

2021年 9月 9日

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

Appendix I of  
RNTPC Paper No. A/ST/1003B

This document is received on - 9 SEP 2021  
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 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](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](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/ST/1003
	Date Received 收到日期	- 9 SEP 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/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 )

D & G Motors Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

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

Anders Surveyors Company 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)	Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II) Nos.31-35 Shan Mei Street Shatin New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 .....sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 20.13 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL .....sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Sha Tin OZP No. S/ST/34
(e) Land use zone(s) involved 涉及的土地用途地帶	Industrial
(f) Current use(s) 現時用途	Real Estate Agency  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)"<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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	20.13 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p align="center"><b>Shop and Services</b></p> <p>(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)</p>		
(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... 20.13 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 20.13 ..... sq.m 平方米 <input checked="" 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
		NA	

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

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  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</p> <p><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</p> <p><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</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

**(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☐ 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  
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)

Tentatively in November 2021

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

Any vehicular access to the site/subject building? 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)) <p style="text-align: center;">Sui Wo Road</p> <hr/> <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) <u>NA</u> _____ _____

## 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。

<p>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?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p>..... Change portion of the ground floor industrial use to shop and services use ..... .....</p>																													
<p>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。)</p>	<p>Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 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</p> <p><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</p> <p><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</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>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)</p> <p>..... ..... ..... ..... .....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

**10. Justifications 理由**

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

Please refer to the attached Planning Statement

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in 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

  
.....  
LAM Wai Leung

Name in Block Letters  
姓名（請以正楷填寫）

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

Director  
.....

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 ..... RPS

on behalf of  
代表

Anders Surveyors Company Limited

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

Date 日期 06/08/2021

..... (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<sup>@</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II) Nos.31-35 Shan Mei Street Shatin New Territories		
Site area 地盤面積	NA	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	NIL	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Sha Tin Outline Zoning Plan No. S/ST/34		
Zoning 地帶	Industrial		
Applied use/ development 申請用途／發展	Shop and Services		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	20.13 <input checked="" 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
(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 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積		% <input type="checkbox"/> About 約
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 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
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" 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"/>
<hr/>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		



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

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

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### **Executive Summary**

#### **APPLICATION FOR PERMISSION**

#### **UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

Portion of workshop F9 located on lower ground floor of Wah Lok Industrial Centre (Phase II)  
Nos.31-35 Shan Mei Street Sha Tin New Territories  
from "Industrial" to "Proposed Shop and Services (Real Estate Agency)" use

1. The Premises is zoned "Industrial" ("I") under the Sha Tin Outline Zoning Plan No. S/ST/34. This submission is to seek permission to use the application premises (the Premises) for "Shop and Services" use.

2. Situated at the north-western side of Sui Wo Road, the total floor area of the Premises is 20.13 sq.m.

3. Our client's intention is to seek the Board's approval for "Shop and Services" use. The proposed development parameters are as follows:

Premises Address	Portion of workshop F9 located on lower ground floor of Wah Lok Industrial Centre (Phase II) Nos.31-35 Shan Mei Street Sha Tin New Territories
Zoning	"Industrial" ("I")
Proposed Use	"Shop and Services"
No. of buildings	One
No. of Storeys	One
No. of Units	Portion of One Unit
Internal Floor Area (IFA)	20.13 sq.m.

4. Considering the amount of new developments in the neighborhood, there is increasing demand for "Shop and Services" use in this part of Fo Tan Area;

5. With similar planning applications were granted with planning approval, the current planning application would meet the planning conditions and allow more efficient use of scarce land resources;

6. In the past 4 years, there are 4 precedent planning approval cases for Shop and Services (Real Estate Agency) use within the same area under Sha Tin Outline Zoning Plan;

7. The proposed use would not jeopardize the planning intention of "I" should it be considered essential to be implemented by the Board in the future;

8. Valuable land resources can be optimized due to its locational advantage and the exceptionally physical state and unique background of the Premises;

9. No adverse traffic impact will be anticipated due to no additional traffic generated and the minimal daily trips generation of vehicles to/from the Premises for the proposed use;

10. No undesirable precedent will be created given the distinctive characteristics and background of the Premises that it is rare to find other "I" sites having the same characteristics.

11. TPB is recommended to approve this Shop and Services use.

### 行政摘要

根據《城市規劃條例》第 16 條提出規劃許可申請  
更改現有建築物或其部分內的用途  
新界沙田山尾街 41 號華樂工業中心第二期底層 F9 室(部分)  
從「工業」用途改變為臨時商店及服務行業

1. 根據沙田分區計劃大綱圖(編號 S/ST/34)，該處所現劃作「工業」用途（“I”）。這次提交的修訂圖則申請，是根據城市規劃條例第 16 條，將該處所從「工業」用途改變為商店及服務行業。
2. 該處所位於穗禾路西北面，該處所面積為20.13平方米。
3. 我們的客戶的意圖是尋求董事會批准“商店及服務行業”。擬議的開發參數如下：

該處所地址	新界沙田山尾街 41 號華樂工業中心第二期底層 F9 室(部分)
規劃用途	「工業」用途（“I”）
用途	商店及服務行業
建築物	一棟
樓層	一層
單位	一單位(部分)
面積	20.13 平方米

4. 考慮到附近的新開發項目，對商店及服務行業在這一部分火炭區的需求越來越大;
5. 目前的規劃申請符合規劃條件，如果通過類似的規劃申請獲得規劃批准，可以更有效地利用稀缺的土地資源;
6. 過去 4 年，沙田分區計劃大綱圖內同一地區內有 4 個商店及服務行業 (房地產代理) 使用的規劃審批個案先例;
7. 如果城規會認為「工業」用途在這個區域是必須的，用途的性質不會危及「工業」用途的規劃意向;
8. 由於該處所其地理位置優勢以及特殊狀態和獨特背景，可以優化有價值的土地資源;
9. 由於沒有產生額外的交通量，以及為建議的用途而往返該處所的車輛的每日行程最少，預計不會產生不利的交通影響;
10. 鑑於該處所的獨特特徵和背景，很難找到具有相同特徵的其他「工業」用途地點，因此不會產生不良先例。
11. 建議城規會批准這項商店及服務行業。



**anders surveyors company limited**  
安國測量師行有限公司

**1. The Proposal**

The applicant seeks planning permission to use the application premises (the Premises) for “Shop and Services” use.

**2. The Premises and its Surrounding Areas**

The Premises consists of a portion of workshop F9 located on lower ground floor of Wah Lok Industrial Centre (Phase II) Nos.31-35 Shan Mei Street Sha Tin New Territories which is currently used as a real estate agency; and with direct access to Sui Wo Road. Location Plan is shown in Appendix 1.

The Premises currently falls within an area zoned “Industrial” (“I”) under the approved Sha Tin Outline Zoning Plan No. S/ST/34 gazetted on 8 June 2018. According to the Notes to the OZP, “Shop and Services (not elsewhere specified) ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor) use in “I” zone requires planning permission from the Town Planning Board (the Board). The relevant OZP is shown in Appendix 2.

The Premises, with a floor area of about 20.13 sq.m., is located on the lower ground floor of Wah Lok Industrial Centre abutting onto Sui Wo Road. The proposed retail shop is used for real estate agency use. The opening hours is Monday to Sunday from 10am to 7pm.

In support of the application, the applicant attached the application form. The coloured assignment plan is shown in Appendix 3 and layout plan of the Premises submitted by the applicant are shown in Appendix 4.

### **3. Justifications**

The justifications put forth by the applicant in support of the application are detailed in this planning statement.

They can be summarized as follows:-

There are parking and loading/unloading facilities in the subject industrial building. The proposed real estate agency/retail use will not generate any environmental and traffic impact to Fo Tan Industrial Area; and Real estate agency services.

### **4. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. A copy of the land search record is shown in Appendix 5.

### **5. Town Planning Board Guidelines**

The ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No.25D), which was revised and promulgated in September 2007, is relevant to this application. For a proposed commercial use in an industrial building, relevant planning assessment criteria are summarized as follows:

1. It should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds.
2. There should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department.
3. The Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas<sup>3</sup> on the ground

floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m<sup>2</sup> and 230m<sup>2</sup> respectively. The limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Moreover, the 230m<sup>2</sup>/460m<sup>2</sup> criteria do not apply to cases involving conversion of the low zone of an existing industrial for commercial uses if the commercial portion is completely separated from the industrial on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

## **6. Similar Applications**

On the ground floor of Wah Lok Industrial Centre, it has been 12 similar planning applications for commercial uses which were approved by the Town Planning Board. The following 3 similar applications are still valid and should be counted towards the maximum permissible limit of 460 sq.m. for aggregate commercial floor area on the ground floor of an industrial building (with sprinkler system) according to TPB PG-No. 25D.

<b><u>Applicant No.</u></b>	<b><u>Application Premises</u></b>	<b><u>Applied Use</u></b>	<b><u>Floor Area (about) (m<sup>2</sup>)</u></b>	<b><u>Decision Date</u></b>	<b><u>Decision</u></b>
A/ST/558	Units F-9B(p) & F-9C(p), Lower Ground Floor, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Fo Tan, Sha Tin, N.T., STTL 165	Retail Shop (Selling of Metal and Hardware)	20	12/04/2002	Approved/Agreed
A/ST/916	Workshop D6, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Fo Tan, Sha Tin, New Territories.	Proposed Shop and Services	47.7	17/03/2017	Approved with condition(s) on a temporary basis
A/ST/941	Part A of Workshop E3, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Sha Tin, New Territories	Proposed Shop and Services (Real Estate Agency)	7.75	16/03/2018	Approved with condition(s) on a temporary basis
Total:			75.45 sq.m.		

According to the TPB PG-No.25D, the limits on aggregate commercial floor area are applicable to the subject application. The aggregate commercial floor area is only 75.45 sq.m. With the addition of the commercial floor area of current planning application of 21.13 sq.m., the aggregate commercial floor area will be 95.58 sq.m. which is far less than the limits on aggregate commercial floor area. (The aggregate commercial floor areas do not apply to electrical shop and showroom in connection with the main industrial use.)

## **7. Planning Justifications**

### **a. Planning Intention**

The “I” zone of Fo Tan is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. According to the Notes to the OZP, “Shop and Services (not

elsewhere specified) ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor) use in “I” zone requires planning permission from the Town Planning Board

## **8. Similar Approved Planning Applications**

### **a. Similar Application within the vicinity**

In the immediate neighbourhood of the Premises, there are three similar planning applications for commercial uses which were approved by the Committee from October 2016 to June 2020. We consider that they are the precedent cases that proven this area of Fo Tan is in need of real estate agency services.

<b><u>Applicant No.</u></b>	<b><u>Application Premises</u></b>	<b><u>Applied Use</u></b>	<b><u>Decision Date</u></b>	<b><u>Decision</u></b>
A/ST/904	Unit 2A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street, Fo Tan, Sha Tin, N.T.	Shop and Services (Real Estate Agency)	14/10/2016	Approved with condition(s) on a temporary basis
A/ST/941	Part A of Workshop E3, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Sha Tin, New Territories	Proposed Shop and Services (Real Estate Agency)	16/03/2018	Approved with condition(s) on a temporary basis
A/ST/953	Part C of Workshop 6, Level L1, Wah Yiu Industrial Centre, 30-32 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.	Shop and Services (Real Estate Agency)	01/06/2018	Approved with condition(s) on a temporary basis
A/ST/960	Portion A1 of Unit 3, G/F, Fo Tan Industrial Centre, 26-28 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	Shop and Services (Real Estate Agency)	21/09/2018	Approved with condition(s) on a temporary basis

The Premises was proposed to change to “Shop and Services (Real Estate Agency)” and was approved with condition(s) on a temporary basis by the Town Planning Board on 16 November 2018. The applicant was strived to comply with the planning condition which was the fire services installation amid the social movement and the subsequent COVID-19 pandemic. The applicant applied for

extension of time six times. The fire services installation was completed on 7 November 2020 but the applicant failed to obtain the extension of time from the Town Planning Board by the time and the previous planning approval was lapsed.

**b. Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 25D)**

Based upon the assessments on the previously approved applications by relevant Government departments, the current application is considered in line with the aforesaid Guideline. In addition, the current application is in line with TPB PG-No.25D.

