

BUILDING AUTHORITY OF HONG KONG

Form BD 106

BUILDING ORDINANCE

(Chapter 123)

Section 42

Permit under Section 42

Our Ref. No. ASD202/8863/SSN516/C25/001

To: FUNG Brian Pak Yan

c/o OIYN Limited

3/F, Block A, Cheong Fat Factory Building,

265-271 Un Chau Street, Cheung Sha Wan,

Kowloon, Hong Kong

Date: 24 December 2024

With reference to section 42 of the Buildings Ordinance, I hereby accept the proposed modification of and/or exemption from the provision of –

- (1) Building (Planning) Regulation 20 to permit the domestic portion of the proposed light public housing in wholesale-concerted school to be treated as non-domestic for the purpose of site coverage and plot ratio calculation.
- (2) Building (Planning) Regulation 25(1)(a) to exempt the domestic portion of the proposed light public housing in wholesale-convert school from the provision of open space.
- (3) Building (Planning) Regulation 35A to permit the non-provision of gas aperture in all bathrooms.
- (4) Building (Planning) Regulation 36 to permit the omission of natural lighting and ventilation to the rooms containing soil or waster fitment at the communal toilet and internal bathroom at G/F, 2/F to 6/F.
- (5) Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 29 to permit the use of coupling joints with rubber gasket collars for the epoxy coated cast iron pipes for the drainage system in lieu of cleaning eyes.

(6).../

- (6) Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 44(4) to permit the use of epoxy coating in lieu of asphalt coating on the internal and external surfaces of cast iron pipes and fittings for the drainage system.
- (7) Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulation 50(2) to permit the use of stainless steel coupling joints with rubber gasket collars in lieu of spigot and socket joints with hemp or yarn collars and lead caulking for the epoxy coated cast iron pipes for the drainage system.

in respect of the proposed building works/street works at Light Public Housing (ex-TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex)) at Choi Yuen Estate, No. 8 Choi Yuen Road, Sheung Shui, this permit is subject to the following conditions:-

- (a) The said works are to be carried out in accordance with the plans approved on 24 December 2024 under our Ref. no. ASD202/8863/SSN516/C25/001.
- (b) Regarding item (3):
 - i. Supply of gas as defined under Gas Safety Ordinance (Cap 51) will not be provided to the domestic part of the building;
 - ii. A restriction on the installation of gas supply to domestic part of the building and delivery of LPG cylinders to domestic units of the buildings will be imposed in the tenancy agreement;
 - iii. A condition will be imposed in the tenancy agreement that tenants shall provide their own electric water heater and induction cooker if an electric water heater and an induction cooker are not provided by Housing Bureau/its operator before renting out the unit.
- (c) Regarding item (4):
 - i. Subject to the compliance with the requirements and conditions as laid down in PNAP APP-98.
 - ii. Artificial lighting and mechanical ventilation at a rate of not less than 10 air changes per hour to be provided to the satisfaction of the Building Authority.
 - iii. Fresh air intake complying the requirements set out in Annex 2 of PNAP ADM-2 to be provided.

(d)i.../

- (d) Regarding item (5) & (7):
- i. The quality of material and standards of workmanship of the pipes and fittings comply with the relevant BSEN.
- (e) Regarding item (6):
- i. All pipes and fittings are compatible and comply with the relevant BSEN.
- (f) The conditions imposed in this permit are to be incorporated in the subsequent amendment plans for approval before the Form BA14 is submitted.
- (g) A checklist of valid BD Form106 is to be submitted at the time of the submission of Form BA14.
- (h) This permit will expire on 23 December 2026 if the consent to commence the above works is not obtained on or before the specified date or where such consent has been obtained but is deemed to be revoked with reference to section 20(1) of the Buildings Ordinance after the specified date.
- i) The light public housing shall be properly used and managed according to the Management Plan, which to be agreed by Housing Bureau before the Form BA14 is submitted;
- (j) An annual inspection report to certify that the light public housing complies with the Management Plan, the conditions imposed in this permit and no alternations or additions have been made to the light public housing as show on the approved plans dated 24 December 2024 shall be submitted by an Authorized Person;
- (k) This permit shall be given in recognition of the letter to be submitted by Housing Bureau/its operator. The undertaking and this permit shall be incorporated into every tenancy agreement between Housing Bureau/its operator and the occupants of the light public housing.
- (l) There shall not be alteration or addition to the light public housing as shown on the approved plans unless a new permit for the revised layout is obtained.

(m).../

- (m) The permit shall be valid only for the use of this light public housing development.



(Paul LEE)

Chief Project Manager 202
Architectural Services Department
for Building Authority of Buildings Department

c.c.

HB - Grace TANG, SPM(LPH)1 (fax: 3619 4503)

PMC - Wong Tung & Partners Ltd. (fax: 2513 1728)

ArchSD - SPM235, SPM228, SPM223, SPM237, PM253, PM272, PM297, PM273, PM278



BUILDING AUTHORITY OF HONG KONG

Form BD 106

BUILDING ORDINANCE

(Chapter 123)

Section 42

Permit under Section 42

Our Ref. No. ASD202/8863/SSN516/C25/001

To: FUNG Brian Pak Yan

c/o OIYN Limited

3/F, Block A, Cheong Fat Factory Building,

265-271 Un Chau Street, Cheung Sha Wan,

Kowloon, Hong Kong

Date: 26 September 2025

With reference to section 42 of the Buildings Ordinance, I hereby accept the proposed modification of and/or exemption from the provision of –

- (1) Building (Planning) Regulation 28A to permit the reduction in size of the telecommunications and broadcasting room.
- (2) Building (Planning) Regulation 45 to permit the non-provision of kitchen.
- (3) Building (Planning) Regulation 30, 31 and 36 to permit the reduction of natural lighting and ventilation for living area, to the following units:
 - Unit G01, G02, G03, G04, G05, G07, G08, G09, G10, G11, G12, 101 to 103, 201 to 206, 209, 301 to 306, 309, 401 to 406, 409, 501 to 506, 509, 601 to 606 and 609.

in respect of the proposed building works/street works at Light Public Housing (ex-TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Annex)) at Choi Yuen Estate, No. 8 Choi Yuen Road, Sheung Shui, this permit is subject to the following conditions:-

- (a) The said works are to be carried out in accordance with the plans approved on 26 September 2025 under our Ref. no. ASD202/8863/SSN516/C25/001.

(b).../

- (b) Regarding item (2):
 - i. No cooking with naked flame inside the premises.
 - ii. A communal pantry or a pantry in each bedroom that is provided with an openable window, should be provided in lieu of the kitchen.
 - iii. FSD approved standalone smoke or heat detector to be provided at a strategic location near the counter top to the satisfaction of the BA.

- (c) Regarding item (3):
 - i. Artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the room to the satisfaction of the BA.
 - ii. All other habitable rooms are in full compliance with B(P)R 30 & 31.

- (d) The conditions imposed in this permit are to be incorporated in the subsequent amendment plans for approval before the Form BA14 is submitted.

- (e) A checklist of valid BD Form106 is to be submitted at the time of the submission of Form BA14.

- (f) This permit will expire on 25 September 2027 if the consent to commence the above works is not obtained on or before the specified date or where such consent has been obtained but is deemed to be revoked with reference to section 20(1) of the Buildings Ordinance after the specified date.

- (g) The light public housing shall be properly used and managed according to the Management Plan dated on 18 August 2025, which agreed by Housing Bureau;

- (h) An annual inspection report to certify that the light public housing complies with the Management Plan, the conditions imposed in this permit and no alternations or additions have been made to the light public housing as show on the approved plans dated 26 September 2025 shall be submitted by an Authorized Person;

- (i) This permit shall be given in recognition of the letter submitted by Housing Bureau dated 18 August 2025. The undertaking and this permit shall be incorporated into every tenancy agreement between Housing Bureau/its operator and the occupants of the light public housing.

(j).../

- (j) There shall not be alteration or addition to the light public housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (k) The permit shall be valid only for the use of this light public housing development.



(Paul LEE)

Chief Project Manager 202

Architectural Services Department

for Building Authority of Buildings Department

c.c.

HB - Myra TANG, SPM(LPH)2 (fax: 3619 4503)

PMC - Wong Tung & Partners Ltd. (fax: 2513 1728)

ArchSD - SPM235, SPM228, SPM223, SPM237, PM253, PM272, PM297, PM242

JC/KC/LYY

GENERAL NOTES

- FIGURES SHOWN IN DRAWINGS ARE STRUCTURAL DIMENSIONS AND IN MILLIMETERS UNLESS OTHERWISE STATED.
- BRICK WORKS AND MASONRY WORKS TO BE BUILT IN CEMENT MORTAR OF 1:3 MIX UNLESS OTHERWISE STATED.
- NON STRUCTURAL CONCRETE TO BE IN 1:2:4 MIX UNLESS OTHERWISE STATED.
- MINIMUM CLEAR HEIGHT OF HABITABLE ROOM AND OFFICE FROM FLOOR TO UNDERSIDE OF ANY BEAM AND CEILING ABOVE FLOOR TO BE 2.3M AND 2.5M RESPECTIVELY.
- REQUIREMENTS OF DESIGN MANUAL - BARRIER FREE ACCESS 2008 TO BE COMPLIED.
- DRAINAGE DRAWINGS TO BE SUBMITTED SEPARATELY.
- ALL LEVEL ARE IN METERS ABOVE PRINCIPAL DATUM.
- ALL PARAPET OR BALCONY TO BE 150mm HIGH ABOVE FINISHED FLOOR LEVEL WITH LOWEST 150mm BUILT SOLID AND COMPLY WITH PNAP APP-110.
- FIRE RATED DOOR
- ALL ESCAPE DOOR TO PROTECTED LOBBIES OR REQUIRED STAIRCASE TO HAVE APPROPRIATE NOTICE FIXED TO BOTH SIDES OF THE DOORS TO REMIND BUILDING USERS THAT THE DOOR SHOULD NORMALLY BE KEPT CLOSED.
- ALL FIRE RESISTING DOOR TO PROTECTED LOBBIES OR REQUIRED TO BE PROVIDED ON BOTH SIDES WITH NOTICE FIRE DOOR TO BE KEPT CLOSED BOTH IN ENGLISH AND CHINESE AS PER SECTION 14 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- ALL FIRE RESISTING DOOR TO BE CERTIFIED BY A RECOGNIZED LABORATORY AS BEING IN ACCORDANCE WITH BS476 PARTS 20 AND 22:1987 OR AS BS EN STANDARD EQUIVALENT.
- ALL FIRE RESISTING DOORS TO BE SELF-CLOSING.
- ALL FIRE RESISTING WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- EVERY OPENING FOR THE PASSAGE OF AIR-CONDITIONING DUCTS, VENTILATION DUCTS, ELECTRICAL TRUNKINGS, CONDUITS, PIPES AND WIRES THROUGH A COMPARTMENT WALL OR FLOOR, AND EVERY HOLE IN SUCH A WALL OR FLOOR LEFT AFTER CONSTRUCTION SHALL BE PROTECTED WITH FIRE DAMPERS OR OTHER SUITABLE FORM OF FIRE STOP TO MAINTAIN THE REQUIRED F.R.R. OF THAT WALL OR FLOOR TO BE COMPLIED WITH CLAUSE C8.2 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- ALL ACCESSIBLE RAMPS (1:12) TO BE PROVIDED WITH HANDRAILS ON BOTH SIDES.
- ALL EXIT STAIRCASES WILL BE PROVIDED WITH SUFFICIENT LIGHTING AND NON-SLIP FINISH FOR THE CORRIDOR AND WARNING STRIPS FOR THE STEPS OF THE STAIRCASES.
- THE PROPOSED A&A WORKS SHOWN ON THESE DRAWINGS DO NOT INVOLVE CHANGE TO THE
 - BUILDING HEIGHT
 - SITE COVERAGE
 - TOTAL GROSS FLOOR AREA
- TEMPORARY REFUGE SPACE WITH AN AREA OF NOT LESS THAN 1.5m x 1.5m TO BE COMPLIED WITH CLAUSE 630.1 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- SINGLE STEP DROP LEVEL WILL BE MARKED CLEARLY VISIBLE.
- STRUCTURAL PLAN TO BE SUBMITTED SEPARATELY.
- F.R.R. ENCLOSURE TO NON-EMERGENCY SERVICES IN STAIRCASES TO BE COMPLIED WITH CLAUSE C8.3 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- DOORS INCLUDED ONE LEAF OF A PAIR OF DOUBLE DOORS, WILL HAVE A CLEAR WIDTH OF NOT LESS THAN 800mm.
- THE PREMISES WILL NOT BE CARVED OUT FOR SALES.
- DEMOLITION OF NON-LOAD BEARING PARTITION WALLS TO COMPLY WITH PNAP APP-B5.
- THE PROPOSED A&A WORKS SHOWN ON THESE DRAWINGS DO NOT RESULT IN ANY ADDITIONAL GFA.
- PANTRY WITH OPENABLE WINDOWS ARE PROVIDED FOR ALL HABITABLE UNIT FLATS.**
- A MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL AS STIPULATED UNDER CIRCULAR LETTER NO. 80 COMM/01/2017 DATED 25TH OCTOBER.

FIRE SERVICES NOTES

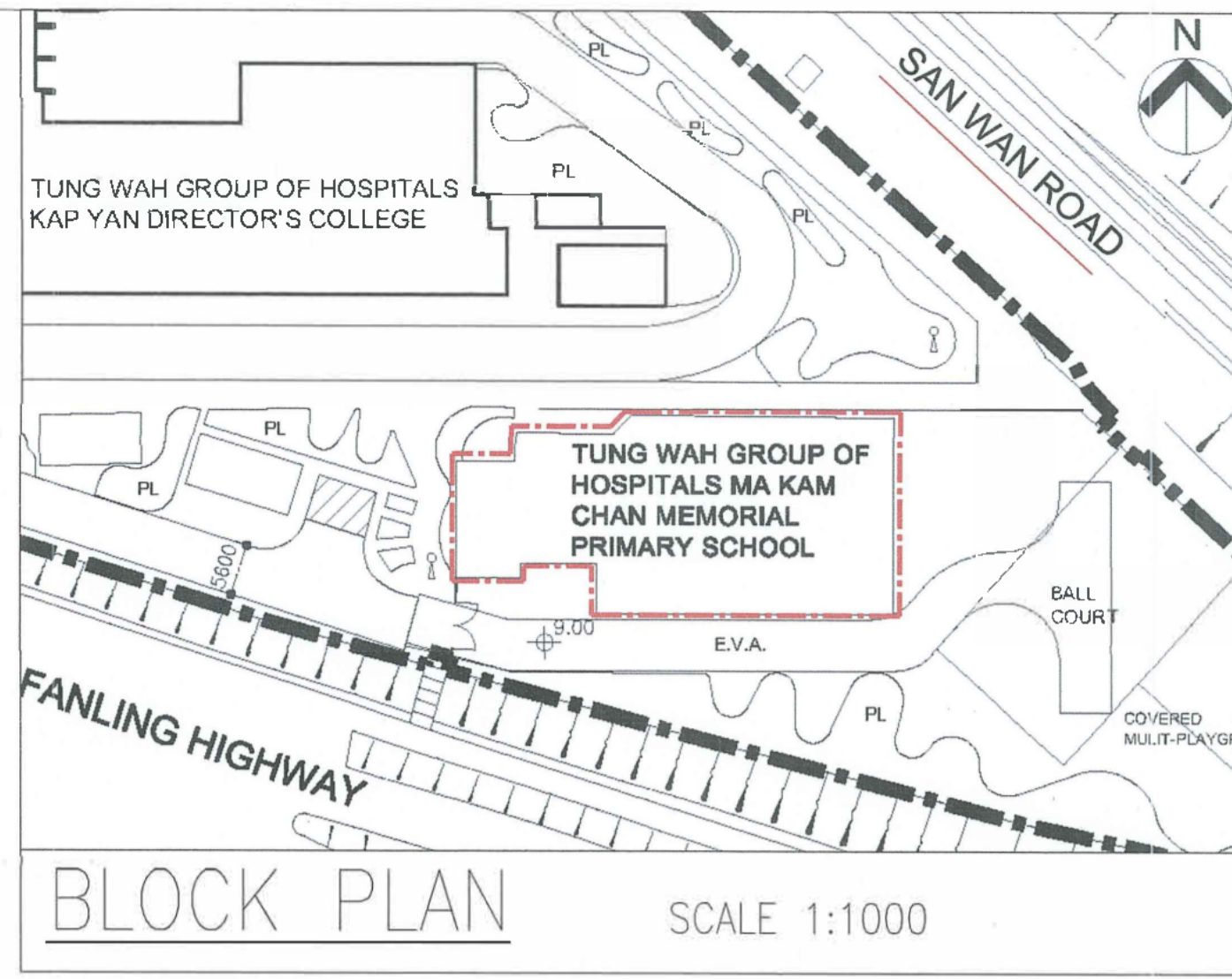
- FIRE HYDRANT/HOSE REEL SYSTEM
 - FIRE HYDRANT/HOSE REEL SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE LATEST CODE OF PRACTICES (MINIMUM FIRE SERVICES INSTALLATION AND EQUIPMENT) OF FIRE SERVICES DEPARTMENT.
 - ONE 27,000 LITRES F.S. WATER TANK AT 2/F WILL BE PROVIDED AS SHOWN ON PLAN.
 - A MANUALLY OPERATED FIRE ALARM SYSTEM TO BE PROVIDED FOR THE BUILDING.
 - ONE ACTUATING POINT OF MANUALLY OPERATED FIRE ALARM SYSTEM TO BE PROVIDED AT EACH HOSE REEL POINT AND LOCATION IN ACCORDANCE WITH FS COP 2022. WHEN THE ACTUATING POINT IS ACTIVATED, THE FIXED FIRE PUMP SHALL START AND THE AUDIO/VISUAL FIRE ALARM SHALL BE ACTIVATED AUTOMATICALLY.
 - F.S. INLETS WILL BE PROVIDED FOR FIRE HYDRANT SYSTEM AS INDICATED ON PLAN TO MEET F.S.D. REQUIREMENTS. ALL F.S. INLETS OF THE PHHR SYSTEM FOR THE DEVELOPMENT SHALL BE INTERCONNECTED.**
 - FIXED FIRE PUMPS (DUTY /STANDBY) WILL BE PROVIDED INSIDE F.S. PUMP ROOM AT GF.
 - ALL F.S. INLETS OF THE PHHR SYSTEM FOR THE DEVELOPMENT SHALL BE INTERCONNECTED.
 - HOSE REEL WITH HOSE REEL TUBING OF NOT MORE THAN 30 METERS IN LENGTH WILL BE PROVIDED AT THE POSITIONS AS INDICATED ON PLANS SUCH THAT EVERY AREA CAN BE REACHED BY SUCH A HOSE REEL.
 - FIRE HYDRANT/HOSE REEL SYSTEM TO BE PROVIDED TO SUIT THE BUILDING IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICES, INSTALLATION AND EQUIPMENT 2022.
 - THE EXISTING FS WATER TANK AT R/F SHALL BE PLUGGED OFF AND ABANDONED.
- STAND-ALONE FIRE DETECTORS
 - STAND ALONG FIRE DETECTOR WILL BE PROVIDED FOR EACH HABITABLE FLAT
- PORTABLE HAND OPERATED APPROVED APPLIANCE
 - THE APPROPRIATE TYPE OF PORTABLE HAND OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AT LOCATION AS SHOWN ON PLANS.
- AUTOMATIC FIRE ALARM DETECTION SYSTEM AND MANUAL FIRE ALARM SYSTEM
 - A MANUALLY OPERATED FIRE ALARM SYSTEMS SHALL BE PROVIDED AT EACH EXIT THROUGHOUT THE ENTIRE DEVELOPMENT AND SHALL BE INCORPORATED IN FIRE HYDRANT/HOSE REEL SYSTEMS COMPLIED WITH A BREAK GLASS UNIT AND AN ALARM BELL AT EACH HOSE REEL POINT.
 - MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH:
 - BS5839-1:2017 (INCORPORATING CORRIGENDUM NO. 1 AS DETAILED IN FSD CIRCULAR LETTER 6/2021 AND TECHNICAL GUIDANCE (JUNE 2021).
 - FIRE ALARM SIGNAL INCLUDING THE ALARM FROM MANUAL FIRE ALARM SHALL BE TRANSMITTED TO THE FIRE ALARM CONTROL PANEL INSIDE THE FS CONTROL ROOM AT GF.
 - A FIRE SAFETY MANAGEMENT PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH PART F OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011 AND ENDORSED BY SD PRIOR TO REQUEST FOR FSD ACCEPTANCE INSPECTION.
 - FIRE SERVICE REPEATER PANELS ARE PROVIDED IN GUARD ROOM AND BUILDING MANAGEMENT OFFICE WITHOUT DIRECT LINK CONNECTED.
- VISUAL FIRE ALARM SYSTEM
 - VISUAL ALARM SIGNALS TO BE PROVIDED AT FLAT UNITS 606,607 AND 107. THE VISUAL ALARM SIGNALS TO BE INSTALLED IN ACCORDANCE WITH THE FSD CIRCULAR LETTERS NO. 2/2012, NO.6/2021 AND BS 5839-1:2002 + A2:2008 AND DESIGN MANUAL - BARRIER FREE ACCESS 2008.
 - VISUAL FIRE ALARM IS CONNECTED TO FIRE CONTROL PANEL. WHEN MANUAL FIRE ALARM IS OPERATED, THE VISUAL FIRE ALARM WILL BE ACTIVATED TO ALERT OCCUPANT.
- EMERGENCY LIGHTING
 - EMERGENCY LIGHTING SHALL BE PROVIDED THROUGH OUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL. EMERGENCY LIGHTING SHALL COMPLY WITH BS5266-1:2016 AND BS EN 1838:2013 AND FSD CL4/2021
 - EMERGENCY LIGHTING SHALL BE PROVIDED TO ALL PUBLIC AREAS. EMERGENCY LIGHTINGS WILL BE BACKED UP BY 2 HOURS SELF-CONTAINED BATTERY PACK.
 - NO EMERGENCY LIGHTING TO BE PROVIDED FOR DOMESTIC UNITS, HOSE REEL CABINET, F.S. & SPRINKLER INLET CABINET, WATER METER CABINET, CABLE/PIPE TRENCH/PIT, AND THE INACCESSIBLE VOID.
 - SUFFICIENT DIRECTIONAL EXIT SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY AREA WITHIN THE BUILDING ARE CLEARLY INDICATED AS REQUIRED BY THE CONFIGURATION OF STAIRCASE SERVING THE BUILDING. DIRECTIONAL EXIT SIGNS SHALL COMPLY WITH FSD COP 2022 AND FSD CIRCULAR LETTER NO. 5/2008. THESE SIGNS SHALL BE CONNECTED TO BOTH MAIN POWER SUPPLY AND SHALL BE PROVIDED WITH 2 HOURS SELF-CONTAINED BATTERY PACK.
- OTHERS
 - THE SECONDARY ELECTRICITY SUPPLY TO BE TEE-OFF BEFORE THE INCOMING MAIN SWITCH FOR THE ESSENTIAL FSI SERVICES.
 - NO FIREMAN'S LIFT TO BE PROVIDED FOR ENTIRE BUILDING SINCE THE BUILDING DOES NOT EXCEED 30M ABOVE GROUND OF DOMESTIC STOREY.
 - ALL LININGS FOR ACOUSTIC AND THERMAL INSULATION PURPOSES IN DUCTING AND CONCEALED LOCATIONS SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476 PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF APPROVED FIRE-RETARDANT PRODUCT.
 - ALL LININGS FOR ACOUSTIC, THERMAL INSULATION AND DECORATIVE PURPOSES WITHIN PROTECTED MEANS OF ESCAPE SHALL BE OF CLASS 1 OR 2 RATE OF SURFACE SPREAD OF FLAME AS PER BRITISH STANDARD 476 PART 7 OR ITS INTERNATIONAL EQUIVALENT, OR BE BROUGHT UP TO THAT STANDARD BY USE OF APPROVED FIRE-RETARDANT PRODUCT.
 - STREET FIRE HYDRANT SYSTEM WILL NOT BE PROVIDED.
 - AUDIO/VISUAL ADVISORY SYSTEM WILL NOT BE PROVIDED AS THE AREA OCCUPIED FOR INSTITUTIONAL PURPOSES ON ANY ONE FLOOR DO NOT EXCEED 2000M².

