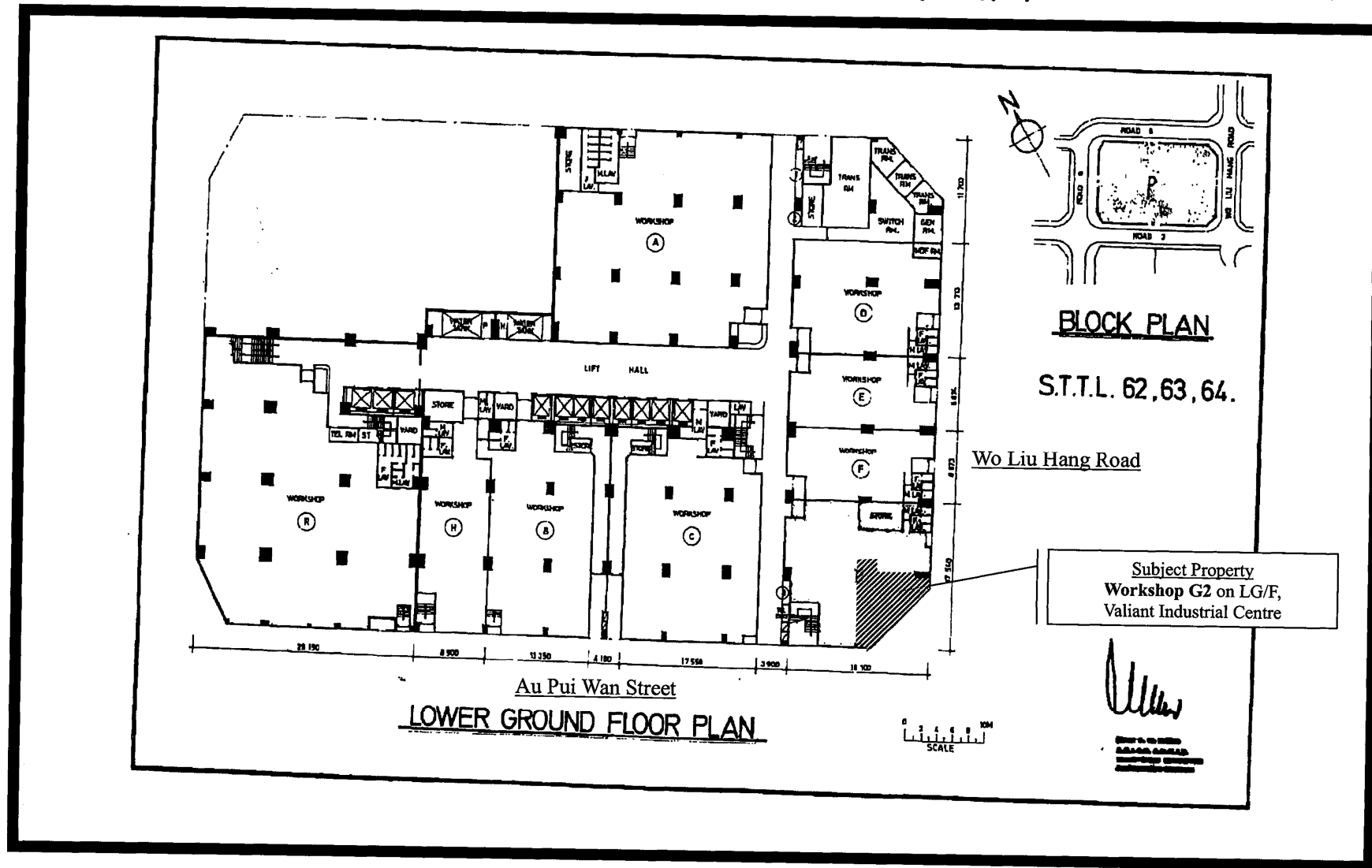


# 平面圖 FLOOR PLAN



只供參考用途  
NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

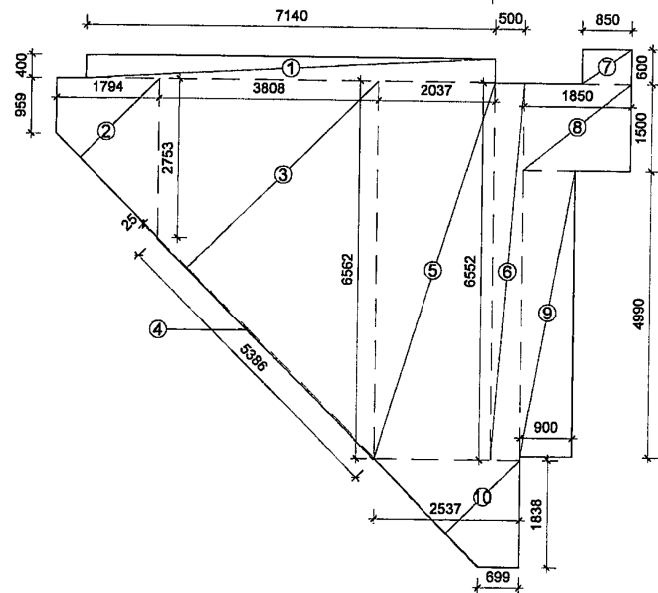
**CENTALINE**  
SURVEYORS   
Member of Centaline Group

Valuations · Tenancy Management · Property Investment & Consultancy

參考編號 REFERENCE No.	A/ST/983	繪圖 DRAWING A-1
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(來源: 申請人於2020年3月19日呈交的規劃申請表內的繪圖)  
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED APPLICATION FORM ON 19.3.2020)

**I.F.A. DIAGRAM**



**I.F.A. CALCULATIONS :**

①	7.140 x 0.400	= 2.856
②	$(0.959 + 2.753) \times 1.794 / 2$	= 3.330
③	$(2.753 + 6.562) \times 3.808 / 2$	= 17.736
④	5.386 x 0.025	= 0.135
⑤	6.582 x 2.037	= 13.367
⑥	0.500 x 6.552	= 3.276
⑦	0.850 x 0.600	= 0.510
⑧	1.850 x 1.500	= 2.775
⑨	0.900 x 4.990	= 4.491
⑩	$(0.699 + 2.537) \times 1.838 / 2$	= 2.974
<b>TOTAL</b>		<b>= 51.450 s.m.</b>

AU PUI WAN STREET

WO LIU HANG ROAD

**LAYOUT PLAN**  
SCALE 1:50

*Chu Chi Ming, Samson*  
Chu Chi Ming, Samson  
B Sc., M Sc., MHKIS, RPS (BS), AP  
Authorized Person (APS 32/03)

B/D REFERENCE	--
F & D REFERENCE	--

Chu Chi Ming, Samson  
B Sc., M Sc., MHKIS, RPS (BS), AP  
Chartered Surveyor - Investment Department

NOTES  
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REV	DATE	DESCRIPTION

**中原(工商舖)**  
CENTALINE COMMERCIAL

operated by CENTALINE PROPERTY AGENCY LIMITED  
中原地產代理有限公司 商業舖舖 執照編號 C-000227  
九龍彌敦道419號4樓407室  
Rooms 301-302, 1/F, Inter-Continental Plaza, No.34 Canton Road, 151, G/L  
TEL: (852) 25149327 傳真: (852) 25145287

