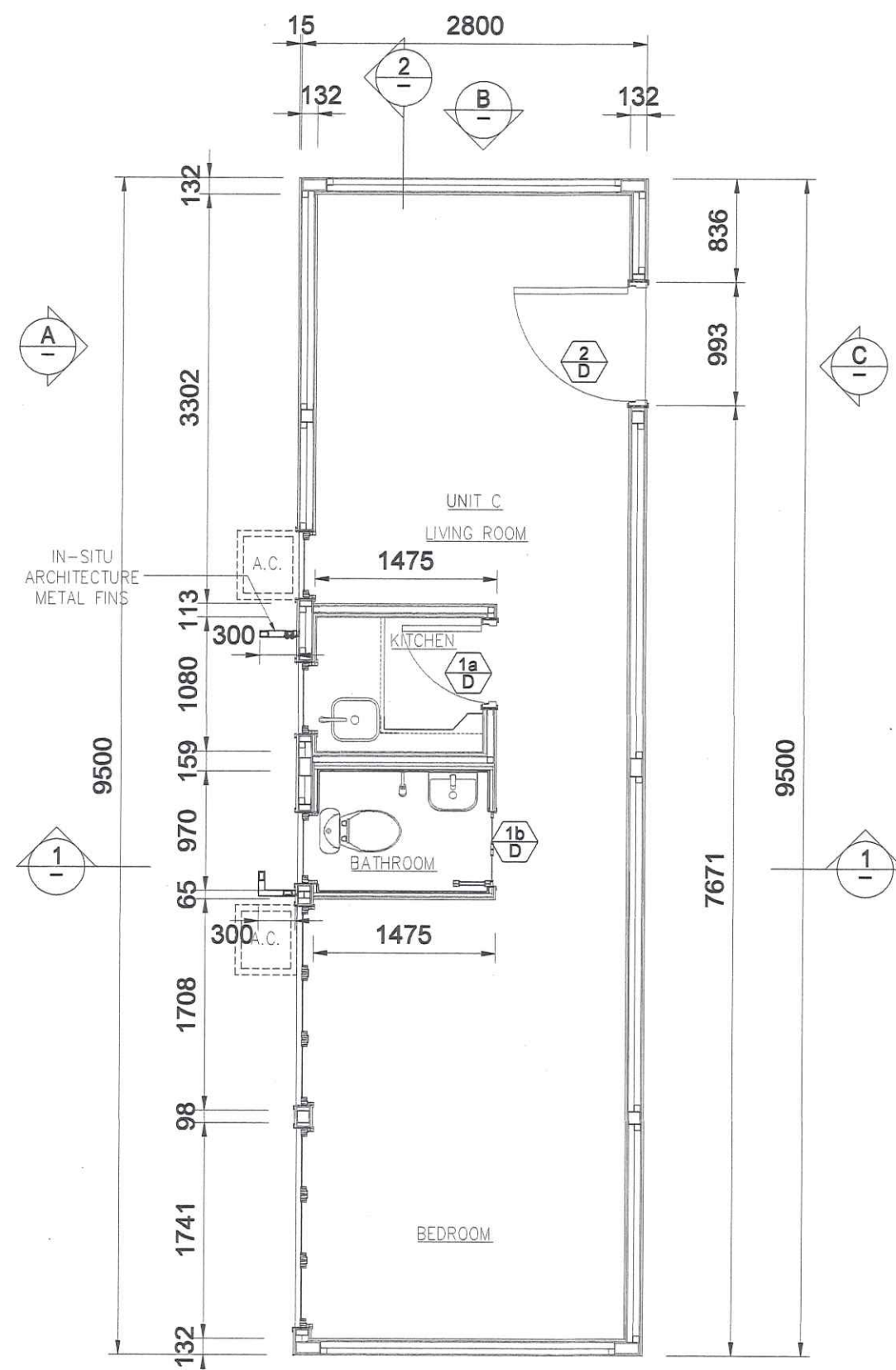


# Appendix 1

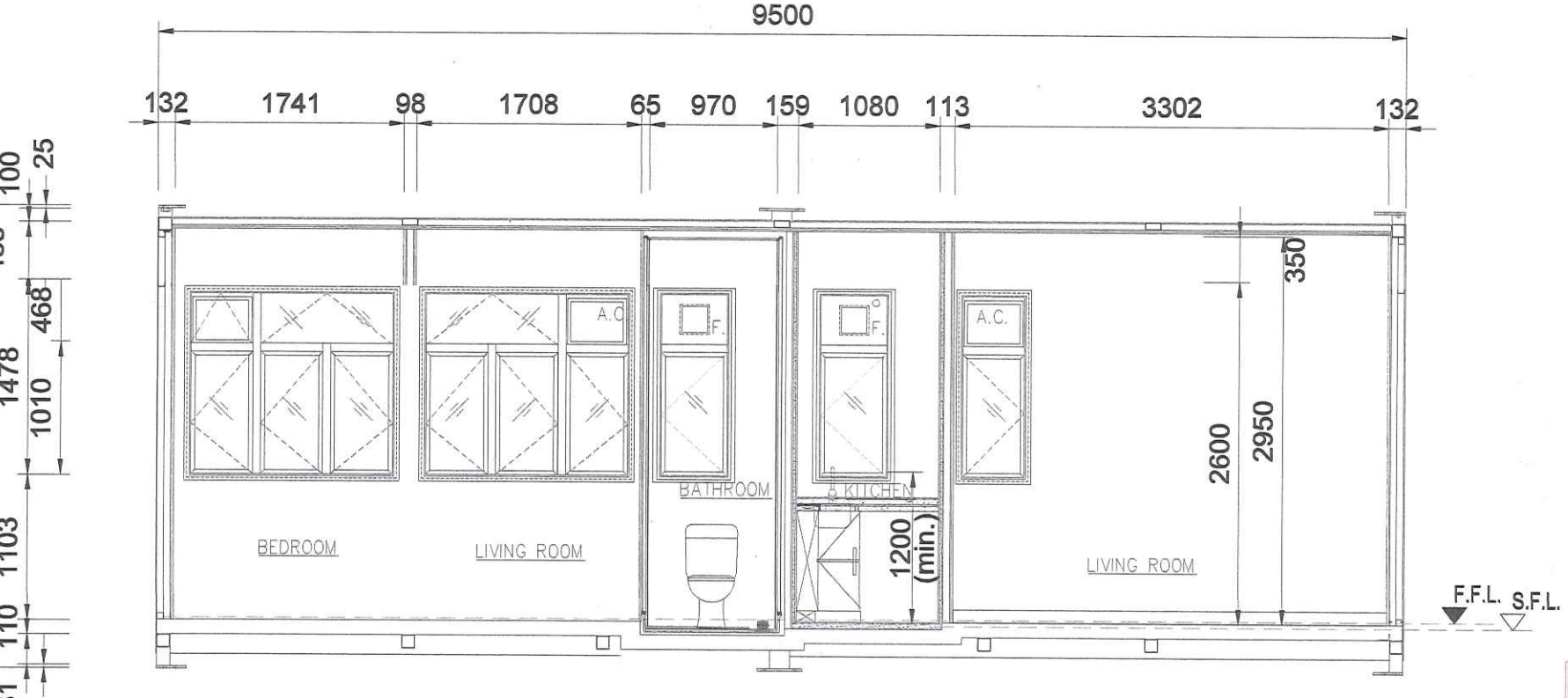
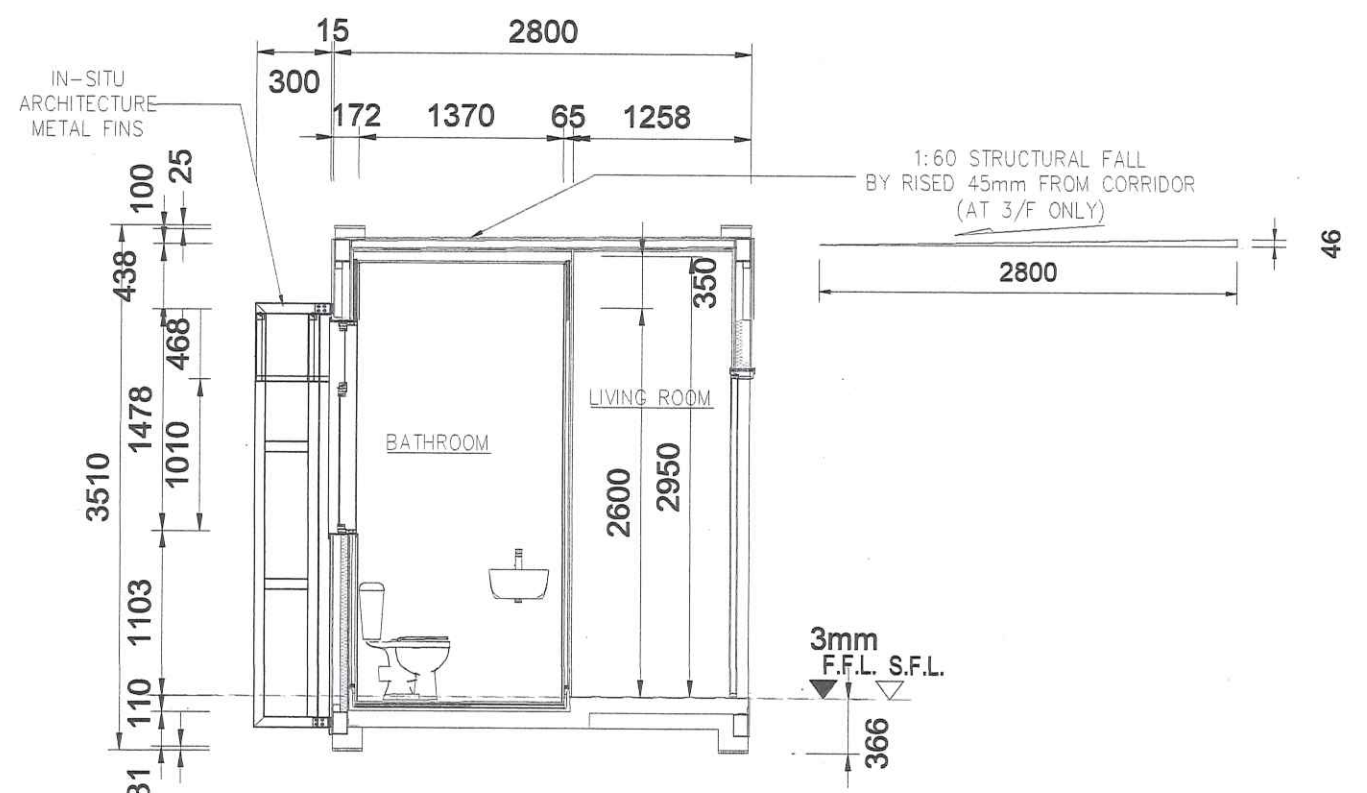
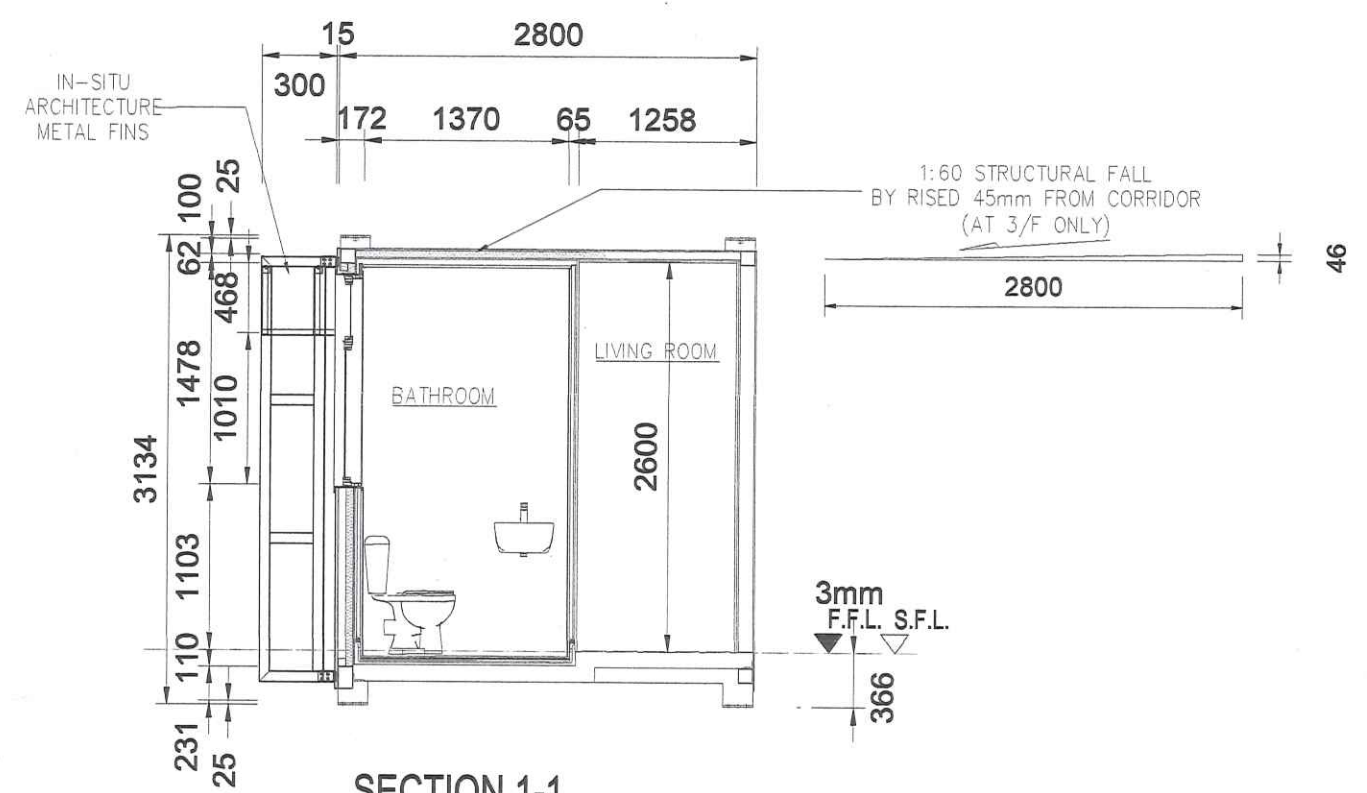
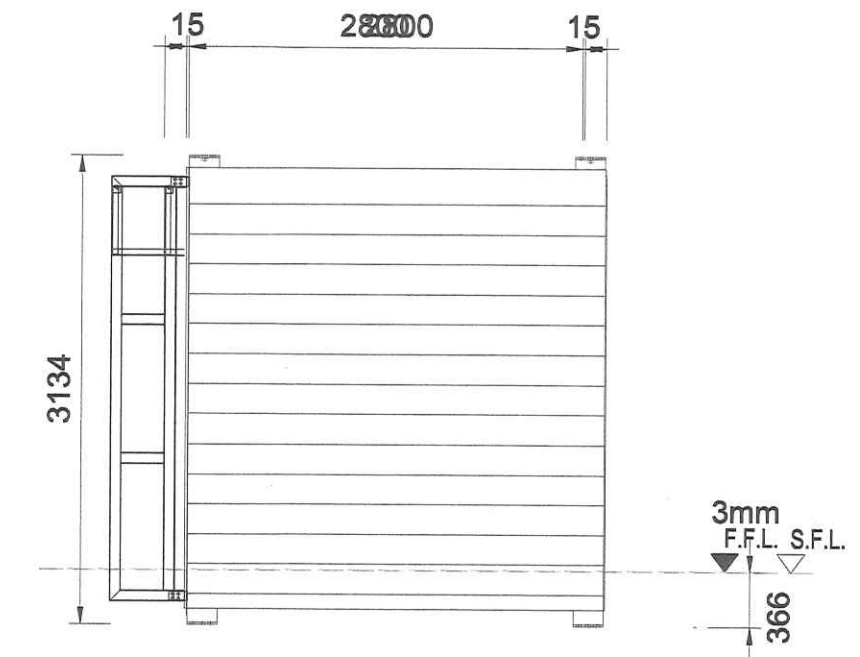
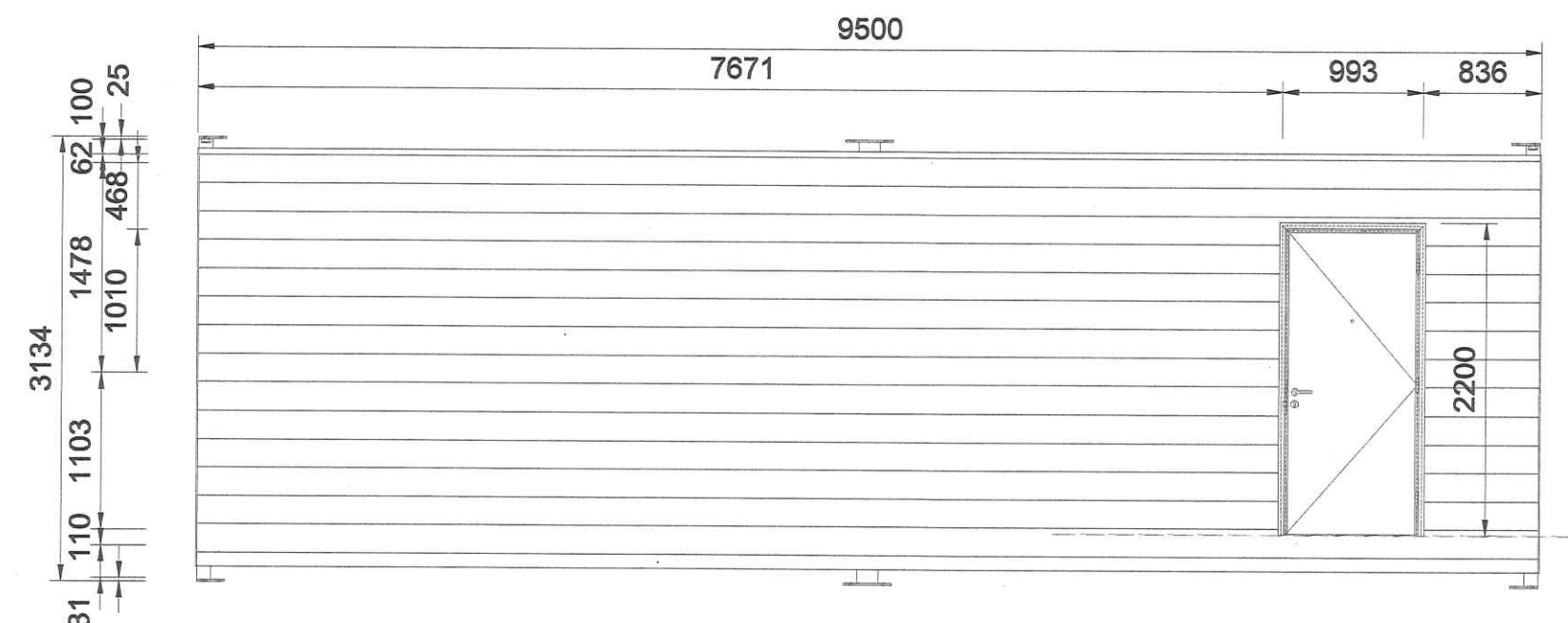
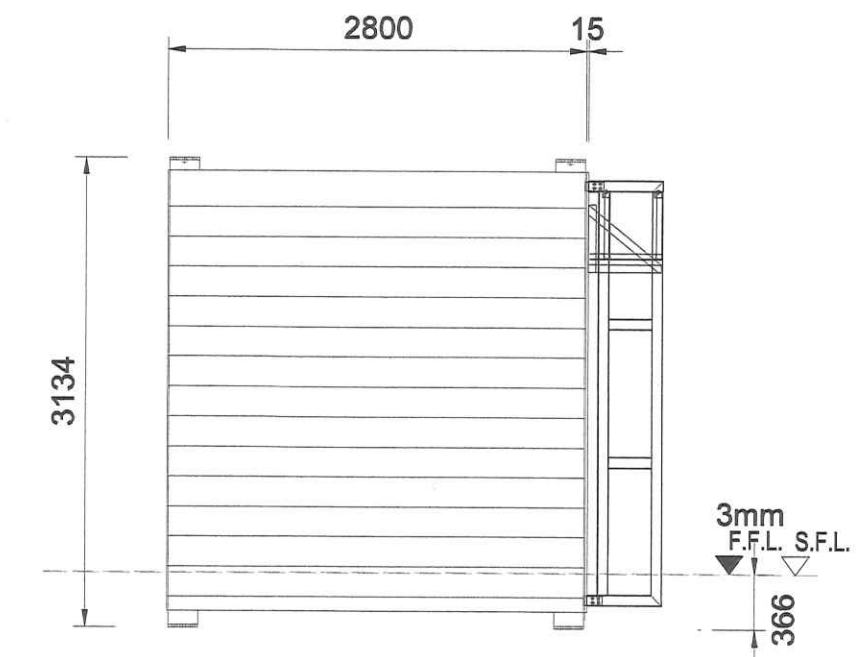
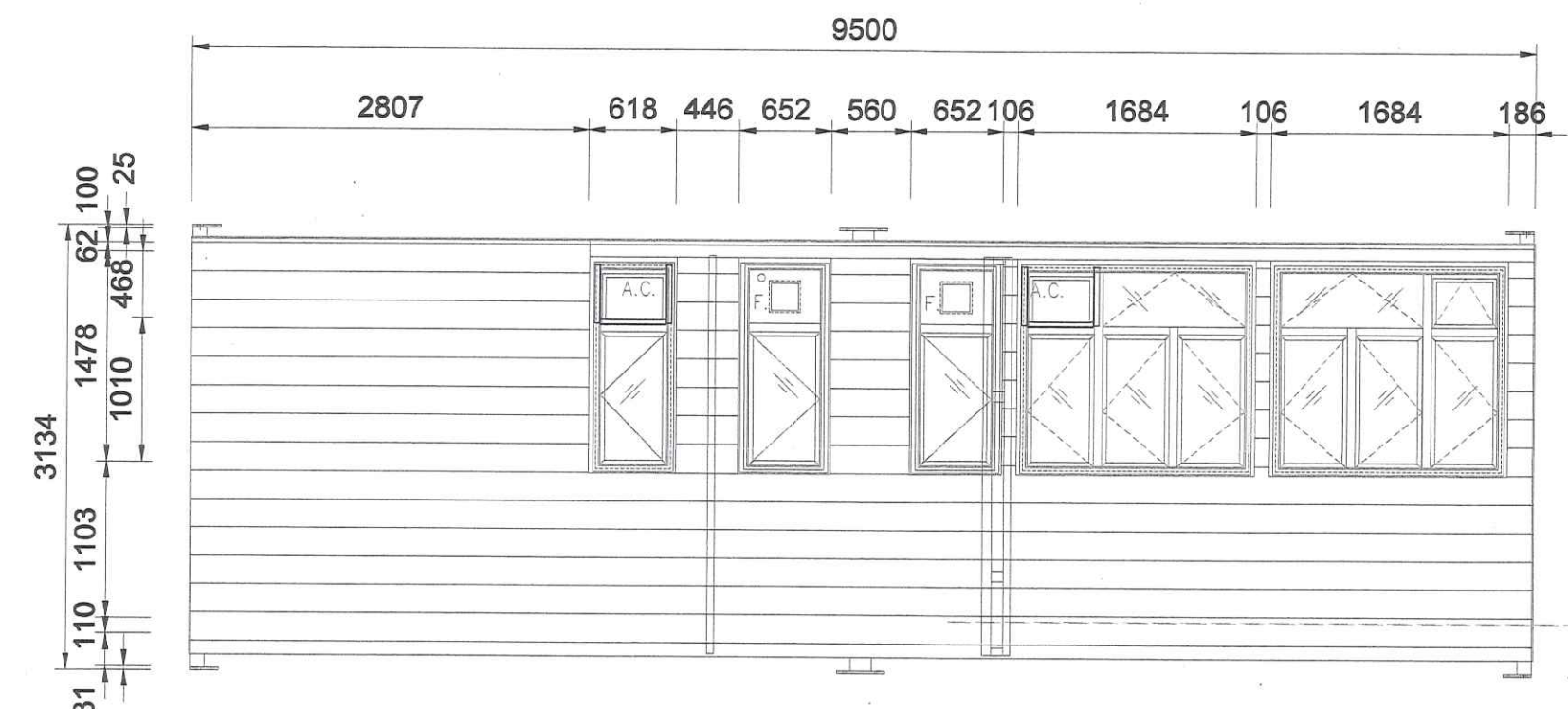
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APPROVED GENERAL BUILDING PLANS



