

Date: 07 June , 2024

TPB Ref : TPB/A/TM-LTY Y/473

Town Planning Board
15/F , North Point Government Offices
333 Java Road, North Point,
Hong Kong

Dear Sir/Madam,

Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Village Type Development" zone at Lot 3674 RP in D.D. 124, Sun Fung Wai, Tuen Mun, New Territories

In reply comments of DSD (Contact Person: Mr. Ryco LEE, Tel: 2300 1629)

The application site granted temporary permission at the date of 2021/07/23 (A/TM-LTY Y/413) by Town Planning Board. It is approved use of Temporary Shop and Services (Real estate agency) for period of 3 years which is expiry on 2024/07/23. The applicant has complied with all the approval conditions within the permission period including Drainage proposal and implementation of drainage proposal.

A/TM-LTY Y/473 is renewal application which is existing condition as same as previous application. The applicant is now submitted as-built record(P1-P3) for your consideration.

In reply comments of FSD (Contact Person: Mr. YAN Chi-ho, Gary, Tel: 2733 7758)

1. The applicant undertaking to confirm there is no change in the layout and proposed uses as compared with the previous application.
2. The latest FSI proposal for planning application no LTY Y/473 as attached herewith.
3. Full set of valid F.S251 covering all the FSIs implemented on the application site as attached herewith and the applicant is requesting FS contractor to conduct annual checking and issue new F.S251 as soon as possible.

Conversation with Planning Department (Mr. Johnny Tam, Tel : 2158 6084)

1. The applicant undertaking that No vehicle is allowed to enter application site.
2. The applicant clarify that A/TM-LTY Y/473 renewal application development parameters as same as A/TM-LTY Y/413.

Should you have any enquiries, Please feel free to contact Mr. Chan at [REDACTED] at your convenience.

Yours Faithfully,



Sun Cheong Management Consultant Limited



P2
1



P3



P1

F.S. NOTES:

— GENERAL

1. IN ACCORDANCE WITH "CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT", CLAUSE 4.14, THE PROVISION OF HOSE REEL SYSTEM, FIRE ALARM SYSTEM, EMERGENCY LIGHTING, EXIT SIGN, PORTABLE HAND OPERATED FIRE FIGHTING EQUIPMENT AND SECONDARY SOURCE OF ELECTRICAL SUPPLY SHALL BE PROVIDED FOR THE PROPOSED TEMPORARY SHOP AND SERVICES.
2. THE AGGREGATE AREA OF PROPOSED STRUCTURE DOES NOT EXCEED 230M². THUS, AN AUTOMATIC SPRINKLER SYSTEM SHOULD NOT BE INSTALLED.
3. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.

— H.R. SYSTEM

1. ON-OFF TYPE HOSE REEL NOZZLES HOUSED IN GLASS-FRONTED CABINETS WITH PADLOCKS SHALL BE INSTALLED AT LOCATION NOT HIGHER THAN 1350 AFFL.
 2. HOSE REEL INSTRUCTION PLANS SHALL BE PROVIDED FOR ALL HOSE REELS.
 3. THE LENGTH OR RUBBER HOSES SHALL NOT BE MORE THAN 30m.
 4. DUTY AND STANDBY FIXED FIRE PUMPS SHOULD BE PROVIDED FOR THE HOSE REEL SYSTEM.
 5. MANUAL FIRE ALARM CONTROL PANEL SHOULD BE PROVIDED AS INDICATED ON G/F FOR FIRE ALARM SIGNALS OF THE HOSE REEL SYSTEM.
 6. THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 4.5mm ORIFICE AND BE FITTED WITH A SIMPLE TWO WAY VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRING LOADED.
 7. ALL FIRE SERVICE INSTALLATIONS SHOULD FULLY COMPLY WITH THE CURRENT REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.
 8. HOSE REELS REFER TO CLAUSE 5.14(b) IN THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT APRIL 2012.
 9. ELECTRICAL CABLES FOR FIRE ALARM BELLS AND FIRE SERVICES PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS6387 CAT CWZ.
 10. A NEW FIBERGLASS F.S. WATER TANK OF EFFECTIVE STORAGE CAPACITY NOT LESS THAN 2000 LITERS SHALL BE PROVIDED ON G/F FOR HOSE REEL SYSTEM.
- FIRE ALARM SYSTEM
1. ACTUATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIXED FIRE PUMP AND SOUND ALL THE ALARM BELLS IN THE WHOLE BUILDING.
 2. THE CAPACITY OF BATTERY IS SUFFICIENT TO MAINTAIN THE SYSTEM IN NORMAL CONDITION FOR 24 HOURS (A.F.A. SYSTEM) AND IT SHALL BE ABLE TO OPERATE THE SYSTEM AT ALARM CONDITION FOR 30 MINUTES.