LEGEND:

- SUBMISSION AREA
- EXISTING WALL TO BE REMAIN UNCHANGED
- NEW CAST-IRON SURFACE CHANNEL COVER
- NEW BASIN
- NEW WATER CLOSET
- NEW EXIT SIGN / DIRECTIONAL EXIT SIGN
- NEW TACTILE
- ACCESSIBLE LIFT
- HOSE REEL
- NEW WINDOW
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
- 5kg CO₂ F.E.
- 9L H₂O F.E.
- FIRE HYDRANT
- PIPE DUCT
- NEW BATHROOM FOLDING DOOR
- FINISHED FLOOR LEVEL "TO BE VERIFIED ON SITE"
- STRUCTURAL FLOOR LEVEL "TO BE VERIFIED ON SITE"
- WATER POINT
- EXISTING WALL, WINDOW, SANITARY FITMENT TO BE DEMOLISHED, TAKE DOWN AND CART AWAY
- EXISTING DOOR TO BE DEMOLISHED, TAKE DOWN AND CART AWAY
- TEMPORARY REFUGE SPACE

COLOUR INDICATION:

- BLOCK WALL -#60/60
- BLOCK WALL -#120/120
- BLOCK WALL
- LIGHTWEIGHT BLOCK WALL
- EXISTING SLAB TO BE UPGRADED TO F.R.R. 120/120/120 (CEILING & FLOOR)
- CONCRETE SLAB (LIGHTER WASH)
- CONCRETE SLAB (PLAN OR REINFORCED)
- GLASS
- TIMBER
- METAL WORK OR STEEL
- SANITARY FITTINGS
- NEW LIGHTWEIGHT CONCRETE FILL
- EX. R.C. SLAB TO BE DEMOLISHED AND REPLACED BY NEW R.C. SLAB
- IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL



DOOR LEGEND:

- * FRR -#30/30 SELF-CLOSING DOOR
- * FRR -#30/30 SELF-CLOSING DOOR WITH VISION PANEL
- # FRR -#60/60 SELF-CLOSING DOOR
- # FRR -#60/60 SELF-CLOSING DOOR WITH VISION PANEL
- ^ FRR -#120/120 SELF-CLOSING DOOR
- ^ FRR -#120/120 SELF-CLOSING DOOR WITH VISION PANEL
- S SMOKE SEALS TO BE PROVIDED TO THE TOP AND SIDES OF ALL FIRE RATED DOOR & COMPLIED WITH REQUIREMENT OF THE F.S. CODE 2011
- PB SELF-CLOSING DOOR WITH PANIC BOLT
- MD METAL DOOR
- AP FRR -#60/60 SELF-CLOSING ACCESS PANEL
- GD GLASS DOOR
- EX EXISTING DOOR
- @ SELF CLOSING DOOR WITH VISION PANEL

MODIFICATIONS/EXEMPTIONS GRANTED AND AMENDMENT TO LOCATION (IF ANY) IN THE CURRENT SUBMISSION		CONDITION	LOCATION	PERMIT NO. & DATE GRANTED	DATE OF SUBMISSION	YEAR	MONTH	DAY	REVISION
NO.	GRANTED	DESCRIPTION				23	12	24	06
						03	03	06	06
(1)	B(P)R20	TO PERMIT THE DOMESTIC PORTION OF THE PROPOSED LIGHT PUBLIC HOUSING IN WHOLESALE-CONVERTED SCHOOL TO BE TREATED AS NON-DOMESTIC FOR THE PURPOSE OF SITE COVERAGE AND PLOT RATIO CALCULATION.	N/A	ASD202/8863/SSN516/C25/001					#
(2)	B(P)R25(1)(a)	TO EXEMPT THE DOMESTIC PORTION OF THE PROPOSED LIGHT PUBLIC HOUSING IN WHOLESALE-CONVERT SCHOOL FROM THE PROVISION OF OPEN SPACE.	N/A	24 DEC. 2025					#
(3)	B(P)R35A	TO PERMIT THE NON-PROVISION OF GAS APERTURE IN ALL BATHROOMS	G/F - 7/F						#
(4)	B(P)R36	TO PERMIT THE OMISSION OF NATURAL LIGHTING AND VENTILATION TO THE ROOMS CONTAINING SOIL OR WASTE FITMENT AT THE COMMUNAL TOILET AND INTERNAL BATHROOM AT G/F, 2/F TO 7/F	G/F, 2/F - 7/F						#
(5)	B(P)R28A	TO PERMIT THE REDUCTION IN SIZE OF THE TELECOMMUNICATIONS AND BROADCASTING ROOM.	G/F	ASD202/8863/SSN516/C25/001					#
(6)	B(P)R45	TO PERMIT THE NON-PROVISION OF KITCHEN	G/F - 7/F	26 SEP. 2025					#
(7)	B(P)R30,31,36	TO PERMIT THE REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR LIVING AREA.	601,602,603,004,605,607, 608,609,010,011,012, 101 TO 103, 201 TO 206,209, 301 TO 306,309, 401 TO 406,409, 501 TO 506,509, 601 TO 606,609.						#

LEGEND: / STILL APPLICABLE X NOT APPLICABLE # FIRST GRANTED Δ AMENDMENT TO THE LOCATION OF THE EX EXEMPTION / MODIFICATION PREVIOUSLY GRANTED.

RECORD PLAN

The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

No.	Date	Description	Initial
A	19/03/2025	GENERAL REVISION	BF
-	15/11/2024	1st GBP SUBMISSION	BF

Revision

DESIGN AND BUILD CONTRACTOR : **有利建築有限公司**
Yau Lee Construction Co., Ltd.

ARCHITECTURAL DESIGNER : **OIYN LIMITED**
FOR ARCHITECTS & ASSOCIATES
11 WING LUN STREET, 14/F, WING LUN BUILDING, HONG KONG

STRUCTURAL ENGINEER : **Wilson & Associates Ltd**
302 WING LUN STREET, HONG KONG

BUILDING SERVICES DESIGNER : **sdc**
200 WING LUN STREET, HONG KONG

LANDSCAPE DESIGNER : **Land Studio**

INTERIOR & BRANDING DESIGNER : **NIL STUDIO**

ENVIRONMENTAL CONSULTANT : **RAMBOLL**

TRAFFIC CONSULTANT : **LLA Consultancy Ltd.**

Name	Signed	Date
Designed	HIRO LEUNG	19/06
Drawn	MARCO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

Contract No. SS N516

Project Title: DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AI HVE VACANT SCHOOL PREMISES

PLAN APPROVED

LEE Chun Kau, Paul
Chief Project Manager 202
Architectural Services Department
For Building Authority of Buildings Department
26 SEP 2025

F.M.C.

CHAN HAY TAT YIN
FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED
AUTHORIZED PERSON
(REGISTRATION NO.: AP(A) 7/03) Date: 19/06/2025

ARCHITECTURAL DESIGNER:

FUNG BRIAN PAK YAN
FOR AND ON BEHALF OF OIYN LTD.
AUTHORIZED PERSON
(REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

ARCHITECTURAL DESIGN CHECKER:

YUNG CHUNG KWONG
FOR AND ON BEHALF OF COCOON ARCHITECTURE
(REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title: MKC NOTE, BLOCK PLAN AND LEGEND

Drawing No.	Scale	Rev.
AB/8863/GBP/GP001	N.T.S.	A

Date: 19/03/2025

建築署
Architectural Services Department

TRAVEL DISTANCE CALCULATION FOR 1/F

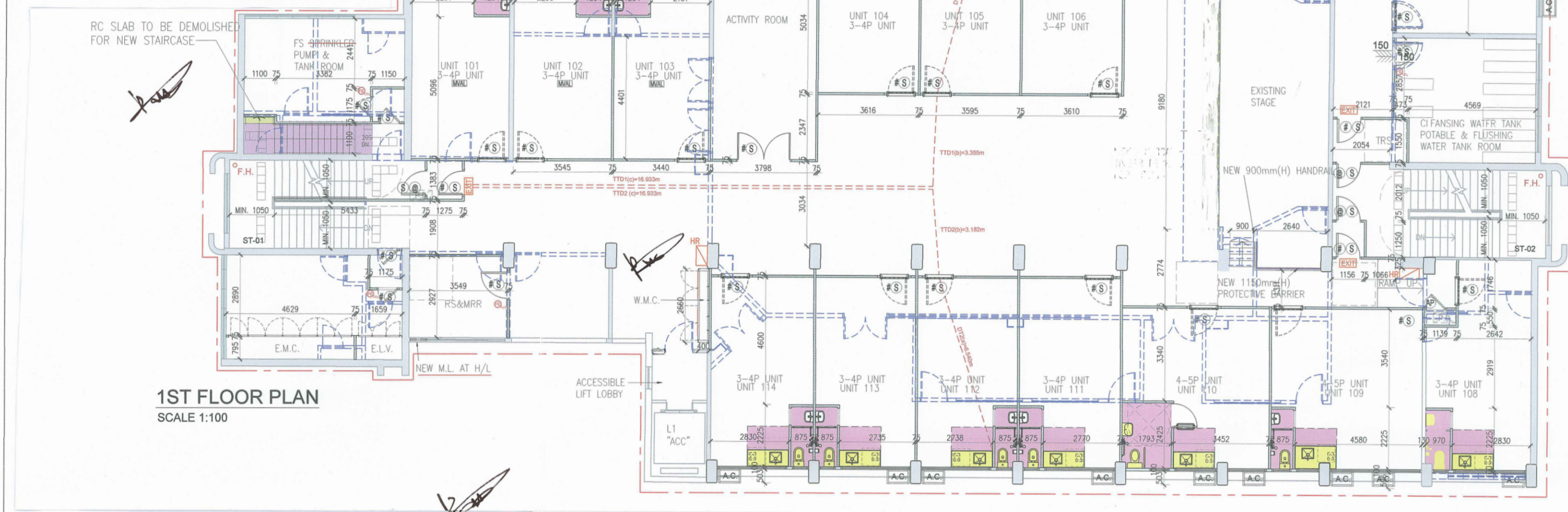
FOR EXIT ROUTE 1 FOR EXIT ROUTE 2

DISTANCE OF DEAD END = DT1 = 6.930m
 = 6.930m < 24m

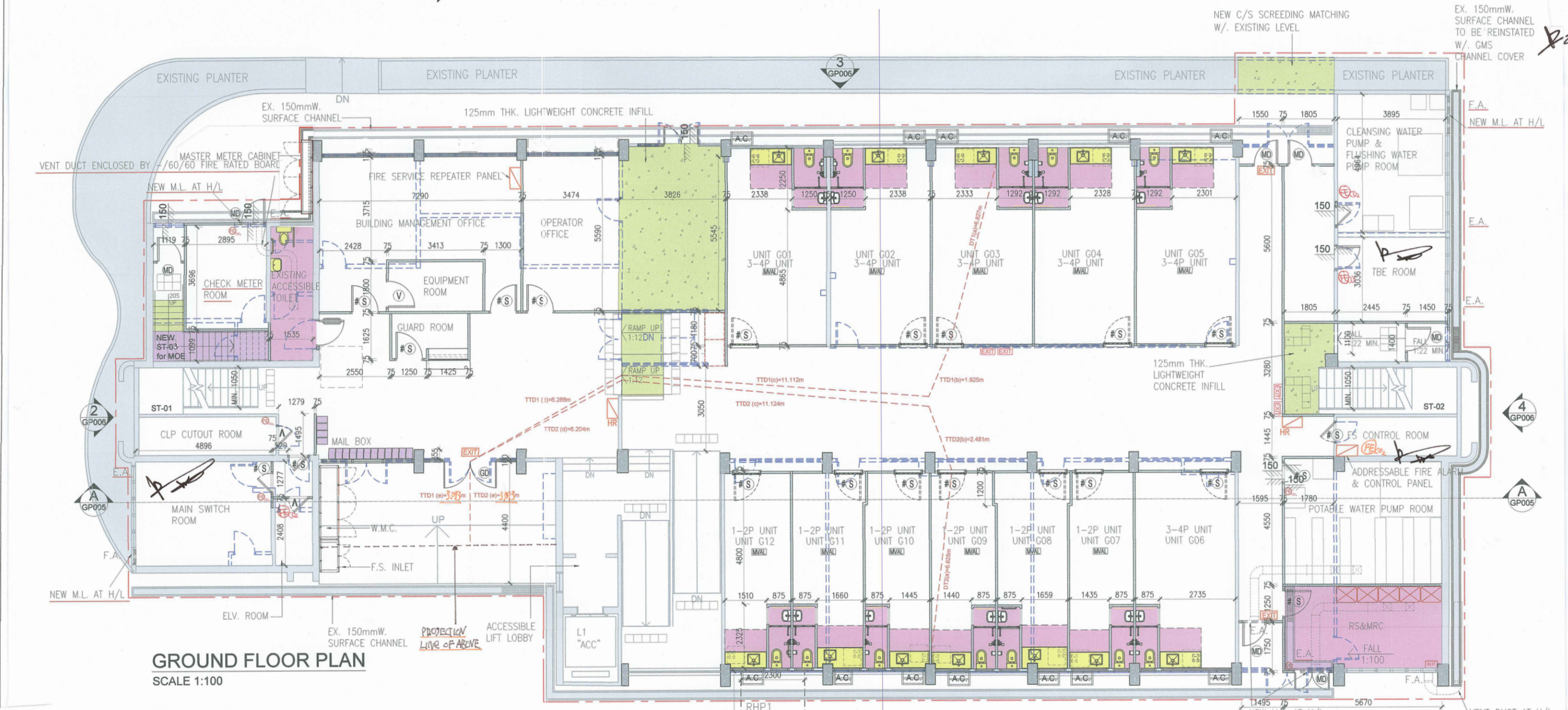
DISTANCE OF DEAD END = DT2 = 6.540m
 = 6.540m < 24m

TOTAL TRAVEL DISTANCE = TTD1 = 3.355m + 16.933m = 20.288m < 24m

TOTAL TRAVEL DISTANCE = TTD2 = 3.182m + 16.933m = 20.115m < 24m



1ST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

RECORD PLAN

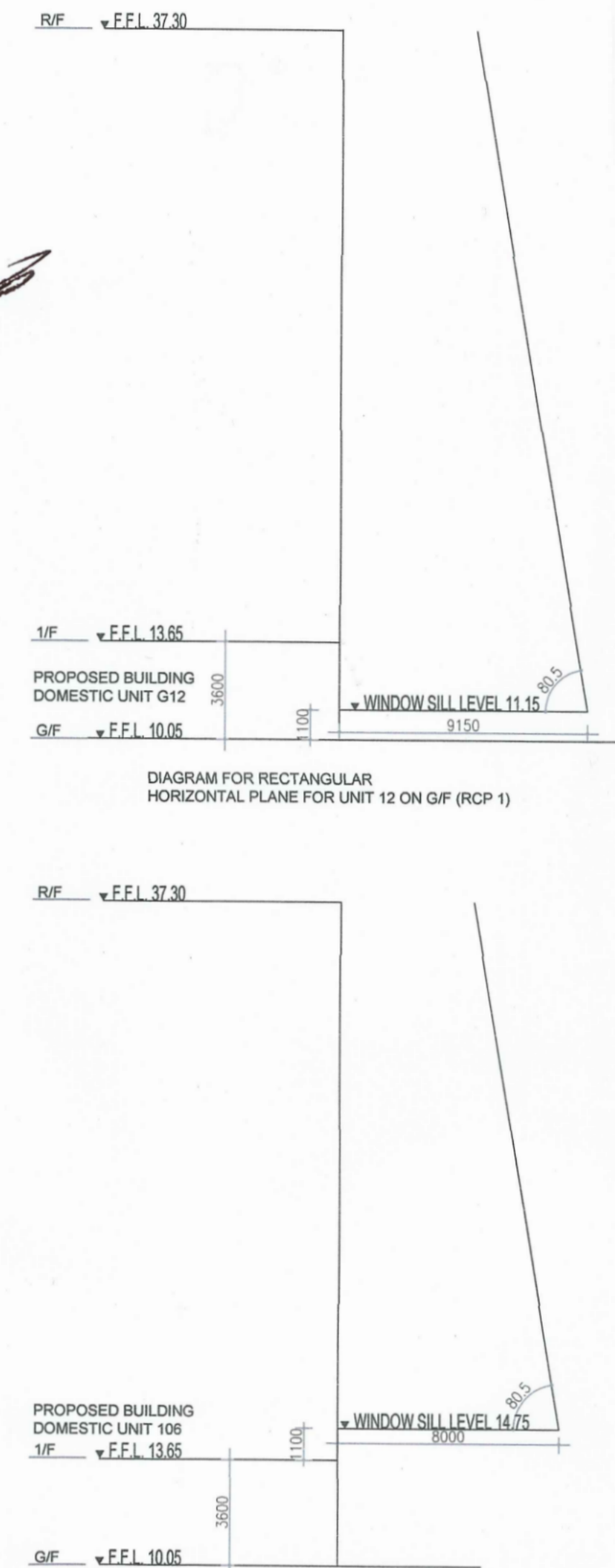


DIAGRAM FOR RECTANGULAR HORIZONTAL PLANE FOR UNIT 12 ON G/F (RCP 1)

DIAGRAM FOR RECTANGULAR HORIZONTAL PLANE FOR UNIT 106 ON 1/F

PREScribed WINDOW CALCULATION FOR HABITATION	RCP 1 (G/F)	RCP 2 (1/F)
TOP OF ROOF LEVEL	= 37.30m	= 37.30m
WINDOW SILL LEVEL	= 11.15m	= 14.75m
MAXIMUM BUILDING HEIGHT	= 26.15m	= 22.55m
MAXIMUM BUILDING HEIGHT DISTANCE	= TAN 80.5°	= TAN 71.5°
MAXIMUM BUILDING HEIGHT	= TAN 80.5° x DISTANCE	= TAN 80.5° x DISTANCE
	= TAN 80.5° x 9.15m	= TAN 80.5° x 8.0m
AREA REQUIRED	= 64.67m > 26.15m O.K.	= 47.80m > 22.55m O.K.
	= 9.15 x 2.30	= 8.00 x 2.90
	= 21.05m² > 21m² O.K.	= 23.2m² > 21m² O.K.

TRAVEL DISTANCE CALCULATION FOR G/F

FOR EXIT ROUTE 1
 DISTANCE OF DEAD END = DT1 = 6.827m
 = 6.827m < 24m

TOTAL TRAVEL DISTANCE = TTD1 = 1.925m + 11.112m + 6.288m + 3.073m = 22.418m < 24m

FOR EXIT ROUTE 2
 DISTANCE OF DEAD END = DT2 = 6.625m
 = 6.625m < 24m

TOTAL TRAVEL DISTANCE = TTD2 = 2.481m + 11.124m + 6.204m + 3.073m = 22.922m < 24m

No.	Date	Description	Initial
A	06/03/25	GENERAL AMENDMENT	BF
-	16/12/24	1st BUILDING A&A SUBMISSION	BF
-			

Revision

DESIGN AND BUILD CONTRACTOR:
有利建築有限公司
 Yau Lee Construction Co., Ltd.
 YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER:
OIYN LIMITED
 FOR ARCHITECTS & ASSOCIATES
 2/F, BLOK A, HONG KONG FACTORY BUILDING, HONG KONG
 OIYN LTD.

STRUCTURAL ENGINEER:
Wilson & Associates Ltd
 孫耀新建築工程師有限公司
 WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER:
SCC
 SC CONSULTANTS LTD.

LANDSCAPE DESIGNER:
Landscape
 LANDES LTD.

INTERIOR & BRANDING DESIGNER:
NIL STUDIO
 NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT:
RAMBOLL
 RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT:
LLA Consultancy Ltd.
 LLA CONSULTANCY LTD.