PROJECT

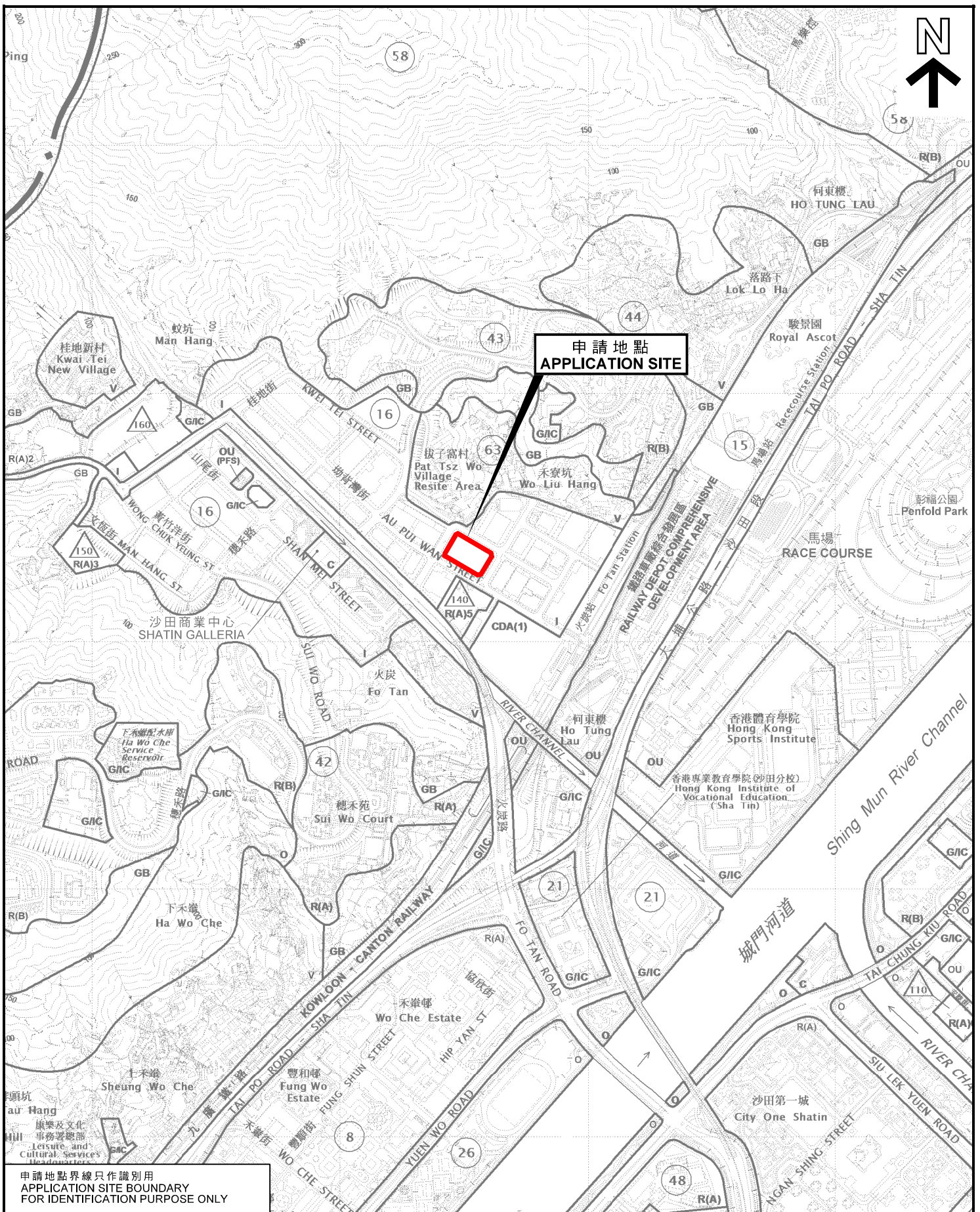
UNIT G2 AT L/F,  
VILANT INDUSTRIAL CENTRE,  
AU PUI WAN STREET,  
NO.2 - 12, FO TAN, N.T.

CLIENT

TITLE

LAYOUT PLAN AND  
I.F.A. CALCULATIONS

JOB NO	828 P
SCALE	AS SHOWN
DATE	AUG 2010
DRAWN BY	ANDY
CHECKED BY	SAMSON CHU
DWG NO	L-1
REV	



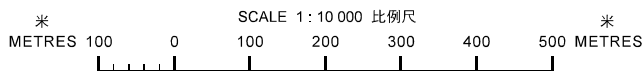
申請地點  
APPLICATION SITE

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

**位置圖 LOCATION PLAN**

本摘要圖於2020年4月9日擬備，  
所根據的資料為於2018年5月29日  
核准的分區計劃大綱圖編號S/ST/34  
EXTRACT PLAN PREPARED ON 9.4.2020  
BASED ON OUTLINE ZONING PLAN No.  
S/ST/34 APPROVED ON 29.5.2018

