Revitalising Historic Buildings

Through Partnership Scheme

No. 23 Coombe Road,

The Peak, Hong Kong

Resource Kit

Date: 23 September 2024

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I. Introduction

1.1 The purpose of the resource kit is to provide applicants with information to prepare proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). Information provided include:

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1.2 In drawing up proposals, applicants should in particular endeavour to:

(a) bring out the heritage significance of the building;

(b) follow the Conservation Guidelines; and

(c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory requirements.

1.3 We appreciate that 1.2c will be a complex task. The following suggestions are for the applicants' consideration:

(a) when undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance (Cap.123). The need for preserving the significant architectural features (**Appendix IX**), site constraints and/ or prohibitive upgrading costs may limit the type of uses that may be chosen for the building; and

(b) every effort should be made to preserve the elements of significance and character-defining elements of the historic building. Addition and alteration works, if necessary, should be undertaken at less visually intrusive locations.

1.4 For each historic building, there are a number of possible uses which appear to be pursuable based on available information. However, the technical feasibility of these uses should be further examined.

1.5 The dimensions, areas, and datum levels presented in this resource kit (including the drawings and perspectives) are for reference only. A thorough cartographic survey of the building and a topographic survey of the site should be carried out by authorised specialists to verify the dimensions, areas, and datum levels before a detailed design is carried out.

1.6 The information that has been assembled is to give a general understanding of the site and the historic buildings. Key parameters available at the time of preparation of the resource kit are for the applicants' convenience and may not be exhaustive. Because of the unique nature and requirements of each proposal, applicants are strongly advised to verify the provided data before finalising their proposals.

1.7 The Secretariat of the Revitalisation Scheme will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Secretariat at:-

Address:	Commissioner for Heritage's Office, Development Bureau, Unit 701B, 7/F., Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong
Email:	rhb_enquiry@devb.gov.hk
Phone:	2906 1560
Fax:	2906 1574

II. Historical Background and Architectural Merits

2.1 Historical Background

No. 23 Coombe Road (herein after "The Building") also named as "Carrick" nowadays was built in 1887 as a private luxury house for residential purposes. The Building is one of the earliest European houses built on the Peak which is still surviving. At the time when it was built, there were hardly more than a few houses on the Peak and the Peak Tramway was not yet opened. The Building bears witness to a historic period when coolies' labour was much needed in the construction of buildings in Hong Kong. In 1889, two years after the Building was completed, the Governor Sir George William DES VOEUX described the building of houses on the Peak in these words: "every brick, stone, timber, and other article used in construction, as well as the furniture on completion, requires to be carried on coolies' shoulders for distances varying from one to two miles to a height of 1,100 to 1,600 feet".

The Building has changed hands several times since it was built in 1887. It was first known as 'Stonyhurst' and then renamed 'Glen Iris' in 1919; and was further renamed as 'Carrick' in 1972/ 1973. The China Fire Insurance Co. Ltd. (1901-1903), Ahmet Rumjahn (1903-1910), J.J.B. (1910-1918), D.V. Falcorner (1918-1921), The Hong Kong Electric Co. Ltd. (1921-1976), Cavendish Property Development Ltd. (1976-1993) and Juli May Ltd (a Cheung Kong subsidiary) were its owners in chronological order. In 2020, the Building was surrendered to the government for preservation, along with the entire site, following the Executive Council's approval of a non-in-situ land exchange.

<u>The first owner – J.J. Francis (1887-1901)</u>

John Joseph Francis (1839-1901), also known as J.J. Francis, was the first owner of the Building. He was born in Dublin (Ireland), and arrived in Hong Kong for the first time in 1860s as a military officer. Admitted as a solicitor in January 1869, he went on to become a prominent attorney before being admitted as a barrister in April 1877. He signed an affidavit endorsing Ng Choy (1842-1922), the first Chinese admitted to practise in Hong Kong, shortly after his own admission to the Hong Kong Bar. Ng Choy, otherwise known as Wu Ting-fang, was the first Chinese member of the Legislative Council to serve as an unofficial member before becoming a diplomat in the Chinese administration. J.J. Francis became a Puisne Judge of the Supreme Court in April 1879. He was appointed

as Queen's Counsel (Q.C.) in February 1886, making him the third barrister in Hong Kong to receive the title.

J.J. Francis was also notable for his work in civic affairs, in particular his efforts in investigating the issue of mui-tsai (妹仔, indentured Chinese girls working as unpaid domestic servants) and in drawing up the constitution for a Chinese association to offer protection for women and children in 1878, leading to the subsequent establishment of Po Leung Kuk. In 1887, he served on the Finance Committee of the Alice Memorial Hospital, founded by a prominent Chinese Dr. Ho Kai, and he became the standing counsel for the Hong Kong College of Medicine where Dr. Sun Yat Sen took up his medical studies. He was also the member of the Sanitary Board and take charge of the outbreak of bubonic plaque in Hong Kong in 1894, his services were much appreciated.

J.J. Francis's greatest years began in March of 1886, when he purchased the plot of land on No.23 Coombe Road and built the house in 1887. He gave it the name 'Stonyhurst', which was named after Stonyhurst College in Lancashire, England, where he had been educated and intended to become a Roman Catholic priest before he joined the army and arrived in Hong Kong.

By giving talks at the Chamber of Commerce and the City Hall on a variety of topics, including Jesuitism in 1872 and the Crown Colonies in 1889, J.J. Francis increased his standing with the community at large. He was at one time, the proprietor and editor of the English local newspaper, The China Mail. His name was also linked to the Odd Volumes Society, the Navy League, and the China Association, of which he served as the local branch chairman, when he passed away in 1901.

2.2 Architectural Merits

The two-storey Building was designed with the influence of neo-classicism and Palladianism. The Building is constructed on a platform that is supported by retaining wall and slope, with classical parapets surrounding it. Despite its modest size, the Building contains a service floor at the ground floor level and a traditional piano nobile with living room and bedrooms, etc. at the first floor level. Both the symmetrical building form and the external walls consisting of classical ornamental features such as stucco pilasters, verandah with arched openings and keystones, etc., are commonly found in villas influenced by Palladian style. However, the Building appears to have been added with extended portions at the north side and replaced the verandah windows with steel windows over time.

The Building's elevations are divided into bays by stucco pilasters. The Building is decorated with stucco quoins at the corners and surrounded by bands of moulded stucco. The window openings on the ground floor are smaller than the first floor windows with curved heads and deep reveals. The large window openings on the first floor level feature simple segmental arches with keystones in the center. It appears that many of the window openings have been altered thoughout the years. The walls are finished with painted rough cast rendering. A moulded cornice surrounds the entire house at eaves level.

The building interior is partitioned by brick walls, arched openings are found in between some of the interior spaces, and there is a fireplace in the living room. It appears that a number of renovations and alterations works have been carried out at the interior to meet the needs for different owners over the years.

III. Site Information

3.1 Location

The Building is situated at No. 23 Coombe Road, The Peak, Hong Kong. The Location Plan is shown in **Appendix I**.

3.2 Site Description

The site of No. 23 Coombe Road includes the Main Building, the Garage Block, and the Open Space at around +254mPD, existing slopes, and the lower-level Open Space at around +248mPD.

A summary of the site and building information is given in **Appendix IV**.

3.3 Site Boundary

The Site Boundary Plan is shown in **Appendix II(A)**.

3.4 Site Area

No. 23 Coombe Road has been allocated to the Development Bureau under Permanent Government Land Allocation (PGLA) GLA-HK 1192. According to the land allocation plan in **Appendix XIII**, the site area of No. 23 Coombe Road is approximately 1320 m^2. Since it is noted that the area of the slope is about 300 m^2, the usable site area should be around 1020 m^2.

3.5 Major Datum Levels

The building is constructed on an elevated platform over a slope. The major datum level of the platform is about +254mPD as shown in **Appendix III(A)**.

3.6 Topographic Survey

The topographic survey drawings as of December 2023 are shown in **Appendix III(B)**. The AutoCAD format of the survey plans and the Building Information Modelling model of the site with building can be obtained from the Scheme Secretariat by submitting a completed request form.

IV. Building Information

4.1 Building Description

The site, located at No. 23 Coombe Road of the Peak, includes the following buildings and structures:

- Main Building
- Garage Block
- Open Space

The Building boasts a Gross Floor Area (GFA) of approximately 604 square meters. It was originally established as a private residence. For the Main Building, there are two storeys, including 11 Rooms, 6 Toilets, 3 Hallways, a Dining Room, a Kitchen, a Living Room, and an Entrance Lobby. The general condition of the Main Building and Garage Block is fair, though there are some concrete spallings and defects in the painting system.

A concise overview of pertinent building details is furnished in **Appendix IV.**

The architectural drawings of No. 23 Coombe Road, including the site plan, floor plans, elevations, sections and perspectives, are appended in **Appendix V(A)**. These drawings have been generated based on preliminary site measurements and necessitate further verification.

Photographs showcasing No. 23 Coombe Road are included in **Appendix VI**.

4.2 Historic Grading

No. 23 Coombe Road was confirmed as a Grade 1 historic building by the Antiquities Advisory Board on 23 November 2011, as shown in **Appendix II(B)**. "Grade 1 historic building" is defined as "buildings of outstanding merit, which every effort should be made to preserve if possible"

4.3 Schedule of Accommodation

The approximate Net Operating Floor Area (NOFA)/Net Floor Area and Construction Floor Area (CFA) provided in this section are indicative only. Applicants should verify such information on their own before adopting this information in their proposals.

The total CFA is approximately 610 m^2 and the CFA of the Main Building is approximately 582 m2. The schedule of the area is listed as follows:-

(a) Main Building

Floor Level	Accommodation	Approximate Construction Floor Area (m^2)	Approximate Net Operating Floor Area/Net Floor Area (m^2)
G/F	Room 4	283	14
	Room 5		14
	Room 6		10
	Room 7		9
	Room 8		23
	Room 9		20
	Room 10		26
	Room 11		6
	Toilet 2		6
	Toilet 3		10
	Toilet 4		21
	Toilet 5		8
	Toilet 6		8
	Hallway 2		20
	Hallway 3		15

Floor Level	Accommodation	Approximate Construction Floor Area (m^2)	Approximate Net Operating Floor Area/Net Floor Area (m^2)
1/F	Room 1	299	36
	Room 2		21
	Room 3		2
	Living Room		43
	Dining Room		26
	Kitchen		24
	Entrance Lobby		30
	Toilet 1		6
	Hallway 1		30

(b) Garage Block

Floor Level	Accommodation	Approximate Construction Floor Area (m^2)	Approximate Net Operating Floor Area/Net Floor Area (m^2)
G/F	Garage	28	15
G/F	Store Room		4

4.4 Materials of Construction

(a) Main Building

Materials	Roof	Reinforced Concrete / Concrete
	Wall	Brick Wall / Reinforced Concrete
	Floor	Reinforced Concrete
	Staircase	Reinforced Concrete
	Window	Steel Frame
	Door	Timber Swing Doors

Finishes	G/F & 1/F	Exterior	Wall: Granite Base and render surface with texture Painting
	G/F	Hallway 2	Wall: Plastered with White Paint; Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
		Hallway 3	
		Room 4	
		Room 8	
		Room 9	
		Room 10	
		Room 11	
	G/F	Room 5	Wall: Plastered with White Paint; Floor: Laid with vinyl Tile; Ceiling: Plastered with White Paint.
		Room 6	
	G/F	Toilet 4	Wall: Plastered with White Paint (Upper part) and Laid with Mosaic Tile (Lower part) Floor: Laid with Mosaic Tile; Ceiling: Plastered with White Paint.
		Toilet 5	
	1/F	Toilet 1,	Wall: Laid with Mosaic Tile; Floor: Laid with Mosaic Tile; Ceiling: Plastered with White Paint.
	G/F	Toilet 2	
		Toilet 6	
	1/F	Room 3	Wall: Plastered with White Paint; Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
	G/F	Toilet 3	

Finishes	1/F	Kitchen	Wall: Plastered with White Paint (Upper part) and Laid with Ceramic Tile (Lower part); Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
	G/F	Room 7	
	1/F	Hallway 1	Wall: Plastered with White Paint; Floor: Laid with Timber Floor; Ceiling: Plastered with White Paint.
		Entrance lobby	
		Room 1	
		Room 2	
		Dining Room	
		Living Room	

(b) Garage Block

Materials	Roof	Reinforced Concrete
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete

Finishes	Exterior	Wall: Rendered with Painting
	Internal	Wall: Plastered with White Paint; Floor: Concrete Screeding; Ceiling: Plastered with White Paint.

4.5 Circulation

4.5.1 General Description

(a) <u>Main Building</u>

There are internal and external staircases leading from the Ground Floor to the First Floor. There are another three accesses on the Ground Floor, which lead to Room 4, Room 7, and Room 9 from the Open Space at +254mPD.

(b) <u>Garage Block</u>

Direct access to the Garage and the Store Room on the Ground Floor are

provided separately.

The Circulation Plan is shown in **Appendix XIX.**

4.5.2 Barrier Free Access

(a) Main Building

There is no major level difference from the Open Space at +254mPD to the G/F of the Main Building. Therefore, all the access points are barrier-free at G/F. However, since only staircases are provided for access to 1/F from G/F, there is no barrier-free access to 1/F of the Building.

(b) Garage Block

There is no major level difference from the Open Space at +254mPD to the internal area of the Garage. Therefore, barrier-free access is available for Garage.

4.6 Major Alterations and Additions

The record of Alterations and Additions Works of the Building cannot be found in the Buildings Department's "Building Records Access and Viewing Online" (BRAVO). Some alterations were noted and mentioned in **Appendix X**.

4.7 Preliminary Structural Appraisal

This section preliminarily appraises the structural condition of No. 23 Coombe Road with reference to a Structural Condition Survey (SCS).

4.7.1 Structural Information

No. 23 Coombe Road complex comprises a Main Building and a Garage Block. All buildings and structures are at a ground level of around +254mPD. The site is located on a hillside slope, the perimeter of the site is surrounded by retaining structures and slopes. The stability of the perimeter retaining wall and slope features along Coombe Road is outside the scope of the structural appraisal. Although there are signs that the building had carried out modification works in the past as stated in **Appendix X**, no record of the modification works is found.

4.7.2 Structural System

(a) Main Building

The Main Building is a two-storey building located at the centre of the Open Space at +254mPD. The Main Building is of conventional reinforced concrete beam, slab, and column/wall construction.

Ground floor: It is likely that the G/F is built of concrete on-grade slabs.

First floor: Reinforced slab-beam with decorative plaster finishes at soffits, supported by reinforced concrete columns and load-bearing wall.

Staircases: reinforced concrete and lightweight steelwork.

Roof: reinforced concrete ribbed slab supported by reinforced concrete beam connected to the column/wall.

(b) Garage Block

The Garage Block is a one-storey, conventional reinforced concrete beam, slab, and column/wall structure.

4.7.3 Structural Alterations

There has been no record of major structural alteration/improvement works to the entire historic premise. However, there are signs of minor structural alterations as stated in **Appendix X**.

4.7.4 Structural Findings

Findings from the Structural Tests

A number of in-situ and laboratory tests were carried out in January and May 2024 as follows:

"A summary of the in-situ and laboratory tests carried out in January and May 2024 is as follows:

Types of In-situ tests		*No. of sample*
F1	*Carbonation test*	*3*
F2	*Chloride test*	*3*
F3	*Covermeter Survey*	*12*
F4	*Drill hole*	*3*
F5	*Loading test*	*1*

(i) Carbonation test

For the Main Building, the carbonation tests show that the tested existing slab soffit is fully carbonated. The reinforcement is at high risk of corrosion.

Test location	Depth of carbonation (mm)
1/F Slab Soffit	Over 100
1/F Slab Soffit	Over 100
1/F Slab Soffit	Over 100

(ii) Chloride test

3 nos. samples were taken at 1/F slab soffit. The test results show that the measured "chloride content by mass of cement" is within the limit under the Buildings Ordinance.

Test location	Chloride content by mass of cement (%)
1/F Slab Soffit	0.14%
1/F Slab Soffit	0.01%
1/F Slab Soffit	0.01%

(iii) Covermeter survey

The concrete cover to the 1/F slabs soffit of the Main Building ranges from 21mm to 47mm at different locations. This indicates that some structural members may only satisfy 1 hour of fire resisting

construction as required in Table E4 of the Code of Practice for Fire Safety in Buildings 2011.

Location/element	Concrete cover (mm)
1/F Slab Soffit (CM1)	36
1/F Slab Soffit (CM2)	47
1/F Slab Soffit (CM3)	21
1/F Slab Soffit (CM4)	27
1/F Slab Soffit (CM5)	30
1/F Slab Soffit (CM6)	22
1/F Slab Soffit (CM7)	31
1/F Slab Soffit (CM8)	27
1/F Slab Soffit (CM9)	28
1/F Slab Soffit (CM10)	22
Top of Roof Floor Slab (CM11)	Rebar cannot be measured due to the deep concrete cover
Top of Roof Floor Slab (CM12)	Rebar cannot be measured due to the deep concrete cover

(iv) Drill Hole

Drill hole tests were carried out at 1/F slab soffit to determine the thickness of finishing and screeding, and concrete structures. The thickness of concrete range from 130mm to 150mm, and finishing and screeding range from 30mm to 50mm.

Test location	Location ID	Thickness of the inspected members (mm)		
		Concrete	Finishing and Screeding	Overall
1/F Slab Soffit	T1	130	30	160
1/F Slab Soffit	T2	150	50	200
1/F Slab Soffit	T3	145	50	195

(v) Loading test

An in-situ loading test was conducted in May 2024 on a localised area in the 1/F Dining Room. The result of this test shows that the testing area can support 3kPa imposed load.

However, since the testing area is localised at the Dining Room on 1/F and the load capacity of the other areas is uncertain, further tests and assessments should be carried out to establish the load capacity in each area before alternation works to proposed use.

Applied Load (kg)	Dial Gauge Data (mm)				
	Point 1	Point 2	Point 3	Point 4	Point 5
0	0	0	0	0	0
200	0	0	0	0	0
400	0	0	0	0	0
600	0	0	0	0.03	0
800	0.06	0	0.03	0.03	0
1000	0.09	0.03	0.12	0.05	0
1147	0.16	0.03	0.12	0.12	0.01
1147 (After 1 hour)	0.16	0.03	0.12	0.12	0.01
0 (Loading test completed)	0	0	0.01	0.03	0
0 (15 mins. after the loading test is completed)	0	0	0.01	0.02	0

(vi) Findings from Visual Inspection

Minor spalling and cracks were observed in several locations in the Main Building. For the 1/F slab, recasting works on the supporting structural beams were observed to have been carried out. For the ribbed roof slab, a maximum deflection of around 100mm was measured above the Living Room on 1/F and temporary metal supporting beam was found above the Dining Room on 1/F.

(vii) Summary of Structural Finding

In general, the structural system of the main building structures appears to be in fair condition and poses no structural danger.

However, some attention should be drawn to the fact that the building and its platform rest at the crest of a slope. The slope profile, soil properties and the current funding levels of the footing govern the slope's stability. These parameters shall be further examined and investigated before adopting the suggested imposed loads specified in 4.7.6.

4.7.5 Other

(a) Condition of Buildings

The Main Building appears to be in fair condition, and paint peeling, concrete spalling, and signs of water seepage were observed.

The Garage Block appears to be in fair condition, and spalled concrete and paint peeling off were observed.

The Open Space appears to be in fair condition, and no apparent structural defects were observed.

(b) Suspected Termite attack

No timber structure/element was identified. However, non-structural use timbers were used for cabinets, door frames, covering of building services installation, and skirting.

A mud tube was found at the timber finishes in the Toilet on G/F, and a suspected termite attack occurred at the Main Building. The photo record for Termite Survey is shown in **Appendix XVII**.

(c) Suspected Asbestos Containing Material

Suspected Asbestos Containing Materials were identified within the Main Building. It includes vinyl floor covering in Room 5 and Room 6 on G/F.

The photo record for the Asbestos Survey is shown in **Appendix XVIII.**

4.7.6 Loading Assessment

Based on the structural tests and the visual inspection carried out in January 2024, the recommended imposed load values are presented as follows. It is noted that the values are only estimated from the limited available information, with reference to London County Council (L.C.C.) By-Law 1915. Before adopting these imposed load figures for the proposed use(s), they shall be further verified.

(i) Main Building

Floor	Usage	Design Imposed load (kPa)	Suggested Imposed load (kPa)
G/F	Domestic	3.0	5.0*
1/F	Domestic	3.0	3.0
R/F	Maintenance work only	0.75	0.75

* Increase in capacity due to compacted soil beneath on-grade ground slab

The foundation of the main building is near the existing slope. The bearing capacity of the founding materials is governed by the existing slope profile and the stability of the slope. The stability of these slopes shall be subject to further studies.

(ii) Garage Block

Floor	Usage	Design Imposed load (kPa)	Suggested Imposed load (kPa)
G/F	Car Park	3.0	5.0*

* Increase in capacity due to compacted soil beneath on-grade ground slab

The foundation of the Garage Block is at the bottom of the existing retaining wall. The applicants should investigate the structural adequacy of their proposed uses. The assessment of the existing slope stability is outside the scope of the structural appraisal and is therefore not investigated.

4.7.7 Recommendations and Conclusion

From the structural inspection carried out in January 2024, No. 23 Coombe Road appears to be in a fair condition with no major structural defects.

Combining the observations from the visual inspection carried out in January 2024 and the results from the structural tests conducted in January and May 2024, No. 23 Coombe Road is considered to be in fair structural condition at the time of writing, with normal wear and defects which shall be repaired in order to prevent further deterioration.

The selected applicant shall verify the recommended imposed loading capacity before adopting it for the design of their proposed use of the building. Should the applicant's proposed use involves greater imposed loads on floors, the applicant shall carry out sufficient tests and detailed analysis to assess the structural capacity and to implement necessary strengthening works depending on the finding of the structural assessment and proposed use. Notwithstanding, localised structural strengthening work may be necessary as a part of the revitalisation proposal.

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the site and Buildings of No. 23 Coombe Road are as follows:

(a) Main Building

Building Services	Existing Provision
Lift Installation	● No lift or escalator is installed in the Building.

Building Services	Existing Provision
Mechanical Ventilation and Air-Conditioning System Installation	● Exhaust fans are installed in all Toilets and Kitchen inside the Building. ● A/C conditioners are installed in Hallway 1, Room 1, Kitchen on 1/F and Room 4, Room 11 on G/F.
Gas Installation	● No towngas or liquefied petroleum gas connection is provided.
Plumbing Installation	<u>Potable water supply system</u> ● 1 no. 25mm dia. potable water supply pipe connected to the 80mm dia. freshwater town main at Coombe Road is provided to the Building. The water pressure of the town main is unable to be confirmed. A 15mm dia. water meter is installed. ● No potable water tank is provided within the Building. All water fitments within the Buildings are connected to the potable water supply pipe directly. ● The Water Authority's check meter is located at the recessed wall near the southwest corner of the façade on the ground floor. <u>Flushing water supply system</u> ● No saltwater is connected to the building. ● According to the record from the Water Supplies Department (WSD), no saltwater main is laid around the site. The future tenant needs to apply to WSD for Temporary Mains Fresh Water for Flushing (TMF). ● The existing flush water to soil fitment is directly connected from the potable water

Building Services	Existing Provision
	supply pipe[1]. No flushing water tank is installed within the site. 1: The current connection does not separate potable water from flush water which appears to be against WSD's requirement. It is necessary for the future tenant to re-connect the flush water supply to comply with the requirements of WSD.
Drainage Installation	● The foul drains of the Buildings and surface water from the roof are gathered by down pipes and discharged to the internal foul water manholes. From visual inspection, the pipes are found in fair condition. ● The internal foul water drainage system is finally discharged to foul water manhole F7 located at the Coombe Road and connects to the public sewer system through a 150mm dia. underground cast iron pipe. ● The rainwater at the site is collected through surface channels and then discharged to the existing foul water manhole as shown in the Underground Utility Survey Plan attached in **Appendix V(C)**.
Fire Services Installation	● No Wet Fire Protection System (i.e. fire hydrant or hose reel system, sprinkler system) is installed. ● No manual fire alarm (abbreviated as MFA hereafter), visual fire alarm (abbreviated as VFA hereafter), or automatic fire alarm (abbreviated as AFA hereafter) system is installed. ● A 150mm dia. potable water main is laid along Coombe Road. The future tenant may apply to WSD for fire services water

Building Services	Existing Provision
	connection through the said water main. The water supply will be of single-end feed with 200 kPa water pressure. ● An existing Swan Neck Street fire hydrant is located on the opposite side of the site entrance. Two other pedestal-type street hydrants are located at Children's Playground and No. 17 Coombe Road separately with a distance not greater than 100m from the No. 23 Coombe Road.
Electrical Installation	● Hong Kong Electric Company's incoming cutout fuses are installed at the entrance of G/F. ● Lighting fittings are installed at all rooms. External lightings are installed at the external wall of 1/F. ● Lighting switches and socket outlets are installed at all locations. ● Wiring for lighting and sockets are embedded inside the wall
Tele-communication Network	● No apparent telecommunication cable is installed in the Building.
Burglar Alarm & Security Installation	● No burglar alarm and security system are installed.

(b) Garage Block

Building Services	Existing Provision
Lift Installation	● No lift or escalator is installed in the Building.
Mechanical Ventilation and Air-Conditioning System Installation	● Only one exhaust fan is installed inside the Garage Block ● No fan or A/C conditioner is provided.
Gas Installation	● No town gas or liquefied petroleum gas connection is provided.
Plumbing Installation	● No Plumbing Installation is provided
Drainage Installation	● No Drainage Installation is provided
Fire Services Installation	● No Wet Fire Protection System (i.e. fire hydrant or hose reel system, sprinkler systems) is installed. ● No MFA, VFA, and AFA systems are installed.
Electrical Installation	● Lighting with exposed conduit is installed.
Tele-communication Network	● No Tele-communication Network is provided
Burglar Alarm & Security Installation	● No burglar alarm and security system are installed.

V. Vicinity and Access

5.1 Immediate Surrounding

Located at Mid-levels, No. 23 Coombe Road is relatively remote, secluded and integrated into nature. The nearby developments are mainly low-density residential buildings, the Hong Kong Police Museum, a public car park, a children's playground, and a park. The plan showing the immediate surroundings is shown in **Appendix VII**.

5.2 Access

Access to the site is shown in the Access Plan in **Appendix VIII**.

(a) Vehicular Access

Vehicular access to the site of the Building is only available from Coombe Road which is a sloping road with a width of approximately 4.3m, which is not wide enough for a larger vehicular fire appliance.

(b) Emergency Vehicular Access (EVA)

The site abuts two roads including Coombe Road and a public road leading to the public car park. The widths of these two roads do not comply with the requirements stipulated in Part D, Section 6 of the Code of Practice for Fire Safety in Buildings 2011. The applicants have to consider the fire engineering approach.

(c) Loading and Unloading Area

A loading/unloading area is not available within the site.

(d) Parking

There is a public car park adjacent to the site with 22 parking spaces for private cars or taxi, 5 for light buses and 6 for motorcycles.

(e) Pedestrian Access

There is only one pedestrian access from Coombe Road through the main entrance and the width is around 3.4m. The nearest public bus stop is located at the junction of Wan Chai Gap Road and Peak Road, which is 250m from No. 23 Coombe Road.

The Barrier Free Access (BFA) of pedestrian access cannot be achieved due to the metal gate at the main entrance that blocks access for people with disabilities.

The lower-level Open Space at +248mPD within site can potentially be accessed from the nearby public car park, which are around the same level. Within the site, there are outdoor steps connecting the Open Space at +248mPD to the Open Space at +254mPD and the Main Building from its rear. However, there are no existing provision for barrier-free access.

(f) Refuse Collection Point

There is no refuse collection point.

VI. Conservation Guidelines

6.1 General Conservation Approach

6.1.1 All applicants are advised to give due regard to the latest editions of Charter of Venice (ICOMOS), the Burra Charter (Australia ICOMOS), and the Principles for the Conservation of Heritage Sites in China (ICOMOS China), which give the established international principles in heritage conservation in preparing their proposals for the conservation works.

6.1.2 It will be a complex issue to strike a balance between maintaining the architectural authenticity of historic buildings and complying with the current statutory requirements under the Buildings Ordinance. On this issue, the applicant is advised:

(a) when undergoing major alteration works and change of use, the historic building should be properly upgraded to meet the same level of safety in respect of the new use as in the case of new buildings. The need for preserving the significant architectural features (**Appendix IX** refers), site constraints, or prohibitive upgrading costs may limit the type of use that may be chosen for the building; and

(b) every effort should be made to preserve the original facades of the historic building except for unauthorized building structures, if any. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the building concerned. The original external façades of the building should generally be left unaltered and must not be disturbed; i.e., no major external additions or alterations to the premise will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the building and the paint system is to be reversible[1]. Any fixed signage should match the age and character of the exterior of the building(s) and is to be approved by the

[1] *"Reversibility" is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.*

Antiquities and Monuments Office (AMO) prior to installation.

6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the selected applicant to refer to the full requirements imposed by the relevant authorities in respect of their proposals, including Buildings Department, Fire Services Department, Drainage Services Department, etc.

Possible Building Works	**Conservation Guidelines**
a) Means of Escape (MOE)	Any improvement works recommended for doorway openings, steps, etc. must respect the historical integrity of the building, and require the prior approval of the AMO.
b) Emergency Vehicular Access (EVA)	EVA should blend in with the surroundings to preserve the historical character of the building.
c) Fire Resisting Construction to Floors, Doors and Walls	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
d) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings will not be permitted unless approved by the AMO.
e) Barrier Free Access	Any proposed access improvement for persons with a disability must respect the historical integrity of the building and its surroundings, in particular the external elevation(s) of the building.
f) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned.

Possible Building Works	Conservation Guidelines
g) Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services, and plumbing installations should ensure that no "non-reversible" works are carried out to the historic building.
h) Plumbing and Sanitary Fitments	No existing fittings are considered to be "historic features" and therefore they may be re-used, replaced, or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; the capacity of the existing system and adequacy of authorised waste disposal methods should also be confirmed and upgraded as necessary.

6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved because of statutory requirements arising from the proposed adaptive re-uses, AMO's approval should be sought.

6.1.5 As the renovation works will inevitably have an impact on the historic building, the selected applicant should submit a Heritage Impact Assessment (HIA) to the AMO for agreement before the commencement of the works. Consultation with the Antiquities Advisory Board for the agreement may be necessary.

6.1.6 The selected applicant should engage a building contractor, for the renovation works, who is included in the Development Bureau's "List of Approved Contractors for Public Works – Buildings category" of the appropriate group according to the estimated value of the works contract (http://www.devb.gov.hk/en/construction_sector_matters/contractors/index.html for the list) and a Registered General Building Contractors of Buildings Department (https://www.bd.gov.hk/en/resources/online-

tools/registers-search/registrationsearch-disclaimer.html for the list). If the contractor to be appointed for the renovation works is not itself an approved specialist contractor included in the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Repair and Restoration of Historic Buildings category" (RRHB specialist contractor), the appointed contractor must engage a RRHB specialist contractor from the Approved List as its specialist sub-contractor for carrying out the repair and restoration works of the "Architectural Features to be Preserved" to the historic building. All other specialist sub-contractors for the renovation works should also be engaged from the relevant categories/groups in the Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" (https://www.devb.gov.hk/en/construction_sector_matters/contractors/supplier/index.html for the list).

6.2 Specific Conservation Requirements

6.2.1 No. 23 Coombe Road ("the Building"), which was built in 1887, is among the earliest European houses still standing on the Peak. It is an excellent example of a European house with design influenced by Neo-classicism and Palladianism, displaying features such as stucco pilaster, arched openings with crown moldings and keystones, and stucco quoins on the facades. Despite numerous repairs and modifications, the Building has managed to retain a majority of its original appearance with features. As such, all these features should be preserved and the facades of the Building as well as the general setting should generally be kept intact and presented to the public. However, extended portions and later-alterations have been observed, and they affected the original design of the deep verandah and symmetrical building form. Further research study with sound evidence should be carried out, to review if restoration works to the façade is possible, in order to reveal the original design and bring out the architectural value of the Building.

6.2.2 Similar to the exterior, the interior of the Building has undergone multiple renovations and modifications over the years. Since it was built, most of the internal original features have been removed, but the original

spatial design can still be observed. To meet the demands of the users, partition walls were added for extra rooms and additional toilets. In particular, the original building layout on 1/F should be restored as far as practicable based on the research study and sound evidence.

6.2.3 The applicant should also take note that the existing clear headroom on G/F may be insufficient for most of the uses according to the prevalent building regulations, and previous structural strengthening works on the ceiling of G/F further lower the G/F headrooms. To preserve the original building structures, new uses on G/F should be carefully considered with reference to the existing clear headrooms under the ceiling, beams, and doorways.

6.2.4 The Building was a private residence built by J.J. Francis who was notable for his work in civic affairs during the late 19th century. The building is one of the physical traces of J.J. Francis's contributions to the early development of Hong Kong. Its historic and social significance associated with J.J. Francis as well as the architectural value of the building should be properly interpreted by the public.

6.2.5 A number of character-defining elements must be preserved in-situ and maintained as necessary. They are listed in **Appendix IX**. Their corresponding required and recommended conservation treatments are listed in **Appendix X** and **Appendix XI** respectively.

6.2.6 Every effort should be made to carry out all "required treatment" set out in **Appendix X** of the Conservation Guidelines. If compliance with the "required treatment" cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix XI** of the Conservation Guidelines sets out the "recommended treatment" for the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

7.1 The proposed site is zoned "RESIDENTIAL (GROUP C)" on the Approved Hong Kong Planning Area No.14 – The Peak Area – Outline Zoning Plan (OZP) No. S/H14/13, which was approved by the Chief Executive in Council on 27 March 2018 and gazetted on 6 April 2018. The full set of OZP including the Plan, Notes, and Explanatory Statement is available at the Town Planning Board's (TPB's) website (http://www.info.gov.hk/tpb/). Relevant extracts of the OZP and Notes for the "RESIDENTIAL (GROUP C)" are shown in **Appendix XII**.

7.2 The planning intention of the "RESIDENTIAL (GROUP C)" is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

7.3 The Notes for the RESIDENTIAL (GROUP C)" (**Appendix XII**) stipulate that no new development, addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment over the maximum plot ratio of 0.5 and building height specified in the notes, or the plot ratio and height of the existing building, whichever is greater. The site is restricted to 4 storeys including carports.

7.4 The Notes also set out the uses or developments that are always permitted (the 'Column 1' uses) within the zone and those requiring permission from the TPB (the 'Column 2' uses). The application for Column 2 uses should be made to the TPB under section 16 of the Town Planning Ordinance. If the use proposed by an applicant is not under Column 1 or Column 2, an application for amendment of the zoning on the OZP under section 12A of the Town Planning Ordinance will be required to be submitted to the TPB for consideration.

7.5 Before the submission of an application, advice could be sought from the Hong Kong District Planning Office of the Planning Department at 14/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4957).

7.6 Applications under section 16 will be duly processed by the TPB. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB's decision after confirmation of the minutes

of the meeting at which the decision is made (normally two weeks after the meeting).

VIII. Land and Tree Preservation Issues

8.1 Land Issues

Permanent Government Land Allocation (PGLA) is approved by the District Land Officer on 30 September 2020 for No. 23 Coombe Road as shown coloured pink on the allocation plan in **Appendix XIII**.

The following information related to the draft engineering conditions under Permanent Government Land Allocation of No. 23 Coombe Road (GLA-HK1192) requires the applicants' special attention:

(a) Utility services

The removal, diversion or reinstatement elsewhere as may be required of any existing works or installation whatsoever on the site must be paid for as part of the project and carried out to the satisfaction of the appropriate authority.

(b) Road and parking

Space shall be provided within the site for parking/loading and unloading of motor vehicles to meet operational requirements to the satisfaction of the Commissioner for Transport.

(c) Impact on water gathering ground

There shall be no overall increase in pollution risk during construction and after development. The site must be connected to public sewerage and drainage systems with sufficient capacity to handle waste discharge. Building Regulation 47A of Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations mandates that drains and sewers within water gathering grounds be watertight, using approved materials and sealed joints. Discharging effluent to the water-gathering ground is prohibited without approval from the Director of Water Supplies, and any effluent must comply with specified standards. Additionally, before construction, site formation and drainage plans for the water-gathering ground must be approved by the Director of Water Supplies.

(d) Drainage

All stormwater or rainwater originating from the site, including any access road leading to it, must be conveyed to the sea, a stream course, catchpit, channel, or stormwater drain as required by the Chief Engineer of the Hong Kong and Islands Drainage Services Department. It is imperative that both temporary and permanent works associated with drainage are financed from the project's resources and executed in a manner that prevents any damage or nuisance resulting from stormwater or rainwater to adjacent properties. In the event of any claims arising from such damage or nuisance caused by stormwater or rainwater, the expenses shall be borne by the project's allocated funds.

(e) Connection to stormwater drain

No connection to a Government storm-water drain can be given.

(f) Interference with drain or nullah

Permission from the Chief Engineer/Hong Kong and Islands, Drainage Services Department is required before making any modifications or interference to drains or nullahs.

(g) Fresh water supply

A filtered supply of fresh water from Government mains can be given.

No water from Government mains shall be used for any, heating, cooling, or humidification purpose without the prior written consent of the Director of Water Supplies.

(h) Flushing water supply

A saltwater supply cannot be given.

(i) Existing Water Main

There are existing water mains as indicated in **Appendix V(C)**. Any work(s) proposed by the selected applicant shall not affect the existing water mains.

No structures shall be built or materials stored within 1.5 metres from the centre line(s) of the water main(s). The selected applicant shall allow free access and shall be made available at all times for staff of the

Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance, and repair works.

No planting or obstruction shall be within 1.5 metres around the cover of any valve or a distance of 1 metre from any hydrant outlet.

(j) Fencing

The successful applicant should provide adequate fencing to the site to the satisfaction of the District Lands Office upon handover of the site.

8.2 Tree Issues

58 nos. of trees were surveyed within the site boundary. Surveyed trees are mostly the species that are found in hilly locations, or planted for ornamental purposes. The health and form of the surveyed trees are mostly poor to average, and their suitability for transplanting is low due to the fact that they are located in slope areas or with restricted planting areas.

No tree was found to be the registered Old and Valuable Trees, while DBH of T131 is larger than 1m and is potentially registrable as Old and Valuable Trees.

T141 is an Aquilaria sinensis(土沉香， 牙香樹), which is Protected under Cap. 586, Near Threatened in Rare and Precious Plants of Hong Kong and Vulnerable China Plant Red Data Book. T161 is an Alsophila spinulosa (刺桫欏), which is Scheduled under Cap. 96, Protected under Cap. 586, Vulnerable in Rare and Precious Plants of Hong Kong and China Plant Red Data Book.

The applicants shall observe the requirements for tree preservation as detailed in Environment, Transport, and Works Bureau Technical Circular (Works) No. 7/2015 and the conditions of “Preservation of trees” of the PGLA. The selected applicant will be required to conduct a detailed tree survey for submission to the satisfaction of the relevant authorities. The selected applicant shall be responsible for the horticultural maintenance of vegetation and the maintenance of trees within the site.

IX. Slope Maintenance

According to the Systematic Identification of Maintenance Responsibility of Slopes in the Territory (SIMAR) Unit and Slope Information System, there is one slope feature within and one adjoining the site of No. 23 Coombe Road. Information on the slope features as of 14 December 2023 is summarised below:

Slope Feature:

Slope Number	Subdivision	Location	Responsible Party	Maintenance Agent
11SW-D/CR1713	--	Within GLA-HK 1092	Development Bureau	Architectural Services Department
11SW-D/R-1136	--	Within RBL574	RBL574	Private Party

The location plan of the above slope features is shown in **Appendix XV**.

The selected applicant should allow the Government to gain access to the slope features concerned to carry out required slope maintenance works. Should the selected applicant's proposal for adaptive re-use of the site affect the existing slope features, geotechnical assessment, and corresponding slope upgrading works as required by the Building Authority and other government departments should be carried out by the selected applicant to suit his proposal. The selected applicant shall be responsible for their own cost of the repair and maintenance of the slope affected by the revitalisation works.

Please also refer to the special requirements under Section XI of this Resource Kit regarding the responsibilities for upgrading and future maintenance of the slopes and retaining walls within and adjoining No. 23 Coombe Road.

X. Technical Compliance for Possible Uses

10.1 Uses that could Possibly be Considered

Possible adaptive re-use of No. 23 Coombe Road includes:

(a) Educational Institution
(b) Hotel
(c) Institutional Use (not elsewhere specified)
(d) Public Clinic
(e) Social Welfare Facility
(f) Training Centre

The possible uses are for reference only. Applicants are welcome to come up with other suggestions.

The technical feasibility of each case will need to be further examined. Applicants are welcome to come up with suggestions on possible uses that they consider the most suitable for No. 23 Coombe Road. Applicant should refer to the "Definition of Terms" under the Town Planning Board's website to ascertain if a particular use is permitted. Applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses.

