

BUILDING AUTHORITY OF HONG KONG

Form BD 106

BUILDING ORDINANCE

(Chapter 123)

Section 42

Permit under Section 42

Our Ref. No. ASD202/8865/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 internal bathroom at 1/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-Mission Covenant Church Holm Glad No. 2 Primary School) at Shun On Estate, No. 1 Lee On Road, Kowloon, 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. ASD202/8865/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. ASD202/8865/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 G02, G05, G06, G07, 101 to 104, 118, 119, 201 to 204, 218, 219, 301 to 304, 318, 319, 401 to 404, 418, 419, 501 to 504, 518, 519 and 601 to 613.

in respect of the proposed building works/street works at Light Public Housing (ex-Mission Covenant Church Holm Glad No. 2 Primary School) at Shun On Estate, No. 1 Lee On Road, Kowloon, 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. ASD202/8865/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 flat 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 RAILING TO BE 1100mm 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 WMRES 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 B30.1 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 C9.3 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-85.
- THE PROPOSED A&A WORKS SHOWN ON THESE DRAWING 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.BD COMMW01/2017 DATED 25TH OCTOBER 2018.

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 2022 AND FSD CIRCULAR LETTER NO. 2/2013) OF FIRE SERVICES DEPARTMENT.
 - TO SATISFY FIRE SERVICES ENHANCEMENT WORKS, ONE 27000 LITERS F.S. WATER TANK AT GF 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 2011(2024 EDITION). WHEN THE ACTUATING POINT IS ACTIVATED, THE FIXED FIRE PUMP SHALL START AND THE ALARM VISUAL FIRE ALARM SHALL BE ACTIVATED AUTOMATICALLY.
 - F.S. SILET WILL BE PROVIDED FOR FIRE HYDRANT SYSTEM AS INDICATED ON PLAN TO MEET F.S.D. REQUIREMENTS. ALL F.S. INLETS OF THE FMHR SYSTEM FOR THE DEVELOPMENT SHALL BE INTERCONNECTED.
 - FIXED FIRE PUMPS (DUTY & STANDBY) WILL BE PROVIDED INSIDE F.S. WATER TANK AND PUMP ROOM AT GF.
 - 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.
 - EACH HYDRANT POINT TO HAVE A SINGLE OUTLET AND TO BE PROVIDED AT REQUIRED STAIRCASE ENCLOSURES AS INDICATED ON PLANS.
 - THE EXISTING FS WATER TANK AT RF SHALL BE PLUGGED OFF AND ABANDONED.
- STAND - ALONE FIRE DETECTORS
 - STAND - ALONE 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 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 - FIRE DETECTION AND FIRE ALARM SYSTEM FOR BUILDINGS - PART 1: CODE OF PRACTICE FOR SYSTEM DESIGN, INSTALLATION, COMMISSIONING AND MAINTENANCE.
 - FSD CIRCULAR LETTERS NO. 8/2021.
 - FIRE ALARM SIGNAL INCLUDING THE ALARM FROM MANUAL FIRE ALARM SYSTEM 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 BD PRIOR TO REQUEST FOR FSD ACCEPTANCE INSPECTION. FIRE SERVICE REPEATER PANEL IS PROVIDED IN BUILDING MANAGEMENT OFFICE WITHOUT DIRECT LINK CONNECTED.
- EMERGENCY LIGHTING AND DIRECTIONAL EXIT SIGN
 - EMERGENCY LIGHTING SHALL BE PROVIDED THROUGH OUT THE ENTIRE BUILDING AND ALL EXIT ROUTES LEADING TO GROUND LEVEL EMERGENCY LIGHTING SHALL COMPLY WITH BS 5266-1:2016 AND BS EN 1838:2013 AND FSD CL4/2021.
 - EMERGENCY LIGHTING SHALL BE PROVIDED TO ALL PUBLIC AREAS, EMERGENCY LIGHTING WILL BE CONNECTED TO SECONDARY ELECTRICITY SUPPLY.
 - NO EMERGENCY LIGHTING TO BE PROVIDED FOR DOMESTIC UNITS, HOSE REEL CABINET, F.S. & SPRINKLER INLET CABINET, WATER METER CABINET, CABLE/PIPE TRENCHPIT, 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.
 - THE EMERGENCY LIGHTING WILL BE BACKED UP BY 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 ACUSTIC 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 ACUSTIC, 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.
 - A SWAN NECK STREET FIRE HYDRANT WILL BE PROVIDED AS INDICATED ON PLAN.
 - STAIRCASE PRESSURIZATION SYSTEM WILL NOT BE PROVIDED FOR ENTIRE DEVELOPMENT.
- VISUAL FIRE ALARM SYSTEM
 - VISUAL ALARM SIGNALS TO BE PROVIDED AT FLAT UNITS 107, 108 AND 120. THE VISUAL ALARM SIGNALS TO BE INSTALLED IN ACCORDANCE WITH THE FSD CIRCULAR LETTERS NO. 2/2012, 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.

MODIFICATIONS/EXEMPTIONS GRANTED						
BUILDING ORDINANCE / REGULATIONS MODIFIED / EXEMPTED	DESCRIPTION	CONDITIONS	LOCATION	PERMIT NO. AND DATE GRANTED	DATE OF SUBMISSION	YEAR
NO.	APPLIED FOR				MONTH	DAY
1	B(P)20	TO PERMIT THE DOMESTIC PORTION OF LIGHT PUBLIC HOUSING IN WHOLESALE - CONVERTED SCHOOL TO BE TREATED AS NON-DOMESTIC FOR THE PURPOSE OF THE PROVISION OF OPEN SPACE.	ENTIRE BUILDING	ASD2002/8865/SSN516/C25/001		24
2	B(P)25(1)(a)	TO EXEMPT THE DOMESTIC PORTION OF LIGHT PUBLIC HOUSING IN WHOLESALE-CONVERTED SCHOOL FROM THE PROVISION OF OPEN SPACE.	ENTIRE BUILDING	24 DECEMBER 2024		24
3	B(P)35A	TO PERMIT THE NON-PROVISION OF GAS APERTURE IN ALL BATHROOMS.	ENTIRE BUILDING			26
4	B(P)36	TO PERMIT THE OMISSION OF NATURAL LIGHTING AND VENTILATION TO THE ROOMS CONTAINING SOIL OR WASTE FITMENT AT THE INTERNAL BATHROOM AT 1/7 TO 6/7.	1/7 TO 6/7 UNITS			26
5	B(P)38A	TO PERMIT THE REDUCTION IN SIZE OF THE TELECOMMUNICATIONS AND BROADCASTING ROOM.	G/F TBE ROOM	ASD2002/8865/SSN516/C25/001		26
6	B(P)38C	TO PERMIT THE NON PROVISION OF KITCHEN.	ENTIRE BUILDING			26
7	B(P)30, 31, 36	TO PERMIT THE REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR LIVING AREA.	UNIT 602, 605, 606, 607, 101 TO 104, 118, 119, 201 TO 204, 218, 219, 301 TO 304, 318, 319, 401 TO 404, 418, 419, 501 TO 504, 518, 519 AND 601 TO 613			26

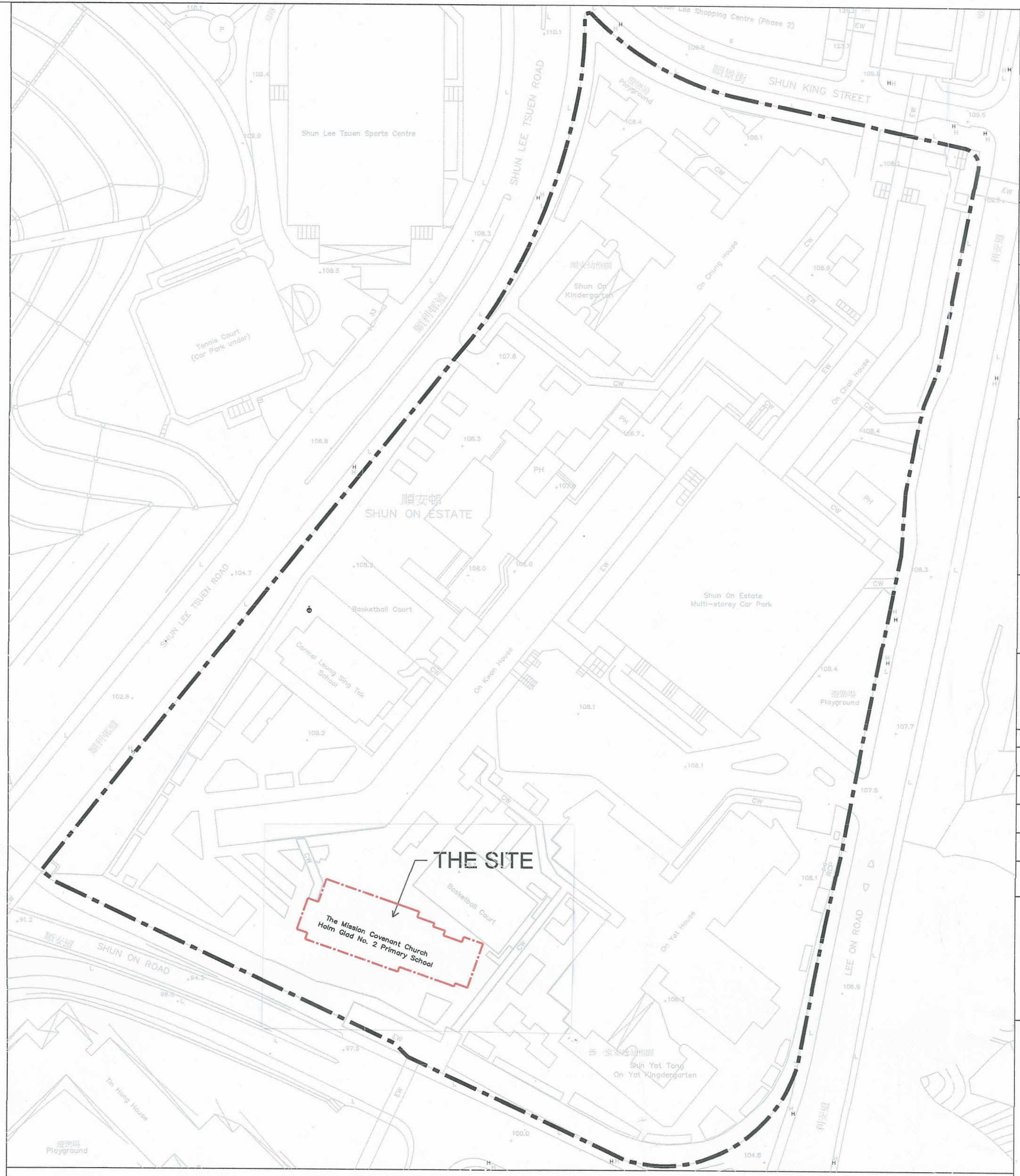
LEGEND: ✓ STILL APPLICABLE x NOT APPLICABLE # FIRST GRANTED Δ AMENDMENT TO THE LOCATION OF THE EX-EXEMPTION / MODIFICATION PREVIOUSLY GRANTED.

LEGEND:

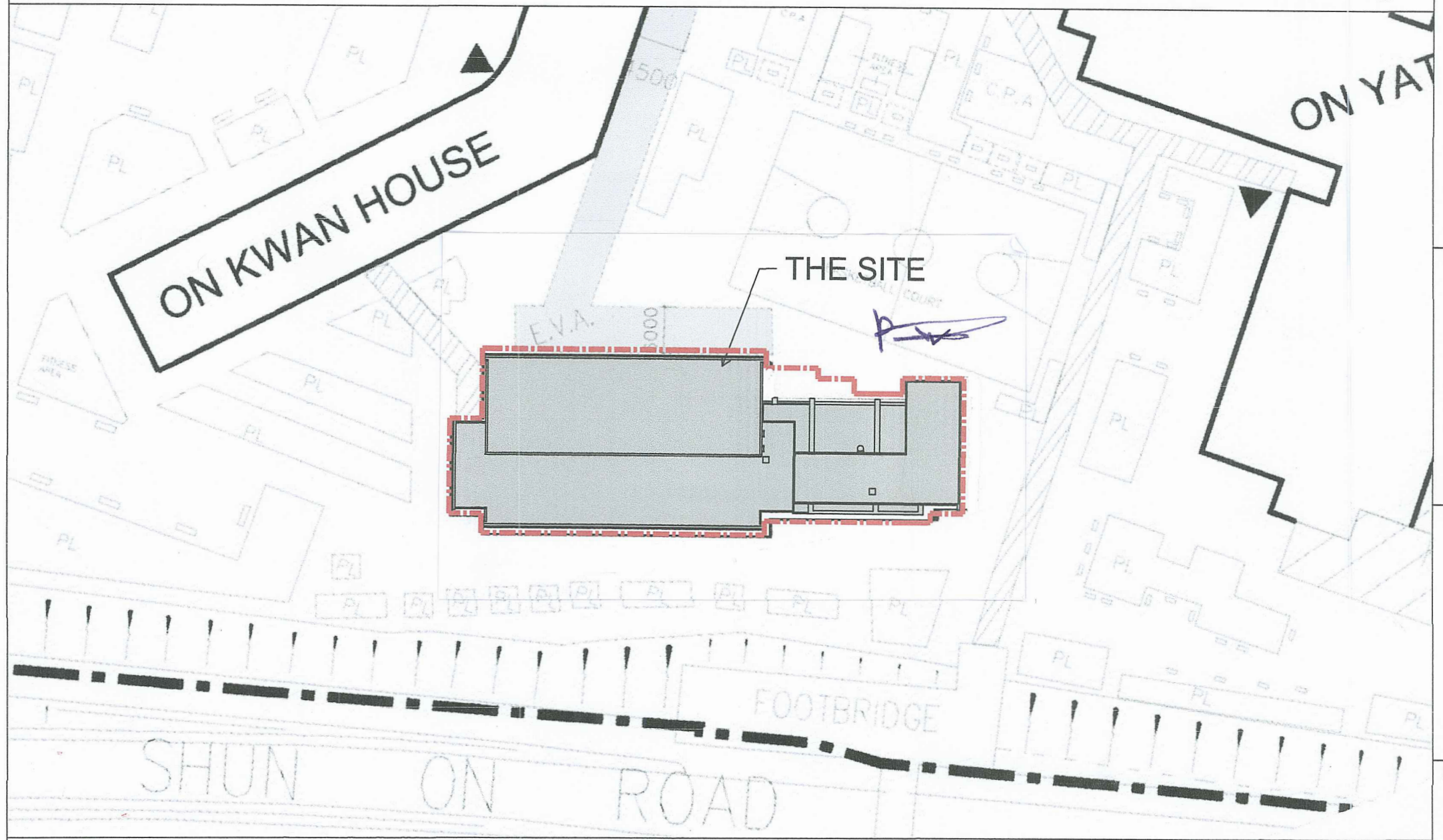
- SUBMISSION AREA
- EXISTING WALL TO BE REMAIN UNCHANGED
- NEW CAST-IRON SURFACE CHANNEL COVER
- NEW BASIN
- NEW WATER CLOSET
- NEW EXIT SIGN / DIRECTIONAL EXIT SIGN
- NEW TACTILE
- ACCESSIBLE LIFT
- HOSE REEL
- NEW WINDOW
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
- 5kg CO₂ F.E.
- 9L H₂O F.E.
- FIRE HYDRANT
- STREET FIRE HYDRANT
- PIPE DUCT
- NEW BATHROOM FOLDING DOOR
- FINISHED FLOOR LEVEL *(TO BE VERIFIED ON SITE)*
- STRUCTURAL FLOOR LEVEL *(TO BE VERIFIED ON SITE)*
- EXISTING WALL, WINDOW, SANITARY FITMENT TO BE DEMOLISHED, TAKE DOWN AND CART AWAY
- EXISTING DOOR TO BE DEMOLISHED, TAKE DOWN AND CART AWAY
- EXISTING FLOOR FINISHES TO BE DEMOLISHED OWN TO SOUND CONCRETE LEVEL AND ALL BUILDER AND E&M WORKS TO BE DEMOLISHED
- NEW LIGHTWEIGHT CONCRETE FILL
- NEW F.R.R. 60/60/60 R.C. SLAB
- TEMPORARY REFUGE SPACE
- EXHAUST AIR OUTLET

COLOUR INDICATION:

- DRY WALL
- GLASS
- BLOCK WALL -/240/240
- BLOCK WALL -/120/120
- EXISTING
- BLOCK WALL -/60/60
- BLOCK WALL
- METAL WORK OR STEEL
- CONCRETE SLAB (LIGHTER WASH)
- CONCRETE SLAB (PLAN OR REINFORCED)
- TIMBER
- SANITARY FITTINGS
- IMPERMEABLE / NON-ABSORBENT FLOOR OR WALL



SITE PLAN SCALE N.T.S.



BLOCK PLAN SCALE N.T.S.

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	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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.

Name	Signed	Date
Designed	HIRO LEUNG	09/06
Drawn	MARKO YAN	09/06
Checked	HIRO LEUNG	09/06
Approved	BRIAN FUNG	09/06

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

PLAN APPROVED

LEE Chan Kan, Paul
 Chief Project Manager 2025
 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: 09/06/2025

ARCHITECTURAL DESIGNER:

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

ARCHITECTURAL DESIGN CHECKER:

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

Drawing Title
 HOLM GLAD NOTES, BLOCK PLAN & LEGENDS

Drawing No.	Scale	Rev.
AB/8865/GBP/GP001	N.T.S.	A

Date: 26/02/2025

建築署
 Architectural Services Department

TRAVEL DISTANCE CALCULATION FOR G/F

FOR EXIT ROUTE 1

FOR EXIT ROUTE 2

DISTANCE OF DEAD END = DT1
 = (a) (b) (c)
 = 2.613m + 2.027m + 4.156m
 = 8.796m < 24m

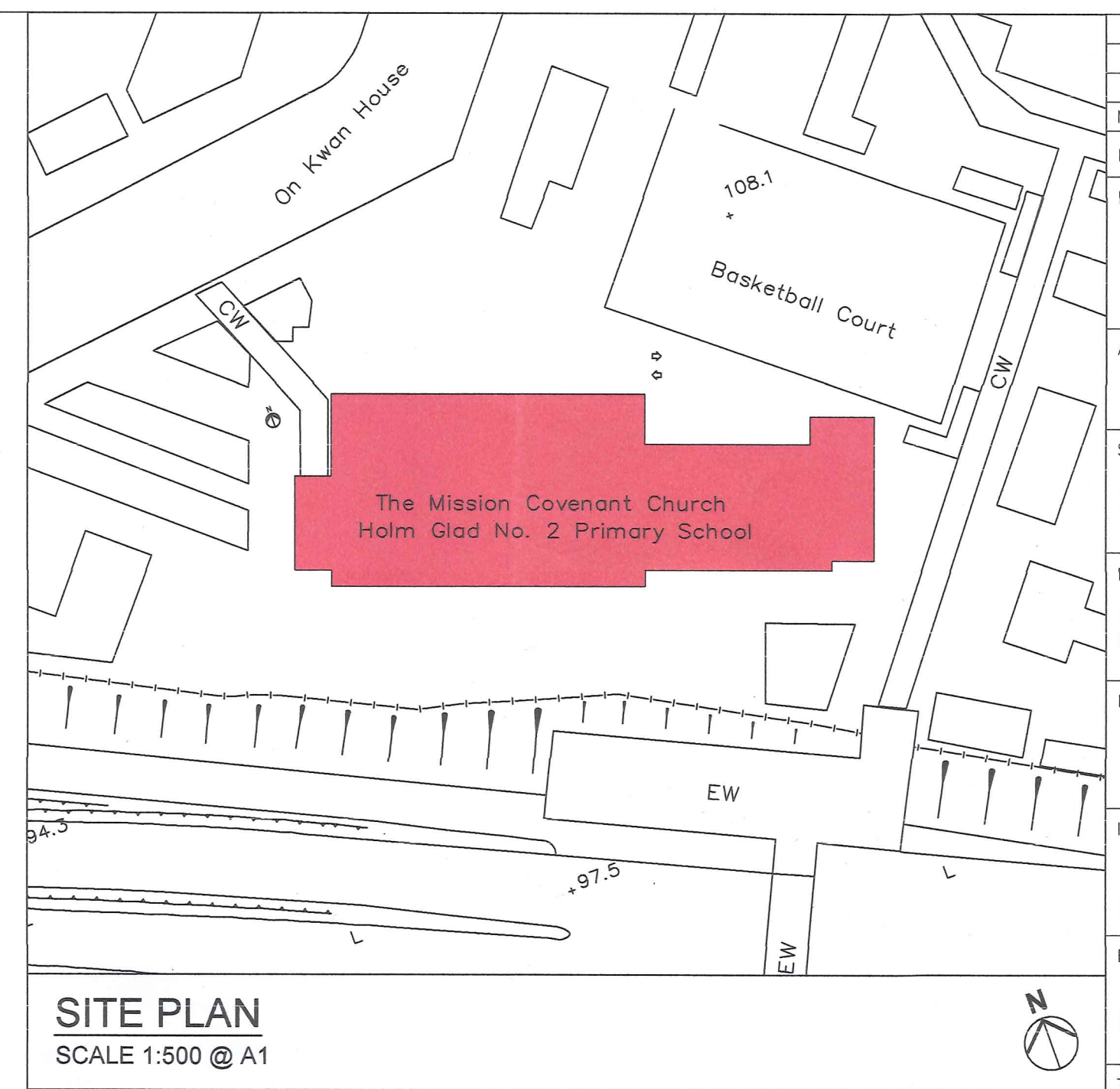
DISTANCE OF DEAD END = DT2
 = (a)
 = 7.546m < 24m