臨時商店及服務行業用途的規劃許可續期（為期3年）  
新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
2-12 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

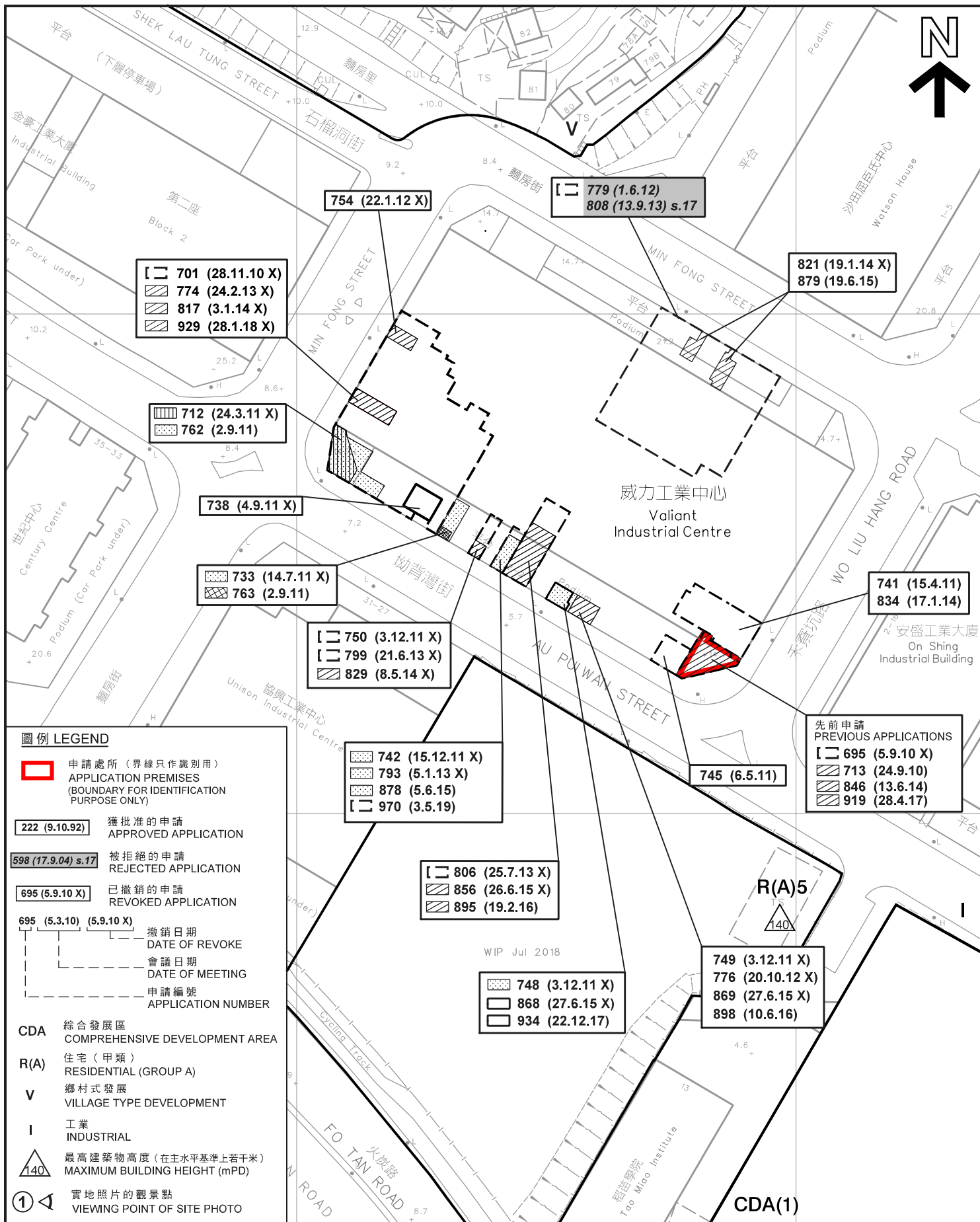


規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/ST/983

圖 PLAN  
A-1



平面圖 SITE PLAN

臨時商店及服務行業用途的規劃許可續期 (為期3年)  
 新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
 RENEWAL OF PLANNING APPROVAL FOR  
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
 WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
 2-12 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