**TYPE 3**  
LAYOUT PLAN FOR UNIT C  
MODULE TYPE 3 AND 3R (MIRRORED)  
AND  
MODULE TYPE 3T AND 3TR (MIRRORED)

RECEIVED BY  
2023 MAY 15 P 5:04  
R & D Facility (NEDS)  
BUILDINGS DEPARTMENT



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

B.D. REF: 2/9173/21(TH)  
F.S.D. REF. FPN 8/31612(9)

NOTES:  
1. DO NOT SCALE THIS DRAWING;  
2. FIGURED DIMENSIONS ARE TO BE FOLLOWED;  
3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT;  
4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED;  
5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION



AP

*P. Fung*  
FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
MODULE TYPE: 3 AND 3R & 3T AND 3TR

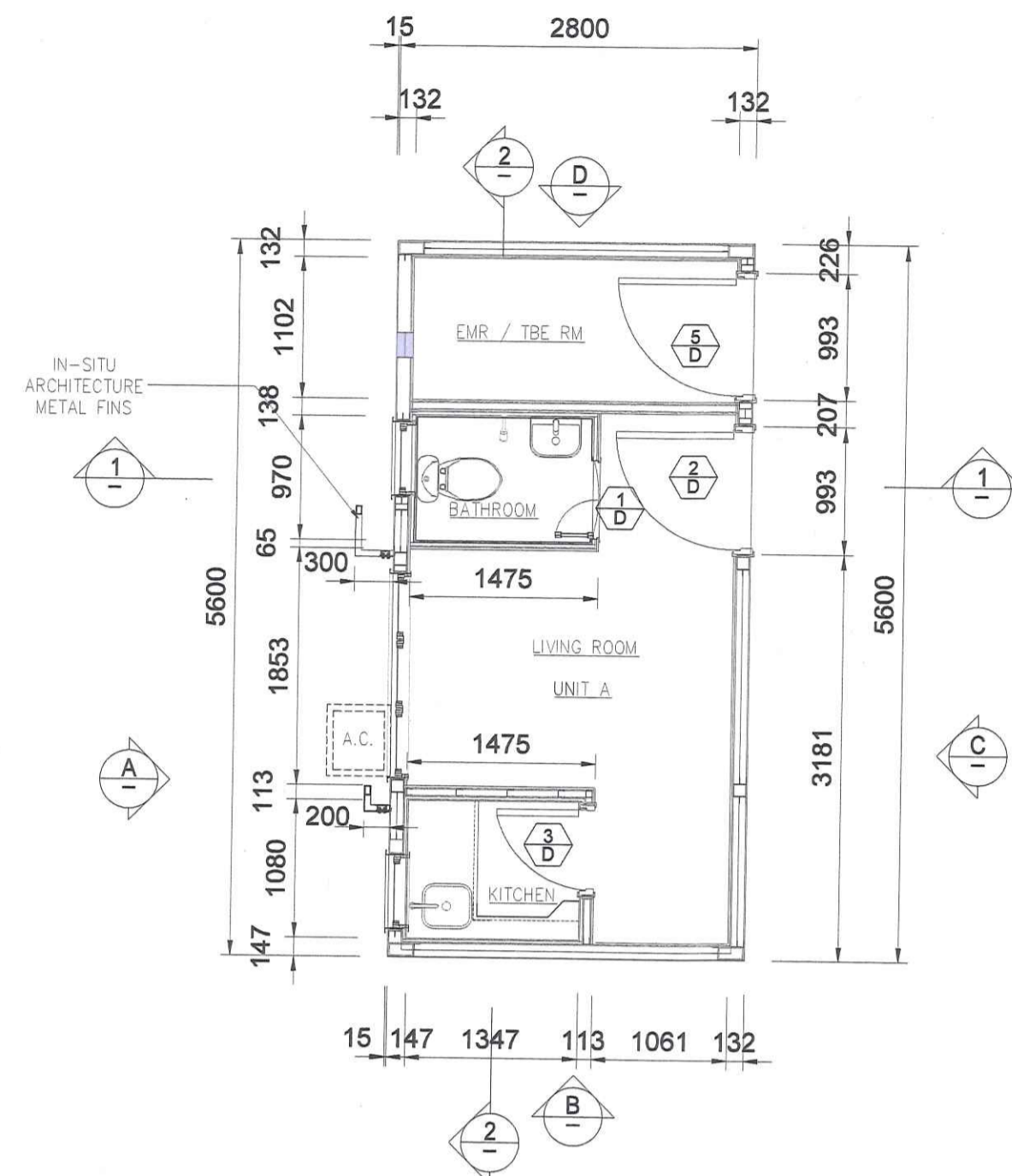
DRAWN BY KP	SCALE 1:50 @ A1
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. MIC-003
	REVISION B

BD'S OFFICIAL USE

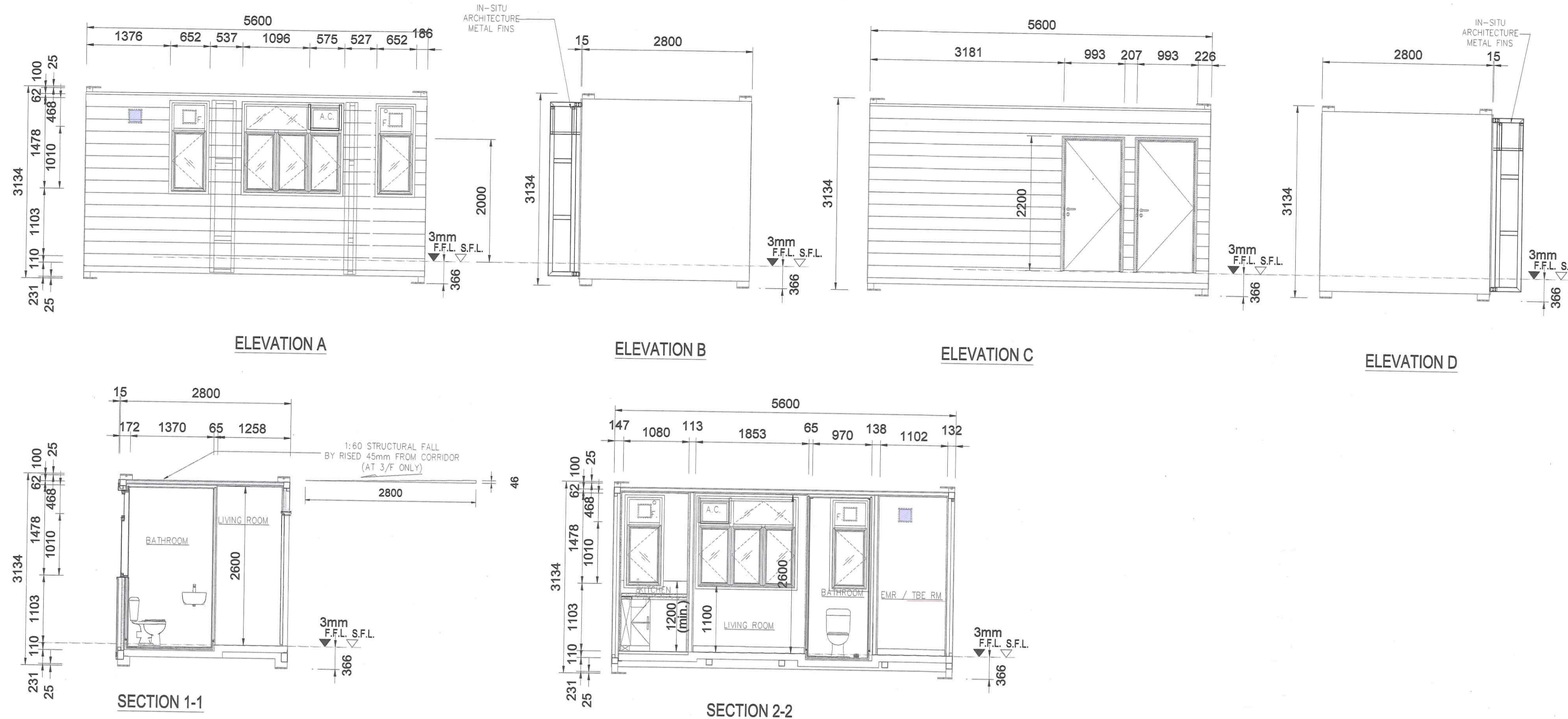
Note: This plan has been processed on a digital check-back under the centralized processing system as promulgated in Chapter 404-19. The duties of the authorized person, registered structural engineer and/or registered professional engineer and the provision of written notices of the Building (Administration) Regulations.

Plan Approved

*Wong Wing-chi*  
WONG Wing-chi, Vickie  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023



**TYPE 5**  
LAYOUT PLAN FOR UNIT A  
MODULE TYPE 5 AND 5R (MIRRORED)



B.D. REF: 2/8173/21(TH)  
F.S.D. REF: FPN 8/31612(9)

NOTES:  
1. DO NOT SCALE THIS DRAWING.  
2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION & CONDITION OF CONTRACT.  
4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED.  
5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION

CLIENT:  
**仁愛堂**  
YAN OI TONG

PROJECT MANAGER:  
**市區重建局**  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
**華營建築有限公司**  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES

AP:  
  
PUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
MODULE TYPE: 5 AND 5R

DRAWN BY KP	SCALE 1:50 @ A1
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. MIC-005
	REVISION B

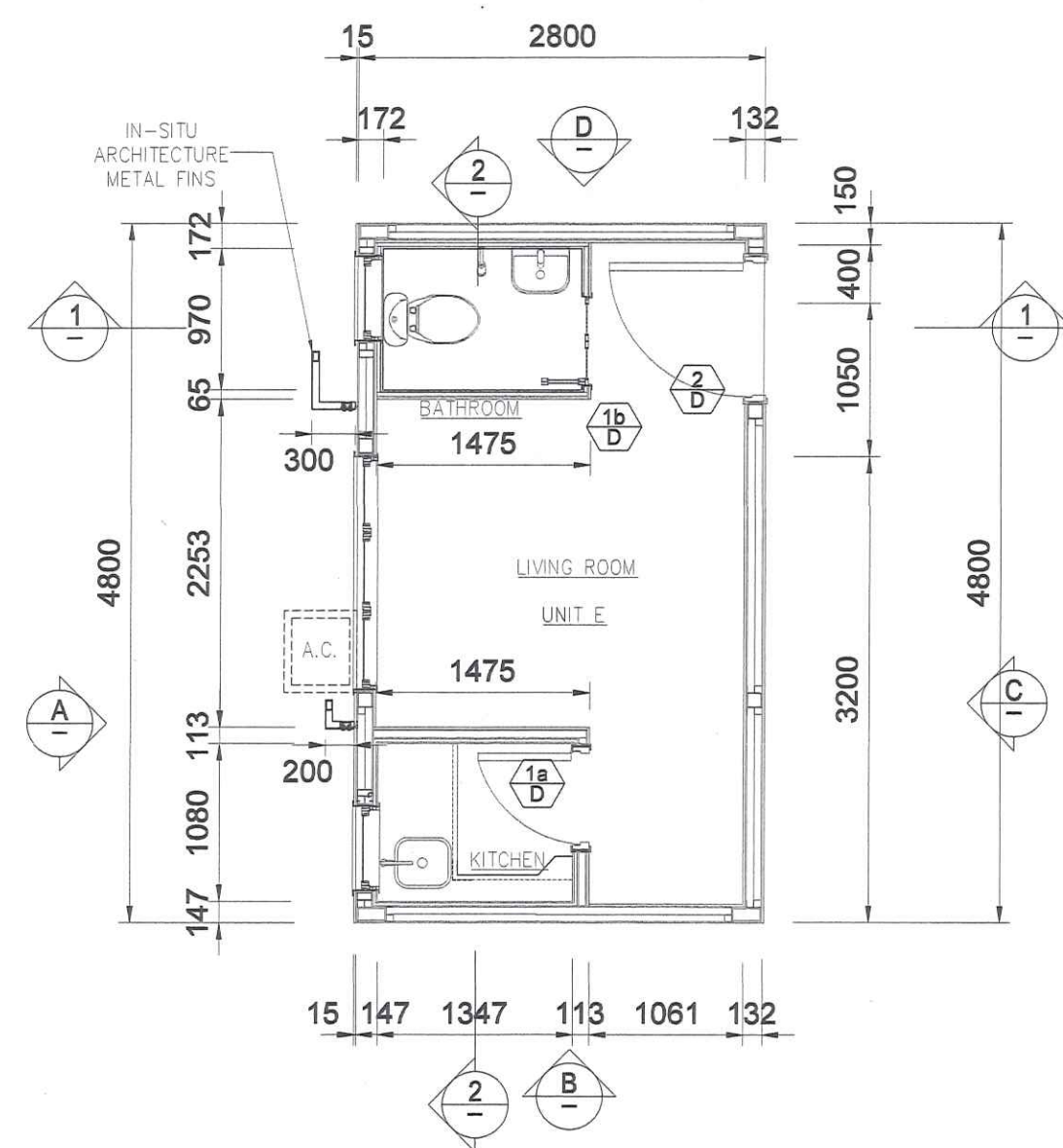
BDS OFFICIAL USE

Note: This plan has been processed on a limited track basis under the controlled processing system as prescribed in PNAP 1/2019. The status of the authorized person, registered structural engineer and/or registered architectural engineer mentioned as required under section 4(3)(a) and the provision of section 1(2)(c) of the Buildings Ordinance are correct as of the date of this report.

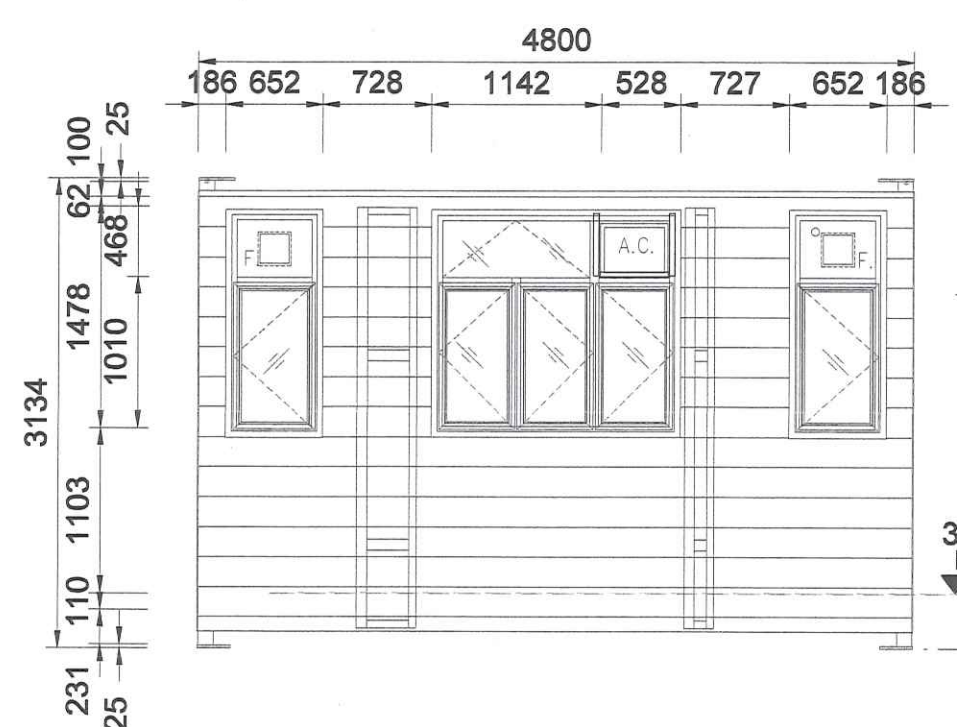
The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

Plan Approved  
  
WONG Wing-chi Vickie  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023

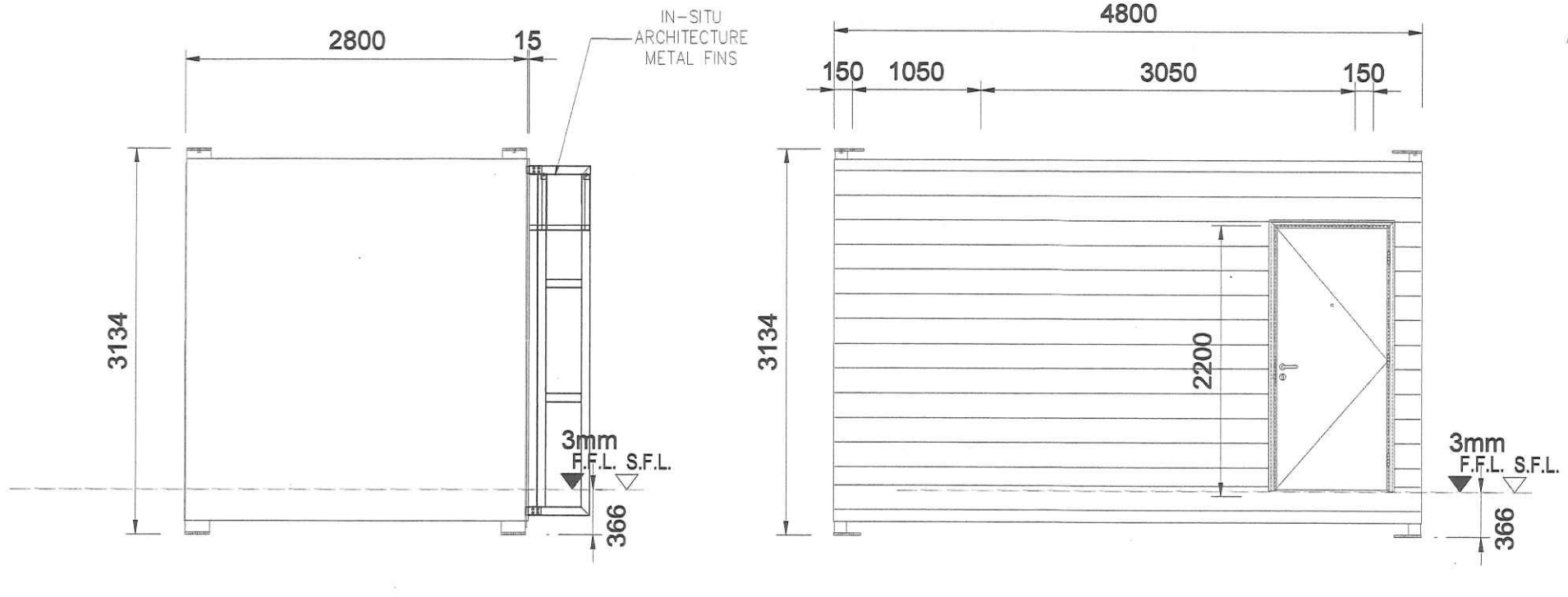
RECEIVED BY  
2023 MAY 15 P 5:04  
R & D Ready (BDO) BUILDINGS DEPARTMENT



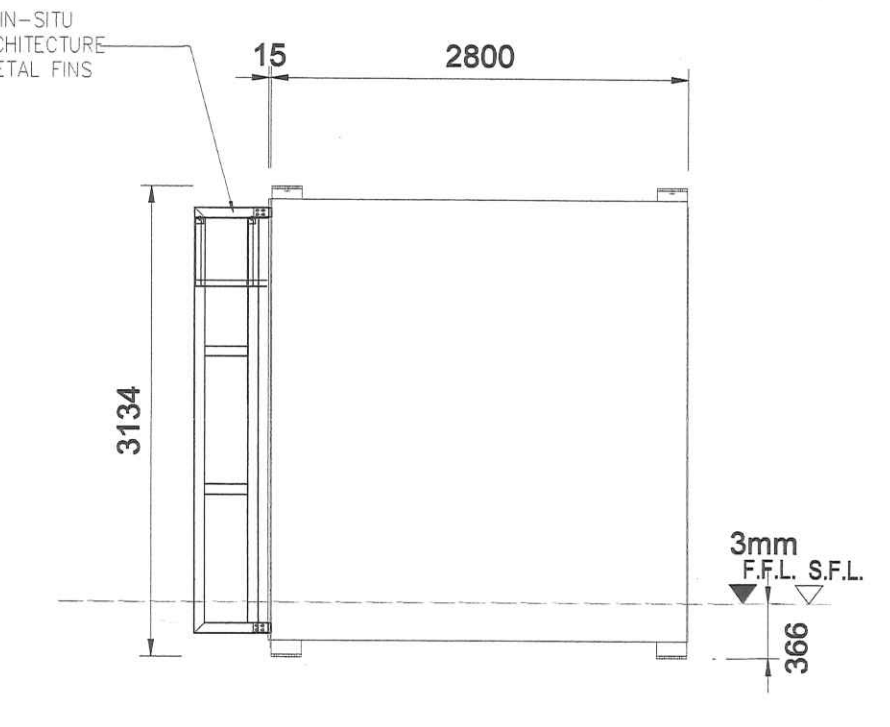
**TYPE 8**  
LAYOUT PLAN FOR UNIT E  
MODULE TYPE 8 AND 8R (MIRRORED)



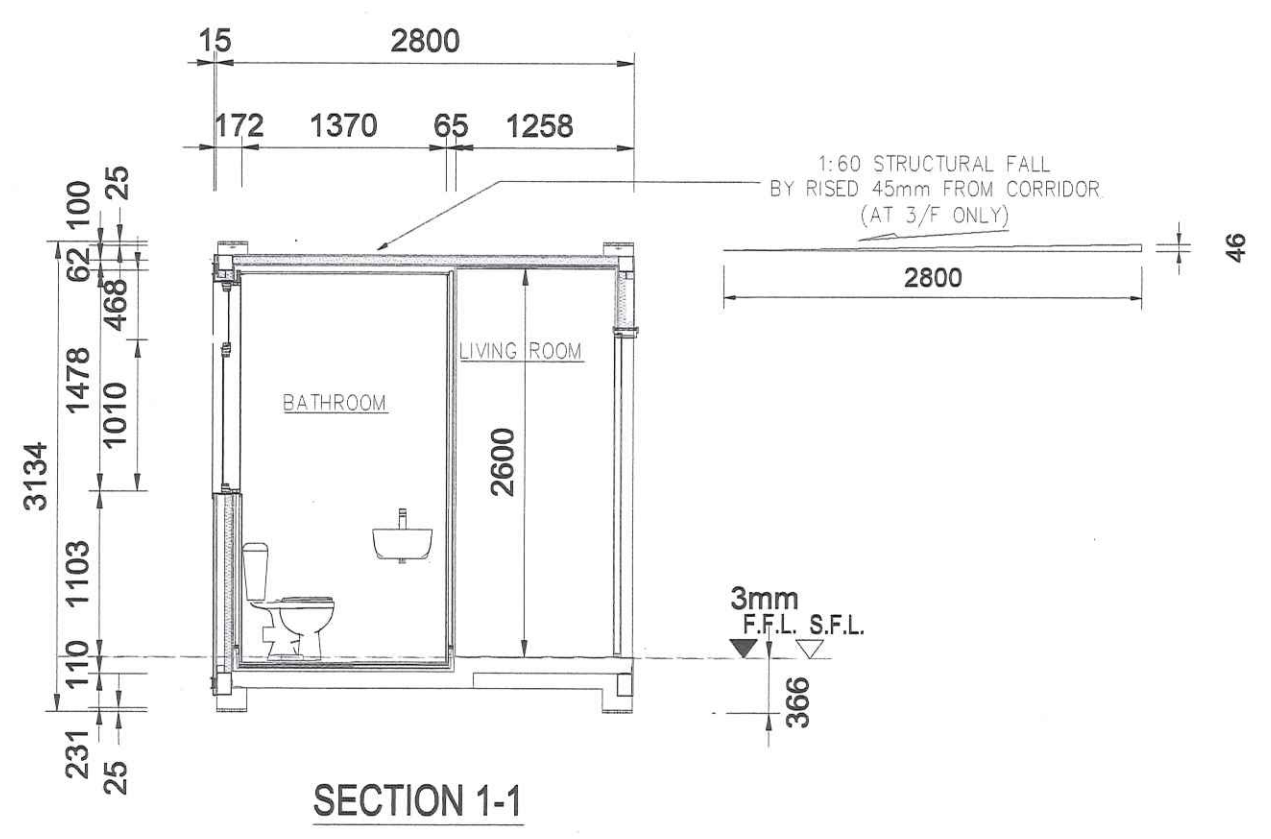
ELEVATION A



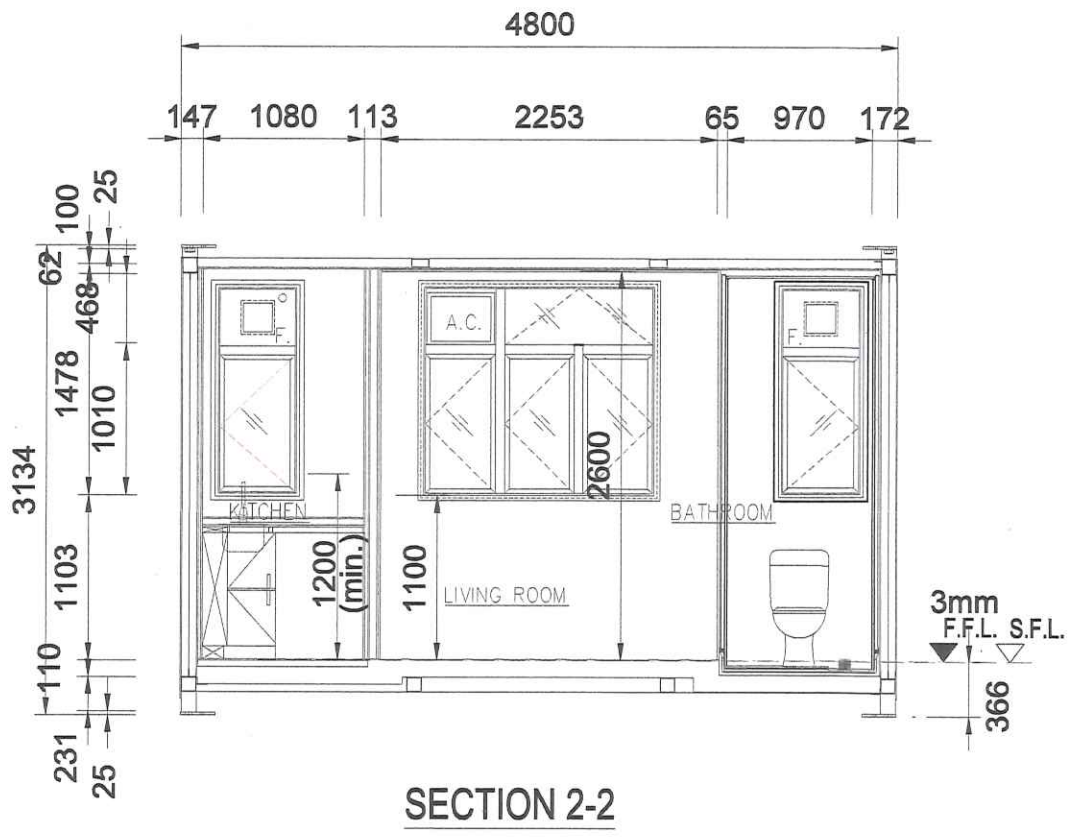
ELEVATION B



ELEVATION D



SECTION 1-1



SECTION 2-2

RECEIVED BY  
2023 MAY 15 P 5:04  
R.O.D. Facility (MDD)  
BUILDINGS DEPARTMENT

B.D. REF: 2/8173/21(TH)  
F.S.D. REF: FPN 8/31612(9)

