



BUILDING AUTHORITY OF HONG KONG
Form BD 106
BUILDINGS ORDINANCE
(Chapter 123)
Section 42

Permit under Section 42

Permit No. MW 001/2018(MOD)
Our Ref. No. MW 001/2018(MOD)
To : Hong Kong Council of Social Service
Room 505, 5/F, Harcourt House
39 Gloucester Road, Wanchai, Hong Kong

Date 22nd October 2018

In exercise of the powers vested in me by section 42 of the Buildings Ordinance, I hereby grant modification of and/or exemption from the provisions of –

(A) **Building (Planning) Regulation 30**

To permit the reduction of natural lighting and ventilation for the living areas in the flats as shown on the attached plans (Dwg nos. A-01-1 to A-01-7).

(B) **Building (Planning) Regulation 45**

To permit the non-provision of kitchen in the flats as shown on the attached plans (Dwg nos. A-01-1, & A-01-3 to A-01-7).

(C) **Building (Planning) Regulation 36**

To permit the reduction of natural lighting and ventilation for pantry in the flats as shown on the attached plans (Dwg nos. A-01-1, & A-01-3 to A-01-7).

in respect of the following flats (total: 62 flats):

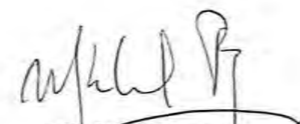
- Front Portion on 1/F, 2/F, 4/F to 7/F, No. 68A To Kwa Wan Road, Kowloon;
- Rear Portion on 1/F, 3/F to 7/F, No. 68A To Kwa Wan Road, Kowloon;
- Front Portion on 1/F to 3/F, 5/F, No. 68B To Kwa Wan Road, Kowloon;
- Rear Portion on 1/F, 2/F, 5/F to 7/F, No. 68B To Kwa Wan Road, Kowloon;
- Front Portion on 4/F to 7/F, No. 68C To Kwa Wan Road, Kowloon;
- Rear Portion on 3/F to 7/F, No. 68C To Kwa Wan Road, Kowloon;
- Front Portion on 3/F, No. 70 To Kwa Wan Road, Kowloon;
- Rear Portion on 2/F, 4/F to 7/F, No. 70 To Kwa Wan Road, Kowloon;
- Front Portion on 3/F, 5/F, 7/F, No. 70A To Kwa Wan Road, Kowloon;
- Rear Portion on 1/F to 4/F, 6/F, No. 70A To Kwa Wan Road, Kowloon;
- Front Portion on 4/F, No. 70B To Kwa Wan Road, Kowloon;
- Rear Portion on 2/F to 6/F, No. 70B To Kwa Wan Road, Kowloon;
- Front Portion on 2/F to 7/F, No. 70C To Kwa Wan Road, Kowloon;
- Rear Portion on 1/F to 3/F, 5/F to 7/F, No. 70C To Kwa Wan Road, Kowloon.

on (lot no.) K.I.L. 4148 R.P. & s.D. as shown on the attached plans (Dwg nos. A-01-1 to A-01-7) under our Ref. No. MW 001/2018(MOD).

2. This permit is granted subject to the following conditions:-

- (a) Regarding item (A), artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the living areas to the satisfaction of the Building Authority;

- (b) Regarding item (B),
- (i) no cooking facilities with naked flame to be installed in the concerned flats;
 - (ii) a communal pantry with an openable window to be provided; and
 - (iii) FSD approved standalone smoke detector or heat detector to be provided at a strategic location near the counter top to the satisfaction of the Building Authority;
- (c) Regarding item (C), artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the entire area in which the sink is located to the satisfaction of the Building Authority;
- (d) Regarding items (A) & (B),
- (i) the flats shall be properly used and managed according to the Management Plan submitted on 19th July 2018 and agreed by the Building Authority;
 - (ii) An inspection report to certify that the flats comply with the Management Plan and no alterations or additions have been made to the flats as shown on the plans mentioned in paragraph 1 above (including but not limited to the mechanical ventilation and the permanent vent are in good working order, no cooking with naked flame, etc.) shall be submitted by an Authorized Person annually; and
 - (iii) This permit is given in recognition of the letter submitted by the non-profit making organization/institution (NPO) dated 19th July 2018. The undertaking and this permit shall be incorporated into every tenancy agreement between the NPO and the occupants of the flats as mentioned in paragraph 1 above.
3. This permit will be revoked if :-
- (a) the certificates of completion of minor works under the simplified requirements as shown on the plans (Dwg nos. A-01-1 to A-01-7) under our Ref. No. MW 001/2018(MOD) have not been submitted on or before 21st April, 2019; or
 - (b) the NPO above has been changed.
4. Upon expiry on the tenancy agreement between the NPO and the owner(s) of the flats as mentioned in paragraph 1 above, the flats shall be reinstated in accordance with the approved plans or in state that with compliance with the Buildings Ordinance and regulations and inform Buildings Department immediately.
5. There should not be alteration or addition to the flats as shown on the plans mentioned in paragraph 1 above unless a new permit for the revised layout is obtained. In case of contravention of any conditions in paragraph 2 above, the Building Authority:-
- (a) may instigate prosecution proceedings under section 40(2) of the Buildings Ordinance and any person convicted of such offence is liable to be a fine at level 6 and to imprisonment for 2 years; and
 - (b) would reserve the right to serve an order under section 24AA of the Buildings Ordinance requiring the removal of the minor works, alteration of the minor works or reinstatement of the concerned flats in accordance with the latest approved plan(s).
6. The annual inspection mentioned in para. 2(d)(ii) above should be carried out in October every year. The first annual inspection should be carried out in October 2019 and the inspection report should be submitted on or before 21st October 2019.


(PANG Yuk-lung)
Chief Building Surveyor
for Building Authority

c.c. BD 106 Register
AP- Mr. HO Kui-yip
City Fair Development Limited

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
2/F FRONT PORTION AT 68A, 68B, 70C; REAR PORTION AT 68B, 70, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	



SITE PLAN (SCALE 1:2000)

ED REF: -
 FSD REF: -
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NOTES:

REV.	DATE	DESCRIPTION

free vision
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 Unit 8, 8/F, Tower 8, 888 Connaught Road, Kowloon, H.K.
 Tel: 35237188 Fax: 35237178 Email: free.vision@freevision.com.hk

AUTHORIZED PERSON

 HO KUI-YIP, Vincent
 MA, FHKS
 Registered Professional Surveyor (S)
 Authorized Person

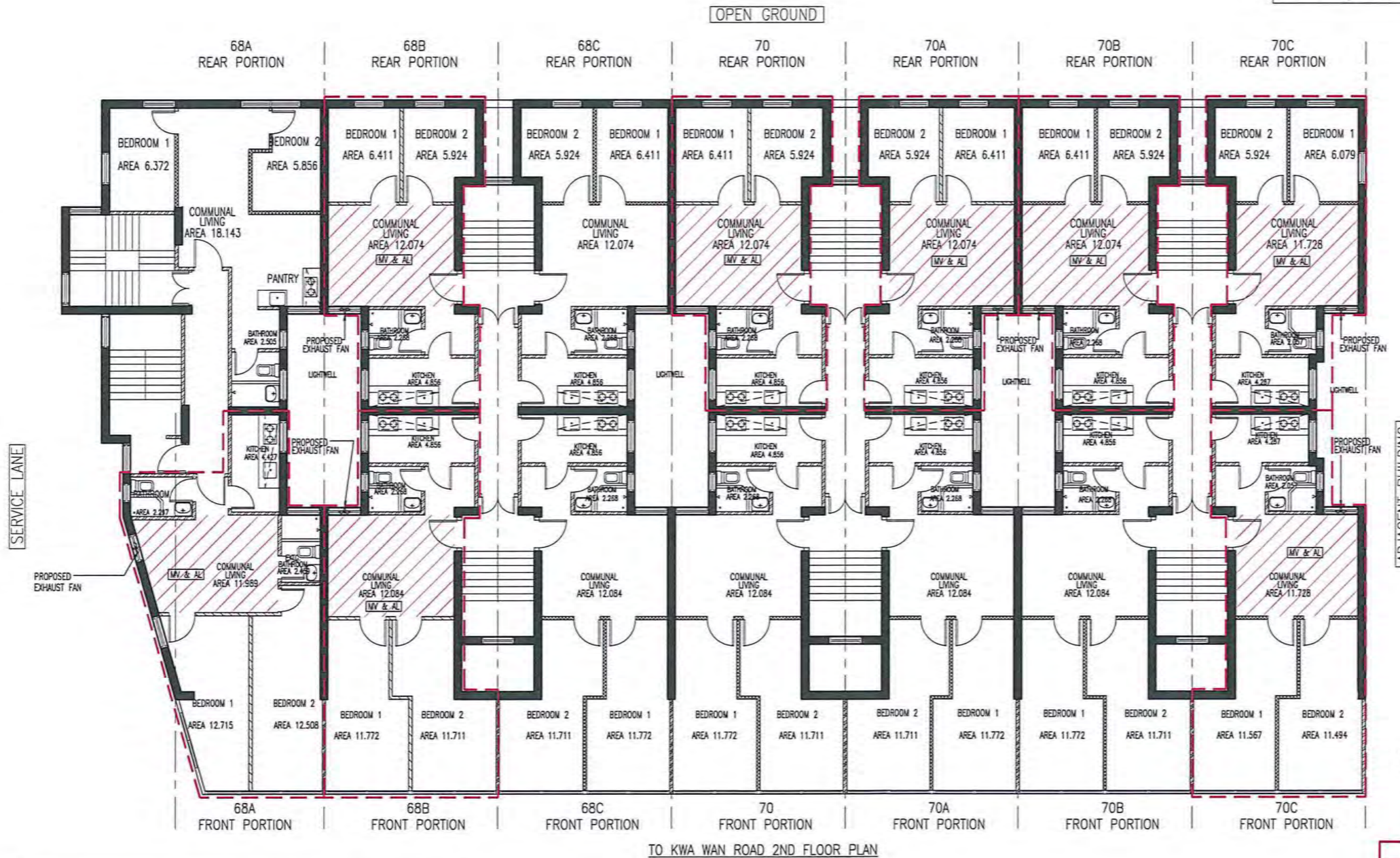
REGISTERED STRUCTURAL ENGINEER

PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 2ND FLOOR PLAN

JOB NO.	JHK817061a	DRAWN	CC
DATE	19.07.2018	CHECKED	FCL
SCALE	N.T.S.	APPROVED	WH
DWG. NO.	A-01-2	REV.	-

AUTHORITY APPROVAL:



