

2021年 7月 1 3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。

13 JUL 2021

This document is received on _____
 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/NE-KTS/501
	Date Received 收到日期	13 JUL 2021

- 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/tpp/>. 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/tpp/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Trade Advisers Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Vincent Lai Architects Limited

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)	NORTH NEW TERRITORIES LOT 934AC DD100
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 60.058 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 46.840 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S / NE-KTS / 17
(e) Land use zone(s) involved 涉及的土地用途地帶	V - Village Type Development
(f) Current use(s) 現時用途	Open Space (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as 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. 如上列任何方格的空間不足，請另頁說明)

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

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

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

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

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

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

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

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

Others 其他 --

- ☐ others (please specify)
其他（請指明）

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。

Part 6 Type (i) application 第 6 類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(i) <i>For Type (a) application</i> / 附表(i) 類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (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	

(ii) <i>For Type (a) application</i> / 附表(ii) 類申請		
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量 Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)
	Transformer Room	1 10.454 L x 7.753 W x 5.2 H
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(v) For Type (v) application 第(v)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 –	
<input type="checkbox"/> Plot ratio restriction 地積比率限制	From 由 to 至
<input type="checkbox"/> 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
<input type="checkbox"/> Site coverage restriction 上蓋面積限制	From 由% to 至 %
<input type="checkbox"/> 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
<input type="checkbox"/> Non-building area restriction 非建築用地限制	From 由 .....m to 至 m
<input type="checkbox"/> Others (please specify) 其他 (請註明)	..... .....

(v) For Type (v) application 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 <input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 <input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 % <input type="checkbox"/> 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 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> 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) <input type="checkbox"/> About 約 m 米 <input type="checkbox"/> About 約

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
	<u>GFA 總樓面面積</u>	
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
	(please specify the number of rooms 請註明房間數目)	
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> 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)	
	
	
<input type="checkbox"/> 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)	
	
	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> 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		
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.....		
.....		
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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)

擬建建築物之完成日期約在2021年12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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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，請另頁表示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	<input type="checkbox"/> Please provide details 請提供詳情																															
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	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 46.840 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 1.8 m 米 <input checked="" type="checkbox"/> 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 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) NA																																	

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。

(一) 申請資料：

1. 擬建建築物為中華電力有限公司配電變電站，為新界上水坑頭村新建屋苑的16間屋宇住宅提供基本電力。

2. 擬建建築工程規模不大，對周圍環境不會構成居住上任何不良影響。

(二) 申請理由：

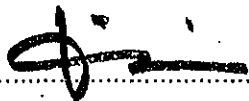
擬建建築物，為新建屋苑的16間屋宇住宅的電力基本配備。

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 an application to the Board 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

LAI WAI MAN, VINCENT

AUTHORIZED PERSON

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

VINCENT LAI ARCHITECTS LTD.

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

Date 日期

5-7-2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界上水坑頭村 NORTH NEW TERRITORIES LOT 934AC DD100		
Site area 地盤面積	60.058 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S / NE-KTS / 17		
Zoning 地帶	V - Village Type Development		
Applied use/ development 申請用途/發展	Utility Installation for Private Project (Transformer Room)		
(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	46.840 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.780 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5.20	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		18.10	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	77.991 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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

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

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。

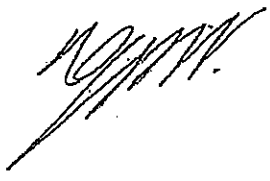
致：中華電力有限公司。

關於：申請電力供應。

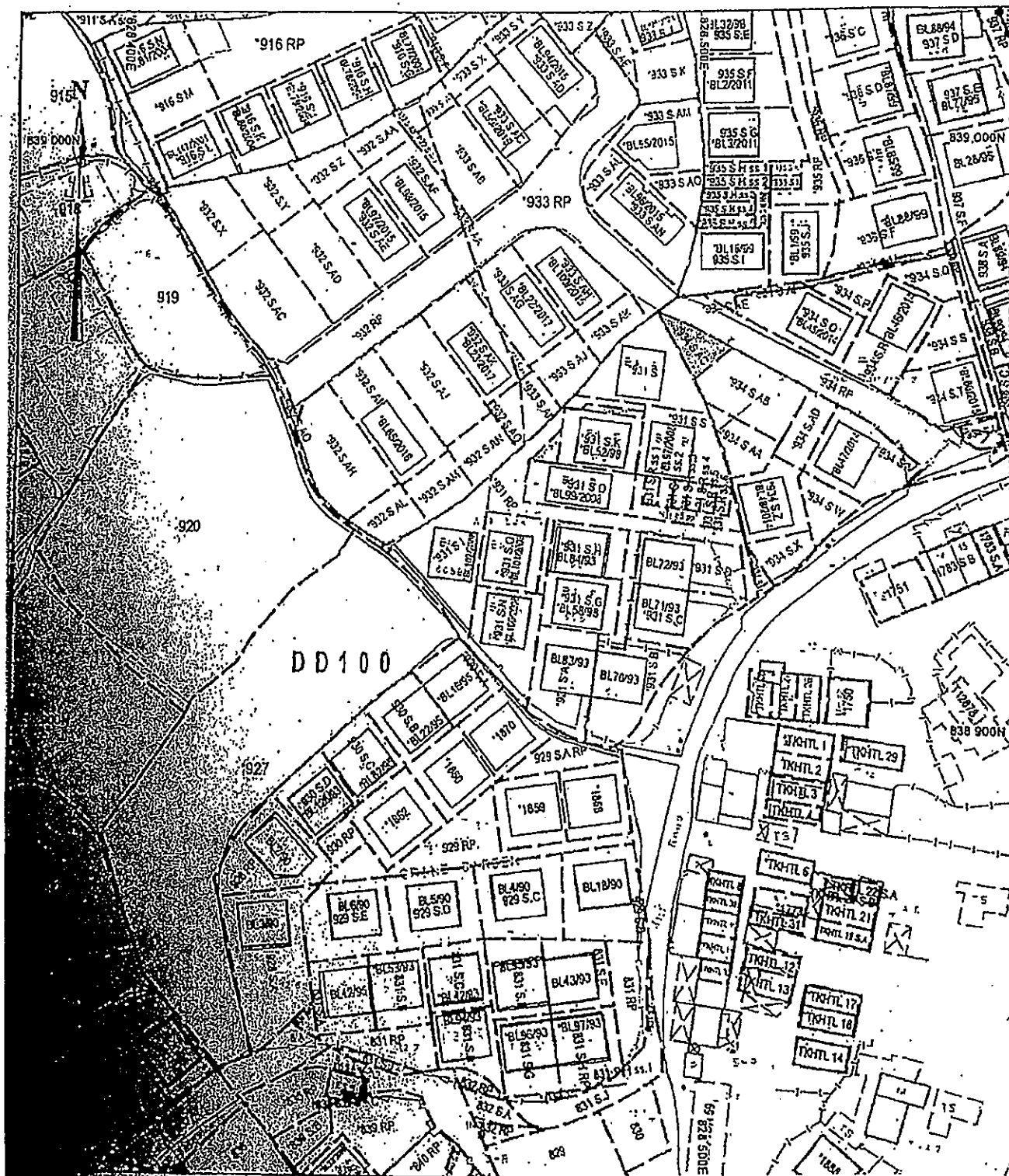
貴公司職員曾來電，指示本人提供資料作申請用途，現除函付上，煩請跟進。謝謝。

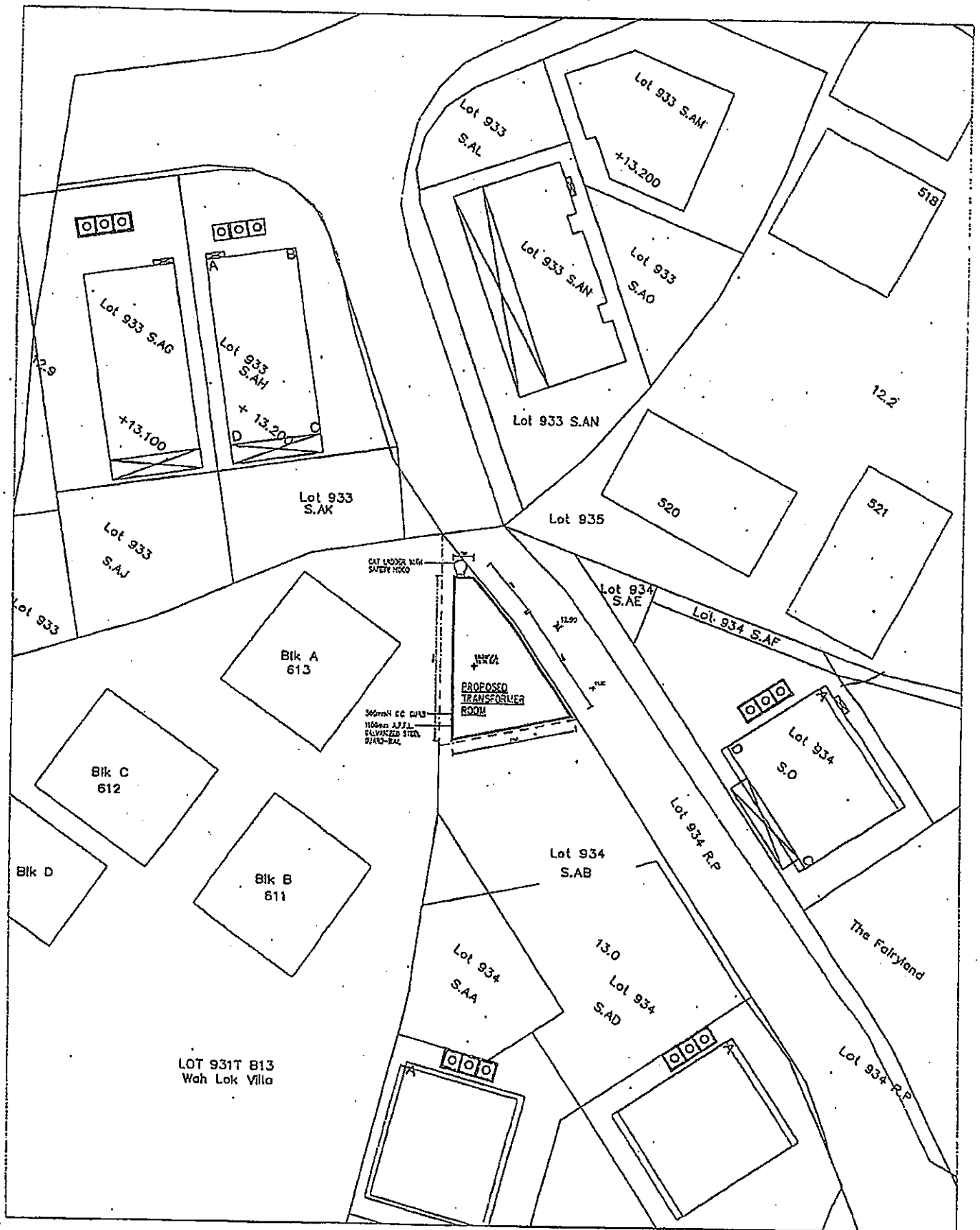
- 1 申請地段為新界上水坑頭村 D.D.100. Lot 932 S.AE, 932 S.AF, 933 S.AC, 933 S.AD, 933 S.AH, 933 S.AM, & 934 S.T. 並付上申請地段之平面圖。
- 2 現階段申請的屋宇為 7 間。
- 3 根據提供之地段平面圖，此屋苑將會申請電錶的屋宇為 16 間。
- 4 每間屋宇申請的電錶為 1 個。
- 5 每個電錶的要求為 3 相.100 amp.
- 6 申請人：吳偉俊。
電 話：[REDACTED]
電 郵：[REDACTED]
地 址：[REDACTED]

