

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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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 樓及新界沙田上禾輩路 1 號沙田政府合署 14 樓)索取。
- 3. 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	□Site area 地盤面積sq.m 平方米□About 約 □Gross floor area 總樓面面積20.13sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	

(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 or 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 A	Application Site 申請地點的「現行土地擁有人」				
The	applicant 申請人 -	· · · · · ·				
\checkmark		lease proceed to Part 6 and attach documentary proof of ownership). 请繼續填寫第 6 部分,並夾附業權證明文件)。				
	is one of the "current land owners" [#] 是其中一名「現行土地擁有人」 ^{#8}	^{&} (please attach documentary proof of ownership). ^{&} (請夾附業權證明文件)。				
	is not a "current land owner" [#] . 並不是「現行土地擁有人」 [#] 。					
	並不是「現行土地擁有人」*。	overnment land (please proceed to Part 6). 手繼續填寫第 6 部分)。				
	並不是「現行土地擁有人」 [#] 。 The application site is entirely on Go 申請地點完全位於政府土地上(請 Statement on Owner's Conse	f繼續填寫第6部分)。 ent/Notification				
5.	並不是「現行土地擁有人」 [#] 。 The application site is entirely on Go 申請地點完全位於政府土地上(請 Statement on Owner's Conse 就土地擁有人的同意/通 According to the record(s) of application involves a total of	指繼續填寫第6部分)。 ent/Notification 知土地擁有人的陳述 f the Land Registry as at(DD/MM/YYYY), thi				
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Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料						
La г	nd Owner(s)	ot number/address of premises as shown in the read and Registry where notification(s) has/have been 员據土地註冊處記錄已發出通知的地段號碼/處	given given			
(Plea	use use separate shee	ts if the space of any box above is insufficient. 如上列	—————————————————————————————————————			
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: <u>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</u>						
		onsent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」				
Reas	sonable Steps to G	ive Notification to Owner(s) 向土地擁有人發出	出通知所採取的合理步驟			
		in local newspapers on((日/月/年)在指定報章就申請刊登一次通				
	-	a prominent position on or near application site/pro(DD/MM/YYYY)&	emises on			
	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			
	office(s) or rural	(日/月/年)把通知寄往相關的業主立案	(YYY) ^{&}			
Othe	ers 其他					
	others (please spo 其他(請指明)	ecify)				
-						
-		· · · · · · · · · · · · · · · · · · ·				
-	·					

6.	Type(s) of Application	申請類別			
\checkmark		nge of use within existing building or part thereof 現有建築物或其部分內的用途			
		Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statuto Plan(s)			
		《註釋》內所要求的河道改道/挖土/填土/填塘工程			
		stallation / Utility installation for private project 专置/私人發展計劃的公用設施裝置			
		n of stated development restriction(s) as provided under Notes of Statutory Plan(s) E圖則《註釋》內列明的發展限制			
		ent other than (i) to (iii) above 項以外的用途/發展			
註 1 Note	 1: May insert more than one「 : 可在多於一個方格內加上「 2: For Development involving colur : 如發展涉及靈灰安置所用送 	$\checkmark_{_3}$ 號 nbarium use, please complete the table in the Appendix.			
<i>(i)</i> .	<u>For Type (i) applicati</u>	o <u>m*供第(i)類申請</u>			
	Total floor area involved 涉及的總樓面面積	20.13 sq.m 平方米			
	Proposed use(s)/development 擬議用途/發展				
	Number of storeys involved 涉及層數	Number of units involved 涉及單位數目			
		Domestic part 住用部分 sq.m 平方米 □About 約			
	Proposed floor area 擬議樓面面積	Non-domestic part 非住用部分…29.13 sq.m 平方米 QAbout 約			
		Total 總計			
	Proposed uses of different	Floor(s) 樓層Current use(s) 現時用途Proposed use(s) 擬議用途			
	floors (if applicable) 不同樓層的擬議用途(如適	NA			
	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)				

<u>Part 6 第6部分</u>

(ii) For Type (ii) applic	<u>ation 供第(ii)類申請</u>				
	□ Diversion of stream 河道改道				
	 □ Filling of pond 填塘 Area of filling 填塘面積				
(a) Operation involved 涉及工程	 □ Filling of land 填土 Area of filling 填土面積				
(b) Intended use/development 有意進行的用途/發展					
(fül)) <u>For Type (fül) applic</u>	<u>adion (USA)(di)(TUST)</u>				
	│ □ Public utility installation 公用事業設施裝置				
	□ Utility installation for private project 私人發展計劃的公用設施裝置				
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建築物/構築物(倘有)的長度、高度和闊度				
	Name/type of installation 裝置名稱/種類Number provision 數量of provision building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)				
(a) Nature and scale 性質及規模					
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)				

•

(iv) <u>F</u>	or Type (iv) application #	<u> (iv)類申請</u>		
(a)	Please specify the propose	ed minor relaxation of sta	ted development restriction(s) and	<u>also fill in the</u>
	proposed use/development an			
Ē	<u> </u>	民制 <u>亚填妥於第(v)部分的</u>	羽擬議用途/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 平方疗	ĸ
	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r	n 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store	ys 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) <u>F</u>	or Type (x) application 供	<u>第10)類申請</u>		
	posed s)/development 6用途/發展			
		11 1 1 C.I		• • ••••••
		mustrate the details of the propo	sal on a layout plan 請用平面圖說明建議	i干'i有)
(b) <u>Dev</u>	elopment Schedule 發展細節表			
	oosed gross floor area (GFA) 擬語	義總樓面面積	sq.m 平方米	□About 約
^	oosed plot ratio 擬議地積比率	_		□About 約
-	oosed site coverage 擬議上蓋面积		%	□About 約
-	oosed no. of blocks 擬議座數	一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一一		
Prop	oosed no. of storeys of each block	、母唑建杂物的嫩藏層數	·····storeys 層	
			□ include 包括 storeys of basem □ exclude 不包括 storeys of base	
	· ·		_ exerude ⊡j⊟storeys of bas	~)(自2世))半
Prop	oosed building height of each blo	ck 每座建築物的擬議高度	mPD 米(主水平基準上	
		· · · ·		□About 約

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Domestic pa	art 住用部分			
GFA 約	總樓面面積		sq. m 平方米	□About 約
numbe	r of Units 單位數目		-	
average	e unit size 單位平均面	積	sq. m 平方米	□About 約
-	ed number of resident:			
Non-domest	tic part 非住用部分		GFA 總樓面面	積
eating	place 食肆		sq. m 平方米	□About 約
一 hotel 湟	雪店		sq. m 平方米	□About 約
			(please specify the number of rooms	-
			請註明房間數目)	
office #	辦公室			□About 約
	nd services 商店及服務	 客行業	sq. m 平方米	□About 約
			······································	
Govern	ment, institution or co	mmunity facilities	(please specify the use(s) and	concerned land
	機構或社區設施	•	area(s)/GFA(s) 請註明用途及有關的	
			樓面面積)	
	•			
other(s)) 主曲		(please specify the use(s) and	concerned land
			area(s)/GFA(s) 請註明用途及有關的	
			樓面面積)	
			•••••	
☐ Open space	休憩用地		(please specify land area(s) 請註明	也面面積)
	open space 私人休憩	用地	·······················sq. m 平方米 □ Not l	
-	open space 公眾休憩月		sq. m 平方米 □ Not l	
· · · ·	·····	ile) 各樓層的用途 (如適		
[Block number]	[Floor(s)]		[Proposed use(s)]	
[座數]	[層數]		[擬議用途]	
		· · · · · · · · · · · · · · · · · · ·	•••••••••••••••••••••••••••••••••••••••	
			•••••••••••••••••••••••••••••••••••••••	
	••••	••••••	·····	
	•••••	••••••		
(d) Proposed use(s) of uncovered area (i	fany) 露天地方(倘有)	的擬議用途	
	••••••			
	• • • • • • • • • • • • • • • • • • • •			
			·	

 Anticipated Completi 擬議發展計劃的預 		of the Development Proposal 時間	•
Anticipated completion time (in n 擬議發展計劃預期完成的年份及 (Separate anticipated completion Government, institution or comm	nonth and 及月份(分 times (in unity facili	year) of the development proposal (by phase (if any)) (e.g. June 202 期 (倘有)) (例: 2023 年 6 月) month and year) should be provided for the proposed public open	
Tentatively in No	ovember	2021	
	• • • • • • • • • • • • • • •		•••••
· • • • • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • •		•••••
	•••••		·····
	· · · · ·		
8. Vehicular Access Arr: 擬議發展計劃的行	-	it of the Development Proposal	
「双武汉()()]]		女扱 	
	Yes 是	There is an existing access. (please indicate the street nan appropriate)	ne, where
Any vehicular access to the		有一條現有車路。(請註明車路名稱(如適用))	
site/subject building?		Sui Wo Road	
是否有車路通往地盤/有關 建築物?		There is a proposed access. (please illustrate on plan and specify 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)	the width)
	No 否		
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)	•
		請註明種類及數目並於圖則上顯示)	
		Private Car Parking Spaces 私家車車位	
		Motorcycle Parking Spaces 電單車車位	
Any provision of parking space	· .	Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
for the proposed use(s)? 是否有為擬議用途提供停車		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
位?		Others (Please Specify) 其他 (請列明)	
		· · · · · · · · · · · · · · · · · · ·	
		· · · · · · · · · · · · · · · · · · ·	
	No 否		
	· · · ·		
	Yes 是	 ☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 	
		請起吩裡與父致日亚於國則上顯不) Taxi Spaces 的士車位	
		Coach Spaces 旅遊巴車位	
Any provision of		Light Goods Vehicle Spaces 輕型貨車車位	
loading/unloading space for the		Medium Goods Vehicle Spaces 中型貨車車位	· · · · · · · · · · · · · · · · · · ·
proposed use(s)? 是否有為擬議用途提供上落客		Heavy Goods Vehicle Spaces 重型貨車車位	
定否有局擬讓用述旋供工洛各 貨車位?		Others (Please Specify) 其他 (請列明)	NA
		··	
		· · · · · · · · · · · · · · · · · · ·	
	No 否		
		v −	