- NOTES:
- DO NOT SCALE THIS DRAWING.
  - FIGURED DIMENSIONS ARE TO BE FOLLOWED.
  - READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION & CONDITION OF CONTRACT.
  - THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED.
  - THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION

CLIENT:

仁愛堂  
YAN OI TONG

PROJECT MANAGER:

市區重建局  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:

華營建築有限公司  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER

**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES

3/F., BLOCK A, CHEUNG FAT FACTORY BUILDING, NO.283-271 UN CHAU STREET, HKA  
TEL: 3681-180 FAX: 3681-860

AP

FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
MODULE TYPE: 8 AND 8R

DRAWN BY KP	SCALE 1:50 @ A1	
CHECKED BY BF	DATE 12 MAY 2023	
JOB No. A-2216	DWG. NO. MIC-008	REVISION B

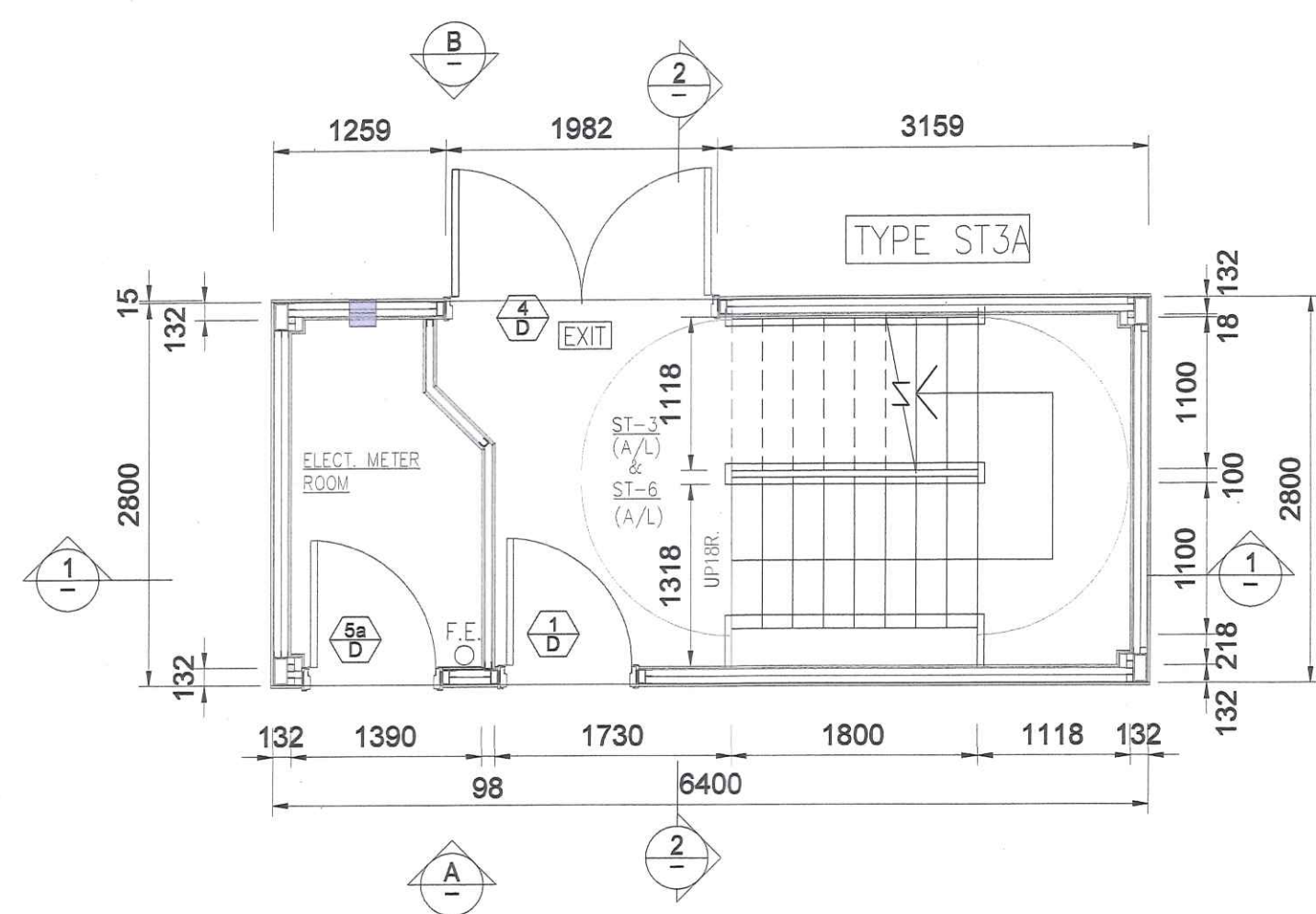
BDS OFFICIAL USE

Note: This plan has been processed on a computerized check basis under the centralized processing system as promulgated in PISP 4/2018. The works of the authorized person, registered structural engineer and/or registered professional engineer concerned as specified under section 4(2)(a) and the provision of section 14(2)(b) of the Buildings Ordinance are of particular relevance in this regard.

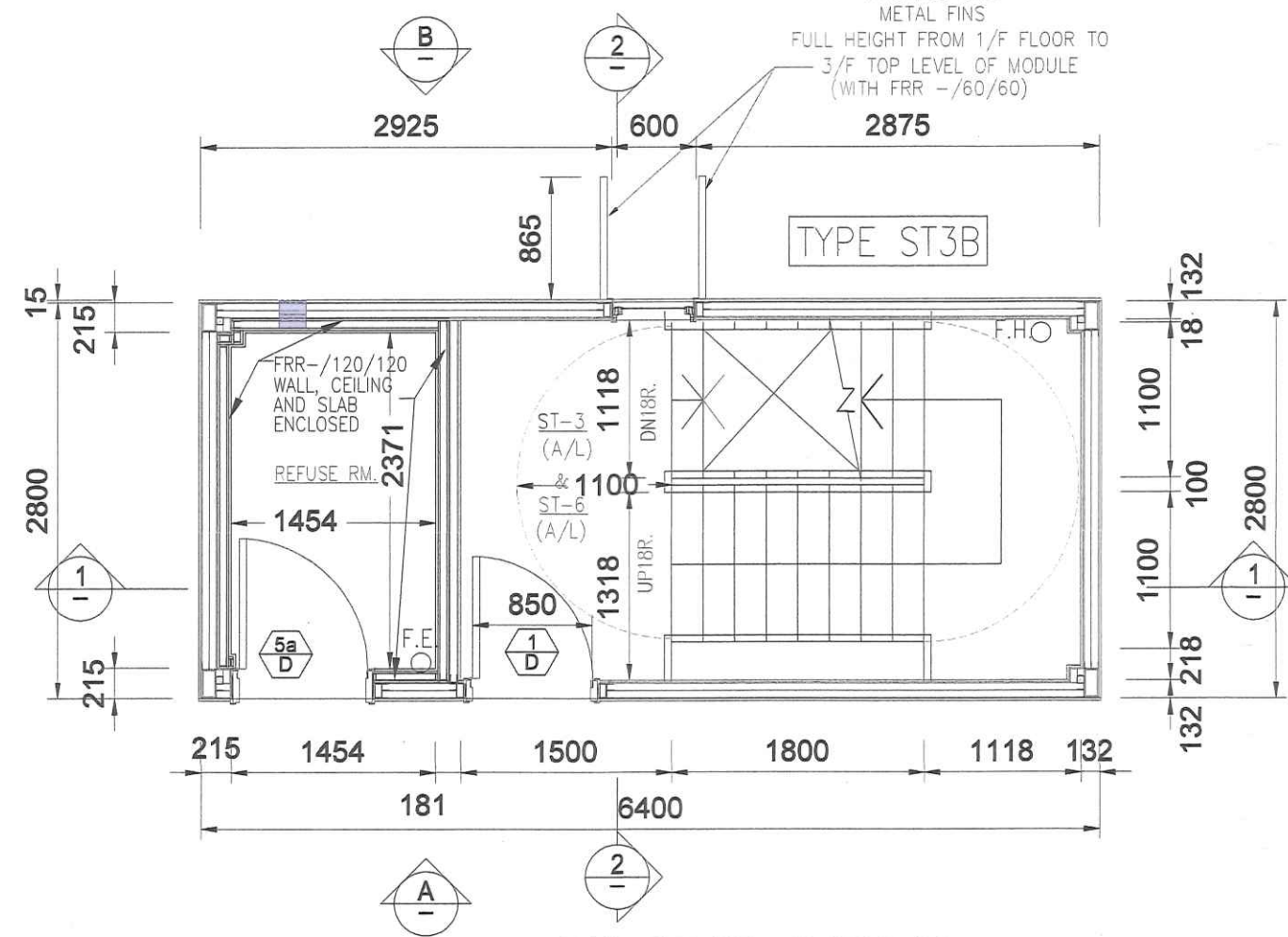
The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33 of the Building (Administration) Regulations.

Plan Approved

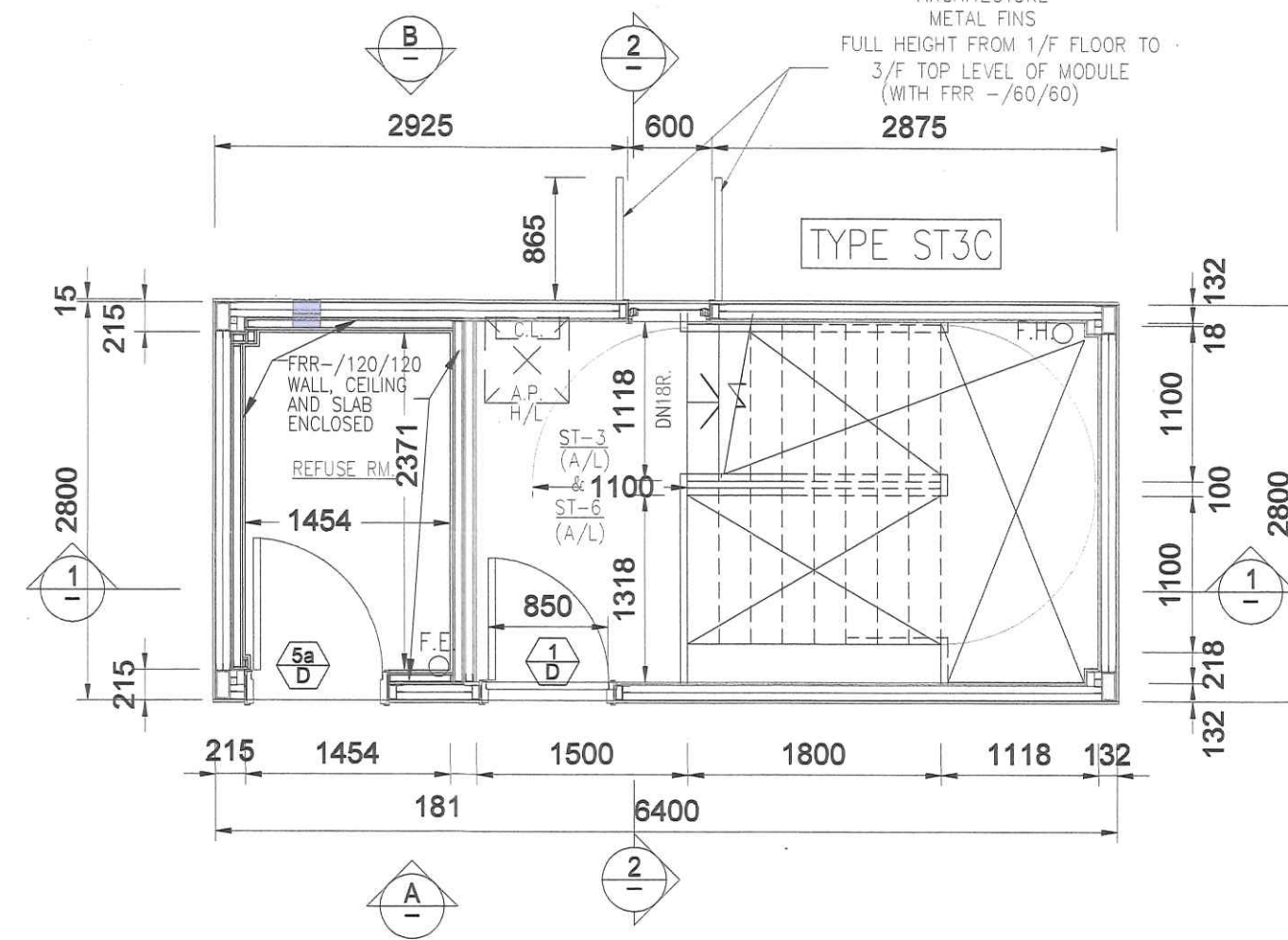
WONG Wing-chi, Vickie  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023



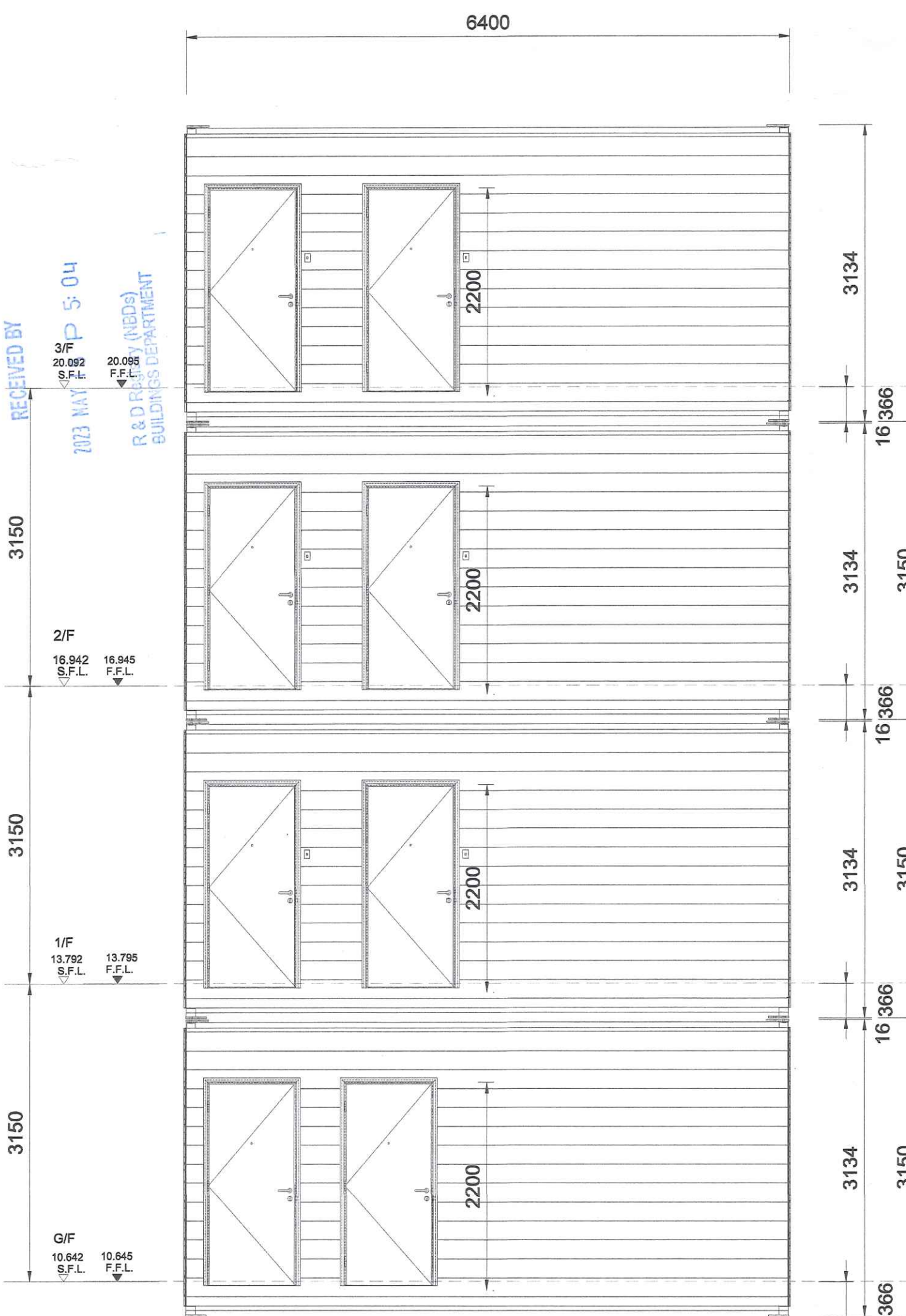
**TYPE ST3A**  
LAYOUT PLAN FOR STAIRCASE ST-3 & ST-6 G/F  
MODULE TYPE ST3A



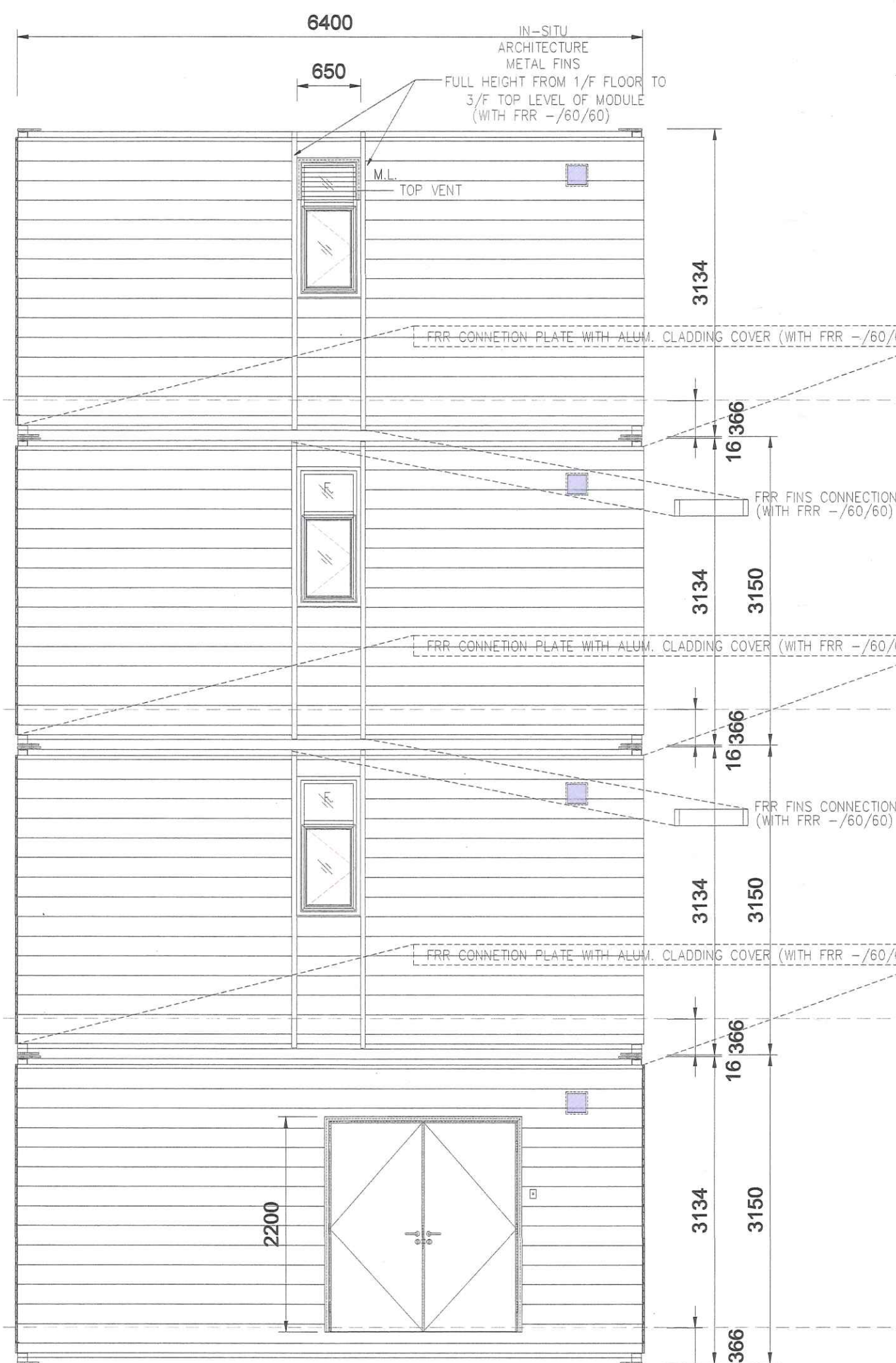
**TYPE ST3B**  
LAYOUT PLAN FOR STAIRCASE ST-3 & ST-6 1/F & 2/F  
MODULE TYPE ST3B