申請人：


吳偉俊 謹啟。

二零一九年十月二十三日。



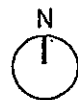


PROPOSED TRANSFORMER ROOM LAYOUT PLAN
SCALE 1:300@A4



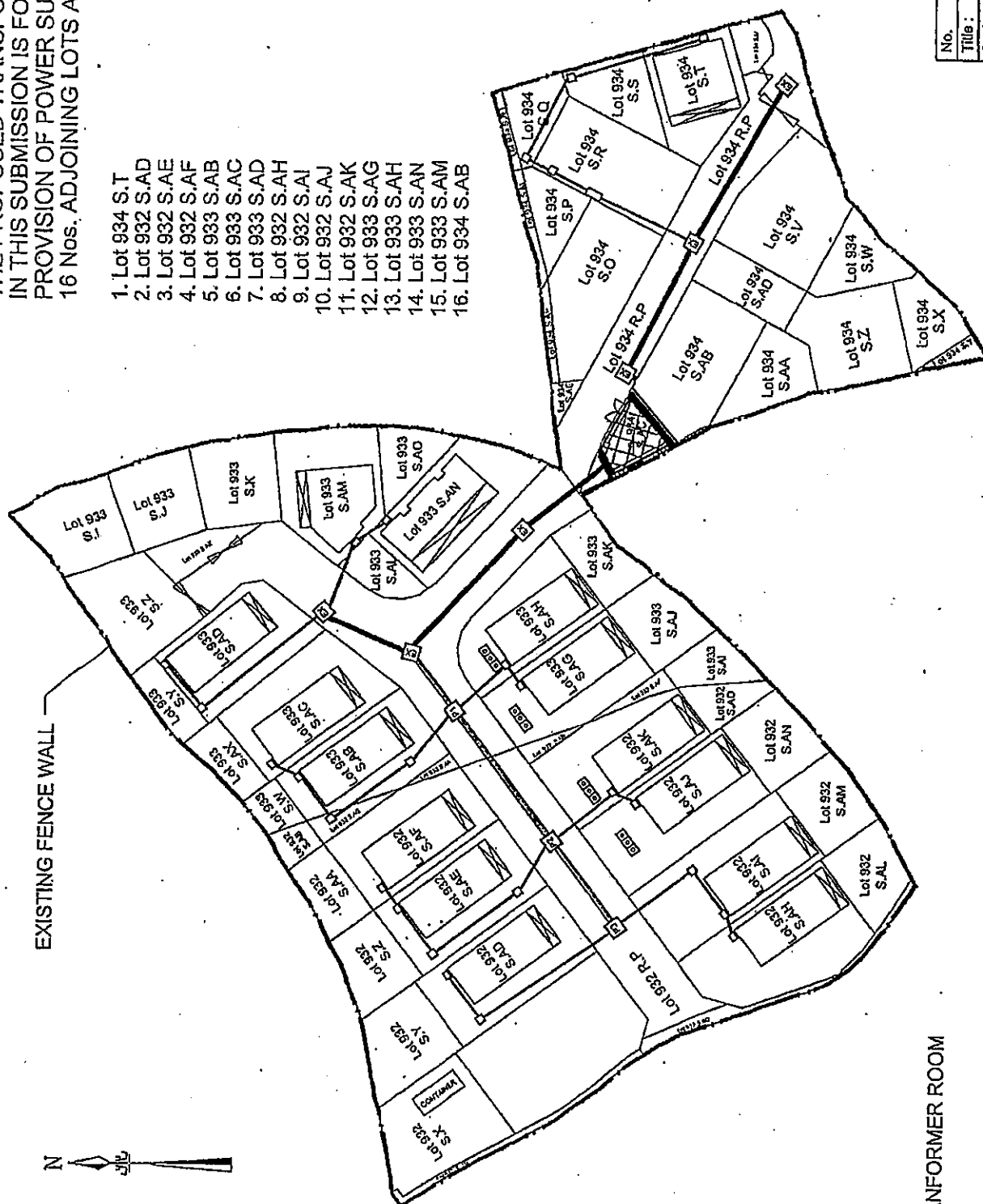


PROPOSED TRANSFORMER ROOM LOCATION PLAN



THE PROPOSED TRANSFORMER ROOM
IN THIS SUBMISSION IS FOR THE FUTURE
PROVISION OF POWER SUPPLY TO THE
16 Nos. ADJOINING LOTS AS FOLLOWS :

1. Lot 934 S.T
2. Lot 932 S.AD
3. Lot 932 S.AE
4. Lot 932 S.AF
5. Lot 933 S.AB
6. Lot 933 S.AC
7. Lot 933 S.AD
8. Lot 932 S.AH
9. Lot 932 S.AI
10. Lot 932 S.AJ
11. Lot 932 S.AK
12. Lot 933 S.AG
13. Lot 933 S.AH
14. Lot 933 S.AN
15. Lot 933 S.AM
16. Lot 934 S.AB



LEGEND :

PROPOSED TRANSFORMER ROOM



No.	932 & 933 & 934 R.L.
Title :	Lot Index Plan.
Scale :	1 : 500.
Date :	18-11-2019.
Drawn :	Ng Wai Chun.

10 May 2021

中電電力有限公司
CLP Power Hong Kong Limited

北區
North Region

Trade Advisers Company Limited
[REDACTED]
[REDACTED]
[REDACTED]

Our ref.: YL2019001202
(Scheme No.: YL-190012)
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

Electricity Supply Condition Letter
Proposed Residential Development
at DD100 Lot 932, Lot 933, Lot 934 Hang Tau, Sheung Shui (the Development)

We refer to your application for power supply to the Development and are pleased to inform you that we will carry out all necessary works to afford a 380/220 volts three-phase four-wire 50-hertz supply to the Development subject to and in accordance with our Supply Rules, as amended, revised or re-issued from time to time (CLP Supply Rules which can be obtained from the CLP website (www.clp.com.hk)) and the following terms and conditions: -

- 1 You, being the registered owner of Section AC of Lot No. 934 in Demarcation District No. 100 (the Lot), shall enter into a Deed of Lease (in our standard form) (the Lease) with CLP Power Hong Kong Limited (CLP) in respect of certain part(s) of the Lot (the Area) as shown and coloured Red on the enclosed Plan No. YL-190012-L1 (the Plan). In addition, You shall provide CLP with a transformer room and all associated facilities, at no cost to CLP, in the location(s) within the Area as shown in our Drawing No. YL/TR/2019-059 (the Drawing) and in accordance with our detailed drawings enclosed in our previous letter dated 17 January 2021 (Ref No. YL2019001201) addressed to your consultant/contractor, Mr. Ng Wai Chun, as may be amended, revised or replaced by CLP from time to time, as appropriate, for the installation of transformer(s) and all ancillary equipment by CLP therein. You must ensure that the design and construction of the transformer room to be provided to CLP must comply in ALL respects with the Code of Practice 101 (COP 101) and the aforesaid drawings and any subsequent amendment(s) thereto as duly approved by CLP. The updated drawings in the COP 101 can also be obtained from the CLP website (www.clp.com.hk). No modification will be accepted without our prior written agreement.

To be continued/...P.2

- While CLP, its employees, agents and contractors shall have the right of access into and to operate the facilities installed inside the transformer room, the registered owner(s)/building manager (if any) of the Development shall be responsible at its/their own costs and expenses for any repair, maintenance and reinstatement works to the transformer room, cable accommodations and associated facilities (Transformer Room Facilities) whether rendered necessary by the installation, repair or replacement of any CLP's equipment or otherwise.
- 2 You shall obtain all necessary permissions and approvals from relevant Government authorities, including but limited to obtaining and maintaining, at no cost to CLP, short term waiver(s) (Short Term Waiver(s)) for the Transformer Room Facilities to be installed on under over above into or at the Area within the Lot. You shall observe and perform all the terms and conditions contained in the Short Term Waiver(s) granted to to be granted by the Government from time to time and shall provide copies of the duly signed Short Term Waiver(s) to CLP for record. CLP shall only commence works when all such necessary permissions and approvals are obtained.
 - 3 CLP may refuse to or disconnect the supply to the Development if CLP is required at any time after the commissioning of power supply to the Development to vacate and surrender the Transformer Room Facilities to the registered owner(s) or the building manager (if any) of the Development or its/their respective successors and assigns or any person lawfully claiming through, under or on trust for any of them unless alternative transformer room facilities in a state and condition satisfactory to CLP are provided.
 - 4 You are required to provide a certificate from the stainless steel manufacturer (for all external steel work including steel doors, door frames and ventilation louvers, etc.) certifying that the materials used meet the requirements of CLP (i.e. low carbon type AISI 316L).
 - 5 No external decorative louvers should be installed, affixed or attached outside the transformer room without the prior written approval of CLP for safety reasons. All coatings for the proposed decorative louver shall be fire retardant and with fire resistant non-toxic paint. The weight and the installation or fixing method of such decorative louvers must be certified by your Authorized Person that such decorative louvers will not impose hazards to our operation staff and the general public. You are required to provide fitting provisions for the installation of the substation nameplate, danger warning notice, etc. in a conspicuous location of the decorative louvers and also to make sure that their display shall not be covered or obstructed at all times. For further details of the requirements of the fitting provisions, please refer to COP 101. The Authorized Person shall also submit the design of such decorative louvers to the Buildings Department for approval.

To be continued/...P.3



You are required to provide the final transformer room drawings including any external decorative louvres approved by Buildings Department for our checking and record when the transformer room is handed over to CLP. If and after decorative louver(s) are installed, affixed or attached outside the transformer room, the registered owner(s)/building manager (if any) of the Development shall be responsible for their repair and maintenance. Annual inspection of the decorative louver(s) shall be carried out by an independent and competent person to confirm its/their safety to our operation staff and the general public. Any decorative louver installed at any time without the prior approval of CLP and/or not in compliance with CLP's requirements must be removed immediately if CLP so requires.