**c. Temporary Nature Would Not Jeopardize Its Planning Intention of "I" zone**

Notwithstanding the Premises falls within an area zoned "I" on the Current OZP and that previous planning approval was granted by the Board when the Premises was being zoned "I", temporary nature of the current application will by no means jeopardize the long term planning intention of "I" should it be considered essential to be implemented by the Board in future. Having considered the fact that some Shop and Services are sited to the immediate neighbourhood of the Premises, the proposed use in the interim at the Premises is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.

**d. Optimization of Valuable Land Resources**

The proposed use would take full advantage of the location and the exceptional physical state/unique background of the Premises i.e. increasing demand for Shop and Services. By allowing the proposed use, land use optimization could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

**e. No Adverse Traffic Impact**

It is anticipated that by allowing the current application, the volume of traffic generated from the proposed use would not be increased and adversely affect the existing and planned road networks.

**f. No Creation of Undesirable Precedent**

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. Comparable or identical grounds have to be established in judging the setting of a precedent. Given the distinctive characteristics and background associated with the Premises, having previous planning approval granted by the Board as well as the Premises is included under TPB PG-No. 25D, which in a sense, approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

**g. Strived to comply with the planning condition for the previous planning approval**

The applicant was eager to carry out works with an aim to complying the prevailing legislations and requirements to allow for the existing “Shop and Services” use. Even though the business was badly hit by the social movement and the subsequent COVID-19 pandemic, the applicant strived to comply with the Fire Services installation (FS installation) requirements which was raised by the previous planning approval. The FS installation works were completed in November 2020 but the planning approval was lapsed.

**9. Conclusions**

This Planning Statement is submitted to the Board in support of a planning application for “Shop and Services” use at portion of workshop F9 located on lower ground floor of Wah Lok Industrial Centre. The Planning Statement serves to



provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The “Shop and Services” use at the Premises complies with the ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No.25D).

The Premises was proposed to change to “Shop and Services (Real Estate Agency)” and was approved with condition(s) on a temporary basis by the Town Planning Board on 16 November 2018. The applicant was strived to comply with the planning condition which was the fire services installation amid the social movement and the subsequent COVID-19 pandemic. The applicant applied for extension of time six times. The fire services installation was completed on 7 November 2020 but the previous planning approval was lapsed.

As the planning condition was being complied with by the applicant and they are now submit this planning application ensure the existing “Shop and Services” use is in compliance with the prevailing Town Planning Ordinance.

The Premises currently falls within an area zoned “Industrial” (“I”) under the approved Sha Tin Outline Zoning Plan No. S/ST/34 gazetted on 8 June 2018. As explained throughout this Planning Statement, the proposed use is well justified on the following grounds:-

1. Considering the amount of new developments in the neighborhood, there is increasing demand for “Shop and Services” use in this part of Fo Tan Area;
2. With similar planning applications were granted with planning approval, the current planning application would meet the planning conditions and allow more efficient use of scarce land resources;
3. In the past two years, there are three precedent planning approval cases for Shop and Services (Real Estate Agency) use within the same area under Sha Tin

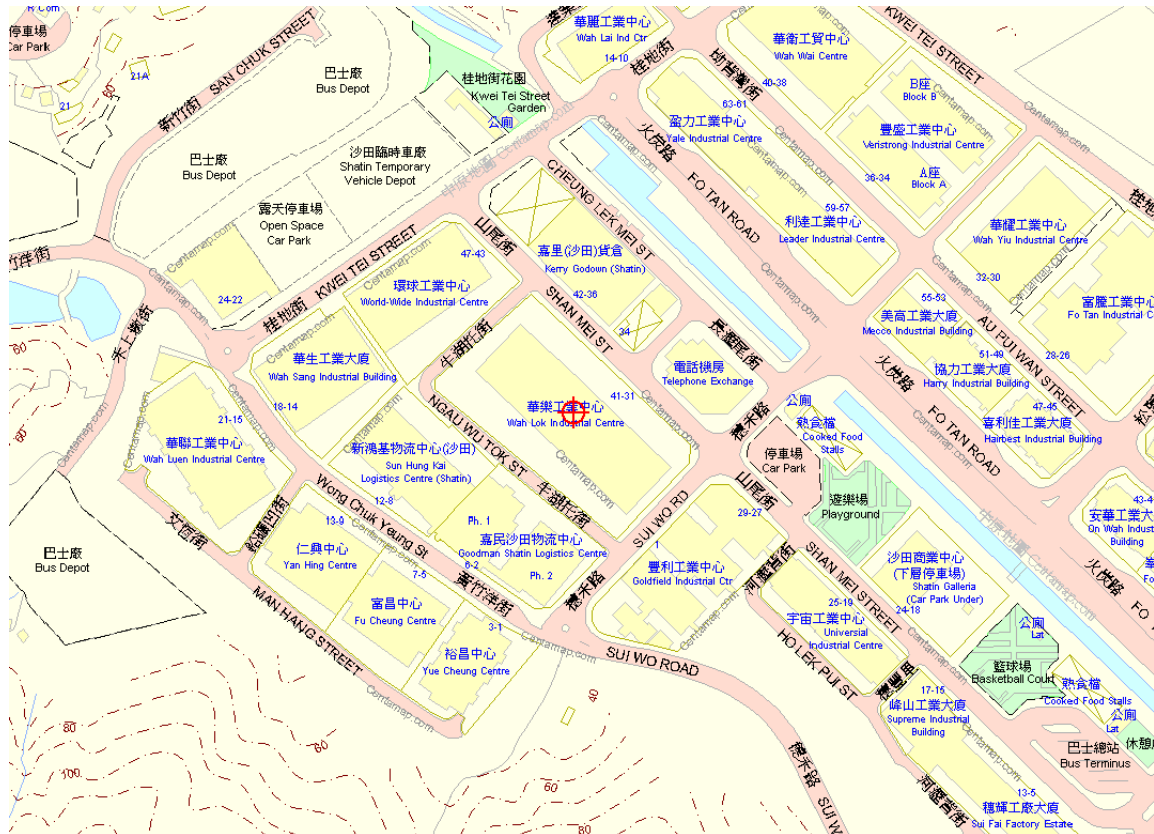
Outline Zoning Plan;

4. Temporary nature of the proposed use would not jeopardize the planning intention of "I" should it be considered essential to be implemented by the Board in the future;

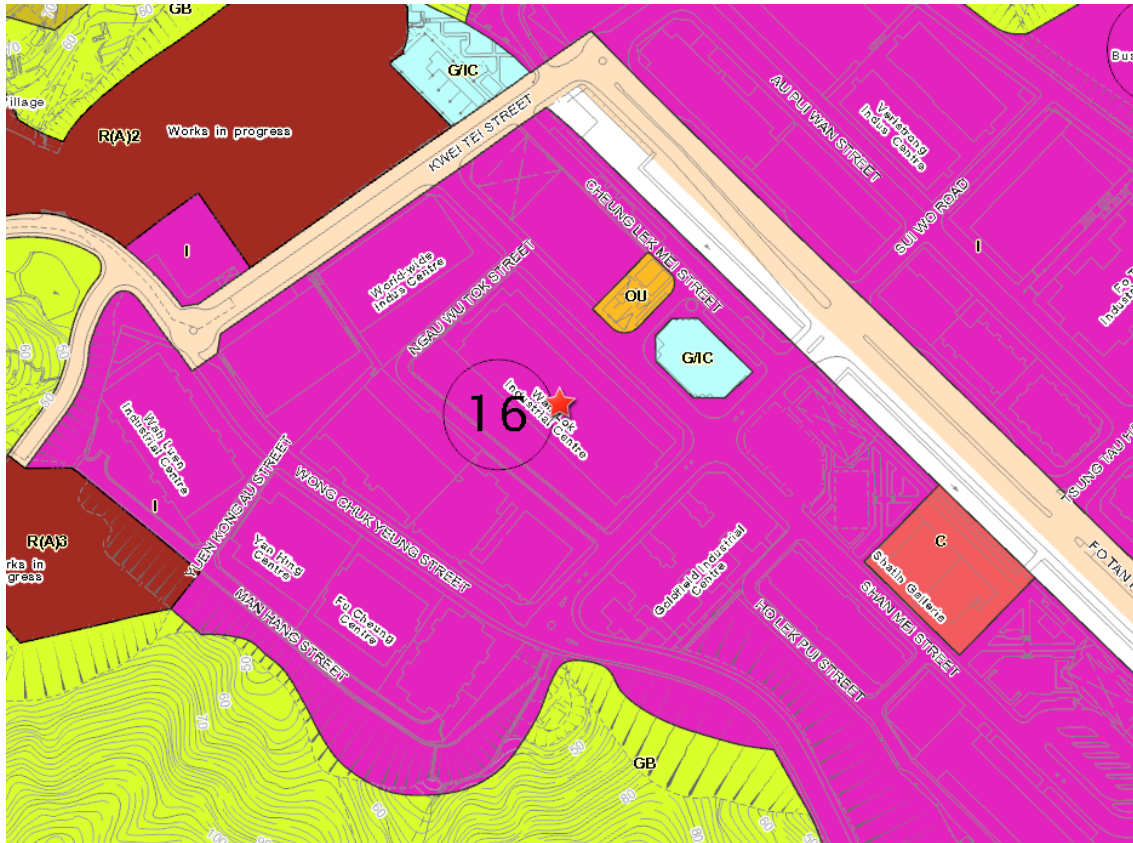
5. Valuable land resources can be optimized due to its locational advantage and the exceptionally physical state and unique background of the Premises;

6. No adverse traffic impact will be anticipated due to no additional traffic generated and the minimal daily trips generation of vehicles to/from the Premises for the proposed use;

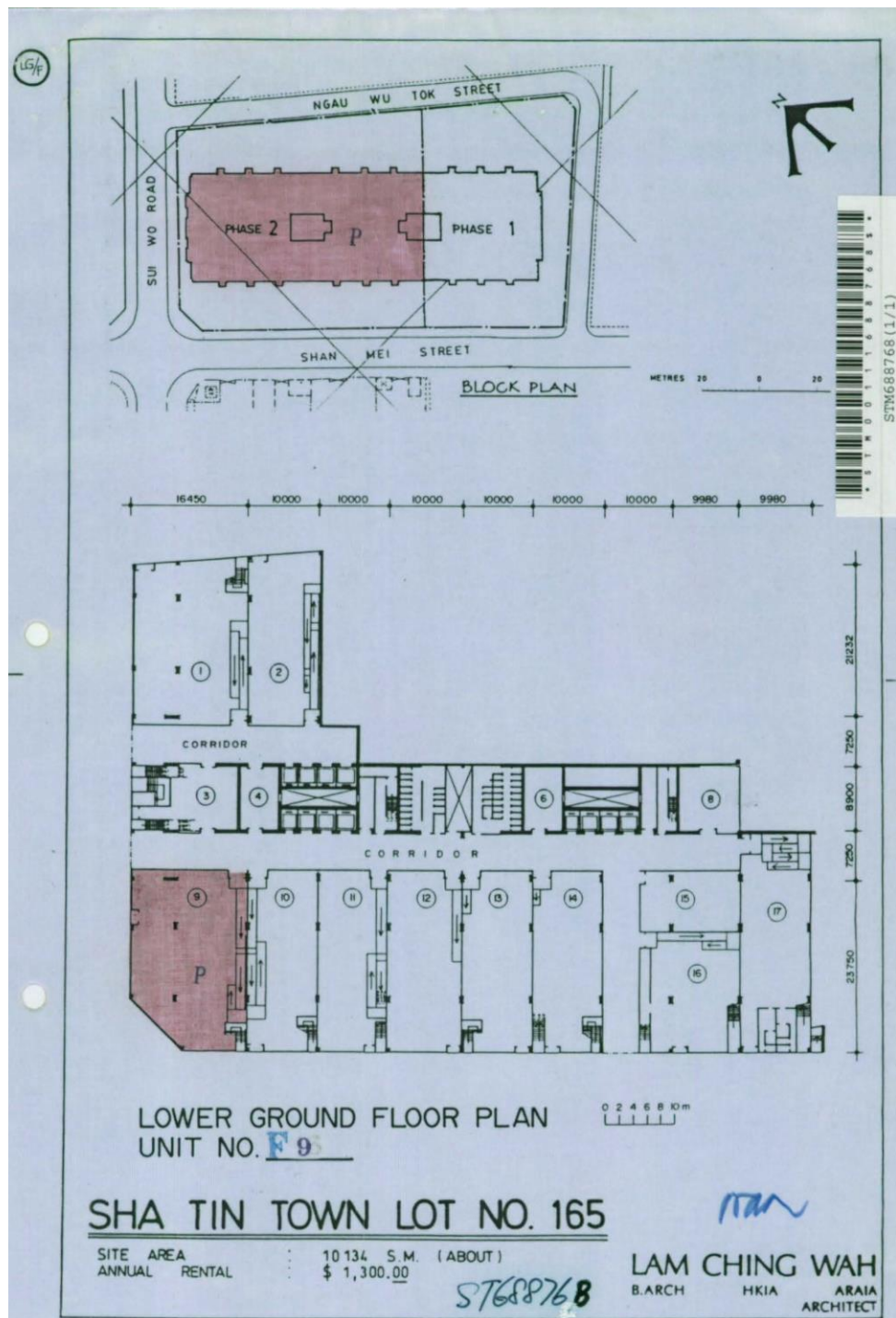
7. No undesirable precedent will be created given the distinctive characteristics and background of the Premises that it is rare to find other "I" sites having the same characteristics.