TO KWA WAN ROAD 2ND FLOOR PLAN

TO KWA WAN ROAD

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302567, MW180302558, MW180302560	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70B, FRONT PORTION AT 70C, REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
3/F FRONT PORTION AT 68B, 70, 70A, 70C; REAR PORTION AT 68A, 68C, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
3/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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 FID REF: -
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NOTES:

REV. DATE DESCRIPTION

free vision
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 Surveyors - Planners - Designers
 Unit 8, 7/F, Tower 8, E-Max Centre, 180 Wing Lok Street, Kowloon, H.K.
 Tel: 3427 1888 Fax: 3422 7178 Email: free.vision@hk.com.hk

AUTHORIZED PERSON

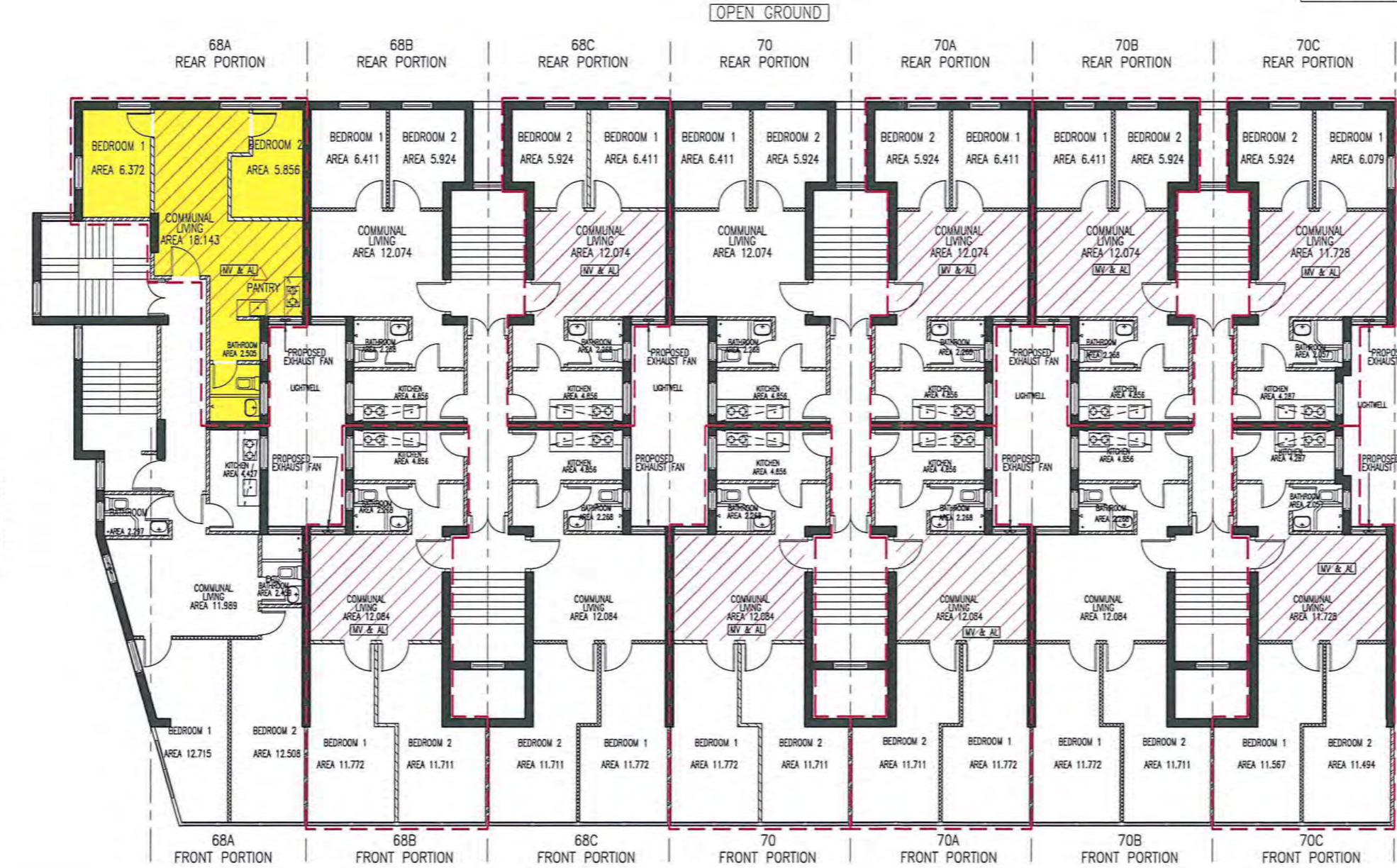
 HO Kiu-yip, Vincent
 MA, FHKIS
 Registered Professional Surveyor (S)
 Authorized Person
 REGISTERED STRUCTURAL ENGINEER

PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 3RD FLOOR PLAN

CHKD.	JHK17061a	DRWN.	CC
DATE	19.07.2018	CHECKD.	FCL
SCALE	N.T.S.	APPROVD.	YH
DWG. NO.	A-01-3	REV.	-

AUTHORITY APPROVAL:



SERVICE LANE

ADJACENT BUILDING

TO KWA WAN ROAD 3RD FLOOR PLAN

TO KWA WAN ROAD

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL

- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

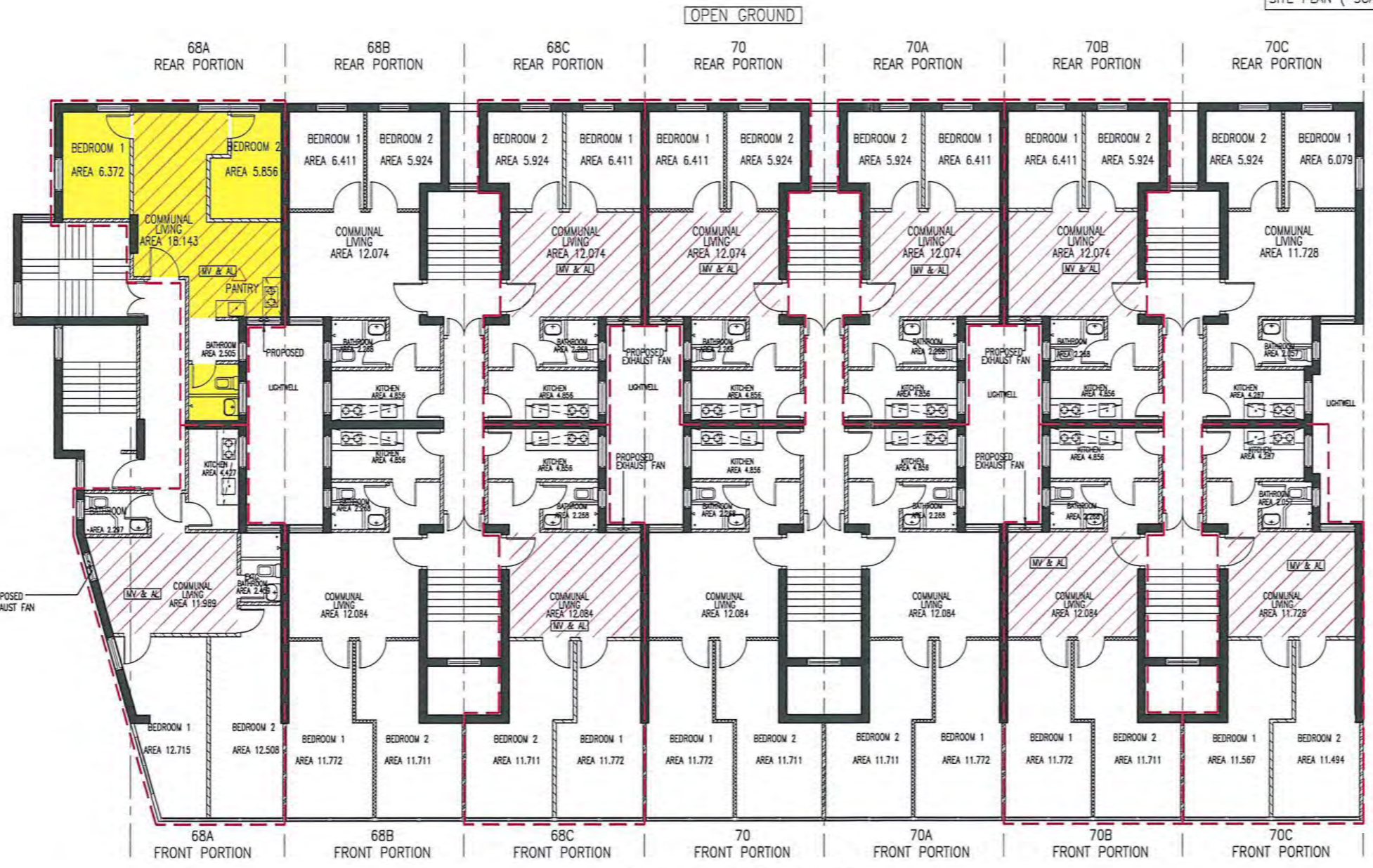
MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302550, MW180302562, MW180302571, MW180302570, MW180302573	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	FRONT PORTION AT 70A, REAR PORTION AT 70A, REAR PORTION AT 70B, FRONT PORTION AT 70C REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
4/F FRONT PORTION AT 68A, 68C, 70B & 70C; REAR PORTION AT 68A, 68C, 70, 70A & 70B	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	



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FD REF: -
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NOTES:



REV. DATE DESCRIPTION
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AUTHORIZED PERSON

HO Kai-yip, Vincent
MA, P.Eng.
Registered Professional Surveyor (S.S.)
Authorized Person

