

A/TM/593

This document is received on 22 AUG 2024  
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. S16-1  
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 or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas**  
位於鄉郊地區或受規管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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

26/199

17/8

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Tm/5P3
	Date Received 收到日期	22 AUG 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 樓及新界沙田上禾輋路 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)

吳澍森先生  
NG SHU SUM NICK

張玉婷女士  
CHEUNG YUK TING

### 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)	10A (PT) G/F, HANG WAI INDUSTRIAL CENTRE, NO.6 KIN TAI ST, TUEN MUN, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 11.1 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/TM/39
(e) Land use zone(s) involved 涉及的土地用途地帶	「其他指定用途」註明「商貿」
(f) Current use(s) 現時用途	<p>電器材料批發</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

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

The applicant 申請人 -

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

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

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	11.1 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	擬議商店及服務行業及批發行業 (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	
(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 ..... 11.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 11.1 ..... 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

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

**(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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

**(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

不適用

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

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

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
 樓面面積)

.....  
 .....  
 .....

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

.....  
 .....  
 .....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....  
 .....  
 .....  
 .....  
 .....



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

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

2024年08月已完成

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

<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          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)) 建安街</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><input type="checkbox"/></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          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>_____</p> <p>_____</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          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>_____</p> <p>_____</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.

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

[illegible]

**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。

..... 原先規劃是制造工場或貨倉，由於香港制造业熄微及關閉，該申請地點由舊業主：洪欽明，劉海亮於2005年12月20日已向城規會申請改變用途，檔案編號為：A/TM/345-3，並經批核後每年向政府繳付（俗稱：容忍費）有關費用，繳費編號為：074-927-802923-1 直至現在。

..... 現申請人：吳澍森，張玉婷於2019年5月23日購入該單位，承接有關上述每年繳費的責任。基於物業易主為方便收到政府信件，本人於2019年12月到屯門地政署辦理有關轉名及更改地址的申請，也依照通知繳付了一次性手續費。

..... 於2020年7月14日本人接到地政署通知：有關轉名事宜出現問題，按舊檔案：A/TM/345-3 已於2007年完結並封存，新業主需作重新的申請手續。於2021年11月8日本人重新遞交表格，開立新檔案編號：TPB/A/TM/572，並按指示委託消防承辦商配合消防處的要求加裝消防設備，經過多次協調後，消防處已接受本單位之消防設備。唯對恆威工業中心的公用消防設備及裝置未能接受，導致影響本單位未能達標。本人一直與恆威工業中心管理處聯繫，直至2024年8月6日收到恆威工業中心管理處電郵通知，公用消防裝置已完成維修，並得到合格的消防證書。本人立即把證書交給消防處主任核對，並得到消防處主任口頭答覆證書可接受。

..... 為求店舖經營得到延續下去，本人謹此提出重新申請，也懇求批准為盼。不勝感激。

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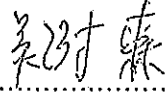
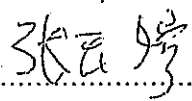
.....

**11. Declaration 聲明**

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

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

Signature  
簽署

   
吳澍森 張玉婷

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

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

14-08-2024 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量<sup>④</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

④ 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 available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	10A (PT) G/F, HANG WAI INDUSTRIAL CENTRE, NO.6 KIN TAI ST, TUEN MUN, NEW TERRITORIES		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	S/TM/39		
Zoning 地帶	「其他指定用途」註明「商貿」		
Applied use/ development 申請用途/發展	擬議商店及服務行業及批發行業		
(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	11.1 <input checked="" 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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