— OTHERS

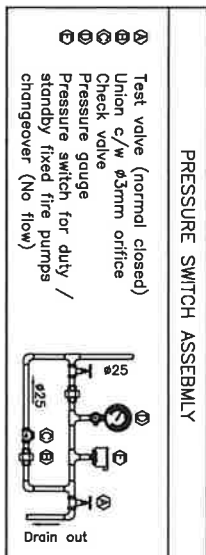
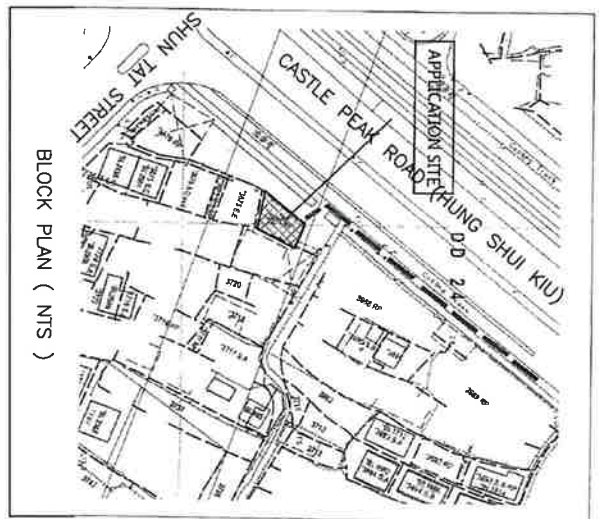
1. ALL EXITS AND EXIT ROUTES SHALL COMPLY WITH CODE OF PRACTICE & FSD C.L. 5/08 AND TO BE CLEARLY INDICATED BY ILLUMINATED "EXIT" "HIT" SIGN AND DIRECTIONAL SIGNS IN CHINESE AND ENGLISH CHARACTERS OF NOT LESS THAN 125MM HIGH W/. 15MM WIDE STROKES.
2. EMERGENCY LIGHTING SHALL COMPLY WITH BS EN 1838/1999 AND TO BE PROVIDED THROUGHOUT THE ENTIRE BUILDING AND SHALL COMPLY WITH BS 5286: PART 1 AND BS EN 1838 EXCEPT THAT OF EXIT SIGNS.
3. THE PROPOSED SECONDARY SOURCE OF THE ELECTRICAL SUPPLY IS TIED OFF BEFORE THE INCOMING MAIN SWITCH FOR THE ESSENTIAL LOADING OF THE FIRE SERVICES INSTALLATIONS.

