

**OFFICE OF THE PERMANENT SECRETARY  
FOR TRANSPORT AND HOUSING (HOUSING)**

**INDEPENDENT CHECKING UNIT**

**Form ICU 106**

**Acceptance of proposal for modification of and/ or deviation from the provisions of  
Buildings Ordinance and/ or Regulations made thereunder**

Permit No. HDP 067/2021  
Our Ref: HD(ICU)E3/006(N)AA(10)TH - 1  
To : Mr. IP Pui-tung  
c/o Spence Robinson L T Limited  
Room 911, 9/F., C C Wu Building  
302-8 Hennessy Road, Wan Chai  
Hong Kong

Date: 10 August 2021

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

Building (Planning) Regulation 20 and 21

To permit the domestic portion of transitional housing in wholesale-converted school to be treated as non-domestic for the purpose of site coverage and plot ratio calculation.

in respect of the proposed building works/ street works at Transitional Housing (ex-Tsuen Wan Lutheran School), Cheung Shan Estate, Tsuen Wan, N.T. on (lot no.) V.O. No. 68.

2. This Permit is subject to the conditions attached in Appendix A.



( Adela YUNG )  
Senior Architect/ICU4  
Independent Checking Unit

**Note**

As stipulated in Section 41(1) of the Buildings Ordinance (BO), buildings upon any land vested in the Housing Authority are exempt from the provisions of the BO, hence there is no statutory requirement to obtain modification on any section/regulation. However, it is our policy to adhere to the statutory requirements at all times and the above comments are made with reference to the current policy of the Buildings Department.

\* Delete as appropriate

## Appendix A

- (a) The said works are to be carried out in accordance with the plans approved on 10 August 2021 under our Ref. No. HD(ICU)E3/006(N)AA(10)TH – 1.
- (b) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the Form ICU 14 is submitted.
- (c) A checklist of valid Forms ICU 106 is to be submitted at the time of the submission of Form ICU14.
- (d) This permit will expire on 9 August 2023 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.
- (e) The transitional housing shall be properly used and managed according to the Management Plan submitted on 28 July 2021 and agreed by the Independent Checking Unit;
- (f) An annual inspection report to certify that the transitional housing complies with the Management Plan, the conditions imposed in this permit and no alterations or additions have been made to the transitional housing as shown on the approved plans dated 10 August 2021 shall be submitted by an Authorized Person;
- (g) This permit is given in recognition of the letter submitted by the non-profit making organisation or social enterprise (NGO) dated 28 July 2021. The undertaking and this permit shall be incorporated into every tenancy agreement between the NGO and the occupants of the transitional housing;
- (h) There shall not be alteration or addition to the transitional housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (i) The permit will become invalid upon expiry or termination of tenancy between NGO and the owner of the premises. NGO should inform the Independent Checking Unit immediately upon the end of the tenancy and reinstate the premises in accordance with the as-built drawing(s) prior to the proposed alteration and addition works or in a state to be agreed with Housing Department.

**OFFICE OF THE PERMANENT SECRETARY  
FOR TRANSPORT AND HOUSING (HOUSING)**

**INDEPENDENT CHECKING UNIT**

**Form ICU 106**

**Acceptance of proposal for modification of and/ or deviation from the provisions of  
Buildings Ordinance and/ or Regulations made thereunder**

Permit No. HDP 068/2021  
Our Ref: HD(ICU)E3/006(N)AA(10)TH - 1  
To : Mr. IP Pui-tung  
c/o Spence Robinson L T Limited  
Room 911, 9/F., C C Wu Building  
302-8 Hennessy Road, Wan Chai  
Hong Kong

Date: 10 August 2021

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

Building (Planning) Regulation 25(1)(a)

To exempt the domestic portion of transitional housing in wholesale-converted school from the provision of open space.

in respect of the proposed building works/ street works at Transitional Housing (ex-Tsuen Wan Lutheran School), Cheung Shan Estate, Tsuen Wan, N.T. on (lot no.) V.O. No. 68.

2. This Permit is subject to the conditions attached in Appendix B.



( Adela YUNG )  
Senior Architect/ICU4  
Independent Checking Unit

**Note**

As stipulated in Section 41(1) of the Buildings Ordinance (BO), buildings upon any land vested in the Housing Authority are exempt from the provisions of the BO, hence there is no statutory requirement to obtain modification on any section/regulation. However, it is our policy to adhere to the statutory requirements at all times and the above comments are made with reference to the current policy of the Buildings Department.

\* Delete as appropriate

## Appendix B

- (a) The said works are to be carried out in accordance with the plans approved on 10 August 2021 under our Ref. No. HD(ICU)E3/006(N)AA(10)TH – 1.
- (b) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the Form ICU 14 is submitted.
- (c) A checklist of valid Forms ICU 106 is to be submitted at the time of the submission of Form ICU14.
- (d) This permit will expire on 9 August 2023 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.
- (e) The transitional housing shall be properly used and managed according to the Management Plan submitted on 28 July 2021 and agreed by the Independent Checking Unit;
- (f) An annual inspection report to certify that the transitional housing complies with the Management Plan, the conditions imposed in this permit and no alterations or additions have been made to the transitional housing as shown on the approved plans dated 10 August 2021 shall be submitted by an Authorized Person;
- (g) This permit is given in recognition of the letter submitted by the non-profit making organisation or social enterprise (NGO) dated 28 July 2021. The undertaking and this permit shall be incorporated into every tenancy agreement between the NGO and the occupants of the transitional housing;
- (h) There shall not be alteration or addition to the transitional housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (i) The permit will become invalid upon expiry or termination of tenancy between NGO and the owner of the premises. NGO should inform the Independent Checking Unit immediately upon the end of the tenancy and reinstate the premises in accordance with the as-built drawing(s) prior to the proposed alteration and addition works or in a state to be agreed with Housing Department.

**OFFICE OF THE PERMANENT SECRETARY  
FOR TRANSPORT AND HOUSING (HOUSING)**

**INDEPENDENT CHECKING UNIT**

**Form ICU 106**

**Acceptance of proposal for modification of and/ or deviation from the provisions of  
Buildings Ordinance and/ or Regulations made thereunder**

Permit No. HDP 069/2021  
Our Ref: HD(ICU)E3/006(N)AA(10)TH - 1  
To : Mr. IP Pui-tung  
c/o Spence Robinson L T Limited  
Room 911, 9/F., C C Wu Building  
302-8 Hennessy Road, Wan Chai  
Hong Kong

Date: 10 August 2021

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

Building (Planning) Regulation 28A

To permit the reduction in size of the telecommunications and broadcasting room.

in respect of the proposed building works/ street works at Transitional Housing (ex-Tsuen Wan Lutheran School), Cheung Shan Estate, Tsuen Wan, N.T. on (lot no.) V.O. No. 68.

2. This Permit is subject to the conditions attached in Appendix C.



( Adela YUNG )  
Senior Architect/ICU4  
Independent Checking Unit

**Note**

As stipulated in Section 41(1) of the Buildings Ordinance (BO), buildings upon any land vested in the Housing Authority are exempt from the provisions of the BO, hence there is no statutory requirement to obtain modification on any section/regulation. However, it is our policy to adhere to the statutory requirements at all times and the above comments are made with reference to the current policy of the Buildings Department.

\* Delete as appropriate

## Appendix C

- (a) The said works are to be carried out in accordance with the plans approved on 10 August 2021 under our Ref. No. HD(ICU)E3/006(N)AA(10)TH – 1.
- (b) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the Form ICU 14 is submitted.
- (c) A checklist of valid Forms ICU 106 is to be submitted at the time of the submission of Form ICU14.
- (d) This permit will expire on 9 August 2023 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.
- (e) The transitional housing shall be properly used and managed according to the Management Plan submitted on 28 July 2021 and agreed by the Independent Checking Unit;
- (f) An annual inspection report to certify that the transitional housing complies with the Management Plan, the conditions imposed in this permit and no alterations or additions have been made to the transitional housing as shown on the approved plans dated 10 August 2021 shall be submitted by an Authorized Person;
- (g) This permit is given in recognition of the letter submitted by the non-profit making organisation or social enterprise (NGO) dated 28 July 2021. The undertaking and this permit shall be incorporated into every tenancy agreement between the NGO and the occupants of the transitional housing;
- (h) There shall not be alteration or addition to the transitional housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (i) The permit will become invalid upon expiry or termination of tenancy between NGO and the owner of the premises. NGO should inform the Independent Checking Unit immediately upon the end of the tenancy and reinstate the premises in accordance with the as-built drawing(s) prior to the proposed alteration and addition works or in a state to be agreed with Housing Department.

**OFFICE OF THE PERMANENT SECRETARY  
FOR TRANSPORT AND HOUSING (HOUSING)**

**INDEPENDENT CHECKING UNIT**

**Form ICU 106**

**Acceptance of proposal for modification of and/ or deviation from the provisions of  
Buildings Ordinance and/ or Regulations made thereunder**

Permit No. HDP 071/2021  
Our Ref: HD(ICU)E3/006(N)AA(10)TH - 1  
To : Mr. IP Pui-tung  
c/o Spence Robinson L T Limited  
Room 911, 9/F., C C Wu Building  
302-8 Hennessy Road, Wan Chai  
Hong Kong

Date: 10 August 2021

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

Building (Planning) Regulation 35A

To permit the non-provision of gas aperture in bathroom

in respect of the proposed building works/ street works at Transitional Housing (ex-Tsuen Wan Lutheran School), Cheung Shan Estate, Tsuen Wan, N.T. on (lot no.) V.O. No. 68.

2. This Permit is subject to the conditions attached in Appendix E.



( Adela YUNG )  
Senior Architect/ICU4  
Independent Checking Unit

**Note**

As stipulated in Section 41(1) of the Buildings Ordinance (BO), buildings upon any land vested in the Housing Authority are exempt from the provisions of the BO, hence there is no statutory requirement to obtain modification on any section/regulation. However, it is our policy to adhere to the statutory requirements at all times and the above comments are made with reference to the current policy of the Buildings Department.

\* Delete as appropriate

## Appendix E

- (a) Supply of gas as defined under Gas Safety Ordinance (Cap 51) will not be provided to the domestic part of the building;
- (b) 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;
- (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 the NGO before renting out the unit.
- (d) The said works are to be carried out in accordance with the plans approved on 10 August 2021 under our Ref. No. HD(ICU)E3/006(N)AA(10)TH – 1.
- (e) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the Form ICU 14 is submitted.
- (f) A checklist of valid Forms ICU 106 is to be submitted at the time of the submission of Form ICU14.
- (g) This permit will expire on 9 August 2023 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.
- (h) The transitional housing shall be properly used and managed according to the Management Plan submitted on 28 July 2021 and agreed by the Independent Checking Unit;
- (i) An annual inspection report to certify that the transitional housing complies with the Management Plan, the conditions imposed in this permit and no alterations or additions have been made to the transitional housing as shown on the approved plans dated 10 August 2021 shall be submitted by an Authorized Person;
- (j) This permit is given in recognition of the letter submitted by the non-profit making organisation or social enterprise (NGO) dated 28 July 2021. The undertaking and this permit shall be incorporated into every tenancy agreement between the NGO and the occupants of the transitional housing;
- (k) There shall not be alteration or addition to the transitional housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (l) The permit will become invalid upon expiry or termination of tenancy between NGO and the owner of the premises. NGO should inform the Independent Checking Unit immediately upon the end of the tenancy and reinstate the premises in accordance with the as-built drawing(s) prior to the proposed alteration and addition works or in a state to be agreed with Housing Department.



OFFICE OF THE PERMANENT SECRETARY  
FOR TRANSPORT AND HOUSING (HOUSING)

INDEPENDENT CHECKING UNIT

Form ICU 106

Acceptance of proposal for modification of and/ or deviation from the provisions of  
Buildings Ordinance and/ or Regulations made thereunder

Permit No. HDP 073/2021  
Our Ref: HD(ICU)E3/006(N)AA(10)TH - 1  
To : Mr. IP Pui-tung  
c/o Spence Robinson L T Limited  
Room 911, 9/F., C C Wu Building  
302-8 Hennessy Road, Wan Chai  
Hong Kong

Date: 10 August 2021

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

Building (Planning) Regulation 45

To permit the non-provision of kitchen.

in respect of the proposed building works/ street works at Transitional Housing (ex-Tsuen Wan Lutheran School), Cheung Shan Estate, Tsuen Wan, N.T. on (lot no.) V.O. No. 68.

2. This Permit is subject to the conditions attached in Appendix G.



( Adela YUNG )  
Senior Architect/ICU4  
Independent Checking Unit

**Note**

As stipulated in Section 41(1) of the Buildings Ordinance (BO), buildings upon any land vested in the Housing Authority are exempt from the provisions of the BO, hence there is no statutory requirement to obtain modification on any section/regulation. However, it is our policy to adhere to the statutory requirements at all times and the above comments are made with reference to the current policy of the Buildings Department.

\* Delete as appropriate

## Appendix G

- (a) No cooking with naked flame inside the premises.
- (b) Provision of a communal pantry or a pantry in each flat with an openable window.
- (c) FSD approved standalone smoke or heat detector shall be provided at a strategic location near the counter top to the satisfaction of the Independent Checking Unit.
- (d) The said works are to be carried out in accordance with the plans approved on 10 August 2021 under our Ref. No. HD(ICU)E3/006(N)AA(10)TH – 1.
- (e) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the Form ICU 14 is submitted.
- (f) A checklist of valid Forms ICU 106 is to be submitted at the time of the submission of Form ICU14.
- (g) This permit will expire on 9 August 2023 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.
- (h) The transitional housing shall be properly used and managed according to the Management Plan submitted on 28 July 2021 and agreed by the Independent Checking Unit;
- (i) An annual inspection report to certify that the transitional housing complies with the Management Plan, the conditions imposed in this permit and no alterations or additions have been made to the transitional housing as shown on the approved plans dated 10 August 2021 shall be submitted by an Authorized Person;
- (j) This permit is given in recognition of the letter submitted by the non-profit making organisation or social enterprise (NGO) dated 28 July 2021. The undertaking and this permit shall be incorporated into every tenancy agreement between the NGO and the occupants of the transitional housing;
- (k) There shall not be alteration or addition to the transitional housing as shown on the approved plans unless a new permit for the revised layout is obtained.
- (l) The permit will become invalid upon expiry or termination of tenancy between NGO and the owner of the premises. NGO should inform the Independent Checking Unit immediately upon the end of the tenancy and reinstate the premises in accordance with the as-built drawing(s) prior to the proposed alteration and addition works or in a state to be agreed with Housing Department.

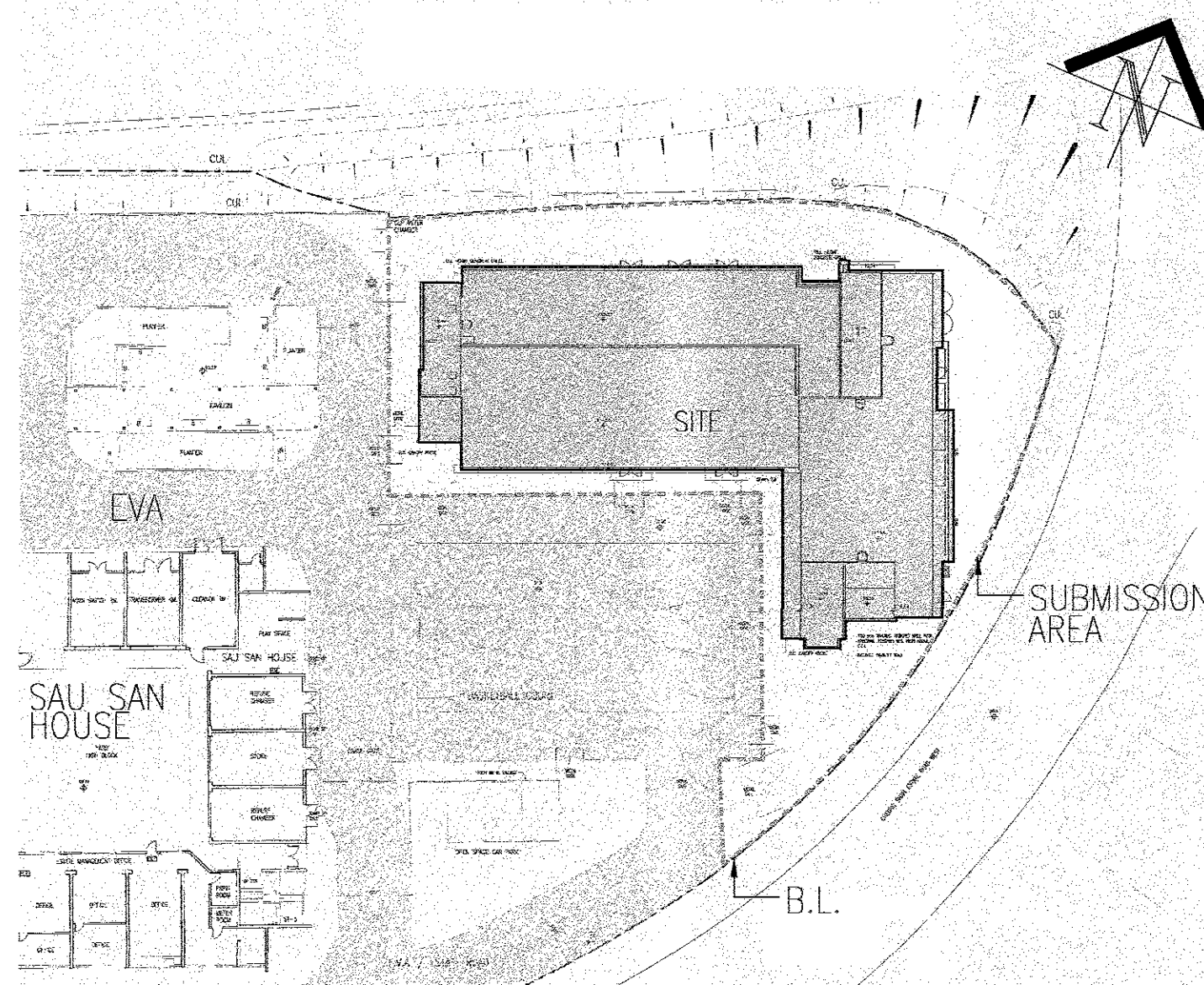
**GENERAL NOTES**

- 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 FROM FLOOR TO UNDERSIDE OF ANY BEAM AND CEILING ABOVE FLOOR TO BE 2.3M AND 2.3M RESPECTIVELY.
- REQUIREMENTS OF DESIGN MANUAL - BARRIER FREE ACCESS 2008 TO BE COMPLIED.
- DRAINAGE DRAWINGS TO BE SUBMITTED SEPARATELY.
- ALL LEVELS ARE IN METERS ABOVE PRINCIPAL DATUM.
- ALL PARAPET OR RAILING TO BE 1100mm HIGH ABOVE FINISHED FLOOR LEVEL WITH LOWEST 150mm BUILT SOLID 9. FIRE RATED DOOR:
  - ALL ESCAPE DOOR 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 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.
  - 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 BUILDING 2011.
- PANTRY TO BE COMPLIED WITH CLAUSE C13.4 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- EVERY OPENING FOR THE PASSAGE OF AIR-CONDITIONING DUCTS, VENTILATION DUCTS, ELECTRICAL TRUNKING, 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 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 CB.2 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
- DOOR INCLUDED ONE LEAF OF A PAIR OF DOUBLE DOORS, WILL HAVE A CLEAR WIDTH OF NOT LESS THAN 800mm.
- ALL ACCESSIBLE RAMPS (1:12) TO BE PROVIDED WITH HANDRAILS ON BOTH SIDES.
- ALL EXISTING INTERNAL FLOOR DRAINAGE OR CHANNEL TO BE MAINTAINED, REMINDED AND UNCHANGED UNLESS OTHERWISE STATED.
- INACCESSIBLE ROOF FOR MAINTENANCE ONLY.
- FOR THE EXCESSIVE RISER HEIGHT OF METAL STAIRCASE, SUFFICIENT WARNING SIGNS WILL BE PROVIDED AT CONSPICUOUS LOCATIONS OF THE STAIRCASE FOR ALERTING USERS OF THE HIGHER RISER HEIGHT.
- 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.
- 1100mm H. NEW METAL RAILINGS TO BE ADDED TO THOSE WINDOW OPENINGS WITH OPERABLE SASH LOWER THAN 1100mm F.F.L. SPACING BETWEEN RAILINGS TO BE MAX 100mm.
- THE PROPOSED A&A WORKS SHOWN ON THESE DRAWINGS DO NOT INVOLVE CHANGE TO THE
  - BUILDING HEIGHT
  - G.F.A. & SITE COVERED 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.
- NEW LIGHTWEIGHT PARTITION WALL TO BE SUBMITTED BY MINOR WORK SUBMISSION INTERNAL PARTITION WALL (REF: NO.MWH02111877), EXTERNAL PARTITION WALL (REF: NO.MWH021113668)
- NEW WINDOWS TO BE PROVIDED AND SUBMITTED BY MINOR WORKS (REF: NO.MWH02111875)
- FIBER GLASS WATER TANK OVER 9M3 TO BE SUBMITTED BY MINOR WORKS (REF NO.: MWH02201008).
- THE PREMISES WILL NOT BE CARVED OUT FOR SALES.
- ALL PARTITION WALL TO BE COMPLIED WITH NOTE 5 OF TABLE C1 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
 