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

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
消防證書, 平面圖, 地下平面圖, 水電圖		

### 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



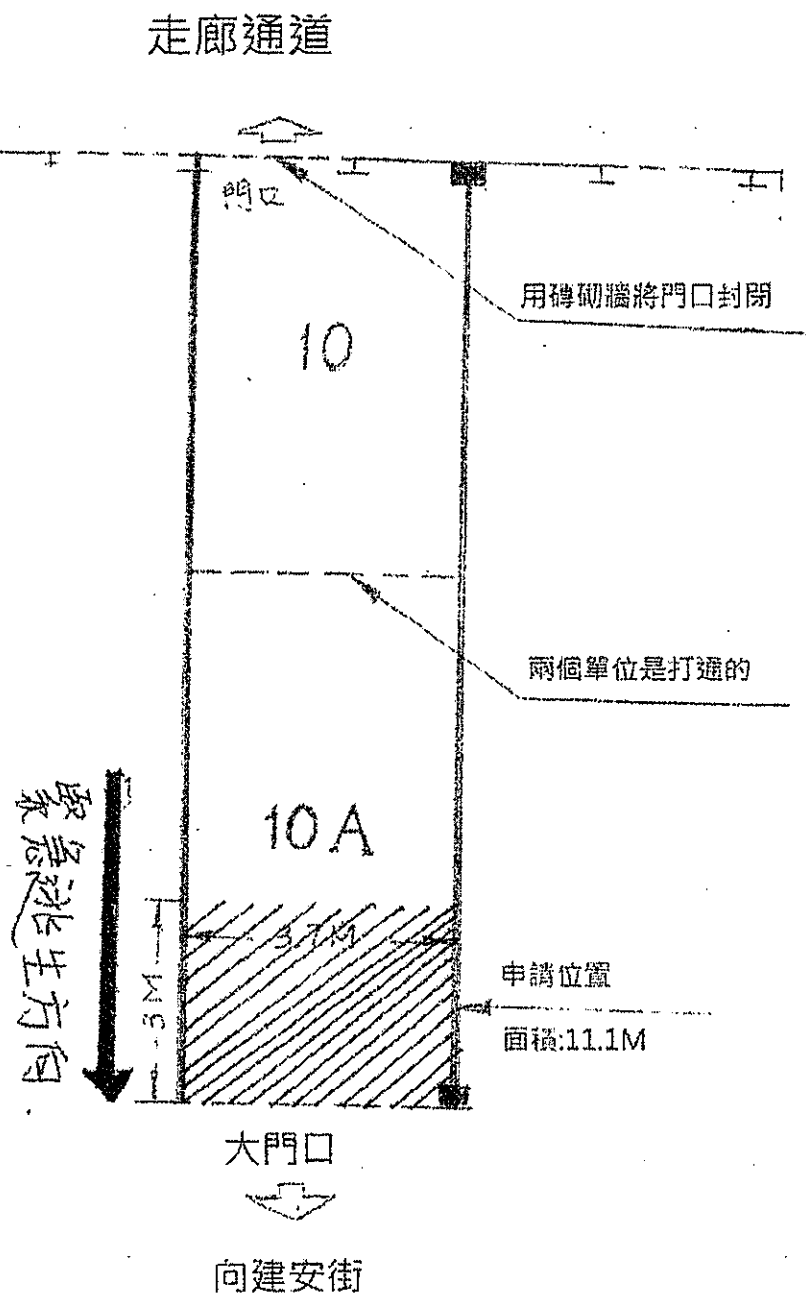
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

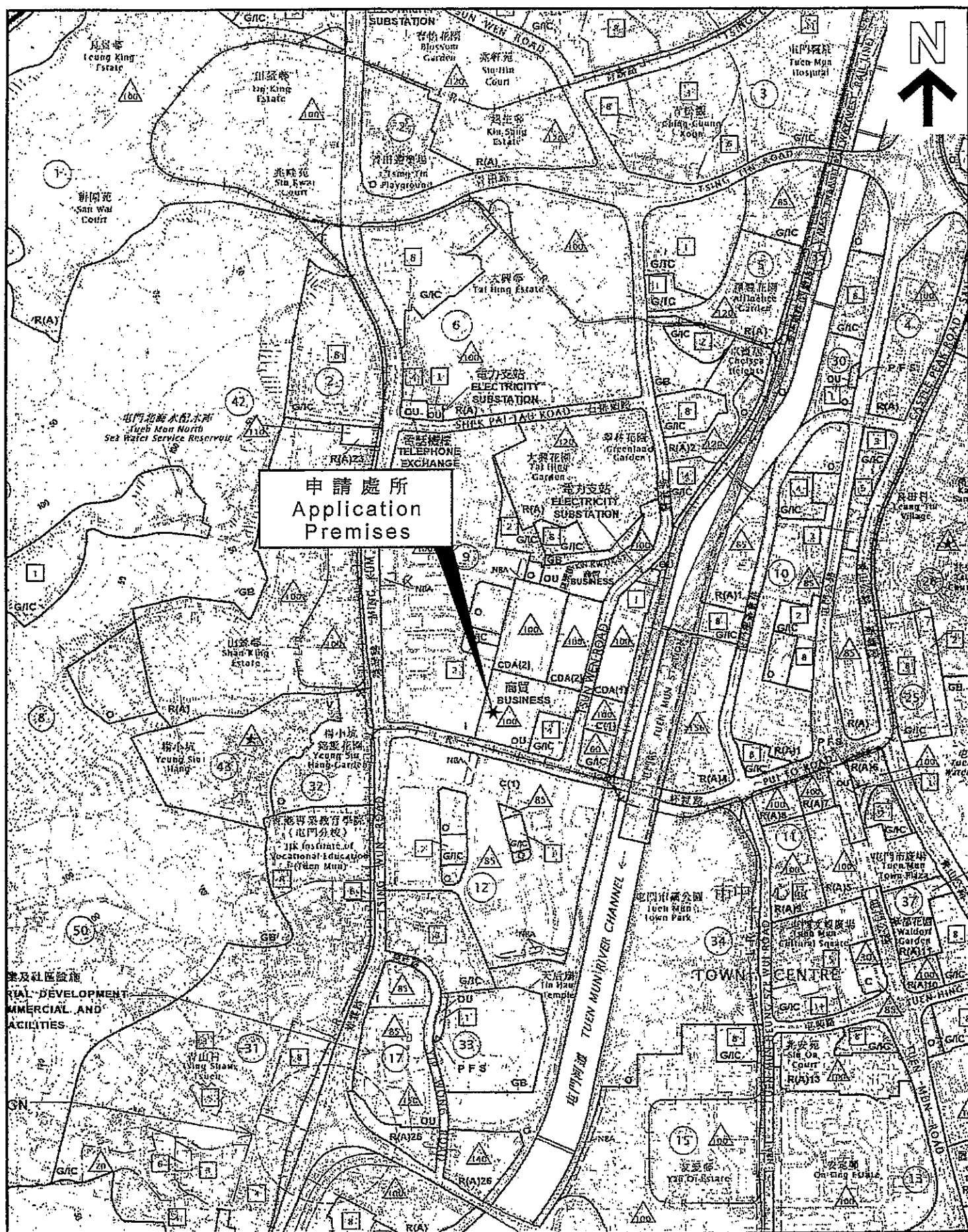
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屯門建泰街6號恆威工業中心地下10A,10號舖 平面圖