Parts 7 and 8 第7 及第8部分

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。						
	Yes 是	✓ Please provide details 請提供詳情				
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?		Change portion of the ground floor industrial use to shop and services use				
	No 否					
Does the development proposal involve the operation on the right?	Yes 是	 (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霸土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍) Diversion of stream 河道改道 				
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.		 □ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □About 約 Depth of filling 填塘深度 m 米 □About 約 □ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 □About 約 Depth of filling 填土面積 sq.m 平方米 □About 約 				
註:如申請涉及第 (ii)類申請,請跳至下 一條問題。)	No 否	 □ Excavation of land 挖土 Area of excavation 挖土面積sq.m 平方米 □About 約 Depth of excavation 挖土深度m 米 □About 約 				
	On traffi On water On drain On slope Affected Landscap Tree Fell Visual Ir	onment 對環境 Yes 會 No 不會 ✓ c 對交通 Yes 會 No 不會 ✓ s upply 對供水 Yes 會 No 不會 ✓ age 對排水 Yes 會 No 不會 ✓ s 對斜坡 Yes 會 No 不會 ✓ by slopes. 受斜坡影響 Yes 會 No 不會 ✓ ing 砍伐樹木 Yes 會 No 不會 ✓ ing 砍伐樹木 Yes 會 No 不會 ✓ Please Specify) 其他 (請列明) Yes 會 No 不會 ✓				
Would the development proposal cause any adverse impacts?						
擬議發展計劃會否 造成不良影響?	│ diameter │ 請註明显 │ 直徑及品	tate measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 慧量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹品種(倘可)				
		······				

<u>Part 9 第9部分</u>

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
· · · · · · · · · · · · · · · · · · ·
·····

Part 10 第 10 部分

11. Declaration 聲明			
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。			
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。			
Signature 簽署 □ Applicant 申請人 / ↓ Authorised Agent 獲授權代理人			
LAM Wai Leung Director			
Name in Block LettersPosition (if applicable)姓名(請以正楷填寫)職位 (如適用)			
Professional Qualification(s) ✓ Member 會員 / □ Fellow of 資深會員 專業資格 □ HKIP 香港規劃師學會 / □ HKIA 香港建築師學會 / ○ HKIS 香港測量師學會 / □ HKIE 香港工程師學會 / □ HKILA 香港園境師學會 / □ HKIUD 香港城市設計學會 / □ RPP 註冊專業規劃師 Others 其他			
on behalf of Anders Surveyors Company Limited 代表			
☑ 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况下,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, 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料, 應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following: 如發展涉及靈灰安置所用途,請另外填妥以下資料:				
Ash interment capacity 骨灰安放容量 [@]				
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量				
Total number of niches 龕位總數				
Total number of single niches 單人龕位總數				
Number of single niches (sold and occupied)				
Total number of double niches 雙人龕位總數				
Number of double niches (sold and fully occupied)				
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)				
Proposed operating hours 擬議營運時間				
 a 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。) (For Official Use Only) (請勿填寫此欄) Application No. 申請編號 Location/address Portion of Workshop F9 (Formerly 9) on LG/F Wah Lok Industrial 位置/地址 Centre (Phase II) Nos.31-35 Shan Mei Street Shatin New Territories Site area NA sq. m 平方米□About 約 地盤面積 NIL (includes Government land of 包括政府土地 sq.m 平方米 □ About 約) Plan Sha Tin Outline Zoning Plan No. S/ST/34 圖則 Zoning 地帶 Industrial Applied use/ development Shop and Services 申請用途/發展 Gross floor area Plot Ratio 地積比率 (i) sq.m 平方米 and/or plot ratio Domestic □ About 約 □About 約 總樓面面積及/或 住用 \Box Not more than \Box Not more than 地積比率 不多於 不多於 Non-domestic 4 About 約 □About 約 20.13 NA 非住用 Not more than \Box Not more than 不多於 不多於 (ii) No. of block Domestic 幢數 住用 Non-domestic 非住用 Composite 綜合用途

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

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

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

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

For Form No. S.16-I 供表格第 S.16-I 號用

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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	
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. <u>The Proposal</u>

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

2. <u>The Premises and its Surrounding Areas</u>

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. <u>Compliance with the "Owner's Consent/Notification" Requirements</u>

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 areas3 on the ground

floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² 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 230m²/460m² 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>Applicant</u>	Application Premises	Applied Use	<u>Floor</u>	Decision	Decision
<u>No.</u>			<u>Area</u>	<u>Date</u>	
			<u>(about)</u>		
			<u>(m²)</u>		
A/ST/558	Units F-9B(p) & F-9C(p),	Retail Shop	20	12/04/2002	Approved/Agreed
	Lower Ground Floor,	(Selling of Metal			
	Wah Lok Industrial	and Hardware)			
	Centre Phase 2, 31-35				
	Shan Mei Street, Fo Tan,				
	Sha Tin, N.T., STTL 165				
A/ST/916	Workshop D6, LG/F, Wah	Proposed Shop	47.7	17/03/2017	Approved with
	Lok Industrial Centre	and Services			condition(s) on a
	Phase 2, 31-35 Shan Mei				temporary basis
	Street, Fo Tan, Sha Tin,				
	New Territories.				
A/ST/941	Part A of Workshop E3,	Proposed Shop	7.75	16/03/2018	Approved with
	LG/F, Wah Lok Industrial	and Services			condition(s) on a
	Centre Phase 2, 31-35	(Real Estate			temporary basis
	Shan Mei Street, Sha Tin,	Agency)			
	New Territories				
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. <u>Planning Intention</u>

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 productionoriented 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.

<u>Applicant</u>	Application Premises	Applied Use	Decision Date	Decision
<u>No.</u>				
A/ST/904	Unit 2A, G/F, Hopeful	Shop and Services	14/10/2016	Approved with
	Factory Centre, 10-16 Wo	(Real Estate		condition(s) on
	Shing Street, Fo Tan, Sha	Agency)		a temporary
	Tin, N.T.			basis
A/ST/941	Part A of Workshop E3,	Proposed Shop and	16/03/2018	Approved
	LG/F, Wah Lok Industrial	Services (Real		with
	Centre Phase 2, 31-35 Shan	Estate Agency)		condition(s) on
	Mei Street, Sha Tin, New			a temporary
	Territories			basis
A/ST/953	Part C of Workshop 6, Level	Shop and Services	01/06/2018	Approved with
	L1, Wah Yiu Industrial	(Real Estate		condition(s) on
	Centre, 30-32 Au Pui Wan	Agency)		a temporary
	Street, Fo Tan, Sha Tin, N.T.			basis
A/ST/960	Portion A1 of Unit 3, G/F, Fo	Shop and Services	21/09/2018	Approved with
	Tan Industrial Centre, 26-28	(Real Estate		condition(s) on
	Au Pui Wan Street, Fo Tan,	Agency)		a temporary
	Sha Tin, New Territories			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. <u>Temporary Nature Would Not Jeopardize Its Planning Intention of "I"</u> <u>zone</u>

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. <u>Strived to comply with the planning condition for the previous</u> <u>planning approval</u>

The applicant was eager to carry out works with an aim to complying the prevailing legistations 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. <u>Conclusions</u>

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.

APPENDIX la



Location Plan



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



Assignment Plan



Appendix 4

NOTES

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

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ALL RIGHTS RESERVED. THIS DRAWING IS ISSUED FOR THE SOLE AND EXCLUSIVE USE OF THE NAMED RECIPIENT. NO PART OF THIS DRAWINGS, SKETCHES OR IMAGES MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE OWNER.

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	AUTHORIZED PERSON - PROJECT MANAGEMENT - BUILDING SURVEYING - ARCHITECTURE						
	Z Yip	Street, Kwun Ton	g, Kowloon, Hong Kong	☆ info@ebccl.com.hk			
	香港	E九龍觀塘創業街	25號創品中心27樓2702至	+852 35250828			

anders surveyors company limited

安國測量師行有限公司

1. <u>The Proposal</u>

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

2. <u>The Premises and its Surrounding Areas</u>

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. <u>Compliance with the "Owner's Consent/Notification" Requirements</u>

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 460m² and 230m² 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 230m²/460m² 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>Applicant</u>	Application Premises	Applied Use	<u>Floor</u>	Decision	Decision
<u>No.</u>			<u>Area</u>	<u>Date</u>	
			<u>(about)</u>		
			<u>(m²)</u>		
A/ST/558	Units F-9B(p) & F-9C(p),	Retail Shop	20	12/04/2002	Approved/Agreed
	Lower Ground Floor,	(Selling of Metal			
	Wah Lok Industrial	and Hardware)			
	Centre Phase 2, 31-35				
	Shan Mei Street, Fo Tan,				
	Sha Tin, N.T., STTL 165				
A/ST/916	Workshop D6, LG/F, Wah	Proposed Shop	47.7	17/03/2017	Approved with
	Lok Industrial Centre	and Services			condition(s) on a
	Phase 2, 31-35 Shan Mei				temporary basis
	Street, Fo Tan, Sha Tin,				
	New Territories.				
A/ST/941	Part A of Workshop E3,	Proposed Shop	7.75	16/03/2018	Approved with
	LG/F, Wah Lok Industrial	and Services			condition(s) on a
	Centre Phase 2, 31-35	(Real Estate			temporary basis
	Shan Mei Street, Sha Tin,	Agency)			
	New Territories				
Total:	1		75.45 sq.m.	L	

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. <u>Planning Intention</u>

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 productionoriented 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 neighboruhood

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

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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. <u>Strived to comply with the planning condition for the previous</u> <u>planning approval</u>

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8. <u>Conclusions</u>

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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:	
To:	<tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
Cc:	<vkcho@pland.gov.hk></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 reponse 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

This message and any attachment are confidential and may contain legally privileged information



SD Ref.: 防處榰號	CER	ž	FALLATIONS AND EQUIPME 肖防(装置及設備)規係 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATIOI 消防裝置及設備證書	A 875	381
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	p./Town Lot: 数/市地段	31-35	──Street/Road/Estate Name: 街道/屋苑名稱	Shan Mei Street	
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, 13	Fire alarm system	• •	fire flashing light. To supply & Instali 1no, 5A	//DC Conforms with FSD - 02/11/20	<u>irry</u> ,
		LG/F	fire flashing light. To supply & Instali 1no, 5A	//DC Conforms with FSD - 02/11/20	
art 3 第 ode編碼	Fire alarm system 三部 Defects 損壞事項 Type of FSI 裝置類型	LG/F	fire flashing light. To supply & Instali 1no, 5A	//DC Conforms with FSD - 02/11/20	
art 3 第 ode編碼	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
art 3 第 ode編碼	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
art 3 第 ode編碼 (1-35)	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
art 3 第 ode編碼 (1-35)	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
art 3 第 ode類碼 [1-35]	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
art 3 第 odc類碼 (1-35)	三部 Defects 損壞事項	LG/F	fire flashing light. To supply & Install 1no. 5A battery charger.	//DC Conforms with FSD - 02/11/20 Requirements	
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art 3 第 (1-35) c hereby cer ipment and me by the D 韵 形成术 如戴	三部 Defects 損壞事項 Type of FSI 装置類型 Type of FSI 装置類型 rtify that the above installationslequi in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are li 整明以上之消防装置及故 毫天不時公佈的最低限度 含查测试及保養守則的規	LG/F Location(s) 位置 Location(s) 位置 Location(s) 位置 Location(s) 位置 Constant actice for Minimum Fire of Installations and Equip sted in Part 3. 備經試驗,證明始 之消防裝置及設備 各,損壞事項列於 項, 應張限點	fire flashing light. To supply & install 1no. 5A battery charger. Outstanding Defects 未修缺點 NIL NIL NIL NIL NIL NIL Service Installations and ment published from time 能良好,符 情守則與裝置 第三部。 於大廈 L 查核	ZEAR 目 相(UDMAM FSD - 02/11/20 Requirements Comment on Defects 缺點評述 Comment on Defects 缺點評述 Mr Ng Tat Cheung Insp Rc2/109 Man Lick Engineering & Trading Co Ltd Ke	FSD conly;