ABBREVIATIONS

F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
L/L	LOW LEVEL
M/L	MIDDLE LEVEL
H/L	HIGH LEVEL
AFFL	ABOVE FINISHED FLOOR LEVEL
F.S.	FIRE SERVICES
HR	FIRE HOSE REEL
M.H.	ACCESS MANHOLE
V.P.	VENT PIPE
O.F.	OVERFLOW PIPE
MFA	MANUAL FIRE ALARM

LEGENDS

	FIRE HOSE REEL
	MFA CALL POINT UNIT (BREAKGLASS TYPE)
	FIRE ALARM BELL
	MFA CONTROL PANEL
	FIXED FIRE PUMP CONTROL PANEL
	FIXED FIRE PUMP SETS ARRANGEMENT
	FIXED FIRE PUMP
	GATE VALVE
	CHECK VALVE
	BALL FLOAT VALVE
	AUTOMATIC AIR VENT
	CHECK METER POSITION
	PRESSURE SWITCH ASSEMBLY
	EXIT SIGN
	EMERGENCY LIGHT (WALL MOUNT)
	5KG CO2 PORTABLE FIRE EXTINGUISHER
	FLASHING LIGHT



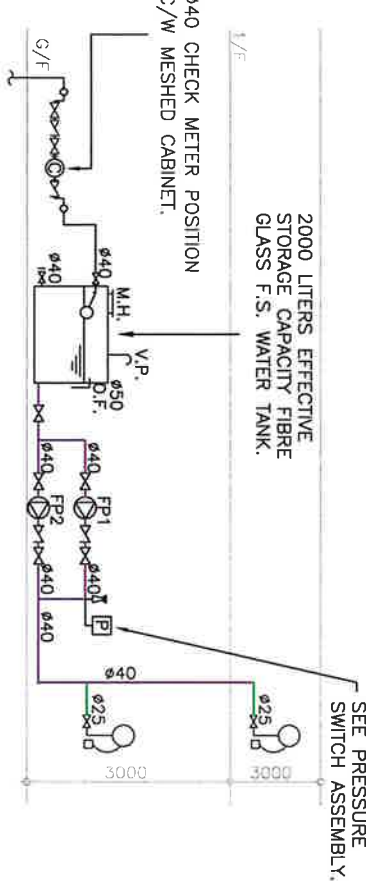
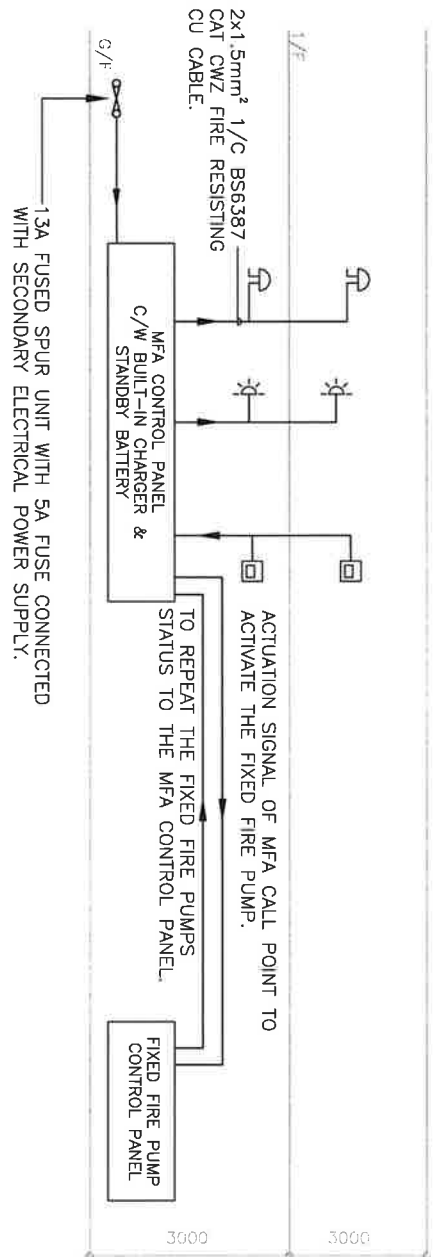
PIPE SIZE	COLOUR
φ25	GREEN
φ40	PURPLE

Project:
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:
F.S. NOTES, ABBREVIATIONS, LEGENDS, BLOCK PLAN, COLOUR CODE FOR PIPE SIZE AND PRESSURE SWITCH ASSEMBLY

FSI Contractor:
基業消防工程有限公司
KEI YIP FIRE ENGINEERING LTD.