Name	Signed	Date
Designed	HIRO LEUNG	19/06
Drawn	MARKO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

Contract No. SS N516

Project Title
 DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AI FIVE VACANT SCHOOL PREMISES

PLAN APPROVED

LEE Chun Kam, Paul
 Chief Project Manager 202
 Architectural Services Department
 For Building Authority of Buildings Department
 26 SEP 2025

PMC:
CHAN MAT TAT YIN
 FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED
 AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date: 19/06/2025

ARCHITECTURAL DESIGNER:
FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF OIYN LTD.
 AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

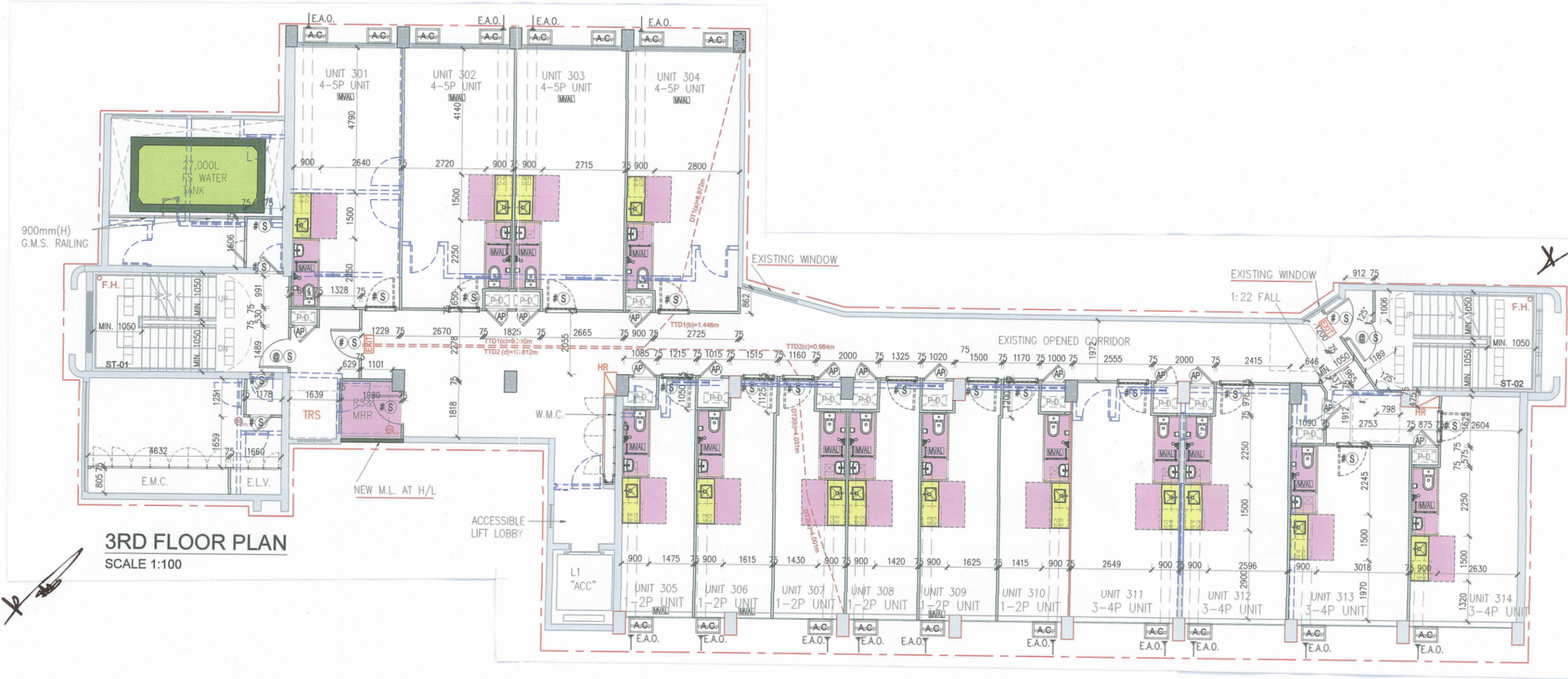
ARCHITECTURAL DESIGN CHECKER:
YUNG CHUNG KWONG
 FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
 MKC
 GROUND FLOOR AND 1/F PLAN

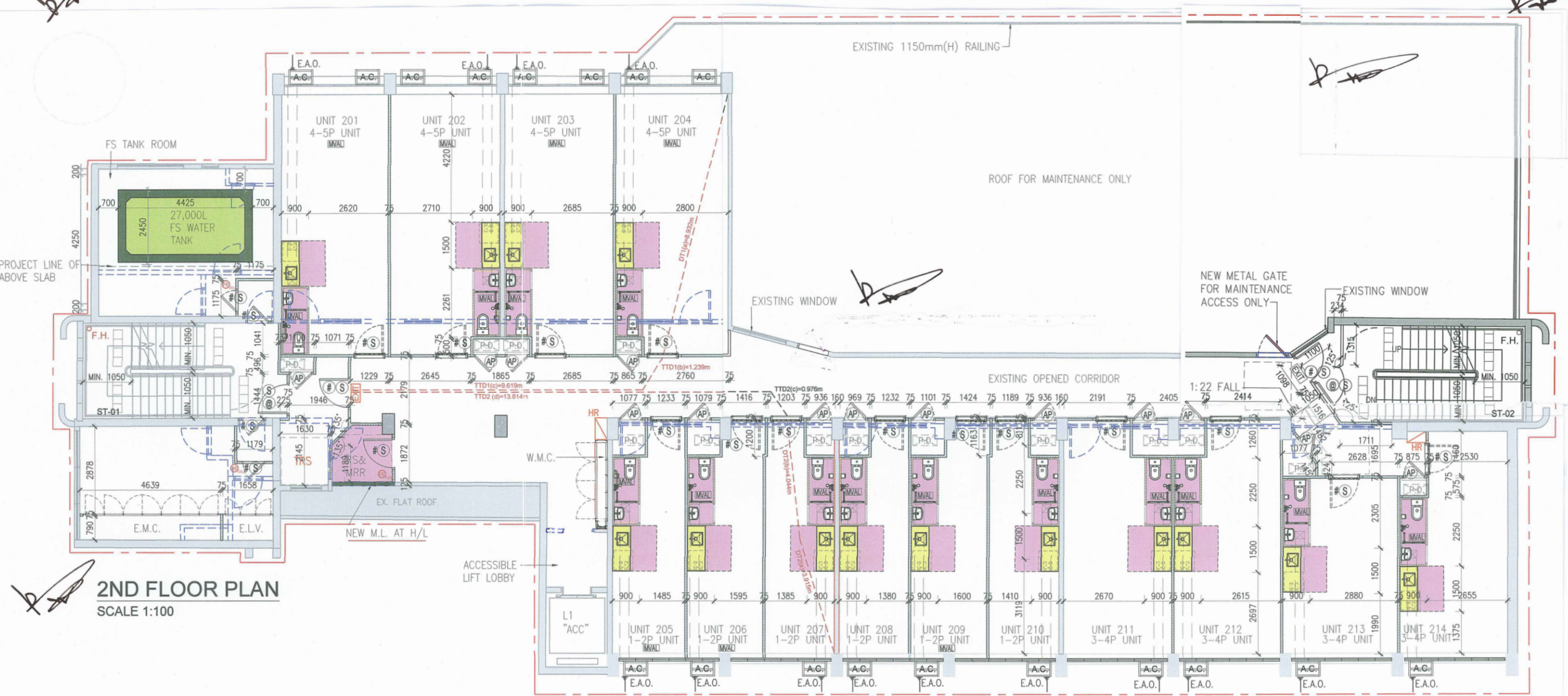
Drawing No.	Scale	Rev.
AB/8863/GBP/GP002	1:100 (A1)	Δ

Date: 06/03/2025

建築署
 Architectural Services Department



3RD FLOOR PLAN
SCALE 1:100



2ND FLOOR PLAN
SCALE 1:100

TRAVEL DISTANCE CALCULATION FOR 3/F

FOR EXIT ROUTE 1		FOR EXIT ROUTE 2	
DISTANCE OF DEAD END = DT1		DISTANCE OF DEAD END = DT2	
= (a)		= (a) (b)	
= 8.872m		= 4.001m + 4.031m	
= 8.872m < 24m		= 8.032m < 24m	
TOTAL TRAVEL DISTANCE = TTD1		TOTAL TRAVEL DISTANCE = TTD2	
= (b) (c)		= (c) (d)	
= 1.446m + 9.310m		= 0.984m + 13.812m	
= 10.756m < 24m		= 14.796m < 24m	

TRAVEL DISTANCE CALCULATION FOR 2/F

FOR EXIT ROUTE 1		FOR EXIT ROUTE 2	
DISTANCE OF DEAD END = DT1		DISTANCE OF DEAD END = DT2	
= (a)		= (a) (b)	
= 8.932m		= 3.915m + 4.044m	
= 8.932m < 24m		= 7.959m < 24m	
TOTAL TRAVEL DISTANCE = TTD1		TOTAL TRAVEL DISTANCE = TTD2	
= (b) (c)		= (c) (d)	
= 1.239m + 9.619m		= 0.976m + 13.814m	
= 10.858m < 24m		= 14.790m < 24m	

RECORD PLAN

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No.	Date	Description	Initial
A	06/03/25	GENERAL AMENDMENT	BF
-	16/12/24	1st BUILDING A&A SUBMISSION	BF

Revision

DESIGN AND BUILD CONTRACTOR:
有利建築有限公司
 YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER:
OIYN LIMITED
 FOR ARCHITECTS & ASSOCIATES
 2/F, 200A, CHONG FAT FACTORY BUILDING, 163-171 HANG KWONG STREET, HA
 TUNG, NEW TERRACES, HONG KONG
 OIYN LTD.

STRUCTURAL ENGINEER:
Wilson & Associates Ltd
 張耀新建築工程師有限公司
 WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER:
SCC
 SC CONSULTANTS LTD.

LANDSCAPE DESIGNER:
LanD&S
 LANDES LTD.

INTERIOR & BRANDING DESIGNER:
NIL STUDIO
 NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT:
RAMBOLL
 RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT:
LLA Consultancy Ltd.
 LLA CONSULTANCY LTD.

Name	Signed	Date
Designed	HIRO LEUNG	19/06
Drawn	MARKO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

Contract No. SS N516

Project Title
 DESIGN AND CONSTRUCTION OF
 LIGHT PUBLIC HOUSING
 AT HANG KWONG STREET,
 MA ON SHAN AND AI FIVE VACANI
 SCHOOL PREMISES

PLAN APPROVED

LEE Chun Kau, Paul
 Chief Project Manager 202
 Architectural Services Department
 For Building Authority of Buildings Department
 26 SEP 2025

PMC:
CHAN MAY TAT YIN
 FOR AND ON BEHALF OF
 WONG TUNG & PARTNERS LIMITED
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 7/03) Date: 19/06/2025

ARCHITECTURAL DESIGNER:
FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF
 OIYN LTD.
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

ARCHITECTURAL DESIGN CHECKER:
YUNG CHUNG KWONG
 FOR AND ON BEHALF OF
 COCOON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
 MKC
 2/F AND 3/F PLAN

Drawing No.	Scale	Rev.
AB/8863/GBP/GP003	1:100 (A1)	A

Date: 06/03/2025

建築署
 Architectural Services Department



7TH FLOOR PLAN
SCALE 1:100

TRAVEL DISTANCE CALCULATION FOR 7/F

FOR EXIT ROUTE 1

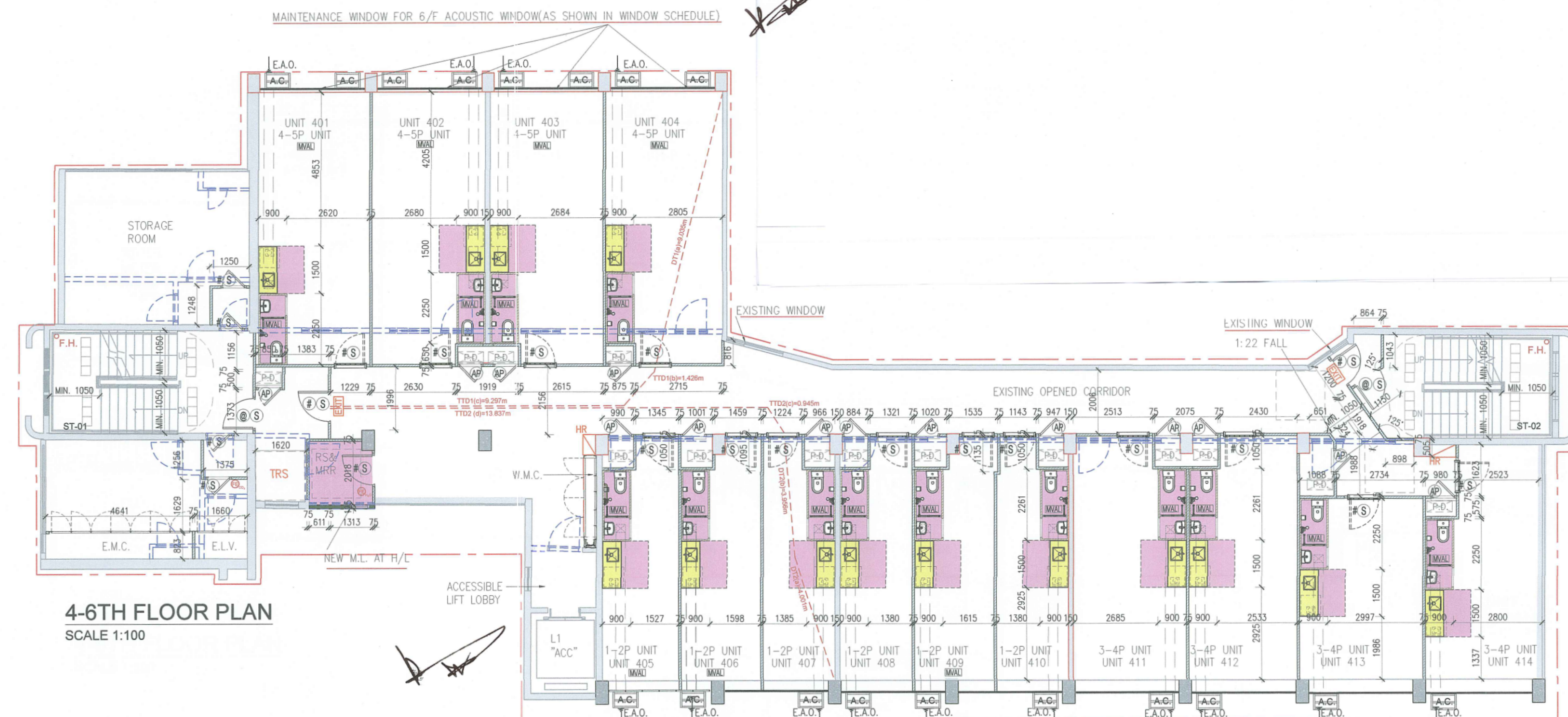
DISTANCE OF DEAD END
 = DT1
 = (a)
 = 9.146m
 = 9.146m < 24m

TOTAL TRAVEL DISTANCE
 = TTD1
 = (b) (c) (d)
 = 1.352m + 6.298m + 2.960m
 = 7.650m < 24m

FOR EXIT ROUTE 2

DISTANCE OF DEAD END
 = DT2
 = (a) (b)
 = 4.222m + 3.773m
 = 7.995m < 24m

TOTAL TRAVEL DISTANCE
 = TTD2
 = (c) (d) (e)
 = 1.180m + 10.772m + 2.899m
 = 14.851m < 24m



4-6TH FLOOR PLAN
SCALE 1:100

TRAVEL DISTANCE CALCULATION FOR 4/F TO 6/F

FOR EXIT ROUTE 1

DISTANCE OF DEAD END
 = DT1
 = (a)
 = 9.035m
 = 9.035m < 24m

TOTAL TRAVEL DISTANCE
 = TTD1
 = (b) (c)
 = 1.426m + 9.297m
 = 10.723m < 24m

FOR EXIT ROUTE 2

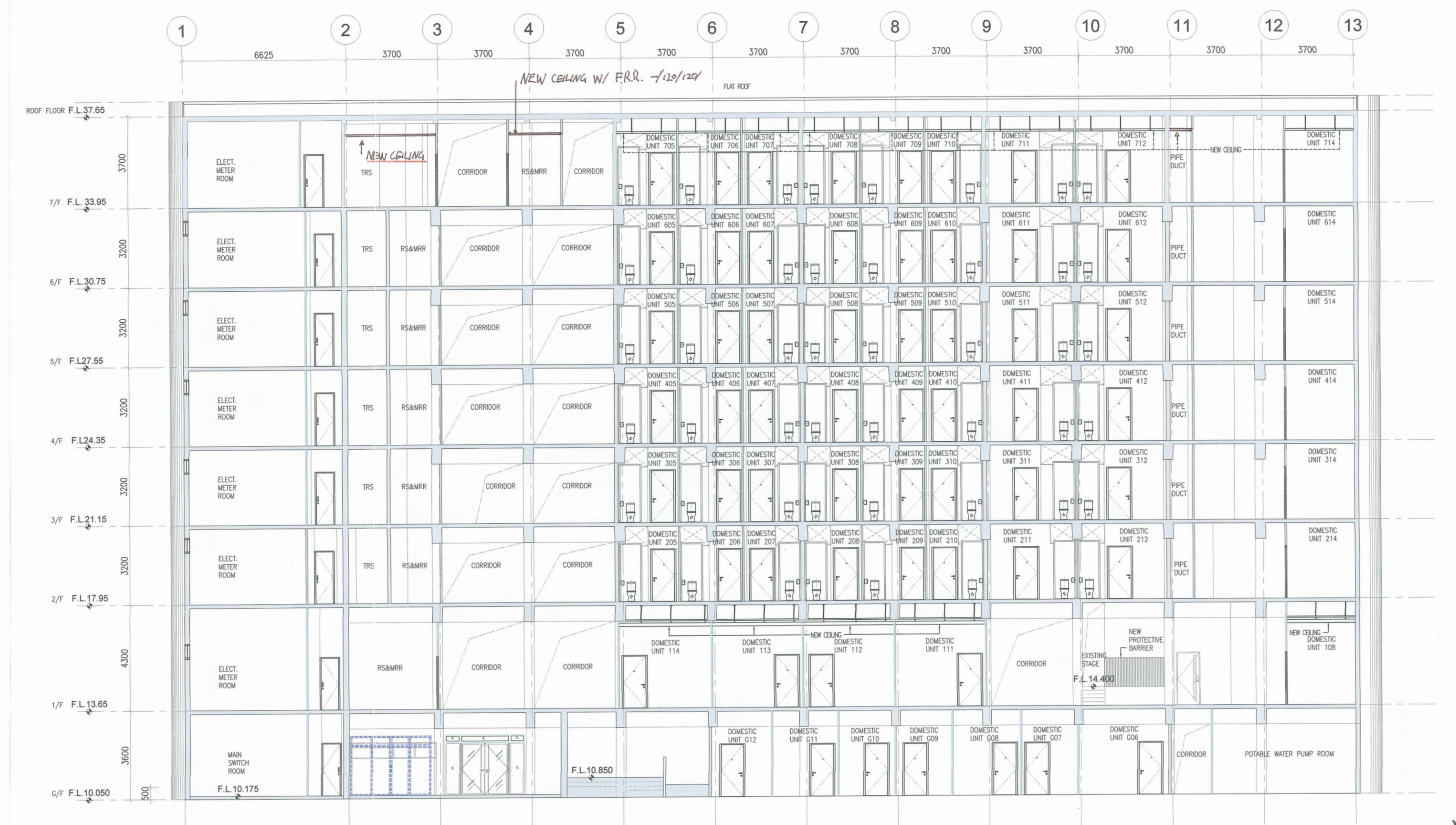
DISTANCE OF DEAD END
 = DT2
 = (a) (b)
 = 4.001m + 3.956m
 = 7.957m < 24m

TOTAL TRAVEL DISTANCE
 = TTD2
 = (c) (d)
 = 0.945m + 13.837m
 = 14.782m < 24m

RECORD PLAN

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-	16/12/24	1st BUILDING A&A SUBMISSION	BF															
Revision																		
DESIGN AND BUILD CONTRACTOR :																		
 YAU LEE CONSTRUCTION CO., LTD.																		
ARCHITECTURAL DESIGNER :																		
 OIYN LTD.																		
STRUCTURAL ENGINEER :																		
 WILSON & ASSOCIATES LTD.																		
BUILDING SERVICES DESIGNER :																		
 SC CONSULTANTS LTD.																		
LANDSCAPE DESIGNER :																		
 LANDES LTD.																		
INTERIOR & BRANDING DESIGNER :																		
 NIL STUDIO LTD.																		
ENVIRONMENTAL CONSULTANT :																		
 RAMBOLL HONG KONG LTD.																		
TRAFFIC CONSULTANT :																		
 LLA CONSULTANCY LTD.																		
<table border="1"> <thead> <tr> <th>Name</th> <th>Signed</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Designed</td> <td>HIRO LEUNG</td> <td>17/04</td> </tr> <tr> <td>Drawn</td> <td>MARKO YAN</td> <td>17/04</td> </tr> <tr> <td>Checked</td> <td>HIRO LEUNG</td> <td>17/04</td> </tr> <tr> <td>Approved</td> <td>BRIAN FUNG</td> <td>17/04</td> </tr> </tbody> </table>				Name	Signed	Date	Designed	HIRO LEUNG	17/04	Drawn	MARKO YAN	17/04	Checked	HIRO LEUNG	17/04	Approved	BRIAN FUNG	17/04
Name	Signed	Date																
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Drawn	MARKO YAN	17/04																
Checked	HIRO LEUNG	17/04																
Approved	BRIAN FUNG	17/04																
Contract No. SS N516																		
Project Title																		
DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AT FIVE VACANT SCHOOL PREMISES																		
<p>PLAN APPROVED</p> <p>LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 28 SEP 2025</p>																		
PMC:																		
<p>CHAN MAY TAT YIN FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date: 17/04/2025</p>																		
ARCHITECTURAL DESIGNER:																		
<p>FUNG BRIAN PAK YAN FOR AND ON BEHALF OF COCOON ARCHITECTURE AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 17/04/2025</p>																		
ARCHITECTURAL DESIGN CHECKER:																		
<p>YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 17/04/2025</p>																		
Drawing Title																		
MKC 4-6/F AND 7/F PLAN																		
Drawing No.																		
AB/8863/GBP/GP004																		
Scale																		
1:100 (A1)																		
Rev.																		
A																		
Date: 06/03/2025																		
 Architectural Services Department																		



SECTION A-A
SCALE 1:100

No.	Date	Description	Initial
A	19/03/2025	GENERAL AMENDMENT	BF
-	15/11/2024	1st GBP SUBMISSION	BF

Revision

DESIGN AND BUILD CONTRACTOR:
 有利建築有限公司
 YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER:
 OIYN LIMITED
 1/F, BROAD HINGE FAT FACTORY BUILDING, 163-171 OR CHAI STREET, H.K.
 11, HING HING FAI STREET, HONG KONG

STRUCTURAL ENGINEER:
 Wilson & Associates Ltd
 振耀新建築工程師有限公司
 WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER:
 SCC
 SC CONSULTANTS LTD.