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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 (29th Edition) Automatic Fire Alarm Installations (11th/12th Edition) Installation of External Drenchers (4th 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
V Others Fire Flashing Light, Battery Charger
Correspondence MAN LICK ENGINEERING & TRADING CO. LTD. Address : * + 13 H ± +13 H ± +13 H ± +13 H
Tel.: Signature of FSI Contractor/ Consultant : Mr. T.C. Ng Man Lick Engineering & Trading Co., .td Date : 3 Nov 2020

Mark "x" where applicable

(Rev 01/2012)



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.

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 :-

- X Rules of the Fire Offices' Committee for -
 - Automatic Sprinkler Installations (29th Edition)
 - Automatic Fire Alarm Installations (11th/12th Edition)
 - □ Installation of External Drenchers (4th 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

I Others Exit Sign, Emergency Lighting

orrespondence .ddress :	
	UTING A
ſel. :	(\mathcal{M})
Signature of FSI Contractor/ Consultant :	T.C. Ng
Full Name of FSI Contractor/ Consultant : Date : 2 6 AUG 2019	Man Lick Engineering & Trading Co., Ltd.



(Rev. 01/2012)



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 新明大魔 2 樓



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

圖文傳真 電話	FAX NO. TEL. NO.	; ;	FP 19/16158(A) <540> (852) 2722 6234 (852) 3971 4661 fschq@hkfsd.gov.hk
电丁如件	E-man	•	<u>Ischuldankisu.gov.nk</u>

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

Ref. number and date should be quoted in reference to this letter 凡提及本信時請引述编號及日期



.FSD Ref.: _ 消防處緒號			š -	FALLATIONS AND EQUIPM 肖防 (装置及設備)規 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATIO 消防装置及設備證書	例	A 8213669
Name of 顧客姓名					·	
Name of 樓宇名稱	Building : [·····	· 宰樂工業中心	1 : 	
	./Town Lot: 枚/市地段		31 - 35	Street/Road/Estate Name : 街道/屋苑名稱	山尾街	
Block: 座	uilding 樓字類	B T#U · []]]]=4	District 分區 ustrial工業 □Comm		】Area: □HK]地區 □香港 □	□九龍 □ 新界
Part	t 1 Annual Ins 一部 只適用	spection C	DNLY In acc equipm 車百百 once h	Idential的乘	fire service installation or equipment inspect 利第八條(b)款,擁有裝置在任何處所改	her of any fire service installation or ed by a registered contractor at least
Code編碼 (1-35)	Type of FSI 裝	皆類型	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)
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Part 2 第	二部 Installation / Mod	ification / Repair	/ Inspection work 裝置/改裝/修		
Code頒碼 (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	振意辩明系统	LG/F - F9通	檢查及測試 1 俚應參照明燈。	符合调防候例	03/08/19
12	出口指示源		検査及測試 1個出口指示牌。	· .	· · · · ·
	•			,	

· · · · · · · · · · · · · · · · · · ·						-
Part 3 第	三部 Defects 損壞事項	1			•	:
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstandin	g Defects 未修缺點	Comment on Defects 缺點言	平述
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working order Equipment and	rtify that the above installations/equip in accordance with the Codes of Pr Inspection, Testing and Maintenance inector of Fire Services. Defects are his	actice for Minimum Fire of Installations and Equip	Service Installations	and Signature : time 受權人簽署	MMg	For FSD use only:
合消防庭属	登明以上之消防装置及設。 宽長不時公佈的最低限度: 食查测试及保養守則的規*	之消防装置及設備	守則與装置	Name : 姓名 FSD/RC No. : 消防處註冊號碼	Mr Ng Tat Cheung RC2/109	I Inspected
如此	置書涉及年機事」 處所當眼處以供	頁,應張貼;	於大度	Company Name : 公司名稱	Man Lick Engineering & Trading Co Ltd	Key-in
	s certificate should be displayed at promi for FSD's inspection if any annual	nent location of the building (or premises	Telephone: 聯絡電話 Date:		_¦
F.S. 251 (Rev. 1)	(2016)			日期	9/8/2019	Verified



A/ST/1003 - Response to Departmental Comments from Director of Fire Services19/03/2022 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

PDF





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,

	FSD Ref.: _ 消防處檔號		5	TALLATIONS AND 肖防(裝置及設 (Regulation) (第九條(1) IRE SERVICE INST	備)規例 9(1)) 款) ALLATION		A 85548
	Name of 顧客姓名			消防裝置及設	備證書	ा हे । स. असम्ब	
	Name of 樓宇名稱		4	Wah Lok Industrial C	Centre	a a a a a a a a a a a a a a a a a a a	
	Street No	./Town Lot: 红/市地段	37-41	Street/Road/Estat 街道/屋苑4			
	Block :	Block C	District	:	A	Shan Mei Street	K NT
	座 Type of B	uilding 樓宇類型:□」	分區 adustrial工業 □Comm	Fotan.: nercial商業 Domestic	4-12	b區 □香港 ∟ ite综合 □Licensed premis	」九龍 ──新界 es持牌處所 □Institutional
		1 Annual Inspection 一部 只適用於年标	論車 T白 once	cordance with Regulation 8(b) of Fi ment which is installed in any premi in every 12 months. 根據預防 (5 12個月由一名註冊承辦酒檢查)	を置及設備)規例第)	and Equipment) Regulations, the own ervice installation or equipment inspect (核(b)散,擁有裝量在任何處所內 至少一次。	er of any fire service installation or d by a registered contractor at least 的任何消防装置或股偏的人,
Ì	Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition	m 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	6.1 - R3		m)s with		
	20	Sprinkler System	1 1 1 A	Requi	SD rements	03/05/21	02/05/22
	13	Fire alarm system		inen senar sa (in et senar sa	n na serie References	and a second	a an
	16	FH/HR system	₩. K.aŭ	P 21 1 2	a istana		
			18 18 M	17 1124	1 44 - 51 - 1 - 1 - 5		
I	Part 2 第			/ Inspection work	支置/改裝/修	多理/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 完成之工作內特	Comment on Condition #	況評述 Completion Date 完成日期(DD/MM/YY)
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7			A 46 7			 All all and an an and an an	
	8 v.		-		na tu		
). En en en	1			證明	A COPY
	Part 3 第	三部 Defects 損壞事	"項	194 (A. 1		CERTIFI	ED THAT THE
	Code編碼 (1-35)	Type of FSI 裝置類型	1	Outstanding Defect	s 未修缺點	Comment on I	Defects 缺點評述
	S.***		entre la c		NIL	 Mark Aug. 74 (1997) 25. Mark Aug. 75 (1997) 25. Mark Aug. 76 (1997) 25. 	
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			18 110			ala tean a' chif Thank a ca m	•
	- (*) - (**)	ang ca we		1 1 1 1 N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	i Pira-Ma	1 (* 1999)	(211) - (
	×	1947 in 1	an the second		a and		-
ļ	I/We hereby ce	tify that the above installations/	quipment have been tested a	nd found to be in efficient	Authorized		
	working order Equipment and to time by the I	in accordance with the Codes o Inspection, Testing and Maintena Director of Fire Services. Defects a	f Practice for Minimum Fir ance of Installations and Equi relisted in Part 3.	e Service Installations and pment published from time	Signature 受權人簽署 Name		19 For FSC use only
	合消防處原	登明以上之消防装置及 定長不時公佈的最低限 会查测试及保養守則的	度之消防装置及設行	错守则與装置	姓名 FSD/RC No. 防處註冊號碼	:	Inspecte
	如意	a certificate should be displayed at p	¥項,應張貼 供消防處人」		Company Name 公司名稱 Telephone		Key-ir
	C [*]	"for FSD's Inspection If any an	huel minimumarice work is involv	ed."	聯絡電話 Date		

FSD Ref.: 消防處構號		- 1 3 -	TALLATIONS AND EQUIPM 消防(裝置及設備)規 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATIO 消防裝置及設備證書	例	A 8554
Name of 顧客姓名		e e e e e e e e e e e e e e e e e e e		and the second second	· · · · · · · · · · · · · · · · · · ·
-	Building :		Wah Lok Industrial Centre].
Street No	b./Town Lot: 数/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	17. 10.	Ärea: HK HK	.龍 新界
	Building 樓宇類型:□Ing	ustrial工業 []Comm		nposite綜合 Ulcensed premises持	雜處所 Institution
Par 第−	t 1 Annual Inspection (一部 只適用於年検	equip 車面 once	xordance with Regulation 秋b) of Fire Service (Installa ment which is installed in any premises shall have such in every 12 months. 根據消防(装置及設備)規修 12個月由一名註冊承辦商檢查該等消防裝置或	n fire service installation or equipment inspected by 演算八條(h)款,擁有裝置在任何處所內的任	a registered contractor at least
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評刻	Completion Date	Next Due Date 次到期日(DDMM/YY
12	Exit Sign	1 1 R-	Conforms with	03/05/21	02/05/22
28	Sprinkler System		FSD Requirements		
13	Fire alarm system	LG/F to 22/F	(Defects see Part 3)		an an a'
16	FH/HR system				ng ang ang ang ang ang ang ang ang ang a
		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	12 12 14 14 14 14 14 14 14 14 14 14 14 14 14		4
Part 2 第	二部 Installation / Mod	fification / Repair	· /·Inspection work 裝置/改裝	/修理/檢查工作	- 1
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	and the second s	·····································
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Part 3 第	三部 Defects 損壞事功	<u></u> E	10 ****	CERID GEN	
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點		ts 缺點評述
13	Fire alarm system	20/F.	1 no. breakglass unit damage.	Need Re	placement
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8.0	r sene data" a	41 A 1	- <u>.</u>	e joing and and	
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working order Equipment and to time by the D	tify that the above installations/equ in accordance with the Codes of P Inspection, Testing and Maintenance irrector of Fire Services. Defects are 1	ractice for Minimum Fire e of Installations and Equip isted in Part 3.	Service Installations and Signations and Signation	ure: 署	Ror F use or
合消防度质	冬明以上之消防装置发投 & 長不時公佈的最低限度 +查测试及保養守則的規	之消防装置及設行	带守则與裝置 FSD/RC1		Inspe
	金油马在绘育		Company Na		
如前或	之后》及中位等 處所當眼處以供 certificate should be displayed at prov		本 大 協 公司名 工 Telepho		Key

