

申請的日期。
This document is received on 30 DEC 2020.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17M/559
	Date Received 收到日期	30 DEC 2020

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

1. Name of Applicant 申請人姓名/名稱

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

ALL SHARP 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)

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)	UNIT 1A G/F HANG WAI INDUSTRIAL CENTRE, 6 KIN TAI STREET, Tuen Mun 屯門建泰街6號恒威工業中心 地下1A室
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 33.67 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tuen Mun Outline Zoning Plan no. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	"other specified uses" annotated "Business" 其他指定用途，註明「商貿」
(f) Current use(s) 現時用途	Fast Food Shop, Real Estate Agency 食肆(快餐店)，地產代理 <small>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</small>

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	33.67 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services 商店及服務行業		
(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)			
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		2
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 33.67 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 33.67 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	N/A	N/A	N/A

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

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

☐ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities

政府、機構或社區設施

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

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....

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

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

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

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

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

.....

.....

.....

.....

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

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

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

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

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

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

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 see Attached Appendix I

請參照附件 I。

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

黃家福 WONG KIA FOOK CLIFFORD

DIRECTOR 董事

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

For and on behalf of
ALL SHARP LIMITED

on behalf of
代表

All Sharp Limited

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

Date 日期

16/11/2020

Authorized Signature(s)
(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- 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：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	UNIT 1A G/F HANG WAI INDUSTRIAL CENTRE 6 KIN TAI STREET, TUEN MUN 屯門·建泰街6號·恒威工業中心 地下1A室		
Site area 地盤面積	sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)		
Plan 圖則	Approved Tuen Mun Outline Zoning Plan. no. S/TM/35. 屯門分區計劃大綱核准圖編號 S/TM/35		
Zoning 地帶	"Other Specified Uses" annotated "Business" 「其他指定用途」註明「商貿」		
Applied use/ development 申請用途/發展	Shop and Services 商店及服務行業		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 33.67	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

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

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

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

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

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

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

10. Justifications

1. We set out below the relevant facts and history to this application.
2. We recently purchased the subject property from the previous owner ("Previous Owner") and became the current land owner on 31 August 2020.
3. The Previous Owner made a S16 application to the Town Planning Board in 2010 (A/TM/393) (the "Original Application") which was approved with conditions in the 413th meeting of the Town Planning Board on 5 March 2010 (the "Original Application Approval").
4. There were subsequent applications for the extension of the time limit for the satisfaction of the conditions of the Original Application Approval, which were approved on 7 September, 2010, 7 December, 2010, 9 March 2011, 7 June 2011 and 6 September 2011.
5. On 5 December 2011, the Planning Department issued a letter confirming that conditions of the Original Application Approval have been satisfied (regarding the implementation of fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board) (copy enclosed – appendix 2).
6. Since the Original Application Approval, there has been continuous use as per the Original Application Approval and there has not been any structural change to subject property to date.
7. In accordance with the Original Application Approval, a food factory licence was obtained from the Food and Environmental Hygiene Department. The said licence is still valid and the current licence expiry date is 25/2/2021. (copy enclosed – appendix 3)
8. Annual certification of fire service installation and equipment and annual inspection under Building (Ventilating Systems) Regulations were being carried out. Please see attached relevant certificates in appendix 4
9. The Temporary Waiver from Lands Department was obtained on 1 June 2010 (copy enclosed in appendix 5). There was an adjustment of the waiver fee on 18 December, 2015 (copy enclosed in appendix 6). The said Temporary Waiver is continuing to date. The latest Demand Note for the waiver fee has been paid (copy enclosed in appendix 7). We have also written to the Lands Department and have paid the administrative fee in connection with the change of ownership and change of name under the Temporary Waiver. (copy enclosed in appendix 8)

10. Further justifications in support of our application are set out below:

11. The justifications for the Original Application continue to hold true, namely, that many nearby workers pass by when they go to work and during lunch time. The food shop operates as a take away fast food shop providing cheap food for the lower class which helps to reduce their spending in a convenient manner. Under the current economic situation coupled with the high cost of living, the provision of cheap and affordable food in a convenient manner is beneficial to the local community.
12. The real estate agency occupies a small area of 7.2 sq meter. Due to its small size, there are only three chairs available. One is for the staff of the estate agency and the other two are for potential customers. Due to the small size, there are not many customers or potential customers inside or visiting the real estate agency. The estate agency is manned by only one staff or stay vacant most of the time. As the shop is small and the people traffic is not high and there is direct access to the street, the fire hazard risks are minimized.
13. Throughout the 10 years from the Original Application Approval, both the food shop and the real estate agency have served the local community continuously and without any complaint or disturbance. This confirms and endorses the approval decision made by the town planning board in the Original Application Approval. Over these 10 years, the food shop and real estate agency also prove to be financially viable businesses, providing sustainable employment and business opportunities to the relevant stakeholders. The relevant authorities including the Fire Services Department, Food and Environmental Hygiene Department and the Lands Department continue to be satisfied with their licence renewal and/or certifications throughout these 10 years to now.
14. Since the Original Application Approval, the zoning of the subject property was changed from "Industrial" to "Other Specified Uses" annotated "Business". This reflects the planning intention of transforming the building (of the subject property) and the vicinity towards "Business". The continuing approval of the food shop and the real estate agency use is in-line with this direction and planning intention. As new businesses move into this area, the provision of affordable and convenient food will benefit and attract these new businesses and their staff by servicing their needs for breakfast, lunch and dinner. As new businesses move into this area, real estate agency will provide necessary services to them as their look for properties to rent and/or to purchase. Established real estate property agencies with local knowledge of the area, the latest planning intentions and government initiates to revitalize industrial buildings, will continue to serve and benefit the local community and local businesses.

Appendix 1-附錄 1

to rent and/or to purchase. Established real estate property agencies with local knowledge of the area, the latest planning intentions and government initiatives to revitalize industrial buildings, will continue to serve and benefit the local community and local businesses. As the area evolves there will be the need for other kinds of shops and services (food and real estate services are just two examples of products and services commonly required) which are conveniently located on the ground floor and with direct street frontage and access.

15. We enclose the information in the Original Application (the first part) in appendix 9. The second part of Original Application which contains relevant floor plans and pictures of the subject property is enclosed as appendix 10. There has been no structure change to the subject property since and the relevant floor plans are still applicable today. We further enclosed updated pictures of the subject property in appendix 11 which were taken within one month from the date of this application and take in the same direction as set out in the Original Application.
16. The land-search of the subject property is set out in appendix 12.
17. The applied use under our current application is for "Shop and Services". The historical uses under the Original Application of fast food shop and real estate agency shop fall into this category. Given the rejuvenation of the neighbourhood area (including the recent announcement in November 2020 by Sun Hung Kai Properties Limited to redevelop the nearby property at 1 Kin Fung Circuit into offices, shop and services) the generic description of Shop and Services is in conformity with the planning intention of the area. With more people start to work in the area, they will have increasing demand for shops and services of all different kinds especially if these are located conveniently on the ground floor and with direct street frontage. During this Covid pandemic environment and with many new technologies, many businesses and consumers need to change and adapt in order to survive. It is vital for businesses, shops and services to stay flexible and continue to adapt with new products and services in order to survive in this changing environment as well as providing jobs to the community. The generic description of "Shops and Services" will provide this flexibility for businesses to survive and evolve to the changing products and services needs of the local community.
18. We wish to further clarify our intention that our current application is for "Shop and Services" but shall exclude Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only).

10. 理由

1. 我們在下面列出了與此申請相關的資料和歷史背景。
2. 我們最近從先前的業主（“前業主”）購買了該物業，並於 2020 年 8 月 31 日成為現行土地的擁有人。
3. 前業主在 2010 年向城市規劃委員會提出了 S16 申請（A / TM / 393）（“原先申請”），並於 2010 年 3 月 5 日第 413 次城規會會議中獲得了有條件的批准（“原先批准”）。
4. 前業主隨後又提出了延長附合“原先批准”條件期限申請，這些申請於 2010 年 9 月 7 日，2010 年 12 月 7 日，2011 年 3 月 9 日，2011 年 6 月 7 日和 2011 年 9 月 6 日都獲得批准。
5. 最終於 2011 年 12 月 5 日，規劃署發函確認“原先批准”中的條件已經完全履行（關於落實符合消防處處長或城規會要求的消防裝置）。（副本隨附 - 附錄 2）。
6. 自“原先批准”後，該物業就一直按照“原先批准”的用途使用至今日，該物業也沒有任何結構性的改動。
7. 根據“原先批准”，已從食物環境衛生署取得了食物製造廠牌照。該牌照至今仍然有效，現牌照的屆滿日期是 2021 年 2 月 25 日。（副本隨附 - 附錄 3）
8. 年度的消防裝置和設備年檢，以及《建築物（通風系統）條例》下的年檢都有完成及通過的檢查證書。請參閱隨附 - 附錄 4 的相關證書

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9. 於 2010 年 6 月 1 日獲得了地政總署發出之臨時豁免書（副本隨附 – 附錄 5）。而該署於 2015 年 12 月 18 日對豁免費用進行了調整（副本隨附 – 附錄 6）。直至現時上述臨時豁免仍在行使中。而收到最新的豁免費用通知書後亦已經支付款項（副本隨附 – 附錄 7）。我們已寫信給地政總署，並已支付了有關於臨時豁免權需要轉換業權及名稱的行政費用。（副本隨附 – 附錄 8）
10. 支持我們申請的進一步理由如下：
11. “原先申請”的理據繼續成立，而且在目前經濟環境下更加相應。許多附近的工人上班時和午飯時間都會經過該物業。食品店是一家經營外賣的快餐店，為低下階層提供便宜的食物，這有助於減少他們的消費及方便他們。在現時的經濟形勢下，加上高昂的生活成本，以便利的方式提供廉價和可負擔的食物對當地社區有利。
12. 物業代理店佔地 7.2 平方米。由於地方細小，現時只有三個座位設置。一個是給物業代理員工，另外兩個座位是給客戶。由於面積小，內裏容納不多來拜訪的客戶。物業代理店只有一名員工，店內大部分時間都是空置或只有一人。由於該店細小及人流不高並直接駁街，因此在發生火警逃生時風險不大。
13. 由“原先批准”至今已有 10 年，食品店和物業代理店一直為當地社區顧客提供服務，並沒有任何投訴或滋擾。這是確認並認同了城市規劃委員會在“原先批准”中做出的批准決定。經過這 10 年，食品店和物業代理店也被證實是商業及財務上有持續性存在的商業，為有關的持分者提供了可持續的服務，就業和商機。在過去十年中，消防處，食物環境衛生署和地政總署等繼續對其牌照續期，證明有關當局亦對其運作及符合相關的法則感到滿意。
14. 自“原先批准”以來，該物業在大綱核准圖的分區從“工業”更改為“其他指定用途”註明“商貿”。這反映了建築物和附近區域向“商貿”轉型的計劃意向。我們申請延續經營食品店和物業代理店與以上的分區改變及該區的規劃意向一致。隨著新規劃而引進的新商貿企業進入這一區域，小食店能提供可負擔及方便食品幫助滿足員工早、午、晚餐的需求，將幫助吸引這些新企業及其員工到區內發展。隨著新企業的發展，物業代理中介將向他們提供必要的服務，以尋找出租和/或購買物業的服務。資深物業代理中介店了解當地情況，在最新的規劃意向以及政府有關振興工業樓的政策和優惠上提供意見，將繼續為當地社區和企業提供有需要及對社區持分者有利的服務。

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隨著該區的發展，該區更需要其他類型的商店和服務，尤其是那位置方便及面對大街的商店，快餐店和地產代理只是在眾多當地社區所需要的商品和服務行業中其中的例子。

15. 我們附上“原先申請”的資料（第一部分）於附錄 9。附錄 10 包含了“原先申請”的第二部分資料包括相關樓層平面圖和圖片。就相關樓層平面圖，該物業沒有任何結構性更改並至今天仍然適用。我們附上該物業的最新圖片於附錄 11，些圖片是在本申請之日起一個月內拍攝的，並與“原先申請”相關圖片拍攝方向一樣。
 16. 我們附上該物業的土地搜索記錄於附錄 12。
 17. 我們的申請用途是“商店和服務行業”。在“原先申請”的快餐店和房地產代理店的用途屬於此類別。鑑於鄰近地區的復興（包括新鴻基地產發展有限公司於 2020 年 11 月宣布的將建豐電街 1 號附近的物業重建為辦公室，商店的公告），“商店和服務”寬泛的描述與該區域的規劃意向一致。隨著越來越多的人開始在該地區工作，他們對各種商店和服務的需求將不斷增加，尤其是方便及直接面街的商店。在這疫情大流行及創新科技為生意及消費者所帶來挑戰的新時代，商店，服務提供者及生意經營者必須保持靈活及創新。為周邊的消費者帶來新的產品及服務以致能夠繼續在商業社會上生存，繼續帶來就業機會。“商店和服務行業”涵蓋較寬闊的不同行業，能幫助經營者在這困難及創新的年代找到對當地社群合適的服務和產品。
-
18. 我們希望進一步澄清我們的意圖，我們的申請用途是“商店和服務行業”，但不包括：商店及服務行業(只限設於地面一層的汽車陳列室，以及服務行業)。

消防批准信及年檢証書

郵寄及傳真函件(2959 3191)

規 劃 署

屯門及元朗規劃處
新界沙田土禾輦路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference:
本署編號 Our Reference: TPB/A/TM/393
電話號碼 Tel. No.: 2158 6292
傳真機號碼 Fax No.: 2489 9711

瑞勇有限公司
九龍美孚新村
百老匯街
第四期商場 98C 地鋪
(經辦人: Ms. FUNG Yun-ha)

馮女士:

在劃為「工業」地帶的
屯門建泰街 6 號恆威工業中心地下 1A 室
開設商店及服務行業(快餐店及地產代理)
(規劃申請編號: A/TM/393)

提交並落實消防裝置建議以履行規劃許可附帶條件(a)項

謝謝你於二零一一年十月二十六日去信城市規劃委員會, 提交消防建議以履行規劃許可附帶條件(a)項。本署於二零一一年十月三十一日收到該信件。

消防處處長(經辦人: 司徒迪鋒先生, 電話: 2733 7581 或繆汝強先生, 電話: 2733 7854)認為你提交的消防裝置建議已符合有關要求, 並足以履行規劃許可附帶條件(a)項。規劃許可附帶條件(a)項經已完成至符合要求。

如對消防處處長的意見有疑問, 請聯絡消防處。如有其他查詢, 請聯絡本信代行人。

規劃署
屯門及元朗規劃專員

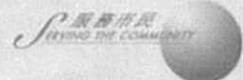
(歐展鵬



代行)

二零一一年十二月五日

我們的抱負——「透過規劃工作, 使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City of Vision."



持牌
食物製造廠
LICENSED
FOOD FACTORY

采軒美食坊

店號及地址：

Shop Sign & Address: 新界屯門建泰街6號恆威工業中心A座地下1室
UNIT 1, G/F, BLOCK A, HANG WAI INDUSTRIAL CENTRE, 6 KIN
TAI STREET, Tuen Mun, New Territories

牌照屆滿日期：

Licence Expiry Date: 25/02/2021



食物環境衛生署
Food and Environmental Hygiene Department

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:

消防處檔號

建築 消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 8660734

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

采軒美食坊

Name of Building:

樓宇名稱

Hang Wai Ind Centre

Street No./Town Lot:

門牌號數/市地段

No.6

Street/Road/Estate Name:

街道/屋苑名稱

Kin Tai St.

Block:

座

Block A

District:

分區

Tuen Mun

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型:

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	3 x Emergency Lights	G/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021
12	2 x Exit Sign	G/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021
13	Fire Alarm Systems	G/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized
Signature:

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

Cheng Wing Yee

RC1/372 RC2/531

WKS Fire Engineering Co.

2625 5554

12-Oct-2020

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

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

A 8043794

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
消防裝置及設備證書Name of Client :
顧客姓名

采軒美食坊

Name of Building :
樓宇名稱

Hang Wai Ind Centre

Street No./Town Lot :
門牌號數/市地段

No.6

Street/Road/Estate Name :
街道/屋苑名稱

Kin Tai St.

Block :
座

Block A

District :
分區

Tuen Mun

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

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

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 x 9L W/CO ² Type F.E.	G/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021
24	1 x 5kg CO ² Gas Type F.E.	BG/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021
25	1 x Fire Blanket	G/F, Unit 1	Conforms With FSD Requirements	12-Oct-2020	11-Oct-2021
(取代A8387440)					

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature :
受權人簽署Name :
姓名 Poon Kin KeungFSD/RC No. :
消防處註冊號碼 RC3/647Company Name :
公司名稱 WKS Fire Engineering Co.Telephone :
聯絡電話 2625 5554Date :
日期 12-Oct-2020For FSD
use only:

Inspected

Key-in

Verified

FSD Ref. 消防處檔號: FP 33 /

Contractor Ref. 承建商檔號: WKS-201004-FF

☐ Re-submission 再遞交

FSD

Annual Inspection Certificate

Building (Ventilating Systems) Regulations

年檢證書

建築物 (通風系統) 規例

Address of Building or Premises Inspected: 經視察大廈或處所的地 址: (footnote ⁱ 註腳 ⁱ)	Unit 1, G/F, Block A, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, NT		
Type of Building or Premises: 樓宇或處所類型:	<input type="checkbox"/> Domestic 住宅	<input type="checkbox"/> Commercial 商業	<input type="checkbox"/> Industrial 工業
	<input type="checkbox"/> Composite 綜合	<input type="checkbox"/> Institutional 社團	
	<input checked="" type="checkbox"/> Licensed Premises (Other than Scheduled Premises) 持牌處所(不包括附表所列處所)		License Type 處所類別: Food Factory



I have inspected every damper, filter and precipitator that are present in the ventilating system(s) of the above premises on 12/10/2020 (completion date of inspection). In accordance with the Regulation 5A of the Building (Ventilating Systems) Regulations, Cap. 123J, Laws of Hong Kong, I certify that all dampers / filters / precipitators (delete where inappropriate), except those specified below, are in safe and efficient working order :-

本人已於 12/10/2020 (完成檢查日期) 檢查上述處所通風系統內的每個防火閘、過濾器及聚塵器。現根據香港法例第 123J 章《建築物 (通風系統) 規例》第5A條, 本人確證除下列裝置外, 所有防火閘 / 過濾器 / 聚塵器 (刪除不適用者) 均處於安全和有效的操作狀態。

Defects observed 存在缺點 ☐

ⁱ (The address indicated on the licence should be used.) (必須根據牌照上顯示的地址)

ⁱⁱ (Tick as indicated on the licence) (根據牌照上顯示的類別加上 X 號)



☐ Partial Submission 只提交了一部份

Location(s) excluded from inspection 未有檢查的地點 (footnote ^{iv} 註腳 ^{iv})

Nil

Registered Specialist Contractor (Ventilation Works Category) :

註冊專門承建商 (通風系統工程類別) :

Chu's Fire Engineering Co. Ltd.

Registered address :

註冊地址 :

Room 705, 7/F, Winsum Industrial Building, 588-592 Castle Peak Road, Lai Chi Kok, Kowloon

Telephone:

電話:

1. [REDACTED]

2. [REDACTED]

3.

Registration Number :

註冊編號 :

SC(V)2 / 2010

Date of Issue of Certificate :

證明書發出日期 :

12/10/2020

Remark:

備注:

Chop of Registered Specialist Contractor

(Ventilation Works Category) :

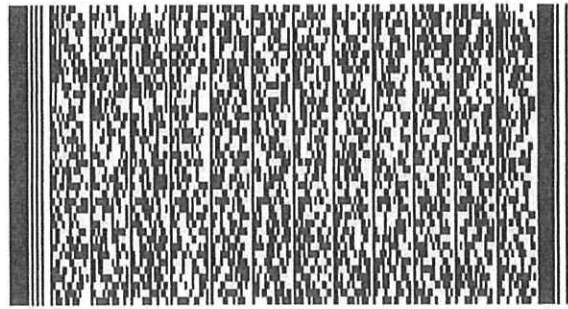
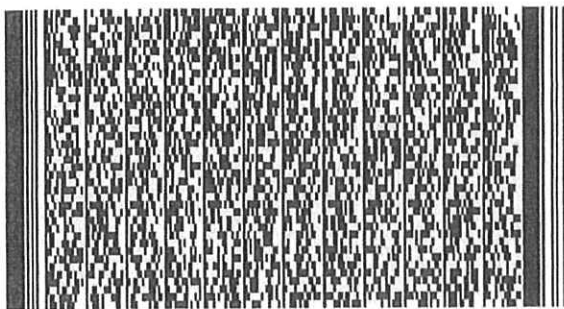
註冊專門承建商 (通風系統工程類別) 的蓋章 :



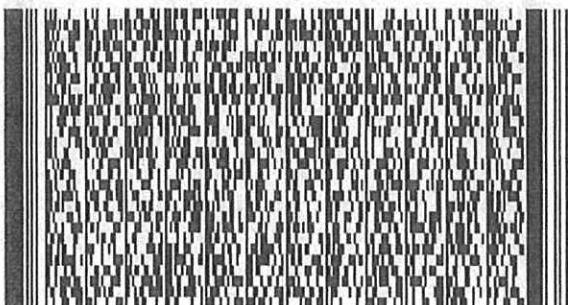
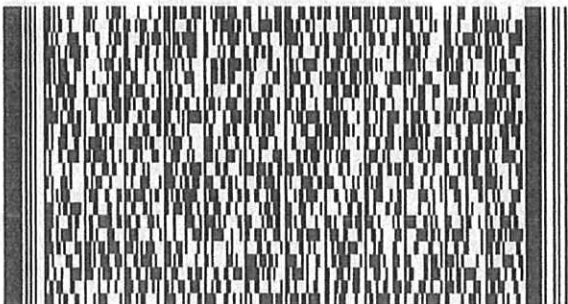
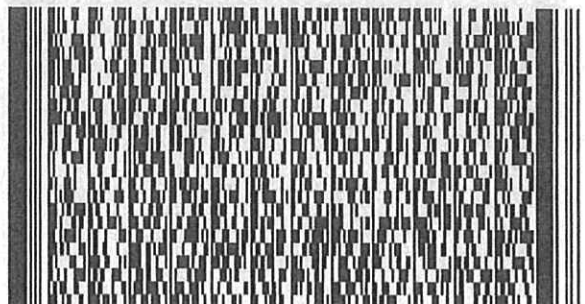
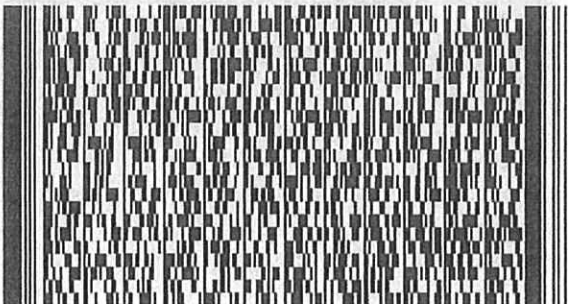
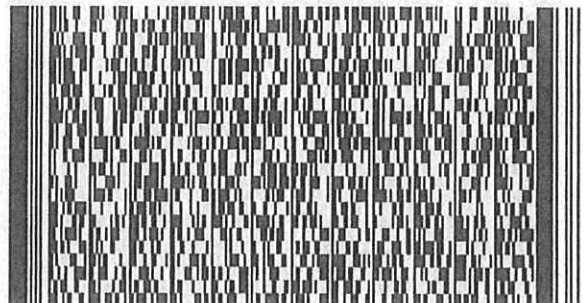
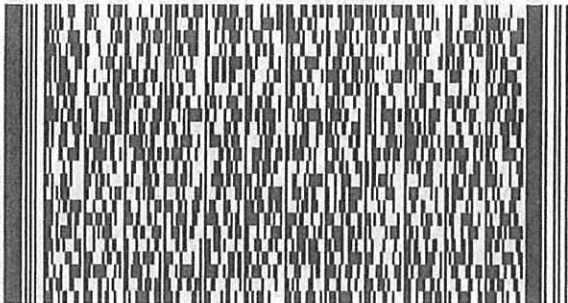
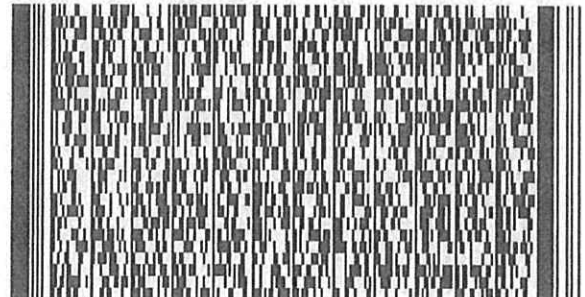
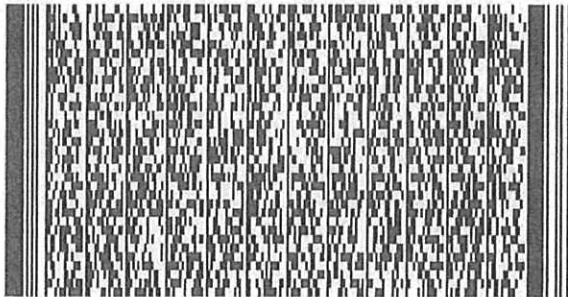
Signature of Authorised Signatory (AS)
(授權人士簽署)

CHU KAI PAU

(Full Name of AS in BLOCK letters)
(授權人士姓名)



^{iv} (Clear description of location NOT covered by this certificate)
(清楚說明非本證明書涵蓋的地址)



期限由 5-3-10 → 4-3-2013

電話 Tel: 2451 3180

圖文傳真 Fax: 2459 0795

電郵地址 Email:

本處檔號 Our Ref: (156) in DLOTM 251/MLT/74 M4 II

(Please quote this reference in your reply)

來函檔號 Your Ref:

地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F., TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, N.T.
網址 Web Site: www.landsd.gov.hk

Peace Eagle Company Limited
G/F & M/F 98C Phase 4 Mall
Broadway, Mei Foo Sun Chuen
Kowloon, Hong Kong

By Recorded Delivery

1 June 2010

Dear Sir/Madam,

Proposed Temporary Waiver to permit the purpose of Real Estate Agency and Fast Food Shop

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")
Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre,
No. 6 Kin Tai Street, Tuen Mun,
New Territories (the "Premises")

I refer to our previous correspondence on this matter and now write to advise that I, on behalf of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government"), hereby offer to proceed with the proposed temporary waiver of the restriction contained in the Conditions of New Grant No. 2232 under which the Lot is held ("the proposed transaction") subject to the following basic terms:

- | | |
|--------------------|---|
| Area | : 14.2 m ² (about) |
| Term of Waiver | : 1 year certain from 5 th March 2010 and thereafter quarterly determinable by 3 months' written notice |
| User | : Real Estate Agency and Fast Food Shop |
| Waiver Fee | : [REDACTED] per annum commencing on 5 th March 2010 and to be paid quarterly in advance |
| Administrative Fee | : [REDACTED] ← 行政費 |
| Deposit | : [REDACTED] ← 按金 |
| Waiver Description | : (i) Temporary Waiver to permit the purpose of a Fast Food Shop and Real Estate Agency at the Premises; |
| | (ii) Not more than 14.2 square metres of the Premises shall be used for fast food shop and real estate agency purposes; |

- (iii) The Fast Food Shop may only offer take away food and no eating place may be provided within the Premises; and
- (iv) The use of the Premises or any part thereof shall in all respect comply with the requirements of the Town Planning Ordinance and any amending legislation.

The above is a brief summary of the attached set of draft document for the proposed transaction ("the Document"). Upon acceptance of this offer in accordance with paragraph 2 below and subject to the compliance with the terms and conditions herein, the Document will be sent to you within 3 calendar months of the Contract Date referred to in paragraph 3 below for execution by you in the manner and within the time limit as stipulated in paragraph 4 below.

2. If all the terms and conditions set out in this letter and the Document are acceptable to you, you should signify your acceptance by executing under seal in accordance with your Articles of Association, the docket on the acceptance letter as per the form marked "A" attached to this letter ("the Acceptance Letter") and return it to me together with a copy of the receipted demand notes for (i) six months of the agreed waiver fee being the deposit ("the Deposit"), (ii) [REDACTED] being waiver fee for the first 6 months ("the Waiver Fee") and (iii) [REDACTED] being the non-refundable administrative fee ("the Administrative Fee") on or before **30 June 2010**. Failure to comply with the foregoing by the date specified in this paragraph will be deemed withdrawal by you from the proposed transaction.

