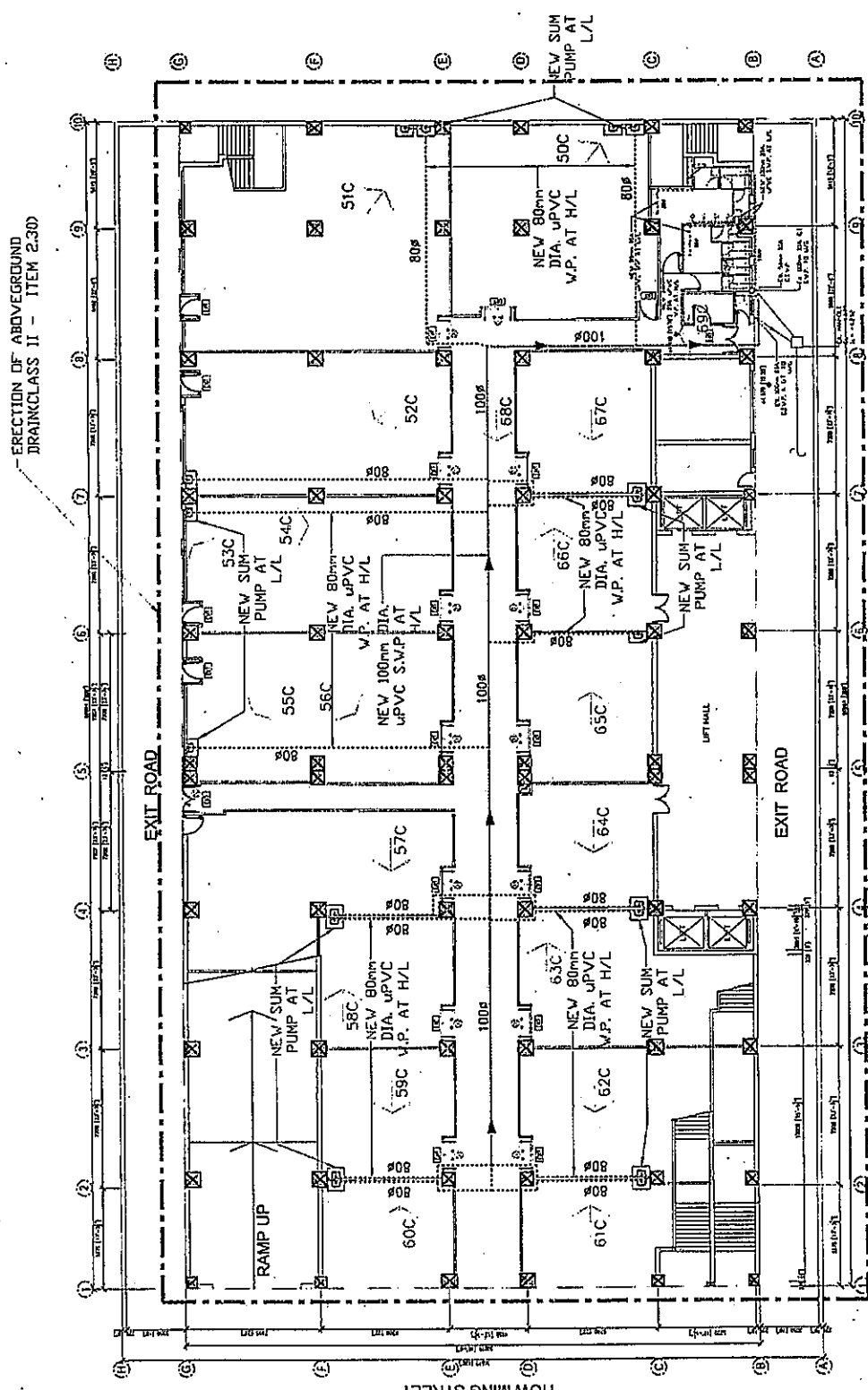
ERECTION OF NON-LOAD BEARING BLOCK WALL (CLASS I : ITEM - 1.43)
ERECTION OF ABOVEGROUND DRAIN/CLASS II - ITEM 2.30)

MINOR WORKS SUBMISSION NUMBER :	MW220702822
NOTES :	REFER TO MW-01
LEGEND :	----- ø50mm uPVC VENT PIPE (V.P.) ----- ø100mm uPVC ----- SOIL & WASTE PIPE (S.W.P.) ----- ø80mm uPVC/C.I. ----- WASTE PIPE (W.P.) PROPOSED MINOR WORKS UNDER THIS SUBMISSION ← PHOTO MARK
SIGNATURE (AP) :	
SIGNATURE (RSE) :	
DRAWING TITLE :	G/F DRAINAGE PLAN
JOB NUMBER :	JP-780-21-MW
DRAWINGS NUMBER :	MW-04
REVISION :	A



G/F DRAINAGE PART PLAN
(1:100)

啟傑 K & K Chartered Architect & Associates OFFICE : UNIT E, 33/F, LEGEND TOWER, 7 SHANG YIP STREET, KOWLOON TONG, HONG KONG TEL : (852) 2304 3168 / (852) 3187 7009 FAX : (852) 3186 2886 E-MAIL : kkk2000@gmail.com	ADDRESS AND LOCATION OF MINOR WORKS : G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon	DESCRIPTION OF MINOR WORKS : ERECTION OF NON-LOAD BEARING BLOCK WALL (CLASS I - ITEM - 1.43) ERECTION OF ABOVEGROUND DRAIN (CLASS II - ITEM 2.30)
--	--	---

MINOR WORKS SUBMISSION NUMBER : MW220702822	NOTES : REFER TO MW-01 LEGEND : ----- Ø50mm UPVC VENT PIPE (V.P.) ----- Ø100mm UPVC ----- SOIL & WASTE PIPE (S.W.P.) ----- Ø80mm UPVC/C.I. ----- WASTE PIPE (W.P.) [Symbol] PROPOSED MINOR WORKS UNDER THIS SUBMISSION [Symbol] PHOTO MARK	SIGNATURE (AP) : 	SIGNATURE (RSE) :	DRAWING TITLE : G/F DRAINAGE PLAN	JOB NUMBER : JP-780-21-MW	DRAWINGS NUMBER : MW-05	REVISION : A
				DESCRIPTION OF MINOR WORKS : ERECTION OF NON-LOAD BEARING BLOCK WALL (CLASS I - ITEM - 1.43) ERECTION OF ABOVEGROUND DRAIN (CLASS II - ITEM 2.30)			
ADDRESS AND LOCATION OF MINOR WORKS : G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon				G/F DRAINAGE PLAN (1 : 250)			
K & K Chartered Architect & Associates OFFICE : KWUN TONG, HONG KONG TEL : (852) 2304 2488 / (852) 3187 7029 FAX : (852) 3186 2656 E-MAIL : kcc2004@gmail.com				啟傑 UNIT E, 33/F, LEGEND TOWER, 7 SHING YIP STREET,			

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 8859936

FSD Ref.: _____
消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

巧明工廠大廈

Street No./Town Lot:

門牌號數/市地段

99號

Street/Road/Estate Name:

街道/屋苑名稱

巧明街

Block:

座

District:

分區

官塘

Area:

地區

HK

香港

K

九龍

NT

新界

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

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	火警警報系統	地舖	5套消防鈴手連警鐘改位	符合消防處規定	5-12-2022
16	消防栓/喉轆系統	地舖至1/F	更換1層鈴手警鐘之燈喉電線	符合消防處規定	5-12-2022
		地舖至1/F	更換1層25mm消防喉轆喉	符合消防處規定	5-12-2022
		地舖	更換2段25mm消防喉轆喉	符合消防處規定	5-12-2022
28	花灑系統	地舖	及5套消防喉轆改位 新加48個花灑頭及 21個風槽頭連花灑喉、 1段50mm花灑放水喉約6m 及更換4段40mm花灑喉	符合消防處規定	5-12-2022

Part 3 第三部 Defects 損壞事項

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

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:
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

梁沛安

Leung Pui On

RC1/360 RC2/428

Cheung On Eng Co

2243-3598

6-12-2022

For FSD
use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line after making payment and display the valid business/branch registration certificate at business address.