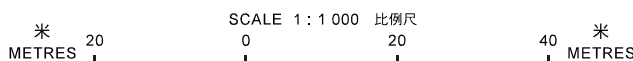
本摘要圖於2020年5月7日擬備，  
 所根據的資料為測量圖編號  
 7-SE-6A及6B  
 EXTRACT PLAN PREPARED ON 7.5.2020  
 BASED ON SURVEY SHEETS No.  
 7-SE-6A & 6B

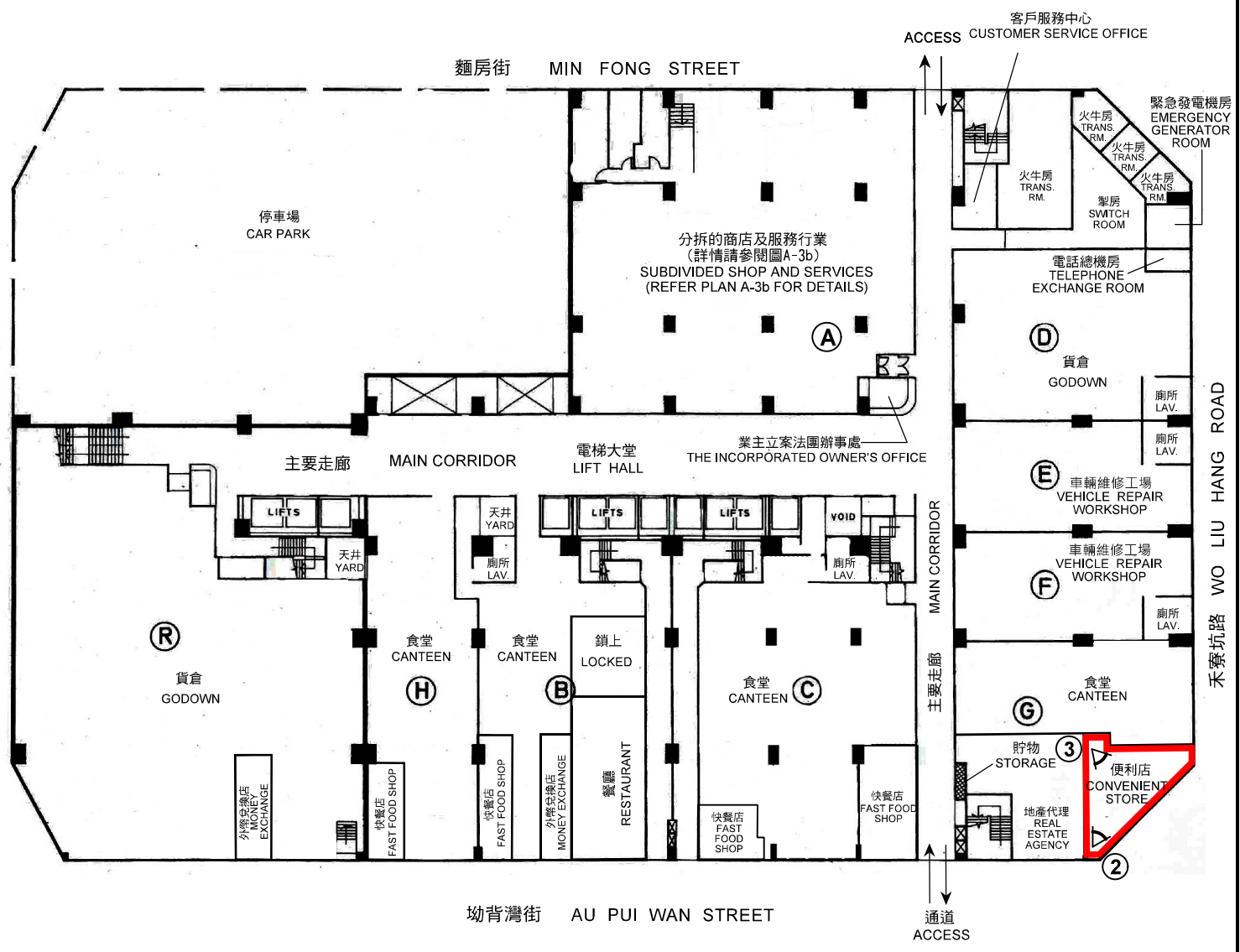
規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/ST/983