LANDSCAPE DESIGNER:
 LANDES LTD.

INTERIOR & BRANDING DESIGNER:
 NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT:
 RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT:
 LLA CONSULTANCY LTD.

	Name	Signed	Date
Designed	HIRO LEUNG		19/06
Drawn	MARCO YAN		19/06
Checked	HIRO LEUNG		19/06
Approved	BRIAN FUNG		19/06

Contract No. SS N516

Project Title
 DESIGN AND CONSTRUCTION OF
 LIGHT PUBLIC HOUSING
 AT HANG KWONG STREET,
 MA ON SHAN AND AI HVE VACANI
 SCHOOL PREMISES

PLAN APPROVED

LEE Chun Kau, Paul
 Chief Project Manager 202
 Architectural Services Department
 For Building Authority of Buildings Department
 26 SEP 2025

PMC:

CHAN MAY TAT YIN
 FOR AND ON BEHALF OF
 WONG TUNG & PARTNERS LIMITED
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 7/03) Date:

ARCHITECTURAL DESIGNER:

FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF
 OIYN LTD.
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

ARCHITECTURAL DESIGN CHECKER:

YUNG CHUNG KWONG
 FOR AND ON BEHALF OF
 COCOON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
 MKC
 SECTION

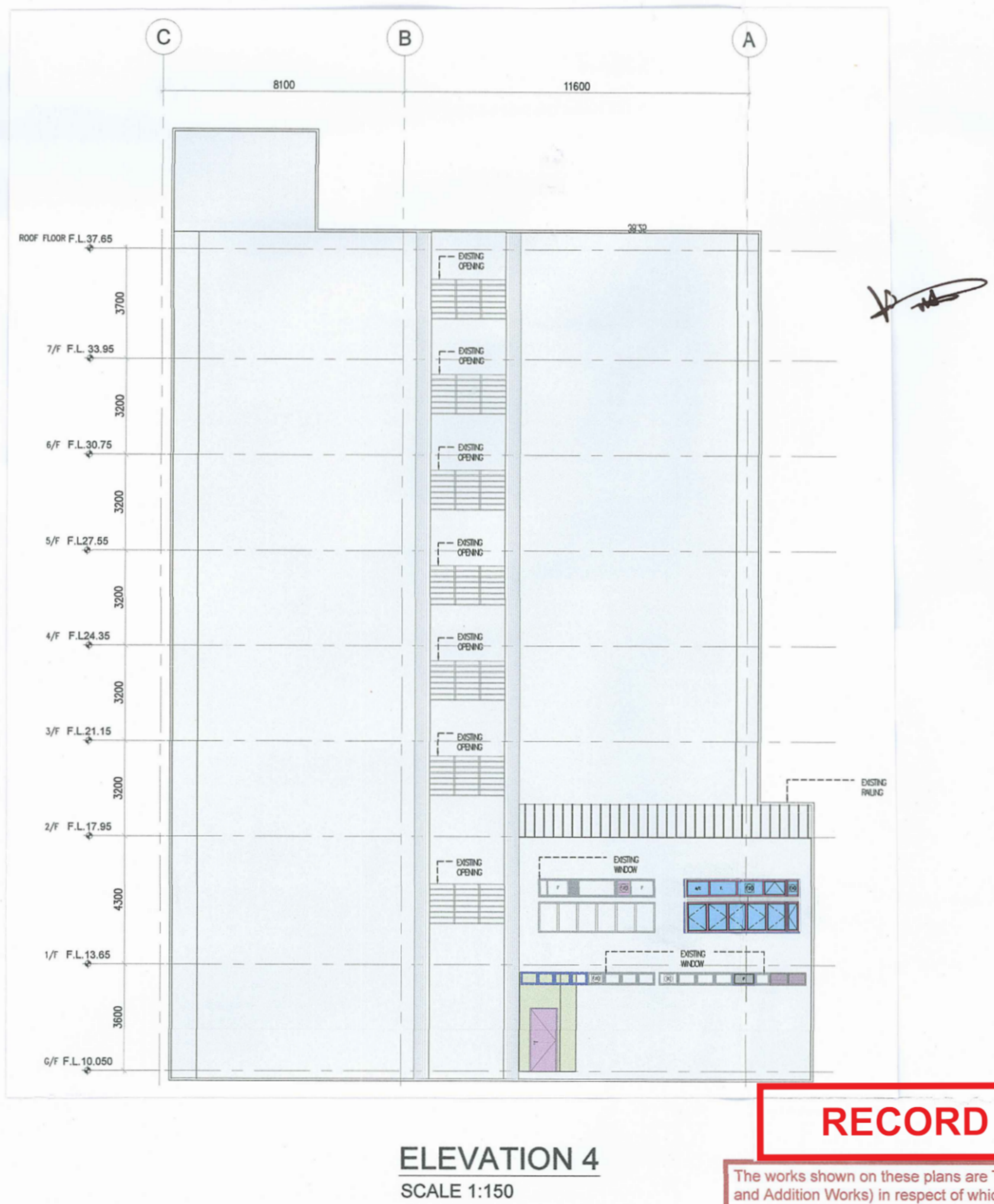
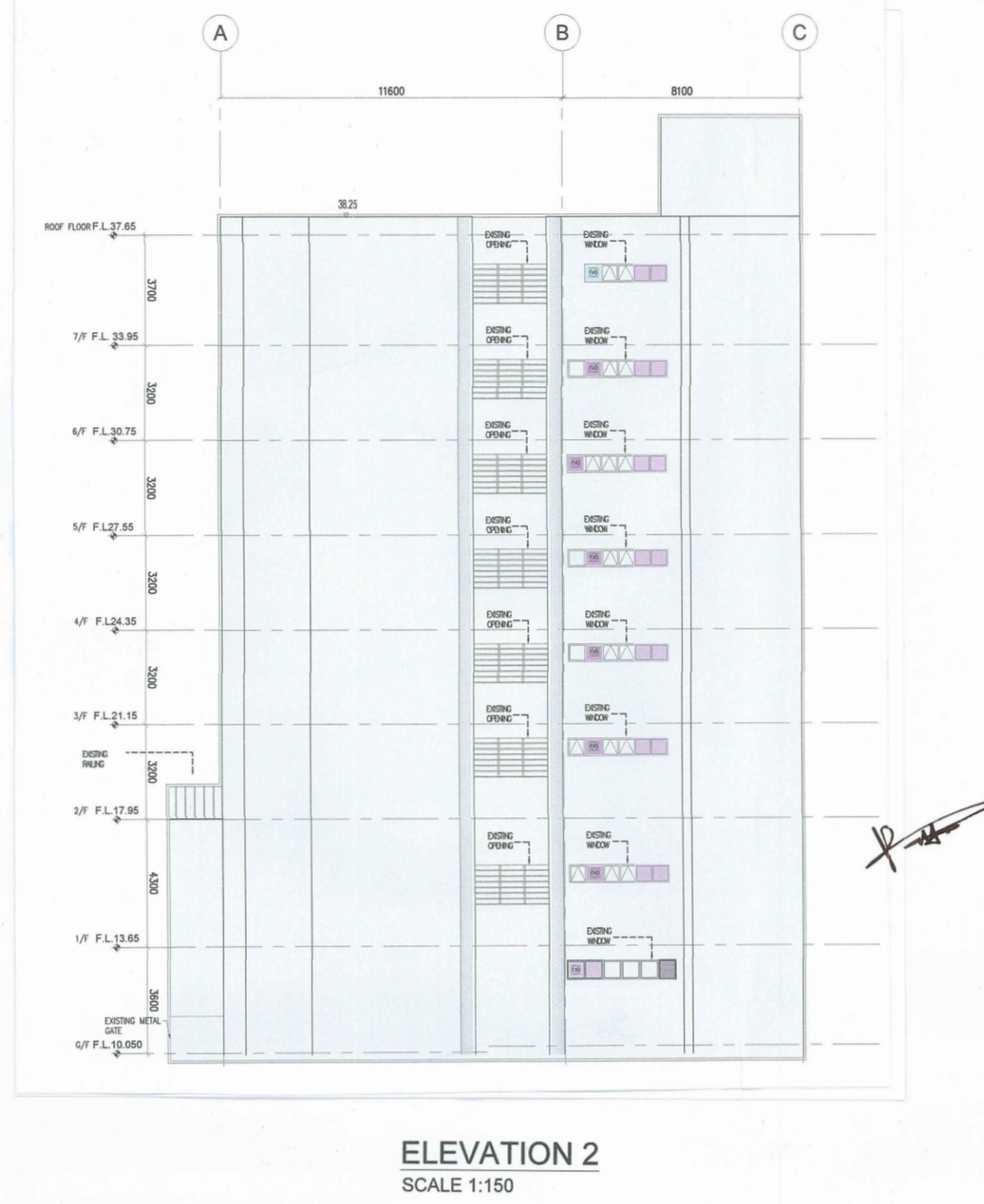
Drawing No.	Scale	Rev.
AB/8863/GBP/GP005	1:100 (A1)	△

Date: 19/03/2025

RECORD PLAN

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建築署
 Architectural Services Department



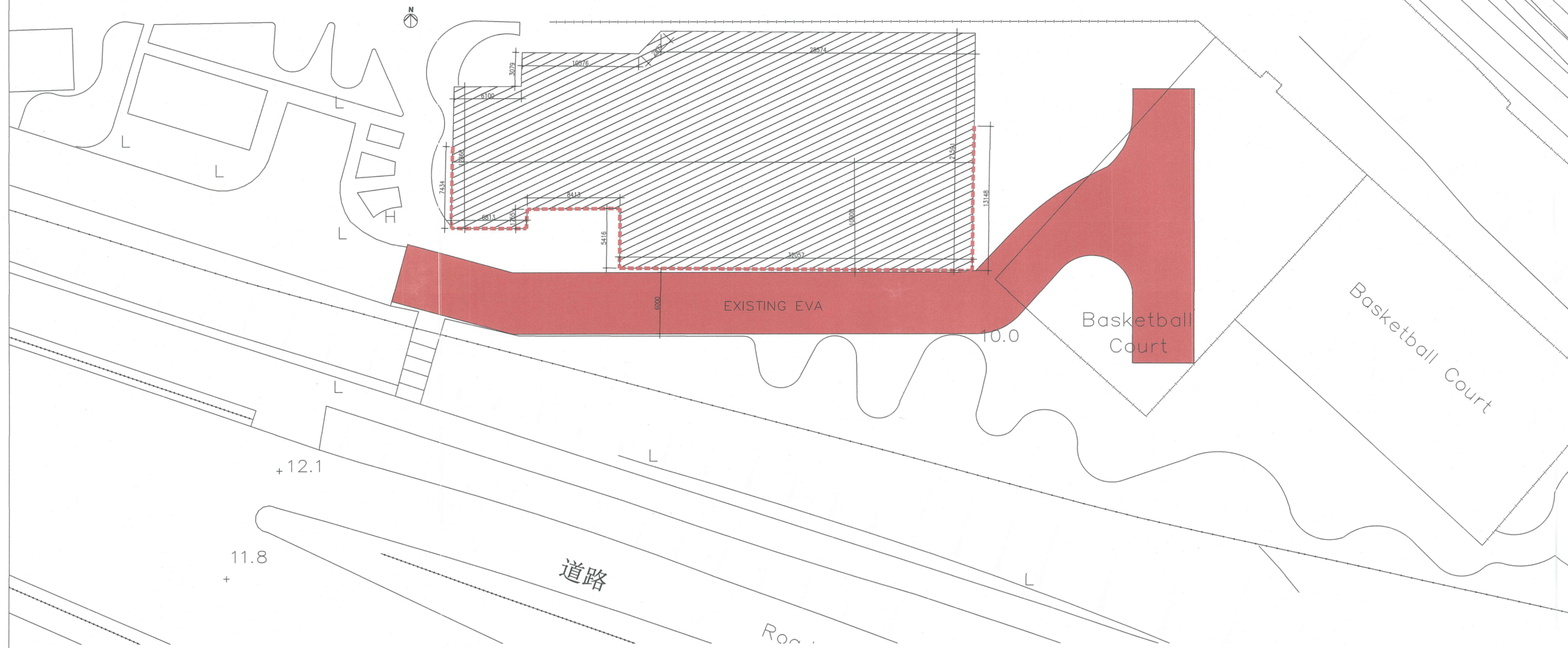
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No.	Date	Description	Initial
A	19/03/2025	GENERAL AMENDMENT	BF
-	15/11/2024	1st GBP SUBMISSION	BF
Revision			
DESIGN AND BUILD CONTRACTOR :			
有利建築有限公司 YAU LEE CONSTRUCTION CO., LTD.			
ARCHITECTURAL DESIGNER :			
OIYN LIMITED FOR ARCHITECTS & ASSOCIATES <small>11, BATH & POWER ST. (FORMERLY BATHING HOUSE), WONG CHUN STREET, H.K.</small>			
STRUCTURAL ENGINEER :			
Wilson & Associates Ltd 張耀新建築工程師有限公司 <small>WILSON & ASSOCIATES LTD.</small>			
BUILDING SERVICES DESIGNER :			
SCC <small>SC CONSULTANTS LTD.</small>			
LANDSCAPE DESIGNER :			
Land Design <small>LANDES LTD.</small>			
INTERIOR & BRANDING DESIGNER :			
NIL STUDIO <small>NIL STUDIO LTD.</small>			
ENVIRONMENTAL CONSULTANT :			
RAMBOLL <small>RAMBOLL HONG KONG LTD.</small>			
TRAFFIC CONSULTANT :			
LLA Consultancy Ltd. <small>TRAFFIC ENGINEERS AND PLANNERS</small>			
Contract No.		SS N516	
Project Title			
DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AI FIVE VACANT SCHOOL PREMISES			
PLAN APPROVED LEE Chan Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 26 SEP 2025			
PMC:			
 CHAN MAY TAT YIN FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date:			
ARCHITECTURAL DESIGNER:			
 FUNG BRIAN PAK YAN FOR AND ON BEHALF OF OIYN LTD. AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025			
ARCHITECTURAL DESIGN CHECKER:			
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025			
Drawing Title			
MKC ELEVATIONS			
Drawing No.	Scale	Rev.	
AB/8863/GBP/GP006	1:150 (A1)	A	
Date:	19/03/2025		
建築署 Architectural Services Department			

ah Group of Hospitals
'an Directors' College

9.8



EVA PLAN
SCALE 1 : 200

EVA DIAGRAM:

TOTAL PERIMETER OF BUILDING
= 32.057m + 5.416m + 8.413m + 1.755m + 6.813m + 12.868m + 6.1m + 3.079m + 10.576m
+ 2.877m + 28.574m + 21.591m
= 140.119m

TOTAL REQUIRED LENGTH OF FACADE
= 140.119 m / 4
= 35.029 m

TOTAL PROVIDED LENGTH OF FACADE THAT EVA SERVES:
= 13.148m + 32.057m + 5.416m + 8.413m + 1.755m + 6.813m + 7.434m
= 75.036 m > 35.029 m

LEGEND:

--- MAJOR FACADE OF THE BUILDING SERVED BY EVA

EXISTING EVA

EVA DIAGRAM:

TOTAL PERIMETER OF BUILDING
= 140.119 m

TOTAL REQUIRED LENGTH OF FACADE
= 140.119 m / 4
= 35.029 m

TOTAL PROVIDED LENGTH OF FACADE THAT EVA SERVES:
= 75.036 m > 35.029 m

RECORD PLAN

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Revision

DESIGN AND BUILD CONTRACTOR :
有利建築有限公司
Yau Lee Construction Co., Ltd.
YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER :
OIYN LIMITED
FOR ARCHITECTS & ASSOCIATES
111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 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3251, 3253, 3255, 3257, 3259, 3261, 3263, 3265, 3267, 3269, 3271, 3273, 3275, 3277, 3279, 3281, 3283, 3285, 3287, 3289, 3291, 3293, 3295, 3297, 3299, 3301, 3303, 3305, 3307, 3309, 3311, 3313, 3315, 3317, 3319, 3321, 3323, 3325, 3327, 3329, 3331, 3333, 3335, 3337, 3339, 3341, 3343, 3345, 3347, 3349, 3351, 3353, 3355, 3357, 3359, 3361, 3363, 3365, 3367, 3369, 3371, 3373, 3375, 3377, 3379, 3381, 3383, 3385, 3387, 3389, 3391, 3393, 3395, 3397, 3399, 3401, 3403, 3405, 3407, 3409, 3411, 3413, 3415, 3417, 3419, 3421, 3423, 3425, 3427, 3429, 3431, 3433, 3435, 3437, 3439, 3441, 3443, 3445, 3447, 3449, 3451, 3453, 3455, 3457, 3459, 3461, 3463, 3465, 3467, 3469, 3471, 3473, 3475, 3477, 3479, 3481, 3483, 3485, 3487, 3489, 3491, 3493, 3495, 3497, 3499, 3501, 3503, 3505, 3507, 3509, 3511, 3513, 3515, 3517, 3519, 3521, 3523, 3525, 3527, 3529, 3531, 3533, 3535, 3537, 3539, 3541, 3543, 3545, 3547, 3549, 3551, 3553, 3555, 3557, 3559, 3561, 3563, 3565, 3567, 3569, 3571, 3573, 3575, 3577, 3579, 3581, 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3915, 3917, 3919, 3921, 3923, 3925, 3927, 3929, 3931,

PROVISIONS OF EXIT DOORS & EXIT ROUTES FROM ROOM OR STOREY																	
LOCATION	USE	CLASS	U.F.A.(m ²)	FACTOR OF U.F.A. (m ²) PER PERSON FOR EXIT ROUTE	CAPACITY PER FLOOR PER EXIT ROUTES	MIN. NO OF EXIT DOORS FROM ROOM OR EXIT ROUTES FROM STOREY				MIN TOTAL WIDTH				MIN WIDTH OF EACH			
						REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
G/F	DOMESTIC UNIT	1b	226.290	REFER TO CAPACITY CALCULATION IN GP010	35	47	2	3	1750	2850	2100	3150	850	950	1050	1050	
	BUILDING MANAGEMENT OFFICE	4a	34.000	9	4												
	EQUIPMENT ROOM	4a	6.142	9	1												
	OPERATOR OFFICE	4a	41.822	9	5												
	GUARD ROOM	4a	3.936	9	1												
1F	ACTIVITY ROOM	4b	34.233	9	4	62	2	2	1750	1900	2100	2100	850	950	1050	1050	
	DOMESTIC UNIT	1b	333.531	REFER TO CAPACITY CALCULATION IN GP010	58												
	DOMESTIC UNIT	1b	297.330		48												
	DOMESTIC UNIT	1b	297.330		48												
	DOMESTIC UNIT	1b	297.330		48												
	DOMESTIC UNIT	1b	297.330		48												
	DOMESTIC UNIT	1b	297.330		48												
	DOMESTIC UNIT	1b	297.330		48												
DOMESTIC UNIT	1b	302.573	48														

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER REQUIREMENT					
DESCRIPTION OF BUILDING	UFS		TYPE OF CHAMBER	DOMESTIC	AREA OF RSMRC PROVIDED
	UFS	TOTAL			
DOMESTIC BUILDING	2349.044	2469.701	STORAGE	(2349.04/347) + (120.66/925) = 6.90	17.053
NON-DOMESTIC BUILDING	120.657		STORAGE		

USE	U.F.A	FACTOR	CAPACITY	W.C.		BASIN		URINAL		SHOWER/BATH	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LARGEST DOMESTIC UNIT (UNIT 701)	29.678	-	5	1	1	1	1	-	-	1	1

CAPACITY REFER TO U.F.A CALCULATIONS #THE LARGEST U.F.A OF ALL UNITS

SCHEDULE OF SANITARY FITMENT FOR DOMESTIC																
FLOOR	USE	U.F.A.(m ²)	FACTOR	TOTAL NOS.OF PERSON	RATIO	NOS.OF MALE&FEMALE		W.C.		BASIN		URINAL		ACCESSIBLE UNISEX		
						M	F	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
						REQ	PROV	REQ	PROV	REQ	PROV	REQ	PROV			
GF	BUILDING MANAGEMENT OFFICE	34.000	9	4	15	1:1	8	7	1*	1*	1*	1*	-	-	1	1
	EQUIPMENT ROOM	6.142	9	1												
	GUARD ROOM	3.936	9	1												
	OPERATOR OFFICE	41.822	9	5												
1/F	ACTIVITY ROOM	34.233	9	4												

PERMITTED DISCHARGE VALUE OF STAIRCASE					
LOCATION	ST-01	ST-03	ST-02		
7/F	48/2	24	-	48/2	24
6/F	48/2	24	-	48/2	24
5/F	48/2	24	-	48/2	24
4/F	48/2	24	-	48/2	24
3/F	48/2	24	-	48/2	24
2/F	48/2	24	-	48/2	24
1/F	62/2	-	3/1	62/2	3/1
G/F	DIRECT EXIT TO ULTIMATE PLACE OF SAFETY				
SUB.TOTAL	175			175	
TOTAL CAPACITY	350				
NO. OF STOREY	7		7		
MIN.WIDTH OF EXIT PROVIDED	MIN.1050MM(EXISTING WIDTH OF STAIRCASE=1495MM)		MIN.1050MM(EXISTING WIDTH OF STAIRCASE=1495MM)		
PERMITTED DISCHARGE VALUE OF STAIRCASE(NON-SPRINKLER PROTECTED BUILDING)	402		402		
TOTAL	402+402=804>350(OK)				



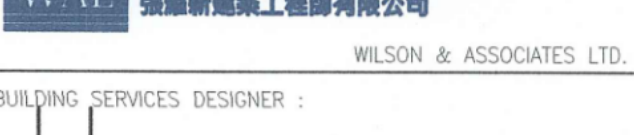
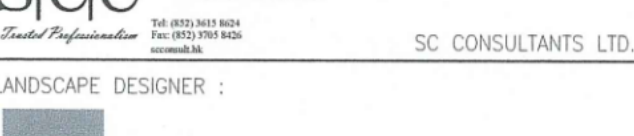



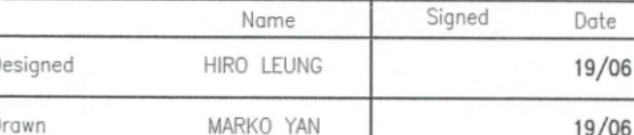
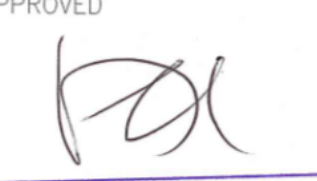
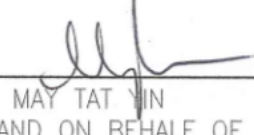



TOTAL U.F.A. & U.F.S.

