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Our Ref: 20180910/2017-981NB(C)/5988/RL

7 September 2018  
By Post and Email

Mr. Lau Chung Shing, Chris,  
Fugro Technical Services Limited  
Room 723 & 725, 7/F, Block B,  
Profit Industrial Building, 1-15 Kwai Fung Crescent,  
Kwai Fong, N.T. Hong Kong

Dear Mr. Lau

**BEAM Plus Provisional Assessment Result**

Project no : 2017-981NB(C)  
Project name : Commercial Redevelopment of Nos. 56-58 Wing Lok Street, Sheung  
Wan, Hong Kong

We are pleased to inform you that the Provisional Assessment (PA) under BEAM Plus New Buildings Version 1.2 for the captioned project has been completed. The project has achieved the rating "UNCLASSIFIED" in the Provisional Assessment. Please find the enclosed Provisional Assessment Report for your information.

Please inform us your acceptance of the assessment result and we will proceed with the certification process accordingly. You have a 2-week review period starting from the date of this letter to resolve any differences and misunderstanding in assessment. After the review, you have a further period of three weeks to submit the appeal application if you have any disagreement with the assessment result.

Thank you for your support to the BEAM Plus and the green building movement. Should you have any queries, please feel free to contact us at 3610 5700.

Yours sincerely,  
For and on Behalf of BEAM Society Limited

  
Ir CS Ho  
General Manger

Encl. BEAM Plus Provisional Assessment Report



BEAM Society Limited  
建築環保評估協會有限公司

1/F Jockey Club Environmental Building  
77 Tat Chee Avenue, Kowloon, Hong Kong  
香港九龍塘達之路77號賽馬會環保樓1樓

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Appendix B  
附錄B

(PNAP APP- 151)

(《認可人士、註冊結構工程師及註冊岩土工程師作業備考-151》)

Declaration on Annual Energy Use of a Building Development  
樓宇發展項目每年能源消耗量聲明

Part I: Building Particulars  
第一部分: 樓宇詳情

<YET TO BE DETERMINED>

- (a) Building name 樓宇名稱 (if known 如知悉): (English) \_\_\_\_\_ (中文) \_\_\_\_\_
- (b) Address of site 地盤地址: (English) NO. 58 WING LOK STREET, SHEUNG WAN, HONG KONG  
(中文) 香港上環永樂街58號
- (c) Lot number 地段編號: I.L. 1810 S.A R.P. & I.L. 1811 S.A R.P.
- (d) Type of building 樓宇類型:  
\* Domestic Building 住宅樓宇 / Non-domestic Building 非住宅樓宇 / Composite Building 綜合用途樓宇
- (e) Provision of Central Air Conditioning 提供中央空調 \*YES 是 / NO 否
- (f) Provision of Energy Efficient Features 提供具能源效益的設施 \*YES 是 / NO 否
- (g) Please list the \* proposed / ~~installed~~ Energy Efficient Features (add separate sheet if necessary)  
請列出 \* 擬安裝 / 已安裝的具能源效益的設施 (如有需要, 請另頁說明)

- |   |                  |
|---|------------------|
| English   | 中文               |
| 1. <u>AIR CONDITIONING UNITS WITH HIGHER COP</u>      | <u>高效空調機組</u>    |
| 2. <u>HIGH EFFICIENCY LAMPS / ELECTRICAL BALLASTS</u> | <u>高效能燈具配電子球</u> |

Part II: Predicted Annual Energy Use<sup>①</sup> of \* Proposed / Completed \* Building / Part of Building  
第二部分: \* 擬興建 / 已竣工 \* 樓宇 / 部分樓宇預計每年能源消耗量<sup>①</sup>

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m <sup>2</sup> ) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building <sup>②</sup> (m <sup>2</sup> /annum) 基線樓宇 <sup>②</sup> 每年能源消耗量 (平方米/年)		Annual Energy Use of Proposed/Completed Building (m <sup>2</sup> /annum) 擬 * 興建/已竣工樓宇每年能源消耗量 (平方米/年)	
			Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位	Electricity 電力 kWh 千瓦小時	Town Gas / LPG 煤氣 / 石油氣 unit 用量單位
Domestic Development (excluding Hotel) 住用發展項目 (不包括酒店)	Central building services installation <sup>③</sup> 中央屋宇裝備裝置 <sup>③</sup>	—	—	—	—	—
Non-domestic Development <sup>④</sup> (including Hotel) 非住用發展項目 <sup>④</sup>	Podium(s) (central building services installation) 平台 (中央屋宇裝備裝置)	—	—	—	—	—
	Podium(s) (non-central building services)	220,556	305.6	—	281.6	—