FSD Ref.: 消防處檔號	CEF	ίζ -	TALLATIONS AND EQUIPMI 肖防(裝置及設備)規 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATIO 消防裝置及設備證書	列	A 878
Name of 顧客姓名		5. 4	1	· · · (8	
Name of	Building :				
	o./Town Lot :		Street/Road/Estate Name :		
Block :	敗/市地段	37-41 District	_」 街道/屋苑名稱 :「	Area : HK	
座 Type of F	Block D Building 樓字類型:□Inc	分區	Fotan, Shatin ercial商業 Domestic住宅 Con	」 <u>地 區</u> └──」 香港 └ nposite综合 │□ Licensed pren	九龍 Lises持陣處所 □ Institu
	t 1 Annual Inspection 一部 只適用於年椅	ONLY In accorect on the second secon	ordance with Regulation 8(b) of Fire Service (Installi nent which is installed in any premises shall have such a every 12 months. 根據消防(表置及設備)規符 2個月由一名註冊承辦商檢查該等消防表置或	tions and Equipment) Regulations, the o fire service installation or equipment insp 列第八條(b)款,擁有裝置在任何處所	wher of any fire service installation
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評刻	企 Completion Date 完成日期(DD/MM/YY	Next Due Date) 下次到期日(DD/MM
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		dian and a	NIL	机制度和 中国	
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				 The state of the state 	1. 1. 1. 1.
	二部 Installation / Mo	1	/ Inspection work 裝置/改裝	/修理/檢查工作	1.31.6.2.2.1
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	F內容 Comment on Condition	狀況評述 完成日期(DDA
13	Fire alarm system	20/F	To replace 1 no. breakglas	FSD	
한 물질				Requiremen	ts .
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				CERTIF!	D TRUE CONT
The second second second	三部 Defects 損壞事]	頁		54 47 A 44	
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺黑	i Comment on	Defects 缺點評述
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working order Equipment and	rtify that the above installations/eq in accordance with the Codes of I I Inspection, Testing and Maintenan Director of Fire Services. Defects are	Practice for Minimum Fire ce of Installations and Equip listed in Part 3.	Service Installations and Signat oment published from time 受權人簽	ure:	19
本人藉此言	登明以上之消防装置及非	(備經試驗,證明也	生能良好,符 如		
本人藉此言	證明以上之消防裝置及認 處長不時公佈的最低限度 會查測試及保養守則的規	之消防装置及設住	生能良好,符 #守則與裝置 FSD/RC	t名 No. :	

Telephone : 聯絡電話 Date : 日期

Verified

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)

λŝ.

FSD Ref.: 消防處檔號		ž	TALLATIONS AND EQUIPMI 肖防(裝置及設備)規作 (Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATIO 消防裝置及設備證書	列	A 8789
Name of 顧客姓名				-21 -	
	Building :		Wah Lok Industrial Centre	10 A. 10 A. 10	
Street No	o./Town Lot: 数/市地段	37-41	Street/Road/Estate Name:街道/屋苑名稱	Shan Mei Stree	
Block: 座	Block E	District 分區		Area: HK 地區 雪港 [□ 九龍 ☑ 新界
	Building 樓宇類型:□In	idustrial工業 □Comm	nercial商業 Domestic住宅 Com	iposite综合 Dicensed premis	es持牌處所 [Institut
	t 1 Annual Inspection 一部 只適用於年根	合车.佰 once i	ordance with Regulation 8(b) of Fire Service (Installa ment which is installed in any premises shall have such n every 12 months. 根據消防(装置及股備)規停 12個月由一名註冊示辦商檢查該等消防裝置或	fire service installation or equipment inspect 前第八條(b)款,擁有裝置在任何處所內	ed by a registered contractor at l
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評刻	0.13.5	Next Due Date 下次到期日(DD/MM/
		and the second			
1997 - 1997 - 1997 - 1997 - 1997	1919 - H.				
. [alle san and hadness		NIL		
		All the product statements	, , , , , , , , , , , , , , , , , , ,		
	- Come and	na na mana ana	n an	a si ing pangan ng pangan ka	
				. (bran . 10 mb 16-	
Part 2 纬 Code編碼 (1-35)	币P Installation / Mo Type of FSI 裝置類型	Location(s) 位置	r / Inspection work 裝置/改裝 Nature of Work Carried out 完成之工作		代况評述 完成日期(DD/M
(1-55)	Land Margaret Landa		and a firm a contained and		70,00, D 99,000,00
13	Fire alarm system	10/F	To repair 1Lot. MFA cor	nduit. Conforms w FSD Requiremen	A CHARLES
					明二副本
Dent 2 4				eeentie	明,國建一本 DITRUE COPY
Part 3 第 Code編碼 (1-33)	三部 Defects 損壞事 Type of FSI 装置類型	項 Location(s) 位置	Outstanding Defects 未修缺點	設 CERTIFI	明 國此 本 ED_TRUE COPY
Code編碼		1	Onitstanding Defects 末修缺點 NIL	設 CERTIFI	COTHUE CORY.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS	FIRE SERVICE	(INSTALLATIONS	AND EQUIPMENT) REGULATIONS
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A 8554849

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FSD Ref.:	
消防處檔號	

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

while with while and have been been been	
消 防 裝 量 及 設 備 證 書	
<i>作为我里以</i> 以限应管	

Jamia of Duildian a							
Name of Building : 樓宇名稱		Wa	h Lok Industrial Centre	1. a		· · · · · · ·	
Street No./Town Lot 門牌號數/市地段	37-4		itreet/Road/Estate Name : 街道/屋苑名稱		Shan Mei Street	ne Herri	x 5.7
Block: 座	Block E	District: 分區	Fotan, Shatin	Area: 地區	HK 香港	□ <mark>K</mark> □ 九龍 □	」 NT 新界
Type of Building 樓宇	類型:CIndustrial工業	Commercia	·商業 □Domestic住宅 □C	omposite综合	Licensed premis	ses持牌處所	[]Institutional社園

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	一部 只適用於年榆	重佰 once in	nent which is installed in any premises shall have such fire serv a every 12 months. 根據消防(装置及設備)規例第八個 2個月由一名註冊來辦商檢查該等消防裝置或設備至	條(b)款,擁有裝置在任何處所內	d by a registered contractor at least 的任何消防装置或股偏的人。
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	8 a	Conforms with		
28	Sprinkler System	LG/F to 22/F	FSD Requirements	03/05/21	02/05/22
13 .	Fire alarm system	LG/F 10 22/F	(Defects see part 3)	i de Salaria	
16	FH/HR system	- 1 at			

ode編碼 (1-35)	Type of FSI	裝置類型	Location(s)	位置	Nature of	Work Car	ried out 完	成之工作內容	Comment on Condition #	Completion Date 完成日期(DD/MM/Y)
4 125	at at is.		-	÷ 3	· · ·	2.1		29	The second second	
1		Ř. S. S.	5 7 - 154 - 144		in and	. 1-9 ° .	NIL		de la conserva	
h. 2	14. AT					h en		See all a		
	4.4 - F		·	e F	****			392. S. 1		明副本

Code編码 (1-35)	Type of FSI 装置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire alarm system	10/F	1Lot. MFA conduit damage.	Need Replacement
1-1- 1				
	erran na		and the second	
			2. 578	
king order inpment and ime by the l 人藉此 消防處	rtify that the above installations/equi in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are hi 證明以上之消防裝置及設 處長不時公佈的最低限度 檢查測試及保養守則的規划	actice for Minimum Fire of Installations and Equip sted in Part 3. 備經試驗,證明他 之消防裝置及設備	service Installations and Signature prenent published from time 受權人簽署 生能良好・符 姓名 常守則與装置 FSD/FIC No.	
rking order upment and ime by the 1 人藉此 消防處 設備之 如	in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are lin 證明以上之消防裝置及設	actice for Minimum Fire of Installations and Equip sted in Part 3. 備經試驗,證明性 之消防裝量及設得 各,損壞事項列於 項,應張貼 (消防處人) inent location of the building	service Installations and putent published from time 生能良好、符 常守則與菜重 第三部。 於大廈 企在核 (or premises	

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:_ 消防處檔號

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消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款)