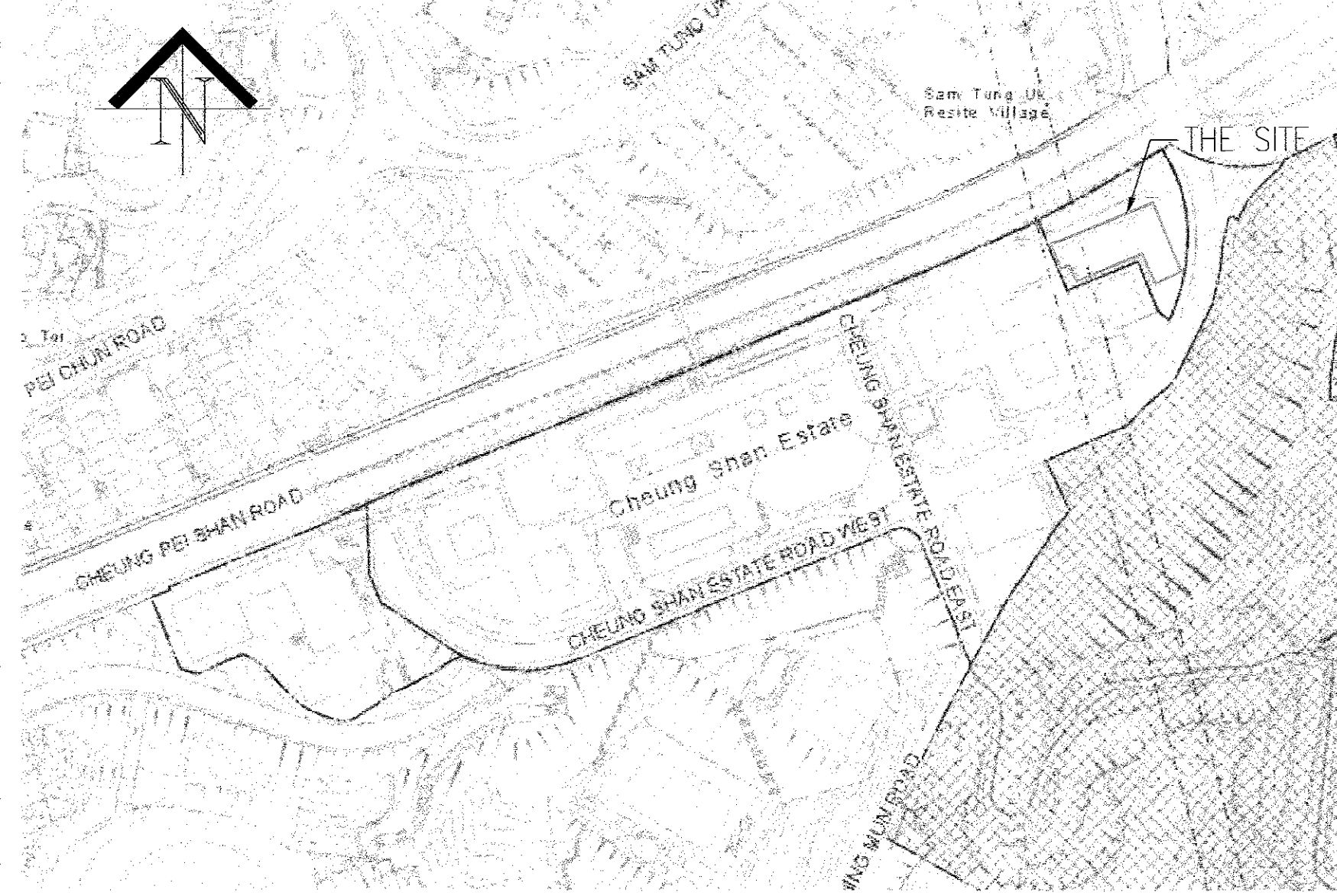
**BETWEEN DOMESTIC UNITS SUBMITTED UNDER MINOR WORKS**

**F.S. NOTES**

- GENERAL**
  - ALL EXISTING FIRE SERVICES PROVISIONS SHALL REMAIN UNCHANGED EXCEPT THOSE AS STATED BELOW.
- FIRE HYDRANT AND HOSE REEL SYSTEM**
  - EXISTING FIRE HYDRANT AND HOSE REEL SYSTEM WITH FS WATER TANKS (EFFECTIVE VALUE = 27m<sup>2</sup>) AND FIXED FIRE PUMPS SHALL BE RETAINED AND INDICATED ON PLANS.
  - FIRE HYDRANTS SHALL BE PROVIDED AND PROMINENTLY SITED IN AN APPROACH LOBBY TO A REQUIRED STAIRCASE OR REQUIRED STAIRCASE ENCLOSURE AS INDICATED ON PLANS IN ACCORDANCE WITH FSD CIRCULAR LETTER NO. 2/2013.
  - HOSE REELS SHALL BE MODIFIED TO SUIT THE NEW LAYOUT OF A&A WORKS AS INDICATED ON PLANS AND ENSURE THAT EVERY PART OF BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M HOSE REEL TUBING.
  - LOCATIONS OF FS INLETS, FIRE HYDRANT AND HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLANS. ALL FS INLETS ARE INTER-CONNECTED.
  - ONE MANUAL ACTUATING POINT & ONE AUDIO WARNING DEVICE SHALL BE PROVIDED FOR EACH HOSE REEL POINT. THIS MANUAL ACTUATING POINT SHALL FACILITATE THE FIRE PUMP ACTUATION & AUDIO/VISUAL WARNING ALARM INITIATION.
- SPRINKLER SYSTEM**
  - NEW SPRINKLER SYSTEM SHALL BE PROVIDED FOR RESIDENTIAL FLATS WITH PANTRY COUNTER DESIGN ONLY IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845:2015, FSD CIRCULAR LETTER NO. 5/2020 & 4/96 AND TECHNICAL GUIDANCE (APPLICATION OF LOSS PREVENTION COUNCIL RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS 2015 INCORPORATING BS EN 12845 IN HONG KONG) AS THE FIRE SAFETY MEASURES AS STATED IN CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
  - THE SPRINKLER SYSTEM SHALL BE PROVIDED BY IMPROVED SPRINKLER SYSTEM WHICH IS CONNECTED FROM EXISTING FIRE HYDRANT/HOSE REEL SYSTEM IN ACCORDANCE WITH FSD CIRCULAR LETTER NO. 4/96.
  - THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 1 (OH1).
  - NEW SPRINKLER PUMPS (ONE DUTY AND ONE STANDBY) SHALL BE PROVIDED AS INDICATED ON PLANS.
  - LOCATION OF SPRINKLER INLET AND SPRINKLER CONTROL VALVE SHALL BE PROVIDED AS INDICATED ON PLANS.
  - A MAIN FIRE ALARM CONTROL AND ANNUNCIATION PANEL SHALL BE PROVIDED FOR THE SPRINKLER SYSTEMS AND TO BE LOCATED INSIDE SPRINKLER CONTROL VALVE ROOM AT G/F TO INDICATE THE FLOOR / ZONE UPON THE SPRINKLER OPERATED.
- FIRE DETECTION AND FIRE ALARM SYSTEM**
  - EXISTING MANUAL FIRE ALARM SYSTEM TO BE RETAINED AND MODIFIED TO SUIT A&A WORKS IN ACCORDANCE WITH THE BS 5859-1:2002 & 4:2008 AND FSD CIRCULAR LETTER NO. 1/2009 & 3/2010.
  - NEW FIRE DETECTION SYSTEM SHALL BE PROVIDED FOR THE RESIDENTIAL FLATS WITH PANTRY COUNTER DESIGN ONLY AS STATED IN CLAUSE C13.4 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011. NO FIRE DETECTION SYSTEM WILL BE PROVIDED FOR ALL E&M PLANT ROOM AS THE ENTIRE BUILDING IS RESIDENTIAL USE.
  - NEW VISUAL FIRE ALARM SYSTEM (FLASHING RED LIGHT) SHALL BE PROVIDED IN ACCORDANCE WITH BARRIER FREE ACCESS 2008 AND FSD CIRCULAR LETTER NO. 2/2012.
  - A MAIN FIRE ALARM CONTROL AND ANNUNCIATION PANEL SHALL BE PROVIDED INSIDE SPRINKLER CONTROL VALVE ROOM AT G/F AS INDICATED ON PLANS.
  - ALL FIRE ALARM SIGNAL INCLUDING THE ALARM FROM MANUAL FIRE ALARM SYSTEM AND SPRINKLER SYSTEM SHALL BE TRANSMITTED TO THE FIRE SERVICES COMMUNICATION CENTRE VIA A DIRECT TELEPHONE LINK FROM THE MAIN FIRE ALARM CONTROL PANELS.
- PORTABLE HAND-OPERATED APPROVED APPLIANCES**
  - PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE SHALL BE PROVIDED AS INDICATED ON PLANS.
- EMERGENCY LIGHTING AND EXIT SIGN**
  - EMERGENCY LIGHTING SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266: PART 1:2011 & BS EN 1838:2013.
  - EMERGENCY LIGHTING WITH BATTERY BACKUP ONLY SHALL BE PROVIDED TO THE STAIRCASE AND COMMON AREAS SUCH AS OPEN CORRIDOR.
  - NO EMERGENCY LIGHTING WILL BE PROVIDED FOR RESIDENTIAL FLAT UNITS, CABLE DUCT, PIPE DUCT, TELEPHONE DUCT AND SERVICE DUCT.
  - SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY PUBLIC AREAS TO STAIRCASES ARE CLEARLY INDICATED AND COMPLIED WITH FSD CIRCULAR LETTER NO. 5/2008.
- SECONDARY ELECTRICAL SUPPLY**
  - EXISTING SECONDARY ELECTRICAL SUPPLY TEE-OFF BEFORE MAIN SWITCH SHALL BE RETAINED TO MAINTAIN OPERATION OF THE FIRE SERVICE SYSTEMS IN THE EVENT OF NORMAL POWER FAILURE. EMERGENCY GENERATOR WILL NOT BE PROVIDED.
- VENTILATION / AIR CONDITIONING CONTROL SYSTEM**
  - VENTILATION / AIR CONDITIONING CONTROL SYSTEM SHALL BE PROVIDED, AND IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN DESIGNATED FIRE COMPARTMENTATION.
- OTHER FSD REQUIREMENT**
  - 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 AN 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 AN APPROVED FIRE RETARDANT PRODUCT.
  - ANY INTENDED STORAGE OR USE OF DANGEROUS GOODS AS DEFINED IN CHAPTER 295 OF THE LAWS OF HONG KONG SHOULD BE NOTIFIED TO THE DIRECTOR OF FIRE SERVICES.
- FIRE SAFETY PROVISIONS FOR RESIDENTIAL FLATS WITH PANTRY COUNTER DESIGN**
  - FIRE SAFETY PROVISIONS FOR RESIDENTIAL FLATS WITH PANTRY COUNTER DESIGN SHALL COMPLY WITH CLAUSE C13.4 OF CODE OF PRACTICE FOR FIRE SAFETY IN BUILDINGS 2011.
  - FIRE DETECTION SYSTEM**
    - ADDRESSABLE SMOKE DETECTOR(S) FITTED WITH SOUNDER BASE SHALL BE PROVIDED INSIDE SUBJECT FLAT WITH PANTRY COUNTER (EXCLUDE BATHROOM). THE ALARM SIGNAL OF THE SMOKE DETECTORS SHOULD BE CONNECTED TO THE LOCAL FIRE SERVICES CONTROL PANEL OF THE BUILDING AND SHOULD NOT BE LINKED TO THE FIRE SERVICES COMMUNICATION CENTRE.
    - ADDRESSABLE SMOKE DETECTOR(S) SHALL BE PROVIDED AT THE COMMON AREA OUTSIDE THE SUBJECT FLAT(S) WITH PANTRY COUNTER (EXCLUDE STAIRCASES AND LOBBIES). THE ALARM SIGNAL OF THE SMOKE DETECTOR(S) SHOULD BE CONNECTED TO THE LOCAL FIRE SERVICES CONTROL PANEL, THE COMMON FIRE ALARM SYSTEM OF THE BUILDING AND THE FIRE SERVICES COMMUNICATION CENTRE.



1 BLOCK PLAN N.T.S.



1 SITE PLAN N.T.S.

**COLOUR INDICATIONS :**

- R.C. CONCRETE
- NEW LIGHTWEIGHT PARTITION BY MINOR WORKS (REF: NO.MWH02111877)
- NEW WATER TANK BY MINOR WORKS (REF: NO.MWH02201008)
- LIGHTWEIGHT PARTITION WITH F.R.R. -/60/60
- LIGHTWEIGHT PARTITION WITH F.R.R. -/120/120
- EXTERNAL PARTITION WALL WITH F.R.R. -/120/120 (REF: NO.MWH021113668)
- MOSAIC OR OTHER NON-ABSORBENT
- METAL WORK & STEEL
- SANITARY FITTINGS
- NEW DOOR
- DRAINAGE COVER HOLES NOT EXCEED 20mm X 20mm (TYPE 1)
- DRAINAGE COVER HOLES NOT EXCEED 20mm X 160mm (TYPE 2)
- NEW WINDOW WITH WINDOW TAG BY MINOR WORKS (REF: NO.MWH02111875)

**LEGEND FOR FIRE SERVICES :**

- O 02/F.E 45kg FIRE EXTINGUISHER
- O F.E18.H2O FIRE EXTINGUISHER
- O FH FIRE HYDRANT
- O H.R. HOSE REEL
- [EXIT] EXIT SIGN
- FSI FS INLET
- [ARROW] DIRECTIONAL EXIT SIGN

**LEGEND :**

- STRUCTURAL FLOOR LEVEL
- P.D. P/L/PE DUCT
- MVAU MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
- ALU ARTIFICIAL LIGHTING
- 1500 mm X 1500 mm
- FAI FRESH AIR INTAKE
- E.A.O EXHAUST AIR OUTLET
- T.R.S. TEMPORARY REFUGE SPACES
- CL CAT LADDER
- ACCESSIBLE LIFT

**NOTE :**

- DEMOLITION WORKS/ DELETION OF APPROVED WORK
- UNDERLINE FOR REVISION
- NON-SUBMISSION AREA
- SUBMISSION AREA
- BOUNDARY LINE

**DOOR SCHEDULE :**

- AP H.W. ACCESS PANEL WITH F.R.R. -/60/60 UNLESS SPECIFIED
- 01 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH SMOKE SEAL AND VISION PANEL
- 02 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH SMOKE SEAL
- 03 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH SMOKE SEAL
- 04 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH SMOKE SEAL AND LOCK
- 05 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH SMOKE SEAL AND LOCK
- 06 F.R.R. -/60/60 H.W. SELF CLOSING DOOR WITH VISION PANEL
- 07 H.W. SELF CLOSING DOOR
- 08 H.W. SELF CLOSING DOOR
- 09 H.W. SELF CLOSING DOOR
- 10 H.W. SELF CLOSING DOOR
- 11 H.W. SELF CLOSING DOOR
- 12 H.W. SELF CLOSING DOOR
- 13 H.W. SELF CLOSING DOOR
- 14 H.W. SELF CLOSING DOOR
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- 97 H.W. SELF CLOSING DOOR
- 98 H.W. SELF CLOSING DOOR
- 99 H.W. SELF CLOSING DOOR
- 100 H.W. SELF CLOSING DOOR

FLOOR	LOCATION / USE	ZONE	USE CLASSIFICATION	FACTOR	USABLE FLOOR AREA (m <sup>2</sup> )	NO. OF PERSON PER USE	MIN. EXT DOORS REQUIRED	MIN. EXT DOORS PROVIDED	MIN. TOTAL WIDTH OF (mm)				PROVIDED MIN. WIDTH OF EACH (mm)			
									EXIT DOORS		EXIT ROUTES		EXIT DOORS		EXIT ROUTES	
									REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
G/F	UNIT G01 - G14		1b	4.5	317.851	71	2	2	1750	2400	2100	2100	850	900	1050	1050
	NEW MANAGEMENT OFFICE		4a	9	7.402	1	1	1	-	850	-	1050	750	850	1050	1050
	NEW ACTIVITY ROOM		-	*3	22.864	8	1	1	-	850	-	1050	750	850	1050	1050
TOTAL OF G/F						80	2	2	1750	1800	2100	2100	850	900	1050	1050
1/F	UNIT 101 - 114	A	1b	4.5	344.850	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 115-118,120-122	B	1b	4.5	157.404	35	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 1/F						112	2	3	1750	3300	2100	2100	850	900	1050	1050
2/F	UNIT 201 - 214	A	1b	4.5	344.831	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 215 - 222	B	1b	4.5	160.109	36	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 2/F						113	2	3	1750	3300	2100	2100	850	900	1050	1050
3/F	UNIT 301 - 314	A	1b	4.5	342.303	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 315 - 322	B	1b	4.5	160.109	36	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 3/F						113	2	3	1750	3300	2100	2100	850	900	1050	1050
4/F	UNIT 401 - 414	A	1b	4.5	342.302	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 415 - 422	B	1b	4.5	160.109	36	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 4/F						113	2	3	1750	3300	2100	2100	850	900	1050	1050
5/F	UNIT 501 - 514	A	1b	4.5	343.084	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 515 - 522	B	1b	4.5	160.109	36	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 5/F						113	2	3	1750	3300	2100	2100	850	900	1050	1050
6/F	UNIT 601 - 614	A	1b	4.5	343.084	77	2	2	1750	2400	2100	2100	850	900	1050	1050
	UNIT 615 - 622	B	1b	4.5	160.109	36	2	2	1750	1800	2100	2100	850	900	1050	1050
TOTAL OF 6/F						111	2	3	1750	3300	2100	2100	850	900	1050	1050
TOTAL CAPACITY OF G/F TO 6/F						755 (PERSON)										

REMARK : \* FACTOR SPECIFIED BY ICU

11.3 SPRINKLER SYSTEM  
-SPRINKLER HEAD(S) SHALL BE PROVIDED TO COVER THE NOTIONAL PANTRY COUNTER AREA. THE ALARM SIGNAL OF THE SYSTEM SHOULD BE CONNECTED TO THE LOCAL FIRE SERVICES CONTROL PANEL, THE COMMON FIRE ALARM SYSTEM OF THE BUILDING AND THE FIRE SERVICES COMMUNICATIONS CENTRE.

11.4 NEW PANTRY COUNTER WITH SINK IS EQUIVALENT TO OPEN KITCHEN AT INDICATED ON PLANS.

11.5 THE CONDITION STATED IN CLAUSE F5.8 IN CODE OF PRACTICE FOR FIRE SAFETY IN BUILDING 2011 SHALL BE INCORPORATED INTO THE FIRE SAFETY MANAGEMENT PLAN (FSMP) AND DEED OF MUTUAL COVENANT (DMC). THE AUTHORIZED PERSON IS RESPONSIBLE FOR ENSURING THAT FINALIZED FSMP FOR RESIDENTIAL FLATS WITH OPEN KITCHEN ARE ENDORSED BY THE BD / FSD BEFORE FSI ACCEPTANCE INSPECTION.

**ICU REF.**

**FSD REF.**

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS. ALTERATION & 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.