TOTAL TRAVEL DISTANCE = TTD1
 = (d) (e)
 = 1.018m + 20.431m
 = 21.449m < 24m

TOTAL TRAVEL DISTANCE = TTD2
 = (b) (c) (d)
 = 0.873m + 2.054m + 3.831m
 = 6.758m < 24m

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
- Λ FRR -/120/120 SELF-CLOSING DOOR
- ⊠ FRR -/120/120 SELF-CLOSING DOOR WITH VISION PANEL
- ⊙ 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
- MS METAL MESH DOOR
- AP FRR -/60/60 SELF-CLOSING ACCESS PANEL
- GD GLASS DOOR
- EX EXISTING DOOR
- @ SELF CLOSING DOOR WITH VISION PANEL
- MP METAL ACCESS PANEL
- V DOOR WITH VISION PANEL
- MG METAL GATE
- AP2 SELF CLOSING ACCESS PANEL
- LW SELF CLOSING LOUVRE DOOR



No.	Date	Description	Initial
A	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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
 11/F, BLOK A, DEEPAI FACTORY BUILDING, HONGKONG STREET, HONG KONG

STRUCTURAL ENGINEER:
WAL 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 D
 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	13/06
Drawn	MARKO YAN	13/06
Checked	HIRO LEUNG	13/06
Approved	BRIAN FUNG	13/06

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

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: 13/06/2025

ARCHITECTURAL DESIGN CHECKER:

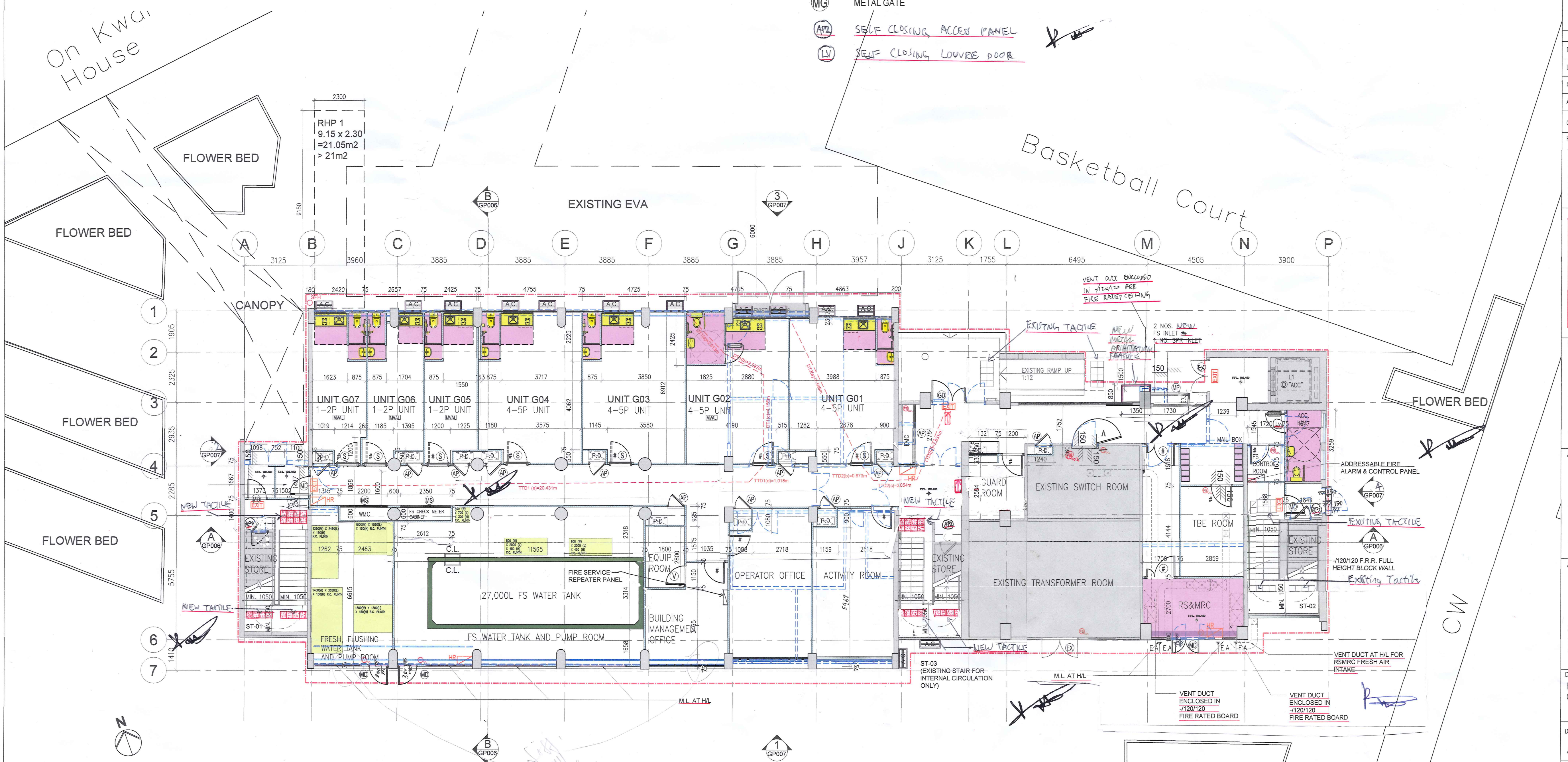
 YUNG CHUNG KWONG
 FOR AND ON BEHALF OF COCOON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025

Drawing Title
 HOLM GLAD GROUND FLOOR PLAN

Drawing No.	Scale	Rev.
AB/8865/GBP/GP002	1:100 (A1)	A

Date: 26/02/2025

建築署
 Architectural Services Department



GROUND FLOOR PLAN
 SCALE 1:100

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.

TRAVEL DISTANCE CALCULATION FOR 1/F

FOR EXIT ROUTE 1

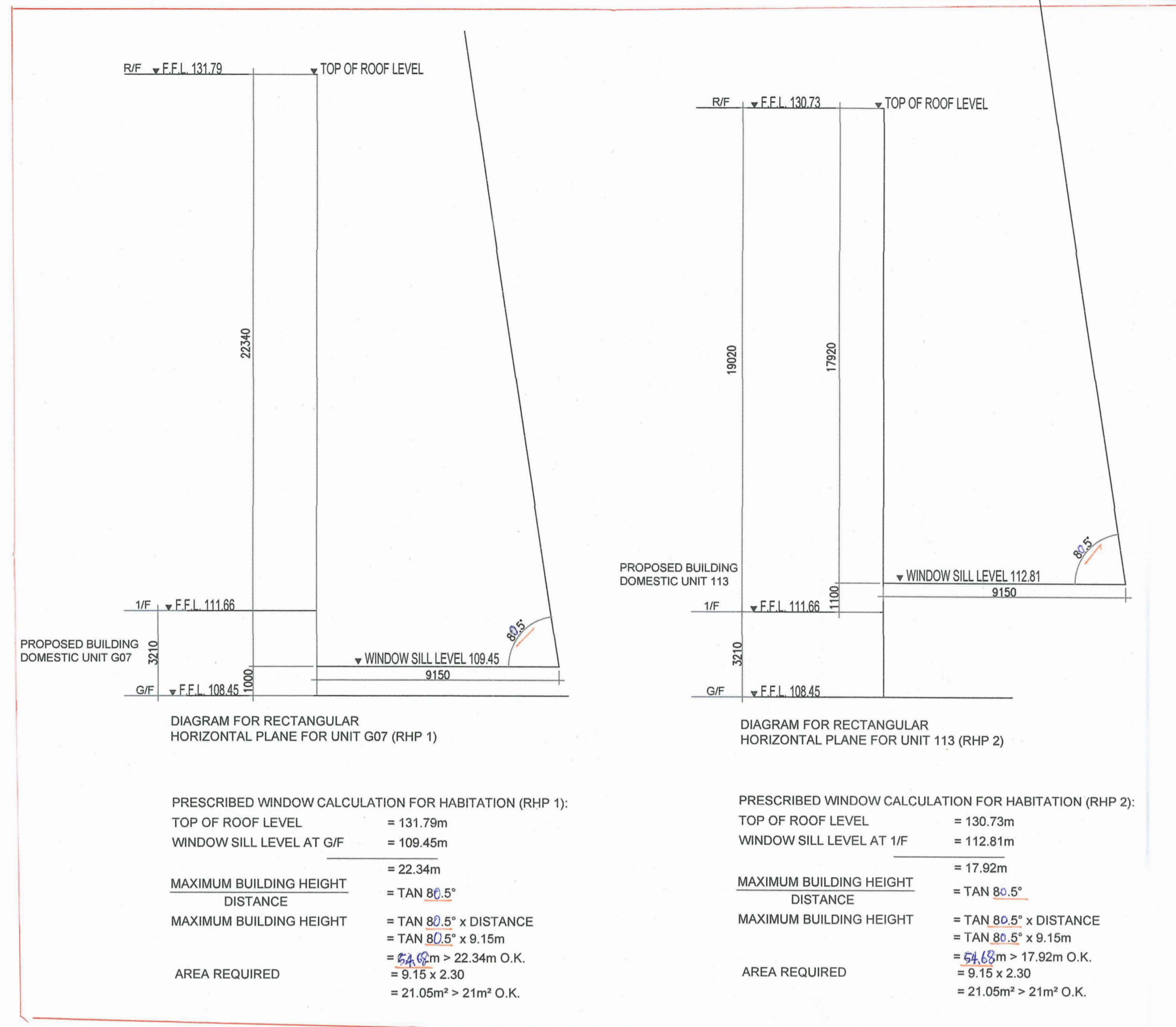
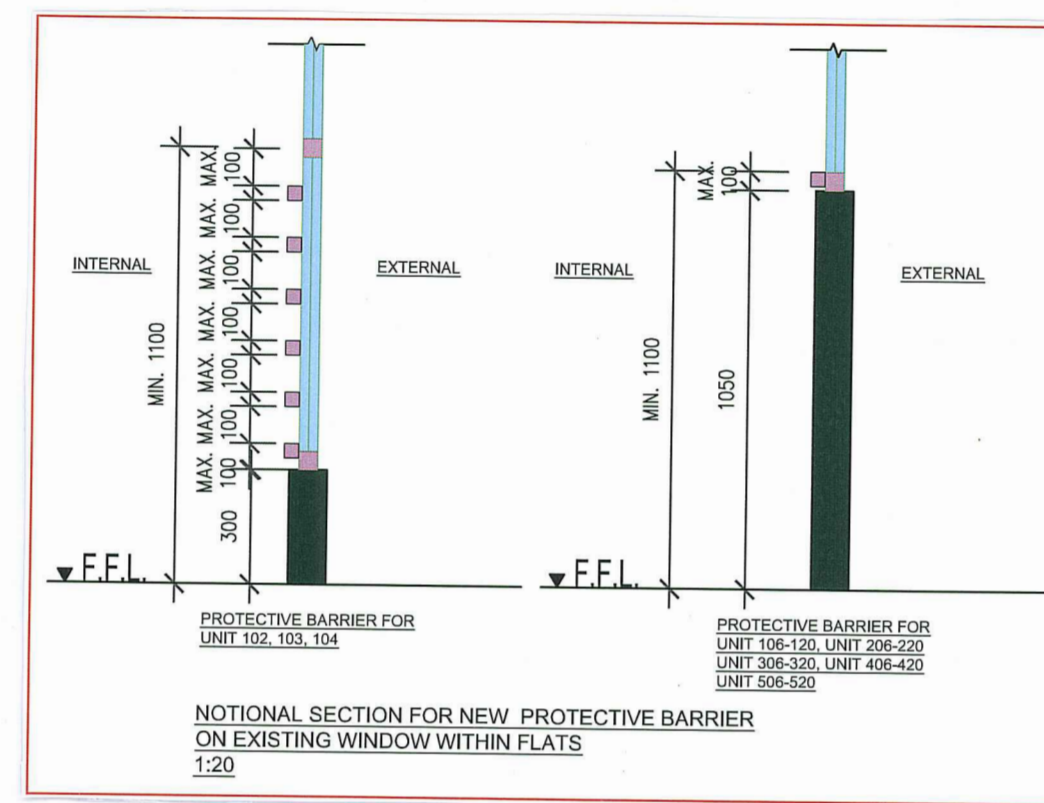
FOR EXIT ROUTE 2

DISTANCE OF DEAD END
 = DT1
 = (a)
 = 7.849m
 = 7.849m < 24m

DISTANCE OF DEAD END
 = DT2
 = (a)
 = 7.906m
 = 7.906m < 24m

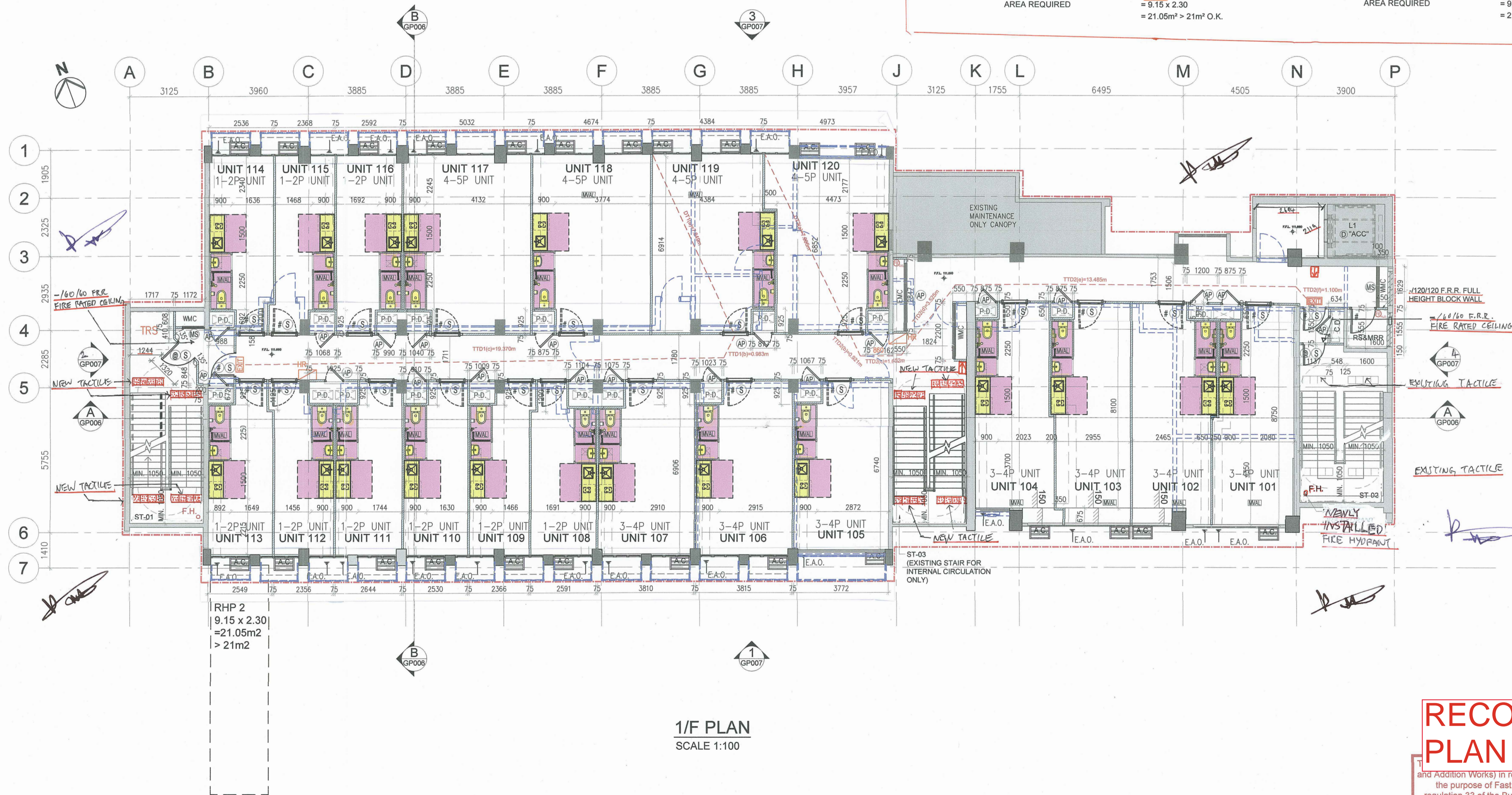
TOTAL TRAVEL DISTANCE
 = TTD1
 = (b) (c)
 = 0.983m + 19.370m
 = 20.353m < 24m

TOTAL TRAVEL DISTANCE
 = TTD2
 = (b) (c) (d) (e) (f)
 = 0.921m + 1.652m + 3.525m + 13.485m + 1.100m
 = 20.683m < 24m



PRESCRIBED WINDOW CALCULATION FOR HABITATION (RHP 1):
 TOP OF ROOF LEVEL = 131.79m
 WINDOW SILL LEVEL AT G/F = 109.45m
 = 22.34m
 MAXIMUM BUILDING HEIGHT DISTANCE = TAN 80.5°
 MAXIMUM BUILDING HEIGHT = TAN 80.5° x DISTANCE
 = TAN 80.5° x 9.15m
 = 64.6m > 22.34m O.K.
 = 9.15 x 2.30
 = 21.05m² > 21m² O.K.

PRESCRIBED WINDOW CALCULATION FOR HABITATION (RHP 2):
 TOP OF ROOF LEVEL = 130.73m
 WINDOW SILL LEVEL AT 1/F = 112.81m
 = 17.92m
 MAXIMUM BUILDING HEIGHT DISTANCE = TAN 80.5°
 MAXIMUM BUILDING HEIGHT = TAN 80.5° x DISTANCE
 = TAN 80.5° x 9.15m
 = 64.6m > 17.92m O.K.
 = 9.15 x 2.30
 = 21.05m² > 21m² O.K.



RECORD PLAN
 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	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	1st BUILDING A&A SUBMISSION	BF
Revision			
DESIGN AND BUILD CONTRACTOR: YAU LEE CONSTRUCTION CO., LTD.			
ARCHITECTURAL DESIGNER: OIYN LIMITED <small>1/F, BLOK A, PRIDE PAT FACTORY BUILDING, NO.380-371 WONG SHUEI WAI, TAI WAI, NEW TERRACES, HONG KONG</small>			
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	13/06	
Drawn	MARKO YAN	13/06	
Checked	HIRO LEUNG	13/06	
Approved	BRIAN FUNG	13/06	
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			
PLAN APPROVED LEE Chun Kwan, 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: 13/06/2025			
ARCHITECTURAL DESIGN CHECKER: YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025			
Drawing Title HOLM GLAD 1/F PLAN			
Drawing No.	Scale	Rev.	
AB/8865/GBP/GP003	1:100 (A1)	A	
Date:	26/02/2025		
 建築署 Architectural Services Department			

TRAVEL DISTANCE CALCULATION FOR 2/F-4/F

FOR EXIT ROUTE 1

FOR EXIT ROUTE 2

DISTANCE OF DEAD END

= DT1

= (a)

= 7.800m

= 7.800m < 24m

TOTAL TRAVEL DISTANCE

= TTD1

= (b) (c)

= 1.299m + 18.922m

= 20.221m < 24m

DISTANCE OF DEAD END

= DT2

= (a)

= 7.806m

= 7.806m < 24m

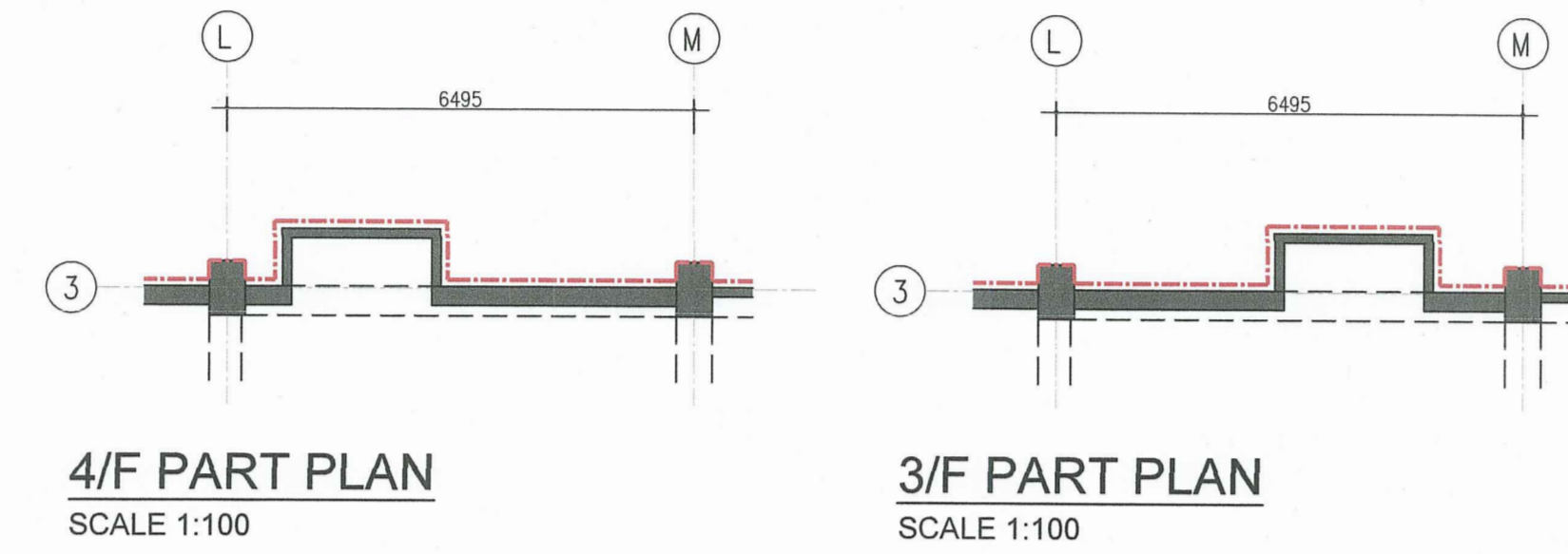
TOTAL TRAVEL DISTANCE

= TTD2

= (b) (c) (d) (e) (f)