REGISTERED STRUCTURAL ENGINEER

PROJECT
HKCSS COMMUNITY HOUSING MOVEMENT
68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE
4TH FLOOR PLAN

GENERAL NOTES:
1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

JOB NO.	JHK17061a	SKIN	CC
DATE	19.07.2018	DESIGN	FCL
SCALE	N.T.S.	APPROVED	VH
DWG NO.	A-01-4	REV.	-

AUTHORITY APPROVAL:

MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302545, MW180302569	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70, FRONT PORTION AT 70B
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
5/F FRONT PORTION AT 68A, 68B, 68C, 70A & 70C; REAR PORTION AT 68A, 68B, 68C, 70, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
5/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



SITE PLAN (SCALE 1:2000)

5/F REF: -
 6/F REF: -
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NOTES:

REV.	DATE	DESCRIPTION

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AUTHORIZED PERSON

 HO Kai-yip, Vincent
 MA, FHKIS
 Registered Professional Surveyor (BS)
 Authorized Person

REGISTERED STRUCTURAL ENGINEER

PROJECT
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE
 5TH FLOOR PLAN

JOB NO.	AHK817061a	DRAWN	CC
DATE	19.07.2018	CHECKED	FCL
SCALE	N.T.S.	APPROVED	VH
DWG NO.	A-01-5	REV.	-

AUTHORITY APPROVAL:



TO KWA WAN ROAD 5TH FLOOR PLAN

TO KWA WAN ROAD

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302565, MW180302555	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	FRONT PORTION AT 70A, REAR PORTION AT 70B
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL

- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
6/F FRONT PORTION AT 68A, 68C & 70C; REAR PORTION AT 68A, 68B, 68C, 70, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
6/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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 NOTES:
 REV. DATE DESCRIPTION
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 T: 2628 9100 Fax: 2627 9178 Email: free.vision@freevision.com.hk
 AUTHORIZED PERSON

 HO KUI-YIP, Vincent
 M.A. (P) 1982
 Registered Professional Surveyor (S)
 Authorized Person
 REGISTERED STRUCTURAL ENGINEER
 PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN
 DRAWING TITLE:
 6TH FLOOR PLAN
 GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.
 AUTHORITY APPROVAL:
 JENGL JHK817061a JKWAN CC
 DATE 19.07.2018 CHECKED FCL
 SCALE N.T.S. APPROVED VHM
 SHEET NO. A-01-6 REV. -



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302556, MW180302574	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70B, REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
7/F FRONT PORTION AT 68A, 68C, 70A & 70C; REAR PORTION AT 68A, 68B, 68C, 70 & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
7/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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NOTES:

REV.	DATE	DESCRIPTION

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 404B, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

AUTHORIZED PERSON

 HO KUI-YIP, VINCENT
 MA, P.R.C.S.
 Registered Professional Surveyor (S)
 Authorized Person
 REGISTERED STRUCTURAL ENGINEER

PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 7TH FLOOR PLAN

DATE	DATE	DATE	DATE
13.07.2018	13.07.2018	13.07.2018	13.07.2018
13.07.2018	13.07.2018	13.07.2018	13.07.2018
13.07.2018	13.07.2018	13.07.2018	13.07.2018

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

AUTHORITY APPROVAL:



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302575	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

BD ref: MW 001/2018(MOD)
Our ref : JHK817061/LT022

23 May 2019

BY HAND

The Building Authority
Buildings Department Headquarters
North Tower
West Kowloon Government Offices
11 Hoi Ting Road
Yau Ma Tei, Kowloon

Attn: Mr. Michael Pang, Chief Officer/Minor Works & Signboard Control

Dear Sirs

**Community Housing Movement at No. 68A-70C To Kwa Wan Road, Kowloon
Completion of Works**

We refer to our letter dated 30 April 2019 regarding the captioned project and would like to advise that the tenancy of 4/F, Rear Portion of 68A To Kwa Wan Road has been terminated and the said unit is not covered by the captioned project. In this regard, we submit herewith the following documents for your perusal and process:

1. 1 set of revised record drawings;
2. Revised schedule of units applied for exemption and modifications;
3. Revised Management Plan and undertaking letter from HKCSS;
4. Confirmation letter from HKCSS on the revised schedule of units; and
5. Confirmation letter from landlord on the revised schedule of units.

Should you have any queries, please feel free to contact the undersigned or our Sr Ivan Law at 3978 5588.

Yours faithfully
For and on behalf of
Freevision Limited

RECEIVED BY
2019 MAY 14 P 12:24
BUILDINGS DEPARTMENT

Managing Director
MA, FHKIS, MRICS, F.PFM, C.Build E MCABE
Registered Professional Surveyor (BS)
Authorized Person

Encl
c.c. HKCSS - Mr Charles Ho (w/e)

VH/FC/fcl
Y:\FASL_Job\JHK817061 - Hong Kong CSS\JHK817061a - 68A - 70C To Kwa Wan Road (20170830)\02 Letter\LT022 - BD - BA16
(resubmission).doc



香港社會服務聯會
The Hong Kong Council of Social Service

贊助人
行政長官 林鄭月娥女士
PATRON
The Chief Executive the Hon. Carrie LAM CHENG Yuet-ngor

行政總監
蔡海偉先生
CHIEF EXECUTIVE
Mr CHUA Hoi Wai

23rd April, ~~2017~~ 2019

Freevision Limited
Unit B, 9/F, Tower B,
Billion Centre, 1 Wang Kwong Road,
Kowloon, Hong Kong

Attn:

Dear

Modification Application for To Kwa Wan Road 68A-70C

I am writing to seek Freevision Limited, our Authorized Person, to withdraw a unit at *To Kwa Wan Road 68A 4/F Rear* from the modification application. As the Hong Kong Council of Social Service has assessed that the renovation cost for this captioned unit is high, the Council has terminated its tenancy and returned the unit to the Landlord.

Against this background, the total number of rental units for a project at To Kwa Wan Road 68A-70C is 61.

Should there be any further queries, please feel free to contact my colleagues Felix (Tel: 3596 7561) or Queenie (Tel: 3596 7558). Thank you very much.

Yours sincerely,



Project Director
Community Housing Movement
The Hong Kong Council of Social Service





恒基兆業地產代理有限公司
HENDERSON REAL ESTATE AGENCY LIMITED

(恒基兆業地產有限公司全資附屬公司 A wholly-owned subsidiary of Henderson Land Development Co. Ltd.)

2 May 2019

The Hong Kong Council of Social Service
Room 505, 5/F., Harcourt House,
39 Gloucester Road, Wanchai,
Hong Kong

Attn:

Dear

List of units under Community Housing Movement in To Kwa Wan Road 68A-70C

We write to confirm that the tenancy at 4/F, Rear Portion of 68A To Kwa Wan Road originally rented by our company to The Hong Kong Council of Social Service has been terminated and the said unit has been recovered by us. We also write to confirm that this unit has not been carried out any renovation work.

Against this background, the total number of rental units for this project at To Kwa Wan Road 68A-70C is 61.

Thank you very much for your attention.

Yours sincerely,

For and on behalf of

Henderson Real Estate Agency Limited

(By Fax and Post)

27th May 2019

Freevision Limited
Unit B, 9/F, Tower B, Billion Centre,
1 Wang Kwong Road, Kowloon, Hong Kong
AP – Mr. HO Kui-yip
(Fax no. 3579 2788)

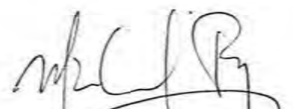
Dear Sir/Madam,

Community Housing Movement at No. 68A-70C To Kwa Wan Road

I refer to our permit no. MW 001/2018(MOD) issued on 22.10.2018 and your letter under ref: JHK817061/LT022 dated 23.5.2019 regarding the modification / exemption granted under Section 42 of the Buildings Ordinance for Transitional Housing Initiatives for the captioned premises. This is to confirm that our permit no. MW 001/2018(MOD) is not applicable to the Rear Portion on 4/F, No. 68A To Kwa Wan Road.

2. Should you have any enquiry, please contact our Ms. SO Hei-man at 3842 3568 or Mr. LO Chi-ming at 3842 3562.

Yours faithfully,



(PANG Yuk-lung)
Chief Officer/Minor Works &
Signboard Control
for Building Authority

c.c. Hong Kong Council of Social Service
Room 505, 5/F, Harcourt House,
39 Gloucester Road, Wanchai, Hong Kong
(Fax no. 2865 4916)

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
1/F FRONT PORTION AT 68A, 68B; REAR PORTION AT 68A, 68B, 70A & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
1/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



DISP. -
FSD REF. -
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NOTES:

B	17/05/2019	RECORD PLAN
A	30/04/2019	RECORD PLAN
REV.	DATE	DESCRIPTION

free vision 富匯
 1115 1/F, Tower B, E-Max Centre, 111 King's Road, Kowloon, H.K.
 Tel: 8522791888 Fax: 8522751758 Email: free@freevision.com.hk