10.2 Technical Considerations

Technical considerations to be given due regard include:

(a) Compliance with the requirements under the Buildings Ordinance, Code of Practice, and Design Manuals. These requirements include but are not limited to:

Requirement	Remarks
Means of Escape	Existing Means of Escape, such as the width of the required staircase, might not comply with the updated statutory requirements. Some modifications to the existing staircases (including the addition of staircases), lobbies, and exit arrangements may be required.

Requirement	Remarks
Fire Resisting Construction	Further investigation will be required to demonstrate the adequacy of the fire-resisting construction of the existing building elements. Some upgrading works may be required.
Means of Access for Firefighting and Rescue	Compensatory measures may be required for non-provision or deficient EVA.
Barrier-Free Access and Facilities	Various provisions for barrier-free access, such as ramps, passenger lifts, lifting platforms, accessible toilets, etc. may be required.
Protection against Falling from Height	Existing balustrades or parapets may need to be upgraded to comply with current requirements.
Structural Adequacy	A preliminary structural appraisal for the existing buildings is under Section 4.7 of this Resource Kit. Given the conservation requirements limiting the extent of the strengthening works, the new uses for the historic buildings should be carefully considered with reference to the existing loading capacity.
Fire Services Installation Requirements	Major fire services installation and equipment such as fire hydrant & hose reel system, fire detection system, fire services water tank, and other fire protection systems may be required. If there are new fire water tanks, they may be installed at the locations specified in Section 11.2.
Natural Lighting and Ventilation	Compensatory measures may be required for any deficiency.
Provision of Sanitary Fitments	Some Modern fittings may be re-used, replaced, or increased in number as required. Additional sanitary fitments may be required to comply with current requirements.
Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services, and plumbing installations should ensure that no “non-reversible” works are

Requirement	Remarks
	carried out to the historic building.
Plumbing System	The existing flush water to soil fitment is directly connected to the potable water supply pipe without a storage tank and does not comply with the Buildings Ordinance. The future tenant should provide a flushing water supply system complying with the statutory requirements.
Sewage and Drainage System	All drainage services that are to be retained should be checked and overhauled as necessary Grease traps are required for kitchens, if any.

(b) Compliance with licensing requirements (for uses requiring the issue of licence for their operation);

(c) Compliance with planning requirements (Approval by TPB is required for any proposed uses not falling under Column 1 in the Notes to the OZP). For more details regarding the planning application, please refer to **Section XII**; and

(d) Compliance with the Conservation Guidelines in **Section VI** of this resource kit.

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing their proposals. They may refer to guidelines stated in Buildings Department's Practice Note for Authorised Persons, Registered Structural Engineers, and Registered Geotechnical Engineers No. APP-69 and the Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2021 Edition).

10.3 Further Information on Possible Uses

For purpose of illustration, a preliminary study has been carried out for the uses listed in paragraph 10.1 above. Some information that can be useful to the applicants is listed below:

(a) Heritage Conservation

The heritage conservation requirements are set out in **Section VI**, **Appendix IX**, **Appendix X,** and **Appendix XI** of this Resource Kit.

(b) Planning

The uses of "Educational Institution", "Hotel", "Institutional Use (not elsewhere specified)", "Public Clinic", "Social Welfare Facility", and "Training Centre" are under column 2 of the Notes of the "Residential (Group C)" zone, which means those uses may be permitted with or without conditions on application to the Town Planning Board.

(c) Emergency Vehicular Access (EVA)

An EVA complying with the requirements stipulated in Part D, Section 6 of the Code of Practice for Fire Safety in Buildings 2011 will be required. If there are genuine site constraints in the provision of a proper EVA, alternative fire safety enhancement measures may be justified using a fire engineering approach.

(d) Licensing

(i) If No. 23 Coombe Road is to be used as an educational institution or training centre, the selected applicant is required to check whether the proposed mode of operation falls within the definition of a 'school' under the Education Ordinance (Cap. 279). If affirmative, the selected applicant shall make an application for registration of a school to the Permanent Secretary for Education under the Education Bureau (EDB). Relevant information on registration procedures and forms can be downloaded from the website of EDB (http://www.edb.gov.hk).

(ii) If No. 23 Coombe Road is to be used as a public clinic, in which the selected applicant intends to carry out any medical business which is used, or intended to be used by registered medical practitioners or registered dentists for carrying out scheduled medical procedures on patients, without lodging, he shall make an application to the Department of Health (DH). Relevant information on application

procedures and forms can be downloaded from the DH website (https://www.orphf.gov.hk/en/regulatory_regime/new_licensing_scheme_licence_application).

(iii) If No. 23 Coombe Road is to be used as a hotel, the selected applicant shall make an application to the Home Affairs Department (HAD). According to the Hotel and Guesthouse Accommodation Ordinance, the terms "Hotel" and "Guesthouse" refer to premises where the occupier, proprietor, or tenant represents that they will offer sleeping accommodation to individuals who present themselves and are capable and willing to pay a reasonable amount for the services and facilities provided, and are in a suitable condition to be accommodated. Application forms can be obtained from the Office of the Licensing Authority or downloaded from the Home Affairs Department's website http://www.had.gov.hk/en/other_information/forms.htm. Completed forms are to be returned to the address as stated on the application forms.

(iv) If No. 23 Coombe Road is to be used as an institution, the selected applicant is required to check whether the proposed mode of operation falls within the definition of 'Place of Public Entertainment' and "Entertainment' under the Places of Public Entertainment Ordinance (Cap. 172). Applicants can visit the website of the Food and Environmental Hygiene Department (FEHD) (http://www.fehd.gov.hk/english/licensing/index.html) for details on the application of places of public entertainment licence for places other than cinemas and theatres and related matters.

(v) If No. 23 Coombe Road is to be used as a social welfare facility, the selected applicant is required to check whether the proposed mode of operation falls within the definition of residential care homes for the elderly, residential care homes for persons with disabilities, drug dependent persons treatment and rehabilitation centres, or child care centres under the relevant Ordinance. Applicants can visit the website of the Social Welfare Department (SWD) (https://www.swd.gov.hk/en/pubsvc/lr/) for details on the licence application of any above social welfare facilities if necessary.

(e) Structural Limitation

Possible Adaptive Re-use	Distributed load to be applied uniformly on plan (kPa)	(Building (Construction) Regulations) Class No.	Usage stated in Building (Construction) Regulations
Education Institution/ Institution Use/ Training Centre	3.0	3	Classrooms, lecture rooms, tutorial rooms, computer rooms, and reading rooms without book storage
Hotel	2.0	1	Private sitting rooms, bedrooms, and toilet rooms in hotels, motels, and guesthouses
Public Clinic	2.5	2	Medical consulting of treatment rooms
Social Welfare Facility	2.0	3	Offices for general use

(f) Tree Issues

The applicant should also pay attention to the mature trees planted close to the foundation of buildings within the site. The effect of the roots of these trees on nearby buildings may need to be considered. Please also refer to **Section 8.2** of this Resource Kit.

10.4 Recurrent Expenditure

The selected applicant is responsible for the future maintenance of the site,

including the buildings/structures, Open Space and trees within the site, and the associated building services facilities at their own cost except for the structural repairs of the existing buildings, which are to be borne by the Government. The selected applicant will also be responsible for repair and maintenance of all slopes and retaining walls affected by the proposed revitalisation works.

To facilitate the applicants in forecasting their operating expenses, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent at **Appendix XVI**. Please note that the estimated expenditures have been made based on some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

XI. Special Requirements of the Project

The historic building at No. 23 Coombe Road was accorded Grade 1 status by the Antiquities Advisory Board (AAB) in 2011 with exceptional heritage value and significance.

Taking account of the uniqueness of this heritage site, we have set out special requirements for the revitalisation of No. 23 Coombe Road in this Section. Applicants are required to take these special requirements into account in formulating their proposals and explain in their application submissions how these special requirements have been incorporated into their proposals.

11.1 Alternative Measure regarding Fire Safety

Due to its original design and historical use as a dwelling house for single family, the existing buildings currently lack a sprinkler system and Emergency Vehicular Access. To satisfy the prevailing statutory requirements but with minimal intervention to the existing buildings, applicants should adopt the fire engineering approach to cater for its proposed uses in the existing buildings while avoiding substantial modifications of the existing building structure/fabric.

11.2 Possible New Structure(s) within the Site

To accommodate building services, the selected applicant may consider incorporating major plant rooms, such as fire services tanks and pump rooms, within the site of No. 23 Coombe Road. The exterior design of these plant rooms must be compatible with and visually unobtrusive to the surrounding environment. Consultation with the Antiquities and Monuments Office and Development Bureau is required for the design of these plant rooms. Additionally, it is essential to maintain the existing building height of No. 23 Coombe Road. If structures are needed to accommodate building services at the main roof level of the building, their height should be minimized to avoid any negative visual impact on the historic structure.

During the implementation of proposals for lift(s), plant rooms, and other necessary structures, the selected applicant bears the responsibility of obtaining all required approvals from relevant authorities and utility undertakings. These

authorities may include the Town Planning Board, Development Bureau, Lands Department, Buildings Department, Highways Department, Transport Department, and others as applicable. The proposals must comply with relevant ordinances, including but not limited to the Buildings Ordinance (Cap. 123), the Town Planning Ordinance (Cap. 131), and the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

All new structures shall be accessible for maintenance and their roofs of the exposed plant rooms should be landscaped. If the new structure has any structural impact to the nearby slopes, geotechnical assessment to the affected slope is required.

11.3 Upgrading and Maintenance of Slopes and Retaining Walls

According to the provided special requirements, the selected applicant for the revitalisation project at No. 23 Coombe Road has several responsibilities regarding the stability, geotechnical assessment, and upgrading works of slopes and retaining walls within the site boundary:

(a) The selected applicant must check the stability condition, conduct a geotechnical assessment and carry out upgrading works for all existing slopes and retaining walls within the site boundary, regardless of whether they are directly affected by the proposed revitalisation works or not. The purpose is to ensure that they meet current safety standards and are suitable for the applicant's proposed use.

(b) Upgrading works must be carried out on the slopes and retaining walls within the site boundary to meet current safety standards and align with the applicant's proposed use. These works should comply with the requirements of the Geotechnical Engineering Office and the Buildings Ordinance, and approval from the Building Authority must be obtained. The cost of these works should be included in the project proposal.

(c) If the revitalisation works at No. 23 Coombe Road affect any adjoining slopes or retaining walls outside the site boundary, the selected applicant is responsible for checking their stability condition, conducting a geotechnical assessment, and carrying out upgrading works to ensure they meet current safety standards and the applicant's

proposed use.

(d) The visual appearance and landscaping treatment of all slopes and retaining walls should be given particular attention. They should be visually compatible with the overall setting of No. 23 Coombe Road. If slope works are part of the revitalisation project, the selected applicant must follow guidelines such as Works Branch Technical Circular No. 25/93 "Control of Visual Impact of Slopes" and Buildings Department's Practice Note for Authorised Persons, Registered Structural Engineers, and Registered Geotechnical Engineers No. ADV-23 "Improvement of Visual Appearance and Landscape Treatment for Man-made Slopes and Retaining Walls." The use of shotcrete or chunam on the finished surface of slopes and retaining walls should be avoided unless it is a last resort.

(e) The selected applicant is responsible for the repair and maintenance of all slopes and retaining walls directly affected by the revitalisation works. However, for slopes and retaining walls within the site that will not be affected by the proposed works but require upgrading to meet current safety standards as per the special requirements, the government will assume responsibility for their future repair and maintenance once the upgrading works are satisfactorily completed and handed over to the relevant government departments.

11.4 Surface Water Discharge

The selected applicant should address the issue of inadequate drainage for rainwater collected on the platform where the structure and ground for No. 23 Coombe Road is located (above slope feature No. 11SW-D/CR1713). They must install suitable discharge facilities to prevent soil erosion on the slope and ensure proper management of rainwater runoff. Compliance with regulations and guidelines, consultation with relevant authorities, and consideration of sustainable drainage systems should be part of the applicant's proposal. Additionally, incorporating appropriate landscape design elements can help stabilise the soil and mitigate erosion risks.

11.5 Traffic

The site is located in the middle portion of Coombe Road, which is a two-lane two-way traffic. For the part of the road without pedestrian pavement, vehicles share the same lane with pedestrians. The nearest bus stop for the site is located at the junction of Wai Chai Gap Road and Peak Road.

The applicants should ensure that their revitalisation proposals will not unduly affect the existing traffic conditions and should proactively adopt appropriate control and management measures to minimize any adverse traffic impact, including both vehicular and pedestrian traffic, during construction and operation of the project.

The selected applicant would be required to conduct a comprehensive traffic impact assessment and implement corresponding traffic management measures to the satisfaction of the Transport Department after the application has been selected by the Government.

11.6 Free Public Access

The minimum requirement for free public access shall be proposed by the selected applicant.

11.7 Low headroom on Ground Floor

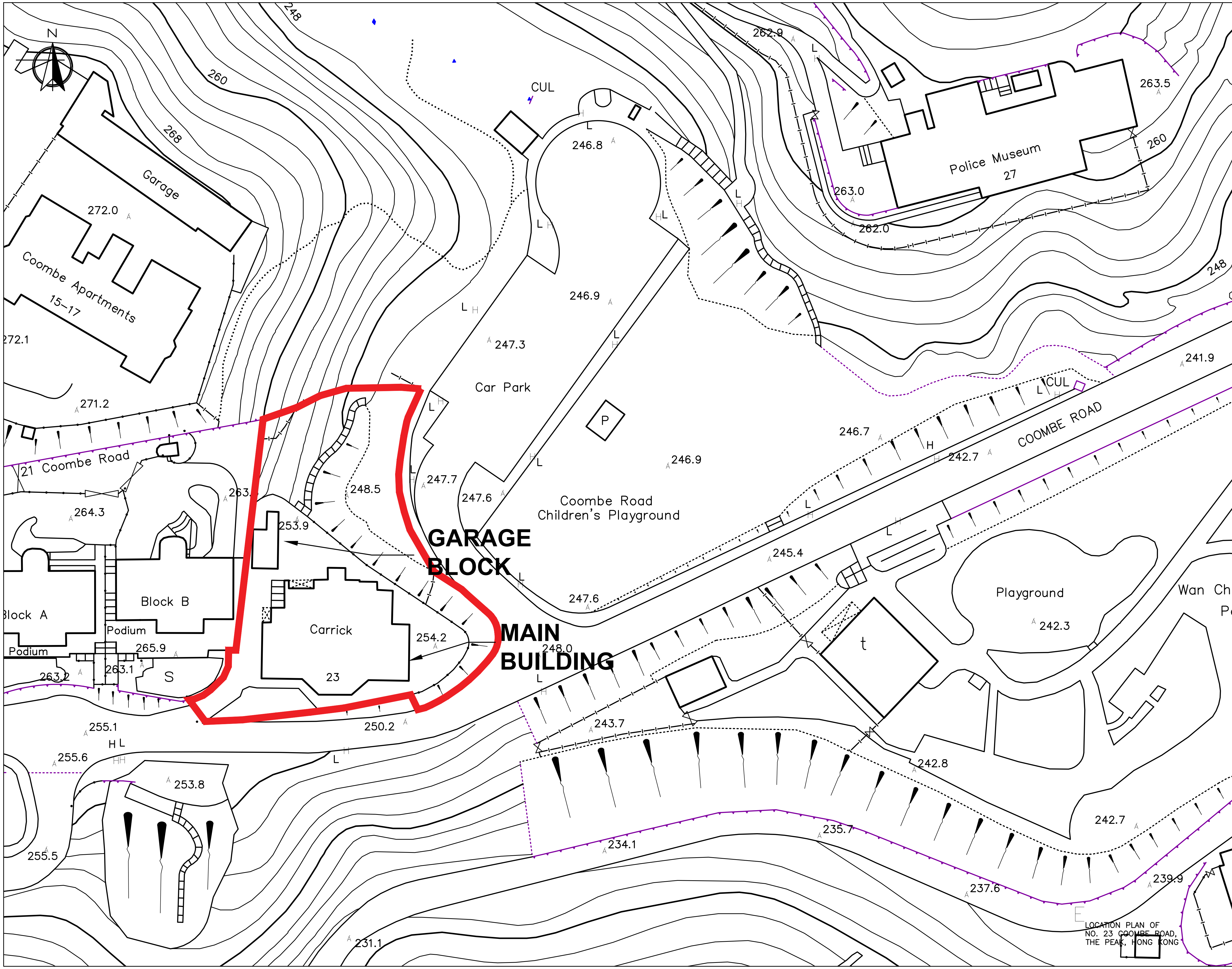
It is measured that at G/F the headroom from the floor to the ceiling soffit is around 2.3 metres, and the headroom from the floor to the underside of the beams is even lower. Thus, applicants should be aware that without modifying the storey height, the rooms on G/F cannot be used as offices or habitation according to the Buildings Ordinance.

XII. Consultation with Wan Chai District Council

Wan Chai District Council was consulted on the revitalisation project of No. 23 Coombe Road at its meeting on 3 September 2024. Members' view and suggestions on the adaptive re-use of No. 23 Coombe Road can be found in the minutes of the 5th meeting of the Wan Chai District Council, which is available in the following link.
(https://www.districtcouncils.gov.hk/wc/english/meetings/dcmeetings/dc_meetings.php).

Appendix I

Location Plan



SITE BOUNDARY

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

LOCATION PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE 1:500 (A3) DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	LP–001	–

KC Surveyors 傑 施 築 量

Appendix II(A)

Site Boundary Plan

N

271.2

oombe Road

264.3

263.

248.5

253.9

247.3

Car Park

P

247.7

247.6

Coombe Road
Children's Playgrour

Block B

Podium

265.9

263.1

3.2

S

Carrick

23

254.2

248.0

243.7

250.2

255.1

255.6

253.8

247.6

SITE
BOUNDARY

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

SITE BOUNDARY PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE **1:250 (A3)** DATE –

CAD FILE

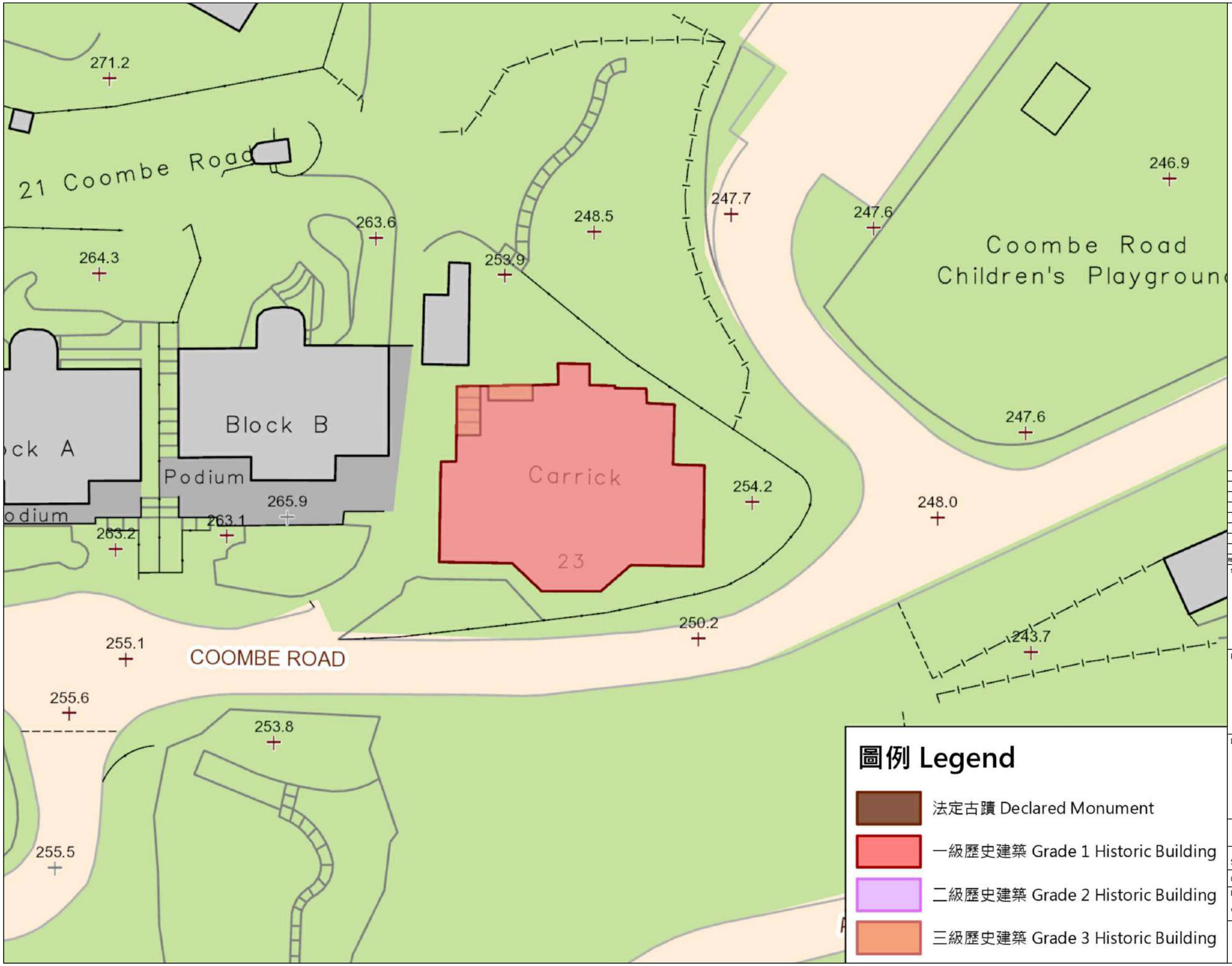
PROJECT NO.	DRAWING NO.	REV.
J4497	SBP–001	–

KC Surveyors
傑 施 業 量

SITE BOUNDARY PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

Appendix II(B)

Grading Boundary Plan



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SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

GRADING BOUNDARY PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE **N.T.S** DATE –

CAD FILE

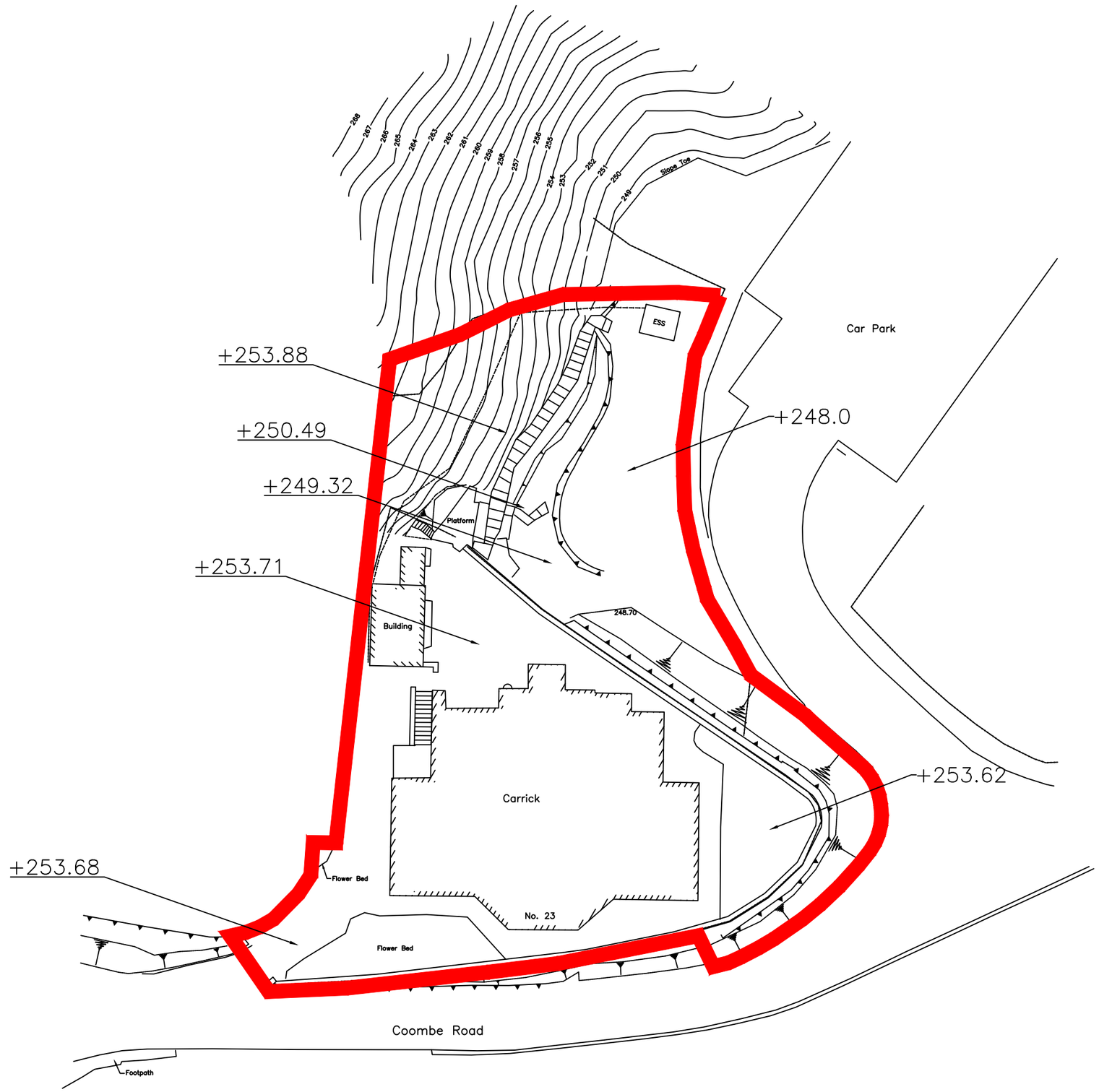
PROJECT NO.	DRAWING NO.	REV.
J4497	GBP–001	–

KC Surveyors
傑 施 策 畫

Appendix III(A)

Datum Levels Plan

N



SITE BOUNDARY

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

DATUM LEVELS PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE 1:250 (A3) DATE –

CAD FILE

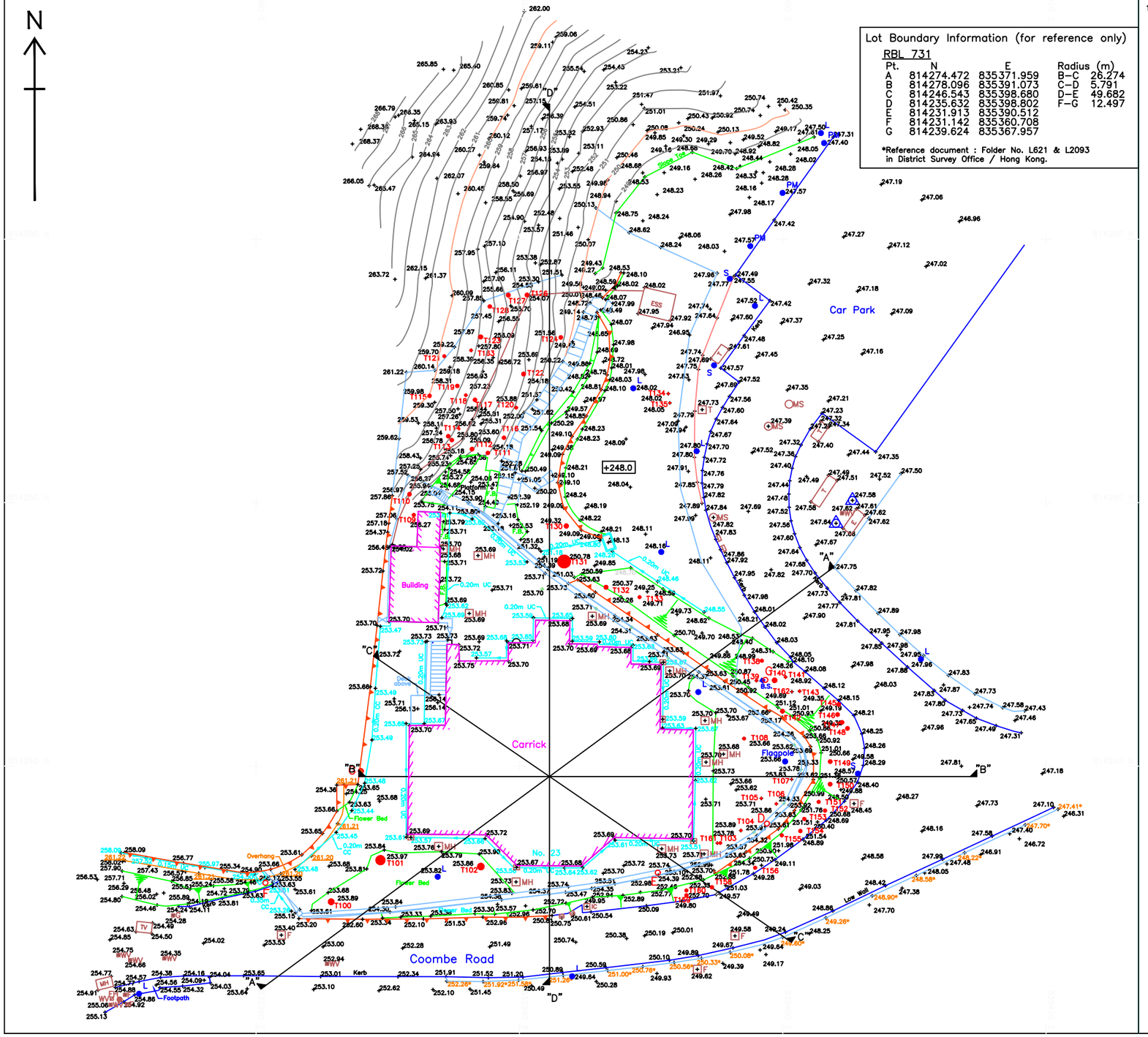
PROJECT NO.	DRAWING NO.	REV.
J4497	DLP–001	–

KC Surveyors
傑 施 業 量

DATUM LEVELS PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

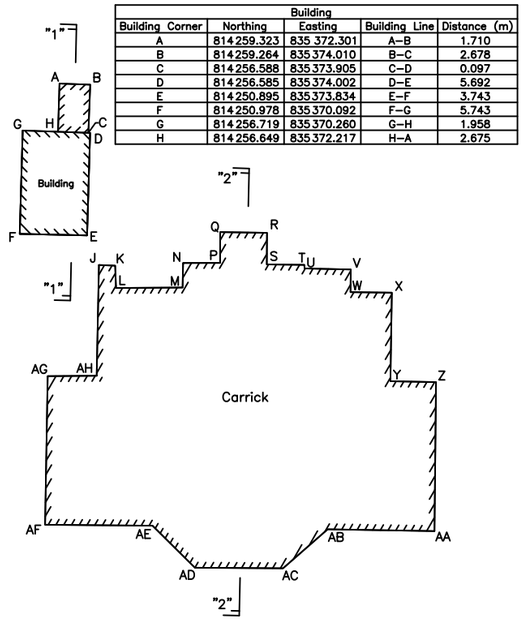
Appendix III(B)

Topographic Survey and Building Schedule



Building Dimensions:

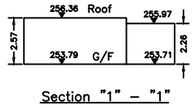
1. Building dimensions are measured along the base of wall.



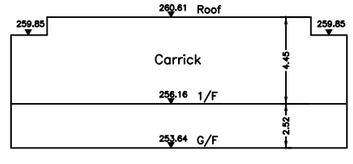
Building				
Building Corner	Northing	Easting	Building Line	Distance (m)
A	814259.323	835 372.301	A–B	1.710
B	814259.264	835374.010	B–C	2.678
C	814256.588	835373.905	C–D	0.097
D	814256.585	835374.002	D–E	5.692
E	814250.895	835373.834	E–F	3.743
F	814250.978	835370.092	F–G	5.743
G	814256.719	835370.260	G–H	1.958
H	814256.649	835372.217	H–A	2.675

Carrick				
Building Corner	Northing	Easting	Building Line	Distance (m)
J	814249.254	835374.493	J–K	0.901
K	814249.217	835375.394	K–L	1.239
L	814247.978	835 375.441	L–M	3.696
M	814 248.001	835379.137	M–N	1.364
N	814249.365	835379.167	N–P	2.051
P	814249.369	835381.218	P–Q	1.711
Q	814251.080	835381.223	Q–R	2.603
R	814251.040	835383.825	R–S	1.756
S	814249.284	835383.815	S–T	2.083
T	814249.260	835385.899	T–U	0.199
U	814 249.061	835 385.911	U–V	2.566
V	814249.003	835388.477	V–W	1.255
W	814247.747	835388.464	W–X	2.294
X	814247.719	835390.758	X–Y	4.917
Y	814242.802	835390.677	Y–Z	2.534
Z	814242.752	835 393.211	Z–AA	8.272
AA	814234.480	835393.125	AA–AB	5.932
AB	814234.583	835387.194	AB–AC	3.289
AC	814232.419	835384.717	AC–AD	4.896
AD	814232.449	835 379.821	AD–AE	3.312
AE	814 234.781	835 377.469	AE–AF	5.968
AF	814234.834	835 371.501	AF–AG	8.249
AG	814243.082	835371.645	AG–AH	2.722
AH	814243.104	835374.367	AH–J	6.151

Building Heights and Floor Levels:



Section "1" – "1"



Section "2" – "2"

Notes:

1. All levels are in metres above HKPD.
2. Grid lines are in H.K. Metric Grid 1980.
3. Elevations of kerb are referred to the bottom of kerb.
4. Roof levels are approximate due to sloping of roof.

Legend:

- F — Foul Water Manhole
- MS — Storm Water Manhole
- MH — Manhole
- Gate
- Fence/Railing
- T1 — Tree and Tree Number
- L — Lamp Post
- S — Sign Pole
- FH — Fire Hydrant
- F — Fire Valve
- G — Gas Valve
- WV — Water Valve
- Gully
- Catchpit
- Traffic Bollard
- PM — Parking Meter
- E — Electrical Pedestral
- T — Telephone Manhole
- TV — Television Manhole
- 249.26* — Wall Top Level
- 261.21 — Overhang above ground level
- 0.20m CC 253.48 — Covered Channel and Invert Level
- 0.20m UC 254.48 — U–Channel and Invert Level
- Retaining Wall
- Cable
- Slope
- B.S. — Boundary Stone
- F.B. — Flower Bed
- ESS — Electrical Substation

Drawing title:

Topographical Survey Plan of No. 23 Coombe Road, The Peak, Hong Kong

Drawing no.:	Date	Scale
TSP–001	12 Dec. 2023	1 : 200 (A1)
	Checked by H. So	Drawn by A. Kong

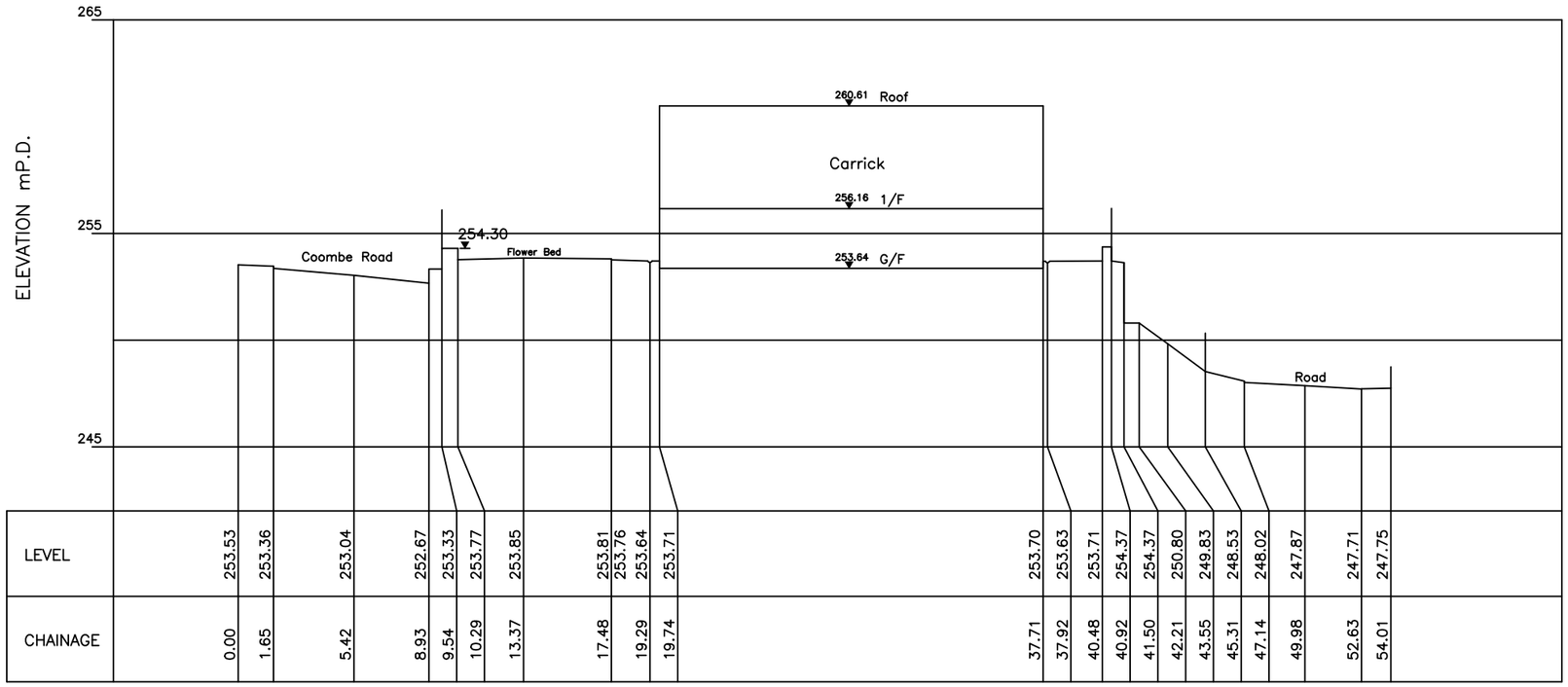
Consultant:

K. C. Surveyors Ltd.

Surveyor:

HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors
Shop 7, G/F, Mei Hing Mansion, 1–17 Yan Hing Street, Tai Po, N.T.
Tel : 2638–1313 Fax : 2638–1328 e–mail : hcsurvey@netvigator.com

Henry H K Chan
BSc FHKIS RPS(LSD)
Authorized Land Surveyor



Section "A" – "A"

Scale 1:200

Section "B" – "B"

Scale 1:200

Drawing title:

Plan of Sections of No. 23
Coombe Road, The Peak,
Hong Kong

Drawing no.:	Date	Scale
TSP–002	12 Dec. 2023	1 : 200 (A2)
	Checked by	Drawn by
	H. So	A. Kong

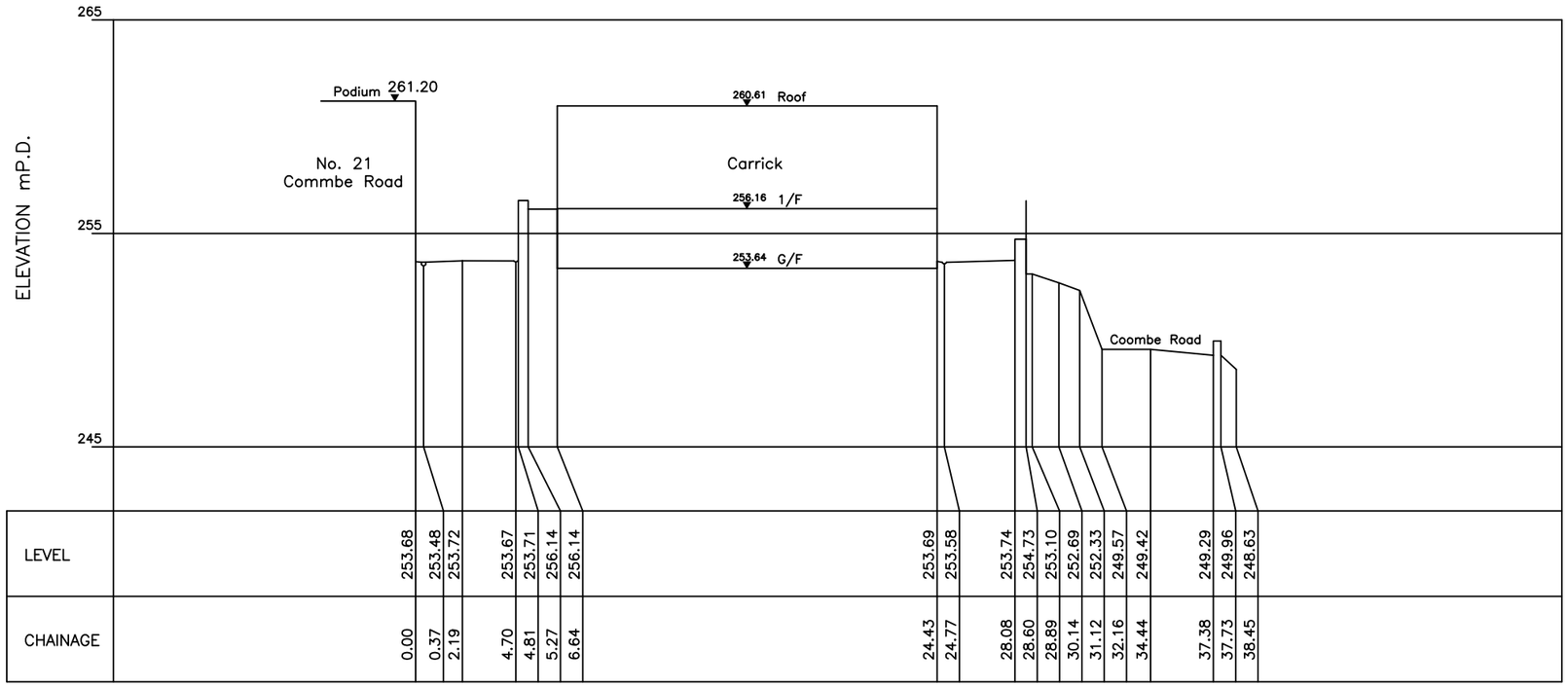
Consultant:

K. C. Surveyors Ltd.

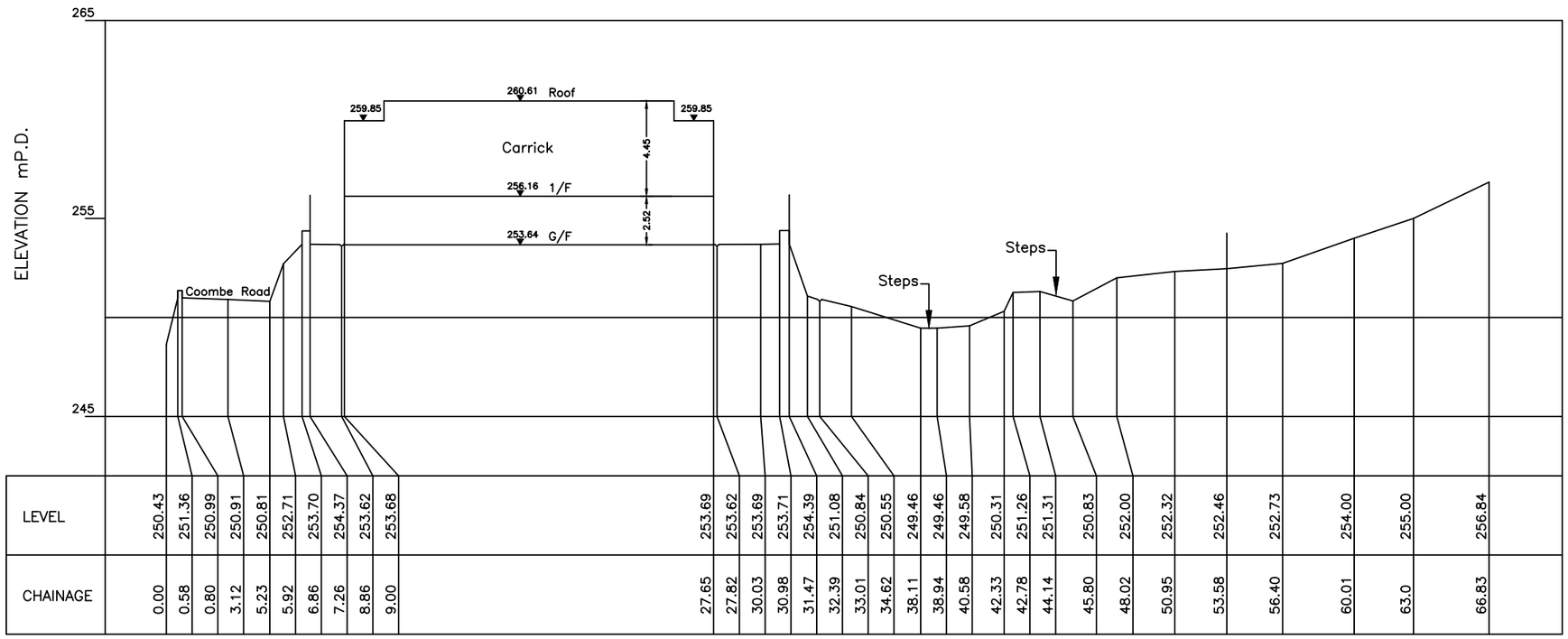
Surveyor:

HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors
Shop 7, G/F, Mei Hing Mansion, 1–17 Yan Hing Street, Tai Po, N.T.
Tel : 2638–1313 Fax : 2638–1328 e-mail : hcsurvey@netvigator.com

Henry H K Chan
BSc FHKIS RPS(LSD)
Authorized Land Surveyor



Section "C" – "C"
Scale 1:200



Section "D" – "D"
Scale 1:200

Drawing title:

Plan of Sections of No. 23 Coombe Road, The Peak, Hong Kong

Drawing no.:	Date	Scale
TSP–003	12 Dec. 2023	1 : 200 (A2)
	Checked by: H. So	Drawn by: A. Kong

Consultant:

K. C. Surveyors Ltd.

Surveyor:

HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors
Shop 7, G/F, Mei Hing Mansion, 1–17 Yan Hing Street, Tai Po, N.T.
Tel : 2638–1313 Fax : 2638–1328 e–mail : hcsurvey@netvigator.com

Henry H K Chan
BSc FHKIS RPS(LSD)
Authorized Land Surveyor

Appendix IV

Summary of Site and Building Information

Summary of site information is listed below:

Site	No. 23 Coombe Road
Address	No. 23 Coombe Road, The Peak, Hong Kong
Site Area	Approximately 1,320 sq. metres
Major Datum Level	About +248mPD to +254mPD
Zoning	Residential (Group C) 2
Area of Open Space at +254mPD	Approximately 135 sq. metres
Area of Open Space at +248mPD	Approximately 157 sq. metres

Summary of building information in No. 23 Coombe Road is listed below:

(A) Main Building

Year of Completion		1887	
Construction Floor Area		Approximately 582 sq. metres	
Historic Grading		Grade 1	
Original and Recent Uses		Residential	
Schedule of Accommodation		G/F: Room 4, Room 5, Room 6, Room 7, Room 8, Room 9, Room 10, Room 11, Toilet 2, Toilet 3, Toilet 4, Toilet 5, Toilet 6, Hallway 2 and Hallway 3 1/F: Room 1, Room 2, Room 3, Living Room, Dining Room, Kitchen, Entrance Lobby, Toilet 1 and Hallway 1	
Materials		Roof	Reinforced Concrete / Concrete
		Wall	Brick Wall / Reinforced Concrete
		Floor	Reinforced Concrete
		Staircase	Reinforced Concrete (External Area) Steel Spiral Staircase (Internal Area)
		Window	Steel Frame
		Door	Timber Swing Doors
Finishes	G/F & 1/F	Exterior	Wall: Granite Base and render surface with texture Painting
	G/F	Hallway 2	Wall: Plastered with White Paint;

		Hallway 3	Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
		Room 4	
		Room 8	
		Room 9	
		Room 10	
		Room 11	
	G/F	Room 5	Wall: Plastered with White Paint; Floor: Laid with vinyl Tile; Ceiling: Plastered with White Paint.
		Room 6	
	G/F	Toilet 4	Wall: Plastered with White Paint (Upper part) and Laid with Mosaic Tile (Lower part) Floor: Laid with Mosaic Tile; Ceiling: Plastered with White Paint.
		Toilet 5	
	1/F	Toilet 1,	Wall: Laid with Mosaic Tile; Floor: Laid with Mosaic Tile; Ceiling: Plastered with White Paint.
	G/F	Toilet 2	
		Toilet 6	
	1/F	Room 3	Wall: Plastered with White Paint; Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
	G/F	Toilet 3	
	1/F	Kitchen	Wall: Plastered with White Paint (Upper part) and Laid with Ceramic Tile (Lower part) Floor: Laid with Ceramic Tile; Ceiling: Plastered with White Paint.
	G/F	Room 7	
	1/F	Hallway 1	Wall: Plastered with White Paint; Floor: Laid with Timber Floor
		Entrance lobby	
		Room 1	

		Room 2	Ceiling: Plastered with White Paint.
		Dining Room	
		Living Room	

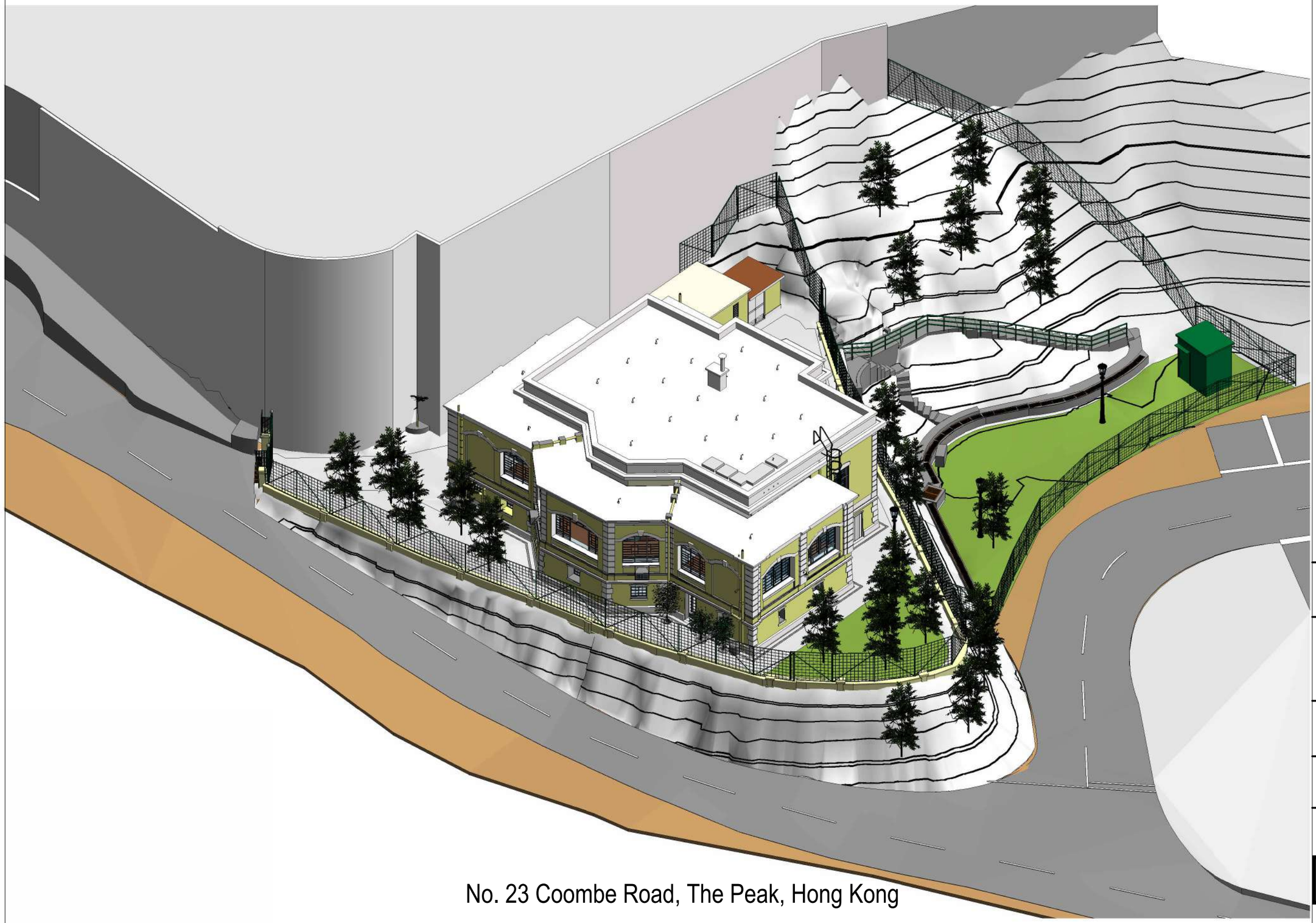
(B) Garage Block

Year of Completion		1887
Construction Floor Area		Approximately 28 sq. metres
Original and Recent Uses		Garage and Store Room
Schedule of Accommodation		G/F: Garage and Store Room
Materials	Roof	Reinforced Concrete
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete
Finishes	Exterior	Wall: Rendered with Yellow Paint
	Internal	Wall: Plastered with White Paint; Floor: Concrete Screeding Ceiling: Plastered with White Paint.

Appendix V(A)

Drawings and Perspectives

Building Information Modelling including Photogrammetry / 3D Laser Scan



No. 23 Coombe Road, The Peak, Hong Kong

NOTES

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PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

COVER PAGE

DRAWING NO.

CR-0GE-0001

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

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A3 297 x 420

DRAWING LIST

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CR-0GE-0002	DRAWING LIST	N/A	16/09/2024	9
1. PLAN				
CR-1PL-0001	LOCATION PLAN	1:1000 @ A3	16/09/2024	5
CR-1PL-0002	SITE PLAN	1:500 @ A3	16/09/2024	3
CR-1PL-0201	SITE ELEVATIONS 01	1:200 @ A3	16/09/2024	7
CR-1PL-0202	SITE ELEVATIONS 02	1:200 @ A3	16/09/2024	7
CR-1PL-1000	GROUND FLOOR PLAN (SITE)	1:200 @ A3	16/09/2024	9
CR-1PL-1001	FIRST FLOOR PLAN	1:100 @ A3	16/09/2024	9
CR-1PL-1002	ROOF FLOOR PLAN - MAIN BUILDING	1:100 @ A3	16/09/2024	7
2. ELEVATION				
CR-2EL-2001	NORTH ELEVATION	1:100 @ A3	16/09/2024	7
CR-2EL-2002	WEST ELEVATION	1:100 @ A3	16/09/2024	7
CR-2EL-2003	SOUTH ELEVATION	1:100 @ A3	16/09/2024	6
CR-2EL-2004	EAST ELEVATION	1:100 @ A3	16/09/2024	6
CR-2EL-2005	GARGAE	1:100 @ A3	16/09/2024	4
3. SECTION				
CR-3SE-3001	SECTION 1-1	1:100 @ A3	16/09/2024	6
CR-3SE-3002	SECTION 2-2	1:100 @ A3	16/09/2024	7
CR-3SE-3003	SECTION 3-3	1:100 @ A3	16/09/2024	7
4. 3D PRESPECTIVE				
CR-4PR-4001	3D PERSPECTIVE 01	N/A	16/09/2024	5
CR-4PR-4002	3D PERSPECTIVE 02	N/A	16/09/2024	5
CR-4PR-4003	3D PERSPECTIVE 03	N/A	16/09/2024	5
CR-4PR-4004	3D PERSPECTIVE 04	N/A	16/09/2024	6
CR-4PR-4005	3D PERSPECTIVE 05	N/A	16/09/2024	5
CR-4PR-4006	3D PERSPECTIVE 06	N/A	16/09/2024	1
CR-4PR-4007	3D SECTION 01	N/A	16/09/2024	5
CR-4PR-4008	3D SECTION 02	N/A	16/09/2024	5
CR-4PR-4009	3D SECTION 03	N/A	16/09/2024	6

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BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

DRAWING LIST

DRAWING NO.

CR-0GE-0002

SCALE	ISSUE DATE	REVISION
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LOCATION PLAN

DRAWING NO.

CR-1PL-0001

SCALE	ISSUE DATE	REVISION
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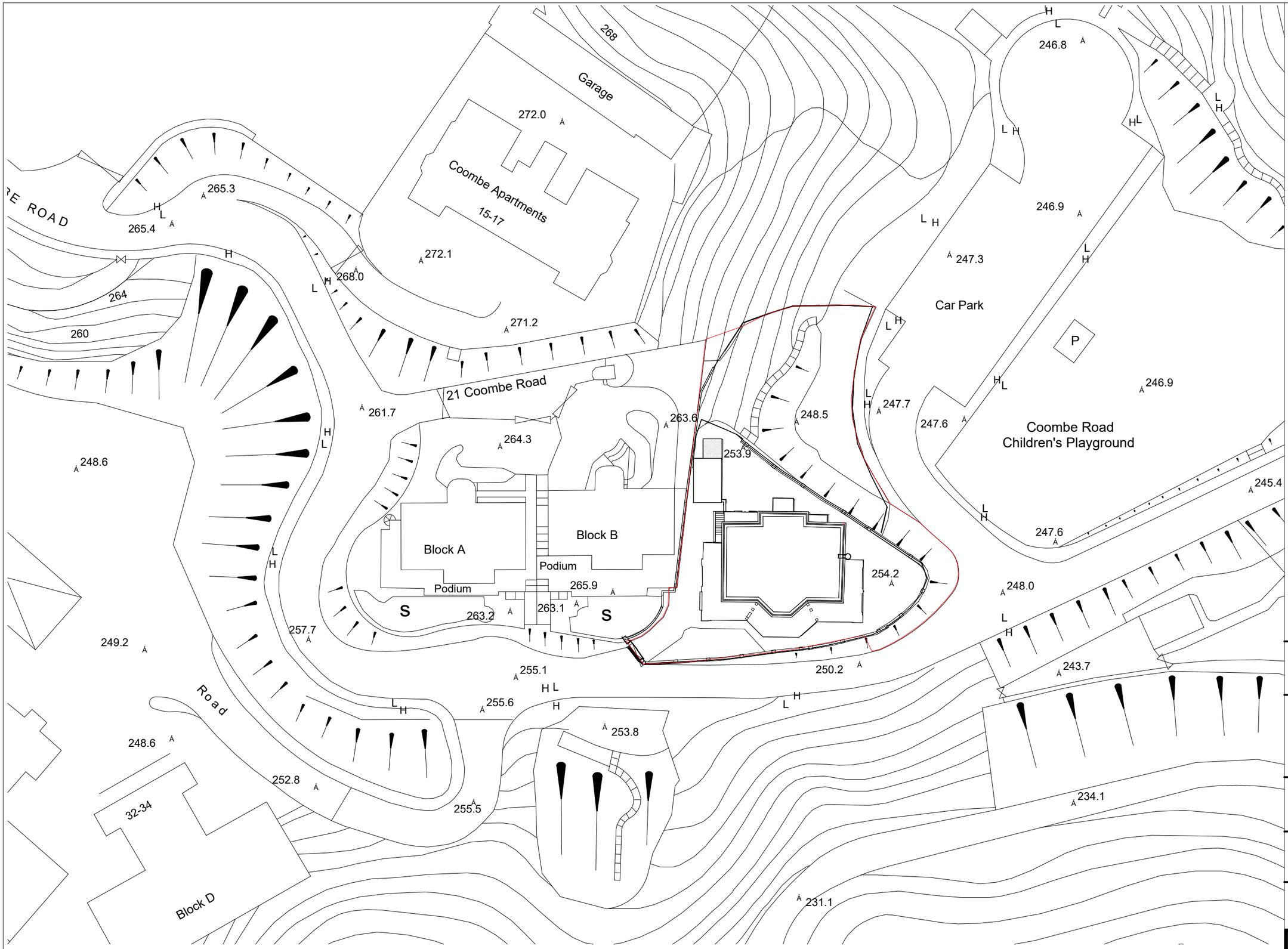
A3 297 x 420



1 SITE PLAN

1 : 500

Site Boundary: ----------

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BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

SITE PLAN

DRAWING NO.

CR-1PL-0002

SCALE	ISSUE DATE	REVISION
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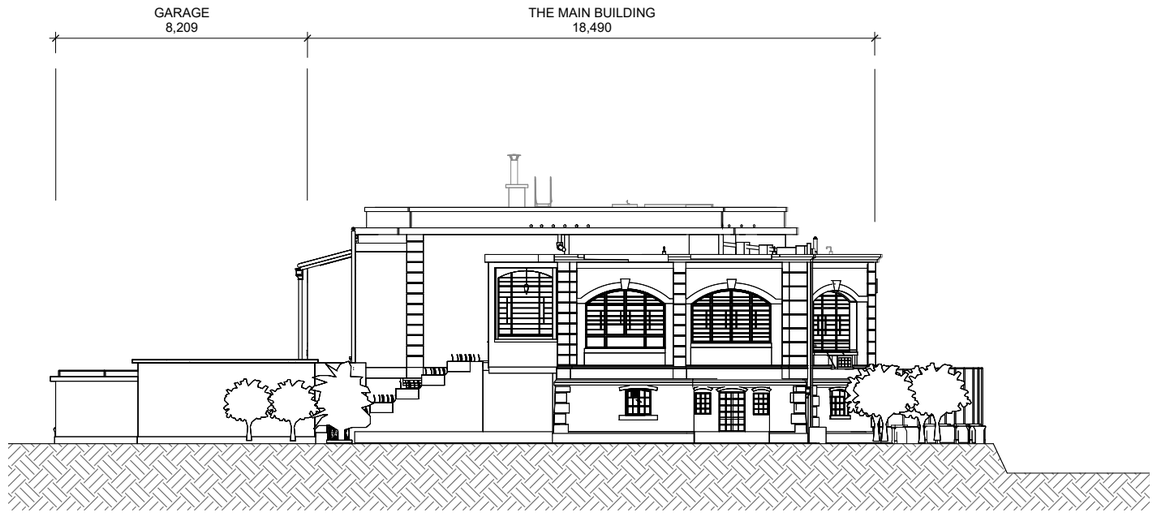
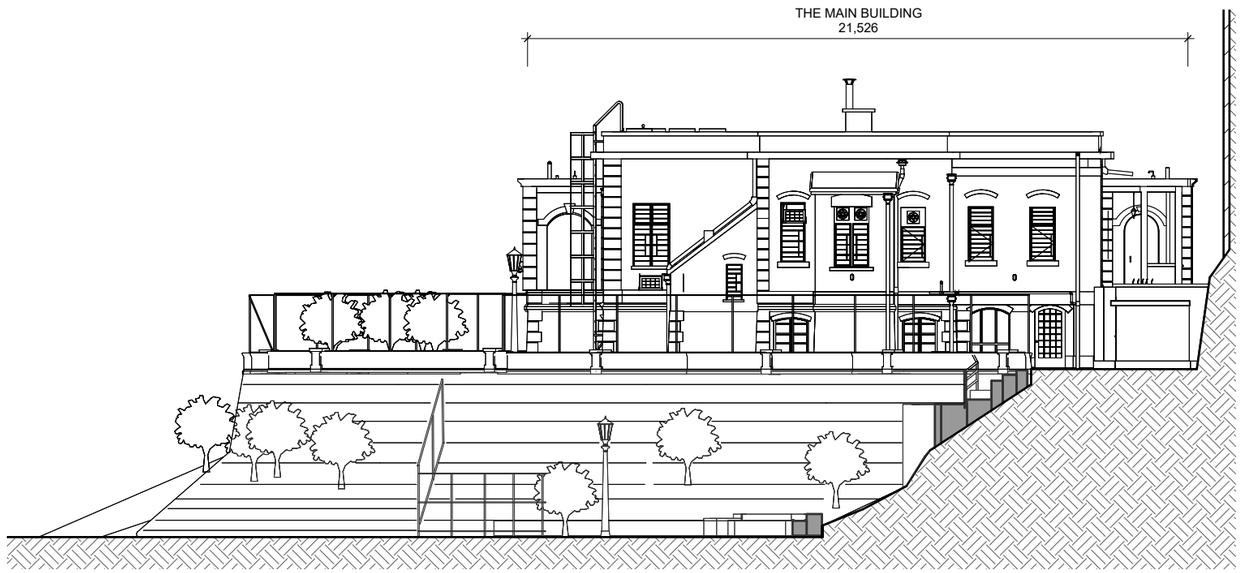


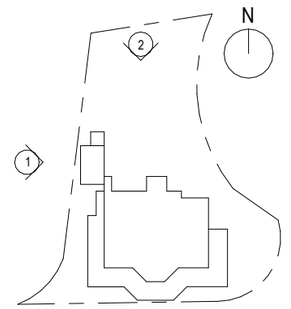
1 SITE WEST ELEVATION

1 : 200



2 SITE NORTH ELEVATION

1 : 200



0m 4m 8m

NOTES

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BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

SITE ELEVATIONS 01

DRAWING NO.

CR-1PL-0201

SCALE	ISSUE DATE	REVISION
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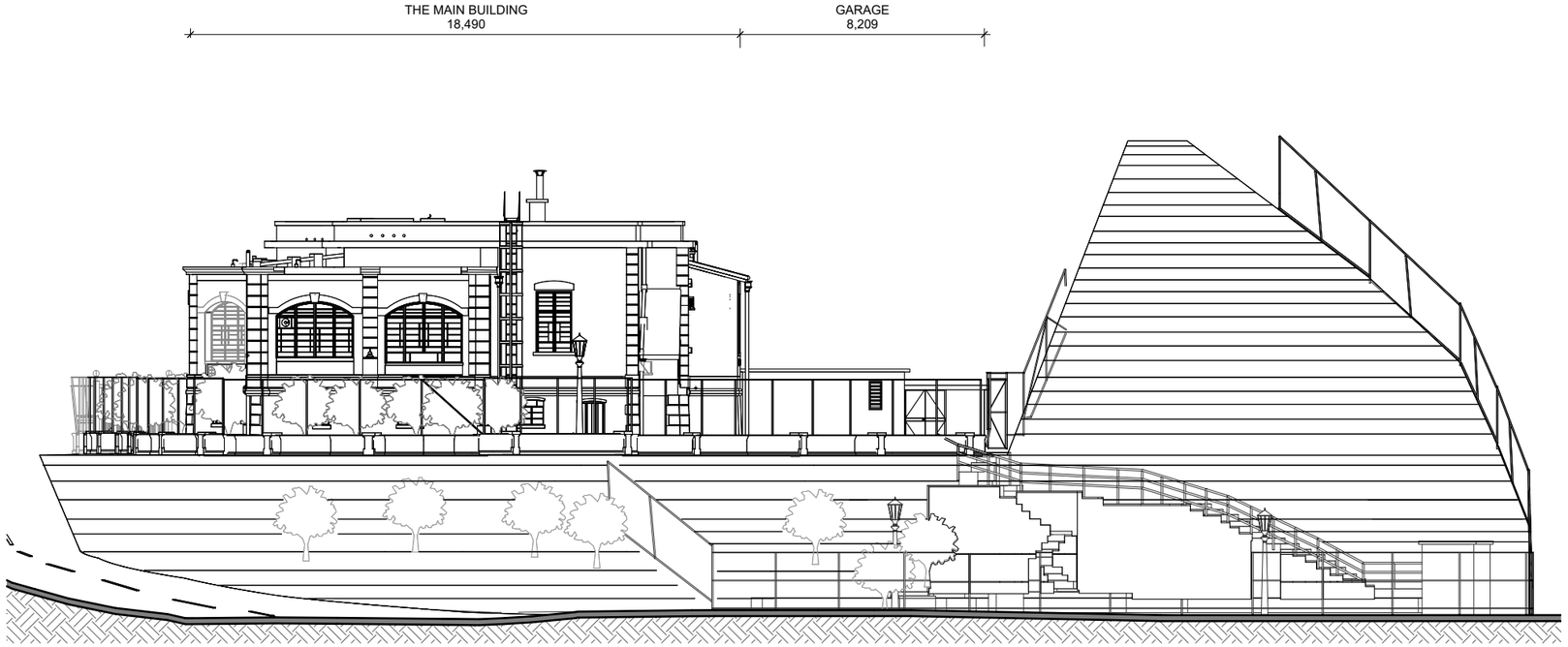
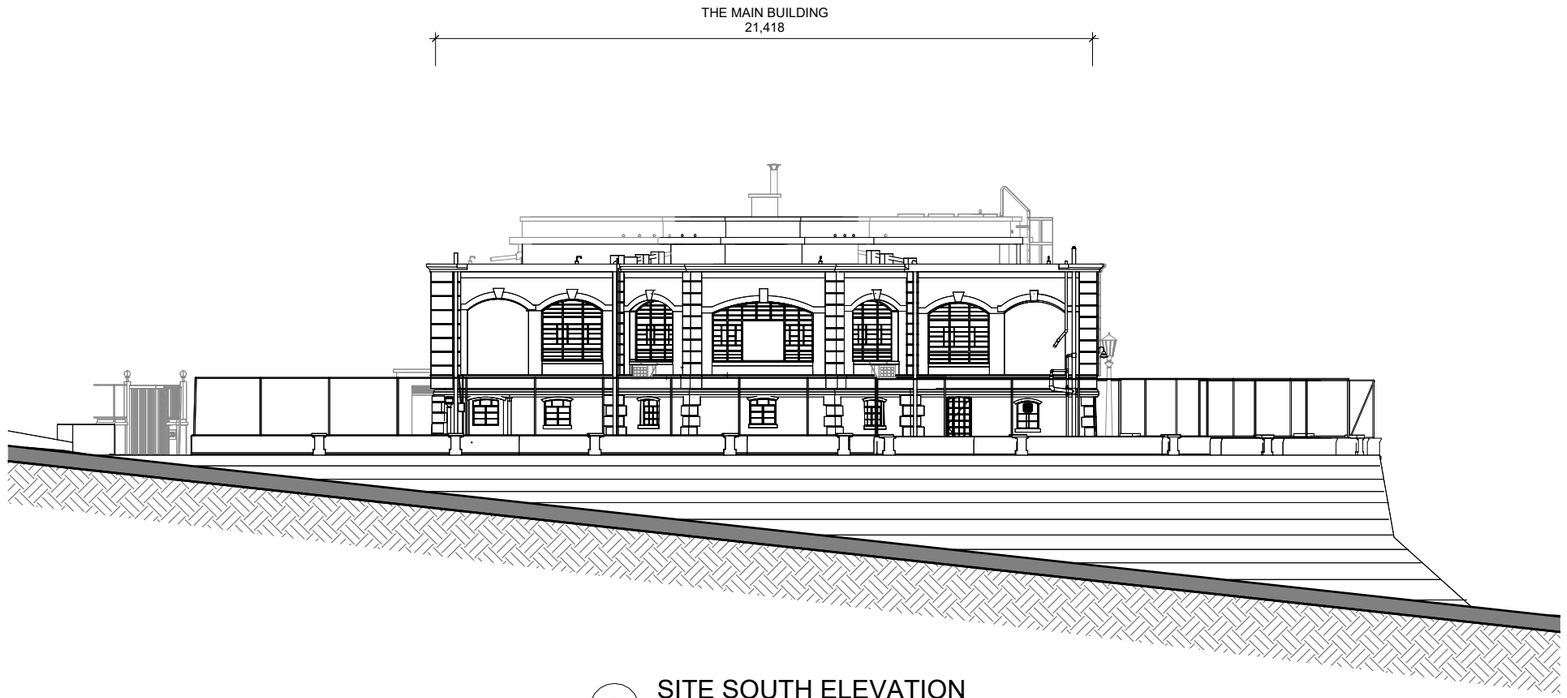


1 SITE EAST ELEAVTION

1 : 200



2 SITE SOUTH ELEVATION

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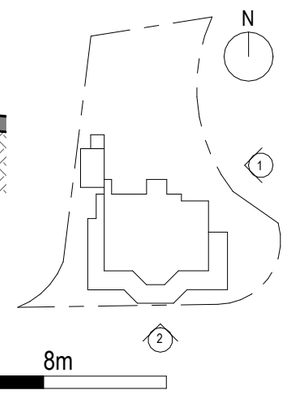

0m 4m 8m

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

SITE ELEVATIONS 02

DRAWING NO.

CR-1PL-0202

SCALE	ISSUE DATE	REVISION
1 : 200 @ A3	16/09/2024	7

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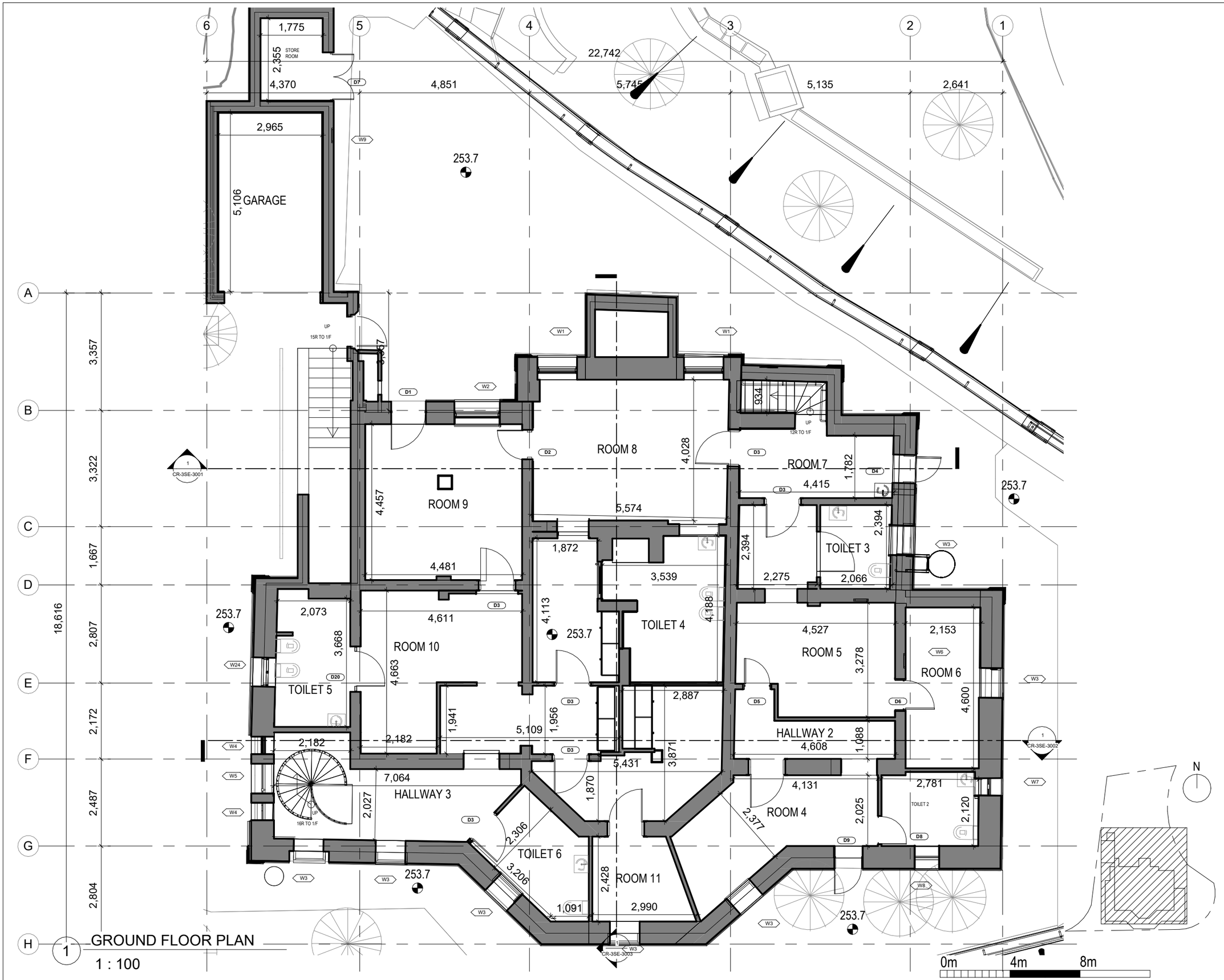
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 GROUND FLOOR PLAN
1 : 100

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
GROUND FLOOR PLAN (SITE)

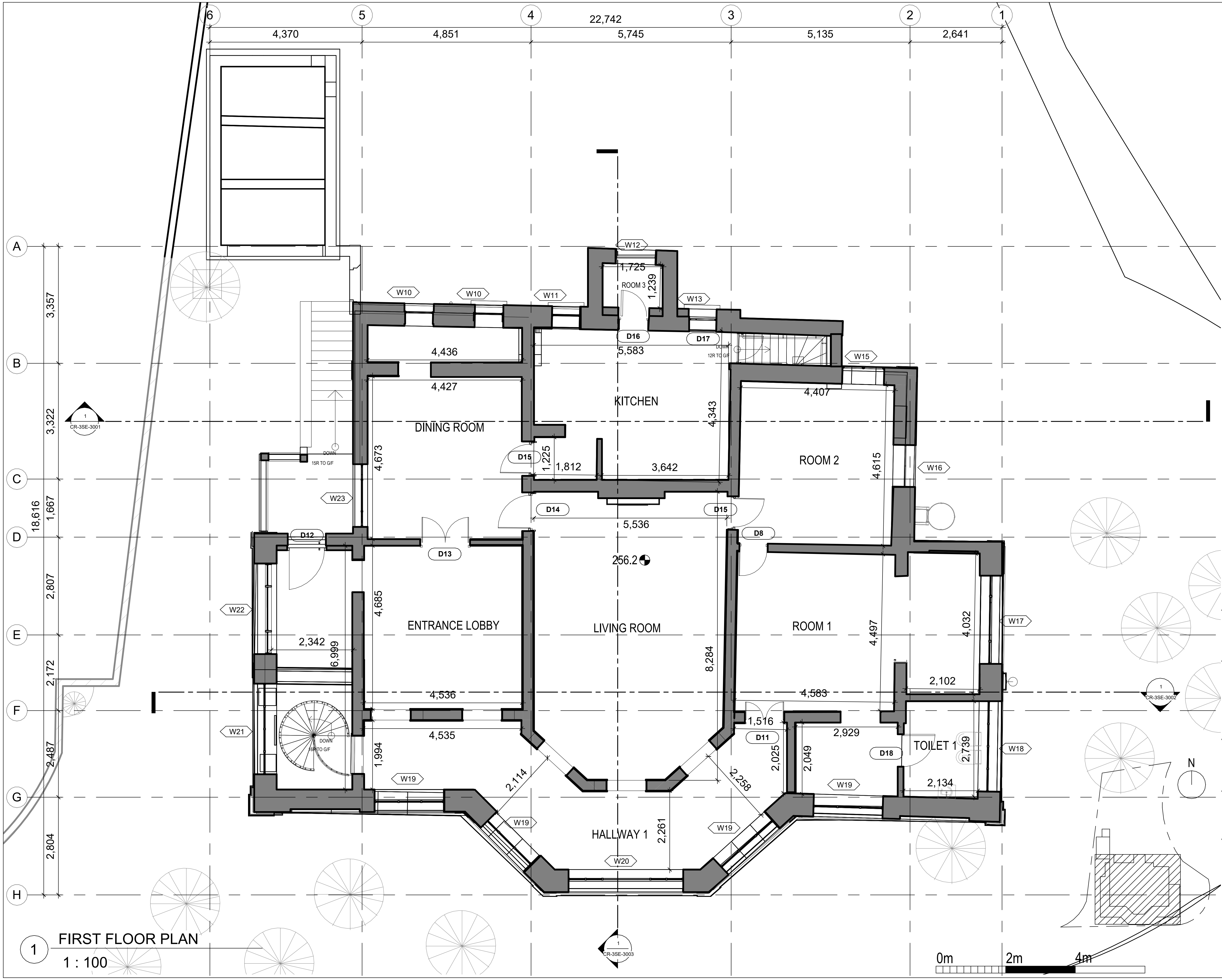
DRAWING NO.
CR-1PL-1000

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	9

OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 FIRST FLOOR PLAN
1 : 100

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NO.

CR-1PL-1001

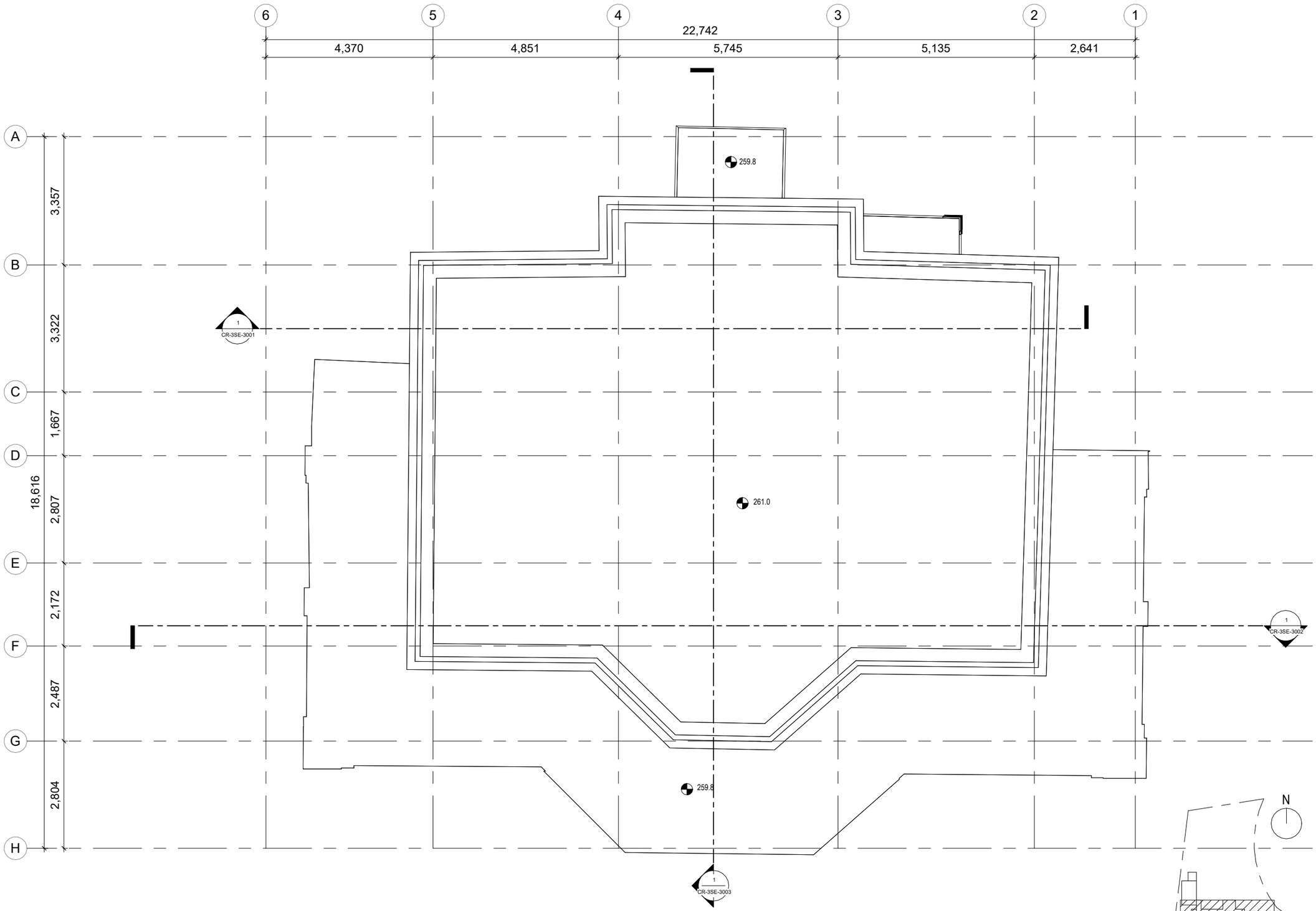
SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	9

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 R/F PLAN - MAIN BUILDING

1 : 100

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

ROOF FLOOR PLAN - MAIN BUILDING

DRAWING NO.

