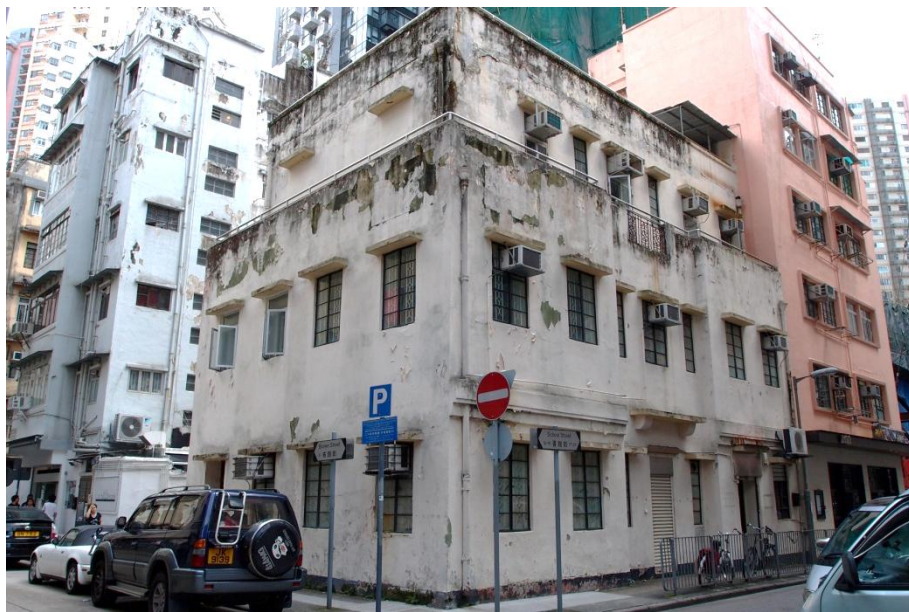


**Revitalising Historic Buildings
Through Partnership Scheme**

No. 12 School Street

Resource Kit



Date: 16 December 2013

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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:

- Section II Historical Background and Architectural Merits;
- Section III Site Information;
- Section IV Building Information;
- Section V Vicinity and Access;
- Section VI Conservation Guidelines;
- Section VII Town Planning Issues;
- Section VIII Land Issues;
- Section IX Slope Maintenance; and
- Section X Technical Compliance for Possible Uses.

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

- (a) bring out the historical significance of the buildings;
- (b) follow the Conservation Guidelines; and
- (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory building control requirements.

We appreciate that (c) will be a complex task. We have the following suggestions for the applicants' consideration:

- (i) 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 Buildings Ordinance (Cap. 123). The need for preserving the significant architectural features (**Appendix IX** refers), site constraints and / or prohibitive upgrading cost may limit the type of uses that may be chosen for the buildings; and
- (ii) every effort should be made to preserve the elements of significance and character-defining elements of the historic buildings. Addition and alteration

works, if necessary, should be undertaken at less visually intrusive locations.

- 1.3 For each historic building, we have suggested a number of uses which appear to be pursuable based on information on hand. However, the technical feasibility of such case will need to be further examined.
- 1.4 The dimensions, areas and datum levels presented in this resource kit including the architectural drawings are for reference only. A thorough cartographic survey for the building and topographic survey for the Site should be carried out by authorised specialists to verify the dimensions, areas and datum levels before detailed design is to be carried out.
- 1.5 The information we have assembled is meant to give a general understanding of the site and the historic buildings. Key parameters available at the time of preparation of the resources kit are supplied 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.
- 1.6 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at :-

Address: Commissioner for Heritage's Office,
Development Bureau,
19/F , West Wing, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Email: rhb_enquiry@devb.gov.hk

Phone: 2848 6230

Fax: 2127 4090

II. Historical Background and Architectural Merits

2.1 Historical Background

The building at No. 12 School Street was reconstructed in 1949 to replace an earlier pre-war building named “Hung Shing Yi Hok” (孔聖義學, literally, “Confucius free school for the poor”) founded in the late Qing Dynasty. This school was funded by donations of local inhabitants. The most generous patron of the school was Mr. Lau Chu-pak (劉鑄伯) (1867-1922), an eminent leader of the community. Before his appointment as unofficial member of the Legislative Council in 1914, he had served as chairman of Po Leung Kuk Board (保良局) and chairman of the board of directors of Tung Wah Hospital (東華醫院).

The historical association between Tai Hang and the “Hung Shing Yi Hok” is still remembered today in the street name “School Street” (書館街). Unfortunately, the school building was severely destroyed during the times when Hong Kong came under Japanese rule (1941-1945). After the war, the school was reconstructed on the same site through local donations. The school rehabilitation ceremony in 1949 was presided by Mr. Aw Boon Haw (胡文虎) (1882-1954), a Chinese entrepreneur and philanthropist then residing in his Haw Par Mansion (虎豹別墅) in Tai Hang.

A stone tablet (dated 1949) commemorating the re-opening of the school in 1949 is now affixed on the external wall of the building. The Chinese characters on the tablet were the calligraphy of Mr. Li Wai-tong (李惠堂) (1905-1979) the head of the Tai Hang Kaifong Welfare Association (大坑坊眾福利會). Born in Tai Hang, Mr. Li joined South China Athletic Association (南華體育會) at the age of 17 and eventually became a football icon in China. He played football for 22 years, and in that time he lighted up the tournament with his dazzling skills and was crowned as the “King of Football in China”.

Throughout the years, the building at No. 12 School Street has been used for educational purpose. It was once the campus of Tai Hang School until 1978. Then, it was the campus of Confucian Society Victoria English Primary School (孔聖會維多

利亞英文小學) from 1984 to 1999. After that, it became the office of Eastern District Children' s Choir, Eastern District Arts Council (東區文藝協進會東區兒童合唱團) from 2007 to 2010.

2.2 Architectural Merits

The architectural style of the building is “International Modernism”, the main features of which are cubic shapes, flat roof, white walls, steel windows, horizontal projected canopies and ornamental ironwork balustrade. Windows are fitted with ornamental ironwork grilles. Internally, the rooms are plain and devoid of architectural detail. In short, the building is utilitarian and functional according to the dictates of modernism.

III. Site Information

3.1 Location

The site is located at School Street, Tai Hang, Causeway Bay, Hong Kong. The Location Plan is at **Appendix I**.

3.2 Site Boundary

The site rests on Government land. The Site Boundary Plan is shown at **Appendix II (A)**.

3.3 Site Area

The site area of the revitalization revitalisation project is approximately 131 sq. metres.

3.4 Major Datum Levels

The major datum level of the site is +4.9mPD. Major datum levels around the site are shown at **Appendix III**.

A summary of site information is given at **Appendix IV**.

IV. Building Information

4.1 Building Description

No.12 School Street was reconstructed in 1949. It is a three-storey building situated at the junction of School Street and Brown Street. The building setbacks on the second floor on three sides forming a continuous narrow flat roof. The building footprint covers the entire site except the courtyard at the rear lane.

No. 12 School Street had been used for educational purposes throughout the years. It was once the campus of Tai Hang School until 1978. Then, it was the campus of Confucian Society Victoria English Primary School from 1984 to 1999.

A summary of building information is shown at **Appendix IV**.

The block plan, floor plans, major elevations and sections of the building are shown in the architectural drawings at **Appendix V**.

Photos showing the building and surrounding areas are attached at **Appendix VI**.

4.2 Historic Grading

No.12 School Street had been confirmed as “Grade 3 Historic Building” by the Antiquities Advisory Board in 2010.

“Grade 3 Historic Building” is defined as “Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.”

Grading Boundary Plan is shown at **Appendix II(B)**.

4.3 Schedule of Accommodation of the existing No.12 School Street

The usages mentioned in this Schedule of Accommodation refer to the usages at the time when it was used as a school. The approximate Net Operational Floor Area (NOFA) and Construction Floor Area (CFA) are indicative only. Applicants shall verify such information on their own before adopting this information in their proposals.

Construction Floor Area is approximately 338sq. m.

Floor Level	Accommodation	Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
G/F	Reception Multi-function room Office Lavatories Staircase	123	71
1/F	Multi-function rooms Office Staircase	119	86
2/F	Multi-function room Offices Staircase	89	62
Roof	Staircase	7	-

4.4 Materials of Construction

Materials	Roof	Reinforced concrete
	Wall	G/F: Masonry / granite 1/F and 2/F: Red brickwork
	Column	G/F: Masonry / granite 1/F and 2/F: Red brickwork

	Floor	Reinforced concrete beam/ slab construction
	Staircase	Reinforced concrete
Finishes	Exterior	Rendering with paint finish
	Interior	<u>Wall:</u> Plastering with paint finish <u>Floor:</u> Timber and vinyl flooring for Multi-function Rooms and Offices with painted skirting Ceramic tiles for Reception, Staircase and Lavatories <u>Ceiling:</u> Plastering with paint finish

4.5 Internal Circulation

4.5.1 General Description

The main entrance of the building is on School Street. The entrance leads to the Reception on ground floor. Upper floors and flat roof are accessible by the staircase adjacent to the Reception. The courtyard can also be entered from First Lane.

The former office of Tai Hang Residents' Welfare Association is directly accessible from Brown Street.

4.5.2 Barrier Free Access

Barrier free access is not available due to level difference between the internal space and the external grounds. There is no provision of barrier free access to upper floors of the building. There is level difference between the 2/F interior and the flat roof.

4.6 Major Alterations and Additions

The corrugated sheet above the courtyard on G/F and the Utility Room on the roof level are later added structure. Exact time of alteration cannot be traced.

4.7 Preliminary Structural Appraisal

4.7.1 Description

As no structural records can be retrieved from Buildings Department's central data bank, the study of this report is mainly based on the general building plan approved by the Building Authority on 11 April 1949 and the visual site inspection on site by the Registered Structural Engineer in August 2013.

According to the approved general building plan, it is estimated that the three-storey building was reconstructed in about 1949. The major structural elements of the building consist of reinforced concrete slabs, stairs, beams, lintels, masonry load bearing walls and piers. The building is supported on concrete footings. These structural elements of the buildings are identified from the approved general plan and the visual site inspection as follows:-

a) Ground Floor

As indicated in the approved general building plan, the ground floor slabs are built of concrete with 4" (101.6 mm) thick. They appeared to be on grade but subsequent verification by the selected applicant is recommended. It was also observed at the site inspection that the load bearing walls and wall piers at ground floor are constructed by masonry/ granite block work.

b) First Floor to Roof

i) Slab and Staircase

Based on the visual inspection, the existing slabs and staircases are of reinforced concrete structure.

ii) Beams and Lintels

The slabs and staircase are supported by reinforced concrete beams and load bearing walls. Reinforced concrete lintels which are estimated to have the same width with the load bearing wall are found on top of door and window openings. The projected canopy slabs above the window and door openings at external walls (horizontal projected canopy) are also attached to and supported by these lintels.

Selected applicant is recommended to conduct further investigation to verify the exact size of the lintels.

iii) Load Bearing Wall

The vertical structural elements of the building are load bearing walls and wall piers which are also the external walls and major internal walls of the building. It could be observed from the site inspection that the load bearing walls and wall piers at second floor are constructed by brickwork whilst the load bearing walls at ground floor are constructed by masonry block work. Based on this finding, it is guessed that the load bearing walls at first floor, which are totally covered up by finishes at the time of the site inspection, are constructed by brickworks.

c) Foundation

As indicated on the approved general building plan, the loading bear walls and wall piers are supported on the concrete footings which are carried down to solid ground. Thickness of footing is 2 feet (600 mm). However, the selected applicant is advised to conduct further investigation to verify the size, level and condition of the footings.

Vertical loads on the building are transmitted from slabs to beams and in turn load bearing walls. Lateral loads on the building were taken up by the load bearing walls and wall piers at both directions. The loads on the load bearing walls and wall piers are carried down to the solid ground through the concrete footings.

4.7.2 Preliminary Appraisal

This preliminary appraisal is mainly based on the general building plan approved on 11 April 1949 and the visual inspection carried out by the Registered Structural Engineer in August 2013. No laboratory test, opening up, concrete coring test or other in-situ test to existing structural members was conducted during the preparation of this resource kit.

During the site inspection, it was observed that the overall building including the reinforced concrete water tank on roof appeared to be in good structural condition in general. No major structural crack on building and crack between building and pavement were observed. There was also no noticeable undue settlement of the building or noticeable undue deflection of the key structural elements.

Visual inspection on the slabs and beams found that the structural condition of the slabs and beams is fair although a few spots of concrete spalling with exposed reinforcement bars were identified underneath the staircases, the soffit of the 2/F slab and the soffit of the roof slab of the stair hood. The size of the concrete spalling spots was about 150 x 150 mm which can be considered as local defects and can be repaired. Signs of minor to moderate water seepage were also observed at ceiling of 1/F, 2/F, toilet at light well, roof of the staircase well and some areas of external walls including the walls adjoining the adjacent building.

As it is estimated that recent re-painting and internal finishing works had been carried out, the load bearing walls appeared to be in good structural condition except some cracks were found on bottom of some lintels for the window openings at 1/F and 2/F.

For some of the projected canopies at external walls, in particular for those above the ground floor entrance and the window at 2/F, structural cracks were observed. Although these are local defects that would not impair the overall structural integrity of the building, it is suggested to carry out appropriate remedial works for these defected projected canopies as soon as practically possible to prevent their further deterioration which would have potential safety hazards to the public.

Unrecorded structures were found at roof and ground floor open yard. As these unrecorded structures are built at the external area of the building, it increases the frontal projected area for wind loads. Therefore, these unrecorded structures should be removed.

4.7.3 Loading Assessment

No design imposed load was known as there were no record structural plans available for inspection during the preparation of this resource kit.