AUTHORIZED PERSON

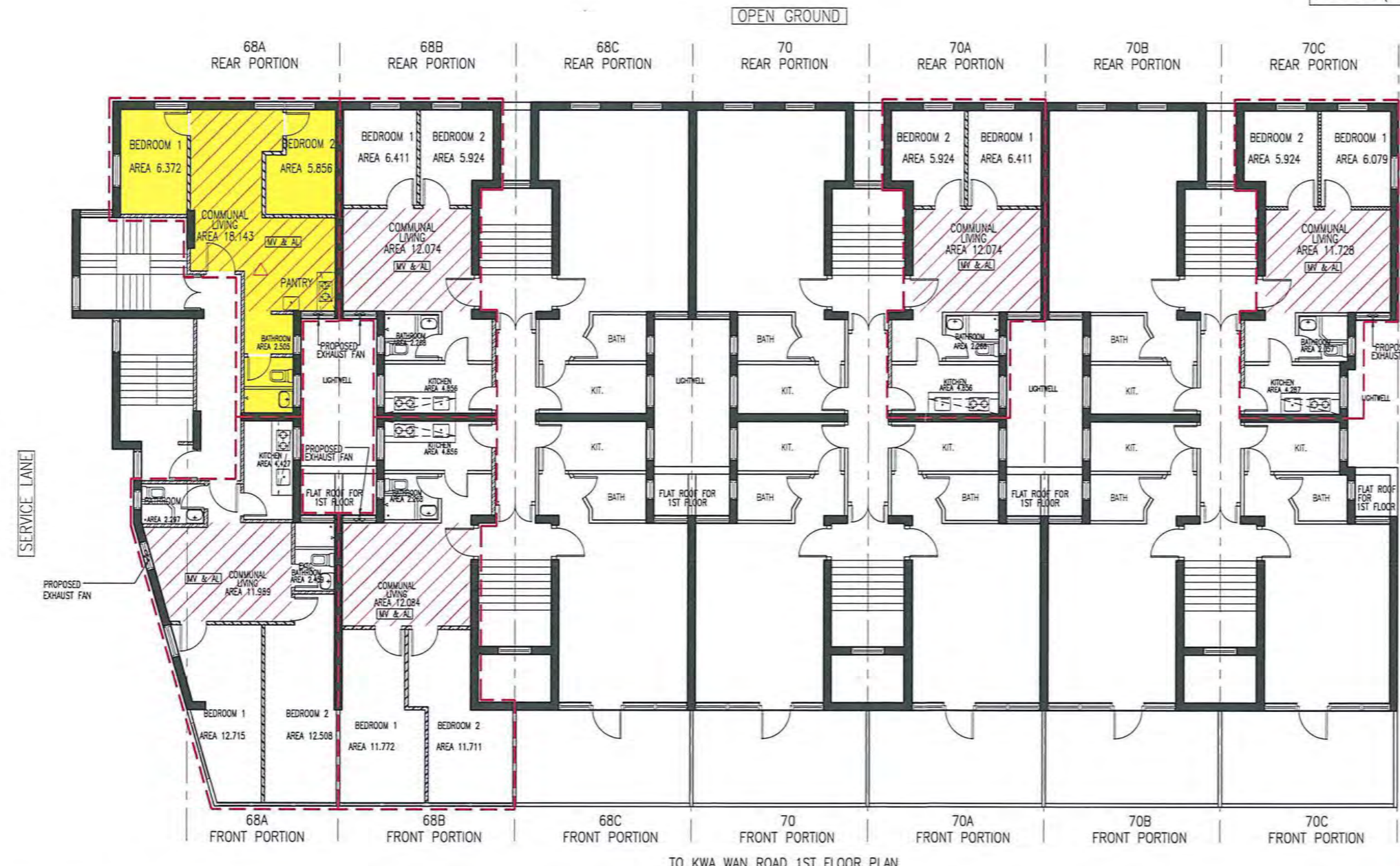
HO Kiu-yp, Vincent
 MA, FRHS
 Registered Professional Surveyor (BS)
 Authorized Person
 REGISTERED STRUCTURAL ENGINEER

PROJECT:
**HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN**

DRAWING TITLE:
1ST FLOOR PLAN

DESIGN	JHK17051a	DRAWN	CC
DATE	15/07/2018	CHECKED	FCL
SCALE	N.T.S.	APPROVED	VM
SCALE VS	A-01-1	REV.	B

AUTHORITY APPROVAL:



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302561	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

- GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
 - STANDALONE SMOKE/HEAT DETECTOR
 - MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
2/F FRONT PORTION AT 68A, 68B, 70C; REAR PORTION AT 68B, 70, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	



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FCD REF: -
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NOTES

REV.	DATE	DESCRIPTION
B	17/05/2018	RECORD PLAN
A	30/04/2018	RECORD PLAN

free vision 富匯
2418 177 Tower 8, 88th Floor, 1 King's Road, Kowloon, H.K.
Tel: 8522791888 Fax: 8522791778 Email: freevision@freevision.com.hk

AUTHORIZED PERSON

HO Kui-yp, Vincent
MA, FHKIS
Registered Professional Surveyor (BS)
Authorized Person
REGISTERED STRUCTURAL ENGINEER

PROJECT:
HKCSS COMMUNITY HOUSING MOVEMENT
68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
2ND FLOOR PLAN

DATE	SCALE	DWG. NO.	REV.
15/07/2018	N.T.S.	A-01-2	B

AUTHORITY APPROVAL:



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302567, MW180302558, MW180302560	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70B, FRONT PORTION AT 70C, REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

BRICK WALL
 BLOCK WALL
 LIGHTWEIGHT PANEL

SUBJECT UNITS UNDER PURVIEW OF HKCSS
 STANDALONE SMOKE/HEAT DETECTOR
 MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

GENERAL NOTES:
1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
3/F FRONT PORTION AT 68B, 70, 70A, 70C; REAR PORTION AT 68A, 68C, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
3/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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NOTES:

B	17.06.2019	RECORD PLAN
A	30.04.2019	RECORD PLAN
REV.	DATE	DESCRIPTION

freevision 富匯
Unit 817 Tower 8, 888 Gerts, 7 Wangfeng Road, Kowloon, HK
Tel: 8522791886 Fax: 8522791738 Email: freevision@freevision.com.hk

AUTHORIZED PERSON

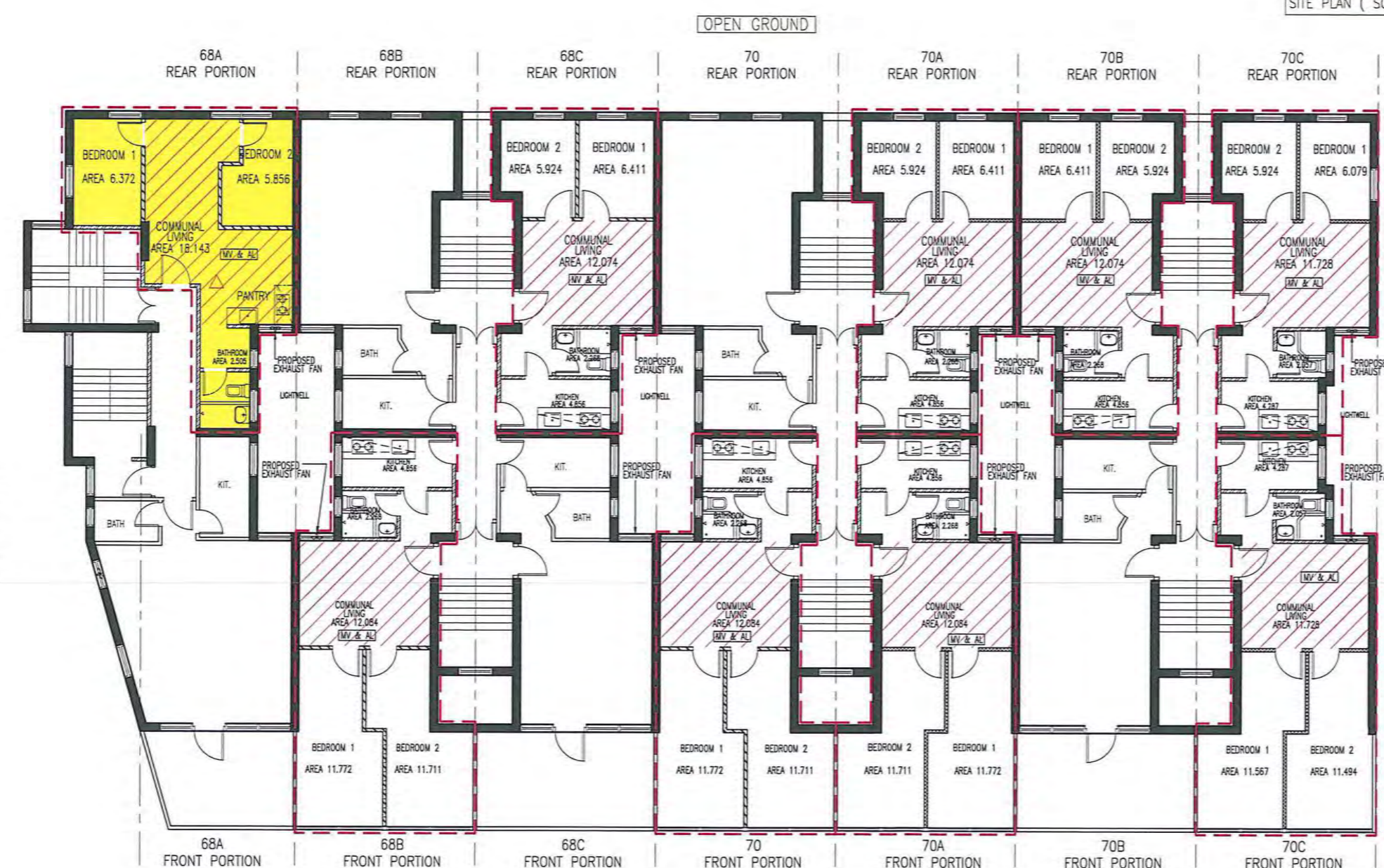
HO Kui-yp, Vincent
M.B. (P) 4165
Registered Professional Surveyor (B5)
Authorized Person
REGISTERED STRUCTURAL ENGINEER

PROJECT:
HKCSS COMMUNITY HOUSING MOVEMENT
68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
3RD FLOOR PLAN

CHKD:	JHK817061a	DRWN:	CC
DATE:	18.07.2019	CHKD:	FCL
SCALE:	N.T.S.	APPROV:	WH
DWG NO.:	A-01-3	REV.:	B

AUTHORITY APPROVAL:



TO KWA WAN ROAD 3RD FLOOR PLAN

GENERAL NOTES:
1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

MV NO.	MV ITEM	WORKS DESCRIPTION	LOCATION
MW180302550, MW180302562, MW180302571, MW180302570, MW180302573	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	FRONT PORTION AT 70A, REAR PORTION AT 70A, REAR PORTION AT 70B, FRONT PORTION AT 70C, REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
4/F FRONT PORTION AT 68A, 68C, 70B & 70C; REAR PORTION AT 68C, 70, 70A & 70B	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	



GENERAL NOTES:
1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302545, MW180302569	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70, FRONT PORTION AT 70B
MW180104605	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