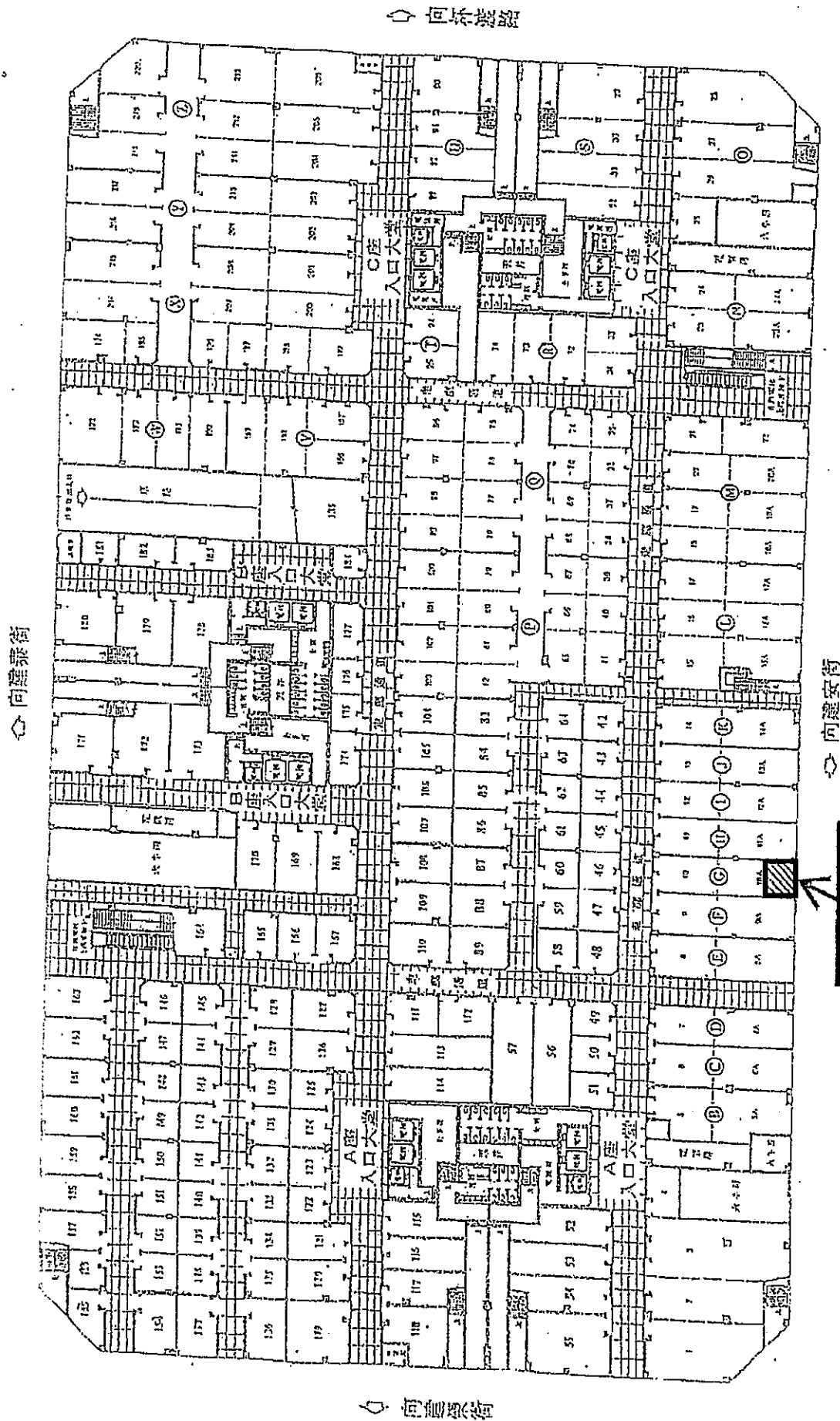






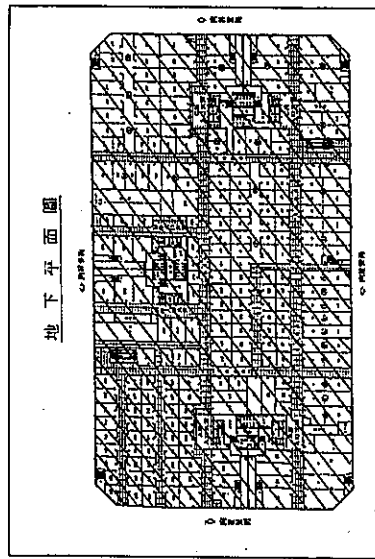


# 地下平面圖

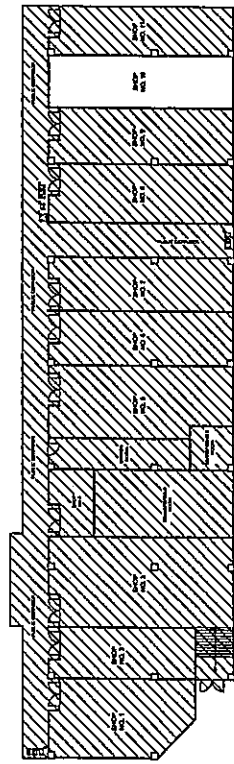


申請處所  
Application  
Premises

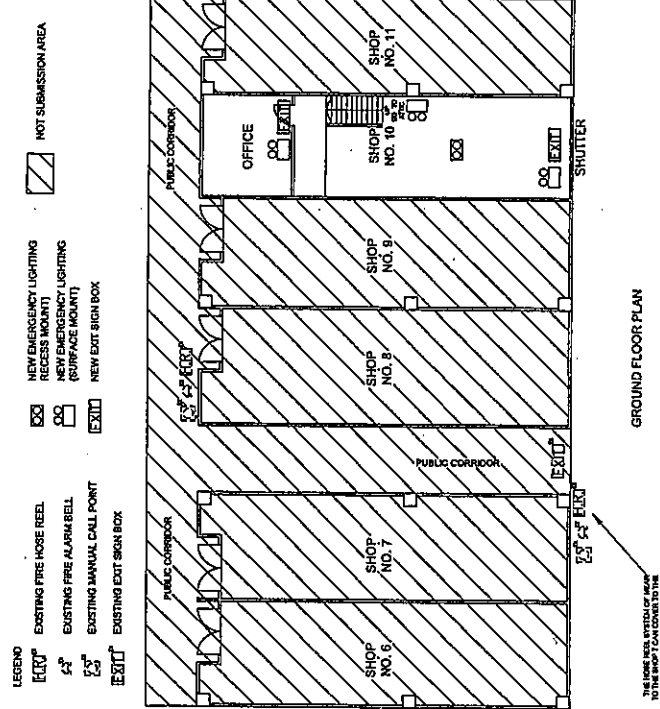
此圖則只供參考



LOCATION: SHOPING BLK B HANG WA AND CTR KN ON ST TUEN MUN NT



LOCATION PLAN BETWEEN THE SHOP 1 TO SHOP 10





ALL DRAWINGS AND SPECIFICATIONS  
ARE THE PROPERTY OF THE ARCHITECT  
AND SHALL BE KEPT IN THE ARCHITECT'S  
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IN ANY FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL, INCLUDING  
PHOTOCOPYING, RECORDING, OR BY ANY  
INFORMATION STORAGE AND RETRIEVAL  
SYSTEM, WITHOUT THE WRITTEN  
PERMISSION OF THE ARCHITECT.  
DATE: 03 MAR 2013  
SIGNED: [Signature]  
TITLE: Director of IT Services

1	0223	ISSUE FOR APPROVAL
0	1222	ISSUE FOR APPROVAL
REV	DATE	DESCRIPTION
PROJECT: SHOPPING BLK B HANG WA AND CTR KN ON ST TUEN MUN NT DRAWING TITLE: PSJ314A DRAWING NUMBER: 001 SCALE: 1:100 DATE: 01/02/2023 CHECKED BY: CY CHAN DRAWN BY: CY CHAN APPROVED BY: Y.W. CHU PROJECT: SHOPPING BLK B HANG WA AND CTR KN ON ST TUEN MUN NT DRAWING TITLE: PSJ314A DRAWING NUMBER: 001 SCALE: 1:100 DATE: 01/02/2023 CHECKED BY: CY CHAN DRAWN BY: CY CHAN APPROVED BY: Y.W. CHU		