- 6 The transformer room must fully comply with the requirements of the Hong Kong Fire Services Department. As the transformer room is designed to house CLP's electrical equipment above 1 kilovolt, you are required to provide, maintain and/or replace an Automatic Fire Alarm (AFA) installation, or other fire alarm system as endorsed by the Hong Kong Fire Services Department, at no cost to CLP. The AFA installation or any other fire alarm system to be provided shall comply with the 'Fire Services Design' as stipulated in COP 101. The registered owner(s)/building manager (if any) of the Development shall also be responsible for the maintenance and/or replacement of the fire detectors and/or fire fighting equipment, if any, in the switch room and the transformer room except any portable fire extinguishers which are provided by CLP.
- 7 No water pipe, drainage pipe or owner's installation or manhole cover shall be located inside the transformer room or located in, installed along or passing through any part of and inside the ceiling slab of the transformer room. (Please refer to COP 101 for details).
- 8 Without any prior written agreement from CLP, no building or structure or support or foundation of any nature shall take place near or above the cable route(s) as delineated and shown hatched Red on the Red (for reference only) (the Right of Way). Tree(s) or shrub(s) shall not be planted in those portions of the Development which are within a distance of 1.5m measured throughout from and along the entire Right of Way.
- 9 CLP, its employees, agents, contractors, consultants, workers and other authorized persons of CLP shall have free and uninterrupted personnel and vehicular access to and from the Transformer Room Facilities with or without vehicles, tools, materials and equipment at all times for any purpose in connection with the provision of the supply to the Development.

To be continued/...P.4

- 10 You are required to provide, at no cost to CLP, (a) cable accommodations for CLP lead-in cables which shall be in accordance with our latest revision of the Drawing as may be amended, revised or replaced subject to CLP's agreement from time to time, as appropriate, and (b) as-built drawings during handover of the site to us.
- 11 All relevant permission(s) and approval(s) from the Government and/or consent(s) from relevant owners of any neighbouring private property(ies) concerned is/are obtained for CLP to lay the underground cables along the Right of Way. You may be required to assist in obtaining such permission(s), approval(s) and consent(s).
- 12 As the transformer room and low voltage switch room(s) located in the Development may be affected by floods, landslides, etc. arising from extreme weather conditions, you are required to take precautionary measures to safeguard against damages that may be done to the transformer room and low voltage switch room(s).
- 13 All materials and equipment provided by CLP will at all times remain the ownership and property of CLP and will be so maintained by CLP.
- 14 You shall, at no cost to CLP, carry out any reinstatement works necessary within the site boundaries of the Development in connection with the provision of power supply to the Development.
- 15 You are required to provide us, at no cost to CLP, cable draw-pits, cable ducts, cable trench, concrete meter box(s) inside the Development as shown in the enclosed Drawing No. YL-190012-MX, T/GEN/25500/D/E33/0268/01/1/A, T/GEN/25500/D/E33/0269/01/1/A, T/GEN/25500/D/E33/0273/01/1/A, T/GEN/25500/D/E33/0274/01/1/A, T/GEN/25500/D/E33/0272/01/1/A, T/GEN/25500/D/E33/0270/01/1/A, T/GEN/25500/D/E33/3043/01/C/A and T/GEN/25500/D/E33/0238/01/1/A. You shall maintain the same in good order and repair at no cost to CLP. The cable duct(s) are required to be sealed up and the draw-pit(s) is/are required to be fully filled up with sand/sifted soil or sand bags at all times after the supply cable(s) is/are installed.
- 16 To enable site construction works to be carried out safely and effectively in order that power supply could be provided by the target date, you are required to provide the following: -
 - A 30-Ampere temporary electricity supply to the transformer room with proper mechanical protection on the electrical cables for the plant testing

To be continued/...P.5

- A hard shelter or cover on top of the transformer room door to protect site personnel from falling objects
 - A free and uninterrupted personnel and vehicular and personnel access to and from the transformer room for loading and unloading of apparatus and testing equipment
 - Holes along the walkway to the transformer room must be backfilled or properly fenced off
 - A proper and robust access where there is a major level difference between the transformer room entrance and the outside area
- 17 A duly completed 'Application-for-Electricity-Supply Form' must be submitted to CLP at least three (3) months before the target date. As we require such notification to ensure that relevant plant materials are available and that the project relating to the Development is included in our forward work programming system, failure to comply with this particular condition may result in delay in power supply to the Development and CLP shall not be responsible for such delay whatsoever.

For your information, we need in general a minimum of 6 weeks to complete the cabling and plant erection works after the relevant transformer room is properly handed over to us together with the ancillary installations including ducts and cable accommodations that are necessary for the provision of power supply.

- 18 The electrical installations installed or to be installed in the Development must comply with the following conditions and requirements: -
- The low voltage switch room must be located in the location as shown in the Drawing may be amended, revised or replaced by CLP from time to time, as appropriate.
 - You are required to submit to us for agreement a schematic wiring diagram (3 copies) of your finalised internal distribution system, showing in particular, details of the main incoming circuit breaker and rising mains. The schematic wiring diagram already submitted or to be submitted shall be designed and signed by a registered electrical worker of the appropriate grade. The electrical installations for the Development shall be in accordance with your final version of the schematic wiring diagram duly accepted by us and the requirements set out in the 'Guide to Supply and Metering Arrangement on Customer's Internal Distribution System' which is available at CLP website (www.clp.com.hk).

To be continued/...P.6





Cont'd Page 6 of 8

Our Ref.: YL2019001202

- The provision of power supply for our meter communication equipment shall be in accordance with our latest revision of the *'Guide to Supply and Metering Arrangement on Customer's Internal Distribution'* and the *'Requirements of Power Supply Facilities for Smart Meter Communication Equipment in Buildings'* which are both available at the CLP website. (www.clp.com.hk).
- You are highly recommended to install an over-current relay with flexible operating characteristics (extremely inverse or standard inverse) which complies with the International Electrotechnical Commission ("IEC") standards to protect your incoming circuit breaker.
- We will provide low voltage cable connections between CLP's transformer and the incoming terminals of the main circuit breaker using multi-cable transit system. To facilitate cable installation, jointing and maintenance, you must ensure that adequate working spaces are provided to us and the main circuit breakers are suitably situated as shown in our Drawing No. T/COP/10250/D/E33/0102/02/E/A.
- You are required to submit to us 3 copies of the detailed switch room layout plans showing all cable trenches and the exact position of the main circuit breaker(s) for our agreement before installation.
- The overall power factor of each electrical installation must not be less than 0.85 lagging at all times. The requirements of harmonic current distortion must be complied with in accordance with CLP Supply Rules.
- It is your responsibility to ensure that any sensitive and critical equipment is able to function continuously through anticipated voltage dips. You must inform us whether the customer designs will incorporate proper power quality (PQ) mitigation solutions by signing and returning to us the *"Reply Slip for Customer Design on Voltage Dip Ride-thru and Harmonics Emission"* as attached. A prior PQ meeting to go through this requirement may be held, if necessary.
- No private renewable energy power system is allowed to be connected to grid without the prior written agreement of CLP. Applications for grid connection of such system shall be submitted to CLP's Network Planning Branch of Asset Management Department for our agreement at the design stage.

To be continued/...P.7

- 19 To afford timely provision of power supply connection/disconnection to the Development, you may be requested to modify and/or remove, at no cost to CLP, your hoarding structure and/or any obstructions such as debris, materials stacking, scaffolding, site facilities, etc. under your custody to make way for our trench excavation works, cable installation works and the delivery or removal of plant and equipment from the transformer room within the Development and/or your hoarding areas along your site boundary, if deemed necessary.
- 20 Notwithstanding any other provisions of this letter, a person who is not a party to this letter shall not have any right under the Contracts (Right of Third Parties) Ordinance (Cap.623) to enforce any provisions of this letter and this letter may be varied from time to time or rescinded or cancelled without the consent of any third party who is not a party to this letter. This provision does not affect any right or remedy of such third party which exists or is available apart from that Ordinance.
- 21 The terms and conditions contained in this letter, once accepted, shall bind the owner(s) for the time being of the Development and its/their respective successors and assigns and any person deriving title under or through it/them.
- 22 The terms and conditions contained in this letter are open for your acceptance in writing within three (3) months from the date of this letter. If we do not receive your acceptance by the expiry of the stipulated time period, your application will be deemed to have been cancelled.

If the terms and conditions contained in this letter are acceptable to you, please sign and return the duplicate copy of this letter to us within the time period stipulated in Condition 22 above.

If you have any queries regarding the progress of our construction works or want to make an appointment for us to inspect the builder's works to be provided to us, please contact our Mr. Eric Liao on telephone number [REDACTED] or e-mail him at [REDACTED]

If you are interested in or have any questions regarding the meter installation of EV charging facilities in the Development, please contact our Mr. C.S. Cheung of our Customer Supplies and Services Branch on telephone number [REDACTED]

If you require any clarification on the above terms and conditions, please contact our Mr. Sidney Li on telephone number [REDACTED] or e-mail him at [REDACTED]

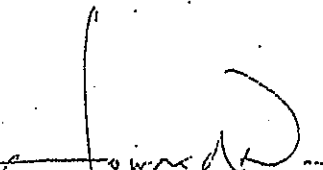
To be continued/...P.8



Cont'd Page 8 of 8
Our Ref.: YL2019001202

We look forward to receiving your favourable reply and to serving you and the Development.