36

正本

ORIGINAL

表格 2 FORM 2

《商業登記條例》(第 310 章)

[第 5 條]

BUSINESS REGISTRATION ORDINANCE (Chapter 310)

[regulation 5]

《商業登記規例》

BUSINESS REGISTRATION REGULATIONS

商業 XXXX 登記證 Business XXXX Registration Certificate

XXXXXXX

XXXXXXX

業務 / 法團所用名稱
Name of Business
Corporation

業興有限公司
BUSINESS HUB LIMITED

業務 / 分行名稱
Business/
Branch Name

地址
Address

FLAT/RM A 29/F
TOWER 3 PARC PALAIS
18 WYLIE ROAD
HOMANTIN KL

業務性質
Nature of Business

INVESTMENT

法律地位
Status

BODY CORPORATE

生效日期

Date of Commencement

17/08/2022

屆滿日期

Date of Expiry

16/08/2023

登記證號碼

Certificate No.

37116036-000-08-22-0

登記費及徵費

Fee and Levy

\$150

(登記費 FEE = \$ 0)

(徵費 LEVY = \$150)

請注意下列《商業登記條例》的規定：

Please note the following requirements of the Business
Registration Ordinance:

1. 第 6(6)條規定任何業務須發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。

1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.
2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.

繳款時請將此商業 XXXX 登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業/分行登記證。(請參閱背頁繳款辦法所載內容。)

Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business/branch registration certificate upon payment. (Please see payment instructions overleaf.)

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

PAID
12,664.9
- 8 AUG 2022



Re: Planning Applications No. A/K14/825 and 82631/08/2023 12:52

From: Joe Chan <[REDACTED]>

To: cpsng@pland.gov.hk

Dear Charlotte

We like to explain the following situation

Subdivided Workshop 9,11,15,17,19 are used as Factory Canteen and not covered the above planning application

Existing building first floor has totally nos.16 Lorry Carpark space for loading and unloading

The planning application is expected to serve the workers of building itself and adjacent buildings

It take only five minutes to walk from and to Kwun Tong and Ngau Tau Kok MTR station, additional traffic generated should be minimal

Base on above reasons, there is no adverse impact will be resulted by the subject planning application

Thanks for your kind attention

Best Regards

Joe Chan

2023年 8月 2 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 29 AUG 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/144/826
	Date Received 收到日期	29 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

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

BUSINESS HUB LIMITED

業興有限公司

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)

Not Applicable

不適用

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Sub-Divided Workshop no. 1,3,5,7,12,16 and 18 of Flats no. A,B,C and D on G/F, How Ming Factory Building, No.99 How Ming Street, Kwun Tong, Kowloon. 九龍觀塘巧明街 99 號巧明工廠大廈地下 A,B,C 及 D 室的 1,3,5,7,12,16 及 18 號分間工場
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☐ Site area 地盤面積 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 329.0 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Not Applicable 不適用 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 觀塘南部分區計劃大綱核准圖編號 S/K14S/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business" "其他指定用途"註明"商貿"
(f) Current use(s) 現時用途	Workshop no. 1, 3 及 18 (1, 3 及 18 號工場): Food Factory(食物製造廠) Workshop no. 5, 7, 12 及 16 (5, 7, 12 及 16 號工場): Vacant (空置)

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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。

☐ is not a "current land owner"³.
並不是「現行土地擁有人」³。

☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵ 的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained. (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

Details of the "current land owner(s)" notified 已獲通知「現行土地擁有人」的詳細資料

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ 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用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	329.0 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services (Bank/Fast Food Counter/Local Provision Stores/Electrical Shop/Showroom) 商店及服務行業(銀行/快餐櫃檯/士多/電器工程店/陳列室) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	4
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 0.00 sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 329.0 sq.m 平方米 ☐ About 約		
	Total 總計 329.0 sq.m 平方米 ☐ About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	N.A. 不適用	Not Applicable 不適用	Not Applicable 不適用

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

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

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="523 1400 1497 1904"> <thead> <tr> <th data-bbox="523 1400 826 1523">Name/type of installation 裝置名稱/種類</th> <th data-bbox="826 1400 997 1523">Number of provision 數量</th> <th data-bbox="997 1400 1497 1523">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="523 1523 826 1653"></td> <td data-bbox="826 1523 997 1653"></td> <td data-bbox="997 1523 1497 1653"></td> </tr> <tr> <td data-bbox="523 1653 826 1783"></td> <td data-bbox="826 1653 997 1783"></td> <td data-bbox="997 1653 1497 1783"></td> </tr> <tr> <td data-bbox="523 1783 826 1904"></td> <td data-bbox="826 1783 997 1904"></td> <td data-bbox="997 1783 1497 1904"></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)													

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

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

☐ catering place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

.....

.....

.....

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

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

.....

.....

.....

.....

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

September 2023

2023 年 9 月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

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

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

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

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

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

10. Justifications 理由

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

Executive Summary

This planning statement is prepared to support of Section 16 application for a proposed shop and services uses(Bank/Fast Food Counter/Electrical Shop/Local Provisions Store/Showroom) at sub-divided Workshop no. 1,3,5,7,12,16 and 18 by Flats No. A,B,C and D, Ground Floor, How Ming Factory Building, No.99 How Ming Street, Kwun Tong.

The application premises have been carried out and completed the sub-divided work in accordance with "The Building (Minor Works) Regulation" (Appendix 1).

The application premises is partial occupied (Subdivided Workshop no.1,3 and 18) and partial vacant (Subdivided Workshop no. 5,7,12 and 16), it falls within "Other Specified Uses" annotated "Business" zone on the approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24. The access to the application premises is from How Ming Street and have carpark at First Floor of the building.

The application premises are use for supporting the industrial activities and the routine activities of workers in the industrial building. The proposed development will not cause any adverse environmental impact.

In view of the above, we would be grateful that the members of the Town Planning Board will give favourable consideration to approve this application.

行政摘要

本計劃書是支持位於觀塘巧明街 99 號巧明工廠大廈地下 A, B, C 及 D 室分間出的 1 號, 3 號, 5 號, 7 號, 12 號, 16 號及 18 號工場可作商店及服務行業用途(銀行/快餐櫃檯/電器工程店/士多/陳列室)的申請。

申請物業已經根據屋宇署的建築物(小型工程)規例進行及完成分間樓宇工程(附件 1)。

申請物業部分已佔用(分間工場 1 號, 3 號及 18 號)及部分空置(分間工場 5 號, 7 號, 12 號及 16 號), 申請地點位於核准觀塘(南部)分區計劃大綱圖編號 S/K14S/24 上的"其他指定用途"註明"商貿"地帶。申請地點可由巧明街進出, 大廈亦於 1 樓設有停車場。

擬議發展用以支援工業活動和土人日常活動的用途。另外, 擬議發展並不會對環境造成不良影響。

鑑於上述情況, 敬希城市規劃委員會通過此申請。

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11. Declaration 聲明

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

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

Signature
簽署

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

21 FU CHWEN

Name in Block Letters
姓名（請以正楷填寫）

GENERAL MANAGER

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

21-8-2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium.