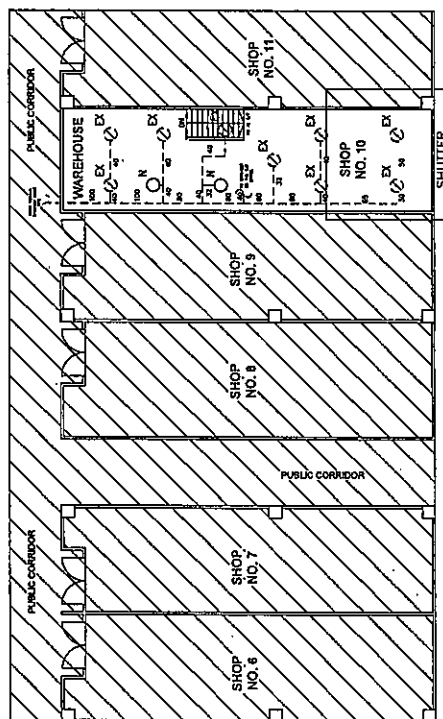
## Legend

PIPE SIZE (mm)	CLOUR CODE
72	RED
48	PURPLE
50	YELLOW
85	LIGHT BLUE
80	DARK GREEN
100	LIGHT BROWN

EX  EXISTING 60T GLASS BULB TYPE SPRINKLER HEAD

N  NEW 60T GLASS BULB TYPE SPRINKLER HEAD

NOT SUBMISSION AREA

**ATTIC FLOOR PLAN**[illegible]

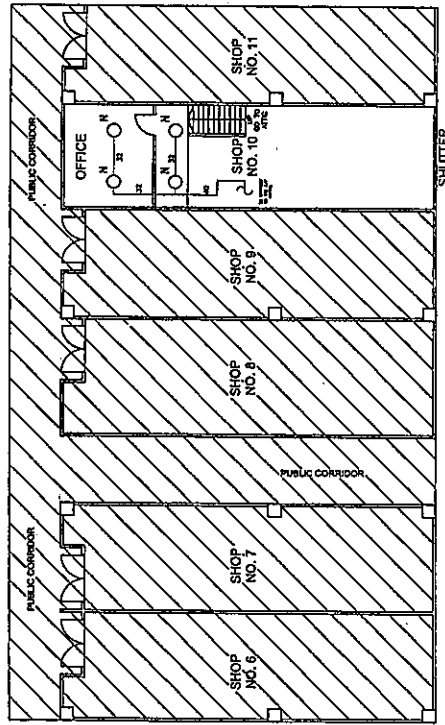


LEGEND

- EX EXISTING 86°C GLASS BULB TYPE SPRINKLER HEAD  
 N NEW 86°C GLASS BULB TYPE SPRINKLER HEAD  
 NOT SUBMISSION AREA

COLOR CODE FOR PIPE SIZES

PIPE SIZE (mm)	COLOR CODE
25	RED
40	PURPLE
50	YELLOW
75	ORANGE
100	GREEN
150	BLUE
200	BROWN



GROUND FLOOR PLAN

1	0223	ISSUE FOR APPROVAL
0	1222	ISSUE FOR APPROVAL
REV	DATE	DESCRIPTION
THE CONTRACTOR TANG ENGINEERING (SERVICES) LIMITED 42, LIP LUN STREET HONG KONG PROJECT SHOP NO. 5, 7, 8, 9, 10, 11 AND OFFICE AT ST. JAMES' STREET DRAWING TITLE FS/2/14A		
DRAWING NUMBER 002 DATE 01/02/2023 CHECKED BY CY CHAN Y.M. CHU APPROVED BY Y.M. CHU		

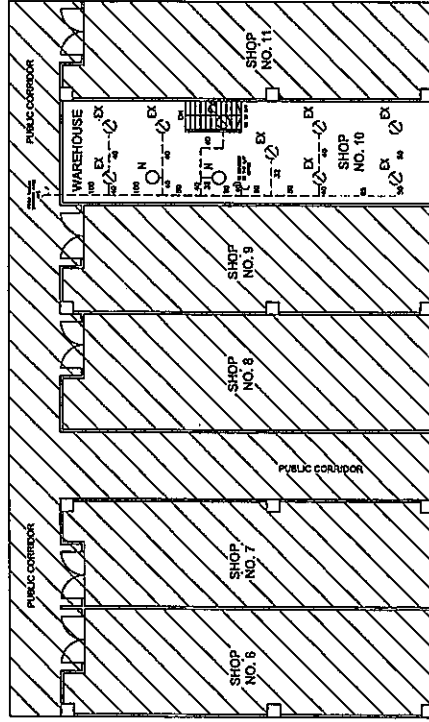
FILED FOR THE RECORDS OF THE  
 ASSESSMENT OF THE FIRE  
 ENGINEERING DEPARTMENT  
 DATE 05 MAR 2023  
 Signed (for Development)  
 for Development of Fire Engineering

COLOUR CODE FOR PIPE SIZES

LEGEND

PIPE SIZE (mm)	COLOR CODE
32	RED
40	PURPLE
50	YELLOW
65	LIGHT BLUE
80	DARK GREEN
100	LIGHT BROWN

EX EXISTING 68°C GLASS BULB TYPE SPRINKLER HEAD  
 N NEW 68°C GLASS BULB TYPE SPRINKLER HEAD  
 NOT SUBMISSION AREA



ATTIC FLOOR PLAN

1	02/23	ISSUE FOR APPROVAL
0	12/22	ISSUE FOR APPROVAL
REV	DATE	DESCRIPTION
PROJECT: SHOP100 FBL B HANG TAI AND CREK 8 ON ST TSEN MUN RT DRAWING TITLE: FS/314A DRAWING NUMBER: 003 SCALE: 1:100 DATE: 01/02/2023 CHECKED BY: YW CHU DRAWN BY: CY CHAN APPROVED BY: YW CHU		