圖 PLAN  
 A-2





地下低層平面圖 LOWER GROUND FLOOR PLAN


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

調查日期 DATE OF SURVEY : 20.4.2020

本圖於2020年4月23日擬備，  
所根據的資料為樓宇平面圖  
PLAN PREPARED ON 23.4.2020  
BASED ON BUILDING FLOOR PLAN

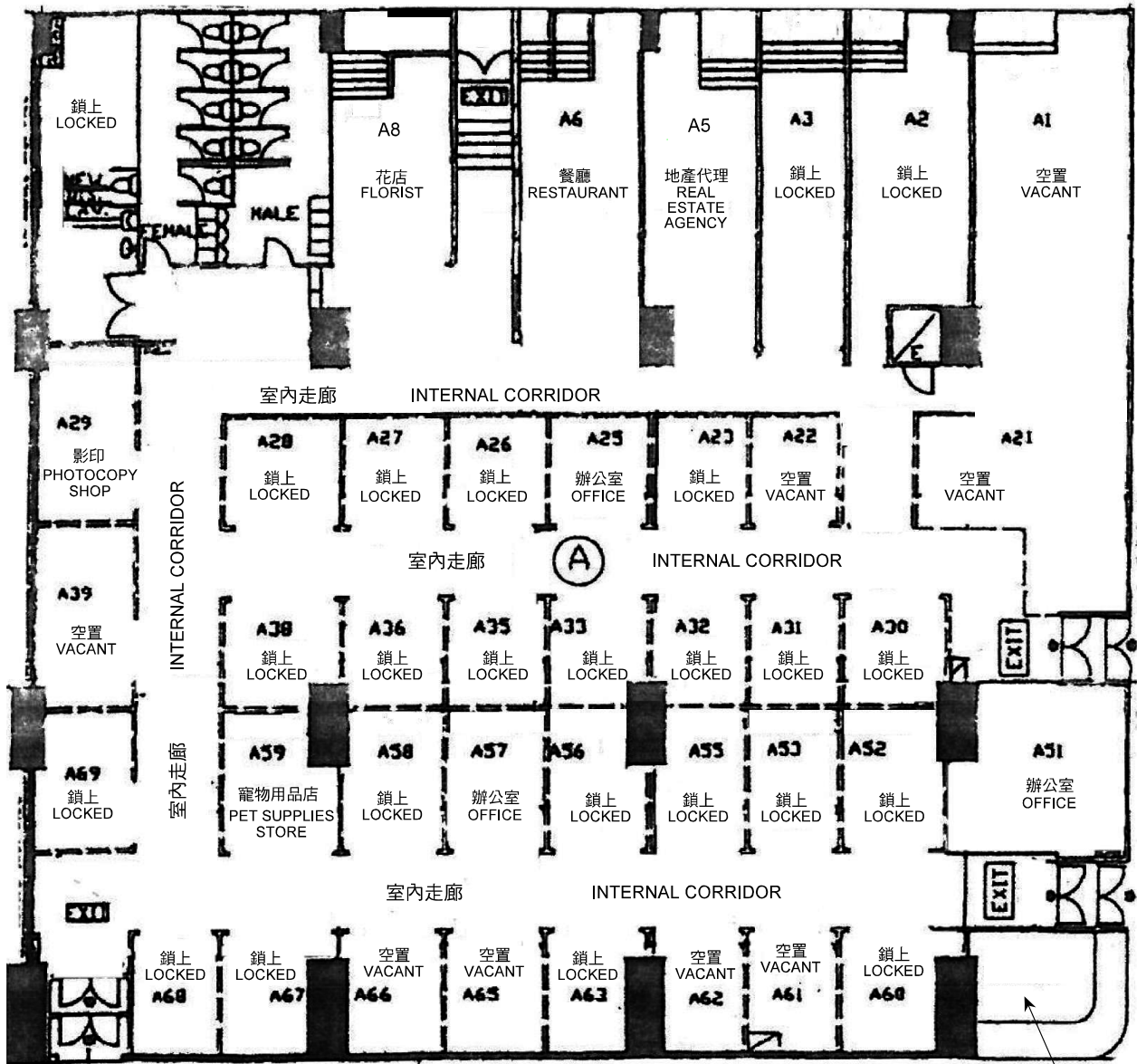
**樓面平面圖 FLOOR PLAN**  
臨時商店及服務行業用途的規劃許可續期 (為期3年)  
新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
2-12 AU PUI WAN STREET, FO TAN, SHA TIN. NEW TERRITORIES