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Sub-Divided Workshop no. 1,3,5,7,12,16 and 18 of Flats no. A,B,C and D on G/F, How Ming Factory Building, No.99 How Ming Street, Kwun Tong, Kowloon. 九龍觀塘巧明街 99 號巧明工廠大廈地下 A,B,C 及 D 室的 1,3,5,7,12,16 及 18 號分間工場		
Site area 地盤面積	sq. m 平方米 ☐ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 觀塘南部分區計劃大綱核准圖編號 S/K14S/24		
Zoning 地帶	"Other Specified Uses" annotated "Business" "其他指定用途"註明"商貿"		
Applied use/ development 申請用途/發展	Shop and Services (Bank/Fast Food Counter/Local Provision Stores/Electrical Shop/Showroom) 商店及服務行業(銀行/快餐櫃檯/士多/電器工程店/陳列室)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	329.00 ☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ About 約		
(v) No. of units 單位數目	Subdivided 7 Units in 4 Flats		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

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

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

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

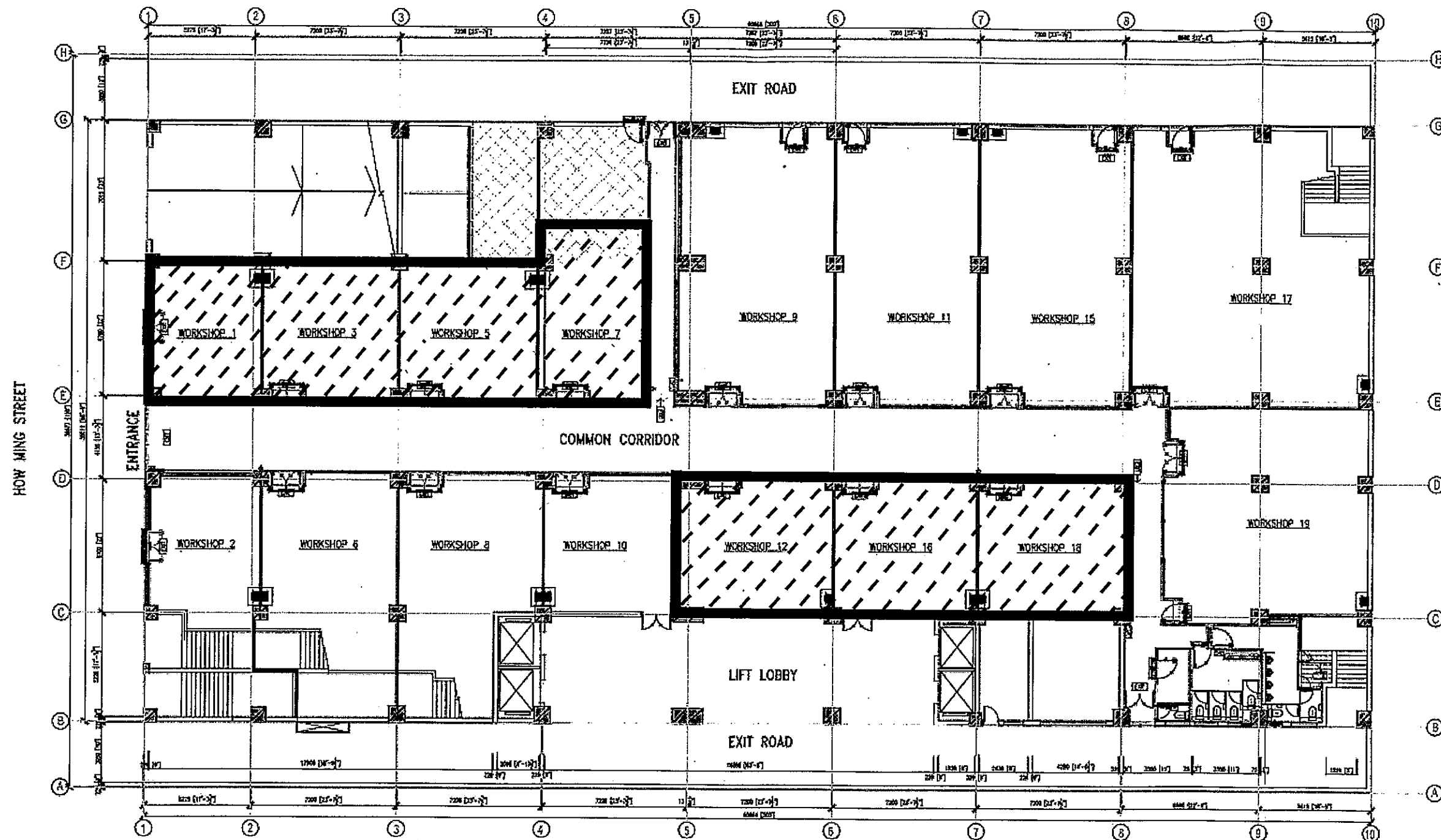
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

APPENDIX – 1

附件 - 1



Block Plan



Total Floor Area of Subdivided Workshop No. 1,3,5,7,12,16 and 18 of Flats No. A,B,C and D
 Shop and Services (Bank/Fast Food Counter/Local Provision Stores/Electrical Shop/Showroom)
 = 329.0 sq.m.

Layout Plan (Ground Floor)



第 I 級別小型工程完工證明書

Certificate of Completion of Class I Minor Works



- 本表格及所有證明文件最遲須在工程完成後14天內呈交。
- 本表格亦可附加第 II 級別及第 III 級別小型工程項目(如有)。
- 請以正楷填寫，並在適當方格內加上「√」號，填寫前請細閱《注意事項》。

- Submit this form and all supporting document(s) within 14 days after the completion of works.
- Submission may include Class II and Class III minor works items (if any).
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

甲部 認可人士或註冊檢驗人員的第 I 級別小型工程完工證明書
Part A Certificate of Completion of Class I Minor Works by the Authorized Person or Registered Inspector

由已獲委任的認可人士或註冊檢驗人員填寫

To be completed by the appointed authorized person or registered inspector

中文姓名* Name in Chinese*

① 姓氏先行 Surname first

潘啟傑

英文姓名* Name in English*

① 姓氏先行 Surname first

POON KAI KIT, JOE

必須填寫 MUST COMPLETE

小型工程呈交編號 Minor Works Submission Number

MW 2 2 0 7 0 2 8 2 2

工程完成日期 Date of Completion of the Works

1 2 0 1 2 0 2 3
日 dd 月 mm 年 yyyy

本人，根據《建築物(小型工程)規例》第31條、第32條及第37條的規定，

1. 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，通知其工程是有別於在上述呈交編號內已提供的訂明圖則及詳圖；其修訂已經詳列於戊部；確認已呈交的訂明圖則及詳圖均由本人製備和簽署(作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任)；
 2. 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
 3. 確認所有第 I 級別小型工程已於上述日期完成；
 4. 現呈交顯示所有已完成的第 I 級別小型工程的照片；
 5. 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在結構上是安全的；及
 6. 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在結構上是安全的。
- I, in accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,
1. where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, notify which are different from the prescribed plans and details submitted under the mentioned submission number; submit herewith the revised prescribed plans and details in Part E; confirm that the prescribed plans and details submitted under this part, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
 2. certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
 3. confirmed that all the Class I minor works were completed on the above date;
 4. submit herewith photographs showing all the Class I minor works as completed;
 5. where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are structurally safe; and
 6. where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe.