3. The date of receipt by me of the Acceptance Letter together with a copy of the receipted demand note for the Administrative Fee, the Waiver Fee and the Deposit shall be the date upon which a binding contract is entered into between the Government and yourself ("the Contract Date").

4. When the final version of the Document is sent to you for execution it will be accompanied by a demand note for fee payable to the Land Registry for the registration of the Document. You must return the Document duly executed by you to me together with a copy of the receipted demand note for the registration fee within the time limit stipulated in my letter to you enclosing the Document or within 3 calendar months of the Contract Date, whichever is the earlier. Failure to do so will constitute a breach of contract and without prejudice to any other rights and remedies available to the Government, the Deposit and the Waiver Fee paid will be forfeited.

5. If you do not find the waiver fee acceptable, you may appeal but such appeal will only be considered by the Government on the condition that the Administrative Fee, the Deposit and Waiver Fee as stated in paragraph 2 above be paid, by signing the docket on the letter as per the form marked "C" attached to this letter ("the Appeal Letter") and return it (together with a copy of the receipted demand note for the Administrative Fee, the Deposit and the Waiver Fee) to me on or before the same date specified in paragraph 2 above for the return of the Acceptance Letter. The waiver fee will be re-assessed as at the date the appeal is considered and it is always possible that the waiver fee may be increased upon appeal. When the waiver fee has been re-assessed, a new binding basic term offer ("the Revised Offer") will be made by the Government to you. I must stress that until the Revised Offer has been accepted by you, there will be no valid waiver and the Government may take lease enforcement action under the lease.

6. Government will consider your appeal after you have submitted all the required documents in accordance with the Appeal Letter and the Revised Offer will be made within 3 calendar months from the date of receipt of such document.

7. If the Revised Offer made by the Government is still not acceptable to you, you may again appeal against such revised waiver fee. Government will consider your appeal in the manner as mentioned in paragraph 6 and a further revised binding basic term offer ("the Further Revised Offer") will be made. The Further Revised Offer is final and if you do not accept the Further Revised Offer, you will be deemed to have withdrawn from the proposed transaction in which event the Administrative Fee and the Waiver Fee paid will be forfeited. Fresh application together with payment of fresh administrative fee is required before the Government would agree to process the new application.

8. Any request for amendment to any of the basic terms as quoted above after the Appeal Letter has been received by me or any refusal to accept the basic terms so accepted when the Revised Offer or the Further Revised Offer, as the case may be, is made by me will be deemed to be withdrawal by you from the waiver fee appeal in which event the Administrative Fee and the Waiver Fee will be forfeited. The request made by you will be deemed to be a new application and the payment of fresh administrative fee will be required before the Government would agree to process the new application.

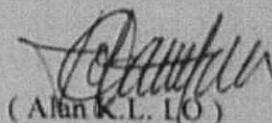
9. Notwithstanding anything herein contained, the Government shall be at liberty to make minor amendments to the Document. Such minor amendments shall not however, constitute variations to the basic terms as stated in paragraph 1 above. If you consider the minor amendments unacceptable to you, you may choose to revert to the original version of the Document. For the purpose of this letter, the decision of the Government as to what constitute minor amendments shall be final and binding upon you.

10. I must stress that unless and until a valid waiver in respect of the Premises has been granted, the Government will take lease enforcement action against the breach(es) of the lease conditions of the Lot.

11. It is hereby mutually agreed that upon your acceptance of this offer, the waiver letter dated 17th June 2005 registered in the Land Registry by Memorial No.05081100940038 shall deem to be terminated and become void with effect from 5th March 2010.

12. Time shall be the essence of this Agreement.

Yours faithfully,



(Alan K.L. LO)

District Lands Officer, Tuen Mun

c.c. LACO (TM&YL) Fax No. 2473 3058

"The Acceptance Letter"

To : District Lands Officer, Tuen Mun

Proposed Temporary Waiver to permit the purpose of Fast Food Shop and Real Estate Agency

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")


Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre, No. 6 Kin Tai Street, Tuen Mun, New Territories (the "Premises")


We accept the offer and agree to all the terms and conditions as stated in your offer letter dated 1 | 6 | 2010. We further accept and acknowledge that this acceptance shall constitute a binding contract between the Government and ourselves with effect from the date of receipt of this acceptance by you.


We enclose the receipted demand note(s) for each of (i) the Deposit, (ii) the Waiver Fee and (iii) the Administrative Fee.


Dated the 20th day of June 2010.

Witness.

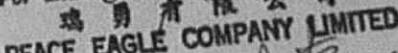
(Signed by : )

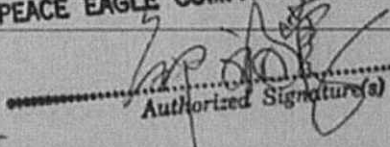
Holder of HKID Card No. 

(Signed by : )

Holder of HKID Card No. 

Seal of _____ and
authorized signatory(ies) :


PEACE EAGLE COMPANY LIMITED


Authorized Signature(s)

Name of
Registered Owner(s)
Correspondence Address/
Address of Registered Office

: Peace Eagle Company Limited.
: G/F & M/F 38C Phase 4 Mall
Broadway, Mei Foo Sun Chuen,
Kowloon, Hong Kong.

Contact Telephone No.
Facsimile No.

: 
: 

Encl.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the (type of the land document) will appear in the land register(s)/record(s) against which the (land document) is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

Letter to Appeal Against Waiver Fee
"the Appeal Letter"

To : District Lands Officer, Tuen Mun

Date : _____

Proposed Temporary Waiver to permit the purpose of Fast Food Shop and Real Estate Agency

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")

Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre, No. 6 Kin Tai Street, Tuen Mun, New Territories (the "Premises")

With reference to your letter dated _____ (the "Offer Letter"), We lodge an appeal against the waiver fee amount quoted in your said letter. We shall submit to you a revised amount of waiver fee together with relevant supporting documents to justify the revised amount within 3 calendar months from the date of this letter. We agree that if you do not receive from us in writing the revised amount of waiver fee together with the relevant supporting documents within 3 calendar months from the date of this letter for your consideration, we will be deemed to have withdrawn from the proposed waiver fee appeal which event the Administrative Fee and the Waiver Fee paid will be forfeited.

We enclose a copy of the receipted demand note for the Deposit, the Waiver Fee and the Administrative Fee. I understand that until a Revised Offer made by the Government in accordance with paragraphs 5 and 6 of the Offer Letter has been accepted by me, no valid waiver in respect of the captioned Premises exist and the Government may continue take lease enforcement action under the lease.

Yours faithfully,

For and on behalf of

Name of Registered Owner(s) :

Correspondence Address/
Address of Registered Office :

Contact Telephone No. _____

Facsimile No. _____

Encl.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the (type of the land document) will appear in the land register(s)/record(s) against which the (land document) is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

地政總署
屯門地政處
DISTRICT LANDS OFFICE
TUEN MUN
LANDS DEPARTMENT

電話 Tel: 2451 3236

傳真 Fax: 2459 0795

電郵地址 Email: enquiry@landd.gov.hk

本署檔案 Our Ref: (184) in DLOTM 251/MLT/74 M4 II

(Please quote this reference in your reply.)

來函檔案 Your Ref:

我們致力為市民提供優質的土地行政服務
We strive to achieve excellence in land administration
新界屯門地政處一樓屯門政府合署二樓
G/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN MUN ROAD, TUEN MUN, N.T.
網址: Web Site: www.info.gov.hk/landd

By Recorded Delivery

Peace Eagle Company Limited
G/F & M/F 98C Phase 4 Mall
Broadway, Mei Foo Sun Chuen
Kowloon, Hong Kong

Dear Sirs,

Temporary Waiver No. 76
Workshop Unit 1A (Portion), G/F, Hang Wai Industrial Centre,
TMTL No. 114, 6 Kin Tai Street, Tuen Mun

I refer to my letter dated 1st June 2010 in respect of the above waiver.

Further to my letter dated 30th September 2015, I am prepared to allow this waiver to continue on the terms and conditions contained in the said letter subject however to a revision of the waiver fee. The revised fee will be [REDACTED] per quarter commencing on the 5th day of March 2016 ("the effective date") and will be payable until further notice. This letter is formal notice to you of an increase of the waiver fee with effect from that date.

I would further advise that in connection with the aforesaid revised fee, the deposit deposited with the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") in accordance with the terms and conditions of the said letter is revised to [REDACTED] with effect from the effective date and shall remain deposited with the Government throughout the term of the waiver. In this connection, you are required to pay to the Government the sum of [REDACTED], being the difference between the existing deposit and the revised deposit on or before 5th day of March 2016. Upon the expiration or sooner determination of the period in respect of which the waiver is granted and your duly observing and performing your obligations under the said letter, the deposit will be refunded to you but without interest.

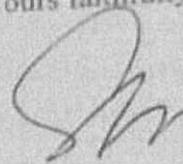
If you wish your waiver to continue and are prepared to pay the revised waiver fee and deposit as indicated above, please sign the enclosed copy of this letter where indicated in the presence of a witness and return it to me together with a copy of receipted demand note for the additional deposit within 28 days from the date of this letter. The Government reserves the right to charge interest on the new fee from the effective date until the date of payment at the rate of 2% per annum above the average prevailing Best Lending Rate announced by the current note-issuing banks in Hong Kong, namely, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited and Bank of China (Hong Kong) Limited in the event of the same not being paid on the effective date.

- 2 -

In the event that I do not receive from you the signed copy indicating your agreement to the revised fee and deposit and a copy of receipted demand note for the additional deposit, such action as is deemed appropriate in relation to your waiver will be taken.

If you are in doubt about the contents of this letter, please contact Mr. Jonathan TSE on telephone 2451 3294.

Yours faithfully,



(Simon POON)
for District Lands Officer, Tuen Mun

Encl.



地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務
We strive to achieve excellence in land administration

新界屯門屯喜路一號屯門政府合署六樓
6/F., TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, N.T.

網址 : Web Site: www.info.gov.hk/landsd

電話 Tel: 2451 3226
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw2@landsd.gov.hk
本處檔案 Our Ref: (212) in DLOTM 251/MLT/74 M4 II
(來函請註明本函檔號 Please quote this reference in your reply)
來函檔案 Your Ref:

By Post

20 October 2020

Peace Eagle Company Limited
c/o All Sharp Limited
Room 3, Flat B, 5th Floor,
Tak Wing Industrial Building,
3 Tsun Wen Road,
Tuen Mun, New Territories

Dear Sir / Madam,

**Temporary Waiver No. 76
Workshop Unit 1A (Portion), G/F, Hang Wai Industrial Centre,
6 Kin Tai Street, Tuen Mun, New Territories
Tuen Mun Town Lot No. 114**

I refer to your letter dated 1 September 2020 and now write to advise you that your application will be considered and processed subject to your settlement of the enclosed demand note for an amount of [REDACTED] being a non-refundable administrative fee ("the Administrative Fee") on or before 9 November 2020.

2. Please note that the Administrative Fee will, without prejudice to any other rights or remedies available to the Government, be forfeited if for any reason you decided not to proceed with the proposed transaction or you deemed to have withdrawn from the proposed transaction, as set out in this letter including where you decide not to proceed after lodging an appeal against the waiver fee as mentioned in paragraph 3 below for this transaction, or where the Government makes a revised offer of waiver fee in the same amount as that submitted by you in your appeal but you subsequently decide against proceeding further with the transaction. If the Government decides not to proceed with this transaction prior to your acceptance of all the terms of the binding basic term offer letter to be offered, the Administrative Fee will be refunded but without interest.

3. You are required to pay a waiver fee based on the increase in market value of the Premises arising from the change of use as permitted by the proposed temporary waiver.

4. The legal document giving effect to the proposed waiver shall be registered by me at your expense at the Land Registry. You are required to settle the Land Registry fee(s) payable for preparation and verification of memorial (if applicable) and registration of the legal

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

document when demand note for the fee is sent to you together with the document(s) for this proposed transaction.

5. Please note that the Government will only conduct negotiations regarding the proposed transaction with you as the applicant. You are required to inform me of any changes in ownership or dealings in the Premises affected by proposed transaction occurred at any time from the date of this letter to (i) the date on which Government advises you that it has decided not to proceed with this transaction, or (ii) the date on which you decide not to proceed with this transaction or your decide to withdraw from this transaction, or (iii) the date of execution of the document for this transaction by you, whichever shall be the latest. Any dealings in the Premises affected subsequent to the date of this letter may invalidate (and my decision in this regard shall be final) your application, in which event you will be deemed to have withdrawn from the proposed transaction and the Administrative Fee will, without prejudice to any other rights and remedies available to the Government, be forfeited.

6. For the avoidance of doubt, this letter is not intended to create any legal obligations whether by acts of part performance or otherwise as between yourself or the Government and regardless of any correspondence which may be entered into on the subject, the Government will not accept that any such legal obligations have been created. Any expenses which you may incur in respect of the proposed transaction whether before or after the document giving effect to the proposed transaction is executed, will be at your own risk and the Government will accept no liability for them.

7. Please return a copy of the receipt to me after settlement. Should you have any enquiry, please do not hesitate to contact Ms Enid CHU of this office at Tel: 2451 3294.

Yours faithfully,



(Ms. Joyce SHUM)
for District Lands Officer, Tuen Mun

Encl.

最初申請地政署的文件

Appendix 9 - 附錄 9

RNTPC Paper No. A/TM/393
For Consideration by
the Rural and New Town
Planning Committee
on 5.3.2010

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/393

<u>Applicant</u>	Peace Eagle Company Limited
<u>Premises</u>	Unit 1A, G/F, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, New Territories
<u>Floor Area</u>	33.67m ²
<u>Lease</u>	Restricted to Industrial or Godown Purposes
<u>Plan</u>	Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/26
<u>Zoning</u>	"Industrial" ("I")
<u>Application</u>	Shop and Services (Fast Food Shop and Real Estate Agency)

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application premises (the premises) located on the ground floor of an existing industrial building known as Hang Wai Industrial Centre (the subject building) for the purpose of shop and services use (fast food shop and real estate agency) (**Plan A-1**). The premises falls within an area zoned "I" on the draft Tuen Mun OZP No. S/TM/26. According to the Notes of 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)' is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The premises occupies unit 1A (**Drawing A-1**) with a total area of 33.67m². The breakdown of floor area is as follows:
- | | | | |
|-----|--|-------|----------------|
| (a) | Real Estate Agency | 7.2 | m ² |
| (b) | Fast Food Shop | 7 | m ² |
| (c) | Workshop and storage ancillary to the fast food shop | 19.47 | m ² |
| | Total | 33.67 | m ² |
- 1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application form received on 5.11.2009 (Appendix I)
- (b) Letter from the applicant dated 10.11.2009 clarifying the (Appendix Ia) total area under application
- (c) Letter from the applicant dated 12.11.2009 clarifying the (Appendix Ib) uses and the floor area of each uses
- (d) Two letters from the applicant both dated 17.11.2009 (Appendix Ic) clarifying that the storage and workshop area are part of the fast food shop, and provides further justifications
- (e) Letter from the applicant dated 18.1.2010 in responses to (Appendix Id) departmental comment
- (f) Letter from the applicant dated 1.3.2010 clarifying that (Appendix Ie) supplementary information are submitted from Derkon Consultant Limited

2. Justifications from the Applicant

The planning justifications put forth by the applicant in support of the application are detailed in the Part 9 of the Application Form in **Appendix I** and in the letters from applicant in **Appendices Ib to Id**. They can be summarised as follows:

- (a) The site under application is at the ground floor of an industrial building. It is in the central hub of the industrial area, where there are many factories nearby such as the bus depot and factory of Vitasoy. Many workers pass by when they go to work and during lunch time. The shop is currently operating as a take away fast food shop providing cheap food for the lower class which helps to reduce their spending. His shop is currently employing five employees and is providing them with income to improve their living. This is in line with the Government's policy to revitalise the economy. He therefore hopes that the application can be approved for a change of use to shop and services.
- (b) In relation to the real estate agency, they have been operating a real estate agency in Mei Foo for 15 years and have experiences in this field. This shop is in the centre of the industrial area and 7m² of the premises has been carved out for the real estate agency. They are employing three employees. He would be satisfied if the real estate agency can balance its budget and to earn a little every month. At the same time it provides income for the three employees and creates job opportunities for Tuen Mun and Tin Shui Wai area.
- (c) The means of escape directs the occupants directly to the street. The fire resistance period of the partition wall between the fast food shop and the workshop is 2 hours.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is the sole "current land owner". Detailed information would be deposited at the meeting for Members' inspection.

4. Background

On 18.12.2009, the Committee decided to defer a decision on the application as requested by the applicant.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines on Use/Development within "Industrial" Zone (TPB PG-No. 25D) is relevant to this application. For a proposed commercial use (other than showroom) in an industrial building, the following main planning criteria are relevant:

- (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) The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network.
- (c) The Fire Services Department should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. 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 460m² and 230m² respectively. Separate means of escape should be available for the commercial portion.

6. Previous Applications

- 6.1 The application premises (in whole or in part) is the subject of four previous applications (**Plan A-2b**) for various eating place and shop and services uses, of which two were rejected and the latest two applications approved.
- 6.2 Application No. A/TM/107 at Unit 1A and 1B with an area of 70m² for restaurant use was rejected by the Board on 10.5.1991, on the grounds that there are fire safety risks for customers patronising the restaurant; the restaurant not being compatible with the adjoining land uses which are mainly workshops; a Chinese restaurant is already available in the vicinity and that there have been complaints about malodour and food effluent pollution at the subject building which the proposed restaurant would likely aggravate the situation. Application No. A/TM/108 at Unit 1A with an area of 48m² for commercial uses for (a) selling/exchange/rental of taxis and (b) real estate agents was rejected on review by the Board on 27.9.1991. It was rejected for reasons that the office is used for general commercial activities not directly related to any industrial operations in the building or the area, and that no justification for the proposed uses not to be accommodated in a commercial building.
- 6.3 There were two previous approved applications at the subject application premises. Application No. A/TM/197 also at Unit 1A with an area of 9m² for local provision store use was approved by the Committee on 23.6.1995 on the

grounds that it is in general compliance with the Board's guideline for commercial uses in industrial buildings; given the small area involved, it would not adversely reduce the GFA for industrial use and it provides convenience to the industrial workers in the nearby area. Application No. A/TM/269 with an area of 16m² at Unit 1A(Part) for convenience store/cake shop was approved by the Committee on 27.10.2000. Details of these four previous applications are summarised at **Appendix II**.

7. **Similar Applications (Plan A-1)**

7.1 On the ground floor of the subject industrial building (Hang Wai Industrial Building), 30 applications for shop and services use including retail shop, local provision store, convenience store have been considered by the Committee/Board. 27 applications mostly for retail shops were approved by the Committee/Board while the remaining 3 applications (No. A/TM/301, A/TM/302 and A/TM/377) for uses including selling/exchange/rental of taxis, real estate agent and barber shop were rejected by the Committee/Board mainly on the grounds that the application premises should be used primarily for industrial purpose, there was no genuine need for the use to be located at the application premises, and the use was not acceptable from fire safety viewpoint (**Plan A-1**). Details of these similar applications are at **Appendix II**.

7.2 Based on TPB-PG No. 25D, amongst the 27 approved similar applications, 7 application premises should be counted for commercial uses subject to permissible limit of 460m² in the subject industrial building with sprinkler systems on fire safety considerations (i.e. A/TM/79, A/TM/81, A/TM/146, A/TM/155, A/TM/269, A/TM/355 and A/TM/382). Details of these 7 approved applications are as follows:

Application No.	Unit	Applied Use	Floor Area (m ²)	Date of Consideration by the RNTPC/TPB
A/TM/79	52	Wholesaling and retailing of packaging materials and stationery	32	27.1.1989
A/TM/81	121	Wholesaling and retailing of packaging materials and stationery	28	27.1.1989
A/TM/146	1B	Retailing of packaging materials and stationery	34	19.6.1992
A/TM/155	3 (portion)	Retailing of plastic bags and stationery	12	23.10.1992
A/TM/269	1A (part)	Convenience Store, cake shop	16	27.10.2000
A/TM/355	214 (part) and 215 (part)	Real Estate Agency	56	23.2.2007
A/TM/382	17 and 17A	Shop and Services (Retail Shop)	98.1	17.4.2009
Total GFA of approved applications:			276.1	

8. **The Premises and Its Surrounding Areas** (Plans A-1 to A-4)

8.1 The premises is:

- (a) currently used as a fast food shop with workshop and storage area and real estate agency without planning permission; and
- (b) located on the ground floor of the subject building with direct street frontage on the junction of Kin Wing Street and Kin On Street.

8.2 The surrounding areas have the following characteristics:

- (a) the current uses of other workshop units on the ground floor of the subject industrial building are mostly retail shops, canteens, glass workshop cum shop, engineering shops, metal ware shop, vehicle services, tyre repair shop and warehouses (**Plan A-2a**); and
- (b) the subject building is mostly surrounded by existing industrial buildings to the west, east and north (KMB Overhaul Centre). Other nearby uses include a commercial building to its north-west, a fire station to the east and light rail transit to the south.

9. **Planning Intention**

The planning intention of the "I" zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

10. **Comments from Relevant Government Departments**

10.1 The following Government departments have been consulted and their views on the application are summarized as follows:

Land Administration

10.1.1 Comments of the District Lands Officer/Tuen Mun (DLO/TM):

- (a) The premises is restricted under lease conditions governing the lot (TMTL 114) to be used for industrial and/or godown purposes excluding offensive trade. Portion of the application premises of 15.93m² has been granted with a temporary waiver permitted the use of 'a convenience store and cake shop' and of which not more than 9m² shall be used for retailing purposes.
- (b) The proposed used of the application premises for 'shop and services (fast food shop and real estate agency)' is in contravention with the permitted user under the lease conditions and the said temporary waiver.

- (c) From land administration point of view, he has no in-principle objection to the subject planning application. Should the planning application be approved by the Town Planning Board, the applicant is required to apply to his office for a new waiver permitting 'shop and services (fast food shop and real estate agency)' uses. The waiver, if approved, would be subject to such terms and conditions including the payment of administrative fee and waiver fee.

Environment

10.1.2 Comments of the Director of Environmental Protection (DEP):

As the subject premises is located within an industrial building in an established "I" zone and in small scale, adverse environmental impact associated with the uses is not anticipated. Therefore, he has no objection to the application.

Building Matters

10.1.3 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) He has no comment under the Building Ordinance on the application subject to the authorized person (AP) /applicant confirms the following:
 - (i) the fast food shop and real estate agency is separated with walls of fire resistance period of not less than 2 hours;
 - (ii) the travel distance of both premises shall comply with Building (Planning) Regulation (B(P)R41);
 - (iii) the total capacity of the fast food shop shall be less than 30 persons. Otherwise, two fire exits shall be provided in accordance with B(P)R41 and Table 2 of the Means of Escape (MoE) Code; and
 - (iv) both premises shall comply with barrier free access provisions in accordance with B(P)R72.
- (b) The applicant is reminded that if non-exempted works are involved, plans should be submitted by the AP to the Building Authority for approval and to apply for consent to commence works under the provisions of the Buildings Ordinance.

Fire Safety

10.1.4 Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the application provided that the following conditions/requirements are fully complied with:

- (i) a means of escape completely separated from the industrial portion is available for the proposed fast food shop and real estate agency of the concerned area;
 - (ii) the proposed 'fast food shop' shall only be licensed and operated as 'food factory' or as 'factory canteen'; and
 - (iii) fire service installations shall be provided to the satisfaction of the Director of Fire Services. Detailed FS requirements will be formulated upon receipt of formal submission of general building plans or referral from the licensing authority.
- (b) He advises that an automatic sprinkler system is provided in the subject building which is therefore subject to a maximum permissible limit of 460m² for aggregated commercial floor area on the ground floor.
- (c) The fast food shop and real estate agency are considered as commercial floor area and should be counted up to the aggregated commercial floor area.
- (d) A fast food shop licensed and operated as a 'general restaurant' or 'light refreshment restaurant' will not be accepted.

Others

10.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

He raises no objection to use the application premises with an area of 33.67m² for shop and services (fast food shop and real estate agency) use.

10.2 The following Government departments have no objection to/ comments on the application:

- (a) Assistant Commissioner for Transport/New Territories, Transport Department;
- (b) Chief Engineer/Mainland North, Drainage Services Department;
- (c) District Officer/Tuen Mun, Home Affairs Department;
- (d) Project Manager/New Territories North and West, Civil Engineering and Development Department;
- (e) Chief Engineer (Development)2, Water Supplies Department;
- (f) Chief Highway Engineer/New Territories West, Highways Department; and
- (g) Director-General of Trade and Industry.

11. Public Comments Received During Statutory Publication Period

On 13.11.2009, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 4.12.2009, no comment was received.

12. Planning Considerations and Assessments

- 12.1 The planning intention of "I" zone is to reserve land primarily for general industrial uses. However, commercial uses in industrial buildings can be considered based on the Town Planning Board Guidelines No. 25D on a case-by-case basis. The current application is in general compliance with the Town Planning Board Guideline No. 25D in that there is a need to serve the public in the locality and it has no adverse traffic and fire safety impacts.
- 12.2 The applicant seeks planning permission for a small scale fast food shop and a real estate agency with a total area of 33.67m² in an existing industrial building, which is surrounded by industrial buildings. The applied use is small in scale and it would not adversely affect the traffic conditions in the local road network. AC for T/NT, TD has no objection to the application. Besides, no adverse impacts on the environment and infrastructure of the area are anticipated. In this connection, relevant Government departments consulted including DEP, CE/MN of DSD and CE/Dev(2) of WSD have no adverse comments on the application. In addition, no local objections against the subject application were received.
- 12.3 The applied fast food shop and real estate agency are considered not incompatible with the adjoining units on the ground floor of the same building, which are mostly canteens, vehicle services and repairing workshops, metal ware retailing shop/recycling use and warehouses. Most of the applications for shop and services uses on the ground floor of the subject building were approved and there has been no change in the planning circumstances since approval of these applications. D of FS has no in-principle objection to the application subject to the availability of a means of escape which is completely separated from the industrial portion of the building and fire services installation are provided to his satisfaction. To address D of FS's concerns, approval conditions in paras. 13.2 (a) and (b) are proposed to require the provisions of the required facilities to his satisfaction, and non-compliance with the approval condition will result in revocation of the planning permission.
- 12.4 D of FS also advises that an automatic sprinkler system is provided in the subject building which is therefore subject to a maximum permissible limit of 460m² for aggregated commercial floor area on ground floor. As compared with the latest approved Application No. A/TM/269 (part of Unit 1A only), the current application is for a larger floor area of 33.67m² (+17.67m²) occupying the entire Unit 1A. The previously approved commercial floor area on the ground floor of the subject building, which includes part of the premises under the current application with an area of 33.67m², amounts to 276.1m². Even with the proposed additional shop and services area of 17.67m² under the current application, the aggregate commercial floor area (i.e. 293.77m²) would not exceed the maximum aggregate permissible limit of 460m².

- 12.5 Although the applicant has applied for a permanent use, in order not to jeopardize the planning intention of industrial use for the subject premises, it is proposed that approval on a temporary basis of 3 years would be more appropriate. The approval period is also in line with the more recent approval of similar applications for shop and services use in the subject building, i.e. Application No. A/TM/355 and A/TM/382 which were approved on a temporary basis of 3 years. Approval of the subject application on a temporary basis of 3 years is therefore consistent with the Committee's previous decisions.
- 12.6 No public comment was received during the statutory public inspection period as indicated in paragraph 11.

13. Planning Department's Views

- 13.1 Based on the assessment made in paragraph 12, the Planning Department considers that the proposed shop and services use can be tolerated for a period of 3 years.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 5.3.2013, instead of being on a permanent basis as applied for. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of fire service installations in the subject premises within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.9.2010; and
- (b) if the above planning condition 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.

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site;
- (b) a temporary approval of three years is given in order to allow the Committee to monitor the compliance of the approval condition 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 subject premises will not be jeopardized;
- (c) note DLO/TM's comments that he should apply to his office for a new waiver permitting shop and services (fast food shop and real estate agency) uses to effect the planning proposal and the new waiver, if approved, would be subject to such terms and conditions to be imposed;

- (d) note D of FS's comments that the proposed 'fast food shop' shall only be licensed and operated as 'food factory' or as 'factory canteen'. A fast food shop licensed and operated as a 'general restaurant' or 'light refreshment restaurant' will not be accepted; and
- (e) note CBS/NTW, BD's comments that the fast food shop and real estate agency should be separated with walls of fire resistance period of not less than 2 hours. The travel distance of both premises shall comply with Building (Planning) Regulation (B(P)R41). The total capacity of the fast food shop shall be less than 30 persons. Otherwise, two fire exits shall be provided in accordance with B(P)R41 and Table 2 of the Means of Escape (MoE) Code. Both premises shall comply with barrier free access provisions in accordance with B(P)R72. If non-exempted works are involved, plans should be submitted by the AP to the Building Authority for approval and to apply for consent to commence works under the provisions of the Buildings Ordinance.