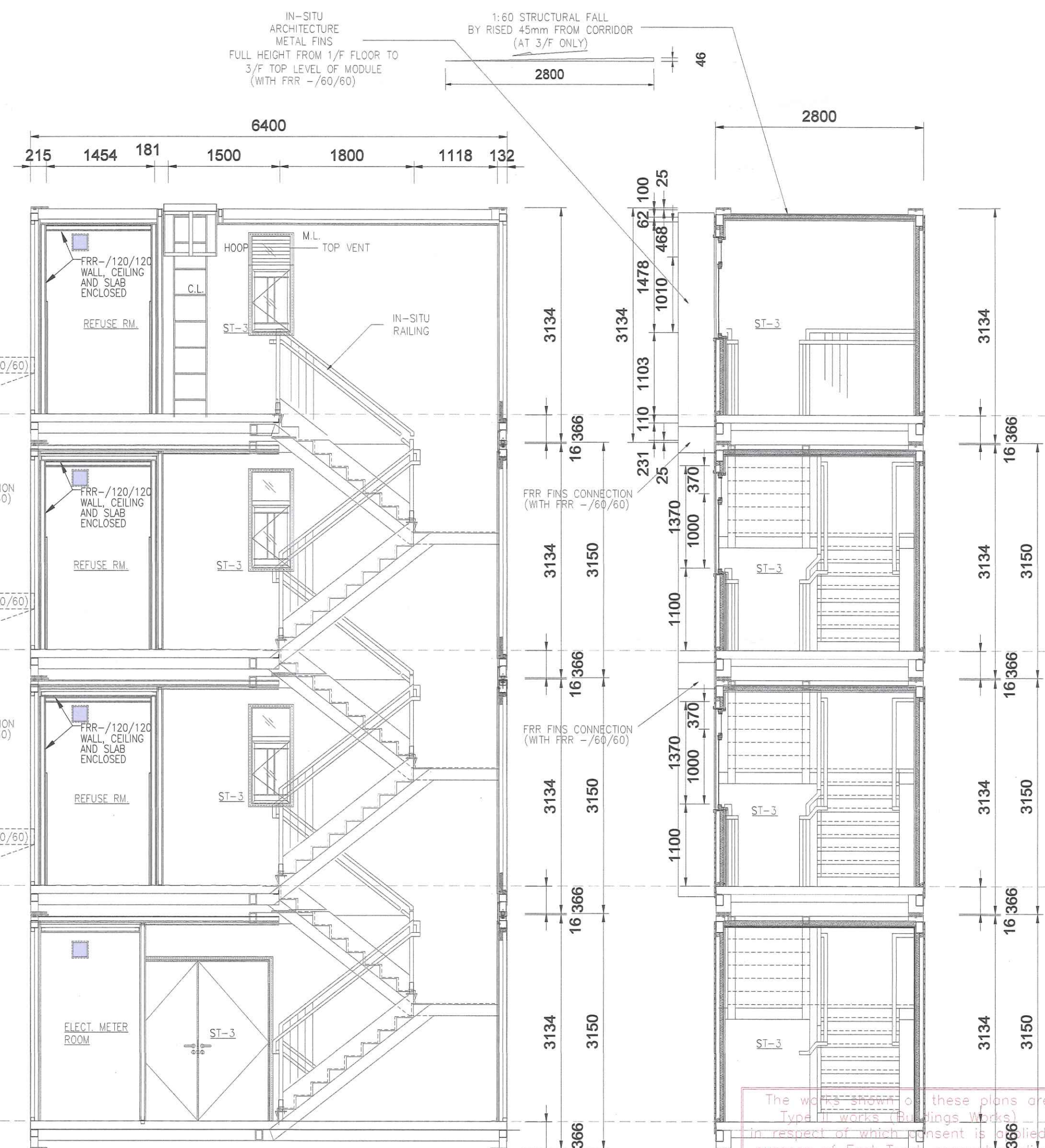
**TYPE ST3C**  
LAYOUT PLAN FOR STAIRCASE ST-3 & ST-6 3/F  
MODULE TYPE ST3C



ELEVATION A



ELEVATION B

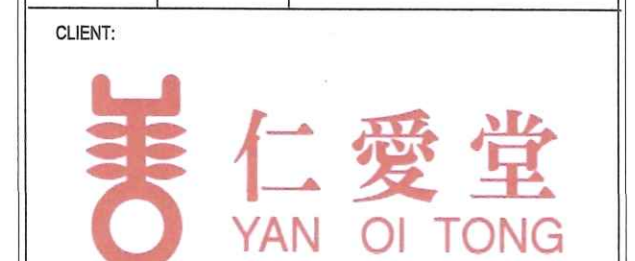


SECTION 1-1

SECTION 2-2

B.D. REF. 2/9173/2(TH)  
F.S.D. REF. FPN 8/3161(9)  
NOTES:  
1. DO NOT SCALE THIS DRAWING.  
2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION & CONDITION OF CONTRACT.  
4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED.  
5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION



AP:  
  
FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
MODULE TYPE: ST3A, ST3B AND ST3C

DRAWN BY	SCALE	
KP	1:50 @ A1	
CHECKED BY	DATE	
BF	12 MAY 2023	
JOB No.	DWG. NO.	REVISION
A-216	MIC-010	B

BDS OFFICIAL USE

Note: This plan has been processed on a computerized system under the controlled drawing system as promulgated in PIPAP. The signature of the authorized person, professional engineer and/or registered architectural engineer required as stipulated under section 33 of the Buildings Ordinance are not to be stamped in this record.

Plan Approved  
  
WONG Wing-chi, Vickie  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023

The works shown on these plans are Type 10 Transitional Housing Units for the purpose of Fast Track construction under the Transitional Housing Unit Regulations.





B.D. REF. 2/9173/21(T4)  
 F.S.D. REF. FPN 8/31612(9)

NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
 2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
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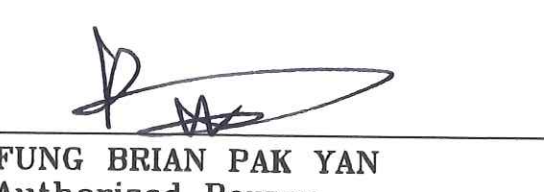
REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
  
**仁愛堂**  
 YAN OI TONG

PROJECT MANAGER:  
  
**市區重建局**  
 URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
  
**華豐建築有限公司**  
 CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER  
  
**OIYN LIMITED**  
 FOR ARCHITECTS & ASSOCIATES

AP:  
  
**FUNG BRIAN PAK YAN**  
 Authorized Person


PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHU KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
**MASTER LAYOUT PLAN**

DRAWN BY KP	SCALE 1:200 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB NO. A-2216	DWG. NO. 202
	REVISION E

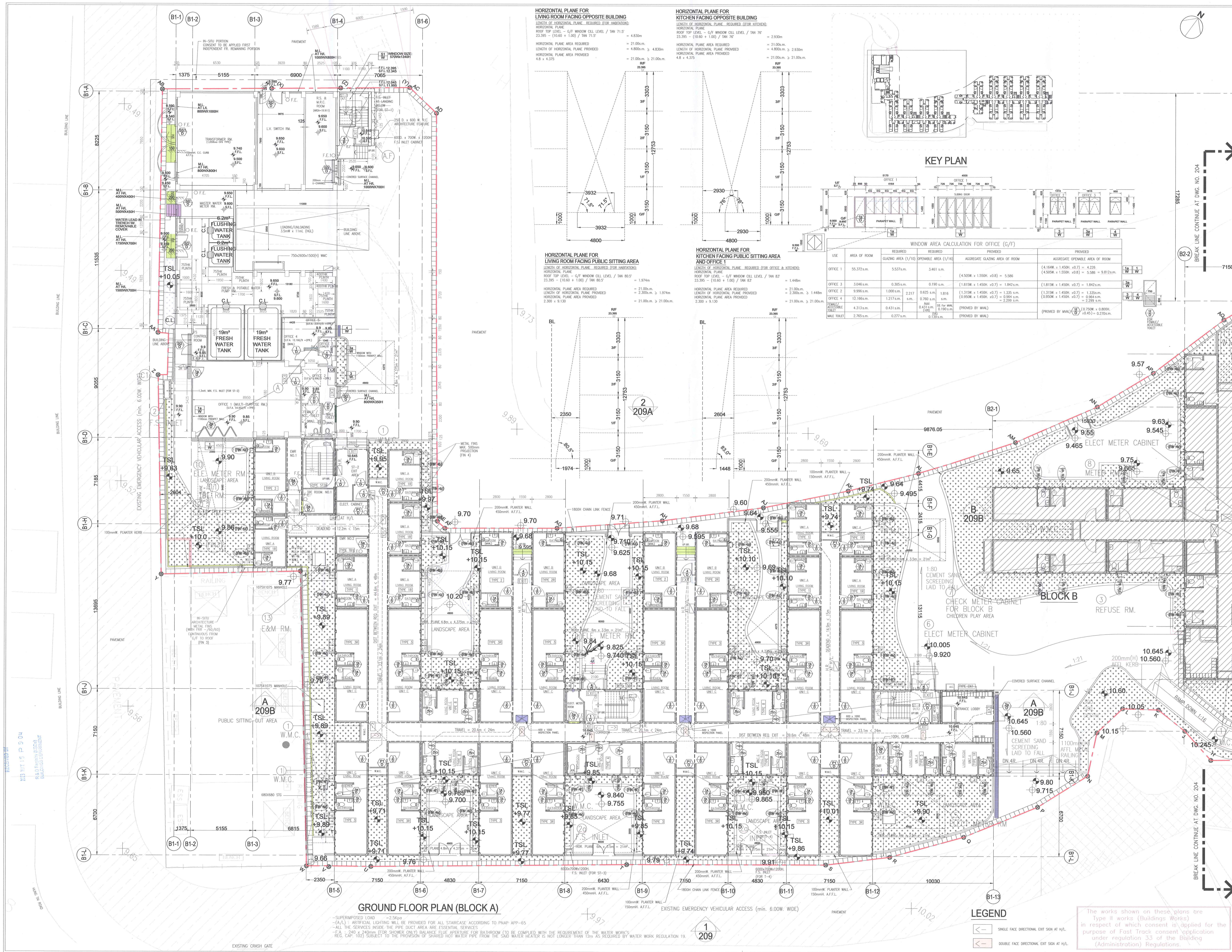
BDS OFFICIAL USE

*Note: This plan has been reviewed and approved by the Building Authority (BA) for use in the preparation of the Building Control Order (BCO) for the proposed works. The design of the structural parts, including the foundation, and the structural parts of the building, shall be in accordance with the provisions of the Building Ordinance (BO) and the Building Regulations (BR).*

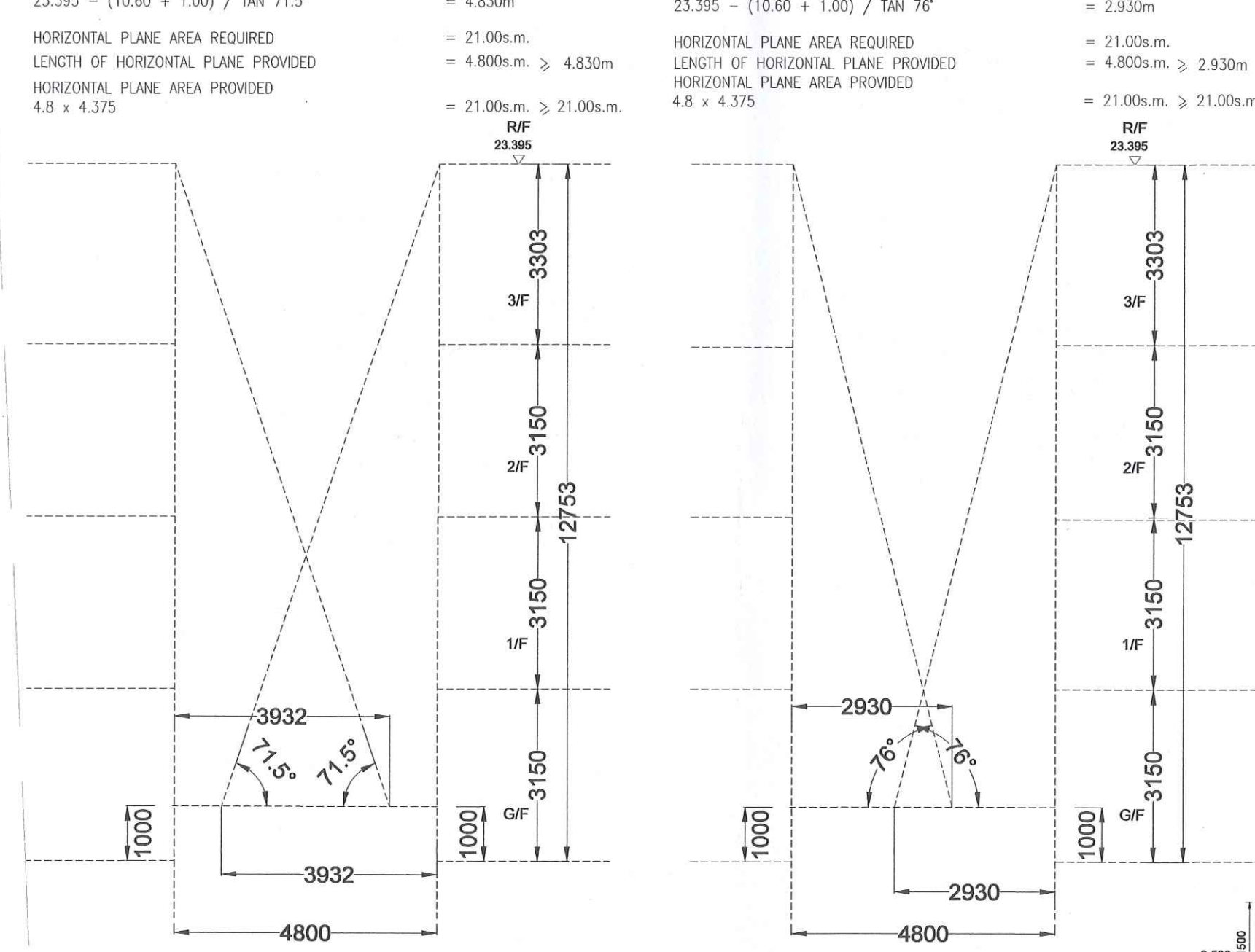
Plan Approved  
  
**WONG Wing-chi/Vicki**  
 Senior Building Officer  
 for BUILDING AUTHORITY  
 12 JUN 2023

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

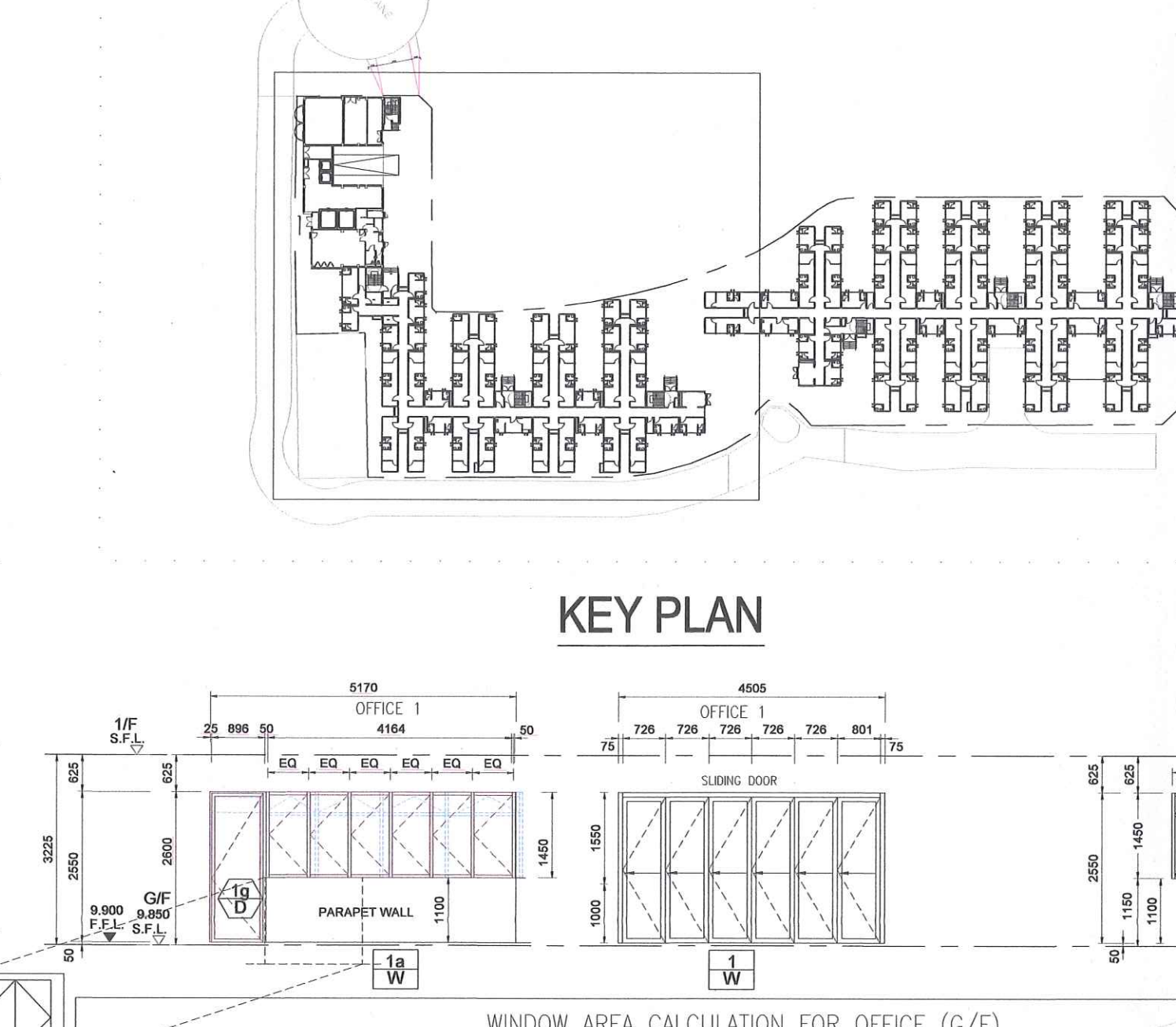
RECEIVED BY  
 13 JUN 2023



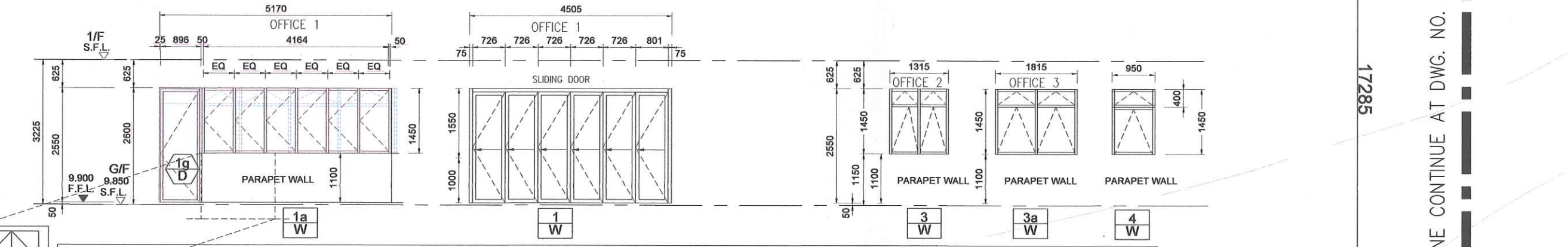
**HORIZONTAL PLANE FOR LIVING ROOM FACING OPPOSITE BUILDING**  
 LENGTH OF HORIZONTAL PLANE REQUIRED FOR HORIZONTAL PLANE: 4.830m  
 HORIZONTAL PLANE PROVIDED: 21.00m ≥ 4.830m  
 HORIZONTAL PLANE AREA PROVIDED: 4.8 x 4.375



**HORIZONTAL PLANE FOR KITCHEN FACING OPPOSITE BUILDING**  
 LENGTH OF HORIZONTAL PLANE REQUIRED FOR HORIZONTAL PLANE: 2.930m  
 HORIZONTAL PLANE PROVIDED: 21.00m ≥ 2.930m  
 HORIZONTAL PLANE AREA PROVIDED: 4.8 x 4.375



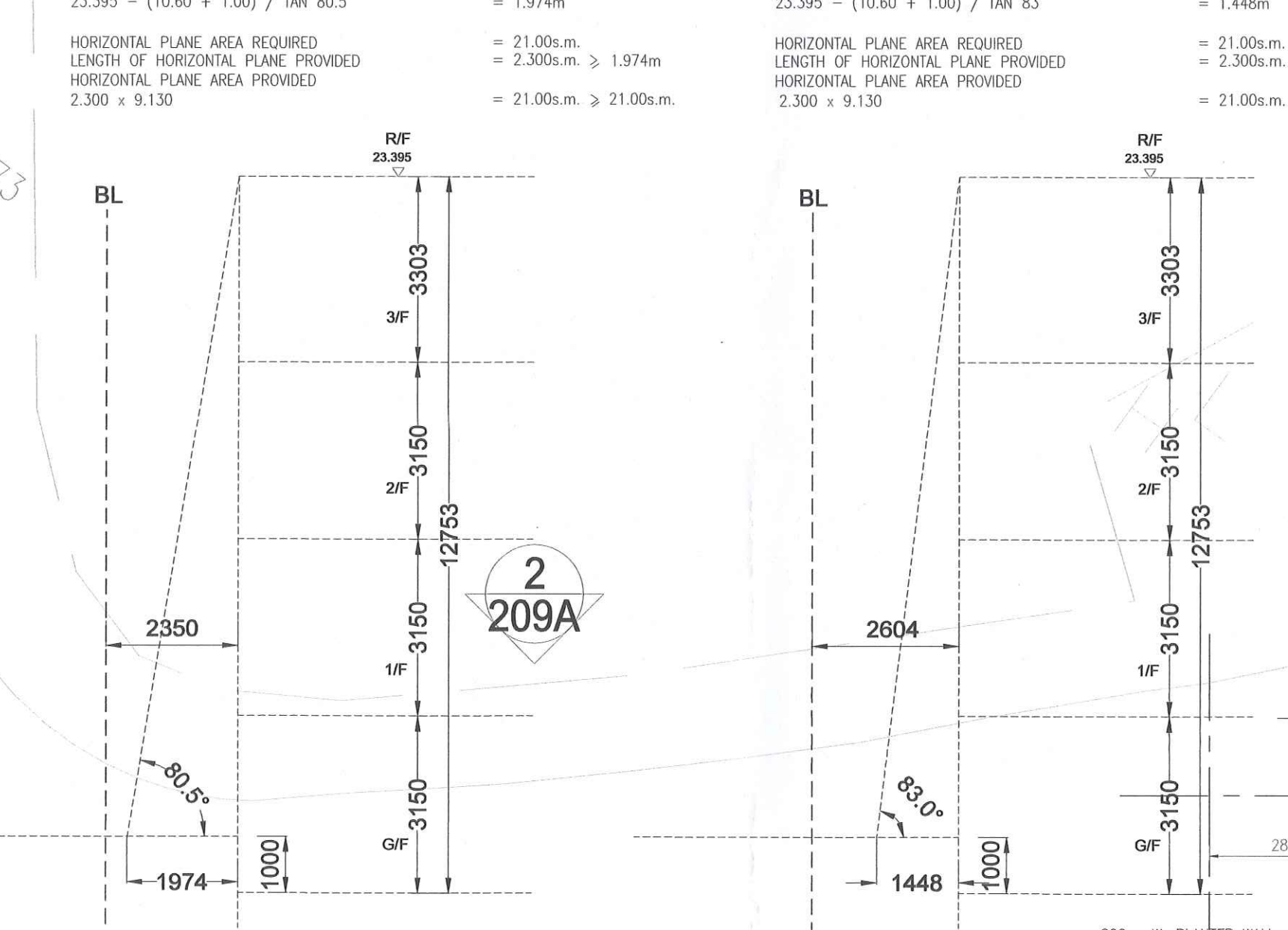
**KEY PLAN**



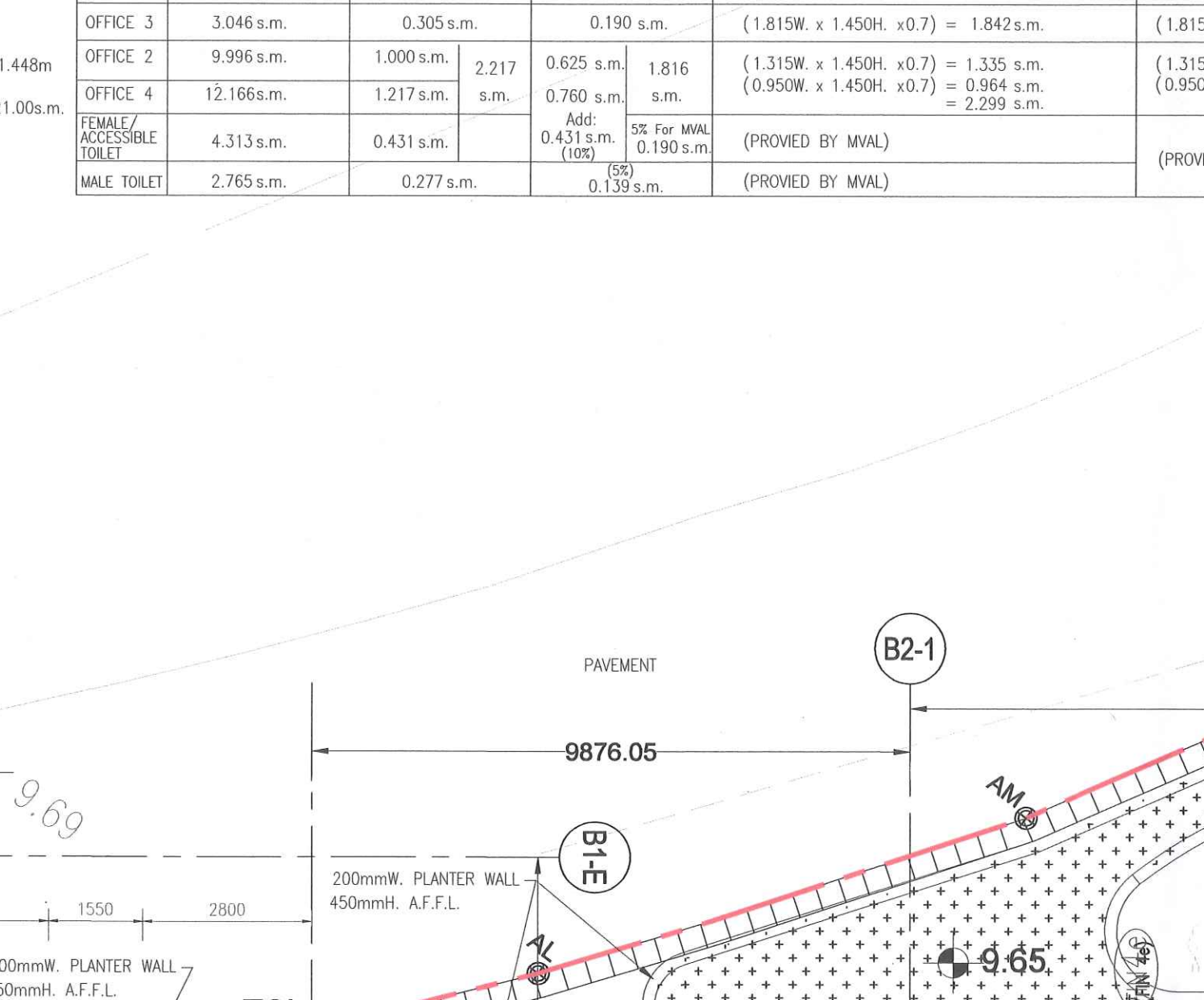
**WINDOW AREA CALCULATION FOR OFFICE (G/F)**