- SUBJECT UNITS UNDER PURVIEW OF HKCSS
- STANDALONE SMOKE/HEAT DETECTOR
- MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
- BRICK WALL
- BLOCK WALL
- LIGHTWEIGHT PANEL

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NOTES:

B	17/05/2019	RECORD PLAN
A	30/04/2019	RECORD PLAN
REV.	DATE	DESCRIPTION

freevision 富匯
Unit B, 5/F, Tower B, Silver Gate, 1 Wang Kwong Road, Kowloon, H.K.
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AUTHORIZED PERSON

HO KUI-yip, Vincent
M.A. (Struct)
Registered Professional Surveyor (BS)
Authorized Person
REGISTERED STRUCTURAL ENGINEER

PROJECT:
HKCSS COMMUNITY HOUSING MOVEMENT
68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
4TH FLOOR PLAN

ISSUED BY	JHK17051a	CHKD BY	CC
DATE	19/07/2018	DWGNO.	FCL
SCALE	N.T.S.	APPROVED BY	
DWG NO.	A-01-4	REV.	B

AUTHORITY APPROVAL:

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
5/F FRONT PORTION AT 68A, 68B, 68C, 70A & 70C; REAR PORTION AT 68A, 68B, 68C, 70, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
5/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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NOTES:

REV.	DATE	DESCRIPTION
B	17.05.2019	RECORD PLAN
A	30.04.2019	RECORD PLAN

freevision 富匯
 14/F, 87, Tsim Sha Tsui Road, Kowloon, H.K.
 Tel: 852 219 5301 Fax: 852 219 5788 Email: freevision@freevision.com.hk

AUTHORIZED PERSON

HO Kui-yip, Vincent
 MR. P.ENG.
 Registered Professional Surveyor (RS)
 Authorized Person

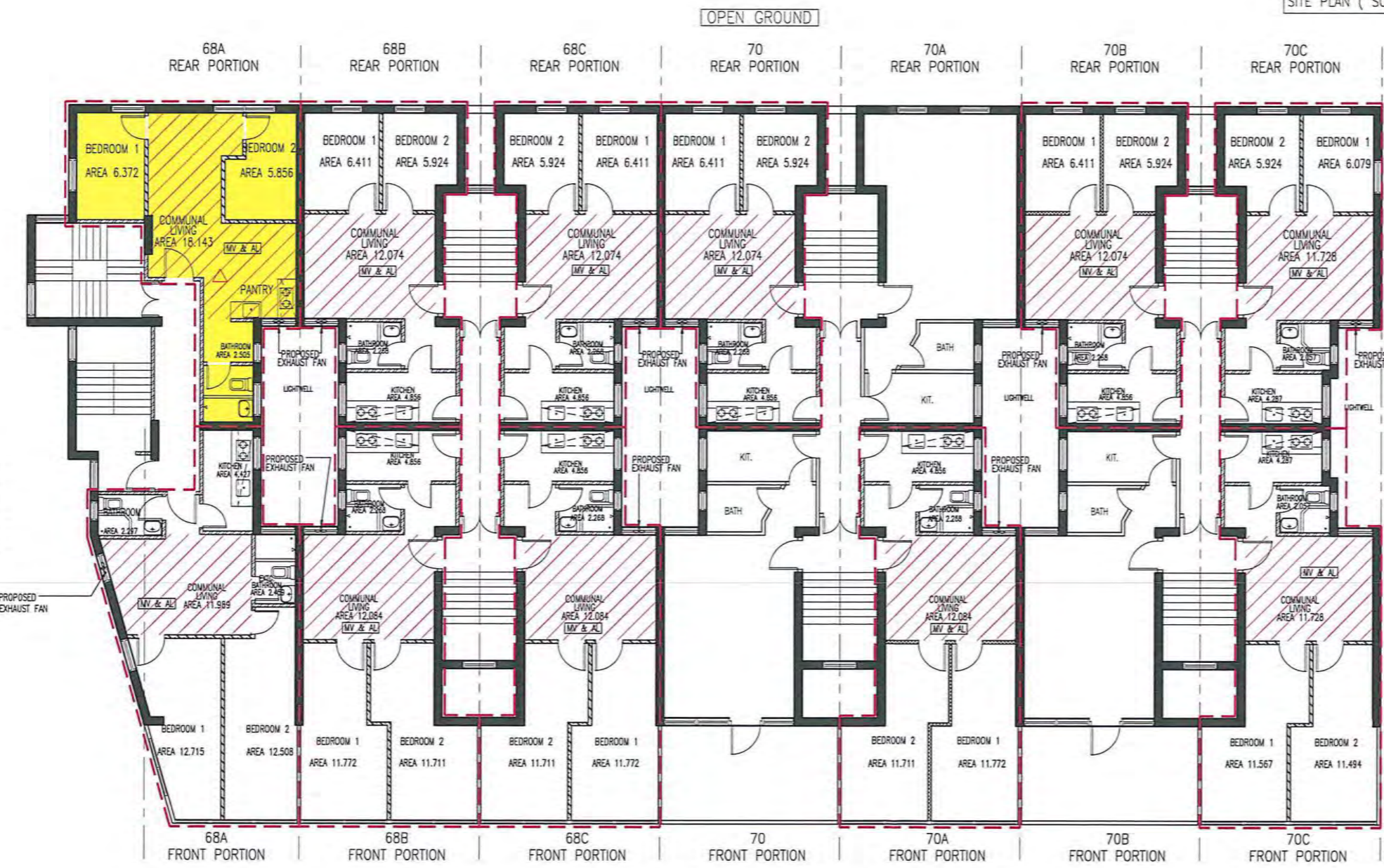
REGISTERED STRUCTURAL ENGINEER

PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 5TH FLOOR PLAN

DATE	SCALE	REV.
19.07.2018	N.T.S.	A-01-5

AUTHORITY APPROVAL:



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302565, MW180302555	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	FRONT PORTION AT 70A, REAR PORTION AT 70B
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

--- SUBJECT UNITS UNDER PURVIEW OF HKCSS

BRICK WALL

BLOCK WALL

LIGHTWEIGHT PANEL

STANDALONE SMOKE/HEAT DETECTOR

MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
6/F FRONT PORTION AT 68A, 68C & 70C; REAR PORTION AT 68A, 68B, 68C, 70, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
6/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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NOTES

B	17/05/2018	RECORD PLAN
A	30/04/2018	RECORD PLAN
REV	DATE	DESCRIPTION

freevision 富匯
 14/F, 111, Canton Road, Kowloon, Hong Kong
 Tel: 3422 7818 Fax: 3422 7819 Email: freevision@freevision.hk

AUTHORIZED PERSON

 HO Kai-yp, Vincent
 MA, FHKCS
 Registered Professional Surveyor (SS)
 Authorized Person

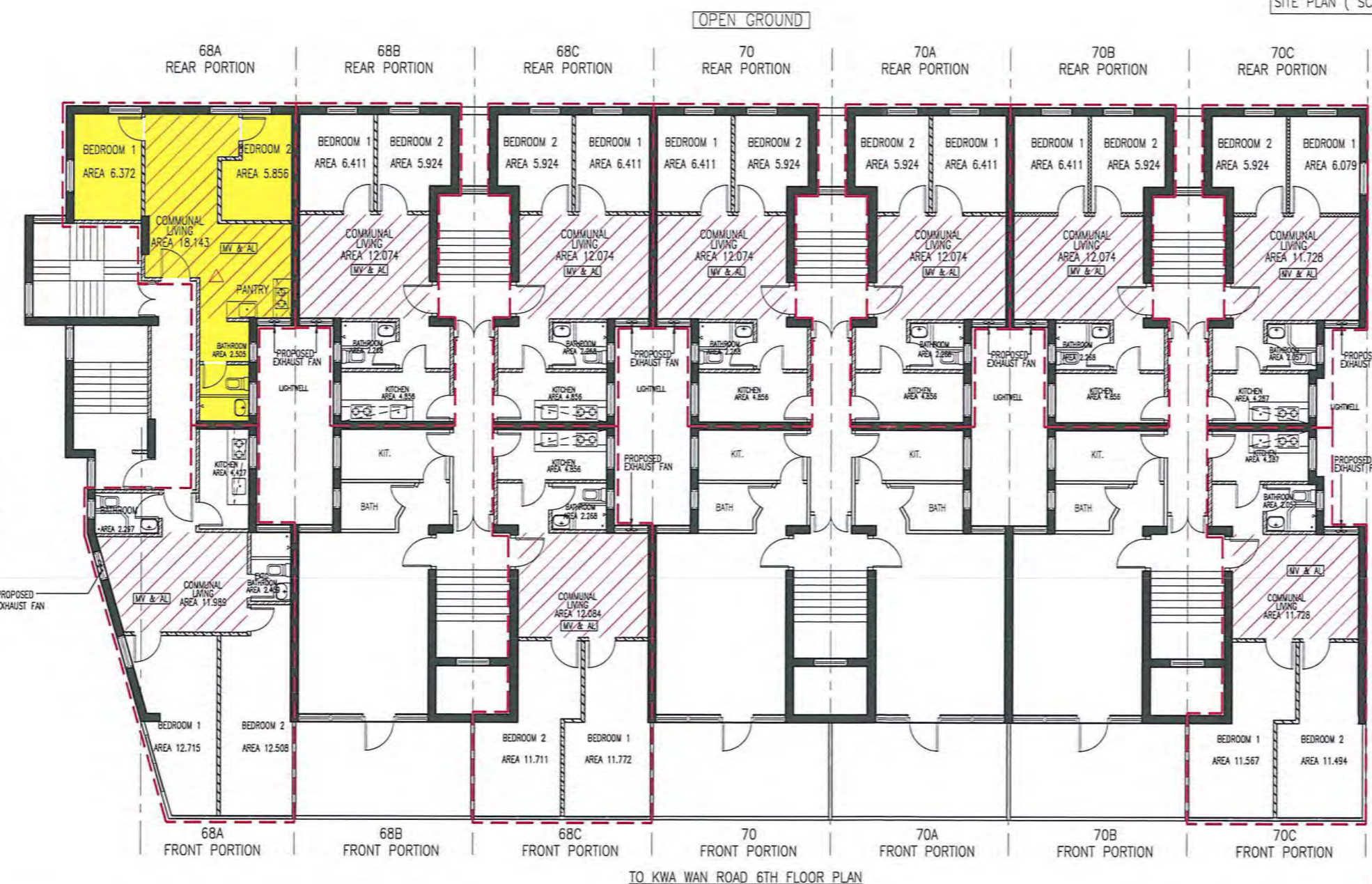
REGISTERED STRUCTURAL ENGINEER

PROJECT:
 HKCSS COMMUNITY HOUSING
 MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 6TH FLOOR PLAN

DATE	19/07/2018	CHECKED	FCL
SCALE	N.T.S.	APPROVED	SH
DWG NO.	A-01-6	REV.	B

AUTHORITY APPROVAL:



GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

SUBJECT UNITS UNDER PURVIEW OF HKCSS
 STANDALONE SMOKE/HEAT DETECTOR
 MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

BRICK WALL
 BLOCK WALL
 LIGHTWEIGHT PANEL

MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302556, MW180302574	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70B, REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
7/F FRONT PORTION AT 68A, 68C, 70A & 70C; REAR PORTION AT 68A, 68B, 68C, 70 & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	B(P)R 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
7/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	B(P)R 36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



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FD REF. -
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NOTES

REV.	DATE	DESCRIPTION
B	17/05/2019	RECORD PLAN
A	30/04/2019	RECORD PLAN

freevision 富匯
 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

AUTHORIZED PERSON
 HO Kul-yip, Vincent
 Registered Professional Surveyor (SS)
 Authorized Person

REGISTERED STRUCTURAL ENGINEER

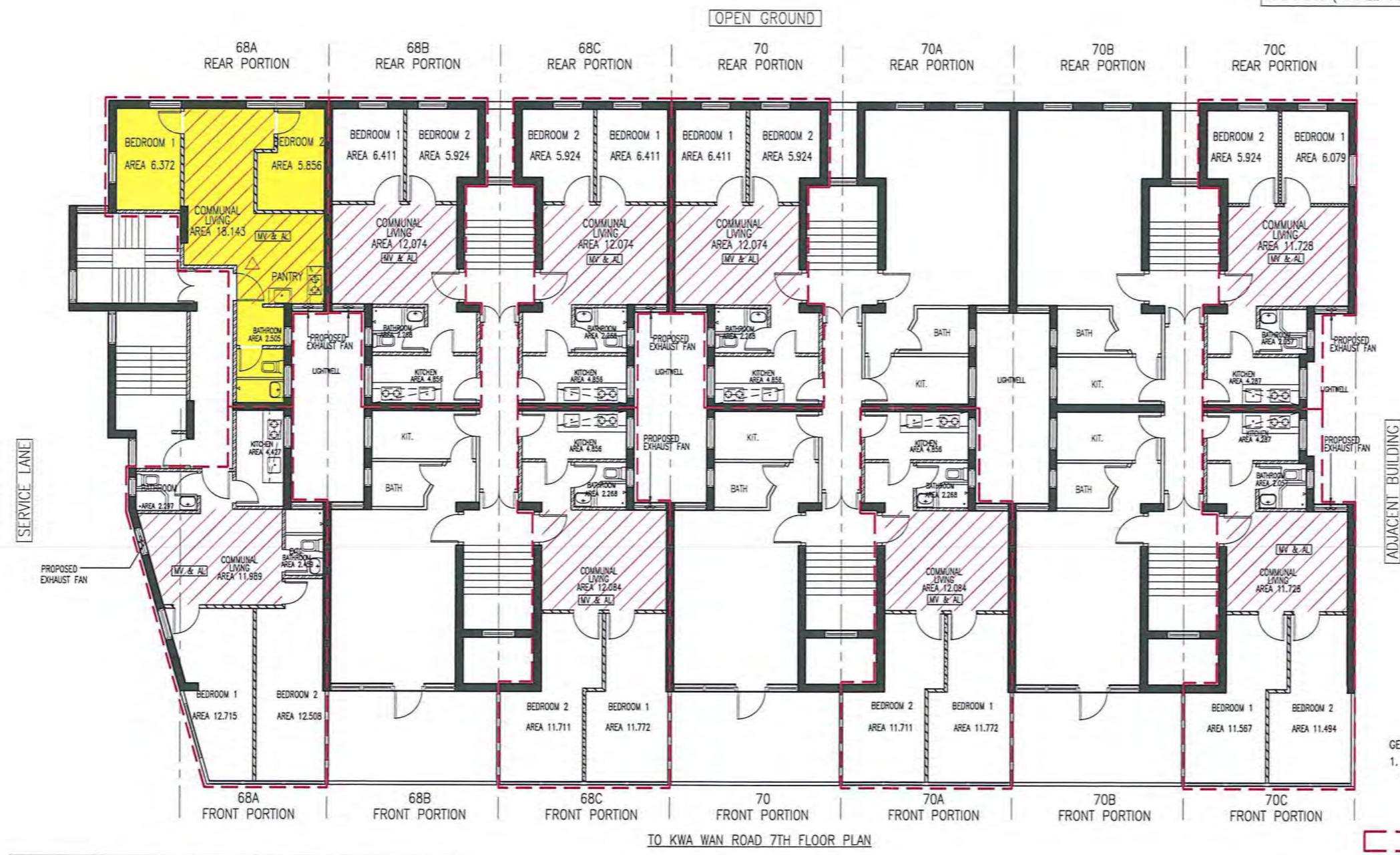
PROJECT:
 HKCSS COMMUNITY HOUSING MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DRAWING TITLE:
 7TH FLOOR PLAN

DATE	BY	CHECKED	APPROVED
19/07/2018	JW	CC	FC
N.T.S.			

DRG. NO. A-01-7 REV. B

AUTHORITY APPROVAL:



MW NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW180302575	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70C
MW180104805	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