02-2022	1	GBP REVISION	
07-2021	0	GBP SUBMISSION	

**SRLT**  
Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers

ROOM 911 9/F C C WJ BUILDING,  
302-308 HENNESSY ROAD, WAN CHAI HONG KONG  
TEL (852) 2838 0809 FAX (852) 3520 4801

**PAUL R. T. IP**  
ERPA  
Registered Architect  
Authorized Person (List of Architects)

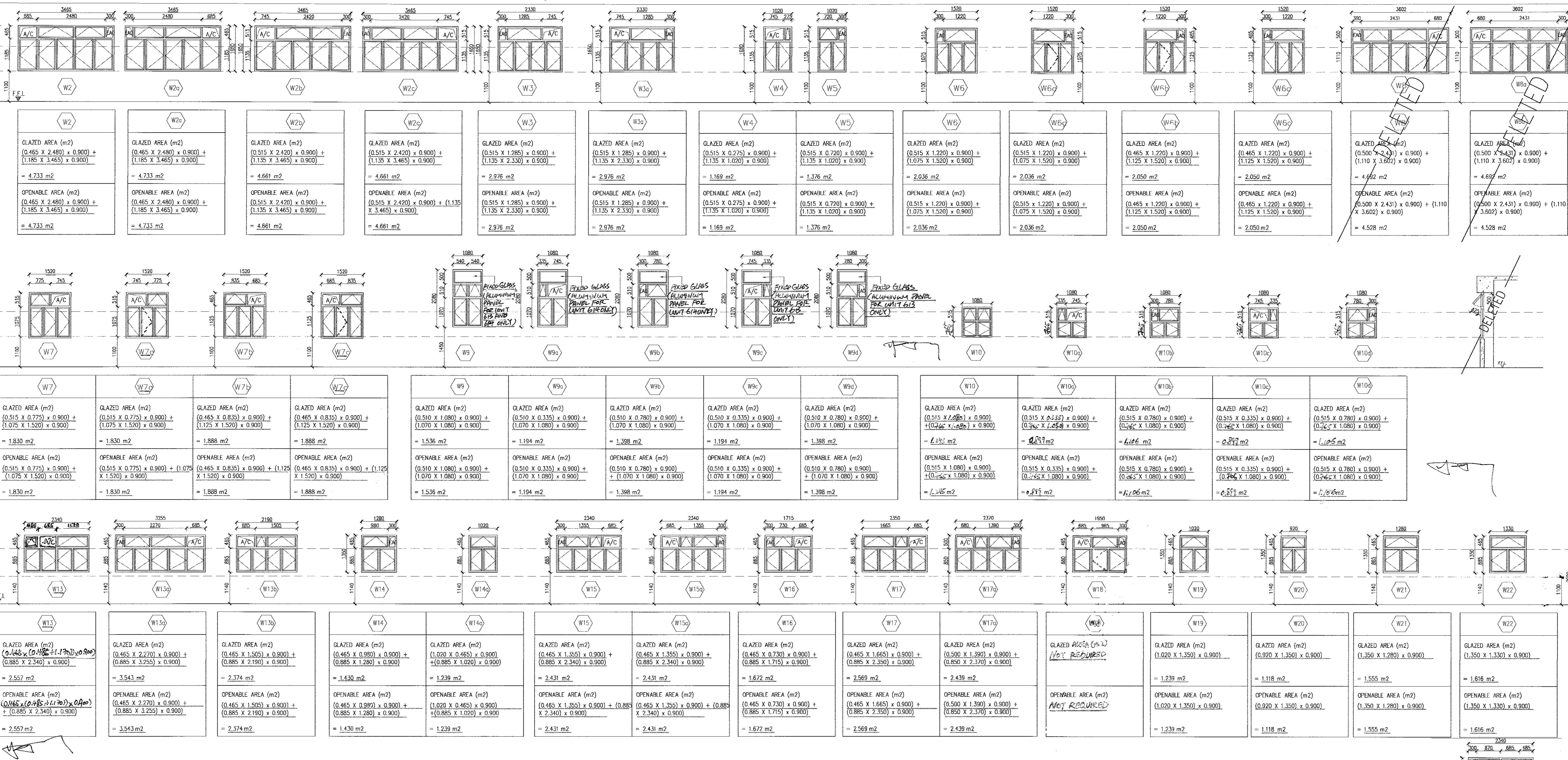
PROJECT  
**TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN**

DRAWING TITLE  
**NOTES, SITE PLAN, SCHEDULES BLOCK PLAN AND LEGENDS**

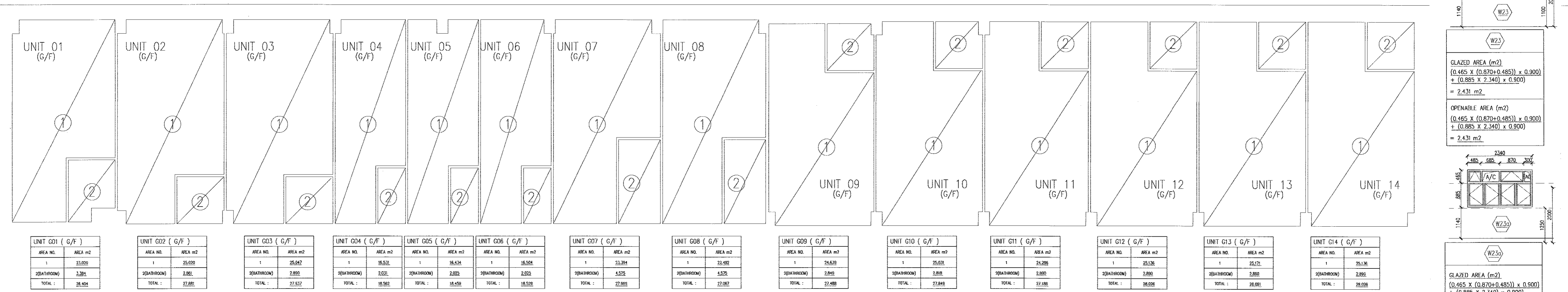
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DATE	21 FEB 2022	CHECKED	PI/LL
JOB NO.	6424	DRAWING NO.	GBP-01
COMPUTER REF.	GBP-06-18		

Plan Approved  
Adela YUNG SA/ICU4 Independent Checking Unit 21 MAR 2022

NEW WINDOWS AREA DIAGRAM N.T.S (VIEW FROM EXTERNAL)



USABLE FLOOR AREA CALCULATION (FOR PROPOSED WINDOW CALCULATION)



ICU REF.  
FSD REF.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS. ALLEGATION & 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.

02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

**SRLT**  
Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers

ROOM 911, 9/F, C CWU BUILDING,  
302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0809 FAX (852) 3520 4801

**PAUL E. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

DRAWING TITLE  
WINDOWS AND U.F.A. DIAGRAM

SCALE  
N.T.S

DATE  
21 FEB 2022

JOB NO.  
6424

COMPILED BY  
GBP-Plan Approved

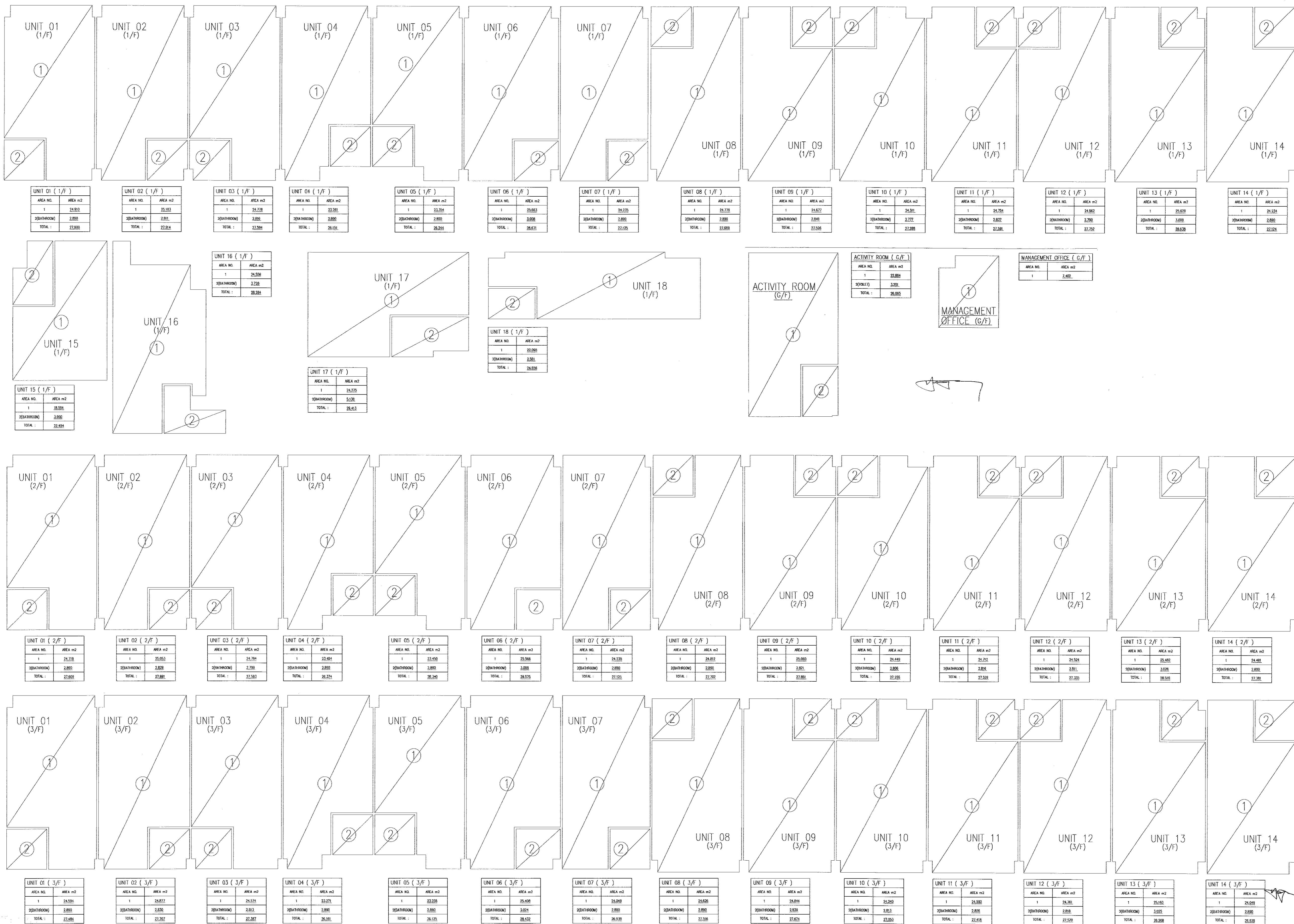
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PI/LL

DRAWING NO.  
GBP-02

Adela YUNG  
S.A./C.I.U.  
Independent Checking Unit  
21 MAR 2022

USABLE FLOOR AREA CALCULATION (FOR PROPOSED WINDOW CALCULATION)



ICU REF.  
FSD. REF.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS ALTERATION & 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.

02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

**SRLT**

Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers  
ROOM 911, 9/F, C C WU BUILDING,  
302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0809 FAX (852) 3520 4801

**PAUL P. T. IP**  
RCSA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

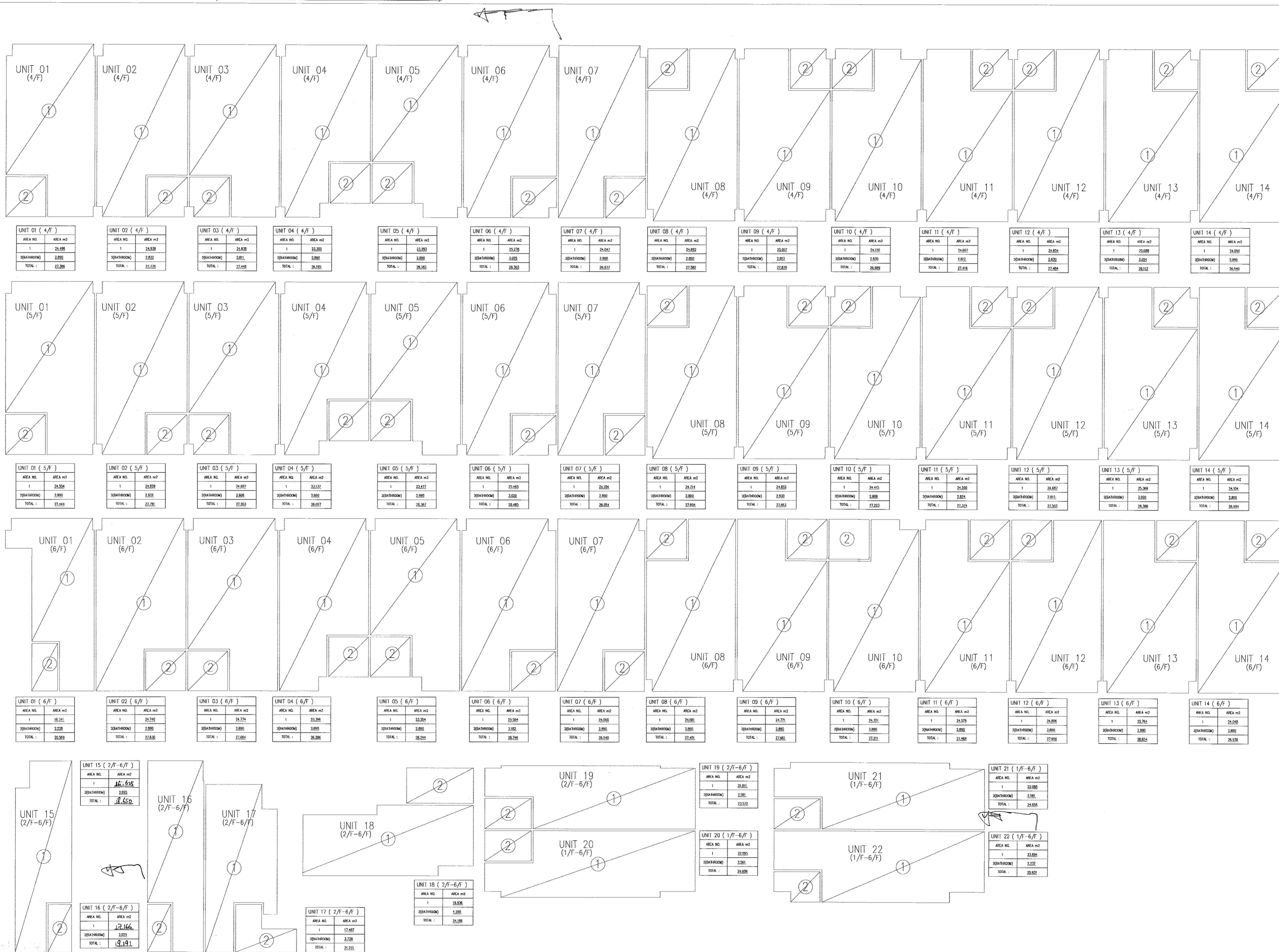
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21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-03
COMPUTER REF.	
GBP-06-18	

Plan Approved  
Adela YUNG  
Independent Checking Unit  
21 MAR 2022

USABLE FLOOR AREA CALCULATION (FOR PROPOSED WINDOW CALCULATION)

ICU REF.  
FSD. REF.



THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS ALTERATION & 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.

02-2022 0 AMENDMENT -

**SRLT**  
Spence Robinson LT Ltd  
Architects • Project Managers • Interior Designers

ROOM 911, 9/F, C C HU BUILDING,  
302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0909 FAX (852) 3520 4801

**PAUL P. T. IP**  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
U.F.A. DIAGRAM 2

SCALE	DRAWN
N.T.S.	KA
DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-03a
COMPUTER REF.	
GBP-06-18	