G/F	=	226.290 m ²
1/F	=	333.531 m ²
2/F	=	297.330 m ²
3/F	=	297.330 m ²
4/F	=	297.330 m ²
5/F	=	297.330 m ²
6/F	=	297.330 m ²
7/F	=	302.573 m ²
TOTAL	=	2349.044 m ²




REQUIRED AREA FOR T.B.E ROOM CAL(PNAP APP-84)

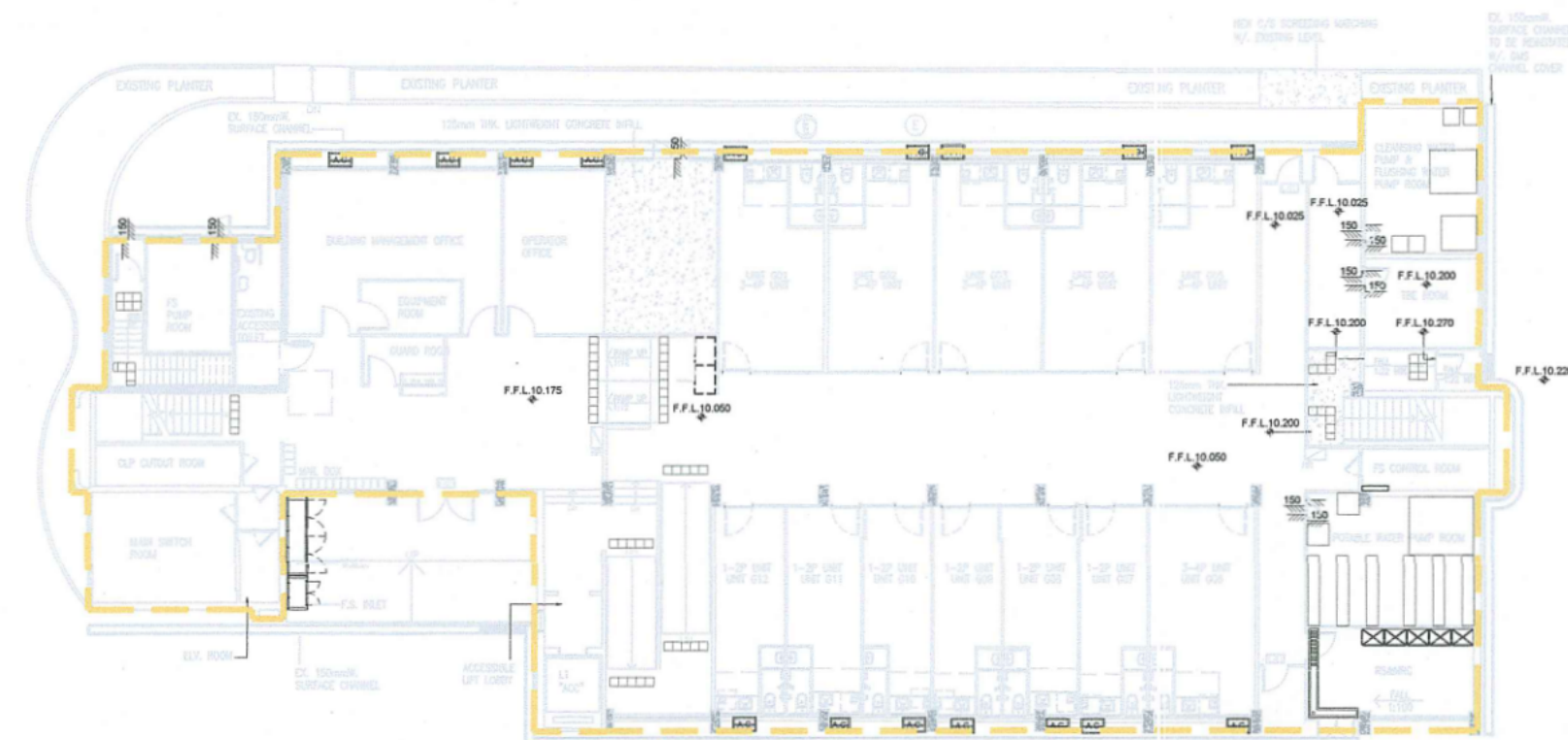
NO. OF UNITS	=	12 NOS.
G/F	=	14 NOS.
1/F	=	14 NOS.
2/F	=	14 NOS.
3/F	=	14 NOS.
4/F	=	14 NOS.
5/F	=	14 NOS.
6/F	=	14 NOS.
7/F	=	14 NOS.
TOTAL NO. OF UNITS	=	110 NOS.

AREA FOR T.B.E. RM. REQ(PNAP APP84)	=	MAX. 31
	=	MIN. 24
AREA FOR T.B.E.RM.PRO:	=	12.055 m ²
	=	12.055 m ² < 24 m ² (T.B.E. ROOM AREA MODIFICATION TO BE APPLIED)

No.	Date	Description	Initial															
A	19/03/2025	GENERAL AMENDMENT	BF															
-	15/11/2024	1st. GBP SUBMISSION	BF															
Revision																		
DESIGN AND BUILD CONTRACTOR :																		
 YAU LEE CONSTRUCTION CO., LTD.																		
ARCHITECTURAL DESIGNER :																		
 OIYN LIMITED FOR ARCHITECTS & ASSOCIATES 17, BECKA A, HEEDEE FAT FACTOR BLDG, 10-21 ST ON SHAW STREET, HK TEL: 3421 0000 FAX: 3421 0000																		
STRUCTURAL ENGINEER :																		
 WILSON & ASSOCIATES LTD.																		
BUILDING SERVICES DESIGNER :																		
 SC CONSULTANTS LTD.																		
LANDSCAPE DESIGNER :																		
 LANDES LTD.																		
INTERIOR & BRANDING DESIGNER :																		
 NIL STUDIO LTD.																		
ENVIRONMENTAL CONSULTANT :																		
 RAMBOLL HONG KONG LTD.																		
TRAFFIC CONSULTANT :																		
 LLA CONSULTANCY LTD.																		
<table border="1"> <thead> <tr> <th>Name</th> <th>Signed</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Designed</td> <td>HIRO LEUNG</td> <td>19/06</td> </tr> <tr> <td>Drawn</td> <td>MARKO YAN</td> <td>19/06</td> </tr> <tr> <td>Checked</td> <td>HIRO LEUNG</td> <td>19/06</td> </tr> <tr> <td>Approved</td> <td>BRIAN FUNG</td> <td>19/06</td> </tr> </tbody> </table>				Name	Signed	Date	Designed	HIRO LEUNG	19/06	Drawn	MARKO YAN	19/06	Checked	HIRO LEUNG	19/06	Approved	BRIAN FUNG	19/06
Name	Signed	Date																
Designed	HIRO LEUNG	19/06																
Drawn	MARKO YAN	19/06																
Checked	HIRO LEUNG	19/06																
Approved	BRIAN FUNG	19/06																
Contract No. SS N516																		
Project Title																		
DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AT FIVE VACANT SCHOOL PREMISES																		
<div style="border: 1px solid red; padding: 5px;"> PLAN APPROVED  LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 26 SEP 2025 </div>																		
PMC:																		
 CHAN MAY TAT YIN FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date:																		
ARCHITECTURAL DESIGNER:																		
 FUNG BRIAN PAK YAN FOR AND ON BEHALF OF OIYN LTD. AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025																		
ARCHITECTURAL DESIGN CHECKER:																		
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025																		
Drawing Title																		
MKC CALCULATIONS																		
Drawing No.	Scale	Rev.																
AB/8863/GBP/GP008	N.T.S.	A																
Date: 17/06/2025																		
<div style="border: 2px solid red; padding: 5px; display: inline-block;"> RECORD PLAN </div>																		
The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.																		
 Architectural Services Department																		

LEGEND:

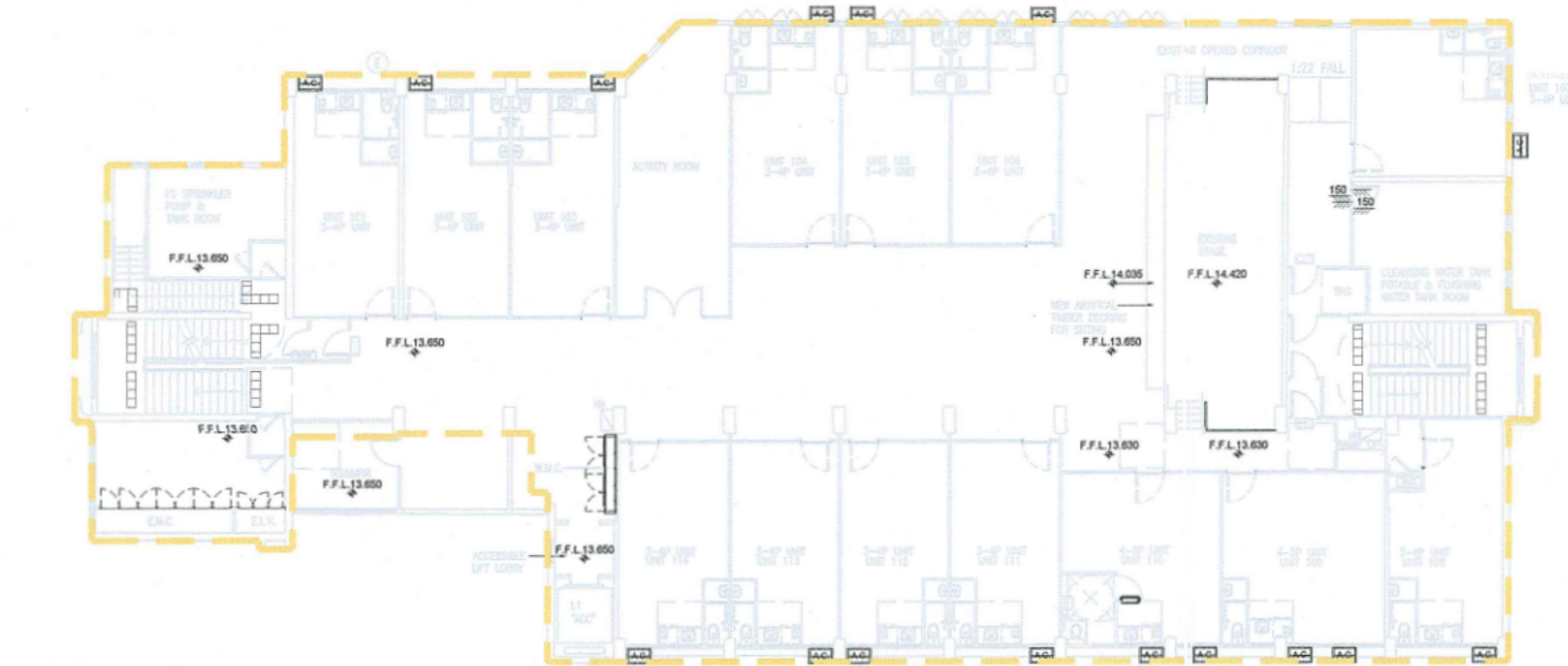
-  BAMBOO SCAFFOLDING PLATFORM
-  DIRECT STAIRCASE
-  BAMBOO SCAFFOLDING PLATFORM



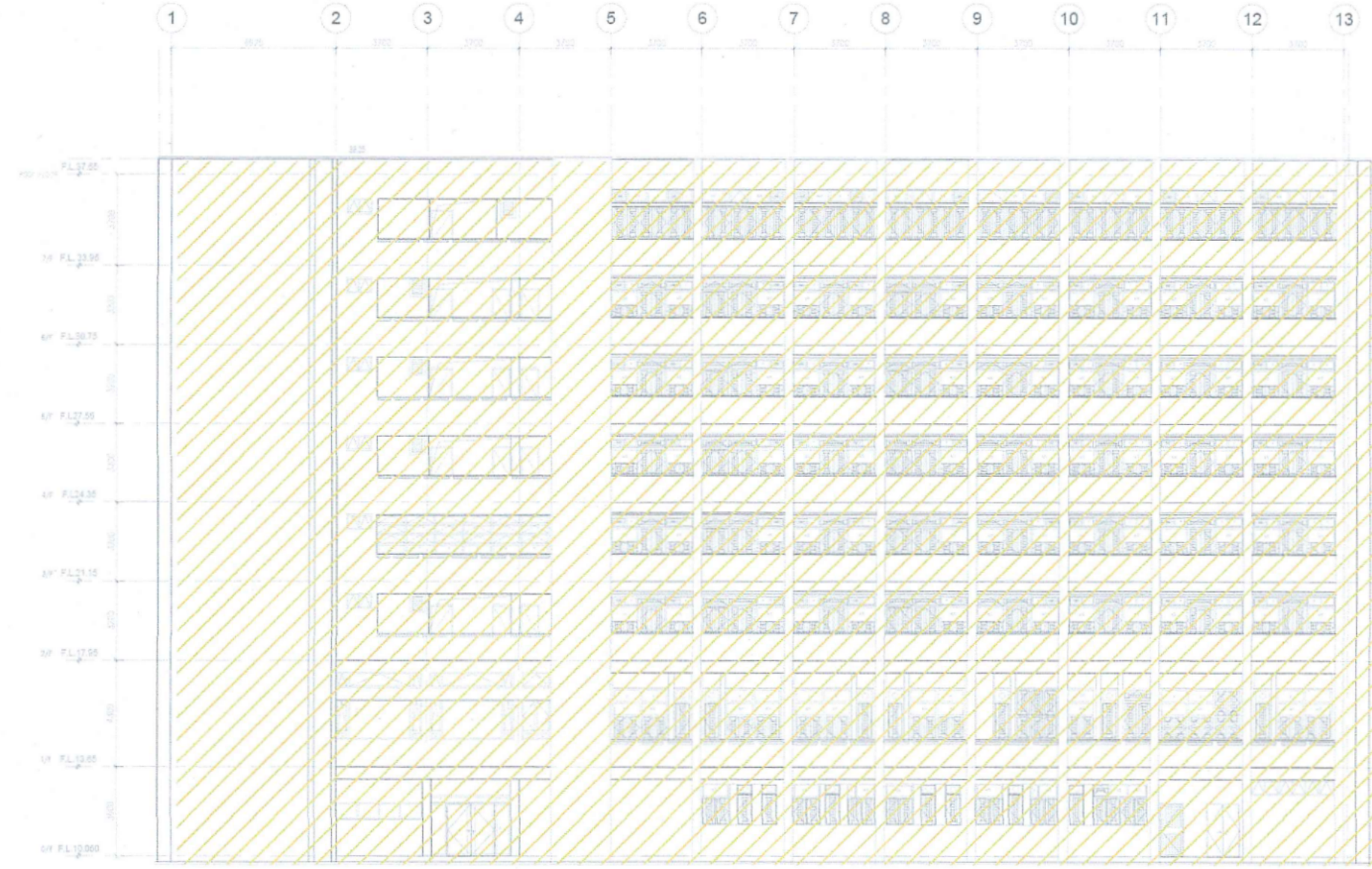
GROUND FLOOR PLAN



ROOF PLAN



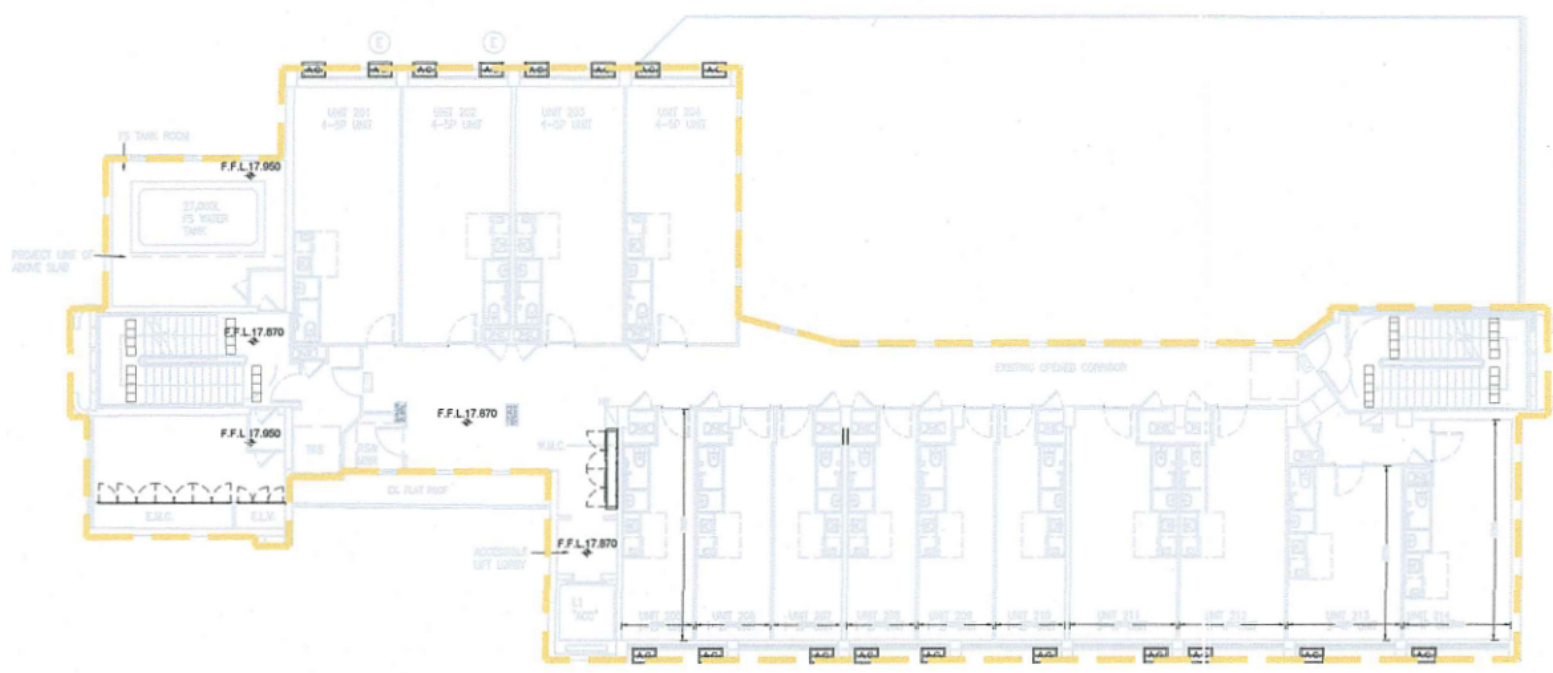
1ST FLOOR PLAN



ELEVATION 1



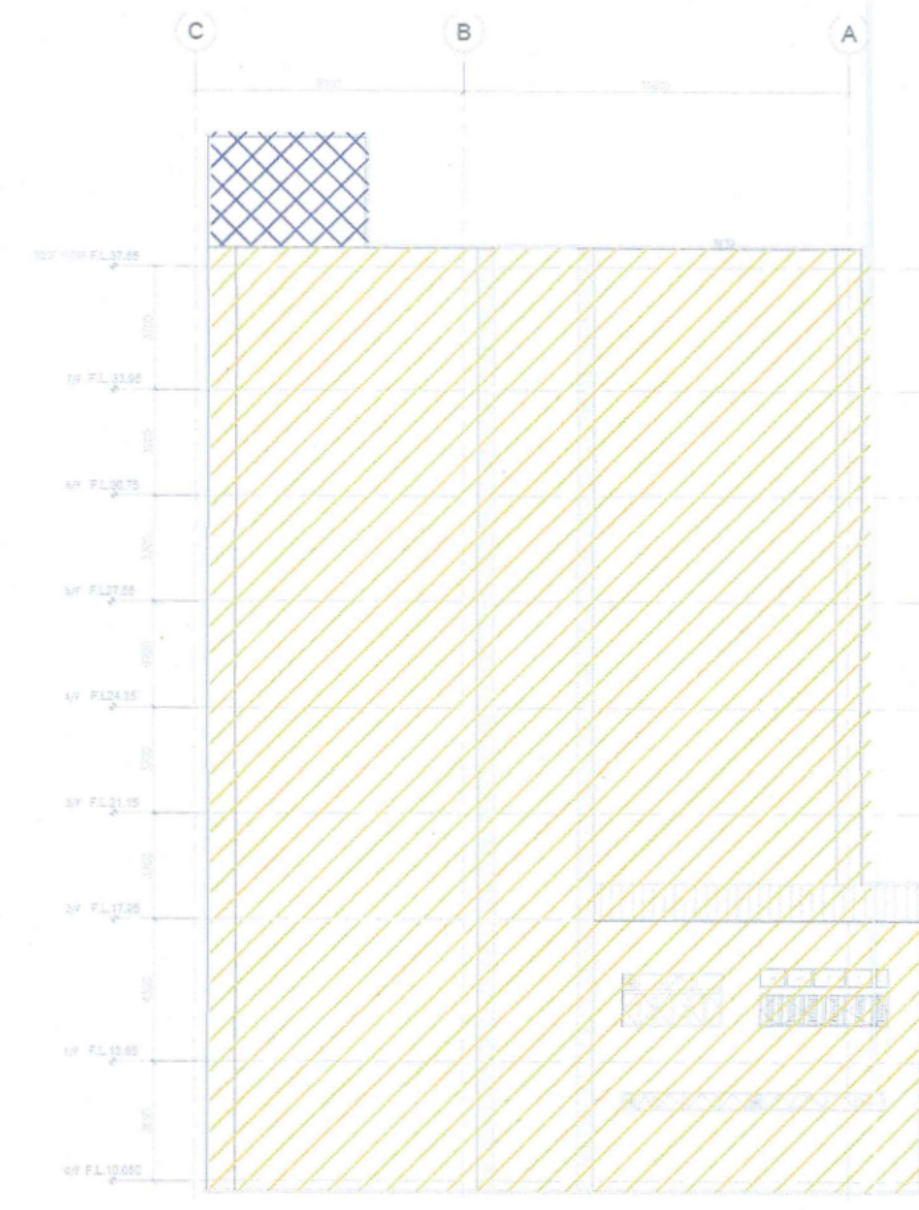
ELEVATION 2



2ND FLOOR PLAN



ELEVATION 3



ELEVATION 4




3RD FLOOR PLAN


RECORD PLAN


The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.