CR-1PL-1002

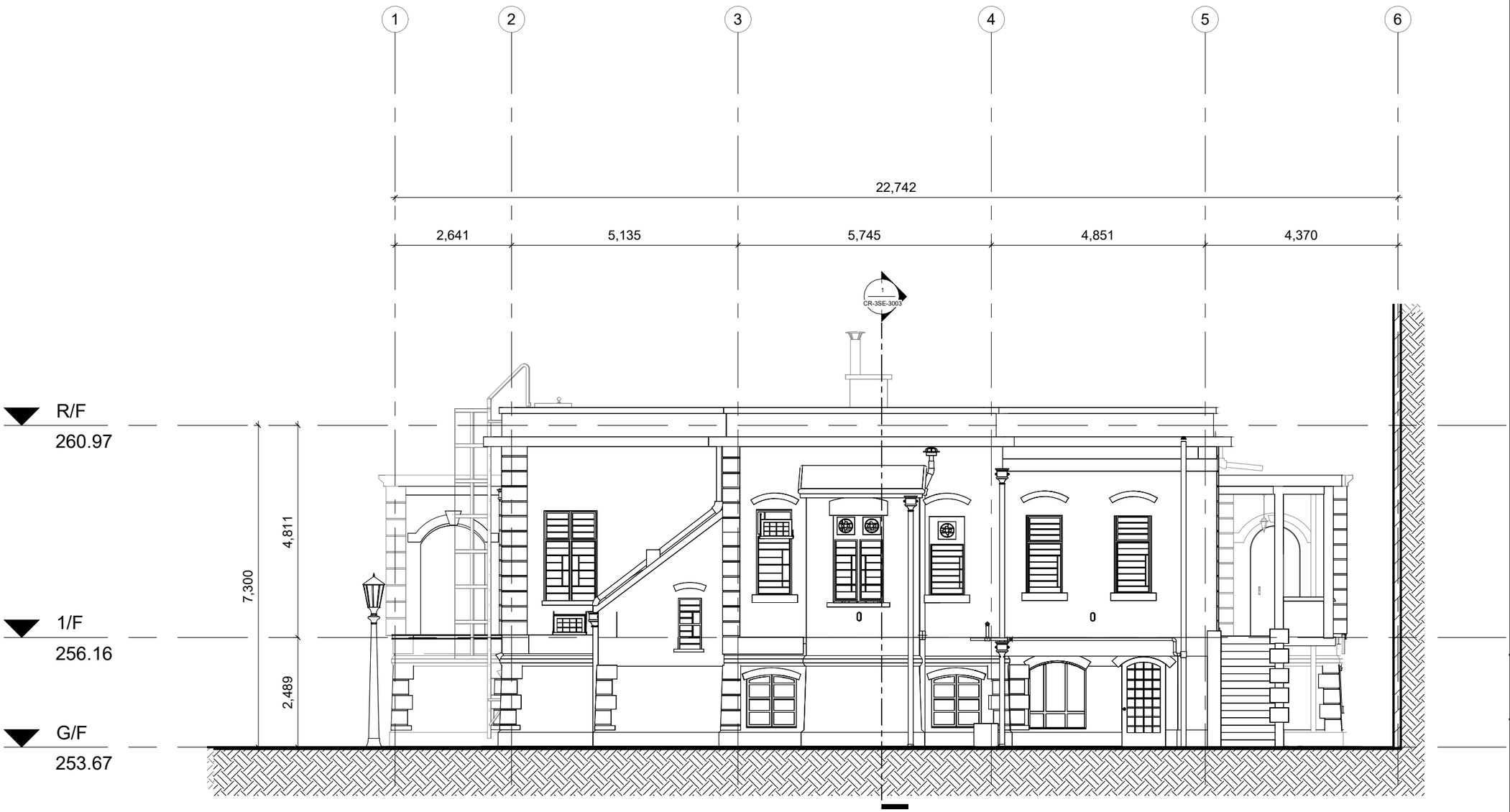
SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	6

OFFICE

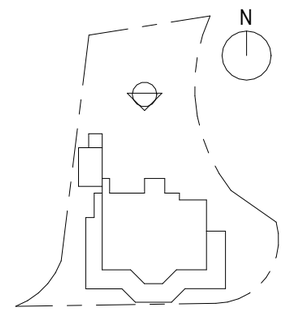
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 NORTH ELEVATION
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
NORTH ELEVATION

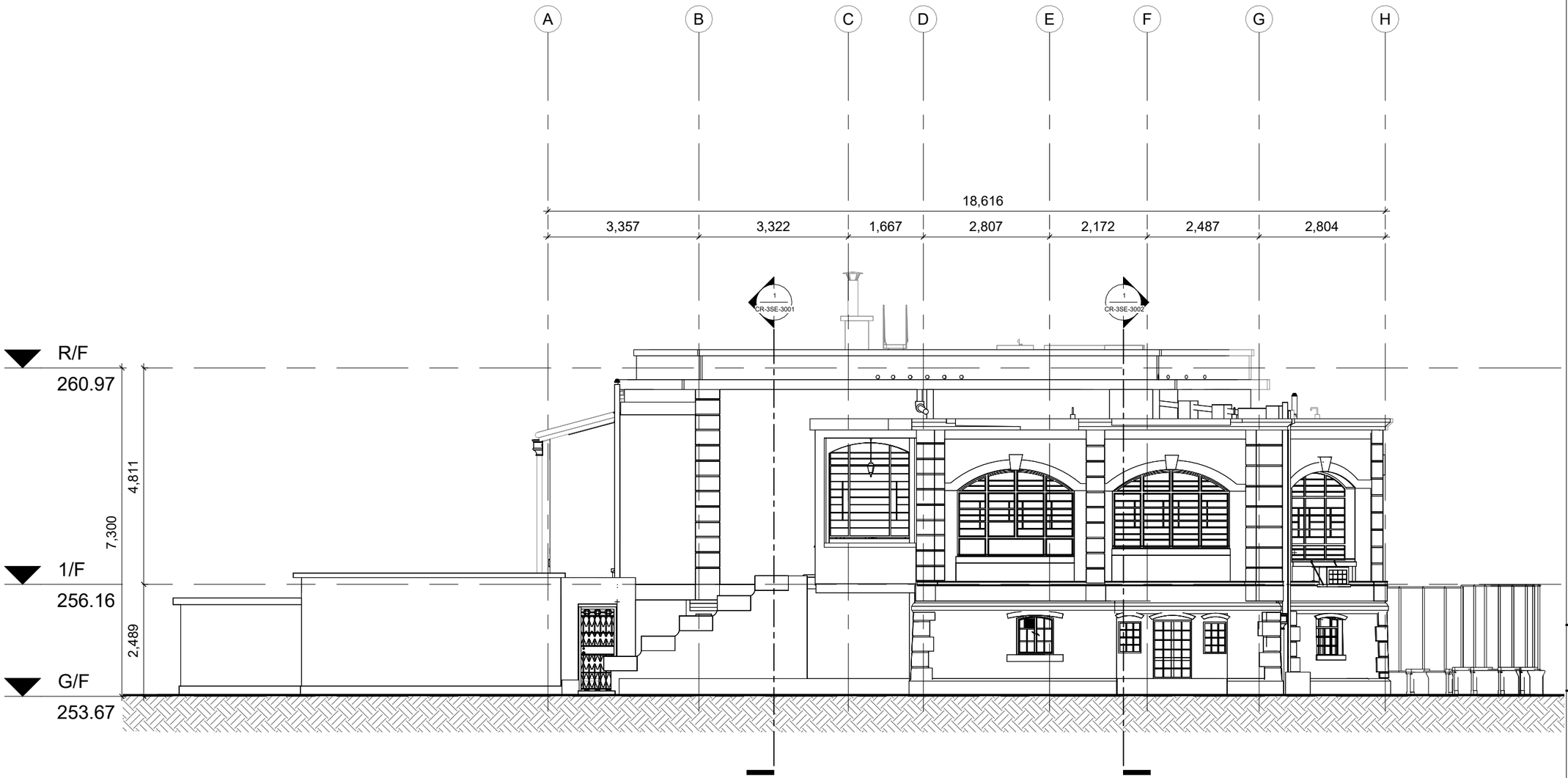
DRAWING NO.
CR-2EL-2001

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	7

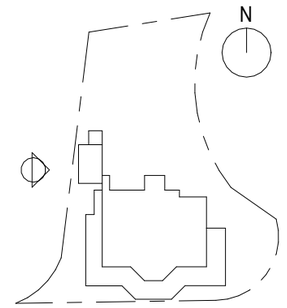
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 WEST ELEVATION
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
WEST ELEVATION

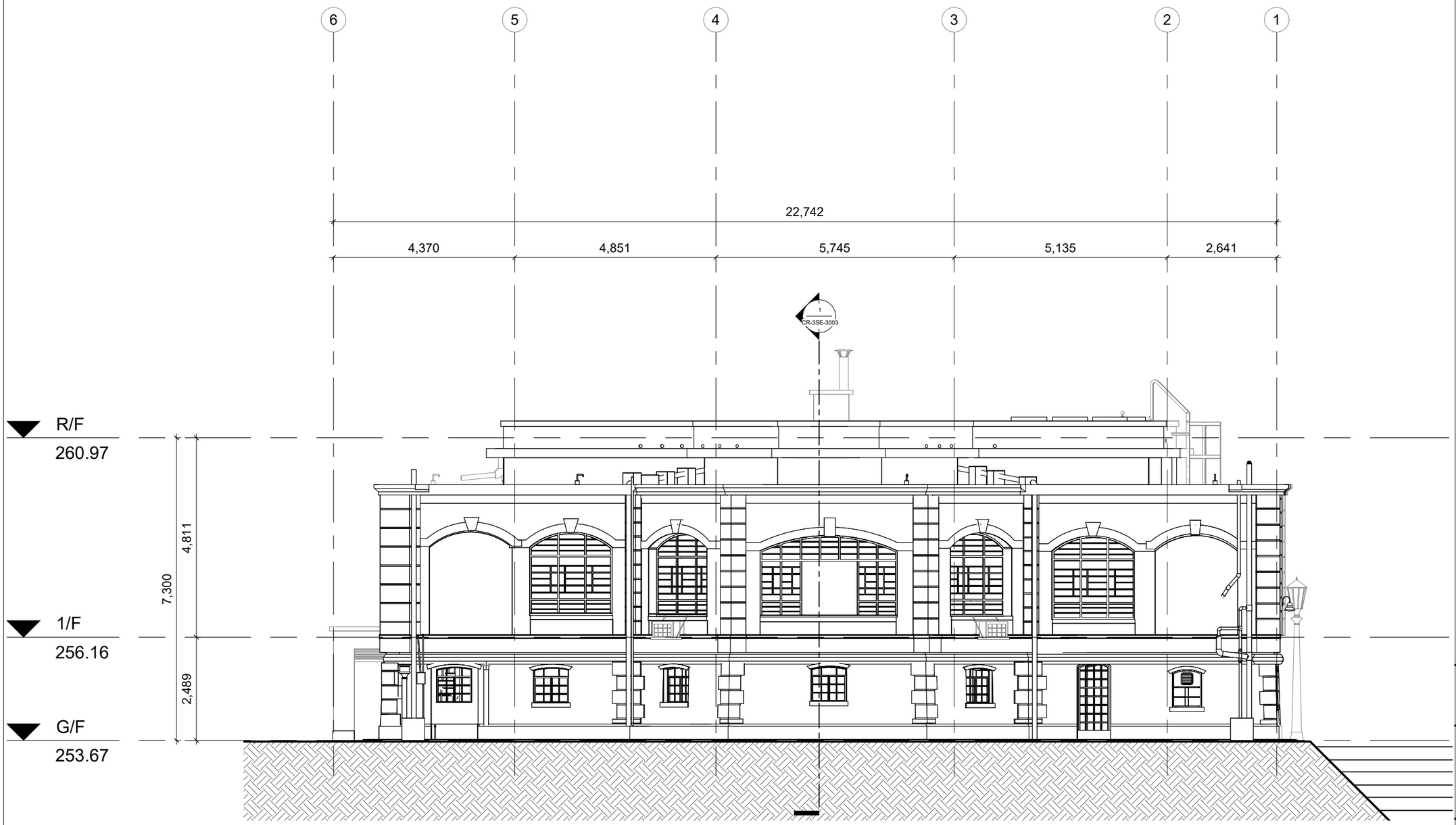
DRAWING NO.
CR-2EL-2002

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	7

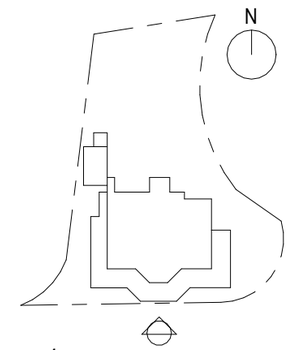
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 SOUTH ELEVATION
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
SOUTH ELEVATION

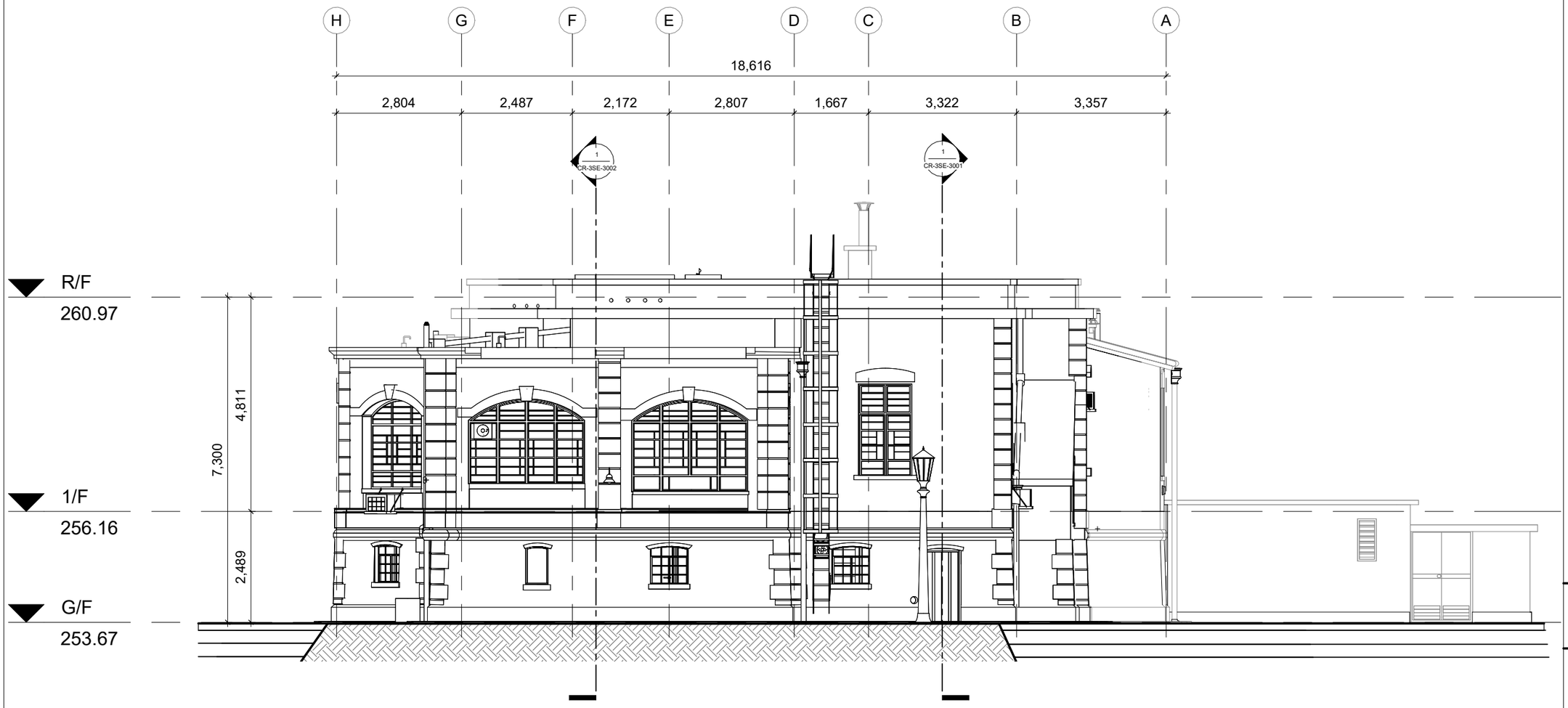
DRAWING NO.
CR-2EL-2003

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	6

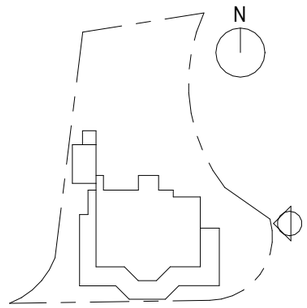
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 EAST ELEVATION
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
EAST ELEVATION

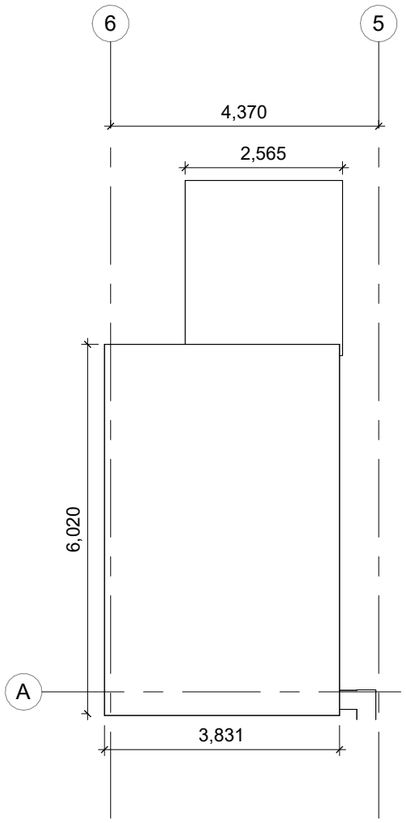
DRAWING NO.
CR-2EL-2004

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	6

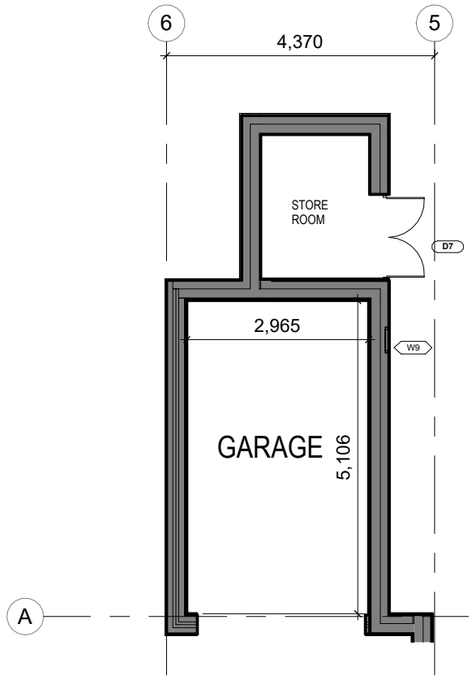
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

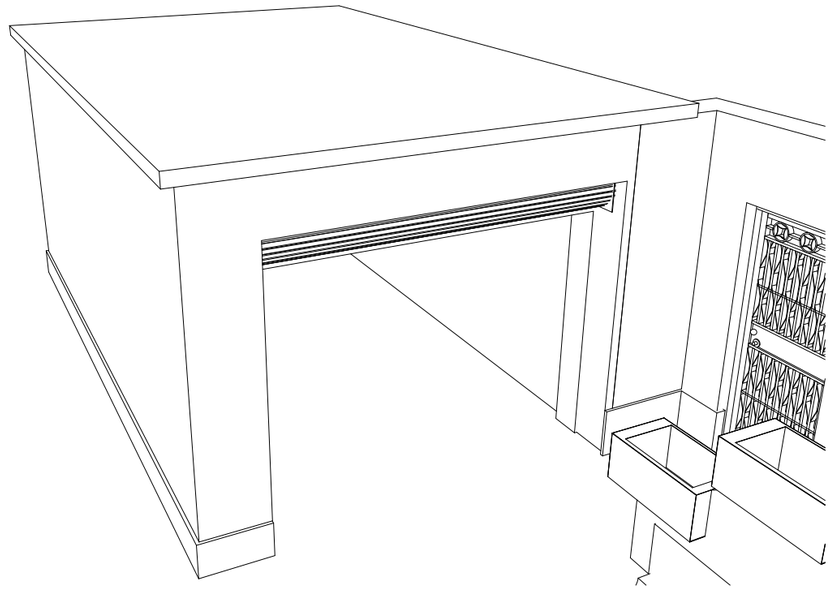
A3 297 x 420



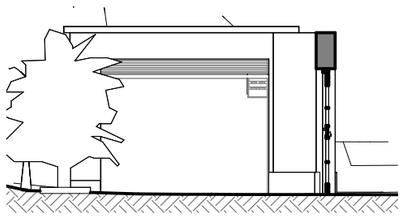
1 R/F PLAN - GARAGE
1 : 100



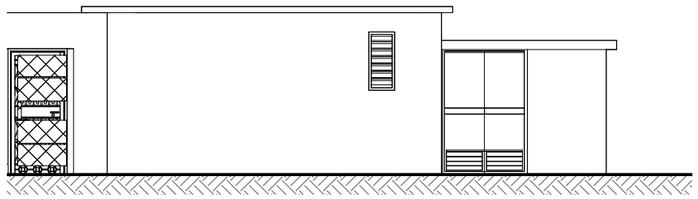
2 GARAGE FLOOR PLAN
1 : 100



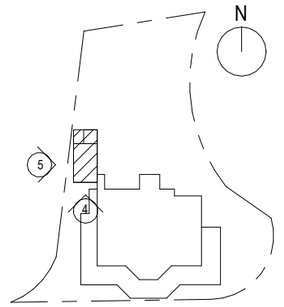
3 3D PERSPECTIVE



4 SOUTH ELEVATION - GARAGE
1 : 100



5 EAST ELEVATION - GARAGE
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
GARAGE

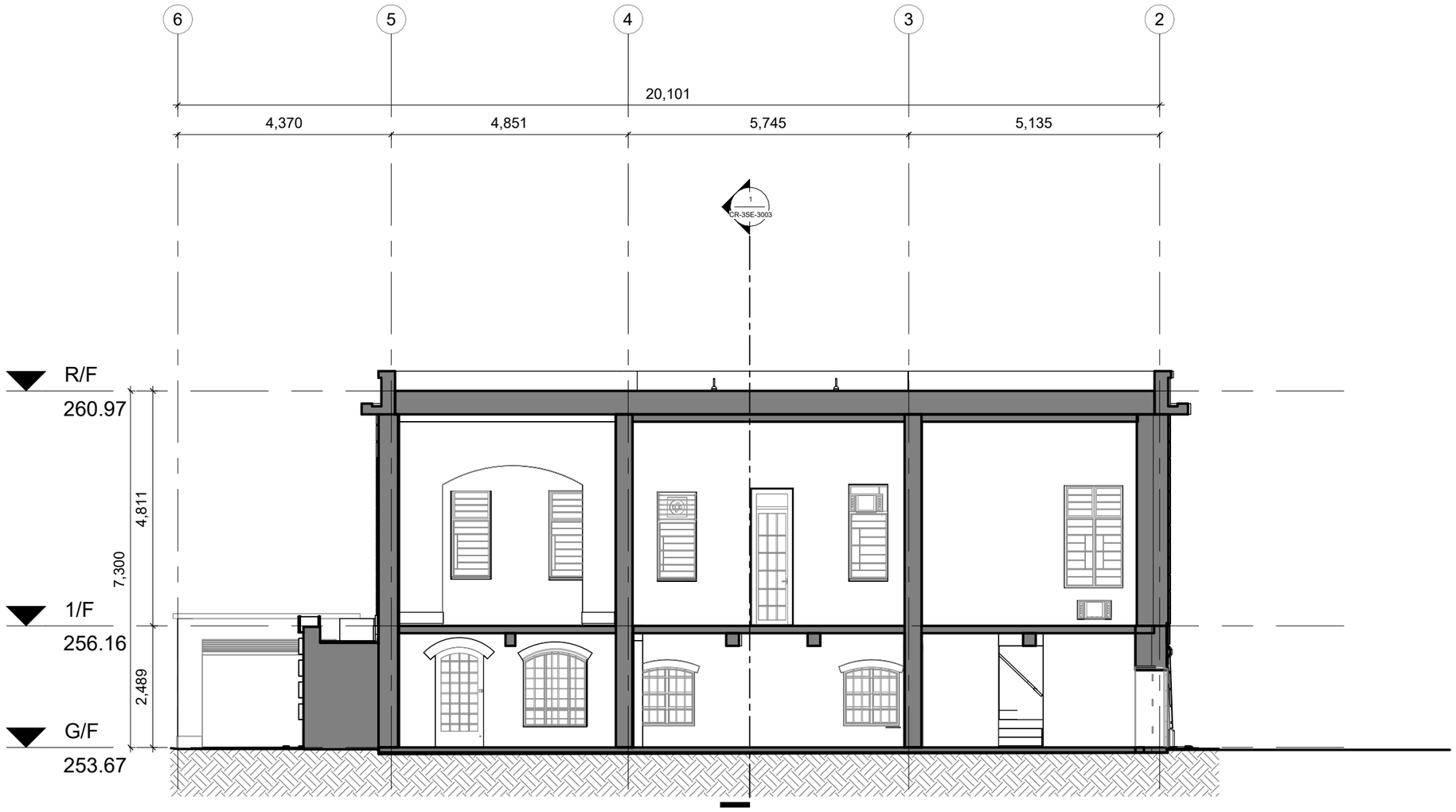
DRAWING NO.
CR-2EL-2005

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	4

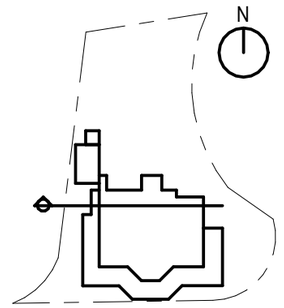
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 Section 1-1
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
SECTION 1-1

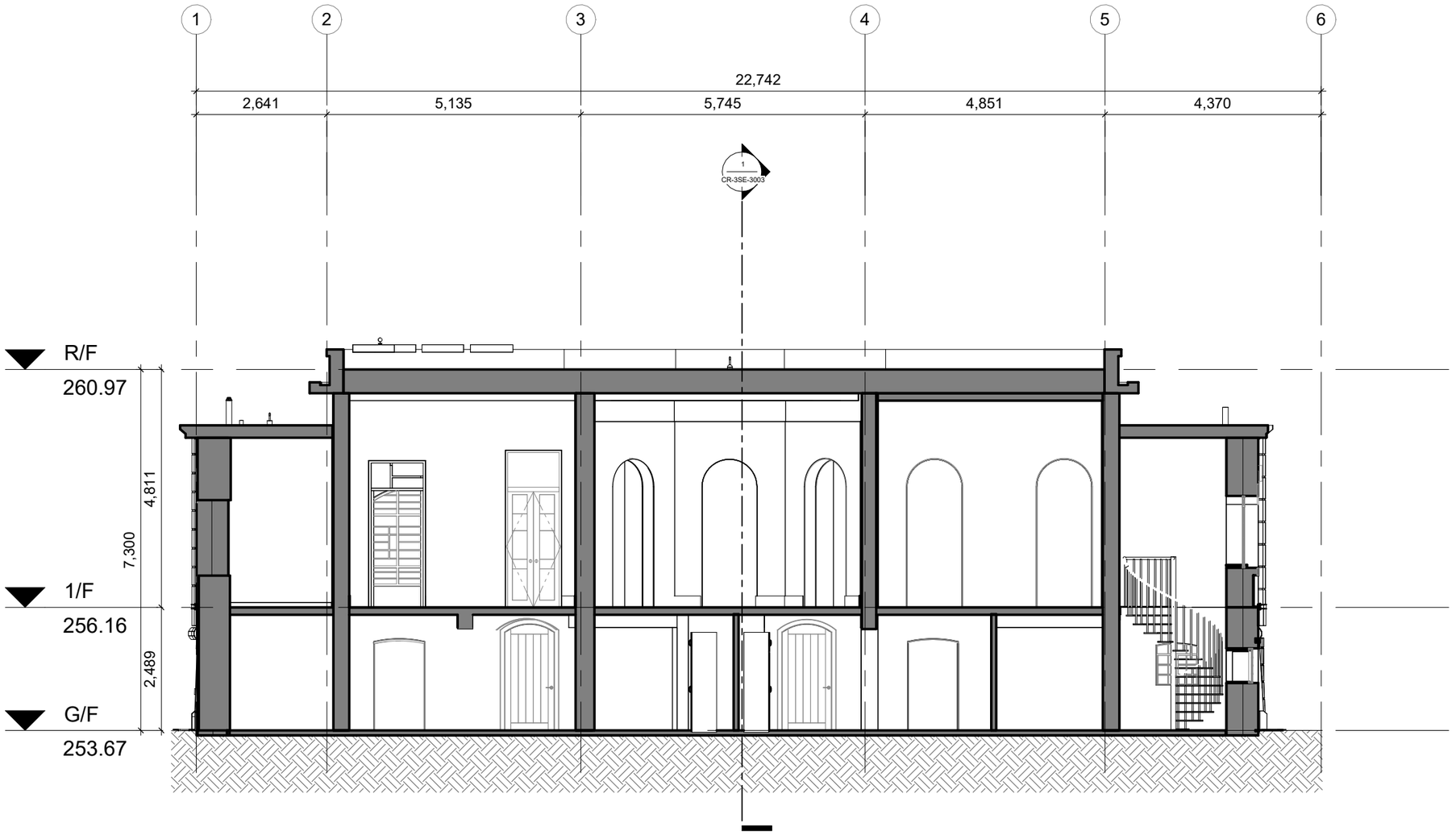
DRAWING NO.
CR-3SE-3001

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	6

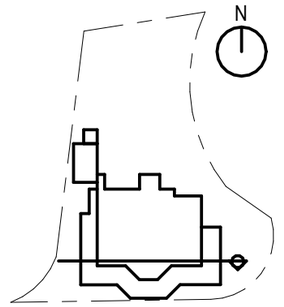
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 Section 2-2
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
SECTION 2-2

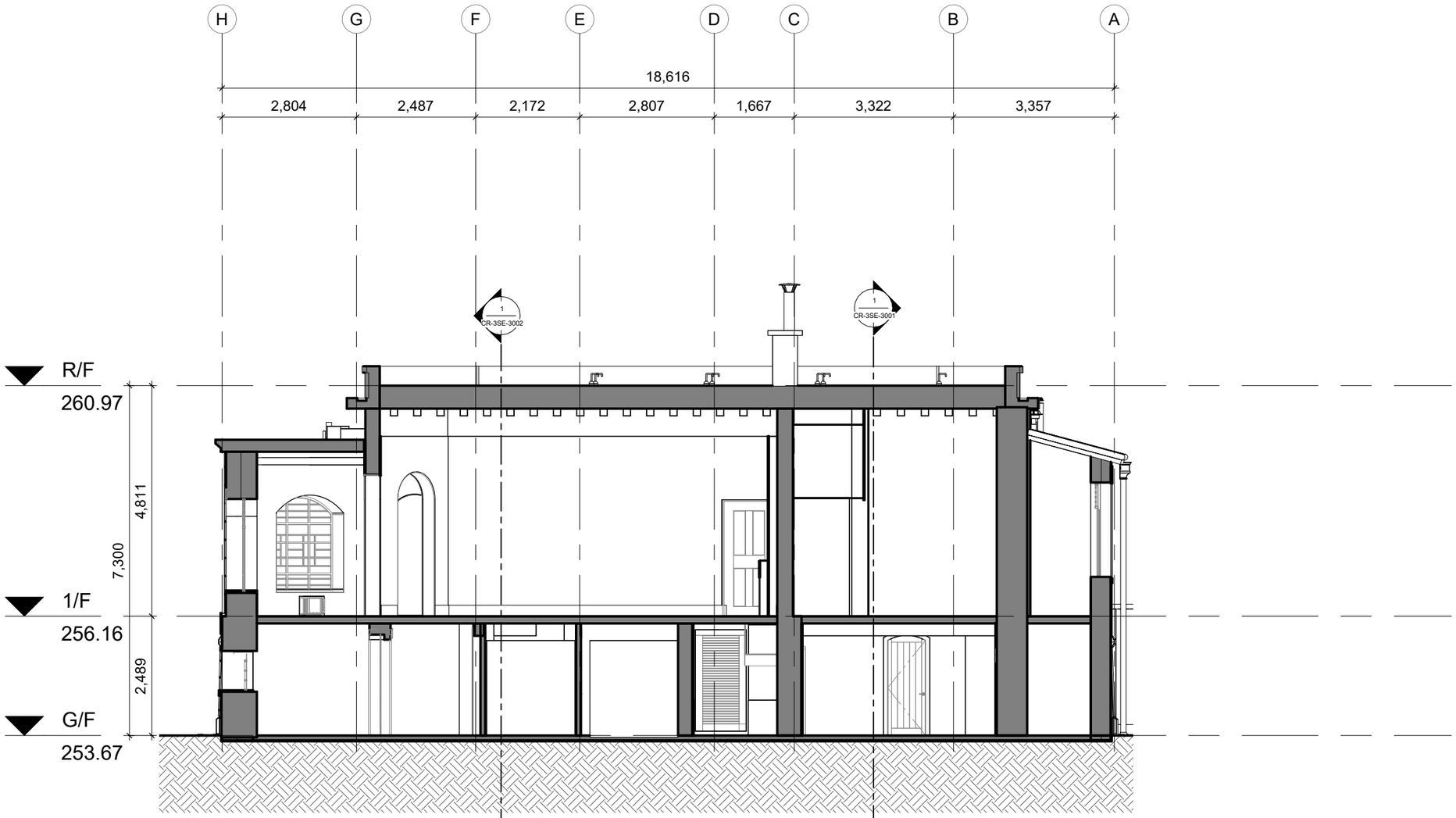
DRAWING NO.
CR-3SE-3002

SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	7

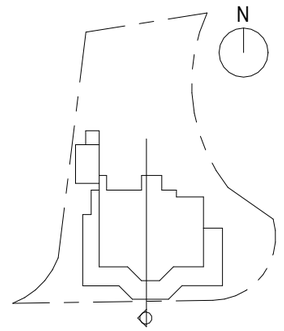
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 Section 3-3
1 : 100



0m 2m 4m

NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
SECTION 3-3

DRAWING NO.
CR-3SE-3003

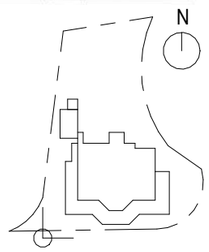
SCALE	ISSUE DATE	REVISION
1 : 100 @ A3	16/09/2024	7

OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420

1 3D PERSPECTIVE 01



NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D PERSPECTIVE 01

DRAWING NO.

CR-4PR-4001

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D PERSPECTIVE 02

DRAWING NO.

CR-4PR-4002

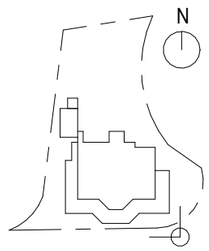
SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

OFFICE

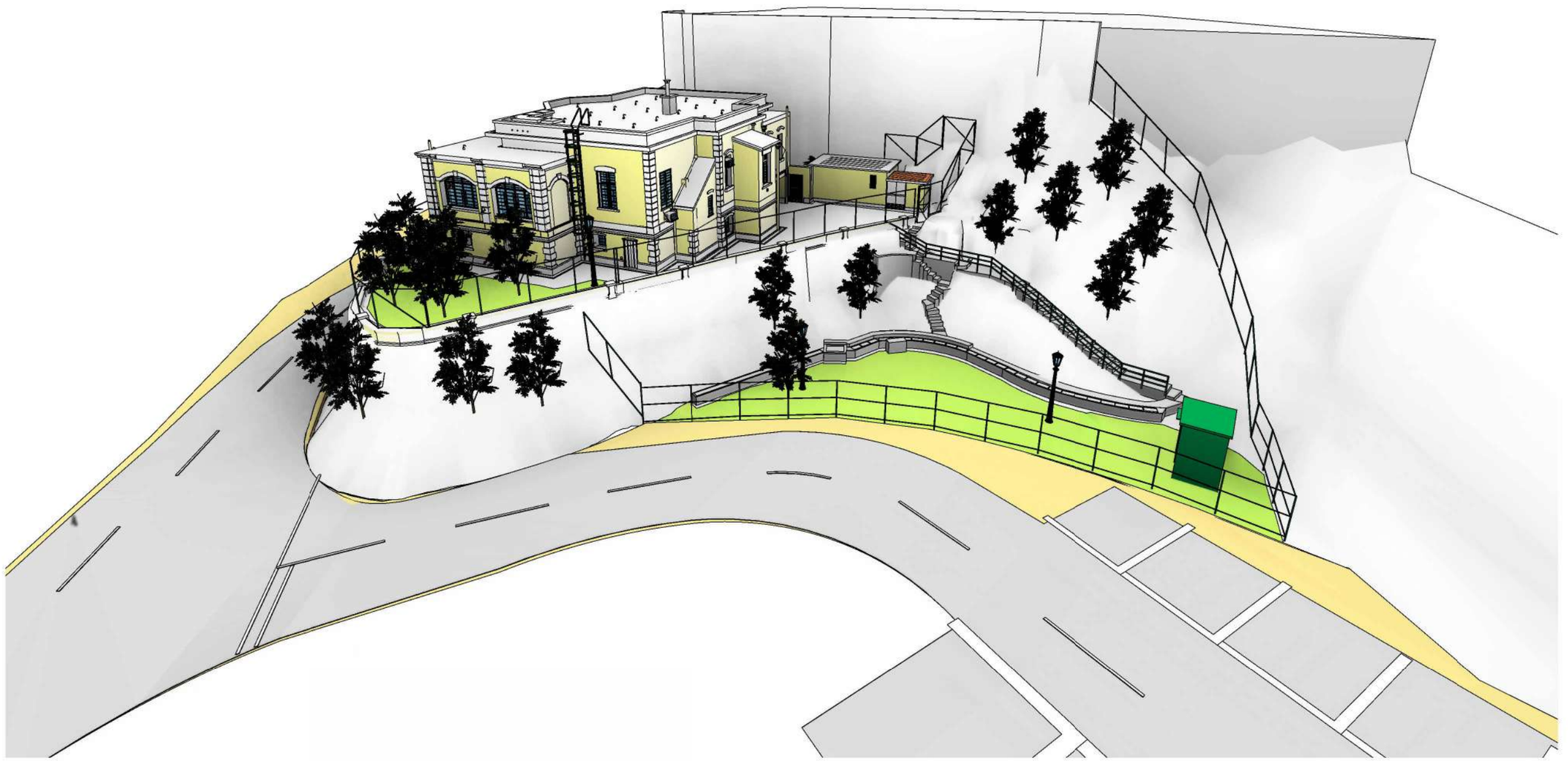
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

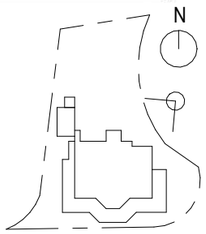
1 3D PERSPECTIVE 02



A3 297 x 420



1 3D PERSPECTIVE 03



NOTES

CONSULTANT
isBIM

PROJECT
BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE
3D PERSPECTIVE 03

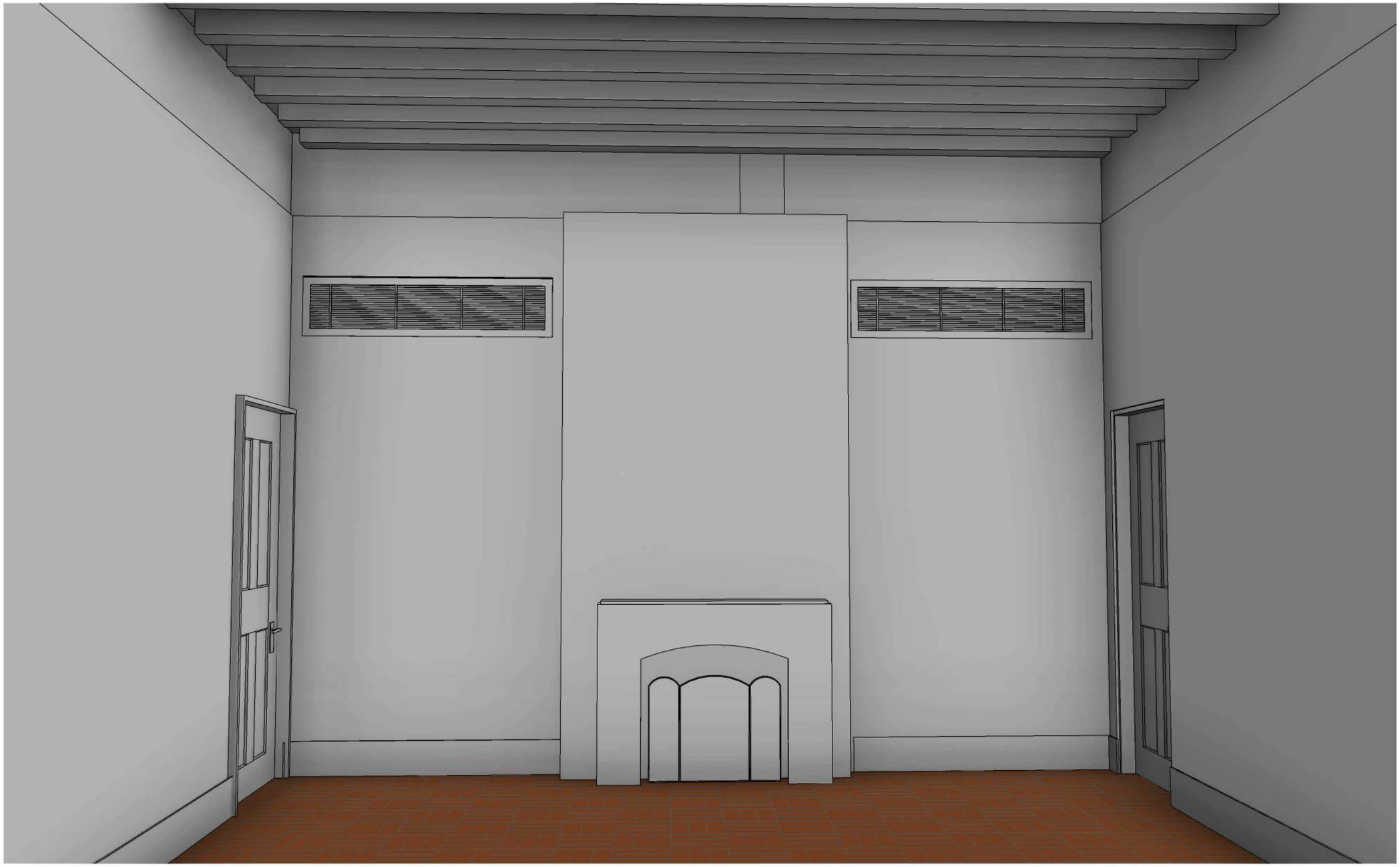
DRAWING NO.
CR-4PR-4003

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

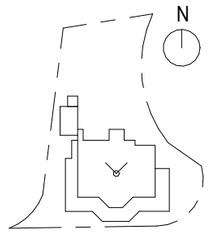
OFFICE
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 3D PERSPECTIVE 04



NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D PERSPECTIVE 04

DRAWING NO.