According to the approved general building plan, the building should be reconstructed in about 1949 and it is estimated that the structural design of the building would have followed the prevailing design code of London County Council By-Laws 1938 (LCC1938). As the superimposed load for usage as school is not on the schedule of loading in LCC1938, it is estimated that the design superimposed load for the building was based on usage as office for which LCC 1938 specified that the minimum superimposed load for office floor should be 80 lb. / sq. ft. and that for staircases and corridors should be 100 lb. / sq. ft. which are equivalent to 3.83 kPa and 4.79 kPa respectively. For flat roof it should have a minimum superimposed load of 50.0 lb/ sq.ft which is equivalent to 2.39 kPa.

As the loading assessment is based on (i) visual inspection without any testing data on the structural elements, and (ii) the age of the building, the current loading capacity is prudently estimated at about 70% of the design load capacity. A higher or lower loading capacity may be possible after verification with appropriate tests. Estimated imposed loading capacity for each area based on visual inspection only is listed as follows:-

Area		Design Superimposed Load as per LCC 1938 kPa	Estimated Imposed Loading Capacity kPa
Ground Floor	Floor	3.83	2.68
	Staircase, Corridor and Landings	4.79	3.35
First Floor	Floor	3.83	2.68
	Staircase, Corridor and	4.79	3.35

	Landings		
Second Floor	Floor	3.83	2.68
	Staircase, Corridor and Landings	4.79	3.35
Roof		2.39	1.91

The above estimated imposed loading capacity shall be further investigated and verified by sufficient tests on the construction materials by the selected applicant.

The floor usages and minimum imposed load ranged between 2.0 kPa and 5.0 kPa as stipulated in Code of Practice for Dead and Imposed Loads 2011 are extracted below for reference.

Table 3.2
Minimum Imposed Loads

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
1	Floors for domestic use and residential activities	Domestic uses	2.0	2.0
		Dormitories	2.0	2.0
		Private sitting rooms, bedrooms and toilet rooms in hotels, motels and guesthouses	2.0	2.0
		Wards, bedrooms and toilet rooms in hospitals, nursing homes and residential care homes for elderly persons	2.0	2.0
		Bathrooms (load from Jacuzzi in bathrooms shall be assessed separately and on individual basis) ¹	2.0	2.0
		Pantries ¹	2.0	2.0
		Kitchens ¹	2.0	2.0
2	Floors for offices and other non-industrial work places	Medical consulting or treatment rooms	2.5	3.0
		Hospital operating theatres and X-ray rooms	2.5	3.0
		Laboratories	3.0	4.5
		Light workrooms with neither central power-driven machines nor storage	3.0	4.5
		Offices for general use	3.0	4.5
		Rooms for lightweight electrical and electronic installations	3.0	4.5
		Rooms for meters and not for storage ¹	3.0	4.5
		Pantries ¹	3.0	4.5
		Banking halls	4.0	4.5
		Kitchens and laundries not in domestic buildings	4.0	4.5
		Projection rooms ¹	5.0	4.5

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
3	Floors where people may congregate	<i>3A: Floors with tables</i>		
		Childcare centers and kindergartens	2.5	3.0
		Classrooms, lecture rooms, tutorial rooms, computer rooms	3.0	4.5
		Internet computer services centers ¹	3.0	4.5
		Leisure, recreational and amusement areas that cannot be used for assembly purposes (e.g. private clubs with cubicles and restricted number of patrons)	3.0	4.5
		Massage rooms ¹ , sauna rooms ¹ , bath houses (load from water pools and fountains, if any, to be assessed separately) ¹	3.0	4.5
		Reading rooms without book storage	3.0	4.5
		Cafes ¹ , mahjong parlours ¹ , amusement games centers ¹	4.0	4.5
		Restaurants, night-clubs, lounges, bars, canteens, fast food shops and dining rooms not in domestic premises.	4.0	4.5
		<i>3B: Floors with fixed seating (seating is regarded as fixed if the removal of the seating and the use of the relevant space for other purposes are unlikely to occur)</i>		
		Assembly areas with fixed seating	4.0	4.5
		Chapels, churches and places of worship with fixed seating	4.0	4.5
		Concert halls ¹	5.0	4.5
		Conference rooms ¹ , waiting rooms ¹	5.0	4.5
		Grandstands (refer to clause 3.8.2 for additional loads)	5.0	4.5
		Public halls, theatres, cinemas	5.0	4.5
		<i>3C: Floors without obstacles for moving people</i>		
		Columbaria (areas other than for niches) ¹	4.0	4.5
		Art galleries and museums	5.0	4.5
		Assembly areas without fixed seating, refuge floors	5.0	4.5
		Footbridges between buildings, footpaths, terraces, plazas, areas used for pedestrian traffic	5.0	4.5
		Open areas in gardens (including short grass turf suitable for foot traffic) ¹	5.0	4.5

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
3	Floors where people may congregate	<i>3D: Floors with possible physical activities</i>		
		Billiard rooms and bowling alleys	3.0	4.5
		Dance practice rooms	3.0	4.5
		Dance halls, karaoke establishments, discotheques, gymnasia	5.0	4.5
		Ice rinks (weight of ice shall be assessed separately) ¹ , ball courts ¹ , golf driving ranges ¹	5.0	4.5
4	Floors for shopping purposes	Department stores, supermarkets, markets, shops for display and sale of merchandise ²	5.0	4.5
5	Floors for storage, equipment, plant and industrial uses ³	Library rooms with book storage (excluding library stack rooms)	5.0	4.5
		Offices for storage and normal filing purposes	5.0	4.5
		Refuse storage ¹	2.5 for each metre of storage height ³	To be determined according to the weight of storage material, but not less than 9.0
		Stack rooms in book stores and libraries	3.5 for each metre of storage height ³ but not less than 10.0	To be determined according to the weight of storage material, but not less than 9.0
		Cold storage	5.0 for each metre of storage height ³ but not less than 15.0	To be determined according to the weight of storage material, but not less than 9.0

		Paper storage in printing plants	8.0 for each metre of storage height ³	To be determined according to the weight of storage material, but not less than 9.0
		Battery rooms and uninterruptible power supply rooms	10.0 for each metre of storage height ³	To be determined according to the weight of storage material, but not less than 9.0
		General storage other than those specified in this class, including storage in warehouses	2.5 for each metre of storage height ³	To be determined according to the weight of storage material, but not less than 9.0
		Plant rooms, boiler rooms, fan rooms, motor rooms and the like	7.5	9.0
		Workshops, factories and other buildings or parts of buildings of similar category for industrial use –		
		(a) for light weight loads	5.0	9.0
		(b) for medium weight loads	7.5	9.0
		(c) for heavy weight loads	10.0	9.0
		(d) for printing plants	12.5	9.0

Notes: 1 Specific uses that are not specified in the Building (Construction) Regulations.

2 For stacking or storage area, reference shall be made to the appropriate example of specific use and the corresponding imposed load given in Class 5.

3 Storage height in Class 5 shall be the height of the space between the following: the floor, and a physical constraint to the height of storage formed by a ceiling, soffit of a floor, roof or other obstruction.

As per Clause 6 of LCC 1938, wind pressure need not be calculated for the building as a whole if the height of a building is less than twice the width (measured in a direction parallel with that of the wind pressure) of the base. Since the height of this building is less than twice the width at both directions, it is estimated that wind load might not have been taken into account in the structural design of the building as a whole. Selected applicant should justify if wind loads to the current building regulations should be considered for their proposed design and usage of the building.

4.7.4 Recommendations

As no record structural drawings are available and the structure has been constructed for several decades, more comprehensive site investigation and appropriate in-situ and laboratory tests shall be carried out by selected applicant to confirm the as-built and current conditions of the structural members and structural performance of the building.

For the projected canopies at external walls, in particular for those projected canopies above the ground floor entrance door and the window at 2/F, in which serious crack or concrete spalling is found, although they are local defects, further checking and appropriate remedial works should be conducted to prevent their further deterioration which would have potential safety hazards to the public.

Regular maintenance and proper repair to other local defects found, such as local concrete spalling at floor slabs and staircases, are needed in order to keep the building in a healthy structural condition. Also, those unrecorded structures should be removed to eliminate any additional loading to the building.

Selected applicant is also reminded to refer to current statutory requirement in reviewing the structural adequacy of the balustrades from First Floor to Roof.

4.7.5 Conclusion

This preliminary structural appraisal shall not be treated as a comprehensive and complete evaluation of building performance as no laboratory tests or opening-up of finishes is carried out when appraising the buildings.

Based on visual inspection by the Registered Structural Engineer in August 2013, the overall structure appeared to be in good condition. No major defects was found at the structural elements, i.e. the reinforce concrete slabs, beams and staircases and the masonry walls and wall pier, except those local areas with concrete spalling and cracks as mentioned in Section 4.7.2 above. Cracks are also found at the reinforced concrete projected canopies at external walls, particularly at the projected canopies above ground floor entrance and window at 2/F. Although these are local defects which would not impair the overall structural integrity of the building, further checking and appropriate repair to these defects are needed in order to keep the building in healthy structural condition.

According to the preliminary loading assessment, the estimated imposed loading capacity of for each area of the building which are list out in Section 4.7.3 are summarised follows:-

Area	Estimated Imposed Loading Capacity (kPa)			
	Ground Floor	First Floor	Second Floor	Roof
Floor	2.68	2.68	2.68	1.67
Staircase, Corridors & Landings	3.35	3.35	3.35	---

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for No.12 School Street is as follows:

Building Services and Utilities	Existing Provision
MVAC Installation	<ol style="list-style-type: none"> 1. Window type air conditioners are installed for multi-function room and offices. 2. Split type air conditioner is installed for reception area. 3. Ceiling mounted rotary fans are installed for multi-function room. 4. Window mounted exhaust fans are installed for offices and toilets. 5. Ceiling mounted electric fans are installed for staircase.
Fire Services Installation	<ol style="list-style-type: none"> 1. Battery type exit sign is installed at the reception area. 2. Battery type emergency lightings are installed for multi-function room, offices, reception area and staircase. 3. Fire alarm bells are installed at the main landing of staircase. 4. Fire extinguisher is provided adjacent to the staircase on G/F. 5. Street fire hydrant is located along Tung Lo Wan Road near Warren Street. The nearest street fire hydrant is located at the end of Warren Street adjacent to Tung Lo Wan Road. The travel distance is approximately 30m. 6. No fire suppression systems (i.e. FH/HR, sprinkler system) are provided for the building. 7. No fire detection system (AFA), manual fire alarm system (MFA) and visual fire alarm (VFA) are provided for the building. 8. There is no auto-changeover provision for the existing power supply. Secondary power supply

Building Services and Utilities	Existing Provision
	<p>before main switch is not provided. The selected applicant shall apply to HEC for such provision to cater for the essential power supply for new fire services installation.</p> <p>9. A dia. 100mm fresh water main is laid along First Lane. The selected applicant shall apply to WSD enquiring for available water supply pressure / connection type and requesting for new F.S. connection through the said water main.</p>
Electricity Supply	<ol style="list-style-type: none"> 1. The building is served by a HEC LV cable terminated with 60A three phase fuse cutout (4/12269 SN92402) at reception area on G/F. 2. A single HEC electricity meter (HEC512582) is installed for the building. The main power supply cables from the fuse cutout are connected to the meter. 3. A 60A TPN MCB board with 4-pole earth leakage circuit breaker is installed for main power distribution of the building. 4. Three nos. of MCB boards are installed at G/F reception area (60A SPN), 1/F office (60A SPN) and 2/F multi-function area (30A SPN) as the sub-main distribution system for each floor respectively. No RCD is provided in all MCB board. 5. Power sockets are installed throughout the building via surface conduit system. 6. HEC LV main cables are laid underground along First Lane. 7. The selected applicant may apply to HEC for re-connecting the fuse cutout / upgrading the fuse cutout connected to the said main cables.

Building Services and Utilities	Existing Provision
Lighting Installation	<ol style="list-style-type: none"> 1. Batten type fluorescent light are installed throughout the building. 2. Recessed mounted luminaires with fluorescent tubes are installed for reception area.
Lift	<ol style="list-style-type: none"> 1. No lift or escalator is provided.
Plumbing Installation	<ol style="list-style-type: none"> 1. A dia. 40mm potable water supply pipe is provided at the site boundary facing First Lane. The water supply to the building is terminated by WSD and the water meter has been disconnected by WSD. 2. All water fitments of the building are directly fed from the potable water main and no potable water storage tank and pump are installed. The selected applicant shall apply to WSD enquiring for available water supply pressure / connection type and request for new connection through the said water main. 3. An instant type electric water heater is installed at R/F Utility Room. 4. A fresh water main of dia. 100mm is laid underground along First Lane. The selected applicant may apply to WSD for re- connecting the potable water meter / upgrading the potable water supply through the said water main. 5. A flushing water supply pipe of dia. 40mm is provided at the site boundary facing First Lane. The flushing water supply to the building is terminated. 6. An existing flushing water tank is provided on R/F. The water tank is fed from the dia. 40mm flushing water supply pipe directly.