註冊證明書編號* Certificate of Registration Number*

A P (A) 1 0 7 9 3

聯絡電話 Contact Tel. No.

傳真號碼* Fax No.*

31862686

電郵地址 E-mail Address

註冊屆滿日期* Date of Expiry of Registration*

3 1 1 2 2 0 2 5
日 dd 月 mm 年 yyyy

認可人士或註冊檢驗人員簽署*

Signature* of the Authorized Person or Registered Inspector

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

日期 Date

1 6 0 1 2 0 2 3
日 dd 月 mm 年 yyyy



* 根據註冊記錄

* In accordance with the registration record

乙部 註冊結構工程師的第 I 級別小型工程完工證明書
Part B Certificate of Completion of Class I Minor Works by the Registered Structural Engineer

由已獲委任的註冊結構工程師填寫
 To be completed by the appointed registered structural engineer

中文姓名* Name in Chinese* ① 姓氏先行 Surname first 英文姓名* Name in English* ① 姓氏先行 Surname first
 戚務堅 CHI WUH JIAN JOSEPH DUNCAN

本人，根據《建築物（小型工程）規例》第31條、第32條及第37條的規定，

- 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，確認在甲部呈交的經修訂的訂明圖則及詳圖內的基礎圖則、結構詳圖或計算資料，均由本人製備和簽署（作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任）；
- 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
- 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在結構上是安全的；及
- 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在結構上是安全的。

I, in accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,

- where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, confirm that the foundation plans, structural details or calculations submitted under the revised prescribed plans and details in Part A, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
- certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
- where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are structurally safe; and
- where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe.

註冊證明書編號* Certificate of Registration Number*

RSE 6 3 / 9 3

註冊屆滿日期* Date of Expiry of Registration*

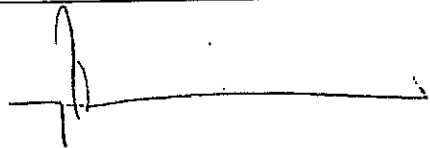
2 7 0 9 2 0 2 5

日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

電郵地址 E-mail Address

註冊結構工程師簽署* Signature of the Registered Structural Engineer*



日期 Date

1 6 0 1 2 0 2 3

日 dd 月 mm 年 yyyy

任何失實核證或聲明可引致法律行動。##
 Any false certification or declaration may be subject to legal action.##

丙部 註冊岩土工程師的第 I 級別小型工程完工證明書
Part C Certificate of Completion of Class I Minor Works by the Registered Geotechnical Engineer

由已獲委任的註冊岩土工程師填寫
 To be completed by the appointed registered geotechnical engineer

中文姓名* Name in Chinese* ① 姓氏先行 Surname first 英文姓名* Name in English* ① 姓氏先行 Surname first

本人，根據《建築物（小型工程）規例》第31條、第32條及第37條的規定，

- 當已完成的第 I 級別小型工程有別於已呈交的訂明圖則及詳圖時，確認在甲部呈交的經修訂的訂明圖則及詳圖內的岩土圖則、岩土評估、岩土詳圖或計算資料及岩土報告，均由本人製備和簽署（作為已簽署有關圖則的人，本人同意為該等圖則負起《建築物條例》下的所有責任）；
- 核證所有在上述呈交編號呈交文件內的第 I 級別小型工程，已按照《建築物條例》及已呈交的訂明圖則及詳圖進行；
- 當已完成的第 I 級別小型工程不屬拆卸工程時，核證本人認為所有已完成的工程在岩土方面是安全的；及
- 當已完成的第 I 級別小型工程屬拆卸工程時，核證本人認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構築物在岩土方面是安全的。

I, in accordance with the provisions of sections 31, 32 and 37 of the Building (Minor Works) Regulation,

- where the completed Class I minor works are different from those shown in the submitted prescribed plans and details, confirm that the geotechnical plans, geotechnical assessment, geotechnical details or calculations and geotechnical reports submitted under the revised prescribed plans and details in Part A, have been prepared and signed by me (as the person who has signed the plans, I agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
- certify that all the Class I minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance and the submitted prescribed plans and details;
- where the completed Class I minor works are other than demolition works, certify that, in my opinion, all the completed works are geotechnically safe; and
- where the completed Class I minor works are demolition works, certify that, in my opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is geotechnically safe.

註冊證明書編號*

Certificate of Registration Number*

RGE /

註冊屆滿日期* Date of Expiry of Registration*

日 dd 月 mm 年 yyyy

聯絡電話 Contact Tel. No.

電郵地址 E-mail Address

註冊岩土工程師簽署*

Signature of the Registered Geotechnical Engineer*



日期 Date

日 dd 月 mm 年 yyyy

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration may be subject to legal action.##

* 根據註冊記錄

* In accordance with the registration record



丁部 訂明註冊承建商的工程完工證明書

Part D Certificate of Completion of Works by the Prescribed Registered Contractor

由已獲委任的訂明註冊承建商填寫
To be completed by the appointed prescribed registered contractor

中文名稱* Name in Chinese*

建安專業建築有限公司

英文名稱* Name in English*

KIN ON PROFESSIONAL CONSTRUCTION LIMITED

我們，根據《建築物（小型工程）規例》第31條、第32條、第34條及第35條（當涉及第II級別小型工程時）、第36條（當涉及第III級別小型工程時）及第37條（當已完成的第II級別小型工程有別於已呈交的訂明圖則及詳圖或當涉及第III級別小型工程圖則時）的規定，

當已完成的工程涉及第II級別小型工程時

1. 當已完成的第II級別小型工程有別於已呈交的訂明圖則及詳圖時，需通知其工程是有別於在上述呈交編號內已提供的訂明圖則及詳圖；在此呈交其經修訂的訂明圖則及詳圖，並詳列於已部；確認在本部呈交的訂明圖則及詳圖，均由我們製備和簽署（作為已簽署有關圖則的人，我們同意為該等圖則負起《建築物條例》下的所有責任）；
2. 確認所有第II級別小型工程已於甲部第3段所述同日完成；
3. 現呈交顯示所有已完成的第II級別小型工程的照片；
4. 當已完成的第II級別小型工程不屬拆卸工程時，核證我們認為所有已完成的工程在結構上是安全的；
5. 當已完成的第II級別小型工程屬拆卸工程時，核證我們認為所有受其工程影響的任何土地或街道有足夠安全度，且在有關的處所尚餘的任何構造物在結構上是安全的；

當已完成的工程涉及第III級別小型工程時

6. 確認我們已獲委任為庚部所述工程的訂明註冊承建商；
7. 確認庚部所述工程的展開日期與同一呈交編號呈交文件內的其他工程相同，並已於甲部第3段所述同日完成；
8. 現呈交顯示有關的處所在緊接庚部所述的工程展開前及完工後的實際狀況的照片，及顯示已完成工程的圖則或工程描述；
9. 確認在本部呈交的圖則或工程描述，均由我們製備和簽署（作為已簽署有關圖則的人，我們同意為該等圖則負起《建築物條例》下的所有責任）；
10. 當庚部所述的第III級別小型工程涉及豎設招牌時，確認有關招牌是為某人而豎設的人士已在辛部提供建築事務監督所要求的詳情；及
11. 核證所有在上述呈交編號呈交文件內的所有小型工程，已按照《建築物條例》，已呈交的訂明圖則及詳圖，及（如適用）圖則或工程描述進行。