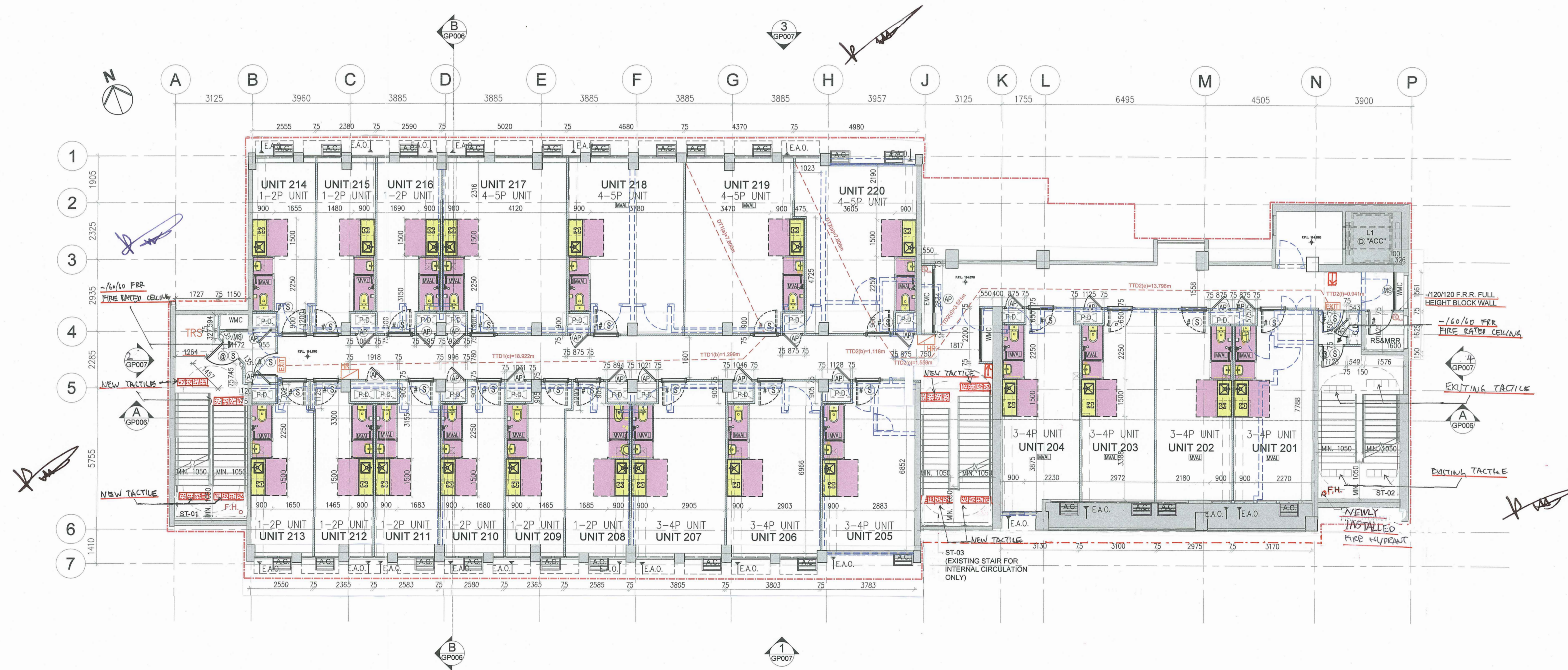
= 1.118m + 1.558m + 3.521m + 13.796m + 0.941m

= 20.934m < 24m



4/F PART PLAN
SCALE 1:100

3/F PART PLAN
SCALE 1:100



2/F - 4/F TYPICAL PLAN
SCALE 1:100

RECORD PLAN

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	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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.			
Name		Signed	Date
Designed		HIRO LEUNG	13/06
Drawn		MARKO YAN	13/06
Checked		HIRO LEUNG	13/06
Approved		BRIAN FUNG	13/06
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			
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: 13/06/2025			
ARCHITECTURAL DESIGN CHECKER:			
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025			
Drawing Title			
HOLM GLAD 2/F TO 4/F PLAN			
Drawing No.	Scale	Rev.	
AB/8865/GBP/GP004	1:100 (A1)	A	
Date:	26/02/2025		
 Architectural Services Department			

TRAVEL DISTANCE CALCULATION FOR 5/F

FOR EXIT ROUTE 1

FOR EXIT ROUTE 2

DISTANCE OF DEAD END

= DT1
 = (a)
 = 7.752m
 = 7.752m < 24m

DISTANCE OF DEAD END

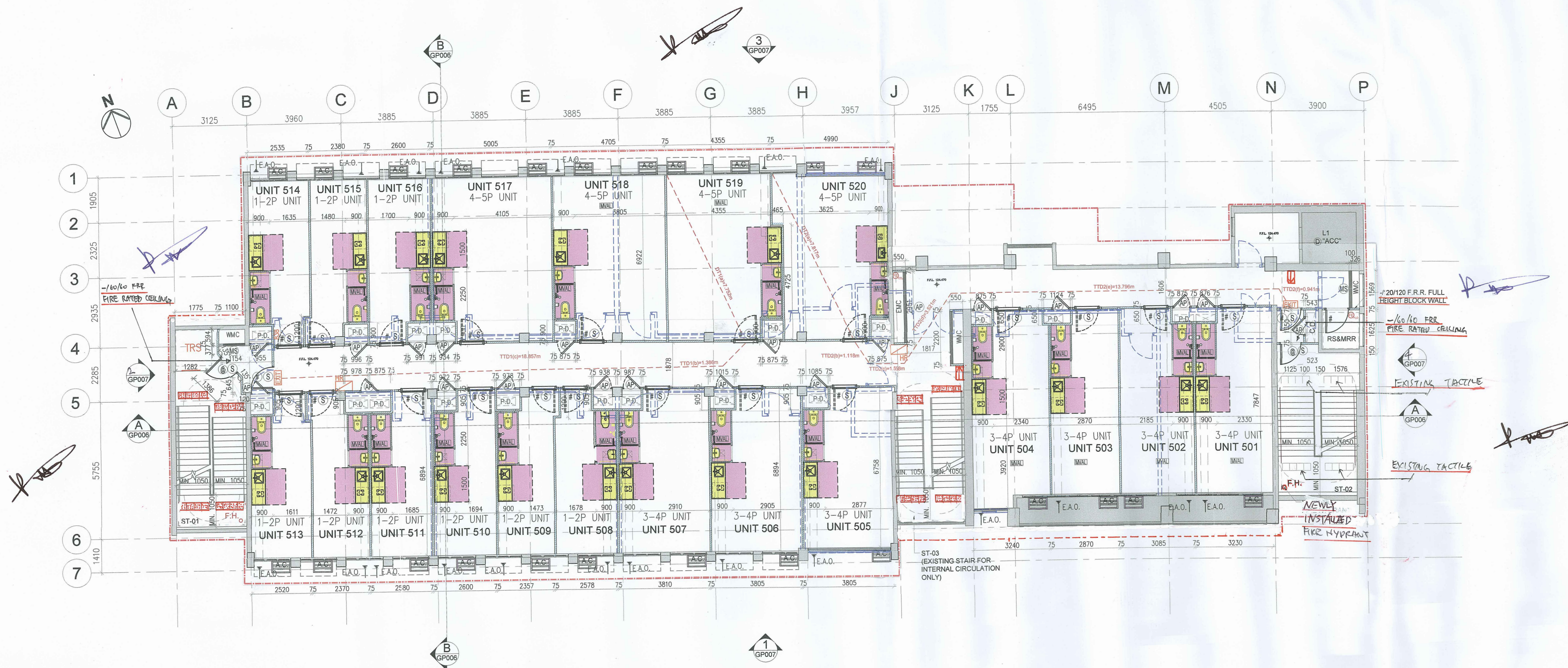
= DT2
 = (a)
 = 7.817m
 = 7.817m < 24m

TOTAL TRAVEL DISTANCE

= TTD1
 = (b) (c)
 = 1.386m + 18.857m
 = 20.243m < 24m

TOTAL TRAVEL DISTANCE

= TTD2
 = (b) (c) (d) (e) (f)
 = 1.118m + 1.558m + 3.521m + 13.796m + 0.941m
 = 20.934m < 24m



5/F PLAN
 SCALE 1:100

RECORD PLAN
 the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

No.	Date	Description	Initial
26/02/2025	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, 8865, G/F, 8867, 8869, 8871, 8873, 8875, 8877, 8879, 8881, 8883, 8885, 8887, 8889, 8891, 8893, 8895, 8897, 8899, 8901, 8903, 8905, 8907, 8909, 8911, 8913, 8915, 8917, 8919, 8921, 8923, 8925, 8927, 8929, 8931, 8933, 8935, 8937, 8939, 8941, 8943, 8945, 8947, 8949, 8951, 8953, 8955, 8957, 8959, 8961, 8963, 8965, 8967, 8969, 8971, 8973, 8975, 8977, 8979, 8981, 8983, 8985, 8987, 8989, 8991, 8993, 8995, 8997, 8999, 9001, 9003, 9005, 9007, 9009, 9011, 9013, 9015, 9017, 9019, 9021, 9023, 9025, 9027, 9029, 9031, 9033, 9035, 9037, 9039, 9041, 9043, 9045, 9047, 9049, 9051, 9053, 9055, 9057, 9059, 9061, 9063, 9065, 9067, 9069, 9071, 9073, 9075, 9077, 9079, 9081, 9083, 9085, 9087, 9089, 9091, 9093, 9095, 9097, 9099, 9101, 9103, 9105, 9107, 9109, 9111, 9113, 9115, 9117, 9119, 9121, 9123, 9125, 9127, 9129, 9131, 9133, 9135, 9137, 9139, 9141, 9143, 9145, 9147, 9149, 9151, 9153, 9155, 9157, 9159, 9161, 9163, 9165, 9167, 9169, 9171, 9173, 9175, 9177, 9179, 9181, 9183, 9185, 9187, 9189, 9191, 9193, 9195, 9197, 9199, 9201, 9203, 9205, 9207, 9209, 9211, 9213, 9215, 9217, 9219, 9221, 9223, 9225, 9227, 9229, 9231, 9233, 9235, 9237, 9239, 9241, 9243, 9245, 9247, 9249, 9251, 9253, 9255, 9257, 9259, 9261, 9263, 9265, 9267, 9269, 9271, 9273, 9275, 9277, 9279, 9281, 9283, 9285, 9287, 9289, 9291, 9293, 9295, 9297, 9299, 9301, 9303, 9305, 9307, 9309, 9311, 9313, 9315, 9317, 9319, 9321, 9323, 9325, 9327, 9329, 9331, 9333, 9335, 9337, 9339, 9341, 9343, 9345, 9347, 9349, 9351, 9353, 9355, 9357, 9359, 9361, 9363, 9365, 9367, 9369, 9371, 9373, 9375, 9377, 9379, 9381, 9383, 9385, 9387, 9389, 9391, 9393, 9395, 9397, 9399, 9401, 9403, 9405, 9407, 9409, 9411, 9413, 9415, 9417, 9419, 9421, 9423, 9425, 9427, 9429, 9431, 9433, 9435, 9437, 9439, 9441, 9443, 9445, 9447, 9449, 9451, 9453, 9455, 9457, 9459, 9461, 9463, 9465, 9467, 9469, 9471, 9473, 9475, 9477, 9479, 9481, 9483, 9485, 9487, 9489, 9491, 9493, 9495, 9497, 9499, 9501, 9503, 9505, 9507, 9509, 9511, 9513, 9515, 9517, 9519, 9521, 9523, 9525, 9527, 9529, 9531, 9533, 9535, 9537, 9539, 9541, 9543, 9545, 9547, 9549, 9551, 9553, 9555, 9557, 9559, 9561, 9563, 9565, 9567, 9569, 9571, 9573, 9575, 9577, 9579, 9581, 9583, 9585, 9587, 9589, 9591, 9593, 9595, 9597, 9599, 9601, 9603, 9605, 9607, 9609, 9611, 9613, 9615, 9617, 9619, 9621, 9623, 9625, 9627, 9629, 9631, 9633, 9635, 9637, 9639, 9641, 9643, 9645, 9647, 9649, 9651, 9653, 9655, 9657, 9659, 9661, 9663, 9665, 9667, 9669, 9671, 9673, 9675, 9677, 9679, 9681, 9683, 9685, 9687, 9689, 9691, 9693, 9695, 9697, 9699, 9701, 9703, 9705, 9707, 9709, 9711, 9713, 9715, 9717, 9719, 9721, 9723, 9725, 9727, 9729, 9731, 9733, 9735, 9737, 9739, 9741, 9743, 9745, 9747, 9749, 9751, 9753, 9755, 9757, 9759, 9761, 9763, 9765, 9767, 9769, 9771, 9773, 9775, 9777, 9779, 9781, 9783, 9785, 9787, 9789, 9791, 9793, 9795, 9797, 9799, 9801, 9803, 9805, 9807, 9809, 9811, 9813, 9815, 9817, 9819, 9821, 9823, 9825, 9827, 9829, 9831, 9833, 9835, 9837, 9839, 9841, 9843, 9845, 9847, 9849, 9851, 9853, 9855, 9857, 9859, 9861, 9863, 9865, 9867, 9869, 9871, 9873, 9875, 9877, 9879, 9881, 9883, 9885, 9887, 9889, 9891, 9893, 9895, 9897, 9899, 9901, 9903, 9905, 9907, 9909, 9911, 9913, 9915, 9917, 9919, 9921, 9923, 9925, 9927, 9929, 9931, 9933, 9935, 9937, 9939, 9941, 9943, 9945, 9947, 9949, 9951, 9953, 9955, 9957, 9959, 9961, 9963, 9965, 9967, 9969, 9971, 9973, 9975, 9977, 9979, 9981, 9983, 9985, 9987, 9989, 9991, 9993, 9995, 9997, 9999, 10001, 10003, 10005, 10007, 10009, 10011, 10013, 10015, 10017, 10019, 10021, 10023, 10025, 10027, 10029, 10031, 10033, 10035, 10037, 10039, 10041, 10043, 10045, 10047, 10049, 10051, 10053, 10055, 10057, 10059, 10061, 10063, 10065, 10067, 10069, 10071, 10073, 10075, 10077, 10079, 10081, 10083, 10085, 10087, 10089, 10091, 10093, 10095, 10097, 10099, 10101, 10103, 10105, 10107, 10109, 10111, 10113, 10115, 10117, 10119, 10121, 10123, 10125, 10127, 10129, 10131, 10133, 10135, 10137, 10139, 10141, 10143, 10145, 10147, 10149, 10151, 10153, 10155, 10157, 10159, 10161, 10163, 10165, 10167, 10169, 10171, 10173, 10175, 10177, 10179, 10181, 10183, 10185, 10187, 10189, 10191, 10193, 10195, 10197, 10199, 10201, 10203, 10205, 10207, 10209, 10211, 10213, 10215, 10217, 10219, 10221, 10223, 10225, 10227, 10229, 10231, 10233, 10235, 10237, 10239, 10241, 10243, 10245, 10247, 10249, 10251, 10253, 10255, 10257, 10259, 10261, 10263, 10265, 10267, 10269, 10271, 10273, 10275, 10277, 10279, 10281, 10283, 10285, 10287, 10289, 10291, 10293, 10295, 10297, 10299, 10301, 10303, 10305, 10307, 10309, 10311, 10313, 10315, 10317, 10319, 10321, 10323, 10325, 10327, 10329, 10331, 10333, 10335, 10337, 10339, 10341, 10343, 10345, 10347, 10349, 10351, 10353, 10355, 10357, 10359, 10361, 10363, 10365, 10367, 10369, 10371, 10373, 10375, 10377, 10379, 10381, 10383, 10385, 10387, 10389, 10391, 10393, 10395, 10397, 10399, 10401, 10403, 10405, 10407, 10409, 10411, 10413, 10415, 10417, 10419, 10421, 10423, 10425, 10427, 10429, 10431, 10433, 10435, 10437, 10439, 10441, 10443, 10445, 10447, 10449, 10451, 10453, 10455, 10457, 10459, 10461, 10463, 10465, 10467, 10469, 10471, 10473, 10475, 10477, 10479, 10481, 10483, 10485, 10487, 10489, 10491, 10493, 10495, 10497, 10499, 10501, 10503, 10505, 10507, 10509, 10511, 10513, 10515, 10517, 10519, 10521, 10523, 10525, 10527, 10529, 10531, 10533, 10535, 10537, 10539, 10541, 10543, 10545, 10547, 10549, 10551, 10553, 10555, 10557, 10559, 10561, 10563, 10565, 10567, 10569, 10571, 10573, 10575, 10577, 10579, 10581, 10583, 10585, 10587, 10589, 10591, 10593, 10595, 10597, 10599, 10601, 10603, 10605, 10607, 10609, 10611, 10613, 10615, 10617, 10619, 10621, 10623, 10625, 10627, 10629, 10631, 10633, 10635, 10637, 10639, 10641, 10643, 10645, 10647, 10649, 10651, 10653, 10655, 10657, 10659, 10661, 10663, 10665, 10667, 10669, 10671, 10673, 10675, 10677, 10679, 10681, 10683, 10685, 10687, 10689, 10691, 10693, 10695, 10697, 10699, 10701, 10703, 10705, 10707, 10709, 10711, 10713, 10715, 10717, 10719, 10721, 10723, 10725, 10727, 10729, 10731, 10733, 10735, 10737, 10739, 10741, 10743, 10745, 10747, 10749, 10751, 10753, 10755, 10757, 10759, 10761, 10763, 10765, 10767, 10769, 10771, 10773, 10775, 10777, 10779, 10781, 10783, 10785, 10787, 10789, 10791, 10793, 10795, 10797, 10799, 10801, 10803, 10805, 10807, 10809, 10811, 10813, 10815, 10817, 10819, 10821, 10823, 10825, 10827, 10829, 10831, 10833, 10835, 10837, 10839, 10841, 10843, 10845, 10847, 10849, 10851, 10853, 10855, 10857, 10859, 10861, 10863, 10865, 10867, 10869, 10871, 10873, 10875, 10877, 10879, 10881, 10883, 10885, 10887, 10889, 10891, 10893, 10895, 10897, 10899, 10901, 10903, 10905, 10907, 10909, 10911, 10913, 10915, 10917, 10919, 10921, 10923, 10925, 10927, 10929, 10931, 10933, 10935, 10937, 10939, 10941, 10943, 10945, 10947, 10949, 10951, 10953, 10955, 10957, 10959, 10961, 10963, 10965, 10967, 10969, 10971, 10973, 10975, 10977, 10979, 10981, 10983, 10985, 10987, 10989, 10991, 10993, 10995, 10997, 11001, 11003, 11005, 11007, 11009, 11011, 11013, 11015, 11017, 11019, 11021, 11023, 11025, 11027, 11029, 11031, 11033, 11035, 11037, 11039, 11041, 11043, 11045, 11047, 11049, 11051, 11053, 11055, 11057, 11059, 11061, 11063, 11065, 11067, 11069, 11071, 11073, 11075, 11077, 11079, 11081, 11083, 11085, 11087, 11089, 11091, 11093, 11095, 11097, 11099, 11101, 11103, 11105, 11107, 11109, 11111, 11113, 11115, 11117, 11119, 11121, 11123, 11125, 11127, 11129, 11131, 11133, 11135, 11137, 11139, 11141, 11143, 11145, 11147, 11149, 11151, 11153, 11155, 11157, 11159, 11161, 11163, 11165, 11167, 11169, 11171, 11173, 11175, 11177, 11179, 11181, 11183, 11185, 11187, 11189, 11191, 11193, 11195, 11197, 11199, 11201, 11203, 11205, 11207, 11209, 11211, 11213, 11215, 11217, 11219, 11221, 11223, 11225, 11227, 11229, 11231, 11233, 11235, 11237, 11239, 11241, 11243, 11245, 11247, 11249, 11251, 11253, 11255, 11257, 11259, 11261, 11263, 11265, 11267, 11269, 11271, 11273, 11275, 11277, 11279, 11281, 11283, 11285, 11287, 11289, 11291, 11293, 11295, 11297, 11299, 11301, 11303, 11305, 11307, 11309, 11311, 11313, 11315, 11317, 11319, 11321, 11323, 11325, 11327, 11329, 11331, 11333, 11335, 11337, 11339, 11341, 11343, 11345, 11347, 11349, 11351, 11353, 11355, 11357, 11359, 11361, 11363, 11365, 11367, 11369, 11371, 11373, 11375, 11377, 11379, 11381, 11383, 11385, 11387, 11389, 11391, 11393, 11395, 11397, 11399, 11401, 11403, 11405, 11407, 11409, 11411, 11413, 11415, 11417, 11419, 11421, 11423, 11425, 11427, 11429, 11431, 11433, 11435, 11437, 11439, 11441, 11443, 11445, 11447, 11449, 11451, 11453, 11455, 11457, 11459, 11461, 11463, 11465, 11467, 11469, 11471, 11473, 11475, 11477, 11479, 11481, 11483, 11485, 11487, 11489, 11491, 11493, 11495, 11497, 11499, 11501, 11503, 11505, 11507, 11509, 11511, 11513, 11515, 11517, 11519, 11521, 11523, 11525, 11527, 11529, 11531, 11533, 11535, 11537, 11539, 11541, 11543, 11545, 11547, 11549, 11551, 11553, 11555, 11557, 11559, 11561, 11563, 11565, 11567, 11569, 11571, 11573, 11575, 11577, 11579, 11581, 11583, 11585, 11587, 11589, 11591, 11593, 11595, 11597, 11599, 11601, 11603, 11605, 11607, 11609, 11611, 11613, 11615, 11617, 11619, 11621, 11623, 11625, 11627, 11629, 11631, 11633, 11635, 11637, 11639, 11641, 11643, 11645, 11647, 11649, 11651, 11653, 11655, 11657, 11659, 11661, 11663, 11665, 11667, 11669, 11671, 11673, 11675, 11677, 11679, 11681, 11683, 11685, 11687, 11689, 11691, 11693, 11695, 11697, 11699, 11701, 11703, 11705, 11707, 11709, 11711, 11713, 11715, 11717, 11719, 11721, 11723, 11725, 11727, 11729, 11731, 11733, 11735, 11737, 11739, 11741, 11743, 11745, 11747, 11749, 11751, 11753, 11755, 11757, 11759, 11761, 11763, 11765, 11767, 11769, 11771, 11773, 11775, 11777, 11779, 11781, 11783, 11785, 11787, 11789, 11791, 11793, 11795, 11797, 11799, 11801, 11803, 11805, 11807, 11809, 11811, 11813, 11815, 11817, 11819, 11821, 11823, 11825, 11827, 11829, 11831, 11833, 11835, 11837, 11839, 11841, 11843, 11845, 11847, 11849, 11851, 11853, 11855, 11857, 11859, 11861, 11863, 11865, 11867, 11869, 11871, 11873, 11875, 11877, 11879, 11881, 11883, 11885, 11887, 11889, 11891, 11893, 11895, 11897, 11899, 11901, 11903, 11905, 11907, 11909, 11911, 11913, 11915, 11917, 11919, 11921, 11923, 11925, 11927, 11929, 11931, 11933, 11935, 11937, 11939, 11941, 11943, 11945, 11947, 11949, 11951, 11953, 11955, 11957, 11959, 11961, 11963, 11965, 11967, 11969, 11971, 11973, 11975, 11977, 11979, 11981, 11983, 11985, 11987, 11989, 11991, 11993, 11995, 11997, 12001, 12003, 12005, 12007, 12009, 12011, 12013, 12015, 12017, 12019, 12021, 12023, 12025, 12027, 12029, 12031, 12033, 12035, 12037, 12039, 12041, 12043, 12045, 12047, 12049, 12051, 12053, 12055, 12057, 12059, 12061, 12063, 12065, 12067, 12069, 12071, 12073, 12075, 12077, 12079, 12081, 12083, 12085, 12087, 12089, 12091, 12093, 12095, 12097, 12099, 12101, 12103, 12105, 12107, 12109, 12111, 12113, 12115, 12117, 12119, 12121, 12123, 12125, 12127, 12129, 12131, 12133, 12135, 12137, 12139, 12141, 12143, 12145, 12147, 12149, 12151, 12153, 12155, 12157, 12159, 12161, 12163, 12165, 12167, 12169, 12171, 12173, 12175, 12177, 12179, 12181, 12183, 12185, 12187, 12189, 12191, 12193, 12195, 12197, 12199, 12201, 12203, 12205, 12207, 12209, 12211, 12213, 12215, 12217, 12219, 12221, 12223, 12225, 12227, 12229, 12231, 12233, 12235,