Building Services and Utilities	Existing Provision
	<ol style="list-style-type: none"> <li data-bbox="651 315 1394 618">7. The flushing water supply to the sanitary fitments is supposed to be supplied from the roof tank by gravity. However, all sanitary fitments of the building are now connected to the potable water supply pipe directly. It is not complying with current statutory requirements. <li data-bbox="651 633 1394 1093">8. A flushing salt water main of dia. 100mm is laid underground along First Lane. The flushing water main is salt water. The selected applicant may apply to WSD for re-connecting / upgrading the flush water supply through the said water main of 150 kPa water pressure. The selected applicant shall apply to WSD enquiring for available water supply pressure / connection type and request for new connection through the said water main.
Drainage Installation	<ol style="list-style-type: none"> <li data-bbox="651 1169 1394 1574">1. Surface water from the flat roof and balcony on 2/F is collected by surface channel and gathered by storm water down pipes. All storm water down pipes are installed on the exterior wall of the building and discharged to external surface channel at G/F. There is no storm water terminal manhole. It is not complying with current statutory requirements. <li data-bbox="651 1590 1394 1839">2. Condensation water from air-conditioners is directly discharged to the storm water surface channels and onto the pavement. No condensation drain pipe is found. It is not complying with current statutory requirements. <li data-bbox="651 1854 1394 1989">3. A government storm water of dia. 225mm drain and storm water manholes are found along First Lane. The selected applicant may apply to DSD / BD for

Building Services and Utilities	Existing Provision
	<p>a proper storm water drainage connection.</p> <ol style="list-style-type: none"> <li data-bbox="651 371 1394 779">4. A floor drain is installed at the covered external courtyard and discharged to the manhole F56 as shown on drawing no.: RAD1308/1227 in Utility Survey Report. The manhole F56 is discharged to the public foul water manhole - F34 (FMH7013263 as per DSD record plan). There is no BIGT or GT. It is not complying with current statutory requirements. <li data-bbox="651 792 1394 1361">5. Foul water from existing male toilet is directly connected to the public foul water manhole -F34 (FMH7013263 as per DSD's record plan) as shown on drawing no.: RAD1308/1227 in Utility Survey Report. Foul water from existing female toilet is collected to the internal manholes F57 & F56 and discharged to the public foul water manhole F34 (FMH7013263 as per DSD's record plan) as shown on drawing no.: RAD1308/1227 in Utility Survey Report. It is not comply with current statutory requirements. <li data-bbox="651 1375 1394 1576">6. A wash basin is installed at open corridor on 2/F and the waste water is directly discharged to the surface channels at the balcony. It is not complying with current statutory requirements. <li data-bbox="651 1590 1394 1792">7. A government foul water drain of dia. 225mm and foul water manholes are found along First Lane. The selected applicant may to apply to DSD / BD for a proper foul water connection.
Gas Installation	<ol style="list-style-type: none"> <li data-bbox="651 1859 1394 1899">1. No gas connection pipe is provided for the building. <li data-bbox="651 1912 1394 2000">2. A town gas main of dia. 150mm is laid underground along Brown Street. The selected

Building Services and Utilities	Existing Provision
	<p>applicant may apply to Towngas for new gas supply through the said gas main.</p>
<p>Telecommunication Network</p>	<ol style="list-style-type: none"> <li data-bbox="646 472 1394 719">1. HGC, HKBN, I-Cable, NWT, HKT and Wharf T&T were being enquired about the existence of underground services and utilities in the vicinity. Only HKT and HGC have existing or proposed underground facilities in the area. <li data-bbox="646 721 1394 931">2. A HKT telephone lead-in cable is found at the site boundary facing First Lane. A telephone distribution board is installed at the high level of the external wall of the building. <li data-bbox="646 934 1394 1234">3. Telecommunication network from HKT are found around the lot and HGC advised that they can provide new telecommunication service junction box for future connection on School Street. The selected applicant may apply to either HKT or HGC for telephone and broadband connection.

V. Vicinity and Access

5.1 Immediate Surroundings

No. 12 School Street is located at the urban fringe of Causeway Bay in Tai Hang, surrounded by low-rise residential buildings characterised by arrays of narrow local streets running at right angle to each other forming a grid pattern. The site is surrounded by six-storey residential buildings with shops (auto-repair and eating place) on the ground floor level.

Victoria Park, Hong Kong Stadium, and Hong Kong Central Library are in the neighbourhood. They form a network of Government and institutional buildings and public activity grounds.

Several graded historic buildings can be found in the vicinity, such as the Haw Par Mansion, Tin Hau Temple (a Declared Monument), Lin Fa Temple, St Mary's Church, St Paul's Convent Church, Shing Kwong Church, St John Ambulance Brigade, Tung Wah Eastern Hospital and Scout Den of Queen's College. Apart from the tangible building heritage, Tai Hang Fire Dragon Dance which is famous in the district had been inscribed onto the third National List of Intangible Cultural Heritage in China in 2011.

The Plan Showing Immediate Surroundings is shown at **Appendix VII**.

5.2 Access

The site is located between Causeway Bay and Tin Hau within 15-minute walk from Causeway Bay MTR Station and 10-minute walk from Tin Hau MTR Station. It is well served by public transport with several bus routes passing by Tung Lo Wan Road. School Street runs in parallel with Tung Lo Wan Road.

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

5.2.1 Vehicular Access

No. 12 School Street is a corner site abutting upon School Street and Brown Street. Vehicular access is available from Tung Lo Wan Road to School Street and Brown Street. Both are one-way drive.

5.2.2 Emergency Vehicular Access (EVA)

The carriageway width of School Street is 5.5m and Brown Street is 5.4m which do not comply with the requirements stipulated in Section 6 of Part D of the Code of Practice for Fire Safety in Buildings 2011.

5.2.3 Loading and Unloading Area

Loading and unloading area is not available within the site. If traffic conditions permit, on-street loading and unloading can be carried out along School Street and Brown Street.

5.2.4 Parking

Car parking space is not available within the site. There are metered parking spaces along School Street, Brown Street and Warren Street.

5.2.5 Pedestrian Access

Pedestrians can access the site from School Street. The side entrance at Brown Street leads to a room previously used by a neighbourhood association (Tai Hang Residents' Welfare Association) as an office. The rear entrance leads to the courtyard.

5.2.6 Barrier Free Access (Site)

Vehicular access is available at School Street and Brown Street.

5.2.7 Refuse Collection Point

No refuse collection point is available within the site. The nearest public refuse collection point is located at No.15 Wing Hing Street in Tin Hau.

VI. Conservation Guidelines

6.1 General Conservation Approach

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

6.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic building and complying with the current statutory requirements under the Buildings Ordinance (Cap 123). On this issue, we would advise:

- (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 cost may limit the type of use that may be chosen for the building; and
- (b) every effort should be made to preserve the façades of the historic building except unauthorised 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 façades of the building should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the premises 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 buildings and the paint system is to be

reversible¹. Any fixed signage should match the age and character of the exterior of the building and is to be approved by the 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	Any improvement works recommended to doorway openings, steps, etc. 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(s).
c) 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.
d) Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building(s) and its/ their surrounding, in particular the external elevation(s) of the building(s).
e) Fire Resisting Construction to Floors,	Any necessary upgrading works proposed to meet current requirements must respect the historical

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.

Doors, Walls and Staircase	integrity and materials of the element concerned, which will probably be required to be retained in-situ.
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. Advice of Registered Structural Engineer should be sought on the proposed upgrading works.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations should ensure that no “non-reversible” works are carried out to the historic building(s).
h) Plumbing and Sanitary Fitments	If “historic fitment(s)” is/ are identified, it/ they should be preserved, while modern fittings 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; 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-use, AMO’s approval should be sought.

6.1.5 As the renovation works will inevitably cause 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 A specialist contractor from the Development Bureau’s “List of Approved Suppliers of Materials and Specialist Contractors for Public Works” in the “Repair and Restoration of Historic Buildings” category (RRHB specialist contractor) should be engaged to carry out the renovation works, either as a main contractor or a domestic sub-contractor. This RRHB specialist contractor should be responsible for the repair and restoration of the “Architectural Features to be Preserved” listed in **Appendix IX**. If the RRHB specialist contractor is only engaged as a domestic sub-contractor for carrying out works confined to heritage conservation, the selected applicant should separately engage a main contractor for the remaining works from the Development Bureau’s “List of Approved Contractors for Public Works” from the appropriate group according to the estimated value of the works (please see http://www.devb.gov.hk/en/construction_sector_matters/contractors/index.html for the list). The main contractor for all building works should also be registered in the relevant Contractor’s Register kept by the Building Authority in accordance with the Buildings Ordinance (Cap.123). All other domestic sub-contractors for the renovation works should also be engaged from the relevant categories in the Development Bureau’s “List of Approved Suppliers of Materials and Specialist Contractors for Public Works”. The renovation works should be carried out to the satisfaction of the AMO.

6.2 Specific Conservation Requirements

6.2.1 No. 12 School Street is a three-storey utilitarian building in International Modernist style of architecture, representing a simple and functional design to suit its use. This style of building is common in the post-war period and is part of the historical urban fabric of Tai Hang but is now becoming rare due to urban development. Therefore, the façades should be generally kept intact. The façade treatment in the adaptive re-use scheme should respect its original architectural design intention and should not overwhelm the simple and functional appearance of the building.

- 6.2.2 The site has been used for providing educational services since late Qing Dynasty serving the Tai Hang local community. The historical association between Tai Hang and the “Hung Shing Yi Hok” (孔聖義學, literally, “Confucius free school for the poor”) which was set up in the early 20th century is still remembered today in the street name “School Street”. Therefore, its historic value as a Confucius free school and its social value associated with the Tai Hang local community are important to be interpreted and presented to the public. The remaining stone tablets on G/F level inside the building and at the façade facing School Street commemorating the founding and re-opening of the “Hung Shing Yi Hok” which illustrate the foresaid heritage values of the building should be preserved in-situ for interpretation (which are listed in **Appendix X**).
- 6.2.3 A number of character defining elements must be preserved in-situ and maintained as necessary. They are listed at **Appendix IX**. Their corresponding required and recommended conservation treatments are listed at **Appendix X** and **XI** respectively.
- 6.2.4 Every effort should be made to carry out all “required treatments” set out under **Appendix X**. If compliance with the “required treatments” cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix XI** set out the “recommended treatments” to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The proposed site is zoned as “Residential (Group A)1” (“R(A)1”) on the Outline Zoning Plan (OZP) No. S/H6/15 – Causeway Bay gazetted on 17 September 2010. The full set of OZP including the Plan, Notes and Explanatory Statement is available at Town Planning Board’s (TPB’s) website (<http://www.info.gov.hk/tpb/>). The user schedule for the “R(A)” zone is applicable to the “R(A)1” sub-zone. Relevant extracts of the OZP and Notes for the “R(A)” zone are shown in **Appendix XII**.

The planning intention of “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. On land designated “Residential (Group A)1”, a minimum setback of 0.5m from the lot boundary fronting School Street and Brown Street shall be provided to improve the pedestrian walking environment. Future revitalisation proposal should observe this requirement to refrain from adding new uses or features that would reduce width of streets or affecting pedestrian walking environment. The planning intention of the subject “R(A)1” zone is to preserve the intimately-scaled street character and discourage large developments destroying the street pattern, these local streets should be retained and should not be built over upon development and redevelopment in the area.

The Notes for the “R(A)” zone (**Appendix XII**) set out the uses or developments that are always permitted (the “Column 1” uses) within the “R(A)” 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 in 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.

Prior to 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).

All applications for permission under section 16 of the Town Planning Ordinance will be considered by the TPB within two months of their receipt. 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

The site is located on Government land. A Site Boundary Plan is shown at **Appendix II (A)**.

8.2 Tree Issues

No tree is present within the site.

IX. Slope Maintenance

No slope feature is located within the site of the revitalisation project and slope maintenance is therefore not required.

X. Technical Compliance for Possible Uses

10.1 Uses That Can Possibly be Considered

Possible adaptive reuse of the site of this revitalisation project include:

- (a) Place of recreation, sports or culture
- (b) Education or training facilities
- (c) Arts and cultural facilities

Applicants are welcomed to come up with suggestions on possible uses that they consider most suitable for the site. Applicants should make reference to the “Definition of Terms” under the Town Planning board’s web site 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 with due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance. These requirements include but are not limited to:

Requirement	Remarks
Means of Escape	The means of escape does not comply with the requirements stipulated in Part B of the Code of Practice for Fire Safety in Buildings 2011. Non-compliance aspects include the width of the required staircase, handrail provision, provision of protected lobby and exit door opening direction, etc. If the building is proposed to be used as School providing interested/hobby related courses or art studio, upgrading of the above work and addition of

Requirement	Remarks
	<p>staircase may be required.</p> <p>In view of the conservation requirements limiting the extent of upgrading works, fire engineering approach may be adopted as an alternative approach to comply with the current safety requirements.</p>
<p>Fire Resisting Construction</p>	<p>Based on the 1949 plans of the Buildings Department, the original walls were constructed of 9” (230mm), 14” (350mm) and 18” (450mm) brickwork which can attain a fire-resistance rating of 240 minutes according to Table E2 in the Code of Practice for Fire Safety in Buildings 2011. Investigation will be required to verify the concrete cover of the reinforced concrete slab in order to demonstrate adequacy of the fire resisting construction.</p> <p>Existing doors to the required staircase are neither fire rated nor self-closing. Upgrading works are required.</p>
<p>Means of Access for Firefighting and Rescue</p>	<p>The means of access does not comply with the requirements stipulated in Part D of the Code of Practice for Fire Safety in Buildings 2011. The non-compliance aspects include but not limited to the width of the required staircase, handrail provision, provision of protected lobby and exit door opening direction.</p> <p>The existing emergency vehicular access (EVA) to the building is inadequate as the adjoining streets are only 5.4m and 5.5m in width. They do not comply with the requirements stipulated in Section 6 of Part D of the Code of Practice for Fire Safety in Buildings 2011. Compensatory measures may be required for non-provision or deficient EVA</p>
<p>Barrier Free Access</p>	<p>Various provisions for barrier free access, such as</p>

Requirement	Remarks
and Facilities	ramps, passenger lift, lifting platform, accessible toilets etc. may be required.
Protection against Falling from Height	Part of the existing balustrades or parapets may need to be upgraded to comply with current requirements.
Structural Adequacy	A preliminary structural appraisal for the existing building is under Section 4.7 of this Resource Kit. Strengthening works may be required depending on the finding of the structural appraisal and the proposed use.
Fire Services Installation Requirements	Major fire services installations and equipment such as fire hydrant and hose reel system, fire detection system, sprinkler system and other protection systems may be required.
Natural Lighting and Ventilation	Compensatory measures may be required for any new internal rooms without windows.
Provision of Sanitary Fitments	Additional sanitary fitments may be required to comply with current requirements.

- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with Conservation Guidelines (see Section VI); and
- (d) Compliance with planning requirements (see Section VII).

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.

10.3 Further Information on Possible Uses

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

(a) Heritage Conservation

Requirements of the conservation guidelines in Section VI should be followed when resolving technical issues.

(b) Planning

Uses as place of recreation, sports or culture, arts and cultural facilities (within the ambit of ‘Place of Recreation, Sports or Culture’) are under Column 1 of the Notes of the “R(A)1” zone. Column 1 uses are always permitted.

Uses as education or training facilities (within the ambit of ‘Educational Institution’ and ‘Training Centre’) is under Column 1 of the Notes of the “R(A)1” zone and is always permitted on the lowest three floors of a building. Column 1 uses are always permitted.

(c) Emergency Vehicular Access (EVA)

The existing emergency vehicular access (EVA) to the building is deficient. The provision of EVA should comply with the requirements stipulated in Section 6 of Part D of the Code of Practice for Fire Safety in Buildings 2011. If there are genuine site constraints in the provision of a proper EVA, fire engineering approach with fire safety enhancement measures such as fast response type sprinkler heads and direct line connected to Fire Services Communication Centre may be adopted.

(d) Licensing

- i. If No. 12 School Street is to be used as education or training facilities, 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. 12 School Street is to be used as place of recreation, sports or culture, arts and cultural facilities, the successful applicant should obtain a licence from Food and Environmental Hygiene Department (FEHD) if he intends to carry out:

- any exhibition of any one or more of the followings, namely pictures, photographs, books, manuscripts or other documents or other things; or
- a sporting exhibition

For details on the application of places of public entertainment license for places other than cinemas and theatres and related matters, the applicant can visit the website of FEHD (<http://www.fehd.gov.hk/english/licensing/index.html>) for details.

(e) Structural Limitation

The required loading capacities for the possible uses as mentioned in paragraph 10.1 above are listed in the table below. For required loading capacities for other specific uses of possible adaptive re-use not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

Possible Adaptive re-use	Required Loading Capacities (kPa)	(B(C)R) Class No.	Usage stated in (B(C)R)
(i) Place of recreation, sports or culture	3.0	3	Leisure, recreational and amusement areas that cannot be used for assembly purposes
(ii) Education or training facilities	3.0	3	Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms

Possible Adaptive re-use	Required Loading Capacities (kPa)	(B(C)R) Class No.	Usage stated in (B(C)R)
			without book storage
(iii) Arts and cultural facilities	3.0	3	Leisure, recreational and amusement areas that cannot be used for assembly purposes

Based on the preliminary structural appraisal by visual inspection only, it is prudently estimated that the G/F, 1/F and 2/F of the building would be structurally feasible to accommodate adaptive re-use with required loading capacities equal to or less than 2.7 kPa although higher or lower loading capacities may be possible after verification with appropriate tests. The applicant is therefore recommended to make their own assessment on the estimated floor loading capacities in consideration of the prevailing structural condition of the building.

Selected applicant is required to carry out further structural assessment to investigate the possibility of increasing the floor imposed load and its subsequent effect on the structural stability of the building in accordance with current codified requirements.

10.4 Recurrent Expenditure

The selected applicant is responsible for the future maintenance of the site, including the buildings/structures, and the associated building services facilities at their own cost with the exception of the structural repairs of the existing graded buildings, which are to be borne by the Government.

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III of the application form, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent regarding the

historic building at **Appendix XIII**. Please note that the estimated expenditures have been made on the basis of 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.

Appendix I
Location Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY SHEET No. 11-SE-6C AND 11-SE-11A

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

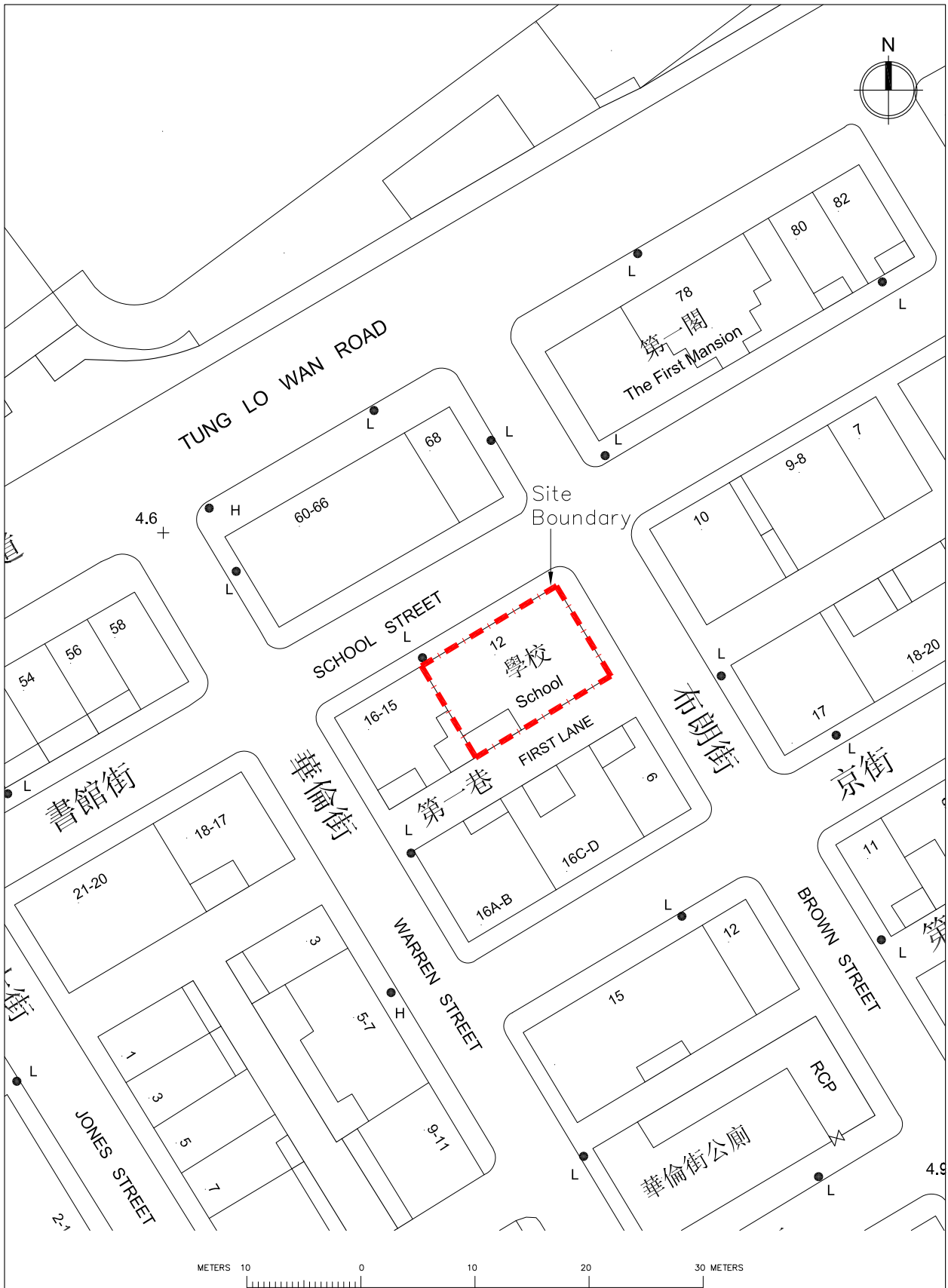
DRAWING NO.:

APPENDIX I

LOCATION PLAN
1:1000 (A4)

Appendix II (A)

Site Boundary Plan



SITE BOUNDARY

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SE-6C AND 11-SE-11A

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

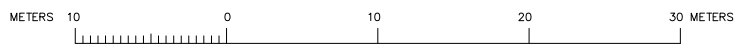
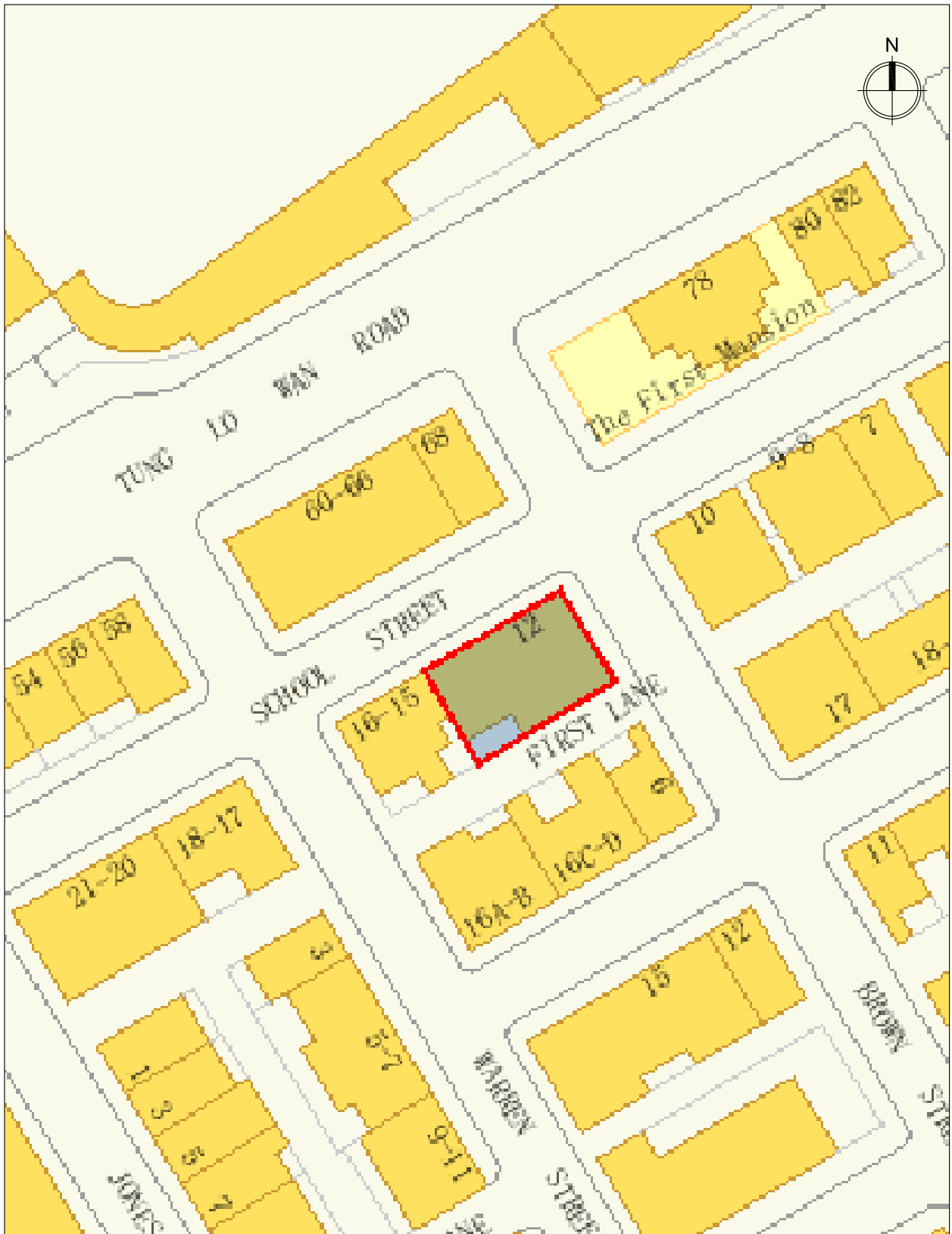
DRAWING NO.:

APPENDIX II (A)

SITE BOUNDARY PLAN
1:500 (A4)

Appendix II (B)

Grading Boundary Plan



GRADING BOUNDARY

EXTRACT FROM THE GEOGRAPHICAL
INFORMATION SYSTEM ON HONG KONG
HERITAGE

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

DRAWING NO.:

APPENDIX II (B)

GRADING BOUNDARY PLAN
1:500 (A4)

Appendix III

Datum Levels Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SE-6C AND 11-SE-11A

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

DRAWING NO.:

APPENDIX III

DATUM LEVELS PLAN
1: 300 (A4)

Appendix IV

Summary of Site and Building Information

Summary of site information is listed below:

Building Name	No.12 School Street
Address	12 School Street, Tai Hang, Causeway Bay, Hong Kong
Site Area	Approximately 131 sq. m
Major Datum Level	+4.9mPD
Zoning	Residential (Group A)1 (“R(A)1”)

Summary of building information is listed below:

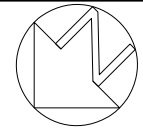
Name of Building	No.12 School Street
Year of Reconstruction	1949
Construction Floor Area	Approximately 338 sq. m
Historic Grading	Grade 3 confirmed on 21 Dec 2010
Original and Recent Uses	Original use for educational purposes Vacant since 2010
Schedule of Accommodation	G/F - Reception, Multi-function room, Office, Lavatories, Staircase 1/F - Multi-function rooms, Office, Staircase 2/F - Multi-function room, Offices, Staircase
Materials of Construction	Reinforced concrete slab and beam construction. Masonry block work load bearing walls on ground floor. Brickwork load bearing walls on first and second floor.
Internal Circulation	Upper floors and flat roof are accessible by an internal concrete staircase

Appendix V

Architectural Drawings

Architectural Drawings	
Drawing No.	Title
SS-P-01	Ground Floor Plan
SS-P-02	First Floor Plan
SS-P-03	Second Floor Plan
SS-P-04	Roof Plan
SS-P-05	Upper Roof Plan
SS-E-01	Front Elevation
SS-E-02	Rear Elevation
SS-E-03	Side Elevation
SS-E-04	Side Elevation 2
SS-S-01	Section 1-1
SS-S-02	Section 2-2

FIRST LANE



PROPERTY SERVICES BRANCH:

 ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

Spence Robinson Ltd.
 Architects Project Managers Interior Designers

DRAWING:
MEASURED DRAWING

NO.	DATE.	DESCRIPTION.	INITIAL.