We, in accordance with the provisions of sections 31, 32, 34 and 35 (where Class II minor works are involved), 36 (where Class III minor works are involved), and 37 (where the completed Class II minor works are different from those shown in the submitted prescribed plans and details or where plans of Class III minor works are involved) of the Building (Minor Works) Regulation,

Where Class II minor works are involved in the completed works

1. where the completed Class II minor works are different from those shown in the submitted prescribed plans and details, notify which are different from the prescribed plans and details submitted under the mentioned submission number; submit herewith the revised prescribed plans and details in Part F; confirm that the prescribed plans and details submitted under this part, have been prepared and signed by us (as the person who has signed the plans, we agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
2. confirmed that all the Class II minor works were completed on the same date as stated in paragraph 3 of Part A;
3. submit herewith photographs showing all the Class II minor works as completed;
4. where the completed Class II minor works are other than demolition works, certify that, in our opinion, all the completed works are structurally safe;
5. where the completed Class II minor works are demolition works, certify that, in our opinion, any land or street affected by the said works has an adequate margin of safety and any structure remaining on the premises is structurally safe;

Where Class III minor works are involved in the completed works

6. confirm that we have been appointed as the prescribed registered contractor of the works detailed in Part G;
7. confirm that the works detailed in Part G had been commenced on the same date together with other works under the submission with the same minor works submission number and were completed on the same date as stated in paragraph 3 of Part A;
8. submit herewith the photographs showing the physical condition of the premises immediately before the commencement and after the completion of the works detailed in Part G, and the plans or description of works showing the works as completed;
9. confirm that the plans or description of work submitted under this part, have been prepared and signed by us (as the person who has signed the plans, we agree to assume all responsibilities under the Buildings Ordinance regarding the plans);
10. where the Class III minor works detailed in Part G involve the erection of a signboard, confirm that the person for whom the signboard is to be erected has provided the particulars of the person as required by the Building Authority in Part H; and
11. certify that all the minor works under the submission with the above mentioned submission number have been carried out in accordance with the Buildings Ordinance, the submitted prescribed plans and details, and plans or description of works (if applicable).

獲授權簽署人姓名(中文)* Name of the Authorized Signatory (Chinese)*

黃健彪

獲授權簽署人姓名(英文)* Name of the Authorized Signatory (English)*

WONG KIN PIU

聯絡電話 Contact Tel. No.

傳真號碼* Fax No.*

電郵地址 E-mail Address

訂明註冊承建商簽署(獲授權簽署人)*

Signature of the Prescribed Registered Contractor (Authorized Signatory)*

任何失實核證或聲明可引致法律行動。*
Any false certification or declaration may be subject to legal action.*

日期 Date

16 01 2023
日 dd 月 mm 年 yyyy

註冊證明書編號* Certificate of Registration Number*

M W C 3 5 9 5 , 2 0 1 1

註冊屆滿日期* Date of Expiry of Registration*

1 2 1 1 2 0 2 4
日 dd 月 mm 年 yyyy



* 根據註冊記錄

* In accordance with the registration record

戊部 已完成第 I 級別小型工程的修訂
Part E Revisions of the Completed Class I Minor Work

 由已獲委任的認可人士或註冊檢驗人員填寫
 To be completed by the appointed authorized person or registered inspector

① 如已完成的第 I 級別小型工程與已呈交的訂明圖則及詳圖相同，則不用填寫
 Skip this Part if the completed Class I minor works are the same as those shown in the submitted prescribed plans and details

小型工程項目 Minor Works Item	第 I 級別小型工程的描述 Description of Class I Minor Works (包括性質、位置 and 數量 Including the nature, location and quantity)	有關差別的描述 Description of the Differences

「有關差別的描述」請參閱《認可人士、註冊結構工程師及註冊岩土工程師作業備考》編號 APP-147。
 Refer to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-147 for the "Description of the differences".

☐ 另加附加頁 Additional ☐ 張 Pages

己部 已完成第 II 級別小型工程的修訂
Part F Revisions of the Completed Class II Minor Work

 由已獲委任的訂明註冊承建商填寫
 To be completed by the prescribed registered contractor

① 如已完成的第 II 級別小型工程與已呈交的訂明圖則及詳圖相同，則不用填寫
 Skip this Part if the completed Class II minor works are the same as those shown in the submitted prescribed plans and details

小型工程項目 Minor Works Item	第 II 級別小型工程的描述 Description of Class II Minor Works (包括性質、位置 and 數量 Including the nature, location and quantity)	有關差別的描述 Description of the Differences

「有關差別的描述」請參閱《註冊承建商作業備考》編號 71。
 Refer to the Practice Note for Registered Contractors No. 71 for the "Descriptions of the differences".

☐ 另加附加頁 Additional ☐ 張 Pages



庚部 第 III 級別小型工程的訂明註冊承建商委任通知

Part G Notice of Appointment of the Prescribed Registered Contractor for Class III Minor Works



由安排進行小型工程的人填寫

To be completed by the person who arranged for the minor works to be carried out



如非涉及第 III 級別小型工程，則不用填寫

Skip this Part if Class III minor works are not involved

中文名稱 Name in Chinese

① 姓氏先行 Surname first

英文名稱 Name in English

① 姓氏先行 Surname first

本人 / 我們為上述呈交編號呈交文件內安排進行小型工程的人，根據《建築物（小型工程）規例》第28條的規定，本人/我們已委任上述呈交編號呈交文件內已獲委任的訂明註冊承建商，作為本部所述工程的訂明註冊承建商。

I/We am/are the person who arranged for the minor works to be carried out detailed in the submission with the above mentioned submission number, in accordance with the provisions of section 28 of the Building (Minor Works) Regulation, I/we have appointed the prescribed registered contractor appointed under the submission with the above mentioned submission number, as prescribed registered contractor in respect of the works detailed in this part.

在上述呈交編號呈交文件內相同位置或地址已完成的第 III 級別小型工程的詳情

Details of the Class III Minor Works Completed at the Same Location or Address of the above Submission Number

小型工程項目 Minor Works Item	第 III 級別小型工程的描述 Description of Class III Minor Works (包括性質、位置和數量) Including the nature, location and quantity	相關命令/指示/通知/ 屋宇署檔案編號 (如有) Relevant Order / Direction / Notice / BD Reference No. (If any)

安排進行小型工程的人簽署及 (如適用) 蓋上公司印鑑

Signature of the person who arranged for the minor works to be carried out &
(if applicable) affixed with company seal



另加附加頁
Additional



張
Pages



如空位不敷應用，請另加紙張填寫
If space is insufficient, please attach additional sheet(s).

任何失實核證或聲明可引致法律行動。##

Any false certification or declaration
may be subject to legal action.##

日期 Date

--	--	--	--	--	--	--	--

日 dd 月 mm 年 yyyy



辛部 有關招牌是為某人而豎設的人士 (即招牌擁有人) 的資料
Part H Details of the Person for whom the Signboard is to be Erected (i.e. Signboard Owner)

 由有關招牌擁有人填寫
To be completed by the signboard owner

❗ 如已完成的第 III 級別小型工程並不涉及豎設招牌，則不用填寫
Skip this Part if the completed Class III minor works do not involve erection of a signboard

1 招牌擁有人名稱
Name of the Signboard Owner

中文名稱 Name in Chinese	① 姓氏先行 Surname first	英文名稱 Name in English	① 姓氏先行 Surname first

2 招牌擁有人的詳情
Particulars of the Signboard Owner

☐ 詳情已於相關呈交編號的 MW01 表格內提供
Particulars had been provided in the Form MW01 under the corresponding submission number

本人 / 我們為上述呈交編號呈交文件內有關招牌是為某人而豎設的人士，現按照《建築物 (小型工程) 規例》第36(a)(v)條的規定，確認本人 / 我們亦同時是該部所述工程的有關招牌是為某人而豎設的人士，而本人的詳情已在上述呈交編號呈交文件內提供。

I am / We are the person for whom the signboard is to be erected detailed in the submission with the above mentioned submission number, in accordance with the provisions of section 36(a)(v) of the Building (Minor Works) Regulation, hereby confirm that I am/we are also the person for whom the signboard is to be erected detailed in Part G, and my particulars had been provided in the submission with the above mentioned submission number.