13.3 Alternatively, should the Committee decide to reject the application, the following reasons for rejection are suggested for Members' reference:

- (a) the development is not in line with the planning intention of the "Industrial" zone which is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries; and
- (b) the development does not comply with the 'Town Planning Board Guidelines on Use/Development within "Industrial" Zone' (TPB PG-No. 25D) in that there is no strong justification to demonstrate that there is a genuine need for the retail shop under application and no suitable alternative accommodation can be found in the vicinity.

14. **Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for the rejection should be given to the applicant.

15. **Attachments**

- | | |
|-------------|---|
| Appendix I | Application form received on 5.11.2009 |
| Appendix Ia | Letter dated 10.11.2009 clarifying the total area under application |

Appendix Ib	Letter from the applicant dated 12.11.2009 clarifying the uses and the floor area of each uses
Appendix Ic	Two letters from the applicant both dated 17.11.2009 clarifying that the storage and workshop area are part of the fast food shop, and provides further justifications
Appendix Id	Letter from the applicant dated 18.1.2010 providing responses to comments regarding aspects on fire safety
Appendix Ie	Letter from the applicant dated 1.3.2010 clarifying that supplementary information are submitted from Derkon Consultant Limited
Appendix II	Previous and similar s.16 applications for shop and services use within the Hang Wai Industrial Building
Drawing A-1	Location Plan submitted by the Applicant
Drawing A-2	Layout Plan submitted by the Applicant
Drawing A-3	Detailed layout plan submitted by the Applicant
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-2a	Floor Use Plan showing Current Land Use of Adjoining Units of the Application Premises
Plan A-2b	Previous Planning Applications in the Application Premises
Plan A-3	Aerial Photo
Plan A-4a and A-4b	Site Photos

PLANNING DEPARTMENT
MARCH 2010

Appendix A
(PNAP 53)

Certificate of Accepted Building Materials and Products


BD Ref.: 8/9334/76Date: 7-1-2010Re: UNIT 1, 9/F., Block A, HANG HAI INDUSTRIAL CENTRE, 6 KIN TAI
(Address of development site) STREET, Tuen Mun, N.T.

To the Building Authority,

Part A (to be certified by AP)

I, (name in full) WONG HIM SUN, authorized person, confirm that accepted building materials and products have been specified in the above building construction. Pursuant to Building (Administration) Regulation 44, I duly endorse the attached Schedule of Building Materials and Products (Annex A. 1 & A. 2).

2. I hereby certify that the building materials and products listed in the attached Schedule are acceptable products under relevant building regulations and that I am satisfied with the application and performance of these products.


 Signature of authorized person

Certificate of Registration No.:

AB (E) 61/99

Date of expiry of registration:

7-7-2010

Part B (to be certified by RC)

3. *I/We, (name in full) _____,
 * registered general building contractor/registered specialist contractor in the
 ** _____ category, hereby confirm that the accepted building materials and
 products listed in the attached Schedule have been used and properly applied in the
 above building construction.

 Name of the person appointed to
 act for the registered contractor
 for the above works

Signature

Certificate of Registration No.:

Date of expiry of registration:

* Delete whichever is inapplicable

 ** Enter the name of the sub-register for the category of specialized work
 (Rev. 12/2005)

Annex A.1

Schedule of Building Materials and Products

Re: UNIT 1, 5/F., Block A, HANG WAI INDUSTRIAL CENTRE, 6 KIN TAI STREET, TUNG MUN, N.T.
(Address of development site)

(A) Fire Resisting Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Fire Resisting Performance (minutes)		Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report				Remarks/Comments
			Integrity	Insulation		Name of Laboratory / accreditation body	Name of Laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date
a) Fire resisting doorset	*									
b) Lift landing door	*									
c) Fire resisting glazing	*									
d) Fire-stop or sealing system in wall/floor/curtain wall, etc		Y-TONG BLOCK / DOOR & WINDOW SYSTEM (H.K.) LIMITED HONG KONG	4 HRS.	4 HRS.	BUILDING (CONST.) REGULATION & CODE OF PRACTICE FOR FIRE RESISTING CONSTR. 17	UNITED KINGDOM ACCREDITATION SERVICE	WARRINGTON FIRE RESEARCH LTD.	WARRINGTON NO. 68302 & WF NO. 177704	15-8-1996	1-11-2013
e) Others (e.g. proprietary products, fire shutter, etc)										

* The performance on stability has to be demonstrated where applicable.

* Corresponding legend in approved plan should be specified where applicable.

Signature of Authorized Person

7-1-2010

Date

Annex A.2

Schedule of Building Materials and Products (cont'd)

(B) Other Building Materials and Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report				Remarks/Comments
				Name of laboratory accreditation body	Name of laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date
a) Glazing barrier								
b) Cast iron pipes and fittings								
c) Others								

I confirm that the above mentioned building products have been tested or assessed as stated and hereby certify that the application and performance of these products comply with the relevant Building Regulations.


Signature of Authorized Person

7-1-2010
Date

(Rev. 12/2005)



TEST REPORT

TEST SPONSOR: DAIDO CONCRETE (H.K.) LIMITED, 3 Dai Ching Street, Tai Po Industrial Estate, Tai Po, N.T., Hong Kong.

TEST SUMMARY: A specimen of a symmetrical, non-loadbearing blockwall, has been subjected to a test in accordance with BS 476: Part 22: 1987, Clause 5 to determine its fire resistance performance. The specimen had overall dimensions 3035 mm high by 3015 mm wide by 100 mm thick. The specimen was constructed from aerated concrete blocks, each of size 675 mm long by 200 mm high by 100 mm thick, laid in a stretcher bond pattern with Ytong mortar joints.

The specimen satisfied the performance requirements specified in Clause 5 of BS 476: Part 22: 1987, for non-loadbearing wall for the following periods:

Integrity	:	240 minutes
Insulation	:	240 minutes

The test was discontinued after a period of 240 minutes.

DATE OF TEST: 15th August 1996

REPORT ISSUED: 3rd October 1996

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(JAG868)



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WF Report No. 177704 (Issue 2)

Page 1 of 2

21st October 2008

Daido Home International Limited
40/F, 118 Cornnaught Road West,
Central, Hong Kong

Review of Test Report Referenced WARRES No. 68302

1 Introduction

The report reference WARRES No. 68302 relates to a fire resistance test performed in accordance with BS 476: Part 22: 1987, on a specimen of a symmetrical, non-loadbearing block wall.

The specimen had overall dimensions 3035 mm high by 3015 mm wide by 100 mm thick and consisted of Ytong AAC blocks, each of size 675 mm long by 200 mm high by 100 mm thick, laid in a stretcher bond pattern with Ytong mortar joints.

The results obtained were as follows:

Integrity	:	240 minutes
Insulation	:	240 minutes

2 Confirmation of Specification

It has been confirmed by Daido Home International Limited that there have been no changes to the specification or the construction considered in the original report, referenced WARRES No. 68302.

3 Conclusions

At present there are no additional resolutions adopted by the Fire Test Study Group since the original test was performed which would affect the manner in which the test would be conducted or the interpretation of the test results.

The procedures adopted for the original assessment have also been re-examined and are similar to those currently in use.

Therefore, with respect to the fire resistance test report referenced WARRES No. 68302, the contents should remain valid until the 1st November 2013.

Warrington Certification • Holmesfield Road • Warrington • WA1 2DS • United Kingdom
Tel: +44 (0)1925 646 669 • Fax: +44 (0)1925 646 667 • Email: info@warringtonfire.net

Engineering & Technology is a division of Bodycote Testing Group

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Registered No. SC 20429 (Scotland)

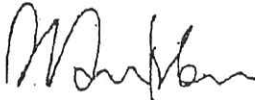


4 **Validity**

This review is based on information used to formulate the original test report. No other information or data has been provided by Daido Home International Limited which could affect this review.

Performed by:

Reviewed By:



D. Hankinson
Senior Certification Engineer
Technical Department
Bodycote warringtonfire



C. Johnson
Senior Certification Engineer
Technical Department
Bodycote warringtonfire

D. Forshaw



Previous s.16 Application for Shop and Services Use within the Hang Wai Industrial Building

Approved Applications

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC	Main Reasons for Approval
1	A/TM/197	1A	Local Provision Store	23/6/1995	(1), (2) & (3)
2	A/TM/269#	1A(Part)	Convenience Store/Cake Shop	27/10/2000	No objection

Similar s.16 Applications for Shop and Services Use within the Ground Floor of Hang Wai Industrial Building

Approved Applications

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC/TPB	Main Reasons for Approval
1	A/TM/25	116-118	Ironmongery Retail Trade	2/8/1985	(1), (3) & (4)
2	A/TM/26	136	Ironmongery Retail Trade	2/8/1985	(1), (3) & (4)
3	A/TM/30	190-193	Ironmongery Retail Trade	18/10/1985	(1), (4) & (6)
4	A/TM/46	55	Metal/Hardware Shop	12/2/1988	(1) & (5)
5	A/TM/70*	20, 20A	Metalware Retail Shop	9/9/1988	(1) & (3) (a)
6	A/TM/73	90	Retail Shop for Industrial Spare Parts and Equipments	25/11/1988	(1), (3) & (6)
7	A/TM/74	Portion of 94, 95	Local Provisions Shop	25/11/1988	(1), (3) & (6)
8	A/TM/75	124	Retail Shop for Electrical Spare Parts	25/11/1988	(1), (3) & (6)
9	A/TM/78	13-13A	Retail Shop for Vehicle Spare Parts	27/1/1989	(1), (3) & (6)
10	A/TM/79	52	Wholesale and Retail of Packaging Materials and Stationery	27/1/1989	(1), (3) & (6)
11	A/TM/80	51	Retail Shop for Electrical Spare Parts	27/1/1989	(1), (3) & (6)

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC/TPB	Main Reasons for Approval
12	A/TM/81	121	Wholesale and Retail of Packaging Materials and Stationery	27/1/1989	(1), (3) & (6)
13	A/TM/82	154	Retail Shop for Spare Parts of Sewing Machines	27/1/1989	(1), (3) & (6)
14	A/TM/83	14, 14A	Metal Hardware Shop	24/2/1989	(1) & (3)
15	A/TM/103	12, 12A	Retail Shop for Electrical Spare Parts	8/2/1991	(7) & (8)
16	A/TM/104	15, 15A	Retail Hardware Shop	8/2/1991	(7) & (8)
17	A/TM/105	19, 19A	Ironmongery Retail Shop	1/3/1991	(7) & (8)
18	A/TM/146*	1B	Retailing of Packaging Materials and Stationery	19/6/1992	(1), (3) & (8) (a) & (b)
19	A/TM/155	3 (portion)	Retail Shop of Plastic Bags and Stationery	23/10/1992	(1), (3), (8), (10) & (11)
20	A/TM/271#	3 (portion)	Local Convenience Store	24/11/2000	No objection
21	A/TM/304#	119	Metal Hardware Workshop and Retail Shop	25/7/2003	No objection
22	A/TM/308#	28 (part)	Retail Shop for Electrical Hardware	29/8/2003	No objection
23	A/TM/345*x	10A (part)	Shop and services and wholesale trade	17/2/2006	(1), (6), (9) & (11) (c)
24	A/TM/355*	214 (Part) and 215 (Part)	Real Estate Agency	23/2/2007+	(1), (4), (6), (9) & (11) (c)
25	A/TM/362*x	17A (part)	Retail Shop	28/9/2007+	(1), (4), (6), (9) & (11), (c)
26	A/TM/375*x	17A	Retail Shop	19/9/2008+	(1), (4), (6), (9) & (11), (c)
27	A/TM/382*	17 and 17A	Shop and Services (Retail Shop)	17/4/2009+	(1), (4), (6), (9), (11) & (12), (c)

**With Approval Conditions (for A/TM/70, A/TM/146, A/TM/345, A/TM/355, A/TM/362, A/TM/375 and A/TM/382 only)*

- (a) Provision of the separating walls with the adjoining units.
- (b) The permission shall cease to have effect on specified date.
- (c) The submission and implementation of fire service installations/fire safety measures of the application premises within 6 months from the date of planning approval.

- # *Applications No. A/TM/269, A/TM/271, A/TM/304 and A/TM/308 were processed under a fast-track approach in streamlining the processing of applications for selected developments/uses endorsed by the Board on 20.8.1999.*
- + *Applications No. A/TM/355, A/TM/362, A/TM/375 and A/TM/382 were approved on a temporary basis for a period of 3 years.*
- x *Planning approval given for Applications No. A/TM/345, A/TM/362 and A/TM/375 were revoked due to not complying with approval condition by the specified date.*

Main Reasons for Approval

- (1) The use under application is in general in compliance with/satisfies the general planning criteria of the Board's Guidelines for Commercial Use in Industrial Building/ Town Planning Board Guidelines on Use/Development within "Industrial" Zone
- (2) Given the small area involved, the proposed retailing activities would not adversely reduce the GFA for industrial use.
- (3) The subject development supports the industrial undertaking and provides convenience to the industrial workers on the subject industrial area/provides complementary services to the nearby factories.
- (4) The retail shop/real estate agency is not incompatible with the adjoining uses in the industrial buildings of the area/surrounding uses.
- (5) The scale of the development is small and the floor area for the retail purpose has not exceeded the size limit stipulated in the Board's guidelines.
- (6) Relevant Government departments consulted have no adverse comments on the application.
- (7) According to the paper entitled 'Guidelines on Commercial Uses within Industrial Buildings' of 30.12.1990, sympathetic consideration could be given to s.16 application for certain commercial uses in small scale such as bank, electrical shop, fast food shop, local provision store, shop selling manufacturing/building materials and auto parts in view of their compatibility with and provision of supporting services to other industrial activities. The development, with a small gross floor area on ground floor workshop unit is within the aforesaid guidelines approved by the Board.
- (8) The development would likely provide complementary services to the nearby factories. The inclusion and operation of such commercial use in the building is not expected to adversely affect the operation or efficiency of the industrial building and /or adversely lead to an increase of traffic on the adjoining road. In terms of land use planning, the operation of the retail shop in this industrial premises is considered acceptable.
- (9) In view of the small scale of the retail shop/real estate agency and its nature of operation, no adverse environmental and traffic impacts on the surrounding area are anticipated.
- (10) There is no commercial floor space available for the applied use in the vicinity of the site.
- (11) Approval has previously been granted to other applications for retail/similar uses within the same industrial centre/building/area.
- (12) The aggregate commercial floor area would not exceed the maximum permissible limit of 460m², and separate means of escape is available for the subject premises.

Previous s.16 Application for Shop and Services Use within the Hang Wai Industrial Building

Rejected Applications

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC	Main Reasons for Rejection
1	A/TM/107	1A and 1B	Restaurant	10.5.1991	(6) & (7)
2	A/TM/108	1A	Commercial Uses: (a) Selling/Exchange/Rental of Taxis, (b) Real Estate Agents	27.9.1991	(1) & (2)

Similar s.16 Applications for Shop and Services Use within the Ground Floor of Hang Wai Industrial Building

Rejected Applications

No.	Application No.	Application Premises	Proposed Use	Date of Consideration (RNTPC/TPB)	Main Reasons for Rejection
1	A/TM/301	4, G/F	Temporary Barber Shop for a Period of 5 Years	5/9/2003 (28/5/2004, Dismissed by Town Planning Appeal Board)	(3), (4) & (5)
2	A/TM/302	2, 1/F	Temporary Barber Shop for a Period of 5 Years	30/5/2003	(3), (4) & (5)
3	A/TM/377	164 (Part), G/F	Real Estate Agency	7/11/2008	(4)

Main Reasons for Rejection

- (1) The office is used for general commercial activities not directly related to any industrial operations in the building or the area.
- (2) There is no justification for the uses not to be accommodated in a commercial building.
- (3) The use is not in line with the relevant TPB Guidelines for Use/Development within "I" zone in that there is no genuine need for the proposed use to be located at the application premises.
- (4) The use at the application premises is considered not acceptable from fire safety point of view.
- (5) The use is not in line with the planning intention of the "I" zone which is to reserve land primarily for general industrial uses.
- (6) Visitors would be susceptible to high fire risk.
- (7) There was no justification for the loss of industrial floor space for the proposed use.



申請處所 APPLICATION PREMISES



要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

申請處所 APPLICATION PREMISES

先前申請
PREVIOUS APPLICATION
107 (10.5.91)
108 (27.9.91) S.17
197 (23.6.95)
269 (27.10.00)

271 (24.11.00)

155 (23.10.92)

80 (27.1.89)

81 (27.1.89)

362 (28.9.07) X

375 (19.9.08)

382 (17.4.09)

308 (29.8.03)

73 (25.11.88)

146 (19.6.92)

302 (30.5.03)

46 (12.2.88)

25 (2.8.85)

301 (5.9.03) S.17

26 (2.8.85)

82 (27.1.89)

79 (27.1.89)

304 (25.7.03)

75 (25.11.88)

377 (7.11.08)

345 (17.2.06) X

78 (27.1.89)

83 (24.2.89)

103 (8.2.91)

30 (18.10.85)

355 (23.2.07)

104 (8.2.91)

74 (25.11.88)

70 (9.9.88)

105 (1.3.91)

圖例 LEGEND

- | | |
|----------------|--------------------------------|
| 243 (17.7.04) | 獲批准的申請
APPROVED APPLICATION |
| 244 (17.7.04) | 被拒絕的申請
REJECTED APPLICATION |
| 72 (10.9.99) X | 已撤銷
REVOKED |
| --- | 會議日期
DATE OF MEETING |
| --- | 申請編號
APPLICATION NUMBER |

位置圖 LOCATION PLAN

商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

SCALE 1:10 000 比例尺

米 200 0 200 400 米
METRES

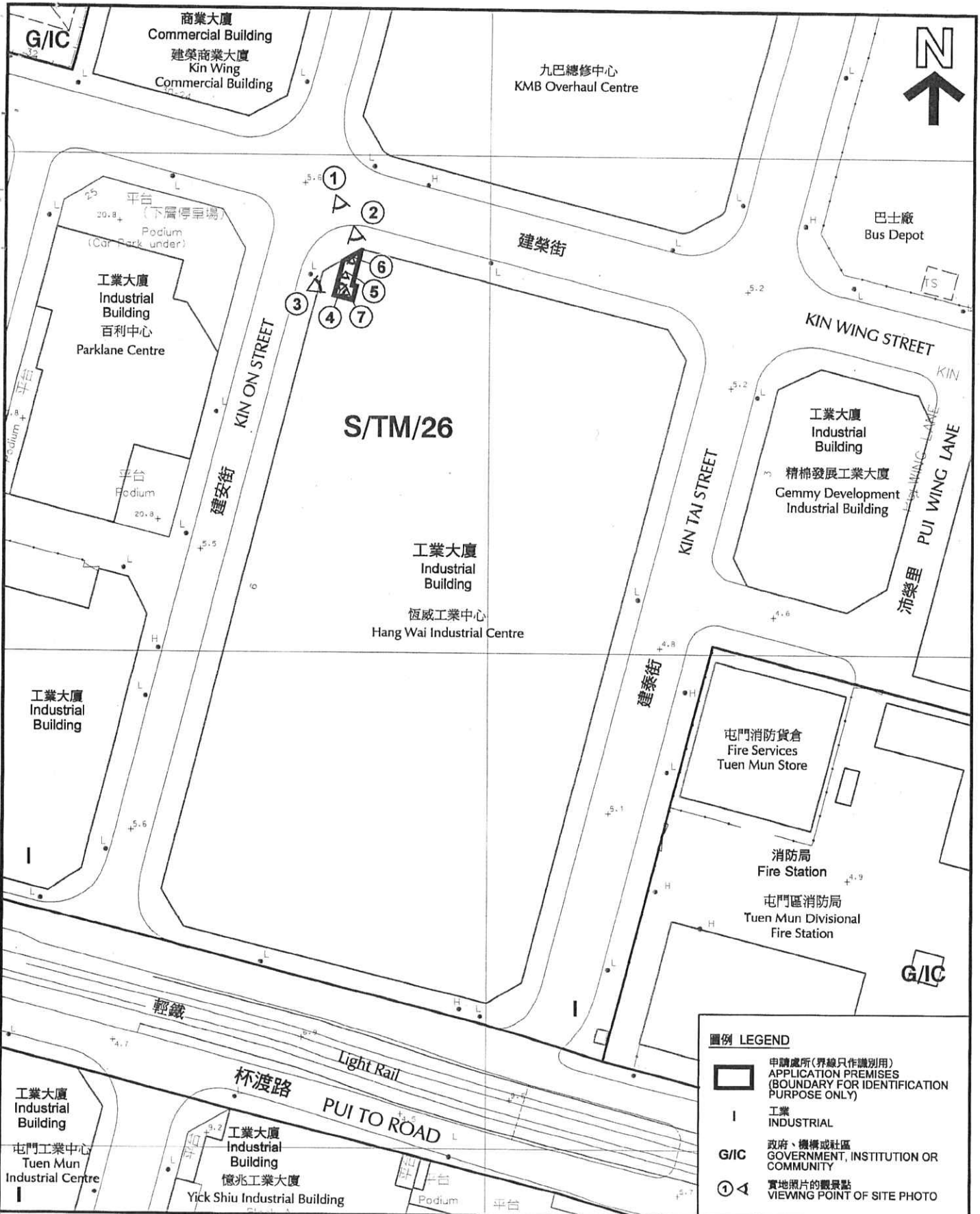
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-1

本摘要圖於2009年12月3日擬備，
所根據的資料為於2009年10月16日
展示的分區計劃大綱圖編號 S/TM/26
EXTRACT PLAN PREPARED ON 3.12.2009
BASED ON OUTLINE ZONING PLAN No.
S/TM/26 EXHIBITED ON 16.10.2009



圖例 LEGEND

-  申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
-  工業
INDUSTRIAL
-  政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY
-  實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室

SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

本摘要圖於2009年11月30日擬備，所根據的
資料為測量圖編號 5-SE-10B 和 6-SW-6A
EXTRACT PLAN PREPARED ON 30.11.2009
BASED ON SURVEY SHEETS No.
5-SE-10B & 6-SW-6A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-2

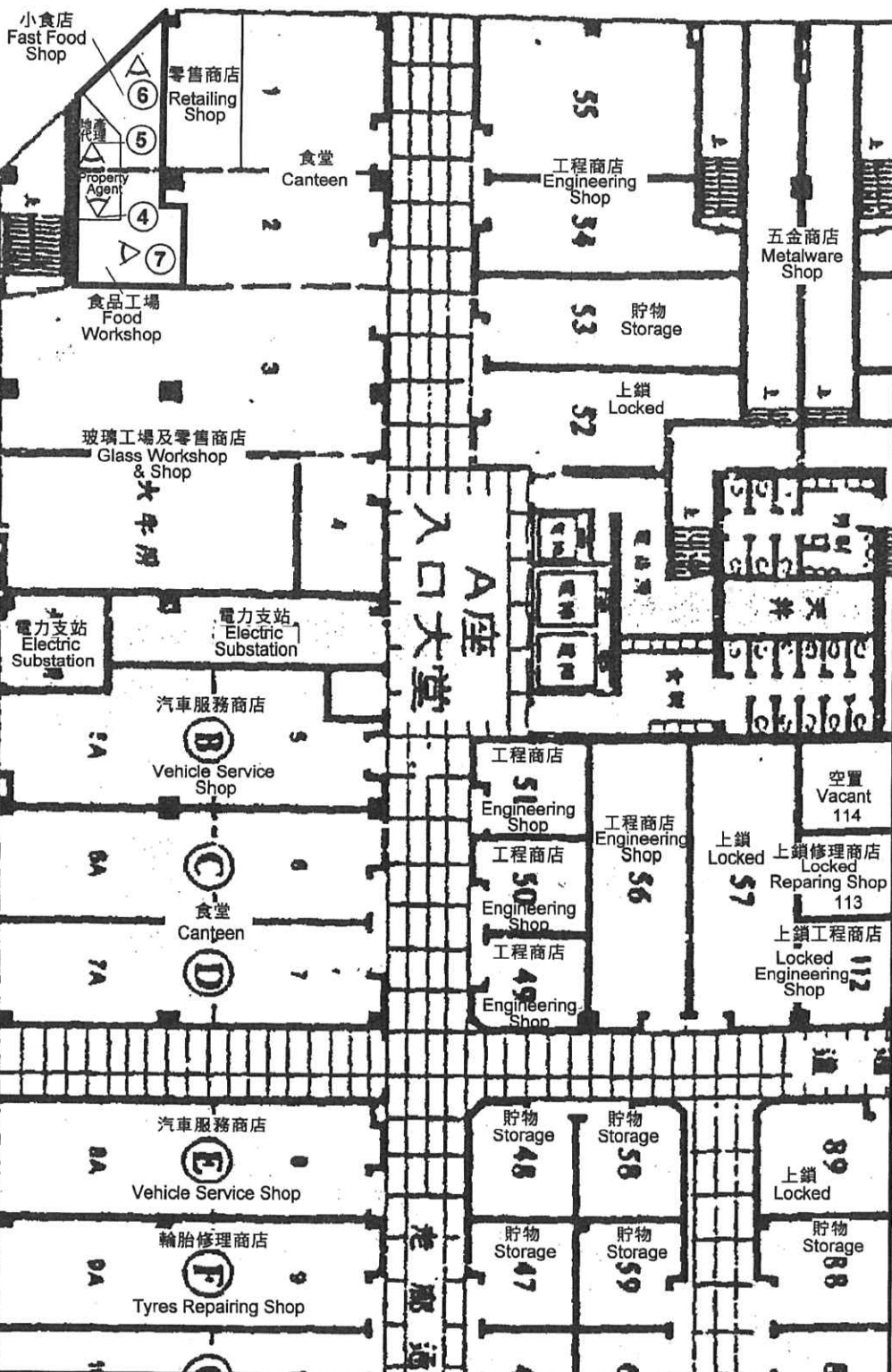


建築街

KIN WING STREET

KIN ON STREET

建安街



圖例 LEGEND

- 申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2009年11月13日勘測
Surveyed on 13.11.2009

本圖於2009年12月1日擬備
PLAN PREPARED ON 1.12.2009

申請處所毗鄰單位的現有土地用途
CURRENT LAND USE OF ADJOINING UNITS
OF APPLICATION PREMISES

商店及服務行業
新界屯門建築街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-2a



建築街

KIN WING STREET

KIN ON STREET

建安街

A/TM/269

⑥

小食店
Fast Food Shop

⑤

地產代理
Property Agent

④

食品工場
Food Workshop

⑦

A/TM/197

A/TM/107

A/TM/108

大牛潭

入口大

圖例 LEGEND



申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2009年11月13日勘測
Surveyed on 13.11.2009