TRAVEL DISTANCE CALCULATION FOR 6/F

FOR EXIT ROUTE 1

FOR EXIT ROUTE 2

DISTANCE OF DEAD END

= DT1

= (a)

= 8.242m

= 8.242m < 24m

TOTAL TRAVEL DISTANCE

= TTD1

= (b) + (c)

= 1.085m + 19.127m

= 20.212m < 24m

DISTANCE OF DEAD END

= DT2

= (a)

= 8.295m

= 8.295m < 24m

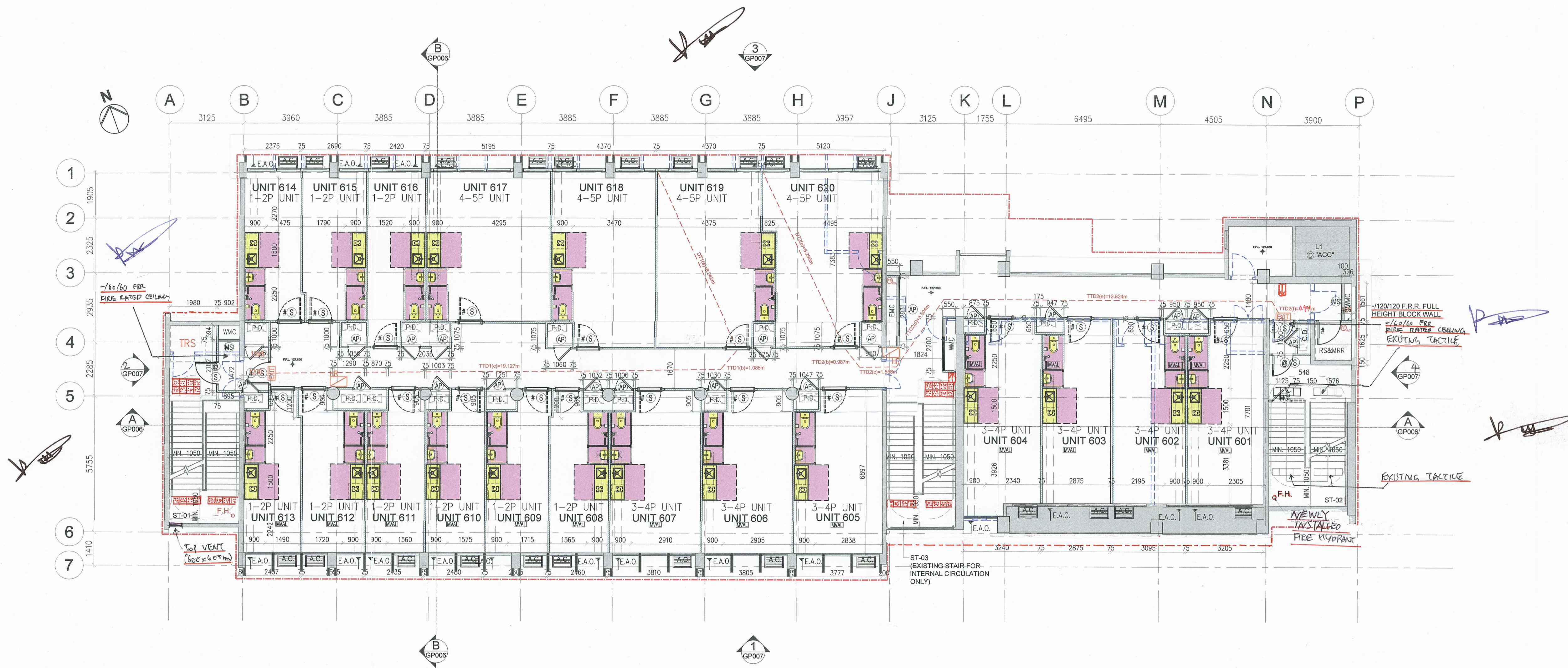
TOTAL TRAVEL DISTANCE

= TTD2

= (b) + (c) + (d) + (e) + (f)

= 0.987m + 1.558m + 3.504m + 13.824m + 0.941m

= 20.814m < 24m



6/F PLAN
SCALE 1:100

RECORD PLAN

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	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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.			
Designed	Name	Signed	Date
Drawn	HIRO LEUNG		13/06
Checked	MARKO YAN		13/06
Approved	HIRO LEUNG		13/06
Approved	BRIAN FUNG		13/06
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			
PLAN APPROVED			
 LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 4 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: 13/06/2025			
ARCHITECTURAL DESIGN CHECKER:			
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025			
Drawing Title			
HOLM GLAD 6/F PLAN			
Drawing No.	Scale	Rev.	
AB/8865/GBP/GP005	1:100 (A1)	A	
Date:	26/02/2025		
 Architectural Services Department			

No.	Date	Description	Initial
26/02/2025	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
 1/F, BLOCK A, DESIGN FACTORY BUILDING, NO.26-27, IN CHAU STREET, KOWLOON
 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 D
 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	13/06
Drawn	MARKO YAN	13/06
Checked	HIRO LEUNG	13/06
Approved	BRIAN FUNG	13/06

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

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:

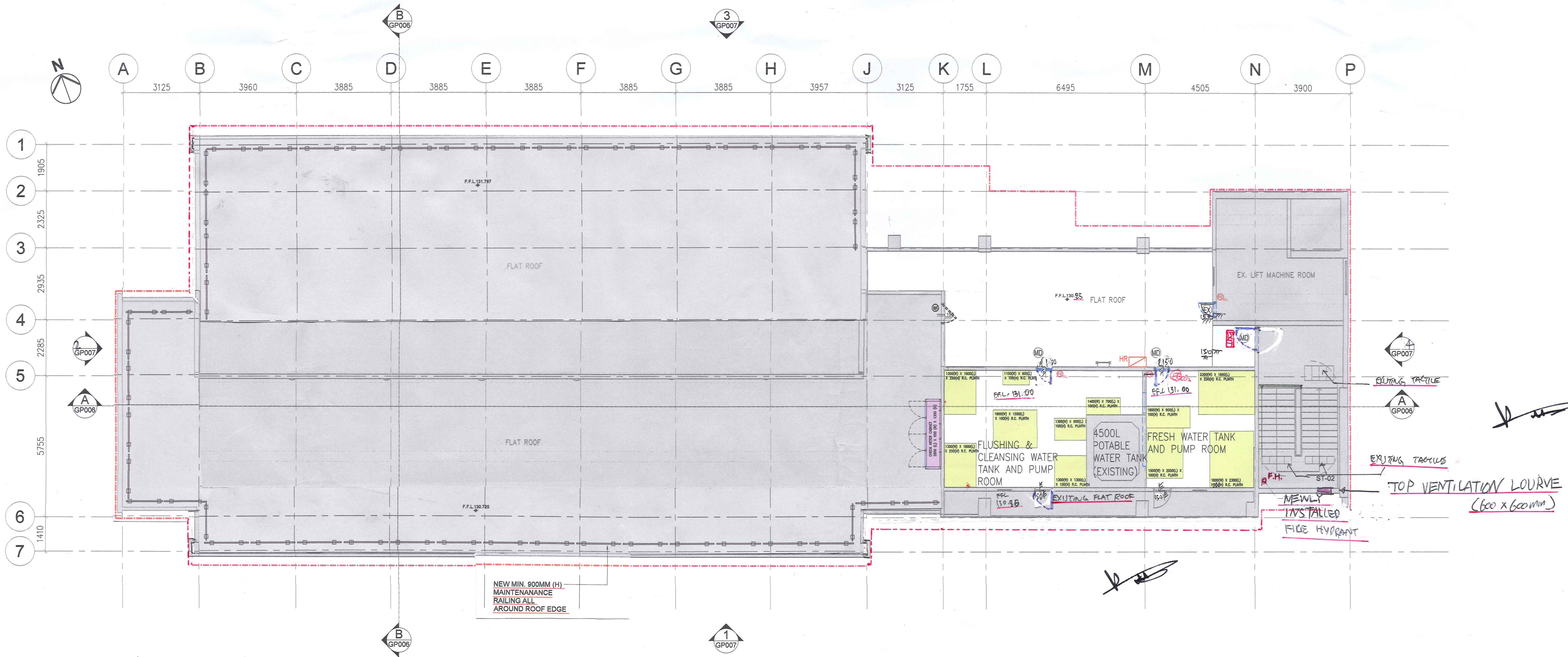
ARCHITECTURAL DESIGNER:
 FUNG BRIAN PAK YAN
 FOR AND ON BEHALF OF
 OIYN LTD.
 AUTHORIZED PERSON
 (REGISTRATION NO.: AP(A) 33/09) Date: 13/06/2025

ARCHITECTURAL DESIGN CHECKER:
 YUNG CHUNG KWONG
 FOR AND ON BEHALF OF
 COCODON ARCHITECTURE
 (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025

Drawing Title
 HOLM GLAD
 R/F PLAN

Drawing No. AB/8865/GBP/GP005A
 Scale 1:100 (A1)
 Date: 26/02/2025

建築署
 Architectural Services Department



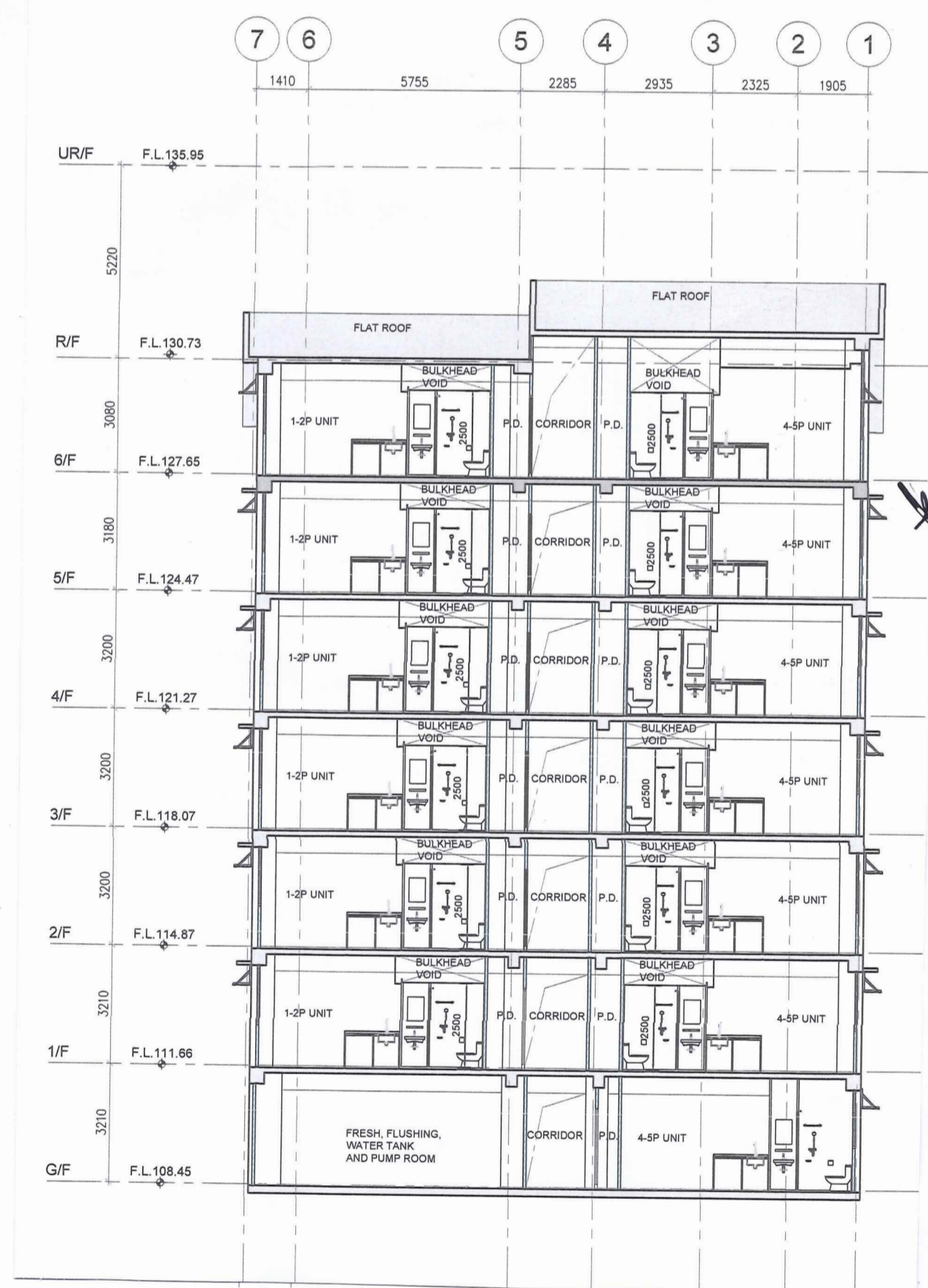
R/F PLAN
 SCALE 1:100

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.



SECTION A-A
SCALE 1:150



SECTION B-B
SCALE 1:150

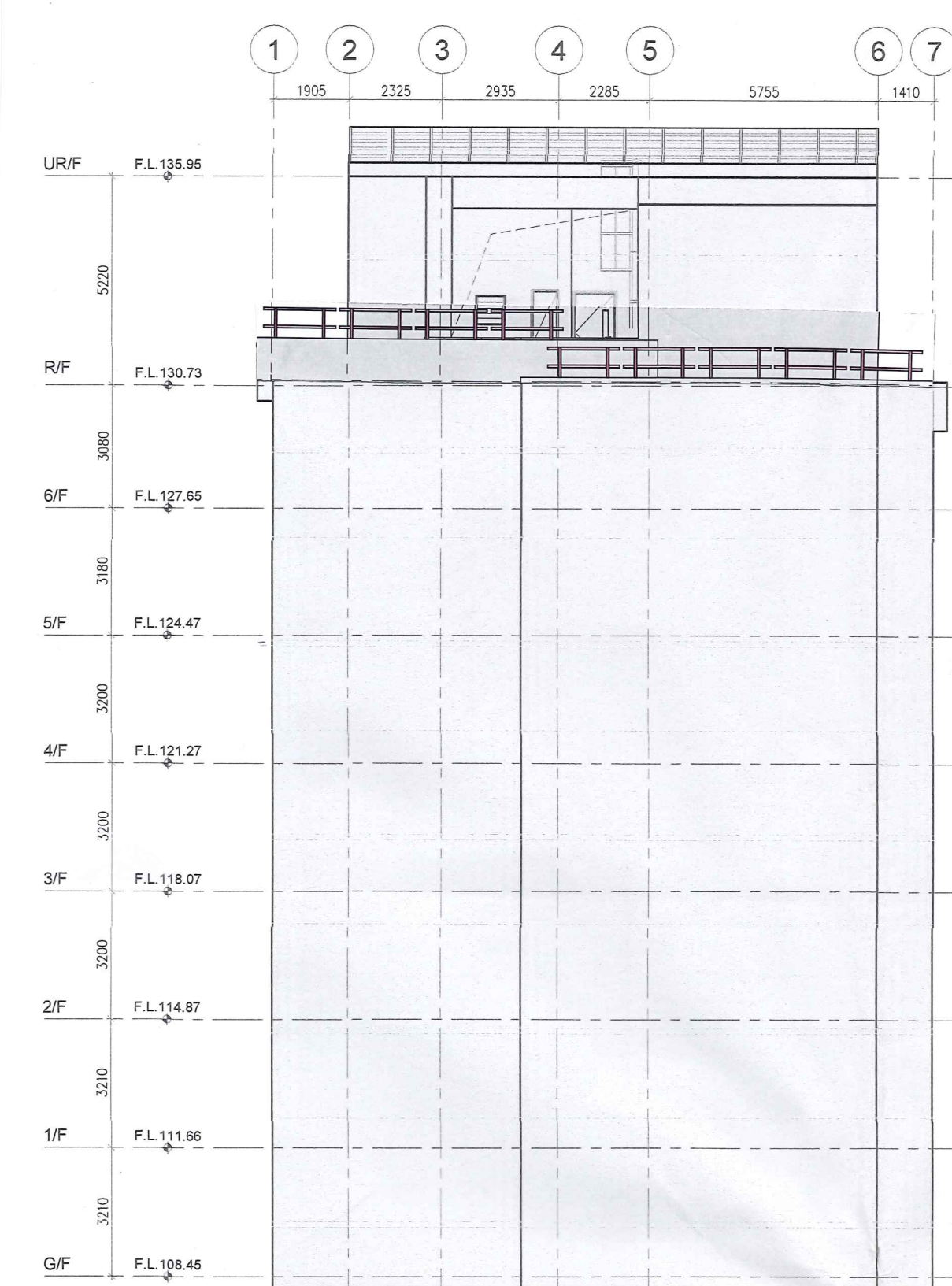
RECORD PLAN

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	26/02/25	GENERAL AMENDMENT	BF
-	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.			
Name		Signed	
Date			
Designed	HIRO LEUNG	13/06	
Drawn	MARKO YAN	13/06	
Checked	HIRO LEUNG	13/06	
Approved	BRIAN FUNG	13/06	
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			
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 TAI 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: 13/06/2025			
ARCHITECTURAL DESIGN CHECKER:			
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025			
Drawing Title			
HOLM GLAD SECTIONS			
Drawing No.	Scale	Rev.	
AB/8865/GBP/GP006	1:100 (A1)	A	
Date: 26/02/25			
 Architectural Services Department			