**Location Plan**

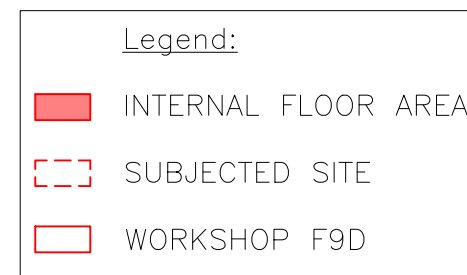


Sha Tin Outline Zoning Plan No. S/ST/34



Assignment Plan





LG/F FLOOR PLAN 1:500@A3

**anders surveyors company limited**  
安國測量師行有限公司

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The applicant seeks planning permission to use the application premises (the Premises) for “Shop and Services” use.

**2. The Premises and its Surrounding Areas**

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The Premises, with a floor area of about 20.13 sq.m., is located on the lower ground floor of Wah Lok Industrial Centre abutting onto Sui Wo Road. The proposed retail shop is used for real estate agency use. The opening hours is Monday to Sunday from 10am to 7pm.

In support of the application, the applicant attached the application form. The coloured assignment plan is shown in Appendix 3 and layout plan of the Premises submitted by the applicant are shown in Appendix 4.

### **3. Justifications**

The justifications put forth by the applicant in support of the application are detailed in this planning statement.

They can be summarized as follows:-

There are parking and loading/unloading facilities in the subject industrial building. The proposed real estate agency/retail use will not generate any environmental and traffic impact to Fo Tan Industrial Area; and Real estate agency services.

### **4. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. A copy of the land search record is shown in Appendix 5.

### **5. Town Planning Board Guidelines**

The ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No.25D), which was revised and promulgated in September 2007, is relevant to this application. For a proposed commercial use in an industrial building, relevant planning assessment criteria are summarized as follows:

1. It should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds.
2. There should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department.
3. The Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the ground floor



of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m<sup>2</sup> and 230m<sup>2</sup> respectively. The limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Moreover, the 230m<sup>2</sup>/460m<sup>2</sup> criteria do not apply to cases involving conversion of the low zone of an existing industrial for commercial uses if the commercial portion is completely separated from the industrial on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

## **6. Similar Applications**

On the ground floor of Wah Lok Industrial Centre, it has been 12 similar planning applications for commercial uses which were approved by the Town Planning Board. The following 3 similar applications are still valid and should be counted towards the maximum permissible limit of 460 sq.m. for aggregate commercial floor area on the ground floor of an industrial building (with sprinkler system) according to TPB PG-No. 25D.

<u><b>Applicant No.</b></u>	<u><b>Application Premises</b></u>	<u><b>Applied Use</b></u>	<u><b>Floor Area (about) (m<sup>2</sup>)</b></u>	<u><b>Decision Date</b></u>	<u><b>Decision</b></u>
A/ST/558	Units F-9B(p) & F-9C(p), Lower Ground Floor, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Fo Tan, Sha Tin, N.T., STTL 165	Retail Shop (Selling of Metal and Hardware)	20	12/04/2002	Approved/Agreed
A/ST/916	Workshop D6, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Fo Tan, Sha Tin, New Territories.	Proposed Shop and Services	47.7	17/03/2017	Approved with condition(s) on a temporary basis
A/ST/941	Part A of Workshop E3, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Sha Tin, New Territories	Proposed Shop and Services (Real Estate Agency)	7.75	16/03/2018	Approved with condition(s) on a temporary basis
Total:			75.45 sq.m.		

According to the TPB PG-No.25D, the limits on aggregate commercial floor area are applicable to the subject application. The aggregate commercial floor area is only 75.45 sq.m. With the addition of the commercial floor area of current planning application of 21.13 sq.m., the aggregate commercial floor area will be 95.58 sq.m. which is far less than the limits on aggregate commercial floor area. (The aggregate commercial floor areas do not apply to electrical shop and showroom in connection with the main industrial use.)

## **7. Planning Justifications**

### **a. Planning Intention**

The “I” zone of Fo Tan is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. According to the Notes to the OZP, “Shop and Services (not elsewhere specified) ground floor only, except in wholesale conversion of an

existing building and Ancillary Showroom which may be permitted on any floor) use in “I” zone requires planning permission from the Town Planning Board

**b. Similar Applications in the neighborhood**

In the immediate neighbourhood of the Premises, there are four similar planning applications for commercial uses which were approved by the Committee from October 2016 to June 2020. We consider that they are the precedent cases that proven this area of Fo Tan is in need of real estate agency services.

<u>Applicant No.</u>	<u>Application Premises</u>	<u>Applied Use</u>	<u>Decision Date</u>	<u>Decision</u>
A/ST/904	Unit 2A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street, Fo Tan, Sha Tin, N.T.	Shop and Services (Real Estate Agency)	14/10/2016	Approved with condition(s) on a temporary basis
A/ST/941	Part A of Workshop E3, LG/F, Wah Lok Industrial Centre Phase 2, 31-35 Shan Mei Street, Sha Tin, New Territories	Proposed Shop and Services (Real Estate Agency)	16/03/2018	Approved with condition(s) on a temporary basis
A/ST/953	Part C of Workshop 6, Level L1, Wah Yiu Industrial Centre, 30-32 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.	Shop and Services (Real Estate Agency)	01/06/2018	Approved with condition(s) on a temporary basis
A/ST/960	Portion A1 of Unit 3, G/F, Fo Tan Industrial Centre, 26-28 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories	Shop and Services (Real Estate Agency)	21/09/2018	Approved with condition(s) on a temporary basis

The Premises was proposed to change to “Shop and Services (Real Estate Agency)” and was approved with condition(s) on a temporary basis by the Town Planning Board on 16 November 2018. The applicant was strived to comply with the planning condition which was the fire services installation amid the social movement and the subsequent COVID-19 pandemic. The applicant applied for extension of time six times. The fire services installation was completed on 7 November 2020 but the applicant failed to obtain the extension of time from the Town Planning Board by the time and the previous planning approval was lapsed.

**c. Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 25D)**

Based upon the assessments on the previously approved applications by relevant Government departments, the current application is considered in line with the aforesaid Guideline. In addition, the current application is in line with TPB PG-No.25D.

**d. Optimization of Valuable Land Resources**

The proposed use would take full advantage of the location and the exceptional physical state/unique background of the Premises i.e. increasing demand for Shop and Services. By allowing the proposed use, land use optimization could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

**e. No Adverse Traffic Impact**

It is anticipated that by allowing the current application, the volume of traffic generated from the proposed use would not be increased and adversely affect the existing and planned road networks.

**f. No Creation of Undesirable Precedent**

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. Comparable or identical grounds have to be established in judging the setting of a precedent. Given the distinctive characteristics and background associated with the Premises, having previous planning approval granted by the Board as well as the Premises is included under TPB PG-No. 25D, which in a sense, approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

**g. Strived to comply with the planning condition for the previous planning approval**

The applicant was eager to carry out works with an aim to complying the prevailing legislations and requirements to allow for the existing “Shop and Services” use. Even though the business was badly hit by the social movement and the subsequent COVID-19 pandemic, the applicant strived to comply with the Fire Services installation (FS installation) requirements which was raised by the previous planning approval. The FS installation works were completed in November 2020 but the planning approval was lapsed.

**8. Conclusions**

This Planning Statement is submitted to the Board in support of a planning application for “Shop and Services” use at portion of workshop F9 located on lower ground floor of Wah Lok Industrial Centre. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The “Shop and Services” use at the Premises complies with the ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No.25D).

The Premises was proposed to change to “Shop and Services (Real Estate Agency)” and was approved with condition(s) on a temporary basis by the Town Planning Board on 16 November 2018. The applicant was strived to comply with the planning condition which was the fire services installation amid the social movement and the subsequent COVID-19 pandemic. The applicant applied for extension of time six times. The fire services installation was completed on 7 November 2020 but the previous planning approval was lapsed.

As the planning condition was being complied with by the applicant and they are

now submit this planning application ensure the existing “Shop and Services” use is in compliance with the prevailing Town Planning Ordinance.

The Premises currently falls within an area zoned “Industrial” (“I”) under the approved Sha Tin Outline Zoning Plan No. S/ST/34 gazetted on 8 June 2018. As explained throughout this Planning Statement, the proposed use is well justified on the following grounds:-

1. Considering the amount of new developments in the neighborhood, there is increasing demand for “Shop and Services” use in this part of Fo Tan Area;
2. With similar planning applications were granted with planning approval, the current planning application would meet the planning conditions and allow more efficient use of scarce land resources;
3. In the past two years, there are three precedent planning approval cases for Shop and Services (Real Estate Agency) use within the same area under Sha Tin Outline Zoning Plan;
4. Valuable land resources can be optimized due to its locational advantage and the exceptionally physical state and unique background of the Premises;
5. No adverse traffic impact will be anticipated due to no additional traffic generated and the minimal daily trips generation of vehicles to/from the Premises for the proposed use;
6. No undesirable precedent will be created given the distinctive characteristics and background of the Premises that it is rare to find other “I” sites having the same characteristics.



**Fw: Section 16 Application for Proposed Shop and Services in "Industrial" Zone Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II) Nos. 31-35 Shan Mei Street, Sha Tin, New Territories (S16 Application No. A/ST/1003)**

16/12/2021 16:54

----- Forwarded by Victor Kam Chuen HO/PLAND/HKSARG on 16/12/2021 16:52 -----

From: [REDACTED]  
To: <tpbpd@pland.gov.hk>  
Cc: <vkcho@pland.gov.hk>  
Date: 16/12/2021 14:57  
Subject: Section 16 Application for Proposed Shop and Services in "Industrial" Zone Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial Centre (Phase II) Nos. 31-35 Shan Mei Street, Sha Tin, New Territories (S16 Application No. A/ST/1003)

---

Dear Sirs,

In response to the FSD's comments, attached please find a copy of the full set documents.

1. Layout plan proposal (Drawing No. FS-WL-L9-001) with FS Notes (As required, please print out two hard copies for submission purpose)
2. All required/proposed FSIs were indicated on the layout plan proposal
3. FS251 - dated 9/Aug/2019 and 3/Nov/2020
4. Form FSI/314A - dated 26/Aug/2019 (corresponding to the FS251 dated 9/Aug/2019, with FSD's receipt stamp dated 27/Aug/2019) and dated 3/Nov/2020 (corresponding to the FS251 dated 3/Nov/2020, with FSD's receipt stamp dated 3/Nov/2020)
5. FSD's reply letter dated 4/Oct/2019 (in response to the Form FSI/314A dated 26/Aug/2019). Please note that FSD has not replied for the Form FSI/314A dated 3/Nov/2020 up to the moment.