NOTES:
 THE DRAWINGS SHOULD NOT BE CONSTRUED AS THE EXACT SITE SITUATION. THE DRAWING SHOULD BE VERIFIED ON SITE FOR ACTUAL DIMENSION.
 AREA AND LAYOUT BY AUTHORIZED LAND SURVEYOR. ALL DIMENSIONS ARE IN MILLIMETERS.

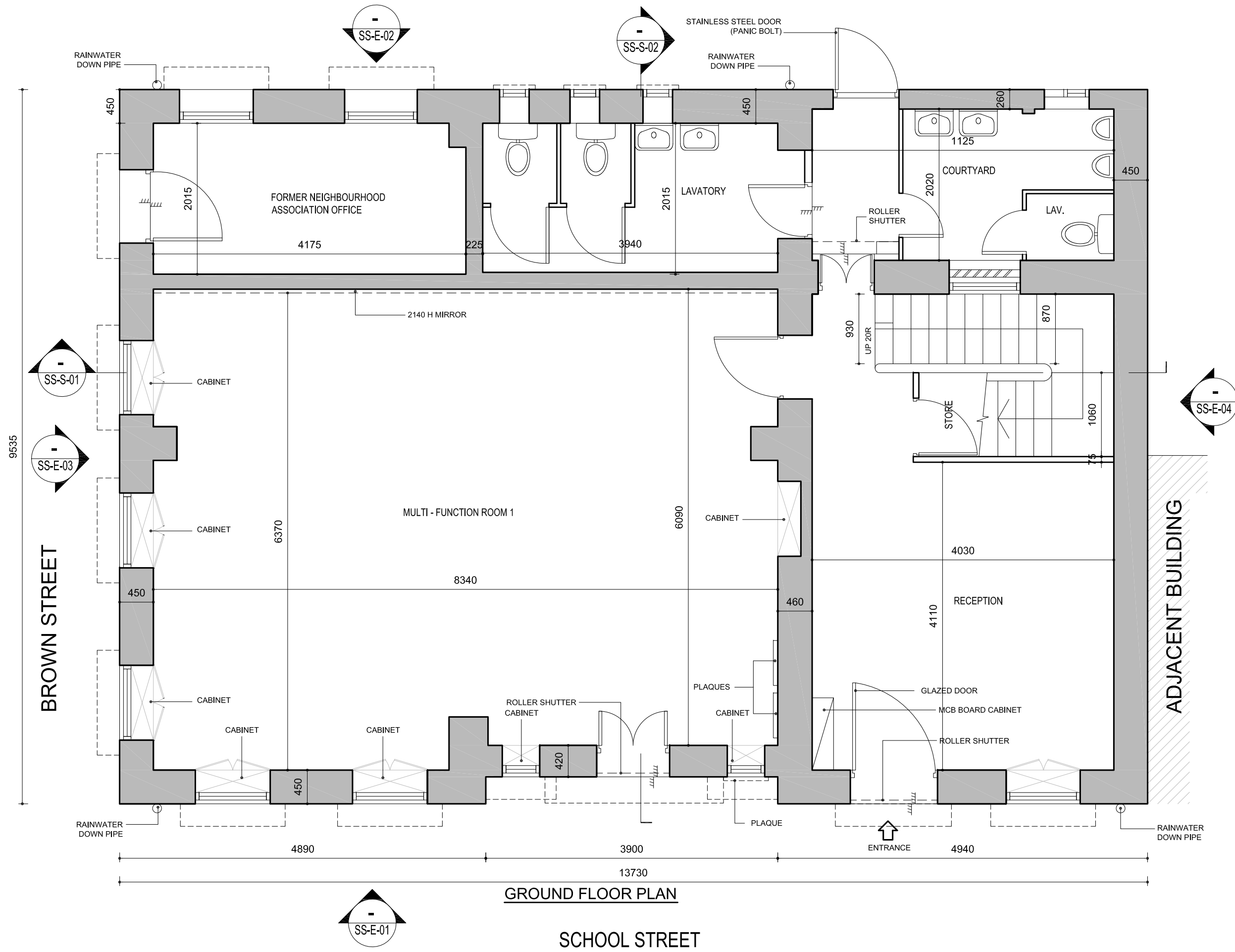
ARCH SD CONTRACT NO.
HRT 07/2013

WORKS ORDER NO.
 LOCATION CODE.

PROJECT:
CARTOGRAPHIC SURVEY OF NO.12 SCHOOL STREET AT TAI HANG

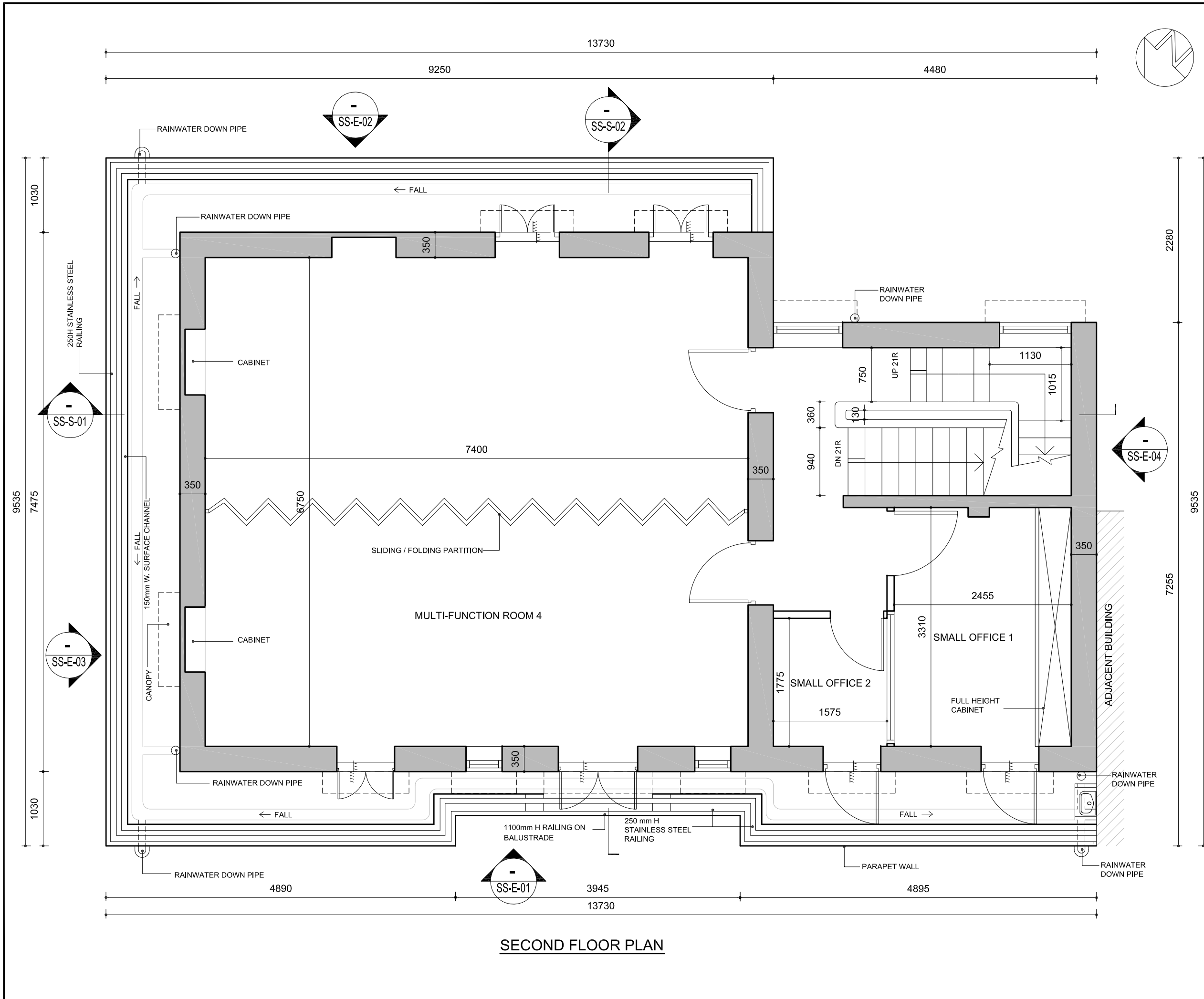
DRAWING TITLE :
GROUND FLOOR PLAN

DRAWING NO : SS - P - 01		
DATE 22-10-2013	SCALE 1:50 (A3)	REVISION
DRAWN PXL	CHECKED BT	



GROUND FLOOR PLAN

SCHOOL STREET



SECOND FLOOR PLAN

PROPERTY SERVICES BRANCH:

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

Spence Robinson Ltd.
Architects Project Managers Interior Designers

DRAWING:

MEASURED
DRAWING

NO.	DATE.	DESCRIPTION.	INITIAL.

NOTES:
THE DRAWINGS SHOULD NOT BE CONTRUED AS THE EXACT SITE SITUATION. THE DRAWING SHOULD BE VERIFIED ON SITE FOR ACTUAL DIMENSION.
AREA AND LAYOUT BY AUTHORIZED LAND SURVEYOR. ALL DIMENSIONS ARE IN MILLIMETERS.

ARCH SD CONTRACT NO.
HRT 07/2013

WORKS ORDER NO.

LOCATION CODE.

PROJECT.
CARTOGRAPHIC SURVEY
OF NO.12 SCHOOL
STREET AT TAI HANG

DRAWING TITLE :
SECOND FLOOR PLAN

DRAWING NO : SS - P - 03		
DATE 22-10-2013	SCALE 1:50 (A3)	REVISION
DRAWN PXL	CHECKED BT	

Appendix VI

Photos of Site and Building

1. Exterior



1.1 General view of No.12 School Street



1.2 North west façade (Facing School Street)



1.3 North east façade (Facing Brown Street)



1.4 South east façade (Facing First Lane)



1.5 South east façade (Facing First Lane)

2. Interior



2.1 Multi-function room on Ground Floor



2.2 Multi-function room on First Floor



2.3 Multi-function room on Second Floor



2.4 Roof



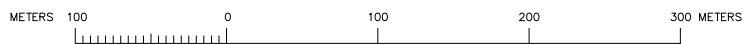
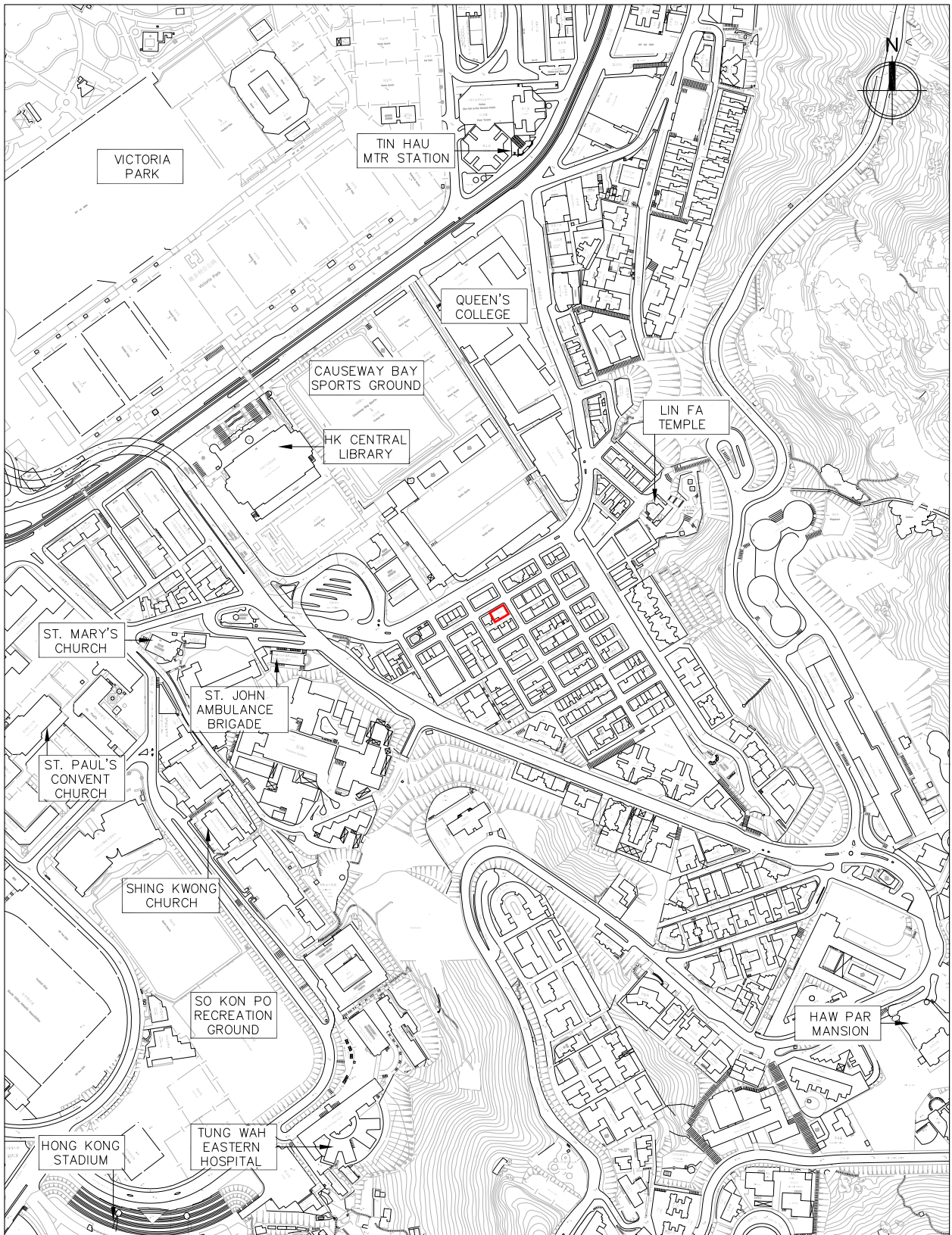
2.5 View of staircase