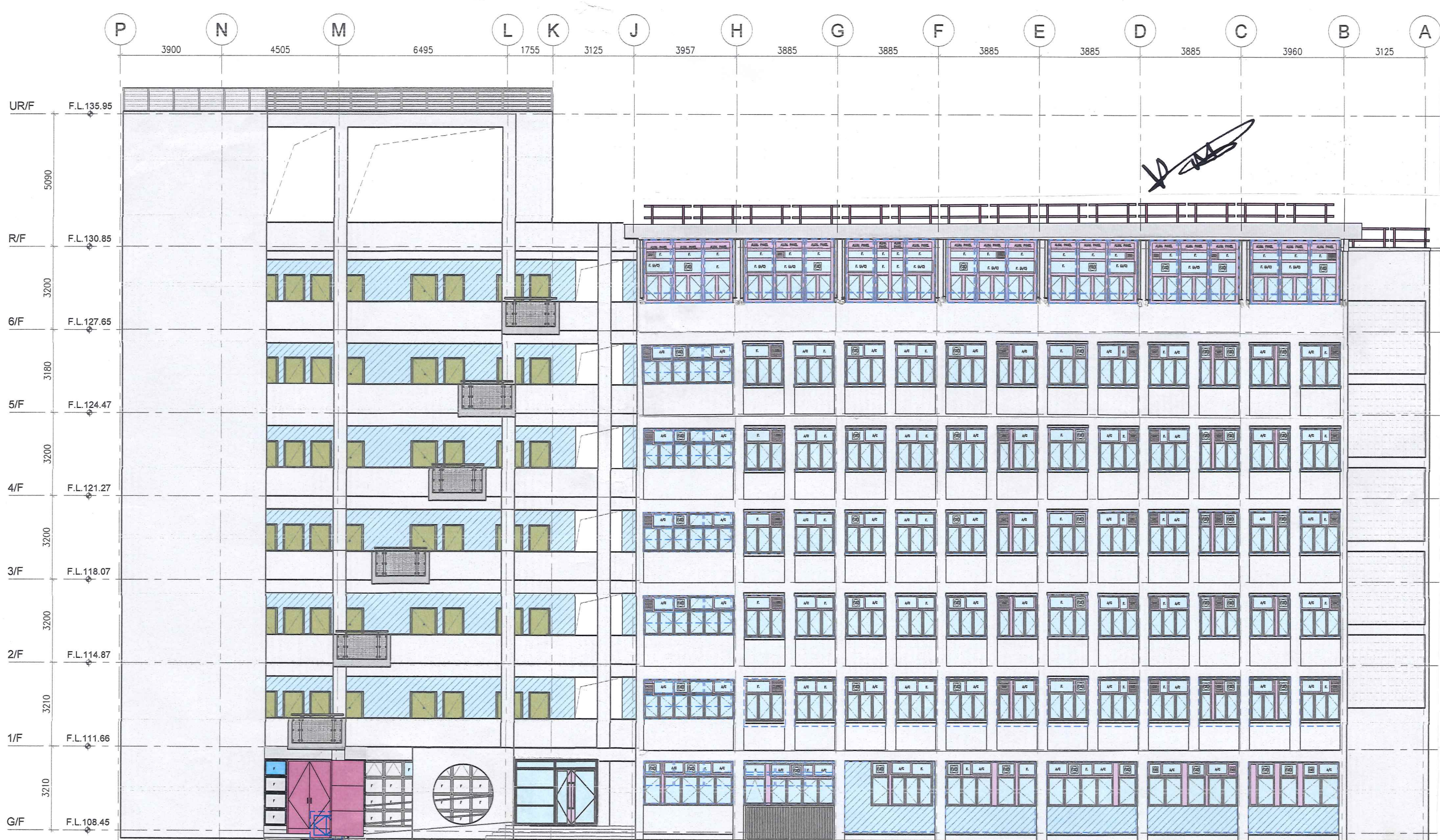


ELEVATION 1
SCALE 1:150

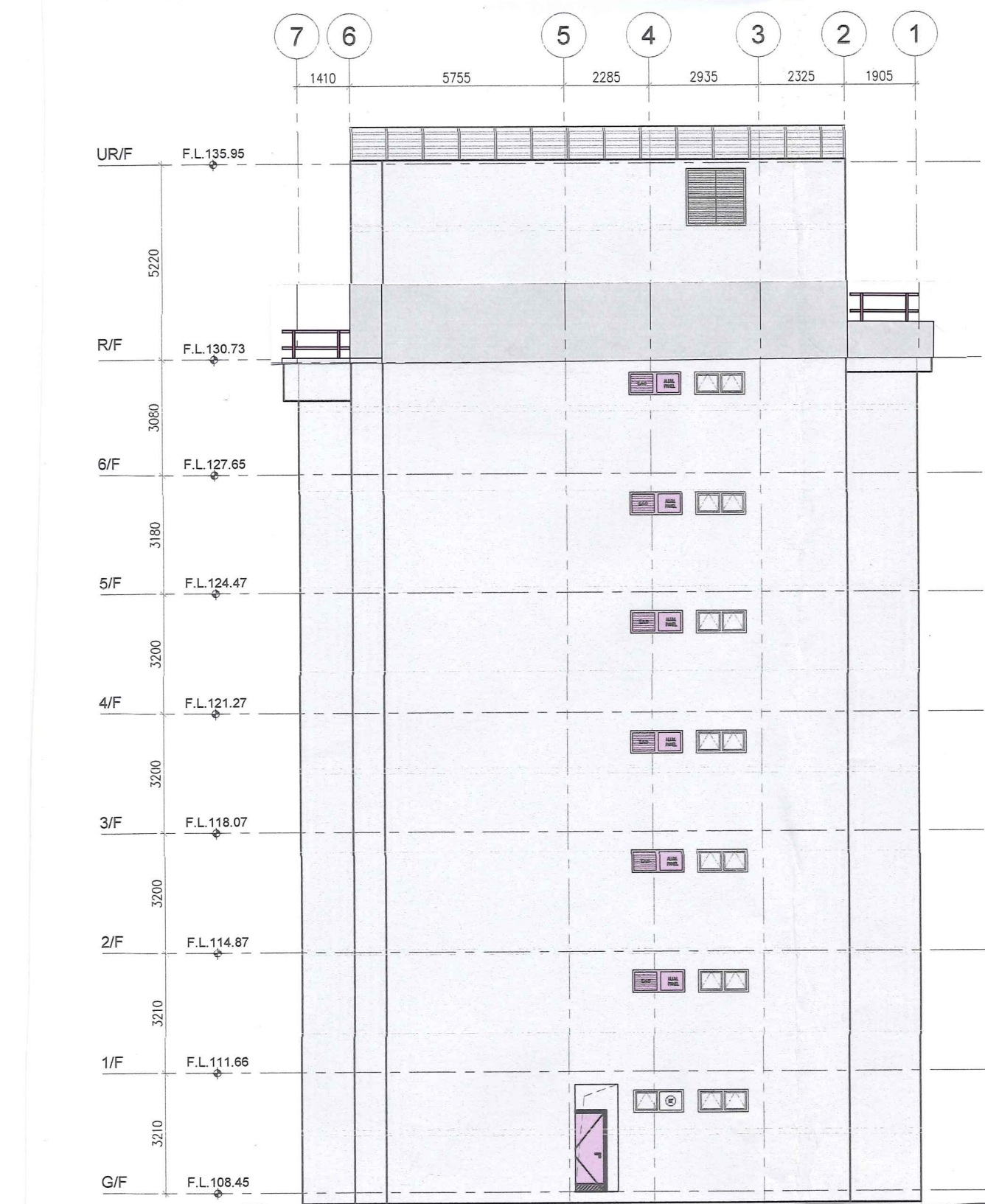


ELEVATION 2
SCALE 1:150

LEGEND:
[Dashed blue box symbol] EXISTING GRILL / WINDOW / WALL TO BE DEMOLISHED



ELEVATION 3
SCALE 1:150



ELEVATION 4
RECORD PLAN

The works shown on these plans are Type I 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	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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
S.T. SEO & DESIG. FAT FACTORY BUILDING, 4130-01 IN QUN STREET, K.O.
TEL: 3499-1999 FAX: 3499-4009
OIYN LTD.

STRUCTURAL ENGINEER :
Wilson & Associates Ltd
WAL 羅耀新建築工程師有限公司
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.
Traffic Engineers and Planners
LLA CONSULTANCY LTD.

	Name	Signed	Date
Designed	HIRO LEUNG		13/06
Drawn	MARKO YAN		13/06
Checked	HIRO LEUNG		13/06
Approved	BRIAN FUNG		13/06

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

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: 13/06/2025

ARCHITECTURAL DESIGN CHECKER:

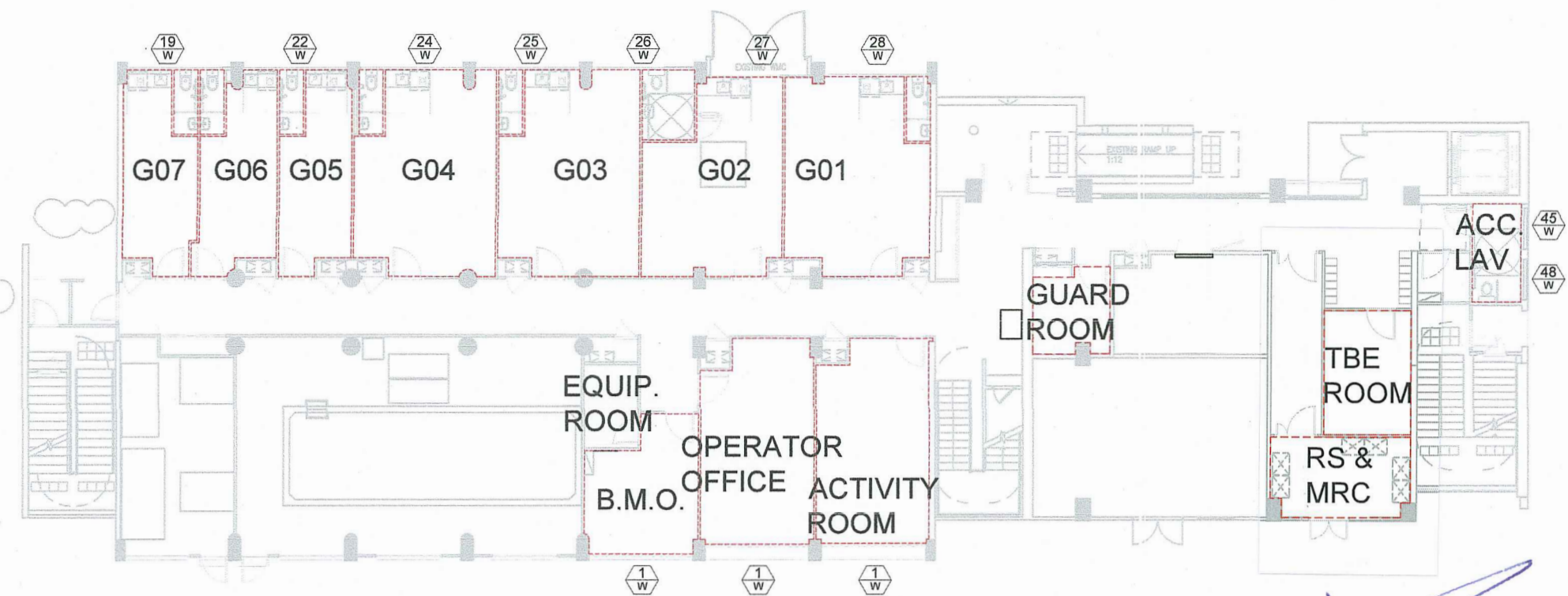
YUNG CHUNG KWONG
FOR AND ON BEHALF OF COCOON ARCHITECTURE
(REGISTRATION NO.: AP(A) 5/09) Date: 13/06/2025

Drawing Title
HOLM GLAD ELEVATIONS

Drawing No.	Scale	Rev.
AB/8865/GBP/GP007	1:100 (A1)	A

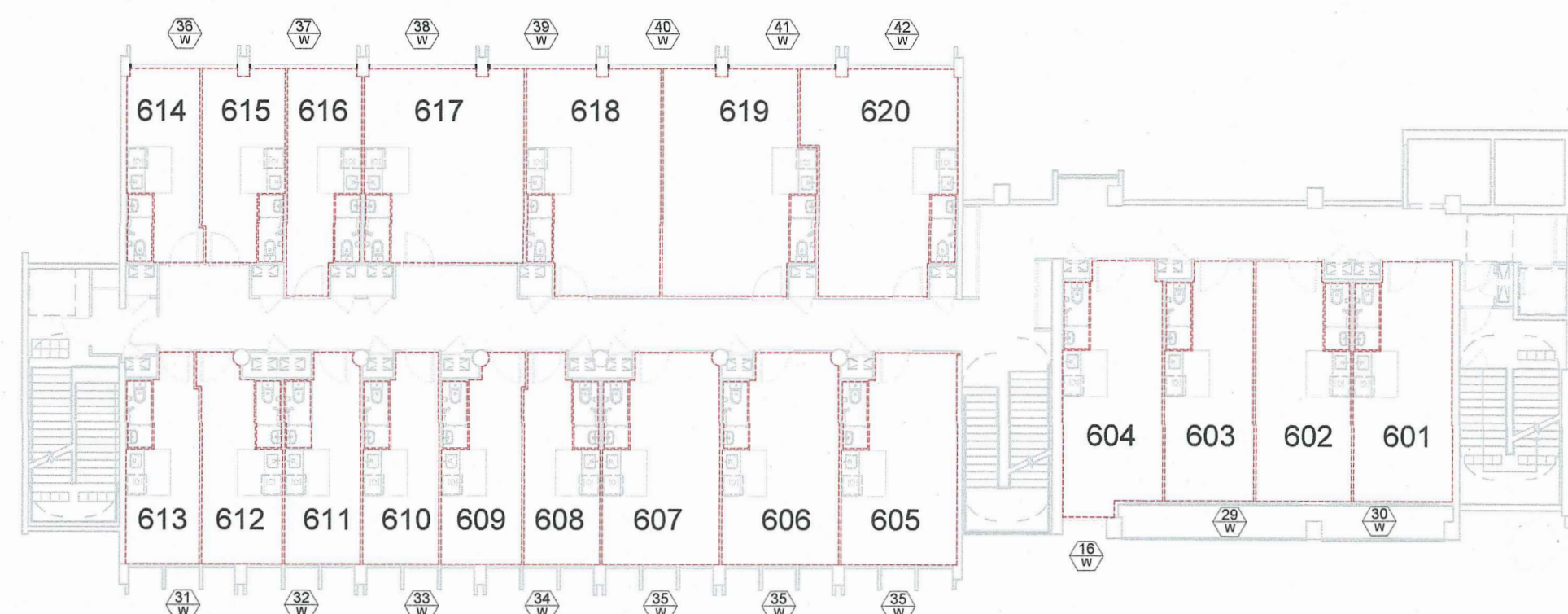
Date: 26/02/2025

建築署
Architectural Services Department



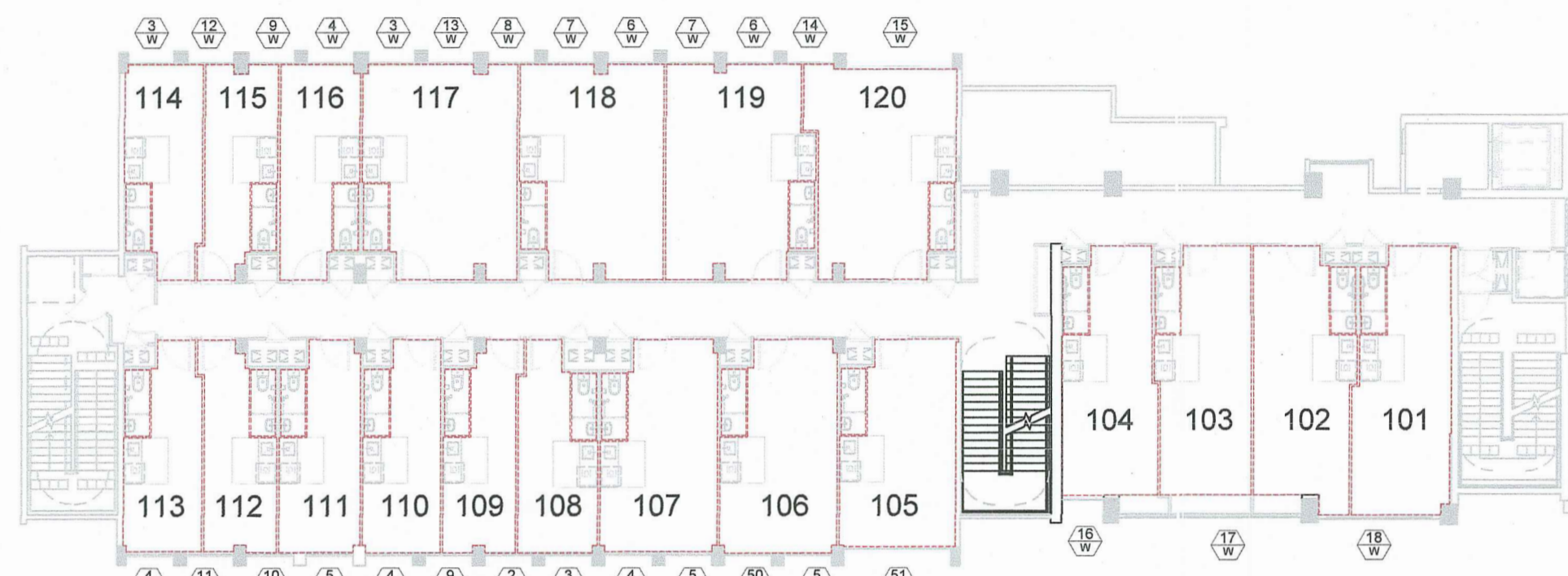
G/F U.F.A. / U.F.S. DIAGRAM

G/F PLAN
SCALE 1:75 (A1)



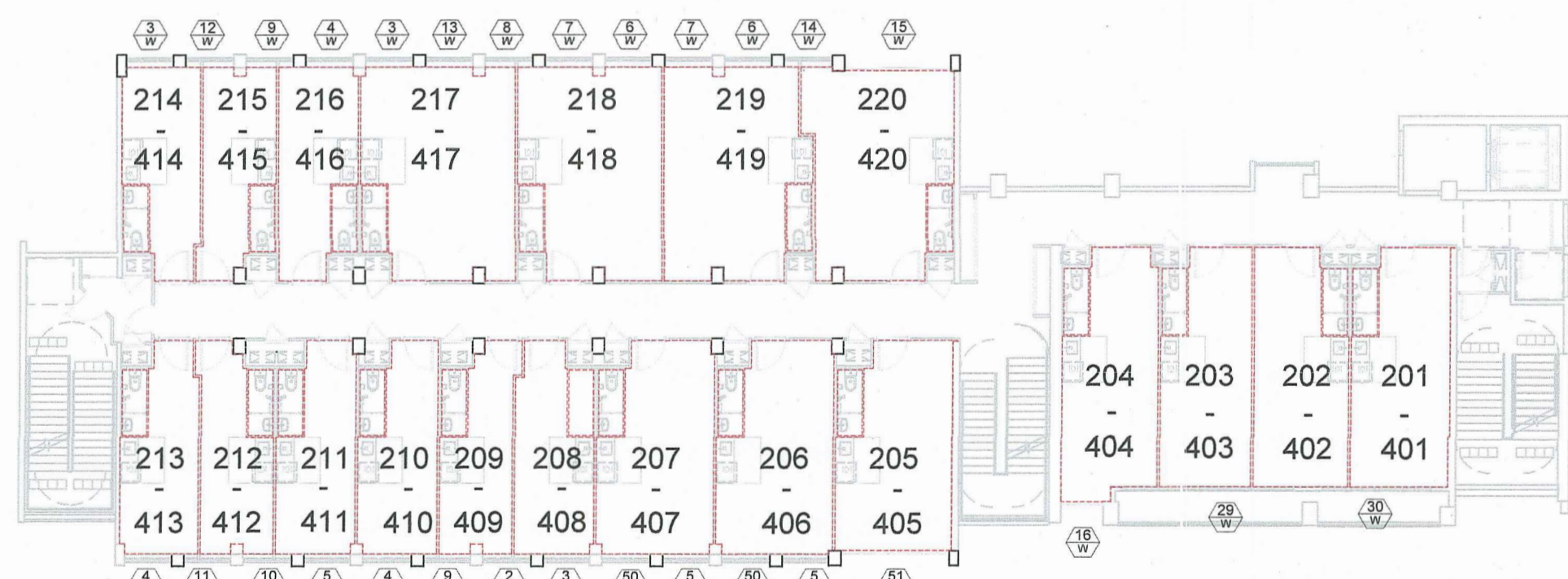
6/F U.F.A. / U.F.S. DIAGRAM

6/F PLAN
SCALE 1:75 (A1)
U.F.A & U.F.S. CALCULATION



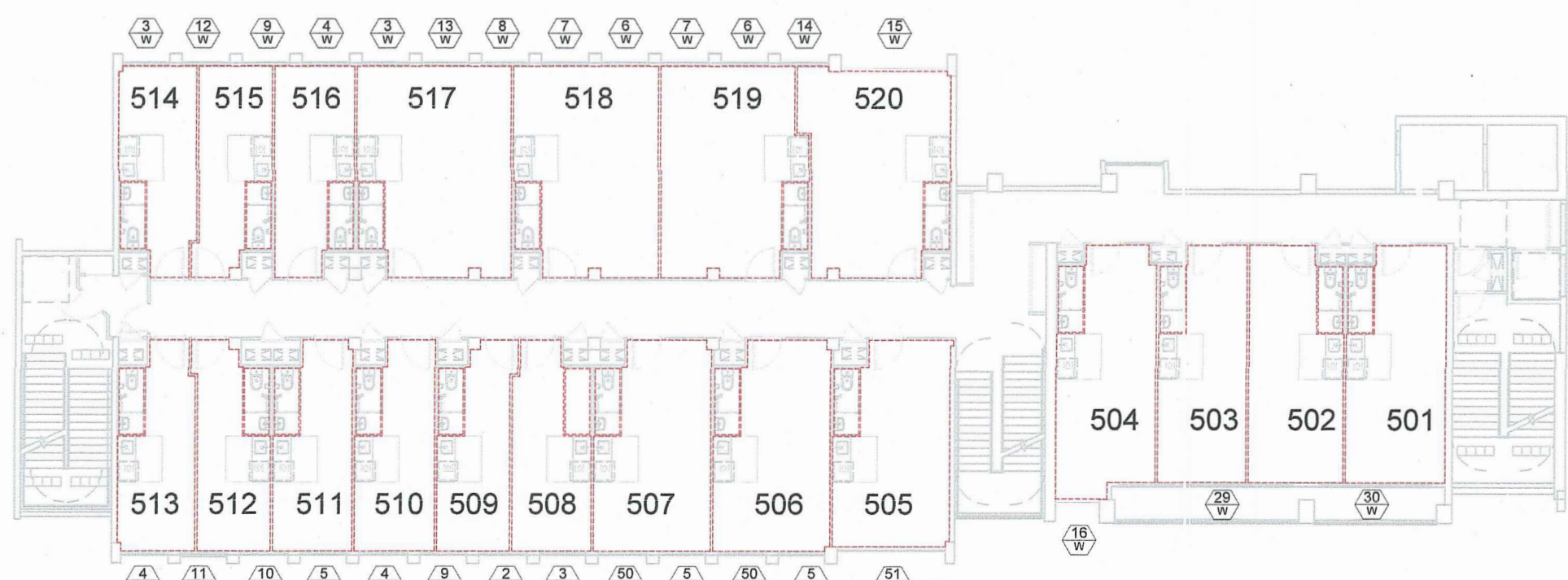
1/F U.F.A. / U.F.S. DIAGRAM

1/F PLAN
SCALE 1:75 (A1)