➡ 請於本部份第3項提供簽署
Please provide signature at Item 3 of this Part

☐ 詳情並沒有於相關的 MW01 表格內提供
Particulars had NOT been provided in the corresponding Form MW01 ➡ 請填寫本部份
Please complete this Part

身份證明 (任擇其一) Identification (Choose one)

☐ 香港身份證號碼: HKID No.:	
☐ 商業登記號碼: Business Registration No.:	
☐ 護照號碼: Passport No.:	
簽發國家: Country of Issue:	
☐ 其他 (請註明): Others (Please specify):	
號碼: No.:	

通訊地址 Correspondence Address

區域 Area	☐ 香港 Hong Kong	☐ 九龍 Kowloon	☐ 新界 New Territories
地區 District			
街道/鄉 Street/Village			街道號碼 Street No.
大廈/屋苑 Building/Estate			
樓層 Floor	單位/室 Flat/Room		

聯絡電話 Contact Tel. No.

傳真號碼 Fax No.

-------------	-------------

電郵地址 E-mail Address

3 簽署
Signature

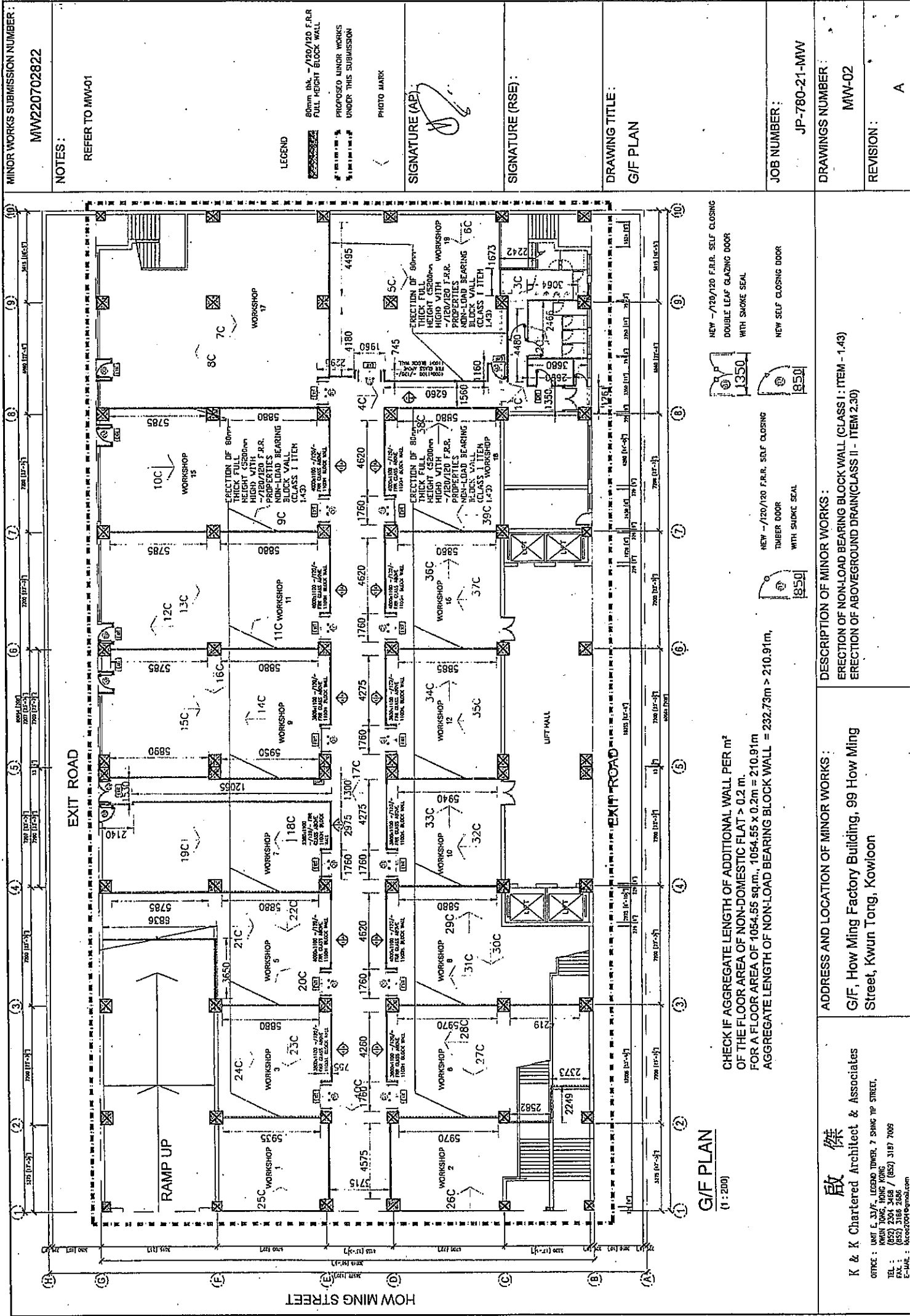
有關招牌擁有人簽署及 (如適用) 蓋上公司印鑑
Signature of the signboard owner & (if applicable) affixed with company seal

任何失實核證或聲明可引致法律行動。##
Any false certification or declaration may be subject to legal action.##