2.6 View of window

Appendix VII

Plan Showing Immediate Surroundings



THE SITE

EXTRACT PLAN BASED ON SURVEY SHEET No. 11-SE-6C, 11-SE-11A, 11-SW-10D AND 11-SW-15B

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

DRAWING NO.:

APPENDIX VII

PLAN SHOWING IMMEDIATE
SURROUNDING
1:5000 (A4)

Appendix VIII

Access Plan



THE SITE



VEHICULAR ACCESS



PEDESTRIAN ENTRANCE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SE-6C AND 11-SE-11A
DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

DRAWING NO.:

APPENDIX VIII

ACCESS PLAN
1:500 (A4)

Appendix IX

List of Architectural Features to be Preserved

1. EXTERIOR

1.1) North West Elevation (facing School Street) and North East Elevation (facing Brown Street) with plain painted rendered wall, the entrances facing School Street, the decorative horizontal mouldings above the windows at G/F level, the horizontal projected canopies above doors and windows and the rectangular grid pattern steel windows. (The door opening of G/F level facing Brown Street is not original.)



Facing School Street



Facing Brown Street

1.2) Flat roof and the parapet wall at the perimeter.



1.3) Timber entrance door and the projected canopy at the main entrance at G/F level. (The metal shutter is not original.)



1.4) Stone tablet commemorating the re-opening of the school beside the main entrance.



1.5) Old style Chinese characters traces at 1/F level. (Some are currently covered up by paint.)



1.6) Granite columns at G/F.



1.7) Ornamental ironwork balustrade at 2/F level. (The stainless steel railing is not original.)



1.8) Open corridor and door openings with canopies above along three street-facing facades at 2/F level. (Some of the door openings are being blocked.)



Door openings to open corridor facing Brown Street are being blocked

1.9) Rectangular grid pattern steel windows with ornamental ironwork grilles and wired hexagonal pattern glass panes, and metal ironmongeries including locking handles and window stays.



1.10) Cast iron rain water pipes with hopper head.



1.11) Ceramic rain water pipe with hopper head.



1.12) Staircase hood. (Kitchen and chimney are not original.)



2. INTERIOR

2.1) Staircase and continuous balustrade leading from G/F to R/F.



2.2) Timber fanlight and the door frame of the door opening. (The door panel is not original.)





2.3) Stone tablets commemorating the founding of “Hung Shing Yi Hok” (孔聖義學) in Qing Dynasty at G/F level.








Appendix X


List of Required Treatment to Architectural Features

1. EXTERIOR

Architectural Feature	Required Treatment
a) North West Elevation (facing School Street) and North East Elevation (facing Brown Street)	<p>The elevations of rectangular door and window openings with horizontal projected canopies should be generally kept intact. Do not install any structure projected out of the external walls such as awning, additional shading fins or window-type air-conditioning units. The later-added window-type air-conditioning units and roller shutters should be removed. No alteration to the existing opening or formation of new opening should be made unless approved by the AMO. Clean and repair the plain painted rendered wall as necessary and repaint with reversible painting system. Installation of new signage to the elevations may be permitted provided that it will not overwhelm the existing elevation design and it should be submitted to the AMO for approval.</p>
<div style="display: flex; justify-content: space-around; align-items: center;">   </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> Facing School Street Facing Brown Street </div>	

Architectural Feature	Required Treatment
b) South East Elevation (facing First Lane) and the rear portion (now covered by corrugated sheet canopy)	<p>Later-added canopy on the rear portion should be removed. Alteration or addition to this elevation to meet statutory requirements for building services or access facilities may be permitted subject to the approval of AMO.</p>
<div style="display: flex; justify-content: space-around; align-items: center;">     </div>	

Architectural Feature	Required Treatment
c) Flat roof and the parapet wall at the perimeter	The form of the flat roof should not be altered. Check waterproofing condition for roof, repair the waterproof layer as necessary. Installations of building services or other facilities to suit current standards for the proposed use may be permitted, provided that it will not cause visual impact to the building and subject to the advice from a Registered Structural Engineer if any structural strengthening works is necessary. The later-added stainless steel railing above the parapet wall should be replaced with railing of compatible design which should be submitted to the AMO for approval.
	


Architectural Feature	Required Treatment
d) Stone tablet commemorating the re-opening of the school beside the main entrance.	The stone tablet should be kept intact and the inscriptions should be printed on paper by rubbing, or by other means approved by the AMO, for documentation. Stains should be cleaned by specialist. Measure to protect the stone tablet is required, provided that it should not bring future maintenance problem and hinder public appreciation to the stone tablet. Such measure should be submitted to the AMO for approval.
	


Architectural Feature	Required Treatment
e) Timber door and the projected canopies at G/F entrances	Overhaul, repair and repaint timber door and fanlight as necessary, while original ironmongeries should be overhauled and adjusted. The metal shutters are modern and inappropriate which should be removed. If additional security door lock is required, the design should be submitted to the AMO for approval. The glass door at the G/F are not original and should be replaced by new door of design which is compatible with the existing façade design. Design of new door should be submitted to the AMO for approval. The projected canopies above should not be altered and should be repaired as necessary.





Architectural Feature	Required Treatment
f) Door opening of the G/F level facing Brown Street (not original)	No specific requirement to the door opening. If it is kept to be a door opening, the design of the door should be compatible with the existing façade design. If it is restored to a window opening, the window design should also follow those original windows which have been retained on the façades.




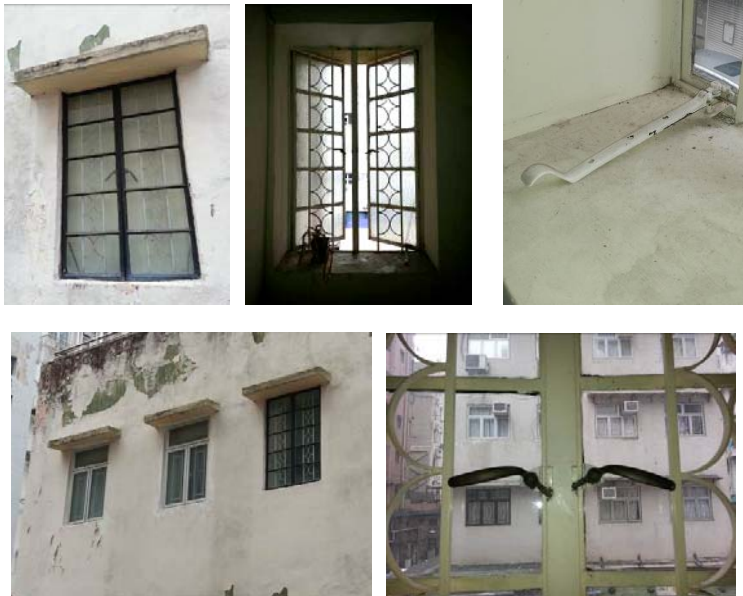
Architectural Feature	Required Treatment
g) Old style Chinese characters at 1/F	The paint on the old style Chinese characters at 1/F should be carefully removed to expose all original Chinese characters with green background. Measures to protect the characters from further deterioration are required, provided that the measures are reversible and subject to the AMO's approval. No objection to cover them up for operational needs but the works should be carried out in a reversible manner and the Chinese characters should be properly documented before covering up.
	


Architectural Feature	Required Treatment
h) Granite columns at G/F	The granite columns should be kept intact unless with the advice from a Registered Structural Engineer and the approval from the AMO. Plaster to the granite elements should be repaired by the material matching existing.
	

Architectural Feature	Required Treatment
i) Ornamental ironwork balustrade at 2/F level	The iron balustrade should be cleaned, rust-removed, applied with anti-rust primer and repainted to match existing. The later-added stainless steel tubular bar should be removed. Upgrading works to the balustrade in order to meet statutory requirements may be allowed, provided that the design is compatible with but distinguishable from the original balustrade and subject to the approval of the AMO.
	


Architectural Feature	Required Treatment
j) Open corridor along three street-facing facades at 2/F level	The open corridor should be kept opened and clear along the three street-facing facades, i.e., do not enclose the open corridor, erect awning or cover over the corridors or erect partition in between. The later-added stainless steel railing above the parapet wall should be removed. If the railing is necessary to be replaced due to statutory requirements, the replacement should be compatible with the façade design and the design should be submitted to the AMO for approval. Parapet walls to be thoroughly cleaned, repaired, and repainted. Check the waterproofing condition for the corridor floor, repair the waterproof layer as necessary. Remove and cart away the sink and the connected pipes at the open corridor.
	

Architectural Feature	Required Treatment
k) Doors and door openings to the open corridor	Do not block or alter the size of existing door openings. The blocked door openings should be reinstated to original with reference to the existing door openings. Existing aluminium doors are not original and should be replaced by new doors of materials compatible with the existing façade design. Existing window-type air-conditioning units installed should be removed, and new fanlight of compatible materials and style should be installed. Designs of the new door together with the new fanlight should be submitted to the AMO for approval.
	


Architectural Feature	Required Treatment
l) Rectangular grid pattern steel windows with ornamental ironwork grilles and wired hexagonal pattern glass panes, and metal ironmongeries including locking handles and window stays	Do not alter the size of window openings. Existing rectangular grid pattern metal windows and the ornamental ironwork grilles should be cleaned, rust-removed, applied with anti-rust primer and repainted to match existing. Existing wired hexagonal pattern glass panes should be kept intact. Aluminium windows installed are not original and should be restored to follow the materials and patterns of the existing steel windows and ornamental ironwork grilles. Metal ironmongeries should be paint-removed, repaired and replaced matching existing style as necessary to function properly.
	


Architectural Feature	Required Treatment
m) Cast iron rain water pipes with hopper heads	Preserve in-situ and repair as necessary the cast iron rainwater pipes and hopper heads. Restore its function if feasible.
	


Architectural Feature	Required Treatment
n) Ceramic rain water pipe with hopper head	Preserve in-situ and repair as necessary the ceramic rainwater pipe and hopper head. Restore its function if feasible.
	

Architectural Feature	Required Treatment
o) Staircase hood	The staircase hood should be preserved in-situ. Check the waterproofing condition for the roof of the staircase hood, repair the waterproof layer as necessary.
	

2. INTERIOR

Architectural Feature	Required Treatment
a) Staircase and continuous balustrade leading from G/F to R/F	Continuous balustrade of the staircase should be preserved in-situ. Upgrading works to the staircase and the window bays adjacent to the staircase in order to meet statutory requirements may be permitted, subject to the approval of AMO.
	

Architectural Feature	Required Treatment
b) Timber fanlight of the door opening	Existing openable timber fanlight should be repaired and painted as necessary so as to function properly. If the floor layout is to be altered, the original timber fanlight should be carefully taken down and reused in new door opening.
	

Architectural Feature	Required Treatment
c) Stone tablets commemorating the founding of “Hung Shing Yi Hok” (孔聖義學) in Qing Dynasty	The stone tablets should be kept intact and the inscriptions should be printed on paper by rubbing, or by other means approved by the AMO, for documentation. The cement frame of the stone tablets should be repaired and repainted. Stains on the stone tablets should be cleaned by specialist.
	

Architectural Feature	Required Treatment
d) Window openings and window bays	Cabinet installed at window bays should be removed to restore the function of the existing windows.
	

Architectural Feature	Required Treatment
e) Internal space, internal partitions, floor slabs, floor finishes	No specific requirement. If new partition wall is to be erected, they should not block the existing window and door openings. Existing internal wall could be altered subject to the advice from a Registered Structural Engineer. New slab openings or strengthening works in order to meet statutory requirements may be allowed subject to the advice from a Registered Structural Engineer and approval of the AMO.
	

Appendix XI

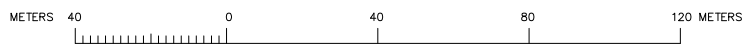
List of Recommended Treatment to Architectural Features

1. EXTERIOR

Architectural Feature	Recommended Treatment
a) Kitchen with chimney at the staircase hood	Recommended to retain the kitchen with chimney at the staircase hood. Repair and repaint as necessary.
	