A 8554850

Inspected

Key-in

Verified

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

vame of	Client :		and the state of the	1 A A A A A A A A A A A A A A A A A A A	
顧客姓名	з · L	5	and the second sec	20 / ł	·
Name of 數字名稱	Building :		Wah Lok Industrial Centre		
	b./Town Lot: 枚/市地段	37-41	Street/Road/Estate Name :街道/屋苑名稱	Shan Mei Street	a contraction
Block: 座	Block F	District 分區	: Are Fotan, Shatin 地]K □NT 九龍 □新昇
Type of B	Building 樓宇類型:□Indu		nercial商業 Domestic住宅 Composite		
Part 第一	t1 Annual Inspection C 一部 只適用於年檢	NLY In acc equips 事項 g g g	cordance with Regulation 8(b) of Fire Service (Installations at ment which is installed in any premises shall have such fire serv in every 12 months. 根據新詩《葉室及設備》與朝鮮人 12個月由一名註冊承歸商檢查該等消訪來置或設備至	ad Equipment) Regulations, the owner rice installation or equipment inspecte 条(b)款,擁有裝置在任何處所內 少一次。	r of any fire service installation or d by a registered contractor at least 的任何消防裝置或設備的人。
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)
3		×	n na seann an Anna an Taonain An Stainn an Anna an Taonain An Stainn		
12	Exit Sign	a p	Conforms with FSD	03/05/21	02/05/22
28	Sprinkler System	LG/F to 22/F	Requirements (Defects see Part3)		
13	Fire alarm system		(Deletis see Fails)	and all starts	e af i a d
16	FH/HR system		A S. A	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
1999 - A.S. 1	8 - 19 8 8 - A			1	the state of the second
			and the second s		16.2
Part 2 第			r / Inspection work 裝置/改裝/修	理/檢查工作	
Part 2 第 Code編碼	二部 Installation / Mod Type of FSI 裝置類型	lification / Repain Location(s) 位置	r / Inspection work 裝置/改裝/修 Nature of Work Carried out 完成之工作內容	理/檢查工作 Comment on Condition #	況靜速 完成日期(DDMM/YY)
Code編碼			En Est a	in a second	況靜速 完成日期(DDMMYY)
Code編碼			En Est a	in a second	^況 解愛 完成日期(DD/MM/YY)
Code編碼			En Est a	in a second	洗餅紙 完成日期(DDMM/YY)
Code編碼			Nature of Work Carried out 完成之工作內容	in a second	況靜地 完成日期(DDMMYY)
Code編碼			Nature of Work Carried out 完成之工作內容	in a second	87.##建 完成日期(ODAM/YY)
Code編碼			Nature of Work Carried out 完成之工作內容	in a second	 洗評述 Completion Date 完成日期(DDMMYY) 小川 同) 本 HED TRUE COPY
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	in a second	8:₩% 完成日期(DDAM/Yyy 回 同 正 TRUF COPY
ode編碼 (1-35) Part 3 第 ode編碼		Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition #A	Rimet Completion Date 完成日期(DDMMYY) 明 同 本 IED TRUE COPY efects 缺點評述
ode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 #A	でで「「生」 完成日期(DDŘMAYY) 川月 同 下記にCOPY
ode編碼 (1-35) Part 3 第 ode編碼	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 #A	でで「「生」 完成日期(DDŘMAYY) 川月 同 下記にCOPY
ode編碼 (1-35) Part 3 第 ode編碼	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容 NIL Outstanding Defects 未修缺點	Comment on Condition #	でで「「生」 完成日期(DDŘMAYY) 川月 同 下記にCOPY
Code編碼 (1-35) Part 3 第 Code編碼 (1-35)	Type of FSI 裝置類型 三部 Defects 損壞事項 Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容 NIL Outstanding Defects 未修缺點	Comment on Condition #A	で新生 完成日期のDAMAYY 目日 同一本 IED TRUE COPY efects 缺點評述
ode編碼 (1-35) Part 3 第 Code編碼 (1-35)	Type of FSI 裝置類型 三部 Defects 損壞事項 Type of FSI 裝置類型	Location(s) 位置 Location(s) 位置 Location(s) 位置 13/F	Nature of Work Carried out 完成之工作內容 NIL Outstanding Defects 未修缺點	Comment on Condition #A	·····································
Code編碼 (1-35) Part 3 第 Code編碼 (1-35)	Type of FSI 裝置類型 三部 Defects 損壞事項 Type of FSI 裝置類型	Location(s) 位置 Location(s) 位置 Location(s) 位置 13/F	Nature of Work Carried out 完成之工作內容 NIL Outstanding Defects 未修缺點	Comment on Condition #A	で新生 完成日期のDAMAYY 目日 同一本 IED TRUE COPY efects 缺點評述
Code編碼 (1-35) Part 3 第 Code編碼 (1-35)	Type of FSI 裝置類型 三部 Defects 損壞事項 Type of FSI 裝置類型	Location(s) 位置 Location(s) 位置 Location(s) 位置 13/F	Nature of Work Carried out 完成之工作內容 NIL Outstanding Defects 未修缺點	Comment on Condition #A	で新生 完成日期のDAMAYY 目日 同一本 IED TRUE COPY efects 缺點評述

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

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

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)

FSD Ref.: 肖防處檔號	CER	洋	ALLATIONS AND EQUIPM 当防(裝置及設備)規 (Regulation 9(1)) (第九條(1)款) RE SERVICE INSTALLATIO 消防裝置及設備證書	列		A 8789
Name of 顧客姓名		1 g 1 g		÷.,	1 7	1.4.5
Name of	Building :			_		1
樓宇名和			Nah Lok Industrial Centre			5.7
	o./Town Lot: 故/市地段	37-41	Street/Road/Estate Name: 街道/屋苑名稱		Shan Mei Stree	· · · · ·
Block :		District :		Area :	□HK 香港	K NT
座 Type of B	Block F Building 樓宇類型: []Ind	分區 ustrial工業	Fotan, Shatin ercial商業 Domestic住宅 Cor	」 地區 nposite綜合	Licensed premis	山九龍 Ses持牌處所 Institu
Par	t 1 Annual Inspection C 一部 只適用於年檢	ONLY In acco	rdance with Regulation 8(b) of Fire Service (Install tent which is installed in any premises shall have such every 12 months. 根據消防(發置及設備)現行 2個月由一名註冊承辦商檢查該等消防裝置或	ations and Equi	pment) Regulations, the own	ner of any fire service installatio
Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	dt	Completion Date 成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM
	1 Berlin were an Bell and	ار المحاجر الت		757		
	a street sheet see a s		N LE ANDERS	3 5	styl i Sin og E	er 21, 18 10
			NIL	ज हो ह	ing at the second	1 1 1 1 1 1
	and the second	a national and and		1.1.5	terreri i sanĝ	
	a daala saaca saaca sa			in the second		
5			k - francisk frank fra	pin Nan gina Internet	a for any spearson	
D . 0 44	一 文// · · · · · · · · · · · · · · · · · ·		. He mu L. He	. Ale TH	10-+	
Code編碼 (1-35)		1	/ Inspection work 裝置/改裝 Nature of Work Carried out 完成之工作	1	厥宜工作 iment on Condition	状況評述 完成日期(DD/M
13	Fire alarm system	13/F	To replace 1 no. breakgla	1 (1 m m m m m m m m m m m m m m m m m	Conforms w FSD	/ith 19/11/2
			To replace 1 no. alarm be	II.	Réquiremei 흾한 CERTIFI	nfs 明 副 本 ED TEUE COPY
Dent 2 4			To replace 1 no. alarm be	K.	Requiremen 證 CERTIF	nts 明 - 副 本 ED TEUE COPY
Part 3 第 Cod編碼 (I-35)	三部 Defects 損壞事功 Type of FSI 裝置類型		To replace 1 no. alarm be Outstanding Defecte 未修缺黑		證 CERTIF	nfs 明 副 本 ED TFUF COPY Defects 缺點評述
Code編碼		<u>Į</u>			CERTIF	调 副 本 ED TEUE COPY
Code顯碼 (1-35) I/We hereby ce Equipment and to time by the L 本人藉此或 合消防處」		頁 Location(s) 位置 information (c) information (c) inf	Outstanding Defects 未修缺黑 NiL NiL d found to be in efficient Service Installations and ment published from time 生能良好 · 符 行則與裝置	zed ure: 译者: No.:	CERTIF	调 副 本 ED TEUE COPY

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	1	CER	TIFICATE OF F	(第九條 (1) 款) IRE SERVICE INSTALLATION 消防裝置及設備證書	N AN	ID EQUIPMENT		1
	me of 客姓4	Client :	11102-63		lei	n Lovi Tatismit		
Na	me of	Building :		/ah Lok Industrial Centre	1510	ar Bozt Frommer	a:/	and the second second
Str		p./Town Lot :		Street/Road/Estate Name :	<u> (17-</u> 2	जीवा कि अंध्यत		- States
	牌號 vck:	收/市地段	31-35 District	」 街道/屋苑名稱	¥.1	Shan Mei Street	ATC I	A.
J	座	Building 樓宇類型: []Indi	分區	Shatin	Area 地区	■ ■香港] 】九龍	10101
	Par	t 1 Annual Inspection C 一部 只適用於年檢	DNLY In according	ercial商業 Domestic住宅 Comp ordance with Regulation %(b) of Fire, Service, (Installatio nent which is installed in any premises shall have such fir n every 12 months. 根據消防(裝置及設備)規例約 2個月由一名註冊承辦面檢查該等消防裝置或設	ons and	e installation of collimment inspects	er of any	fire service installation
	e編碼— -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)	- E	Next Due Date 到期日(DD/MM/
			Palai (14 - 19 - 21 - 19 - 19 - 19 - 19 - 19 - 19	16.5% 1 6.1%,		อายู่อาเอา เวาอาซาสม	1101 0	ni Mariana An
		n an	alamatika mang padan Antahan ar anin 1974).	意意眼明亲戚.		ergency Lighting		EI.
	_			and a second		(Sign 出口播系	Exi	12
			1999 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	FA) 火警警艇系統	13/1)	. Alarm System	[Pin	EL.
		new war warmed to the to stand all warm warms	محرد والمالين المحملين	防控制中心	能	Control Centre	Ele	14
	6 444			大警告制条任	111	Dettolion Synt.	1171	
Par Cod	t2	茚 Installation / Mod	W 11	トInspection work 装置/改装/ Nature of Work Carried out 完成之工作内		the state of the s	Fire	Completion D
(1-	.35)	Type of TSI 表直規型	Location(s) 小点	"Nature of Work Carned out 完成之工作内	0.0	Comment on Condition 狀 刻 大 初 1511日紀	i atu A	Completion D 完成日期(DD/MI
13		—Fire Alarm System 動操作固定器真	Workshop-F9, ⊈G(Fa िक &ई э⊃с	To supply & install 1 no: manua stall goint evong A beieneg To supply & install () fio. 24WDC	O _I	erved 保留 Conforms with La Augarianicalli Requirements	Fix	81 24701/2022
	-			-alarm bell:		ed Foam System		
	-					Detection Syste	EJ-	RUE 88PY
Dat	+ 2 笛	三部 Defects 損壞事項		10 10 11 11 10 10 10 10 10 10 10 10 10 1	~~~~	CENT	活り	And the state
Code	·编码— ·15)	Type of FSI 装置類型	Location(s) 位置	Outstanding Defects 未修缺點		e Reel 浙 林 場合 and Comment on D able Fire Exting	efects	俠點評述
	-	作于提紧具	可的人手操。	I Approved Appliance	-			25
			7	ase 推制 强 壓	irci	sunzation of St	Pres	96
		水管系统	亡水菜的 爆米	n Fixed Pump(s) 城有固:	rith	e Main System v	niA	27
					*******	nder System 46		90
	-		th.			ic Smoke Extrac		
workir Equipt	ng order : ment and	tify that the above installations/equi n accordance with the Codes of Pr Inspection, Testing and Maintenance	of Installations and Fourier	d found to be in efficient Authorized	d e:	(M) m	1.5	For
to time 本人 合消	·by the D 藉此書 防處反	irector of Fire Services. Defects are lis 明以上之消防装置及设 長不時公佈的最低限度 查测试及保養守則的規制	ted in Part 3. 備經試驗,證明性 之消防裝置及設備	意, (coppy 2 loutro) gr Nam 能良好 符 守則與裝置 FSD/RC No	e: 2:			
		書涉及年檢事」	Contraction of the second second second	たた度 Company Name 公司名稱	ne :			K
	This	certificate should be displayed at promi	nent location of the building	Telephon	10 : E			57
	lega music	for FSD's inspection if any annual	maintenance work is involved	The second	IC .			Colorest agene