(包括酒店)	installation) 平台 (非中央屋宇裝備裝置)					
	Tower(s) (central building services installation) 塔樓 (中央屋宇裝備裝置)	—	—	—	—	—
	Tower(s) (non - central building services installation) 塔樓 (非中央屋宇裝備裝置)	588.252	374	—	254	—

**Note:** In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

註：一般來說，樓宇的預計每年每平方米能源消耗量愈低，樓宇的能源消耗愈有效。例如，如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量，則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多，效能愈大。

### Part III 第三部分

The following installation(s) \* is / are \* designed / completed in accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department:-

以下裝置乃按機電工程署公布的相關實務守則 設計 / 完成 :-

Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Please (✓) where appropriate 請在適當方格內填上(✓)號

Kap  
Signature 簽署<sup>#</sup>  
(Registered Professional Engineer 註冊專業工程師/ Registered Energy Assessor 註冊能源效益評核人)

RP 0172750  
Certificate of Registration No. 註冊證書編號<sup>#</sup>

11/12/2019  
Date of expiry of registration 註冊到期日<sup>#</sup>

[Signature]  
Signature 簽署<sup>#</sup>  
(Authorized Person 認可人士)

APCA 27/00  
Certificate of Registration No. 註冊證書編號<sup>#</sup>

27/7/2020.  
Date of expiry of registration 註冊到期日<sup>#</sup>

CHEN TSZ KWAN  
Company Chop 公司印章/ Signature of applicant 申請人簽署

27 MARCH 2019  
Date 日期

<sup>#</sup> In accordance with the registration record 根據註冊記錄

\* Delete whichever is inapplicable 請刪去不適用者

- ① The predicted annual energy use per m<sup>2</sup> per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-  
預計每年每平方米能源消耗量（以耗電量（千瓦小時）及煤氣/石油氣消耗量用暈單位）計算，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
- (a) “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and  
“每年能源消耗量”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的「年能源消耗」具有相同涵義；及
- (b) “internal floor area”, in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.  
樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- ② “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).  
“基線樓宇”與新建樓宇BEAM Plus標準（現行版本）第4節及附錄8中的“基準建築物模型（零分標準）”具有相同涵義。
- ③ “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the electrical and Mechanical Services Department.  
“中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。
- ④ Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).  
平台一般指發展項目的最低部分（通常為發展項目最低15米部分及其地庫（如適用）），並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

(9/2014)



**樓宇發展項目每年能源消耗量聲明**  
**Declaration on Annual Energy Use of a Building Development**

認可人士、註冊結構工程師及  
 註冊岩土工程師作業備考  
 PNAP  
**APP-151**  
 附錄 Appendix **B**

- 請以正楷填寫，並在適當方格內加上『√』號。填寫前，請細閱《注意事項》。
- Read the "Matters to Note", complete in BLOCK LETTERS and tick the appropriate boxes.

致建築事務監督 To the Building Authority

**第一部 樓宇詳情**  
**Part 1 Building Particulars**

樓宇名稱(如知悉) (中文) Name of Building (if known) (Chinese)  
 YET TO BE DETERMINED

樓宇名稱(如知悉) (英文) Name of Building (if known) (English)  
 YET TO BE DETERMINED

地盤地址(中文) Address of Site (Chinese)  
 香港上環永樂街58號

地盤地址(英文) Address of Site (English)  
 NO 58, WING LOK STREET,  
 HONG KONG

地段編號 Lot No.  
 I.L. 1810 S.A.R.P. & I.L. 1811 S.A.R.P.

樓宇類型 Type of Building  
 住宅樓宇 Domestic Building  
 非住宅樓宇 Non-domestic Building  
 綜合用途樓宇 Composite Building

提供中央空調 Provision of Central Air Conditioning  
 是 Yes  否 No

提供具能源效益的設施 Provision of Energy Efficient Features  
 是 Yes  否 No

擬安裝 / 已安裝的具能源效益的設施  
 Proposed / Installed Energy Efficient Features  擬安裝 Proposed /  已安裝 Installed

	中文 Chinese	英文 English
1.	高效能空調機組	AIR CONDITIONING UNIT WITH HIGHER COP
2.	高效能燈具配電子火牛	HIGH EFFICIENCY LAMPS / ELECTRICAL BALLAST
3.		