Appendix XII

Outline Zoning Plan



THE SITE

EXTRACT PLAN BASED ON OUTLINE ZONING PLAN No. S/H6/15

DATE: 09/08/2013

NO.12 SCHOOL STREET

TAI HANG, CAUSEWAY BAY
HONG KONG

DRAWING NO.:

APPENDIX XII

OUTLINE ZONING PLAN
1:2000 (A4)

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
 Educational Institution
 Institutional Use (not elsewhere specified)
 Off-course Betting Centre
 Office
 Place of Entertainment
 Private Club
 Public Convenience
 Recyclable Collection Centre
 School
 Shop and Services
 Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

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 building heights, in terms of metres above Principal Datum or number of storeys, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Residential (Group A)1”, a minimum setback of 0.5m from the lot boundary fronting Haven Street, School Street, King Street, Shepherd Street, Sun Chun Street, Ormsby Street, Brown Street, Warren Street, Jones Street and Lai Yin Street shall be provided.
- (3) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the 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.
- (4) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix XIII

Recurrent Expenditure

(A) Electrical fee

Possible Use(s) ⁽¹⁾	GFA (m ²) (a)	Net Gross Ratio (b)	IFA (m ²) (c)=(a)x(b)	Energy Consumption Indicator ⁽²⁾ (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⁾
Place of recreation, sports or culture	338	80%	270	1271	95,333	138,924	Private Office - Whole building (single tenant)
Education or training facilities				630	47,254	68,777	Educational Services - Adult Education / Tutorial / Vocational Course
Arts and cultural facilities				1271	95,333	138,924	Private Office - Whole building (single tenant)

Notes:

- (1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 24 hours for boarding houses, 9 hours for schools and offices, 12 hours for shops and café, etc.
- (2) The respective "Energy Consumption Indicators" can be found at http://www.emsd.gov.hk/emsd/eng/pee/ecib_indicators.shtml.
- (3) 1MJ x 0.2778 = 1kWh
- (4) Electricity fee of Kowloon side is based on the tariff charged by China Light & Power Company (CLP), and the fee of Hong Kong side by Hong Kong Electric Holdings Limited (HEH).
CLP: @\$0.934 for first 5,000 units and @\$0.925 thereafter. Fuel clause adjustment charge is @\$0.224.
HEH: @\$0.954 for first 1,500 units, @\$1.065 thereafter. Fuel clause adjustment charge is @\$0.394.
1 Unit = 1 kWh.
- (5) The estimated electricity fee is for cost projection in the application only. The actual fee will be subject to the then tariff and actual consumption.

(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 \$0.3	Estimated Water & Sewage Charge(\$) ⁽²⁾ /annum (e) = (d) x 12
Place of recreation, sports or culture	338	80%	270	81	972
Education or training facilities					
Arts and cultural facilities					

Notes:

- (1) According to the standard accommodation rate issued by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is \$0.3 per m².
Based on the above estimate, it is assumed that the use of water per m² of :
Educational Institution, Field Study, Education or Visitor Centre, Gallery = Offices

Hostel, Holiday Camp, Arts and Cultural Village, Activity Centre = Offices x 2

Cafe = Offices x 15

- (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.
- (3) The actual water and sewage charge will be subject to the then tariff and actual consumption.

(C) Estimated rates and rent

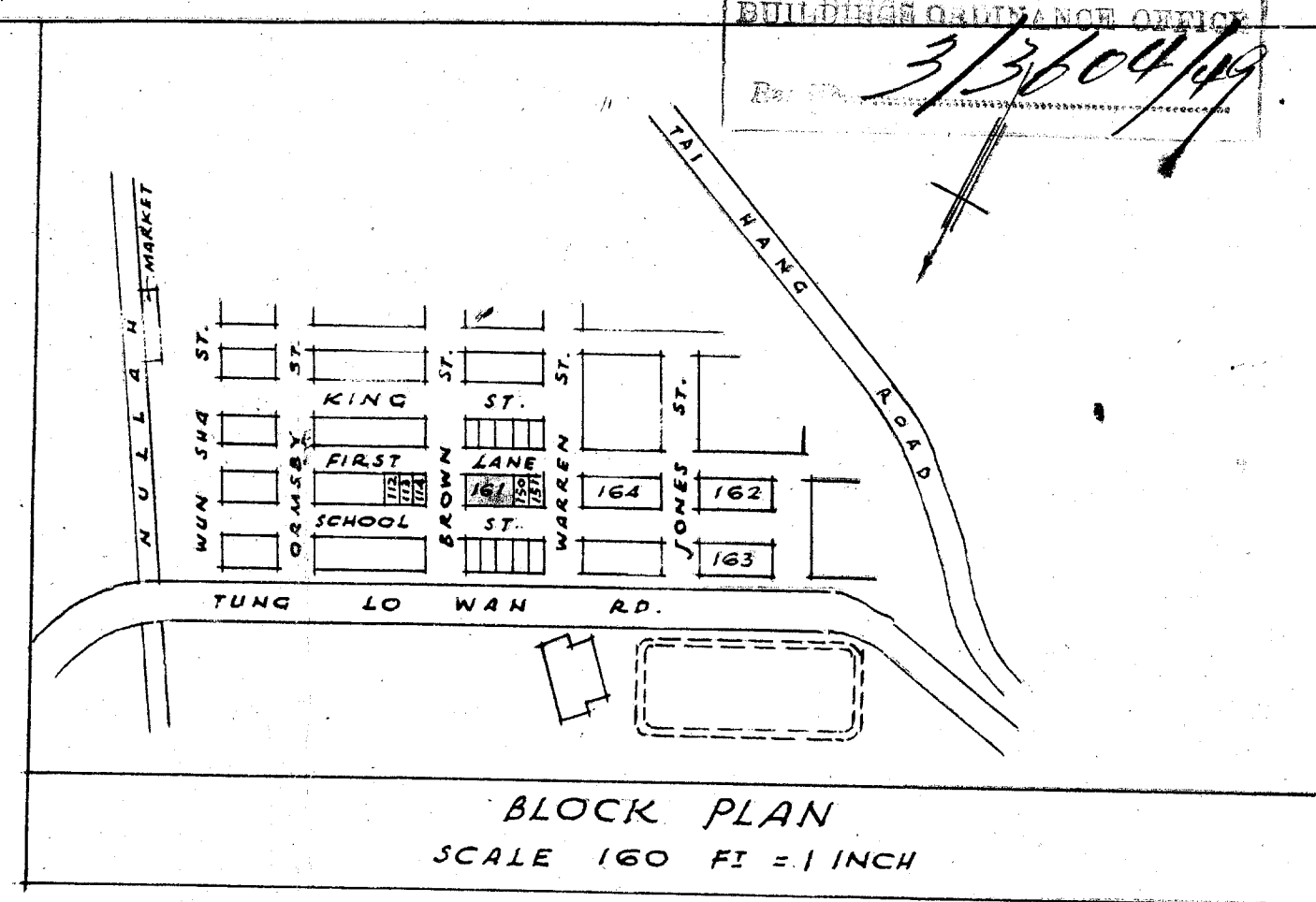
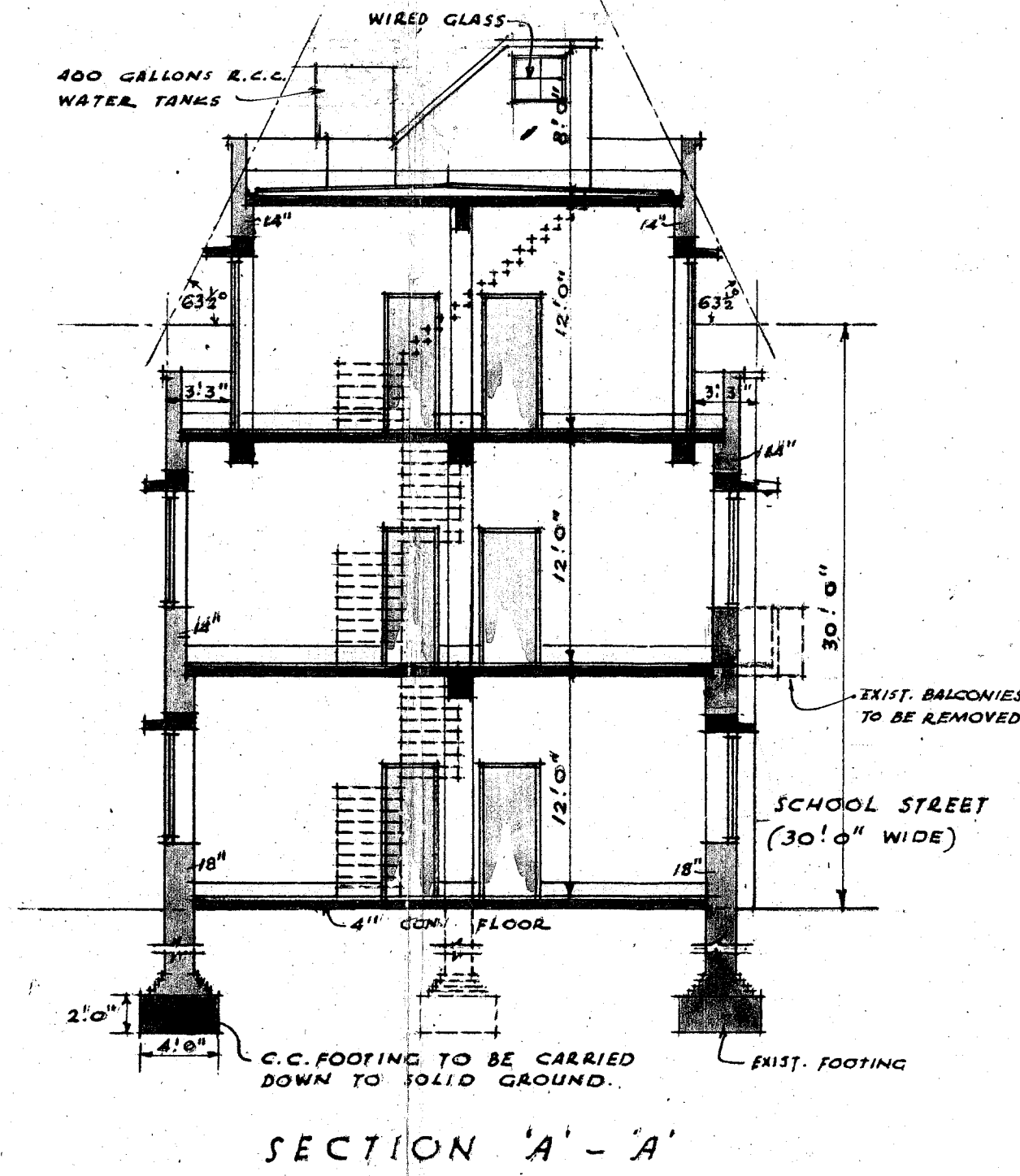
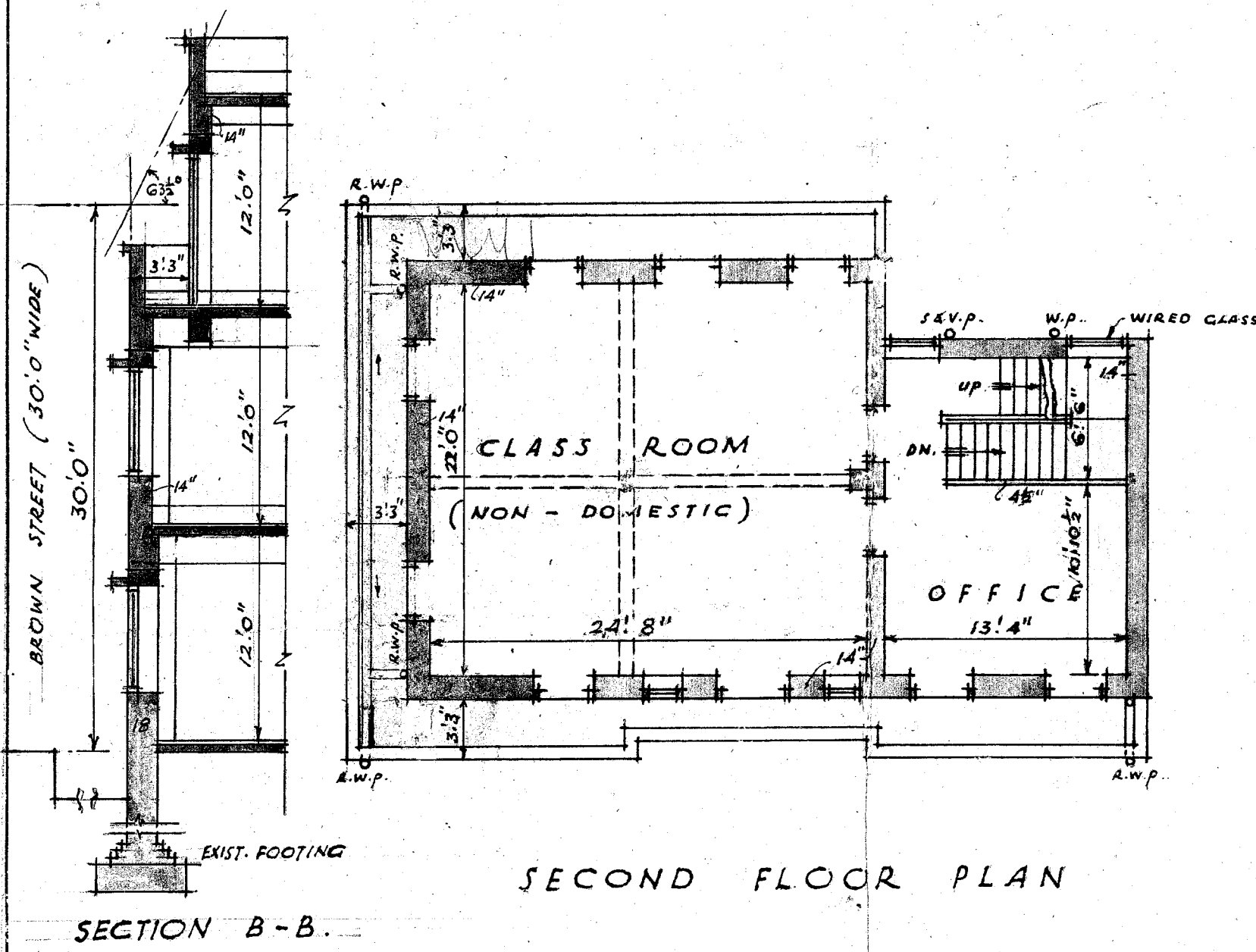
Possible Use(s) ⁽¹⁾	GFA (m ²)	Site Area (m ²)	Rateable Value ⁽¹⁾ (\$) (a)	Rates/annum (\$) (b) = (a) x 5%	Rent/annum (\$) (c) = (a) x 3%	Rates & Rent/annum (\$) (d) = (b) + (c)
Place of recreation, sports or culture	338	131	255,000	12,750	7,650	20,400
Education or training facilities						
Arts and cultural facilities						