BRICK WALL
 BLOCK WALL
 LIGHTWEIGHT PANEL

SUBJECT UNITS UNDER PURVIEW OF HKCSS
 STANDALONE SMOKE/HEAT DETECTOR
 MECHANICAL VENTILATION & ARTIFICIAL LIGHTING

WINDOW AREA CALCULATION										
UNIT	USE	U.F.A (SQ.M)	WINDOW AREA (SQ.M)			OPEN WINDOW AREA (SQ.M)			APPLICATION FOR MODIFICATION/ EXEMPTION (Y/N)	AREA TYPE FOR MECHANICAL VENTILATION PROVIDED
			REQUIRED	PROVIDED		REQUIRED	PROVIDED			
68A FRONT PORTION	COMMUNAL LIVING RM	11.989	11.989 / 10 = 1.199	0.85 X 1.340 X 0.75 = 0.854 [△]		11.989 / 16 = 0.749	0.85 X 0.95 X 0.75 = 0.606 [△]		Y	AREA TYPE 3
	BEDROOM 1	12.715	12.715 / 10 = 1.272	1.355 X 1.340 X 0.75 = 1.362 OK		12.715 / 16 = 0.795	1.355 X 0.95 X 0.75 = 0.965 OK		N/A	N/A
	BEDROOM 2	12.508	12.508 / 10 = 1.251	2.145 X 1.340 X 0.75 = 2.156 OK		12.508 / 16 = 0.782	2.145 X 0.95 X 0.75 = 1.5328 OK			
	KITCHEN	4.427	4.427 / 10 = 0.443	0.97 X 1.340 X 0.75 = 0.975 OK		4.427 / 16 = 0.277	0.97 X 0.92 X 0.75 = 0.669 OK			
	BATHROOM	2.297	2.297 / 10 = 0.230	0.57 X 1.340 X 0.75 = 0.573 OK		2.297 / 16 = 0.144	0.57 X 0.92 X 0.75 = 0.393 OK			
	EXTG. BATHROOM	2.459	2.459 / 10 = 0.246	0.94 X 1.300 X 0.75 = 0.917 OK		2.459 / 16 = 0.154	0.94 X 0.92 X 0.75 = 0.649 OK			
68A REAR PORTION	COMMUNAL LIVING RM	18.143	18.143 / 10 = 1.814	(0.85 X 1.340 X 0.75)+(0.94 X 1.300 X 0.75)* = 1.771		18.143 / 16 = 1.134	(0.85 X 0.92 X 0.75)+(0.94 X 0.92 X 0.75)* = 1.235		Y	AREA TYPE 1
	BEDROOM 1	6.372	6.372 / 10 = 0.637	0.85 X 1.340 X 0.75 = 0.854 OK		6.372 / 16 = 0.398	0.85 X 0.92 X 0.75 = 0.587 OK		N/A	N/A
	BEDROOM 2	5.856	5.856 / 10 = 0.586	0.85 X 1.340 X 0.75 = 0.854 OK		5.856 / 16 = 0.366	0.85 X 0.92 X 0.75 = 0.587 OK			
	PANTRY	18.143	18.143 / 10 = 1.814	(0.85 X 1.340 X 0.75)+(0.94 X 1.300 X 0.75) = 1.771		18.143 / 16 = 1.134	(0.85 X 0.92 X 0.75)+(0.94 X 0.92 X 0.75) = 1.235		Y	AREA TYPE 1
	BATHROOM	2.505	2.505 / 10 = 0.251	0.97 X 1.340 X 0.75 = 0.975 OK		2.505 / 16 = 0.157	0.97 X 0.92 X 0.75 = 0.669 OK		N/A	N/A
68B, 68C, 70, 70A, 70B FRONT PORTION	COMMUNAL LIVING RM	12.084	12.084 / 10 = 1.208	0.94 X 1.300 X 0.75 = 0.917 *		12.084 / 16 = 0.755	0.94 X 0.92 X 0.75 = 0.649 *		Y	AREA TYPE 4
	BEDROOM 1	11.772	11.772 / 10 = 1.177	2.540 X 1.340 X 0.75 = 2.553 OK		11.772 / 16 = 0.736	2.540 X 0.92 X 0.75 = 1.753 OK		N/A	N/A
	BEDROOM 2	11.711	11.711 / 10 = 1.171	2.540 X 1.340 X 0.75 = 2.553 OK		11.711 / 16 = 0.732	2.540 X 0.92 X 0.75 = 1.753 OK			
	KITCHEN	4.856	4.856 / 10 = 0.486	0.97 X 1.340 X 0.75 = 0.975 OK		4.856 / 16 = 0.304	0.97 X 0.92 X 0.75 = 0.669 OK			
	BATHROOM	2.268	2.268 / 10 = 0.227	0.57 X 1.340 X 0.75 = 0.573 OK		2.268 / 16 = 0.142	0.57 X 0.92 X 0.75 = 0.393 OK			
68B, 68C, 70, 70A, 70B REAR PORTION	COMMUNAL LIVING RM	12.074	12.074 / 10 = 1.207	0.94 X 1.300 X 0.75 = 0.917 *		12.074 / 16 = 0.755	0.94 X 0.92 X 0.75 = 0.649 *		Y	AREA TYPE 2
	BEDROOM 1	6.411	6.411 / 10 = 0.641	0.880 X 1.340 X 0.75 = 0.884 OK		6.411 / 16 = 0.401	0.880 X 0.92 X 0.75 = 0.607 OK		N/A	N/A
	BEDROOM 2	5.924	5.924 / 10 = 0.592	0.880 X 1.340 X 0.75 = 0.884 OK		5.924 / 16 = 0.370	0.880 X 0.92 X 0.75 = 0.607 OK			
	KITCHEN	4.856	4.856 / 10 = 0.486	0.97 X 1.340 X 0.75 = 0.975 OK		4.856 / 16 = 0.304	0.97 X 0.92 X 0.75 = 0.669 OK			
	BATHROOM	2.268	2.268 / 10 = 0.227	0.57 X 1.340 X 0.75 = 0.573 OK		2.268 / 16 = 0.142	0.57 X 0.92 X 0.75 = 0.393 OK			
70C FRONT PORTION	COMMUNAL LIVING RM	11.728	11.728 / 10 = 1.173	0.94 X 1.300 X 0.75 = 0.917 *		11.728 / 16 = 0.733	0.94 X 0.92 X 0.75 = 0.649 *		Y	AREA TYPE 5
	BEDROOM 1	11.567	11.422 / 10 = 1.142	2.490 X 1.340 X 0.75 = 2.502 OK		11.422 / 16 = 0.714	2.490 X 0.92 X 0.75 = 1.718 OK		N/A	N/A
	BEDROOM 2	11.494	11.634 / 10 = 1.163	2.540 X 1.340 X 0.75 = 2.553 OK		11.634 / 16 = 0.727	2.540 X 0.92 X 0.75 = 1.753 OK			
	KITCHEN	4.287	4.287 / 10 = 0.429	0.97 X 1.340 X 0.75 = 0.975 OK		4.287 / 16 = 0.268	0.97 X 0.92 X 0.75 = 0.669 OK			
	BATHROOM	2.057	2.057 / 10 = 0.206	0.57 X 1.340 X 0.75 = 0.573 OK		2.057 / 16 = 0.129	0.57 X 0.92 X 0.75 = 0.393 OK			
70C REAR PORTION	COMMUNAL LIVING RM	11.728	11.728 / 10 = 1.173	0.94 X 1.300 X 0.75 = 0.917 *		11.728 / 16 = 0.733	0.94 X 0.92 X 0.75 = 0.649 *		Y	AREA TYPE 5
	BEDROOM 1	6.079	6.079 / 10 = 0.608	0.880 X 1.340 X 0.75 = 0.884 OK		6.079 / 16 = 0.380	0.880 X 0.92 X 0.75 = 0.607 OK		N/A	N/A
	BEDROOM 2	5.924	5.924 / 10 = 0.592	0.880 X 1.340 X 0.75 = 0.884 OK		5.924 / 16 = 0.370	0.880 X 0.92 X 0.75 = 0.607 OK			
	KITCHEN	4.287	4.287 / 10 = 0.429	0.97 X 1.340 X 0.75 = 0.975 OK		4.287 / 16 = 0.268	0.97 X 0.92 X 0.75 = 0.669 OK			
	BATHROOM	2.057	2.057 / 10 = 0.206	0.57 X 1.340 X 0.75 = 0.573 OK		2.057 / 16 = 0.129	0.57 X 0.92 X 0.75 = 0.393 OK			

LEGEND
[△] SUB-STANDARD WINDOW FACING LANE
* SUB-STANDARD WINDOW FACING OPEN AIR

 http://www.freevision.com.hk/	PROJECT TITLE HKCSS COMMUNITY HOUSING MOVEMENT 68A-70C TO KWA WAN ROAD, KOWLOON	DRAWING TITLE WINDOW CALCULATIONS	NOTES 1. Use written dimensions and do not scale drawings. 2. Use this drawings in conjunctions with other relevant drawings and proceeding. 3. All dimension shall be verified on site before proceeding with the work. 4. FREEVISION shall be notified in writing in case of discrepancies.	DATE	REVISION	SUFFIX	JOB NO. JHK817061	SCALE 1:75	DATE 19.07.2018	DWG NO. A-02
							DRAWN CC	CHECKED FCL	APPROVED VH	REVISION F

Management Plan for
Proposed Subdivision of Domestic Units at
68A–70C To Kwa Wan Road, Kowloon

To be implemented and observed by the main tenant, the operator and all sub-tenants of the premises

Main Tenant's Name: Hong Kong Council of Social Service

Signature: _____



Date: 21 May 2019

Operator's Name: Hong Kong Sheng Kung Hui Welfare Council Limited

Signature: _____

Date: _____

Owner's Name: City Fair Development Limited

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Subsidiary Regulations Sought
3. Management of the Premises
4. Annual Inspection of the Premises

Appendix A – Detailed Address of Proposed Subdivision of Domestic Units

Appendix B – Layout Plan of the Premises

1. The Premises

Address of the Proposed Subdivision of Domestic Units	See Appendix A	
Name of tenant of the premises	Hong Kong Council of Social Service	
Name of operator of the premises	Hong Kong Sheng Kung Hui Welfare Council Limited	
Use of the premises	Domestic flat	
Proposed Subdivision of the premises	Use of subdivided areas	Usable Floor area
	(a) Communal living area	11.728 – 18.143 m ²
	(b) Bedroom 1	6.079 – 12.715m ²
	(c) Bedroom 2	5.856-12.508 m ²
	(d) Bathroom	2.057-2.505 m ²
(e) Pantry	Within communal living area of 18.143 m ²	
Layout plan of the premises	Attached at the Appendix B.	

2. Exemptions/Modifications of the Buildings Ordinance and Subsidiary Regulations Sought

Relevant Regulations	Description of exemption/ modification sought	Location	Remarks
B(P)R 30 & 31	To permit reduction of natural lighting and ventilation for communal living area	Refer to the layout plan at Appendix B.	Artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the satisfaction of the Building Authority.
B(P)R 36	To permit reduction of natural lighting and ventilation for pantry with waste fitment	Refer to the layout plan at Appendix B.	Artificial lighting and mechanical ventilation at a rate of not less than 5 air changes per hour to be provided to the satisfaction of the Building Authority.
B(P)R 45	To permit non-provision of kitchen	Refer to the layout plan at Appendix B.	No cooking facilities with naked flame to be installed or used in the premises

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-tenant of the premises:

- (a) The communal living area/communal bathroom/ communal kitchen or pantry should be maintained as shown on the layout plan (drawing nos. A-01-1(rev B), A-01-2(rev B), A-01-3(rev B), A-01-4(rev B), A-01-5(rev B), A-01-6(rev B), A-01-7(rev B)).
- (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 communal living area are prohibited to be installed or used in rear portion of 1/F, 3/F, 5/F, 6/F & 7/F at 68A To Kwa Wan Road, Kowloon.
- (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 for 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-tenant.

3.2 The main tenant should arrange 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 annually and to submit the inspection certificate to the Building Authority.

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 for units with pantry provided.

Appendix A – Detailed Address of Proposed
Subdivision of Domestic Units

Detailed Address of Proposed Subdivision of Domestic Units

Street No.	Floor	Unit	Street No.	Floor	Unit	
68A	1/F	Front Unit	70	2/F	Rear Unit	
		Rear Unit		3/F	Front Unit	
	2/F	Front Unit		4/F	Rear Unit	
	3/F	Rear Unit		5/F	Rear Unit	
	4/F	Front Unit		6/F	Rear Unit	
	5/F	Front Unit		70A	7/F	Rear Unit
		Rear Unit			1/F	Rear Unit
	6/F	Front Unit	2/F		Rear Unit	
		Rear Unit	3/F		Front Unit	
	7/F	Front Unit			Rear Unit	
		Rear Unit	4/F		Rear Unit	
	68B	1/F	Front Unit		70B	5/F
			Rear Unit	6/F		Rear Unit
		2/F	Front Unit	7/F		Front Unit
Rear Unit		2/F	Rear Unit			
3/F		Front Unit	3/F	Rear Unit		
5/F		Front Unit	4/F	Front Unit		
		Rear Unit		Rear Unit		
6/F		Rear Unit	5/F	Rear Unit		
7/F	Rear Unit	6/F	Rear Unit			
68C	3/F	Rear Unit	70C	1/F	Rear Unit	
	4/F	Front Unit		2/F	Front Unit	
		Rear Unit			Rear Unit	
	5/F	Front Unit		3/F	Front Unit	
		Rear Unit			Rear Unit	
	6/F	Front Unit		4/F	Front Unit	
		Rear Unit		5/F	Front Unit	
	7/F	Front Unit		Rear Unit		
		Rear Unit	6/F	Front Unit		
				Rear Unit		
			7/F	Front Unit		
				Rear Unit		

Appendix B – Layout Plan of the Premises

NOTES:
 1. The floor plan shall be submitted as a separate sheet to the Council.
 2. The floor plan shall be submitted as a separate sheet to the Council.
 3. The floor plan shall be submitted as a separate sheet to the Council.
 4. The floor plan shall be submitted as a separate sheet to the Council.