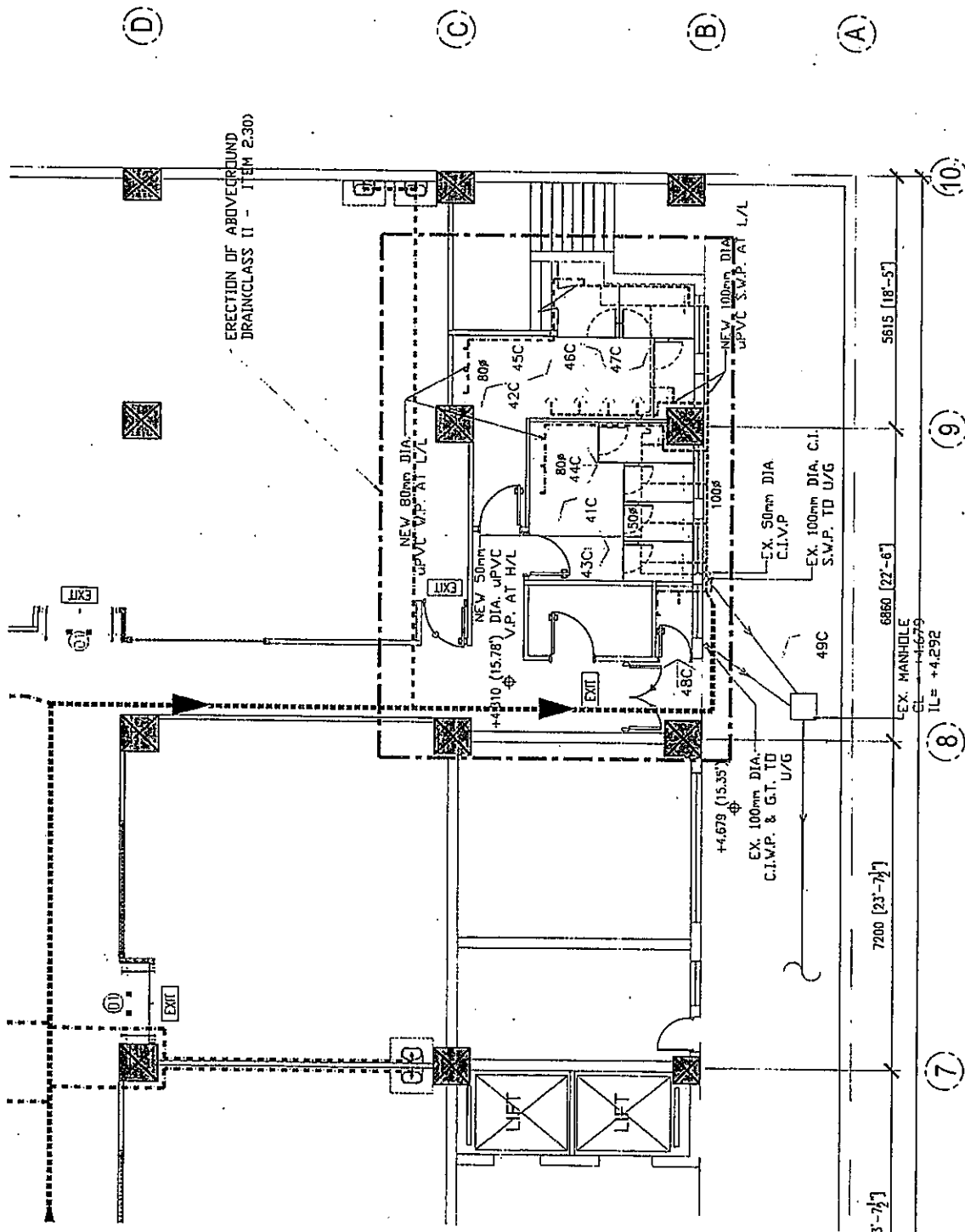
日期 Date

日 dd	月 mm	年 yyyy					





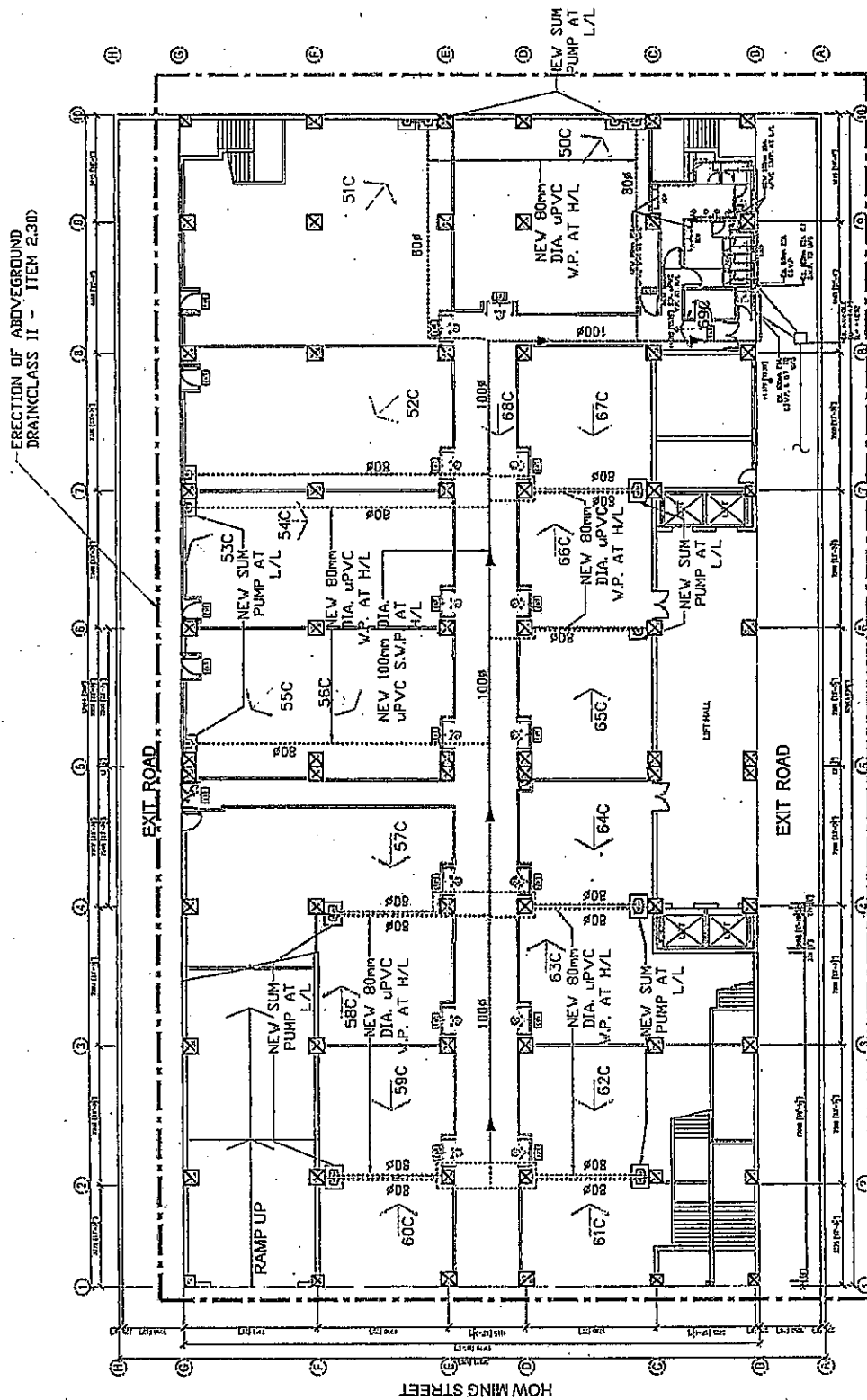
MINOR WORKS SUBMISSION NUMBER :	MW220702822
NOTES :	REFER TO MW-01
LEGEND :	----- ø50mm uPVC VENT PIPE (V.P.) ----- ø100mm uPVC SOIL & WASTE PIPE (S.W.P.) ----- ø80mm uPVC/C.I. WASTE PIPE (W.P.) --- PROPOSED MINOR WORKS UNDER THIS SUBMISSION --- PHOTO MARK
SIGNATURE (AP) :	
SIGNATURE (RSE) :	
DRAWING TITLE :	G/F DRAINAGE PLAN
JOB NUMBER :	JP-780-21-MW
DRAWINGS NUMBER :	MW-04
REVISION :	A



G/F DRAINAGE PART PLAN
(1:100)

啟傑 K & K Chartered Architect & Associates OFFICE : UNIT E, 33/F., LEGEND TOWER, 7 SANG YIP STREET, KWUN TONG, KOWLOON TEL : (852) 2304 3469 / (852) 3187 7009 FAX : (852) 3188 2686 E-MAIL : kcoo@kk-arch.com	ADDRESS AND LOCATION OF MINOR WORKS : G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon	DESCRIPTION OF MINOR WORKS : ERECTION OF NON-LOAD BEARING BLOCK WALL (CLASS I - ITEM - 1.43) ERECTION OF ABOVEGROUND DRAIN (CLASS II - ITEM 2.30)
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MINOR WORKS SUBMISSION NUMBER : MW220702822	
NOTES: REFER TO MW-01	
LEGEND:	----- ϕ50mm uPVC VENT PIPE (V.P.) ----- ϕ100mm uPVC ----- SOIL & WASTE PIPE (S.W.P.) ----- ϕ80mm uPVC/C.I. WASTE PIPE (W.P.)  PROPOSED MINOR WORKS UNDER THIS SUBMISSION  PHOTO MARK
SIGNATURE (AP):	
SIGNATURE (RSE):	
DRAWING TITLE:	G/F DRAINAGE PLAN
JOB NUMBER:	JP-780-21-MW
DRAWINGS NUMBER:	MW-05
REVISION:	A