CR-4PR-4004

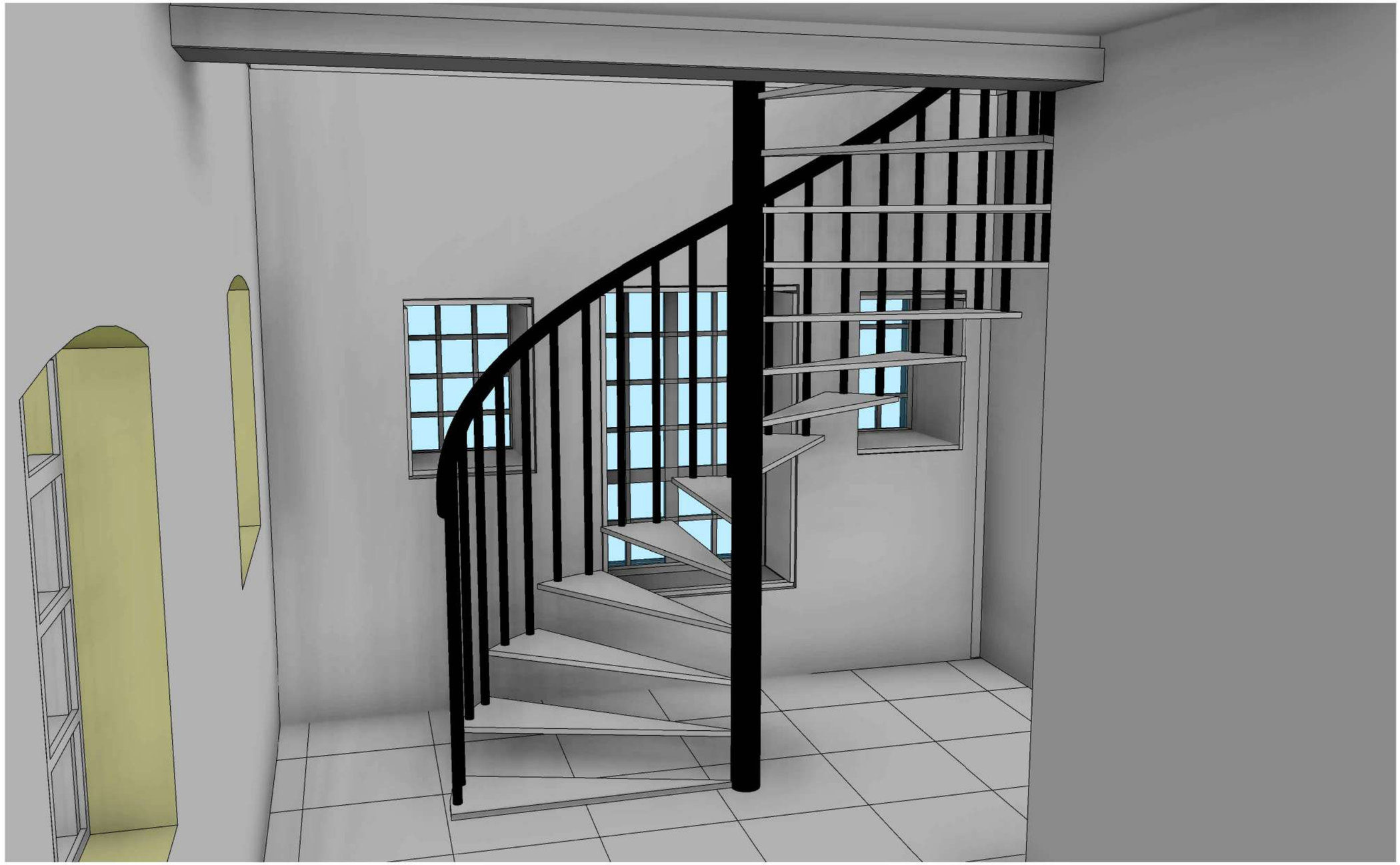
SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	6

OFFICE

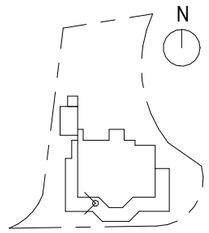
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 3D PERSPECTIVE 05



NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D PERSPECTIVE 05

DRAWING NO.

CR-4PR-4005

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420

1 3D PERSPECTIVE 06

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D PERSPECTIVE 06

DRAWING NO.

CR-4PR-4006

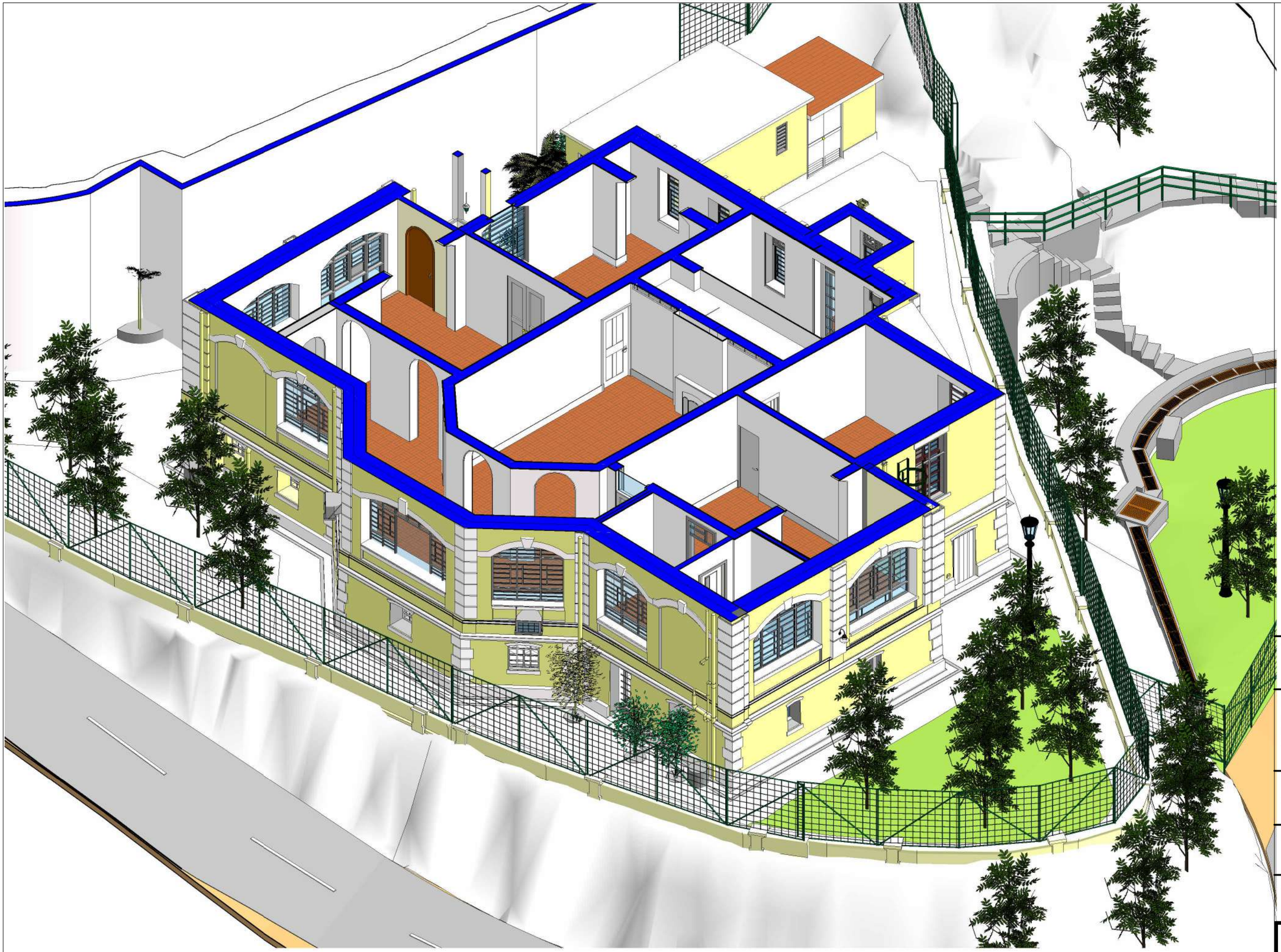
SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	1

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 3D SECTION 01

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D SECTION 01

DRAWING NO.

CR-4PR-4007

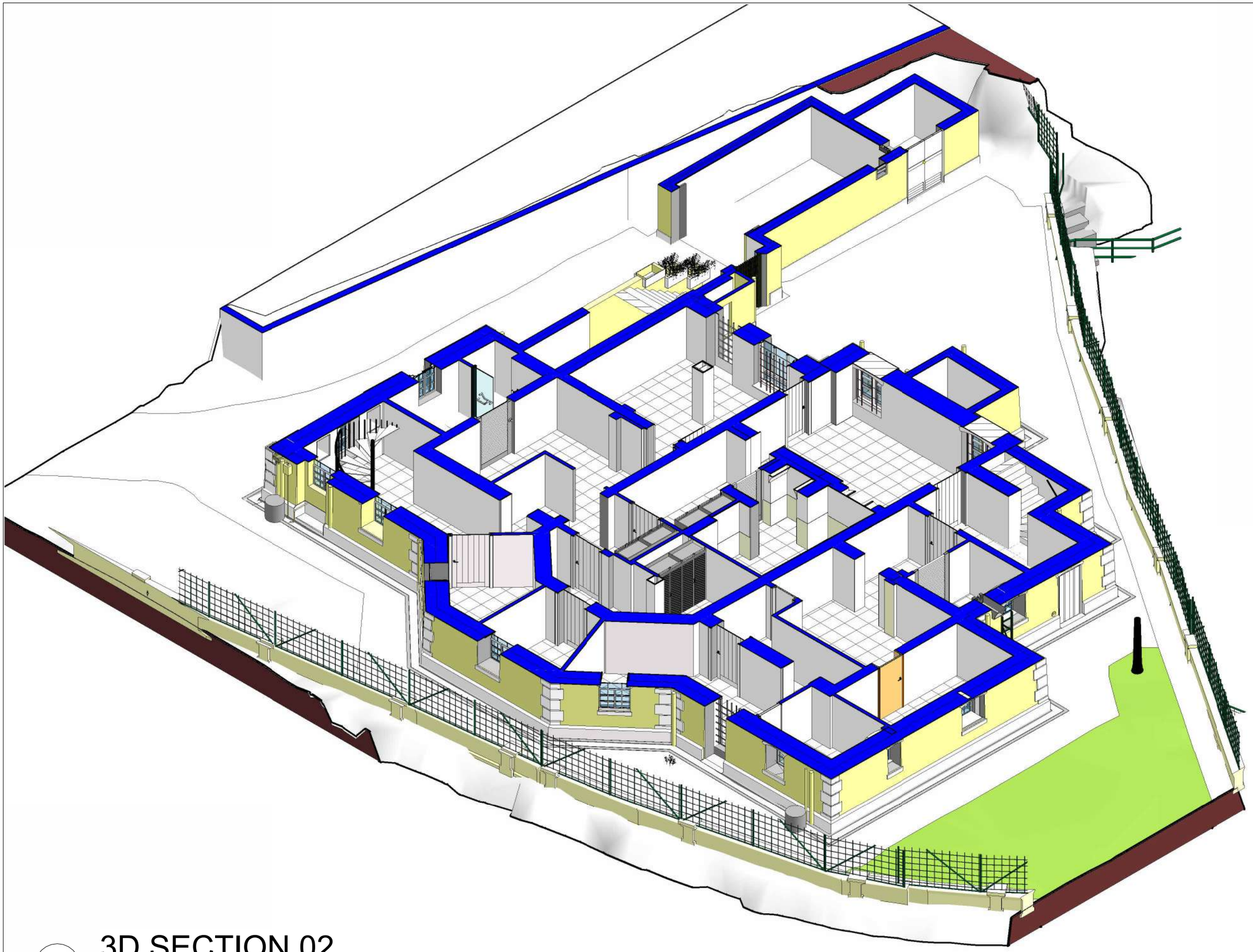
SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420



1 3D SECTION 02

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D SECTION 02

DRAWING NO.

CR-4PR-4008

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	5

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420

1 3D SECTION 03

NOTES

CONSULTANT

isBIM

PROJECT

BUILDING INFORMATION MODELLING INCLUDING PHOTOGRAMMETRY / 3D LASER SCAN NO. 23 COOMBE ROAD

DRAWING TITLE

3D SECTION 03

DRAWING NO.

CR-4PR-4009

SCALE	ISSUE DATE	REVISION
@A3	16/09/2024	6

OFFICE

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

A3 297 x 420

Appendix V(B)

Building Services Survey Drawings

DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
BSP-000	DRAWING LIST
BSP-001	SCHEMATIC WIRING DIAGRAM
BSP-002	ELECTRICAL LAYOUT PLAN FOR GROUND FLOOR
BSP-003	ELECTRICAL LAYOUT PLAN FOR FIRST FLOOR
BSP-004	LIGHTING LAYOUT PLAN FOR GROUND FLOOR
BSP-005	LIGHTING LAYOUT PLAN FOR FIRST FLOOR
BSP-006	MVAC LAYOUT PLAN FOR GROUND FLOOR
BSP-007	MVAC LAYOUT PLAN FOR FIRST FLOOR
BSP-008	PLUMBING SCHEMATIC
BSP-009	PLUMBING LAYOUT PLAN FOR GROUND FLOOR
BSP-010	PLUMBING LAYOUT PLAN FOR FIRST FLOOR
BSP-011	DRAINAGE SCHEMATIC
BSP-012	DRAINAGE LAYOUT PLAN FOR GROUND FLOOR
BSP-013	DRAINAGE LAYOUT PLAN FOR FIRST FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

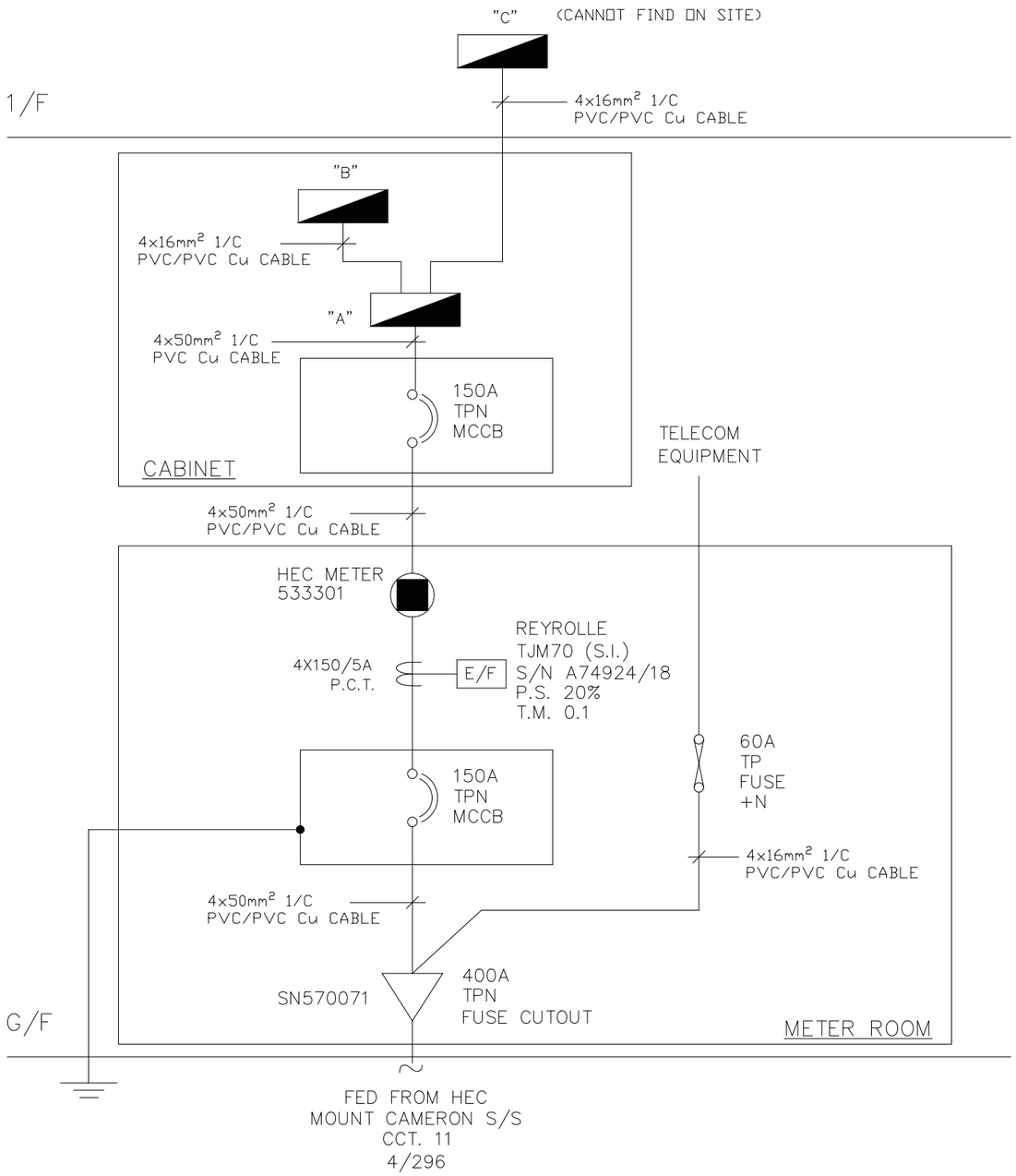
DRAWING LIST FOR BUILDING SERVICES PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

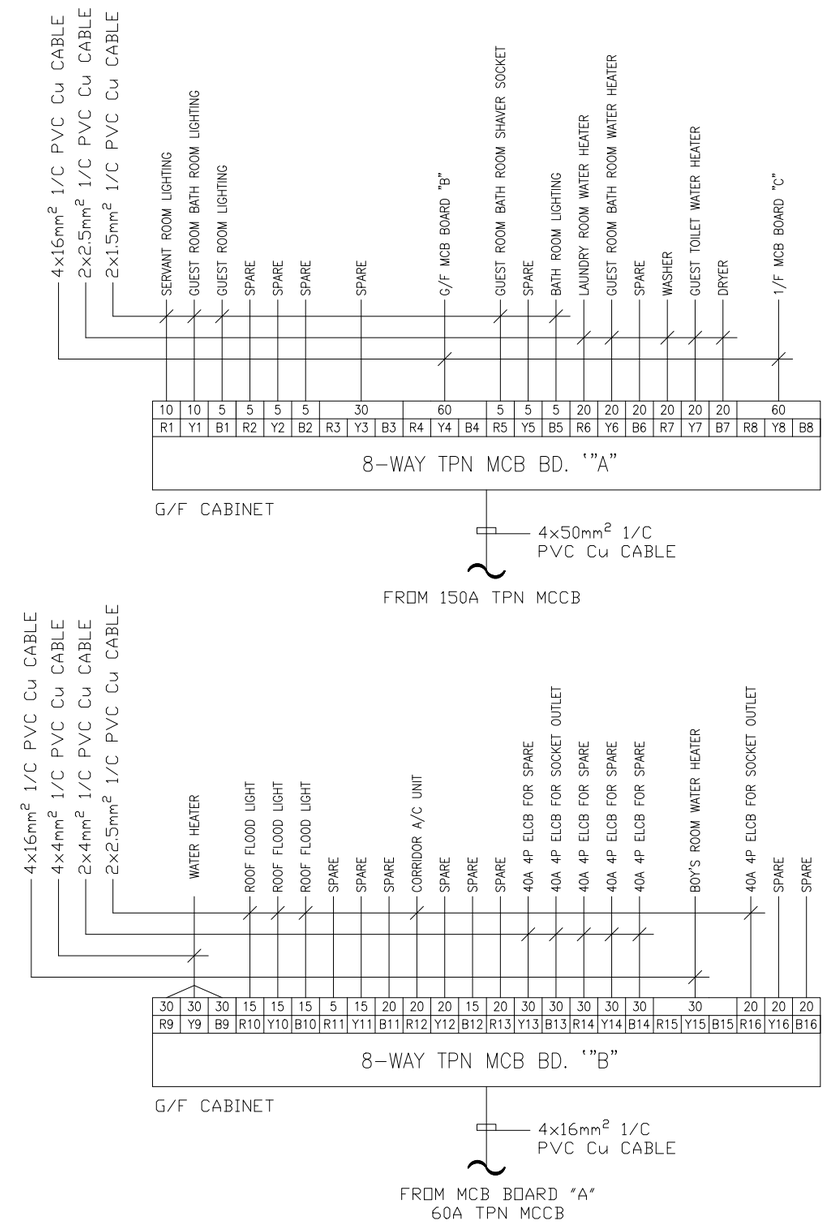
SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP-000	–

KC Surveyors
測 施 築 量





ABOVE OUTGOING CIRCUITRIES WERE RECORDED BASED ON THE EXISTING LABELS REMARKED ON MCB BOARDS. FOR MORE ACCURATE CIRCUITRIES, A DETAILED ELECTRICAL INSPECTION IS REQUIRED.

B.D. Ref. No.

F.S.D. Ref. No.

Revisions

No.	Description	Date
–	–	–
A	GENERAL REVISION	09/2024

CABLE SIZE SCHEDULE (1/C PVC Cu CABLE)

CURRENT RATING (A)	1–PHASE	3–PHASE
5 TO 10	2x1.5mm²	4x1.5mm²
16	2x2.5mm²	4x2.5mm²
20 (RADIAL CIRCUIT)	2x4mm²	4x4mm²
30 (RING CIRCUIT)	4x4mm²	–
30 (RADIAL CIRCUIT)	2x6mm²	4x6mm²
45	2x10mm²	4x10mm²
60	2x16mm²	4x16mm²
80	–	4x35mm²
100	–	4x50mm²
160	–	4x95mm²
200	–	4x120mm²

REMARKS:

1) EXCEPT SPECIFIED OTHERWISE, ALL SINGLE CORE PVC CABLES SHALL BE COMPLETED WITH THIS SCHEDULE AND ENCLOSED IN G.I. TRUNKING OR G.I. CONDUIT.
2) MCB CIRCUIT MARKED WITH '*' MEANS RCBO WITH SENSITIVITY 30mA
3) IF THE CABLE DISTANCE FROM MCB BOARD TO FINAL TERMINATED POINTS OF GENERAL LIGHTING AND POWER CIRCUITS LONGER THAN 30 METRES, NEXT HIGHER RATING OF SPECIFIED CABLE SIZE SHALL BE USED.
4) THE OUTGOING CIRCUITS FOR TELECOM EQUIPMENT ARE NOT IDENTIFIED ON SITE

KC SURVEYORS LIMITED

Note :
- Do not scale drawing
- Use written dimensions and grid lines only
- Dimensions of existing works to be checked on site

Drawn by	Date
V. YUEN	11-SEP-2024
Checked by	Scale
V. YUEN	N.T.S.

Project

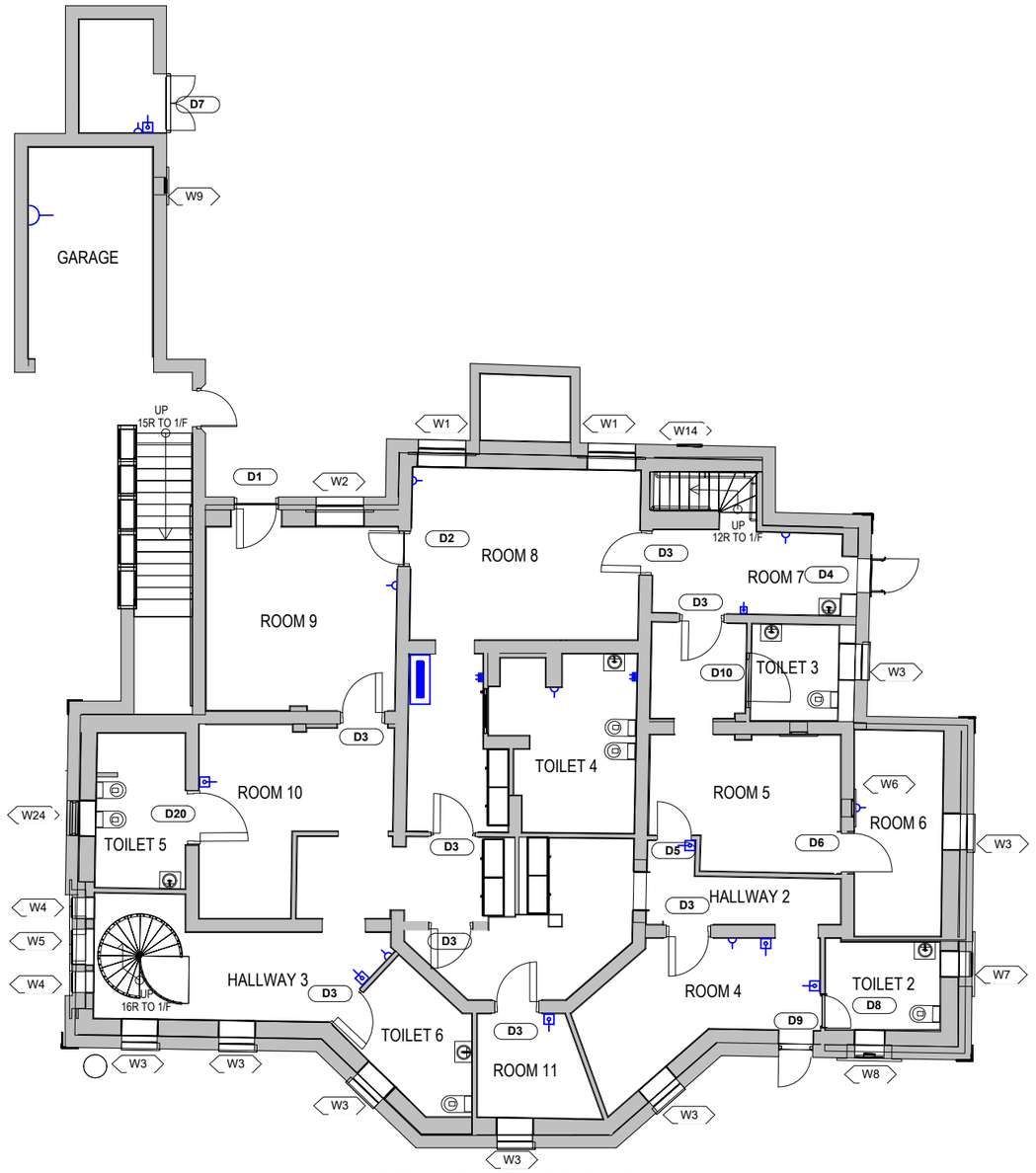
23 COOMBE ROAD, THE PEAK, HONG KONG

Drawing Title

ELECTRICAL WIRING DIAGRAM AND MCB BOARD DETAILS

Drawing Number	Revision
BSP-001	A

CAD Ref.



GROUND FLOOR PLAN

Notes:

LEGEND

(ELECTRICITY)

13A SOCKET

SWITCH FOR FAN OR A/C UNIT

TELEPHONE OUTLET

MCB BOARD

ELECTRICAL LAYOUT PLAN
FOR GROUND FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

ELECTRICAL LAYOUT PLAN
FOR GROUND FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–002	–

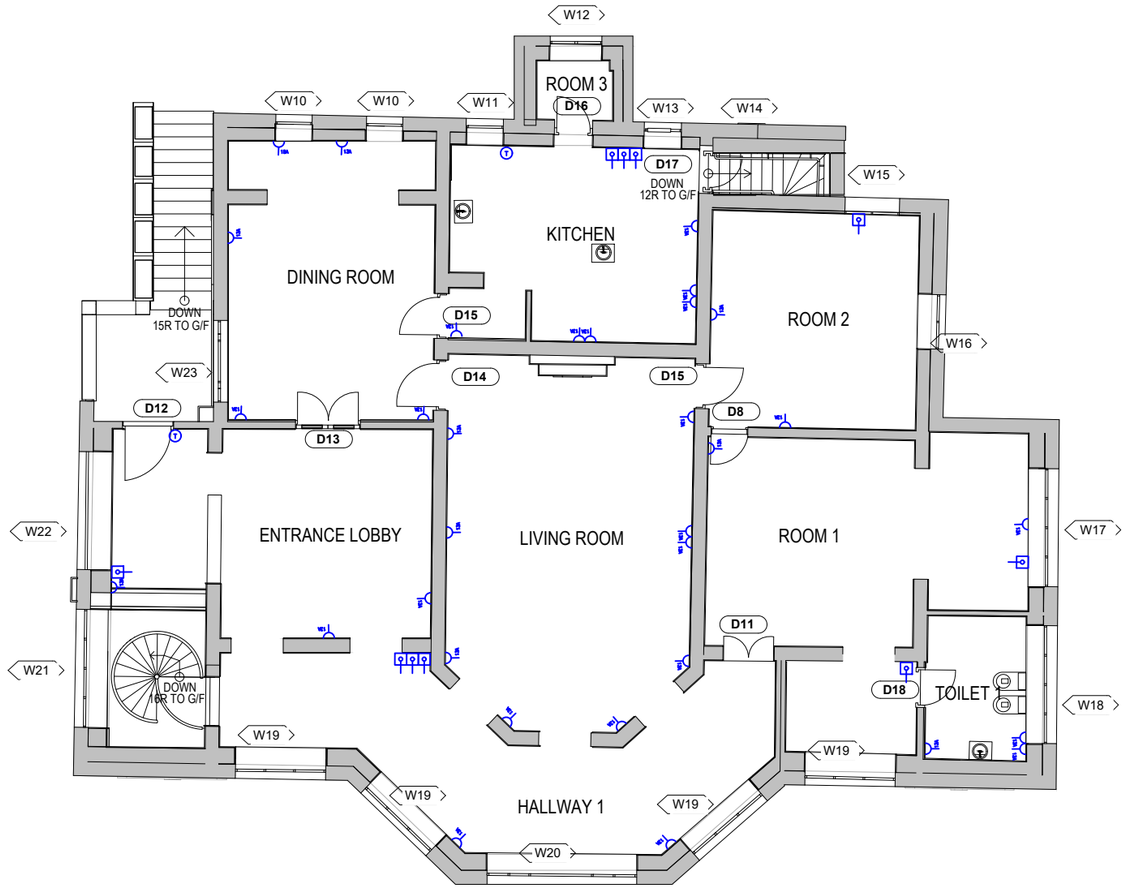
KC Surveyors
傑 施 業 量

Notes:

LEGEND

(ELECTRICITY)

- 13A SOCKET
- 15A SOCKET
- SWITCH FOR FAN OR A/C UNIT
- TELEPHONE OUTLET
- MCB BOARD



FIRST FLOOR PLAN

ELECTRICAL LAYOUT PLAN
FOR FIRST FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

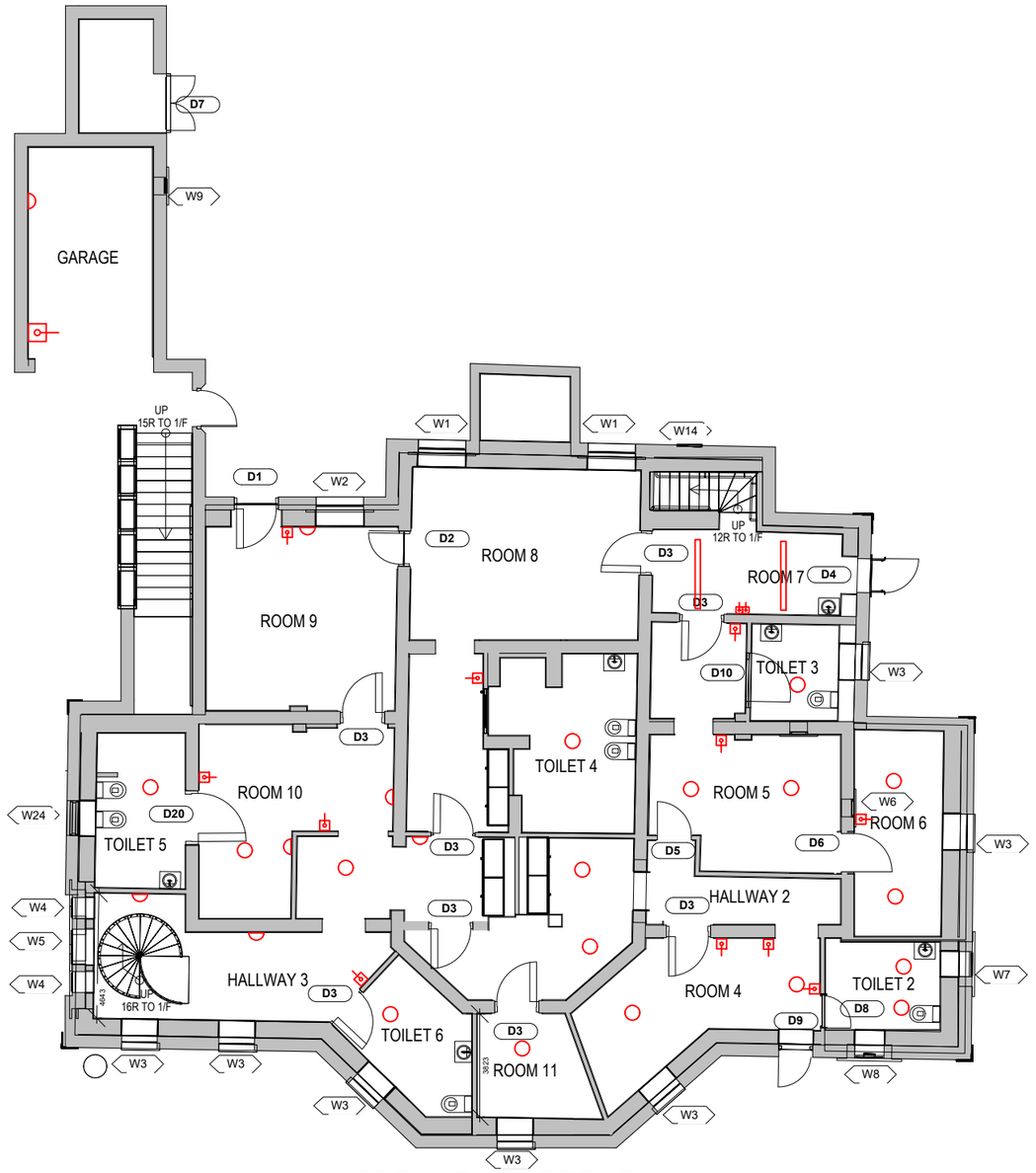
ELECTRICAL LAYOUT PLAN
FOR FIRST FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–003	–

KC Surveyors
傑 施 築 量



GROUND FLOOR PLAN

Notes:

LEGEND

(LIGHTING)

- CEILING LIGHT POINT
- WALL LIGHT POINT
- CEILING FLUORESCENT FITTING
- SWITCH FOR LIGHTING INSTALLATION

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

LIGHTING LAYOUT PLAN FOR
GROUND FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–004	–

KC Surveyors
傑 施 業 量

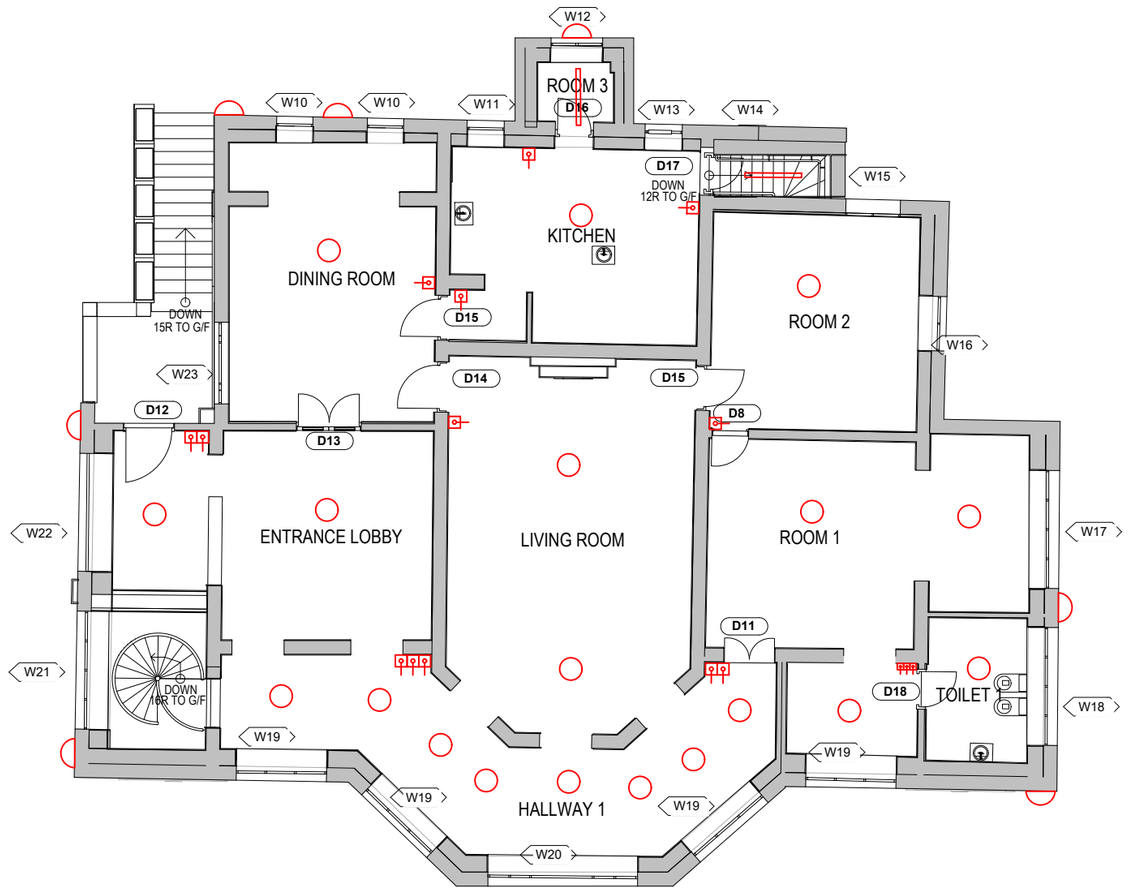
LIGHTING LAYOUT PLAN FOR
GROUND FLOOR

Notes:

LEGEND

(LIGHTING)

- CEILING LIGHT POINT
- WALL LIGHT POINT
- CEILING FLUORESCENT FITTING
- SWITCH FOR LIGHTING INSTALLATION



FIRST FLOOR PLAN

LIGHTING LAYOUT PLAN FOR
FIRST FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

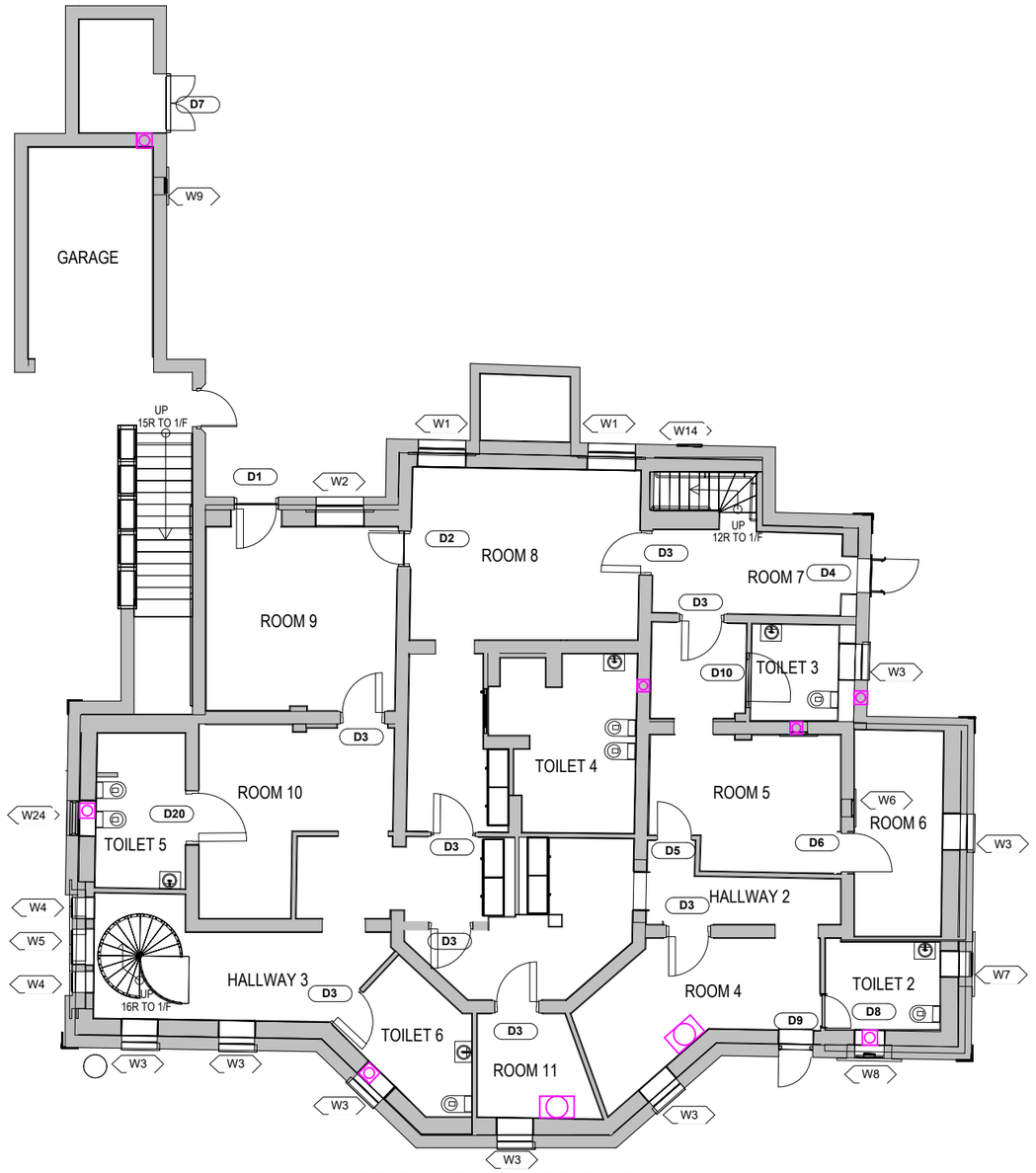
LIGHTING LAYOUT PLAN FOR
FIRST FLOOR

SCALE **N.T.S** DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–005	–

KC Surveyors
傑 施 築 量



GROUND FLOOR PLAN

Notes:

LEGEND

(FAN & A/C)

CEILING ROTARY FAN

EXHAUST AIR FAN

A/C

MVAC LAYOUT PLAN FOR
GROUND FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

MVAC LAYOUT PLAN FOR
GROUND FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–006	–

KC Surveyors
傑 施 築 量

Notes:

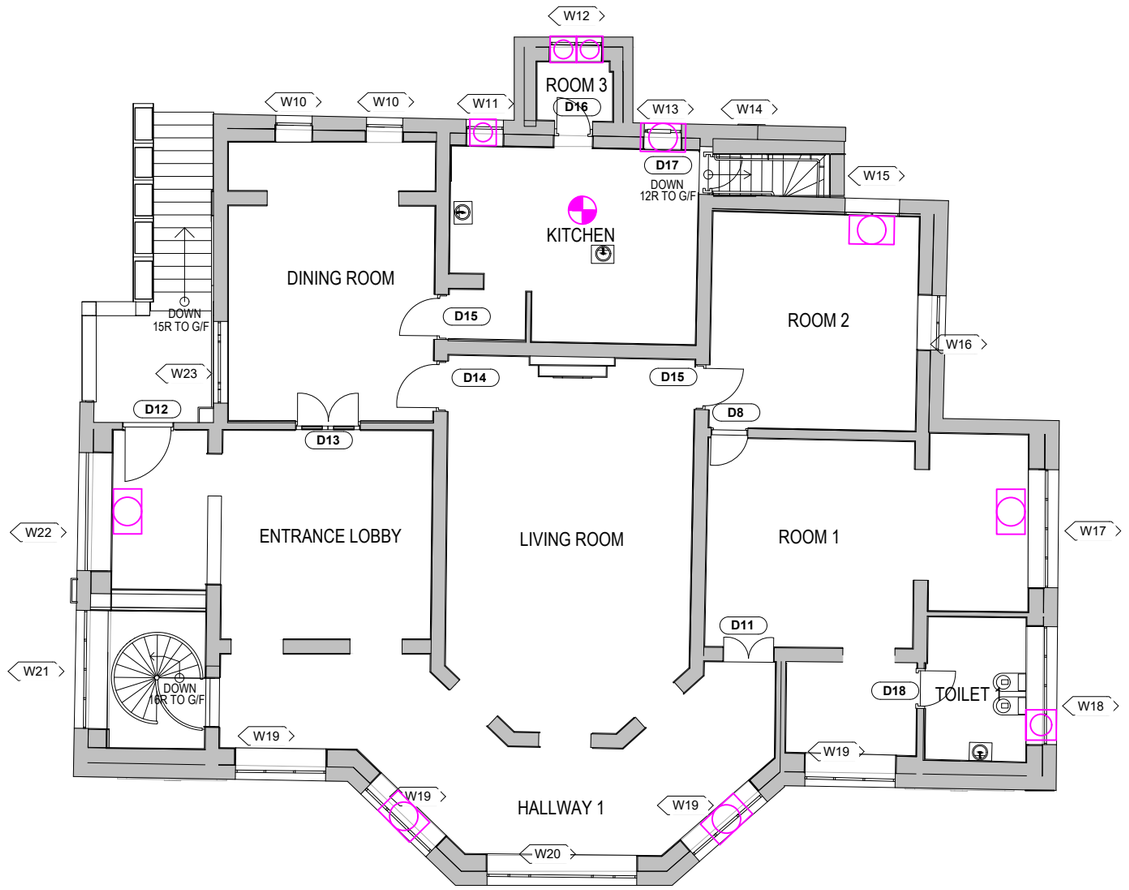
LEGEND

(FAN & A/C)

CEILING ROTARY FAN

EXHAUST AIR FAN

A/C



FIRST FLOOR PLAN

MVAC LAYOUT PLAN FOR
FIRST FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

MVAC LAYOUT PLAN FOR
FIRST FLOOR

SCALE **N.T.S** DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–007	–

KC Surveyors
傑 施 築 量

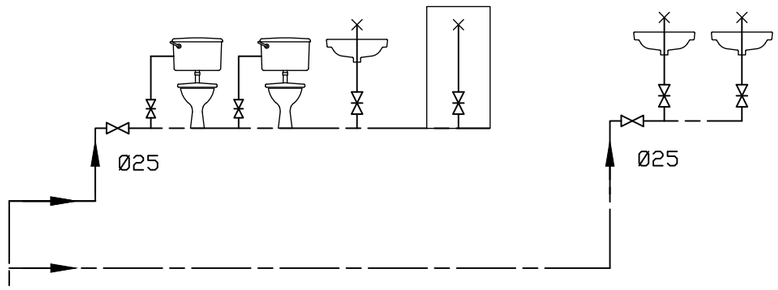
Notes:

LEGEND

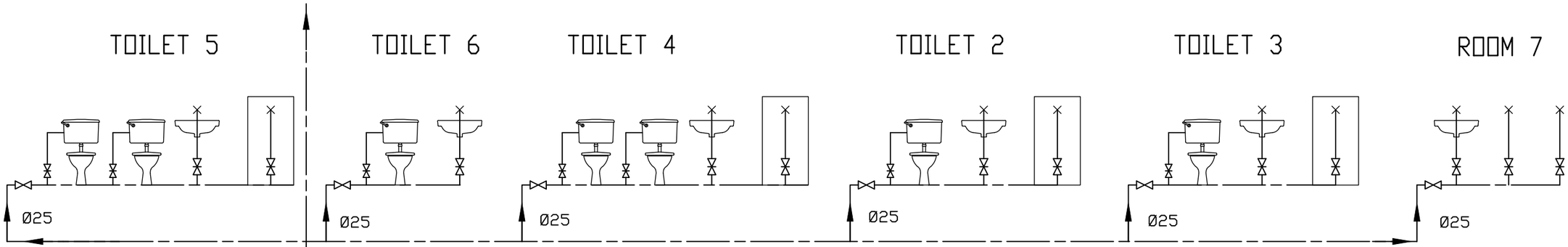
SHOWER CUBICLE

WASHING BASIN

WATER CLOSET



LEVEL-1



Ø50

WATER METER POSITION

LEVEL-G

LOT BOUNDARY

S

PLUMBING SCHEMATIC

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

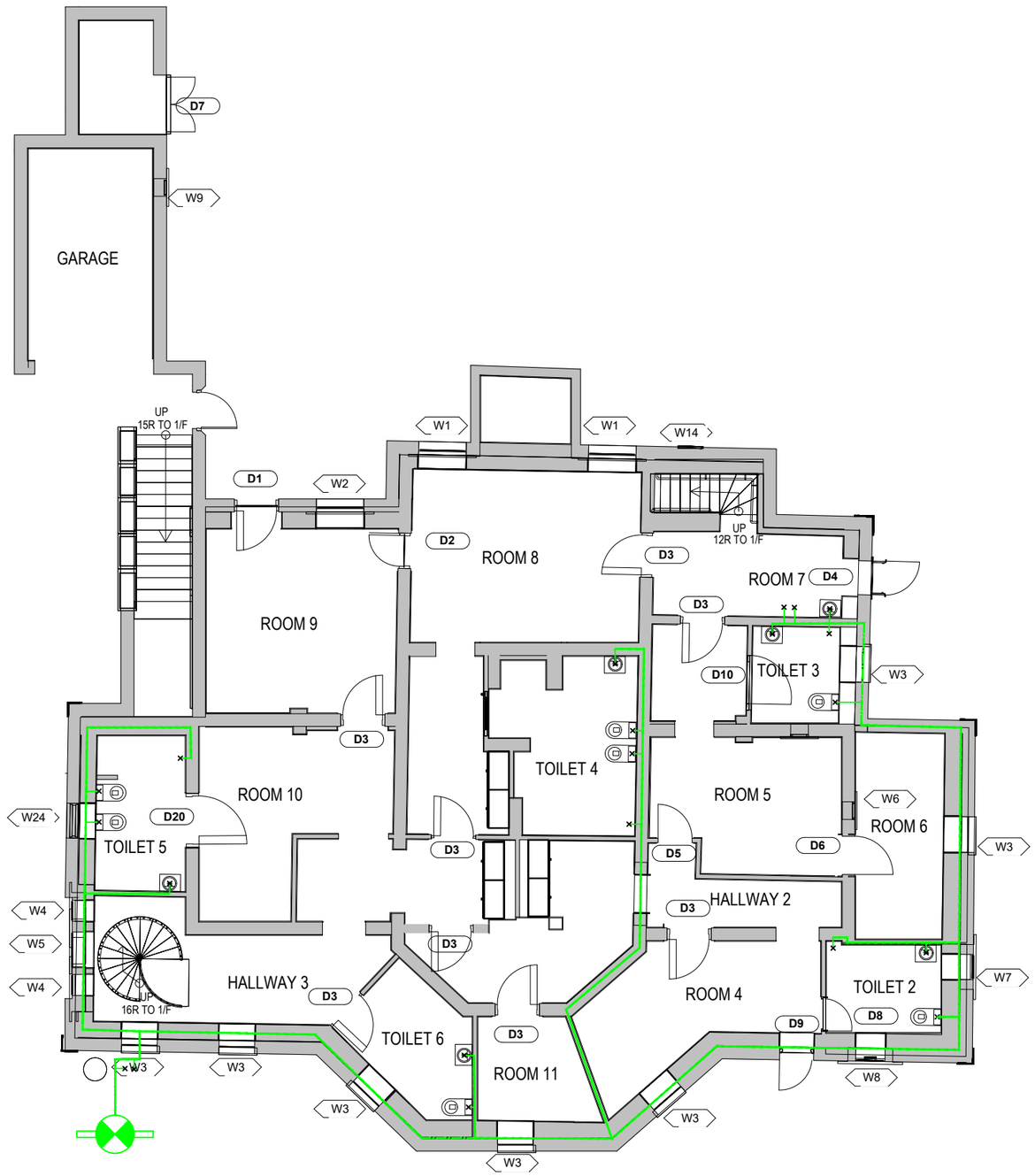
PLUMBING SCHEMATIC

SCALE **N.T.S** DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–008	–

KC Surveyors
傑 施 築 量



GROUND FLOOR PLAN

Notes:

The concealed plumbing pipework is for indicative only

LEGEND

(PLUMBING)

CLEANSING WATER POINT/
WASH BASIN WATER POINT/
FLUSHING WATER POINT

WATER METER POSITION

PLUMBING LAYOUT PLAN
FOR GROUND FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

PLUMBING LAYOUT PLAN
FOR GROUND FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–009	–

KC Surveyors
傑 施 築 量

Notes:

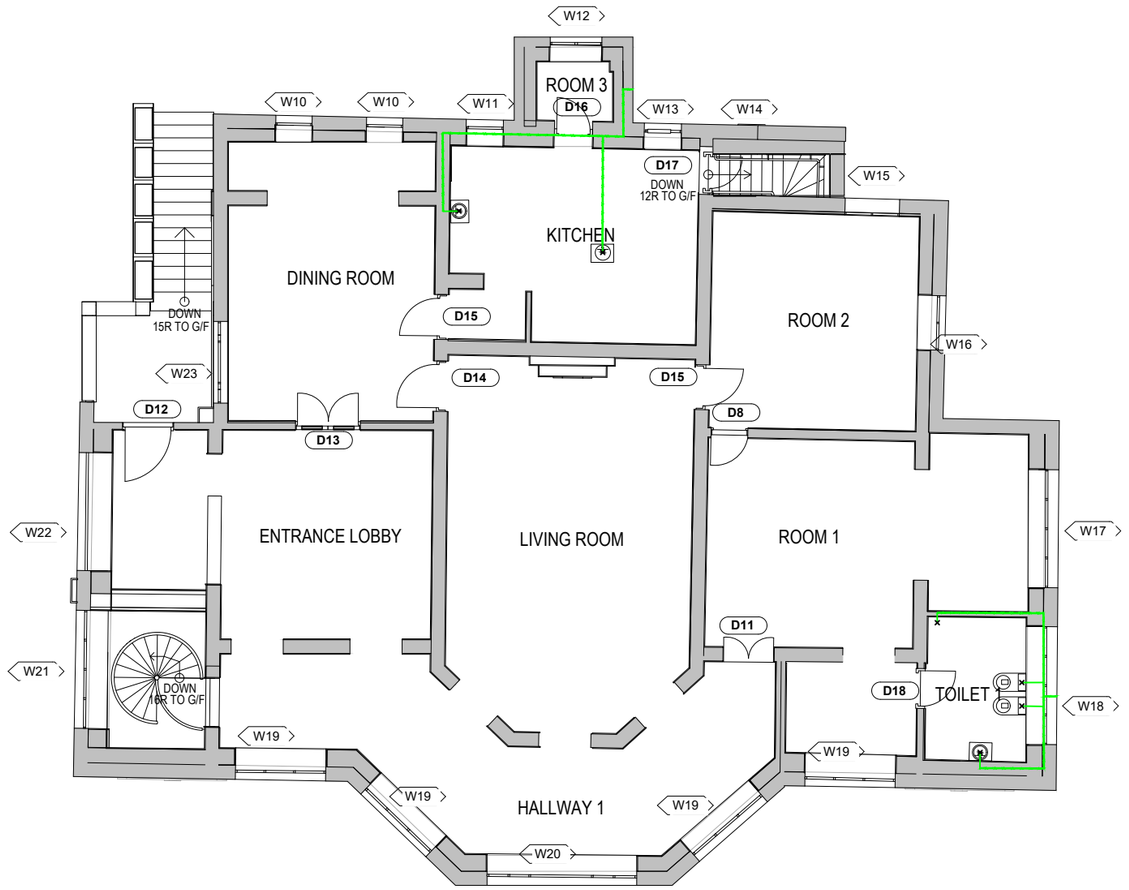
The concealed plumbing pipework is for indicative only

LEGEND

(PLUMBING)

CLEANSING WATER POINT/
WASH BASIN WATER POINT/
FLUSHING WATER POINT

WATER METER POSITION



FIRST FLOOR PLAN

PLUMBING LAYOUT PLAN
FOR FIRST FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

PLUMBING LAYOUT PLAN
FOR FIRST FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–010	–

KC Surveyors
傑 施 築 量

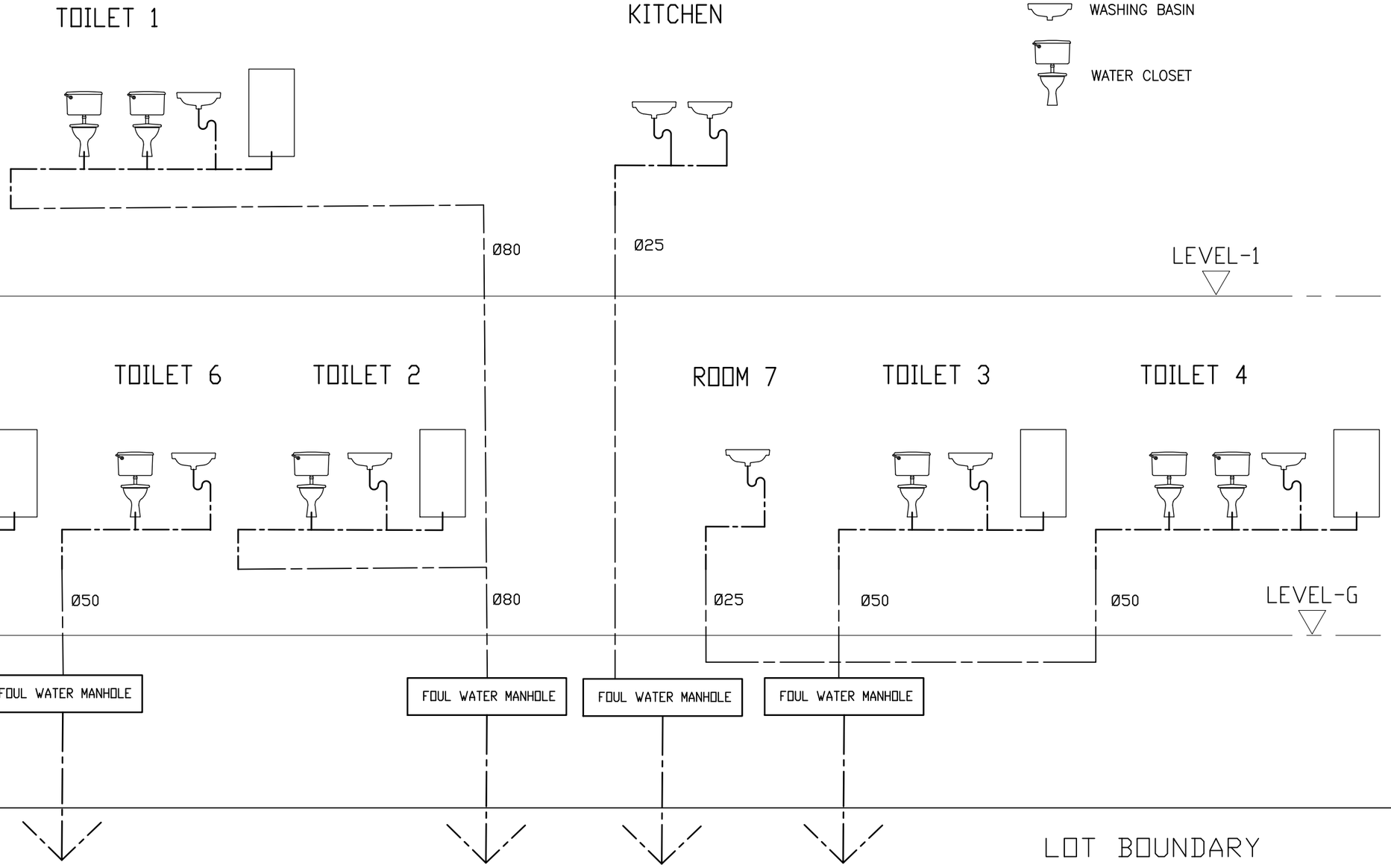
Notes:

LEGEND

SHOWER CUBICLE

WASHING BASIN

WATER CLOSET



REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

DRAINAGE SCHEMATIC

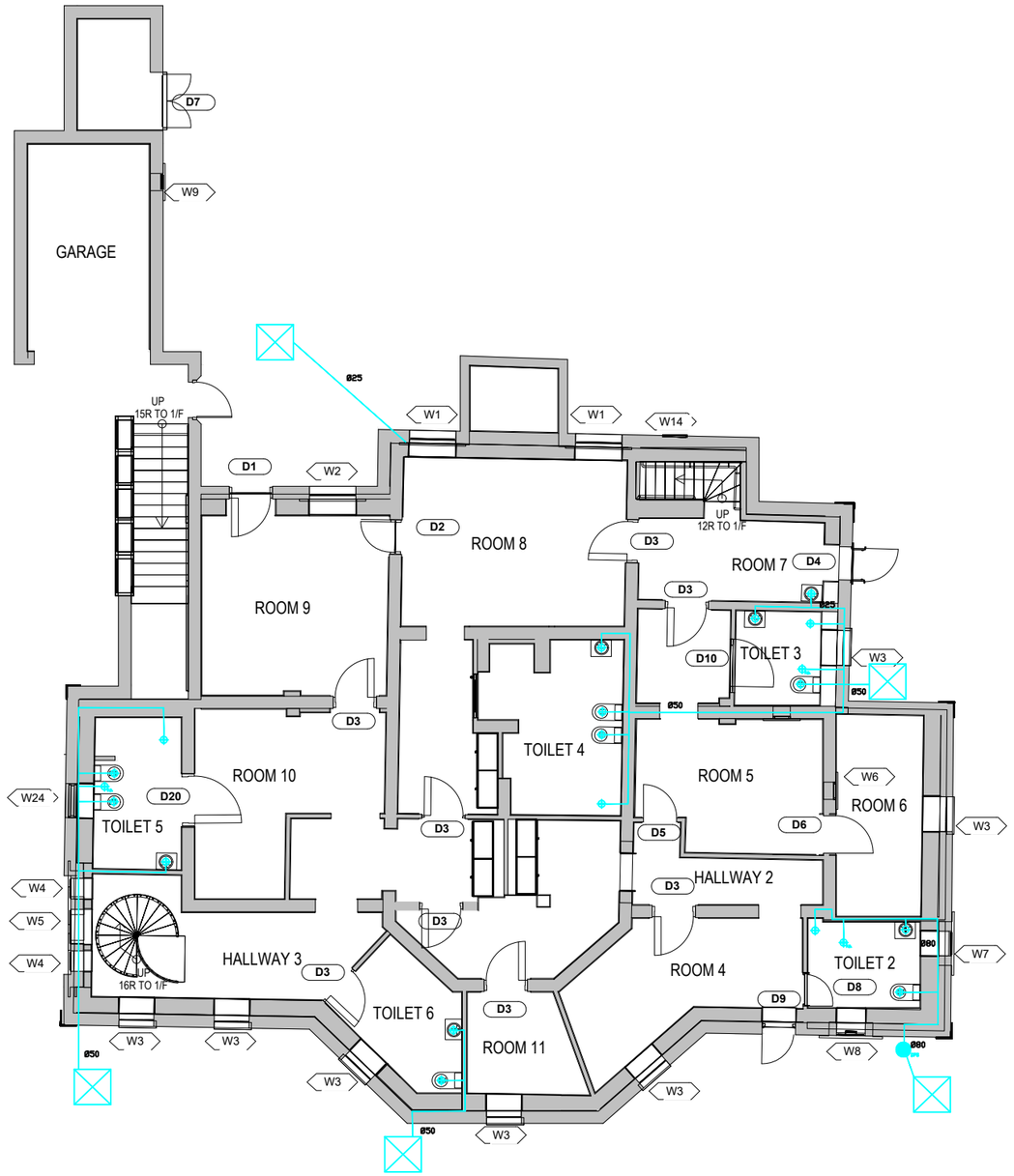
SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–011	–

KC Surveyors
傑 施 築 量

DRAINAGE SCHEMATIC



GROUND FLOOR PLAN

Notes:

For outlet pipes from manholes, please refer to Utility Survey Plan

LEGEND

(DRAINAGE)

F.D. FLOOR DRAIN

DRAIN POINT

DPS DRAINAGE PIPE STACK (TO BELOW)

MANHOLE

DRAINAGE LAYOUT PLAN
FOR GROUND FLOOR

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

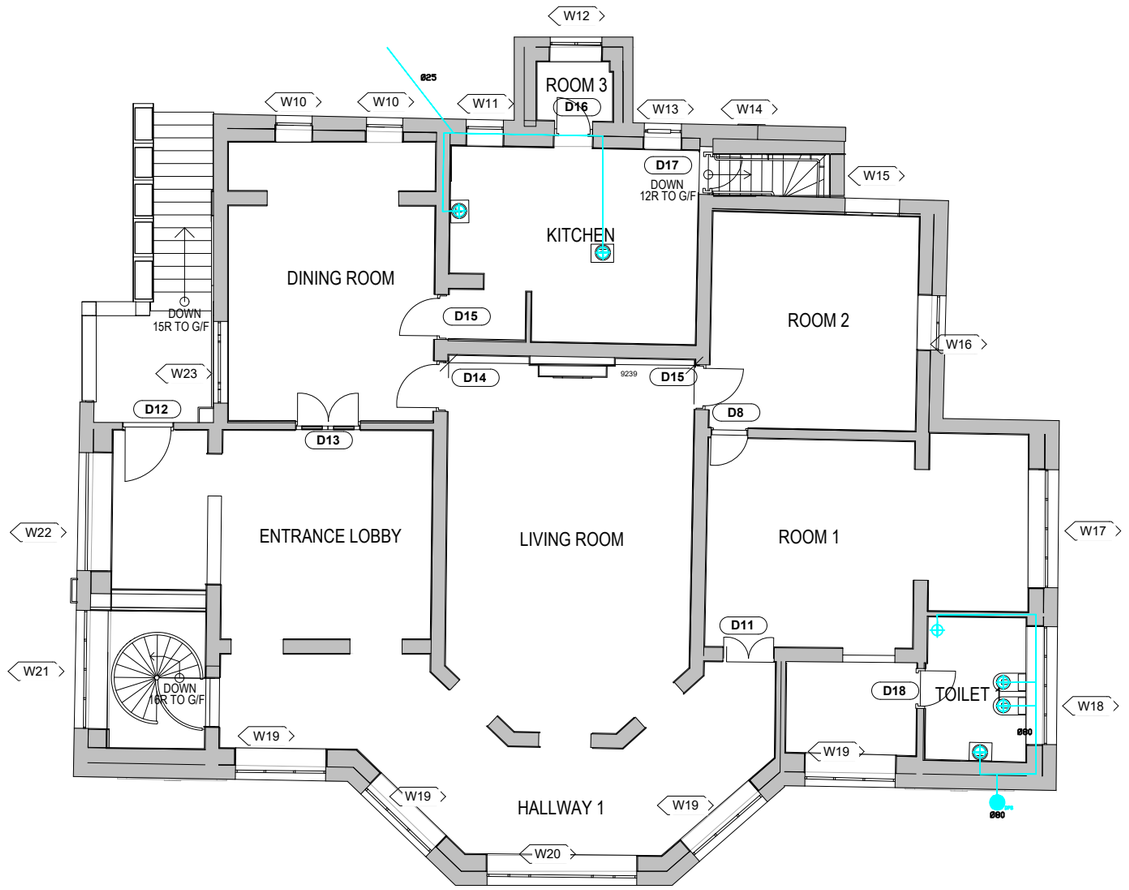
DRAINAGE LAYOUT PLAN
FOR GROUND FLOOR

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–012	–

KC Surveyors
傑 施 築 量



FIRST FLOOR PLAN

Notes:

For outlet pipes from manholes, please refer to Utility Survey Plan

LEGEND

(DRAINAGE)

F.D. FLOOR DRAIN

DRAIN POINT

DPS DRAINAGE PIPE STACK (TO BELOW)

MANHOLE

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

DRAINAGE LAYOUT PLAN
FOR FIRST FLOOR

SCALE N.T.S DATE –

CAD FILE

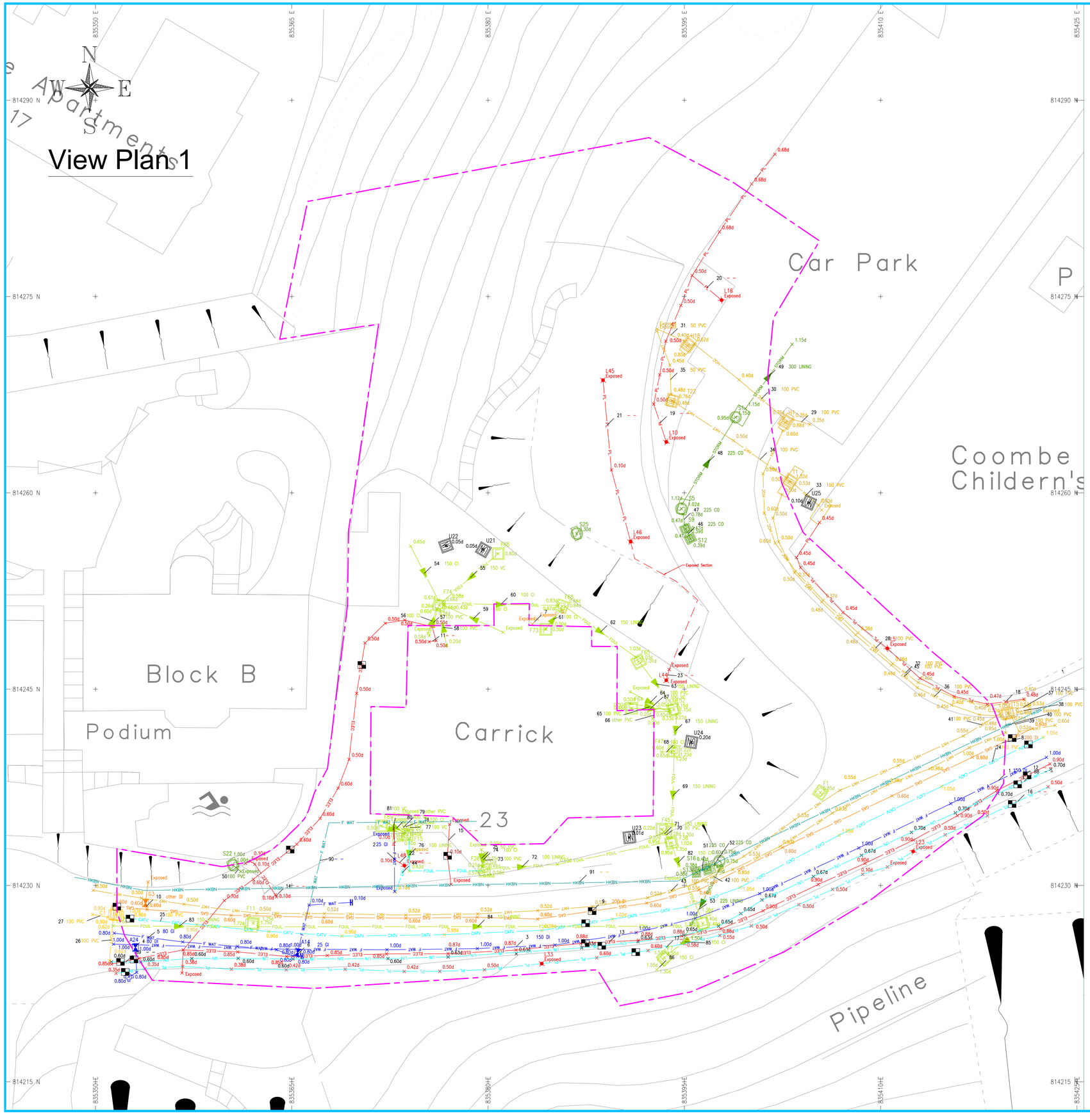
PROJECT NO.	DRAWING NO.	REV.
J4497	BSP–013	–

KC Surveyors 傑 施 業 量

DRAINAGE LAYOUT PLAN
FOR FIRST FLOOR

Appendix V(C)

Underground Utilities Survey Plans



Summary Table for Pipe / Cable

Line Ref.	Utility	Depth (m)	Pipe Size (mm) & Material	Remark
1	Fresh Water Pipe	Unknown	150 DI	
2	Fresh Water Pipe	Exposed	25 GI	
3	Fresh Water Pipe	Unknown	150 DI	150 / 80
4	Fresh Water Pipe	Unknown	80 DI	150 / 80
5	Fresh Water Pipe	Unknown	80 GI	80 / 25
6	Fresh Water Pipe	Unknown	25 GI	80 / 25
7	Gas Pipe	Exposed	- GI	UP
8	Gas Pipe	Unknown	200 DI	LP
9	Gas Pipe	Unknown	200 DI	LP, 200 / 32
10	Gas Pipe	Exposed	other DI	LP, 200 / 32
11	Electric Cable	Exposed	- -	UV
12	Electric Cable	Unknown	- -	UV
13	Electric Cable	Unknown	- -	UV
14	Electric Cable	Exposed	- -	UV
15	Electric Cable	Exposed	- -	UV
16	Public Lighting Cable	Exposed	- -	UV, Unreliable
17	Public Lighting Cable	Exposed	- -	UV
18	Public Lighting Cable	Exposed	- -	UV
19	Public Lighting Cable	Exposed	- -	UV
20	Public Lighting Cable	Exposed	- -	UV
21	Public Lighting Cable	Exposed	- -	UV
22	Public Lighting Cable	Exposed	- -	UV
23	Public Lighting Cable	Exposed	- -	UV
24	CATV Cable	Unknown	100 PVC	Unreliable
25	CATV Cable	Unknown	2x1 100 PVC	○○, Unreliable
26	CATV Cable	Unknown	1x1 100 PVC	●
27	CATV Cable	Unknown	2x1 100 PVC	●●
28	HGC Cable	Unknown	2x1 100 PVC	●○
29	HGC Cable	Unknown	1x1 100 PVC	●
30	HGC Cable	Unknown	2x1 100 PVC	○●
31	HGC Cable	Unknown	1x1 50 PVC	●
32	HGC Cable	Unknown	100 PVC	
33	HKT Cable	Unknown	4x1 100 PVC	○●○○
34	HKT Cable	Unknown	1x1 100 PVC	●
35	HKT Cable	Exposed	1x1 50 PVC	●
36	HKT Cable	Unknown	1x1 100 PVC	●
37	HKT Cable	Unknown	1x1 100 PVC	●
38	HKT Cable	Exposed	1x1 100 PVC	●
39	HKT Cable	Unknown	2x1 100 PVC	●●
40	HKT Cable	Unknown	1x1 100 PVC	●
41	HKT Cable	Unknown	1x1 100 PVC	●
42	HKT Cable	Unknown	100 PVC	
43	HKT Cable	Unknown	100 PVC	
44	HKT Cable	Exposed	- -	Unreliable
45	HKT Cable	Unknown	1x1 100 PVC	●
46	Storm Water Pipe	Unknown	225 CO	
47	Storm Water Pipe	Unknown	225 CO	
48	Storm Water Pipe	Unknown	225 CO	U-TIAP
49	Storm Water Pipe	Unknown	300 LINING	
50	Storm Water Pipe	Exposed	100 PVC	
51	Storm Water Pipe	Unknown	225 CO	
52	Storm Water Pipe	Unknown	225 CO	
53	Storm Water Pipe	Unknown	225 LINING	
54	Foul Water Pipe	Unknown	150 CI	
55	Foul Water Pipe	Unknown	150 VC	U-TIAP
56	Foul Water Pipe	Exposed	100 CI	
57	Foul Water Pipe	Unknown	100 PVC	
58	Foul Water Pipe	Unknown	100 PVC	
59	Foul Water Pipe	Exposed	100 CI	
60	Foul Water Pipe	Unknown	100 CI	
61	Foul Water Pipe	Unknown	100 CI	U-TIAP
62	Foul Water Pipe	Unknown	150 LINING	
63	Foul Water Pipe	Unknown	150 LINING	
64	Foul Water Pipe	Exposed	100 PVC	
65	Foul Water Pipe	Unknown	100 PVC	
66	Foul Water Pipe	Unknown	other PVC	
67	Foul Water Pipe	Unknown	150 LINING	
68	Foul Water Pipe	Unknown	100 CI	
69	Foul Water Pipe	Unknown	150 LINING	
70	Foul Water Pipe	Unknown	80 PVC	
71	Foul Water Pipe	Unknown	150 LINING	U-TIAP
72	Foul Water Pipe	Unknown	100 LINING	
73	Foul Water Pipe	Unknown	100 PVC	
74	Foul Water Pipe	Unknown	100 CI	
75	Foul Water Pipe	Exposed	50 PVC	
76	Foul Water Pipe	Unknown	100 LINING	Unreliable
77	Foul Water Pipe	Exposed	100 VC	
78	Foul Water Pipe	Exposed	100 CI	
79	Foul Water Pipe	Unknown	other PVC	
80	Foul Water Pipe	Exposed	100 VC	
81	Foul Water Pipe	Unknown	100 VC	U-TIAP
82	Foul Water Pipe	Exposed	150 CI	
83	Foul Water Pipe	Unknown	150 LINING	
84	Foul Water Pipe	Unknown	150 LINING	
85	Foul Water Pipe	Unknown	150 CI	
86	Foul Water Pipe	Unknown	150 CI	
87	Foul Water Pipe	Unknown	100 VC	U-TIAP
88	Other / Unclassified Utility	Unknown	- -	
89	Other / Unclassified Utility	Unknown	- -	Unreliable, UNKNOWN TELECOMM (HIGHLY POSSIBLE HGC)
90	Fresh Water Pipe	Unknown	- -	Record
91	HKBN Cable Line	Unknown	- -	Record

A - Fresh Water, B - Salt Water, G - Gas, P - Electric, L - Public Lighting, M - Traffic Control, C - CATV, H - HGC, D - HKCNW, K - HKBN, T - HKT, W - NWT, J - SmarTone, E - TGT, X - TraxComm, N - WTT, S - Storm, F - Foul, U - Unknown / Unclassified Utility

AC - Asbestos Cement
CI - Cast Iron
CO - Concrete
CU - Copper
DI - Ductile Iron
GI - Galvanized Iron
GRP - Glass Fibre Reinforced Plastic
MS - Mild Steel
PE - Polyethylene
PVC - Polyvinyl Chloride
S - Steel
UPVC - Unplasticized Polyvinyl Chloride
VC - Vitrified Clay

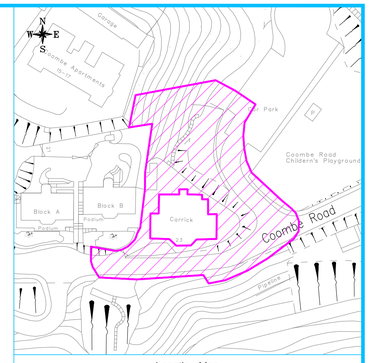
UTL - Unable To Locate
UTGA - Unable To Gain Access
UTR - Unable To Raise
UTS - Unable To Survey

Electric Cable Voltage Classification:
LV: below 11kV
MV: 11kV-22kV
HV: above 22kV
UV: Unknown Voltage

Gas Pipe Pressure Classification:
LP: below 7.5kPa
MP: 7.5kPa-240kPa
IP: 240kPa-700kPa
HP: above 700kPa
RP: Reserved Pipe
UP: Unknown Pressure

Classification of Voltage / Pressure is referred to record plan. Further clarification is required for unknown voltage / pressure.