本圖於2009年12月3日製備
PLAN PREPARED ON 3.12.2009

現時及先前的申請處所

CURRENT AND PREVIOUS APPLICATION PREMISES

商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1 A室

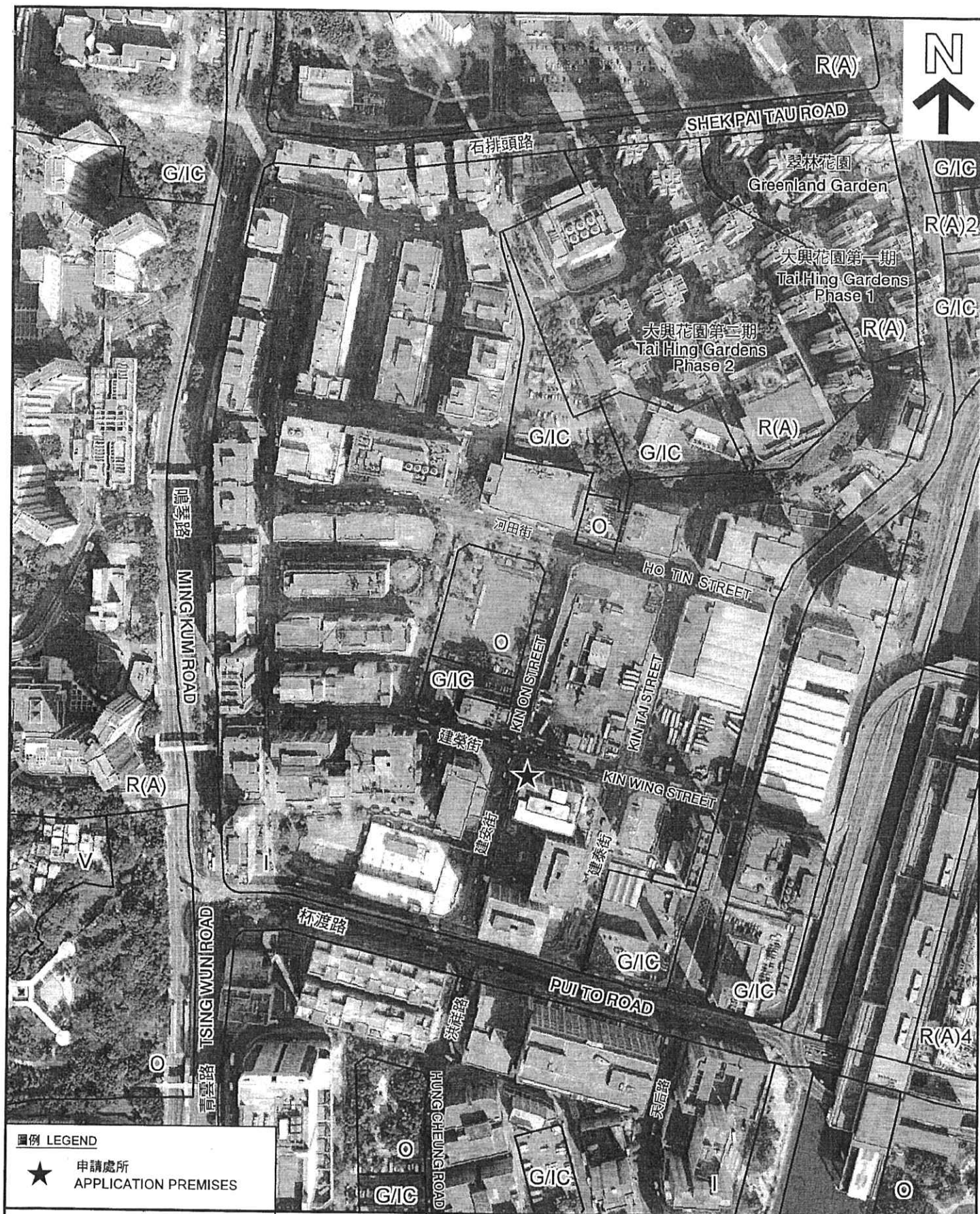
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-2b



圖例 LEGEND

★ 申請處所
APPLICATION PREMISES

本摘要圖於2009年12月1日擬備，所根據的資料為地政總署於2008年12月10日拍得的航攝照片編號 CS21817
EXTRACT PLAN PREPARED ON 1.12.2009
BASED ON AERIAL PHOTO No.
CS21817 TAKEN ON 10.12.2008
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

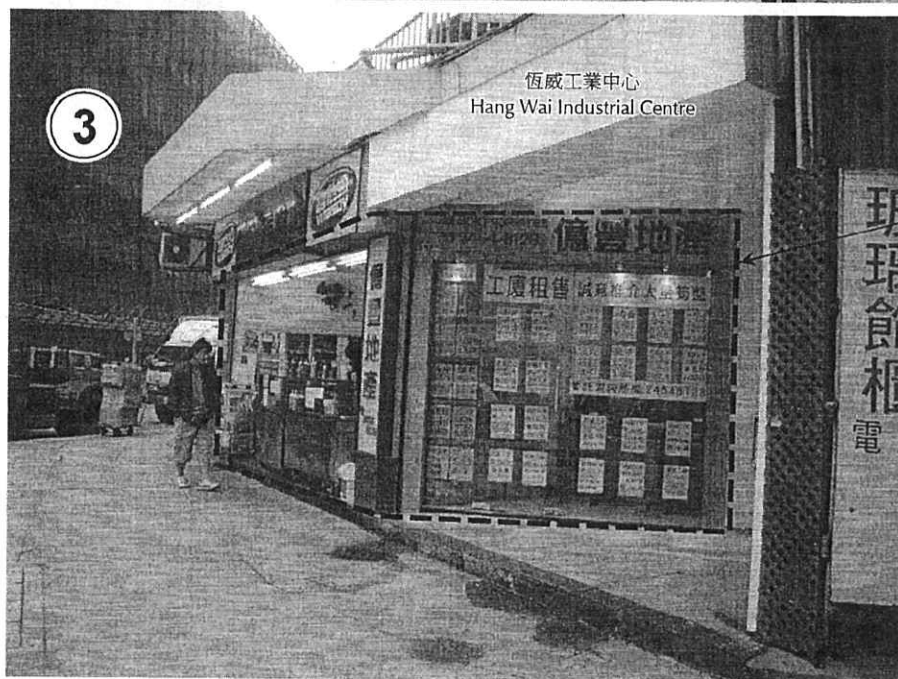
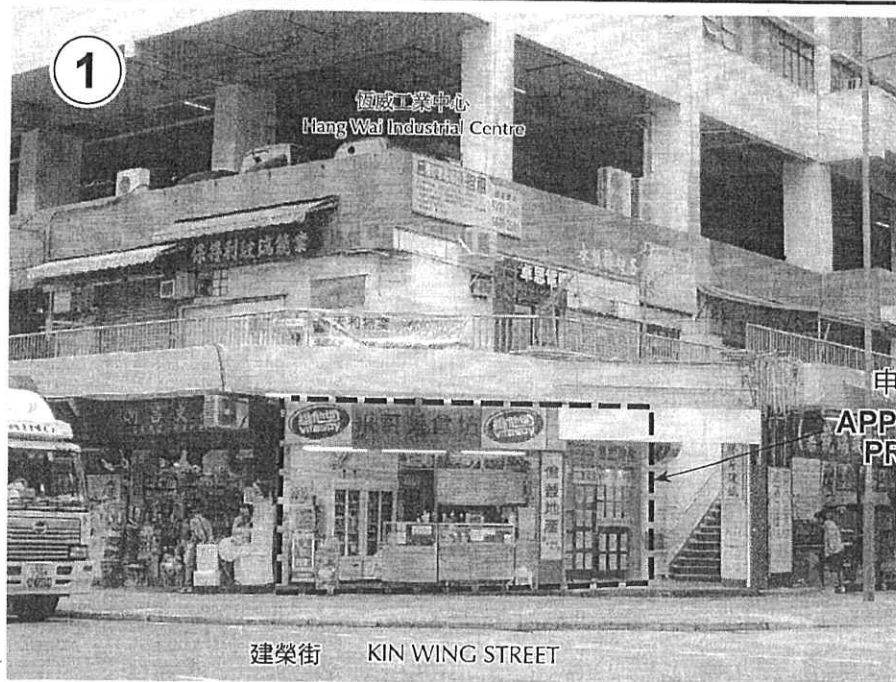
商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
ATM/393

圖 PLAN
A-3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2009年12月1日擬備，所根據的資料為攝於2009年11月13日的實地照片
PLAN PREPARED ON 1.12.2009
BASED ON SITE PHOTOS
TAKEN ON 13.11.2009

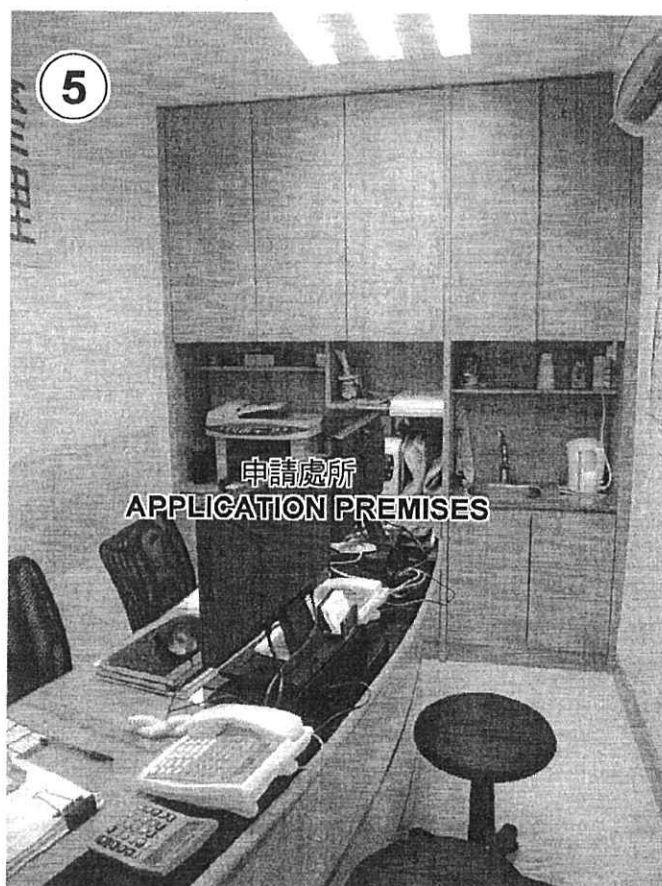
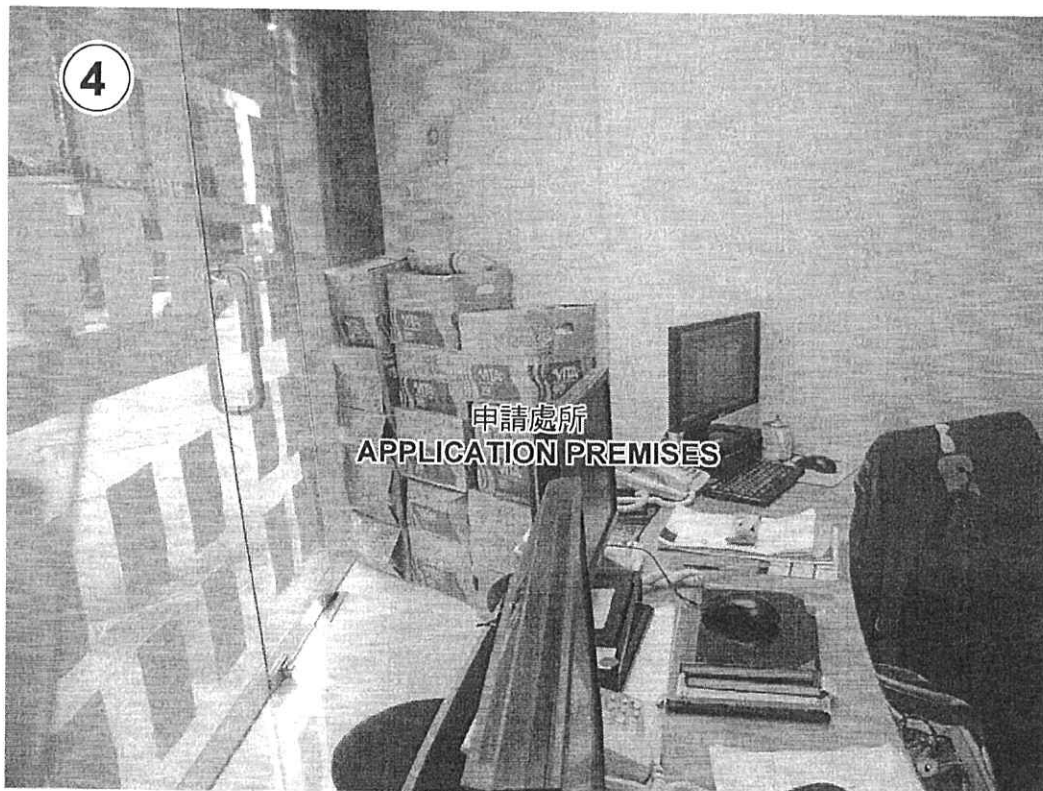
商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-4a



本圖於2009年12月1日製備，所根據的資料為攝於2009年11月13日的實地照片
PLAN PREPARED ON 1.12.2009
BASED ON SITE PHOTOS
TAKEN ON 13.11.2009

實地照片 SITE PHOTO

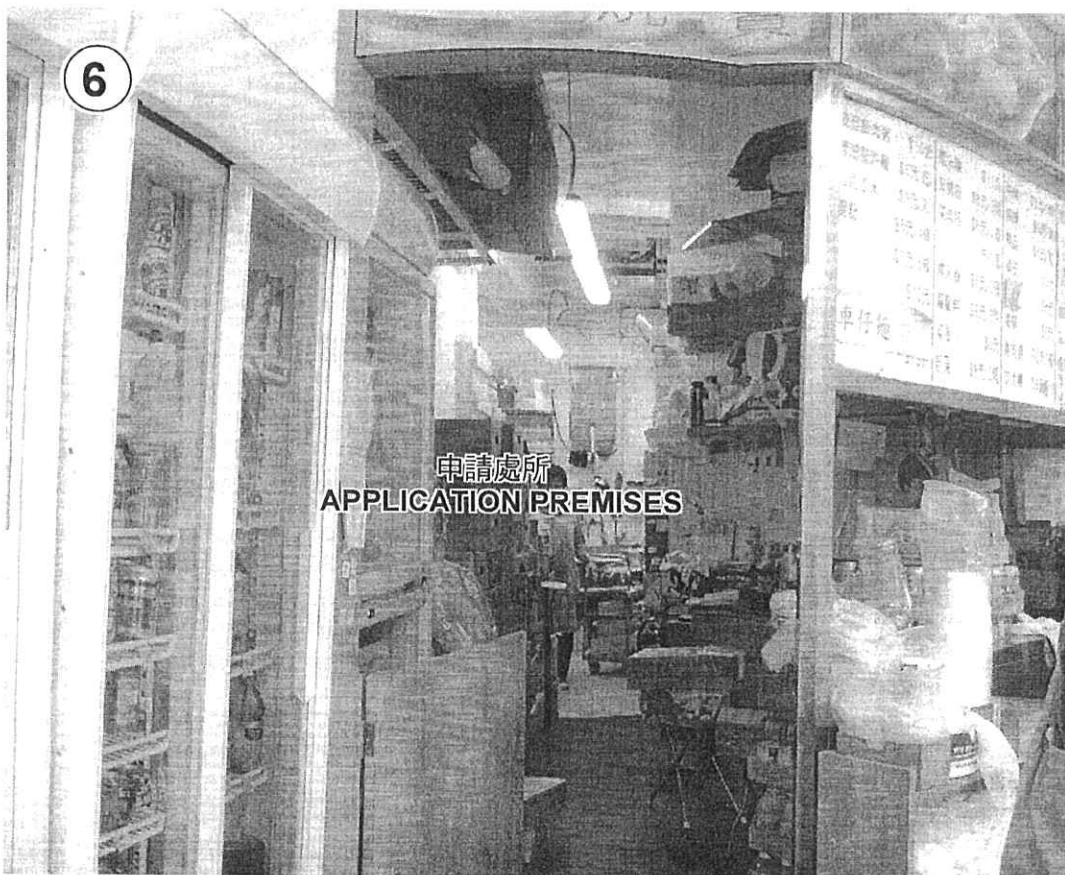
商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-4b



本圖於2009年12月1日擬備，所根據的
資料為攝於2009年11月13日的實地照片
PLAN PREPARED ON 1.12.2009
BASED ON SITE PHOTOS
TAKEN ON 13.11.2009

實地照片 SITE PHOTO

商店及服務行業
新界屯門建泰街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN TAI STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-4c

建築商
大平

位置圖

屯門巴士廠

建築行24-30號

車路 35呎

石利中心

建築行1-6號

車路 30呎

行人道

13呎

恒威工業中心A座

恒威工業中心B座

恒威工業中心C座

行人道

建築行1-6號

車路

20呎

德興工業大平

鳴琴路

For and on behalf of
瑞勇有限公司
PEACE EAGLE COMPANY LIMITED

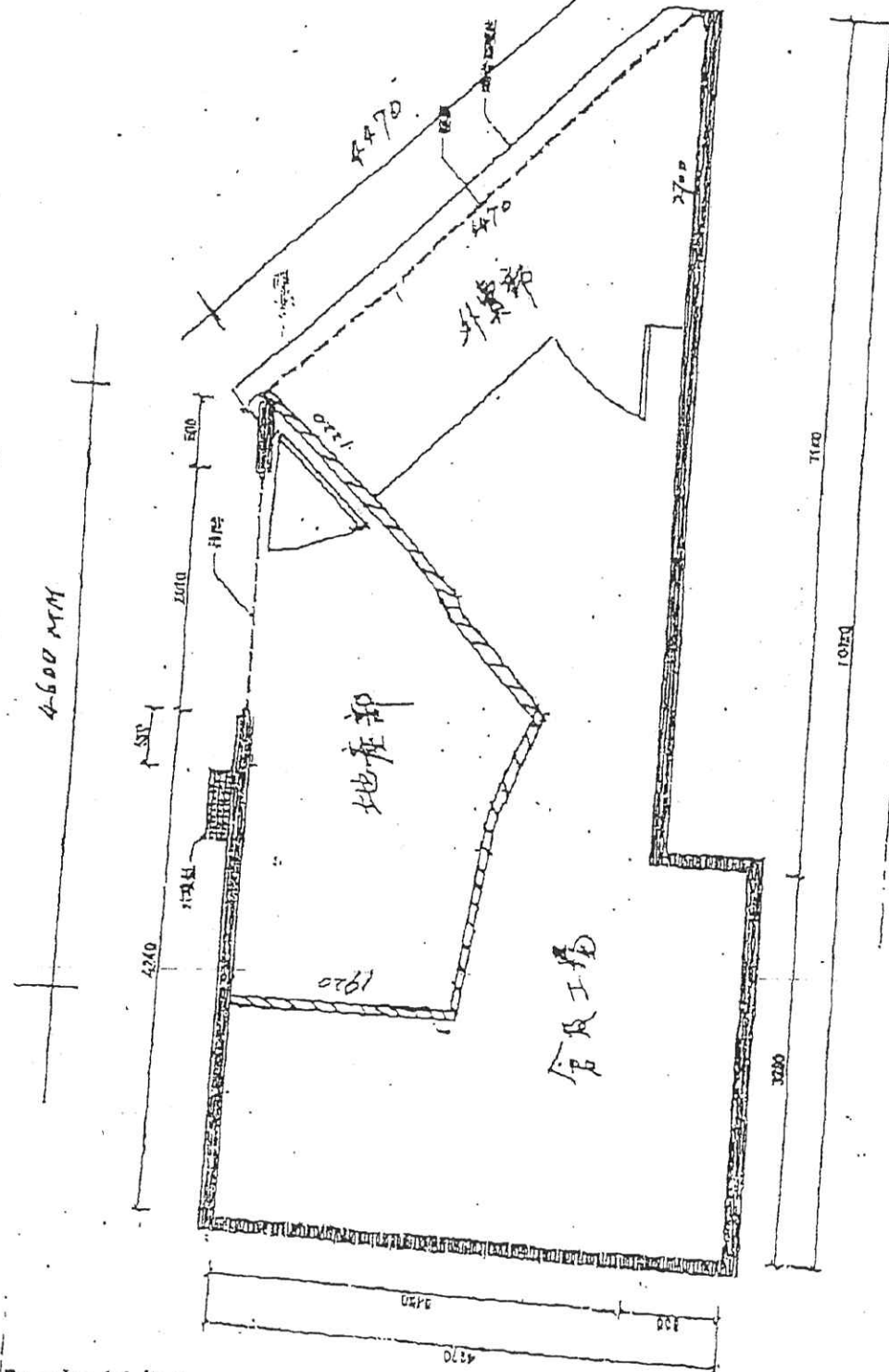
Authorized Signature(s)

參考編號 REFERENCE No.
A/TM/393

繪圖 DRAWING
A-1

(摘錄自申請人於8.12.2009呈交的申請書)
(Extract from Applicant's
Submission Dated 8.12.2009)

平面圖



For and on behalf of
 地產有限公司
 PEACE EAGLE COMPANY LIMITED

Authorized Signature

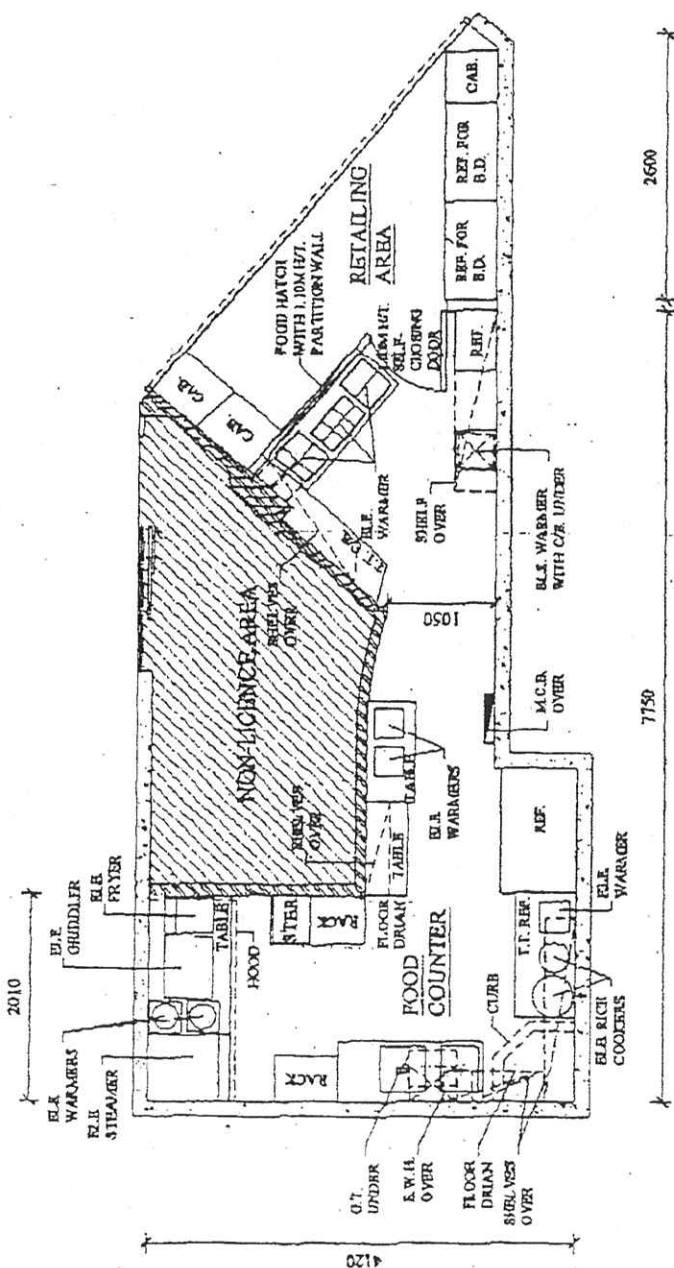
12/11/09

地產部 = 7.2 平方米
 外賣小食部 = 7 平方米
 倉及工場 = 19.4 平方米

參考編號 REFERENCE No.
 A/TM/393

繪圖 DRAWING
 A-2

(摘錄自申請人於8.12.2009呈交的申請書)
 (Extract from Applicant's
 Submission Dated 8.12.2009)



JACKSON
DESIGN

10004147
 K 10004147
 10004147
 10004147

捷信

TITLE
LAYOUT PLAN

SCALE: 1:50

DRAWING NO.:
3909-W:LPOL-A1.T

CALCULATION

LIBOBN:

..... The roller shutter screen needs routine to keep fully
operating business hours.

參考編號	繪圖
REFERENCE No.	DRAWING
A/TM/393	A-3

(摘錄自申請人於18. 1. 2010呈交的申請書)
(Extract from Applicant's
Submission Dated 18.1.2010)

APPENDIX 11 - 附錄 11



APPENDIX 11 - 附錄 11



APPENDIX 11 - 附錄 11



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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun
06/01/2021 12:17



From: Clifford Wong <clifford@mfjebesen.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "hkwu@pland.gov.hk" <hkwu@pland.gov.hk>
Sent by: btv1==640ab0dd492==clifford@mfjebesen.com
FileRef:

1 attachment



Revised appendix 10 (first part)- 6 Jan 2020.pdf

To the TPB, and Ms. Wu

Please see attached revised drawings A-1 to A-3 contained in the first part of Appendix 10 of our application.

Thanks
Clifford

Clifford Wong
All Sharp Limited
Director

From: hkwu@pland.gov.hk [mailto:hkwu@pland.gov.hk]
Sent: 05 January 2021 15:56
To: Clifford Wong <clifford@mfjebesen.com>
Subject: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

*** This Email originated from OUTSIDE MF Jebesen Group Email system. ***

Dear Mr. Wong,

Our telephone conversation just now refers. Grateful if you could send the amended drawings A-1 to A-3 to the Town Planning Board (TPB) and cc to me. Contact details of the TPB are as follows:

Email:

Fax: 2877 0245 and 2522 8426

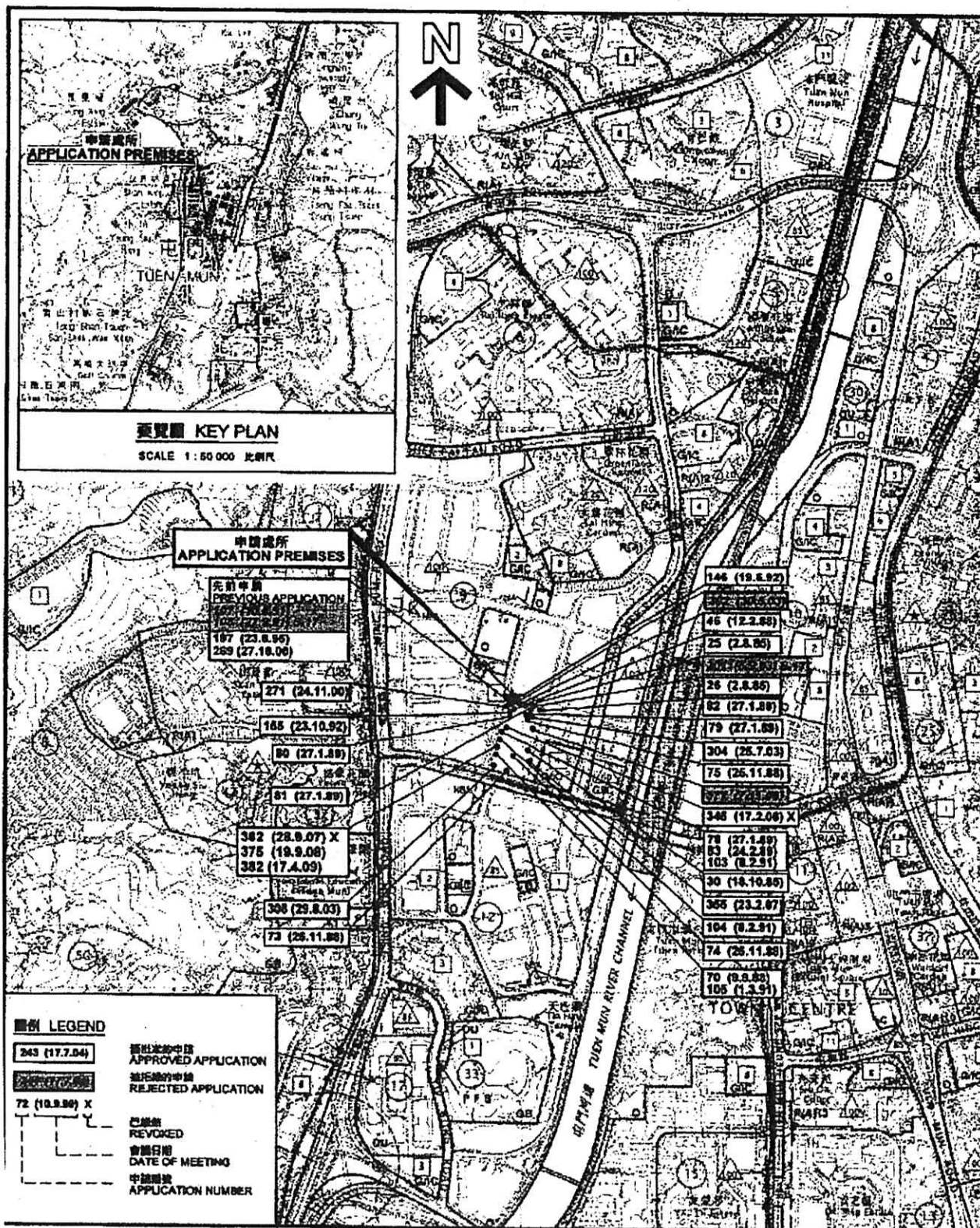
Please quote the application no. (i.e. No. A/JM/559) in your email. Should you have any queries, please feel free to contact me.