No.	Date	Description	Initial
-	-	-	-
-	19/03/2025	1st GBP SUBMISSION	BF


Revision


DESIGN AND BUILD CONTRACTOR :
 **有利建築有限公司**
Yau Lee Construction Co., Ltd.
 YAU LEE CONSTRUCTION CO., LTD.


ARCHITECTURAL DESIGNER :
 **OIYN LIMITED**
 FOR ARCHITECTS & ASSOCIATES
 2/F, B20, A, DESIGN FAT FACTORY BUILDING, HANG KWONG STREET, MA ON SHAN, N.T.
 OIYN LTD.

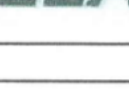
STRUCTURAL ENGINEER :
 **Wilson & Associates Ltd**
 張耀新建築工程師有限公司
 WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER :
 **SCC**
 SC CONSULTANTS LTD.

LANDSCAPE DESIGNER :
 **LandD**
 LANDES LTD.

INTERIOR & BRANDING DESIGNER :
 **NIL STUDIO**
 NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT :
 **RAMBOLL**
 RAMBOLL HONG KONG LTD.


TRAFFIC CONSULTANT :
 **LLA Consultancy Ltd.**
 Traffic Engineers and Planners
 LLA CONSULTANCY LTD.

Name	Signed	Date
Designed	HIRO LEUNG	19/06
Drawn	MARKO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

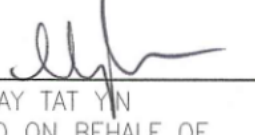
Contract No. SS N516

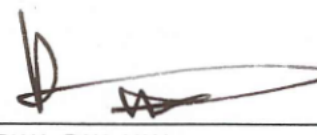
Project Title
 DESIGN AND CONSTRUCTION OF
 LIGHT PUBLIC HOUSING
 AT HANG KWONG STREET,
 MA ON SHAN AND AI FIVE VACANI
 SCHOOL PREMISES


PLAN APPROVED



LEE Chun Kau, Paul
 Chief Project Manager 202
 Architectural Services Department
 For Building Authority of Buildings Department
 26 SEP 2025

PMC:

 CHAN MAY TAT
 FOR AND ON BEHALF OF
 WONG TUNG & PARTNERS LIMITED
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 7/03) Date: -


ARCHITECTURAL DESIGNER:

 FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF
 OIYN LTD.
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

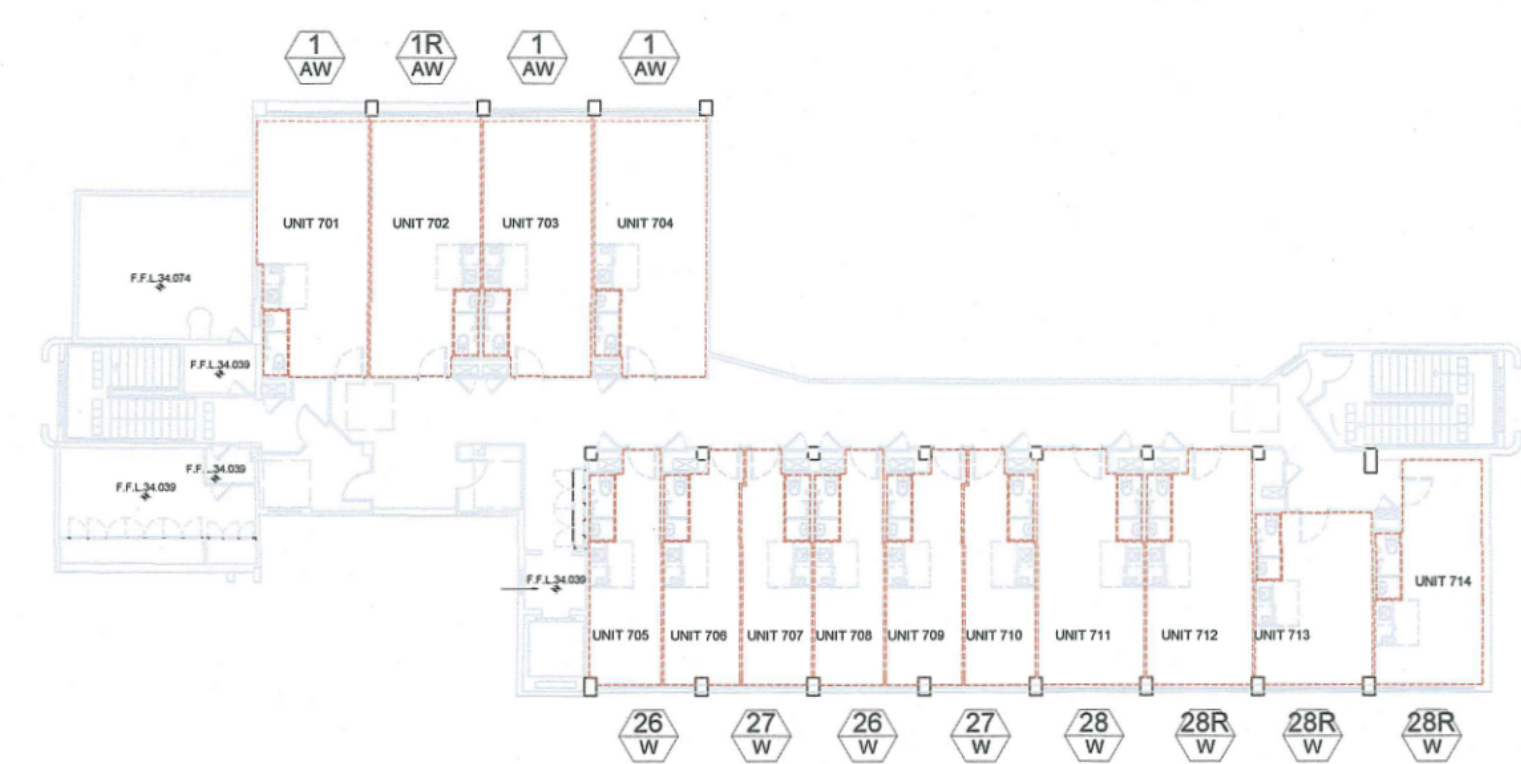
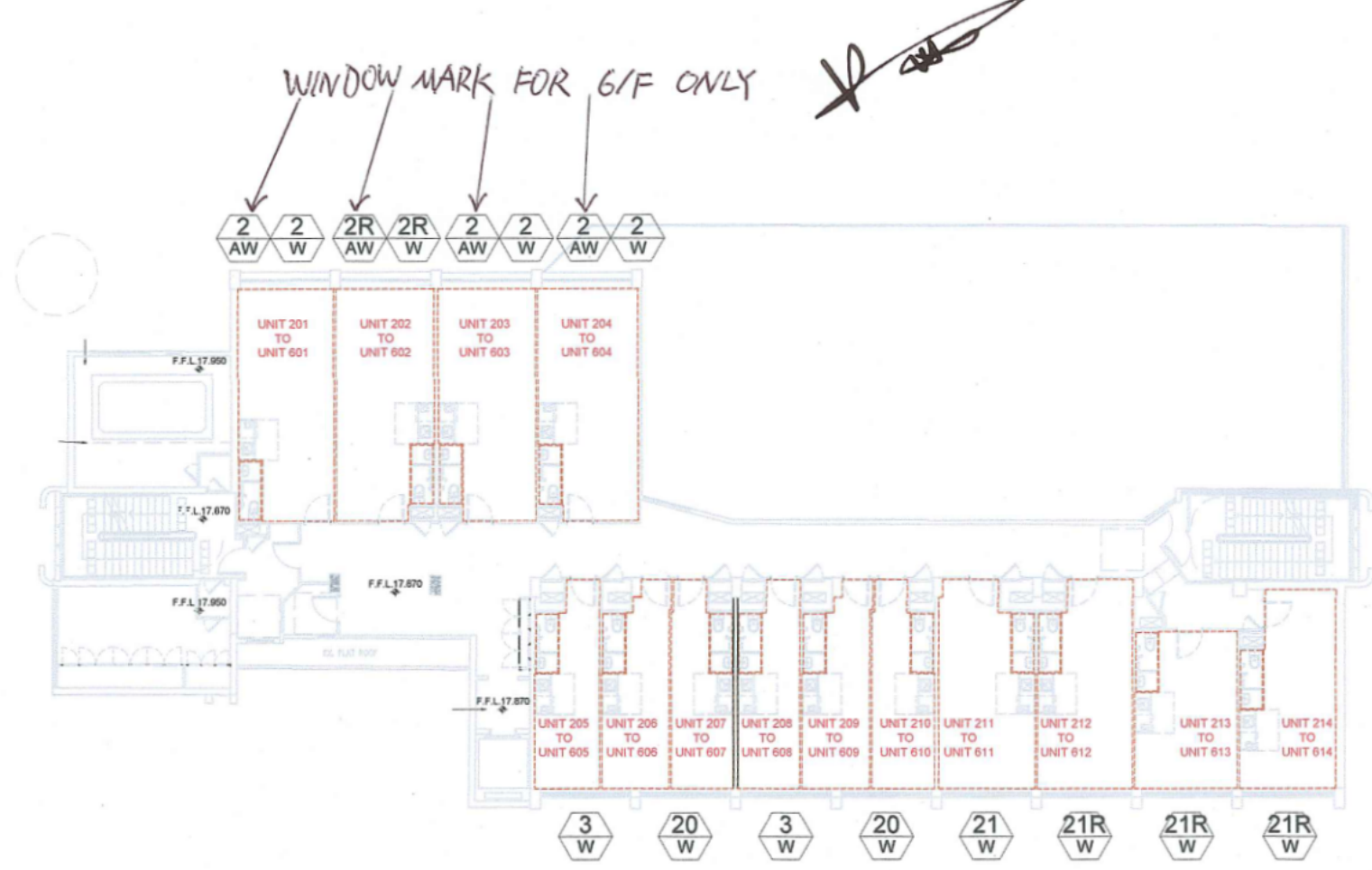
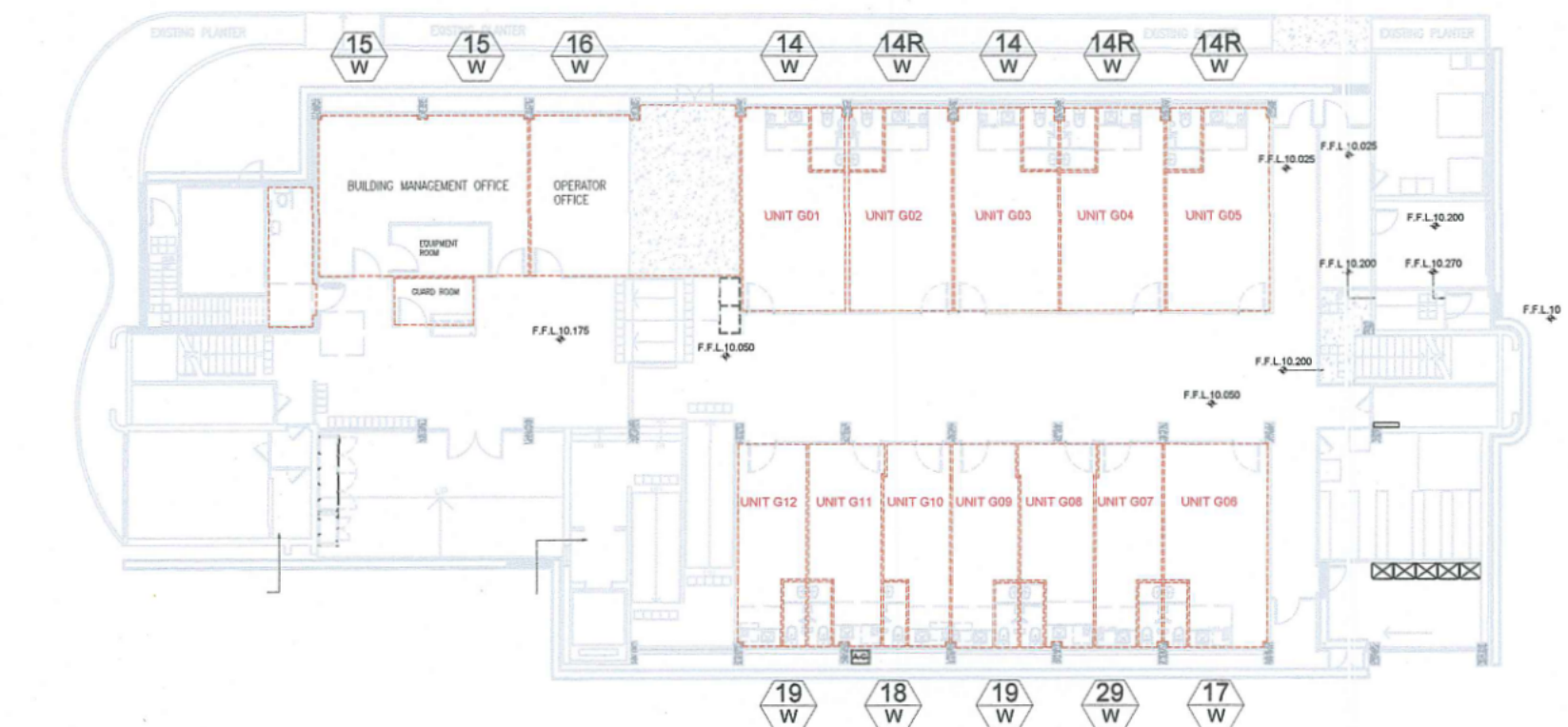
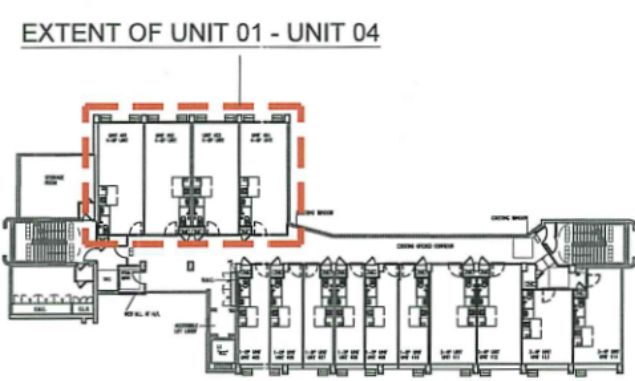
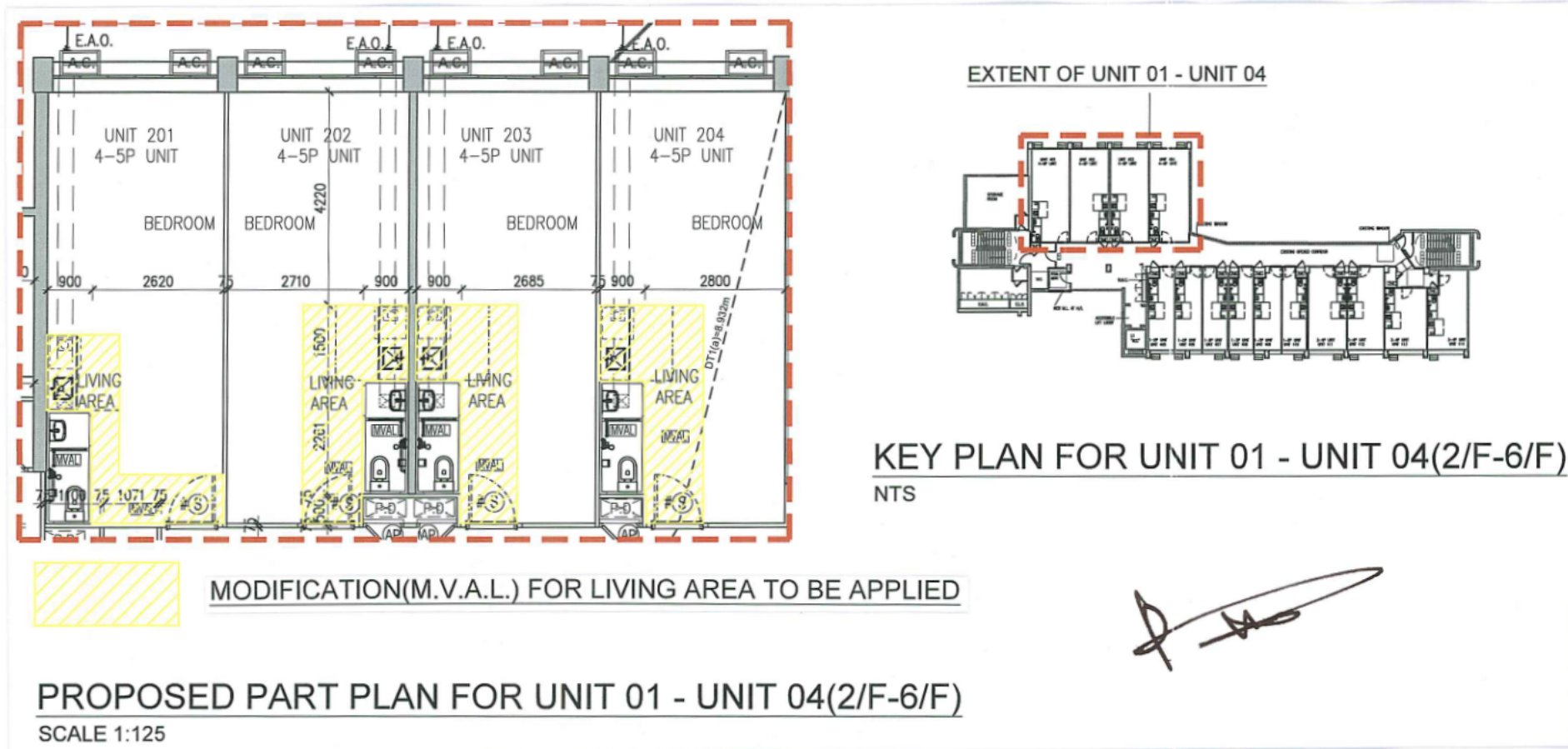
ARCHITECTURAL DESIGN CHECKER:

 YUNG CHUNG KWONG
 FOR AND ON BEHALF OF
 COCOON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
 MKC
 M&R ACCESS PLAN

Drawing No.	Scale	Rev.
AB/8863/GBP/GP009	1:250 (A1)	-

Date: 17/06/2025

 **建築署**
 Architectural Services Department



G/F DOMESTIC U.F.A. / U.F.S. CALCULATION				G/F DOMESTIC CAPACITY CALCULATION	
UNIT	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
G01	22.614	2.495	m ²	3-4P	4
G02	22.590	2.495	m ²		4
G03	22.746	2.553	m ²		4
G04	22.676	2.554	m ²		4
G05	22.508	2.554	m ²	1-2P	4
G06	23.589	1.772	m ²		4
G07	14.260	1.772	m ²		2
G08	16.124	1.772	m ²		2
G09	14.270	1.772	m ²		2
G10	14.228	1.772	m ²		2
G11	15.920	1.772	m ²		2
G12	14.765	1.772	m ²		2
TOTAL	226.290	25.055	m ²	TOTAL	36

1/F DOMESTIC U.F.A. / U.F.S. CALCULATION				1/F DOMESTIC CAPACITY CALCULATION	
UNIT	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
101	23.317	2.820	m ²	3-4P	4
102	23.416	2.820	m ²		4
103	22.641	2.819	m ²		4
104	23.437	2.509	m ²		4
105	23.284	2.509	m ²	4-5P	4
106	23.394	2.509	m ²		4
107	23.270	1.720	m ²		4
108	23.818	1.929	m ²		4
109	29.403	1.774	m ²	3-4P	5
110	26.057	4.180	m ²		5
111	22.872	1.687	m ²	4	
112	22.674	1.687	m ²	4	
113	22.661	1.687	m ²	4	
114	23.287	1.687	m ²	4	
TOTAL	333.531	32.337	m ²	TOTAL	58

2/F - 6/F DOMESTIC U.F.A. / U.F.S. CALCULATION				2-6/F DOMESTIC CAPACITY CALCULATION	
UNIT	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
201 - 601	28.265	1.720	m ²	4-5P	5
202 - 602	28.307	1.720	m ²		5
203 - 603	28.224	1.720	m ²		5
204 - 604	29.203	1.720	m ²	1-2P	2
205 - 605	15.474	1.720	m ²		2
206 - 606	16.112	1.720	m ²		2
207 - 607	14.604	1.720	m ²		2
208 - 608	14.794	1.720	m ²	3-4P	2
209 - 609	16.199	1.720	m ²		2
210 - 610	14.588	1.720	m ²		2
211 - 611	24.485	1.720	m ²		4
212 - 612	23.681	1.720	m ²		4
213 - 613	20.387	1.720	m ²		4
214 - 614	23.007	1.720	m ²		4
TOTAL	297.330	24.080	m ²		TOTAL

7/F DOMESTIC U.F.A. / U.F.S. CALCULATION				7/F DOMESTIC CAPACITY CALCULATION		
UNIT	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON	
701	29.533	1.720	m ²	4-5P	5	
702	28.982	1.720	m ²		5	
703	28.895	1.720	m ²		5	
704	29.678	1.720	m ²		5	
705	15.665	1.720	m ²		2	
706	16.523	1.720	m ²	1-2P	2	
707	15.074	1.720	m ²		2	
708	15.128	1.720	m ²		2	
709	16.519	1.720	m ²		2	
710	15.293	1.720	m ²		2	
711	24.523	1.720	m ²		3-4P	4
712	24.425	1.720	m ²			4
713	20.086	1.720	m ²			4
714	22.249	1.720	m ²	4		
TOTAL	302.573	24.080	m ²	TOTAL	48	

RECORD PLAN

The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

No.	Date	Description	Initial
A	06/03/25	GENERAL AMENDMENT	BF
-	16/12/24	1st BUILDING A&A SUBMISSION	BF

Revision

DESIGN AND BUILD CONTRACTOR:
有利建築有限公司
Yau Lee Construction Co., Ltd.
YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER:
OIYN LIMITED
FOR ARCHITECTS & ASSOCIATES
OYIN LTD.