① 如空位不敷應用，請於附加頁填寫。  
 If space is insufficient, please fill in the additional sheet(s).  另加附加頁 Additional /  張 Pages

第二部 擬興建 / 已竣工樓宇 / 部分樓宇預計每年能源消耗量

Part 2 Predicted Annual Energy Use of Proposed / Completed Building / Part of Building

擬興建 /  已竣工  樓宇 /  部分樓宇 (i) 見註 See Note (1)

發展項目類型 Type of Development	位置 Location	使用有關裝置的 內部樓面面積 Internal Floor Area Served (平方米 m <sup>2</sup> )	基線樓宇每年能源消耗量 Annual Energy Use of Baseline Building (平方米/年 m <sup>2</sup> /annum) (i) 見註 See Note (2)		擬興建/已竣工樓宇 每年能源消耗量 Annual Energy Use of Proposed/Completed Building (平方米/年 m <sup>2</sup> /annum)	
			電力 Electricity 千瓦小時 kWh	煤氣 / 石油氣 Town Gas / LPG 用量單位 Unit	電力 Electricity 千瓦小時 kWh	煤氣 / 石油氣 Town Gas / LPG 用量單位 Unit
住用發展項目 (不包括酒店) Domestic Development (excluding Hotel)	中央屋宇裝備裝置 Central building services installation (i) 見註 See Note (3)	—	—	—	—	—
非住用發展項目 (包括酒店) Non-domestic Development (including Hotel) (i) 見註 See Note (4)	平台 (中央屋宇裝備裝置) Podium(s) (central building services installation)	—	—	—	—	—
	平台 (非中央屋宇裝備裝置) Podium(s) (non-central building services installation)	220.556	305.6	—	281.6	—
	塔樓 (中央屋宇裝備裝置) Tower(s) (central building services installation)	—	—	—	—	—
	塔樓 (非中央屋宇裝備裝置) Tower(s) (non-central building services installation)	688.252	374	—	254	—

一般來說,樓宇的預計每年每平方米能源消耗量愈低,樓宇的能源消耗愈有效。例如,如果擬興建樓宇的預計每年能源消耗量少於基線樓宇預計的每年能源消耗量,則表示擬興建樓宇的預計能源使用較基線樓宇有效。減少愈多,效能愈大。

In general, the lower the estimated "Annual Energy Use" of the building, the more efficient the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

**第三部 按機電工程署公布的相關實務守則設計 / 完成的裝置**

**Part 3 Installation(s) Designed / Completed in Accordance with the Relevant Codes of Practice Published by the Electrical and Mechanical Services Department**

以下裝置乃按機電工程署公布的相關實務守則

In accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department, the following installation(s) is / are

設計 designed /  完成 completed :

裝置類型 Type of Installations	是 Yes	否 No	不適用 N/A
照明裝置 Lighting Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
空調裝置 Air Conditioning Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
電力裝置 Electrical Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
升降機及自動梯的裝置 Lift & Escalator Installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
以總能源為本的方法 Performance-based Approach	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**註冊專業工程師 / 註冊能源效益評核人資料**

**Details of the Registered Professional Engineer / Registered Energy Assessor**

中文姓名\* Name in Chinese\*

姓氏先行 Surname first

翁甲良

註冊證明書編號\* Certificate of Registration Number\*

EA005961G

英文姓名\* Name in English\*

姓氏先行 Surname first

YUNG KAP LEUNG

註冊屆滿日期\* Date of Expiry of Registration\*

23 08 2022  
日 dd 月 mm 年 yyyy

專業身份 Professional Capacity

註冊專業工程師  
Registered Professional Engineer

註冊能源效益評核人簽署  
Registered Energy Assessor

**申請人資料**

**Details of the Applicant**

姓名/公司名稱(中文) Name / Company (Chinese)

—

姓名/公司名稱(英文) Name / Company (English)

FAT INVESTMENT HONG KONG LIMITED

**第四部 聲名**

**Part 4 Declaration**

認可人士姓名(中文)\*

Name of Authorized Person (Chinese)\*

姓氏先行 Surname first

鄭子君

註冊證明書編號\* Certificate of Registration Number\*

AP(A) 27100

認可人士姓名(英文)\*

Name of Authorized Person (English)\*

姓氏先行 Surname first

CHENG TSZ KWAN

註冊屆滿日期\* Date of Expiry of Registration\*

27 07 2025  
日 dd 月 mm 年 yyyy

本人在載有此聲明書的唯讀光碟上簽署並謹衷誠作出此項鄭重聲明確信上述資料為真確無訛。

By signing the DVD Rom containing this declaration, I make this solemn declaration conscientiously believing the information contained in this declaration is true.