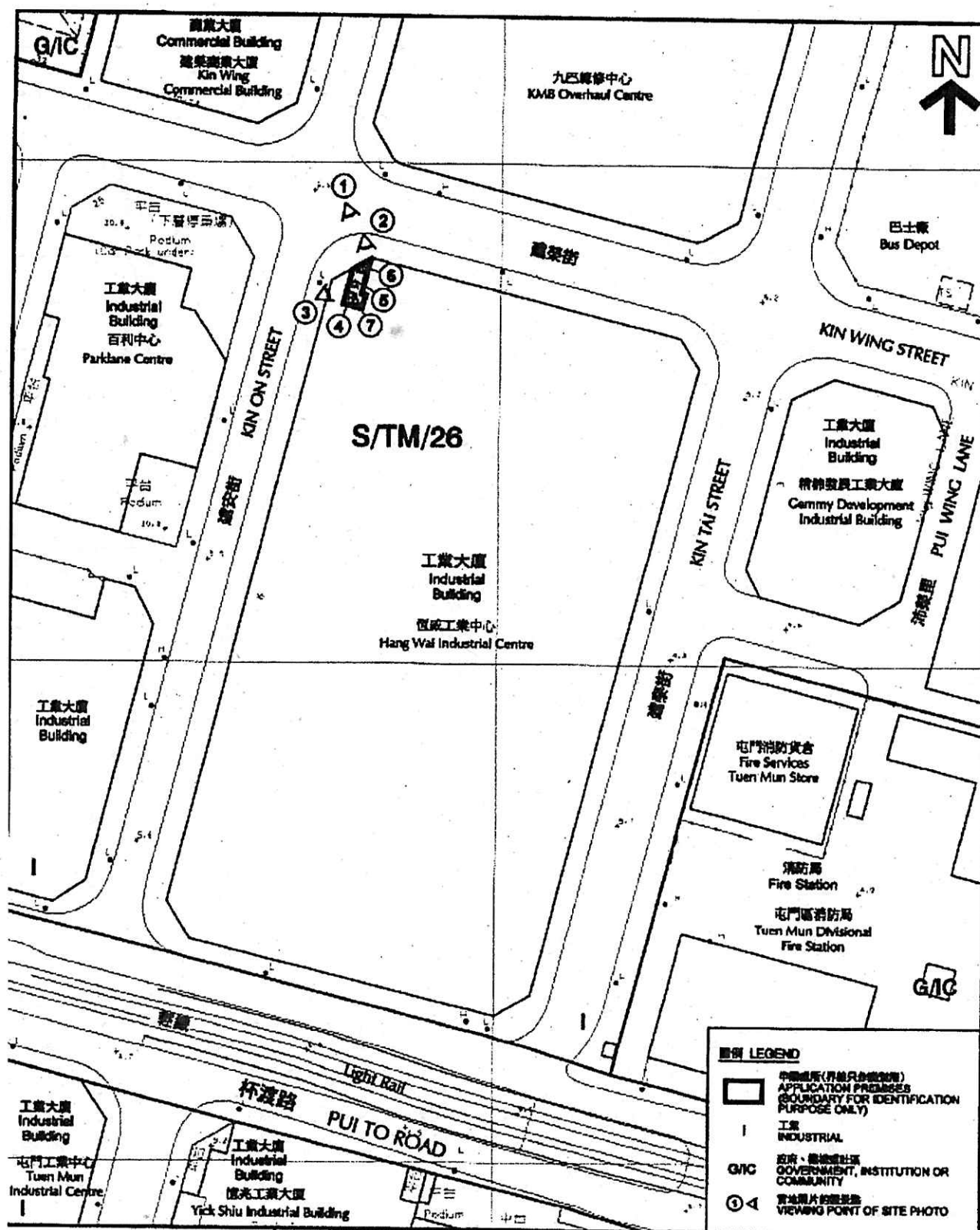
Thanks and Regards,

Maggie WU

Town Planner/ Tuen Mun (4)

Tel: 2158 6292





2009年11月13日 星期四
Surveyed on 13.11.2009



建築街

KIN WING STREET

KIN ON STREET

建安街

A/TM/269

A/TM/197

A/TM/107

A/TM/108

物業界線
PROPERTY BOUNDARY

實地工作點
FIELD WORK POINT

大牛欄

入口大

圖例 LEGEND



申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2009年11月13日測繪
Surveyed on 13.11.2009



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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

06/01/2021 13:34



From: Clifford Wong <clifford@mfjebesen.com>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "hkww@pland.gov.hk" <hkww@pland.gov.hk>
Sent by: btv1==640ab0dd492==clifford@mfjebesen.com
FileRef:

1 attachment



Revised appendix 10 (last part)- 6 Jan 2020.pdf

To TPB and Ms Wu,

Further to my conversation with Ms. Wu this morning, I attach the revised drawings in the last part of the Appendix 10 in our application.

Thanks
Clifford

Clifford Wong
All Sharp Limited
Director

From: Clifford Wong
Sent: 06 January 2021 12:13
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'hkww@pland.gov.hk' <hkww@pland.gov.hk>
Subject: RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

To the TPB, and Ms. Wu

Please see attached revised drawings A-1 to A-3 contained in the first part of Appendix 10 of our application.

Thanks
Clifford

Clifford Wong
All Sharp Limited
Director

From: hkwu@pland.gov.hk [mailto:hkwu@pland.gov.hk]

Sent: 05 January 2021 15:56

To: Clifford Wong <clifford@mfjebesen.com>

Subject: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

***** This Email originated from OUTSIDE MF Jebesen Group Email system. *****

Dear Mr. Wong,

Our telephone conversation just now refers. Grateful if you could send the amended drawings A-1 to A-3 to the Town Planning Board (TPB) and cc to me. Contact details of the TPB are as follows:

Email:

Fax: 2877 0245 and 2522 8426

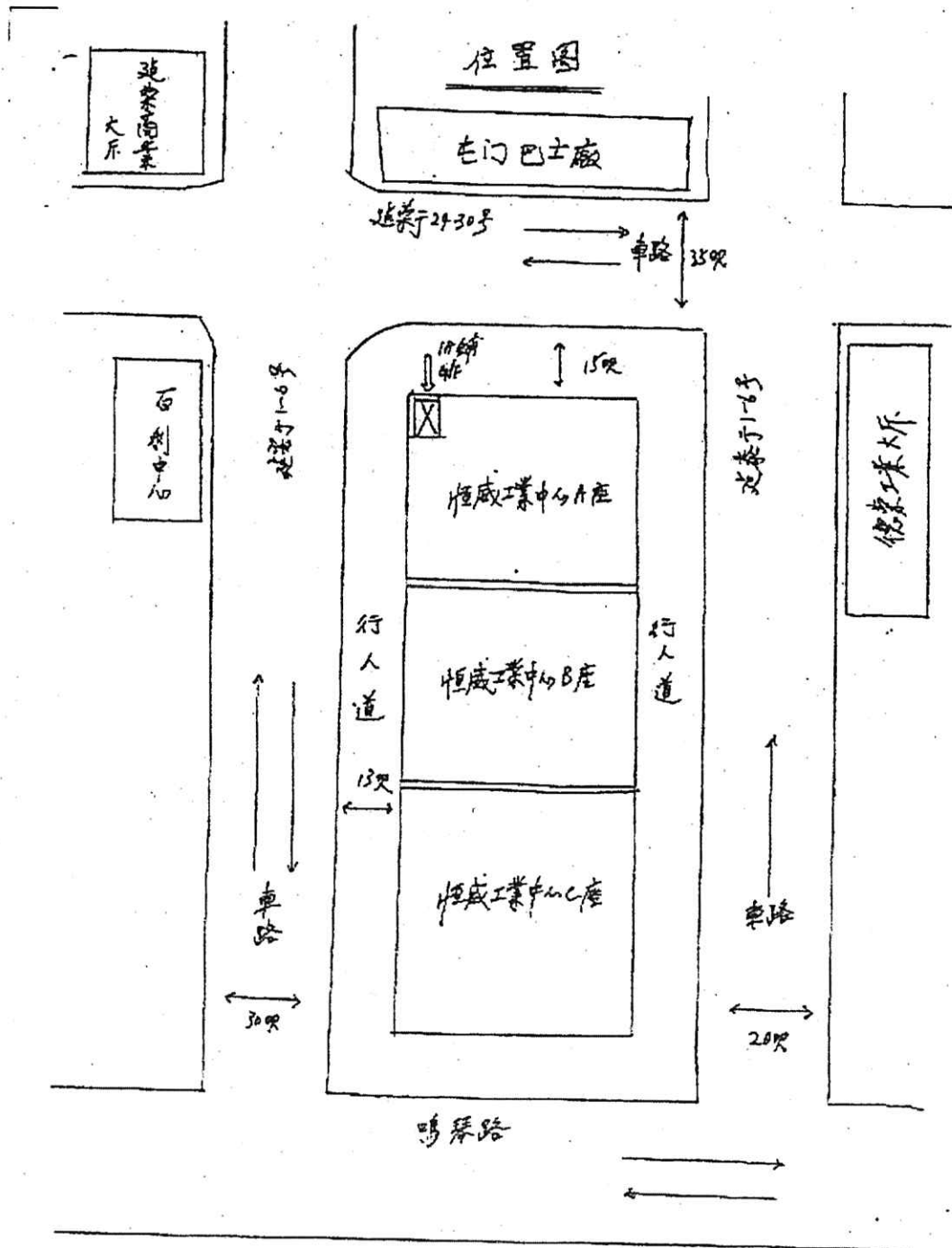
Please quote the application no. (i.e. No. A/TM/559) in your email. Should you have any queries, please feel free to contact me.

Thanks and Regards,

Maggie WU

Town Planner/ Tuen Mun (4)

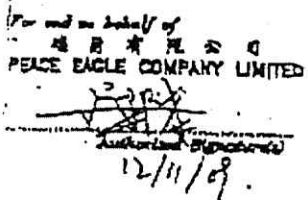
Tel: 2158 6292



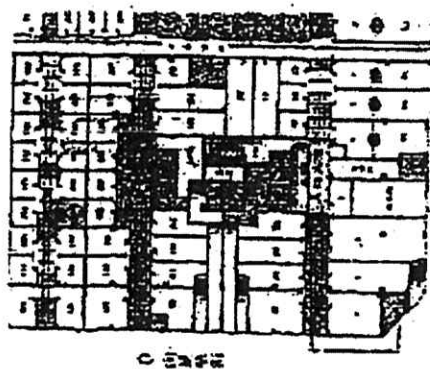
For and on behalf of
 瑞勇有限公司
 PEACE EAGLE COMPANY LIMITED


[Signature]
 Authorized Signature(s)

平面图



地產部 = 7.2 平方米
外賣小食部 = 7 平方米
倉庫工場 = 19.2 平方米



	JACKSON 捷信 DESIGN		PROJECT: FOOD FACTORY		SCALE: 1:10	DRAWING NO.: 3889-WJ-PH-0117	CALCULATION	1.00000 The author and/or owner and users in large body open during business hours. NON-LIANCE AREA
	PROJECT: FOOD FACTORY		SCALE: 1:10		DRAWING NO.: 3889-WJ-PH-0117			
PROJECT: FOOD FACTORY		SCALE: 1:10		DRAWING NO.: 3889-WJ-PH-0117		LOCATION: UNIT 1, OF BLOCK A, HANG WAI INDUSTRIAL CENTER, KUNMING STREET, SHANGHAI		

28 JAN 2021

Town Planning
Board

tphpd@pland.gov.hk

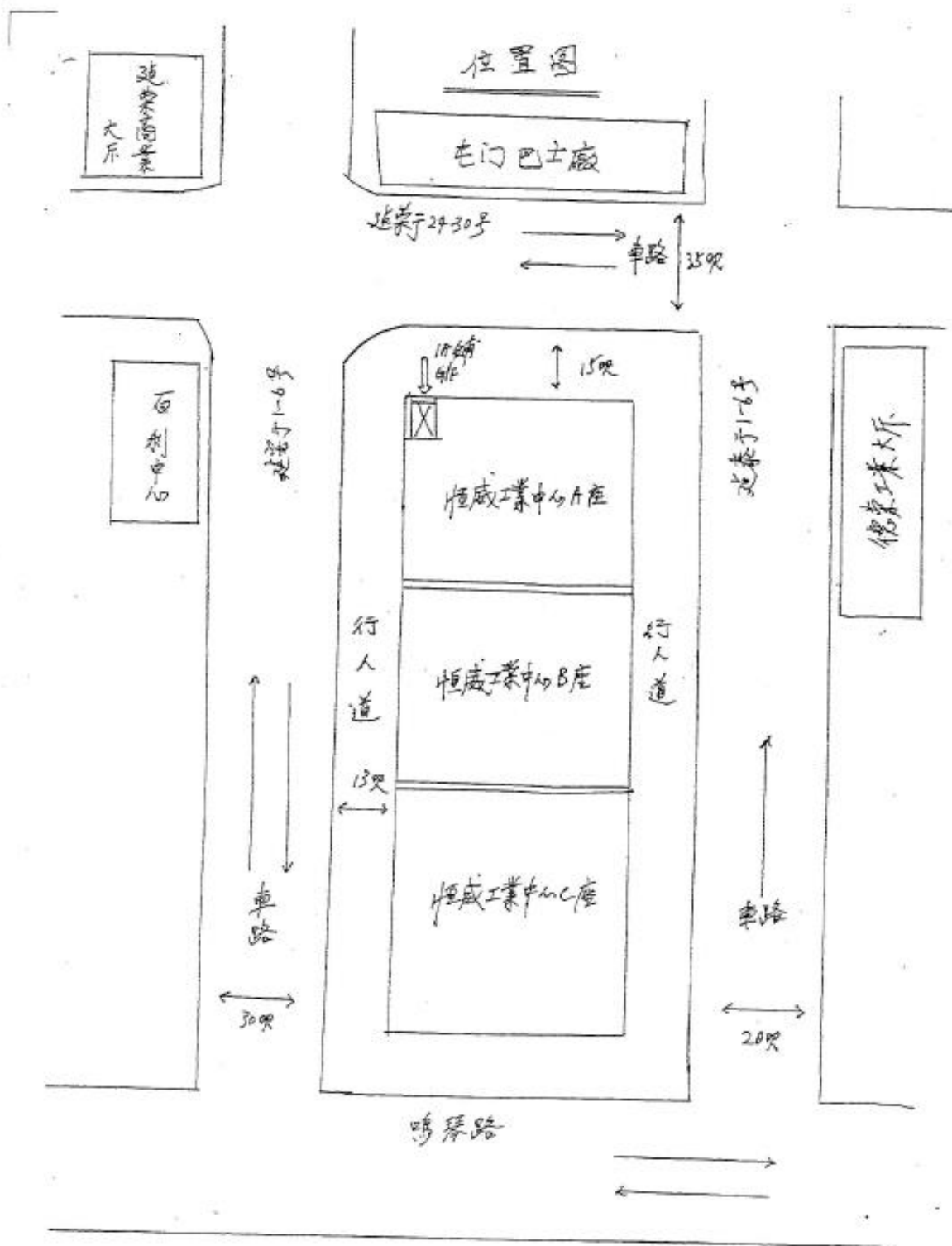
寄件者: Clifford Wong <clifford@mfejbsen.com>
寄件日期: 2021年01月28日星期四
收件者: hkwu@pland.gov.hk; tphpd@pland.gov.hk
副本: jkkcheung@pland.gov.hk
主旨: RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun
附件: RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Han... (373 KB); RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Han... (996 KB); Letter to Lands Department - from All Sharp Ltd 1 Sep 2020.pdf; Lands Nov 2020.pdf; Letter_Lands 20201116_083917.pdf; RE: (212) in DLOTM 251/MLT/74 M4 II - Temporary Waiver - 1A (portion)... (3.65 KB)

Dear Ms Wu, TPB

I refer to your email and the comments from District Lands Officer.

- (a) The floor plan for the subject premises has been provided. I attach again the two emails enclosing the revised floor plan that was email to the TPB and to you for your ease of reference
- (b) The comment is noted. Since becoming the new owner of this property in September 2020, we have written to the Lands Department and we have been in regular contact and correspondence with the District Lands office Tuen Mun, Lands Department on our new waiver application and we kept them informed on our the S16 application to the TPB. I enclose the some of our recent correspondence with District Lands Office Tuen Mun, Lands Department for your reference. Our contact person at District lands office Tuen Mun, is Ms. Joyce Shum/Ms Chu.
- (c) Noted.

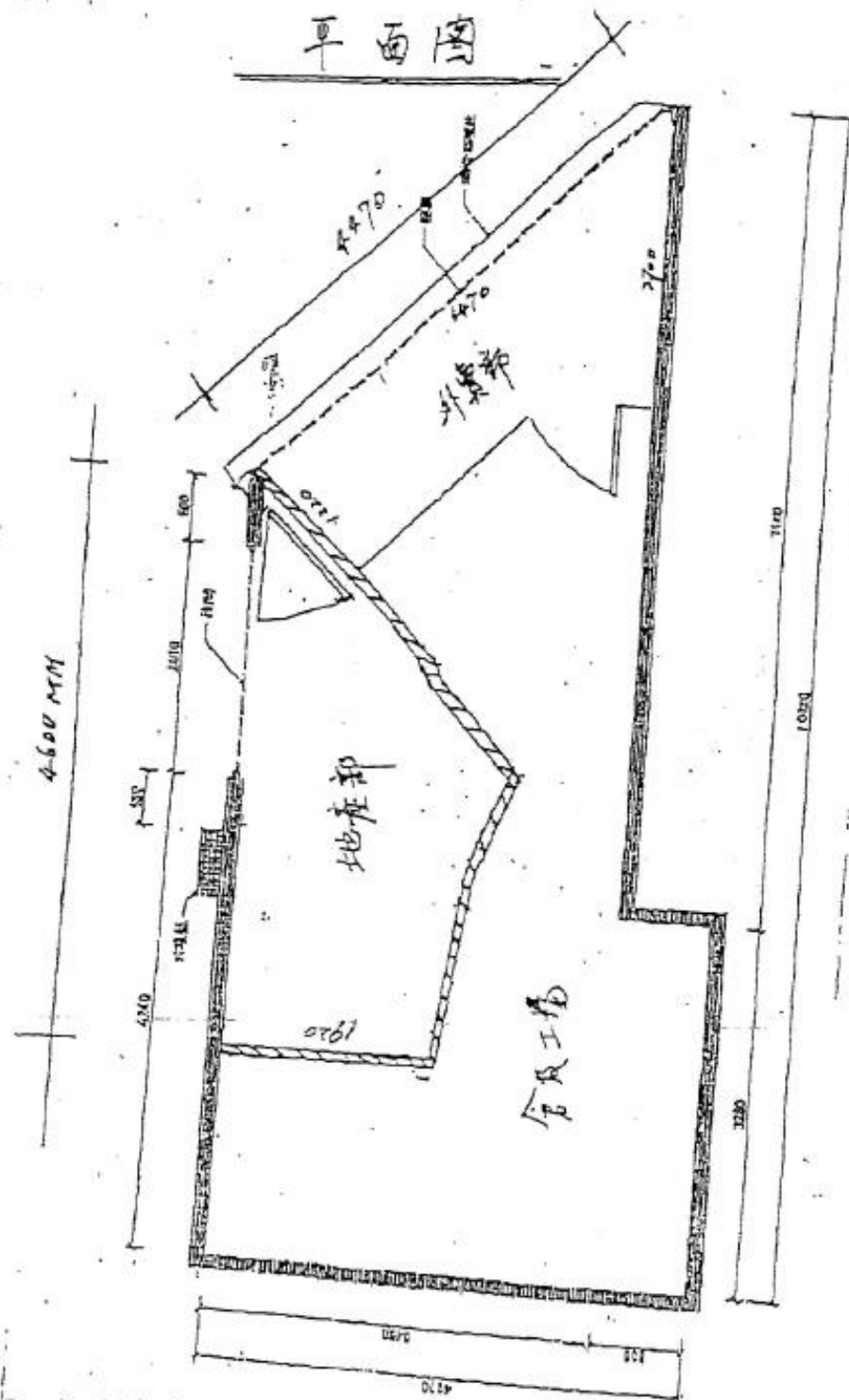
Br
Clifford Wong
All Sharp Limited



For and on behalf of
 瑞勇有限公司
 PEACE EAGLE COMPANY LIMITED

[Signature]
 Authorized Signature

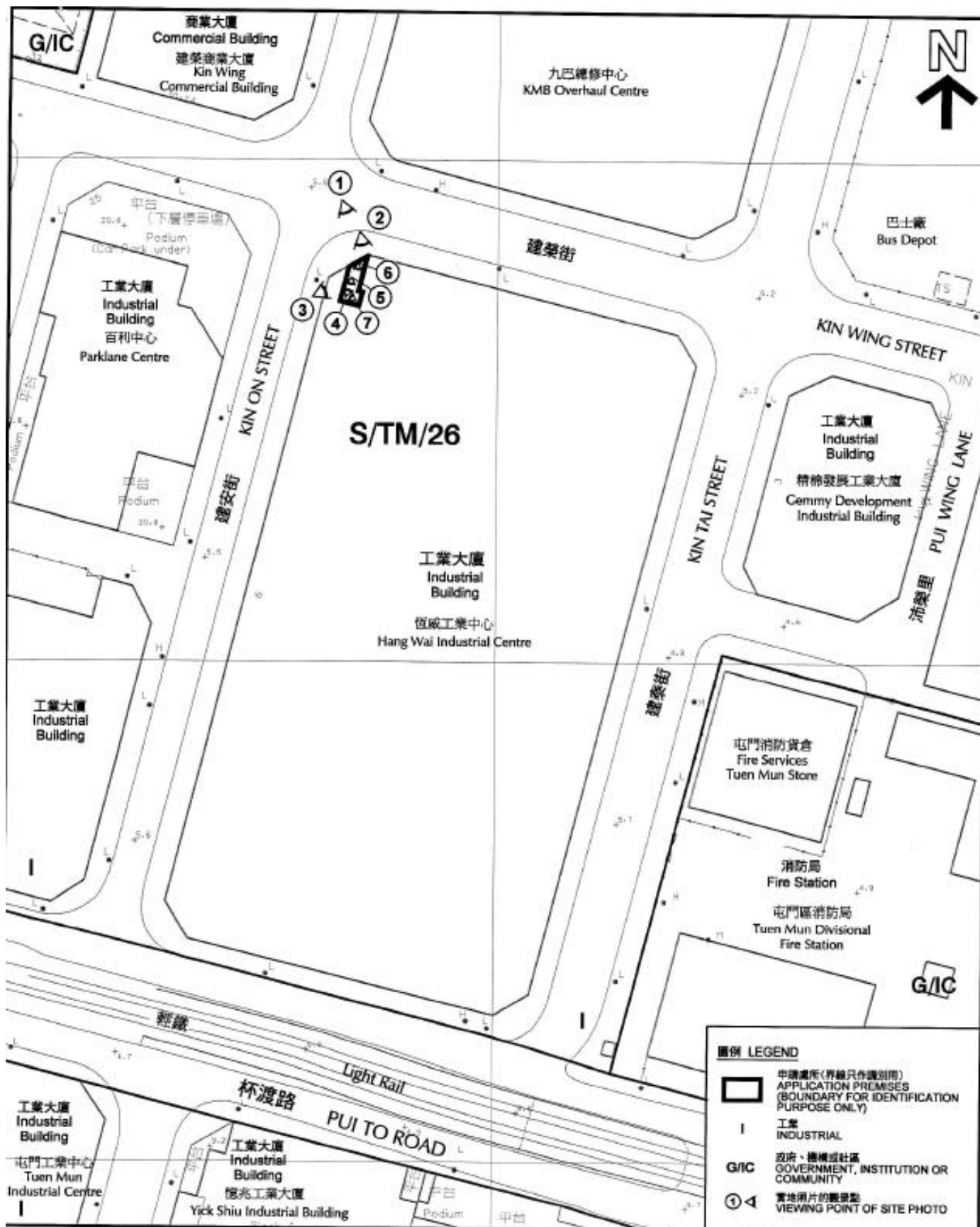
平面图



For and on behalf of
 怡和有限公司
 PEACE EAGLE COMPANY LIMITED

~~12/11/09~~
12/11/09

地產部 = 7.2 平方米
外賣小食部 = 7 平方米
倉庫工場 = 19.2 平方米



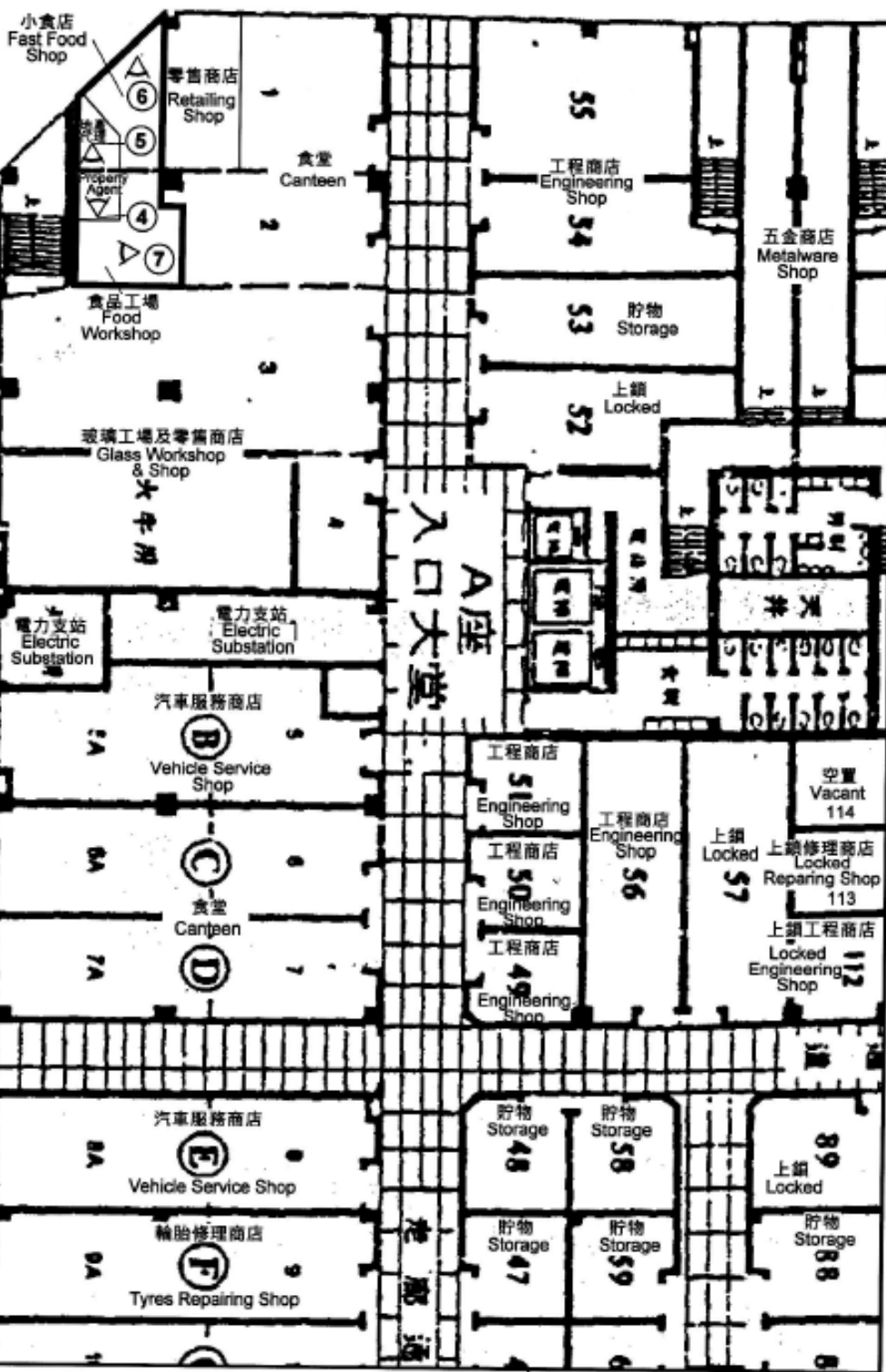


建築街

KIN WING STREET

KIN ON STREET

建安街



圖例 LEGEND



申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2006年11月13日勘测
Surveyed on 13.11.2006



建築街

KIN WING STREET

KIN ON STREET

建安街

A/TM/269

6

小食店
Fast Food Shop

5

地產代理
Property Agent

4

食品工場
Food Workshop

7

A/TM/197

A/TM/107

A/TM/108

大牛房

入口大

圖例 LEGEND



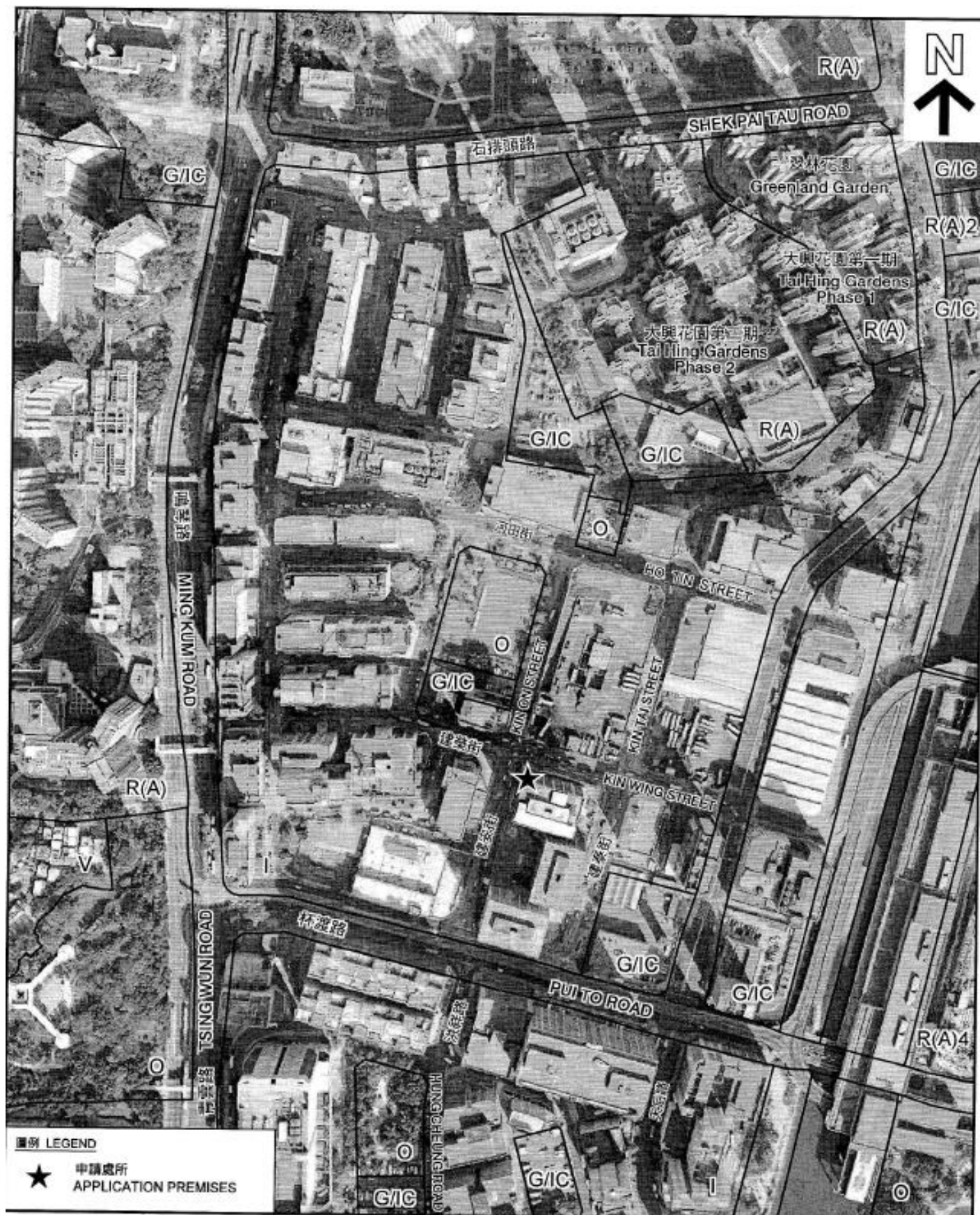
申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

4



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2009年11月13日勘测
Surveyed on 13.11.2009



1 September, 2020

By Post, By Fax 2451 3294 & (10 pages)
By E-mail: letmew@landsd.gov.hk

To: District Lands Office, Tuen Mun
Lands Department
Your Ref: (184) in DLOTM 251/MLT/74 M4 II

Attention: Ms Chu

Dear Sir/Madam,

Re: Temporary Waiver No. 76
Workshop Unit 1A (Portion), G/F. Hang Wai Industrial Centre,
TMTL No. 114, 6 Kin Tai Street, Tuen Mun (the "Property")

We have purchased the above Property and the transaction was completed yesterday on 31 August, 2020.