Yours sincerely
For and on behalf of
CLP Power Hong Kong Limited



Howard Wan
Senior Planning & Design Manager (North Region)

Encl. as stated

hw/kk/ec/sl
u

c.c. Mr. Ng Wai Chun



Reply Slip

We hereby accept the terms and conditions contained in the letter issued by CLP Power Hong Kong Limited dated 10 May 2021. (Ref. YL2019001202)

For and on behalf of
TRADE ADVISERS COMPANY LIMITED
長風貿易有限公司

Signature(s) with Company Chop

.....
Authorized Signature(s)

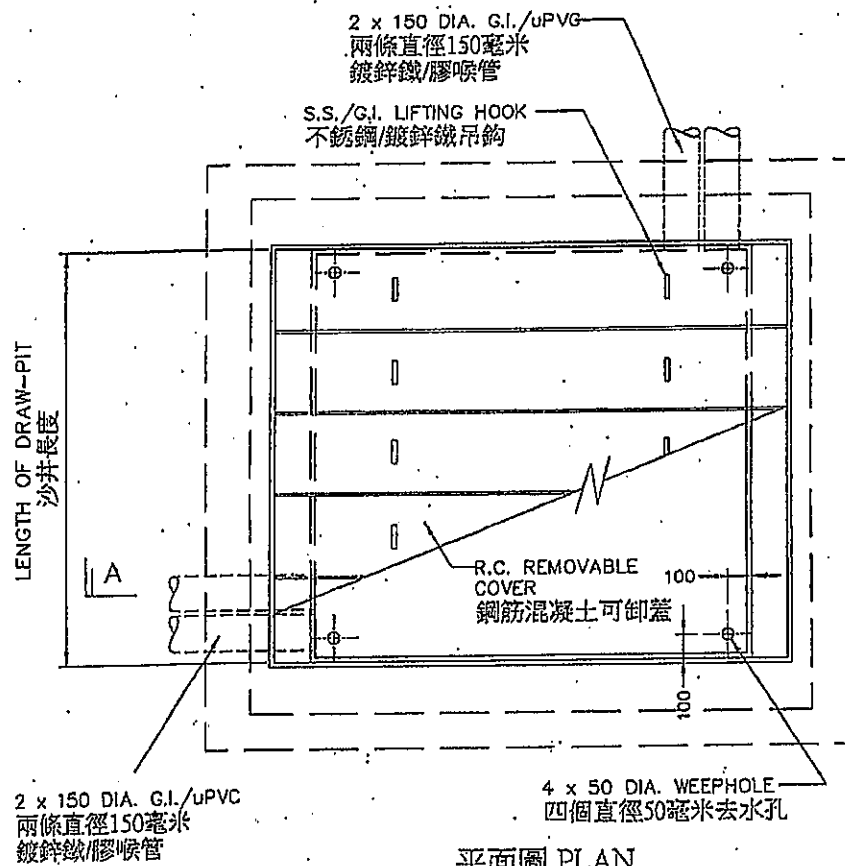
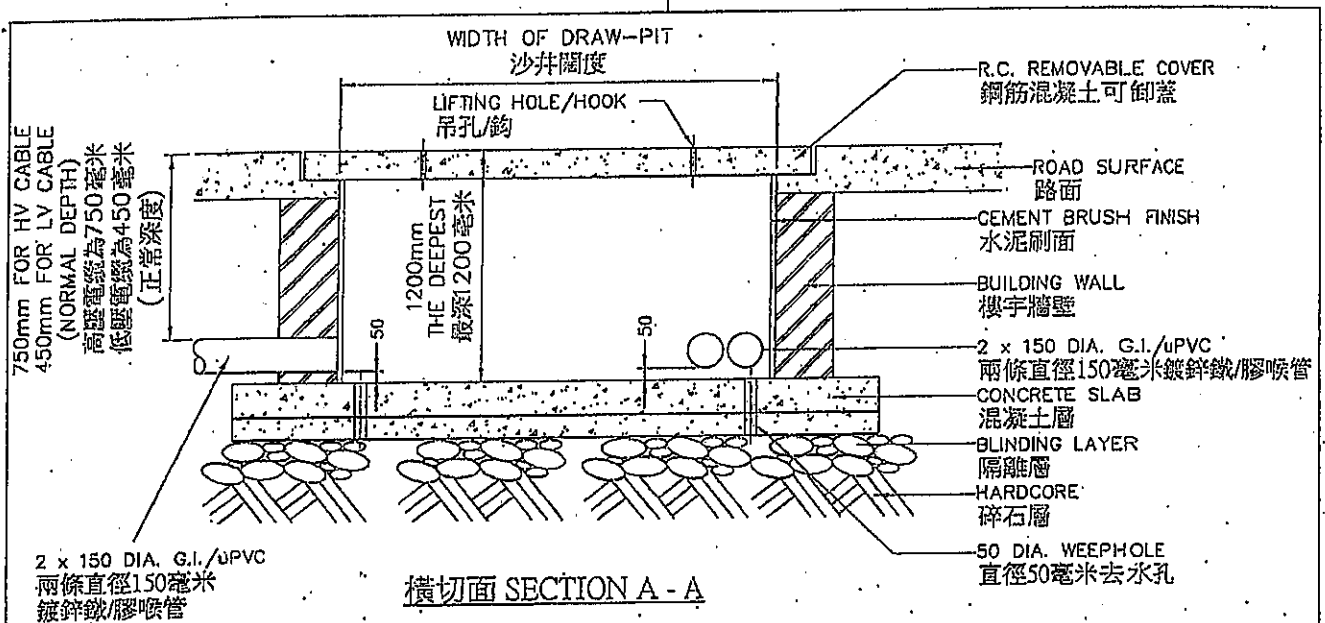
Name of Authorised Signatory(ies)

Lin Wai Keung
(in Block Letters)

Date

12/5/2021





NOTES (備註):

- STRUCTURE OF DRAW-PIT SHALL BE DESIGNED BY DEVELOPER'S ARCHITECTS OR CONSULTANTS AND SHALL BE ABLE TO WITHSTAND THE DESIGNATED LOADING.
沙井的結構由發展商建築師或顧問設計，足以承受現場的負荷。
- WIDTH AND LENGTH OF DRAW-PIT AND NUMBER OF PIPES WILL BE REQUIRED ON DEMAND.
沙井的闊度和長度及喉管的數目將視乎需要而定。
- ALL THE G.I. PIPES USED SHALL BE ABLE TO WITHSTAND THE COMPRESSION FORCE OF PASSING VEHICLES.
所用的鍍鋅鐵喉管應能承受車輛經過的壓力。
- UPVC PIPES SHALL BE PROTECTED BY CONCRETE SLAB.
膠管應用混凝土層保護。
- PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH "CLP CABLE SEALING METHOD".
根據中電電纜密封方法，密封裝有或未裝有電纜之引入線管道。
- DRAW-PIT SHALL BE FULLY FILLED UP WITH SAND/SIFTED SOIL/SAND BAGS AT ALL TIME.
在任何時間，沙井要用篩選分過沙泥或沙包填滿。
- ALL DIMENSIONS ARE IN mm.
標註單位為毫米。

CLP 中電

DRAWN: C W WONG DATE: 9 OCT., 2014
CHECKED: RAY KWONG APPROVED: C Y LEUNG
SCALE: 1:30 SHEET(S) IN SET: 1

REVS. A B C D E F G H J K L
INITIAL

TITLE: TYPICAL DETAIL OF CABLE DRAW-PIT
(TWO TURNINGS)
標準地線沙井圖樣(兩條轉角)

PROJECT NO. CONTRACT NO.

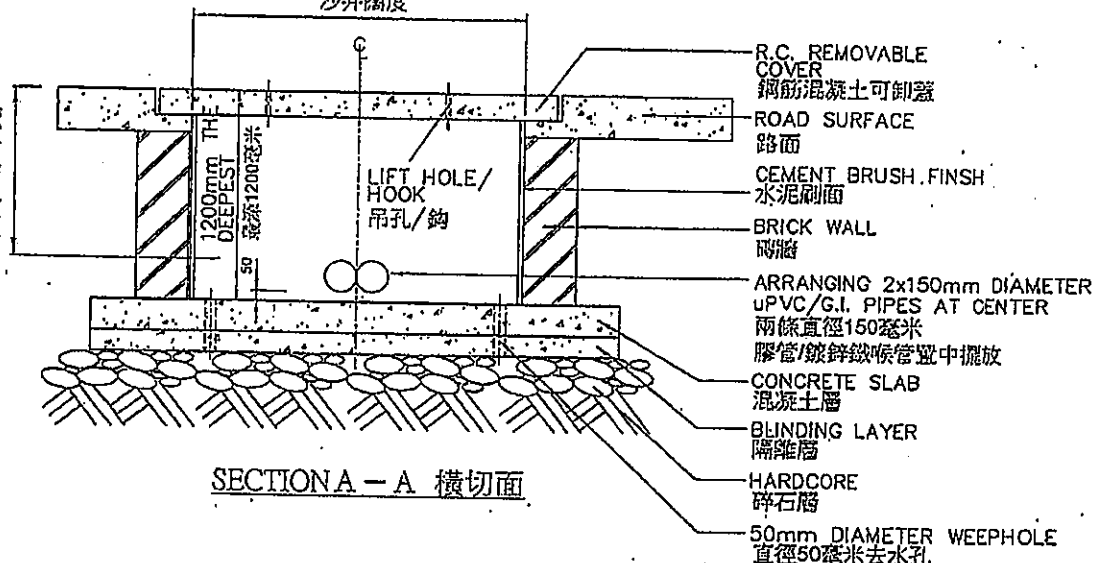
ASSET MANAGEMENT DRG. NO. T GEN 25500 D E 33 026901 A

INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER

750mm FOR HV CABLE / 450mm FOR LV CABLE (NORMAL DEPTH)
高壓電纜為750毫米/低壓電纜為450毫米(正常深度)

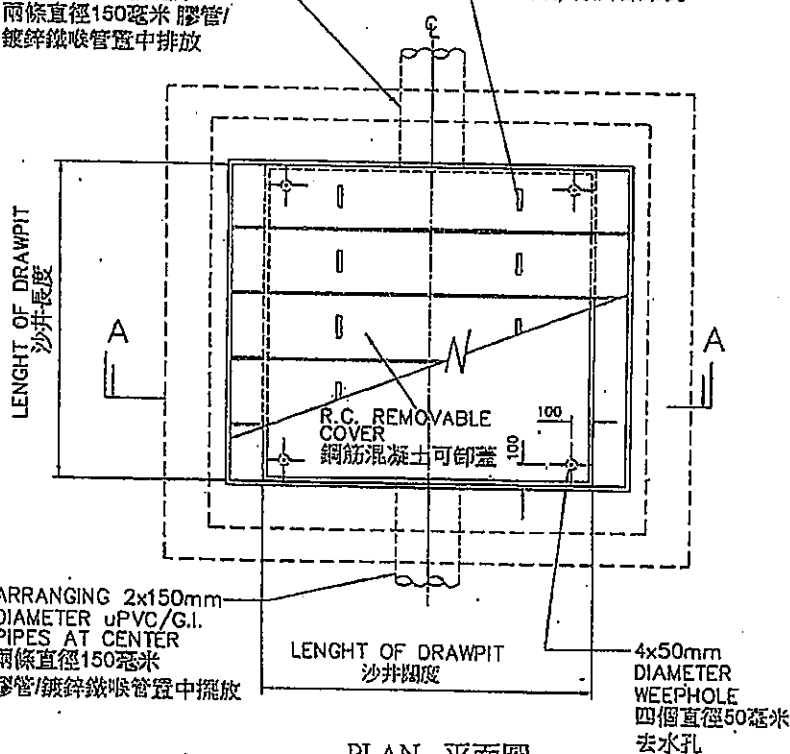
LENGHT OF DRAWPIT
沙井闊度



SECTION A - A 橫切面

ARRANGING 2x150mm DIAMETER UPVC/G.I. PIPES AT CENTER
兩條直徑150毫米 膠管/鍍鋅鐵喉管置中擺放

S.S./G.I. LIFTING HOOK
不銹鋼/鍍鋅鐵吊鉤



PLAN 平面圖

NOTES:
附註:

1. STRUCTURE OF DRAWPIT SHALL BE DESIGNED BY DEVELOPERS, ARCHITECTS OR CONSULTANTS AND SHALL BE ABLE TO WITHSTAND THE DESIGNATED LOADING.
沙井的結構由發展商、建築師或顧問設計，足以承受現場的負荷。
2. WIDTH AND LENGTH OF DRAWPIT AND NUMBER OF PIPES WILL BE REQUIRED ON DEMAND.
沙井的闊度和長度及喉管的數目將視乎需要而定。
3. ALL THE G.I. PIPES USED SHALL BE ABLE TO WITHSTAND THE COMPRESSIVE FORCES OF PASSING VEHICLES.
所用的鍍鋅鐵喉管能承受車輛經過的壓力。
4. UPVC SHALL BE PROTECTED BY CONCRETE SLAB.
膠管應用混凝土層保護。
5. PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH "CLP CABLE SEALING METHOD", 根據中電電纜密封方法，密封裝有或未裝有電纜引入線管道。
6. DRAWPIT SHALL BE FULLY FILLED UP WITH SAND/SIFTED SOIL/ SAND BAGS AT ALL TIME.
任何時間，沙井要用篩選分過沙泥或沙包填滿。
7. ALL DIMENSIONS ARE IN mm.
標註單位為毫米。



REVS.	A	B	C	D	E	F	G	H	J	K	L
INITIAL											

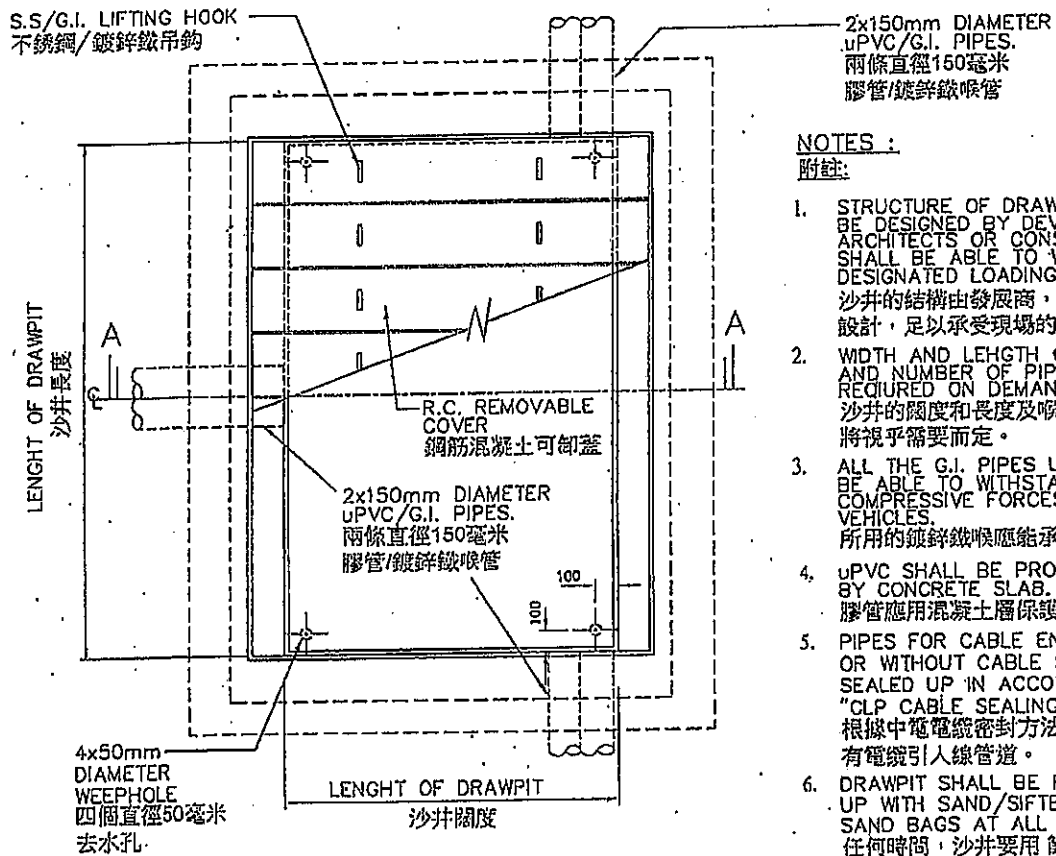
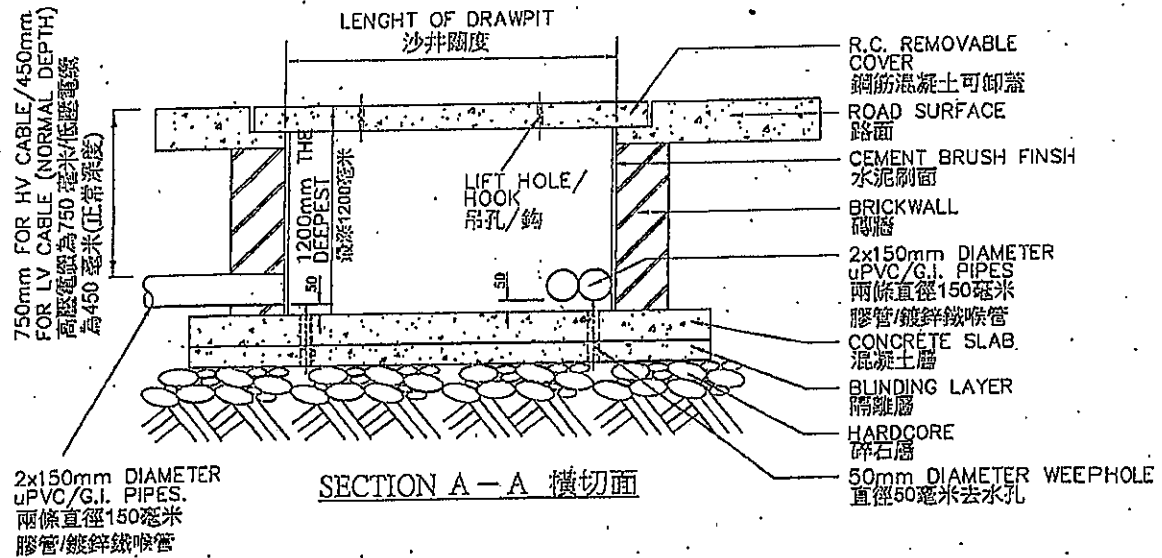
TITLE: TYPICAL DETAIL OF CABLE DRAW-PIT (TWO STRAIGHT)
標準地線沙井圖樣 (兩條直線)

DRAWN: T.W.LAU	DATE: 20-10-2014
CHECKED: RAY KWONG	APPROVED: C.Y.LEUNG
SCALE: —	SHEET(S) IN SET: 1

PROJECT NO.	CONTRACT NO.
DRG. NO. T GEN 25500 D E 33 0273 01 A	

INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER




NOTES :

附註:

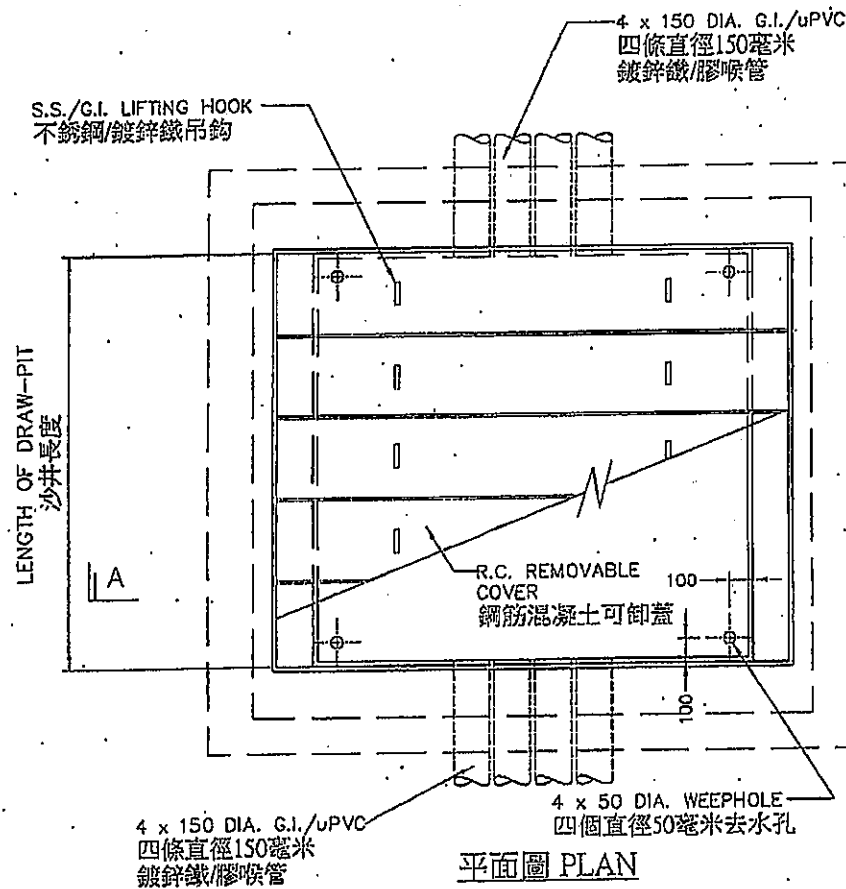
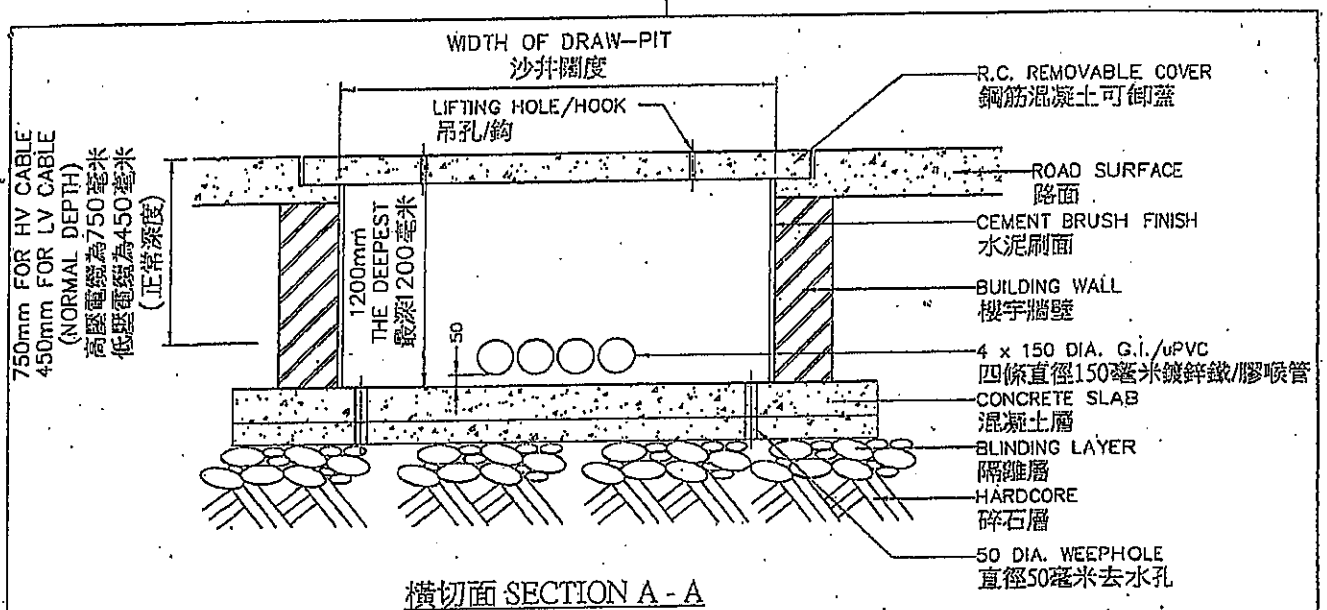
1. STRUCTURE OF DRAWPIT SHALL BE DESIGNED BY DEVELOPERS, ARCHITECTS OR CONSULTANTS AND SHALL BE ABLE TO WITHSTAND THE DESIGNATED LOADING.
沙井的結構由發展商、建築師或顧問設計，足以承受現場的負荷。
2. WIDTH AND LENGTH OF DRAWPITS AND NUMBER OF PIPES WILL BE REQUIRED ON DEMAND.
沙井的闊度和長度及喉管的數目將視乎需要而定。
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所用的鍍鋅鐵喉管應能承受車輛經過的壓力。
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5. PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH "CLP CABLE SEALING METHOD".
根據中電電纜密封方法，密封裝有或未裝有電纜引入線管道。
6. DRAWPIT SHALL BE FULLY FILLED UP WITH SAND/SIFTED SOIL/SAND BAGS AT ALL TIME.
任何時間，沙井要用篩選過分的沙泥或沙包填滿。
7. ALL DIMENSIONS ARE IN mm.
標註單位為毫米。