NO.	DATE	DESCRIPTION
1	15/03/2018	ISSUED FOR PERMIT
2	15/03/2018	ISSUED FOR PERMIT
3	15/03/2018	ISSUED FOR PERMIT

free vision
 ARCHITECTS
 10 Kwa-Wan Road, Kowloon
 Tel: 2722 2278
 Fax: 2722 2279
 www.freevision.com.hk

APPROVED PERSON
 HO Kiu-Pin, Vincent
 Registered Professional Engineer
 Registration No. 120778
 15/03/2018

PROJECT:
 HKCSS COMMUNITY HOUSING
 MOVEMENT
 68A-70C TO KWA WAN ROAD, KLN

DATE:
 15/03/2018

SCALE:
 1:2000

NO.	DATE	DESCRIPTION
1	15/03/2018	ISSUED FOR PERMIT
2	15/03/2018	ISSUED FOR PERMIT
3	15/03/2018	ISSUED FOR PERMIT



LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
1/F FRONT PORTION AT 68A, 68B, REAR PORTION AT 68A, 68B, 70A & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	BIPR.30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	
1/F REAR PORTION AT 68A	NON-PROVISION OF KITCHEN AND REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY.	BIPR.36 & 45 - TO PERMIT NON-PROVISION OF KITCHEN AND TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR PANTRY WITH WASTE FITMENT.	



GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.

SUBJECT UNITS UNDER PURVIEW OF HKCSS
 STANDALONE SMOKE/HEAT DETECTOR
 MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
 BRICK WALL
 BLOCK WALL
 LIGHTSIGHT PANEL

MW/NO.	MW ITEM	WORKS DESCRIPTION	LOCATION
MW18002661	1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70C
MW18010465	2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

DATE: _____
 PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF FREE VISION ARCHITECTURE & INTERIORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
 2. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY FREE VISION ARCHITECTURE & INTERIORS.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

NO.	DESCRIPTION	DATE	BY
1.	ISSUED FOR PERMIT	15/05/2024	FREE VISION
2.	ISSUED FOR PERMIT	15/05/2024	FREE VISION
3.	ISSUED FOR PERMIT	15/05/2024	FREE VISION

free vision ARCHITECTURE & INTERIORS
 10/100, KAWA WAN ROAD, #01-01, SINGAPORE 110205
 TEL: 65 6733 8888
 WWW.FREEVISIONARCHITECTURE.COM

REGISTERED PROFESSIONAL ENGINEER
 NO. 10017-PA, VICINITY
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED ELECTRICAL ENGINEER

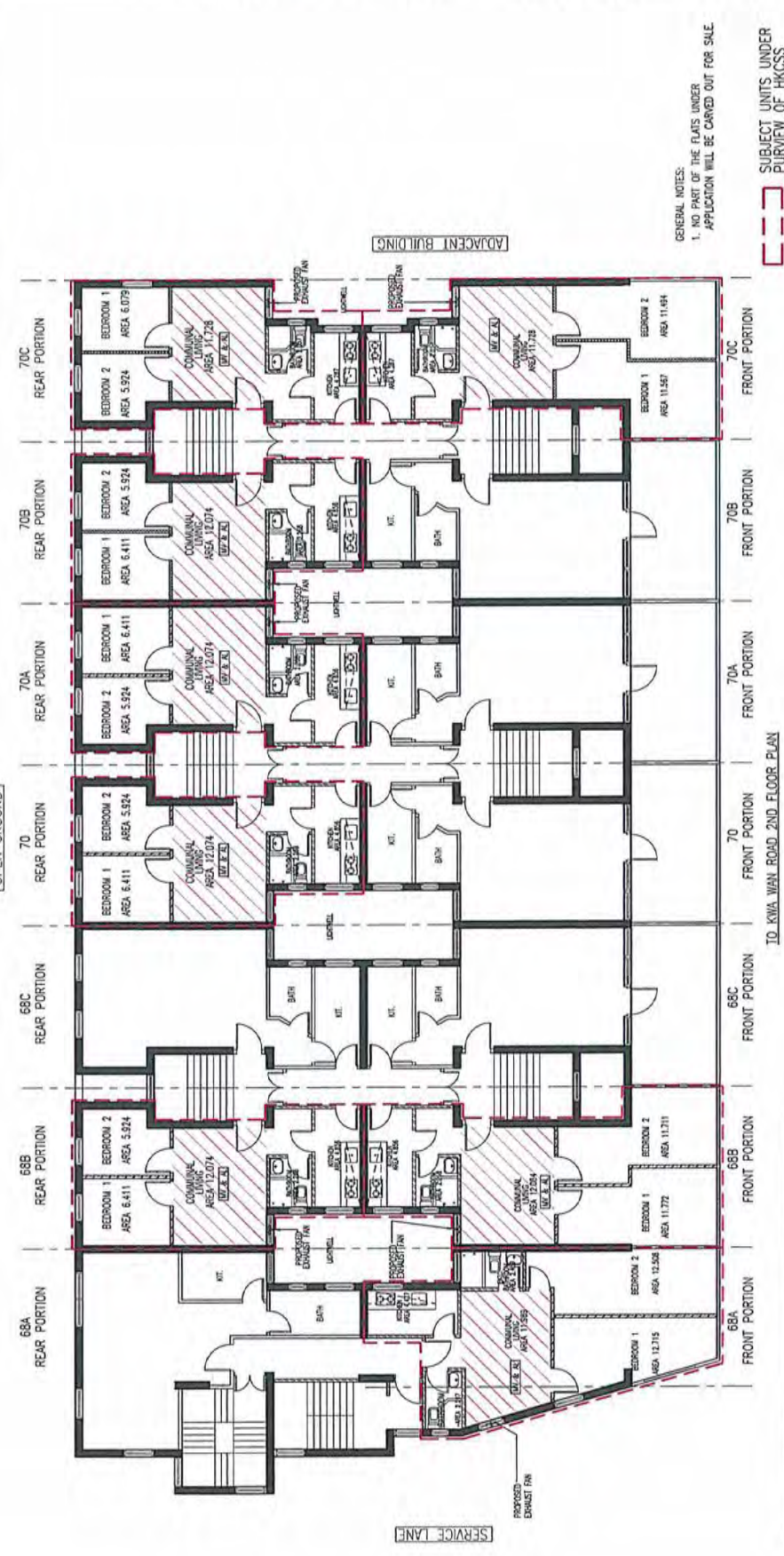
PROJECT:
 HKCSS COMMUNITY HOUSING
 MOVEMENT
 68A-70C TO KWA WAN ROAD, KUN

DRAWN BY:
 2ND FLOOR PLAN

DATE	REVISION
15/05/2024	ISSUED FOR PERMIT
15/05/2024	ISSUED FOR PERMIT
15/05/2024	ISSUED FOR PERMIT

SCALE: 1:2000
 SHEET NO. 02 OF 02

LOCATION	DETAILS OF DEFICIENCIES	MODIFICATION APPLIED	LEGEND
2F FRONT PORTION AT 68A, 68B, 70C, REAR PORTION AT 68B, 70, 70A, 70B, & 70C	REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	BIP/P 30 - TO PERMIT REDUCTION OF NATURAL LIGHTING AND VENTILATION FOR COMMUNAL LIVING AREA.	



- GENERAL NOTES:
 1. NO PART OF THE FLATS UNDER APPLICATION WILL BE CARVED OUT FOR SALE.
- SUBJECT UNITS UNDER PURVIEW OF HKCSS
 - STANDALONE SMOKE/HEAT DETECTOR
 - MECHANICAL VENTILATION & ARTIFICIAL LIGHTING
 - BRICK WALL
 - BLOCK WALL
 - LIGHTSIGHT PANEL

TO KWA WAN ROAD, 2ND FLOOR PLAN
 TO KWA WAN ROAD

MV ITEM	WORKS DESCRIPTION	LOCATION
1.43	ERECTION OF NON-LOAD BEARING BLOCK WALL IN A FLAT	REAR PORTION AT 70B, FRONT PORTION AT 70C, REAR PORTION AT 70C
2.30	ERECTION OF ABOVEGROUND DRAIN	FRONT PORTION AT 68A

Undertaking Letter

Date: 21 May 2019

To the Building Authority

~~*/~~We (name in full) 香港社會服務聯會 (Chinese) Hong Kong Council of Social Service (English) of (correspondence address) 11-13/F Duke of Windsor Social Service, 15 Hennessy Road, Wan Chai, Hong Kong Telephone No. 35967560, Fax No. 36115379, holder of *HKID No./Business Registration Certificate No. _____, being the tenant of (address of the subject premises) 68A-70C To Kwa Wan Road, Kowloon (“the Premises”), undertake the following:

- (a) no part of the Premises as shown on the plan(s) drawing number A-01-1(rev B) to A-01-7(rev B) at Appendix A to the Management Plan (see attached) will be carved out for sale;
 - (b) ~~*/~~We will notify the Building Authority if our tenancy agreement with the owner of the Premises is terminated;
 - (c) ~~*/~~We will arrange, and cause those employed to manage the Premises, to conduct the measures as stated in the Management Plan;
 - (d) the relevant parts of the Management Plan will be incorporated into the tenancy agreements of the Premises; and
 - (e) 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.
2. ~~*/~~We understand that ~~*/~~we may be liable to prosecution under section 40(2)(b) of the Buildings Ordinance if any condition of a permit granted by the Building Authority under section 42 of the Buildings Ordinance in relation to the proposed works as shown on the plan(s) mentioned in paragraph 1(a) above is contravened.

/3...

3. ~~*/~~We understand that contravention of any condition of the permit mentioned in paragraph 2 above will render the permit invalid and ~~*/~~we will then reinstate the Premises by removing all the proposed works shown on the plan(s) mentioned in paragraph 1(a) above.

4. ~~*/~~We understand that the Building Authority may issue an order to *me/us under section 24AA of the Buildings Ordinance if any condition of the permit mentioned in paragraph 2 above is contravened resulting in contravention of the Buildings Ordinance or its subsidiary regulations. As a result, *I/we will need to carry out such alteration works or reinstate the Premises as specified in the order.

(Signature)



Project Director (Community Housing Movement)

(Name and Capacity)

* Delete whichever is inapplicable