THE SERVICE INSTALLATION HAS  
 BEEN CHECKED BY THE SERVICE  
 CONSULTANT  
 DATE: 15 MAR 2023  
 SIGNATURE: (Signature)  
 FOR DIRECTOR OF FIRE SERVICES

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

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

A 9404901

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

恒威工業中心

Street No./Town Lot:

門牌號數/市地段

6號

Street/Road/Estate Name:

街道/屋苑名稱

建泰街

Block:

座

A座

District:

分區

屯門

Area:

地區

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

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

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

## 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)
16	FTH/HR System	At above	詳細檢查B座地下消防及花灑泵房 A座消防上水泵及相關控制線路及 天台消防紅水缸供水	Conforms with FSD requirements	24/7/2024
28	Sprinkler System	"	供應及安裝地下花灑系統位花灑系統流量計	"	"
16	FTH/HR System	"	拆除、檢查、清潔及還原已過4年期之 地下消防上水泵 100mm dia. 4個	"	"

## 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
			N/A	

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

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

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

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱

Telephone:

聯絡電話

Date:

日期

RICH ENG. LTD.

24/7/2024

For FSD  
use only:

Inspected

Key-in

Verified

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9404789

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

6號

Street/Road/Estate Name:

街道/屋苑名稱

建泰街

Block:

座

B座

District:

分區

屯門

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界

Type of Building 樓宇類型:

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

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
28	Sprinkler System	As above	供應及運送地下花灑控制閥後備花灑箱之 備用 68°C 花灑頭共 20 個	Conforms with FSD requirements	24/7/2024
16	FH/HR System	"	詳細檢查地下消防及花灑泵房	"	"
16	FH/HR System	"	B座消防上水泵及相關控制線路及 天台消防紅水缸缺水 供應及更換地下消防及花灑泵房 消防上水缸 2 寸波曲閘制 1 個	"	"

## Part 3 第三部 Defects 損壞事項

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

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

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

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

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

Authorized  
Signature:  
授權人簽署

Name:  
姓名  
FSD/RC No.:  
消防處註冊號碼

Company Name:  
公司名稱

Telephone:  
聯絡電話

Date:  
日期

For FSD  
use only:

Inspected

Key-in

Verified

24/7/2024

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9404794

FSD Ref.:

消防處編號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界

Type of Building 樓宇類型:

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

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
16	FI/HR System	As above	詳細檢查 B 座地下消防及火瀾泵房 C 座消防上水泵及相關控制線路及 天台消防紅水缸缺水	Conforms with FSD requirements	24/7/2024
16	FI/HR System		拆除、檢查、清潔及還原已過 4 年期之 地下消防入水掣 100mm dia. 4 個		
28	Sprinkler System		拆除、檢查、清潔及還原已過 4 年期之 地下消防花灑入水掣 100mm dia. 2 個		

## Part 3 第三部 Defects 損壞事項

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

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

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

如證書涉及年檢事項，應張貼於大廈  
或處所當眼處以供消防處人員查核

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

Authorized  
Signature:  
受權人簽署

Name

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:  
公司名稱Telephone:  
聯絡電話

Date:

日期

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 9455532

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型:

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

## Part 1 Annual Inspection ONLY

## 第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DDMM/YY)
28	Sprinkler System	G/F Shop 10	Conforms with FSD requirements	06/08/2024	05/08/2025
11	Emergency Lighting -Emergency Lighting x3nos	G/F Shop 10	Conforms with FSD requirements	06/08/2024	05/08/2025
12	Exit Sign -Exit Sign Box x2nos.	G/F Shop 10	Conforms with FSD requirements	06/08/2024	05/08/2025

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

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

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			*****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:  
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD  
use only:

Inspected

Key-in

Verified

**Aiden Shing Pak CHU/PLAND**

---

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年08月27日星期二 12:20  
收件者: Aiden Shing Pak CHU/PLAND  
副本: Kennie MF LIU/PLAND; Avis Lok Tung POON/PLAND  
主旨: 轉寄: \*Restricted: 申請編號 : A/TM/593

---

**From:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Sent:** Tuesday, August 27, 2024 9:51 AM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>  
**Subject:** Fw: \*Restricted: 申請編號 : A/TM/593

---

**From:** Summer <[REDACTED]>  
**Sent:** Monday, August 26, 2024 5:40 PM  
**To:** tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Cc:** Aiden Shing Pak CHU/PLAND <[aspchu@pland.gov.hk](mailto:aspchu@pland.gov.hk)>  
**Subject:** 申請編號 : A/TM/593

下午好,

就以上申請編號,有以下補充資料.

~ 申請用途大小不變, 交通安排不變, 跟上一次申請一樣 (申請編號: A/TM/572)

~ 對附近公共人行道不會有影響.

~ 沒有任何車輛進出.

~ 擬議用途不會產生停車或裝卸需求.

~ 擬議用途不會產生 / 吸引額外往返的旅行次數.