CLP 中電

CLP  中電				REVLS.																																			
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INITIAL																																							
<table><tr><td>DRAWN:</td><td>T.W.LAU</td><td>DATE:</td><td>21-10-2014</td></tr><tr><td>CHECKED:</td><td>RAY KWONG</td><td>APPROVED:</td><td>C.Y. LEUNG</td></tr><tr><td>SCALE:</td><td>—</td><td>SHEET(S) IN SET:</td><td>1</td></tr></table>				DRAWN:	T.W.LAU	DATE:	21-10-2014	CHECKED:	RAY KWONG	APPROVED:	C.Y. LEUNG	SCALE:	—	SHEET(S) IN SET:	1	TITLE : TYPICAL DETAIL OF CABLE DRAW—PIT (TWO BRANCHES) 標準地線沙井圖樣 (兩條分支)																							
				DRAWN:	T.W.LAU	DATE:	21-10-2014																																
CHECKED:	RAY KWONG	APPROVED:	C.Y. LEUNG																																				
SCALE:	—	SHEET(S) IN SET:	1																																				
				PROJECT NO.										CONTRACT NO.																									
ASSET MANAGEMENT				<table><tr><td>DRG. NO.</td><td>T</td><td>GEN</td><td>2</td><td>5</td><td>5</td><td>0</td><td>0</td><td>D</td><td>E</td><td>3</td><td>3</td><td>0</td><td>2</td><td>7</td><td>4</td><td>0</td><td>1</td><td>—</td><td>A</td></tr></table>																DRG. NO.	T	GEN	2	5	5	0	0	D	E	3	3	0	2	7	4	0	1	—	A
DRG. NO.	T	GEN	2	5	5	0	0	D	E	3	3	0	2	7	4	0	1	—	A																				

INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



NOTES (備註):

- STRUCTURE OF DRAW-PIT SHALL BE DESIGNED BY DEVELOPER'S ARCHITECTS OR CONSULTANTS AND SHALL BE ABLE TO WITHSTAND THE DESIGNATED LOADING.
沙井的結構由發展商建築師或顧問設計，足以承受現場的負荷。
- WIDTH AND LENGTH OF DRAW-PIT AND NUMBER OF PIPES WILL BE REQUIRED ON DEMAND.
沙井的闊度和長度及喉管的數目將視乎需要而定。
- ALL THE G.I. PIPES USED SHALL BE ABLE TO WITHSTAND THE COMPRESSION FORCE OF PASSING VEHICLES.
所用的鍍鋅鐵喉管應能承受車輛經過的壓力。
- uPVC PIPES SHALL BE PROTECTED BY CONCRETE SLAB.
膠管應用混凝土層保護。
- PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH "CLP CABLE SEALING METHOD".
根據中電電纜密封方法，密封裝有或未裝有電纜之引入線管道。
- DRAW-PIT SHALL BE FULLY FILLED UP WITH SAND/SIFTED SOIL/SAND BAGS AT ALL TIME.
在任何時間，沙井要用篩選分過沙泥或沙包填滿。
- ALL DIMENSIONS ARE IN mm.
標註單位為毫米。

CLP 中電

DRAWN: C W WONG DATE: 9 OCT., 2014
CHECKED: RAY KWONG APPROVED: C-Y LEUNG
SCALE: 1:30 SHEET(S) IN SET: 1

REVS. A B C D E F G H J K L
INITIAL

TITLE: TYPICAL DETAIL OF CABLE DRAW-PIT
(4 STRIGHT)
標準地線沙井圖樣(四條直線)

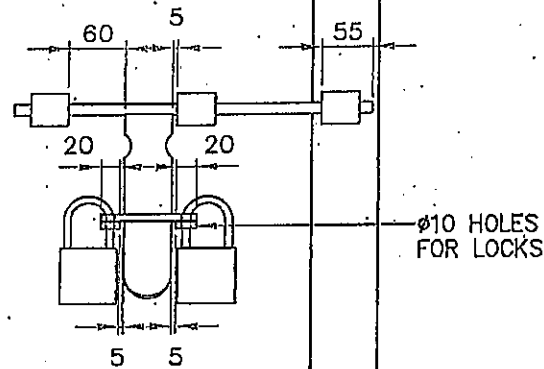
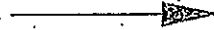
PROJECT NO. CONTRACT NO.

ASSET MANAGEMENT DRG. NO. T GEN 255000 E33027001 A

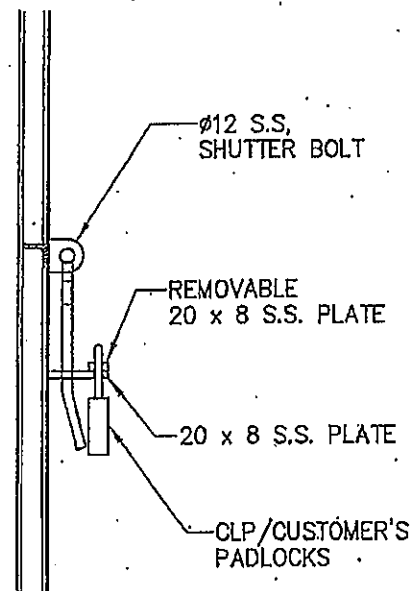
INFORMATION CLASS: PROPRIETARY

ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER

VIEW 'A'



FRONT VIEW



VIEW 'A'

NOTE: ALL DIMENSIONS ARE IN mm.



REVS.	A	B	C	D	E	F	G	H	J	K	L
INITIAL											
TITLE :											

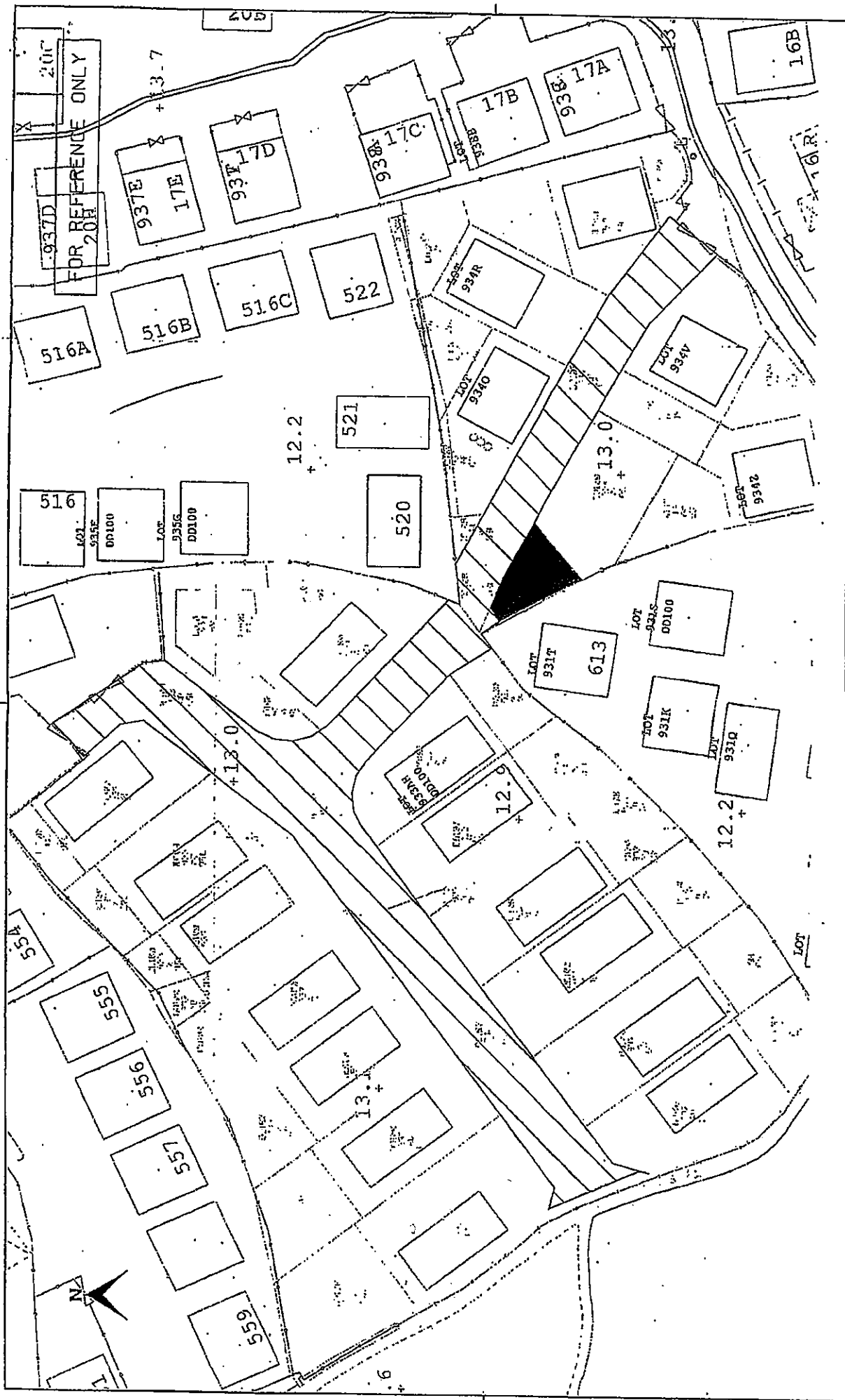
DUAL LOCKS FOR SINGLE-LEAF DOOR

DRAWN: C W WONG	DATE: 30 APR., 2008
CHECKED: TOMMY HOI	APPROVED: W B LEE
SCALE: N. T. S.	SHEET(S) IN SET: 2

PROJECT NO.	CONTRACT NO.
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ASSET MANAGEMENT	DRG. NO. T GEN 25500 D E 33 0238 01 - A
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[PROPRIETARY] ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY CLP POWER