FSD Ref.: _ 消防咸橋號		-	消	防(裝置 (Regula (第九) RE SERVICE	及設備)規 ttion 9(1)) 条 (1) 款) INSTALLATIO	ENT) REGULATIO	A	8554
Name of			14	消防裝置	及設備證書			
顧客姓名 Name of I						• , , , , , , , , , , , , , , , , , , ,		
樓宇名稱		- 06.		Wah Lok Indus	strial Centre			×
	/Town Lot: (/市地段	37-4	u ·		/Estate Name: 屋苑名稱	Shan Me	i Street	Net Lie
Block: 座	Bl	ock Č	District : 分區	1.411	otan, Shatin] Area: □Hk 」地區 □香		NT 新界
Type of B	uilding 樓宇類型	:□Jadustrial工業				mposite综合 Licens	ed premises持牌處	the second period to be a second
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Code編碼 (1-35)	Type of FSI 裝置	類型 Locatio	n(s) 位置	Comment on	Condition 狀況評	述 Completion I 完成日期(DD/	Date MM/YY) 下次到	ext Due Date 引期日(DD/MM/Y
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16	FH/HR system	n	2	e • •		a caracteria	100	er en ser en En ser en ser
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Code編码 (1-35)	Type of FSI 裝力	上 Locati	on(s) 位置	Outstandin	g Defects 未修缺	Le Com	mént on Defects	中點評述
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	CER	TIFICATE OF F	(Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATION 消防裝置及設備證書	AND EQUIPMENT	ай Ч
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Name of	Building :		Webletetete	· · · · · · · · · · · · · · · · · · ·	
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	数/市地段	- 37-41	Street/Road/Estate Name: 街道/屋苑名稱	Shan Mei Street	e even
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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/
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Name of 顧客姓名		4		1	ę.		
Name of 樓宇名稱		Wa	ah Lok Industrial Centre			-	
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Name of (顧客姓名		1. L				्रा सुर्व	
Name of I 樓宇名稱	Building :		<u></u>	Wah Lok Industrial Centre		H N	
Street No.	./Town Lot t/市地段		37-41	Street/Road/Estate Name: 街道/屋苑名稱			
Block: 座		Diada C	District 分區		Area: 地區	<mark>Ⅰ Mei Street</mark>]HK K]香港 九1	
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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 Comple 完成日期	etion Date (DD/MM/YY) 下	Next Due D 次到期日(DI
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13	Fire	larm system	10/5			2-157 (C	<u> </u>
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Part 3 第 Code編編	三部 Defe	cts 損壞事」		To repair 1Lot. MFA c	onduit.	Conforms with FSD Requirements	7000 F 200
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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款)

FSD Ref.: _ 消防虞橘號

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Verified

Name of (顧客姓名		é 1.	********	K.,	, É
Name of L 樓宇名稱			Wah Lok Industrial Centre		
	/Town Lot: (/市地段	- 37-41	Street/Road/Estate Name: 街道/屋苑名稱	Shan Mei Street	and an erest of the second sec
Block: 座	Block E	District 分區	Fotan, Shatin Ht.	a: HK 岳 香港 C	□ 九龍 □ 新界
- Factor	uilding 樓宇類型:		ercial商業 Domestic住宅 Composit	and a second sec	
	1 Annual Inspection 部 只適用於年	ONLY In accent equipme to the second	ordance with Regulation 8(b) of Fire Service (Installations a sent which is installed'in any premises shall have such fire ser every 12 months. 相較預約 (最重要設備)規約第八 2(價月由一名註冊承辦商檢查該等消防最重或設備至	nd Equipment) Regulations, the own vice installation or equipment inspects 统(b)款。擁有裝置在任何處所內 5少一次。	er of any fire service installation or ed by a registered contractor at least 的任何消防裝置或設備的人,
Code編碼 (1-35)	Type of FSI 装置類型	11 T	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)
		5 E 1674	a an	and a star	an a
12	Exit Sign		Conforms with	and the state of	
28	Sprinkler System		FSD Requirements	03/05/21	02/05/22
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13	Fire alarm system	5 K-17	24		
16	FH/HR system		11 1 2 3	and a longery	τε δ sh - ≤
2 -	n an		and states and a second se		and the second s
Part 2 第	二部 Installation / M	Indification / Renair	/ Inspection work 裝置/改裝/修	理/检查工作	
Code编码 (1-35)	Type of FSI 裝置類型		Nature of Work Carried out 完成之工作內容	Children and Chi	大祝評述 Completion Date 完成日期(DD/MM/Y
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		7/84		State State	and a date
1			施工 人名法 网络	ALL	明書副本
	()=6		and a second	UCHIII	TED TRUE COPY
Part 3 第	三部 Defects 損壞	库 頂			
Code調福 (1-35)	Type of FSI 装置類型		Outstanding Defects 未修缺點	Comment on I	Defects 缺點評述
13	Fire alarm system	10/F	1Lot. MFA conduit	1. 1 1 1 1.	Replacement
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			_	ter,≴ se tit	1
			in the second		(M)
We hereby or	tily that the above installation in accordance with the Codes	lequipment have been tested a	and found to be in efficient Authorized Signature	M	For F
quipment and	Inspection, Testing and Maintz Director of Fire Services. Defects	nance of Installations and Four	pment published from time 受權人簽署	- W	
本人藉此道	登明以上之消防装置2	し設備超試驗・證明・	性能良好 符 Name 姓名	1	
合消防虎	夏 長不時公佈的最低P	限度之消防装置及設	備守則與裝置 FSD/RC No. 第三部。 消防處註冊號碼		Inspe
及設備之相	金测试及保养中则的	风格·浪景事項列系 直下面。 除了照目5	Company Name		7.12
		^{规格·机梁事項列和} 事項·應張貼 供消防曲1	· /· · · · · · · · · · · · · · · · · ·	•	Кеу

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Date: 日期

This certificate should be displayed at prominent location of the building or prem for FSD's inspection if any annual maintainance work is involved. 805

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

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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例 (Regulation 9(1))

FSD Ref .: 消防庭槽號

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NT

新界

Shan Mei Street

HK

香港

K

九龍

Area :

地區

(第九條(1)款) 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	1

1000 Wah Lok Industrial Centre

12

District :

Street No./Town Lot : 門牌號數/市地段 Block :

Street/Road/Estate Name :---37-41 ---街道/屋苑名稱

Fotan, Shatin

Block F 分區 Type of Building 樓字類型: ____industrial工業 ___Commercial商業 ___Domestic住宅 ___Composite综合 ___Licensed premises持牌處所 ____Institutional社團

	t1 Annual Inspection C 一部 只適用於年檢	重佰 once i	ordance with Regulation 8(b) of Fire Service (Installations a ment which is installed in any premises shalf have such fire ser a every 12 months. 根據消防(裝置及設備)規則第人 12個月由一名註冊禾辦商檢查該等消防裝置或設備至	vice installation or equipment inspecte 條(b)款,擁有裝置在任何處所內	d by a registered contractor at least
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 28	Exit Sign Sprinkler System	* I I	Conforms with FSD Requirements	03/05/21	02/05/22
13 16	Fire alarm system FH/HR system	LG/F to 22/F	(Defects see Part3)		

ode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
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1		n name a Galactica	NIL		مرد می انسانی ا ایر ا
3.40.4	×* • • •	4 N.	international Anternational Anternational	10 B	副本

ode續碼 (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
1	and the second second	alayee ay ay a a	9. X. C. 1945.	and the second s
	17. 77. 31. 3	1 22.3	a ta Persona da contro	Na 12 Martin Print
13 8 5	Fire alarm system	13/F	1 no. breakglass unit damage.	Need Replacement
1	e concernante de la	·11/F	1 no. alarm bell defective.	Need Replacement
2	an Al Maria	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	all Notes and a straight official	2. Charles and the second second
		াল বা বা ব	at a three second to be an	a contract a second
	1.80 6.00			
		T	8	
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hting order inpment and ime by the I 人藉此; 消防虞」	rtify that the above installations/equ in accordance with the Codes of P Inspection, Testing and Maintenand Director of Fire Services. Defects are 暨明以上之消防装置及都 處長不時公佈的最低限度 魚查測試及保養守則的規	ractice for Minimum Fire e of Installations and Equi isted in Part 3. 備絕試驗,證明 之消防裝置及設	: Service Installations and preast published from time 生能良好,符 告r的身装置 新守別身装置 Signature: 受權人簽署 Name: 姓名	Company Real
hting order inpment and ime by the I 人藉此 消防處」 設備之	in accordance with the Codes of F Inspection, Testing and Maintenand Director of Fire Services. Defects are 登明以上之消防装置及都 處長不時公佈的最低限度	ractice for Minimum Fire e of Installations and Equi iside in Part 3. 借經試驗,證明 之消防景量及設行 格,損壞事項列於 項, 應:提點	: Service Installations and prent published from time 生能良好,符 者守則與装置 第三部。 Signature: 受權人簽署 Name: 姓名 第SD/RC No.: 消防處註冊號碼	