Thanks and best regards,

Yours faithfully,

Emus W.L. LAM 林偉樑  
BSc, MBA, MHKIS, MRICS, MCIREA, RPS(GP)  
Director  
Anders Surveyors Company Limited

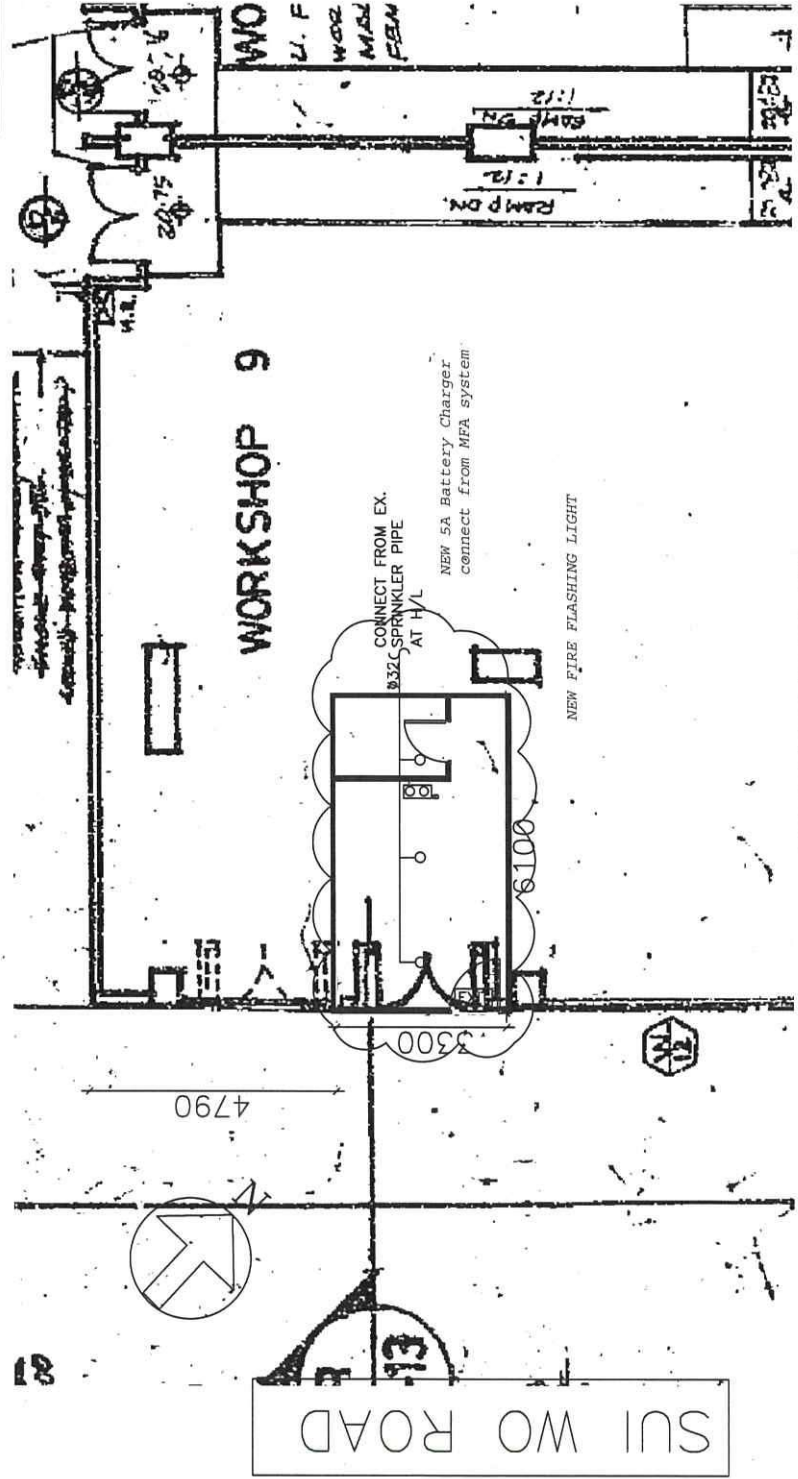
[REDACTED]

# REMARKS:

- EXCEPT OF THE UNIT/PREMISES UNDER APPLICATION, ALL EXISTING APPROVED FIRE SERVICES INSTALLATION SHALL BE MAINTAINED AND REMAINED UNCHANGED.
- EMERGENCY LIGHTING COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION. EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266 PART 1:2011; BS EN 1838:2013; FSD CIRCULAR LETTER NO.1/2006.
- EXIT SIGNS SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION WHICH IN ACCORDANCE WITH "FSD CIRCULAR LETTER NO.5/2008". ALL EXITS TO BE CLEARLY INDICATED BY ILLUMINATED EXIT SIGNS IN ENGLISH AND CHINESE CHARACTERS OF NOT LESS THAN 125mm HIGH. EXIT SIGN SHALL BE COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP.
- SPRINKLER SYSTEM SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION WHICH IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS: INCORPORATING BS EN 12845:2003; FSD CIRCULAR LETTER NO.3/2006; "FSD CIRCULAR LETTER NO.3/2012;



BLOCK PLAN N.T.S.



FS LAYOUT PLAN (1:100)

LEGEND:

	SUBJECT SITE
	WORKSHOP F9
	EXISTING WALL BUILT BY OTHERS
	SPRINKLER HEAD
	EXIT SIGN
	EMERGENCY LIGHTING 2 HOURS STANDBY BATTERY BACKUP
	NEW FIRE FLASHING LIGHT
	NEW 5A Battery Charger

PROJECT	TEMPORARY "SHOP AND SERVICES (REAL ESTATE AGENCY)" FOR A PERIOD OF 3 YEARS IN PORTION OF WORKSHOP F9, LG/F, WAH LOK INDUSTRIAL CENTRE PHASE 2, 31-35 SHAN MEI STREET, SHA TIN, N.T.
TITLE	LEGENDS, BLOCK PLAN AND FS LAYOUT PLAN
DRAWING NO.	FS-WL-F9-001
SCALE	AS SHOWN
DATE	12 AUG, 2019
DRAWN BY	N. YU
CHECKED BY	T.C. NG
F.S. CONTRACTOR	MAN LICK ENGINEERING AND TRADING CO. LTD.



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:  
消防處檔號消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 8753801

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

31-35

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Phase 2

District:

分區

Fotan, Shatin

Area:

地區

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

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

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	Fire alarm system	Workshop F9, LG/F	To supply & install 1 no. 24V/DC fire flashing light. To supply & install 1no. 5A battery charger.	Conforms with FSD Requirements	02/11/20

## Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

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

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

Mr Ng Tat Cheung

RC2/109

Man Lick Engineering &  
Trading Co Ltd

3/11/2020

For FSD  
use only:

Inspected

Key-in

Verified

FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

Workshop F9, LG/F, Wah Lok Industrial Centre, Phase 2,  
31 - 35 Shan Mei Street, Sha Tin, N.T.

This is to certify that the details and specifications of all installations shown on the attached fire service installation plans are as prescribed by the Fire Services Department and in accordance with the relevant Rules and Codes of Practice as listed below :-

- ☐ Rules of the Fire Offices' Committee for -
  - ☐ Automatic Sprinkler Installations (29<sup>th</sup> Edition)
  - ☐ Automatic Fire Alarm Installations (11<sup>th</sup>/12<sup>th</sup> Edition)
  - ☐ Installation of External Drenchers (4<sup>th</sup> Edition)
- ☐ Rules of the Loss Prevention Council for Automatic Sprinkler Installations
- ☐ Codes of National Fire Protection Association for -
  - ☐ Carbon Dioxide Extinguishing Systems (Standard 12)
  - ☐ Clean Agent Fire Extinguishing Systems (Standard 2001)
  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☒ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☒ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Fire Flashing Light, Battery Charger



Correspondence  
Address :



MAN LICK ENGINEERING & TRADING CO., LTD.  
電力消防工程有限公司

Tel. :

Signature of FSI Contractor/ Consultant :

Mr. T.C. Ng

Full Name of FSI Contractor/ Consultant :

Man Lick Engineering & Trading Co., Ltd.

Date : 3 Nov 2020

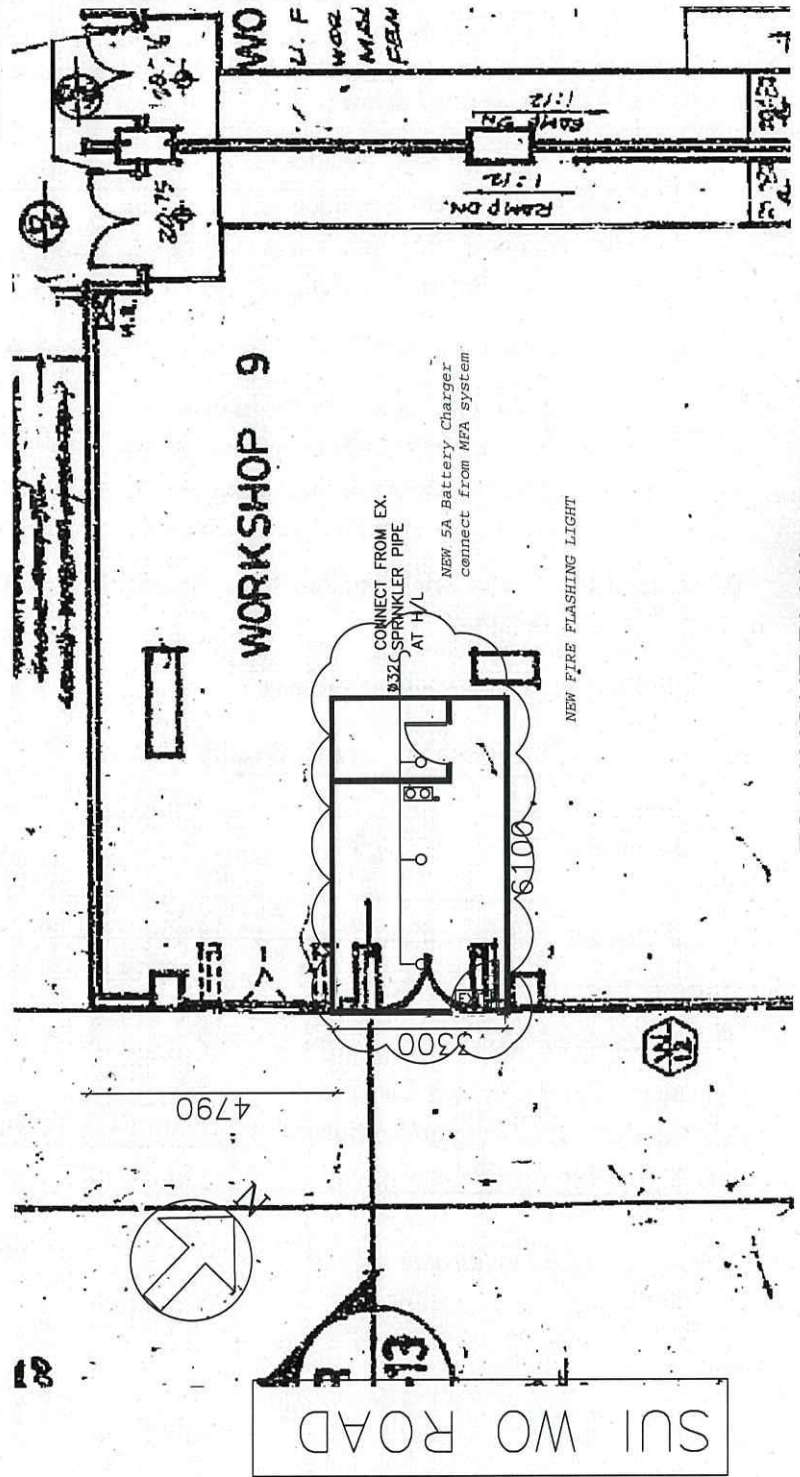
☐ Mark "x" where applicable

# REMARKS:

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BLOCK PLAN N.T.S.



FS LAYOUT PLAN (1:100)

## LEGEND:

- SUBJECT SITE
- WORKSHOP F9
- EXISTING WALL BUILT BY OTHERS
- SPRINKLER HEAD
- EXIT SIGN
- EMERGENCY LIGHTING 2 HOURS STANDBY BATTERY BACKUP
- NEW FIRE FLASHING LIGHT
- NEW 5A Battery Charger

PROJECT  
TEMPORARY "SHOP AND SERVICES (REAL ESTATE AGENCY)" FOR A PERIOD OF 3 YEARS IN PORTION OF WORKSHOP F9, LG/F, WAH LOK INDUSTRIAL CENTRE PHASE 2, 31-35 SHAN MEI STREET, SHA TIN, N.T.

THE  
LEGENDS, BLOCK PLAN AND FS LAYOUT PLAN

DRAWING NO.

FS-WL-F9-001

SCALE

AS SHOWN

DATE

12 AUG, 2019

DRAWN BY

H. YU

CHECKED BY

T.C. NG

F.S. CONTRACTOR

MAN LICK ENGINEERING AND TRADING CO. LTD.

FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

F9, LG/F, Wah Lok Industrial Centre Phase 2,

31-35 Shan Mei Street, Sha Tin, N.T.

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  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☐ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☐ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Exit Sign, Emergency Lighting

Correspondence

Address :

[Redacted Address]

Tel. :

[Redacted Telephone Number]

Signature of FSI Contractor/ Consultant : T.C. Ng

Full Name of FSI Contractor/ Consultant : Man Lick Engineering & Trading Co., Ltd.

Date : 26 AUG 2019



☐ Mark "x" where applicable

(Rev. 01/2012)



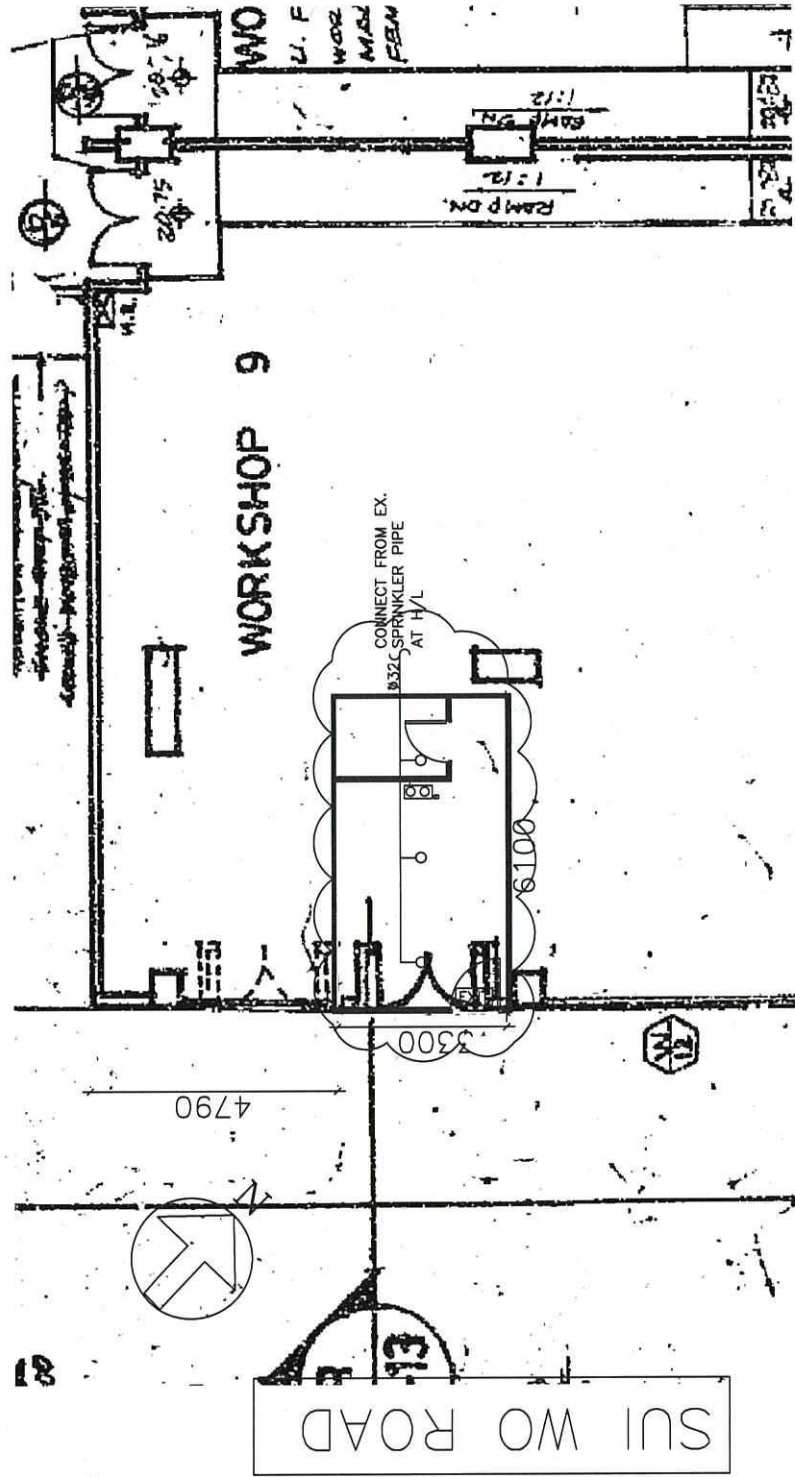


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BLOCK PLAN N.T.S.



FS LAYOUT PLAN (1:100)

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- SUBJECT SITE
- WORKSHOP F9
- EXISTING WALL BUILT BY OTHERS
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PROJECT  
TEMPORARY "SHOP AND SERVICES (REAL ESTATE AGENCY)" FOR A PERIOD OF 3 YEARS IN PORTION OF WORKSHOP F9, 1C/F, WAH LOK INDUSTRIAL CENTRE PHASE 2, 31-35 SHAN MEI STREET, SHA TIN, N.T.

TITLE  
LEGENDS, BLOCK PLAN AND FS LAYOUT PLAN

DRAWING NO.  
FS-WL-F9-001

SCALE  
AS SHOWN

DATE  
12 AUG, 2019

DRAWN BY  
N.YU

CHECKED BY  
T.C NG

F.S. CONTRACTOR  
MAN LEE ENGINEERING AND TRADING CO. LTD.

DO NOT SCALE DRAWING. COPYRIGHT RESERVED

NP/317

消防處  
消防安全總區  
新建設課  
香港九龍九龍灣常悅道 11 號  
新明大廈 2 樓



FIRE SERVICES DEPARTMENT  
FIRE SAFETY COMMAND  
New Projects Division  
2/F, Centre Parc,  
11 Sheung Yuet Road,  
Kowloon Bay, Kowloon,  
Hong Kong.

本處檔號 OUR REF. : FP 19/16158(A) <540>  
圖文傳真 FAX NO. : (852) 2722 6234  
電話 TEL. NO. : (852) 3971 4661  
電子郵件 E-mail : [fschq@hkfsd.gov.hk](mailto:fschq@hkfsd.gov.hk)

4 October 2019

Dear Sir/Madam,

**Fire Service Installation Plans for  
F9, LG/F, Wah Lok Industrial Centre Phase 2,  
31-35 Shan Mei Street, Shatin, N.T.**

I refer to your submission of Form FSI/314A duly signed on 26.08.2019 enclosing two sets of fire service installation plans for the subject development which were received by this department on 27.08.2019.

One set of plans is stamped and returned herewith while the other set is retained for use by this department.

It must be clearly understood that though plans have been stamped, it does not signify that these plans have been examined and approved by this department.

Please also be reminded that responsibility for errors, which may subsequently come to light when completed fire service installations are inspected, rests with the Fire Service Installation Contractor/Consultant.

Should you have any enquiries, please contact the undersigned or case officer Mr. P.H. TANG at telephone no. 3971 4663.

Yours faithfully,

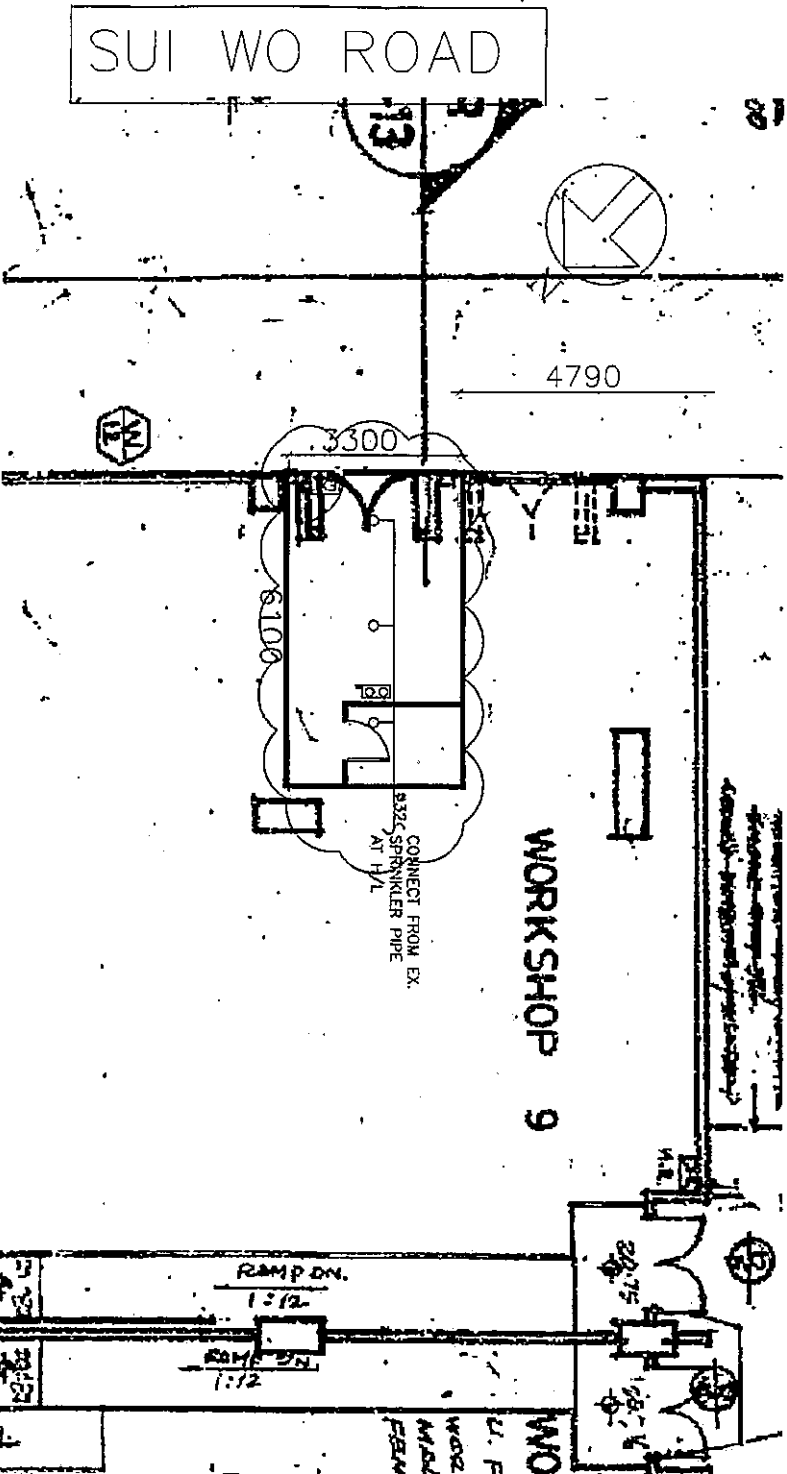
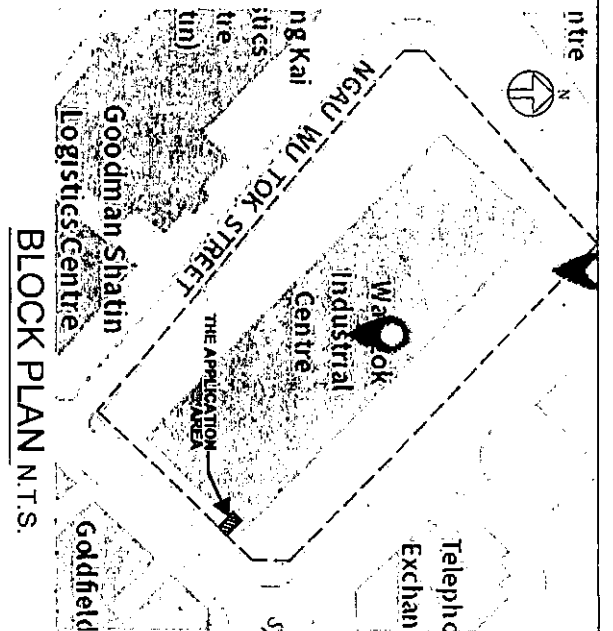
(CHAN Ka-chun)  
for Director of Fire Services

Encl. as stated

CKC/cym


# REMARKS:

1. EXCEPT OF THE UNIT/PREMISES UNDER APPLICATION, ALL EXISTING APPROVED FIRE SERVICES INSTALLATION SHALL BE MAINTAINED AND REMAINED UNCHANGED.
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FS LAYOUT PLAN (1:100)