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No. FS-01	Rev
Scale: NTS	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5
2/2022	AS PER PLANNING DEPARTMENT COMMENT 22/2/2022		6

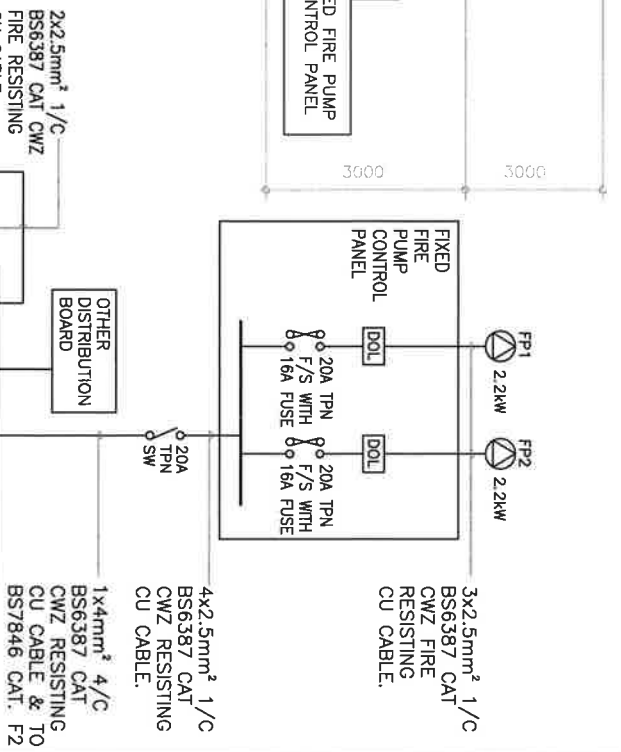


STATUS OF FIXED FIRE PUMP LOADING PANEL

1. FP1 POWER SUPPLY ON	5. FP2 PUMP RUNNING
2. FP1 PUMP RUNNING	6. FP2 PUMP FAILED
3. FP1 PUMP FAILED	7. F.S. WATER TANK WATER HIGH LEVEL
4. FP2 POWER SUPPLY ON	8. F.S. WATER TANK WATER LOW LEVEL

FIXED FIRE PUMP SCHEDULE

PUMP CODE	DESCRIPTION	PUMP MOTOR POWER RATING (kW)	FLOW RATE PUMP HEAD (L/min)	PUMP HEAD (BAR)
FP1	FIXED FIRE PUMP (DUTY & STANDBY)	2.2	36	5



Project:
F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.

Drawing Title:
FIXED FIRE PUMP SCHEDULE, STATUS OF FIXED FIRE PUMP LOADING PANEL, SCHEMATIC PIPING DIAGRAM FOR HOSE REEL SYSTEM, SCHEMATIC CONTROL WIRING DIAGRAM FOR MFA SYSTEM & PRIMARY AND SECONDARY POWER SUPPLY WIRING DIAGRAM FOR F.S. SYSTEM.

