

Proposed Social Welfare Facility (Residential Care Home for the Elderly) in “Residential (Group B)” Zone,  
at 349 Prince Edward Road West, Kowloon

(Planning Application No. A/K10/276)

## **Response-to-Comment Table**

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Comments	Summary & Response
<p><b><u>Comments from Social Welfare Department:</u></b> <b>(Contact Person: Mr Michael PANG Tel: 2116 5939)</b></p> <p>1. While the applicant stated that the facilities accommodated on 9/F would only be used as staff office for facilities management purpose, ancillary facilities accommodated on 8/F, including the physiotherapy room, common area, flat roof of the proposed RCHE to which the residents will have access, are situated at a height more than 24 m above the ground floor. The applicant is advised to review the layout plan of 8/F which is accessible by residents.</p> <p>Please note that any additional fire safety requirements of Fire Services Installations and management of the proposed RCHE with a view to meeting the needs of rescue, evacuation and contingency management would have to be fulfilled when the proposal is assessed on case-by-case basis in consultation with the Fire Services Department during the licence application stage.</p> <p>2. No further comments on the understanding that the proposed RCHE will comply with all statutory and licensing requirements in relation to Heating, Lighting and Ventilation as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, its subsidiary legislation and the latest version of the Code of Practice for Residential Care Homes (Elderly Persons).</p>	<p>Noted. The applicant is prepared to seek approval from the Social Welfare Department (“SWD”) for relaxing the 24m building height restriction of the proposed ancillary facilities of the RCHE during the license application stage.</p> <p>According to the Code of Practice for Residential Care Homes (Elderly Person), “<i>Director of Social Welfare may consider and authorise the relaxation of the concerned RCHE’s height restriction on the premise that the part of the RCHE complies with additional fire safety requirements.</i>” In this connection, the architect has sought advice from the Fire Services Department (“FSD”) to confirm that no additional fire service installations will be required for the proposed ancillary facilities (physiotherapy room and common area) and flat roof on the 8th floor of the subject building. In any event, no part of the dormitory use will be situated at a height more than 24m above the ground floor.</p> <p>Detailed design will be subject to approval by the Buildings Department and further consideration by SWD and other relevant Government department(s) to ensure the proposed RCHE will comply with all relevant requirements.</p> <p>Noted.</p>

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3. No further comments on the understanding that the proposed RCHE will comply with all statutory and licensing requirements in relation to Heating, Lighting and Ventilation as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, its subsidiary legislation and the latest version of the Code of Practice for Residential Care Homes (Elderly Persons).	Noted.

Consolidated by: **KTA Planning Limited**

Date: **26 February 2025**