Cable Matrix for Telecom Cables:
Column x Row Diameter:
3x2 100 ●●●●●●
Occupied Duct ●
Empty Duct ○



Location Map

Rev.	Date	Description
00	01/24	First Issue
01		
02		

NOTE :
1. Depth to utility is indicated as d(m). The depth for drains and sewers are from cover levels (C.L.) to invert levels (I.L.). The depth of other services are from ground levels (G.L.) to centre of services.
2. All co-ordinates are in accordance with the Hong Kong 1980 Grid System.
3. All levels are in meters as reference to the principal datum unless otherwise stated.
4. All dimensions are in millimeters as unit unless otherwise stated.
5. All the sizes of the services indicated on the plan are not to scale. The alignments show the central axis of the utility.
6. For those utilities cannot be accurately surveyed due to various factors will be classified as 'unreliable'. Trial pit is highly recommended for verification of the true alignment.
7. The utilities are found on the utilities record drawings but cannot be located during the survey. These utilities will be classified as record.
8. Due to the electric cable cannot be surveyed by active mode method, trial pits were recommended. After the trial pit was excavated, Competent Person will be requested for carrying out the active detection works.

LEGEND :

- Water Point
- Water Meter
- Fire Hydrant
- Water Valve
- Water Pit
- Gas Valve
- Gas Pit
- CATV Pit
- HKCWN Pit
- HGC Pit
- HKBN Pit
- HKT Pit
- NWT Pit
- TGT Pit
- TraxComm Pit
- WTT Pit
- Traffic Light
- Traffic Bollard
- Lamppost
- Electric Pole
- ATC (E&M) Pit
- Lighting Pit
- Electric Pit
- Control Box
- Telecom Pole
- Down Pipe
- Inlet
- Outlet
- Gully
- Catch-Pit
- Storm Water Manhole
- Foul Water Manhole
- Other / Unclassified Utility

- F WAT — Fresh Water Pipe
- S WAT — Salt Water Pipe
- GAS — Gas Pipe
- ATC — ATC (E&M) Cable
- PL — Public Lighting Cable
- ELEC — Electric Cable
- CATV — CATV Cable
- HKCNW — HKCNW Cable
- HGC — HGC Cable
- HKBN — HKBN Cable
- HKT — HKT Cable
- NWT — NWT Cable
- TGT — TGT Cable
- TRAX — TraxComm Cable
- WTT — WTT Cable
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Other / Unclassified Utility
- GPR Transverse
- End of Detected Signal
- Unreliable
- Record
- Proposed Trial Pit Location
- Survey Boundary

For any works in the vicinity of electricity supply lines and / or gas pipes, excavation by hand dig trial pit(s) is highly recommended in according to
- Code of Practice on Working near Electricity Supply Lines (provisions of the Electricity Supply Lines (Protection) Regulation made under the Electricity Ordinance Cap.406);
- Code of Practice on Avoiding danger from gas pipes (provisions of the Gas Safety Ordinance Cap. 51).

For details, please refer to text report.

CLIENT :

KC Surveyors Limited

SPECIALIST CONTRACTOR :

益捷探測工程有限公司
Waterland Detection Engineering Ltd.
Unit 02, 9/F, Sun Fung Centre,
88 Kwok Shui Road, Kwai Chung, N.T., H.K.
Tel: 2636 6900 Fax: 2636 6907
Web Site : http://www.waterland.com.hk

PROJECT TITLE :

Underground Utility Survey at No.23 Coombe Road, The Peak, Hong Kong

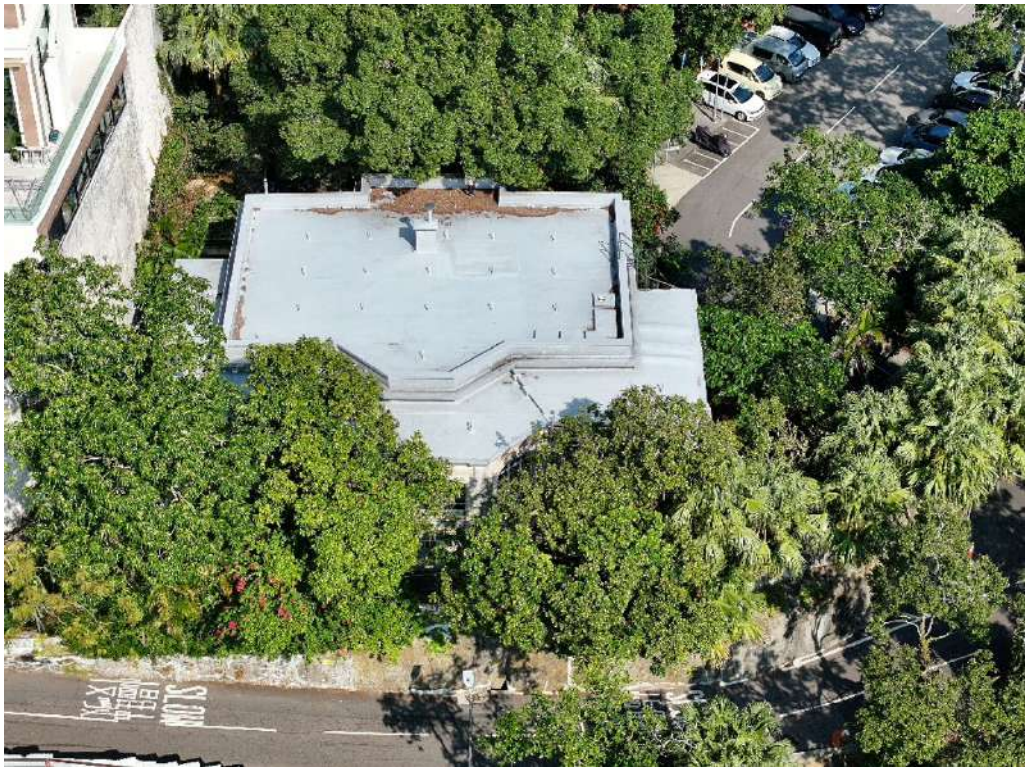
DRAWING TITLE : Utility Layout Plan

A1 Size	Scale 1:150	Survey Date:	Dec 2023
Surveyed By: Mr. Meng Fei (CP01022)		Approved By: Mr. Jacky So	
Project No.	WDE/SPJ-083/23		
Drawing No.	SPJ083-23-D01		Page 1 of 1

Appendix VI

Photos of the Site and Buildings

1 The Site



1.1 Aerial View of No. 23 Coombe Road

1.2 General View of the Entrance

1.3 General View of the No. 23 Coombe Road from car park

1.4 General View of the Coombe Road

1.5 General View of the Slope

1.6 General View of the Slope

1.7 General View of the Lower-level Open Space

1.8 General View of the Upper-level Open Space

1.9 General View of the Upper-level Open Space

2 Buildings

2.1 West Elevation of No. 23 Coombe Road

2.2 North Elevation of No. 23 Coombe Road

2.3 General View of Living Room

2.4 General View of Entrance Lobby

2.5 General View of Kitchen

2.4 General View of Dining Room

2.7 General View of Garage Block

Appendix VII

Plan Showing Immediate Surroundings

N

SITE BOUNDARY WITHIN WATER CATCHMENT

POLICE MUSEUM

CAR PARK

CHILDREN'S PLAYGROUND

PARK

LOW-DENSITY RESIDENTIAL BUILDINGS

Police Museum
27

Garage

Apartments
5–17

Car Park

Coombe Road
Children's Playground

Coombe Road

Block B

Podium

Carrick
23

Playground

Wan Chai Gap Park

259.5
262.9
263.5
263.0
262.0
246.8
246.9
247.3
271.2
272.0
264.3
263.
253.9
248.5
247.7
247.6
246.9
246.7
242.7
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243.7
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235.7
234.1
237.6
255.1
255.6
250.2
254.2
265.9
263.1
3.2

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

PLAN SHOWING IMMEDIATE SURROUNDINGS OF NO. 23 COOMBE ROAD, THE PEAK, HONG KONG

SCALE 1:500 (A3) DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	PSIS–001	–

KC Surveyors 傑 施 業 量

PLAN SHOWING IMMEDIATE SURROUNDINGS OF NO. 23 COOMBE ROAD, THE PEAK, HONG KONG

Appendix VIII

Access Plan

WIP Aug 2023

BUS STOP

Vehicular Access

Pedestrian Entrance

Legend

- Bus Stop

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

ACCESS PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE 1:1000 (A3) DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	AP-001	–

KC Surveyors
傑 施 築 量

ACCESS PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

Appendix IX

List of Architectural Features to be Preserved

No.23 Coombe Road
List of Architectural Features to be Preserved

1. EXTERNAL GROUNDS

Item	Architectural Feature
1.1	Setting / Surrounding Grounds The general elevated topography where the Building is situated, existing slopes and mature trees surrounding the Building from the south to the north side, the original main site entrance at the southwestern corner and the hard paved access road leading to the Main Building and the Garage Block on the west.






Item	Architectural Feature
1.2	<u>Open spaces surrounds the Building</u> The upper and lower tier open spaces surrounds the Building, including all dish channels surrounds the Building.







Item	Architectural Feature
1.3	<u>Fence walls</u> All historic fence walls with moulded coping and piers in classical style.  

Item	Architectural Feature
1.4	<u>Entrance Piers</u> The entrance piers with coping and base.  

Item	Architectural Feature
1.5	<u>Garage Block</u> The Garage Block at the northwestern corner of the site.

Item	Architectural Feature
1.6	<u>Antique Lamp Posts</u> Antique lamp posts at the upper tier open space outside the Building and the lower tier open space adjacent to the side road of public carpark.

Item	Architectural Feature
1.7	<u>Flagpole</u> The steel flagpole at the southeastern corner of the upper tier open space.
	

Item	Architectural Feature
1.8	<u>Bench Sculpted with Human Head Figure</u> The bench sculpted with human head figure at the lower tier open space.
	 

2. MAIN BUILDING – EXTERIOR

Item	Architectural Feature
2.1	<u>Building Form</u> Original symmetrical building form with deep verandah along southern portion of the Building and the external walls of ground floor slanting outwards forming a bell-shaped like wall base.
	

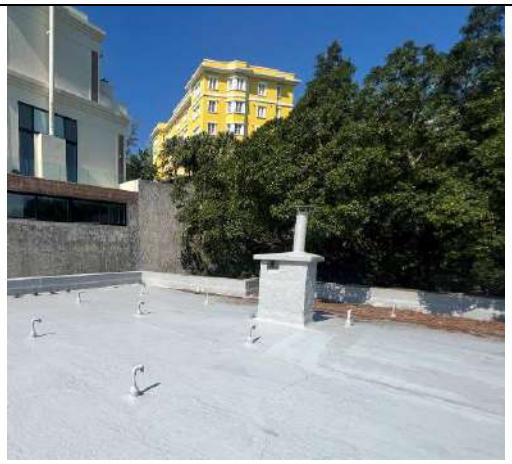
Item	Architectural Feature
2.2	<u>External Building Facades</u> All external building facades, including large bay window on the south façade, painted rough cast rendered surfaces, stucco pilasters, stucco quoins at the corners, band of moulded stucco, moulded cornices, segmental arch window openings with crown mouldings and keystones, and all other original doors and windows openings with curved heads and sills.
	     

Item	Architectural Feature
2.3	<u>External Pilaster and Stucco Quoins</u> All pilasters on external facades including their bases, shafts, caps, stucco finishes with horizontal grooves on their shafts and all stucco quoins at corners.

Item	Architectural Feature
2.4	<u>Moulded Cornices and Band of Moulded Stucco</u> All moulded cornices at lower roof eaves and band of moulded stucco at approximate 1/F floor level.

Item	Architectural Feature
2.5	<u>Roofs</u> The roofs in two levels, including the higher main concrete flat roof with its projecting eaves and low parapet walls, and the lower level shed concrete roof over original verandah along the southern portion of the Building and at the rear with moulded cornices.

Item	Architectural Feature
2.6	<u>Cast Iron Rainwater downpipes</u> All original cast iron rainwater downpipes, including hopper, pipe works, and their associated parts.

Item	Architectural Feature
2.7	Chimney The chimney at roof.
	

Item	Architectural Feature
2.8	Antique Light Fittings Antique light fittings at the external walls of the Building
	  

3. MAIN BUILDING – INTERIOR

Item	Architectural Feature
3.1	<u>Original Spatial Design</u> The original symmetrical layout which is set on a central axis with a deep verandah at the southern portion of the Building, providing a general ambiance of openness to nature, including the original high door openings with beveled edges from the interior to the verandah. The first floor was designed to be the principal floor containing the main functions or uses, while the ground floor is the service floor, containing ancillary functions or services.







Item	Architectural Feature
3.2	<u>Building Structure</u> All original structural elements including the load bearing walls, filler joist slabs, arch structure, brick corbels etc., and the later-constructed concrete ribbed slab with precast hollow blocks at higher level main roof.

Item	Architectural Feature
3.3	<u>Ceiling Moulding</u> All original ceiling moulding on 1/F high level

Item	Architectural Feature
3.4	<u>Archways</u> All original archways on G/F and 1/F.

Item	Architectural Feature
3.5	<u>Skirtings</u> All plastered skirting on G/F and 1/F and the timber skirting in the living room of 1/F with timber angle fillets.




Item	Architectural Feature
3.6	<u>Grilles at wall openings</u> All metal grilles with diamond shape pattern on G/F.

Item	Architectural Feature
3.7	<u>Timber Doors</u> All historic timber panelled doors, timber French doors with fanlights, timber battened doors, including all door frames and historic ironmongeries.

Item	Architectural Feature
3.8	<u>Fireplace and Chimney Breast</u> The fireplace and chimney breast, including the moulded plaster surrounds, marble slip, marble hearth and the iron grate and screen.
	 

Appendix X

List of Required Treatments to Architectural Features

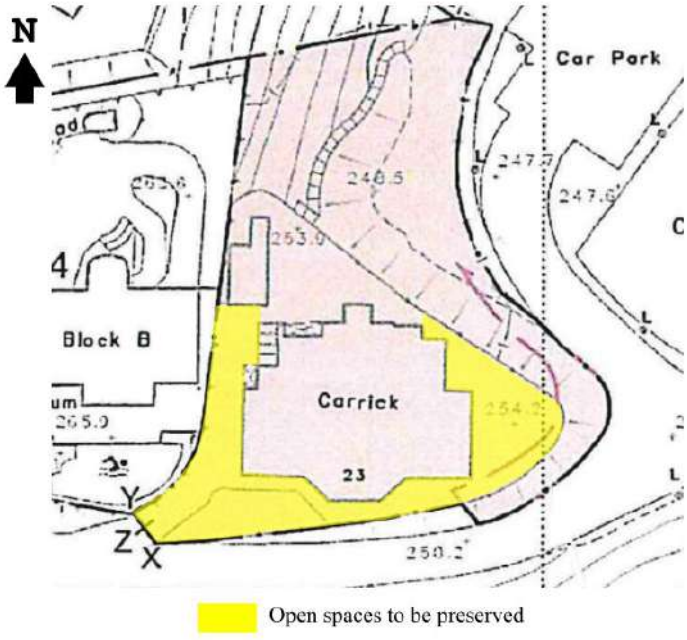
No.23 Coombe Road
Required Treatments to Architectural Features

1. EXTERNAL GROUNDS

Item	Architectural Feature	Required Treatments
1.1	Setting / Surrounding Grounds	a. The general topography, existing slopes and mature trees surrounding the Building from the south to the north side of the Building, the original main site entrance at the southwest corner and the hard paved access road leading to the Main Building and Garage Block on the west side of the Building should be generally kept intact. b. Stability of the slopes within the site should be checked. If any upgrading works is required, the surfaces treatment should match with the existing surrounding. c. Improvement proposals for site access from the road level facing the public carpark in conformance with statutory requirements may be considered, provided their visual impact on the Building and the landscape nearby is kept to a minimum, and is subject to AMO's approval.






Item	Architectural Feature	Required Treatments
1.2	<u>Open Spaces surrounds the Building</u>	a. The existing views to the Building from the surrounding open spaces and Coombe Road are important and should be maintained without obstruction to facilitate the general public to appreciate the Building. b. As such, the open spaces at the east, south and west of the Building as denoted in yellow in the following drawing should be preserved to minimize the visual impact on the building facades. c. Other open spaces beyond the area mentioned in point (b) should be kept as open as possible. Construction of above-ground and/or below-ground new structure(s) to provide ancillary services or new barrier free access facilities in support of the proposed new use ("Proposed Works") may be allowed and is subject to AMO's approval. d. The Proposed Works should be independent and not adversely affect the structure of historic building. e. The Proposed Works should be compatible with and distinguishable from the historic building. f. The massing of the Proposed Work should be kept minimal and the above-ground structure(s) should not obstruct the existing views to the Building as mentioned in point (a). g. The ultimate height of the Proposed Works at the upper tier open space should be lower than the moulded cornices of the lower roof. The ultimate height of the Proposed Works at the lower tier open space should be lower than the existing band of moulded stucco at approximate 1/F floor level of the Building. h. Repair and make good the site drainage, hard paved surfaces as necessary. i. Metal fences surrounding the upper tier open spaces above the historic fence walls should be removed.
		

Item	Architectural Feature	Required Treatments
1.3	Fence Walls	a. All historic fence walls with moulded coping and piers in classical style should be preserved in-situ. b. Make good and repair the historic fence walls after the removal of the metal fences required in Item 1.2(i), and repaint the historic fence walls to match existing. c. Stability of the slope surrounding the Building should be checked, if any upgrading work is required. The historic fence walls on top should be salvaged and reinstated to match existing.
	 	

Item	Architectural Feature	Required Treatments
1.4	Entrance Piers	a. The entrance piers with coping and base should be preserved in-situ. b. Make good and repair the entrance piers after the removal of the metal fences required in Item 1.2(i), and repaint the piers to match existing. c. The metal gate at the entrance piers could be replaced with new gate with compatible design
	 	

Item	Architectural Feature	Required Treatments
1.5	Garage Block	a. Conduct research study on the garage to find out its history. The study should be based on archival research and site investigations, supplemented with photos, drawings, etc. for AMO's record. b. The Garage Block has witnessed the changes of site setting and means of transportations over the years and should be preserved in-situ even though it may not be constructed as early as the Building. c. Repair and repaint the Garage Block to match existing and reuse it as far as practicable. d. Apply roofing membrane to the flat roof in a reversible manner to improve the waterproof condition as necessary. e. No objection to demolish the store room behind the Garage Block which was built at a later period.

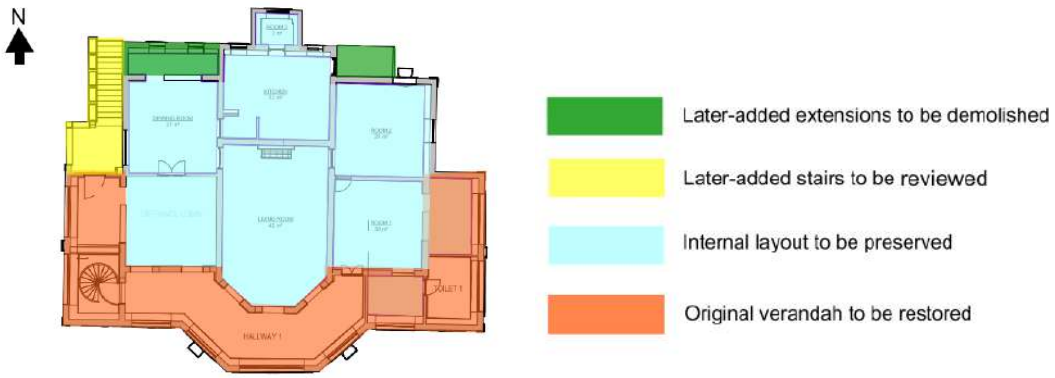
Item	Architectural Feature	Required Treatments
1.6	Antique Lamp Posts	a. The antique lamp posts should be preserved in-situ as far as practicable. Relocating the lamp posts may be considered if preserving in-situ is not possible, subject to AMO's approval. b. Repair, remove rust, apply rust inhibitor, and repaint the antique lamp posts to match existing.

Item	Architectural Feature	Required Treatments
1.7	Flagpole	a. The steel flagpole at the southeast corner of open space of the Building should be preserved in-situ. b. Conduct research study on the flagpole to find out its history. The study should be based on archival research and site investigations, supplemented with photos, drawings, etc. for AMO's record. c. Repair, remove rust, apply rust inhibitor, and repaint the flagpole to match existing.
		

Item	Architectural Feature	Required Treatments
1.8	Bench Sculpted with Human Head Figure	a. The bench sculpted with human head figure at the lower tier open space should be preserved in-situ as far as practicable. Relocating the bench may be considered if preserving in-situ is not possible, subject to AMO's approval. b. Clean, repair and repaint the bench to match existing.
	 	

2. MAIN BUILDING - EXTERIOR

Item	Architectural Feature	Required Treatments
2.1	<u>Building Form</u>	a. Original symmetrical building form with deep verandah along southern portion of the Building and the external walls of ground floor slanting outwards forming a bell-shaped like wall base, should be preserved in-situ. b. Conduct research study on the changes of the building form, portico location and design, layout and usage throughout the years. The study should be based on archival research and site investigations, and supplemented with photos, drawings, etc. for AMO's record. c. Unless with sound justification, remove the later-added extensions at the north of the Building (refer to the area denoted in green on the plan below) which affects the original symmetrical building form based on the research study and historical evidence, to restore the original symmetrical building form. d. For the external stairs at the west of the Building, refer to Item 2.5. e. The protruding structure at the north side of Building used to be the original building entrance. Based on research study and historical evidence, re-open the blocked arched doorway at the north façade and restore the entrance of the Building. f. New structures for provisions of new means of escape and barrier free access connecting to the already altered north facade of the Building may be considered, on condition that the design should be easily distinguishable from the historic fabric and not affect the appreciation of the original building form.



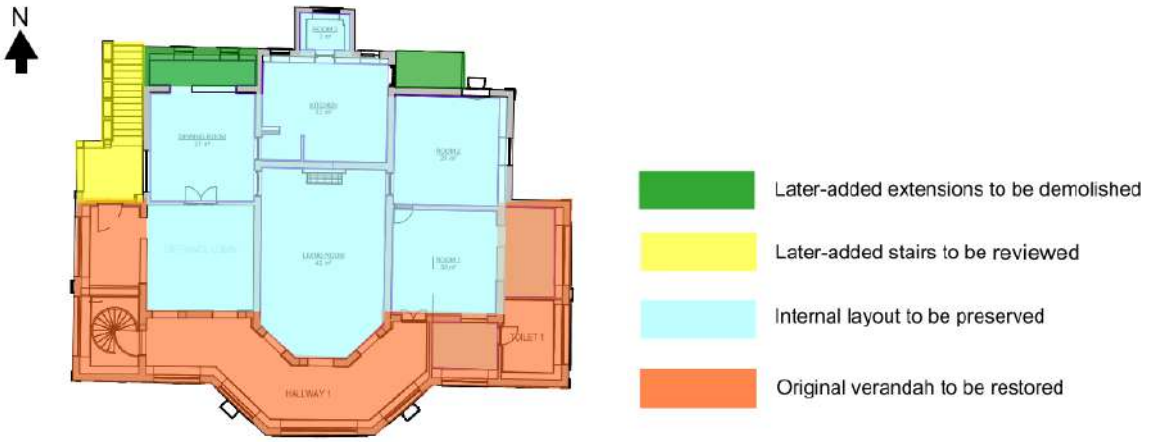
1/F Plan
(For Indication Only)

Item	Architectural Feature	Required Treatments
2.2	External Building Facades	a. All external building facades, including large bay window on the south façade, painted rough cast rendered surfaces, stucco pilasters, stucco quoins at the corners, band of moulded stucco, segmental arch window openings with crown mouldings and keystones, and all other original doors and window openings with curved heads and sills, should be preserved in-situ. b. Other than new structure mentioned in Item 2.1(f) and 2.5, no new structures, air-conditioning equipment, awnings, shading fins, etc. on building facades is permitted. c. Conduct research study on original window and door openings on facades. The study should be based on archival research and site investigations, and supplemented with photos, drawings etc. for AMO's record. d. Restore all window and door openings at east, south and west façade of the Building based on the research study, in particular the openings at verandah on 1/F as far as practicable, unless with sound justification and is subject to AMO's approval. e. Restore all the disturbed or damaged decorative features on the facades including the stucco pilasters, stucco quoins at corners, bands of moulded stucco and segmental arch window openings with crown mouldings and keystones, unless with sound justification and is subject to AMO's approval. f. Remove all window type air-conditioner and restore the wall openings. g. If the achieved information and details of original design of the north façade is insufficient for the restoration work, design the demolished portion of the north façade with new façade treatment after removal of the later-added extensions as mentioned in Item 2.1(c) may be considered. The new façade treatment for the demolished portion should be compatible with but distinguishable from the original façade, and is subject to AMO's approval. h. Conduct research and paint analysis on the original colours and materials applied to external facades, windows and doors. Report findings and submit proposed colour scheme for the Building for AMO's approval. i. Repair any defective rendering, refinish and repaint to match existing.
		

Item	Architectural Feature	Required Treatments
2.3	External Pilasters	a. All pilasters on external facades, including their bases, shafts, caps, stucco finishes with horizontal grooves on their shafts, and all stucco quoins at corners should be preserved in-situ. b. Disturbed or damaged external pilaster due to the later-additions should be restored, unless with sound justification and is subject to AMO's approval. c. Repair the stucco finishes to match existing as necessary.
		  

Item	Architectural Feature	Required Treatments
2.4	Moulded Cornices and Band of Moulded Stucco	a. All moulded cornices at the lower roof eaves and the band of moulded stucco at approximate 1/F floor level should be preserved in-situ. b. Disturbed or damaged moulded cornices and band of moulded stucco due to the later-additions should be restored, unless with sound justification and is subject to AMO's approval. c. Repair the stucco finishes to match existing as necessary.

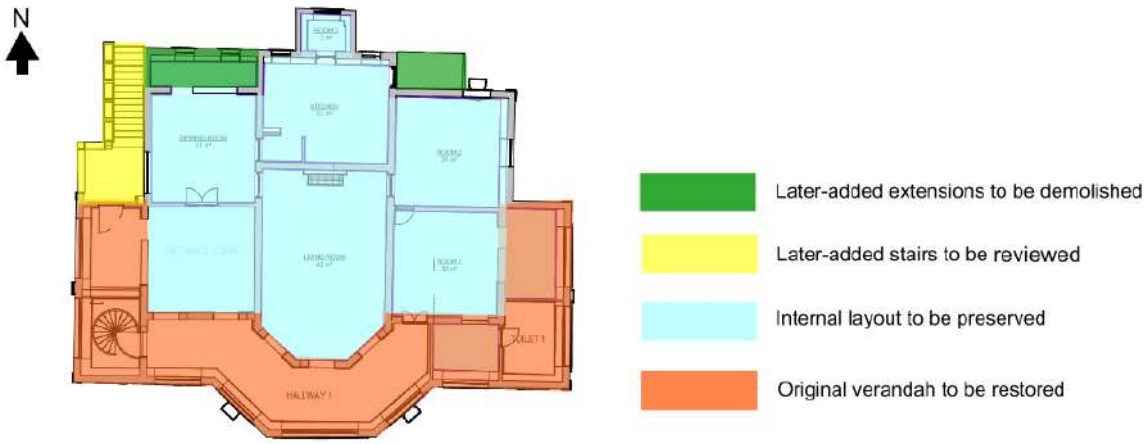
Item		Architectural Feature
2.5	External Stairs and Portico	a. The existing external stairs, which is flanked by stepped planters and the portico over the top landing (refer to the area denoted in yellow on the plan below) are later-added structures which affected the original design and damaged the decorative features of the west façade. Conduct research study on the external stairs to find out its history. Review the external stairs by assessing its significance and impact on the original building design. Based on the assessment, remove or modify the existing stairs, or reconstruct a new external stairs with the existing building entrance doorway reused as necessary, in order to reveal or restore the decorative features of the west façade as mentioned in Item 2.3 and 2.4, and is subject to AMO's approval. b. If new external stairs connecting to the existing building entrance doorway is proposed, it should be of design compatible with but easily distinguishable from the historic fabric, without disturbing the decorative façade features to be restored, and is subject to AMO's approval.



1/F Plan
(For Indication Only)

Item		Architectural Feature
2.6	Verandah on 1/F at the southern portion	a. The deep verandah on 1/F as denoted in orange on the plan below has been altered in layout and locations of openings over the years. It might not be built enclosed at first, and was probably enclosed very early after completion by openable timber windows, and then by the current existing steel windows. b. Conduct research study on changes of the verandah openings over the years. The study should be based on archival research, site investigation and supplemented with photos, drawings etc. for AMO's record. c. Restore the later-added/ altered/ blocked openings to verandah on 1/F based on the research study and historical evidence, and is subject to AMO's approval. d. Remove all the later-added partition walls, fixtures and fittings within the original verandah, remove the later-added spiral staircase so as to restore the layout, the slab and open ambience of the original verandah. e. For windows at verandah openings, refer to Item 2.7. f. Restore the original door openings to the interior (refer to the area denoted in blue on the plan below) with timber panelled French doors of design and materials to match with the historic timber paneled French doors. g. No alteration to openings or formation of new openings, suspended ceiling system or other permanent features in the verandah is permitted.



1/F Plan
(For Indication Only)


26/03/2024


26/03/2024

Item		Architectural Feature
2.7	External Windows and Doors	a. Conduct research study on original window and door design based on archival research, and supplemented with photos and drawings etc. for AMO's record. b. The later-installed steel windows and doors at original openings in particular the arched windows at original verandah openings should be restored with the original design or design in the late 19th century as far as practicable based on the research study, and is subject to the AMO's approval.

2.8	Roofs	a. The roofs in two levels, including the higher main concrete flat roof with its projecting eaves and low parapet walls, and lower level shed concrete roof over the original verandah and at the north with moulded cornices should be preserved in-situ. b. Repair the existing roof slab systems including the concrete ribbed slab with precast hollow blocks and the filler joists slabs following the existing structural system and design as necessary. c. Conduct research study on original roof design. The study should be based on archival research and site investigations, and supplemented with photos, drawings etc. for AMO's record. d. Although the higher level main roof is a later-constructed roof, restoration work to the main roof will not be considered unless sufficient design details of original roof could be achieved and provided that the proposed restoration work does not result in the need for additional structural strengthening of the Building. e. No construction of additional storey at roof is permitted. f. Installation of building services equipment, ductwork, pipe works, etc. on the roof may be considered, provided that the installation would not impose visual impact on the Building and is subject to Registered Structural Engineer (RSE)'s advice and AMO's approval. g. Repair any defective roofing finishes and waterproofing membrane as necessary. h. Installation of protective barrier at the roofs should be avoided as far as practicable.
		

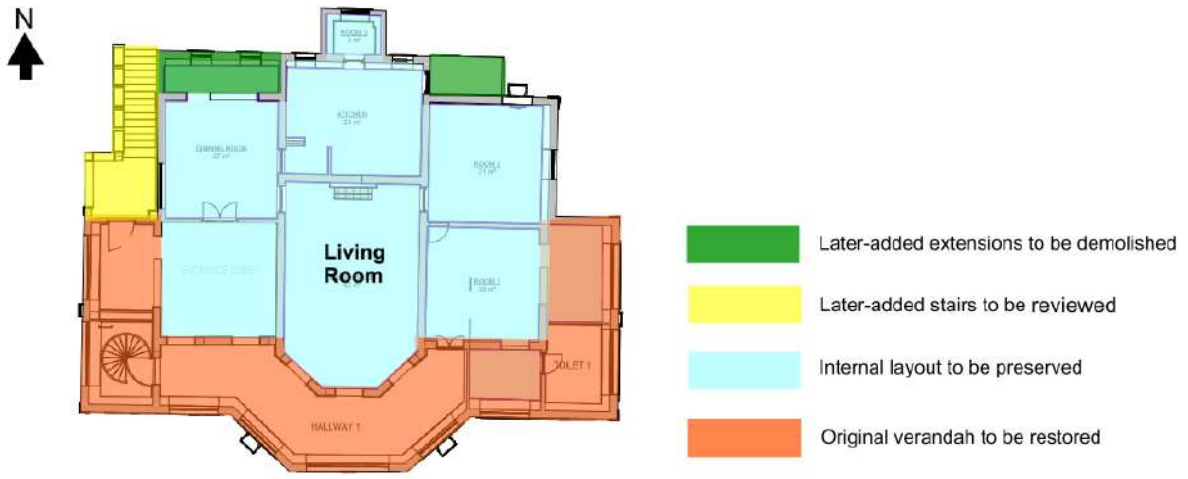
Item	Architectural Feature	Required Treatments
2.9	Cast Iron Rainwater downpipes	a. All original cast iron rainwater downpipes, including hopper, pipe works, and their associated parts, should be preserved in-situ or relocated back to original locations as far as practicable. b. Clear any blockage, repair, remove rust, apply rust inhibitor, and repaint the historic pipe works. c. If defective historic pipe work is beyond repair, the replacement pipe work should be cast iron following original design and painted to match existing. d. Add strainers of appropriate sizes to hoppers if found missing. All other existing rainwater pipes for roofs, soil and waste pipes and their associated parts of the drainage systems should be rearranged and replaced with new as necessary, in a compatible but distinguishable design to the Building. e. The design and layout for the new drainage systems are subject to AMO's approval. No pipe work should obstruct public appreciation of the decorative façade features.
	  	

Item	Architectural Feature	Required Treatments
2.10	Chimney	a. The chimney at roof together with the chimney breasts in the interior should be preserved in-situ. b. Clean and repair any defective brickworks and repaint to match existing. c. Blocking the openings of chimney at roof to prevent water seepage may be considered provided that the appearance of the chimney is not affected.
		

Item	Architectural Feature	Required Treatments
2.11	Antique Light Fittings	a. The antique light fittings should be preserved within the site as far as practicable. b. Repair, remove rust, apply rust inhibitor, and repaint the antique light fittings to match existing.
	  	

3. MAIN BUILDING – INTERIOR

Item	Architectural Feature	Required Treatments
3.1	Original Spatial Design	a. The original symmetrical spatial interior layout as denoted in blue on the plan below ("Preserved Area), with a large living room designed at the centre of the Building should be preserved in-situ. b. To preserve the original spatial configuration, no new structures or new partitioning is permitted in the living room. Any new partitioning in other areas of Preserved Area should also be kept to a minimum in order to reveal the original spacious symmetrical design, and is subjected to AMO's approval. c. Altered door openings between rooms should be restored as far as practicable based on site investigations and historical evidence, and is subject to AMO's approval. d. No special requirements for alterations and addition works to G/F interior planning, provided that all the load bearing walls and original arched doorways are preserved in-situ, unless with sound justification and is subject to AMO's approval. Besides, the applicant should take note that the proposed usage on G/F will be restricted under building regulations due to the low headroom. e. Suspended ceiling system installed in a reversible manner, with minimum disturbance to the historic fabric may be considered. f. Repair defective plaster with materials matching with the existing and repaint the whole building interior with approved breathable paint system.



1/F Plan
(For Indication Only)

Item	Architectural Feature	Required Treatments
3.2	<u>Building Structure</u>	a. All original structural elements including the load bearing walls, filler joists slabs, arch structure, brick corbels etc. and the later-constructed concrete ribbed slab with precast hollow blocks at higher level main roof should be preserved in-situ. b. The original building structures as mentioned in point (a) are to be checked and they are to be repaired as necessary following the original structural systems, while the main roof should be repaired as necessary following the existing structural system. New replacement of the defective elements is acceptable if the elements are beyond repair and the replacements should follow the same materials and design. c. If strengthening or recasting any part of the structure to meet statutory requirements is necessary upon the advice from the RSE, strengthening or recasting work may be considered and is subject to AMO's approval. All strengthening works should be carried out in a reversible manner. d. Previous strengthening works to the slabs including the concrete beams and columns, I-beams, tapered beams etc. on the G/F should be studied and reviewed. Remove any unnecessary later-added structural members. Alteration to the later-added structural members may be considered, but the alterations should not damage the original structural members, and is subject to RSE's advice and AMO's approval. e. To meet operational needs or statutory requirements, limited localized openings at slabs and load bearing walls not affecting the original symmetrical design as described in Item 3.1 may be considered with sound justification, and is subject to RSE's advice and AMO's approval.
		   

Item	Architectural Feature	Required Treatments
3.3	Ceiling Moulding	All original ceiling moulding on1/F high level should be preserved in-situ, and damaged parts in the Preserved Area should be restored following the same materials and profile.

Item	Architectural Feature	Required Treatments
3.4	Archways	a. All original archways on G/F and 1/F should be preserved in-situ. b. Altered archway at the east side of 1/F Preserved Area should be restored as far as practicable based on site investigations and historical evidence, and is subject to AMO's approval.

Item	Architectural Feature	Required Treatments
3.5	Skirtings	a. All plastered skirting on G/F and 1/F and the timber skirting in the living room of 1/F with timber angle fillets should be preserved in-situ. b. Apply wood preservatives to timber elements, repair defective or deteriorated skirting and repaint the skirting to match existing.




Item	Architectural Feature	Required Treatments
3.6	Grilles at wall openings	a. All metal grilles with diamond-shaped pattern on G/F should be preserved in-situ unless the wall openings will be used for building services routing. b. Repair, remove rust, apply rust inhibitor and repaint to match existing as necessary.

Item	Architectural Feature	Required Treatments
3.7	Timber Doors	a. All historic timber panelled doors, timber French doors with fanlights, timber battened doors, including all door frames and historic ironmongeries should be preserved in-situ. b. Apply wood preservatives to timber elements, repair and repaint the historic timber doors to match existing and reinstate any missing ironmongery. Install termite eradication and monitoring system for the timber works of the Building. c. If the historic timber doors and ironmongery are beyond repair, replace the doors with new timber doors and ironmongery following the original design. d. In order to preserve in-situ the historic doors, which may not meet prevalent statutory requirements or operational needs, installation of additional doors to original openings may be considered and is subject to AMO's approval. e. New doors on newly formed openings and layout should be of compatible and distinguishable design from the historic doors, and are subject to AMO's approval.







Item	Architectural Feature	Required Treatments
3.8	Fireplace and Chimney Breast	a. The fireplace and chimney breast should be preserved in-situ. b. Although the existing fireplace may not be the original design, the moulded plaster surrounds, marble slip, marble hearth and the iron grate and screen should be preserved in-situ unless evidence of the original design of fireplace could be provided and restoration work to the fireplace may be considered.
	 	

Appendix XI

List of Recommended Treatments to Architectural Features

No.23 Coombe Road
Recommended Treatments to Architectural Features

1. EXTERNAL GROUNDS

Item	Architectural Feature	Recommended Treatments
1.1	Antique Lamp Posts	a. Repair and restore the function of the antique lamp posts if feasible.

2. MAIN BUILDING – EXTERIOR

Item	Architectural Feature	Recommended Treatments
2.1	External Building Facades	a. Based on the research study mentioned in Appendix X Item 2.2(c), restore all window and door openings on all façades including the north facade, and is subject to AMO's approval.








Item	Architectural Feature	Recommended Treatments
2.2	<u>Antique Light Fittings</u>	b. Repair and restore the function of the antique light fittings if feasible.




3. HISTORICAL BUILDING – INTERIOR

Item	Architectural Feature	Recommended Treatments
3.1	Original Spatial Design	a. Conduct research study on the changes of interior layout on both floors over the years. The study should be based on archival research and site investigations, and supplemented with photos, drawings etc. for AMO's record b. Restore the interior layout on both floors based on the research study, and is subject to AMO's approval.