Best Regards,  
Summer Tsang

\*\*\*\*\*

[REDACTED]

\*\*\*\*\*

**Aiden Shing Pak CHU/PLAND**

---

寄件者: tmylwdpo\_pd/PLAND  
寄件日期: 2024年09月25日星期三 12:01  
收件者: Aiden Shing Pak CHU/PLAND  
副本: Kennie MF LIU/PLAND; Avis Lok Tung POON/PLAND  
主旨: 轉寄: s.16 Planning Application No. A/TM/593

---

**From:** tpbbpd/PLAND <tpbbpd@pland.gov.hk>  
**Sent:** Wednesday, September 25, 2024 11:50 AM  
**To:** tmylwdpo\_pd/PLAND <tmylwdpo@pland.gov.hk>  
**Cc:** Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>  
**Subject:** Fw: s.16 Planning Application No. A/TM/593

---

**From:** Summer <[REDACTED]>  
**Sent:** Wednesday, September 25, 2024 11:39 AM  
**To:** tpbbpd/PLAND <[tpbbpd@pland.gov.hk](mailto:tpbbpd@pland.gov.hk)>  
**Cc:** Aiden Shing Pak CHU/PLAND <[aspchu@pland.gov.hk](mailto:aspchu@pland.gov.hk)>  
**Subject:** s.16 Planning Application No. A/TM/593

早上好,

就屋宇署的部門意見, 申請人作出以下澄清.

新界屯門建泰街6號恆威工業中心地下10, 10A 及申請以外餘下部份, 全屬同一業主擁有, 並是同一個舖位. 為幫助舖面營運, 申請地點餘下的地方屬儲存貨物之用.

敬請接納.

Best Regards,  
Summer Tsang

\*\*\*\*\*

[REDACTED]

\*\*\*\*\*



**Previous s.16 Applications Covering the Application Premises**

***Approved applications***

No.	Application No.	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
<i>Application approved when the site was zoned “I”</i>				
1.	A/TM/345	Shop and Services and Wholesale Trade	17.2.2006 (Revoked on 17.11.2007)	(a)
<i>Application approved when the site was zoned “OU(B)”</i>				
2.	A/TM/572	Shop and Services and Wholesale Trade	14.1.2022 (Revoked on 14.4.2024)	(b)

**Approval Conditions**

- (a) The submission and implementation of fire safety measures.
- (b) The submission and implementation of fire service installations and an equipment proposal for the application premises.

**Similar s.16 Applications for Shop and Services Use**  
**within the G/F 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 site was zoned "I"</i>					
3.	A/TM/25	116-118	Iron-mongery Retail Trade	2.8.1985	No condition was imposed
4.	A/TM/26	136	Iron-mongery Retail Trade	2.8.1985	No condition was imposed
5.	A/TM/30	190-193	Iron-mongery Retail Trade	18.10.1985	No condition was imposed
6.	A/TM/46	55	Metal/ Hardware Shop	12.2.1988	No condition was imposed
7.	A/TM/70	20, 20A	Metalware Retail Shop	9.9.1988	(a)
8.	A/TM/73	90 (Part)	Retail Shop for Industrial Spare Parts and Equipment	25.11.1988	No condition was imposed
9.	A/TM/74	94 (Part) and 95 (Part)	Local Provisions Store	25.11.1988	No condition was imposed
10.	A/TM/75	124 (Part)	Retail Shop for Electrical Spare Parts	25.11.1988	No condition was imposed
11.	A/TM/78	13-13A	Retailing of Vehicle Spare Parts	27.1.1989	No condition was imposed
12.	A/TM/79	52	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No condition was imposed
13.	A/TM/80	51	Retailing of Electrical Spare Parts	27.1.1989	No condition was imposed
14.	A/TM/81	121	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No condition was imposed
15.	A/TM/82	154	Retailing of Spare Parts for Sewing Machines	27.1.1989	No condition was imposed
16.	A/TM/83	14, 14A	Metal Hardware Shop	24.2.1989	No condition was imposed
17.	A/TM/103	12 & 12A	Retail Shop for Electrical Spare Parts	8.2.1991	No condition was imposed
18.	A/TM/104	15 & 15A	Retail Hardware Shop	8.2.1991	No condition was imposed
19.	A/TM/105	19 & 19A	Ironmongery Retail Shop	1.3.1991	No condition was imposed
20.	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)
21.	A/TM/155	3 (Portion)	Retailing of plastic bags and stationery	23.10.1992	No condition was imposed
22.	A/TM/197	1A	Local Provision Store	23.6.1995	No condition was imposed
23.	A/TM/269	1A (Part)	Convenience Store/ Cake Shop	27.10.2000	No condition was imposed
24.	A/TM/271	3 (Portion)	Local Convenience Store	24.11.2000	No condition was imposed
25.	A/TM/304	119	Metal Hardware Workshop and Retail Shop	25.7.2003	No condition was imposed
26.	A/TM/308	28 (Part)	Electrical Hardware Retail Shop	29.9.2003	No condition was imposed
27.	A/TM/355	214 (Part) and 215 (Part)	Shop and Services (Real Estate Agency)	23.2.2007 (temporary for three years) <i>(Lapsed)</i>	(b), (c)
28.	A/TM/362	17A(Part)	Shop and Services (Retail Shop)	28.9.2007 (temporary for three years) <i>(Revoked on 28.3.2008)</i>	(c)
29.	A/TM/375	17A	Shop and Services (Retail Shop)	19.9.2008 (temporary for three years) <i>(Revoked on 19.7.2009)</i>	(c)
30.	A/TM/382	17 and 17A	Shop and Services (Retail Shop)	17.4.2009 (temporary for three years)	(c)
31.	A/TM/393	1A	Shop and Services (Fast Food Shop and Real Estate Agency)	5.3.2010 (temporary for three years) <i>(Lapsed)</i>	(c)