We refer to the Temporary Waiver which was approved on 1 June 2010 (copy of the approval is enclosed). We further refer to your letter dated 18 December 2015 where the Temporary Waiver was allowed to continue subject to the revision of the waiver fee (copy enclosed).

We write to apply for the application, and/or transfer, and/or continuation of the above mentioned Temporary Waiver for the Property.

We further enclose the Fee Demand Note dated 7 August 2020 in connection with the above Temporary Waiver (Departmental Reference RATMTW0076). The amount of [REDACTED] is due on 5 September, 2020. The Fee Demand Note is issued to the previous owner Peace Eagle Co. Ltd. Please advise whether we should settle this fee on or before 5 September, 2020 or whether a new fee demand note will be issued in our name.

For all correspondence, please contact Mr. Clifford K F Wong, director of All Sharp Limited at [REDACTED]
[REDACTED]

Thank you for your attention.

For and on behalf of
All Sharp Limited



Director - WONG Ka Fook Clifford

電話 Tel: 2451 3226

圖文傳真 Fax: 2459 0795

電郵地址 Email: esm@wplands.gov.hk

本署檔案 Our Ref: (184) in DLOTM 251/MLT/74 M4 II

(Please quote this reference in your reply)

來函檔案 Your Ref:

地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供優質服務的土地行政服務
We strive to achieve excellence in land administration

新界屯門屯門路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
(TUEN MUN ROAD, TUEN MUN, N.T.)
網址 / Web Site: www.info.gov.hk/lands

By Recorded Delivery

Peace Eagle Company Limited
G/F & M/F 98C Phase 4 Mall
Broadway, Mei Foo Sun Chuen
Kowloon, Hong Kong

18 DEC 2015

Dear Sirs,

Temporary Waiver No. 76
Workshop Unit 1A (Portion), G/F, Hang Wai Industrial Centre,
TMTL No. 114, 6 Kin Tai Street, Tuen Mun

I refer to my letter dated 1st June 2010 in respect of the above waiver.

Further to my letter dated 30th September 2015, I am prepared to allow this waiver to continue on the terms and conditions contained in the said letter subject however to a revision of the waiver fee. The revised fee will be [REDACTED] per quarter commencing on the 5th day of March 2016 ("the effective date") and will be payable until further notice. This letter is formal notice to you of an increase of the waiver fee with effect from that date.

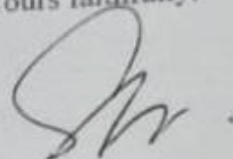
I would further advise that in connection with the aforesaid revised fee, the deposit deposited with the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government") in accordance with the terms and conditions of the said letter is revised to [REDACTED] with effect from the effective date and shall remain deposited with the Government throughout the term of the waiver. In this connection, you are required to pay to the Government the sum of [REDACTED], being the difference between the existing deposit and the revised deposit on or before 5th day of March 2016. Upon the expiration or sooner determination of the period in respect of which the waiver is granted and your duly observing and performing your obligations under the said letter, the deposit will be refunded to you but without interest.

If you wish your waiver to continue and are prepared to pay the revised waiver fee and deposit as indicated above, please sign the enclosed copy of this letter where indicated in the presence of a witness and return it to me together with a copy of receipted demand note for the additional deposit within 28 days from the date of this letter. The Government reserves the right to charge interest on the new fee from the effective date until the date of payment at the rate of 2% per annum above the average prevailing Best Lending Rate announced by the current note-issuing banks in Hong Kong, namely, The Hongkong and Shanghai Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited and Bank of China (Hong Kong) Limited in the event of the same not being paid on the effective date.

In the event that I do not receive from you the signed copy indicating your agreement to the revised fee and deposit and a copy of receipted demand note for the additional deposit, such action as is deemed appropriate in relation to your waiver will be taken.

If you are in doubt about the contents of this letter, please contact Mr. Jonathan TSE on telephone 2451 3294.

Yours faithfully,



(Simon POON)
for District Lands Officer, Tuen Mun

Encl.

期限由 5-3-10 → 4-3-2013

電話 Tel: 2451 3180

圖文傳真 Fax: 2459 0795

電郵地址 Email:

本處編號 Our Ref: (156) in DLOTM 251/MLT/74 M4 II
(Please quote this reference in your reply)

來函檔號 Your Ref:



地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F., TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, N.T.
網址 Web Site: www.landsd.gov.hk

Peace Eagle Company Limited
G/F & M/F 98C Phase 4 Mall
Broadway, Mei Foo Sun Chuen
Kowloon, Hong Kong

By Recorded Delivery

1 June 2010

Dear Sir/Madam,

Proposed Temporary Waiver to permit the purpose of Real Estate Agency and Fast Food Shop

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")
Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre,
No. 6 Kin Tai Street, Tuen Mun,
New Territories (the "Premises")

I refer to our previous correspondence on this matter and now write to advise that I, on behalf of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government"), hereby offer to proceed with the proposed temporary waiver of the restriction contained in the Conditions of New Grant No. 2232 under which the Lot is held ("the proposed transaction") subject to the following basic terms:

Area	: 14.2 m ² (about)
Term of Waiver	: 1 year certain from 5 th March 2010 and thereafter quarterly determinable by 3 months' written notice
User	: Real Estate Agency and Fast Food Shop
Waiver Fee	: [REDACTED] per annum commencing on 5 th March 2010 and to be paid quarterly in advance
Administrative Fee	: [REDACTED] ← 行政費
Deposit	: [REDACTED] ← 按金 17/2/2012 加 = [REDACTED]
Waiver Description	: (i) Temporary Waiver to permit the purpose of a Fast Food Shop and Real Estate Agency at the Premises; (ii) Not more than 14.2 square metres of the Premises shall be used for fast food shop and real estate agency purposes;

- nt A
- (iii) The Fast Food Shop may only offer take away food and no eating place may be provided within the Premises; and
 - (iv) The use of the Premises or any part thereof shall in all respect comply with the requirements of the Town Planning Ordinance and any amending legislation.

The above is a brief summary of the attached set of draft document for the proposed transaction ("the Document"). Upon acceptance of this offer in accordance with paragraph 2 below and subject to the compliance with the terms and conditions herein, the Document will be sent to you within 3 calendar months of the Contract Date referred to in paragraph 3 below for execution by you in the manner and within the time limit as stipulated in paragraph 4 below.

2. If all the terms and conditions set out in this letter and the Document are acceptable to you, you should signify your acceptance by executing under seal in accordance with your Articles of Association, the docket on the acceptance letter as per the form marked "A" attached to this letter ("the Acceptance Letter") and return it to me together with a copy of the receipted demand notes for (i) six months of the agreed waiver fee being the deposit ("the Deposit"), (ii) [redacted] being waiver fee for the first 6 months ("the Waiver Fee") and (iii) [redacted] being the non-refundable administrative fee ("the Administrative Fee") on or before **30 June 2010**. Failure to comply with the foregoing by the date specified in this paragraph will be deemed withdrawal by you from the proposed transaction.

3. The date of receipt by me of the Acceptance Letter together with a copy of the receipted demand note for the Administrative Fee, the Waiver Fee and the Deposit shall be the date upon which a binding contract is entered into between the Government and yourself ("the Contract Date").

4. When the final version of the Document is sent to you for execution it will be accompanied by a demand note for fee payable to the Land Registry for the registration of the Document. You must return the Document duly executed by you to me together with a copy of the receipted demand note for the registration fee within the time limit stipulated in my letter to you enclosing the Document or within 3 calendar months of the Contract Date, whichever is the earlier. Failure to do so will constitute a breach of contract and without prejudice to any other rights and remedies available to the Government, the Deposit and the Waiver Fee paid will be forfeited.

5. If you do not find the waiver fee acceptable, you may appeal but such appeal will only be considered by the Government on the condition that the Administrative Fee, the Deposit and Waiver Fee as stated in paragraph 2 above be paid, by signing the docket on the letter as per the form marked "C" attached to this letter ("the Appeal Letter") and return it (together with a copy of the receipted demand note for the Administrative Fee, the Deposit and the Waiver Fee) to me on or before the same date specified in paragraph 2 above for the return of the Acceptance Letter. The waiver fee will be re-assessed as at the date the appeal is considered and it is always possible that the waiver fee may be increased upon appeal. When the waiver fee has been re-assessed, a new binding basic term offer ("the Revised Offer") will be made by the Government to you. I must stress that until the Revised Offer has been accepted by you, there will be no valid waiver and the Government may take lease enforcement action under the lease.

6. Government will consider your appeal after you have submitted all the required documents in accordance with the Appeal Letter and the Revised Offer will be made within 3 calendar months from the date of receipt of such document.

7. If the Revised Offer made by the Government is still not acceptable to you, you may again appeal against such revised waiver fee. Government will consider your appeal in the manner as mentioned in paragraph 6 and a further revised binding basic term offer ("the Further Revised Offer") will be made. The Further Revised Offer is final and if you do not accept the Further Revised Offer, you will be deemed to have withdrawn from the proposed transaction in which event the Administrative Fee and the Waiver Fee paid will be forfeited. Fresh application together with payment of fresh administrative fee is required before the Government would agree to process the new application.

8. Any request for amendment to any of the basic terms as quoted above after the Appeal Letter has been received by me or any refusal to accept the basic terms so accepted when the Revised Offer or the Further Revised Offer, as the case may be, is made by me will be deemed to be withdrawal by you from the waiver fee appeal in which event the Administrative Fee and the Waiver Fee will be forfeited. The request made by you will be deemed to be a new application and the payment of fresh administrative fee will be required before the Government would agree to process the new application.

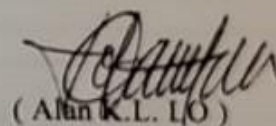
9. Notwithstanding anything herein contained, the Government shall be at liberty to make minor amendments to the Document. Such minor amendments shall not however, constitute variations to the basic terms as stated in paragraph 1 above. If you consider the minor amendments unacceptable to you, you may choose to revert to the original version of the Document. For the purpose of this letter, the decision of the Government as to what constitute minor amendments shall be final and binding upon you.

10. I must stress that unless and until a valid waiver in respect of the Premises has been granted, the Government will take lease enforcement action against the breach(es) of the lease conditions of the Lot.

11. It is hereby mutually agreed that upon your acceptance of this offer, the waiver letter dated 17th June 2005 registered in the Land Registry by Memorial No.05081100940038 shall deem to be terminated and become void with effect from 5th March 2010.

12. Time shall be the essence of this Agreement.

Yours faithfully,



(Alan K.L. LO)
District Lands Officer, Tuen Mun

c.c. LACO (TM&YL) Fax No. 2473 3058

"The Acceptance Letter"

To : District Lands Officer, Tuen Mun

Proposed Temporary Waiver to permit the purpose of Fast Food Shop and Real Estate Agency

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")


Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre, No. 6 Kin Tai Street, Tuen Mun, New Territories (the "Premises")


We accept the offer and agree to all the terms and conditions as stated in your offer letter dated 16/2010. We further accept and acknowledge that this acceptance shall constitute a binding contract between the Government and ourselves with effect from the date of receipt of this acceptance by you.


We enclose the receipted demand note(s) for each of (i) the Deposit, (ii) the Waiver Fee and (iii) the Administrative Fee.


Dated the 20th day of June 2010.

Witness.

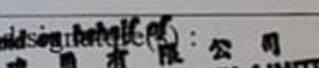
(Signed by : )


Holder of HKID Card No. 

(Signed by : )

Holder of HKID Card No. 

Seal of _____ and
authorized signatory(ies) :


PEACE EAGLE COMPANY LIMITED


Authorized Signature(s)

Name of Registered Owner(s) : Peace Eagle Company Limited.
Correspondence Address/
Address of Registered Office : G/F & M/F 38C Phase 4 Mall
Broadway, Mei Foo Sun Chuen,
Kowloon, Hong Kong.
Contact Telephone No. : [REDACTED]
Facsimile No. : [REDACTED]

Encl.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the (type of the land document) will appear in the land register(s)/record(s) against which the (land document) is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

"C"

Letter to Appeal Against Waiver Fee
"the Appeal Letter"

To : District Lands Officer, Tuen Mun

Date : _____

Proposed Temporary Waiver to permit the purpose of Fast Food Shop and Real Estate Agency

Lot No. : Tuen Mun Town Lot No. 114 (the "Lot")

Address : Unit 1A (Portion) on G/F., Hang Wai Industrial Centre, No. 6 Kin Tai Street, Tuen Mun, New Territories (the "Premises")

With reference to your letter dated _____ (the "Offer Letter"), We lodge an appeal against the waiver fee amount quoted in your said letter. We shall submit to you a revised amount of waiver fee together with relevant supporting documents to justify the revised amount within 3 calendar months from the date of this letter. We agree that if you do not receive from us in writing the revised amount of waiver fee together with the relevant supporting documents within 3 calendar months from the date of this letter for your consideration, we will be deemed to have withdrawn from the proposed waiver fee appeal which event the Administrative Fee and the Waiver Fee paid will be forfeited.

We enclose a copy of the receipted demand note for the Deposit, the Waiver Fee and the Administrative Fee. I understand that until a Revised Offer made by the Government in accordance with paragraphs 5 and 6 of the Offer Letter has been accepted by me, no valid waiver in respect of the captioned Premises exist and the Government may continue take lease enforcement action under the lease.

Yours faithfully,

For and on behalf of

Name of Registered Owner(s) : _____

Correspondence Address/
Address of Registered Office : _____

Contact Telephone No. _____

Facsimile No. _____

Encl.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the (type of the land document) will appear in the land register(s)/record(s) against which the (land document) is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]



地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

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1 TUEN HI ROAD, TUEN MUN, N.T.
網址：Web Site: www.info.gov.hk/landsd

電話 Tel: 2451 3226
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw2@landsd.gov.hk
本處檔案 Our Ref: (14) in DLOTM 251/MLT/74 M22
(來函請註明本函檔號 Please quote this reference in your reply)
來函檔案 Your Ref:

All Sharp Limited
Room 3, Flat B, 5th Floor,
Tak Wing Industrial Building,
3 Tsun Wen Road,
Tuen Mun, New Territories

By Post

16 November 2020

Dear Sir / Madam,

**Proposed Temporary Waiver (MW 20006)
Workshop Unit 1A (Portion), G/F, Hang Wai Industrial Centre,
6 Kin Tai Street, Tuen Mun, New Territories
Tuen Mun Town Lot No. 114**

I refer to your letter dated 1 September 2020 received by this office on 7 September 2020 regarding the captioned.

2. The Letter dated 1 June 2010 was offered to Peace Eagle Company Limited, the then registered owner of the subject premises, and accepted by Peace Eagle Company Limited on 20 June 2010. Upon change/transfer of ownership except by succession, if the new owner wishes to continue to use the same properties for the same use under the temporary waiver, a new waiver letter for the terms and conditions as contained in the prevailing offer letter is required subject to a fresh administrative fee, deposit and waiver fee to be charged from the new registered owner. Please note that there is no guarantee that the application for a new waiver letter, if received by Lands Department, will be approved. The application will be considered by Lands Department acting in the capacity as landlord at its sole discretion.

3. In view of the above, please confirm if it is your intention to apply for a new waiver letter for the same properties on the same terms and conditions as contained in the Offer Letter dated 1 June 2010 as mentioned above. If affirmative, please advise the following to facilitate our consideration of your application:-

- (i) Commencement date and duration of the term for which the waiver is applied for;
and
- (ii) Except (i) above, please confirm whether the basic terms offered to Peace Eagle Company Limited via my letter dated 1 June 2010 are acceptable to you.

4. Furthermore, you are reminded to note our letter dated 13 November 2020 that you should make a formal planning application to the Town Planning Board on or before **31 December 2020**. Should you have any enquiry, please do not hesitate to contact Ms Enid CHU of this office at Tel: 2451 3294.

Yours faithfully,



(Ms Joyce SHUM)
for District Lands Officer, Tuen Mun



地政總署
屯門地政處
DISTRICT LANDS OFFICE,
TUEN MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務
We strive to achieve excellence in land administration
新界屯門屯喜路一號屯門政府合署六樓
6/F., TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, N.T.
網址 : Web Site: www.info.gov.hk/landsd

電話 Tel: 2451 3226
圖文傳真 Fax: 2459 0795
電郵地址 Email: estmw2@landsd.gov.hk
本處檔案 Our Ref: (13) in DLOTM 251/MLT/74 M22
(來函請註明本函檔號 Please quote this reference in your reply)
來函檔案 Your Ref:

Peace Eagle Company Limited
c/o All Sharp Limited
Room 3, Flat B, 5th Floor,
Tak Wing Industrial Building,
3 Tsun Wen Road,
Tuen Mun, New Territories

By Post

13 November 2020

Dear Sir / Madam,

Temporary Waiver No. 76
Workshop Unit 1A (Portion), G/F, Hang Wai Industrial Centre,
6 Kin Tai Street, Tuen Mun, New Territories ("the Premises")
Tuen Mun Town Lot No. 114

I refer to your letter dated 1 September 2020 and now write to advise you that your application will be considered and processed subject to your possession of relevant planning permission in regard to the proposed use at the Premises. You should make a formal application soonest possible before **31 December 2020** to the Town Planning Board. For application details please make enquiry directly to the Town Planning Board. Application should be copied to this office indicating the location, user and area, preferably with a sketch plan, and such other information that you consider relevant.

2. You are further advised that if no application is made to the Town Planning Board of the proposed use at the Premises within the aforesaid date, or if your application is unsuccessful, the captioned temporary waiver will cease to be valid.

3. Should you have any enquiry, please do not hesitate to contact Ms Enid CHU of this office at Tel: 2451 3294.

Yours faithfully,

(Ms. Joyce SHUM)
for District Lands Officer, Tuen Mun

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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

29/01/2021 13:58

From: Clifford Wong <clifford@mfjebesen.com>
To: "estmw2@landsd.gov.hk" <estmw2@landsd.gov.hk>, "letmew@landsd.gov.hk" <letmew@landsd.gov.hk>
Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "hkwu@pland.gov.hk" <hkwu@pland.gov.hk>
Sent by: btv1==66392265ad4==clifford@mfjebesen.com

1 attachment



Food Factory licence .jpg

Dear Joyce,

Thanks for your call this morning.

As discussed, if my S16 planning application is successful, I will apply to the Lands Department for the continuation of the waiver which was granted to the previous owner of the property. In the letter dated 1 June 2010 issued by Lands Department to the previous owner (Peace Eagle Co. Ltd) it was calculated that not more than 14.3 sq metres of the premises shall be used for fast food shop and real estate agency purposes. The remaining area was used as a food factory. It is our intention to apply for exactly the same arrangement in relation to our waiver application. As of now, there are subsisting leases for the fast food shop and real estate agency.

At the back of the food shop is the food factory where the food is being prepared. The current set up is exactly the same as the set up during the application in June 2010. I attach the Food Factory licence issued by the Food and Environmental Hygiene Department. I understand that the said food factory licence has been renewed continuously together with annual inspection of the fire services installations and equipment. The Food Factory licence is currently still under the previous owner's name. We have agreed to transfer the licence to our company's name, but we have been told that such transfer application can only be carried out after our S16 approval and after the waiver from the Lands Department has been approved and granted under our company name.

In relation to our S16 planning application, you have correctly pointed out that our application covers the entire premises (about 33.67 sq. m) for shop and services. We are doing this because we hope to get a permanent approval from the Town Planning Board, and if so, we would like to keep it as flexible as possible for the future. While it is not our current intention to change the use or layout of the premises, we would like to maintain that flexibility for the future without the need for a

Br
Clifford Wong
All Sharp Limited

From: hkwu@pland.gov.hk [<mailto:hkwu@pland.gov.hk>]
Sent: 27 January 2021 19:17
To: Clifford Wong <clifford@mfjebesen.com>
Cc: jkkcheung@pland.gov.hk
Subject: RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

*** This Email originated from OUTSIDE MF Jebesen Group Email system. ***

Dear Mr. WONG,

Enclosed please find the comments of District Lands Officer/ Tuen Mun on the captioned application for your attention. Please submit your response to the Town Planning Board and cc to me. Your reply **by 1.2.2021** is much appreciated.

Should you have any queries on the above, please feel free to contact me.

Thanks and Regards,
Maggie WU

Town Planner/ Tuen Mun (4)
Tel: 2158 6292

持牌
食物製造廠
LICENSED
FOOD FACTORY

采軒美食坊

店號及地址：

Shop Sign & Address:

新界屯門建泰街6號恒威工業中心A座地下1室
UNIT 1, G/F, BLOCK A, HANG WAI INDUSTRIAL CENTRE, 6 KIN
TAI STREET, Tuen Mun, New Territories

牌照屆滿日期：

Licence Expiry Date: 25/02/2022



食物環境衛生署
Food and Environmental Hygiene Department

021

MAR 三月

APR 四月

SUN MON TUE WED THU FRI SAT

RECEIVED

- 2 FEB 2021

Town Planning
Board

tpbpd@pland.gov.hk

寄件者: Clifford Wong <clifford@mfjebesen.com>
寄件日期: 2021年02月02日星期二 17:45
收件者: hkwu@pland.gov.hk; tpbpd@pland.gov.hk
副本: jkkcheung@pland.gov.hk
主旨: RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun

Dear Ms. Wu, TPB,

In relation to the comments of the Commissioner for Transport, I would like to reply as follow:

1. The existing public footpath will not be affected by the proposed use. In terms of vehicular assess, the building (Hang Wai Industrial Centre) of which the premises form part, has existing approved vehicular assess and existing approved parking and loading/unloading area within the building.
2. The proposed use would not generate more demand for parking and/or loading and unloading. The proposed use is a very small food shop and a very small real estate agency, it would not generate more demand for parking and/or loading and unloading as compared to the approved use as a ground floor factory/workshop.
3. The proposed use would not generate/attract additional trips to/from the development.

Regards

Clifford Wong
All Sharp Limited

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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun
10/02/2021 14:04

From: Clifford Wong <clifford@mfjebesen.com>
To: "hkww@pland.gov.hk" <hkww@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>
Sent by: btv1==675bae4959a==clifford@mfjebesen.com
FileRef:

3 attachments



Door location.docx Wall material.docx Letter from Planning department - fire services conditions fulfilled.docx

Dear Ms. Wu and TPB

Referring to the comments from the Fire Services Department, please see attached:

- 1) Plan showing the exit doors location. There is no door connecting unit 1A and the other unit.
- 2) Information on the wall material.
- 3) Letter from the Planning Department confirming the satisfaction of conditions in relation to the requirements of the Fire Services Department.

Thanks
Clifford Wong

All Sharp Limited

Appendix A
(PNAP 53)

Certificate of Accepted Building Materials and Products

BD Ref.: 8/9224/76Date: 7-1-2010Re: UNIT 1, 5/F., Block A, HANG WAI INDUSTRIAL CENTRE, 6 KIN TAI
(Address of development site) STREET, Tuen Mun, N.T.

To the Building Authority,

Part A (to be certified by AP)

I, (name in full) WONG HIM SUN, authorized person, confirm that accepted building materials and products have been specified in the above building construction. Pursuant to Building (Administration) Regulation 44, I duly endorse the attached Schedule of Building Materials and Products (Annex A. 1 & A. 2).

2. I hereby certify that the building materials and products listed in the attached Schedule are acceptable products under relevant building regulations and that I am satisfied with the application and performance of these products.


 Signature of authorized person
Certificate of Registration No.: AP (E) 61/99Date of expiry of registration: 7-7-2010

Part B (to be certified by RC)

3. *I/We, (name in full) _____,
 * registered general building contractor/registered specialist contractor in the
 ** _____ category, hereby confirm that the accepted building materials and
 products listed in the attached Schedule have been used and properly applied in the
 above building construction.