STRUCTURAL ENGINEER:
Wilson & Associates Ltd
WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER:
SCC
SC CONSULTANTS LTD.

LANDSCAPE DESIGNER:
LanD
LANDES LTD.

INTERIOR & BRANDING DESIGNER:
NIL STUDIO
NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT:
RAMBOLL
RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT:
LLA Consultancy Ltd.
LLA CONSULTANCY LTD.

Designed	HIRO LEUNG	19/06
Drawn	MARKO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

Contract No. SS N516

Project Title
DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AI HVE VACANI SCHOOL PREMISES

PLAN APPROVED

Lee Chun Kua, Paul
LEE Chun Kua, Paul
Chief Project Manager 202
Architectural Services Department
For Building Authority of Buildings Department
26 SEP 2025

PMC:
CHAN MAY TAT YIN
FOR AND ON BEHALF OF
WONG TUNG & PARTNERS LIMITED
AUTHORIZED PERSON
(REGISTRATION NO.: AP(A) 7/03) Date:

ARCHITECTURAL DESIGNER:
Fung Brian Pak Yan
FUNG BRIAN PAK YAN
FOR AND ON BEHALF OF
OIYN LTD.
AUTHORIZED PERSON
(REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

ARCHITECTURAL DESIGN CHECKER:
Yung Chung Kwong
YUNG CHUNG KWONG
FOR AND ON BEHALF OF
COCOON ARCHITECTURE
(REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
MFC
UFA CALCULATION

Drawing No.	Scale	Rev.
AB/8863/GBP/GP010	N.T.S.	A

Date: 06/03/2025

建築署
Architectural Services Department



ELEVATION
(VIEW FROM
EXTERNAL)

WINDOW MARK

ELEVATION
(VIEW FROM
EXTERNAL)

WINDOW MARK

ELEVATION
(VIEW FROM
EXTERNAL)

WINDOW MARK

WINDOW MARK

THE MAXIMUM WIDTH FOR ANY SIDE-HUNG WINDOW SHALL NOT EXCEED 700MM.
PROTECTIVE BARRIER AT A.F.F.L. 1100mm TO BE PROVIDED FOR WINDOW WHICH WINDOW SILL LOWER THAN 1100mm A.F.F.L.

RECORD PLAN

The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

No.	Date	Description	Initial
A	06/03/2025	GENERAL REVISION	BF
-	16/12/2024	1st BUILDING ABA SUBMISSION	BF

Revision

DESIGN AND BUILD CONTRACTOR :
 YAU LEE CONSTRUCTION CO., LTD.

ARCHITECTURAL DESIGNER :
OIYN LIMITED
 FOR ARCHITECTS & ASSOCIATES
 11/F, 110-112, HING YIP STREET, HONG KONG
 TEL: (852) 2502 1111 FAX: (852) 2502 1112
 OIYN LTD.

STRUCTURAL ENGINEER :
Wilson & Associates Ltd
 張耀新建築工程師有限公司
 WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER :
SCC
 SC CONSULTANTS LTD.

LANDSCAPE DESIGNER :
 LANDES LTD.

INTERIOR & BRANDING DESIGNER :
NIL STUDIO
 NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT :
RAMBOLL
 RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT :
LLA Consultancy Ltd.
 Traffic Engineers and Planners
 LLA CONSULTANCY LTD.

Name	Signed	Date
Designed	HIRO LEUNG	19/06
Drawn	MARKO YAN	19/06
Checked	HIRO LEUNG	19/06
Approved	BRIAN FUNG	19/06

Contract No. SS N516

Project Title
 DESIGN AND CONSTRUCTION OF
 LIGHT PUBLIC HOUSING
 AT HANG KWONG STREET,
 MA ON SHAN AND AI HVE VACANI
 SCHOOL PREMISES

PLAN APPROVED

LEE Chun Kau, Paul
 Chief Project Manager 202
 Architectural Services Department
 For Building Authority of Buildings Department
 26 SEP 2025

PMC:

CHAN MAY TAT
 FOR AND ON BEHALF OF
 WONG TUNG & PARTNERS LIMITED
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 7/03) Date:

ARCHITECTURAL DESIGNER:

FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF
 OIYN LTD.
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025

ARCHITECTURAL DESIGN CHECKER:

YUNG CHUNG KWONG
 FOR AND ON BEHALF OF
 COCOON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025

Drawing Title
 MKC
 WINDOW CALCULATIONS
 (SHEET 1 OF 2)

Drawing No.	Scale	Rev.
AB/8863/GBP/GP011	N.T.S.	A

Date: 06/03/2025

建築署
 Architectural Services Department

WINDOWS CALCULATION OF G/F NON-DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/16)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
B.M.O.	OFFICE	34.000m²	3.400m²	W15	1.187 x 3.340 x 0.680 = 2.696	7.634m²	2.125m²	1.187 x 3.340 x 0.680 = 2.696	3.392m²
					0.533 x 3.340 x 0.680 = 1.211			YES	
					DEDUCT EF AREA: 0.3 x 0.3 = -0.090				
					1.187 x 3.340 x 0.680 = 2.696				
OPERATOR OFFICE	OFFICE	41.882m²	4.188m²	W16	1.187 x 3.342 x 0.680 = 2.698	8.409m²	2.618m²	1.187 x 3.342 x 0.680 = 2.698	2.698m²
					0.533 x 3.342 x 0.680 = 1.211			YES	
					DEDUCT EF AREA: 0.3 x 0.3 = -0.090				
					1.187 x 3.342 x 0.680 = 2.698				
ACC. TOILET	ACC. TOILET	7.613m²			MVAL		MVAL		

WINDOWS CALCULATION OF G/F DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/16 FOR LIVING AREA, 1/10 FOR BATHROOM)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
G01	DOMESTIC AREA	22.614m²	2.261m²	W14A	1.067 x 2.205 x 0.680 = 1.600	2.081m²	#	1.067 x 2.205 x 0.680 = 1.600	1.895m²
	BATHROOM	2.495m²	0.250m²	W14B	0.533 x 0.815 x 0.680 = 0.295			0.533 x 0.815 x 0.680 = 0.295	
G02	DOMESTIC AREA	22.590m²	2.259m²	W14RA	1.067 x 2.205 x 0.680 = 1.600	2.081m²	#	1.067 x 2.205 x 0.680 = 1.600	1.895m²
	BATHROOM	2.495m²	0.250m²	W14RB	0.533 x 0.815 x 0.680 = 0.295			0.533 x 0.815 x 0.680 = 0.295	
G03	DOMESTIC AREA	22.746m²	2.275m²	W14A	1.067 x 2.205 x 0.680 = 1.600	2.081m²	#	1.067 x 2.205 x 0.680 = 1.600	1.895m²
	BATHROOM	2.553m²	0.255m²	W14B	0.533 x 0.815 x 0.680 = 0.295			0.533 x 0.815 x 0.680 = 0.295	
G04	DOMESTIC AREA	22.676m²	2.268m²	W14RA	1.067 x 2.205 x 0.680 = 1.600	2.081m²	#	1.067 x 2.205 x 0.680 = 1.600	1.895m²
	BATHROOM	2.554m²	0.255m²	W14RB	0.533 x 0.815 x 0.680 = 0.295			0.533 x 0.815 x 0.680 = 0.295	
G05	DOMESTIC AREA	22.508m²	2.251m²	W14RA	1.067 x 2.205 x 0.680 = 1.600	2.081m²	#	1.067 x 2.205 x 0.680 = 1.600	1.895m²
	BATHROOM	2.554m²	0.255m²	W14RB	0.533 x 0.815 x 0.680 = 0.295			0.533 x 0.815 x 0.680 = 0.295	
G06	DOMESTIC AREA	23.589m²	2.360m²	W17A	1.117 x 2.637 x 0.680 = 2.003	2.502m²	YES	1.117 x 2.637 x 0.680 = 2.003	2.317m²
	BATHROOM	1.772m²	0.177m²	W17B	0.533 x 0.815 x 0.680 = 0.314			0.533 x 0.815 x 0.680 = 0.314	
G07	DOMESTIC AREA	14.260m²	1.426m²	W29B	1.117 x 1.326 x 0.680 = 1.007	1.170m²	#	1.117 x 1.326 x 0.680 = 1.007	1.007m²
	BATHROOM	1.772m²	0.177m²	W29A	0.533 x 0.815 x 0.680 = 0.211			0.533 x 0.815 x 0.680 = 0.211	
G08	DOMESTIC AREA	16.124m²	1.612m²	W29C	1.117 x 1.017 x 0.680 = 0.772	0.772m²	#	1.117 x 1.017 x 0.680 = 0.772	0.772m²
	BATHROOM	1.772m²	0.177m²	W19A	0.533 x 0.815 x 0.680 = 0.513			0.533 x 0.815 x 0.680 = 0.513	
G09	DOMESTIC AREA	14.270m²	1.427m²	W19C	1.117 x 1.180 x 0.680 = 0.896	1.006m²	#	1.117 x 1.180 x 0.680 = 0.896	0.896m²
	BATHROOM	1.772m²	0.177m²	W19B	0.533 x 0.815 x 0.680 = 0.245			0.533 x 0.815 x 0.680 = 0.245	
G10	DOMESTIC AREA	14.228m²	1.423m²	W16A	1.117 x 1.333 x 0.680 = 1.012	1.178m²	#	1.117 x 1.333 x 0.680 = 1.012	1.012m²
	BATHROOM	1.772m²	0.177m²	W18B	0.533 x 0.815 x 0.680 = 0.206			0.533 x 0.815 x 0.680 = 0.206	
G11	DOMESTIC AREA	15.920m²	1.592m²	W18C	1.117 x 1.117 x 0.680 = 0.848	0.848m²	#	1.117 x 1.117 x 0.680 = 0.848	0.848m²
	BATHROOM	1.772m²	0.177m²	W19A	0.533 x 0.815 x 0.680 = 0.245			0.533 x 0.815 x 0.680 = 0.245	
G12	DOMESTIC AREA	14.765m²	1.477m²	W19C	1.117 x 1.180 x 0.680 = 0.896	1.006m²	#	1.117 x 1.180 x 0.680 = 0.896	0.896m²
	BATHROOM	1.772m²	0.177m²	W19B	0.533 x 0.815 x 0.680 = 0.245			0.533 x 0.815 x 0.680 = 0.245	

MODIFICATION TO BE APPLIED TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR NOTIONAL LIVING AREA.

WINDOWS CALCULATION OF 1/F DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/16 FOR LIVING AREA, 1/10 FOR BATHROOM)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
101	DOMESTIC AREA	23.317m²	2.332m²	W7A	0.757 x 2.155 x 0.680 = 1.109	2.035m²	#	0.757 x 2.155 x 0.680 = 1.109	1.457m²
	BATHROOM	2.820m²	0.282m²	W7B	0.533 x 0.765 x 0.680 = 0.513			0.533 x 0.765 x 0.680 = 0.513	
102	DOMESTIC AREA	23.416m²	2.342m²	W6RB	0.757 x 2.155 x 0.680 = 1.109	1.961m²	#	0.757 x 2.155 x 0.680 = 1.109	1.386m²
	BATHROOM	2.820m²	0.282m²	W6RA	0.533 x 0.765 x 0.680 = 0.290			0.533 x 0.765 x 0.680 = 0.290	
103	DOMESTIC AREA	22.641m²	2.264m²	W6B	0.757 x 2.155 x 0.680 = 1.109	1.961m²	#	0.757 x 2.155 x 0.680 = 1.109	1.386m²
	BATHROOM	2.819m²	0.282m²	W6A	0.533 x 0.765 x 0.680 = 0.290			0.533 x 0.765 x 0.680 = 0.290	
104	DOMESTIC AREA	23.437m²	2.344m²	W1B	1.029 x 2.296 x 0.680 = 1.600	3.274m²	YES	1.029 x 2.296 x 0.680 = 1.600	1.917m²
	BATHROOM	2.509m²	0.251m²	W1A	0.509 x 1.149 x 0.680 = 0.396			0.509 x 1.149 x 0.680 = 0.396	
105	DOMESTIC AREA	23.284m²	2.328m²	W1RB	1.029 x 2.296 x 0.680 = 1.600	3.274m²	YES	1.029 x 2.296 x 0.680 = 1.600	1.917m²
	BATHROOM	2.509m²	0.251m²	W1RA	0.509 x 1.149 x 0.680 = 0.396			0.509 x 1.149 x 0.680 = 0.396	
106	DOMESTIC AREA	23.394m²	2.339m²	W1B	1.029 x 2.296 x 0.680 = 1.600	3.274m²	YES	1.029 x 2.296 x 0.680 = 1.600	1.917m²
	BATHROOM	2.509m²	0.251m²	W1A	0.509 x 1.149 x 0.680 = 0.396			0.509 x 1.149 x 0.680 = 0.396	
107	DOMESTIC AREA	23.270m²	2.327m²	W8B	0.993 x 3.420 x 0.680 = 2.309	3.226m²	YES	0.993 x 3.420 x 0.680 = 2.309	1.454m²
	BATHROOM	1.720m²	0.172m²	W8A	0.558 x 0.778 x 0.680 = 0.295			0.558 x 0.778 x 0.680 = 0.295	
108	DOMESTIC AREA	23.818m²	2.382m²	W10A	0.919 x 2.480 x 0.680 = 1.550	3.483m²	YES	0.919 x 2.480 x 0.680 = 1.550	1.489m²
	BATHROOM	1.929m²	0.193m²	W10B	0.509 x 0.854 x 0.680 = 0.296			0.509 x 0.854 x 0.680 = 0.296	
109	DOMESTIC AREA	29.403m²	2.940m²	W11	0.929 x 3.300 x 0.680 = 2.085	5.876m²	YES	0.929 x 3.300 x 0.680 = 2.085	1.838m²
	BATHROOM	1.774m²	0.177m²	W12B	0.509 x 0.900 x 0.680 = 0.529			0.509 x 0.900 x 0.680 = 0.529	
110	DOMESTIC AREA	26.057m²	2.606m²	W12C	0.929 x 3.300 x 0.680 = 2.085	4.172m²	YES	0.929 x 3.300 x 0.680 = 2.085	1.629m²
	BATHROOM	1.877m²	0.188m²	W13A	0.509 x 0.900 x 0.680 = 0.332			0.509 x 0.900 x 0.680 = 0.332	
111	DOMESTIC AREA	22.872m²	2.287m²	W10A	0.919 x 2.480 x 0.680 = 1.550	3.483m²	YES	0.919 x 2.480 x 0.680 = 1.550	1.430m²
	BATHROOM	1.687m²	0.169m²	W10B	0.509 x 0.854 x 0.680 = 0.296			0.509 x 0.854 x 0.680 = 0.296	
112	DOMESTIC AREA	22.674m²	2.267m²	W10RA	0.919 x 2.480 x 0.680 = 1.550	3.483m²	YES	0.919 x 2.480 x 0.680 = 1.550	1.417m²
	BATHROOM	1.687m²	0.169m²	W10RB	0.509 x 0.854 x 0.680 = 0.296			0.509 x 0.854 x 0.680 = 0.296	
113	DOMESTIC AREA	22.661m²	2.266m²	W10A	0.919 x 2.480 x 0.680 = 1.550	3.483m²	YES	0.919 x 2.480 x 0.680 = 1.550	1.416m²
	BATHROOM	1.687m²	0.169m²	W10B	0.509 x 0.854 x 0.680 = 0.296			0.509 x 0.854 x 0.680 = 0.296	
114	DOMESTIC AREA	23.287m²	2.329m²	W10RA	0.919 x 2.480 x 0.680 = 1.550	3.483m²	YES	0.919 x 2.480 x 0.680 = 1.550	1.455m²
	BATHROOM	1.687m²	0.169m²	W10RB	0.509 x 0.854 x 0.680 = 0.296			0.509 x 0.854 x 0.680 = 0.296	

WINDOWS CALCULATION OF 2-5/F DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/16 FOR LIVING AREA, 1/10 FOR BATHROOM)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
UNIT 01 (2-5/F)	DOMESTIC AREA	28.265m²	2.827m²	W2	1.000 x 1.724 x 0.680 = 1.172	2.183m²	#	1.000 x 1.724 x 0.680 = 1.172	1.767m²
	BATHROOM				0.461 x 0.765 x 0.680 = 0.240			0.461 x 0.765 x 0.680 = 0.240	
UNIT 02 (2-5/F)	DOMESTIC AREA	28.307m²	2.831m²	W2R	1.000 x 1.724 x 0.680 = 1.172	2.183m²	#	1.000 x 1.724 x 0.680 = 1.172	1.769m²
	BATHROOM				0.461 x 0.765 x 0.680 = 0.240			0.461 x 0.765 x 0.680 = 0.240	
UNIT 03 (2-5/F)	DOMESTIC AREA	28.224m²	2.822m²	W2	1.000 x 1.724 x 0.680 = 1.172	2.183m²	#	1.000 x 1.724 x 0.680 = 1.172	1.764m²
	BATHROOM				0.461 x 0.765 x 0.680 = 0.240			0.461 x 0.765 x 0.680 = 0.240	
UNIT 04 (2-5/F)	DOMESTIC AREA	29.203m²	2.920m²	W2	1.000 x 1.724 x 0.680 = 1.172	2.183m²	#	1.000 x 1.724 x 0.680 = 1.172	1.825m²
	BATHROOM				0.461 x 0.765 x 0.680 = 0.240			0.461 x 0.765 x 0.680 = 0.240	
UNIT 05 (2-5/F)	DOMESTIC AREA	15.474m²	1.547m²	W3B	1.000 x 1.390 x 0.680 = 0.945	1.527m²	#	1.000 x 1.390 x 0.680 = 0.945	0.945m²
	BATHROOM				0.466 x 0.765 x 0.680 = 0.242			0.466 x 0.765 x 0.680 = 0.242	
UNIT 06 (2-5/F)	DOMESTIC AREA	16.112m²	1.611m²	W3A	0.466 x 1.055 x 0.680 = 0.334	1.543m²	#	0.466 x 1.055 x 0.680 = 0.334	1.007m²
	BATHROOM			W20B	0.360 x 0.680 x 0.680 = 0.169			0.360 x 0.680 x 0.680 = 0.169	
UNIT 07 (2-5/F)	DOMESTIC AREA	14.604m²	1.460m²	W20A	1.000 x 1.390 x 0.680 = 0.945	1.535m²	YES	1.000 x 1.390 x 0.680 = 0.945	0.913m²
	BATHROOM				0.360 x 1.419 x 0.680 = 0.347			0.360 x 1.419 x 0.680 = 0.347	
UNIT 08 (2-5/F)	DOMESTIC AREA	14.794m²	1.479m²	W3B	1.000 x 1.390 x 0.680 = 0.945	1.527m²	YES	1.000 x 1.390 x 0.680 = 0.945	0.945m²
	BATHROOM				0.466 x 0.765 x 0.680 = 0.242			0.466 x 0.765 x 0.680 = 0.242	
UNIT 09 (2-5/F)	DOMESTIC AREA	16.199m²	1.620m²	W3A	0.466 x 1.055 x 0.680 = 0.334	1.543m²	#	0.466 x 1.055 x 0.680 = 0.334	1.012m²
	BATHROOM			W20B	0.360 x 0.680 x 0.680 = 0.169			0.360 x 0.680 x 0.680 = 0.169	
UNIT 10 (2-5/F)	DOMESTIC AREA	14.588m²	1.458m²	W20A	1.000 x 1.390 x 0.680 = 0.945	1.535m²	YES	1.000 x 1.390 x 0.680 = 0.945	0.912m²
	BATHROOM				0.467 x 0.765 x 0.680 = 0.243			0.467 x 0.765 x 0.680 = 0.243	
UNIT 11 (2-5/F)	DOMESTIC AREA	24.485m²	2.448m²	W21	1.000 x 2.490 x 0.680 = 1.693	2.467m²	YES	1.000 x 2.490 x 0.680 = 1.693	1.693m²