CLP 中電	
TITLE / LOCATION: Section AC of Lot No. 934 in Demarcation District 100	
DRAWN BY: CHENG, ERIC SHI LEUNG	
SCALE: 1:400	PROJECT NO.: YL-192012
MAP NO.:	
AREA FOR TRANSFORMER	
PLAN NO.: YL-192012-L1	
DATE: 04-JAN-2021	





10 May 2021

Trade Advisers Company Limited
[Redacted]
[Redacted]
[Redacted]

中華電力有限公司
CLP Power Hong Kong Limited

北區
North Region

Our ref.: YL2019001203
(Scheme No.: YL-190012)
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

Deed of Lease in respect of Certain Part of Section AC of
Lot No. 934 in Demarcation District No.100

We refer to the above matter and are pleased to enclose the Deed of Lease (in duplicate) in respect of the installation and accommodation of a transformer together with ancillary facilities in certain part(s) of the above lot for your perusal.

If you should find it in order, please arrange to execute the Deed of Lease (in duplicate) under seal in accordance with your company's articles of association.

After due execution, please return the original Deed of Lease (in duplicate) (undated) to us together with the Board minutes/resolution authorising the execution of the Deed of Lease (in the suggested form as attached).

Before executing the Deed of Lease, we advise you to seek independent legal advice.

Meanwhile, if you have any questions, please contact our Mr. Sidney Li on [Redacted] or e-mail him at [Redacted] or Mr. Eric Cheng on [Redacted] or e-mail him at [Redacted]

Yours sincerely
For and on behalf of
CLP Power Hong Kong Limited


Howard Wan
Senior Planning & Design Manager (North Region)

Encl. as stated

hw/wh/ec/sl

c.c. Mr. Ng Wai Chun - [Redacted]



Dated the _____ day of _____

TRADE ADVISERS COMPANY LIMITED
長鳳貿易有限公司

AND

CLP POWER HONG KONG LIMITED
中華電力有限公司

DEED OF LEASE

in respect of

Certain Part of Section A of
Lot No.934 in Demarcation District No.100

REGISTERED in the Land Registry

THIS DEED OF LEASE is made the day of

BETWEEN:

- (1) TRADE ADVISERS COMPANY LIMITED 長鳳貿易有限公司 whose registered office is situate at Room 901A, Star House, 3 Salisbury Road, Tsimshatsui, Kowloon, Hong Kong (the Lessor, which expression shall include its successors and assigns and persons deriving title under or through it) of the one part; and
- (2) CLP POWER HONG KONG LIMITED 中華電力有限公司 whose registered office is situate at 8 Laguna Verde Avenue, Hung Hom, Kowloon, Hong Kong (the Lessee, which expression shall if the context permits or otherwise requires include its successors in title and assigns) of the other part.

WHEREAS:

- (A) The Lessor is the registered owner of:
 - (i) all that piece or parcel of ground registered in the Land Registry as Section AC of Lot No.934 in Demarcation District No.100 (the Land); and
 - (ii) all those pieces or parcels of ground respectively registered in the Land Registry as The Remaining Portion of Lot No.932, The Remaining Portion of Lot No. 933 and The Remaining Portion of Lot No. 934 all in Demarcation District No. 100 (collectively, the Adjoining Lots) as delineated and shown hatched Red on the Plan No.: YL-190012-L1 hereto annexed (the Plan) (for reference only).
- (B) The Lessor agrees to lease and the Lessee agrees to take the Area (as hereinafter defined) on the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSETH as follows:

1. The Lease

- 1.1 In consideration of the covenants hereinafter contained on the part to be observed and performed by the Lessee, the Lessor hereby leases to the Lessee certain part or parts of the Land as shown and coloured Red on the Plan (for reference only) (the Area) for the purpose of providing accommodation to the Lessee for its installation of a transformer including all supports, connections, supply cables, installations, services and ancillary structures and all associated electrical equipment (the Electricity Installation) within the Area for the whole duration of the Term (as hereinafter defined).
- 1.2 The Lessor hereby expressly grants a right for the Lessee to lay, install and maintain underground cables and all ancillary equipment and facilities under and along certain parts of the Adjoining Lots for the whole duration of the Term (as hereinafter defined) free of any cost and expense to facilitate the Lessee's use and enjoyment of the Area throughout the Term.

2. The Term

This Deed shall be for a term commencing on the date when the Lessor obtained the relevant Short Term Waiver (as defined in clause 5.3) and expiring on 27 June 2047 (both days inclusive) (the Term). It is expressly agreed that should the current government lease/grant of the Land be extended either by operation of law or otherwise, the Term shall automatically be extended to run until the last day of such extension less the last three days thereof on the same terms and conditions of this Deed.

3. The Rent

The Lessee shall pay to the Lessor a sum of One Hong Kong Dollar (HK\$1.00) being the rent (the Rent) payable for the full Term of this Deed (receipt whereof the Lessor hereby acknowledges) and such extended period as envisaged in clause 2.

4. Lessee's Obligations

- 4.1 The Lessee shall, at its own cost and expense, keep and maintain the Electricity Installation in good repair and condition and in accordance with the safety provisions of all relevant laws, ordinances and regulations for the time being in force in the Hong Kong Special Administrative Region (HKSAR) and the requirements of all relevant governmental and competent authorities throughout the Term.
- 4.2 Upon the expiration of the Term granted herein, the Lessee shall, at its own cost and expense, remove the Electricity Installation from the Area and deliver possession of the Area to the Lessor. If the Lessee shall fail to discharge the obligation contained in this sub-clause, the Lessor shall be entitled to remove the Electricity Installation from the Area and recover such expenses as shall reasonably be incurred therefor by the Lessor from the Lessee.

5. Lessor's Obligations

- 5.1 Subject to the Lessee complying with its obligations under this Deed, the Lessor agrees to permit the Lessee peaceably to hold and enjoy exclusive possession of the Area without any interruption by the Lessor or any person lawfully claiming through, under or on trust for it for the whole duration of the Term.
- 5.2 The Lessor shall be fully responsible, at its own costs and expenses, for making all applications and obtaining all necessary approvals from the relevant government authorities for the construction of the Electricity Installation in the Area. The Lessor shall be fully responsible for complying with the conditions and requirements prescribed by the relevant government authorities in relation to the Area and the Electricity Installation.
- 5.3 Without limiting the generality of the Lessor's obligation in clause 5.2, the Lessor undertakes to apply, obtain and maintain throughout the Term, at its own cost and expense, including all administrative fees, waiver fees and registration fees, for short term waiver(s) from the relevant government authorities (Short Term Waiver(s))

for the Electricity Installation to be installed on, under, over, above, into or at the Area. The Lessor shall observe and perform all the terms and conditions contained in the Short Term Waiver(s) granted or to be granted by the Government from time to time during the Term and shall provide copies of the duly signed Short Term Waiver(s) to the Lessee for record.

- 5.4 The Lessor shall grant the Lessee and its employees, servants, agents, contractors, workmen, licensees and other persons authorised by it a free and unobstructed right of way and vehicular access as well as emergency access to go pass repass over along through and upon the Adjoining Lots and shall procure the relevant owners to grant to the Lessee and its employees, servants, agents, contractors, workmen, licensees and other persons authorised by it such other right of way if the Adjoining Lots or any part(s) thereof are blocked or obstructed, whether temporarily or permanently, during the Term, to enter upon the Land at all reasonable times throughout the Term, whether with or without vehicles, tools, materials, equipment and machineries, for the purpose of installing, connecting, examining or inspecting the state and condition of the Electricity Installation in, under, over, above or at the Area and carrying out all works necessary for upkeeping, repairing, maintaining, renewing, replacing or reinstating the Electricity Installation with all necessary equipment, plant and materials subject to giving prior reasonable notice to the Lessor save in cases of emergency.
- 5.5 The Lessor shall, at its own cost and expense, maintain a free and unobstructed clearance which measures at least 3 meters (or such other width as shall be agreed by the Lessee subject to site conditions) from all sides of the transformer for both security and safety reasons.
- 5.6 The Lessor shall allow the Lessee, its employees, agents and contractors to use the fire fighting equipment/facilities that are provided within the Land and/or the Area for fire fighting purposes.
- 5.7 The Lessor shall be responsible for the payment of all rates and Government rent and any other duties, charges, assessments, impositions and outgoings, including any taxes which now are or may at any time after the commencement of the Term be imposed on or in respect of or are referable to the Land (including the Area) and the Adjoining Lots.
- 5.8 The Lessor shall not be liable for:
- (i) any loss, damage, action, cost, claim or demand relating to the Electricity Installation or any chattels, equipment or property of the Lessee in the Area and/or the Adjoining Lots; and
 - (ii) any damage or injury to the Lessee or its employees, servants, agents, contractors, workmen, licensees and other persons authorised by it, save and except to the extent that such loss, damage, action, cost, claim or demand, damage or injury is caused by the non-compliance of the Lessor's obligations herein or the act, default or negligence of the Lessor, its employee, servants, agents, contractors, workmen, licensees and other persons authorised by it.

6. Indemnity

Either party shall indemnify and keep the other party indemnified against all actions, costs, claims, demands and expenses whatsoever and howsoever arising from or in connection with any non-compliance by the defaulting party with its obligations under this Deed or any other act default or negligence by such defaulting party, its employees, contractors, agents, tenants, licensees or invitees throughout the Term of this Deed.

7. Assignment or Transfer by Lessor

The Lessor hereby expressly covenants with the Lessee, for itself and its successors in title and assigns and any other person or persons deriving title under the Lessor (each and all of whom including the Lessor is and are hereinafter included in the expression the Covenantee Lessor), that the Covenantee Lessor shall not assign alienate transfer or otherwise dispose of the Land (including the Area) and/or the Adjoining Lots unless the relevant agreement, assignment, instrument in writing or document is made subject to this Deed. The Covenantee Lessor shall make it a condition of the relevant assignment, alienation, transfer or disposal that the Land and/or the Adjoining Lots shall be assigned or transferred subject to and with the benefit of this Deed to the effect that upon the assignee or transferee becoming the new registered owner of the Land and/or the Adjoining Lots, such new registered owner shall continue to observe and perform all the terms conditions and provisions of this Deed as Lessor herein.