 Name of the person appointed to
 act for the registered contractor
 for the above works

 Signature

Certificate of Registration No.: _____

Date of expiry of registration: _____

* Delete whichever is inapplicable

** Enter the name of the sub-register for the category of specialized work

(Rev. 12/2005)

Annex A.1

Schedule of Building Materials and Products

Re: UNIT 1, 5/F., Block A, HANG WAI INDUSTRIAL CENTRE, 6 KIN TAI STREET, TUNG MUN, N.T.
(Address of development site)

(A) Fire Resisting Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Fire Resisting Performance (minutes)		Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report				Remarks/Comments
			Integrity	Insulation		Name of laboratory accreditation body	Name of laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date
a) Fire resisting doorset										
b) Fire resisting door										
c) Fire resisting glazing										
d) Fire-stop or sealing system in wall/floor/curtain wall, etc	Y-TONG BLOCK 100mm THK.	DAIBO CON. (H.K.) LIMITED HONG KONG	4 HRK	4 HRS.	BUILDING (CONTR.) REGULATION 30 CODE OF PRACTICE FOR FIRE RESISTING CONTR. 17	UNITED KINGDOM ASSOCIATION OF SERVICE	HARRINGTON FIRE RESEARCH LTD.	WARRS No. 68302 & WF No. 17704	15-8-1996	1-11-2018
e) Others (e.g. proprietary products, fire shutter, etc)										

If the performance on stability has to be demonstrated where applicable.

* Corresponding legend in approved plan should be specified where applicable.

Signature of Authorized Person

7-1-2010

Date

Annex A.2

Schedule of Building Materials and Products (cont'd)

(B) Other Building Materials and Products

Building Product	Product Name	Name of Manufacturer and Place of Manufacture (City and Country)	Compliance with Relevant Building Regulations & Codes of Practice	Details of Test or Assessment Report					Remarks/Comments
				Name of laboratory accreditation body	Name of laboratory / assessing organization	Report no.	Date of test / assessment report	Validity date	
a) Glazing barrier									
b) Cast iron pipes and fittings									
c) Others									

I confirm that the above mentioned building products have been tested or assessed as stated and hereby certify that the application and performance of these products comply with the relevant Building Regulations.

Signature of Authorized Person

7-1-2010
Date



TEST REPORT

TEST SPONSOR: DAIDO CONCRETE (H.K.) LIMITED, 3 Dai Ching Street, Tai Po Industrial Estate, Tai Po, N.T., Hong Kong.

TEST SUMMARY: A specimen of a symmetrical, non-loadbearing blockwall, has been subjected to a test in accordance with BS 476: Part 22: 1987, Clause 5 to determine its fire resistance performance. The specimen had overall dimensions 3035 mm high by 3015 mm wide by 100 mm thick. The specimen was constructed from aerated concrete blocks, each of size 675 mm long by 200 mm high by 100 mm thick, laid in a stretcher bond pattern with Ytong mortar joints.

The specimen satisfied the performance requirements specified in Clause 5 of BS 476: Part 22: 1987, for non-loadbearing wall for the following periods:

Integrity	:	240 minutes
Insulation	:	240 minutes

The test was discontinued after a period of 240 minutes.

DATE OF TEST: 15th August 1996

REPORT ISSUED: 3rd October 1996

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(JAG868)



a Bdycore Engineering & Technology Company
www.bdycore.com
www.warringtonfire.net

WF Report No. 177704 (Issue 2)
Page 1 of 2
21st October 2008

Dalido Home International Limited
40/F, 118 Connaught Road West,
Central, Hong Kong.

Review of Test Report Referenced WARRES No. 68302

1 Introduction

The report reference WARRES No. 68302 relates to a fire resistance test performed in accordance with BS 476: Part 22: 1987, on a specimen of a symmetrical, non-loadbearing block wall.

The specimen had overall dimensions 3035 mm high by 3015 mm wide by 100 mm thick and consisted of Ytong AAC blocks, each of size 675 mm long by 200 mm high by 100 mm thick, laid in a stretcher bond pattern with Ytong mortar joints.

The results obtained were as follows:

Integrity : 240 minutes
Insulation : 240 minutes

2 Confirmation of Specification

It has been confirmed by Dalido Home International Limited that there have been no changes to the specification or the construction considered in the original report, referenced WARRES No. 68302.

3 Conclusions

At present there are no additional resolutions adopted by the Fire Test Study Group since the original test was performed which would affect the manner in which the test would be conducted or the interpretation of the test results.

The procedures adopted for the original assessment have also been re-examined and are similar to those currently in use.

Therefore, with respect to the fire resistance test report referenced WARRES No. 68302, the contents should remain valid until the 1st November 2013.

Warrington Certification • Holmesfield Road • Warrington • WA1 2OS • United Kingdom
Tel: +44 (0) 1925 646 669 • Fax: +44 (0) 1925 646 667 • Email: info@warringtonfire.net

Engineering & Technology is a division of Bdycore Testing Group
Bdycore Testing Limited, Registered Office, Letchford Industrial Estate • Flitwick • MK15 0JN • United Kingdom • 01455 8511
Registered No. SC 294179 (Groupan)



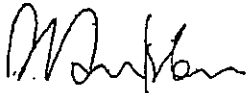
4

Validity

This review is based on information used to formulate the original test report. No other information or data has been provided by Daido Home International Limited which could affect this review.

Performed by:

Reviewed By:



D. Hankinson
Senior Certification Engineer
Technical Department
Bodycote Warringtonfire



PP C. Johnson
Senior Certification Engineer
Technical Department
Bodycote Warringtonfire

D. Forshaw



消防批准信及年檢証書

郵寄及傳真函件(2959 3191)

規 劃 署

屯門及元朗規劃處
新界沙田土庫路一號
沙田政府合署14樓



Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/F, Sha Tin Government Offices
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來件編號	Your Reference	
本署參考	Our Reference	TPB/A/TM/393
電話號碼	Tel No	2158 6292
傳真機號碼	Fax No	2489 9711

瑞勇有限公司
九龍美孚新村
百老匯街
第四期商場 98C 地鋪
(經辦人: Ms. FUNG Yun-ha)

馮女士:

在劃為「工業」地帶的
屯門建泰街 6 號恆威工業中心地下 1A 室
開設商店及服務行業(快餐店及地產代理)
(規劃申請編號: A/TM/393)

提交並落實消防裝置建議以履行規劃許可附帶條件(a)項

謝謝你於二零一一年十月二十六日去信城市規劃委員會, 提交消防建議以履行規劃許可附帶條件(a)項。本署於二零一一年十月三十一日收到該信件。

消防處處長(經辦人: 司徒迪鋒先生, 電話: 2733 7581 或繆汝強先生, 電話: 2733 7854)認為你提交的消防裝置建議已符合有關要求, 並足以履行規劃許可附帶條件(a)項。規劃許可附帶條件(a)項經已完成至符合要求。

如對消防處處長的意見有疑問, 請聯絡消防處。如有其他查詢, 請聯絡本信代行人。

規劃署
屯門及元朗規劃專員

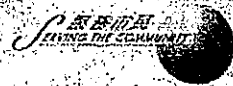
(歐展鵬



代行)

二零一一年十二月五日

我們的抱負——透過規劃工作, 使香港成為一個充滿創意的國際城市。
Our Vision — To plan to make Hong Kong a World City of Vision.



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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun
17/02/2021 15:34

From: Clifford Wong <clifford@mfjebesen.com>
To: "hkww@pland.gov.hk" <hkww@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>
Sent by: btv1==68294ff3e46==clifford@mfjebesen.com
FileRef:

Dear Ms. Wu, and TPB,

Regarding the questions from the Fire Services Department, we reply as follow:

Unit 1 does refer to the subject premises. I refer to the attached assignment plan which forms part of the title deeds of the subject premises. It appears from the said plan that Unit 1 was subdivided into Unit 1A and unit 1B. And it seems that all files and correspondences to the Food and Environmental Hygiene Department (for the Food Factory Licence) and to the Fire Services Department file references (e.g. under the Building (ventilating Systems) regulations, and Fire Services (installations and equipment) regulations) refers to the subject premises as Unit 1, G/F Block A. Please see attached Fire Services Inspection records and Food Factory Licence. Please also see the attached the Food Factory layout plan under the original application to the TPB - A/TM/393 (Drawing A-3) in 2010 and in relation to the Food Factory Licence. The addressed stated under the said plan for the subject premises was also Unit 1, G/F Block A, Hang Wai Industrial Centre. All the materials submitted, all the licences and inspection records attached with references to the food factory address as Unit 1, G/F, Block A, Hang Wai Industrial Centre is referring to the same subject premises under the current application. Sorry for the confusion caused.

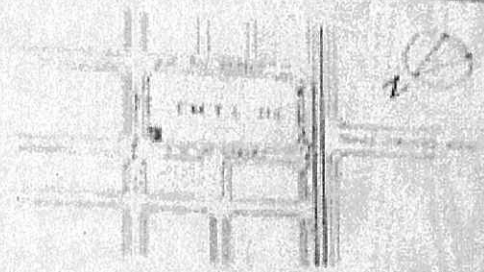
Since the original TPB approval in 2010 and the confirmation of the satisfaction of the fire services conditions, the subject premises was issued with a food factory licence which was reviewed and renewed annually since then. The fire services installation, equipment and building ventilating systems annual inspections were also carried out annually since then.

Regards

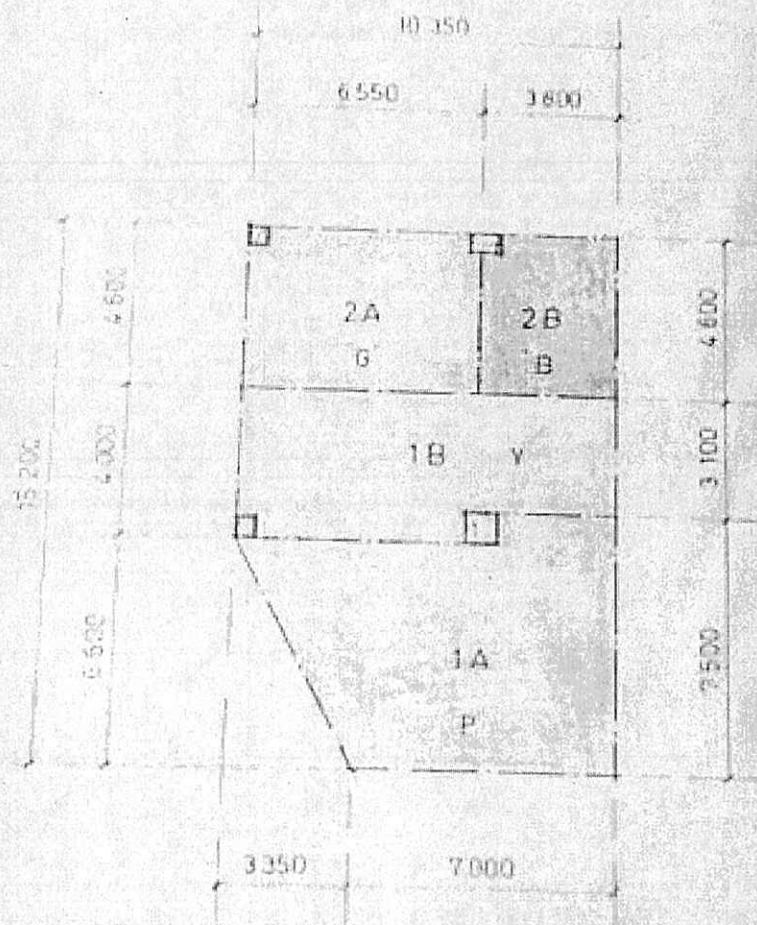
Clifford Wong

All Sharp Limited

TUEN MUN TOWN
LOT NO. 114



BLOCK PLAN



Ground Floor Plan

Eddie D. L. Chan
EDDIE D. L. CHAN
AUTHORIZED PERSON-ARCHITECT

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 837674

Name of Client:

顧客姓名

采軒美食坊

Name of Building:

樓宇名稱

Hang Wai Ind Centre

Street No./Town Lot:

門牌號數/市地段

No.6

Street/Road/Estate Name:

街道/屋苑名稱

Kin Tai St.

Block:

座

Block A

District:

分區

Tuen Mun

Area:

地區

HK

香港

K

九龍

NT

新界

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

Part 1 Annual Inspection ONLY

第一部 只適用於年檢事項

In accordance with Regulation 9(1) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第9(1)條, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該消防裝置或設備至少一次。

Code 編號 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	2 x Emergency Lights	G/F, Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020
12	2 x Exit Sign	G/F, Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020
13	Fire Alarm Systems	G/F, Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized

Signature:

受權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Cheng Wing Yee

RC1/372 RC2/531

WKS Fire Engineering Co.

2625 5554

24-Oct-2019

For FSD

use only:

Inspected

Key-in

Verified

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處編號

A 8000455

Name of Client:

顧客姓名

采軒美食坊

Name of Building:

樓宇名稱

G/F Hang Wai Ind Centre

Street No./Town Lot:

門牌號數/市地段

No.6

Street/Road/Estate Name:

街道/屋苑名稱

Kin Tai St.

Block:

座

Block A

District:

分區

Tuen Mun

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 x 9L WCO ² Type F.E.	Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020
24	1 x 5kg CO ² Gas Type F.E.	Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020
25	1 x Fire Blanket	Unit 1	Conforms With FSD Requirements	24-Oct-2019	23-Oct-2020

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

Authorized Signature
受權人簽署

Name:

Poon Kin Keung

FSD/RC No.:

RC3/647

消防處註冊號碼

Company Name:
公司名稱

WKS Fire Engineering Co.

Telephone:

2625 5554

Date:

24-Oct-2019

日期

For FSD use only:

Inspected

Key-in

Verified

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

FSD Ref. 消防處檔號: FP 33 /

Contractor Ref. 承建商檔號: WKS-191006-FF

☐ Re-submission 再遞交

FSD

<i>Annual Inspection Certificate</i> Building (Ventilating Systems) Regulations	年檢證書 建築物(通風系統)規例
--	---------------------

Address of Building or Premises Inspected: 經視察大廈或處所的地址: (footnote 註腳)	Unit 1, G/F, Block A, Hang Wai Industrial Centre, 6 Kin Tai Street, Tuen Mun, NT		
Type of Building or Premises: 樓宇或處所類型:	<input type="checkbox"/> Domestic 住宅	<input type="checkbox"/> Commercial 商業	<input type="checkbox"/> Industrial 工業
	<input type="checkbox"/> Composite 綜合	<input type="checkbox"/> Institutional 社團	
	<input checked="" type="checkbox"/> Licensed Premises (Other than Scheduled Premises) 持牌處所(不包括附表所列處所)		License Type 處所類別: Food Factory



I have inspected every damper, filter and precipitator that are present in the ventilating system(s) of the above premises on 31/10/2019 (completion date of inspection). In accordance with the Regulation 5A of the Building (Ventilating Systems) Regulations, Cap. 123J, Laws of Hong Kong, I certify that all dampers / filters / precipitators (delete where inappropriate), except those specified below, are in safe and efficient working order :-

本人已於 31/10/2019 (完成檢查日期) 檢查上述處所通風系統內的每個防火閘、過濾器及聚塵器。現根據香港法例第 123J 章《建築物(通風系統)規例》第5A條, 本人確證除下列裝置外, 所有防火閘/過濾器/聚塵器(刪除不適用者)均處於安全和有效的操作狀態。

Defects observed 存在缺點 ☐

ⁱ (The address indicated on the licence should be used) (必須根據牌照上顯示的地址)
ⁱⁱ (Tick as indicated on the licence) (根據牌照上顯示的類別加上 X 號)




(Rev. 04/2018)
 d35a-3fa5-75cb-1cfc-112e-67cd-5ddd-6ea8

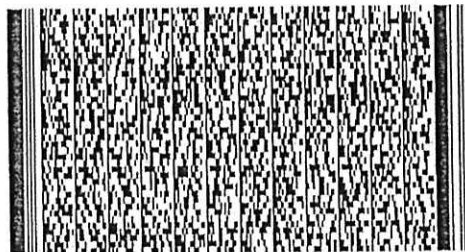
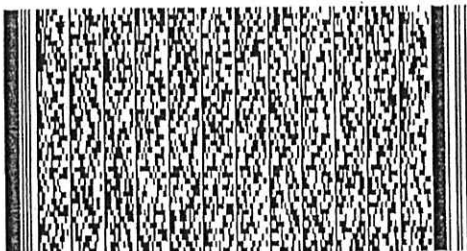
Page 1 of 3

☐ Partial Submission 只提交了一部份

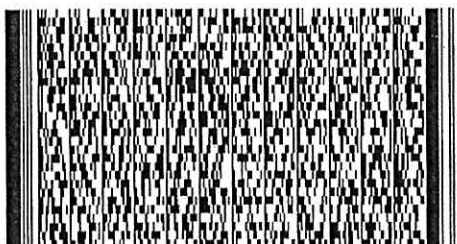
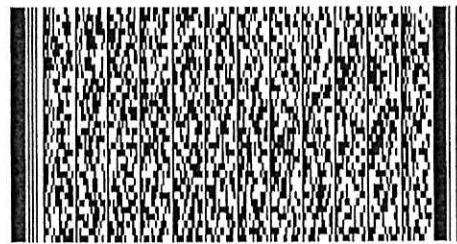
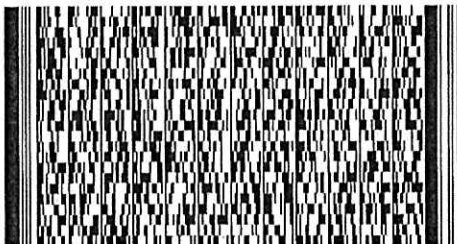
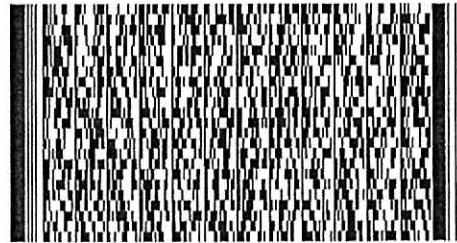
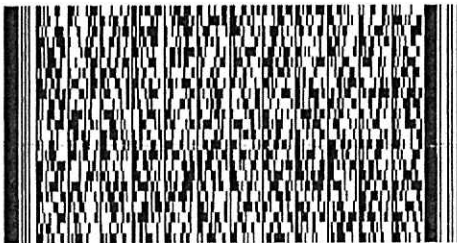
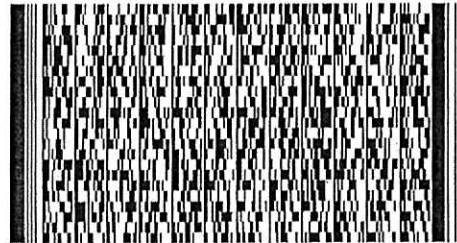
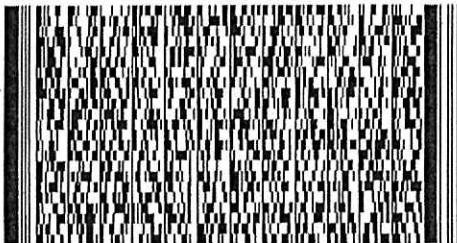
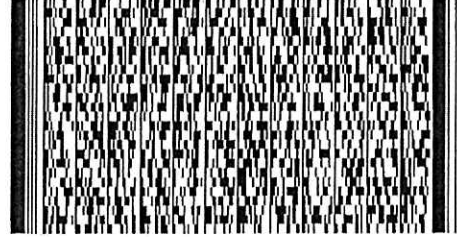
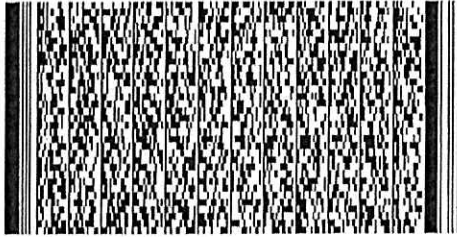
Location(s) excluded from inspection 未有檢查的地點 (footnote ^{iv} 註腳 ^{iv})

Nil

Registered Specialist Contractor (Ventilation Works Category): 註冊專門承建商 (通風系統工程類別):		Chop of Registered Specialist Contractor (Ventilation Works Category): 註冊專門承建商 (通風系統工程類別) 的蓋章:
Chu's Fire Engineering Co. Ltd.		
Registered address: 註冊地址:		
Room 705, 7/F, Winsum Industrial Building, 588-592 Castle Peak Road, Lai Chi Kok, Kowloon		Signature of Authorised Signatory (AS) (授權人士簽署)
Telephone: 電話:	1. [REDACTED] 2. 34640104 3.	
Registration Number: 註冊編號:	SC(V)2 / 2010	
Date of Issue of Certificate: 證明書發出日期:	31/10/2019	CHU KAI PAU (Full Name of AS in BLOCK letters) (授權人士姓名)
Remark: 備注:		



^{iv} (Clear description of location NOT covered by this certificate)
(清楚說明非本證明書涵蓋的地址)



持牌 食物製造廠 LICENSED FOOD FACTORY

采軒美食坊

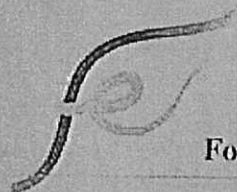
店號及地址：

Shop Sign & Address:

新界屯門建泰街6號恆威工業中心A座地下1室
UNIT 1, G/F, BLOCK A, HANG WAI INDUSTRIAL CENTRE, 6 KIN
TAI STREET, Tuen Mun, New Territories

牌照屆滿日期：

Licence Expiry Date: 25/02/2022



食物環境衛生署
Food and Environmental Hygiene Department

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



RE: [A/TM/559] s.16 application for Shop and Services use at Unit 1A, Hang Wai Industrial Centre, Tuen Mun
17/03/2021 15:25

From: Clifford Wong <clifford@mfjebesen.com>
To: "hkww@pland.gov.hk" <hkww@pland.gov.hk>, "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: "jkkcheung@pland.gov.hk" <jkkcheung@pland.gov.hk>
Sent by: btv1==710b2df839c==clifford@mfjebesen.com

9 attachments



Extract from form S16-1 & PlanD Site Plan.pdf land search.pdf Deed poll Nov 1990.pdf



Ground floor plan from title deeds - before and after sub-division Nov 1....pdf



TPB decisiosn extract 2010- TM393.pdf Food factory layout plan.pdf



side by side food factory layout plan - building plan under title deeds.pdf FEHD plan with FSD chop.pdf



Letter from Planning department - fire services conditions fulfilled.pdf

Dear Ms. Wu and TPB,

I refer to the comments from FSD and reply as follow:

1. The "Unit 1" as circled in Extract from form S16-1 & Plan D site plan

In the attachment of FSD's message dated 18 February 2021 (please see attached "Extract from form S16-1 & Plan D site plan.pdf"), there was circled in the site plan two numbers which appears to represent the location of unit 1 and unit 2. FSD raised a question that since there is a unit 1 in that plan, the certification that I had previously submitted may be to do with the wall separating unit 1A and unit 1 (as circled in the plan). I would like to submit the following evidence to demonstrate that Unit 1 no longer exist as defined unit.

I have been tracing through the title documents of the premises to ascertain the address history of the premises. My finding is this. Prior to 12 November 1990, there were Unit 1 and Unit 2. These two units were owned by the same owner. By a document (a "Deed Poll") dated 12 November 1990, that owner combined Unit 1 and Unit 2 and then subdivided them into Units 1A, 1B, 2A and 2B. Technically speaking, after 12 November, 1990, Unit 1 had ceased to exist. Please see attached Land Search from the Lands Registry. The Deed Poll mentioned is listed on page 4 of the Land Search with memorial number TM461821. I also attach the Deed Poll document. On page 3 of the Deed Poll document, Unit 1A, 1B, 2A and 2B were created in clause 1, 2, 3 and 4 of the

said deed. This Deed Poll forms the part of the title deeds of the property and set out the correct address of this property.

I also attach the entire Ground Floor plan of Han Wai Industrial Centre extracted from the original title deeds (the "Original Plan"). You can see from it, the original layout of unit 1 and unit 2 on the ground floor. On page 2, I have set out how Unit 1 and Unit 2 was subdivided into Unit 1A, 1B, 2A, and 2B by the Deed Poll on 12 November, 1990. The dividing wall between unit 1A and 1B had existed since 12 November, 1990. The Wall which is currently in question for our application A/TM/559 was built in 2010 is not the same wall in between Unit 1A and Unit 1B. The previous Wall materials and certification supplied (dated 7 January 2010) was relating to the Wall and not the wall built in 1990 between Unit 1A and Unit 1B.

So getting back to the question on the "Extract from form S16-1 & Plan D site plan". The circled number 1 and 2 represented the old unit 1 and unit 2 before 12 November, 1990 and was based on the Original Plan. The correct boundaries of Unit 1A was correctly set out in that plan, but the rest of the boundaries of units 1B, 2A and 2B were missing from that plan. The old references of unit 1, and unit 2, should have been deleted from that plan (and replaced by 1B, 2A and 2B) to be technically correct and complete.

2. How do we ascertain that the Wall certifications and various layout plans submitted in connection with A/T/393 and our current application A/TM/559 which contained the address Unit 1 (instead of Unit 1A) is referring to the same Wall within the premises of Unit 1A and which separates the Fast Food Shop and the Real Estate Shop

Our current application (A/TM/559), is based entirely on the previous application of A/TM/393. We had purchased the property from the previous owner recently. Since the approval of A/TM/393 for use as a Fast Food Shop and Real Estate Shop in 2010, there had not been any change of use at premise or any structure change to the layout of the premises. The documents submitted in our current application A/TM/559 was obtained from the previous owner's application under A/TM/393. The recent change of ownership had prompted this S16 application. All the licences (e.g. Food Factory Licence) obtained as a result of the approval of A/TM/393, were continuously renewed without alteration.

I believe that prior to A/TM/393, the premises did at one point operated as a convenience store/cake shop in year 2000 (referring to A/TM/269 in "Extract from form S16-1 & Plan D site plan.pdf"). It seems that at that point in time, there was already a file with the Food and Environmental Hygiene Department (FEHD) and Fire Services Department (FSD) under the address "Unit 1". As explained in the first section of this email, while Unit 1A originally came from part of Unit 1 and part of Unit 2, the correct address reference should be Unit 1A effective from 12 November, 1990 and not "Unit 1". While "Unit 1" technically does not exist as from 12 November 1990, such reference were not changed in the FEHD and FSD files and the premises continued to be known as "Unit 1" under the files of FEHD and FSD.

Referring to back to the approval of A/TM/393 in 2010 (please see attached "Decision Minutes" extract dated 5 March 2010). Under paragraph 70 (a) of the Decision Minutes extract, such approval was subject to the satisfaction of the Fire Services Department on the execution and fire service related installation of the Fast Food Shop and Real Estate Shop. Various plans, documents and certifications were submitted in this connection to the FEHD and FSD.

After the previous owner had obtained the conditional approval from TPB (A/TM/393) in 2010, it engaged Jackson Design (Jackson Catering Designer & Adviser Co. Ltd) to help them obtain the food

factory licence (for the fast food shop) from FEHD and clearances from FSD which is required under the conditional approval of A/TM/393. I attach the "Food Factory Layout Plan" dated 5 September, 2011 in this connection. Please note that the address stated in this layout plan was Unit 1, G/F. I spoke with Jackson Design and they said that the reason why they used Unit 1 (instead of Unit 1A) was that a file already existed in FEHD and that premises is known as Unit 1 (instead of Unit 1A) in FEHD's file. I further understand from Jackson Design that the FSD will follow and use the same address as used in FEHD's file.

While there is ambiguity concerning the correct address description, what can be certain is that the Food Factory Layout Plan (with the stated address of "Unit 1") is referring to the same physical location of the property which is the subject of the current application. If required, a physical inspection of the premises can be arranged on site to confirm the conformity of the Food Factory Layout Plan to the premises with the correct address of Unit 1A.

I have taken the Food Factory Plan and put it side by side with the "Original Plan" after the formation of the new units 1A, 1B, 2A, 2B by the 12 November, 1990 Deed Poll. Please see attached "Side by Side Plan". It shows that the premises referred to is the same premises under the current application despite the Food Factory Plan containing the ambiguous address of Unit 1 instead of Unit 1A.

I further attach another Fire Services Requirements Installation Plan ("FEHD plan with FSD Chop") of the same premises in connection with the A/TM/393 application which bears the chop of the Fire Services Department (Fire Services Requirements For Planning Application Incorporated) dated 4 October, 2011. Under this plan, there was also the same ambiguity in the address referring to this same premises as Unit 1 & 1A-(2), G/F. This plan is also in conformity of the Food Factory Plan and the "Original Plan" after the formation of the new boundaries of Units 1A, 1B, 2A, 2B by the 12 November, 1990 Deed Poll.

After the submission of all the above plans and documents in 2011. The Planning Department had on 5 December, 2011, confirmed the satisfaction of conditions relating to the approval of A/TM/393 (namely, the Director of Fire Services is satisfied with the Fire Services Installation required.) Please see attached letter.

All of the above demonstrated that all fire services installations, including the Wall material, Sprinkler system, ventilation system, hose reel, etc. Have been complied with even though there are different addresses references to this same premises under A/TM/393 application and the current A/TM/559 application.