Plan Approved  
Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022

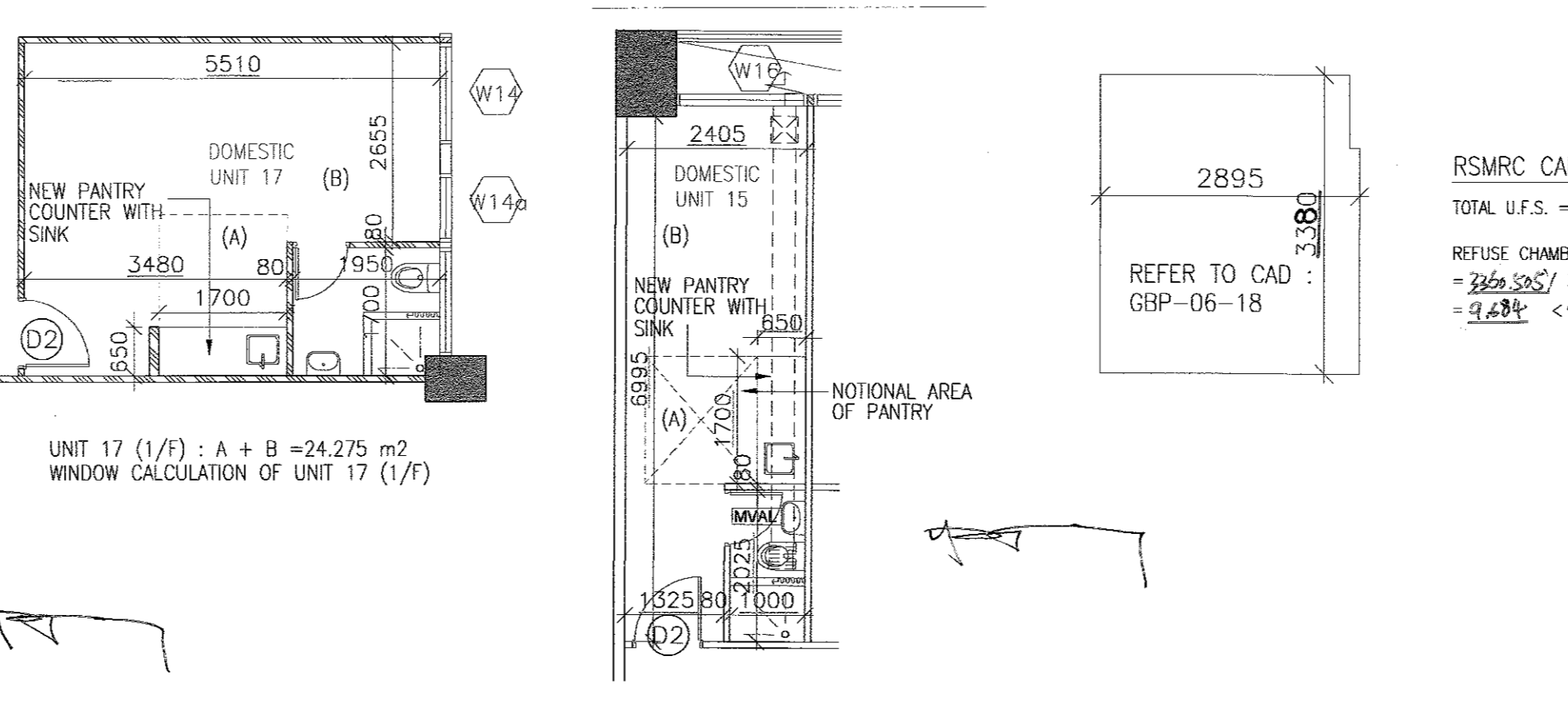
WINDOW SCHEDULE (1/F TO 6/F FLOOR)							
ROOM	U.F.A. (m2)	WINDOW AREA REQUIRED		WINDOW TYPE	WINDOW AREA PROVIDED		
		GLAZED (m2)	OPENABLE (m2)		GLAZED (m2)	OPENABLE (m2)	
		(U.F.A. X 1/10)	(U.F.A. X 1/16)				
UNIT 01 (1/F)	24.910	2.491	1.557	W2b	4.661	4.661	
UNIT 02 (1/F)	25.103	2.510	1.569	W6 W7	3.866	3.866	
UNIT 03 (1/F)	24.778	2.478	1.549	W6a W7a	3.866	3.866	
UNIT 04 (1/F)	23.261	2.326	1.454	W6 W7	3.866	3.866	
UNIT 05 (1/F)	23.354	2.335	1.460	W6a W7a	3.866	3.866	
UNIT 06 (1/F)	25.663	2.566	1.604	W6 W7	3.866	3.866	
UNIT 07 (1/F)	24.235	2.424	1.515	W6a W7a	3.866	3.866	
UNIT 08 (1/F)	24.779	2.478	1.549	W2a	4.733	4.733	
UNIT 09 (1/F)	24.677	2.468	1.542	W6b W7c	3.938	3.938	
UNIT 10 (1/F)	24.511	2.451	1.532	W6c W7b	3.938	3.938	
UNIT 11 (1/F)	24.754	2.475	1.547	W6b W7c	3.938	3.938	
UNIT 12 (1/F)	24.962	2.496	1.560	W6c W7b	3.938	3.938	
UNIT 13 (1/F)	25.629	2.563	1.602	W6b W7c	3.938	3.938	
UNIT 14 (1/F)	24.234	2.423	1.515	W6c W7b	3.938	3.938	
UNIT 15 (1/F)	18.594	1.859	1.162	W13b	2.374	2.374	
UNIT 16 (1/F)	24.556	2.456	1.535	W13a	3.543	3.543	
UNIT 17 (1/F)	24.275	2.428	1.517	W14 W14a	2.669	2.669	
UNIT 18 (1/F)	22.095	2.210	1.381	W13	2.431	2.431	
UNIT 01 (2/F)	24.719	2.472	1.545	W2b	4.661	4.661	
UNIT 02 (2/F)	25.053	2.505	1.566	W6 W7	3.866	3.866	
UNIT 03 (2/F)	24.794	2.479	1.550	W6a W7a	3.866	3.866	
UNIT 04 (2/F)	23.484	2.348	1.468	W6 W7	3.866	3.866	
UNIT 05 (2/F)	23.450	2.345	1.466	W6a W7a	3.866	3.866	
UNIT 06 (2/F)	25.566	2.557	1.598	W6 W7	3.866	3.866	
UNIT 07 (2/F)	24.255	2.424	1.515	W6a W7a	3.866	3.866	
UNIT 08 (2/F)	24.812	2.481	1.551	W2a	4.733	4.733	
UNIT 09 (2/F)	25.060	2.506	1.566	W6b W7c	3.938	3.938	
UNIT 10 (2/F)	24.449	2.445	1.528	W6c W7b	3.938	3.938	
UNIT 11 (2/F)	24.712	2.471	1.545	W6b W7c	3.938	3.938	
UNIT 12 (2/F)	24.524	2.452	1.533	W6c W7b	3.938	3.938	
UNIT 13 (2/F)	25.482	2.548	1.593	W6b W7c	3.938	3.938	
UNIT 14 (2/F)	24.491	2.449	1.531	W6c W7b	3.938	3.938	
UNIT 01 (3/F)	24.594	2.459	1.537	W2b	4.661	4.661	
UNIT 02 (3/F)	24.877	2.488	1.555	W6 W7	3.866	3.866	
UNIT 03 (3/F)	24.574	2.457	1.536	W6a W7a	3.866	3.866	
UNIT 04 (3/F)	23.271	2.327	1.454	W6 W7	3.866	3.866	
UNIT 05 (3/F)	23.255	2.324	1.452	W6a W7a	3.866	3.866	
UNIT 06 (3/F)	25.408	2.541	1.588	W6 W7	3.866	3.866	
UNIT 07 (3/F)	24.049	2.405	1.503	W6a W7a	3.866	3.866	
UNIT 08 (3/F)	24.626	2.463	1.539	W2a	4.733	4.733	
UNIT 09 (3/F)	24.844	2.484	1.553	W6b W7c	3.938	3.938	
UNIT 10 (3/F)	24.240	2.424	1.515	W6c W7b	3.938	3.938	
UNIT 11 (3/F)	24.592	2.459	1.537	W6b W7c	3.938	3.938	
UNIT 12 (3/F)	24.761	2.476	1.548	W6c W7b	3.938	3.938	
UNIT 13 (3/F)	25.183	2.518	1.574	W6b W7c	3.938	3.938	
UNIT 14 (3/F)	24.049	2.405	1.503	W6c W7b	3.938	3.938	
UNIT 01 (4/F)	24.496	2.450	1.531	W2b	4.661	4.661	
UNIT 02 (4/F)	24.938	2.494	1.559	W6 W7	3.866	3.866	
UNIT 03 (4/F)	24.638	2.464	1.540	W6a W7a	3.866	3.866	
UNIT 04 (4/F)	23.305	2.331	1.457	W6 W7	3.866	3.866	
UNIT 05 (4/F)	23.293	2.329	1.456	W6a W7a	3.866	3.866	
UNIT 06 (4/F)	25.278	2.528	1.580	W6 W7	3.866	3.866	
UNIT 07 (4/F)	24.047	2.405	1.503	W6a W7a	3.866	3.866	
UNIT 08 (4/F)	24.892	2.469	1.543	W2a	4.733	4.733	
UNIT 09 (4/F)	25.057	2.506	1.566	W6b W7c	3.938	3.938	
UNIT 10 (4/F)	24.159	2.416	1.510	W6c W7b	3.938	3.938	
UNIT 11 (4/F)	24.607	2.461	1.538	W6b W7c	3.938	3.938	
UNIT 12 (4/F)	24.654	2.465	1.541	W6c W7b	3.938	3.938	
UNIT 13 (4/F)	25.088	2.509	1.568	W6b W7c	3.938	3.938	
UNIT 14 (4/F)	24.050	2.405	1.503	W6c W7b	3.938	3.938	
UNIT 01 (5/F)	24.554	2.455	1.535	W2b	4.661	4.661	
UNIT 02 (5/F)	24.959	2.496	1.560	W6 W7	3.866	3.866	
UNIT 03 (5/F)	24.697	2.470	1.544	W6a W7a	3.866	3.866	
UNIT 04 (5/F)	23.137	2.314	1.446	W6 W7	3.866	3.866	
UNIT 05 (5/F)	23.477	2.348	1.467	W6a W7a	3.866	3.866	
UNIT 06 (5/F)	25.465	2.547	1.582	W6 W7	3.866	3.866	
UNIT 07 (5/F)	24.104	2.410	1.507	W6a W7a	3.866	3.866	
UNIT 08 (5/F)	24.714	2.471	1.545	W2a	4.733	4.733	
UNIT 09 (5/F)	24.833	2.483	1.552	W6b W7c	3.938	3.938	
UNIT 10 (5/F)	24.415	2.442	1.526	W6c W7b	3.938	3.938	
UNIT 11 (5/F)	24.550	2.455	1.534	W6b W7c	3.938	3.938	
UNIT 12 (5/F)	24.687	2.469	1.543	W6c W7b	3.938	3.938	
UNIT 13 (5/F)	25.368	2.537	1.586	W6b W7c	3.938	3.938	
UNIT 14 (5/F)	24.104	2.410	1.507	W6c W7b	3.938	3.938	
UNIT 01 (6/F)	18.341	1.834	1.146	W10 W10c W10d	3.250	3.250	
UNIT 02 (6/F)	24.740	2.474	1.546	W10 W10a W10b	3.250	3.250	
UNIT 03 (6/F)	24.774	2.477	1.548	W10 W10c W10d	3.250	3.250	

WINDOW SCHEDULE (1/F TO 6/F FLOOR)							
ROOM	U.F.A. (m2)	WINDOW AREA REQUIRED		WINDOW TYPE	WINDOW AREA PROVIDED		
		GLAZED (m2)	OPENABLE (m2)		GLAZED (m2)	OPENABLE (m2)	
		(U.F.A. X 1/10)	(U.F.A. X 1/16)				
UNIT 04 (6/F)	23.396	2.340	1.462	W10 W10a W10b	3.250	3.250	
UNIT 05 (6/F)	23.354	2.335	1.460	W10 W10c W10d	3.250	3.250	
UNIT 06 (6/F)	25.584	2.558	1.599	W10 W10a W10b	3.250	3.250	
UNIT 07 (6/F)	24.050	2.405	1.503	W10 W10c W10d	3.250	3.250	
UNIT 08 (6/F)	24.561	2.456	1.535	W9 W9a W9b	4.128	4.128	
UNIT 09 (6/F)	24.771	2.477	1.548	W9 W9c W9d	4.128	4.128	
UNIT 10 (6/F)	24.321	2.432	1.520	W9 W9a W9b	4.128	4.128	
UNIT 11 (6/F)	24.579	2.458	1.536	W9 W9c W9d	4.128	4.128	
UNIT 12 (6/F)	24.806	2.481	1.550	W9 W9a W9b	4.128	4.128	
UNIT 13 (6/F)	25.764	2.576	1.610	W9 W9c W9d	4.128	4.128	
UNIT 14 (6/F)	24.048	2.405	1.503	W9 W9a W9b	4.128	4.128	
UNIT 19 (6/F)	21.011	2.101	1.313	W15	2.431	2.431	
UNIT 15 (2/F-6/F)	16.625	1.663	1.039	W16	1.672	1.672	
UNIT 16 (2/F-6/F)	17.166	1.717	1.073	W17a	2.439	2.439	
UNIT 17 (2/F-6/F)	17.487	1.749	1.093	W17	2.569	2.569	
UNIT 18 (2/F-6/F)	19.936	1.994	1.246	W13	2.557	2.557	
UNIT 19 (2/F-5/F)	21.011	2.101	1.313	W23	2.431	2.431	
UNIT 20 (1/F-6/F)	22.095	2.210	1.381	W15a	2.431	2.431	
UNIT 21 (1/F-6/F)	22.095	2.210	1.381	W15	2.431	2.431	
UNIT 22 (1/F-6/F)	23.694	2.369	1.481	W23a	2.431	2.431	

WINDOW SCHEDULE (GROUND FLOOR)							
ROOM	U.F.A. (m2)	WINDOW AREA REQUIRED		WINDOW TYPE	WINDOW AREA PROVIDED		
		GLAZED (m2)	OPENABLE (m2)		GLAZED (m2)	OPENABLE (m2)	
		(U.F.A. X 1/10)	(U.F.A. X 1/16)				
UNIT G01 (G/F)	23.020	2.302	1.439	W2b	4.661	4.661	
UNIT G02 (G/F)	25.020	2.502	1.564	W2c	4.661	4.661	
UNIT G03 (G/F)	25.047	2.505	1.565	W2b	4.661	4.661	
UNIT G04 (G/F)	16.531	1.653	1.033	W3	2.976	2.976	
UNIT G05 (G/F)	16.434	1.643	1.027	W4 W5	2.545	2.545	
UNIT G06 (G/F)	16.504	1.650	1.032	W5a	2.976	2.976	
UNIT G07 (G/F)	23.394	2.339	1.462	W2c	4.661	4.661	
UNIT G08 (G/F)	22.492	2.249	1.406	W2b	4.661	4.661	
UNIT G09 (G/F)	24.639	2.464	1.540	W2a	4.733	4.733	
UNIT G10 (G/F)	25.031	2.503	1.564	W2	4.733	4.733	
UNIT G11 (G/F)	24.296	2.430	1.519	W2a	4.733	4.733	
UNIT G12 (G/F)	25.156	2.514	1.571	W2	4.733	4.733	
UNIT G13 (G/F)	25.171	2.517	1.573	W2a	4.733	4.733	
UNIT G14 (G/F)	25.136	2.514	1.571	W2	4.733	4.733	

WINDOW SCHEDULE FOR BATHROOM (1/F TO 6/F FLOOR)							
ROOM	U.F.A. (m2)	WINDOW AREA REQUIRED		WINDOW TYPE	WINDOW AREA PROVIDED		
		GLAZED (m2)	OPENABLE (m2)		GLAZED (m2)	OPENABLE (m2)	
		(U.F.A. X 1/10)	(U.F.A. X 1/10)				
UNIT 15 BATHROOM (1/F)	3.900	0.390	0.390	W19	1.239	1.239	
UNIT 16 BATHROOM (1/F)	3.728	0.373	0.373	W20	1.118	1.118	
UNIT 17 BATHROOM (1/F)	5.138	0.514	0.514	W21	1.555	1.555	
UNIT 17 BATHROOM (2/F-6/F)	3.728	0.373	0.373	W20	1.118	1.118	
UNIT 18 BATHROOM (2/F-6/F)	4.260	0.426	0.426	W22	1.616	1.616	

DEMONSTRATION OF LIGHTING AND VENTILATION AS REQUIRED FOR PANTRY WITH NOTIONAL AREA							
ROOM	U.F.A. (m2)	WINDOW AREA REQUIRED		WINDOW TYPE	WINDOW AREA PROVIDED		
		GLAZED (m2)	OPENABLE (m2)		GLAZED (m2)	OPENABLE (m2)	
		(U.F.A. X 1/10)	(U.F.A. X 1/10)				
UNIT 17 (1/F)	24.275	2.428	2.428	W14 W14a	2.669	2.669	
UNIT 15 (2/F-6/F)	16.625	1.663	1.663	W16	1.672	1.672	



UNIT 17 (1/F) : A + B = 24.275 m2  
WINDOW CALCULATION OF UNIT 17 (1/F)

UNIT 15 (2/F TO 6/F) : A + B = 16.625 m2  
WINDOW CALCULATION OF UNIT 15 (2/F TO 6/F)

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

**SRLT**  
Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers

ROOM 911, 9/F, C/C WJ BUILDING,  
302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0809 FAX (852) 3820 4801

**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

DRAWING TITLE  
WINDOW AREA CALCULATION

SCALE	DRAWN
N.T.S.	KA
DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-04
COMPUTER REF.	
GBP-06-18	

Plan Approved

Adela YUNG  
SA/CIA  
Independent Checking Unit  
21 MAR 2022

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION - NEW BLOCK												
FLOOR	USE	CLASS	COMPARTMENT AREA / VOLUMN	F.R.R. REQ. (MIN.)	MIN. DIMENSION FOR ELEMENTS OF CONSTRUCTION							
					R.C. SLAB		R.C. BEAM		R.C. COLUMN		R.C. WALL	
					THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)
G/F	EXISTING SWITCH RM	8	-	120	* 180	* 28	* 200	* 25	* 300	* 25	* 200	* 20
	EX. STORE RM				* 180	* 28	* 200	* 25	* 300	* 25	* 200	* 20
	FRESH AND FLUSHING WATER SUPPLY PUMP RM				* 180	* 28	* 200	* 25	* 300	* 25	* 200	* 20
	REFUSE CHAMBER				* 180	* 28	* 200	* 25	* 300	* 25	* 200	* 20
1/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
2/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
	EX. F.S. TRANSFER WATER TANK ROOM	8	-	120	* 180	* 28	* 200	* 25	* 300	* 25	* 280	* 28
3/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
	EL. METER ROOM	8	-	120	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
4/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
	EL. METER ROOM	8	-	120	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
5/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
	EL. METER ROOM	8	-	120	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
6/F	DOMESTIC	1	NOT LIMITED	60	* 150	* 25	* 200	* 25	* 300	* 25	* 200	* 20
	EX. F.S. TRANSFER WATER TANK ROOM	8	-	120	* 180	* 28	* 200	* 25	* 300	* 25	* 280	* 28

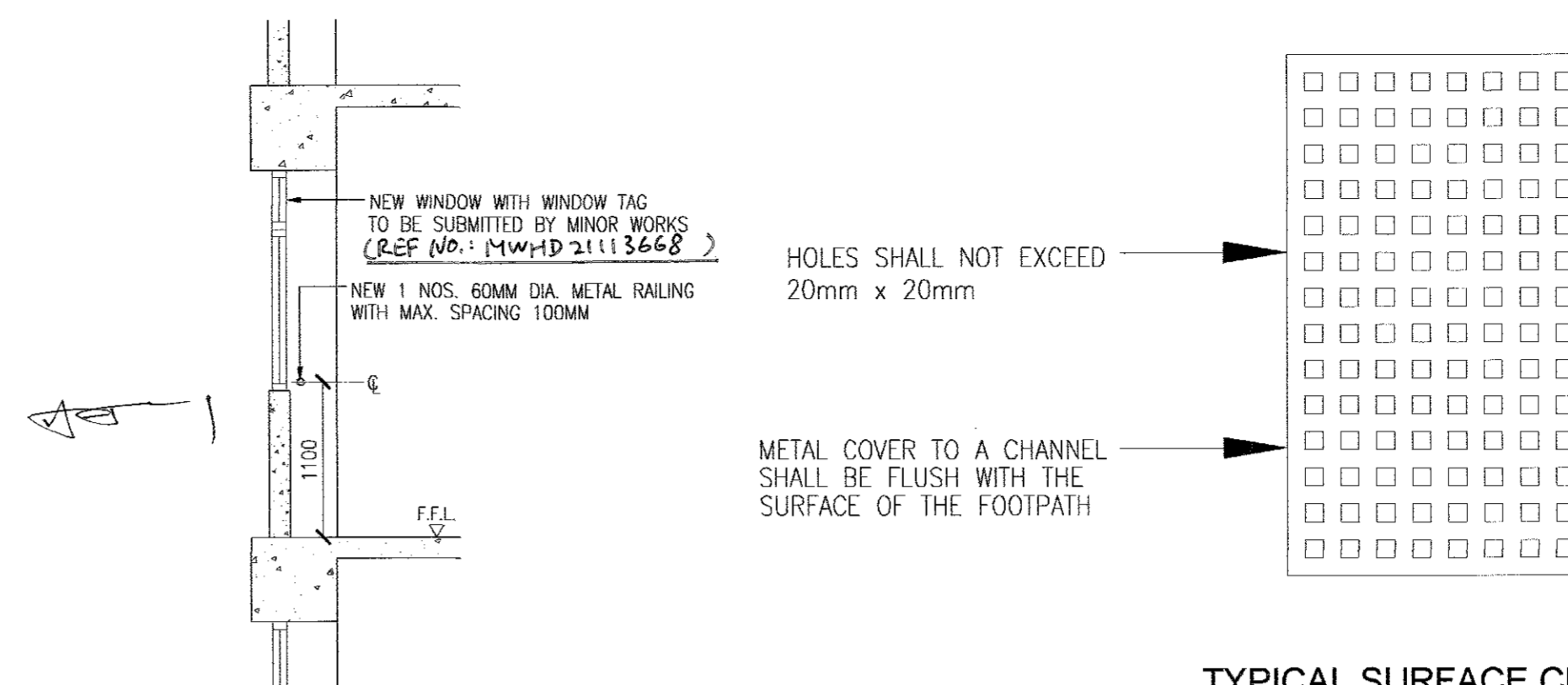
REMARK \* : REFERS TO STRUCTURE DRAWING (SE/22688/P290/FP002, SE/22688/P290/FP003 & SE/22688/P290/FP004) FOR INFORMATION ONLY

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION - OLD BLOCK												
FLOOR	USE	CLASS	COMPARTMENT AREA / VOLUMN	F.R.R. REQ. (MIN.)	MIN. DIMENSION FOR ELEMENTS OF CONSTRUCTION							
					R.C. SLAB		R.C. BEAM		R.C. COLUMN		R.C. WALL	
					THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)	THICKNESS(mm)	COVER TO STEEL(mm)
G/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
1/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
2/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
3/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
4/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
5/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20
6/F	DOMESTIC	1	NOT LIMITED	# 60	# 100	# 20	# 200	# 25	# 300	# 35	# 200	# 20

REMARK # : REFERS TO STRUCTURE DRAWING (17/PS/E-03) FOR INFORMATION ONLY

SCHEDULE OF SANITARY FITMENTS													
FLOOR	LOCATION / USE	PROPORTION OF MALE AND FEMALE PERSON	TOTAL CAPACITY	NO. OF SANITARY REQUIRED					NO. OF SANITARY PROVIDED				
				UNISEX	W.C	BASIN	URINAL	SHOWER	UNISEX	W.C	BASIN	URINAL	SHOWER
G/F	OFFICE	1 : 1	1										
	ACTIVITY ROOM		8										
G/F		1 : 1	11	1	1	-	-	1	1	-	-		
1/F		1 : 1	112	10	10	-	10	21	21	-	21		
2/F		1 : 1	113	10	10	-	10	22	22	-	22		
3/F		1 : 1	113	10	10	-	10	22	22	-	22		
4/F		1 : 1	113	10	10	-	10	22	22	-	22		
5/F		1 : 1	113	10	10	-	10	22	22	-	22		
6/F		1 : 1	111	10	10	-	10	22	22	-	22		

DISCHARGE VALUE OF STAIRCASE (NON SPRINKLER PROTECTED BUILDING)					
STAIRCASE	NO. OF STOREY SERVED	TOTAL CAPACITY SERVED BY STAIR (PERSON)	CAPACITY	WIDTH OF STAIRCASE (MIN.)	DISCHARGE VALUE PERMITTED
ST1	6 (1/F TO 6/F)	230	TOTAL CAPACITY OF ZONE A: 230	1350	495
ST2	6 (1/F TO 6/F)	337	TOTAL CAPACITY OF ZONE A: 230 TOTAL CAPACITY OF ZONE B: 107	1350	495
STA	6 (1/F TO 6/F)	108	TOTAL CAPACITY OF ZONE B: 108	1500	555
TOTAL : 675 < 1545 (PERMITTED)					



SECTION OF TYPICAL WINDOW WITH CILL LOWER THAN 1000MM FROM F.F.L.

HOLES SHALL NOT EXCEED 20mm x 20mm

METAL COVER TO A CHANNEL SHALL BE FLUSH WITH THE SURFACE OF THE FOOTPATH

TYPICAL SURFACE CHANNEL COVER DETAIL (TYPE 1)

HOLES SHALL NOT EXCEED 20mm x 160mm

METAL COVER TO A CHANNEL SHALL BE FLUSH WITH THE SURFACE OF THE FOOTPATH

TYPICAL SURFACE CHANNEL COVER DETAIL (TYPE 2)

ICU REF.  
FSD. REF.