日期 Date

06 07 2020  
日 dd 月 mm 年 yyyy

\* 根據註冊記錄

\* In accordance with the registration record

## 注意事項

## 任何人如作出虛假聲明或就重要事項作出失實陳述即屬觸犯刑事罪行，可能會被檢控。

## 註

1. 預計每年每平方米能源消耗量〔以耗電量(千瓦小時)及煤氣/石油氣消耗量(單位)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：
  - (a) “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“年能源消耗”具有相同涵義；及
  - (b) 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
2. “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“基準建築物模型(零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益義務守則》中的涵義相同。
4. 平台一般指發展項目的最低部分(通常為發展項目最低15米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

## 甲. 個人資料

### 收集的目的

1. 屋宇署會使用透過本表格所獲得的個人資料作下列用途：
  - (a) 處理你在本表格中所呈交的文件之相關事務；
  - (b) 處理有關上述擬進行工程、《建築物條例》及有關法例的相關事務；及
  - (c) 方便屋宇署與你聯絡。

2. 你必須提供本表格所要求的個人資料。假如你未能提供所需資料，可能導致處理你所呈交的文件時出現延誤，或甚至導致無法處理你的申請。

### 獲轉交資料的部門/人士

3. 本署可能會向其他政府部門、決策局、機構或任何人士披露你透過本表格所提供的個人資料，以作上述第1段所列的用途。

### 索閱個人資料

4. 根據《個人資料(私隱)條例》，你有權查閱及改正你所提交的個人資料。屋宇署有權就有關資料索閱的要求收取合理費用。如要求查閱及改正你的個人資料，請與屋宇署聯絡。

## Matters to Note

## Any person making a false declaration or misrepresenting a material fact shall be guilty of a criminal offence and subject to prosecution.

## Note

1. The predicted annual energy use per m<sup>2</sup> per annum, in terms of electricity consumption (kWh) and town gas/LPG consumption (unit) of the development by the internal floor area served, where:-
  - (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version); and
  - (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.
4. Podium(s) normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

## A. Personal Data

### Purposes of Collection

1. The personal data provided by means of this form will be used by the Buildings Department for the following purposes:
  - (a) activities relating to the processing of your submission in this form;
  - (b) activities relating to the above proposed works, and administration of the Buildings Ordinance and other legislations; and
  - (c) facilitating communication between the Buildings Department and yourself.
2. It is obligatory for you to provide the information as required in the form. If you fail to provide the required data, delay may be caused in processing of your submission or even result in rejection of the application.

### Classes of Transferees

3. The personal data you provided by means of this form may be disclosed to other government departments, bureaux, organisations or any persons for the purposes mentioned in paragraph 1 above.

### Access to Personal Data

4. You have the right of access and correction with respect to the personal data as provided under the Personal Data (Privacy) Ordinance. The Buildings Department has the right to charge a reasonable fee for the processing of any data access request. Request for personal data access and correction should be addressed to the Buildings Department.

## B. Completion of Form

1. Please ensure that all relevant parts of the form are duly completed. Please enclose all supporting documents.
2. If incomplete or erroneous information is provided in the form, the Buildings Department may not be able to process the submission.
3. Enquiries regarding this form should be addressed to the Buildings Department.

## 乙. 填寫表格

1. 請填妥表格載列所有有關的部分。請附上所有證明文件。
2. 所提供的資料如有不全或錯誤，屋宇署將不能處理呈交的文件。
3. 如對本表格有任何疑問，請與屋宇署聯絡。



### 丙. 呈交方法

#### 1. 郵寄/親身呈交 - 本表格連同有關文件應郵寄或親身呈交至屋宇署：

呈交有關勸諭信 / 命令 / 通知 / 指示的表格：  
九龍油麻地海庭道11號西九龍政府合署北座屋宇署總部地下一般查詢及收件處。

呈交至拓展部有關其他事宜的表格：  
香港太古城太古灣道14號7樓屋宇署收發處。

### C. Submission Methods

#### 1. By Post / In Person - This form together with the relevant documents shall be posted to or submitted in person to the Buildings Department:

**For submissions relating to advisory letter/order/notice/direction:**  
General Enquiry and Receipt Counter, G/F, Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon.

**For other submissions to the New Buildings Division:**  
Receipt & Despatch Counter, Buildings Department, 7/F, 14 Taikoo Wan Road, Taikoo Shing, Hong Kong

### 丁. 聯絡資料

屋宇署  
地址：九龍油麻地海庭道11號西九龍政府合署北座屋宇署總部  
電話：2626 1616 (由“1823”接聽)  
傳真：2537 4992  
電郵：enquiry@bd.gov.hk

### D. Contact Details

Buildings Department  
Address: Buildings Department Headquarters, North Tower, West Kowloon Government Offices, 11 Hoi Ting Road, Yau Ma Tei, Kowloon  
Tel No.: 2626 1616 (handled by “1823”)  
Fax No.: 2537 4992  
Email: enquiry@bd.gov.hk