**規劃署**  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No. **A/ST/983**

圖 **PLAN A-3a**



業主立案法團辦事處  
THE INCORPORATED  
OWNER'S OFFICE

A單位平面圖 FLOOR PLAN OF WORKSHOP A

調查日期 DATE OF SURVEY : 20.4.2020

樓面平面圖 FLOOR PLAN

臨時商店及服務行業用途的規劃許可續期 (為期3年)  
新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
2-12 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



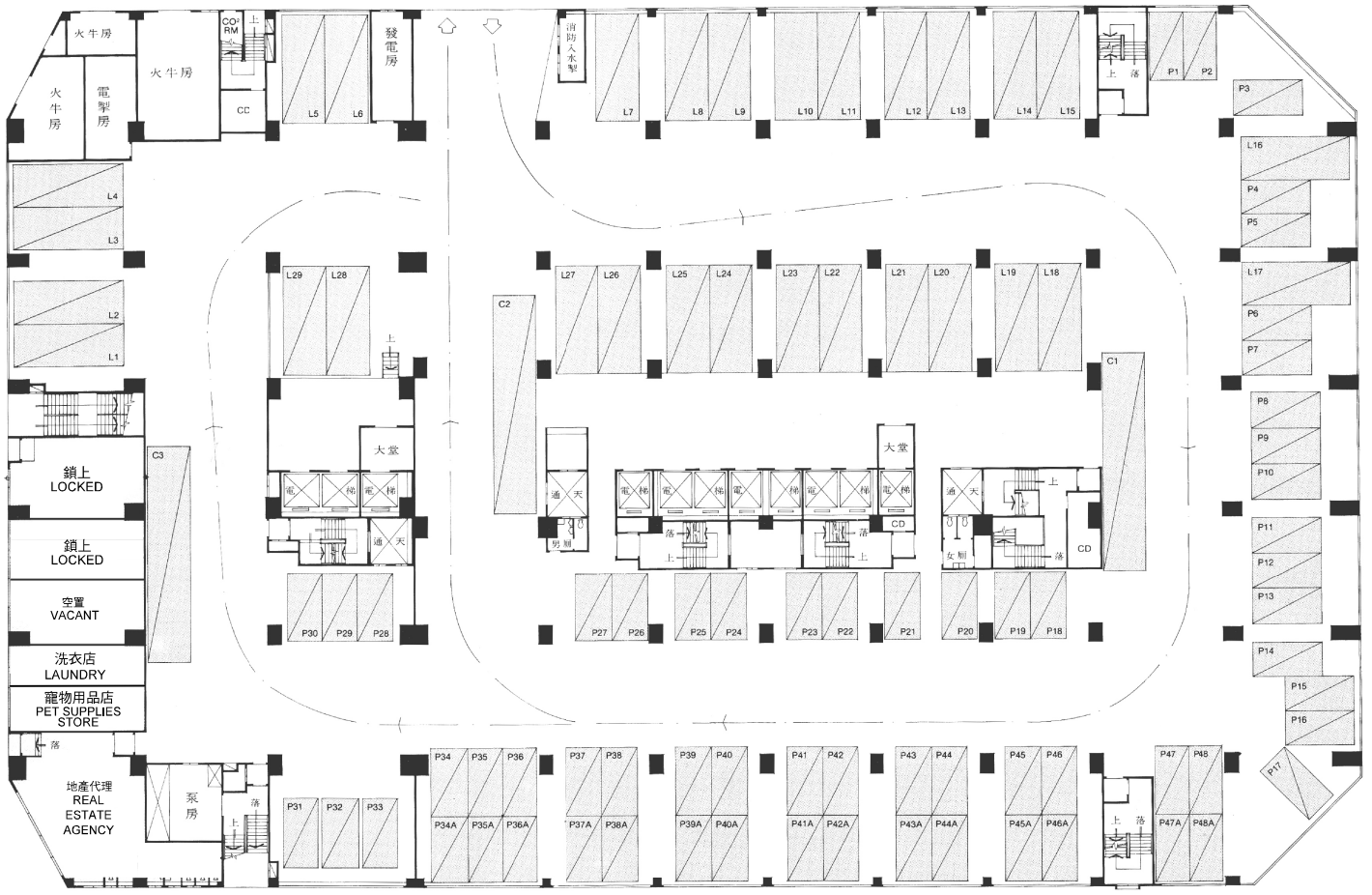
參考編號  
REFERENCE No.  
A/ST/983

圖 PLAN  
A-3b

本圖於2020年4月28日擬備，  
所根據的資料為樓宇平面圖  
PLAN PREPARED ON 28.4.2020  
BASED ON BUILDING FLOOR PLAN



麵房街 MIN FONG STREET



禾寮坑路 WO LIU HANG ROAD

坳背灣街 AU PUI WAN STREET

地下平面圖 GROUND FLOOR PLAN

調查日期 DATE OF SURVEY : 20.4.2020

**樓面平面圖 FLOOR PLAN**

臨時商店及服務行業用途的規劃許可續期（為期3年）  
新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
2-12 AU PUI WAN STREET, FO TAN, SHA TIN. NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/ST/983

圖 PLAN  
A-3c

本圖於2020年4月28日擬備，  
所根據的資料為樓宇平面圖  
PLAN PREPARED ON 28.4.2020  
BASED ON BUILDING FLOOR PLAN