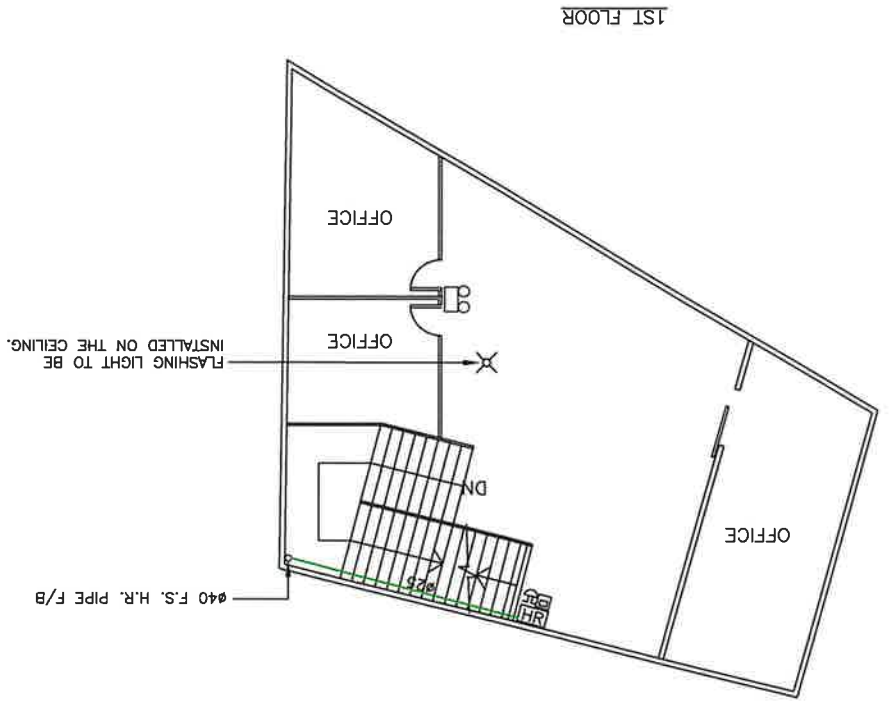
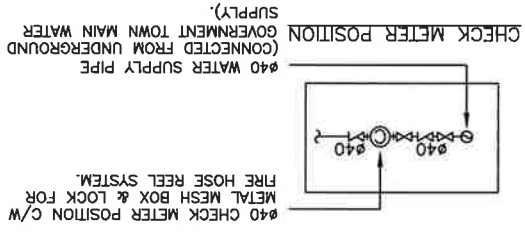
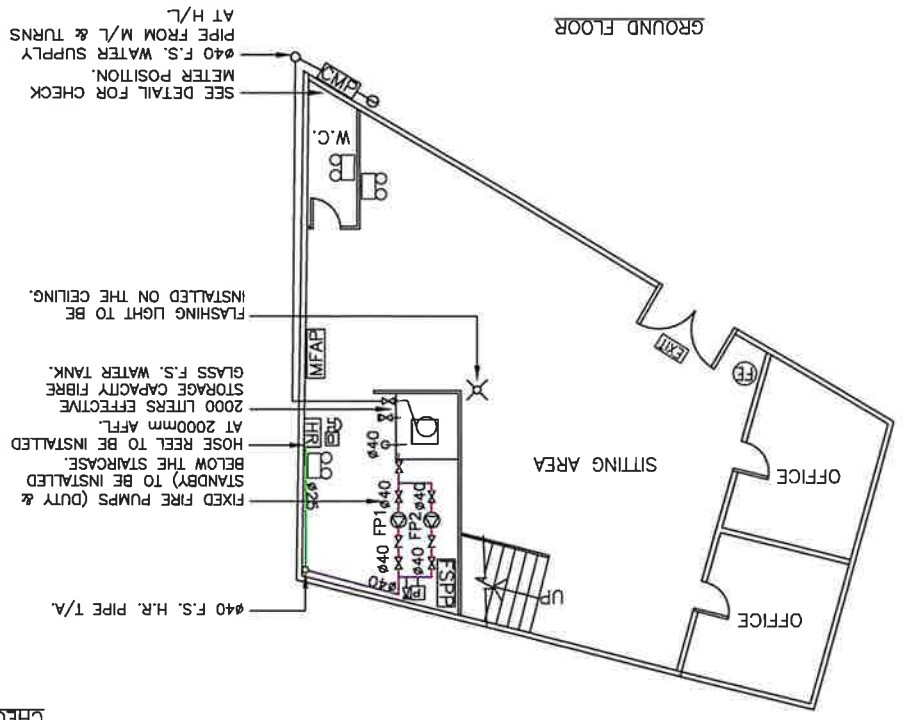
FSI Contractor:
基業消防工程有限公司
KEI YIP FIRE ENGINEERING LTD.