Date: 日期

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

Verified

FSD Ref.: 消防處橋號		î	ALLATIONS AND EQUIPMEN 当防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款) (RE SERVICE INSTALLATION 消防裝置及設備證書	A 878
Name of 顧客姓名		20.01		
	Building :	4	Wah Lok Industrial Centre	317
Street No	o./Town Lot :	·····	Street/Road/Estate Name :	
Block :	收/市地段	37-41 District	」 街道/屋苑名稱 L	shan Mei Street
座 Type of E	Block F Building 樓字類型:□Ind	分區 ustrial工業	Fotan, Shatin 北 ercial商業 Domestic住宅 Compos	也區 上香港 上九龍 上新 ite綜合 Licensed premises持牌處所 []in
Par	t 1 Annual Inspection	ONLY In acce	ordance with Regulation 8(b) of Fire Service (Installation	s and Equipment) Regulations, the owner of any fire service insta- service installation or equipment inspected by a registered contract.
章 •	一部 只適用於年椅	〔爭項 once ii 新聞	n every 12 months. 极振消防(装置及散備)规例第, 2個月由一名註冊承辦商檢查該等消防裝置或設備	八條(b)款,擁有裝置在任何處所內的任何消防裝置或設備 至少一次。
Code續碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date Next Due Di 完成日期(DD/MM/YY) 下次到期日(DD
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	د	nan in the line		
-		atterne obere et	· · · · · · · · · · · · · · · · · · ·	
Part 2 第	一部 Installation / Mo	dification / Renair	/Inspection work 裝置/改裝/	修理/检查工作
Code编码 (1-35)	Type of FSI 裝置類型	J	Nature of Work Carried out 完成之工作內	
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13	Fire alarm system	13/F	To replace 1 no. breakglass	the second production of the second sec
	具有異語用於含	E CP I 11/F	To replace 1 no. alarm bell.	FSD Requirements
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$\cap \square$		l	An an Anna	VENTITIED THUS 60
Part 3 第 Code編碼				Print & Levi Start Print
(1-35)	Iype of FSI 装置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
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	and the second secon Second second	Constant St. R.	新聞 机制化物 的过度和分子的 动物 化	
working orde Equipment an to time by the	ertify that the above installations/ec r in accordance with the Codes of d Inspection, Testing and Maintenan Director of Fire Services. Defects an	Practice for Minimum Fir ice of Installations and Equi listed in Part 3.	e Service Installations and Signatur ipment published from time 受權人簽署	ma
working orde Equipment an to time by the 本人藉此 合消防處	r in accordance with the Codes of d Inspection, Testing and Maintenar Director of Fire Services, Defects an 證明以上之消防裝置及; 處長不時公佈的最低限) 檢查測試及保養守則的判	Practice for Minimum Fir tee of Installations and Equi listed in Part 3. 设備短試驗,證明, 夏之消防裝置及設。	e Service Installations and Signatur ipment published from time 受權人簽署 Nam 性能良好,符 姓名 儒守則與裝置 FSD/RC No	

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 (29th Edition)
- Automatic Fire Alarm Installations (11th/12th Edition)
- □ Installation of External Drenchers (4th 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. :	A REAL PROPERTY AND	
Signature of FSI Contractor/ Consultant :	Myg (M)	
Full Name of FSI Contractor/ Consultant :		
Date : 14 Feb 2022	J	1

Mark "x" where applicable

(Rev. 01/2012)

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.

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Automatic Sprinkler Installations (29th Edition)

- Automatic Fire Alarm Installations (11th/12th Edition)
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- 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 :	Mg	
Date :14 Feb 2022	I.	

☐ Mark "x" where applicable

(Rev. 01/2012)

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.

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- Code of Practice for Minimum Fire Service Installations and Equipment, Fire Services Department.
 - X Fire Alarm Systems
 - □ Fire Hydrant / Hose Reel Systems

Other	Fire Flashing light	ht, Battery Charger	, Exit Sign,	Emergency L	ighting.
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Correspondence Address :			
Tel. :			
Signature of FSI Contractor/ Consultant : Full Name of FSI Contractor/ Consultant :	mg	M	
Date : 14 Feb 2022	J		

Mark "x" where appli	icable
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(Rev. 01/2012)

XZ

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 :-

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Automatic Sprinkler Installations (29th Edition)

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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 :	Mg	(M)
Full Name of FSI Contractor/ Consultant :		
Date : 14 Feb 2022		

☐ Mark "x" where applicable

(Rev. 01/2012)






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

P PUF S251 Web Lak DDE ES 251 Plack E rdf ES251 revised -

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

Dear Sirs,

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

Regards,

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例

FSD Ref .: 消防废槽筑

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	(Re	gulati	ion 9	(1))	
	(第)	九條	(1)	款)
RE :	SERV	ICE I	NST.	ALL/	ATIC

A 8554850

	CER	FIFICATE OF FI	(第九條(1)款) RESERVICE INSTALLATION A	ND EQUIPMENT
	-		消防裝置及設備證書	
Name of 顧客姓名	Client:	× -		
Name of 樓宇名和	Building :	· · ·	Wah Lok Industrial Centre	t
	./Town Lot :		Street/Road/Estate Name	
門牌號	枚/市地段	37-41	」 街道/屋苑名稱	Shan Mei Street
Block: 座	Block F	District 分區	Fotan Shatin Ht	
Type of E	Building 棋字類型: []indu	strial I Comm	arcial商業 Domestic住宅 Compositio	林合 Licensed premises持牌進所 Dinstitutional社區
Par 第一	t 1 Annual Inspection O 一部 只適用於年檢		ordance with Regulation 8(b) of Pine Service (Installations an and which is installed in any pressives shall have such for serv overy 12 concepts. 根准所的《张卫文报言》的第一人 2個月山一名註冊承辦商操筆練等消的兼型或做清至	ad Equipated) Regulations, the owner of any fire service installation or five suitalistion or explored inspected by a registered contractor at least 新約數, 遵有親愛在任何最折內的任何消防裝置或設備的人。 多一次。
Code編編 (1-35)	Type of FSI 装置類型	Location(s) 位置	··· Comment on Condition 狀況評述	Completion Date . 完成日期(DD/MM/YY) 下次到期日(DD/MM/YY)
۰		-	· · · · · ·	
12	Exit Sign		Conforms with	
28	Sprinkler System		FSD Requirements	03/05/21 02/05/22
13	Fire alarm system	LG/F to 22/F	(Defects see Part3)	
	rae alarni system		· · · · ·	
16	FH/HR system		- 1 - 1	
				المحمو حايظي حاجينا في ا
				ا <u>مر المحمد ا</u>
Part 2 第	二部 Installation / Mod	ification / Repair	/Inspection work 装置/改裝/修	理/檢查工作
Code編編。 (1-35)	Type of FSI 装置類型	Location(s) 位置	Nature of Work Carried out 完成之工作内容	Comment on Condition 状況們想 完成日期的OMWYY)
 :	yina bes la la se			
1.4m	х нь валана на	1 		··· · · · · · · · · · · · · · · · · ·
			NIL -	
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	•• • • •	t and a strong to	1 × 4 5 F	診明面下本
			به برگ ۲۰۰۰ و	CENTIFIED TRUE CODY
n		<u> </u>		
Part 3 弗 Code編編	三部 Defects 損壞事項			
(1-35)	Type of FSI 装置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
!	•••••••••••••••••••••••••••••••••••••••		مېرې د مېږي د د د مېرونه د د اوست مېرو د د د مېرونه	
	Note that is a	1. S.	en a ^{Pa} ritain airin	
13	Fire alarm system	13/F	1 no. breakglass unit	Need Replacement

11/F 1 no. alarm bell defective. Need Replacement -1 i., - 81 ا ښده د . I/We hereby certify that the above instillations/equiprisht 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 Importion, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Service: Deficits are insted in Part 3. 'Authorized Signature: 受權人簽署 Name: 姓名 本人藉此證明以上之消防禁置及設備絕試驗,證明性能良好,符 FSD/RC No. : 消防處註冊號碼 Inspected 合消防庭庭長不時公保的最低限度之消防装置及投借守则典装置 ्त RC2/109 及設備之接臺測試及保養守則的規格 - 損壞事項列於第三部。 ... Company Name: 公司名稱 皇書涉及年檢事項,躔張貼於大度 如首 Key-in **載慮所當眼處以供消防**」 Ε. Telephone; 联络電話 This of ficule should be displayed at prominant locally for FSD's inspection if any annual maintenance Date: 日期

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

10/5/2021

Verified

	ی CE		(Regulation 9(1)) (第九條(1)款) IRE SERVICE INSTALLATI 消防裝置及設備證書		
Name 顧客妙	of Client: 牛名	· · · · ·			-
20 SUA (012 A)	of Building :		Wah Lok Industrial Centre		
Street	No./Town Lot: 成數/市地段		Street/Road/Estate Name :		
Block	:	37-41 District		Shan Mei Street	K INT
座 Type'o	Block F f Building 樓宇類型:[]	the second design of the secon		」 北區 └── 香港 └─ pmposile综合	
	art 1 Annual Inspection 高一部 只適用於年	ONLY In accord equipm 检車項 once by	ordance with Regulation 8(b) of Fire Service (Intri nent which is installed in any premises shall have su a every 12 months. 根據期時(後至政統備) 2個月由一名註冊承納南後在該等預訪兼單	ilistions and Equipment) Regulations, the owner ch fice service installation or equipment inspects [例第八条(b)款。筆有業重在任何處所共	r of any fire service installation of any fire service installation of by a registered contractor at leas 的任何消防兼重或投稿的人
Code編編 (1-35)		1	2個月由一名註詞來解自律王茲等清防棄重 Comment on Condition 狀況評	0 1.1 mts. 1	Next Due Date. 下次到期日 ODMMVY
	• • • • • • •			a la sur	
\mathcal{S}	·· · · · ·	, .	NIL NIL		
	-	ng at a			
		•••• • • • • • •			
Part 2	第二部 Installation / M	odification / Repair	/Inspection_work 装置/改	装/修理/檢查工作 !"	
Code:		1	Nature of Work Carried out 完成之口		说解述 Completion Da 完成日期(DDMM
	، او بیکسچین و او است. است است ا	÷	- R		
13	Fire alarm system	n 13/F - All the function of the	To replace 1 no. breakgi	ass unit. Conforms wi FSD	(h <u>19/11/20</u>
		11/F	To replace 1 no. alarm b	ell. Réquiremen	
		-y		部	1. 副 不
	en en en anne anne		e na e de service de la companya de La companya de la comp	CERTIFI	D TEUE COPY-
		項	<u></u>		<u> </u>
Code#(#	Type of FST 装置類型	Location(s) 位置	Outstanding Defects 未修缺	貼 Comment on 算	electe 映點評述
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			NOL I I I I I	an a	
		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	an an go an	נו איז	
	nan konta mita mita ana ang t			en en properte de la seconda de la second	
				and a second second	G
working o	by certify that the above installations rder in accordance with the Codes of Land Inspection, Testing and Mainter	of Practice for Minimum Fin	e Service Installations and Slor	ature:	1 R For
本人積	Land Inspection, Testing and Mainter the Director of Fire Services Defects 此達明以上之消防禁重及	我備起林號, 挫明,		Name :) 姓名	
	庭庭长不时公佈的最低的 之檢查测试及保養守则的	度之消防装置及数(規格 · 損壞事項刊者	備守則杂裝量 FSD/R 第三邦•1 消防處註冊	C No. :	
4	1 證書涉及年檢3	「項・慶張貼	於大度 公司	Name 名稱	K.
		法法 网络 医人	見意祝	ohone 【話	

۲	5	υ	Ket.:
睂	675	63	けばいや

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

Serial Number

10503000482

消防裝置及設備證書

Name of Client 顧客姓名

D&G Motors Ltd.