DATE 03 OCT 2019  
 Signed: [Signature]  
 For Director of Fire Services

<b>LEGEND:</b> <input type="checkbox"/> SUBJECT SITE <input type="checkbox"/> WORKSHOP F9 <input checked="" type="checkbox"/> EXISTING WALL BUILT BY OTHERS <input type="checkbox"/> SPRINKLER HEAD <input checked="" type="checkbox"/> EXIT SIGN <input checked="" type="checkbox"/> EMERGENCY LIGHTING 2 HOURS STANDBY BATTERY BACKUP	<b>PROJECT:</b> TEMPORARY "SHOP AND SERVICES (REAL ESTATE AGENCY)" FOR A PERIOD OF 3 YEARS IN PORTION OF WORKSHOP F9, 12/F, WAI LOK INDUSTRIAL CENTRE PHASE 2, 21-35 SHAN KEN STREET, SHA TIN, N.T. <b>DRAWING NO.</b> FS-11-19-001 <b>SCALE</b> AS SHOWN <b>DATE</b> 12 AUG, 2019 <b>DRAWN BY</b> N. YU <b>CHECKED BY</b> T.C. NG <b>DESIGNER:</b>  MAN LOK ENGINEERING AND TRADING CO. LTD.
---	---

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處檔號

A 8213669

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

華樂工業中心

Street No./Town Lot :

門牌號數/市地段

31 - 35

Street/Road/Estate Name :

街道/屋苑名稱

山尾街

Block :

座

B

District :

分區

沙田火炭

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核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(DDMM/YY)
			不適用		

## 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)
11	緊急照明系統	LG/F - F9舖	檢查及測試 1個緊急照明燈。	符合消防條例	03/08/19
12	出口指示牌		檢查及測試 1個出口指示牌。		

## 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
			不適用	

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



Mr Ng Tat Cheung

RC2/109

Man Lick Engineering &  
Trading Co Ltd

9/8/2019

For FSD  
use only:

Inspected

Key-in

Verified





A/ST/1003 - Response to Departmental Comments from Director of Fire Services  
19/03/2022 13:02

From:

To: <tpbpd@pland.gov.hk>

Cc: <mcyng@pland.gov.hk>, <dckwong@pland.gov.hk>

File Ref:

History:

This message has been forwarded.

3 Attachments



copy of full set 251.pdf existing 251 for sprinkler and hr.pdf 314A with drawing.pdf

Dear Sirs,

In response to the FSD's comments, attached are the FS certificates and the associated plans for the captioned case.

Regards,

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

A 8554847

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot :

門牌號數/市地段

37-41

Street/Road/Estate Name :

街道/屋苑名稱

Shan Mei Street

Block :

座

Block C

District :

分區

Fotan, Shatin

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 9(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(DDMM/YY)
12	Exit Sign	UG/F to 22/F	Conforms with FSD Requirements	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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(DDMM/YY)
			NIL		

## 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
			NIL	

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

F.S. 251 (Rev. 1/2016)

Authorized Signature :

受權人簽署

Name :

姓名

FSD/RC No. :

消防處註冊號碼

Company Name :

公司名稱

Telephone :

聯絡電話

Date :

日期

For FSD use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8554848

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block D

District:

分區

Fotan, Shatin

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)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see Part 3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
18	FH/HR system				

## 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)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	20/F	1 no. breakglass unit damage.	Need Replacement

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

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之規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8789204

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot :

門牌號數/市地段

37-41

Street/Road/Estate Name :

街道/屋苑名稱

Shan Mei Street

Block :

座

Block D

District :

分區

Fotan, Shatin

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)
			NIL		

## 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	Fire alarm system	20/F	To replace 1 no. breakglass unit.	Conforms with FSD Requirements	19/11/2021

## 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
			NIL	

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature :  
受權人簽署

Name :  
姓名  
FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話  
Date :  
日期



For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8789205

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block E

District:

分區

Fotan, Shatin

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)
			NIL		

## 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	Fire alarm system	10/F	To repair 1 Lot. MFA conduit.	Conforms with FSD Requirements	19/11/2021

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.Authorized  
Signature:  
受權人簽署

Name:

姓名

FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處編號

A 8554849

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block E

District:

分區

Fotan, Shatin

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)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see part 3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	10/F	1 Lot. MFA conduit damage.	Need Replacement

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處檔號

A 8554850

Name of Client :  
顧客姓名Name of Building :  
樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot :  
門牌號數/市地段

37-41

Street/Road/Estate Name :  
街道/屋苑名稱

Shan Mei Street

Block :  
座

Block F

District :  
分區

Fotan, Shatin

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(DDMM/YY)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see Part3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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(DDMM/YY)
			NIL		

證明副本  
CERTIFIED TRUE COPY

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	13/F 11/F	1 no. breakglass unit damage. 1 no. alarm bell defective.	Need Replacement Need Replacement

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.Authorized  
Signature :  
授權人簽署Name :  
姓名FSD/RC No. :  
消防處註冊號碼Company Name :  
公司名稱Telephone :  
聯絡電話Date :  
日期For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8789206

Name of Client: \_\_\_\_\_

顧客姓名

Name of Building: \_\_\_\_\_

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot: \_\_\_\_\_

門牌號數/市地段

37-41

Street/Road/Estate Name: \_\_\_\_\_

街道/屋苑名稱

Shan Mei Street

Block: \_\_\_\_\_

座

Block F

District: \_\_\_\_\_

分區

Fotan, Shatin

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 9(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)
			NIL		

## 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	Fire alarm system	13/F 11/F	To replace 1 no. breakglass unit. To replace 1 no. alarm bell.	Conforms with FSD Requirements	19/11/2021

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.Authorized  
Signature: \_\_\_\_\_  
授權人簽署

Name: \_\_\_\_\_

姓名

FSD/RC No.: \_\_\_\_\_  
消防處註冊號碼Company Name: \_\_\_\_\_  
公司名稱Telephone: \_\_\_\_\_  
聯絡電話Date: \_\_\_\_\_  
日期For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 9034990

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

31-35

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

District:

分區

Shatin

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(5)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			Emergency Lighting		
			NIL		
			Fire Alarm System (MFA)		
			Fire Control Centre		

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	Fire Alarm System	Workshop F9, EG/F 下	To supply & install 1 no. manual call point, approved A-bell	Reserved Conforms with Requirements	24/01/2022
			To supply & install 1 no. 24VDC alarm bell		

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			Portable Hand-operated Approved Appliance	
			NIL	
			Pressurization of Staircase	
			Ring Main System with Fixed Pumps	
			Sprinkler System	

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

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Authorized Signature:

受權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD use only:

Inspected

Key-in

Verified

**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.



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8554847

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block C

District:

分區

Fotan, Shatin

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)
12	Exit Sign	UG/F to 22/F	Conforms with FSD Requirements	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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)
			NIL		

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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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.

F.S. 251 (Rev. 1/2016)

Authorized  
Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

A 8554848

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block D

District:

分區

Fotan, Shatin

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(DDMM/YY)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see Part 3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
18	FH/HR system				

## 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(DDMM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	20/F	1 no. breakglass unit damage.	Need Replacement

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

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**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature: 受權人簽署

Name: 姓名  
FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處編號

A 8789204

Name of Client: \_\_\_\_\_

顧客姓名

Name of Building: \_\_\_\_\_

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot: \_\_\_\_\_

門牌號數/市地段

37-41

Street/Road/Estate Name: \_\_\_\_\_

街道/屋苑名稱

Shan Mei Street

Block: \_\_\_\_\_

座

Block D

District: \_\_\_\_\_

分區

Fotan, Shatin

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

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

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

Code 編碼 (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	Fire alarm system	20/F	To replace 1 no. breakglass unit.	Conforms with FSD Requirements	19/11/2021

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized Signature: \_\_\_\_\_

授權人簽署

Name: \_\_\_\_\_

姓名

FSD/RC No.: \_\_\_\_\_

消防處註冊號碼

Company Name: \_\_\_\_\_

公司名稱

Telephone: \_\_\_\_\_

聯絡電話

Date: \_\_\_\_\_

日期

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8789205

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block E

District:

分區

Fotan, Shatin

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

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

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

Code 編碼 (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	Fire alarm system	10/F	To repair 1Lot. MFA conduit.	Conforms with FSD Requirements	19/11/2021

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

For FSD use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8554849

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block E

District:

分區

Fotan, Shatin

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

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

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see part 3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

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

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

證明副本  
CERTIFIED TRUE COPY

## Part 3 第三部 Defects 損壞事項

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	10/F	1 Lot. MFA conduit damage.	Need Replacement

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature:  
授權人簽署

Name:

姓名

FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

For FSD use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8554850

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block F

District:

分區

Fotan, Shatin

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)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see Part3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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)
			NIL		

證明副本  
CERTIFIED TRUE COPY

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	13/F 11/F	1 no. breakglass unit damage. 1 no. alarm bell defective.	Need Replacement Need Replacement

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

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中則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.Authorized  
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_

消防處檔號

A 8789206

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block F

District:

分區

Fotan, Shatin

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)
			NIL		

## 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	Fire alarm system	13/F	To replace 1 no. breakglass unit.	Conforms with FSD Requirements	19/11/2021
		11/F	To replace 1 no. alarm bell.		

證明副本  
CERTIFIED TRUE COPY

## 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
			NIL	

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

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

F.S. 251 (Rev. 1/2016)

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

For FSD use only:

Inspected

Key-in

Verified



FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

Workshop F9, LG/F, Wah Lok Industrial Centre, Phase 2,  
31-35 Shan Mei Street, Sha Tin, N.T.

This is to certify that the details and specifications of all installations shown on the attached fire service installation plans are as prescribed by the Fire Services Department and in accordance with the relevant Rules and Codes of Practice as listed below :-

- ☐ Rules of the Fire Offices' Committee for -
  - ☐ Automatic Sprinkler Installations (29<sup>th</sup> Edition)
  - ☐ Automatic Fire Alarm Installations (11<sup>th</sup>/12<sup>th</sup> Edition)
  - ☐ Installation of External Drenchers (4<sup>th</sup> Edition)
- ☐ Rules of the Loss Prevention Council for Automatic Sprinkler Installations
- ☐ Codes of National Fire Protection Association for -
  - ☐ Carbon Dioxide Extinguishing Systems (Standard 12)
  - ☐ Clean Agent Fire Extinguishing Systems (Standard 2001)
  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☒ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☒ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Fire Flashing light, Battery Charger, Exit Sign, Emergency Lighting.

Correspondence

Address : \_\_\_\_\_

Tel. : \_\_\_\_\_

Signature of FSI Contractor/ Consultant : \_\_\_\_\_

Full Name of FSI Contractor/ Consultant : \_\_\_\_\_

Date : 14 Feb 2022



☐ Mark "x" where applicable

FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

Workshop F9, LG/F, Wah Lok Industrial Centre, Phase 2,  
31-35 Shan Mei Street, Sha Tin, N.T.

This is to certify that the details and specifications of all installations shown on the attached fire service installation plans are as prescribed by the Fire Services Department and in accordance with the relevant Rules and Codes of Practice as listed below :-

- ☐ Rules of the Fire Offices' Committee for -
  - ☐ Automatic Sprinkler Installations (29<sup>th</sup> Edition)
  - ☐ Automatic Fire Alarm Installations (11<sup>th</sup>/12<sup>th</sup> Edition)
  - ☐ Installation of External Drenchers (4<sup>th</sup> Edition)
- ☐ Rules of the Loss Prevention Council for Automatic Sprinkler Installations
- ☐ Codes of National Fire Protection Association for -
  - ☐ Carbon Dioxide Extinguishing Systems (Standard 12)
  - ☐ Clean Agent Fire Extinguishing Systems (Standard 2001)
  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☒ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☒ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Fire Flashing light, Battery Charger, Exit Sign, Emergency Lighting.

Correspondence

Address : \_\_\_\_\_

Tel. : \_\_\_\_\_

Signature of FSI Contractor/ Consultant : \_\_\_\_\_

Full Name of FSI Contractor/ Consultant : \_\_\_\_\_

Date : 14 Feb 2022



☐ Mark "x" where applicable

FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

Workshop F9, LG/F, Wah Lok Industrial Centre, Phase 2,  
31-35 Shan Mei Street, Sha Tin, N.T.