2-4/F U.F.A. / U.F.S. DIAGRAM

2/F - 4/F PLAN
SCALE 1:75 (A1)



5/F U.F.A. / U.F.S. DIAGRAM

5/F PLAN
SCALE 1:75 (A1)

G/F DOMESTIC U.F.A. / U.F.S. CALCULATION				G/F DOMESTIC CAPACITY CALCULATION	
ROOM NO.	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
G01	29.013	1.701	m ²	4-5P	5
G02	26.835	4.113	m ²	4-5P	5
G03	29.746	1.720	m ²	4-5P	5
G04	29.458	1.720	m ²	4-5P	5
G05	13.949	1.720	m ²	1-2P	2
G06	14.935	1.720	m ²	1-2P	2
G07	14.304	1.720	m ²	1-2P	2
TOTAL	158.240	14.414	m ²	TOTAL	26

1/F DOMESTIC U.F.A. / U.F.S. CALCULATION				1/F DOMESTIC CAPACITY CALCULATION	
ROOM NO.	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
101	24.258	1.720	m ²	3-4P	4
102	24.194	1.720	m ²	3-4P	4
103	22.173	1.720	m ²	3-4P	4
104	21.759	1.720	m ²	3-4P	4
105	22.372	1.720	m ²	3-4P	4
106	23.303	1.720	m ²	3-4P	4
107	23.013	1.720	m ²	3-4P	4
108	14.347	1.720	m ²	1-2P	2
109	13.431	1.720	m ²	1-2P	2
110	14.568	1.720	m ²	1-2P	2
111	15.225	1.720	m ²	1-2P	2
112	13.300	1.720	m ²	1-2P	2
113	14.234	1.720	m ²	1-2P	2
114	14.463	1.720	m ²	1-2P	2
115	13.557	1.720	m ²	1-2P	2
116	15.103	1.720	m ²	1-2P	2
117	31.830	1.720	m ²	4-5P	5
118	29.504	1.720	m ²	4-5P	5
119	29.874	1.720	m ²	4-5P	5
120	28.710	1.720	m ²	4-5P	5
TOTAL	409.218	34.400	m ²	TOTAL	66

ROOM NO.	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
201-401	22.324	1.720	m ²	3-4P	4
202-402	21.345	1.720	m ²	3-4P	4
203-403	20.503	1.720	m ²	3-4P	4
204-404	22.365	1.720	m ²	3-4P	4
205-405	22.813	1.720	m ²	3-4P	4
206-406	23.333	1.720	m ²	3-4P	4
207-407	23.330	1.720	m ²	3-4P	4
208-408	14.720	1.720	m ²	1-2P	2
209-409	13.497	1.720	m ²	1-2P	2
210-410	14.918	1.720	m ²	1-2P	2
211-411	14.993	1.720	m ²	1-2P	2
212-412	13.447	1.720	m ²	1-2P	2
213-413	14.464	1.720	m ²	1-2P	2
214-414	14.505	1.720	m ²	1-2P	2
215-415	13.601	1.720	m ²	1-2P	2
216-416	15.022	1.720	m ²	1-2P	2
217-417	31.699	1.720	m ²	4-5P	5
218-418	29.446	1.720	m ²	4-5P	5
219-419	29.472	1.720	m ²	4-5P	5
220-420	28.863	1.720	m ²	4-5P	5
TOTAL	404.660	34.400	m ²	TOTAL	66
(PER FLOOR)	(PER FLOOR)	(PER FLOOR)		(PER FLOOR)	

5/F DOMESTIC U.F.A. / U.F.S. CALCULATION				5/F DOMESTIC CAPACITY CALCULATION	
ROOM NO.	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
501	22.471	1.720	m ²	3-4P	4
502	21.343	1.720	m ²	3-4P	4
503	19.672	1.720	m ²	3-4P	4
504	23.299	1.720	m ²	3-4P	4
505	22.639	1.720	m ²	3-4P	4
506	23.217	1.720	m ²	3-4P	4
507	23.257	1.720	m ²	3-4P	4
508	14.555	1.720	m ²	1-2P	2
509	13.543	1.720	m ²	1-2P	2
510	14.996	1.720	m ²	1-2P	2
511	14.896	1.720	m ²	1-2P	2
512	13.543	1.720	m ²	1-2P	2
513	14.175	1.720	m ²	1-2P	2
514	14.234	1.720	m ²	1-2P	2
515	13.617	1.720	m ²	1-2P	2
516	14.966	1.720	m ²	1-2P	2
517	31.491	1.720	m ²	4-5P	5
518	29.473	1.720	m ²	4-5P	5
519	29.219	1.720	m ²	4-5P	5
520	28.568	1.720	m ²	4-5P	5
TOTAL	403.174	34.400	m ²	TOTAL	66

6/F DOMESTIC U.F.A. / U.F.S. CALCULATION				6/F DOMESTIC CAPACITY CALCULATION	
ROOM NO.	U.F.A./U.F.S.	BATHROOM AREA	UNIT	FLAT TYPE	PERSON
601	22.296	1.720	m ²	3-4P	4
602	21.440	1.720	m ²	3-4P	4
603	19.730	1.720	m ²	3-4P	4
604	23.318	1.720	m ²	3-4P	4
605	22.935	1.720	m ²	3-4P	4
606	23.123	1.720	m ²	3-4P	4
607	23.188	1.720	m ²	3-4P	4
608	13.820	1.720	m ²	1-2P	2
609	14.867	1.720	m ²	1-2P	2
610	14.070	1.720	m ²	1-2P	2
611	16.011	1.720	m ²	1-2P	2
612	14.907	1.720	m ²	1-2P	2
613	13.270	1.720	m ²	1-2P	2
614	13.092	1.720	m ²	1-2P	2
615	14.665	1.720	m ²	1-2P	2
616	14.657	1.720	m ²	1-2P	2
617	30.600	1.720	m ²	4-5P	5
618	29.112	1.720	m ²	4-5P	5
619	32.128	1.720	m ²	4-5P	5
620	31.555	1.720	m ²	4-5P	5
TOTAL	408.784	34.400	m ²	TOTAL	66

G/F NON-DOMESTIC U.F.A. / U.F.S. CALCULATION			G/F NON-DOMESTIC CAPACITY CALCULATION	
USE	U.F.A. / U.F.S.	UNIT	FACTOR	PERSON
ACTIVITY ROOM	24.845	m ²	9	3
OPERATOR ROOM	24.860	m ²	9	3
B.M.O.	15.389	m ²	9	2
EQUIPMENT ROOM	5.040	m ²	9	1
GUARD ROOM	6.896	m ²	9	1
TOTAL	77.030	m ²	TOTAL	10

TOTAL NO. OF FLAT UNIT

	1-2P UNIT	3-4P UNIT	4-5P UNIT	ACCESSIBLE UNIT
1/F - 6/F	9 x 6 = 54	7 x 6 = 42	4 x 6 = 24	0
G/F	3	0	3	1
TOTAL	57	42	27	1

AREA CALCULATION FOR G/F ACCESSIBLE TOILET

USE	AREA
ACCESIBLE TOILET AT G/F	5.309 m ²

No.	Date	Description	Initial
A	26/02/2025	GENERAL AMENDMENT	BF
-	16/12/2024	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
1/F, BLOCK A, CENTRE OF FACTORY BUILDING, NO.360-371 IN QANG STREET, HONG KONG
OIYN LTD.

STRUCTURAL ENGINEER :
Wilson & Associates Ltd
建築師工程師有限公司
WILSON & ASSOCIATES LTD.

BUILDING SERVICES DESIGNER :
slcd
SC CONSULTANTS LTD.

LANDSCAPE DESIGNER :
Land Des
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	11/06
Drawn	MARKO YAN	11/06
Checked	HIRO LEUNG	11/06
Approved	BRIAN FUNG	11/06

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

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: 11/06/2025

ARCHITECTURAL DESIGN CHECKER:

YUNG CHUNG KWONG
FOR AND ON BEHALF OF
COCOON ARCHITECTURE
(REGISTRATION NO.: AP(A) 5/09) Date: 11/06/2025

Drawing Title
HOLM GLAD
USABLE FLOOR AREA CALCULATION

Drawing No.	Scale	Rev.
AB/8865/GBP/GP008	1:200 (A1)	A

Date: 26/02/2025

建築署
Architectural Services Department

RECORD PLAN
This drawing is a record drawing and is not to be used for any other purpose. It is provided for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

SCHEDULE OF SANITARY FITMENT FOR DOMESTIC

FLOOR	USE	U.F.A. / U.F.S. (LARGEST)	FACTOR	CAPACITY	RATIO	NOS. OF MALE & FEMALE		W.C.		BASIN		URINAL		SHOWER / BATH		ACCESSIBLE UNISEX LAV		
						M	F	REQUIRED	PROVIDED	REQUIRED	REQUIRED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
G/F	ACTIVITY ROOM	24.845	9	3	10	1:1	4	4	1*	1*	1*	1*	-	-	-	-	1	1
	OPERATOR ROOM	24.860	9	3														
	B.M.O.	15.389	9	2														
	EQUIPMENT ROOM	5.040	9	1														
	GUARD ROOM	6.896	9	1														
G/F	1-2 PERSON UNIT	14.935	-	2	-	-	-	-	1	1	-	-	-	-	1	-	-	
	4-5 PERSON UNIT	29.746	-	5	-	-	-	-	1	1	-	-	-	-	1	-	-	
	ACC. UNIT	26.835	-	5	-	-	-	-	1	1	-	-	-	-	1	-	-	
1/F-6/F	1-2 PERSON UNIT	16.011	-	2	-	-	-	-	1	1	-	-	-	-	1	-	-	
	3-4 PERSON UNIT	24.258	-	4	-	-	-	-	1	1	-	-	-	-	1	-	-	
	4-5 PERSON UNIT	32.128	-	5	-	-	-	-	1	1	-	-	-	-	1	-	-	

PROVISIONS OF EXIT DOORS & EXIT ROUTES FROM ROOM OR STOREY

LOCATION	USE	CLASS	U.F.A. (m²)	FACTOR OF U.F.A. (m²) PER PERSON FOR EXIT ROUTE	CAPACITY		MIN. NO. OF EXIT DOOR FROM ROOM OR EXIT ROUTE FROM STOREY	MINIMUM TOTAL WIDTH OF (MM)				MINIMUM WIDTH OF EACH (MM)				
					CAPACITY PER USE	TOTAL		EXIT DOOR		EXIT ROUTES		EXIT DOOR		EXIT ROUTES		
								REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
GROUND FLOOR	DOMESTIC UNIT	1b	158.240	REFER TO CAPACITY CALCULATION IN GP008	26	36	2	3	1750	3650	2100	3150	850	875	1050	1050
	ACTIVITY ROOM	4a	24.845	9	3											
	OPERATOR ROOM	4a	24.860	9	3											
	B.M.O.	4a	15.389	9	2											
	EQUIPMENT ROOM	4a	5.040	9	1											
	GUARD ROOM	4a	6.896	9	1											
FIRST FLOOR	DOMESTIC UNIT	1b	409.218	REFER TO CAPACITY CALCULATION IN GP008	66	2	2	1750	1750	2100	2100	850	875	1050	1050	
SECOND FLOOR	DOMESTIC UNIT	1b	404.660		66	2	2	1750	1750	2100	2100	850	875	1050	1050	
THIRD FLOOR	DOMESTIC UNIT	1b	404.660		66	2	2	1750	1750	2100	2100	850	875	1050	1050	
FOURTH FLOOR	DOMESTIC UNIT	1b	404.660		66	2	2	1750	1750	2100	2100	850	875	1050	1050	
FIFTH FLOOR	DOMESTIC UNIT	1b	403.174		66	2	2	1750	1750	2100	2100	850	875	1050	1050	
SIXTH FLOOR	DOMESTIC UNIT	1b	408.784		66	2	2	1750	1750	2100	2100	850	875	1050	1050	

*DENOTES SANITARY FITMENT TO BE PROVIDED BY UNISEX ACCESSIBLE LAV.

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.

REMARKS:

- "S" = Simple Support
- "C" = Continuous
- "F" = Full Exposed Column
- "1/2" = 50% Exposed Column
- * Aggregate Area of openable windows of the compartment over 6.25% of the floor area of that compartment will be provided
- ** R.C. wall containing not less than 1% of vertical reinforcement

FIRE RESISTANCE REQUIREMENT FOR ELEMENT OF CONSTRUCTION (HOLM GLAD)

LOCATION	TYPE OF ACCOMMODATION	USE CLASSIFICATION	COMPARTMENT AREA (EACH STOREY)	F.R.R. REQUIRED	MIN. DIMENSION OF ELEMENT OF CONSTRUCTION									
					R.C. SLAB		R.C. BEAM		R.C. COLUMN				R.C. WALL **	
					THICKNESS	CONCRETE COVER	WIDTH	CONCRETE COVER	THICKNESS (mm)	CONCRETE COVER	THICKNESS	CONCRETE COVER	THICKNESS	CONCRETE COVER
FLOOR			(m²)	(minutes)	(mm)	"S" "C"	(mm)	"S" "C"	"F" "1/2" "F" "1/2"	(mm)	(mm)	(mm)	(mm)	
G/F	REFUSE CHAMBER	8	-	120	125	35 25	200	50 40	300	200	35 25	100	25	
	PLANT ROOM	8	-	60	100	20 20	200	30 30	200	160	25 25	75	15	
	PLANT ROOM	8 SPECIAL HAZARD	-	120	125	35 25	200	50 40	300	200	35 25	100	25	
G/F	RESIDENTIAL	1	NOT LIMITED	60	100	20 20	200	30 30	200	160	25 25	75	15	
1/F - 6/F (PER FLOOR)	RESIDENTIAL	1	NOT LIMITED	60	100	20 20	200	30 30	200	160	25 25	75	15	

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER REQUIREMENT

DESCRIPTION OF BUILDING	USABLE FLOOR SPACE (IN m²)	TYPE OF CHAMBER	USABLE FLOOR SPACE (IN m²)		AREA OF RS&MRC PROVIDED (IN m²)
			DOMESTIC	TOTAL	
DOMESTIC BUILDING	2593.396	STORAGE	2593.396/347 = 7.474m²	7.474	7.557(REQ.) < 12.213 (PROVIDED)
NON-DOMESTIC	77.030	STORAGE	77.030/925 = 0.083m²	0.083	

PERMITTED DISCHARGE VALUE OF STAIRCASE (NON-SPRINKLER PROTECTED BUILDING)

LOCATION	ST-1	ST-2
6/F	66 / 2	33
5/F	66 / 2	33
4/F	66 / 2	33
3/F	66 / 2	33
2/F	66 / 2	33
1/F	66 / 2	33
SUB. TOTAL	198	198
TOTAL CAPACITY	198 + 198 = 396	
NO. OF STOREY	6	
MIN. WIDTH OF STAIRCASE PROVIDED	MIN. 1050mm PROV.: 1100mm	MIN. 1050mm PROV.: 1100mm
PERMITTED DISCHARGE (REFER TO TABLE B3 OF C.O.P. FOR FIRE SAFETY IN BUILDING 2011)	370	370
TOTAL	370 x 2 = 740 > 396	

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

FOR DOMESTIC

NO. OF UNITS		
G/F	=	7 NOS.
1/F	=	20 NOS.
2/F	=	20 NOS.
3/F	=	20 NOS.
4/F	=	20 NOS.
5/F	=	20 NOS.
6/F	=	20 NOS.
TOTAL NO. OF UNITS		127 NOS.

T.B.E. ROOM AREA REQUIRED

FOR DOMESTIC

T.B.E. ROOM AREA PROVIDED

11.848 m² < 24 m² (T.B.E. ROOM AREA MODIFICATION TO BE APPLIED)

Not included in this & last major application

RECORD PLAN

26/02/2025	GENERAL AMENDMENT	BF
16/12/2024	1st GBP SUBMISSION	BF
No.	Date	Description
		Initial

Revision

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

ARCHITECTURAL DESIGNER :
 OIYN LIMITED
 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.

Name	Signed	Date
Designed	HIRO LEUNG	09/06
Drawn	MARKO YAN	09/06
Checked	HIRO LEUNG	09/06
Approved	BRIAN FUNG	09/06

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

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: 09/06/2025

ARCHITECTURAL DESIGNER:

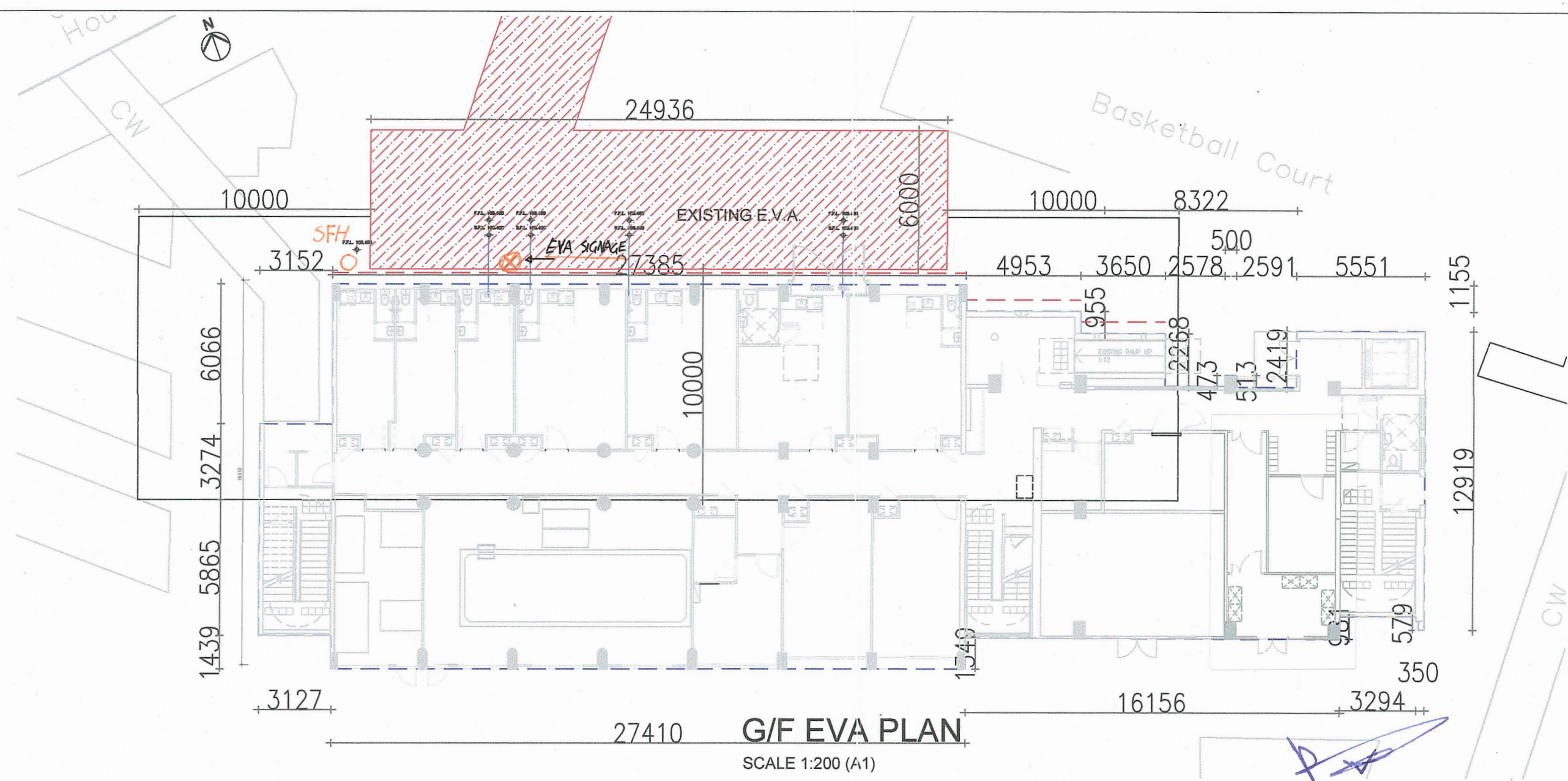
 YUNG CHUNG KWONG
 FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 09/06/2025