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02-2022 0 AMENDMENT

**SRLT**  
Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers  
ROOM 911, 9/F, C.C.W.J. BUILDING  
302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0609 FAX (852) 3520 4801

**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT

TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

DRAWING TITLE

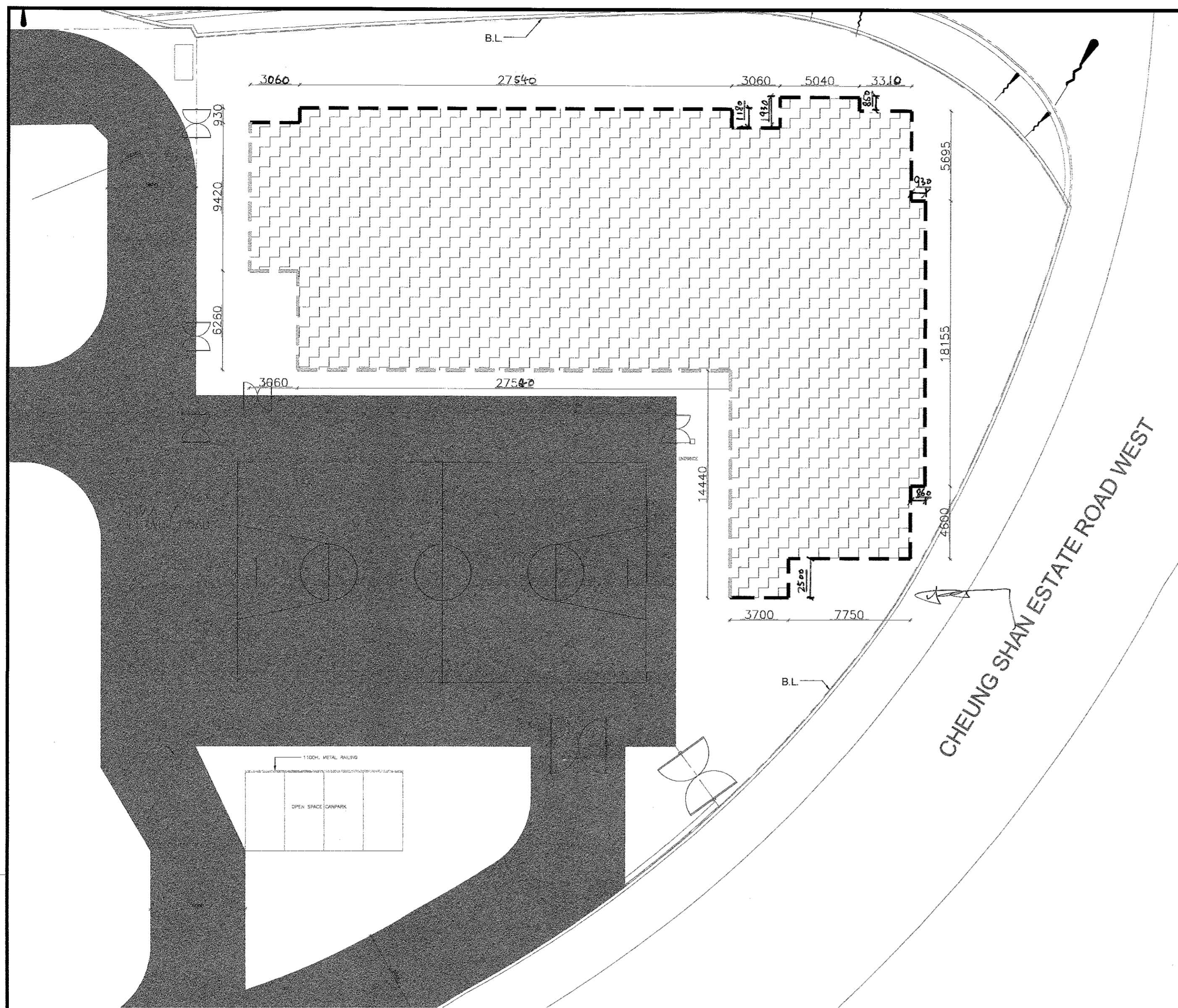
WINDOW AREA CALCULATION

SCALE  
N.T.S.  
DATE  
21 FEB 2022  
JOB NO.  
6424  
COMPUTER REF.  
GBP-06-18

DRAWN  
KA  
CHECKED  
PI/LL  
DRAWING NO.  
GBP-04a

Plan Approved  
Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022





**EVA DIAGRAM**

TOTAL PERIMETER OF BUILDING:  
= 151.810 m

MINIMUM REQUIRED LENGTH OF FACADE:  
=  $\frac{151.810}{4}$   
= 37.953 m

TOTAL PROVIDED LENGTH OF FACADE THAT EVA SERVES:  
= 66.720 m > 37.953 m

VALID FORM ICU16

DESCRIPTION	CONDITIONS	LOCATION WITH MODIFICATION/ EXEMPTION GRANTED	DATE OF MODIFICATIONS GRANTED	PERMIT NO.	
				MONTH	DAY
(1) BUILDING (PLANNING) REGULATION 36 TO PERMIT THE OMISSION IN STANDARD OF NATURAL LIGHTING AND VENTILATION IN BATHROOMS IN DOMESTIC BUILDING	* (ITEM a - d.) SUBJECT TO THE COMPLIANCE WITH THE REQUIREMENTS AND CONDITIONS AS Laid DOWN IN PNAP APP-98	(1) UNIT 201-214, UNIT 101-114, 116, 120-122, UNIT 201-216, 219-222; UNIT 301-316, 319-322; UNIT 401-416, 419-422, UNIT 501-516, 519-522; UNIT 601-616, 619-622 TOILET IN GROUND FLOOR NEW ACTIVITY ROOM	10 AUGUST 2021	02	21
(2) BUILDING (PLANNING) REGULATION 20 AND 21 TO PERMIT THE DOMESTIC PORTION OF TRANSITIONAL HOUSING IN WHOLESALE-CONVERTED SCHOOL TO BE TREATED AS NON-DOMESTIC FOR THE PURPOSE OF SITE COVERAGE AND PLOT RATIO CALCULATION	* (ITEM a - 1.)	(1) ALL UNITS			
(3) BUILDING (PLANNING) REGULATION 25(1)(a) TO EXEMPT THE DOMESTIC PORTION OF TRANSITIONAL HOUSING IN WHOLESALE-CONVERTED SCHOOL FROM THE PROVISION OF OPEN SPACE.	* (ITEM a - 1.)	(1) DOMESTIC UNITS			
(4) BUILDING (PLANNING) REGULATION 28A TO PERMIT THE REDUCTION IN SIZE OF THE TELECOMMUNICATIONS AND BROADCASTING ROOM.	* (ITEM a - 1.)	(1) GROUND FLOOR			
(5) BUILDING (PLANNING) REGULATION 45 TO PERMIT THE NON-PROVISION OF KITCHEN.	* (ITEM a - 1.) 1) NO COOKING WITH NAKED FLAME INSIDE THE PREMISES. 2) PROVISION OF COMMUNAL PANTRY OR A PANTRY IN EACH FLAT WITH AN OPENABLE WINDOW. 3) APPROVED STANALONE SMOKE OR HEAT DETECTOR SHALL BE PROVIDED AT A STRATEGIC LOCATION NEAR THE COUNTER TOP TO THE SATISFACTION OF THE INDEPENDENT CHECKING UNIT.	(1) ALL DOMESTIC UNITS			
(6) BUILDING (PLANNING) REGULATION 35A TO PERMIT THE NON-PROVISION OF GAS APERTURE IN BATHROOM.	* (ITEM a - 1.) 1) SUPPLY OF GAS AS DEFINED UNDER GAS SAFETY ORDINANCE (GASO) WILL NOT BE PROVIDED TO THE DOMESTIC PORTION OF BUILDING. 2) A RESTRICTION ON THE INSTALLATION OF GAS SUPPLY TO DOMESTIC PART OF BUILDING AND DELIVERY OF LPG CYLINDERS TO DOMESTIC UNITS OF THE BUILDINGS WILL BE IMPOSED IN THE TENANCY AGREEMENT. 3) A CONDITION WILL BE IMPOSED IN THE TENANCY AGREEMENT THAT TENANTS SHALL PROVIDE THEIR OWN ELECTRIC WATER HEATER AND INDUCTION COOKER. AN ELECTRIC WATER HEATER AND AN INDUCTION COOKER ARE NOT PROVIDED BY THE NGO BEFORE RENTING OUT THE UNIT.	(1) ALL BATHROOMS IN DOMESTIC UNIT			
(7) BUILDING (PLANNING) REGULATION 30 TO PERMIT THE OMISSION IN STANDARD OF NATURAL LIGHTING AND VENTILATION IN NEW MANAGEMENT OFFICE ON G/F.	* (ITEM a - d.) (1) ARTIFICIAL LIGHTING AND MECHANICAL VENTILATION AT A RATE OF NOT LESS THAN 5 ACH TO BE PROVIDED TO THE SATISFACTION OF ICU. (2) FRESH AIR INTAKE COMPLYING THE REQUIREMENTS SET OUT IN ANNEX 2 OF PNAP ADM-2 TO BE PROVIDED.	(1) GROUND FLOOR			

LEGEND: ✓ VALID X NOT APPLICABLE # FIRST GRANTED Δ AMENDMENT TO THE LOCATION OF EXEMPTION/ MODIFICATION PREVIOUSLY GRANTED

REMARK FOR CONDITIONS:

- THE SAID WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PLANS APPROVED ON 10 AUGUST 2021 UNDER OUR REF. NO: HD(ICU)3/06(N)A/10/TH-1
- THE CONDITIONS IMPOSED IN THIS PARAGRAPH ARE TO BE INCORPORATED IN THE SUBSEQUENT AMENDMENT PLANS FOR APPROVAL BEFORE THE FROM ICU16 IS SUBMITTED.
- A CHECKLIST OF VALID FORM ICU 106 IS TO BE SUBMITTED AT THE TIME OF THE SUBMISSION OF FORM ICU16.
- THIS PERMIT WILL EXPIRE ON 9 AUGUST 2023 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 DENIED TO BE REVOKED WITH REFERENCE TO SECTION 20(1) OF THE BUILDING ORDINANCE AFTER THE SPECIFIED DATE.
- THE TRANSITIONAL HOUSING SHALL BE PROPERLY USED AND MANAGED ACCORDING TO THE MANAGEMENT PLAN SUBMITTED ON 28 JULY 2021 AND AGREED BY THE INDEPENDENT CHECKING UNIT.
- AN ANNUAL INSPECTION REPORT TO CERTIFY THAT THE TRANSITIONAL HOUSING COMPLIES WITH THE MANAGEMENT PLAN, THE CONDITIONS IMPOSED IN THIS PERMIT AND NO ALTERATION AND ADDITIONS HAVE BEEN MADE TO THE TRANSITIONAL HOUSING AS SHOWN ON THE APPROVED PLANS DATED 10 AUGUST 2021 SHALL BE SUBMITTED BY AN AUTHORIZED PERSON.
- THIS PERMIT IS GIVEN IN RECOGNITION OF THE LETTER SUBMITTED BY THE NON-PROFIT MAKING ORGANIZATION OR SOCIAL ENTERPRISE (NGO) DATED 28 JULY 2021, THE UNDERTAKING LETTER AND THIS PERMIT SHALL BE INCORPORATED INTO EVERY TENANCY AGREEMENT BETWEEN THE NGO AND THE OCCUPANTS OF TRANSITIONAL HOUSING.
- THERE SHALL NOT BE ALTERATION OR ADDITION TO THE TRANSITIONAL HOUSING AS SHOWN ON THE APPROVED PLANS UNLESS A NEW PERMIT FOR THE REVISED LAYOUT IS OBTAINED.
- THIS PERMIT WILL BECOME INVALID UPON EXPIRY OR TERMINATION OF TENANCY BETWEEN NGO AND THE OWNER OF THE PREMISES. NGO SHOULD INFORM THE INDEPENDENT CHECKING UNIT IMMEDIATELY UPON THE END OF THE TENANCY AND REINSTATE THE PREMISES IN ACCORDANCE WITH THE AS-BUILT DRAWING(S) PRIOR TO THE PROPOSED ALTERATION AND ADDITION WORKS OR IN A STATE TO BE AGREED WITH HOUSING DEPARTMENT.

ICU REF.

FSD REF.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS ALTERATION & 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.

ICU REF.	FSD REF.	DATE	DESCRIPTION	STATUS
02-2022	1		GBP REVISION	-
07-2021	0		GBP SUBMISSION	-

**SRLT**

Spence Robinson LT Ltd  
Architects - Project Managers - Interior Designers

ROOM 911, 9/F, C CHU BUILDING,  
302-308 HENNESSY ROAD, WAI CHAI, HONG KONG  
TEL (852) 2838 0808 FAX (852) 3620 4801

**PAUL P. T. IP**  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT

TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

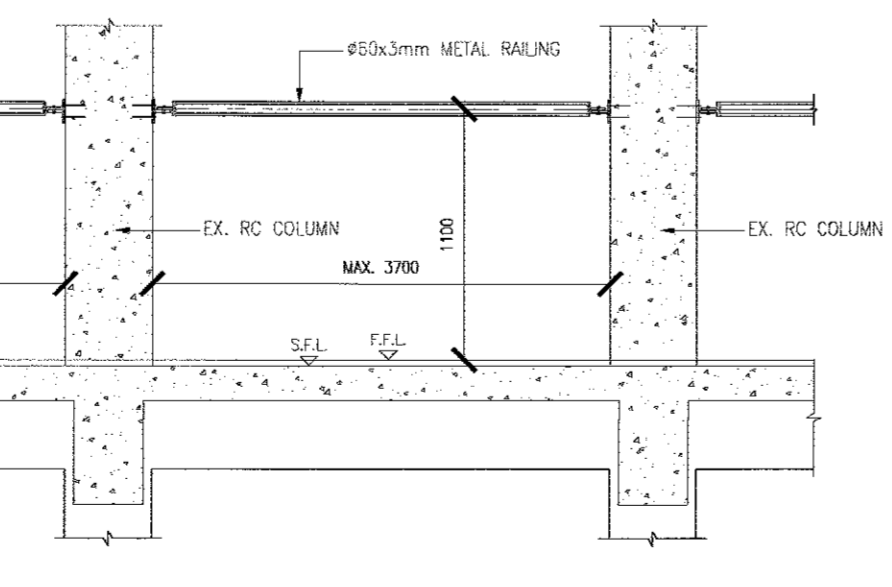
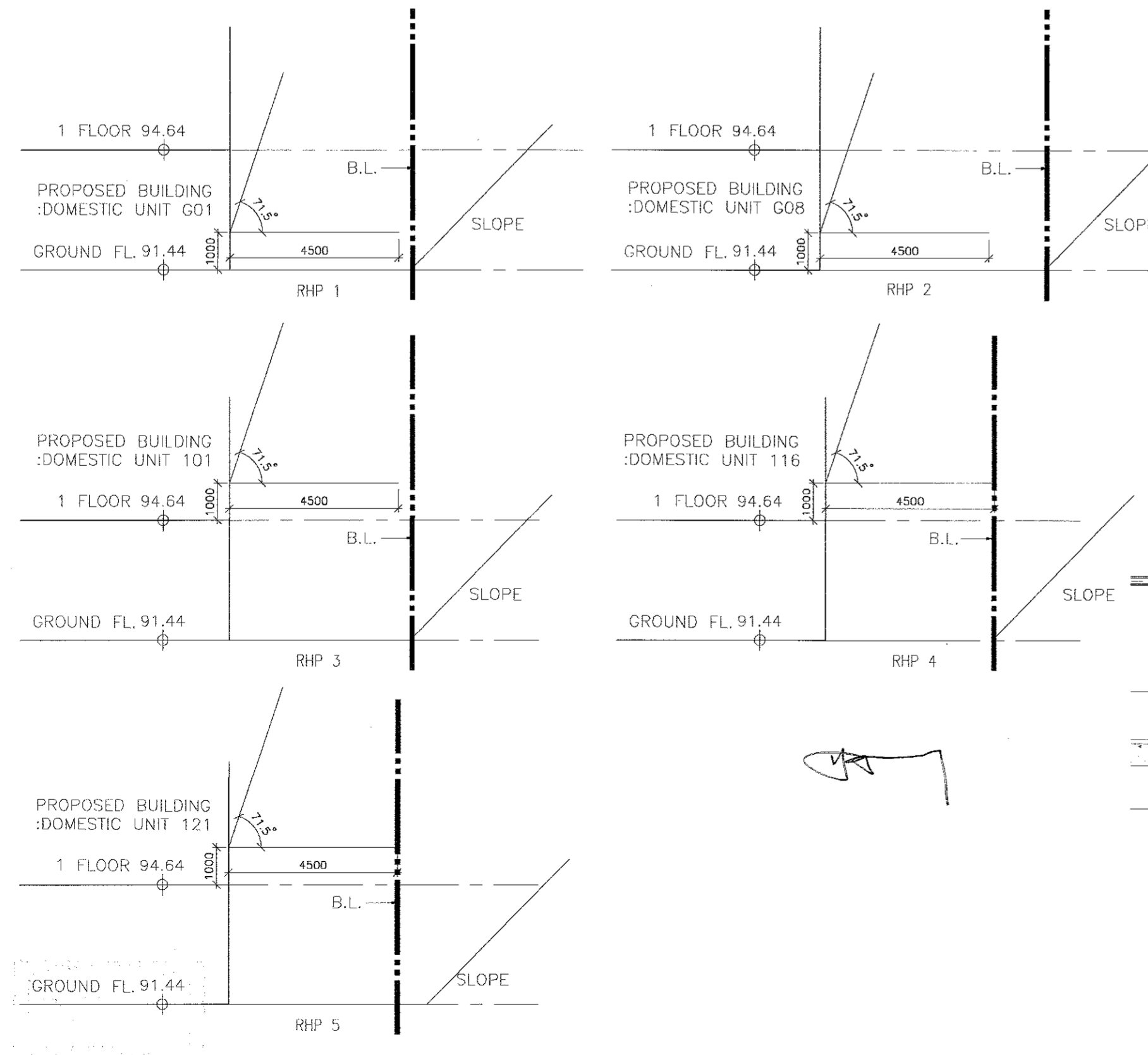
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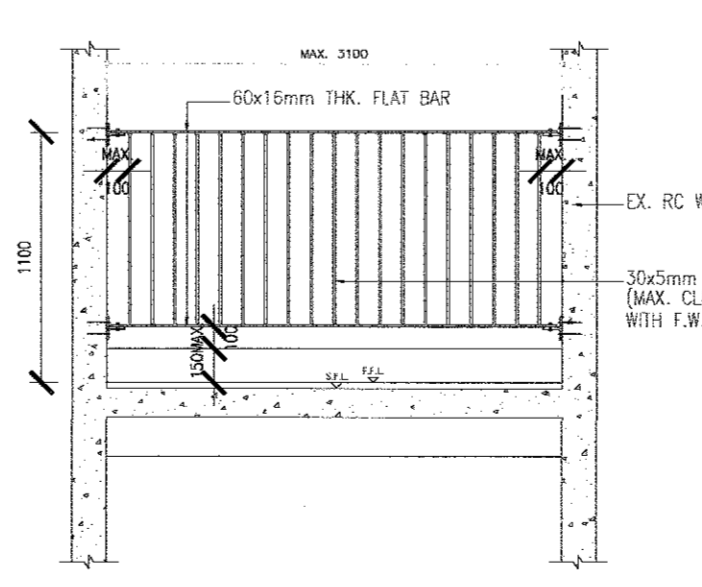
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DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-05
COMPUTER REF.	
GBP-06-18	

Plan Approved

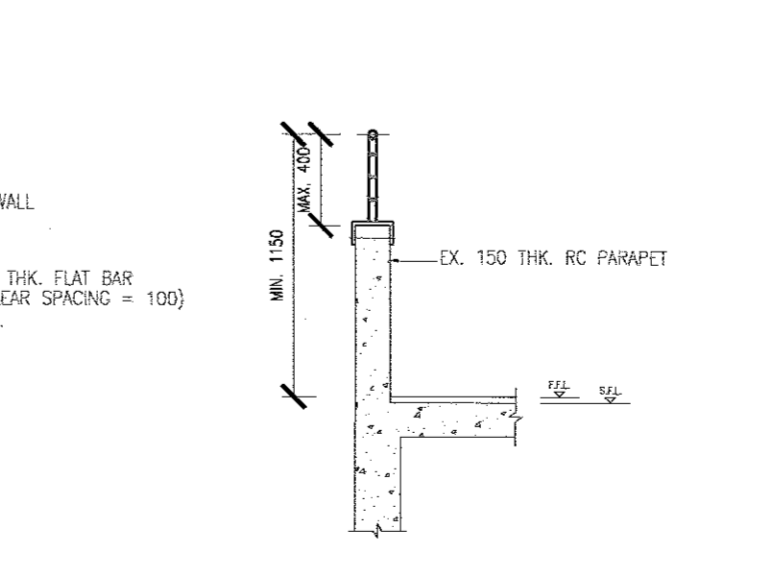
Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022



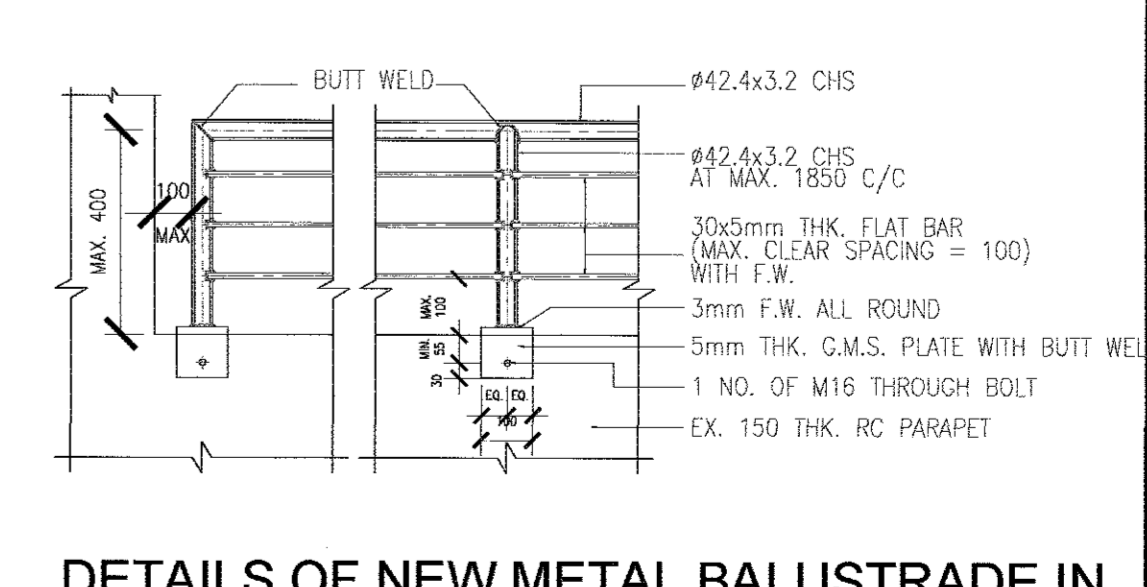
ELEVATION OF TYPICAL WINDOW WITH CILL LOWER THAN 1000MM FROM F.F.L. (N.T.S.)