USE	AREA OF ROOM	REQUIRED GLAZING AREA (1/10)	REQUIRED OPENABLE AREA (1/16)	PROVIDED AGGREGATE GLAZING AREA OF ROOM	PROVIDED AGGREGATE OPENABLE AREA OF ROOM
OFFICE 1	55.372m <sup>2</sup>	5.537m <sup>2</sup>	3.461m <sup>2</sup>	(4.505m x 1.550m x 0.8) = 5.586	(4.164m x 1.450m x 0.7) = 4.226
OFFICE 2	9.996m <sup>2</sup>	0.999m <sup>2</sup>	0.625m <sup>2</sup>	(1.315m x 1.450m x 0.7) = 1.335m <sup>2</sup>	(0.950m x 1.450m x 0.7) = 0.964m <sup>2</sup>
OFFICE 3	3.046m <sup>2</sup>	0.305m <sup>2</sup>	0.190m <sup>2</sup>	(1.815m x 1.450m x 0.7) = 1.842m <sup>2</sup>	(1.815m x 1.450m x 0.7) = 1.842m <sup>2</sup>
OFFICE 4	12.166m <sup>2</sup>	1.217m <sup>2</sup>	0.760m <sup>2</sup>	(0.950m x 1.450m x 0.7) = 0.964m <sup>2</sup>	(0.950m x 1.450m x 0.7) = 0.964m <sup>2</sup>
TOILET	4.313m <sup>2</sup>	0.431m <sup>2</sup>	0.269m <sup>2</sup>	(0.750m x 0.800m x 0.8) = 0.480m <sup>2</sup>	(0.750m x 0.800m x 0.8) = 0.480m <sup>2</sup>
W.C.	2.765m <sup>2</sup>	0.277m <sup>2</sup>	0.173m <sup>2</sup>	(0.750m x 0.800m x 0.8) = 0.480m <sup>2</sup>	(0.750m x 0.800m x 0.8) = 0.480m <sup>2</sup>

**HORIZONTAL PLANE FOR LIVING ROOM FACING PUBLIC SITTING AREA**  
 LENGTH OF HORIZONTAL PLANE REQUIRED FOR HORIZONTAL PLANE: 1.974m  
 HORIZONTAL PLANE PROVIDED: 21.00m ≥ 1.974m  
 HORIZONTAL PLANE AREA PROVIDED: 2.300 x 9.130



**HORIZONTAL PLANE FOR KITCHEN FACING PUBLIC SITTING AREA**  
 LENGTH OF HORIZONTAL PLANE REQUIRED FOR HORIZONTAL PLANE: 1.448m  
 HORIZONTAL PLANE PROVIDED: 21.00m ≥ 1.448m  
 HORIZONTAL PLANE AREA PROVIDED: 2.300 x 9.130



**GROUND FLOOR PLAN (BLOCK A)**  
 - SLURFIMPOSED LOAD = 2.5kpa  
 - (A/L) ARTIFICIAL LIGHTING WILL BE PROVIDED FOR ALL STAIRCASE ACCORDING TO PNAP APP-65  
 - ALL THE SERVICES INSIDE THE PIPE DUCT AREA ARE ESSENTIAL SERVICES  
 - F.A. ≥ 240 x 240mm (FOR SHOWER ONLY) BALANCE FLUE APERTURE FOR BATHROOM (TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP. 102) SUBJECT TO THE PROVISION OF SHARED HOT WATER PIPE FROM THE SAID WATER HEATER IS NOT LONGER THAN 12m AS REQUIRED BY WATER WORKS REGULATION 19.

**LEGEND**  
 ← SINGLE FACE DIRECTIONAL EXIT SIGN AT H/L  
 ⇄ DOUBLE FACE DIRECTIONAL EXIT SIGN AT H/L

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

B.D. REF: 2/9173/21(H)  
 F.S.D. REF: FPN 8/31612/9

NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
 2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
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REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
 仁愛堂 YAN OI TONG

PROJECT MANAGER:  
 市區重建局 URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
 華營建築有限公司 CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
 OIYN LIMITED FOR ARCHITECTS & ASSOCIATES  
 1/F, BLDG. A, QINGYI FACTORY BUILDING, NO.205-07H ON CHAI STREET, HONG KONG (TEL: 3892-1989) FAX: 3892-9948

AP:  
 FUNG BRIAN PAK YAN Authorized Person

PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
 GROUND FLOOR PLAN (BLOCK A)

DRAWN BY	SCALE
KP	1:100 @ A0

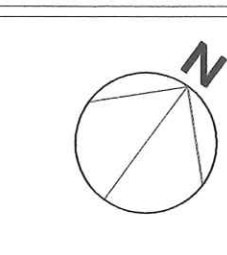
CHECKED BY	DATE
BF	12 MAY 2023

JOB NO.	DWG. NO.	REVISION
A-2216	203	E

BUS OFFICE USE

Plan Approval  
 WONG Wing-chi Vicky Senior Building Surveyor for BUILDING AUTHORITY  
 17 JUN 2023





B.D. REF. 2/9173/21(H)  
 F.S.D. REF. FPN 8/31612(9)

NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
 2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
 3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECT'S SPECIFICATION & CONDITIONS OF CONTRACT.  
 4. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE CERTIFIED.  
 5. THIS DRAWING AND DESIGN ARE COPYRIGHT AND NO PORTION MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.


REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
  
**仁愛堂**  
 YAN OI TONG

PROJECT MANAGER:  
  
 市區重建局  
 URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
  
 華營建築有限公司  
 CR CONSTRUCTION CO. LTD.

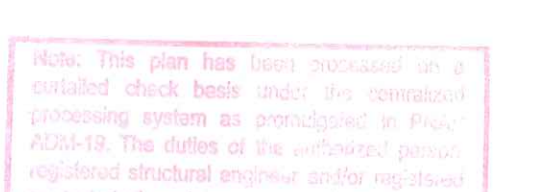
AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
  
**OIYN LIMITED**  
 FOR ARCHITECTS & ASSOCIATES  
 S.F. BLOCK A, GROUND FLOOR BUILDING, 100-205-211 UN CHIU STREET, HUI PAI, HONG KONG FAX 3020-868

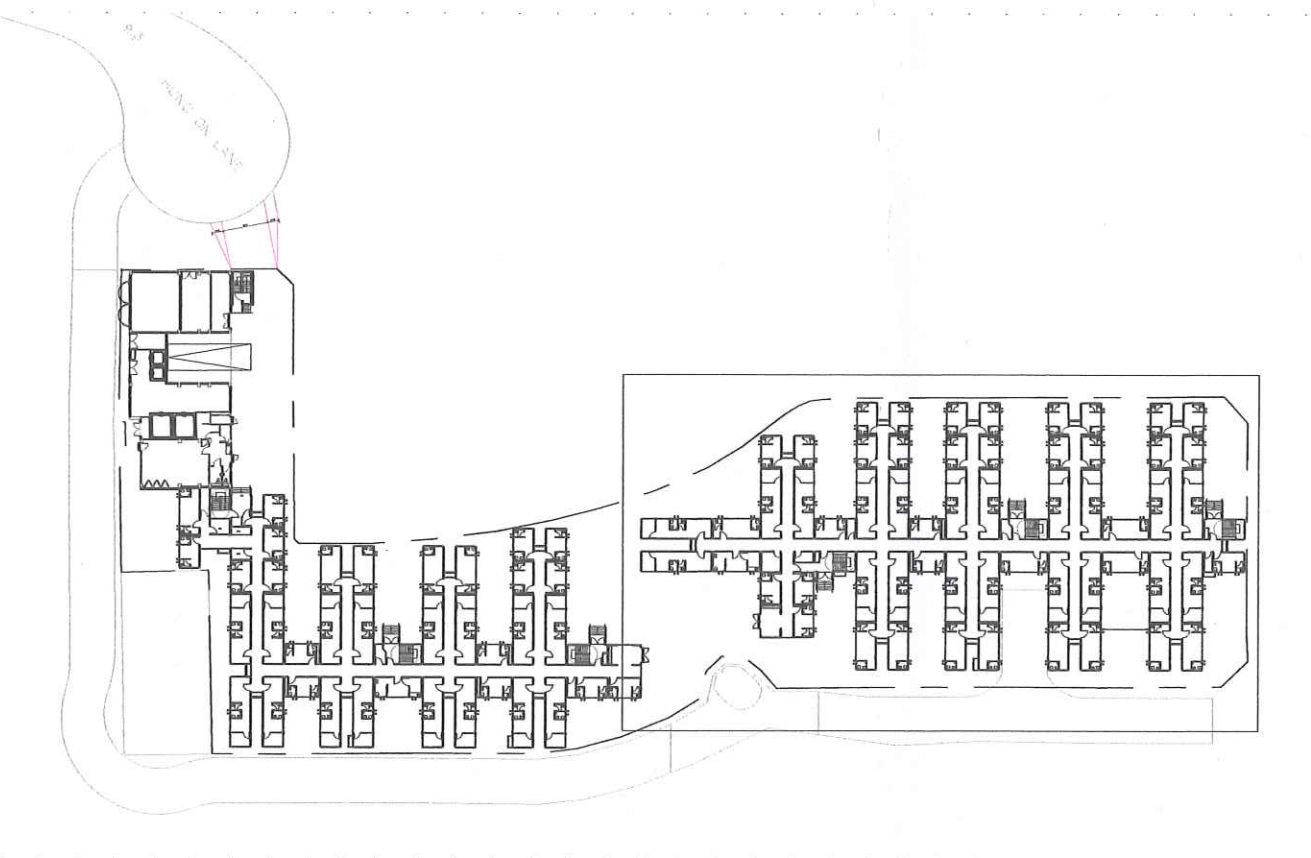
AP:  
  
**FUNG BRIAN PAK YAN**  
 Authorized Person

PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

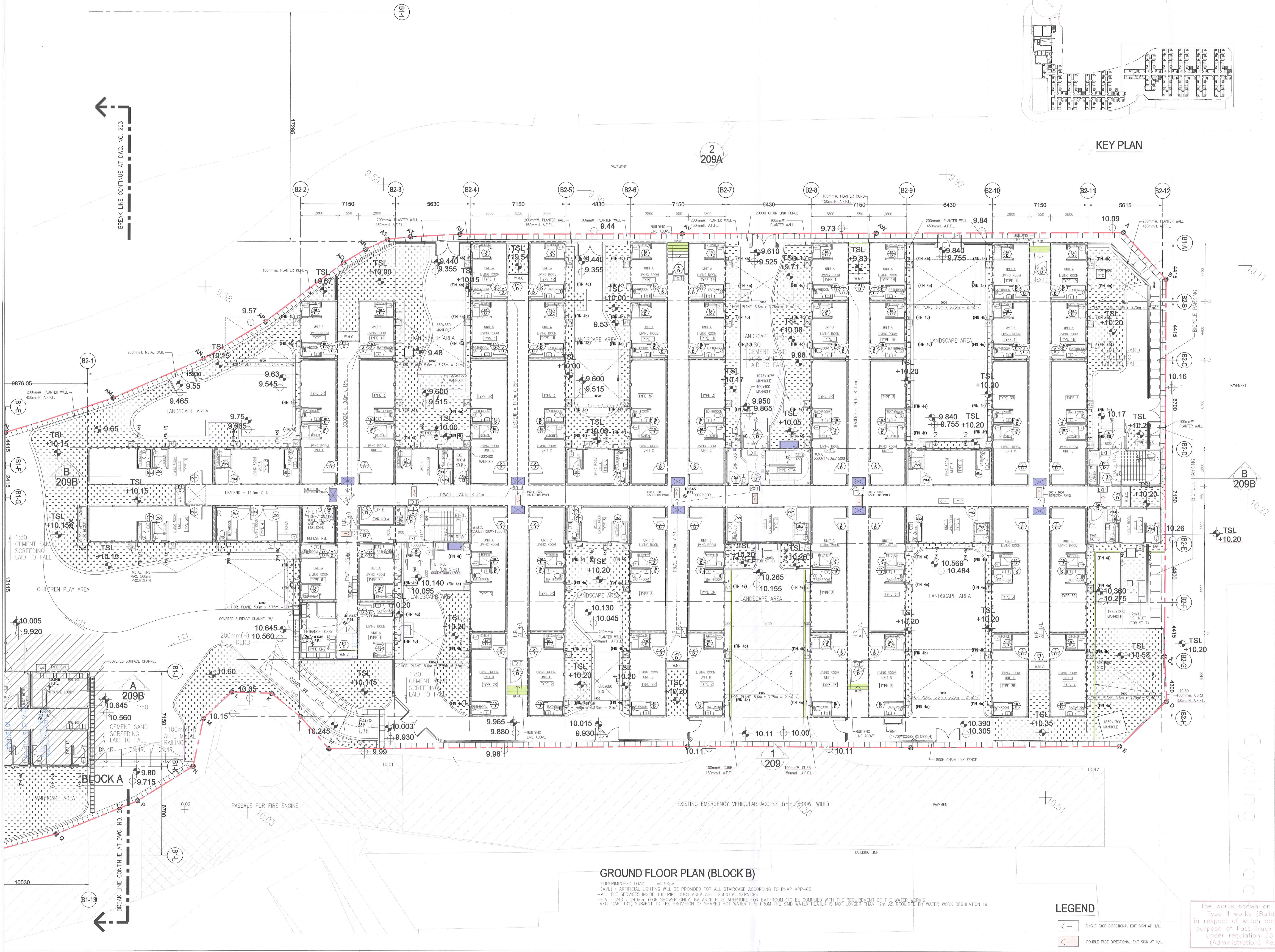
DRAWING TITLE:  
**GROUND FLOOR PLAN (BLOCK B)**

DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY DF	DATE 12 MAY 2023
JOB NO. A-2216	DWG. NO. 204
BO'S OFFICIAL USE	REVISION E

Plan Approved  
  
**WONG Wing-ai** Vickie  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 12 JUN 2023





KEY PLAN



**GROUND FLOOR PLAN (BLOCK B)**

-SUPERIMPOSED LOAD -2.5kpa  
 -(A.3) -ARTIFICIAL LIGHTING SHALL BE PROVIDED FOR ALL STAIRCASES ACCORDING TO PNAP APP-65  
 -ALL THE SERVICES INSIDE THE PIPE DUCT AREA ARE ESSENTIAL SERVICES  
 -E.A. 240 x 240mm FLOOR SHOWER ONLY BALANCE FLUE APERTURE FOR BATHROOM C/D TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP. 102) SUBJECT TO THE PROVISION OF SHOWER HOT WATER FROM THE COLD WATER HEATER IS NOT LOWER THAN 10m AS REQUIRED BY WATER WORKS REGULATION 19.

**LEGEND**

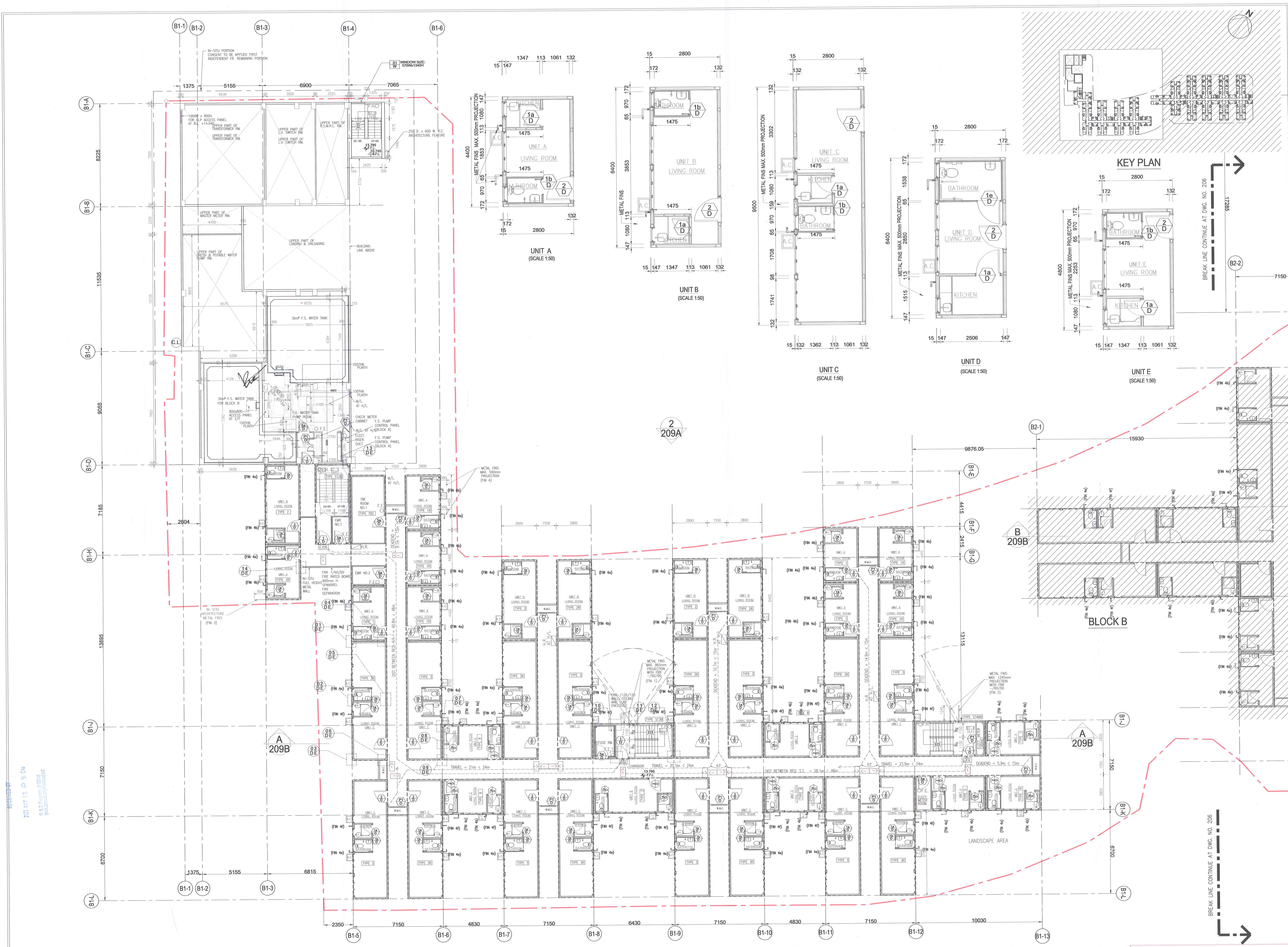
-  SINGLE FACE DIRECTIONAL EXIT SIGN AT H/L
-  DOUBLE FACE DIRECTIONAL EXIT SIGN AT H/L

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

BREAK LINE CONTINUE AT DWG. NO. 203

BREAK LINE CONTINUE AT DWG. NO. 203

Cycling Track



B.D. REF: 2/9173/21(H)  
F.S.D. REF: FPH 8/3161(9)

NOTES:  
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REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
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B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION



AUTHORIZED PERSON / ARCHITECTURAL DESIGNER  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES  
1/F, BLOCK A, CHONG FAI FACTORY BUILDING, 40,205-271 UN OUNG STREET, KUN TUNG, HONG KONG. FAX: 2529-9999

AP  
**FUNG BRIAN PAK YAN**  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
**1st FLOOR PLAN (BLOCK A)**

DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. 205
	REVISION E

BDS OFFICIAL USE

WONG Wing-chi, Jackie  
Senior Building Services  
for BUILDING AUTHORITY  
12 JUN 2023

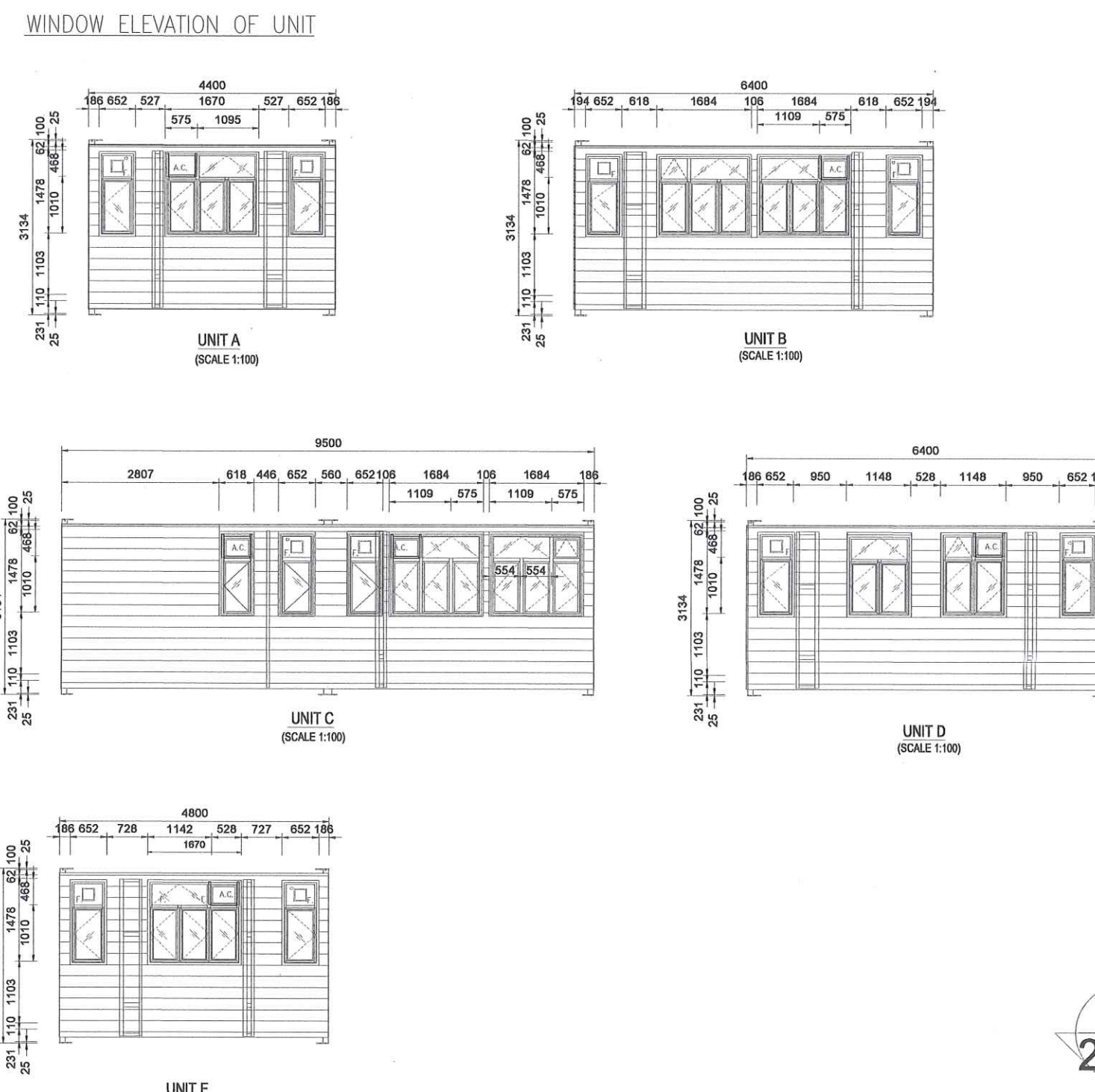
2023 MAY 15 PM 2:04  
 R.A.D. Project 12/23  
 ELECTRICAL CONSULTANT