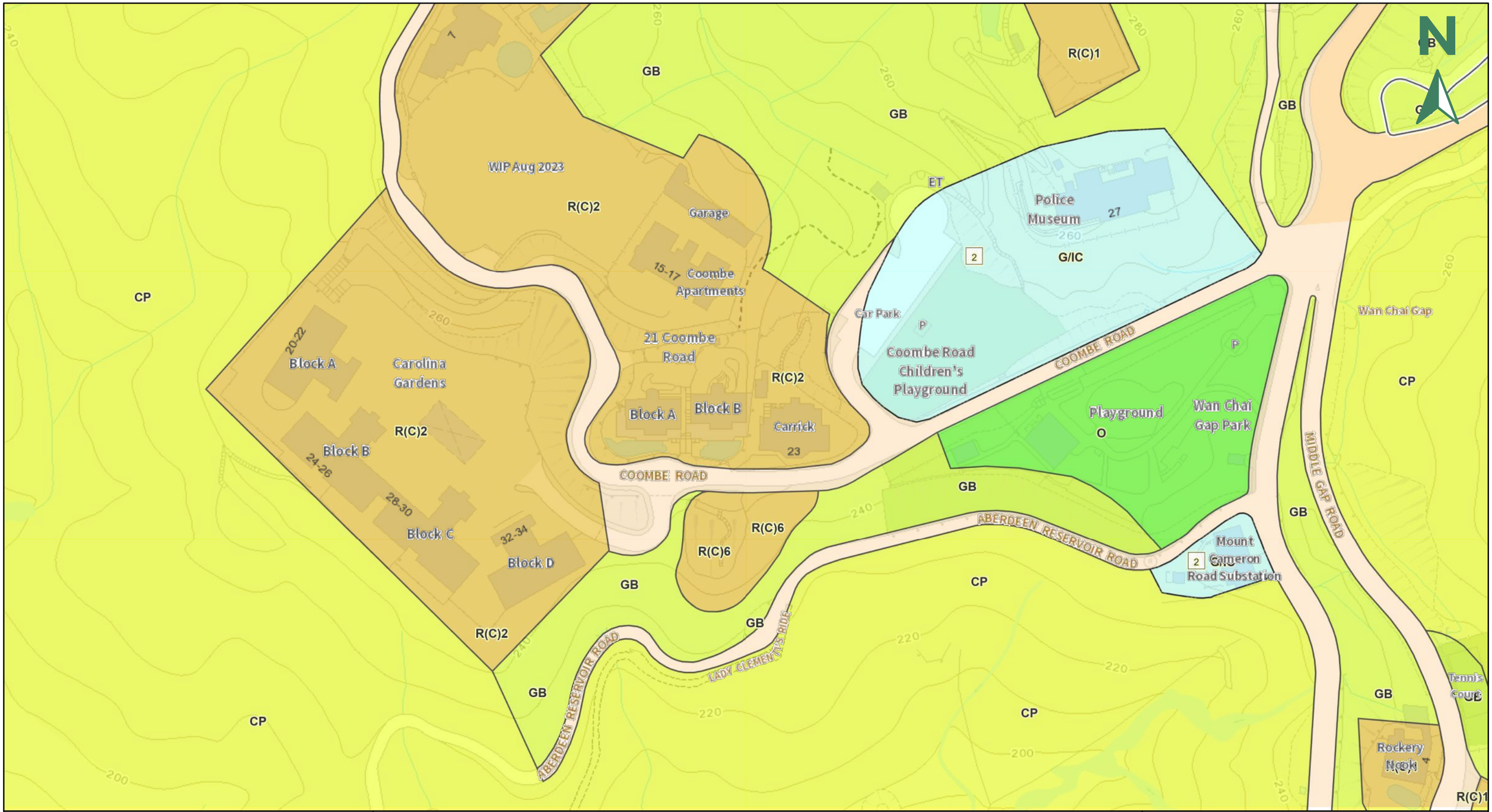




Item	Architectural Feature	Recommended Treatments
3.2	Timber Flooring	a. Retain and reuse existing timber flooring of the Building.
		

Appendix XII

Outline Zoning Plan



本摘要圖於 2024年5月2日 擬備，所根據的資料為分區計劃大綱圖編號 S/H14/13, S/H12/13

Extract Plan prepared on 2.5.2024 is based on OZP No. S/H14/13, S/H12/13

0 0.07 0.15 0.22km

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.

圖 PLAN

RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Ambulance Depot Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Hotel Institutional Use (not elsewhere specified) Library Petrol Filling Station Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

Planning Intention

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Remarks

(1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio and building height specified below, or the plot ratio and height of the existing building, whichever is the greater:

(Please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

Sub-area	Maximum Plot Ratio	Maximum Number of Storeys
R(C)1	0.5	3 storeys including carports
R(C)2	0.5	4 storeys including carports
R(C)3	0.5	6 storeys over 1 storey of carports
R(C)4	0.5	12 storeys over 1 storey of carports
R(C)5	0.5	3 storeys including carports and not exceeding 170 metres above Principal Datum
R(C)6	0.5	2 storeys including carports and not exceeding 260 metres above Principal Datum

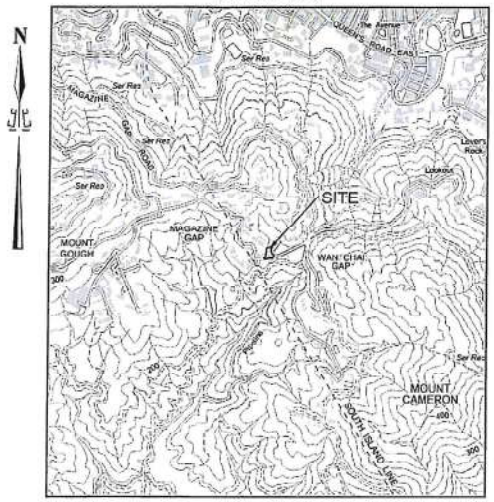
(2) In determining the relevant maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix XIII

Land Allocation Plan

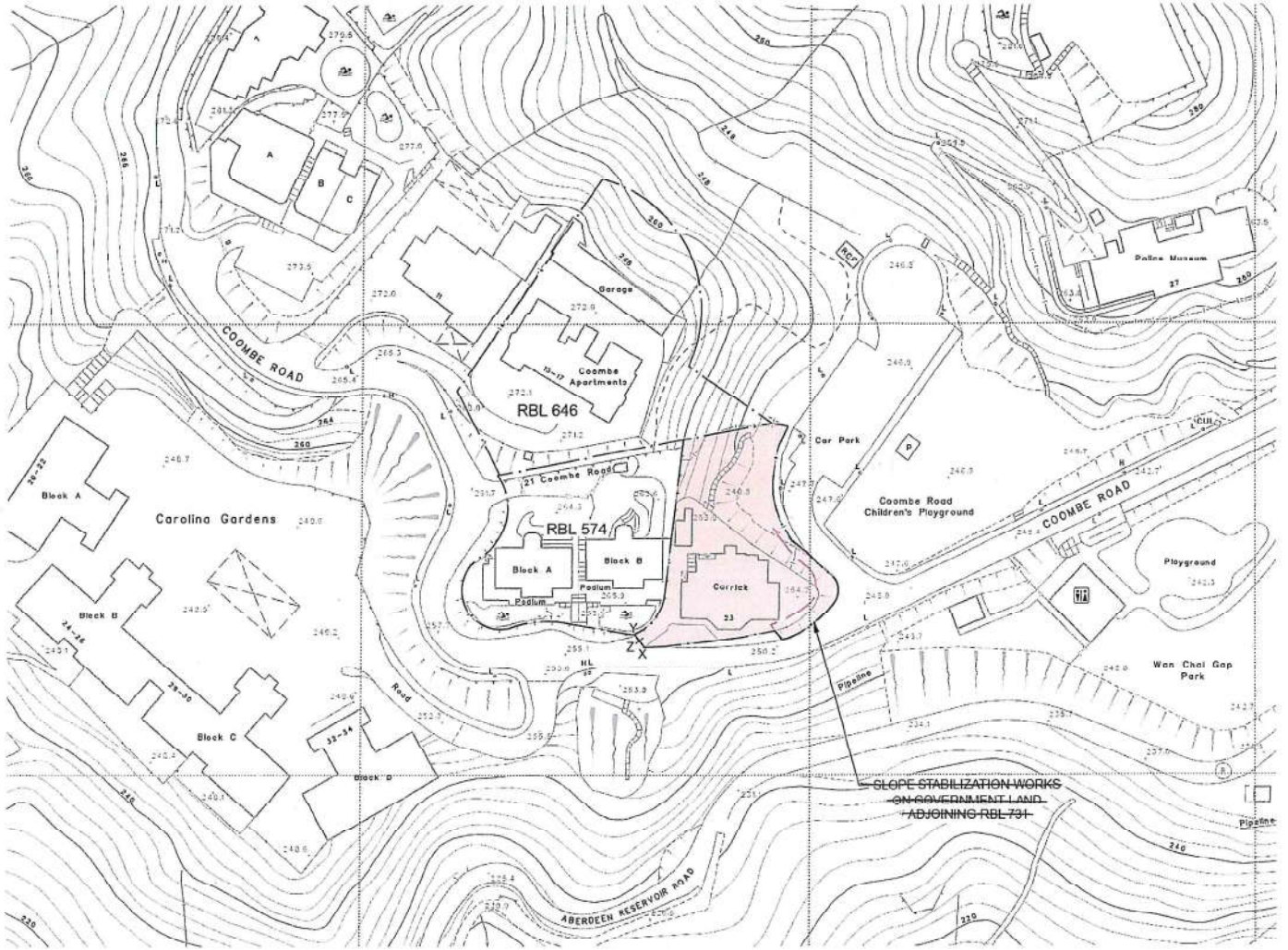
LOCATION



SCALE 1:20 000

ENGINEERING CONDITIONS REFER

POINTS X Y Z



COLOURED PINK AREA 1 320 SQUARE METRES (ABOUT)

SCALE 1:1 000

metres 20 0 20 40 60 80 100 metres

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Hong Kong East
Lands Department

Plan Prepared by District Survey Office, Hong Kong

GOVERNMENT LAND ALLOCATION - HK 1192
DEVELOPMENT BUREAU

File No. DLO/HE L/M 11/EHGS/2018 & DSO/HK W2113
Survey Sheet No. 11-SW-19B
Layout Plan No. --
Reference Plan. No. --
PLAN No. HKM10296

Date : 17/09/2020

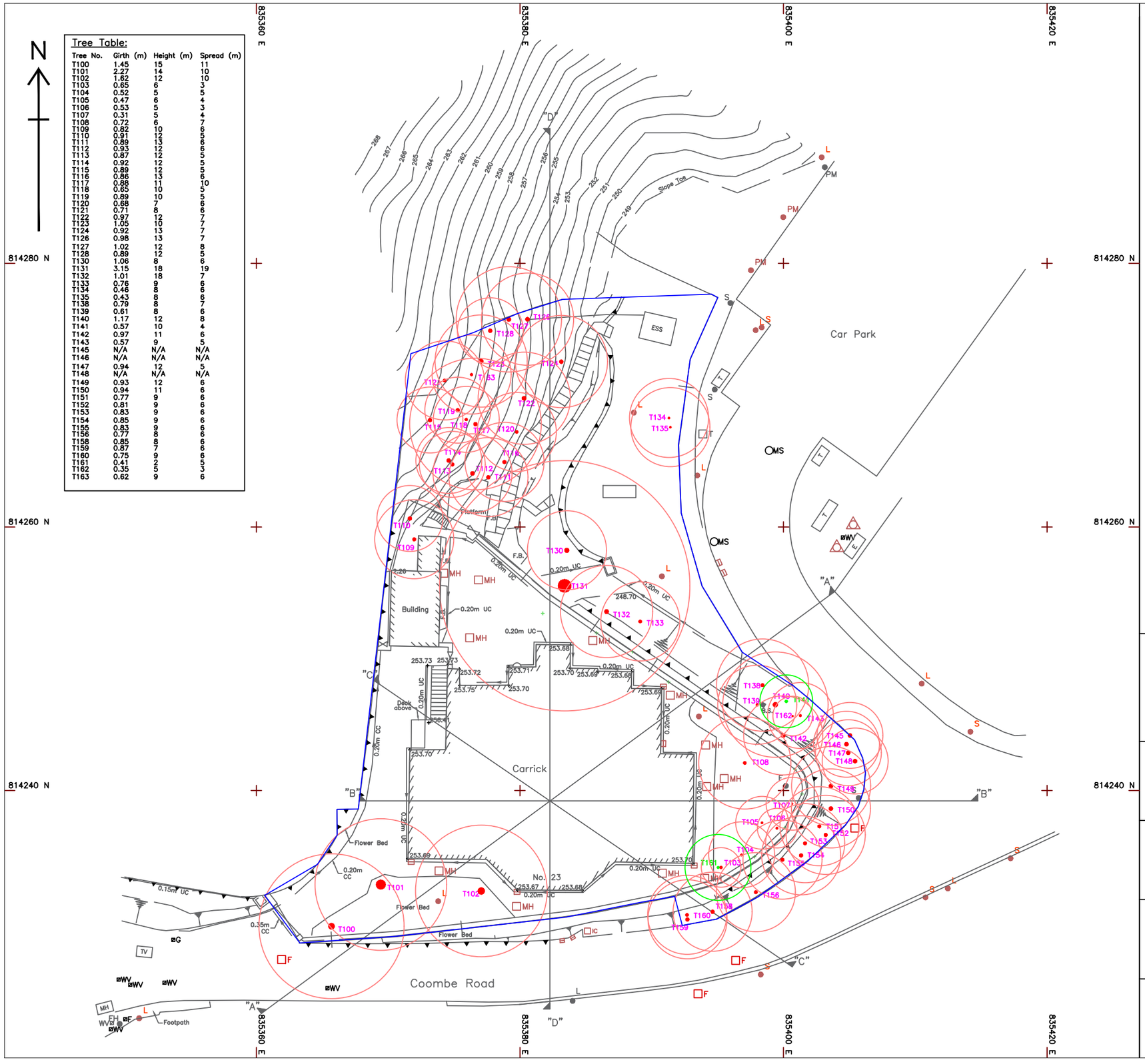
Appendix XIV

Tree Schedule

N

Tree Table:

Tree No.	Girth (m)	Height (m)	Spread (m)
T100	1.45	15	11
T101	2.27	14	10
T102	1.62	12	10
T103	0.65	6	3
T104	0.52	5	5
T105	0.47	6	4
T106	0.53	5	3
T107	0.31	5	4
T108	0.72	6	7
T109	0.82	10	6
T110	0.91	12	5
T111	0.89	13	6
T112	0.93	12	6
T113	0.87	12	5
T114	0.92	12	5
T115	0.89	12	5
T116	0.86	13	6
T117	0.88	11	10
T118	0.65	10	5
T119	0.89	10	5
T120	0.68	7	6
T121	0.71	8	6
T122	0.97	12	7
T123	1.05	10	7
T124	0.92	13	7
T126	0.98	13	7
T127	1.02	12	8
T128	0.89	12	5
T130	1.06	8	6
T131	3.15	18	19
T132	1.01	18	7
T133	0.76	9	6
T134	0.46	8	6
T135	0.43	8	6
T138	0.79	8	7
T139	0.61	8	6
T140	1.17	12	8
T141	0.57	10	4
T142	0.97	11	6
T143	0.57	9	5
T145	N/A	N/A	N/A
T146	N/A	N/A	N/A
T147	0.94	12	5
T148	N/A	N/A	N/A
T149	0.93	12	6
T150	0.94	11	6
T151	0.77	9	6
T152	0.81	9	6
T153	0.83	9	6
T154	0.85	9	6
T155	0.83	9	6
T156	0.77	8	6
T158	0.85	8	6
T159	0.87	7	6
T160	0.75	9	6
T161	0.41	2	5
T162	0.35	5	3
T163	0.62	9	6



Notes:

1. All levels are in metres above HKPD.
2. Grid lines are in H.K. Metric Grid 1980.
3. Elevations of kerb are referred to the bottom of kerb.
4. Roof levels are approximate due to sloping of roof.

Legend:

- F — Foul Water Manhole
- MS — Storm Water Manhole
- MH — Manhole
- Gate
- Fence/Railing
- T1 — Tree and Tree Number
- L — Lamp Post
- S — Sign Pole
- FH — Fire Hydrant
- F — Fire Valve
- G — Gas Valve
- Gully
- Catchpit
- Traffic Bollard
- PM — Parking Meter
- E — Electrical Pedestral
- Wall Top Level
- Overhang above ground level
- 0.20m CC 253.48 — Covered Channel and Invert Level
- 0.20m UC 254.48 — U-Channel and Invert Level
- Retaining Wall
- Cable
- Slope
- B.S. — Boundary Stone
- F.B. — Flower Bed
- ESS — Electrical Substation
- T5 — Tree Protected Under Plant Red Data Book
- Site Boundary

Drawing title:

Tree Location Plan
No. 23 Coombe Road, The Peak, Hong Kong

Drawing no.:	Date	Scale
TLP-001	20 Feb. 2024	1 : 200 (A1)
	Checked by: JC	Drawn by: KN

Consultant:

K. C. Surveyors Ltd.

Surveyor:

HENRY CHAN SURVEYORS LTD.
Authorized Land & Hydrographic Surveyors
Shop 7, G/F, Mei Hing Mansion, 1-17 Yan Hing Street, Tai Po, N.T.
Tel : 2638-1313 Fax : 2638-1328 e-mail : hcsurvey@netvigator.com

Henry H K Chan
BSc FHKIS RPS(LSD)
Authorized Land Surveyor

Appendix XV

Slope Features

Slope Maintenance Responsibility Report (11SW-D/CR1713)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/CR1713**		**Sub-Division**	Not Applicable
	Location	Within No. 23 Coombe Road (GLA-HK 1192)		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Architectural Services Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

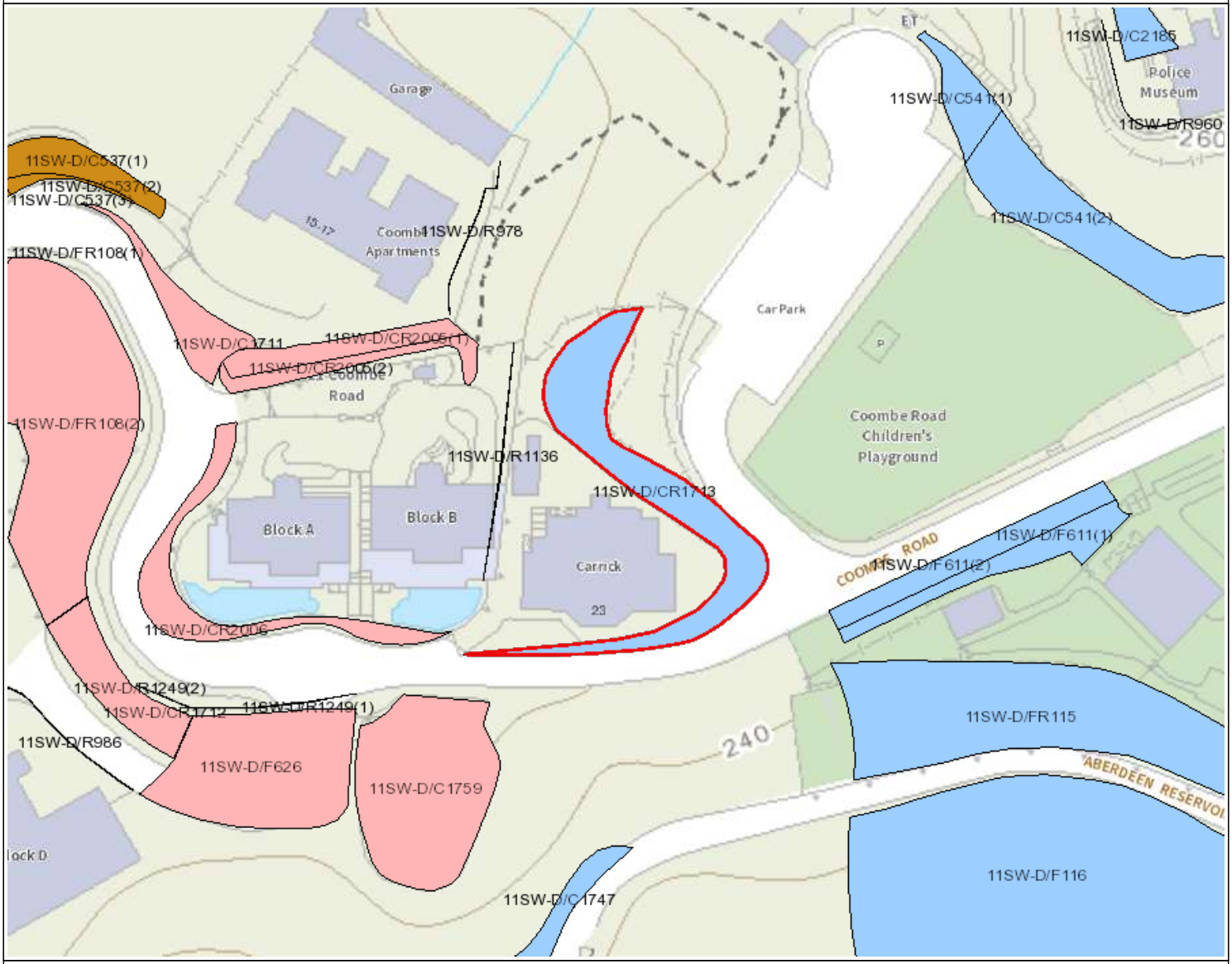
- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 25/01/2024

Slope Maintenance Responsibility Report (11SW-D/R1136)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/R1136**		**Sub-Division**	Not Applicable
	Location	WITHIN RBL574		
	Responsible Lot/Party	RBL574	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

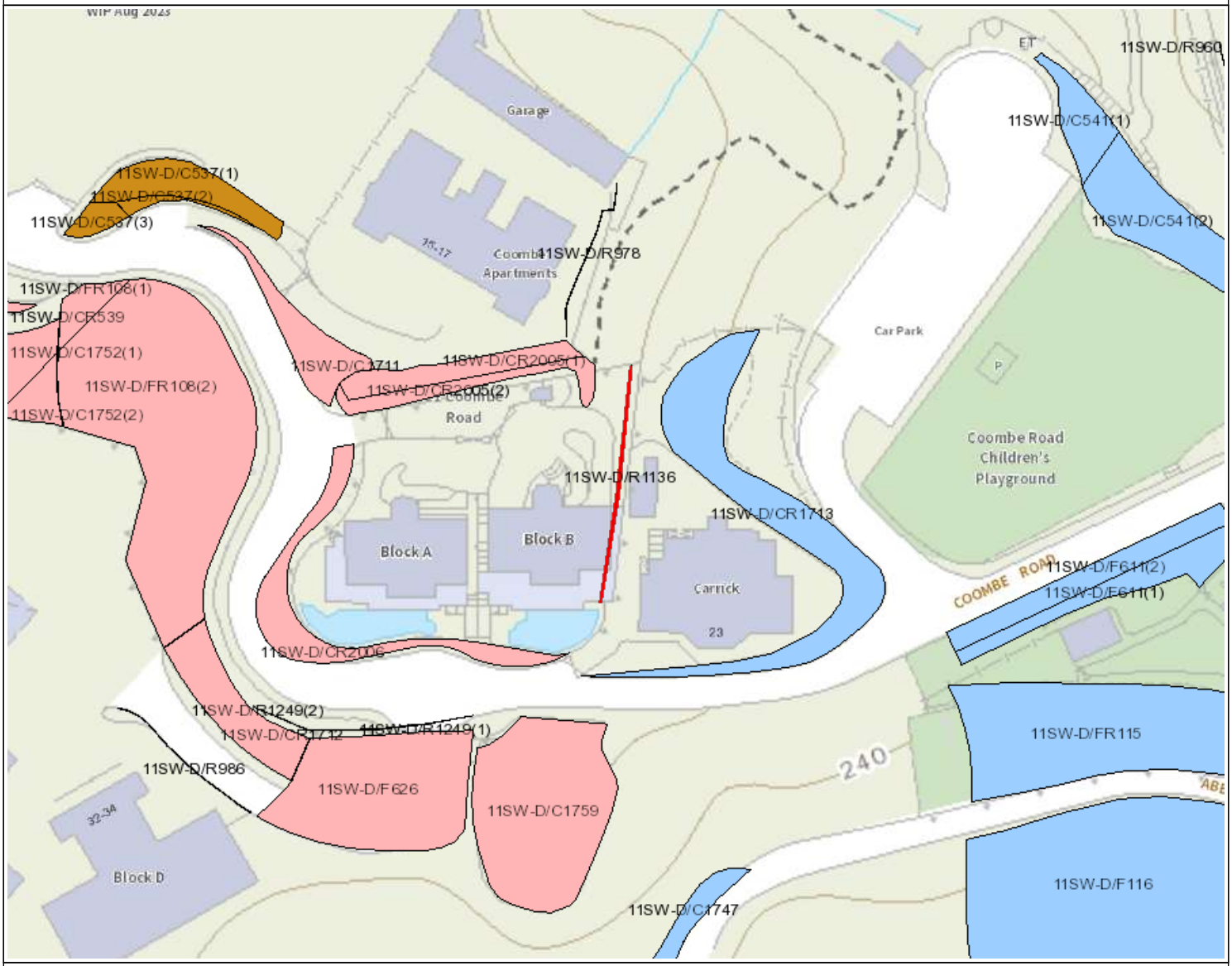
- End of Report -

Notes:

(i) The location plan in Annex is for identification purposes of slope(s) only.

(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

Location Plan



Legend

- Slope Area(s)
- Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 25/01/2024

Appendix XVI

Recurrent Expenditure

A. Electricity Fee

Possible Use(s)[1]	**GFA (m^2) (a)**	**Net Gross Ratio (b)**	**IFA (m^2) (c)=(a) x(b)**	**Energy Consumption Indicator (MJ/m^2/annum) (d)**	**Energy Consumption per annum (kWh/annum)[3] (e)=(c)x(d)x0.2778**	**Estimated Electricity Fee ($) [4] per annum**	**Energy Consumption is based on the following Groups of Uses on EMSD's website [2]**
Educational Institution	604 m2	90%	543.6 m2	993	149,955	310,392	Universities/ Colleges
Hotel				1,793	270,765	566,520	Hotels
Institution Use				669	101,027	206,676	Government Office Building
Public Clinic				800	120,810	248,604	Private Clinics, Medical Practitioner's Offices
Social Welfare Facility				1,232	186,047	386,916	Residential Care (for Person With Disabilities)
Training Centre				446	67,351	135,288	Adult Education/ Tutorial/ Vocational Schools

Notes:

(1) It is assumed the length of operation hours is in line with the normal mode of operations, e.g. 9 hours for exhibition or convention hall, cultural facilities and educational institution.

(2) The respective "Energy Consumption Indicators@ can be found at : http://www.emsd.gov.hk/emsd/eng/pee/ecib.shtml

(3) 1MJ x 0.2778 = 1kWh

(4) Electricity fee of Hong Kong side is based on the tariff charged by Hong Kong Electric Holdings Limited (HEH). HEH: @$1.162 for first 500 units, @$1.202 for the next 1,000 units, @ 1.313 for next 18,500 units and @1.340 thereafter. Fuel clause adjustment charge is @0.460.

1 Unit = 1kWh.

The estimated electricity fee is for the projection in the application only. The actual fee will be subject to the then tariff and actual demand and consumption.

The calculation based on an assumption of average consumption on every month during the 1 year period.

B. Water and Sewage Charge

Possible Use(s)[1]	**GFA (m^2) (a)**	**Net Gross Ratio (b)**	**IFA (m^2) (c)=(a)x(b)**	**Estimated Water & Sewage Charge($)/month (d)=(c)x$0.4**	**Estimated Water & Sewage Charge ($)[2]**
Educational Institution	604 m2	90%	543.6 m2	$217	$2,609
Hotel				$217	$2,609
Institution Use				$217	$2,609
Public Clinic				$217	$2,609
Social Welfare Facility				$217	$2,609
Training Centre				$217	$2,609

(1) According to the standard accommodation rate issue by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is $0.4 per m2.

Based on the above estimate, it is assumed that the use of water per m2 of:

Educational Institution, Exhibition and Convention Hall, Research, Design and Development Centre and Shop and Services = Offices

(2) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate. The actual water and sewage charge will be subject to the then tariff and actual consumption.

C. Rate and Rent

Possible Use(s)[1]	**GFA (m^2) (a)**	**Site Area (m^2)**	**Rateable Value [1] ($) (a)**	**Rent/annum ($) (b)=(a)x5%**	**Rate/annum ($) (c)=(a)x3%**	**Rates & Rent/annum ($) (d)=(b)+(c)**
Educational Institution	604 m^2	1320 m^2	$ 1,017,128	$ 50,856	$ 30,514	$ 81,370
Hotel						
Institution Use						
Public Clinic						
Social Welfare Facility						
Training Centre						

Notes:

(1) The above rateable values are rough estimate based on the possible uses and are for the cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building.

The rateable value will be subject to annual revaluation by the Rating and Valuation Department.

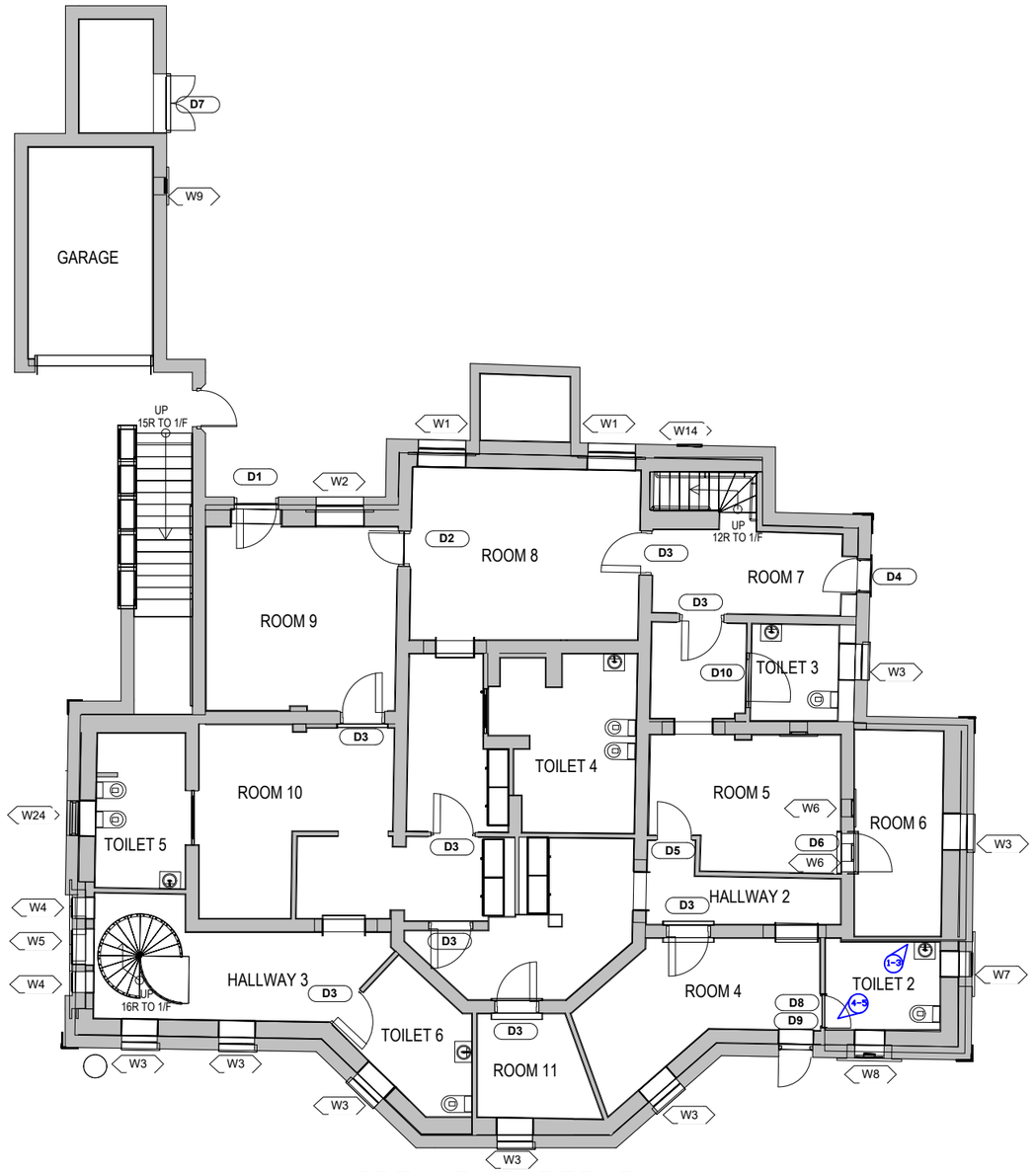
Appendix XVII

Photo Record for Suspected Termite Finding

No. 23 Coombe Road, The Peak, Hong Kong
Photo Record for Suspected Termite Finding

Photos	Finding
   **Photo 1-3**	1 Mud Tube was found at Toilet 2 on G/F 2 Suspected termite attack was existed at the building.

Photos	Finding
  **Photo 4-5**	1 Mud Tube was found at Toilet 2 on G/F 2 Suspected termite attack was existed at the building.



GROUND FLOOR PLAN

Notes:

LEGEND

Photo Number

MARKUP PLAN FOR SUSPECTED
TERMITE FINDING OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

MARKUP PLAN FOR SUSPECTED
TERMITE FINDING OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	MPSTF–001	–

KC Surveyors
傑 施 業 量

Appendix XVIII

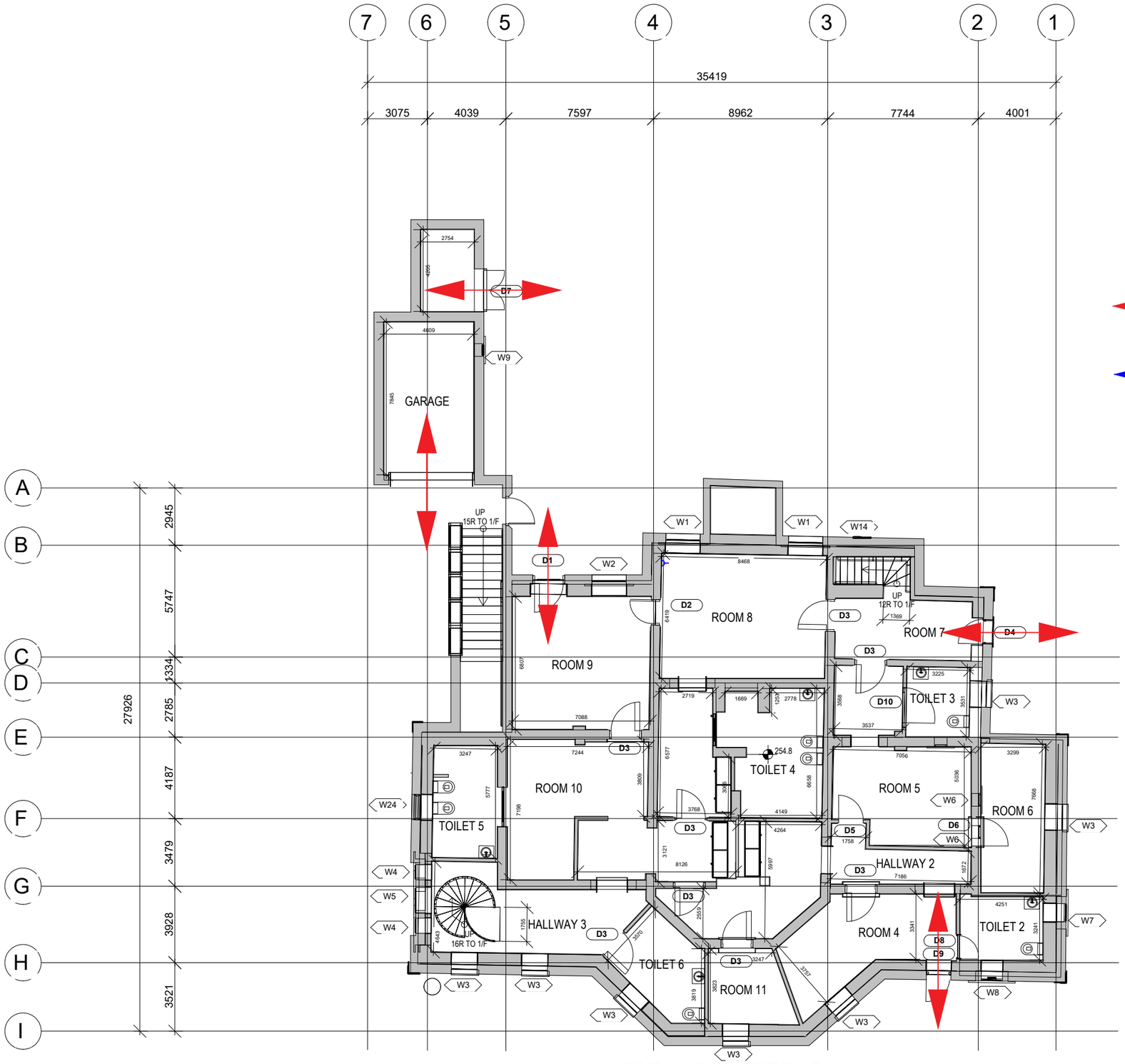
Photo Record for Suspected Asbestos Containing Material

No. 23 Coombe Road, The Peak, Hong Kong
Photo Record for Suspected Asbestos Containing Material

Photos	Finding
 	Vinyl floor covering, was provided at Room 5 & Room 6 on G/F which is common type of Suspected asbestos containing material.

Appendix XIX

Circulation Plan



GROUND FLOOR PLAN

Notes:

LEGEND

GROUND FLOOR ACCESS

STAIRCASE ACCESS

CIRCULATION PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

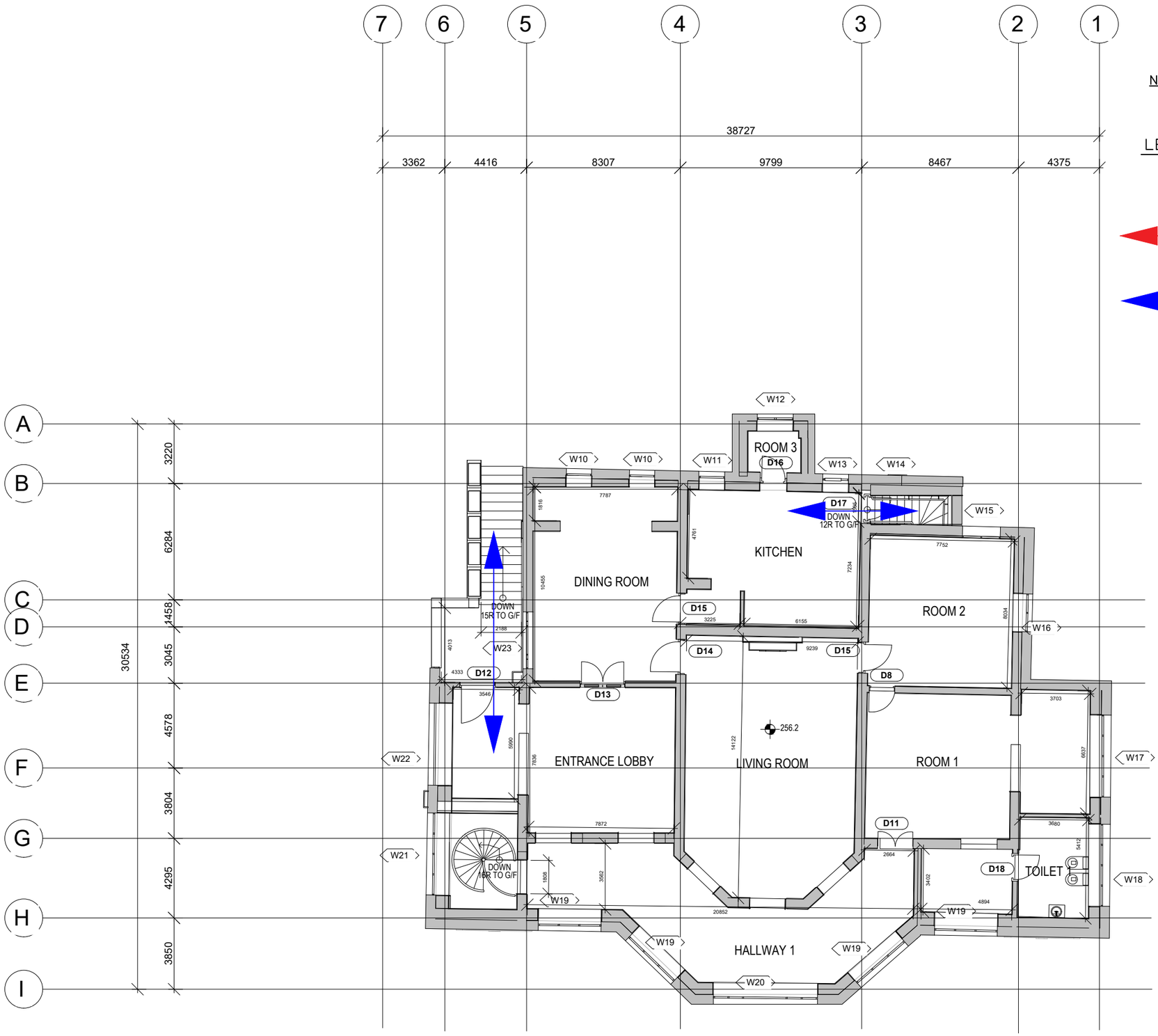
CIRCULATION PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	CP–002	–

KC Surveyors
傑 施 築 量



FIRST FLOOR PLAN

Notes:

LEGEND

GROUND FLOOR ACCESS

STAIRCASE ACCESS

CIRCULATION PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

REV.	DATE	DESCRIPTION	DRAWN	CHECK	APPROVE

SIGNATURE FOR SUBMISSION / CONSTRUCTION

PROJECT TITLE

NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

RESOURCE KIT

DRAWING TITLE

CIRCULATION PLAN OF
NO. 23 COOMBE ROAD,
THE PEAK, HONG KONG

SCALE N.T.S DATE –

CAD FILE

PROJECT NO.	DRAWING NO.	REV.
J4497	CP–001	–

KC Surveyors
傑 施 築 量