Address 地址

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

Type of Building 樓字類型:

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

	ONLY atl	equipment which is installed in any p	ne Fire Service (Installations and Equipment) R remises shall have such fire service installation 術防(装置及設備)規例第八條(b)款,擁有裝置在 或設備至少一次。	or equipment inspected b	V a renistered contracto
Code 編碼 (1-35)	Type of FSI 装置類型	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

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		and the second		the state of the s		
Code 編碼 (1-35)	編碼 Type of FSI 裝置類型 Location(s)位置			Outstanding Defects	Comment on 缺點評評		
		4	N/A				-
working order Equipment an	ertify that the above installations/equipme in accordance with the Codes of Pract d Inspection, Testing and Maintenance the Director of Fire Services. Defects an	ice for Minimum Fire Service In of Installations and Equipment	nstallations and	FSD/RC No.:	Rc1 / 0503 RC		or FSD se only Inspected
本人藉此證明」	以上之消防裝置及設備經試驗,證明性能且 則與裝置及設備之檢查測試及保養守則的規	b好,符合消防處處長不時公佈的 見格,損壞事項列於第三部.	最低限度之消防	消防處註冊號碼 j Company Name: 公司名稱			Key-in
This ce premise	如證書涉及年檢事項, 處所當眼處以供消 rtificate should be displayed at pr as for FSD's inspection if any ann	防處人員查核 ominent location of the bu	ilding or	Telephone; 聯絡電話 Date: 日期	07/04/2022		Verified
F.S. 251 (Re						Pa	age 1 of 2



FSD Ref.: 消防處補號	FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款) CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT 消防裝置及設備證書	A 903499
Name of Client : 顧客姓名	電纜自搬改分的 200 000000000000000000000000000000000	

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Name of Building : 樓宇名稱	Wah Lok	industrial Centre	patri di p		
Street No./Town Lot: 門牌號數/市地段 31-35	1	t/Road/Estate Name 街道/屋苑名稱		Shan Mei Street	- Alexandra
Block : 座	District: 分區	Shatin	Area: 地區	HK LK 香港 LL 九龍	NT 新界
Type of Building 樓宇類型:□Industrial工業	Commercial商業	□Domestic住宅 □C	Composite綜合	Licensed premises持牌處	《所 Institutional社團
Part 1 Annual Inspection ONLY				ment) Regulations, the owner of any fi llation or equipment inspected by a regi	

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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
1	e entre paralet a considerations d						
					A Rec	lear ann a' rail	and port of the
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				NIL	S_{i_1}	1 10.30	
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						the second of the	19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	te and and address and the		-				
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	and a subscription of the second s					a de compositiones	- (the fit is which and
£				the second states	AN ARE SHOWN	the state of the s	and a third share the second

Code編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作内容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY
	n, no. 11, no. 11, no.		ant a statement of the statement of the	MARY TRANSPORT	e anticipation she in a second
13	-Fire Alarm System 耳管支用脊柱缝	Workshop F9, LG (F	To supply & install 1 no. manual		24701/2022
7			To supply & install 4 no. 24V/DC	Requirements	55°05
				1	S. Bak
			and the second sec	· · · · · · · · · · · · · · · · · · ·	- CD

Code編碼 (1-35)	Type of FSI 裝置類型 Location(s) 位置 Outstanding		Outstanding D	Defects 未修缺點	Comment on Defects	缺點評述
	计手模定理			NIL .	tag secolar blance Selon in one sel	
	大會 平 34	ra ya ka shi bi ya			n ga za na krigi si	
			i A de literaria	je k k j nariostani stani na ko		- (
working order Equipment and to time by the D 本人藉此書 合消防處屬	rtify that the above installations/equij in accordance with the Codes of Pr Inspection, Testing and Maintenance Director of Fire Services. Defects are lis 證明以上之消防裝置及設 處長不時公佈的最低限度。 会查測試及保養守則的規本	actice for Minimum Fire Se of Installations and Equipme sted in Part 3. 備經試驗,證明性育 之消防裝置及設備只	rvice Installations and ent published from time 作良好,符 宇則與裝置	Signature :	(M) M 9 RC2/109	I For FSI use only
或	整書涉及年檢事J 處所當眼處以供 s certificate should be displayed at promi for FSD's inspection if any annual	消防處人員 nent location of the building or p	查核	Company Name : 公司名稱 Telephone : 聯絡電話		Key-ir
.S. 251 (Rev. 1/	2016)			Date: 日期	26/1/2022	Verifie

Code/编码	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
1 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
	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 静態式排煙系統
1 × 30	Supply Tank 供水缸
<u> </u>	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
	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

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FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS 消防(裝置及設備)規例 (Regulation 9(1)) (第九條(1)款)

FSD Ref.:_ 消防處檔號

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A 9034990

		1 22 20 1	T (1) TA	,	
CERTIFICATE OF	FIRE S	SERVICE	INSTALL	ATION ANI	D EQUIPMENT
	消	防裝置	及設備	書 醟	

I wanted a second secon		A hardware the resource of the last sectored for an		the first state of the second state of the sec
Name of Client : 顧客姓名		un ing so the	1	-
Name of Building : 樓宇名稱	Ŵ	ah 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 Are 地	a: HK [匾 昏港 [□ 九龍 □ NT 新界
Type of Building 樓宇類型: □Ind	dustrial工業 Comme	ercial商業 Domestic住宅 Composite	e综合 I licensed premis	es持牌處所 Institution
Part 1 Annual Inspection 第一部 只適用於年格	命事項 once in	ent which is installed in any premises shall have such fire sen every 12 months. 根據消防(装置及設備)規例第八 2個月由一名註冊承辦商檢查該等消防裝置或設備至	條(b)款,擁有裝置在任何慮所內	ed by a registered contractor at least 的任何消防装置或設備的人,
第一部 只適用於年樹	命事項 once in	ent which is installed in any premises shall have such fire servery 12 months. 根據消防(裝置及設備)規例第八個 2個月由一名註冊承辦商檢查該等消防裝置或設備至 Comment on Condition 狀況評述	條(b)款,擁有裝置在任何處所內 少一次。 Completion Date	的任何消防装置或設備的人, Next Due Date
第一部 只適用於年根	会事項 once in 须每12	every 12 months. 根據消防(裝置及設備)規例第八個 2個月由一名註冊承辦商檢查該等消防裝置或設備至	條(b)款,擁有裝置在任何處所內 (少一次。	的任何消防装置或設備的人,
第一部 只適用於年根	会事項 once in 须每12	every 12 months. 根據消防(要置及設備)規例第八4 2個月由一名註冊承辦商檢查該等消防裝置或設備至 Comment on Condition 狀況評述	條(b)款,擁有裝置在任何處所內 少一次。 Completion Date	的任何消防装置或設備的人, Next Due Date 下次到期日(DD/MM/YY)
第一部 只適用於年根	会事項 once in 须每12	every 12 months. 根據消防(要置及設備)規例第八4 2個月由一名註冊承辦商檢查該等消防裝置或設備至 Comment on Condition 狀況評述	條(b)款,據有裝置在任何處所內 (少一次。 Completion Date 完成日期(DD/MM/YY)	的任何消防装置或設備的人, Next Due Date 下次到期日(DD/MM/YY)
第一部 只適用於年根	会事項 once in 须每12	every 12 months. 根據消防(要置及設備)規例第八4 2個月由一名註冊承辦商檢查該等消防裝置或設備至 Comment on Condition 狀況評述	條(b)款,據有裝置在任何處所內 :少一次。 <u>Completion Date</u> 完成日期(DD/MM/YY)	的任何消防装置或設備的人; Next Due Date 下次到期日(DD/MM/YY)
第一部 只適用於年根	会事項 once in 须每12	every 12 months. 根據清防(要置及設備)規例第八4 2個月由一名註冊承辦商檢查該等消防裝置或設備至 Comment on Condition 狀況評述 NIL	條(b)款,據有裝置在任何處所內 :少一次。 <u>Completion Date</u> 完成日期(DD/MM/YY)	的任何消防装置或設備的人; Next Due Date 下次到期日(DD/MM/YY)

		odification / Repair	r / Inspection work 裝置/改裝/修	理/檢查工作	
Code編 (1-35)		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/Y
			112	Fire Situres 写大派	
13	Fire Alarm-System 	Workshop F9, 호 EG(F) T여 등을 승기	To supply & install 1 no. manual — Licall point, evongqA betradO	Revented (¥CH) Conforms with (Fixed Au ce natically	24/01/2022
			To supply & installid no. 24V/DC	Requirements material Restant	1. QC
				Bas Refection Syste	21F
			法 御 書書 書	THE THE PARTY AND	IE COLL

Code編碼—	There of they the section		a second s	展報時間 Ison sen H	NAME OF A DESCRIPTION OF A
(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
1	an an a' stad an		ELX MENT COURS	220105 7 201 (2407010 1	DE LA PROPERTATION
	年手提 器具	可的人手操	ed Approved Appliance 🗟	Portable Hand-opena	25
			图 新聞書 SEE	Pressunztation of Stair	36
	大管束然	中国時産小う	th Fixed Pump(s) 其有团;	Ring Main System wi	27
			自豪 统	Sprickler Statem #3	94
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Appendix II of <u>RNTPC Paper No. A/ST/1003B</u>

<u>Relevant extract of TPB Guidelines No. TPB PG-No. 25D</u> 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 $460m^2$ and $230m^2$ 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 230m2/460m2 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.

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

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

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

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

<u>Similar Applications for 'Shop and Services' Use at</u> <u>LG/F and UG/F, Wah Lok Industrial Centre</u>

Applications A	approved by the	ne RNTPC/TPB	in the Past 10 Years

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (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 (expired)	(a), (d), (e), (f)
3	A/ST/941	E3 (Part)	Shop and Services (Real Estate Agency)	7.75	16.3.2018 (expired)	(a), (b), (c)
4	A/ST/972	F9 (Part)	Shop and Service (Money Exchange)	18.9	19.7.2019 (revoked)	(b), (c), (g)
			applicable for	s valid planning the maximum lin commercial floor	nit of 460m^2	

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

Appendix V of <u>RNTPC Paper No. A/ST/1003B</u>

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/Sha 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 wavier application would be required unless that applicant ensures that the internal floor area of the subject application will not exceed 20.1 m² (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".