WINDOWS CALCULATION OF 6/F DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/10 FOR LIVING AREA / 1/10 FOR BATHROOM)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
601	DOMESTIC AREA	28.265m ²	2.827m ²	AW2	1.020 x 1.662 x 0.680 = 1.153 0.482 x 1.623 x 0.680 = 0.532 0.385 x 2.175 x 0.680 = 0.569	2.254m ²	1.767m ²	1.020 x 1.662 x 0.680 = 1.153	1.153m ²
	BATHROOM				MVAL			MVAL	
602	DOMESTIC AREA	25.307m ²	2.831m ²	AW2R	1.020 x 1.662 x 0.680 = 1.153 0.482 x 1.623 x 0.680 = 0.532 0.385 x 2.175 x 0.680 = 0.569	2.254m ²	1.789m ²	1.020 x 1.662 x 0.680 = 1.153	1.153m ²
	BATHROOM				MVAL			MVAL	
603	DOMESTIC AREA	28.224m ²	2.822m ²	AW2	1.020 x 1.662 x 0.680 = 1.153 0.482 x 1.623 x 0.680 = 0.532 0.385 x 2.175 x 0.680 = 0.569	2.254m ²	1.764m ²	1.020 x 1.662 x 0.680 = 1.153	1.153m ²
	BATHROOM				MVAL			MVAL	
604	DOMESTIC AREA	29.203m ²	2.920m ²	AW2	1.020 x 1.662 x 0.680 = 1.153 0.482 x 1.623 x 0.680 = 0.532 0.385 x 2.175 x 0.680 = 0.569	2.254m ²	1.825m ²	1.020 x 1.662 x 0.680 = 1.153	1.153m ²
	BATHROOM				MVAL			MVAL	
605	DOMESTIC AREA	15.474m ²	1.547m ²	W3B	1.000 x 1.390 x 0.680 = 0.945 0.466 x 0.765 x 0.680 = 0.242 0.360 x 1.390 x 0.680 = 0.340	1.527m ²	0.967m ²	1.000 x 1.390 x 0.680 = 0.945	0.945m ²
	BATHROOM				MVAL			MVAL	
606	DOMESTIC AREA	16.112m ²	1.611m ²	W3A	0.466 x 1.055 x 0.680 = 0.334 0.533 x 0.290 x 0.680 = 0.105 0.360 x 0.690 x 0.680 = 0.169 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	1.543m ²	1.007m ²	1.000 x 1.055 x 0.680 = 0.717	0.717m ²
	BATHROOM			W20B	1.000 x 1.055 x 0.680 = 0.717 0.360 x 1.055 x 0.680 = 0.258				
607	DOMESTIC AREA	14.604m ²	1.460m ²	W20A	1.000 x 1.390 x 0.680 = 0.945 0.467 x 0.765 x 0.680 = 0.243 0.360 x 1.419 x 0.680 = 0.347	1.557m ²	0.913m ²	1.000 x 1.390 x 0.680 = 0.945	0.945m ²
	BATHROOM				MVAL			MVAL	
608	DOMESTIC AREA	14.794m ²	1.479m ²	W3B	1.000 x 1.390 x 0.680 = 0.945 0.466 x 0.765 x 0.680 = 0.242 0.360 x 1.390 x 0.680 = 0.340	1.527m ²	0.925m ²	1.000 x 1.390 x 0.680 = 0.945	0.945m ²
	BATHROOM				MVAL			MVAL	
609	DOMESTIC AREA	16.199m ²	1.620m ²	W3A	0.466 x 1.055 x 0.680 = 0.334 0.533 x 0.290 x 0.680 = 0.105 0.360 x 0.690 x 0.680 = 0.169 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	1.543m ²	1.012m ²	1.000 x 1.055 x 0.680 = 0.717	0.717m ²
	BATHROOM			W20B	1.000 x 1.055 x 0.680 = 0.717 0.360 x 1.055 x 0.680 = 0.258				
610	DOMESTIC AREA	14.588m ²	1.459m ²	W20A	1.000 x 1.390 x 0.680 = 0.945 0.467 x 0.765 x 0.680 = 0.243 0.360 x 1.419 x 0.680 = 0.347	1.557m ²	0.912m ²	1.000 x 1.390 x 0.680 = 0.945	0.945m ²
	BATHROOM				MVAL			MVAL	
611	DOMESTIC AREA	24.485m ²	2.449m ²	W21	1.000 x 2.490 x 0.680 = 1.693 0.467 x 0.765 x 0.680 = 0.243 0.360 x 2.188 x 0.680 = 0.531	2.467m ²	1.530m ²	1.000 x 2.490 x 0.680 = 1.693	1.693m ²
	BATHROOM				MVAL			MVAL	
612	DOMESTIC AREA	23.681m ²	2.368m ²	W21R	1.000 x 2.490 x 0.680 = 1.693 0.467 x 0.765 x 0.680 = 0.243 0.360 x 2.188 x 0.680 = 0.531	2.467m ²	1.480m ²	1.000 x 2.490 x 0.680 = 1.693	1.693m ²
	BATHROOM				MVAL			MVAL	
613	DOMESTIC AREA	20.387m ²	2.039m ²	W21R	1.000 x 2.490 x 0.680 = 1.693 0.467 x 0.765 x 0.680 = 0.243 0.360 x 2.188 x 0.680 = 0.531	2.467m ²	1.274m ²	1.000 x 2.490 x 0.680 = 1.693	1.693m ²
	BATHROOM				MVAL			MVAL	
614	DOMESTIC AREA	23.007m ²	2.301m ²	W21R	1.000 x 2.490 x 0.680 = 1.693 0.467 x 0.765 x 0.680 = 0.243 0.360 x 2.188 x 0.680 = 0.531	2.467m ²	1.438m ²	1.000 x 2.490 x 0.680 = 1.693	1.693m ²
	BATHROOM				MVAL			MVAL	

WINDOWS CALCULATION OF 7/F DOMESTIC AREA

UNIT	USE	U.F.A.	REQUIRED GLASS AREA (1/10)	WINDOW MARK	PROVIDED GLASS AREA		REQUIRED OPENABLE AREA (1/10 FOR LIVING AREA / 1/10 FOR BATHROOM)	PROVIDED OPENABLE AREA	
					H x W	TOTAL		H x W	TOTAL
701	DOMESTIC AREA	29.533m ²	2.953m ²	AW1A	1.350 x 3.300 x 0.680 = 3.029 0.550 x 1.059 x 0.680 = 0.396 0.550 x 0.459 x 0.680 = 0.172	3.597m ²	1.846m ²	1.350 x 3.300 x 0.680 = 3.029	3.029m ²
	BATHROOM				MVAL			MVAL	
702	DOMESTIC AREA	28.982m ²	2.898m ²	AW1AR	1.350 x 3.300 x 0.680 = 3.029 0.550 x 1.059 x 0.680 = 0.396 0.550 x 0.459 x 0.680 = 0.172	3.597m ²	1.811m ²	1.350 x 3.300 x 0.680 = 3.029	3.029m ²
	BATHROOM				MVAL			MVAL	
703	DOMESTIC AREA	28.895m ²	2.890m ²	AW1A	1.350 x 3.300 x 0.680 = 3.029 0.550 x 1.059 x 0.680 = 0.396 0.550 x 0.459 x 0.680 = 0.172	3.597m ²	1.806m ²	1.350 x 3.300 x 0.680 = 3.029	3.029m ²
	BATHROOM				MVAL			MVAL	
704	DOMESTIC AREA	28.678m ²	2.968m ²	AW1A	1.350 x 3.300 x 0.680 = 3.029 0.550 x 1.059 x 0.680 = 0.396 0.550 x 0.459 x 0.680 = 0.172	3.597m ²	1.855m ²	1.350 x 3.300 x 0.680 = 3.029	3.029m ²
	BATHROOM				MVAL			MVAL	
705	DOMESTIC AREA	15.665m ²	1.567m ²	W26B	1.320 x 2.154 x 0.680 = 1.933 0.558 x 1.030 x 0.680 = 0.381 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.284m ²	0.979m ²	1.320 x 2.154 x 0.680 = 1.933	1.933m ²
	BATHROOM				MVAL			MVAL	
706	DOMESTIC AREA	16.523m ²	1.652m ²	W26A	1.320 x 1.116 x 0.680 = 1.002 0.558 x 0.738 x 0.680 = 0.260 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.341m ²	1.033m ²	1.320 x 1.116 x 0.680 = 1.002	1.033m ²
	BATHROOM			W27B	1.320 x 1.088 x 0.680 = 0.977 0.558 x 0.322 x 0.680 = 0.122			1.320 x 1.088 x 0.680 = 0.977	0.977m ²
707	DOMESTIC AREA	15.074m ²	1.507m ²	W27A	1.320 x 2.183 x 0.680 = 1.959 0.558 x 1.059 x 0.680 = 0.402 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.321m ²	0.942m ²	1.320 x 2.183 x 0.680 = 1.959	1.959m ²
	BATHROOM				MVAL			MVAL	
708	DOMESTIC AREA	15.128m ²	1.513m ²	W26B	1.320 x 2.154 x 0.680 = 1.933 0.558 x 1.030 x 0.680 = 0.381 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.284m ²	0.946m ²	1.320 x 2.154 x 0.680 = 1.933	1.933m ²
	BATHROOM				MVAL			MVAL	
709	DOMESTIC AREA	16.619m ²	1.652m ²	W26A	1.320 x 1.116 x 0.680 = 1.002 0.558 x 0.738 x 0.680 = 0.260 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.341m ²	1.032m ²	1.320 x 1.116 x 0.680 = 1.002	1.032m ²
	BATHROOM			W27B	1.320 x 1.088 x 0.680 = 0.977 0.558 x 0.322 x 0.680 = 0.122			1.320 x 1.088 x 0.680 = 0.977	0.977m ²
710	DOMESTIC AREA	15.293m ²	1.529m ²	W27A	1.320 x 2.183 x 0.680 = 1.959 0.558 x 1.059 x 0.680 = 0.402 DEDUCT EF AREA: 0.2 x 0.2 = -0.040	2.321m ²	0.956m ²	1.320 x 2.183 x 0.680 = 1.959	1.959m ²
	BATHROOM				MVAL			MVAL	
711	DOMESTIC AREA	24.523m ²	2.452m ²	W26	1.320 x 3.270 x 0.680 = 2.935 0.558 x 1.381 x 0.680 = 0.524 DEDUCT EF AREA: 0.3 x 0.3 = -0.090	3.369m ²	1.533m ²	1.320 x 3.270 x 0.680 = 2.935	2.935m ²
	BATHROOM				MVAL			MVAL	
712	DOMESTIC AREA	24.425m ²	2.443m ²	W28R	1.320 x 3.270 x 0.680 = 2.935 0.558 x 1.381 x 0.680 = 0.524 DEDUCT EF AREA: 0.3 x 0.3 = -0.090	3.369m ²	1.527m ²	1.320 x 3.270 x 0.680 = 2.935	2.935m ²
	BATHROOM				MVAL			MVAL	
713	DOMESTIC AREA	20.066m ²	2.009m ²	W28R	1.320 x 3.270 x 0.680 = 2.935 0.558 x 1.381 x 0.680 = 0.524 DEDUCT EF AREA: 0.3 x 0.3 = -0.090	3.369m ²	1.255m ²	1.320 x 3.270 x 0.680 = 2.935	2.935m ²
	BATHROOM				MVAL			MVAL	
714	DOMESTIC AREA	22.349m ²	2.225m ²	W28R	1.320 x 3.270 x 0.680 = 2.935 0.558 x 1.381 x 0.680 = 0.524 DEDUCT EF AREA: 0.3 x 0.3 = -0.090	3.369m ²	1.391m ²	1.320 x 3.270 x 0.680 = 2.935	2.935m ²
	BATHROOM				MVAL			MVAL	

MODIFICATION TO BE APPLIED TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR NOTIONAL LIVING AREA

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Revision			
DESIGN AND BUILD CONTRACTOR:	 YAU LEE CONSTRUCTION CO., LTD.		
ARCHITECTURAL DESIGNER:	 OIYN LTD.		
STRUCTURAL ENGINEER:	 WILSON & ASSOCIATES LTD.		
BUILDING SERVICES DESIGNER:	 SC CONSULTANTS LTD.		
LANDSCAPE DESIGNER:	 LANDES LTD.		
INTERIOR & BRANDING DESIGNER:	 NIL STUDIO LTD.		
ENVIRONMENTAL CONSULTANT:	 RAMBOLL HONG KONG LTD.		
TRAFFIC CONSULTANT:	 LLA CONSULTANCY LTD.		
Designed	HIRO LEUNG	Signed	19/06
Drawn	MARCO YAN	Signed	19/06
Checked	HIRO LEUNG	Signed	19/06
Approved	BRIAN FUNG	Signed	19/06
Contract No.	SS N516		
Project Title	DESIGN AND CONSTRUCTION OF LIGHT PUBLIC HOUSING AT HANG KWONG STREET, MA ON SHAN AND AI HVE VACANI SCHOOL PREMISES		
PLAN APPROVED	 LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 26 SEP 2025		
PMC:	 CHAN MAY TAT YIN FOR AND ON BEHALF OF WONG TUNG & PARTNERS LIMITED AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date:		
ARCHITECTURAL DESIGNER:	 FUNG BRIAN PAK YAN FOR AND ON BEHALF OF OIYN LTD. AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 19/06/2025		
ARCHITECTURAL DESIGN CHECKER:	 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 19/06/2025		
Drawing Title	MCC WINDOW CALCULATIONS (SHEET 2 OF 2)		
Drawing No.	AB/8863/GBP/P012A	Scale	N.T.S.
Date:	06/03/2025		
 Architectural Services Department			

RECORD PLAN

The works shown on these plans are Type II works (Alteration and Addition Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

Undertaking Letter

We (name in full) _____ (Chinese) Housing Bureau (English) of (correspondence address) Unit 1601, 16/F, Revenue Tower, 5 Gloucester Road, Wan Chai,
Telephone No. 3611 0247, Fax No. 3619 4503, being permission for the use and occupation of Light Public Housing at Choi Yuen Road (TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Campus), Choi Yuen Estate, Sheung Shui) would like to undertake the followings:

- (i) Supply of gas as defined under Gas Safety Ordinance (Cap 51) should not be provided to the domestic part of the building;
- (ii) A restriction on the installation of gas supply to domestic part of the building and delivery of LPG cylinders to domestic units of the buildings will be imposed in the occupancy agreement; and
- (iii) A condition will be imposed in the occupancy agreement that Occupants shall provide their own electric water heater and induction cooker if an electric water heater and induction cooker are not provided by us before renting out the unit.



M

(Signature of representative with company chop)

HO PO YEE, POLCY

(Name of representative)

PMCCPH/SD3

(Position Held)

Undertaking Letter
For Non-profit Making Organisation / Institution (NPO)

Date: _____

To the ICU

*I/We (name in full) _____ (Chinese) HOUSING BUREAU (English)

of

(correspondence address) UNIT 1601, 16/F, REVENUE TOWER, 5 GLOUCESTER RD, WAN CHAI

Telephone No. 36110247 Fax No. 36194503, Business Registration Certificate No.

_____, being the Occupant of LIGHT PUBLIC HOUSING AT HOI YUEN ROAD

as shown on the plans drawing number _____ submitted to ICU on _____

at the Appendix of Management Plan in item (b) below, undertake the following:

- (a) *I/We will arrange, and cause those employed to manage the Premises, for the purpose of non-profit making use as LIGHT PUBLIC HOUSING to conduct the measures as stated in the attached Management Plan;
- (b) the relevant parts of the Management Plan will be incorporated into the occupancy agreement with occupants of the Premises;
- (c) a copy of the Management Plan will be properly kept at a conspicuous position of the Premises for the attention of occupants at all times; and
- (d) *I/We will notify the ICU immediately upon our occupancy agreement with the owner is terminated.
- (e) We will incorporate the undertaking letter and the associated permit granted by the ICU with reference to Section 42 of the Building Ordinance (the Permit) into every occupancy agreement with the occupants of the Premises;
- (f) We will appoint an Authorized Person registered under the Building Ordinance to carry out the necessary inspection annually and cause the submission of an annual inspection report by such Authorized Person as imposed in the Permit;

2. *I/We understand that *I/We notice the conditions in the occupancy agreement requiring for administrative building control with respect to the Building Ordinance, and performing any condition of a permit granted by ICU with reference to section 42 of the building ordinance in relation to the proposed works as shown on the plans mentioned in paragraph 1 above.

3. *I/We understand that breaching of any condition of the permit mentioned in paragraph 2 above or expiry / termination of occupancy between *me/us and the owner will render the permit invalid and the Premises should then be reinstated in accordance with the as built drawing(s) prior to the proposal alterations and additions works or in a state to be agreed with Housing Department.

4. *I/We understand that ICU may issue reminder copied to the owner if any condition of the permit mentioned in Paragraph 2 above is not complied with resulting in breaching of occupancy agreement. The owner may take follow-up action in accordance with the occupancy agreement. The owner may take follow-up action in accordance with the occupancy agreement.



[Handwritten signature]

(Signature of representative with company chop)

Ho Po Yee Polly

(Name of representative)

PMCLPHDSD3

(Position Held)

*Delete whichever is inapplicable

(10/2018)

**Management Plan for
Light Public Housing at Choi Yuen Road
(Former TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Campus),
Choi Yuen Estate, Sheung Shui)**

The management plan for Light Public Housing at Choi Yuen Road shall be implemented and observed by Housing Bureau.

Signature/Chop:



Date:

18 Aug 2025

Table of Contents

1. The Premises
2. Exemptions / Modifications with reference to the Buildings Ordinance and Subsidiary Regulations Sought
3. Management of the Premises
4. Annual Inspection of the Premises

Appendix – Layout Plan of the Premises

1. The Premises

Address of the premises	Light Public Housing at Choi Yuen Road (the former TWGHs Ma Kam Chan Memorial Primary School (Choi Yuen Campus), Choi Yuen Estate, Sheung Shui	
Government representative of the premises	Housing Bureau	
Name of operator of the premises		
Use of the premises	Domestic flat	
Proposed subdivision of the premises	Attached at the Appendix	Usable Floor area (m ²)
	(a) Living Area	14.228 - 29.678
	(b) Bathroom	1.72- 4.18
	(c) Pantry	~ 2.17
Layout plan of the premises	Attached at the Appendix	

2. Exemptions/Modifications of the Buildings Ordinance and Subsidiary Regulations Sought

Relevant Regulations	Description of exemption/ modification sought	Location	Remarks
B(P)Rs 30, 31 & 36	To permit reduction of natural lighting and ventilation in living area	Flat Number: UNIT G01, G02, G03, G04, G05, G07, G08, G09, G10, G11, G12 101, 102, 103 201,202,203,204,205, 206,209, 301,302,303,304,305, 306,309, 401,402,403,404,405, 406,409, 501,502,503,504,505, 506,509, 601,602,603,604,605, 606,609	a) Artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the room to the satisfaction of the BA. b) All other habitable rooms are in full compliance with B(P)R 30 & 31.
B(P)R45	To permit the non-provision of kitchen	All domestic units	a) No cooking with naked flame inside the premises. b) A communal pantry or a pantry in each bedroom that is provided with an openable window, should be provided in lieu of the kitchen. c) FSD approved standalone smoke or heat detector to be provided at a strategic location near the counter top to the satisfaction of the BA.

B(P)R20	To permit the domestic portion of light public housing in wholesale – converted school to be treated as non-domestic for the purpose of site coverage and plot ratio calculation.	Entire Building	
B(P)R25(1)(a)	To exempt the domestic portion of light public housing in wholesale-converted school from the provision of open space.	Entire Building	
B(P)R35A	To permit the non-provision of gas aperture in all bathrooms	Entire Building	<ul style="list-style-type: none"> a) Supply of gas as defined under gas safety ordinance (cap 51) will not be provided to the domestic part of building; b) A restriction on the installation of gas supply to domestic part of building and delivery of LPG cylinders to domestic units of the building will be imposed in the tenancy agreement; c) A condition will be imposed in the tenancy agreement that tenants shall provide their own electric water heater and induction cooker if an electric water heater and an induction cooker are not provided by Housing Bureau/its operator before renting out the unit

B(P)R36	To permit the omission of natural lighting and ventilation to the rooms containing soil or waste fitment at the communal toilet and internal bathroom	G/F 2/F to 7/F Units	<ul style="list-style-type: none"> b) Subject to the compliance with the requirements and conditions as laid down in PNAP APP-98 c) Artificial lighting and mechanical ventilation at a rate of not less than 10 air changes per hour to be provided to the satisfaction of the building authority. a) Fresh air intake complying the requirements set out in annex 2 of PNAP ADM-2 to be provided.
B(C)R28A	Reduction in size of Telecommunications and Broadcasting Room.	The TBE Room on G/F	

3. Management of the Premises

3.1 The following clauses should be incorporated in occupancy agreement:

- (a) The communal living area/communal bathroom/communal pantry should be maintained as shown on the approved plan.
- (b) The artificial lighting, mechanical ventilation system and permanent vents should be kept in good functioning condition.
- (c) Cooking facilities with naked flame in the premises are prohibited to be installed or used.
- (d) No alteration should be carried out to the layout including walls, doors and windows (including their glazing and openable sashes), artificial lighting, mechanical ventilation system, permanent vents, electric water heaters, pantry and fire services installations or equipment of the premises.
- (e) Access by Housing Bureau or persons authorised by Housing Bureau for inspection, maintenance and repair of any part of the premises should be provided by the occupants at reasonable time.

3.2 Operator should arrange proper repair and maintenance of the premises, including arranging repair of the artificial lighting, mechanical ventilation system and fire service installations and equipment if any of such is out of order.

3.3 A notice listing the requirements in paragraph 3.1 above should be displayed in a conspicuous position of the premises.

4. Annual Inspection of the Premises

4.1 An Authorized Person registered under the Building Ordinance should be appointed by the main tenant to inspect the premises in the capacity of an AP annually and to submit the inspection certificate to the ICU.

4.2 A registered fire service installation contractor shall be appointed by the main tenant pursuant to the Fire Service (Installation and Equipment) Regulations to inspect and certify annually the fire service installations and equipment installed in the premises including standalone smoke detector.