Drawing Title
 HOLM GLAD MOE DIAGRAM CALCULATION AND SCHEDULES AND SANITARY FITMENT SCHEDULES

Drawing No.	Scale	Rev.
AB/8865/GBP/GP009	1:200 (A1)	A

Date: 26/02/2025

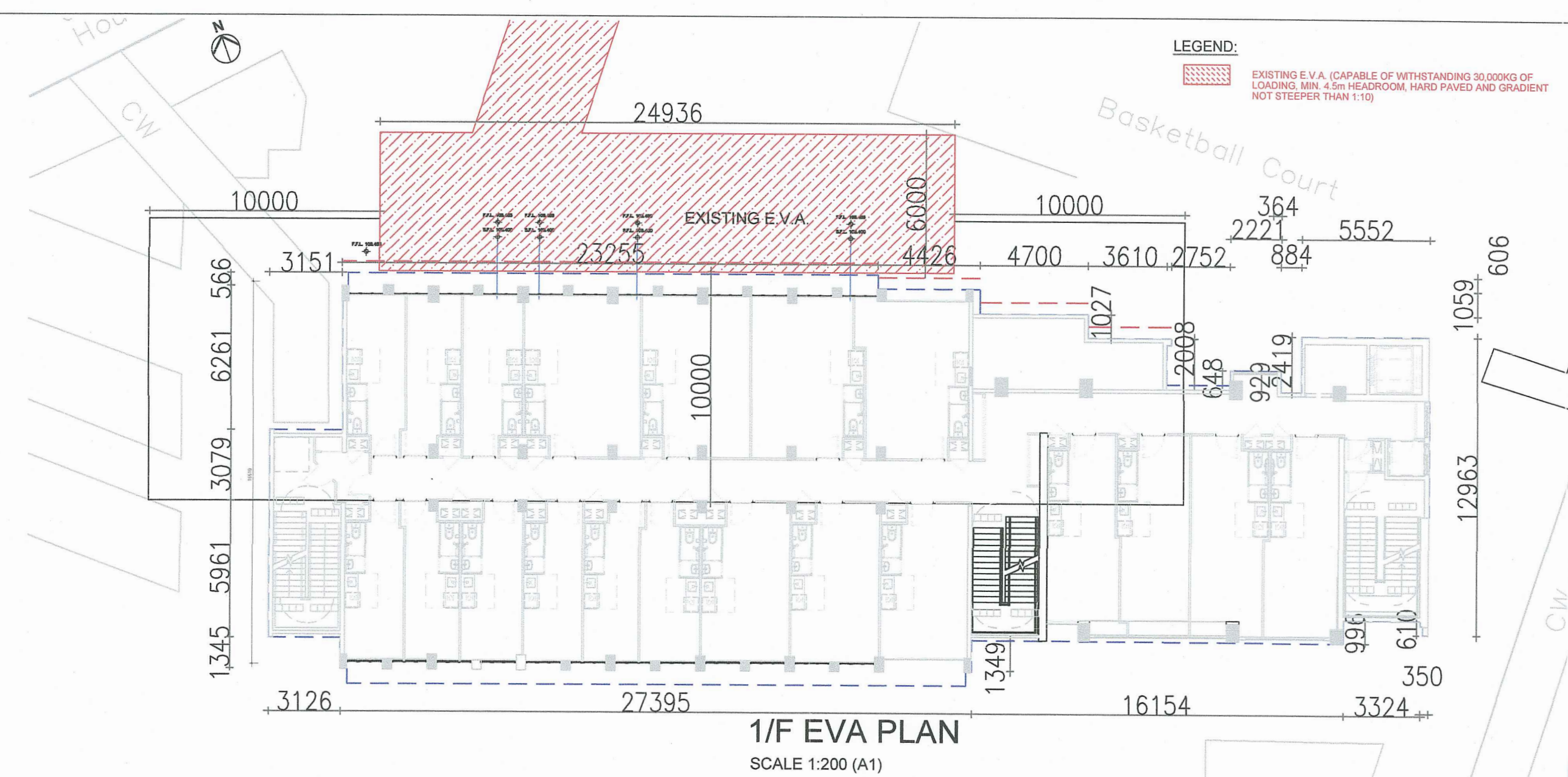
Architectural Services Department



EVA DIAGRAM:
DEMONSTRATION OF TOTAL LENGTH OF PERIMETER OF BUILDING AT G/F
 = 3.274 m + 3.152 m + 6.066 m + 27.385 m + 1.155 m + 4.953 m + 0.955 m + 3.65 m + 2.268 m + 2.578 m + 0.473 m + 0.5 m + 0.513 m + 2.591 m + 2.419 m + 5.551 m + 12.919 m + 0.35 m + 0.579 m + 3.294 m + 0.981 m + 16.156 m + 1.349 m + 27.41 m + 1.439 m + 3.127 m + 5.865 m
 = 140.952 m.

DEMONSTRATION OF PERIMETER OF MAJOR FACADE AT G/F WITHIN 10m. OF E.V.A.
 = 27.385 m + 4.953 m + 3.650 m
 = 35.988 m.

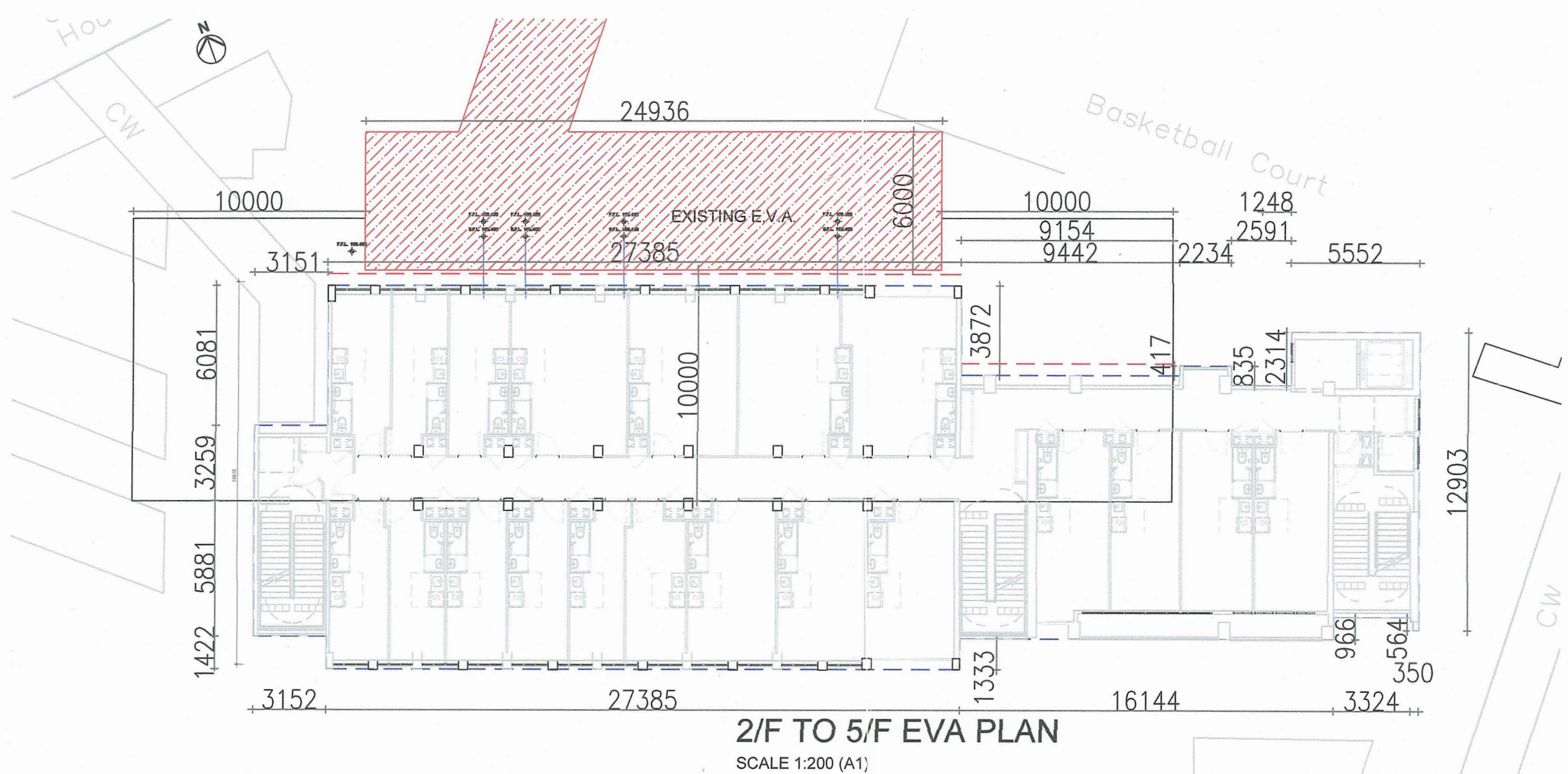
$35.988 / 140.952 = 25.532\% > 25\%$



EVA DIAGRAM:
DEMONSTRATION OF TOTAL LENGTH OF PERIMETER OF BUILDING AT 1/F
 = 3.079 m + 3.151 m + 6.261 m + 0.566 m + 23.255 m + 0.606 m + 4.426 m + 1.059 m + 4.7 m + 1.027 m + 3.61 m + 2.008 m + 2.752 m + 0.648 m + 2.221 m + 0.929 m + 0.884 m + 2.419 m + 5.552 m + 12.963 m + 0.35 m + 0.61 m + 3.324 m + 0.996 m + 16.154 m + 1.349 m + 27.395 m + 1.345 m + 3.126 m + 5.961 m
 = 142.726 m.

DEMONSTRATION OF PERIMETER OF MAJOR FACADE AT 1/F WITHIN 10m. OF E.V.A.
 = 23.255 m + 4.426 m + 4.700 m + 3.610 m
 = 35.991 m.

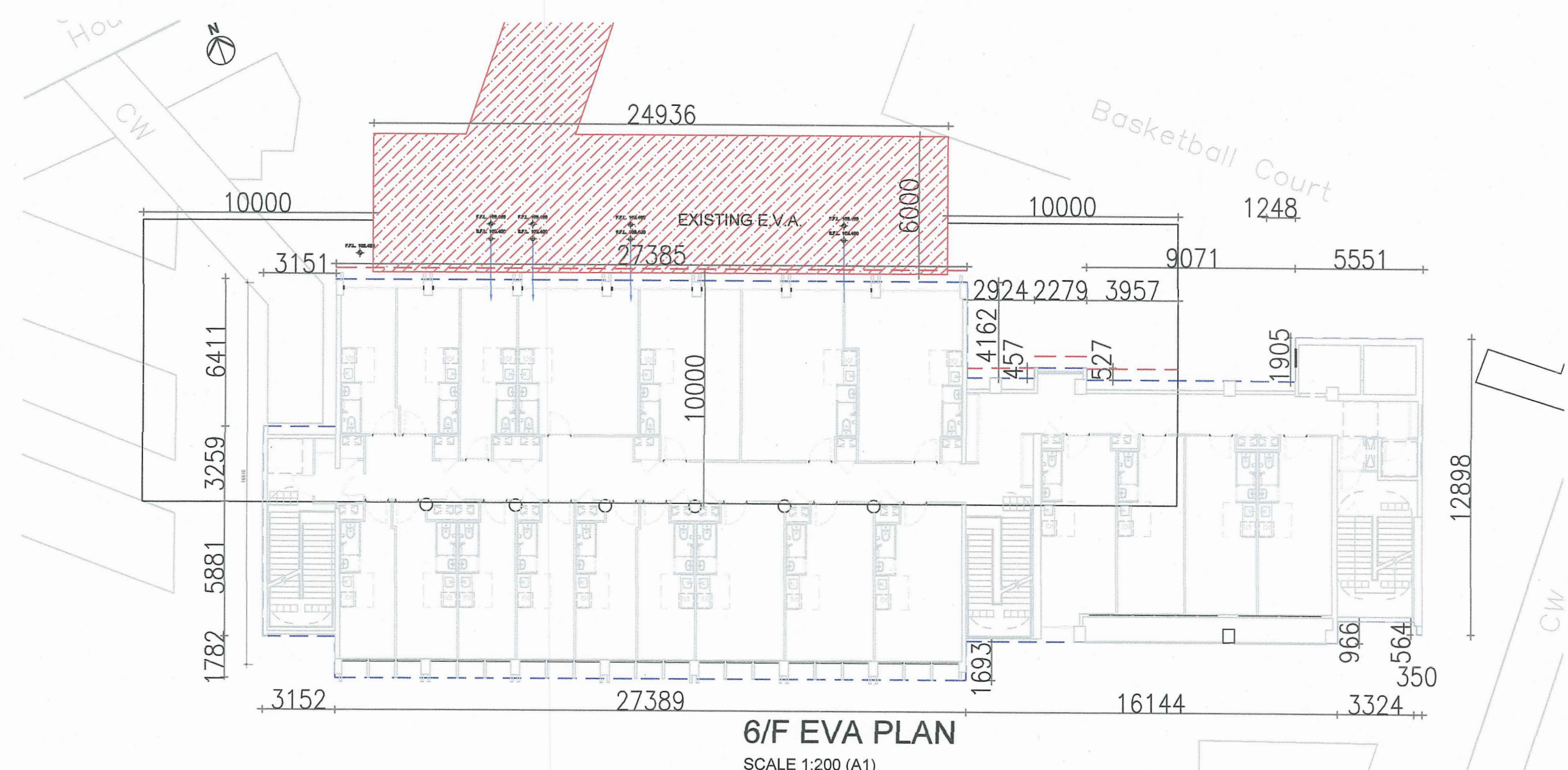
$35.991 / 142.726 = 25.217\% > 25\%$



EVA DIAGRAM:
DEMONSTRATION OF TOTAL LENGTH OF PERIMETER OF BUILDING AT 2/F TO 5/F
 = 3.259 m + 3.151 m + 6.081 m + 27.385 m + 3.872 m + 9.442 m + 0.417 m + 2.234 m + 0.835 m + 2.591 m + 2.314 m + 5.552 m + 12.903 m + 0.35 m + 0.564 m + 3.324 m + 0.966 m + 16.144 m + 1.333 m + 27.385 m + 1.422 m + 3.152 m + 5.881 m
 = 140.557 m.

DEMONSTRATION OF PERIMETER OF MAJOR FACADE AT 2/F TO 5/F WITHIN 10m. OF E.V.A.
 = 27.385 m + 9.154 m
 = 36.539 m.

$36.539 / 140.557 = 25.996\% > 25\%$



EVA DIAGRAM:
DEMONSTRATION OF TOTAL LENGTH OF PERIMETER OF BUILDING AT 6/F
 = 3.259 m + 3.151 m + 6.411 m + 27.385 m + 4.162 m + 2.924 m + 0.457 m + 2.279 m + 0.527 m + 9.071 m + 1.905 m + 5.551 m + 12.898 m + 0.35 m + 0.564 m + 3.324 m + 0.966 m + 16.144 m + 1.693 m + 27.389 m + 1.782 m + 3.152 m + 5.881 m
 = 141.225 m.

DEMONSTRATION OF PERIMETER OF MAJOR FACADE AT G/F WITHIN 10m. OF E.V.A.
 = 27.385 m + 2.924 m + 2.279 m + 3.957 m
 = 36.545 m.

$36.547 / 141.225 = 25.877\% > 25\%$

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.

LEGEND:
 EXISTING E.V.A. (CAPABLE OF WITHSTANDING 30.000KG OF LOADING, MIN. 4.5m HEADROOM, HARD PAVED AND GRADIENT NOT STEEPER THAN 1:10)

No.	Date	Description	Initial															
A	26/02/2025	GENERAL AMENDMENT	BF															
-	16/12/2024	1st BUILDING A&A SUBMISSION	BF															
Revision																		
DESIGN AND BUILD CONTRACTOR:																		
 YAU LEE CONSTRUCTION CO., LTD.																		
ARCHITECTURAL DESIGNER:																		
 OIYN LIMITED FOR ARCHITECTS & ASSOCIATES 1/F, BLOCK A, CHONG FAT FACTORY BUILDING, 118-121 YU CHAU STREET, HONG KONG. TEL: 3421-1888 FAX: 3421-1842																		
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>11/06</td> </tr> <tr> <td>Drawn</td> <td>MARKO YAN</td> <td>11/06</td> </tr> <tr> <td>Checked</td> <td>HIRO LEUNG</td> <td>11/06</td> </tr> <tr> <td>Approved</td> <td>BRIAN FUNG</td> <td>11/06</td> </tr> </tbody> </table>				Name	Signed	Date	Designed	HIRO LEUNG	11/06	Drawn	MARKO YAN	11/06	Checked	HIRO LEUNG	11/06	Approved	BRIAN FUNG	11/06
Name	Signed	Date																
Designed	HIRO LEUNG	11/06																
Drawn	MARKO YAN	11/06																
Checked	HIRO LEUNG	11/06																
Approved	BRIAN FUNG	11/06																
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																		
<table border="1"> <tr> <td colspan="2">PLAN APPROVED</td> </tr> <tr> <td colspan="2"> LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 26 SEP 2025 </td> </tr> </table>				PLAN APPROVED		 LEE Chun Kau, Paul Chief Project Manager 202 Architectural Services Department For Building Authority of Buildings Department 26 SEP 2025												
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: 11/06/2025																		
ARCHITECTURAL DESIGN CHECKER:																		
 YUNG CHUNG KWONG FOR AND ON BEHALF OF COCOON ARCHITECTURE (REGISTRATION NO.: AP(A) 5/09) Date: 11/06/2025																		
Drawing Title																		
HOLM GLAD EVA DIAGRAM																		
Drawing No.	Scale	Rev.																
AB/8865/GBP/GP010	1:200 (A1)	A																
Date:	26/02/2025																	
 建築署 Architectural Services Department																		

WINDOWS CALCULATION OF G/F NON-DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA. Includes handwritten notes like '1/10' and 'Missing AP sign'.

WINDOWS CALCULATION OF G/F DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA. Includes handwritten notes like '1/10' and 'Missing AP sign'.

WINDOWS CALCULATION OF 1/F DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA. Includes handwritten notes like 'Missing AP sign'.

WINDOWS CALCULATION OF 2/F TO 4/F DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA. Includes handwritten notes like 'Missing AP sign'.

WINDOWS CALCULATION OF 5/F DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA.

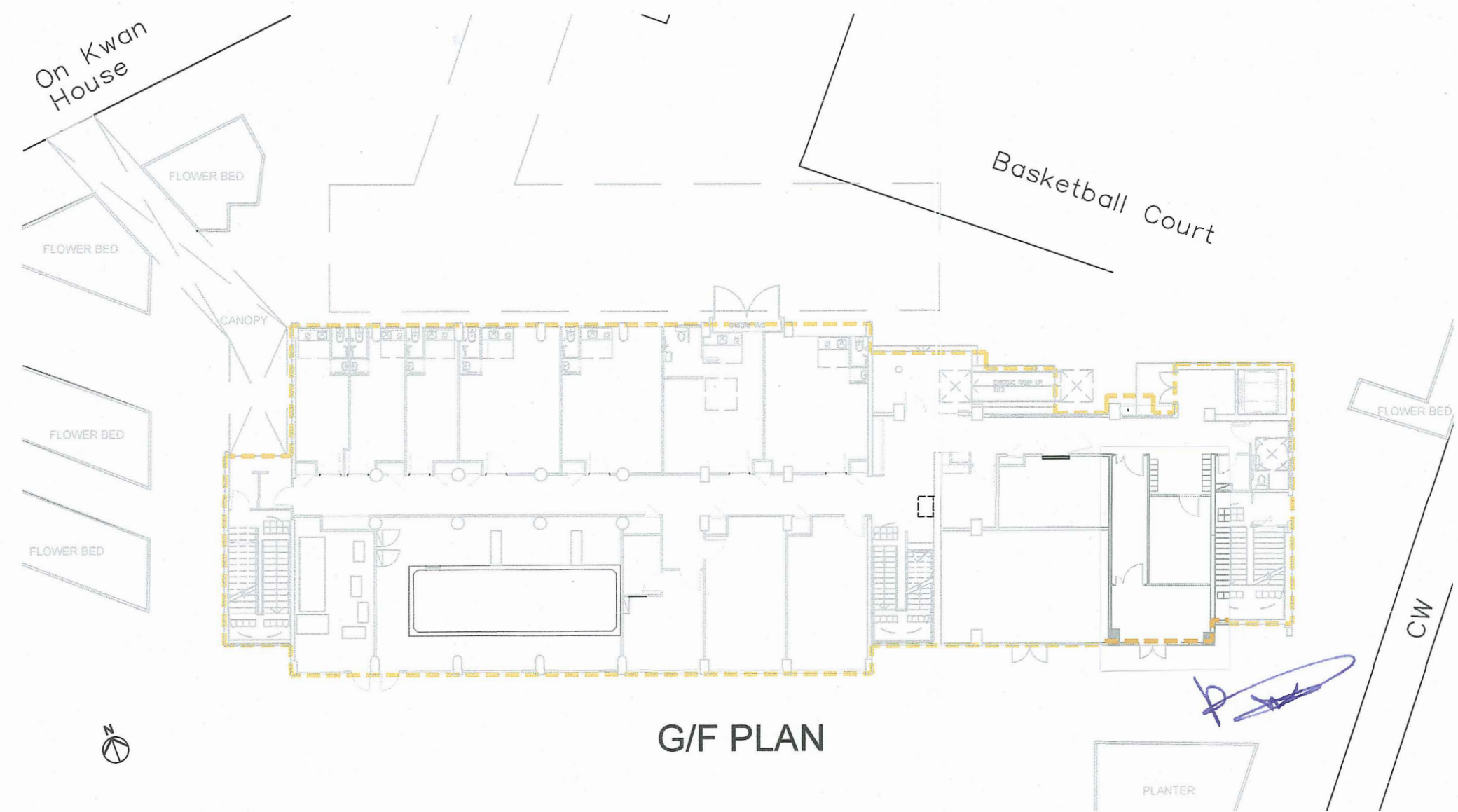
WINDOWS CALCULATION OF 6/F DOMESTIC AREA

Table with columns: UNIT, USE, U.F.A., REQUIRED GLASS AREA (F10), WINDOW MARK, PROVIDED GLASS AREA, REQUIRED OPENABLE AREA (F10), PROVIDED OPENABLE AREA.