申請處所只作識別用  
APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTO**

臨時商店及服務行業用途的規劃許可續期（為期3年）  
新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
RENEWAL OF PLANNING APPROVAL FOR  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
2-12 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
A/ST/983

圖 PLAN  
A-4a

本圖於2020年4月23日擬備，所根據的資料為攝於2020年4月20日的實地照片  
PLAN PREPARED ON 23.4.2020  
BASED ON SITE PHOTO TAKEN ON 20.4.2020





申請處所的內部情景 INSIDE OF APPLICATION PREMISES

**實地照片 SITE PHOTO**

臨時商店及服務行業用途的規劃許可續期（為期3年）  
 新界沙田火炭坳背灣街2-12號威力工業中心地下低層G2舖  
 RENEWAL OF PLANNING APPROVAL FOR  
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 3 YEARS  
 WORKSHOP G2, LG/F, VALIANT INDUSTRIAL CENTRE,  
 2-12 AU PUI WAN STREET, FO TAN, SHA TIN, NEW TERRITORIES

規劃署  
**PLANNING  
 DEPARTMENT**



本圖於2020年4月23日擬備，所根據的資料為攝於2020年4月20日的實地照片  
 PLAN PREPARED ON 23.4.2020  
 BASED ON SITE PHOTO TAKEN ON  
 20.4.2020

參考編號  
 REFERENCE No.  
**A/ST/983**

圖 **PLAN  
 A-4b**