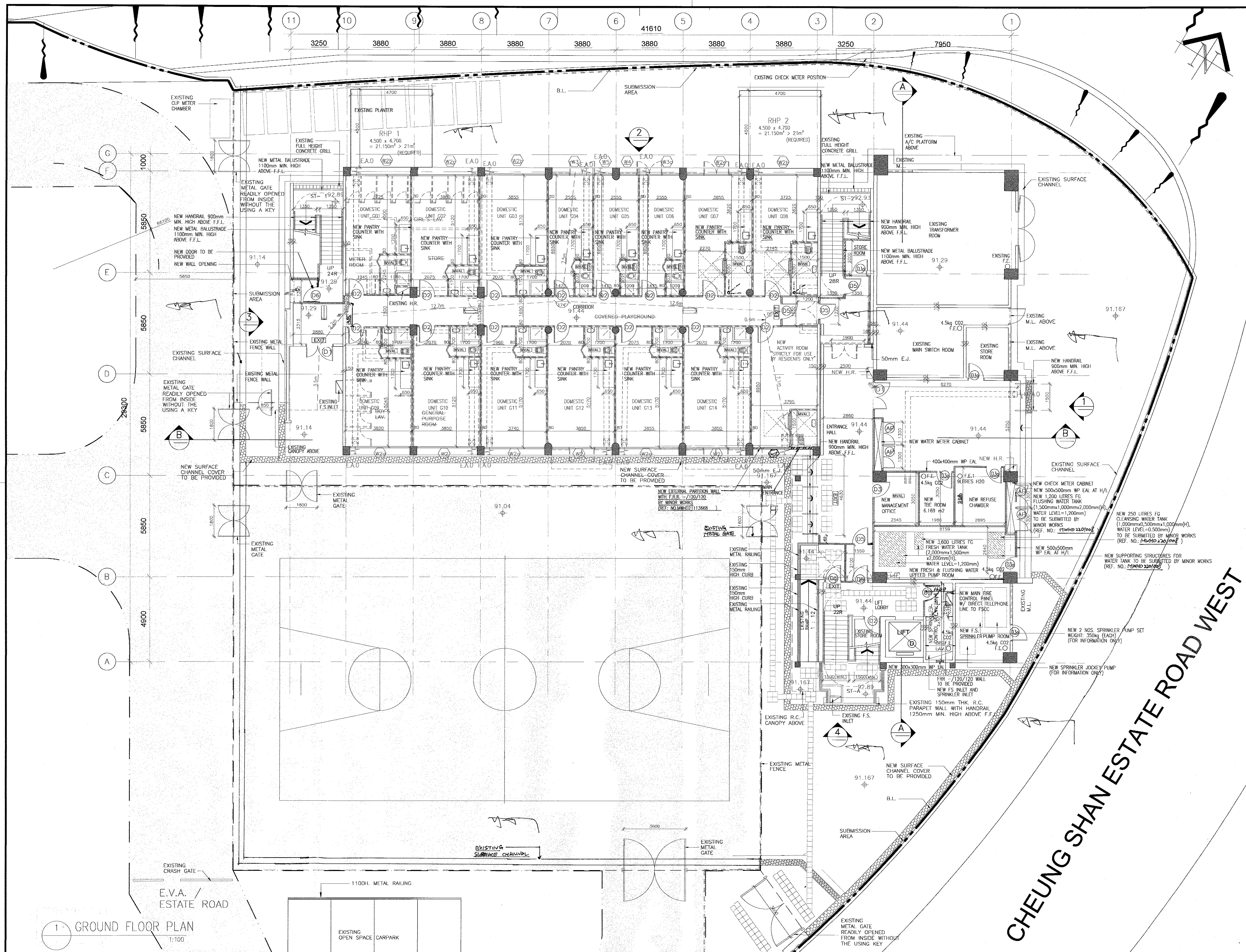
ELEVATION OF NEW METAL BALUSTRADE IN ST-1 AND ST-2 (N.T.S.)



SECTION OF NEW METAL BALUSTRADE IN CORRIDOR (NEW BLOCK) (N.T.S.)



DETAILS OF NEW METAL BALUSTRADE IN CORRIDOR (NEW BLOCK) (N.T.S.)



ICU REF.  
FSD REF.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS ALTERATION & 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.

02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

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**PAUL P. T. IP**  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

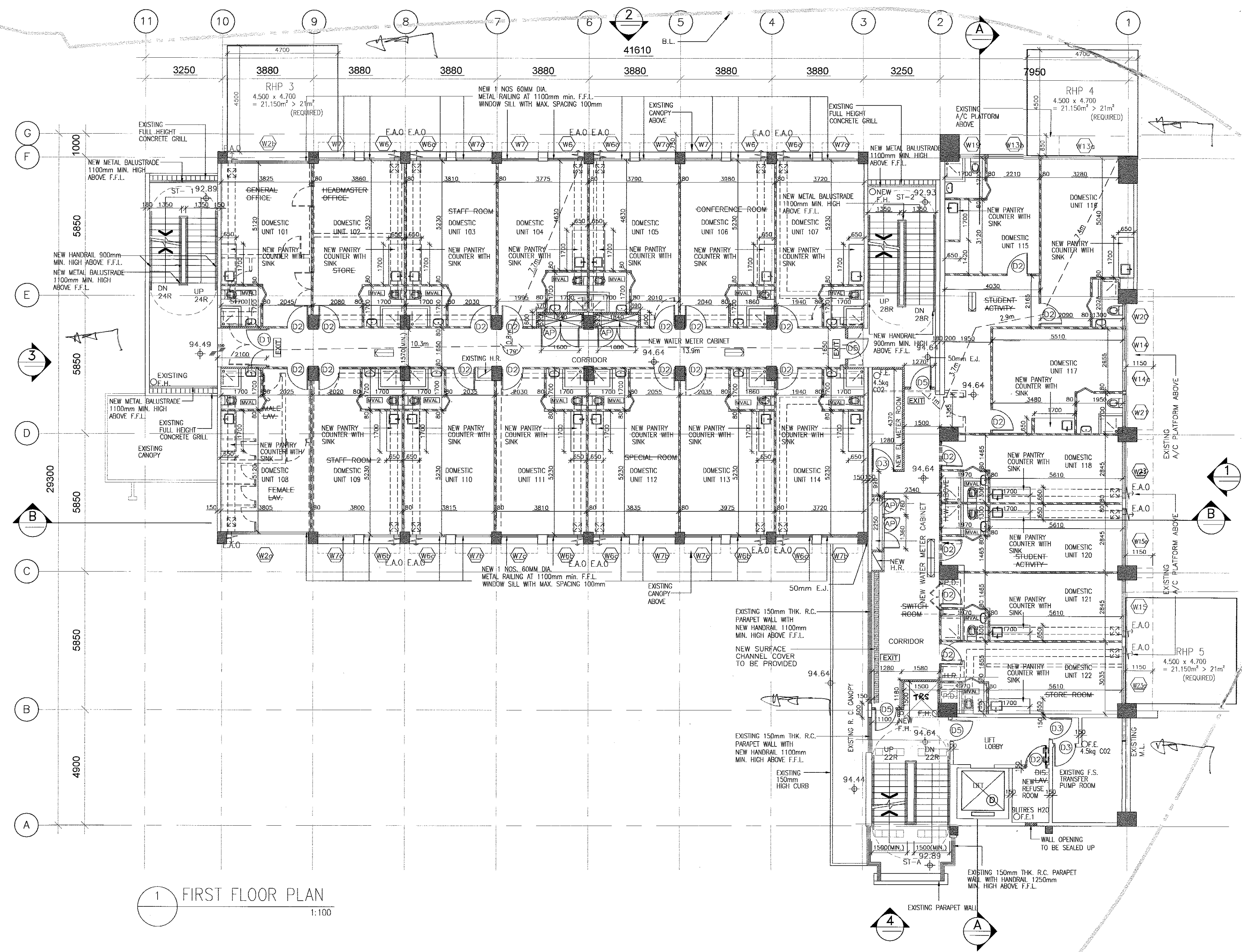
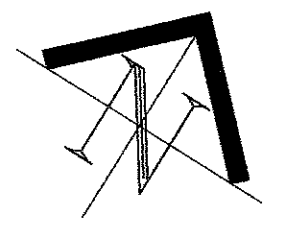
PROJECT  
TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN  
DRAWING TITLE  
GROUND FLOOR PLAN

SCALE	DRAWN
1:100	KA
DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-06
COMPUTER REF.	
GBP-06-18	

Plan Approved  
Adela YUNG  
SA/ICU4  
Independent Checking Unit  
7 MAR 2022

CHEUNG SHAN ESTATE ROAD WEST

1 GROUND FLOOR PLAN  
1:100

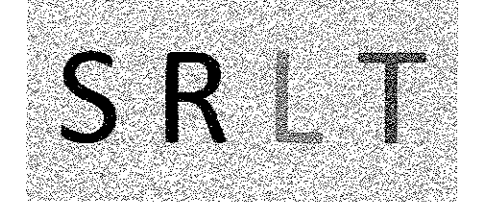


1 FIRST FLOOR PLAN  
1:100

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-



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PAUL P. T. IP  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT

TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE

FIRST FLOOR PLAN

SCALE  
1:100

DATE  
21 FEB 2022

JOB NO.  
6424

COMPUTER REF.  
GBP-06-18

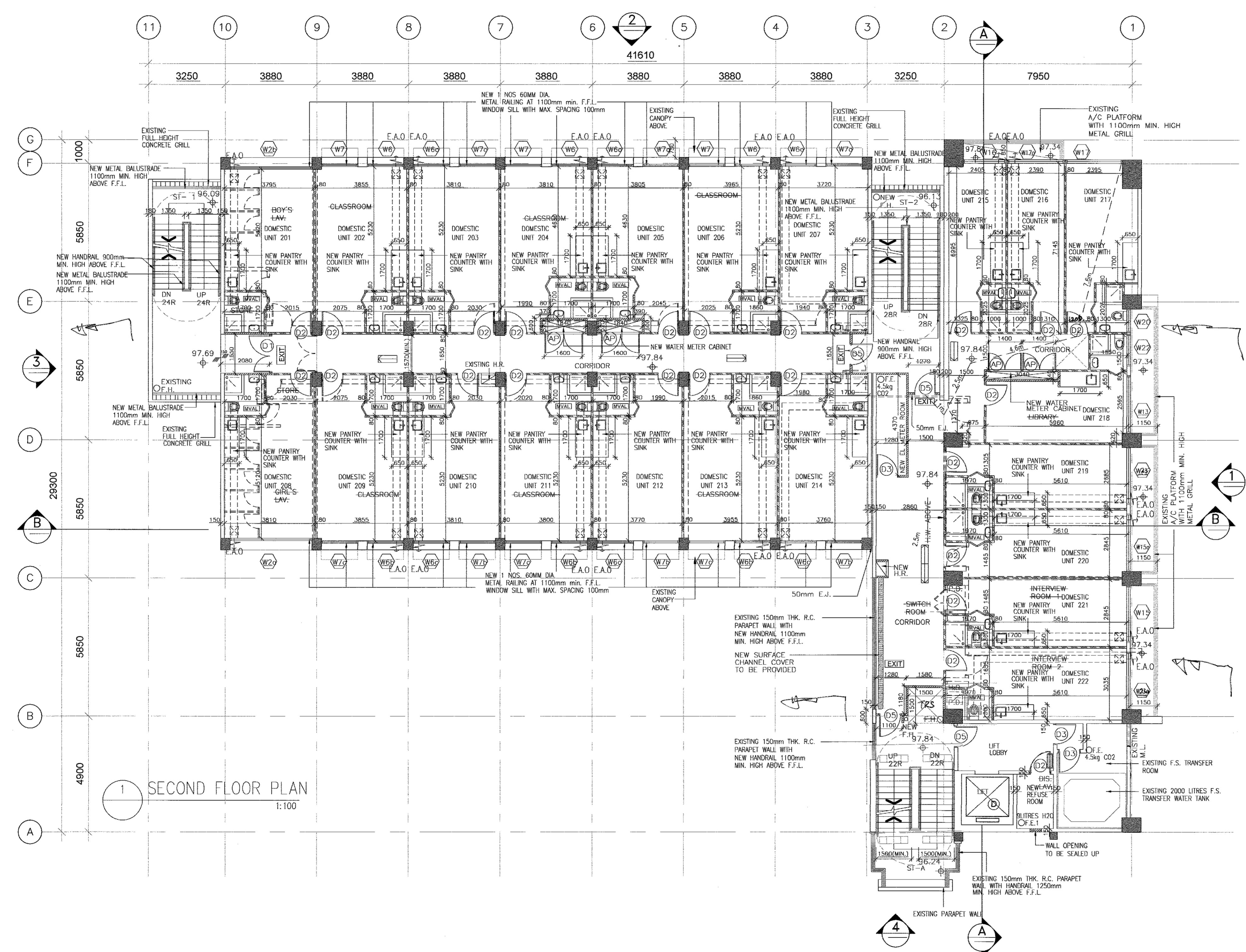
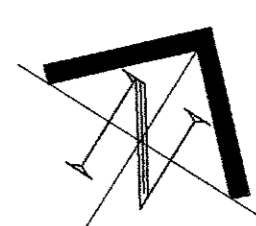
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CHECKED  
PI/LL

DRAWING NO.  
GBP-07

COMPUTER REF.  
GBP-06-18

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Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022



1 SECOND FLOOR PLAN  
1:100

ICU. REF.  
FSD. REF.

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ALTERATION & 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.

02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-



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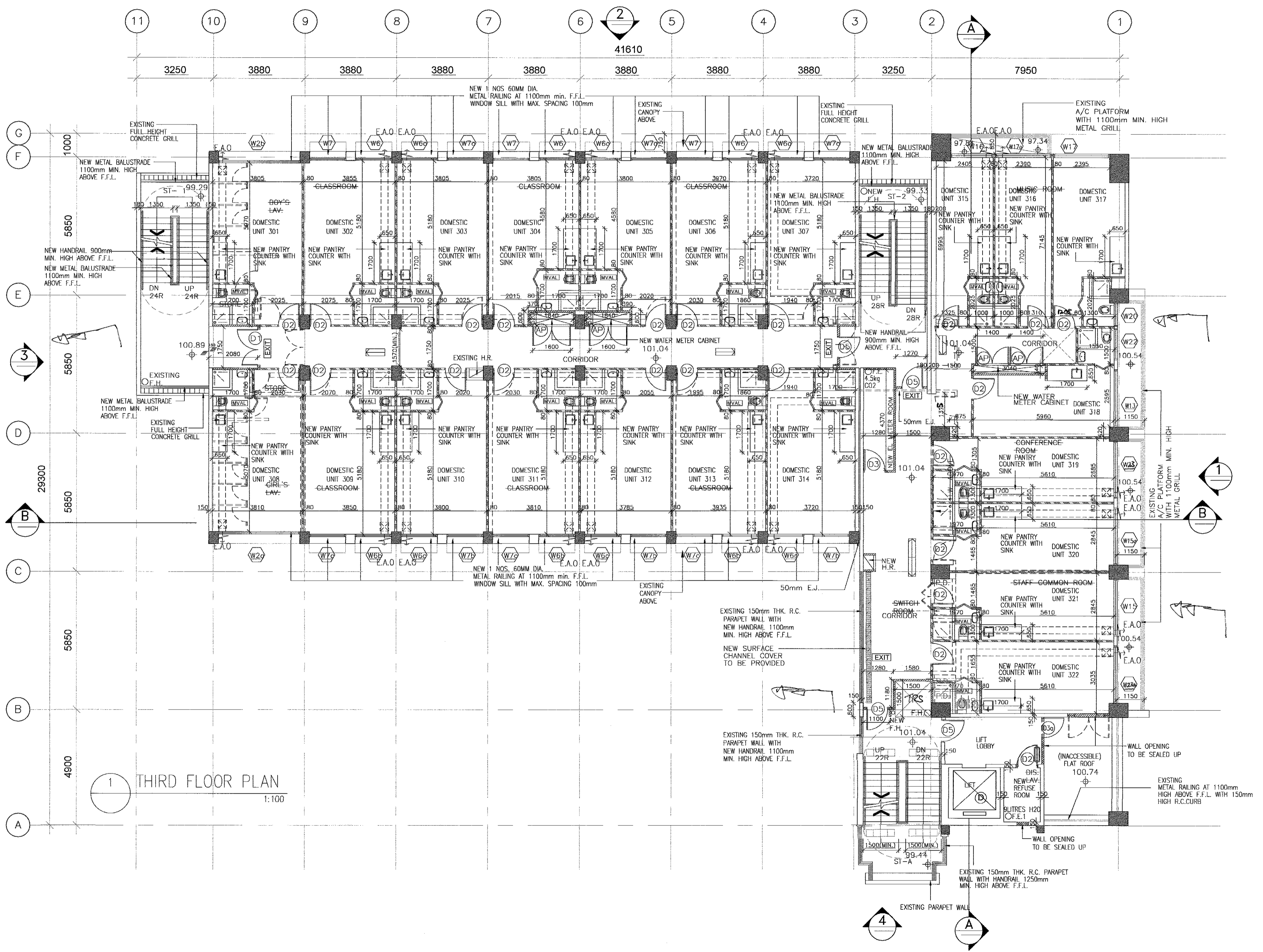
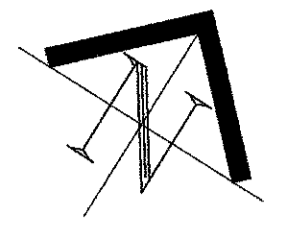
PAUL P. T. IP  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
SECOND FLOOR PLAN