8. Miscellaneous Provisions

8.1 Any notice required to be served hereunder shall, if to be served on the Lessee, be sufficiently served if addressed to the Lessee and sent by prepaid post to or delivered at the Lessee's registered office in the HKSAR and, if to be served on the Lessor, shall be sufficiently served if addressed to the Lessor and sent by prepaid post to or delivered at the Lessor's registered office in the HKSAR, its address as stated in this Deed or its last known address in the HKSAR.

8.2 Each party shall bear its own legal costs and expenses of and incidental to the preparation and completion of this Deed. The registration fee and stamp duty payable hereon shall be borne by the Lessee solely.

8.3 The headings of the clauses of this Deed are for reference only and it is hereby declared that these headings shall not be deemed a part of this Deed.

9. Third Party Rights

Notwithstanding that any term of this Deed may purport to confer a benefit on any person who is not a party to this Deed, it is the intention of the parties hereto that any person who is not a party to this Deed shall not have the right under the Contracts (Rights of Third Parties) Ordinance Cap.623 to enforce any provisions of this Deed.

10. Governing Law

This Deed shall be construed and take effect according to the laws of the HKSAR.

In Witness whereof the parties hereto have caused this Deed to be duly executed the day and year first above written.

SEALED with the Common Seal of)
Trade Advisers Company Limited)
and SIGNED by)
)
)
duly authorised by its board of)
directors whose signature(s) is/are)
verified by /in the presence of :)

SEALED with the Common Seal of)
CLP Power Hong Kong Limited)
and SIGNED by)
)
)
duly authorised by its board of)
directors whose signature(s) is/are)
verified by /in the presence of :)

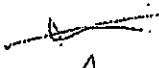
Trade Advisers Company Limited (the Company)

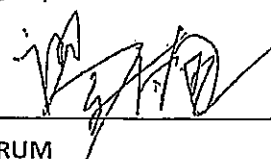
Minutes of a Meeting of Directors

Date: 12 May 2021

Time: 11:30 a.m.

Place: [REDACTED]

Present: Liu Wai Keung (Chairman) 

Liu Tai Chuen (Director) 

1. ELECTION OF CHAIRMAN AND QUORUM

Liu Wai Keung was elected to chair the meeting, noted that a quorum was present and declared the meeting open.

2. APPROVAL OF EXECUTION

The Company has made an application to CLP Power Hong Kong Limited (CLP) for electricity supply to Lots Nos. 932, 933 and 934 all in Demarcation District No. 100.

The Directors noted that it is a condition for the electricity supply that the Company shall enter into a deed of lease (Deed of Lease) with CLP in the form as attached. After due and careful consideration of the circumstances, the Directors noted that the entry into of the Deed of Lease is:

- (a) in the best interests of the Company and for its commercial benefit; and
- (b) in accordance with the articles of association of the Company.

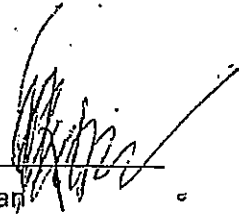
It was therefore RESOLVED that the entering into of the Deed of Lease be approved and confirmed.

It was RESOLVED that any one director of the Company be authorized to:

- (a) execute and deliver the Deed of Lease and to affix the Common Seal of the Company to the Deed of Lease for and on behalf of the Company, and
- (b) to do any act, matter or thing and to execute and deliver any other documents and to affix the Common Seal of the Company thereto, if necessary, in connection with the preceding resolutions or to perform the obligations of the Company under the Deed of Lease.

3. CLOSURE

There being no further business, the meeting then closed.


Chairman

**Vincent Lai Architects Ltd.**

黎偉民建築師有限公司

■ ARCHITECTS ■ PLANNERS ■ INTERIOR DESIGNERS

Application No.: A/NE-KTS/501

August 27, 2021

Our Ref.: MW/20247

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

Dear Sirs,

Re: Proposed Transformer Room, Hang Tau, Sheung Shui, New Territories
D.D. 100 Lot No. 934AC – Minor Amendment

RECEIVED
2021 AUG 27 P 4: 53
TOWN PLANNING BOARD

We are pleased to resubmit herewith the followings for your approval:-

1. Form No. S16-I page no. 6;
2. G.F.A. calculation sheet.

Would you have any queries or require further information, please feel free to contact our Mr. L W Wong at [REDACTED]

Thank you for your attention.

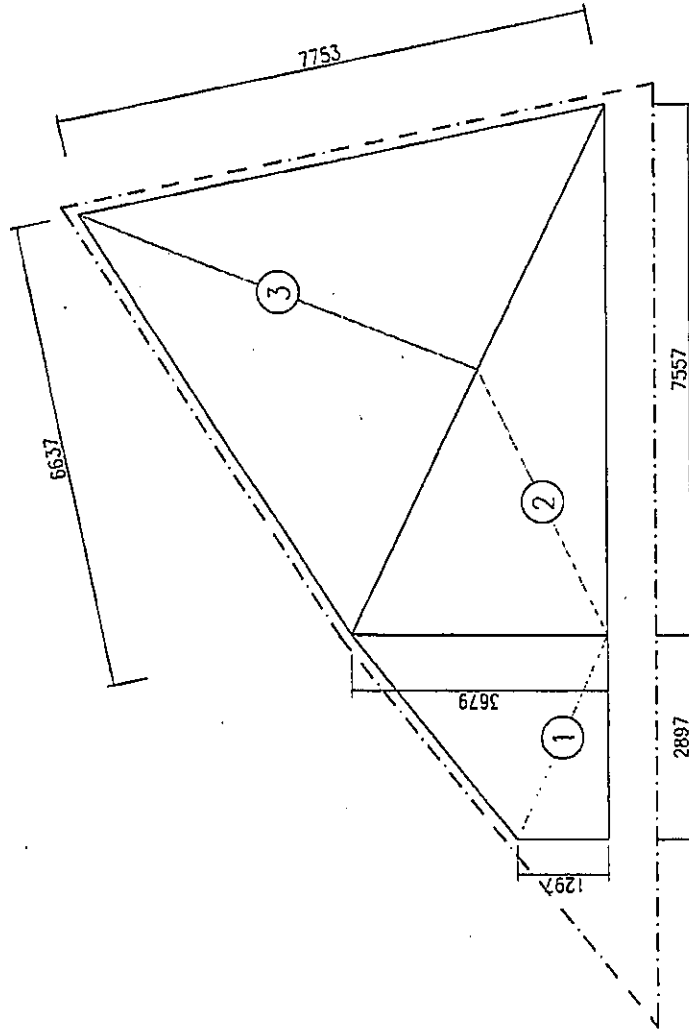
Yours faithfully,

Vincent, Lai Wai Man
Authorised Person

[REDACTED]

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

(iii) For Type (iii) application 供第(iii)類申請		
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input checked="" type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度	
	Name/type of installation 裝置名稱/種類	Number of provision 數量 Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)
	Transformer room	1 irregular site area 46.84sq.m x 5.2m H. (G.F.A. calculations shown on attached supplementary information document)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		



G/F FLOOR PLAN (1 STOREY)

NON-DOMESTIC G.F.A.

①	$(1.297 + 3.679) \times 2.897 / 2$	= 7.21	m ²
②	$7.557 \times 3.679 / 2$	= 13.90	m ²
③	$7.753 \times 6.637 / 2$	= 25.73	m ²

SUB-TOTAL =	46.84	m ²
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SCALE : 1:100 @ A3

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/NE-KTS/501 DD 100 HangTau Village, Villa Development
09/08/2021 03:38

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
FileRef:

A/NE-KTS/501
Lot 934 S.AC in D.D.100, Hang Tau Village, Kwu Tung South
Site area : About 60.058sq.m
Zoning ; "VTD"
Applied development : Transformer Room

Dear TPB members,

So a 16 unit small house development, in effect a Villa Development.

Have the lots been sold to a developer? Are they bona fide village houses?

Members must question the status of the lots.

Mary Mulvihill

城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

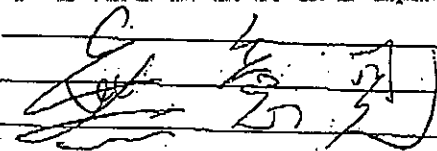
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-KTS/501

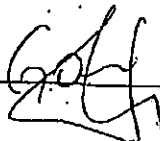
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

22 JUL 2021



Advisory Clauses

- (a) To note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) as follows:
- i. The Lot is an Old Schedule lot held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The Lot is surrounded by private lots, the applicant should make his own arrangement for acquiring access to the Lot. There is no guarantee that any adjoining Government land will be allowed for vehicular access to the Site for the proposed use.
 - ii. An application for Short Term Waiver (“STW”) to cover the proposed structure has been received by his office. The application will be considered by government in its landlord’s capacity and there is no guarantee that it will be approved. If the STW is approved, its commencement date would be backdated to the first date of occupation and it will be subject to such terms and conditions to be imposed including payment of waiver fee and administration fee as considered appropriate by his office.
- (b) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) as follows:
- i. It is noted that drainage proposal is included in the building plan submission. All existing flow paths as well as the run-off onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drain, channels and watercourses on or in the vicinity of the Site any time during or after the works.
 - ii. Surface channels should be provided along the perimeter of the lot to collect all the runoff generated from the Site or passing through the Site, and discharge the runoff collected to a proper discharge point. Where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs with details to be agreed by DSD.
 - iii. The proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at their own expense. For drainage works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.
- (c) To note the comments of the Director of Electrical and Mechanical Services (DMES) that for the design and operation of electricity package substation, CLP Power has to comply with the Electricity Ordinance and relevant statutory requirements. As the electricity package substation is to provide electricity supply to some future developments in the vicinity, the associated electricity demand should be provided by the nearby substation as far as possible. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines.

(d) To note the comments of the Director of Fire Services (D of FS) as follows:

- i The layout plans to be submitted to his department should be drawn to scale and depicted with dimensions and nature of occupancy, and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans.
- ii If the proposed structure(s) is required to comply with the BO (CAP.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

(e) To note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) as follows:

- i If the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any approved use under the captioned application.
- ii Before any new building works to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirements under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- iii For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.
- iv The Site shall be provided with means of obtaining access thereto from a street under Regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the Regulation 41D of the B(P)R.
- v If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by BA under Regulation 19(3) of the B(P)R at building plan submission stage.
- vi Formal submission under the BO is required for any proposed new works, including any temporary structures and site formation works like filling of pond and land. Detailed comments under BO will be provided at the building plan submission stage.

(f) To note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable Government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standard.