**1st FLOOR PLAN (BLOCK A)**

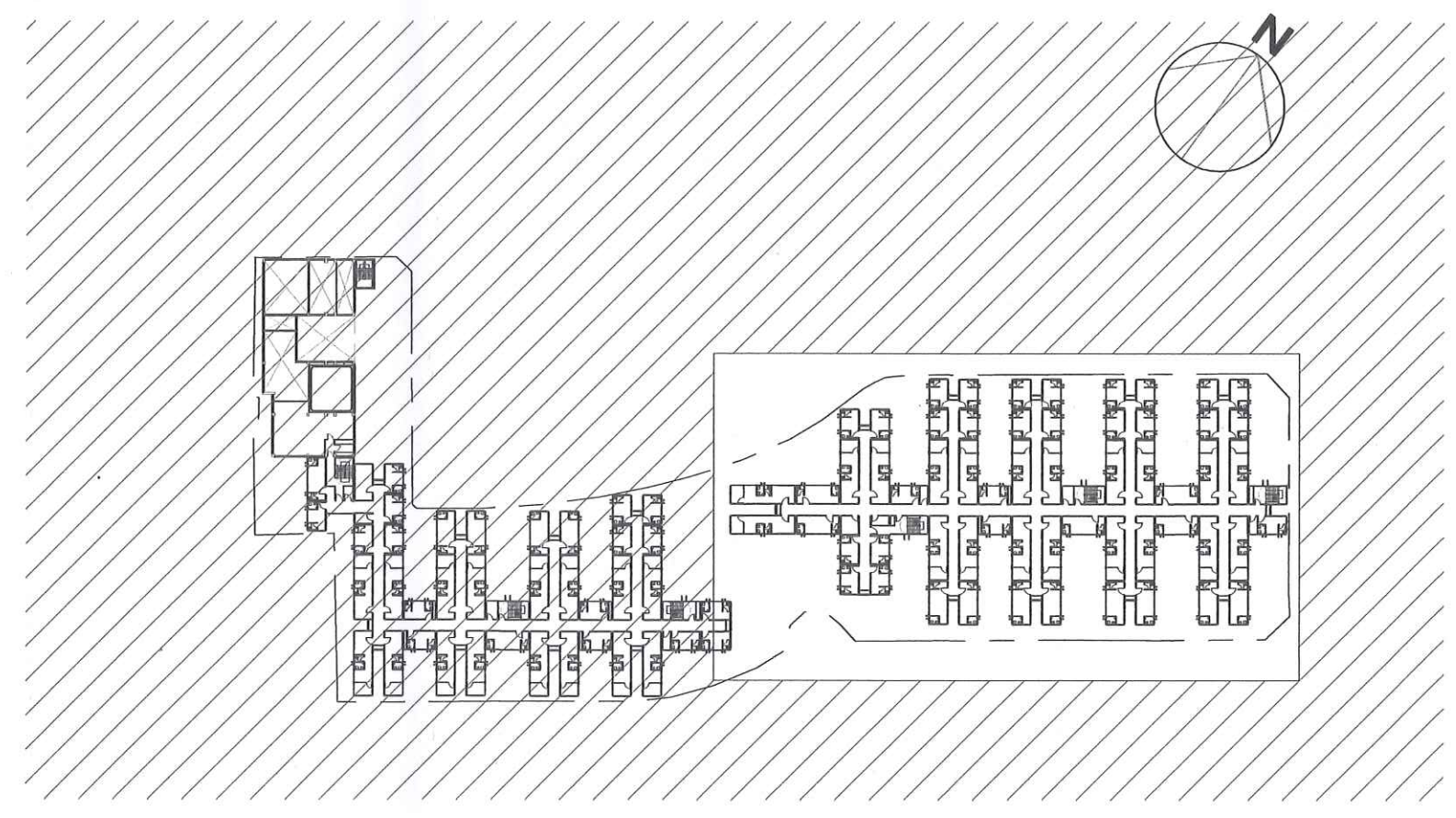
-SUPERIMPOSED LOAD = 2.5kpa  
 (A/L) - ARTIFICIAL LIGHTING WILL BE PROVIDED FOR ALL STAIRCASE ACCORDING TO PNPAP APP-65  
 -ALL THE SERVICES INSIDE THE FIRE DUCT AREA ARE ESSENTIAL SERVICES  
 -F.A. - 240 x 240mm (FOR SHOWER ONLY) BALANCE FLUE APERTURE FOR BATHROOM (TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP. 102) SUBJECT TO THE PROVISION OF SHARED HOT WATER PIPE FROM THE SAID WATER HEATER IS NOT LONGER THAN 12m AS REQUIRED BY WATER WORKS REGULATION 19.

**LEGEND**  
 ◀ SINGLE FACE DIRECTIONAL EXIT SIGN AT H/L  
 ▶ DOUBLE FACE DIRECTIONAL EXIT SIGN AT H/L

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



FLAT	LOCATION	AREA OF ROOM (m <sup>2</sup> )	REQUIRED		PROVIDED	
			GLAZING AREA (1/10)	OPENABLE AREA (1/10)	AGGREGATE GLAZING AREA OF ROOM	AGGREGATE OPENABLE AREA OF ROOM
UNIT A	LIV./DIN.	7.121	0.712	0.445	(1.670W x 1.010H x 0.7) = 1.181 +(1.920W x 0.460H x 0.7) = 0.959 = 1.540m <sup>2</sup>	(1.670W x 1.010H x 0.7) = 1.181m <sup>2</sup> = 1.181m <sup>2</sup>
	KIT.	1.455	0.146	0.091	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>
UNIT B	BATH	1.329	0.133	0.078	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>
	LIV./DIN.	12.193	1.219	0.762	(1.684W x 1.010H x 0.7) = 1.191 +(1.100W x 0.460H x 0.7) = 0.535 +(1.684W x 1.470H x 0.7) = 1.742 = 3.296m <sup>2</sup>	(1.684W x 1.010H x 0.7) = 1.191 +(1.684W x 1.010H x 0.7) = 1.191 = 2.382m <sup>2</sup>
UNIT C	KIT.	1.455	0.146	0.091	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>
	BATH	1.329	0.133	0.078	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>
UNIT D	LIV./DIN.	15.237	1.523	0.952	(1.684W x 1.010H x 0.7) = 1.191 +(1.100W x 0.460H x 0.7) = 0.535 +(0.618W x 1.010H x 0.7) = 0.437 = 1.991m <sup>2</sup>	(1.684W x 1.010H x 0.7) = 1.191 +(0.618W x 1.010H x 0.7) = 0.437 = 1.628m <sup>2</sup>
	B.R.	4.416	0.442	0.276	(0.554W x 1.010H x 0.7) = 0.392 +(0.554W x 0.460H x 0.7) = 0.181 = 0.573m <sup>2</sup>	(0.554W x 1.010H x 0.7) = 0.392 = 0.392m <sup>2</sup>
UNIT E	KIT.	1.455	0.146	0.091	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>
	BATH	1.329	0.133	0.078	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>	(0.652W x 1.010H x 0.7) = 0.461m <sup>2</sup>



KEY PLAN

B.D. REF. 2/9173/21(TH)  
F.S.D. REF. FPN 8/31612(9)

NOTES:  
1. DO NOT SCALE THIS DRAWING.  
2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT.  
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C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
**善仁愛堂**  
YAN OI TONG

PROJECT MANAGER:  
**市區重建局**  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
**華豐建築有限公司**  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES  
1/F, BLOCK A, CHEUNG FAT FACTORY BUILDING, 40-50B-07 YIP OUNG STREET, HUNG HONG, HONG KONG. TEL: 3489-1999 FAX: 3420-9409

AP:  
**FUNG BRIAN PAK YAN**  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN D2124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

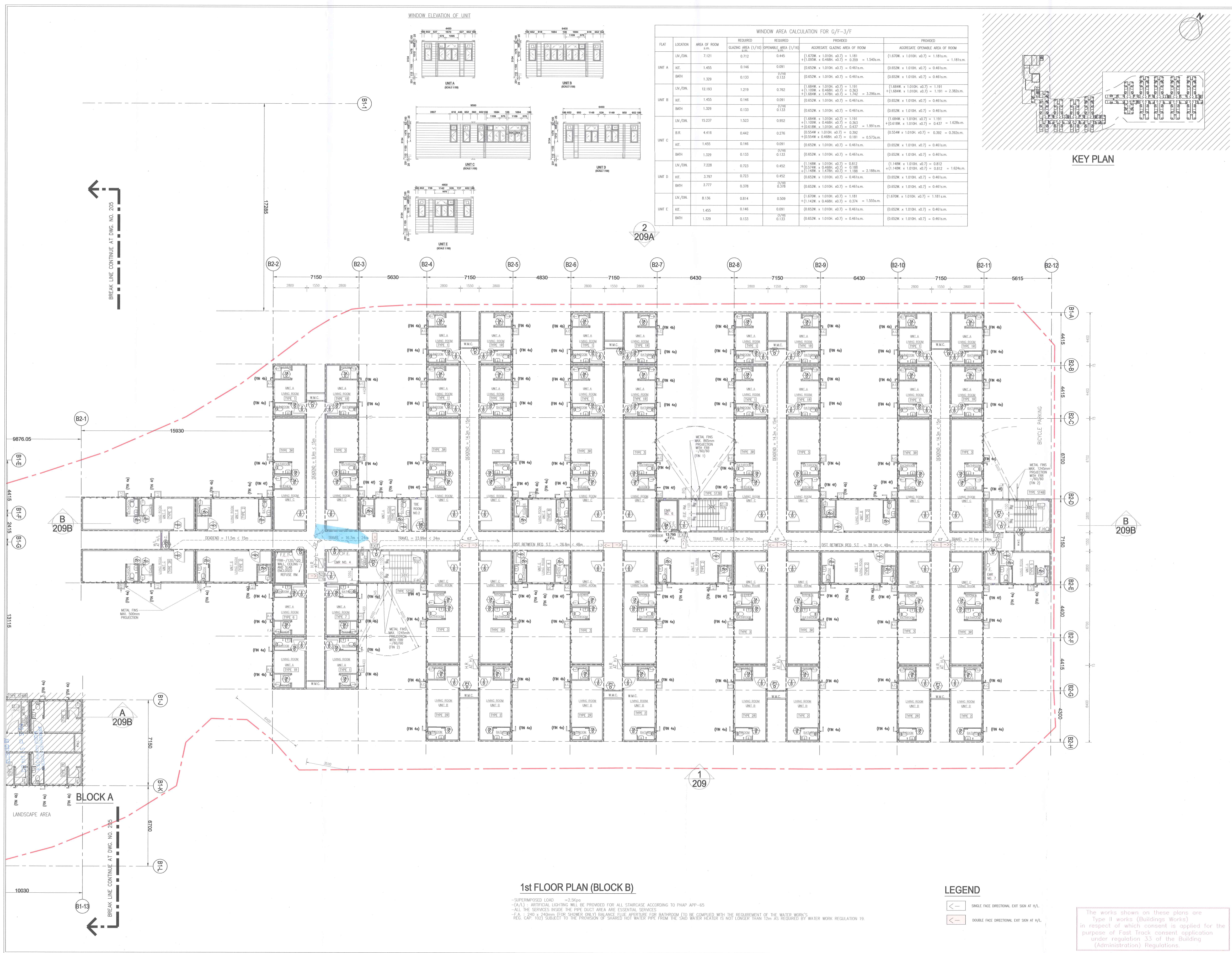
DRAWING TITLE:  
1st FLOOR PLAN (BLOCK B)

DRAWN BY	SCALE	
KP	1:100 @ A0	
CHECKED BY	DATE	
BF	12 MAY 2023	
JOB No.	DWG. NO.	REVISION
A-2216	206	E

BOS OFFICIAL USE

THE WORK SHOWN ON THESE PLANS ARE TYPE II WORKS (BUILDINGS WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33.3 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

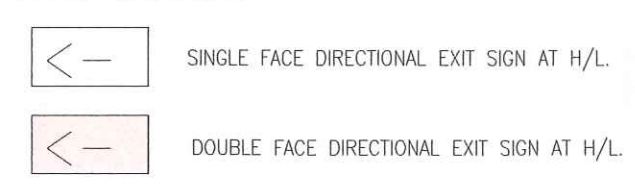
Plan Approved  
**WONG Wing-chi / WICKIE**  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023



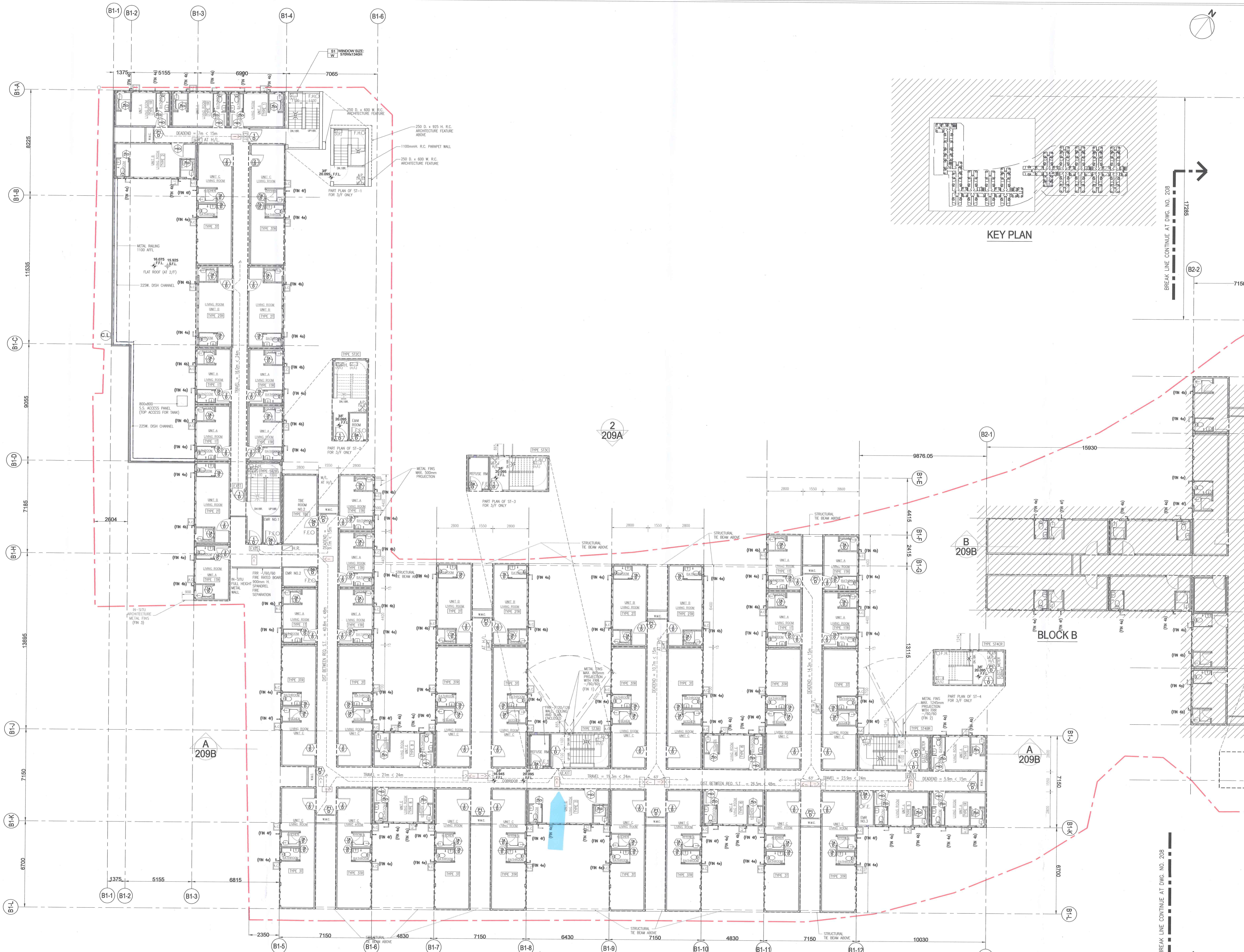
1st FLOOR PLAN (BLOCK B)

-SUPERIMPOSED LOAD = 2.5kpa  
-(A/L) : ARTIFICIAL LIGHTING WILL BE PROVIDED FOR ALL STAIRCASE ACCORDING TO PNPAP APP-65  
-ALL THE SERVICES INSIDE THE PIPE DUCT AREA ARE ESSENTIAL SERVICES  
-F.A. = 240 x 240mm (DIMS SHOWS ONLY BALANCE FLUE APERTURE FOR BATHROOM (TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP 102) SUBJECT TO THE PROVISION OF SHARED HOT WATER PIPE FROM THE SAID WATER HEATER IS NOT LONGER THAN 12m AS REQUIRED BY WATER WORKS REGULATION 19.

LEGEND



The works shown on these plans are Type II works (Buildings Works) in respect of which consent is applied for the purpose of Fast Track consent application under regulation 33.3 of the Building (Administration) Regulations.



2nd & 3rd THIRD FLOOR PLAN (BLOCK A)

-SUPERIMPOSED LOAD = 2.5kpa  
 -(A/L) : ARTIFICIAL LIGHTING WILL BE PROVIDED FOR ALL STAIRCASE ACCORDING TO PNAP APP-65  
 -ALL THE SERVICES INSIDE THE PIPE DUCT AREA ARE ESSENTIAL SERVICES  
 -F.L. : 240 x 240mm FLOOR SHOWERS ONLY BALANCE PLUS APPOINTMENT FOR BATHROOM TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP. 102) SUBJECT TO THE PROVISION OF SHARED HOT WATER PIPE FROM THE SAID WATER HEATER IS NOT LONGER THAN 12m AS REQUIRED BY WATER WORKS REGULATION 19.

LEGEND

- - SINGLE FACE DIRECTIONAL EXIT SIGN AT H/L
- - DOUBLE FACE DIRECTIONAL EXIT SIGN AT H/L

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

B.D. REF. 2/9173/21(H)  
 F.S.D. REF. FPM 8/3161(9)

NOTES:  
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REV.	DATE	DESCRIPTION
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D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:

仁愛堂  
YAN OI TONG

PROJECT MANAGER:

市區重建局  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:

華營建築有限公司  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER

OIYN LIMITED  
FOR ARCHITECTS & ASSOCIATES

AP

FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
 2nd & 3rd FLOOR PLAN (BLOCK A)

DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB NO. A-2216	DWG. NO. 207
BOS OFFICIAL USE	REVISION E

WONG Wing-shi  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 12 JUN 2023

Plan Approved

WONG Wing-shi  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 12 JUN 2023

B.D. REF: 2/19173/21(1H)  
 F.S.D. REF: FPM 8/31612(9)  
 NOTES:  
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C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
  
**仁愛堂**  
 YAN OI TONG

PROJECT MANAGER:  
  
 市區重建局  
 URBAN RENEWAL  
 AUTHORITY

MAIN CONTRACTOR:  
  
 華營建築有限公司  
 CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
  
**OIYN LIMITED**  
 FOR ARCHITECTS & ASSOCIATES  
 1/F, BLOCK A, DEEING FAT FACTORY BUILDING, 60-65-67 SHIP CHUI STREET, HONG KONG  
 TEL: 3438-1990 FAX: 3438-9409

AP:  
  
**FUNG BRIAN PAK YAN**  
 Authorized Person

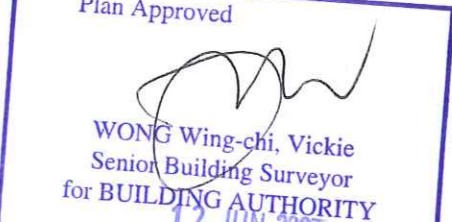
PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

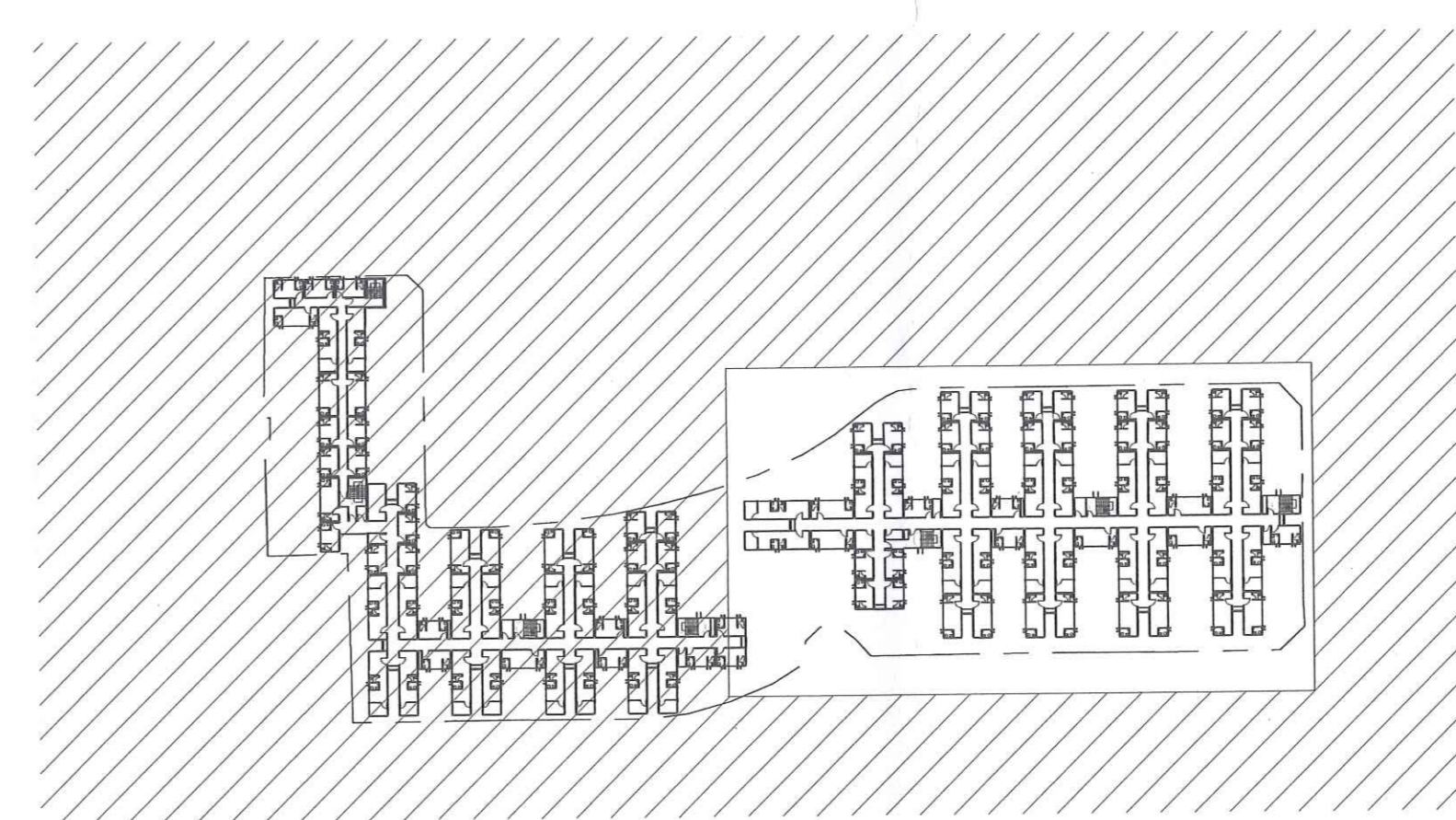
DRAWING TITLE:  
**2nd & 3rd FLOOR PLAN (BLOCK B)**

DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB NO. A-2216	DWG. NO. 208
	REVISION E

BDS OFFICIAL USE

When this plan has been submitted to a building clerk for approval, the building clerk shall not be responsible for any errors or omissions in the plan. The plan shall be returned to the applicant with any comments. The applicant shall be responsible for any errors or omissions in the plan. The applicant shall be responsible for any errors or omissions in the plan.