SCALE	DRAWN
1:100	KA
DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-08
COMPUTER REF.	
GBP-06-18	

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SA/ICU4  
Independent Checking Unit  
21 MAR 2022



1 THIRD FLOOR PLAN  
1:100

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
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**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

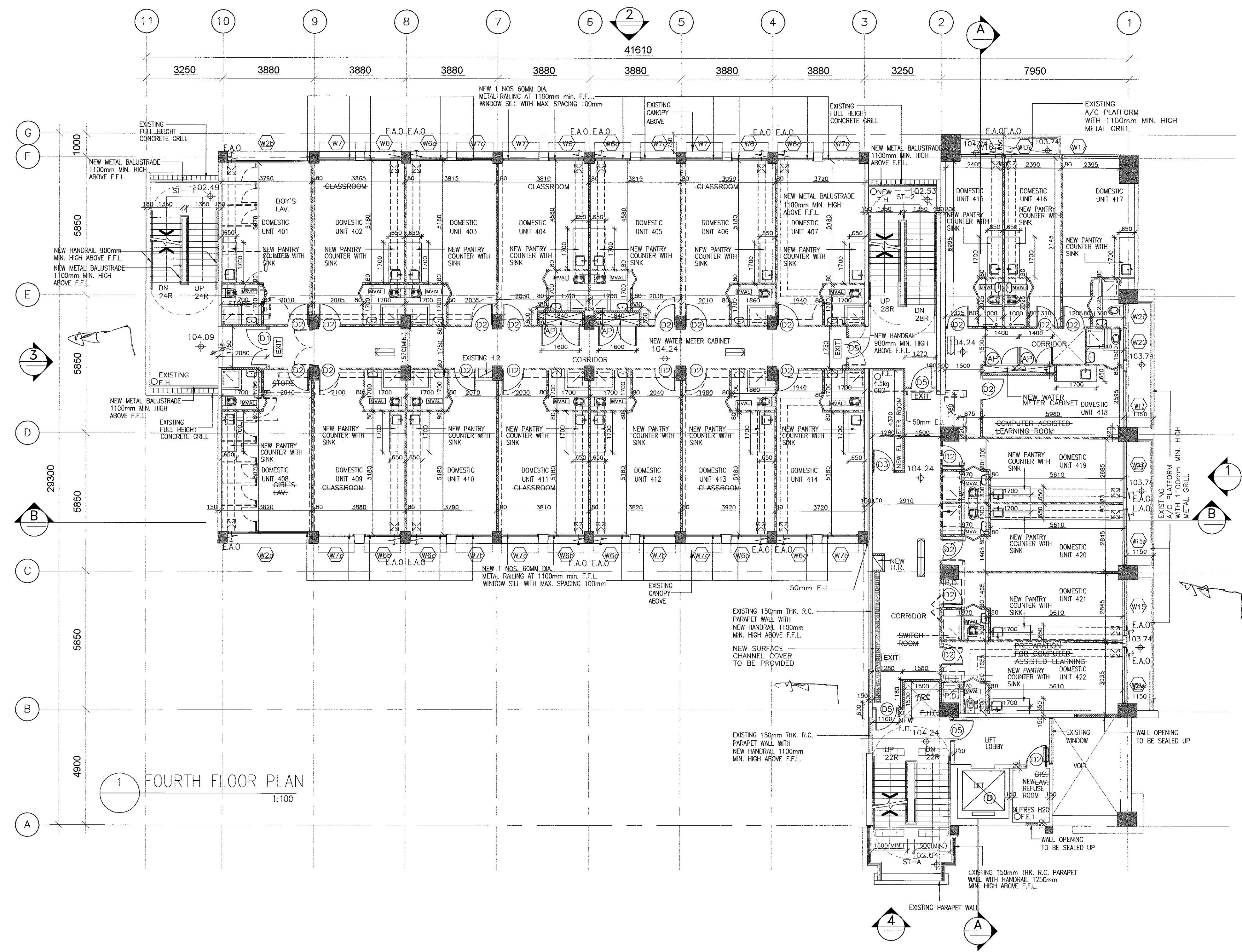
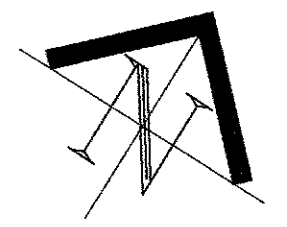
PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
THIRD FLOOR PLAN

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-09
COMPUTER REF. GBP-06-18	

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Adela YUNG  
SA/ICU4  
Independent Checking Unit  
18 MAR 2022

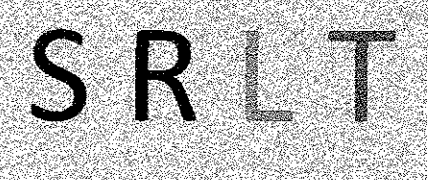


1 FOURTH FLOOR PLAN  
1:100

ICU. REF.  
FSD. REF.

THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS ALTERATION & 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.

02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-



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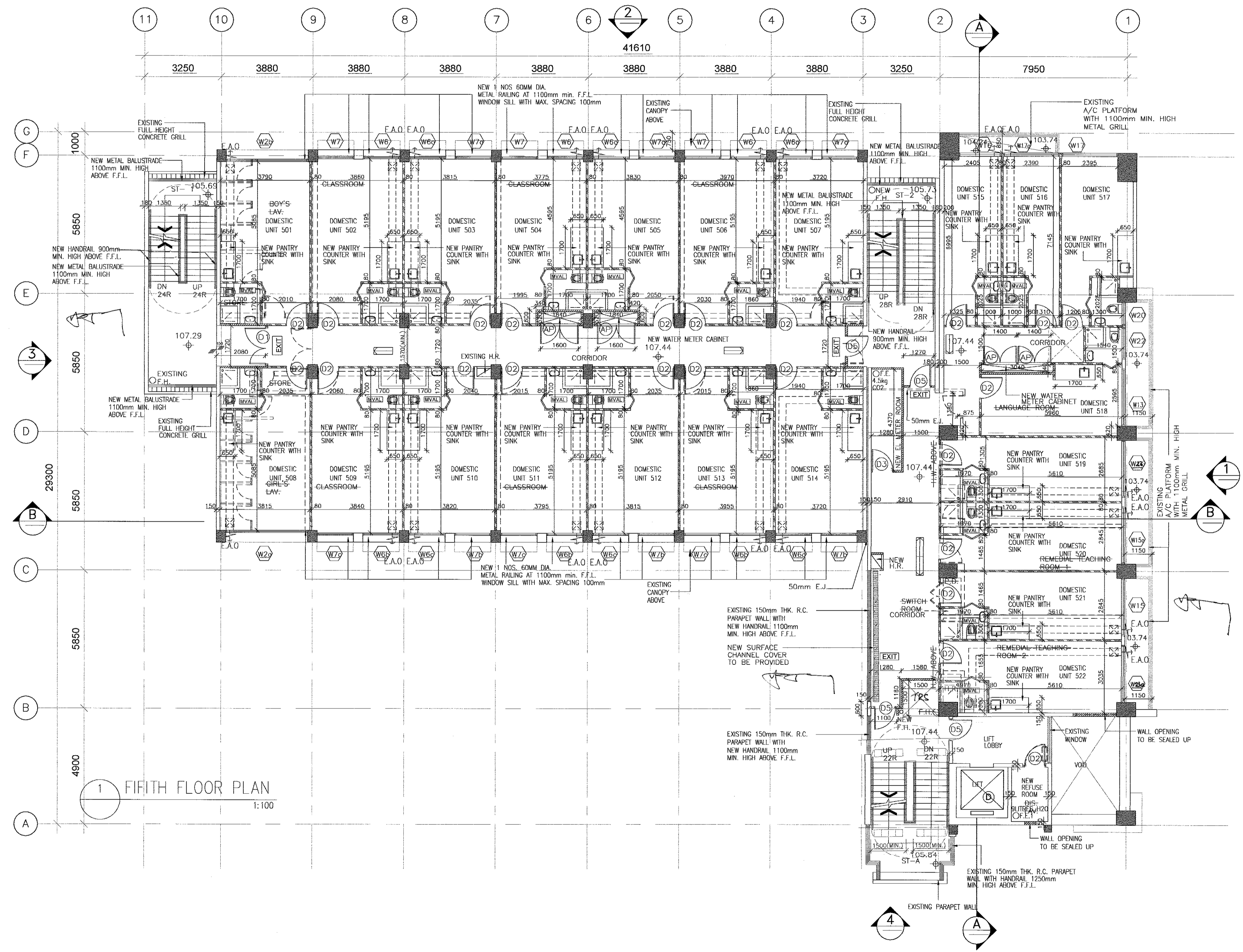
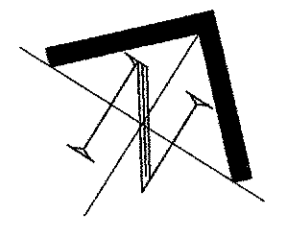
PAUL P. T. IP  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
FOURTH FLOOR PLAN

SCALE	DRAWN
1:100	KA
DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-10
COMPUTER REF.	
GBP-06-18	

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Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022



1 FIFTH FLOOR PLAN  
1:100

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
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PAUL P. T. IP  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

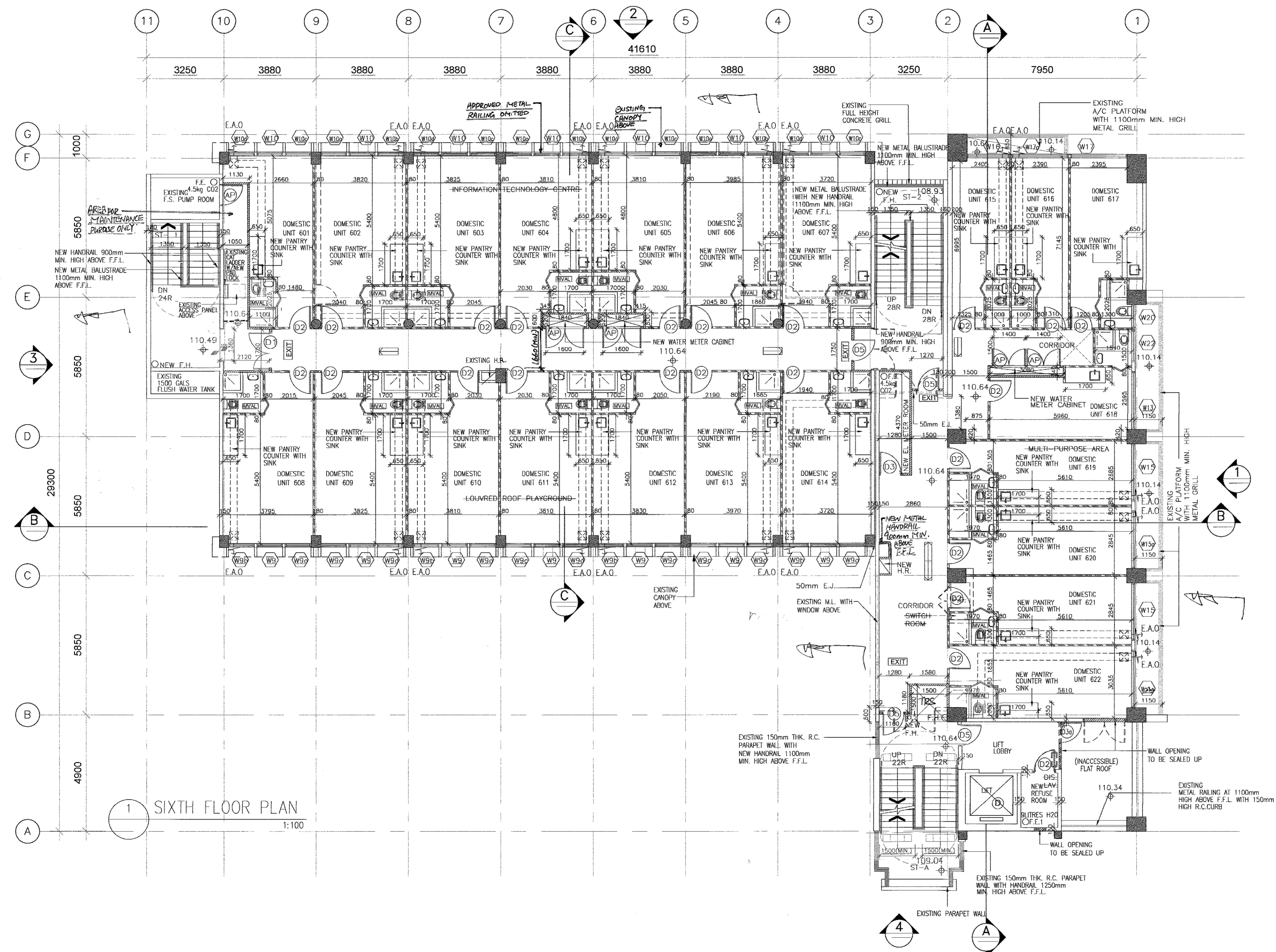
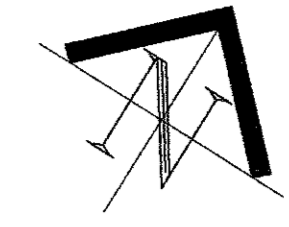
PROJECT

TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
FIFTH FLOOR PLAN

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-10a
COMPUTER REF. GBP-06-18	

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Adelia YUNG  
SA/ICUA  
Independent Checking Unit  
7 MAR 2022



1 SIXTH FLOOR PLAN  
1:100

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-



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PAUL P. T. IP  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT

TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

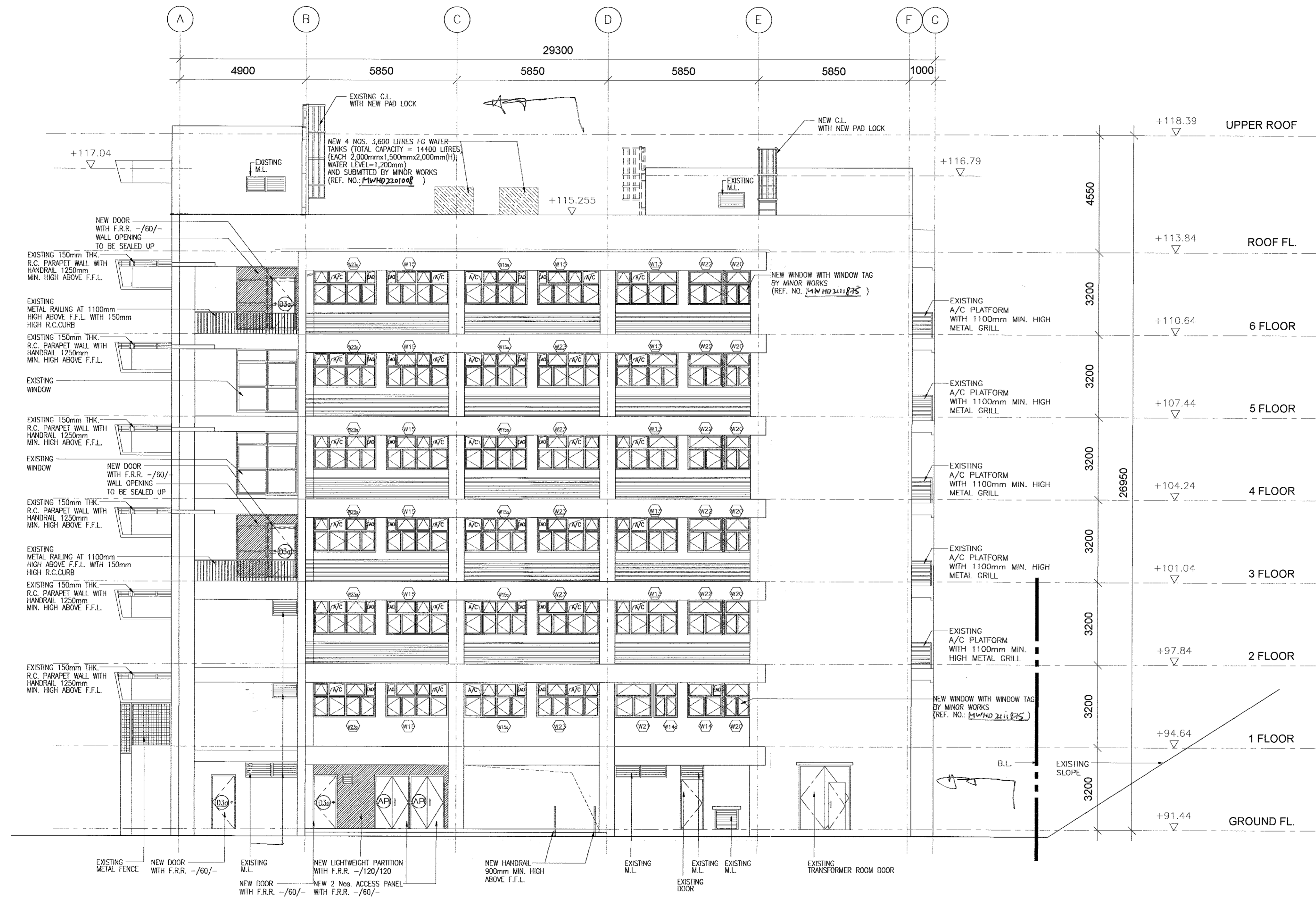
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DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-11
COMPUTER REF.	
GBP-06-18	

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Adela YUNG  
SA/CU/4  
Independent Checking Unit  
21 MAR 2022







1 ELEVATION 1  
1:100

ICU. REF.  
FSD. REF.