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
<i>Applications approved when the site was zoned "OU(B)"</i>					
32.	A/TM/431	17 and 17A	Renewal of Planning Approval for Temporary "Shop and Services (Retail Shop)" under Application No. A/TM/382 for a Period of 3 Years	30.3.2012 (temporary for three years) (Lapsed)	(e)
33.	A/TM/479	161	Shop and Services (Real Estate Agency)	4.9.2015 (Lapsed)	(b), (d)
34.	A/TM/559	1A	Shop and Services	30.4.2021	(e)
35.	A/TM/561	17(A) and 17 (Portion)	Shop and Services and Wholesale Trade with Ancillary Warehouse	13.8.2021	(e)

#### 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.
- (d) 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.
- (e) The submission and implementation of a fire service installations and equipment proposal for 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 site was zoned "I"</i>					
1.	A/TM/107	1A-1B	Restaurant	10.5.1991	(1), (2)
2.	A/TM/108	1A	Commercial Uses: (a) Selling/ Exchange/ Rental of Taxis, (b) Real Estate Agents	27.9.1991 (Rejected on Review)	(3), (4)

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Rejection Reason(s)
3.	A/TM/301	4	Temporary Barber Shop for a Period of 5 Years	28.5.2004 (Appeal Dismissed)	(5), (6), (7)
4.	A/TM/377	164 (Part)	Shop and Services (Real Estate Agency)	7.11.2008	(7)
<i>Applications rejected when the site was zoned "OU(B)"</i>					
5.	A/TM/472	183	Shop and Services (Real Estate Agency)	3.7.2015	(8)
6.	A/TM/473	111 (Part)	Shop and Services	3.7.2015	(8)
7.	A/TM/474	126 (Part)	Shop and Services	17.7.2015	(8)
8.	A/TM/475	114 (Part)	Shop and Services	17.7.2015	(8)
9.	A/TM/476	51 (Part)	Shop and Services	13.11.2015 (Rejected on Review)	(8)

#### 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.
- (5) 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.
- (6) 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.
- (7) The proposed use at the application premises was considered not acceptable from fire safety point of view.
- (8) The proposed use at the premises does not comply with the Town Planning Board 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.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the proposed ‘shop and services’ and ‘wholesale trade’ uses of the application premises (the Premises) do not comply with the lease conditions, including but not limited to restrictions relating to user and type of building. If the current application is approved by the Town Planning Board (the Board), the registered owner of the Premises will need to apply to LandsD for a temporary waiver for implementation of the proposal. The proposal will only be considered upon receipt of a formal application from the registered owner. However, there is no guarantee that the application, if received by LandsD, will be approved. 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 will be subject to such terms and conditions as the Government shall see fit, including among others, payment of a waiver fee and an administrative fee as may be imposed by LandsD; and
  - (ii) Site inspection conducted on 4.9.2024 revealed that the Premises had been occupied by a shop selling electronic components, which is in breach of the Special Conditions of the New Grant. The owner should immediately regularise the lease breaches and his office reserves the right to take lease enforcement action in this regard as considered appropriate;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that the applicants’ attention are drawn to the following points:
- (i) the Premises, including the Unit 10 and the remaining portion of Unit 10A, shall be separated from the adjoining unit/corridor with walls of fire resisting period of not less than 2 hours;
  - (ii) adequate number and width of exit door shall be provided for the Premises, including the Unit 10 and the remaining portion of Unit 10A, in accordance with the “Code of Practice for Fire Safety in Buildings 2011”;
  - (iii) please ensure the capacity of the entire unit (including the Unit 10 and the remaining portion of Unit 10A) would not be more than 30 persons;
  - (iv) before any new building works are to be carried out at the Premises, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW). Authorised Person shall be appointed as the coordinator for the proposed building works in accordance with the Building Ordinance (BO); and
  - (v) For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW at the Premises under the BO;

- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the proposed access arrangement of the Premises should be commented and approved by the Transport Department (TD);
  - (ii) if any vehicular access on public road is approved by TD, the applicants should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacement pavement; and
  - (iii) adequate drainage measure should be provided to prevent surface water running from the Premises to the nearby public roads and drainings, if necessary; and
- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) a proper licence/permit issued by her department is required if there is any food business/catering service/activities regulated under the Public Health and Municipal Services Ordinance and other relevant legislation for the public and the operation of any business should not cause any obstruction; and
  - (ii) the associated works and operations shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding. Also, for any waste generated from the commercial/trading activities, the applicants should handle on their own/at their expenses.