Plan Approval  
  
 WONG Wing-shi, Vickie  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 12 JUN 2023





KEY PLAN



2nd & 3rd FLOOR PLAN (BLOCK B)

-SUPERIMPOSED LOAD = 2.5kpa  
 -(A/L) - ARTIFICIAL LIGHTING WILL BE PROVIDED FOR ALL STAIRCASES ACCORDING TO PNAP APP-65  
 -ALL THE SERVICES INSIDE THE PIPE DUCT AREA ARE ESSENTIAL SERVICES  
 -F.A. = 240 x 240mm (FOR SHOWER ONLY) BALANCE FLUIC APERTURE FOR BATHROOM (TO BE COMPLIED WITH THE REQUIREMENT OF THE WATER WORKS REG. CAP. 102) SUBJECT TO THE PROVISION OF SHARED HOT WATER PIPE FROM THE SAND WATER HEATER IS NOT LONGER THAN 12m AS REQUIRED BY WATER WORK REGULATION 19.

LEGEND

-  SINGLE FACE DIRECTIONAL EXIT SIGN AT H/L
-  DOUBLE FACE DIRECTIONAL EXIT SIGN AT H/L

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

BREAK LINE CONTINUE AT DWG. NO. 207

BREAK LINE CONTINUE AT DWG. NO. 207



B.D. REF. 2/9173/21(TH)  
 F.S.D. REF. FPN 8/31612(9)

NOTES:  
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REV.	DATE	DESCRIPTION
A	05/2023	GENERAL REVISION

CLIENT:  
**善仁愛堂**  
 YAN OI TONG

PROJECT MANAGER:  
  
 市區重建局  
 URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
  
 華營建築有限公司  
 CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
**OIYN LIMITED**  
 FOR ARCHITECTS & ASSOCIATES  
1/F, BLOCK A, CHEONG FAT FACTORY BUILDING, NO.296-297 SHAM SHUI STREET, HONG KONG

AP:  
  
 FUNG BRIAN PAK YAN  
 Authorized Person

PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
**ROOF PLAN (BLOCK A)**

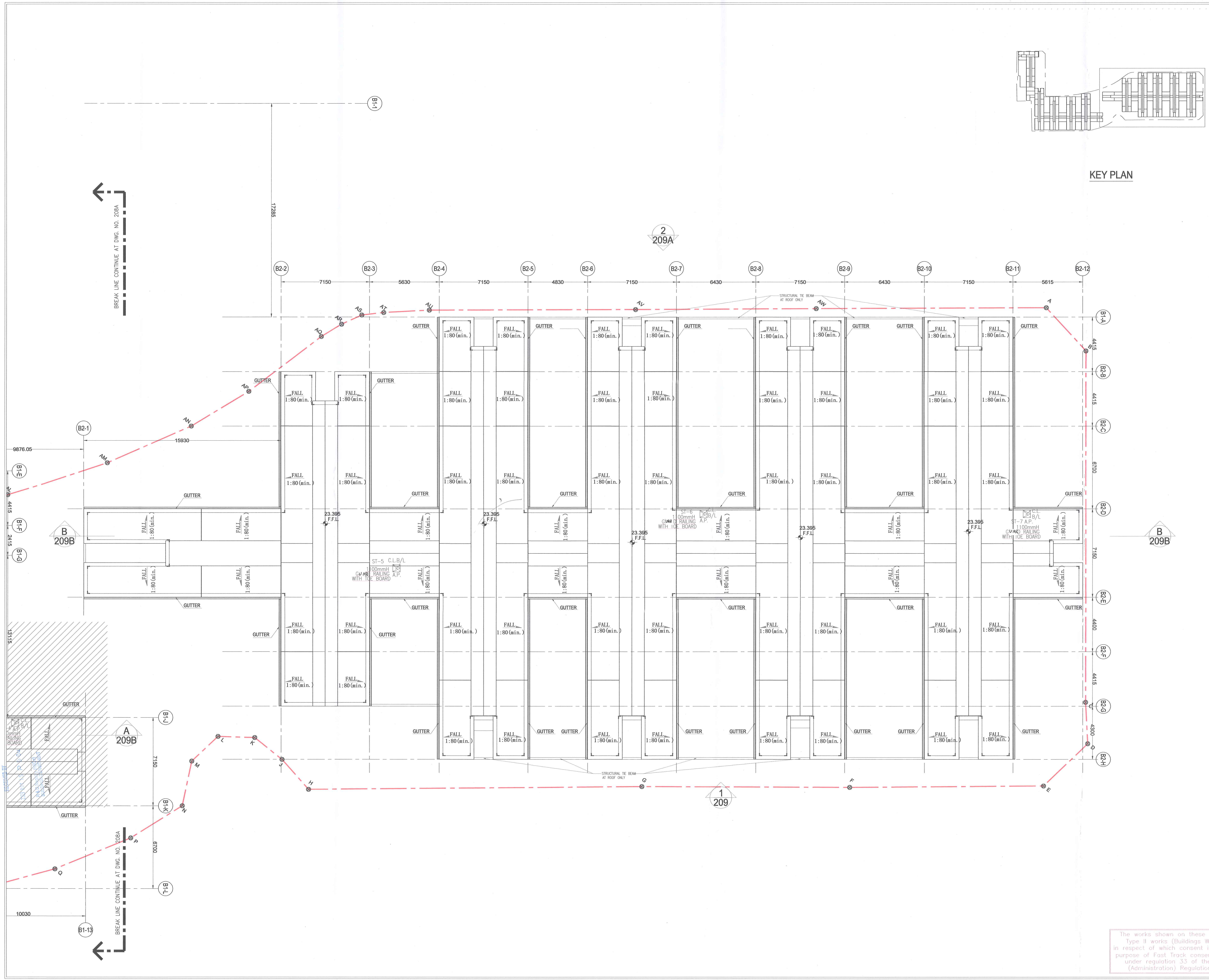
DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. 208A
REVISION A	

BDS OFFICIAL USE

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

Plan Approved  
  
 WONG Wing-chi  
 Senior Building Surveyor  
 for URBAN RENEWAL AUTHORITY  
 12 JUN 2023

RECHECKED BY  
 203 WIT 15 P 5 04  
 B.A.S. Building Authority  
 Building Department



KEY PLAN

B.D. REF. 2/1973/2(TH)  
 F.S.D. REF. FPN 8/21612(9)

NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
 2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
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REV.	DATE	DESCRIPTION
A	05/2023	GENERAL REVISION

CLIENT:  
  
 YAN OI TONG

PROJECT MANAGER:  
  
 URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
  
 CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
  
 OIYN LIMITED FOR ARCHITECTS & ASSOCIATES

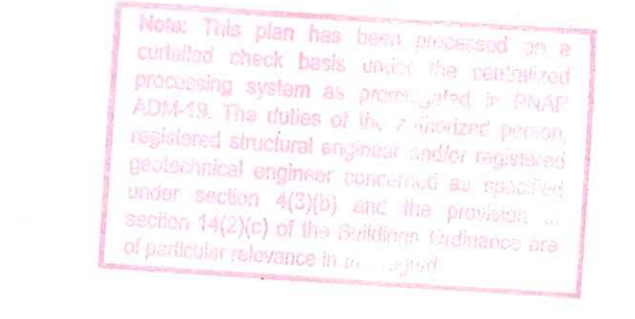
AP:  
  
 FUNG BRIAN PAK YAN  
 Authorized Person


PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
 ROOF PLAN (BLOCK B)

DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. 208B
	REVISION A

BD'S OFFICIAL USE





Plan Approved  
 WONG Wing-kei  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 12 JUN 2023

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



ELEVATION 1  
(BLOCK A)



ELEVATION 1  
(BLOCK B)

B.D. REF: 2/9133/2(1H)  
F.S.D. REF: FPN 8/31612(9)

NOTES:  
1. DO NOT SCALE THIS DRAWING.  
2. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
3. READ THIS DRAWING IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION & CONDITION OF CONTRACT.  
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REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION



AUTHORIZED PERSON / ARCHITECTURAL DESIGNER

**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES

2/F, BLOCK A, CHEUNG FAT FACTORY BUILDING, 60-62A YI SHI STREET, HONG KONG

AP

*[Signature]*  
FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:

PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:

ELEVATION 1

DRAWN BY	SCALE
KP	1:100 @ A0
CHECKED BY	DATE
BF	12 MAY 2023
JOB No.	DWG NO.
A-2216	209
	REVISION
	C

BDS OFFICIAL USE

*[Red Stamp]*

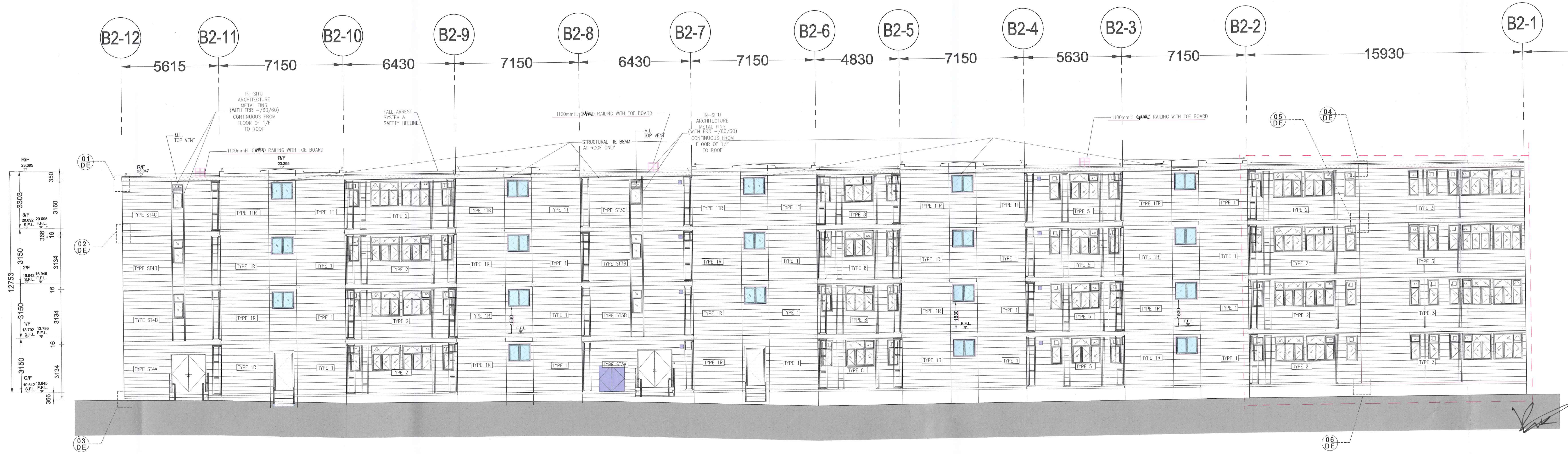
Plan Approved

*[Signature]*  
WONG Wing-yi Vickie  
Senior Building Supervisor  
for BUILDINGS AUTHORITY  
12 JUN 2023

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

RECORDED BY  
2023 MAY 15 P. 5: 04  
P.L.D. PROJECT (S) 02/23  
BUILDINGS DEPARTMENT





ELEVATION 2  
(BLOCK B)



ELEVATION 2  
(BLOCK A)

RECORDED BY  
TUD AX15 P 5-04  
R.A.D. SYSTEMS (HONG KONG)  
BUILDING INFORMATION

B.D. REF. 2/9173/21(H)  
F.S.D. REF. FPN 8/31612(9)

- NOTES:
- DO NOT SCALE THIS DRAWING.
  - FIGURED DIMENSIONS ARE TO BE FOLLOWED.
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REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION



AUTHORIZED PERSON / ARCHITECTURAL DESIGNER  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES  
1/F, 4800-A, SHING FAT FACTORY BUILDING, 60-65-71 OR 100A STREET, TSN  
TEL: 3489-1990 FAX: 3333-3457

AP  
  
FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
ELEVATION 2

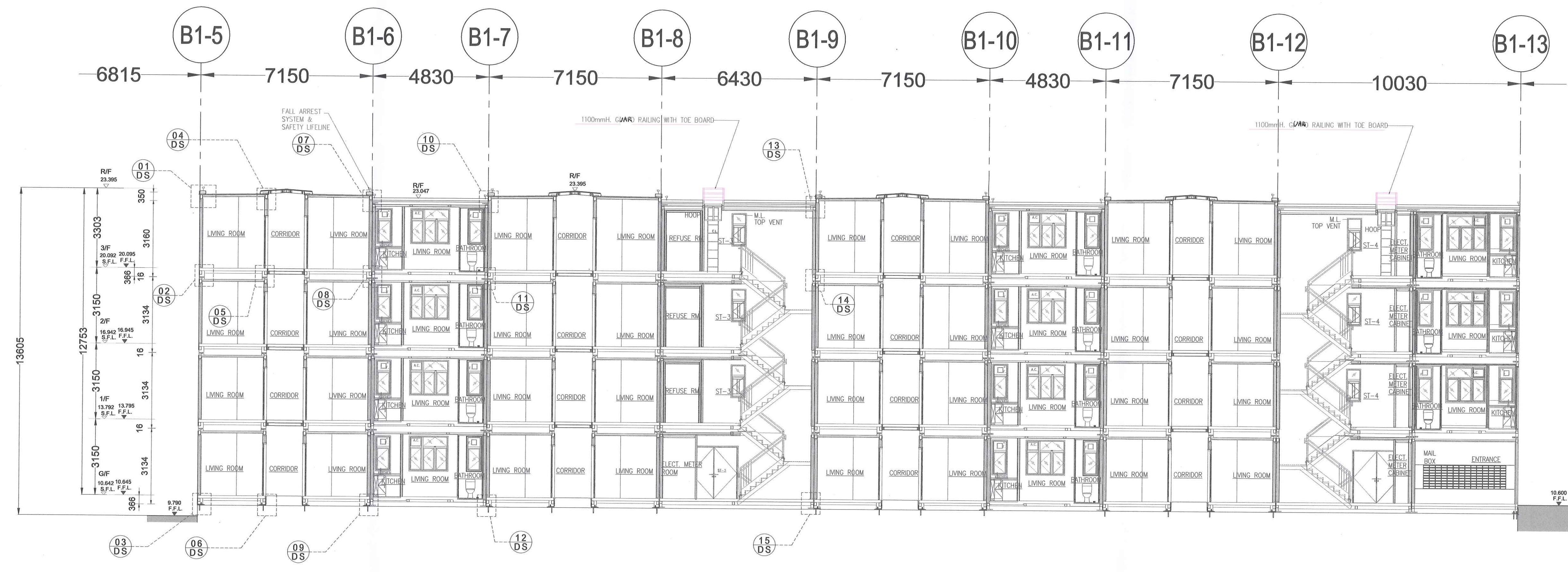
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CHECKED BY DF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. 205A
	REVISION B

BDS OFFICIAL USE

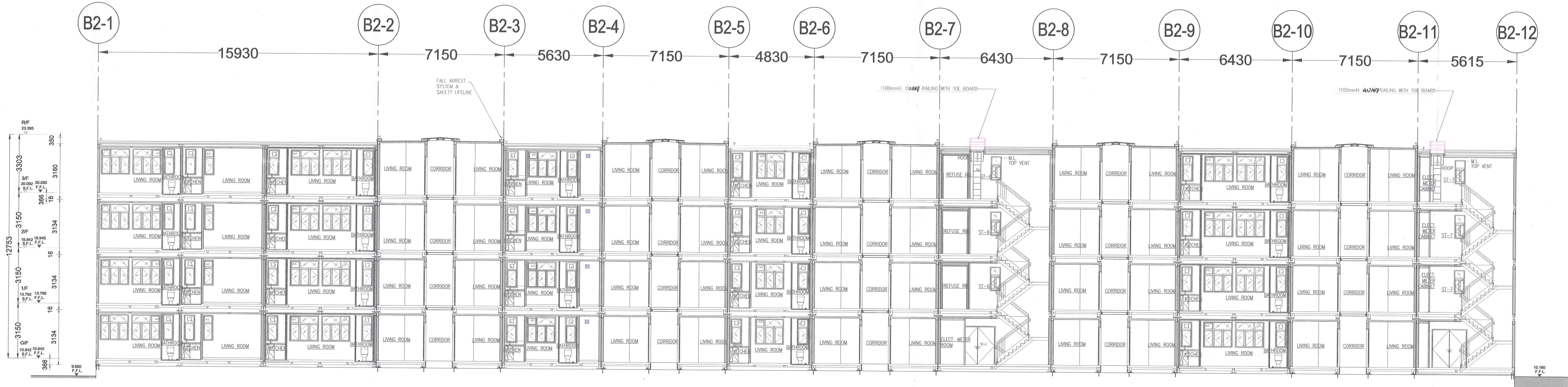
NOTE: This plan has been submitted on a normal office basis under the transitional provisions, which are permitted to proceed before the submission of the preliminary architectural and structural drawings to the Building Authority, and the approval of the Building Authority and the issuance of the Building Control Order and the commencement of the works.

Plan Approved  
  
WONG Wing-chi  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JULY 2023

The works shown on these plans are Type II works (Buildings 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  
(BLOCK A)



SECTION B-B  
(BLOCK B)

D.D. REF. 2/9173/2H(TH)  
F.S.D. REF. FPN 8/31612(9)  
NOTES:  
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REV.	DATE	DESCRIPTION
B	05/2023	GENERAL REVISION
A	02/2023	GENERAL REVISION

CLIENT:  
**仁愛堂**  
YAN OI TONG

PROJECT MANAGER:  
**市區重建局**  
URBAN RENEWAL  
AUTHORITY

MAIN CONTRACTOR:  
**華營建築有限公司**  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES  
TEL: 5489-1990 FAX: 5520-9403

AP:  
*[Signature]*  
FUNG BRIAN PAK YAN  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KUI, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
SECTION A-A & SECTION B&B /

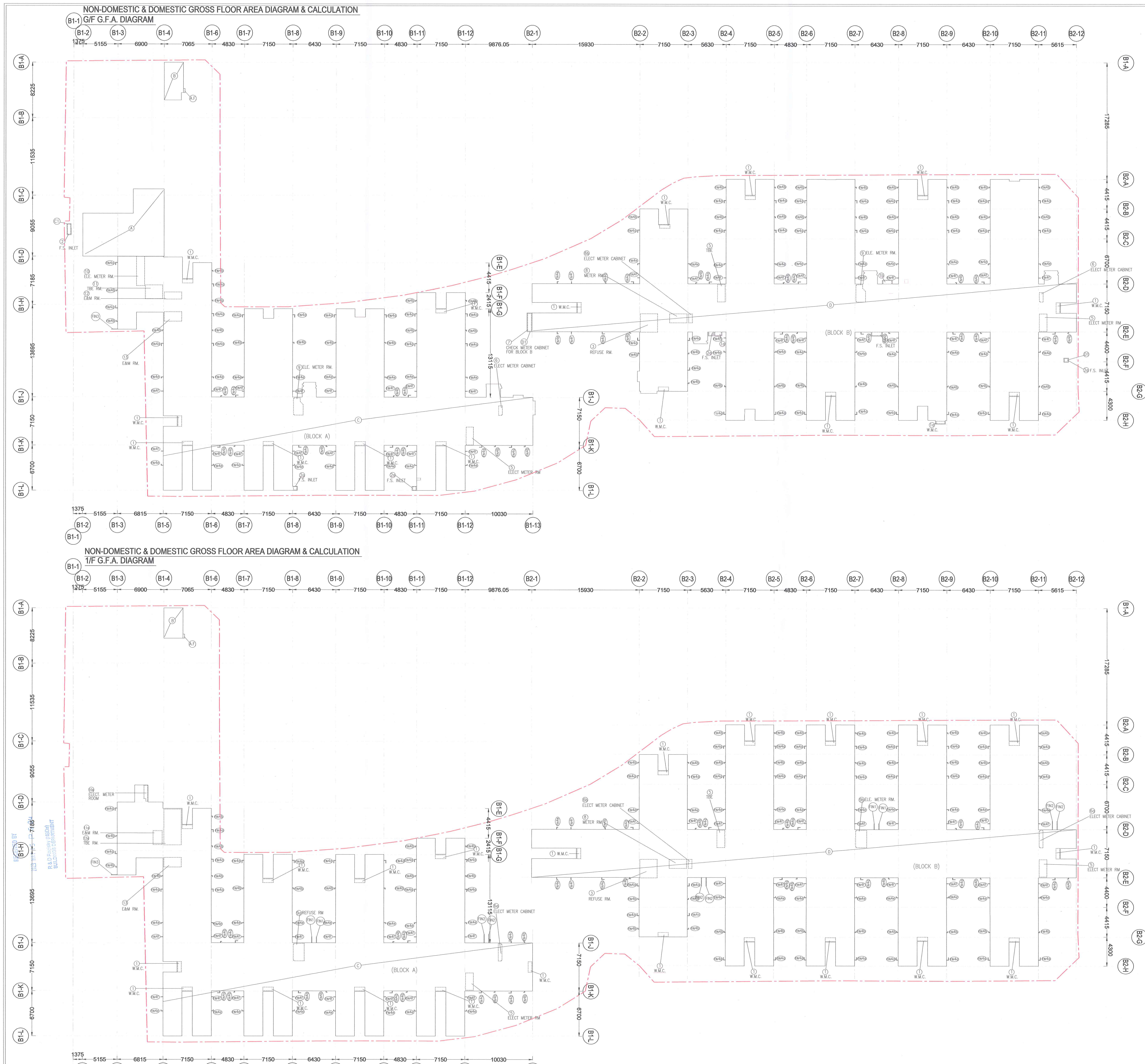
DRAWN BY KP	SCALE 1:100 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWG. NO. 209B
B/S OFFICIAL USE	REVISION B

Plan Approved

Plan Approved  
WORKING CHIEF OFFICER  
Structural Engineering  
FOR BUILDING AUTHORITY  
12 JUN 2023

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

RECEIVED BY  
03 MAY 15 PM 3:04  
BUILDING AUTHORITY



**G/F NON-DOMESTIC G.F.A. CALCULATION**

① FLOOR AREA	= 93.610
②	= 93.610 s.m.