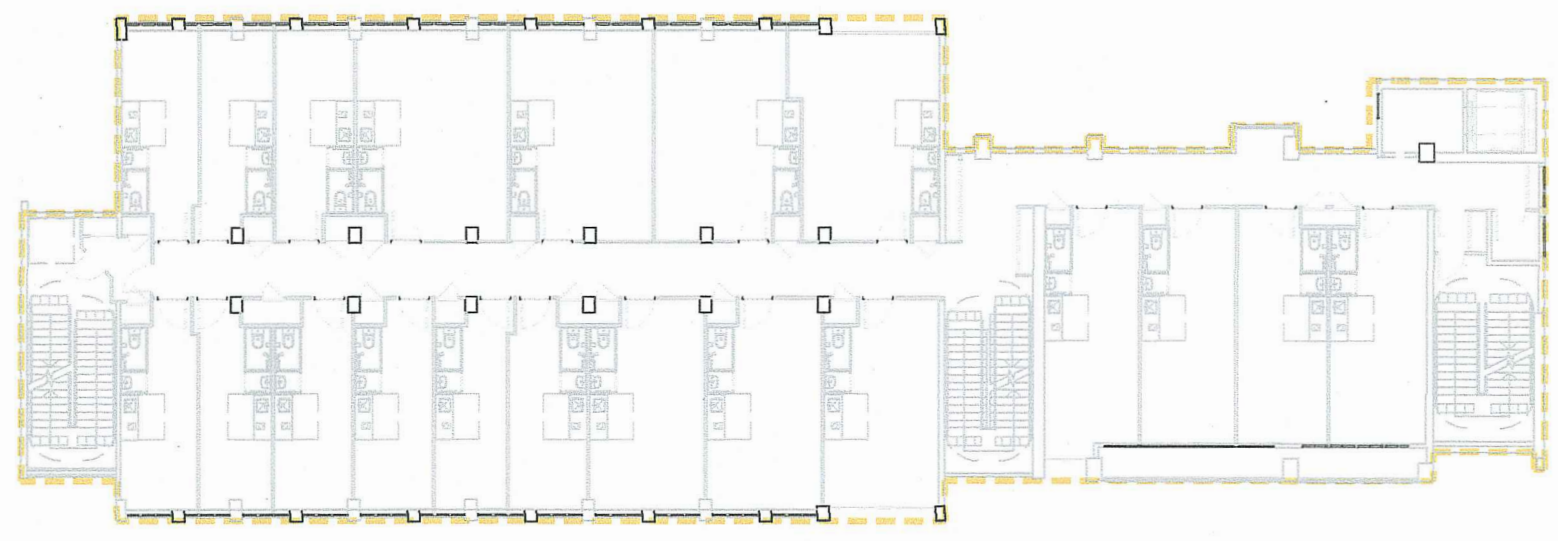
RECORD PLAN

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.

Project information including: Date (26/02/2025), 1st BUILDING A&A SUBMISSION, BF, No., Date, Description, Int/In, Revision, DESIGN AND BUILD CONTRACTOR (Yau Lee Construction Co., Ltd.), ARCHITECTURAL DESIGNER (OIYN LIMITED), STRUCTURAL ENGINEER (WAL Wilson & Associates Ltd), BUILDING SERVICES DESIGNER (SCC SC CONSULTANTS LTD), LANDSCAPE DESIGNER (Lan Des), INTERIOR & BRANDING DESIGNER (NIL STUDIO), ENVIRONMENTAL CONSULTANT (RAMBOLL), TRAFFIC CONSULTANT (LLA Consultancy Ltd), 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), PLAN APPROVED (LEE Chun Kau, Chief Project Manager 2022), AUTHORIZED PERSON (CHAN MAY TAT YIN), AUTHORIZED PERSON (WONG TUNG & PARTNERS LIMITED), AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 7/03) Date: 26 SEP 2025, AUTHORIZED PERSON (REGISTRATION NO.: AP(A) 33/09) Date: 11/06/2025, ARCHITECTURAL DESIGN CHECKER (YUNG CHUNG KWONG), Drawing Title (HOLM GLAD WINDOW CALCULATIONS), Drawing No. (AW/8865/GBP/GP011A), Scale (N.T.S.), Rev., Date (26/02/2025), Architectural Services Department.



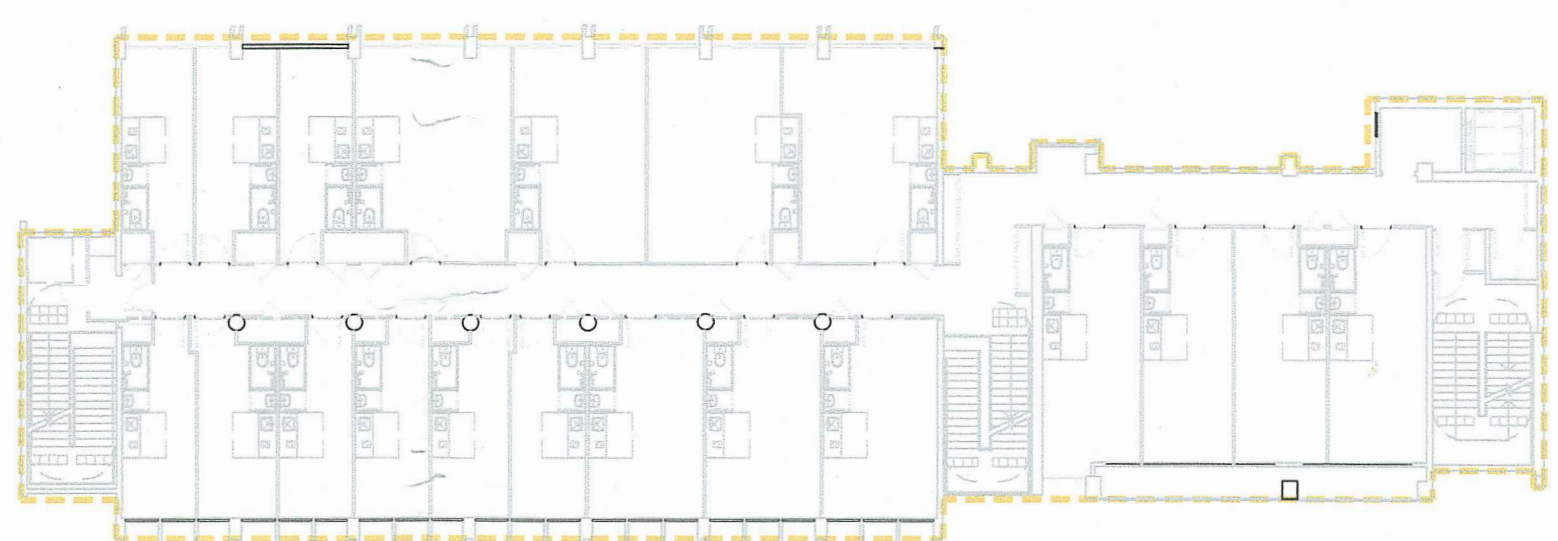
G/F PLAN



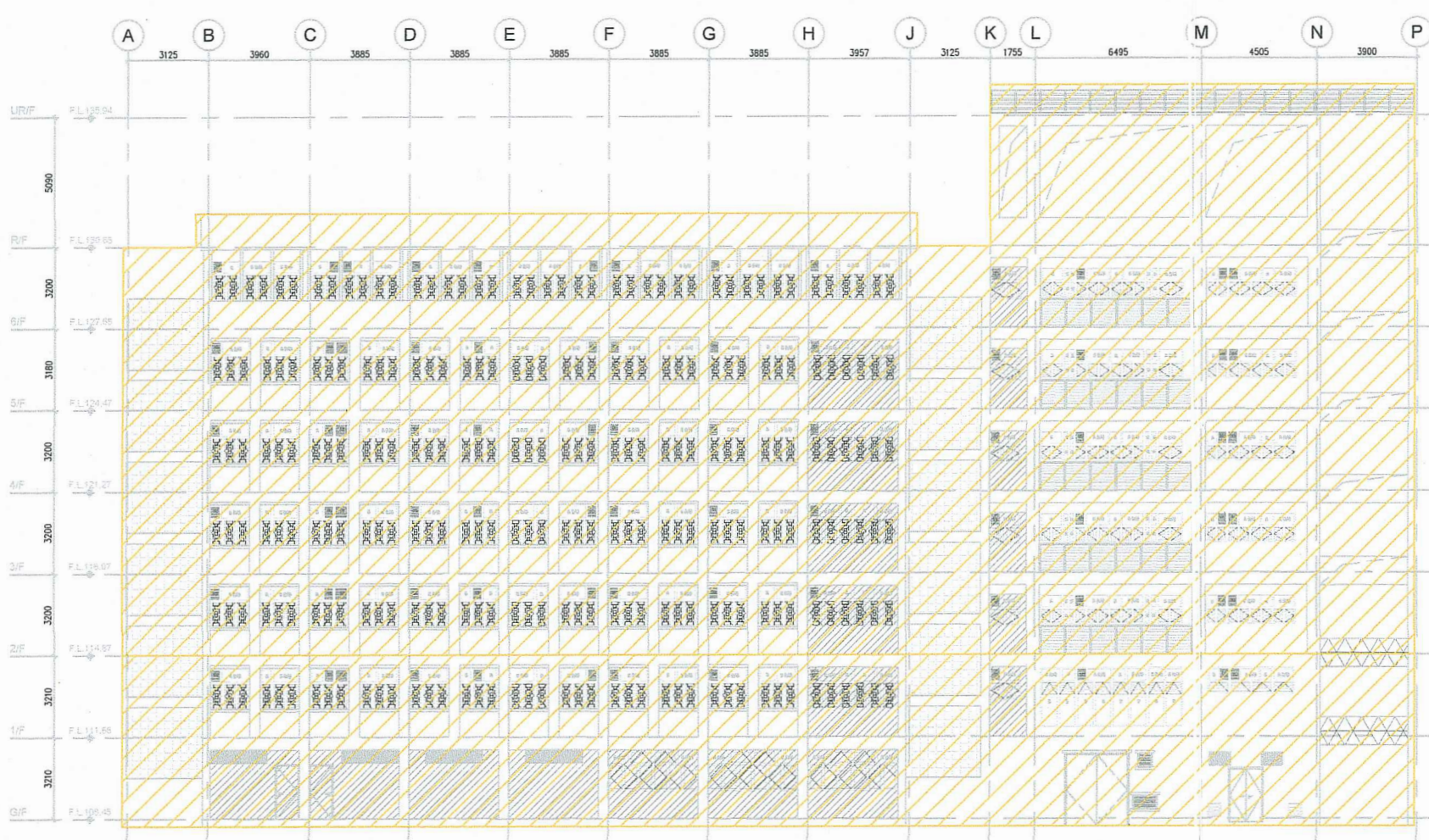
2/F TO 5/F PLAN



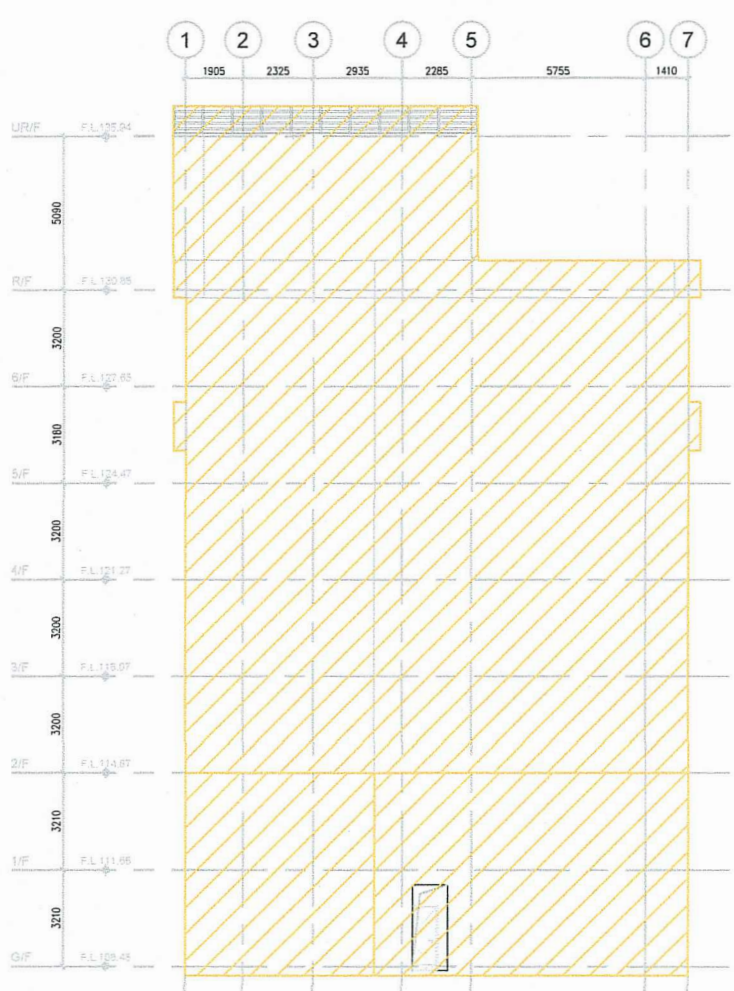
1/F PLAN



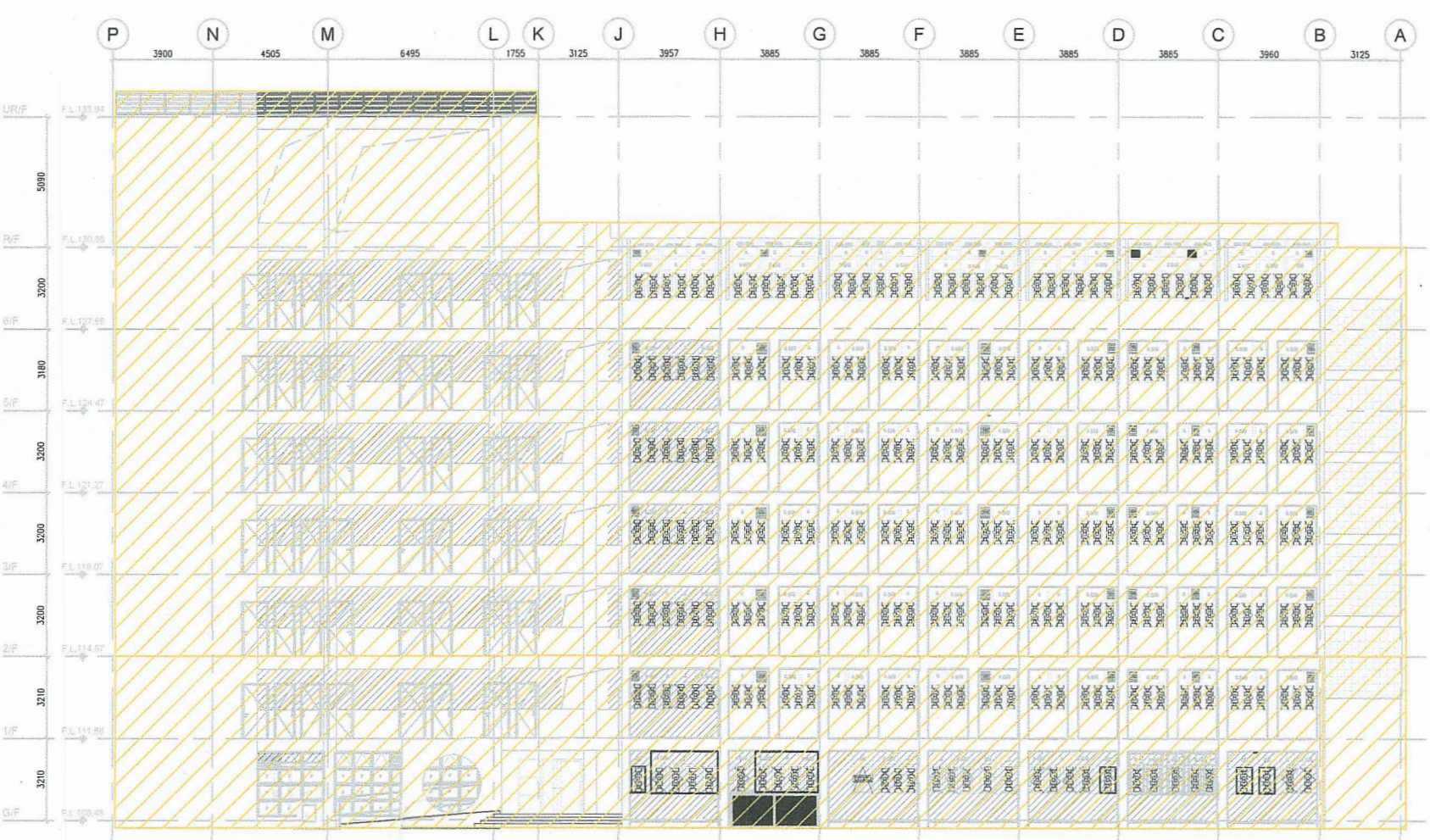
6/F PLAN



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

LEGEND
MAINTENANCE & REPAIR TO BE ACCESSED THROUGH:-
BAMBOO SCAFFOLDING PLATFORM

LEGEND (ELEVATION)
MAINTENANCE & REPAIR TO BE ACCESSED THROUGH:-
BAMBOO SCAFFOLDING PLATFORM

No.	Date	Description	Initial
A	26/02/25	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
25, BAKER STREET, HONG KONG
OIYN LTD.

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

BUILDING SERVICES DESIGNER :
SCC SC CONSULTANTS LTD.

LANDSCAPE DESIGNER :
Landis
LANDES LTD.

INTERIOR & BRANDING DESIGNER :
NIL STUDIO
NIL STUDIO LTD.

ENVIRONMENTAL CONSULTANT :
RAMBOLL
RAMBOLL HONG KONG LTD.

TRAFFIC CONSULTANT :
LLA
LLA CONSULTANCY LTD.

	Name	Signed	Date
Designed	HIRO LEUNG		09/06
Drawn	MARKO YAN		09/06
Checked	HIRO LEUNG		09/06
Approved	BRIAN FUNG		09/06

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

PLAN APPROVED

LEE Chan Kin, Paul
Chief Project Manager 202
Architectural Services 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: 09/06/2025

ARCHITECTURAL DESIGN CHECKER:

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

Drawing Title
HOLM GLAD
M&R ACCESS PLAN

Drawing No. AB/8869/GBP/GP012 Scale 1:250 (A1) Rev. A

Date: 26/02/2025

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

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. 3611 0247 Fax No. 3619 4503, Business Registration Certificate No.

_____, being the Occupant of LIGHT PUBLIC HOUSING AT SKUM ON 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)

PM(LPH) SD3

(Position Held)

*Delete whichever is inapplicable

(10/2018)

**Management Plan for
Light Public Housing at Shun On Road
(Former Mission of the Covenant Church Holm Glad No.2 Primary School
at Shun On Estate, Kwun Tong)**

The management plan for Light Public Housing at Shun On 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 Shun On Road (the former Mission of the Covenant Church Holm Glad No.2 Primary School at Shun On Estate, Kwun Tong)	
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	13.270 - 29.874
	(b) Bathroom	1.701 - 4.113
	(c) Pantry	2.175 - 2.577
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)R28A	To permit the reduction in size of the telecommunications and broadcasting room.	TBE Room on G/F	
B(P)R45	To permit the non-provision of kitchen	All domestic units	<ul style="list-style-type: none"> a) No cooking with naked flame inside the premises. b) A communal pantry or a pantry in each flat 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.

<p>B(P)Rs 30, 31 & 36</p>	<p>To permit the reduction of natural lighting and ventilation for the living area</p>	<p>Flat Number: G02, G05, G06, G07, 101, 102, 103, 104, 118, 119, 201, 202, 203, 204, 218, 219, 301, 302, 303, 304, 318, 319, 401, 402, 403, 404, 418, 419, 501, 502, 503, 504, 518, 519, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613</p>	<p>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.</p> <p>b) All other habitable rooms are in full compliance with B(P)R 30 & 31.</p>
<p>B(P)R20</p>	<p>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.</p>	<p>Entire Building</p>	
<p>B(P)R25(1)(a)</p>	<p>To exempt the domestic portion of light public housing in wholesale-converted school from the provision of open space.</p>	<p>Entire Building</p>	

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 internal bathroom at 1/F to 6/F	1/F to 6/F Units	<ul style="list-style-type: none"> a) Subject to the compliance with the requirements and conditions as laid down in PNAP APP-98 b) 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. c) Fresh air intake complying the requirements set out in Annex 2 of PNAP ADM-2 to be provided.
---------	---	------------------	--

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.