Cad Ref: PTS/FS/DWG-01	Dwg. Date: 17-NOV-2015	Dwg. No.: FS-02	Rev
Scale: NTS	Drawn: P.L. YAU	Checked: CAD	
DATE	DESCRIPTION		
4/2017	AS PER PLANNING DEPARTMENT COMMENT 30/3/2017		4
11/2018	AS-FITTED		5
2/2022	AS PER PLANNING DEPARTMENT COMMENT 22/2/2022		6

Project: F.S. LAYOUT PLAN OF PROPOSED TEMPORARY SHOP AND SERVICE (REAL ESTATE AGENCY) AT LOT 3674 RP IN D.D124, SUN FUNG WAI, TUEN MUN, N.T.
 Drawing Title: F.S. FLOOR LAYOUT PLAN OF GROUND FLOOR AND FIRST FLOOR, FIXED FIRE PUMP SETS ARRANGEMENT & CHECK METER POSITION

FSI Contractor: 基業消防工程有限公司
 KEI YIP FIRE ENGINEERING LTD.

Rev	Dwg. No. FS-03	Checked: CAD
	Dwg. Date: 17-NOV-2015	Drawn: P.L. YAU
	PTS/FS/DWG-01	Scale: 1 : 100@A3
		DATE: 11/2018
		AS PER PLANNING DEPARTMENT COMMENT 22/2/2022
		AS-FITTED
		AS PER PLANNING DEPARTMENT COMMENT 30/3/2017
		DATE: 4/2017
		AS PER PLANNING DEPARTMENT COMMENT 22/2/2022



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8950190

FSD Ref.: _____
消防處編號

Name of Client :
顧客姓名

Name of Building :
樓宇名稱

Street No./Town Lot : Street/Road/Estate Name :
門牌號數/市地段 街道/屋苑名稱

Block : District : Area : HK K NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 9(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1 x 5kg CO2 Gas Type F.E.	G/F Electronic Technical Workshop	Conforms with FSD requirements.	27/07/2023	26/07/2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	NIL		NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL		NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature : _____
授權人簽署

Name : _____
姓名

FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

Date : _____
日期

[Signature]
T. M. KONG GENERAL MANAGER
F.S.D. REGISTERED CLASS I NO. RC1/262
CLASS II NO. RC2/407
CLASS III NO. RC3/143

For and on behalf of
TE THERMO ENGINEERING & CONSULTANTS LTD.
輝武工程有限公司

28/07/2023

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS
 消防（裝置及設備）規例
 (Regulation 9(1))
 (第九條(1)款)
 CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT
 消防裝置及設備證書

A 9151927

FSD Ref.: _____
 消防處檔號

Name of Client : **Sun Cheong Security and Property Management Limited**
 顧客姓名

Name of Building : _____
 樓宇名稱

Street No./Town Lot : **716** Street/Road/Estate Name : **Sun Fung Wai**
 門牌號數/市地段 街道/屋苑名稱

Block : _____ District : **Tuen Mun** Area : HK K NT
 座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting (5 NOS)	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
12	Exit Sign (1 SET)	G/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
13	Fire Alarm Systems(MFA) (Including Flashing Light)	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024
16	HR System	G/F-1/F	Conforms with FSD requirements.	27/07/2023	26/07/2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作					
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
	NIL		NIL		

Part 3 第三部 Defects 損壞事項				
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
	NIL		NIL	



I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核
 This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature 受權人簽署
 Name 姓名: **Li Cheuk Yuen**
 FSD/RC No.: **RC1/484, RC2/453**
 消防處註冊號碼
 Company Name 公司名稱: **Kei Yip Fire Engineering Ltd.**
 Telephone 聯絡電話: _____
 Date 日期: **28/07/2023**

For FSD use only.
 Inspected
 Key-in
 Verified