The use and structure remains unchanged since A/TM/393 and our current application A/TM/559 is exactly the same.

Yours sincerely,

Clifford Wong
All Sharp Limited

建築街

KIN WING STREET

KIN ON STREET

建安街

A/TM/269

6

小食店
Fast Food Shop

5

地產代理
Property Agent

4

食品工場
Food Workshop

7

A/TM/197

A/TM/107

A/TM/108

圖例 LEGEND



申請處所(界線只作識別用)
APPLICATION PREMISES
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)



實地照片的觀景點
VIEWING POINT OF SITE PHOTO

2009年11月13日勘測
Surveyed on 13.11.2009

本圖於2009年12月3日製備
PLAN PREPARED ON 3.12.2009

現時及先前的申請處所
CURRENT AND PREVIOUS APPLICATION PREMISES

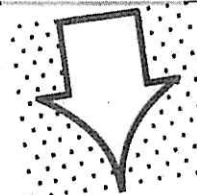
商店及服務行業
新界屯門建安街6號
恆威工業中心地下1A室
SHOP AND SERVICES
UNIT 1A, G/F, HANG WAI INDUSTRIAL CENTRE,
6 KIN-TAI- STREET, TUEN MUN, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TM/393

圖 PLAN
A-2b



Previous s.16 Application for Shop and Services Use within the Hang Wai Industrial Building

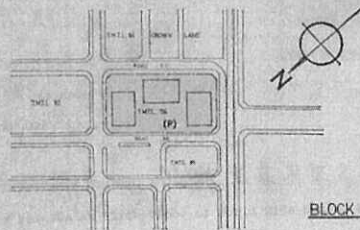
Approved Applications

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC	Main Reasons for Approval
1	A/TM/197	1A	Local Provision Store ✓	23/6/1995	(1), (2) & (3)
2	A/TM/269#	1A(Part)	Convenience Store/Cake Shop ✓	27/10/2000	No objection

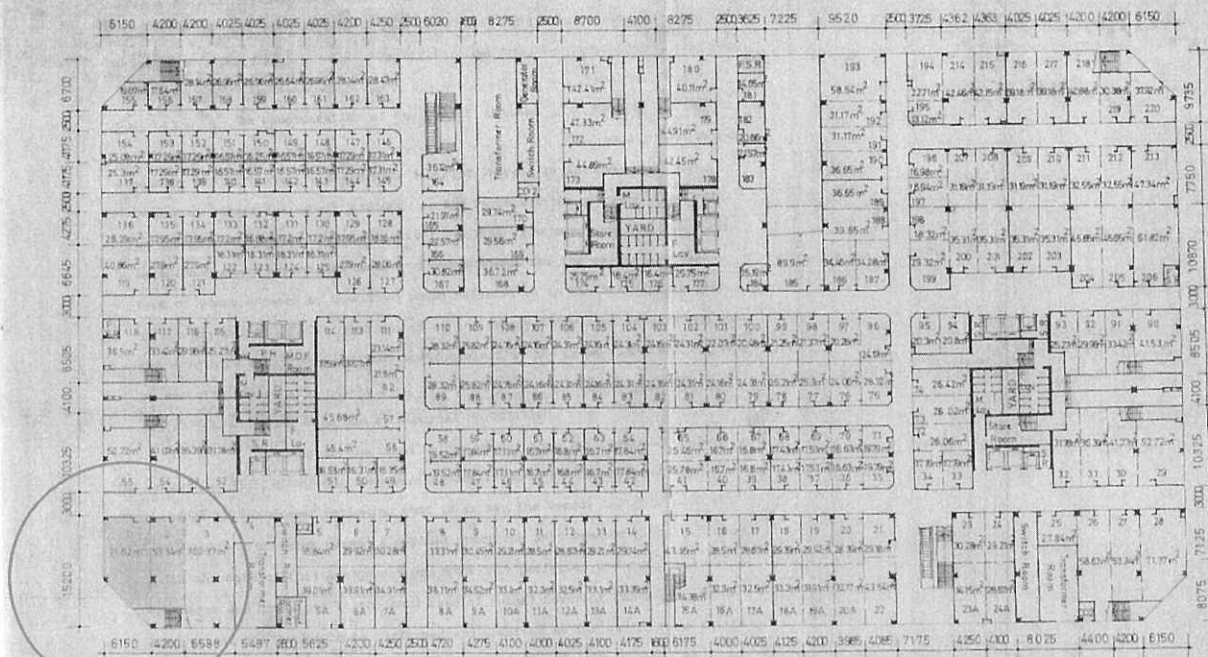
Similar s.16 Applications for Shop and Services Use within the Ground Floor of Hang Wai Industrial Building

Approved Applications

No.	Application No.	Application Premises (G/F)	Proposed Use	Date of Consideration by the RNTPC/TPB	Main Reasons for Approval
1	A/TM/25	116-118	Ironmongery Retail Trade	2/8/1985	(1), (3) & (4)
2	A/TM/26	136	Ironmongery Retail Trade	2/8/1985	(1), (3) & (4)
3	A/TM/30	190-193	Ironmongery Retail Trade	18/10/1985	(1), (4) & (6)
4	A/TM/46	55	Metal/Hardware Shop	12/2/1988	(1) & (5)
5	A/TM/70*	20, 20A	Metalware Retail Shop	9/9/1988	(1) & (3) (a)
6	A/TM/73	90	Retail Shop for Industrial Spare Parts and Equipments	25/11/1988	(1), (3) & (6)
7	A/TM/74	Portion of 94, 95	Local Provisions Shop	25/11/1988	(1), (3) & (6)
8	A/TM/75	124	Retail Shop for Electrical Spare Parts	25/11/1988	(1), (3) & (6)
9	A/TM/78	13-13A	Retail Shop for Vehicle Spare Parts	27/1/1989	(1), (3) & (6)
10	A/TM/79	52	Wholesale and Retail of Packaging Materials and Stationery	27/1/1989	(1), (3) & (6)
11	A/TM/80	51	Retail Shop for Electrical Spare Parts	27/1/1989	(1), (3) & (6)

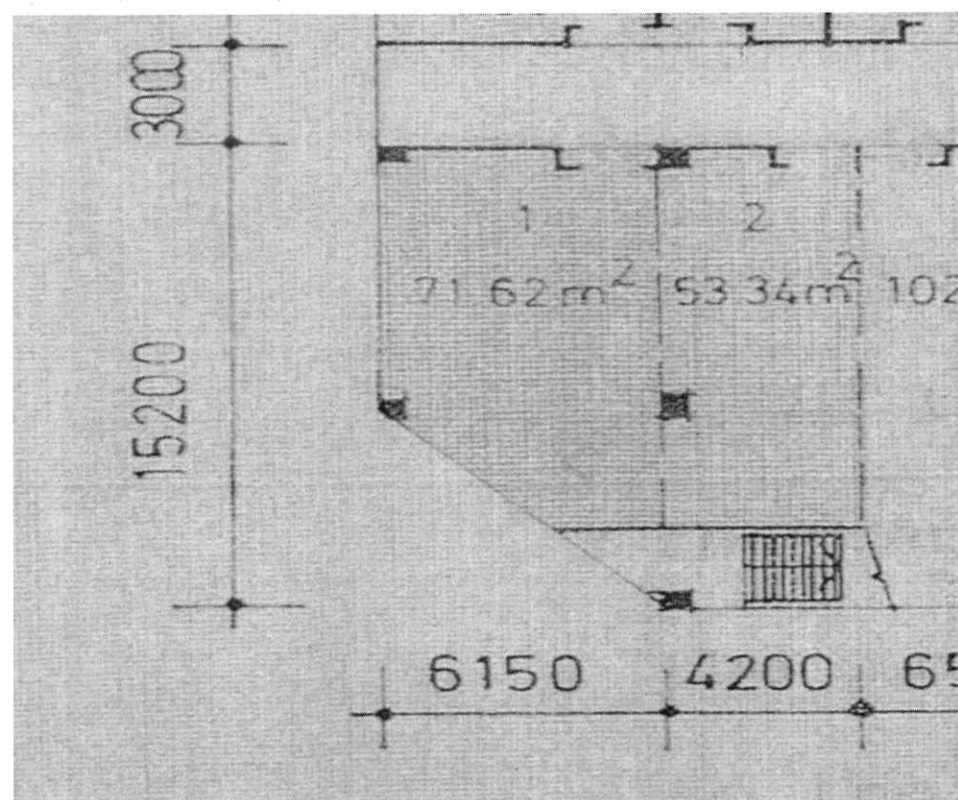


T.M.T.L. 114



Ground Floor Plan

SCALE 1:500



屯門及元朗區

[高級城市規劃師／屯門及元朗林永文先生、李志源先生和袁承業先生此時獲邀出席會議。]

議程項目 19

第 16 條申請

[公開會議(限於簡介和提問部分)]

A/TM/393 在劃為「工業」地帶的
屯門建泰街 6 號恆威工業中心地下 1A 室
經營商店及服務行業(快餐店和地產代理)
(鄉郊及新市鎮規劃小組委員會文件
第 A/TM/393 號)

簡介和提問部分

68. 高級城市規劃師／屯門及元朗林永文先生告知小組委員會，申請人於二零一零年三月二日提交了進一步資料，確認建議符合建築物的相關規定，該等資料已呈交會上。他繼而簡介這宗申請，並按文件詳載的內容陳述下列事宜：

- (a) 申請的背景；
- (b) 商店及服務行業(快餐店和地產代理)；
- (c) 政府部門的意見——並無接獲相關政府部門提出的反對；
- (d) 在法定公布期內並無接獲公眾的意見，屯門民政事務專員亦沒有接獲由區內人士提出的反對／意見；以及
- (e) 規劃署的意見——規劃署根據文件第 12 段所載的評估，認為可以容忍有關臨時用途，為期三年。現時這宗申請大致符合城市規劃委員會規劃指引編號 25D「在工業地帶內進行的用途／發展」的規定，

因為該區需有商店及服務行業用途為公眾提供服務，而申請不會對交通和消防安全造成不良影響。申請用途規模細小，不會對區內道路網的交通情況造成不良影響。該區的環境和基建預計不會受到不良影響。申請經營的快餐店和地產代理公司，與同一幢建築物地下的毗連單位並非不相協調。雖然申請人申請永久用途，但為不影響該處所用作工業用途的規劃意向，建議就申請批出為期三年的臨時許可，會較為恰當。

69. 委員並無就申請提出問題。

商議部分

70. 經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項規劃許可屬臨時性質，有效期為三年，至二零一三年三月五日止，並須附加下列條件：

- (a) 在批給規劃許可之日起計的六個月內(即二零一零年九月五日或之前)就該處所提交並落實消防裝置建議，而有關建議及落實情況必須符合消防處處長或城規會的要求；以及
- (b) 如在指明日期當日仍未履行上述規劃許可附帶條件，現時批給的許可即會停止生效，並會於同日撤銷，不再另行通知。

71. 小組委員會亦同意告知申請人下述事宜：

- (a) 在申請地點展開申請用途前必須先取得規劃許可；
- (b) 給予為期三年的臨時許可，可讓小組委員會監察履行規劃許可附帶條件的情況及該區的工業樓面空間供求情況，以確保該處所用作工業用途的長遠規劃意向不受影響；

- (c) 留意屯門地政專員的意見，即申請人須向地政處申請有關准許經營商店及服務行業(快餐店和地產代理)的新豁免書，以落實規劃申請的建議；倘當局批出新豁免書，須遵守所訂定的條款和條件；
- (d) 留意消防處處長的意見，即擬議「快餐店」只可以「食物製造廠」或「工廠食堂」形式申領牌照及運作。當局不接納快餐店以「普通食肆」或「小食食肆」形式申領牌照及運作；以及
- (e) 留意屋宇署總屋宇測量師／新界西的意見，即申請人須以抗火時效不少於兩小時的牆壁，將快餐店和地產代理公司分隔開。該兩個處所的相隔距離須符合《建築物(規劃)規例》第 41 條的規定。快餐店的總容量應少於 30 人，否則須根據《建築物(規劃)規例》第 41 條及「走火通道守則」表 2 的規定，提供兩個消防出口。該兩個處所均須符合《建築物(規劃)規例》第 72 條的規定，保持通道暢通無阻。倘涉及不獲豁免的工程，應由認可人士向建築事務監督提交圖則以供批准，並根據《建築物條例》的規定，就展開工程取得同意。

議程項目 20

第 16 條申請

[公開會議(限於簡介和提問部分)]

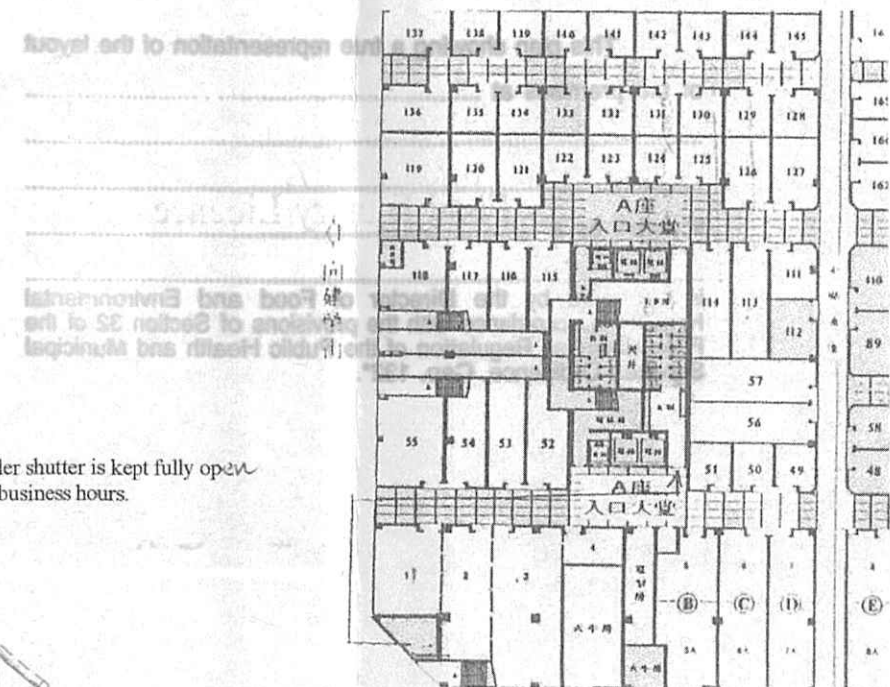
A/YL-PN/26 在劃為「農業」地帶的

元朗白泥第 135 約地段第 24 號餘段(部分)、26 號餘段(部分)、27 號餘段、28 號(部分)、29 號、30 號(部分)、31 號(部分)、32 號(部分)、34 號(部分)及 35 號(部分)和毗連政府土地

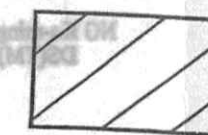
闢設臨時康樂場所(野戰遊樂場地)(為期三年)
(鄉郊及新市鎮規劃小組委員會文件

第 A/YL-PN/26)

133




LOCATION OF COMMUNAL M. LAV. & F. LAV.(N.T.S)



19

捷信

===== The roller shutter across exit route is kept fully open during business hours.

 NON-LICANCE AREA

NOTES:

LEGEND:

- NEW 68°C SPRINKLER UNDER STRUCTURE SLAB
 ● NEW 93°C SPRINKLER BELOW DUCT
 --- EXISTING SPRINKLER PIPE
 --- NEW SPRINKLER PIPE
 [EXIT] EXIT SIGN LIGHT BOX
 [F.A.] FIRE ALARM BELL
 [B.G.] BREAKGLASS UNIT
 [F.E.] 5KG CO2 GAS FIRE EXTINGUISHERS
 [F.E.] 9L WATER CO2 FIRE EXTINGUISHERS
 [F.B.] FIRE BLANKET
 [E.L.] EMERGENCY LIGHT
 [V.F.A.] VISUAL FIRE ALARM
 [H.R.] FIRE HOSE REEL

COLOUR CODE

PIPE (DIM)	COLOUR
Ø25	GREEN
Ø32	RED
Ø40	PURPLE
Ø50	YELLOW
Ø65	LIGHT BLUE
Ø80	DARK GREEN
Ø100	LIGHT BROWN

REV.	DATE	DESCRIPTION	BY
C	9/2011	TO FSD	I.L.
B	3/2011	TO FSD	I.L.
A	2/2011	TO FSD	I.L.

FS CONTRACTOR

威達消防工程有限公司
MARVEL FIRE ENGINEERING CO., LTD.
 SHOP A, GF., 13-17 MAN ON ST
 TAI KOK TSUI, KOWLOON

PROJECT

Unit 1 & 1A-(2)
 G/F., Block A, Hang Wai Industrial Centre,
 Kin Tai Street, Tuen Mun, N.T.

DRAWING TITLE

F.S. LAYOUT PLAN

DRAWING NO

A&A-HWIC-001

FILE NAME

FLOORPLAN

DATE	SCALE	REV
9/2011	1:150(A3)	
DESIGN	DRAWN	
IVAN	IVAN	
CHECKED	APPROVAL	

NEW Ø25mm H.R. PIPE
TEE OFF FROM EXISTING H.R. PIPE

KIN ON STREET

KIN WING STREET

Unit 1 & 1A-(2), G/F., Block A, Hang Wai Industrial Centre, Kin Tai Street, Tuen Mun, N.T.

F.S. NOTES:

A. EXISTING F.S. INSTALLATIONS:

- ALL EXISTING APPROVED F.S. INSTALLATIONS SHALL BE MAINTAINED AND REMAINED UNCHANGE.
- THE SPRINKLER SYSTEM SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
- MECHANICAL VENTILATIONS IS PROVIDED FOR THE AREA UNDER THIS APPLICATION. VENTILATION AIR CONDITIONING CONTROL SYSTEM SHALL STOP MECHANICALLY INCLUDED AIR MOVEMENT WITHIN THE AREA UNDER THIS APPLICATION.

B. PROPOSED F.S. INSTALLATIONS:

- SUFFICIENT HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PARTS OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING
- FIRE ALARM SYSTEM - ONE ACTUATING POINT AND AUDIO WARNING DEVICE SHALL BE LOCATED AT EACH HOSE REEL POINT
- VISUAL FIRE ALARM SIGNALS SHALL BE PROVIDED FOR AREA UNDER THIS APPLICATION.
- EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE AREA UNDER THIS APPLICATION.
- EXIT SIGN - SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM THE AREA UNDER THIS APPLICATION TO BE PROVIDED.

FIRE SERVICES REQUIREMENTS
 FOR PLANNING APPLICATION
 INCORPORATED

Date: -4 OCT 2011

(SZETO Dick-fung)
 Senior Station Officer

4/10/2011

規劃處-消防處批核

消防批准信及年檢証書

郵寄及傳真函件(2959 3191)

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference:

本署編號 Our Reference:

電話號碼 Tel. No.:

傳真機號碼 Fax No.:

TPB/A/TM/393

2158 6292

2489 9711

瑞勇有限公司
九龍美孚新村
百老匯街
第四期商場 98C 地鋪
(經辦人: Ms. FUNG Yun-ha)

馮女士:

在劃為「工業」地帶的
屯門建泰街 6 號恆威工業中心地下 1A 室
開設商店及服務行業(快餐店及地產代理)
(規劃申請編號: A/TM/393)

提交並落實消防裝置建議以履行規劃許可附帶條件(a)項

謝謝你於二零一一年十月二十六日去信城市規劃委員會, 提交消防建議以履行規劃許可附帶條件(a)項。本署於二零一一年十月三十一日收到該信件。

消防處處長(經辦人: 司徒迪鋒先生, 電話: 2733 7581 或繆汝強先生, 電話: 2733 7854)認為你提交的消防裝置建議已符合有關要求, 並足以履行規劃許可附帶條件(a)項。規劃許可附帶條件(a)項經已完成至符合要求。

如對消防處處長的意見有疑問, 請聯絡消防處。如有其他查詢, 請聯絡本信代行人。

規劃署
屯門及元朗規劃專員

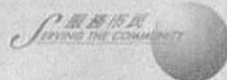
(歐展鵬



代行)

二零一一年十二月五日

我們的抱負——「透過規劃工作, 使香港成為一個充滿創意的國際城市。」
Our Vision — "To plan to make Hong Kong a World City of Vision."



Previous Applications

Approved applications

Application No.	Zoning on OZP	Proposed Use/Development	Date of Consideration	Approval Condition
A/TM/197	I	Local Provision Store	23.6.1995	No condition
A/TM/269	I	Convenience Store/ Cake Shop	27.10.2000	No condition
A/TM/393	I	Shop and Services	5.3.2010 (Approved with condition(s) on a temporary basis for a period of 3 years)	(1)

Approval Condition

- (1) The submission and implementation of fire service installations in the subject premises within 6 months from the date of the planning approval.

Rejected applications

Application No.	Zoning on OZP	Proposed Use/Development	Date of Consideration	Rejection Reasons
A/TM/107	I	Restaurant	10.5.1991	(1), (2)
A/TM/108	I	Commercial Uses: (a) Selling/ Exchange/ Rental of Taxis, (b) Real Estate Agents	27.9.1991	(3), (4)

Rejection Reasons

- (1) Visitors would be susceptible to high fire risk.
 (2) There was no justification for the loss of industrial floor space for the proposed use.
 (3) The office is used for general commercial activities not directly related to any industrial operations in the building or the area.
 (4) There is no justification for the proposed uses not to be accommodated in a commercial building.

**Similar s.16 Applications for Shop and Services Use
within the Ground Floor of Hang Wai Industrial Centre**

Approved applications

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
<i>Applications approved when the subject building was zoned "I"</i>					
1.	A/TM/25	116-118	Iron-mongery Retail Trade	2.8.1985	No conditions were imposed
2.	A/TM/26	136	Iron-mongery Retail Trade	2.8.1985	No conditions were imposed
3.	A/TM/30	190-193	Iron-mongery Retail Trade	18.10.1985	No conditions were imposed
4.	A/TM/46	55	Metal/ Hardware Shop	12.2.1988	No conditions were imposed
5.	A/TM/70	20, 20A	Metalware Retail Shop	9.9.1988	(a)
6.	A/TM/73	90 (Part)	Retail Shop for Industrial Spare Parts and Equipment	25.11.1988	No conditions were imposed
7.	A/TM/74	94 (Part) and 95 (Part)	Local Provisions Store	25.11.1988	No conditions were imposed
8.	A/TM/75	124 (Part)	Retail Shop for Electrical Spare Parts	25.11.1988	No conditions were imposed
9.	A/TM/78	13-13A	Retailing of Vehicle Spare Parts	27.1.1989	No conditions were imposed
10.	A/TM/79	52	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No conditions were imposed
11.	A/TM/80	51	Retailing of Electrical Spare Parts	27.1.1989	No conditions were imposed
12.	A/TM/81	121	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No conditions were imposed
13.	A/TM/82	154	Retailing of Spare Parts for Sewing Machines	27.1.1989	No conditions were imposed
14.	A/TM/83	14, 14A	Metal Hardware Shop	24.2.1989	No conditions were imposed
15.	A/TM/103	12 & 12A	Retail Shop for Electrical Spare Parts	8.2.1991	No conditions were imposed
16.	A/TM/104	15 & 15A	Retail Hardware Shop	8.2.1991	No conditions were imposed
17.	A/TM/105	19 & 19A	Ironmongery Retail Shop	1.3.1991	No conditions were imposed
18.	A/TM/146	1B	Retailing of Packaging Materials and Stationery	19.6.1992	(a), (b)

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
19.	A/TM/155	3 (Portion)	Retailing of plastic bags and stationery	23.10.1992	No conditions were imposed
20.	A/TM/271	3(Portion)	Local Convenience Store	24.11.2000	No conditions were imposed
21.	A/TM/304	119	Metal Hardware Workshop and Retail Shop	25.7.2003	No conditions were imposed
22.	A/TM/308	28(Part)	Electrical Hardware Retail Shop	29.9.2003	No conditions were imposed
23.	A/TM/345	10A(Part)	Shop and Service and Wholesale Trade	17.2.2006 (Revoked on 17.11.2007)	(c), (b)
24.	A/TM/355	214(Part) and 215(Part)	Shop and Services (Real Estate Agency)	23.2.2007 (Approved on a temporary basis for three years) (Lapsed)	(c), (b)
25.	A/TM/362	17A(Part)	Shop and Services (Retail Shop)	28.9.2007 (Approved on a temporary basis for three years) (Revoked on 28.3.2008)	(c), (b)
26.	A/TM/375	17A	Shop and Services (Retail Shop)	19.9.2008 (Approved on a temporary basis for three years) (Revoked on 19.7.2009)	(c), (b)
27.	A/TM/382	17 and 17A	Shop and Services (Retail Shop)	17.4.2009 (Approved on a temporary basis for three years) (Lapsed)	(c), (b)
<i>Applications approved when the subject building was zoned "OU(B)"</i>					
28.	A/TM/431	17 and 17A	Shop and Services (Retail Shop)	30.3.2012 (Approved on a temporary basis for three years) (Lapsed)	(b), (d), (e)
29.	A/TM/479	161	Shop and Services (Real Estate Agency)	4.9.2015 (Lapsed)	(b), (f)

Approval Conditions

- (a) Provision of separating walls with the adjoining units
- (b) The permission shall cease to have effect on specific date
- (c) The submission and implementation of fire services installations/ fire safety measures of the application premises within 6 months from the date of approval condition.
- (d) The submission of fire services installation and equipment proposal for the application premises within 6 months from the date of commencement of the renewed planning approval.
- (e) The provision of fire service installations and equipment in the application premises within 9 months from the date of commencement of the renewed planning approval.
- (f) The submission and implementation of fire safety measures including the provision of a separate means of escape for and provision of fire service installations in the application premises.

Rejected applications

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Rejection Reason(s)
<i>Applications rejected when the subject building was zoned "I"</i>					
1.	A/TM/301	4	Temporary Barber Shop for a Period of 5 Years	28.5.2004 (Appeal Dismissed)	(1), (2), (3)
2.	A/TM/377	164 (Part)	Shop and Services (Real Estate Agency)	7.11.2008	(3)
<i>Applications rejected when the subject building was zoned "OU(B)"</i>					
3.	A/TM/472	183	Shop and Services (Real Estate Agency)	3.7.2015	(4)
4.	A/TM/473	111 (Part)	Shop and Services	3.7.2015	(4)
5.	A/TM/474	126 (Part)	Shop and Services	17.7.2015	(4)
6.	A/TM/475	114 (Part)	Shop and Services	17.7.2015	(4)
7.	A/TM/476	51 (Part)	Shop and Services	13.11.2015 (Rejected on Review)	(4)

Rejection Reasons

- (1) The proposed use was not in line with the planning intention of the "Industrial" ("I") zone which was to reserve land primarily for general industrial uses.
- (2) The proposed use was not in line with the relevant Town Planning Board Guidelines for Use/Development within "I" Zone in that there was no genuine need for the proposed use to be located at the application premises.
- (3) The proposed use at the application premises was considered not acceptable from fire safety point of view.
- (4) The proposed use at the premises does not comply with the Town Planning Board (TPB) Guidelines for Development within "Other Specified Uses (Business)" Zone (TPB PG-No. 22D) in that means of escape separated from the industrial portion is not available for the application premises. The proposed use is unacceptable from fire safety point of view.

Advisory Clauses

- (a) to note the comments of District Lands Officer/ Tuen Mun (DLO/TM) that the proposed ‘Shop and Services’ use does not comply with the lease conditions. The applicant will need to apply to Lands Department (LandsD) for a temporary waiver for the proposal. The proposal will only be considered upon receipt of formal application from the registered owner. There is no guarantee that the applicant, if received by LandsD, will be approved and he reserves his comments on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, amongst others, charging of waiver fee and administrative fee. In the event that any breach of the lease conditions or any change of use of the Premises without any prior approval from LandsD is detected, the Government reserves the right to take any enforcement action as may be considered appropriate;
- (b) to note the comments of the Director of Fire Services that
 - (i) fire service installations and equipment shall be provided to the satisfaction of the Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) the means of escape of the Premises is totally separated from the industrial portion of the subject building;
 - (iii) regarding the matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the ‘Code of Practice for Fire Safety in Buildings’ which is administered by the Building Authority; and
 - (iv) applicant’s attention should be drawn to the ‘Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises’;
- (c) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department (CBS/NTW, BD) that before any new building works are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. Detailed comments under the BO will be provided at building plan submission stage; and
- (d) to note the comments of the Director of Food and Environmental Hygiene that:
 - (i) for the operation of any types of food business, relevant food licence(s) and/or permit(s) should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132);
 - (ii) if the proposal involves any commercial/trading activities, its state should not as to be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.