This is to certify that the details and specifications of all installations shown on the attached fire service installation plans are as prescribed by the Fire Services Department and in accordance with the relevant Rules and Codes of Practice as listed below :-

- ☐ Rules of the Fire Offices' Committee for -
  - ☐ Automatic Sprinkler Installations (29<sup>th</sup> Edition)
  - ☐ Automatic Fire Alarm Installations (11<sup>th</sup>/12<sup>th</sup> Edition)
  - ☐ Installation of External Drenchers (4<sup>th</sup> Edition)
- ☐ Rules of the Loss Prevention Council for Automatic Sprinkler Installations
- ☐ Codes of National Fire Protection Association for -
  - ☐ Carbon Dioxide Extinguishing Systems (Standard 12)
  - ☐ Clean Agent Fire Extinguishing Systems (Standard 2001)
  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☒ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☒ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Fire Flashing light, Battery Charger, Exit Sign, Emergency Lighting.

Correspondence

Address : \_\_\_\_\_

Tel. : \_\_\_\_\_

Signature of FSI Contractor/ Consultant : \_\_\_\_\_

Full Name of FSI Contractor/ Consultant : \_\_\_\_\_

Date : 14 Feb 2022



☐ Mark "x" where applicable

FSI/314A

To : Director of Fire Services

Fire Service Installation Plans for Building at

Workshop F9, LG/F, Wah Lok Industrial Centre, Phase 2,  
31-35 Shan Mei Street, Sha Tin, N.T.

This is to certify that the details and specifications of all installations shown on the attached fire service installation plans are as prescribed by the Fire Services Department and in accordance with the relevant Rules and Codes of Practice as listed below :-

- ☐ Rules of the Fire Offices' Committee for -
  - ☐ Automatic Sprinkler Installations (29<sup>th</sup> Edition)
  - ☐ Automatic Fire Alarm Installations (11<sup>th</sup>/12<sup>th</sup> Edition)
  - ☐ Installation of External Drenchers (4<sup>th</sup> Edition)
- ☐ Rules of the Loss Prevention Council for Automatic Sprinkler Installations
- ☐ Codes of National Fire Protection Association for -
  - ☐ Carbon Dioxide Extinguishing Systems (Standard 12)
  - ☐ Clean Agent Fire Extinguishing Systems (Standard 2001)
  - ☐ Water Spray Fixed Systems for Fire Protection (Standard 15)
- ☒ Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
  - ☒ Fire Alarm Systems
  - ☐ Fire Hydrant / Hose Reel Systems
- ☒ Others Fire Flashing light, Battery Charger, Exit Sign, Emergency Lighting.

Correspondence

Address : \_\_\_\_\_

Tel. : \_\_\_\_\_

Signature of FSI Contractor/ Consultant : \_\_\_\_\_

Full Name of FSI Contractor/ Consultant : \_\_\_\_\_

Date : 14 Feb 2022



☐ Mark "x" where applicable



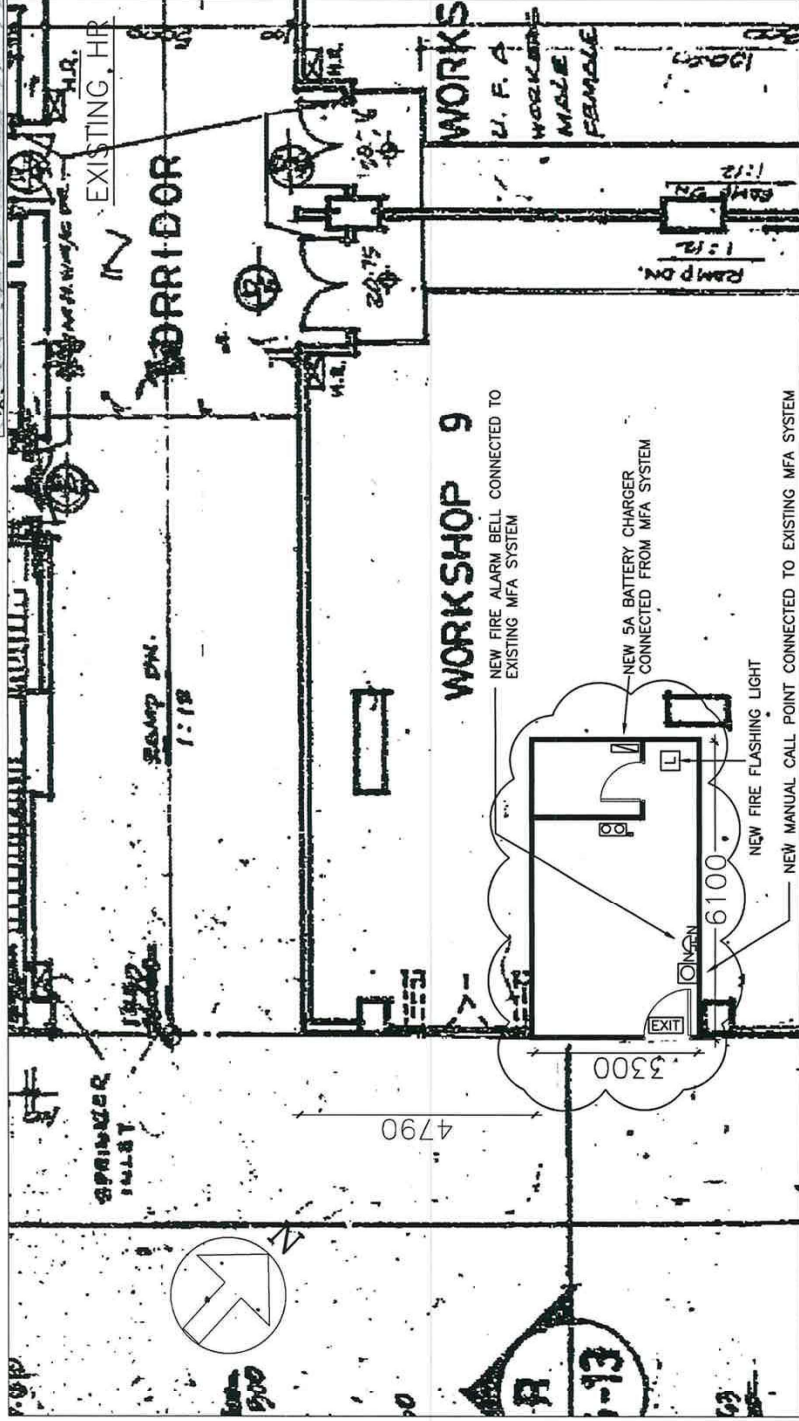
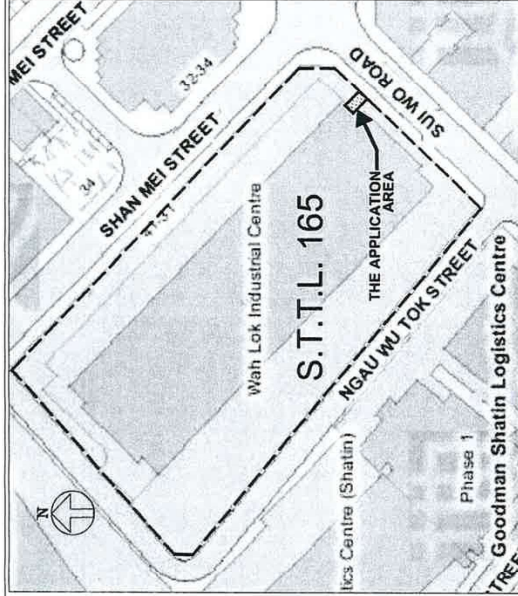
# FIRE SERVICES NOTES

- EXCEPT OF THE UNIT/PREMISES UNDER APPLICATION, ALL EXISTING FIRE SERVICES INSTALLATION SHALL BE MAINTAINED AND REMAINED UNCHANGED. ALL EXISTING SPRINKLER AND HOSE REEL SHALL BE MAINTAINED AND REMAINED UNCHANGED.
- EMERGENCY LIGHTING COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION. EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266 PART 1:2011; BS EN 1838 2013; FSD CIRCULAR LETTER NO 1/2006.
- EXIT SIGN SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION WHICH IN ACCORDANCE WITH "FSD CIRCULAR LETTER NO 5/2008", ALL EXITS TO BE CLEARLY INDICATED BY ILLUMINATED EXIT SIGNS IN ENGLISH AND CHINESE CHARACTERS OF NOT LESS THAN 125mm HIGH. EXIT SIGN SHALL BE COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP.
- NEW MANUAL FIRE ALARM SYSTEM FOR THE AREA SHALL BE PROVIDED AND CONNECTED TO EXISTING MASTER FIRE ALARM SYSTEM. ALL THE INSTALLATION SHALL BE COMPLETED WITH THE FSD CODES OF PRACTICE.

## LEGEND:

- SUBJECT SITE
- WORKSHOP F9D
- EXISTING WALL BUILT BY OTHERS
- EXIT SIGN
- EMERGENCY LIGHTING 2 HOURS STANDBY BATTERY BACKUP
- NEW FIRE FLASHING LIGHT
- NEW 5A BATTERY CHARGER
- NEW BREAKGLASS UNIT
- NEW FIRE ALARM BELL

## SITE PLAN N.T.S.



## UNIT F9D PLAN SCALE 1:100 (A3)

PROJECT	FIRE SERVICES IMPROVEMENT WORKS AT UNIT F9D, LG/F, WAH LOK INDUSTRIAL CENTRE PHASE 2, 31-35 SHAN MEI STREET, SHA TIN
TITLE	FS LAYOUT PLAN
DRAWING NO.	FS-WL-F9D-314A-L-01
SCALE	AS SHOWN
DATE	FEB 2022
F.S. CONTRACTOR	MAN LICK ENGINEERING AND TRADING CO. LTD.



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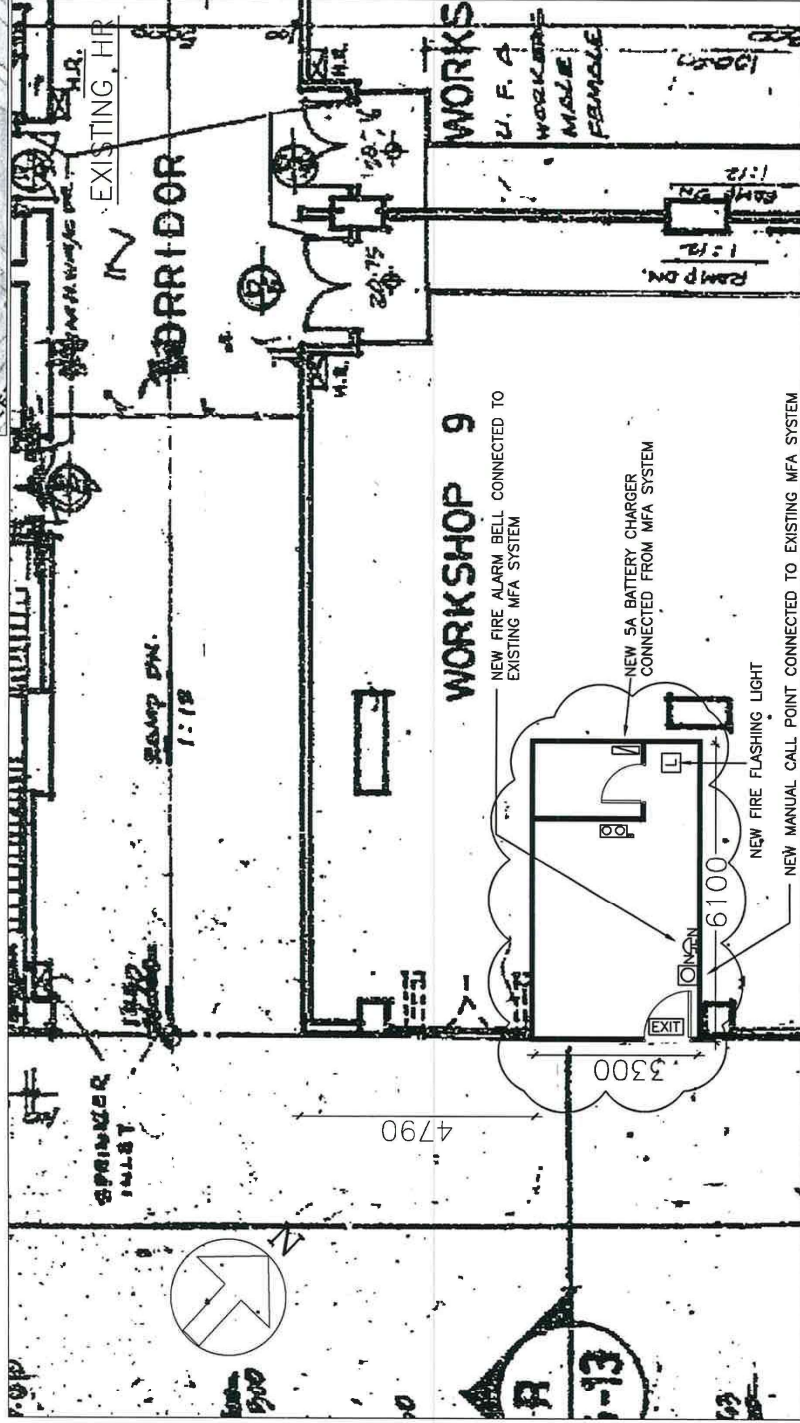
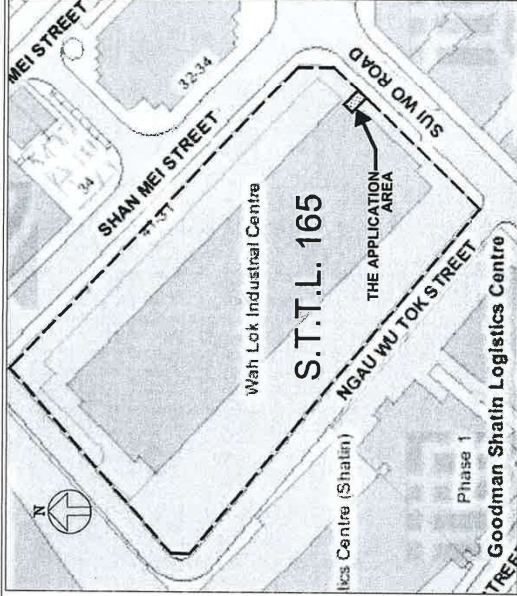
# FIRE SERVICES NOTES