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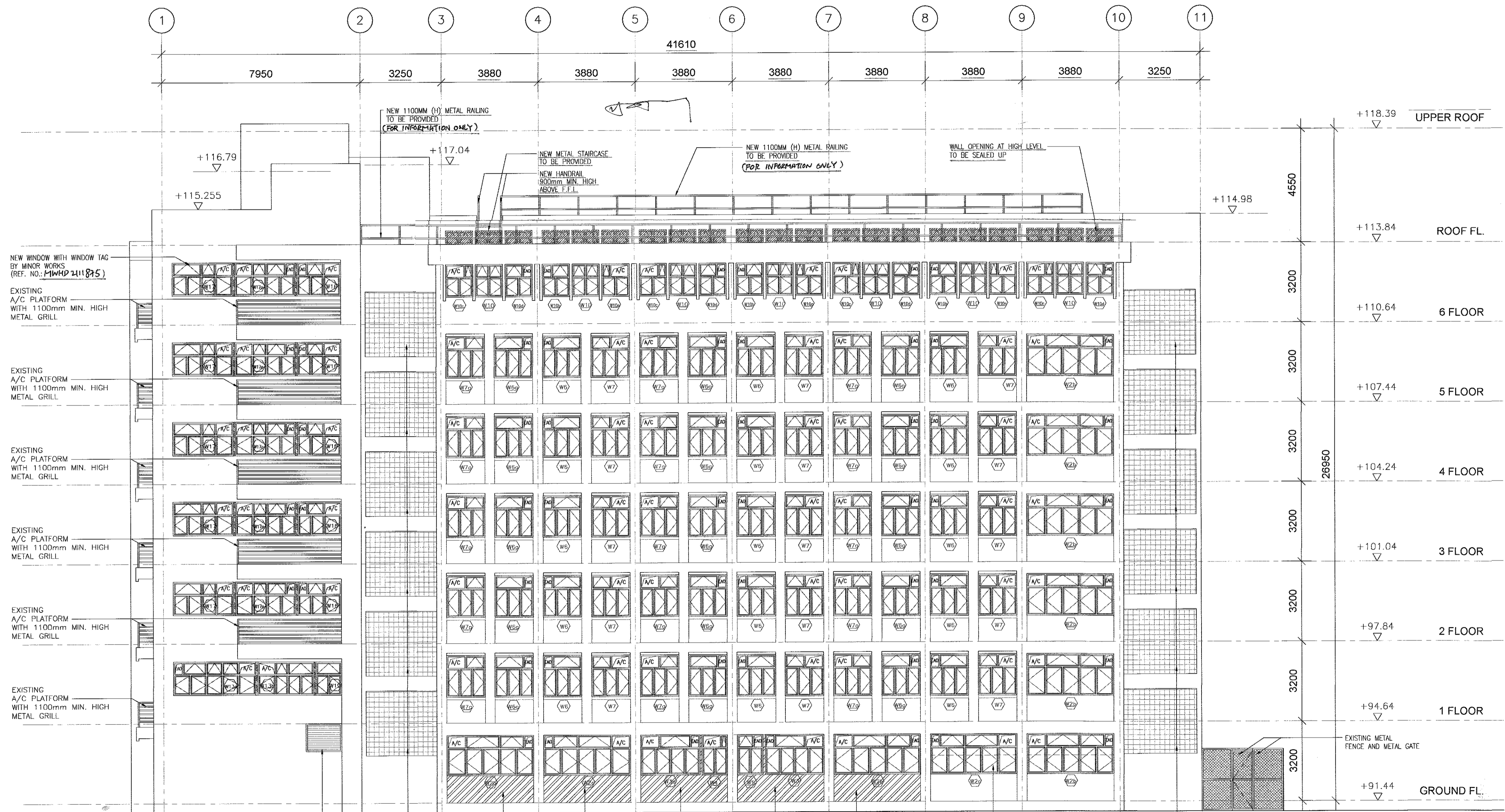
**PAUL P. T. IP**  
RIBA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
ELEVATION 1

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-13
COMPUTER REF. GBP-06-18	

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Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022

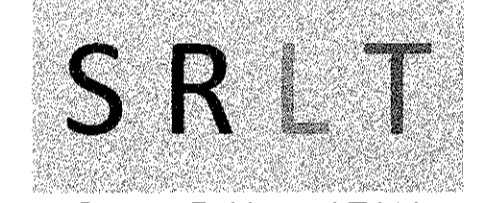


1 ELEVATION 2  
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ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-



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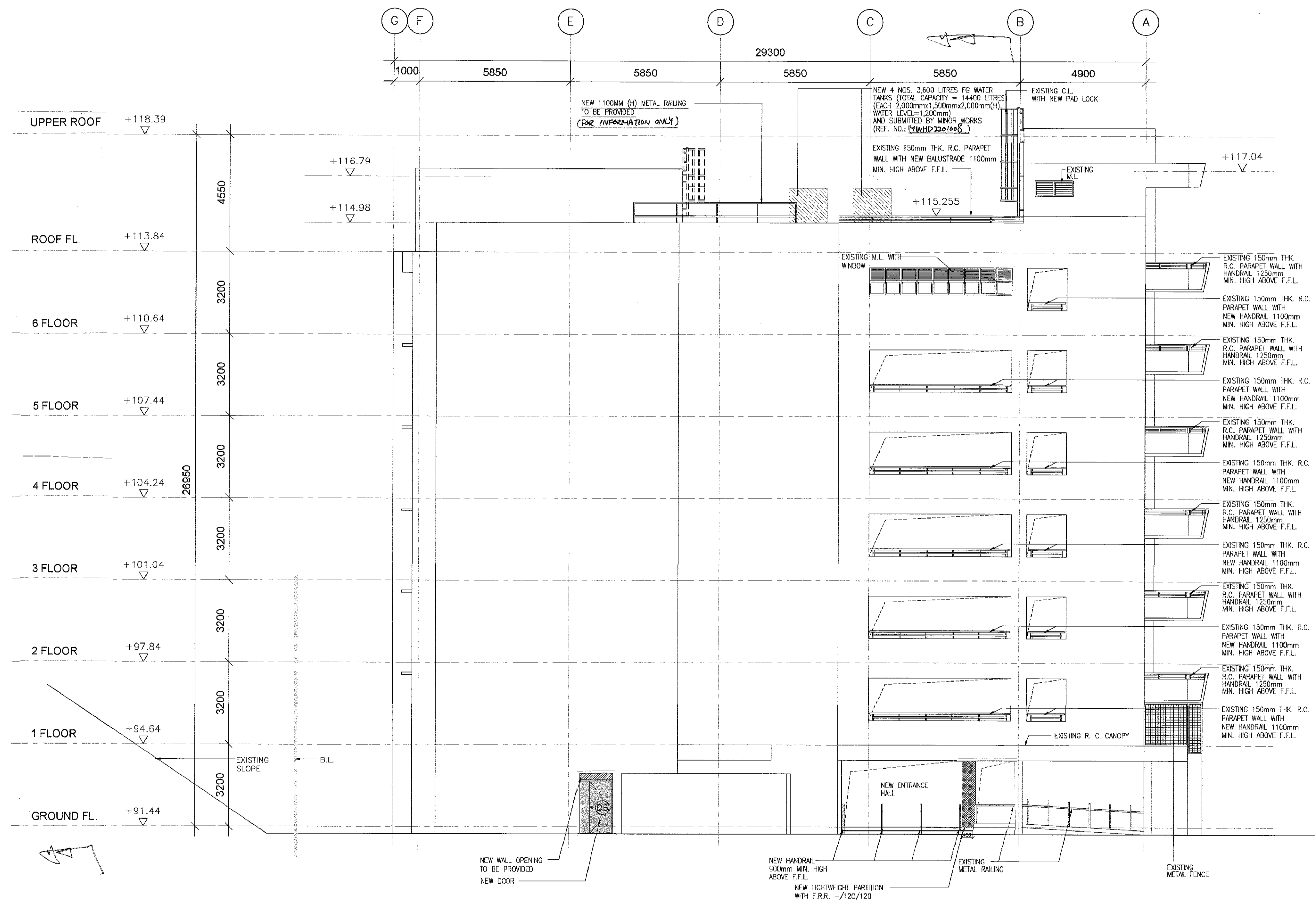
**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
ELEVATION 2

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-14
COMPUTER REF. GBP-06-18	

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SA/ICUA  
Independent Checking Unit  
2 MAR 2022



1 ELEVATION 3  
1:100

ICU. REF.

FSD. REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

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**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
ELEVATION 3

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-15
COMPUTER REF. GBP-06-18	

Plan Approved

*Adela YUNG*  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022



1 ELEVATION 4  
1:100

ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

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302-308 HENNESSY ROAD, WAN CHAI, HONG KONG  
TEL (852) 2838 0909 FAX (852) 3520 4801

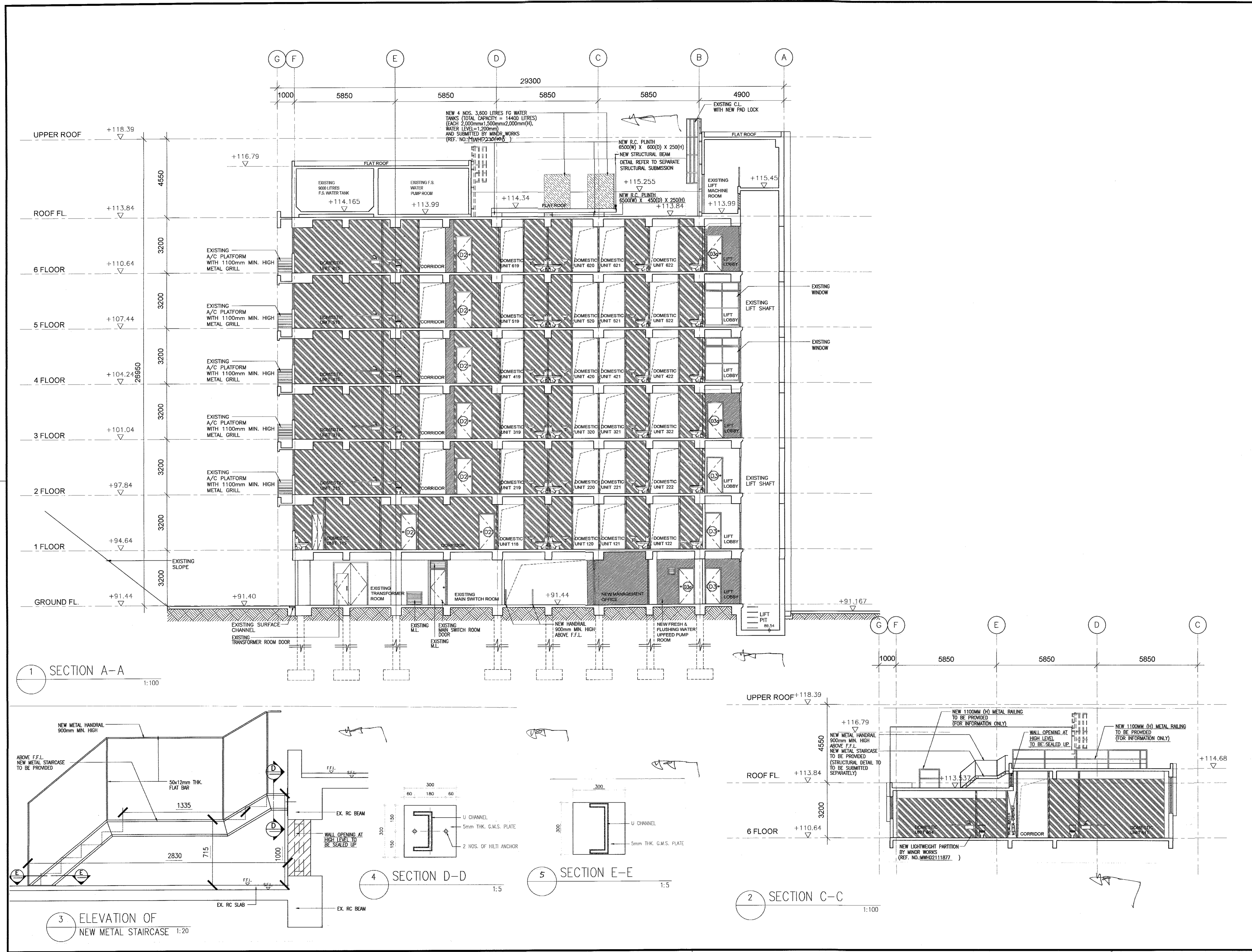
**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT  
CHEUNG SHAN ESTATE,  
TSUEN WAN

DRAWING TITLE  
ELEVATION 4

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-16
COMPUTER REF. GBP-06-18	

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SA/ICU4  
Independent Checking Unit  
21 MAR 2022



ICU REF.  
FSD REF.

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02-2022	1	GBP REVISION	-
07-2021	0	GBP SUBMISSION	-

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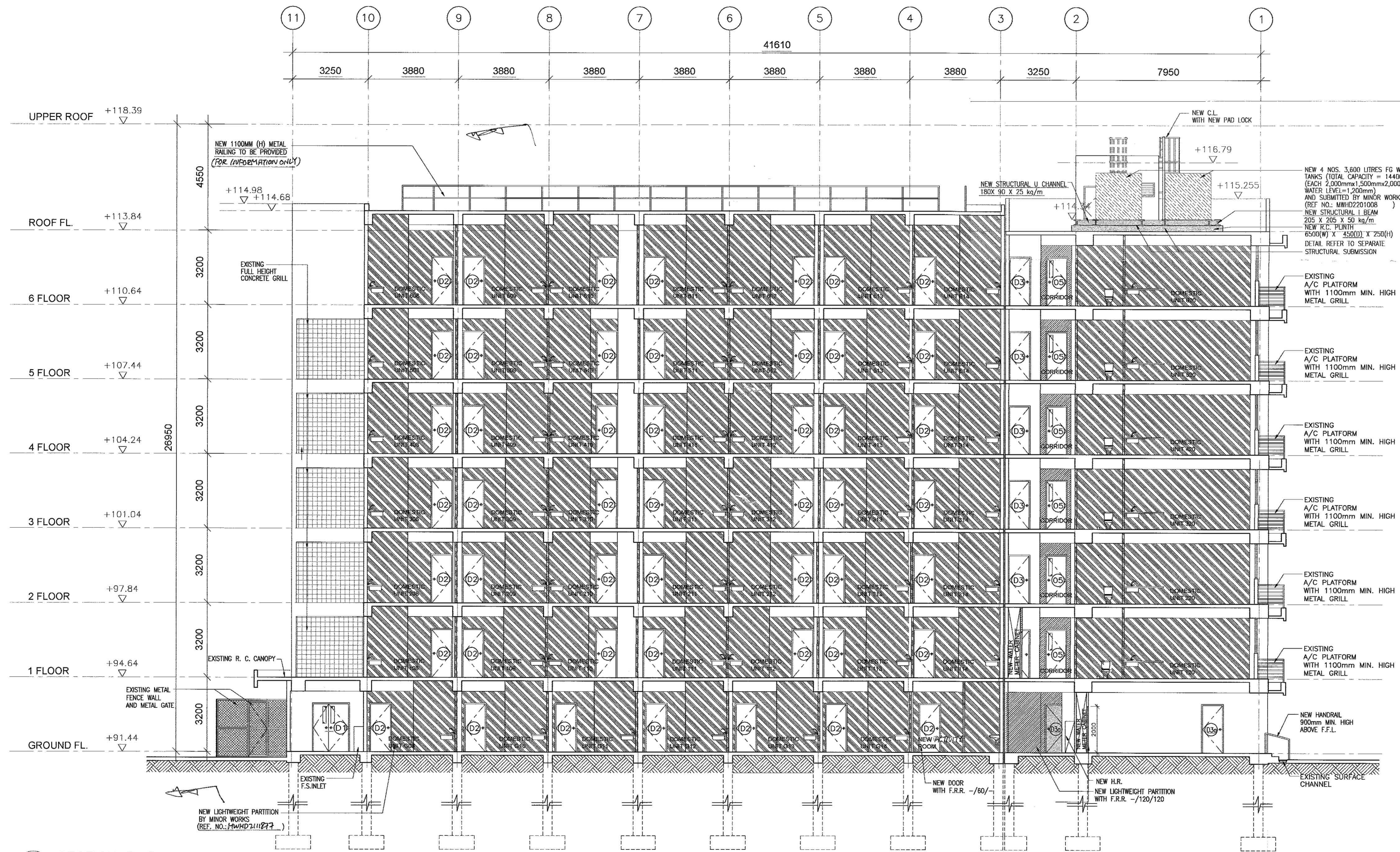
**PAUL P. T. IP**  
RCA  
Registered Architect  
Associated Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

DRAWING TITLE  
SECTION A-A & SECTION C-C

SCALE	DRAWN
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DATE	CHECKED
21 FEB 2022	PI/LL
JOB NO.	DRAWING NO.
6424	GBP-17
COMPUTER REF.	
GBP-06-18	

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Adela YUNG  
SA/ICU4  
Independent Checking Unit  
21 MAR 2022



1 SECTION B-B  
1:100

ICU. REF.	
FSD. REF.	
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02-2022	1 GBP REVISION
07-2021	0 GBP SUBMISSION

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**PAUL P. T. IP**  
HKIA  
Registered Architect  
Authorized Person (List of Architects)

PROJECT  
TRANSITIONAL HOUSING AT CHEUNG SHAN ESTATE, TSUEN WAN

DRAWING TITLE  
SECTION B-B

SCALE 1:100	DRAWN KA
DATE 21 FEB 2022	CHECKED PI/LL
JOB NO. 6424	DRAWING NO. GBP-18
COMPUTER REF. GBP-06-18	

Plan Approved

**Adela YUNG**  
SARICA  
Independent Checking Unit  
21 MAR 2022





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

Date: 19/7/2021

To the ICU

\*I/We (name in full) 九龍樂善堂


The Lok Sin Tong Benevolent Society, Kowloon of 61 Lung Kong Road, Kowloon City, Telephone No. 2272-9868, Fax No. 2382-1811, incorporated under Companies Ordinance, Cap 622 (Company Registration No.: 8402), being the tenant of Ex-Tsuen Wan Lutheran School at Cheung Shan Estate, Tsuen Wan as shown on the plan(s) drawing number GBP -01 to GBP-18 submitted to the ICU on 13 July 2021 at the Appendix of the 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 ["The Lok Sin Tong Benevolent Society, Kowloon"], to conduct the measures as stated in the attached Management Plan;
- (b) the relevant parts of the Management Plan will be incorporated into the tenancy agreements 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 tenancy agreement with the owner is terminated.
- (e) We will incorporate this undertaking letter and the associated permit granted by the ICU with reference to section 42 of the Building Ordinance (the Permit) into every tenancy 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 tenancy agreement requiring for administrative building control with respect to the Buildings Ordinance, and performing any condition of a permit granted by ICU with reference to section 42 of the buildings 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 tenancy 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 proposed 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 tenancy agreement. The owner may take follow-up action in accordance with the tenancy agreement.

  
(Signature of representative with company chop)



LAU Oi Sze Alice

(Name of representative)

Chief Executive

(Position held)

\* Delete whichever is inapplicable

(10/2018)

**Management Plan for**

**Transitional Housing Initiatives in**

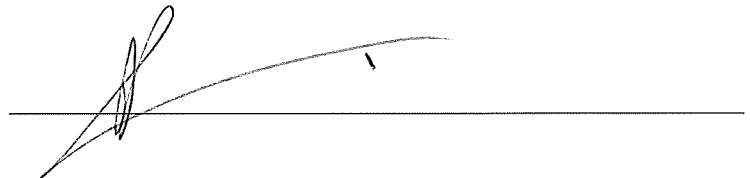
**Domestic Buildings**

**(Ex-Tsuen Wan Lutheran School  
at Cheung Shan Estate)**

Implemented and observed by the main tenant, the operator and all sub-tenants / occupiers of the premises

Main Tenant's Name: The Lok Sin Tong Benevolent Society, Kowloon

Signature:

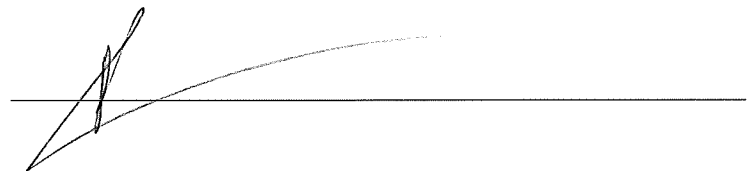


Date:

19/ 7/ 2021

Operator's Name: The Lok Sin Tong Benevolent Society, Kowloon

Signature:



Date:

19/ 7/ 2021

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Appendix – Layout Plan of the Premises

## 1. The Premises

<b>Address of the premises</b>	Transition housing at Ex-Tsuen Wan Lutheran School, Cheung Shan Estate	
Name of main tenant of the premises	The Lok Sin Tong Benevolent Society, Kowloon	
<b>Name of operator of the premises</b>	The Lok Sin Tong Benevolent Society, Kowloon	
<b>Use of the premises</b>	Domestic flat	
<b>Proposed subdivision of the premises</b>	<b>Use of subdivided areas</b>	<b>Usable Floor area</b>
	(a) Communal living area	14.911 – 23.528 m <sup>2</sup>
	(b) Bathroom	2.890 m <sup>2</sup>
	(c) Pantry	2.55 m <sup>2</sup>
<b>Layout plan of the premises</b>	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)R 36	To permit omission of natural lighting and ventilation in bathroom	All Pantries	Artificial lighting and mechanical ventilation at a rate of not less than 10 ACH to be provided to the satisfaction of ICU
B(P)R 45	To permit non-provision of kitchen	All units	<ul style="list-style-type: none"> <li>● No cooking facilities with naked flame to be installed or used in the premises</li> <li>● A standalone smoke detector to be installed near the pantry.</li> </ul>
B(P)R 28A	To permit reduce the area of TBE room	TBE room	<ul style="list-style-type: none"> <li>● Single telecommunication service provider</li> </ul>
B(P)R 35A	To permit omission of gas aperture	pantry	<ul style="list-style-type: none"> <li>● Electric water heater to be provided.</li> </ul>
B(P)R 20, 21 and 25	To permit omission of provision of non-domestic SC/PR/open space		<ul style="list-style-type: none"> <li>● No involve change</li> </ul>

B(P)R 30

(10/2018)

TO PERMIT  
OMISSION OF  
NATURAL LIGHTING  
AND VENTILATION  
IN MANAGEMENT  
OFFICE

MANAGEMENT  
OFFICE AT  
GROUND FLOOR.

ARTIFICIAL LIGHTING  
AND MECHANICAL VENTILATION  
AT A RATE OF NOT LESS  
THAN 5 ACH TO BE PROVIDED  
TO THE SATISFACTION OF ICU

### 3. Management of the Premises

3.1 The following clauses should be incorporated in the tenancy agreement between the main tenant, operator and the sub-tenants of the premises:

- (a) The communal living area/communal bathroom/ communal pantry should be maintained as shown on the *approved plans*.
- (b) The artificial lighting, mechanical ventilation systems 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 systems, permanent vents, electric water heaters, pantry and fire services installations or equipment of the premises.
- (e) Access by the agent of the owner, main tenant or operator for inspection, maintenance and repair of any part of the premises should be provided by the sub-tenants *at reasonable time*

3.2 The main tenant should arrange *repair and* proper maintenance of the premises, including arranging repair of the artificial lighting, mechanical ventilation systems 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 Buildings 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 (Installations and Equipment) Regulations to inspect and certify annually the fire service installations and equipment installed in the premises including the standalone smoke detector.