G/F DRAINAGE PLAN
(1:250)

啟 樂 K & K Chartered Architect & Associates OFFICE : UNIT E, 33/F, LEGION TOWER, 7 SHING YIP STREET, TEL : (852) 2324 2428 / (852) 3187 7009 FAX : (852) 3185 2865 E-MAIL : k&karchitect@gmail.com	ADDRESS AND LOCATION OF MINOR WORKS: G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon	DESCRIPTION OF MINOR WORKS: ERECTION OF NON-LOAD BEARING BLOCK WALL (CLASS I - ITEM - 1.43) ERECTION OF ABOVEGROUND DRAIN (CLASS II - ITEM 2.30)
	MINOR WORKS SUBMISSION NUMBER : MW220702822	

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 8859936

FSD Ref.: _____
消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

巧明工廠大廈

Street No./Town Lot:

門牌號數/市地段

99號

Street/Road/Estate Name:

街道/屋苑名稱

巧明街

Block:

座

District:

分區

官塘

Area:

地區

☐ HK

香港

☒ K

九龍

☐ NT

新界

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

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	火警警報系統	地舖	5套消防鈴手連警鐘改位	符合消防處規定	5-12-2022
16	消防栓/喉轆系統	地舖至1/F	更換1層鈴手警鐘之燈喉電線	符合消防處規定	5-12-2022
		地舖至1/F	更換1層25mm消防喉轆喉	符合消防處規定	5-12-2022
		地舖	更換2段25mm消防喉轆喉	符合消防處規定	5-12-2022
28	花灑系統	地舖	及5套消防喉轆改位 新加48個花灑頭及 21個風槽頭連花灑喉、 1段50mm花灑放水喉約6m 及更換4段40mm花灑喉	符合消防處規定	5-12-2022

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

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

梁詠安

Leung Pui On

RC1/360 RC2/428

Cheung On Eng.Co

2243-3598

6-12-2022

For FSD
use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他



Re: Planning Applications No. A/K14/825 and 82631/08/2023 12:52

From: Joe Chan <[REDACTED]>

To: cpsng@pland.gov.hk

Dear Charlotte

We like to explain the following situation

Subdivided Workshop 9,11,15,17,19 are used as Factory Canteen and not covered the above planning application

Existing building first floor has totally nos.16 Lorry Carpark space for loading and unloading

The planning application is expected to serve the workers of building itself and adjacent buildings

It take only five minutes to walk from and to Kwun Tong and Ngau Tau Kok MTR station, additional traffic generated should be minimal

Base on above reasons, there is no adverse impact will be resulted by the subject planning application

Thanks for your kind attention

Best Regards

Joe Chan



Re: Planning Applications No. A/K14/825 and 82626/09/2023 17:53
From: Joe Chan <[REDACTED]@gmail.com>
To: cpsng@pland.gov.hk
History:
This message has been replied to and forwarded.

1 Attachment



Layout Plan (Subdivided workshop).pdf

Dear Charlotte

:

Attached 2nd revised layout plan for the application no. A/K14/825

.

Best Regards,
Joe Chan

Joe Chan <[REDACTED]@gmail.com> 於 2023年9月26日 週二 下午3:37寫道：

Dear Charlotte Ng,

:

Attached revised lay out for the application no. A/K14/825

.

Best Regards,
Joe Chan

Joe Chan <[REDACTED]@gmail.com> 於 2023年9月26日 週二 下午12:15寫道：

Dear Charlotte Ng,

Referring to our tele-conversation, I would like to clarify the following information:

1) Due to the comment by Fire Service Department regarding to the planning application no. A/K14/825,

we decided to change the proposed uses of these units (Workshop no. 2,6,8 and 10) to Shop and Services (Bank, Fast Food Counter, Local Provision Store, Electrical Shop and Showroom).

2) Refer to ours previous approved planning application (A/K14/792), we would like to explain that due to

the market affected by Coronavirus Disease (COVID-19), the proposed uses were finally decided to be abandoned.

Regards,
Joe Chan



Total Floor Area of Subdivided Workshop No. 2,6,8 and 10 of Flats No. A,B,C and D
 For Shop and Services (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store, Showroom)
 = 210.0 sq.m.

Layout Plan (Ground Floor)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Charlotte Pui Shan NG/PLAND

寄件者: Joe Chan <[REDACTED]>
寄件日期: 2023年10月20日星期五 16:03
收件者: Charlotte Pui Shan NG/PLAND
副本: Karine KW LAU/BD
主旨: Re: Planning Applications No. A/K14/825 and 826

類別: Internet Email

Dear Charlotte,

Thank you for forwarding the comments.

Please kindly find below our response to the comments:

1. We maximum for bank use not over two workshops . We will ensure compliance with Clause B7.1 and Table B2 of the Code of Practice for Fire Safety in Buildings 2011 concerning exit doors.
2. We have engaged an Authorized Person and will ensure compliance with the listed requirements.

Thank you for your kind attention.

Best regards,
Joe

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises (the Premises);
- (b) to note the comments of the District Lands Officer/Kowloon East, Lands Department that the owner of the Premises shall apply to his department for a lease modification or temporary waiver to implement the proposal. However, there is no guarantee that the lease modification or temporary waiver application will be approved. Such application, if received by his department, will be considered by his department acting in the capacity as the landlord at his sole discretion. In the event any such application is approved, it will be subject to such terms and conditions including, among others, the payment of premium/waiver fee and administrative fee as may be imposed by his department. Approval by the Town Planning Board shall not prejudice the government's right to take enforcement action against any such breach of lease conditions identified at the Premises;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that all building works/ alterations and additions works/ change in use should be in compliance with the Buildings Ordinance (BO). An Authorised Person should be engaged to ensure that any building works/ alterations and additions works/ change of use are implemented in compliance with the BO, including (but not limited to) the following: (i) adequate mean of escape should be provided in accordance with Building (Planning) Regulations (B(P)R) 41(1) and the FS Code; (ii) fire barrier with adequate fire resisting construction between the Premises and the remaining portion of the building should be provided in accordance with Building (Construction) Regulation 35 and the FS Code; (iii) protected lobby at door openings on the enclosure wall of the passage from the fire service access point to the fireman's lift should be provided in accordance with B(P)R 41B and the FS Code; (iv) access and facilities for persons with a disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008; and (v) adequate sanitary fitments should be provided to the Premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. For unauthorised building works (UBW) erected on leased land/ private buildings (if any), enforcement action may be taken by the Building Authority (BA) to effect their removal in accordance with his department's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW at the Premises under the BO. Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-47 states that the BA has no power to give retrospective approval or consent for any UBW. Should the proposed uses under the applications be subject to the issue of a license, any existing structures at the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the

licensing authority. Detailed comments under BO can only be provided at the building plan submission stage; and

- (d) to note the comments of the Commissioner for Transport that he reserves the right to impose, alter or cancel any car parking, loading/unloading facilities, any no-stopping restrictions and/or necessary traffic management measures, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.