**G/F DOMESTIC G.F.A. CALCULATION**

① STAIRCASE OF BLOCK A	= 15.554 s.m.
② ARCHITECTURE FEATURE	= 0.150 s.m.
③ BLOCK A FLOOR AREA	= 1044.790 s.m.
④ F.S. INLET	= 0.990 s.m.
⑤ BLOCK B FLOOR AREA	= 1512.731 s.m.
⑥ F.S. INLET	= 0.420 s.m.
⑦ CHECK METER CABINET FOR BLOCK B	= 2.100 s.m.
⑧ FNS 3	= 0.045 s.m.
⑨ FNS 4a	= 0.032 x 58 = 1.856 s.m.
⑩ FNS 4b	= 0.086 x 58 = 4.988 s.m.
⑪ FNS 4c	= 0.022 x 58 = 1.276 s.m.
⑫ FNS 4f	= 0.015 x 58 = 0.870 s.m.
<b>TOTAL</b>	<b>= 2380.954 s.m.</b>

**DEDUCT**

① W.M.C.	0.852 x 15 = 12.780
② W.M.C.	0.445 x 2 = 0.890
③ W.M.C.	0.616 = 0.616
④ F.S. INLET	0.725 x 2 = 1.450
⑤ F.S. INLET	0.250 x 4 = 1.000
⑥ REFUSE RM.	7.018 = 7.018
⑦ EMR & TBE	2.912 x 3 = 8.736
⑧ ELEC. METER CABINET	0.774 x 2 = 1.548
⑨ ELEC. METER CABINET	0.729 = 0.729
⑩ CHECK METER CABINET FOR BLOCK B 1.430	= 1.430
⑪ METER RM.	3.382 = 3.382
⑫ ELE. METER RM.	3.300 x 2 = 6.600
⑬ ELE. METER RM.	5.182 = 5.182
⑭ TBE RM.	5.281 = 5.281
⑮ EAM RM.	2.699 = 2.699
⑯ EAM RM.	3.642 = 3.642
<b>TOTAL</b>	<b>= 2517.991 s.m.</b>

**1/F DOMESTIC G.F.A. CALCULATION**

① STAIRCASE OF BLOCK A	= 12.766 s.m.
② ARCHITECTURE FEATURE	= 0.150 s.m.
③ BLOCK A FLOOR AREA	= 1039.885 s.m.
④ BLOCK B FLOOR AREA	= 1483.708 s.m.
⑤ TBE AREA (ACCOUNTABLE)	= 3.056 s.m.
⑥ FNS 1	0.043 x 4 = 0.172 s.m.
⑦ FNS 2	0.062 x 6 = 0.372 s.m.
⑧ FNS 3	0.045 = 0.045 s.m.
⑨ FNS 4a	0.032 x 61 = 1.952 s.m.
⑩ FNS 4b	0.017 x 61 = 1.037 s.m.
⑪ FNS 4c	0.022 x 36 = 0.792 s.m.
⑫ FNS 4f	0.015 x 36 = 0.540 s.m.
<b>TOTAL</b>	<b>= 2534.575 s.m.</b>

**DEDUCT**

① W.M.C.	0.852 x 22 = 18.744
② REFUSE RM.	7.018 = 7.018
③ EMR & TBE	2.912 x 3 = 8.736
④ ELEC. METER CABINET	1.399 x 2 = 2.798
⑤ ELEC. METER CABINET	0.729 = 0.729
⑥ METER RM.	3.382 = 3.382
⑦ REFUSE RM.	4.215 = 4.215
⑧ ELE. METER RM.	4.215 = 4.215
⑨ ELE. METER RM.	1.197 = 1.197
⑩ EAM RM.	2.786 = 2.786
⑪ TBE RM.	15.578 = 15.578
⑫ EAM RM.	3.677 = 3.677
<b>TOTAL</b>	<b>= 2463.500 s.m.</b>

B.D. REF. 2/9173/2(1H)  
F.S.D. REF. FPN 8/31612(9)

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REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
**仁愛堂**  
YAN OI TONG

PROJECT MANAGER:  
**市區重建局**  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
**華營建築有限公司**  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES  
1/F, BLOCK A, CHEUNG FAT FACTORY BUILDING, 40-45-57H ON GUO STREET, HUI  
TEL: 3899 1999 FAX: 3899 4960

AP:  
**FUNG BRIAN PAK YAN**  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

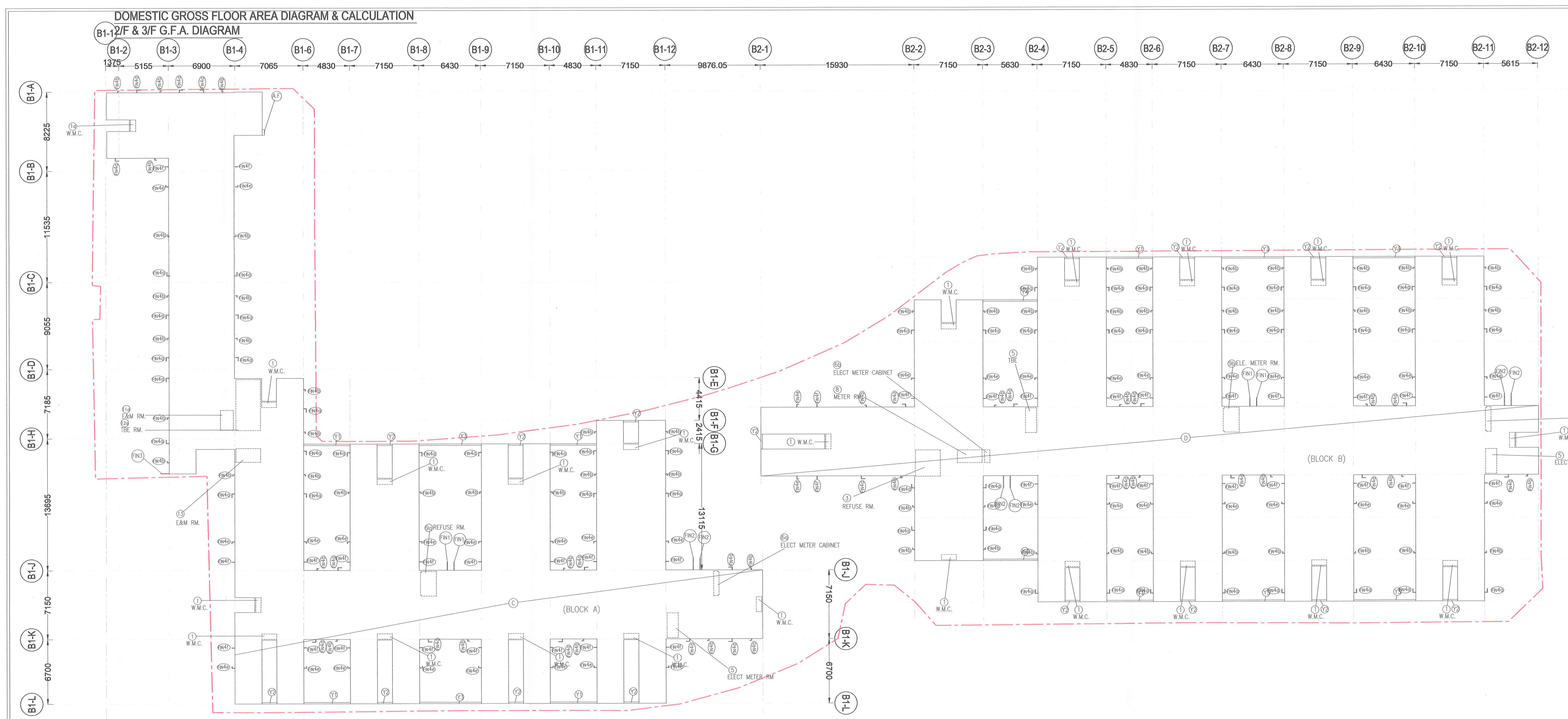
DRAWING TITLE:  
CALCULATION-1

DRAWN BY KP	SCALE 1:200 @ A0	
CHECKED BY BF	DATE 12 MAY 2023	
JOB NO. A-2116	DWG. NO. 210	REVISION E

BDS OFFICIAL USE

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

Plan Approved  
WONG Wing-sha Vickie  
Senior Building Supervisor  
for BBU/URBAN AUTHORITY  
12 JUN 2023



#### UNDER BUILDING (PLANNING) REGULATION

SITE AREA (S)	= 5,540.00s.m.
CLASS OF SITE	= 'A'
MEAN ROAD LEVEL OF HUNG YUEN ROAD	= 9.405mpd
(9.36 + 9.45) / 2	= 13.99m
ACTUAL BUILDING HEIGHT	= 23.395
(23.395 - 9.405)	= 13.99m
(MEAN HEIGHT = (23.742 + 23.047) / 2 = 23.395	
PERMITTED NON-DOMESTIC S.C. (NOT EXCEEDING 15m)	= 100% (5,540.00s.m.)
ACTUAL NON-DOMESTIC S.C.	= 1.89%
93.610 / 5,540 x 100%	
PERMITTED DOMESTIC S.C. (100-1.89)/66.6/100	= 65.474%
ACTUAL	= 53.53% < 65.474%
2965.572 / 5540.00 x 100%	
PERMITTED DOMESTIC PLOT RATIO	= 3.3
ACTUAL	= 2517.991
G/F	= 2463.500
1/F	= 5414.100
2/F-3/F	= 19.331
(TAA)	= 10414.922 s.m.
ACTUAL NON DOMESTIC PLOT RATIO	= 3.310 / 5540 = 0.017 < 5
PERMITTED DOMESTIC PLOT RATIO	= 10409.924 / 5540 = 1.879 < 3.289
REMAINING DOMESTIC PLOT RATIO	= (5-0.017)x3.3/5 = 3.289

#### UNDER PLANNING CONDITION

SITE AREA	= 5,540.00s.m.
PERMITTED BUILDING HEIGHT	= NOT EXCEEDING 15m
ACTUAL BUILDING HEIGHT	= 13.99m < 15m
23.395 - 9.405 (MEAN ROAD LEVEL OF HUNG YUEN ROAD)	
PERMITTED DOMESTIC S.C.	= 55% (3047.00s.m.)
ACTUAL	= 53.53% < 55%
2965.572 / 5540.00 x 100%	
PERMITTED NON-DOMESTIC MAX. G.F.A. = 0.017 x 5540	= 94.810 s.m.
ACTUAL	= 93.610s.m. < 94.810s.m.
G/F	
PERMITTED DOMESTIC MAX. G.F.A. = 3.289 x 5540	= 18221.060 s.m.
ACTUAL	= 2517.991
G/F	= 2463.500
1/F	= 5414.100
2/F-3/F	= 19.331
(TAA)	= 10414.922 < 18221.060 s.m.



#### 2/F & 3/F DOMESTIC G.F.A. CALCULATION

BLOCK A FLOOR AREA	= 1274.543 s.m.
ARCHITECTURE FEATURE	= 0.150 s.m.
BLOCK B FLOOR AREA	= 1481.142 s.m.
	= 2756.835 s.m.

#### DOMESTIC SITE COVERAGE AREA CALCULATION

BLOCK 1	= 1435.620 s.m.
F.S. INLET	= 0.950 s.m.
BLOCK 2	= 1514.831 s.m.
F.S. INLET	= 0.420 s.m.

#### OPEN SPACE CALCULATION

PROVIDED COVER AREA	= 1485.526 s.m.
2971.052 x 1/2	
FLOOR AREA - (G) + (H) + (I) + (J) + (K) + (L)	= 444.786
FLOOR AREA - (G) + (H) + (I) + (J) + (K) + (L)	= 112.243 + 177.866 + 99.031 + 104.664 + 86.168
FLOOR AREA - (I)	= 1080.385
	= 2004.983s.m. > 1485.526s.m.

#### GREEN AREA CALCULATION

GREEN AREA PROVIDED = 945.578 s.m. / SITE AREA (S) 5540.00 s.m. x 100% = 17.068 %

B.D. REF. 2/9173/21(TH)  
F.S.D. REF. FPN 8/31612(9)

NOTES:  
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REV.	DATE	DESCRIPTION
E	05/2023	GENERAL REVISION
D	02/2023	GENERAL REVISION
C	02/2023	GENERAL REVISION
B	07/2022	GENERAL REVISION
A	03/2022	GENERAL REVISION

CLIENT:  
**仁愛堂**  
YAN OI TONG

PROJECT MANAGER:  
**市區重建局**  
URBAN RENEWAL AUTHORITY

MAIN CONTRACTOR:  
**華營建築有限公司**  
CR CONSTRUCTION CO. LTD.

AUTHORIZED PERSON / ARCHITECTURAL DESIGNER:  
**OIYN LIMITED**  
FOR ARCHITECTS & ASSOCIATES

AP:  
**FUNG BRIAN PAK YAN**  
Authorized Person

PROJECT:  
PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
CALCULATION-2

DRAWN BY KIP	SCALE 1:200 @ A0
CHECKED BY BF	DATE 12 MAY 2023
JOB No. A-2216	DWGNO. 211
REVISED BY	REVISION E

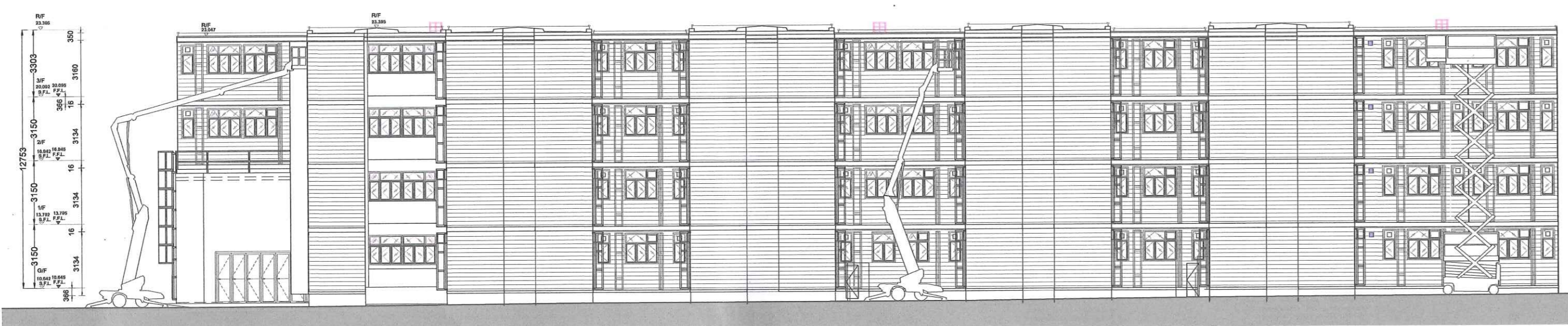
Plan Approval:  
WING WING YUK  
Senior Building Surveyor  
for BUILDING AUTHORITY  
12 JUN 2023

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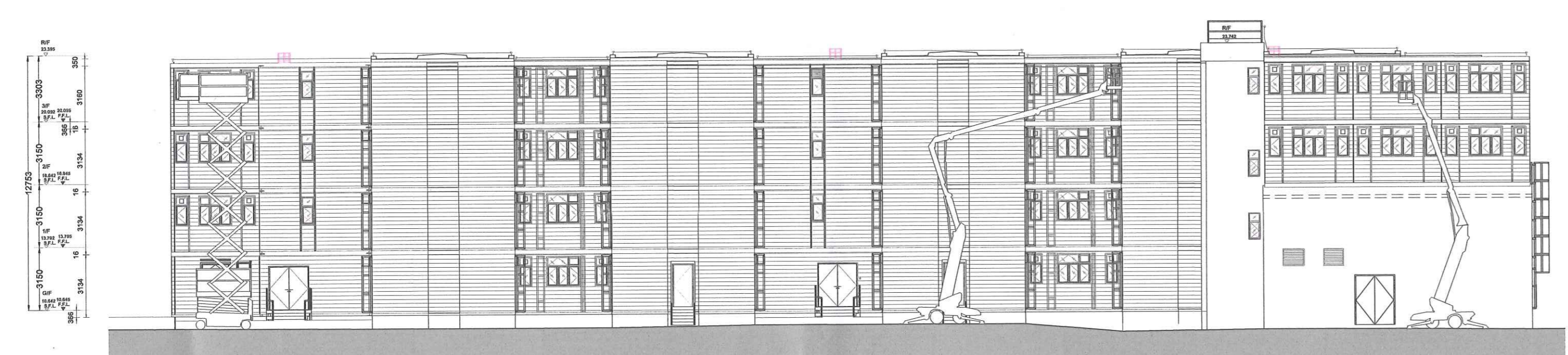


**MAINTENANCE & REPAIR ACCESS PROPOSAL (ROOF PLAN)**  
1:250

**LEGEND:**  
 - M&R ACCESS BY POWER-OPERATED ELEVATING PLATFORM FOR EXTERNAL WALL FROM G/F TO R/F  
 - EXTENT OF ROOF FALL ARREST SYSTEM



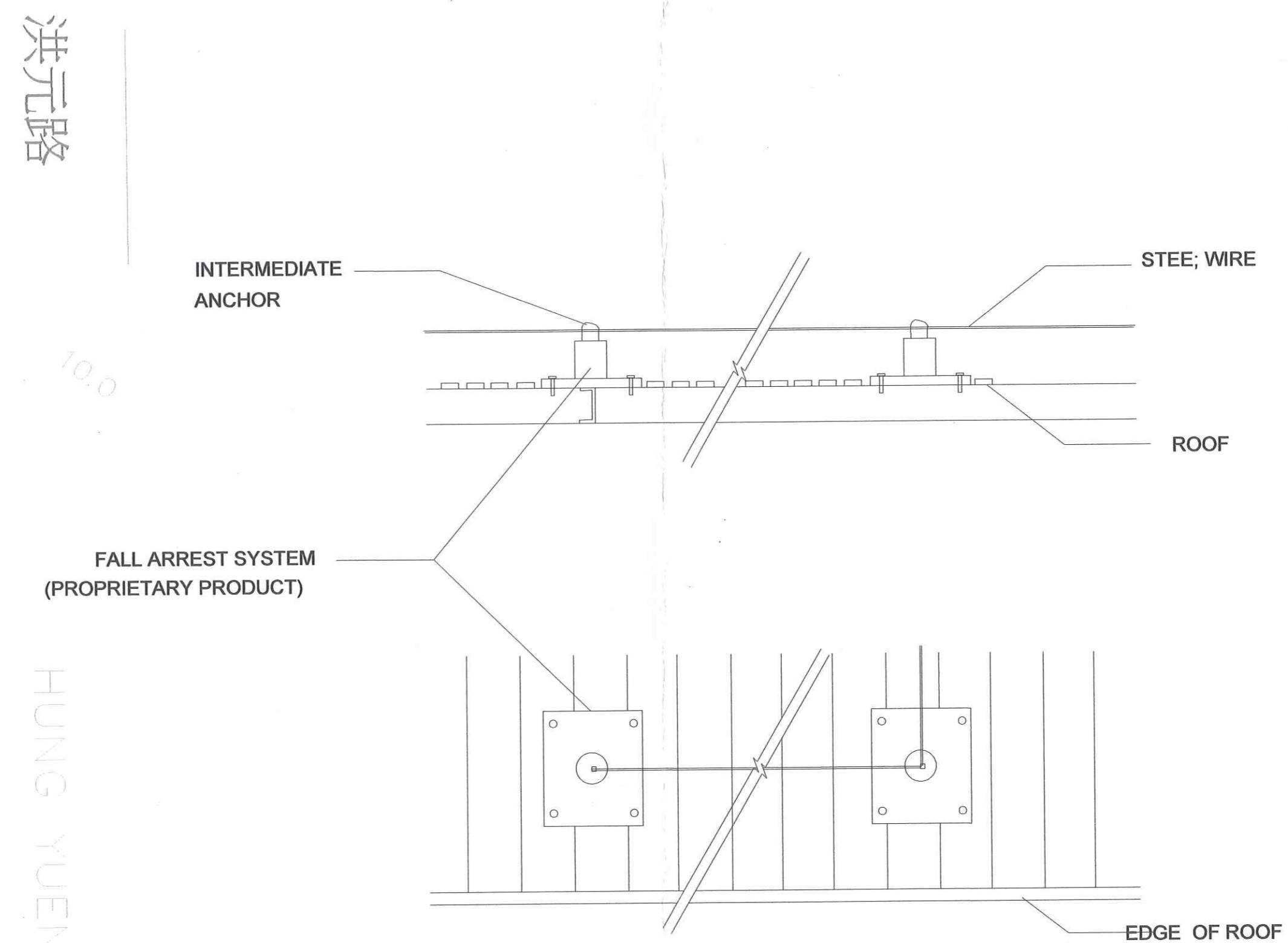
**ELEVATION A**



**ELEVATION B**

**POWER OPERATED ELEVATING WORK PLATFORM**

MAR ACCESS BY ROOM LIFT		MAR ACCESS BY SCISSOR LIFT	
GENE 45/25 ROOM LIFT	GENE 4047DC SCISSOR LIFT		
BRAND	BRAND		
TYPE	TYPE		
MAX WORKING HEIGHT	MAX WORKING HEIGHT		
CAPACITY	CAPACITY		
MACHINE WEIGHT	MACHINE WEIGHT		
MACHINE WIDTH	MACHINE WIDTH		
MACHINE LENGTH	MACHINE LENGTH		



**TYPICAL DETAIL (PLAN) OF FALL ARREST SYSTEM (PROPRIETARY PRODUCT)**  
N.T.S.

**CHECKLIST FOR PROVISION OF MAINTENANCE AND REPAIR ACCESS**

Means of Access Provided	External Building Elements (specify the location as appropriate)
Suspended working platform	<input type="checkbox"/> Air-conditioner platform <input type="checkbox"/> Balcony and utility platform <input type="checkbox"/> Canopy <input type="checkbox"/> Cornice, eave, fin, moulding, overhang, reflector, sun-shade, and other architectural projections <input type="checkbox"/> Curtain wall <input type="checkbox"/> Drying rack <input type="checkbox"/> External cladding <input type="checkbox"/> External drainage pipe <input type="checkbox"/> External vertical greenery <input type="checkbox"/> External wall <input type="checkbox"/> Inaccessible roof <input type="checkbox"/> Planter box <input type="checkbox"/> Projections from a roof <input type="checkbox"/> Projecting window <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify)
Maintenance access window	<input type="checkbox"/> Air-conditioner platform <input type="checkbox"/> Canopy <input type="checkbox"/> Cornice, eave, fin, moulding, overhang, reflector, sun-shade, and other architectural projections <input type="checkbox"/> Drying rack <input type="checkbox"/> External drainage pipe <input type="checkbox"/> External vertical greenery <input type="checkbox"/> External wall <input type="checkbox"/> Signboard <input type="checkbox"/> Planter box <input type="checkbox"/> Projecting window <input type="checkbox"/> Others (please specify) <input type="checkbox"/> Maintenance staircase Projections from a roof <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify)
Maintenance door	<input type="checkbox"/> External vertical greenery <input type="checkbox"/> Inaccessible roof <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify)
Fixed maintenance ladder or external walkway	<input type="checkbox"/> External drainage pipe <input type="checkbox"/> External vertical greenery <input checked="" type="checkbox"/> Inaccessible roof <input type="checkbox"/> Projections from a roof <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify) <input type="checkbox"/> Maintenance access
ladder and gantry system	<input type="checkbox"/> Inaccessible roof <input type="checkbox"/> Projections from a roof <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify)
Power-operated elevating work platform	<input checked="" type="checkbox"/> Air-conditioner platform <input type="checkbox"/> Balcony and utility platform <input type="checkbox"/> Canopy <input type="checkbox"/> Cornice, eave, fin, moulding, overhang, reflector, sun-shade, and other architectural projections <input type="checkbox"/> Curtain wall <input checked="" type="checkbox"/> Drying rack <input type="checkbox"/> External cladding <input checked="" type="checkbox"/> External drainage pipe <input type="checkbox"/> External vertical greenery <input checked="" type="checkbox"/> External wall <input type="checkbox"/> Inaccessible roof <input checked="" type="checkbox"/> Planter box <input checked="" type="checkbox"/> Projections from a roof <input checked="" type="checkbox"/> Projecting window <input type="checkbox"/> Signboard <input type="checkbox"/> Others (please specify)

B.D. REF. 2/9173/2(HH)  
 F.S.D. REF. FPN 8/3161(9)  
 NOTES:  
 1. DO NOT SCALE THIS DRAWING.  
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REV.	DATE	DESCRIPTION
A	05/2023	GENERAL REVISION



AP  
 FUNG BRIAN PAK YAN  
 Authorized Person

PROJECT:  
 PROPOSED TRANSITIONAL HOUSING DEVELOPMENT AT GOVERNMENT LAND IN DD124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

DRAWING TITLE:  
 M&R PLAN

DRAWN BY	SCALE	
KP	AS SHOWN	
CHECKED BY	DATE	
BF	12 MAY 2022	
JOB No.	DWG. NO.	REVISION
A-2216	214	A

B/S OFFICIAL USE

Plan Approved  
 WONG Wing-shi, Vickie  
 Senior Building Services  
 for BUILDING AUTHORITY  
 12 JUN 2023

Notes: This plan was prepared in a... (Building Works) which consent is applied for the use of Fast Track consent application on 33 of the Building (Administration) Regulations.

RECEIVED BY  
 2023 MAY 15 P 5:04  
 BUILDING AUTHORITY