- EXCEPT OF THE UNIT/PREMISES UNDER APPLICATION, ALL EXISTING FIRE SERVICES INSTALLATION SHALL BE MAINTAINED AND REMAINED UNCHANGED. ALL EXISTING SPRINKLER AND HOSE REEL SHALL BE MAINTAINED AND REMAINED UNCHANGED.
- EMERGENCY LIGHTING COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION. EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266 PART 1:2011; BS EN 1838 2013; FSD CIRCULAR LETTER NO.1/2006.
- EXIT SIGNS SHALL BE PROVIDED IN THE UNIT/PREMISES UNDER APPLICATION WHICH IN ACCORDANCE WITH "FSD CIRCULAR LETTER NO.5/2008", ALL EXITS TO BE CLEARLY INDICATED BY ILLUMINATED EXIT SIGNS IN ENGLISH AND CHINESE CHARACTERS OF NOT LESS THAN 125mm HIGH. EXIT SIGN SHALL BE COMPLETED WITH 2 HOURS STANDBY BATTERY BACKUP.
- NEW MANUAL FIRE ALARM SYSTEM FOR THE AREA SHALL BE PROVIDED AND CONNECTED TO EXISTING MASTER FIRE ALARM SYSTEM. ALL THE INSTALLATION SHALL BE COMPLIED WITH THE FSD CODES OF PRACTICE.

## LEGEND:

- SUBJECT SITE
- WORKSHOP FSD
- EXISTING WALL BUILT BY OTHERS
- EXIT SIGN
- EMERGENCY LIGHTING 2 HOURS STANDBY BATTERY BACKUP
- NEW FIRE FLASHING LIGHT
- NEW SA BATTERY CHARGER
- NEW BREAKGLASS UNIT
- NEW FIRE ALARM BELL

## SITE PLAN N.T.S.



UNIT F9D PLAN  
SCALE 1:100 (A3)

SHAN MEI STREET

SUI WO ROAD

PROJECT	FIRE SERVICES IMPROVEMENT WORKS AT UNIT F9D LG/F, WAH LOK INDUSTRIAL CENTRE PHASE 2, 31-35 SHAN MEI STREET, SHA TIN
TITLE	F9D LAYOUT PLAN
DRAWING NO.	FS-WL-F9D-314A-L-01
SCALE	AS SHOWN
DATE	FEB 2022
F.S. CONTRACTOR	MAN LICK ENGINEERING AND TRADING CO. LTD.



COPYRIGHT RESERVED



Further Information: A/ST/1003 - Departmental Comments from Director of Fire  
Services07/04/2022 15:17

To: <tpbpd@pland.gov.hk>

Cc: <dckwong@pland.gov.hk>, <mcyng@pland.gov.hk>

File Ref:

3 Attachments



FS251 Wah Lok.PDF FS 251 Block F.pdf FS251-revised.pdf

Dear Sirs,

Attached are the updated fire certificates that we have submitted to FSD. FYI.

Regards,



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: \_\_\_\_\_  
消防處編號消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

A 8554850

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

Block F

District:

分區

Folan Shatin

Area:

地區

☐ HK☐ K☐ NT

香港

九龍

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)
12	Exit Sign	LG/F to 22/F	Conforms with FSD Requirements (Defects see Part3)	03/05/21	02/05/22
28	Sprinkler System				
13	Fire alarm system				
16	FH/HR system				

## 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)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	13/F 11/F	1 no. breakglass unit damage. 1 no. alarm bell defective.	Need Replacement Need Replacement

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

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

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核。This certificate should be displayed at prominent location of the building or premises  
for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature

授權人簽署

Name

姓名

FSD/RC No.

消防處註冊號碼

Company Name

公司名稱

Telephone

聯絡電話

Date

日期

RC2/109

10/5/2021

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: \_\_\_\_\_  
消防處編號

A 8789206

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

37-41

Street/Road/Estate Name:

街道/屋苑名稱

Shan-Mei Street

Block:

座

Block E

District:

分區

Fokan, Shatin

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

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
13	Fire alarm system	13/F 11/F	To replace 1 no. breakglass unit. To replace 1 no. alarm bell.	Conforms with FSD Requirements  證明副本 CERTIFIED TRUE COPY	19/11/2021

## Part 3 第三部 Defects 損壞事項

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

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

本人/我們此證明以上之消防裝置及設備經測試, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則之規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核

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

Authorized  
Signature:  
授權人簽署Name  
姓名FSD/RC No.:  
消防處註冊號碼

RC2/109

Company Name  
公司名稱Telephone  
聯絡電話Date:  
日期

19/11/2021

For FSD  
use only.

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

Serial Number

10503 000482

Name of Client 顧客姓名

D&amp;G Motors Ltd.

Address 地址

Wah Lok Industrial Centre, Phase 2, 31-35 Shan Mei Street, Sha Tin, NT

Type of Building 樓宇類型:

☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團

## Part 1 Annual Maintenance ONLY

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting	LG/F, Unit F9D	Conforms with FSD Requirements	07/04/2022	06/04/2023
12	Exit Sign	LG/F, Unit F9D	Conforms with FSD Requirements	07/04/2022	06/04/2023

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

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

## 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	

Remark 備註

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/我們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

RC1 / 0503

RC2 / 0643

07/04/2022

For FSD  
use only

Inspected

Key-in

Verified





## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 9034990

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

31-35

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

District:

分區

Shatin

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

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

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

Code 編碼 (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	Fire Alarm System	Workshop F9, LG/F	To supply & install 1 no. manual call point.  To supply & install 1 no. 24VDC alarm bell.	Conforms with FSD Requirements	24/01/2022

**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
			NIL	

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

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**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期



RC2/109

26/1/2022

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



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9034990

FSD Ref.:

消防處檔號

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Wah Lok Industrial Centre

Street No./Town Lot:

門牌號數/市地段

31-35

Street/Road/Estate Name:

街道/屋苑名稱

Shan Mei Street

Block:

座

District:

分區

Shatin

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

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

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

Code 編碼 (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	Fire Alarm System 具器安固於報警	Workshop F9, LG/F	To supply & install 1 no. manual call point. To supply & install 1 no. 24V/DC alarm bell.	Conforms with FSD's Requirements	24/01/2022

## 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
			NIL	

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

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

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
受權人簽署

Name:  
姓名  
FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期



For FSD  
use only:

Inspected

Key-in

Verified

**Relevant extract of TPB Guidelines No. TPB PG-No. 25D  
for use/development within “Industrial” Zone**

The ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D), which was revised and promulgated in September 2007, is relevant to this application. For a proposed commercial use in an industrial building, relevant planning assessment criteria are summarized as follows:

- (a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
- (b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and
- (a) the FSD should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the ground floor of an existing industrial building with and without sprinkler systems should as a general principle not exceeding 460m<sup>2</sup> and 230m<sup>2</sup> respectively. The limits on aggregate commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop, local provisions store and showroom in connection with the main industrial use. Moreover, the 230m<sup>2</sup>/460m<sup>2</sup> criteria do not apply to cases involving conversion of the low zone of an existing industrial building for commercial uses if the commercial portion is completely separated from the industrial portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

**Previous Application at  
Portion of Workshop F9 (Formerly 9), LG/F, Wah Lok Industrial Centre Phase 2,  
31-35 Shan Mei Street, Sha Tin, New Territories**

**Application approved by the RNTPC**

<b>No.</b>	<b>Application No.</b>	<b>Application Premises (Unit)</b>	<b>Applied Use</b>	<b>Floor Area (m<sup>2</sup>) (About)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
1.	A/ST/964	F9	Shop and Services (Real Estate Agency)	20.13	16.11.2018 (revoked)	(a), (b), (c)

**Approval Conditions**

- (a) Approved on a temporary basis for a period of three years
- (b) The submission and implementation of the fire safety measures within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (c) If the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice

**Appendix IV of  
RNTPC Paper No. A/ST/1003B**

**Similar Applications for ‘Shop and Services’ Use at  
LG/F and UG/F, Wah Lok Industrial Centre**

**Applications Approved by the RNTPC/TPB in the Past 10 Years**

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m <sup>2</sup> ) (About)	Date of Consideration	Approval Condition
1	A/ST/558	F9B (Part) and F9C (Part)	Retail Shop (Selling of Metal and Hardware)	20	12.4.2002	Nil
2	A/ST/916	D6	Proposed Shop and Services	47.7	17.3.2017 <b>(expired)</b>	(a), (d), (e), (f)
3	A/ST/941	E3 (Part)	Shop and Services (Real Estate Agency)	7.75	16.3.2018 <b>(expired)</b>	(a), (b), (c)
4	A/ST/972	F9 (Part)	Shop and Service (Money Exchange)	18.9	19.7.2019 <b>(revoked)</b>	(b), (c), (g)
				<b>20 m<sup>2</sup></b> (A/ST/558 is valid planning permission applicable for the maximum limit of 460m <sup>2</sup> for aggregate commercial floor area)		

**Approval Conditions**

- (a) Approved on a temporary basis for a period of three years
- (b) The submission and implementation of the fire safety measures within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (c) If the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice
- (d) The submission of the fire service installations proposal within 9 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (e) In relation to (d), the implementation of the fire service installations within 9 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (f) If any of the above planning conditions (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice
- (g) Approved on a temporary basis for a period of five years



**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises;
- (b) a temporary approval of five years is given in order to allow the Committee to monitor the compliance of the approval conditions and the supply and demand of industrial floor space in the area to ensure that the long term planning intention of industrial use for the application premises will not be jeopardized;
- (c) to note the comments of the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD) that if the Town Planning Board approves the subject s.16 application, the term of the above waiver may be revised or a new waiver application would be required unless that applicant ensures that the internal floor area of the subject application will not exceed 20.1 m<sup>2</sup> (about);
- (d) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
  - (i) the applied use shall be complied with the requirements under the BO and allied regulations. For instance, the shop shall be separated from the adjoining workshops by fire barriers with Fire Resistance Rating of 120 minutes and the means of escape in case of emergency of the existing adjoining premises shall not be adversely affected;
  - (ii) the sub-division of the unit / premises shall comply with the provisions of the BO and allied regulations, in particular Building (Minor Works) Regulation in case of minor works to be carried out. The applicant should engage a prescribed building professionals under the BO to co-ordinate the minor works, if necessary, and prescribed registered contractors to carry out the minor works; and
  - (iii) The applicant is also advised to engage an authorized person to co-ordinate the building works, if any; and
- (e) to note the comments of the Director of Fire Services that:
  - (i) regarding matters related to fire resisting construction of the Premises, the applicant should comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the Building Authority; and
  - (ii) the applicant should pay attention to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises”.