Notes:

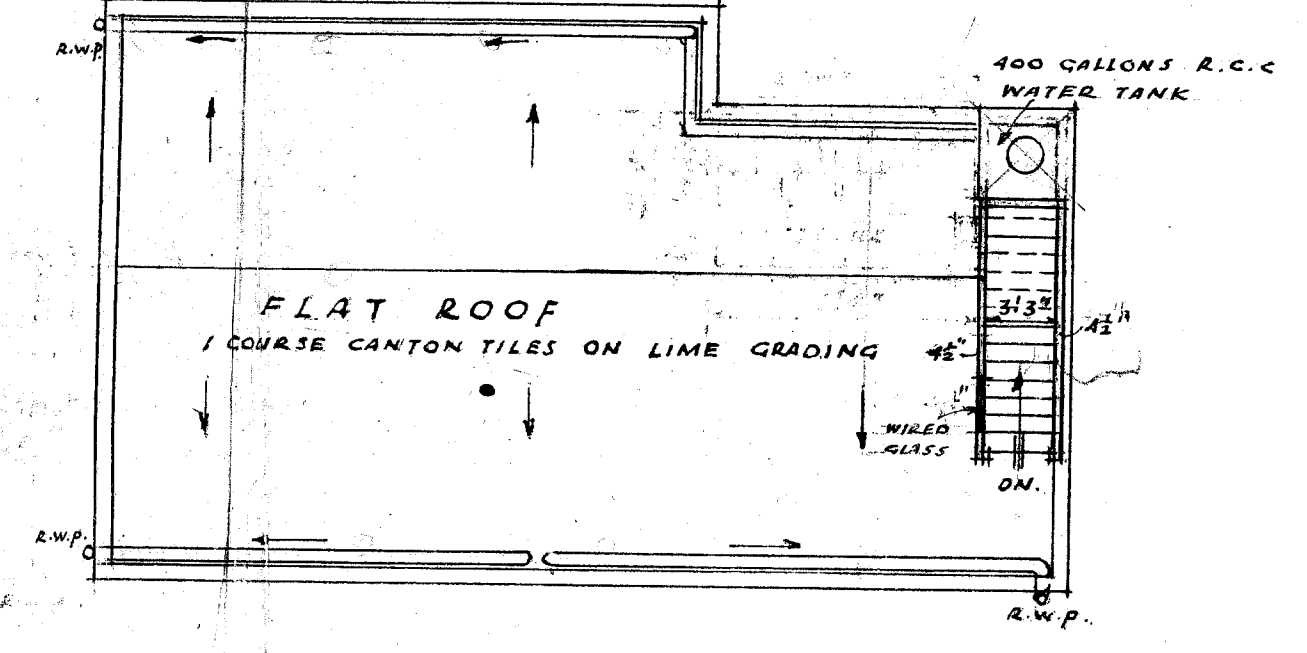
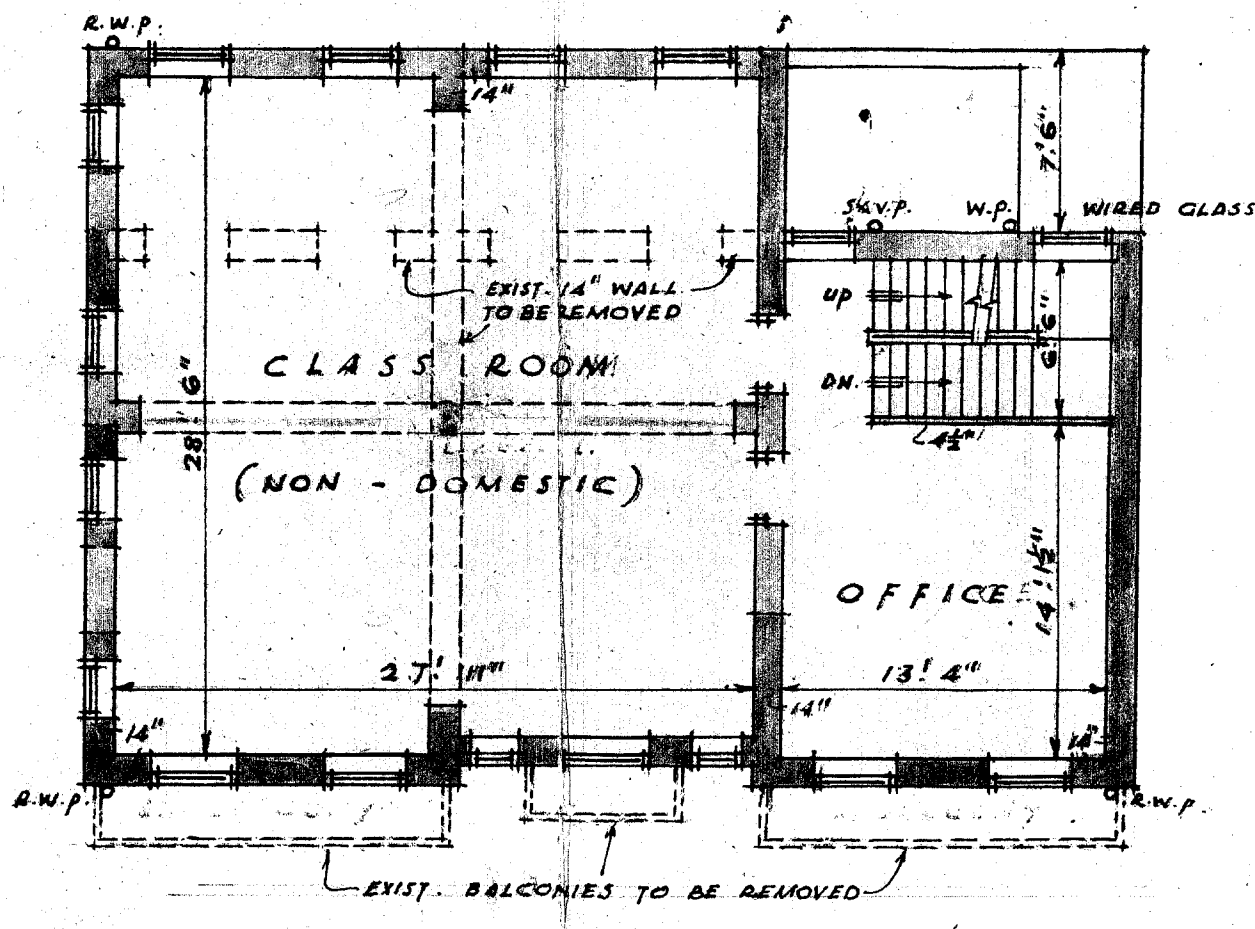
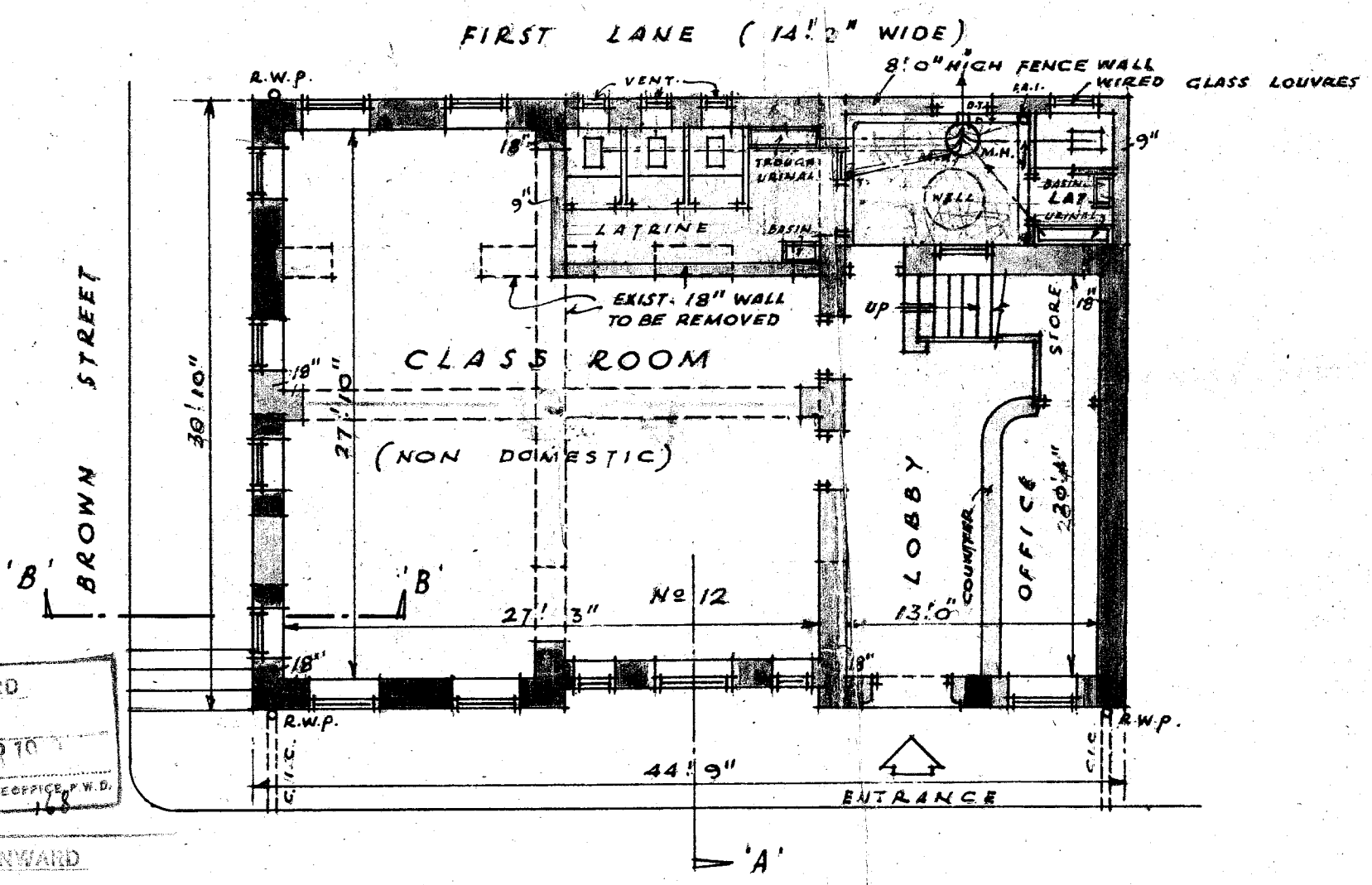
- (1) The rateable values are rough estimates based on the possible uses and are for cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building.
- (2) The rateable value will be subject to annual revaluation by the Rating and Valuation Department.

Appendix XIV

Record Plan of Buildings Department



- NOTES :-**
1. NEW BRICK WORK TO BE BUILT IN CEMENT MORTAR. 1 PART CEMENT & 3 PART SAND
 2. NEW BRICK WORK TO BE WELL BONDED INTO EXIST. WORKS IN CEMENT MORTAR (1 PART CEMENT & 3 PART SAND)
 3. RISERS FOR STAIR MAX. 7" & TREADS MIN. 9"
 4. ALL LATRINES TO HAVE 4'0" HIGH CEMENT DADO AT LEAST 1/2" THICK
 5. R.C. DETAILS & CALCULATIONS TO BE SUBMITTED LATER.
 6. SEPARATE WELL PLAN, W.C. & DRAINAGE PLANS TO BE SUBMITTED LATER.



INWARD
SERIAL NO. 11 FEB 1949
DATE 11 FEB 1949
BUILDING ORDINANCE OFFICE, P.W.D.

INWARD
SERIAL NO. 26 JAN 1949
DATE 26 JAN 1949
BUILDING ORDINANCE OFFICE, P.W.D.

INWARD
SERIAL NO. 6 JAN 1949
DATE 6 JAN 1949
BUILDING ORDINANCE OFFICE, P.W.D.

APPROVED.
PRO BUILDING AUTHORITY
DATE 11 FEB 1949

Y. O. Lee
awarded 11 Feb 1949
" 11 Feb 1949
" 30th March 1949

T. H. L. 161 No 12 SCHOOL STREET
TAI HANG SCHOOL (NON - DOMESTIC BUILDING)

PROPOSED REINSTATEMENT FOR EXISTING SCHOOL

SCALE 8 FEET = 1 INCH

Appendix XV

Record Plan of Water Supplies Department



815600N

815600N

815500N

815500N



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO 3988
 5. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE
 6. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS
 8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA
 9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE

SUBJECT SITE



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/11-SE-6C & 11A

FILE REF (17) IN WSD(HK) 1741/1/13 TJ16

REF. CODE: 32W13M

SHEET 1 OF 1

SCALE 1:1000



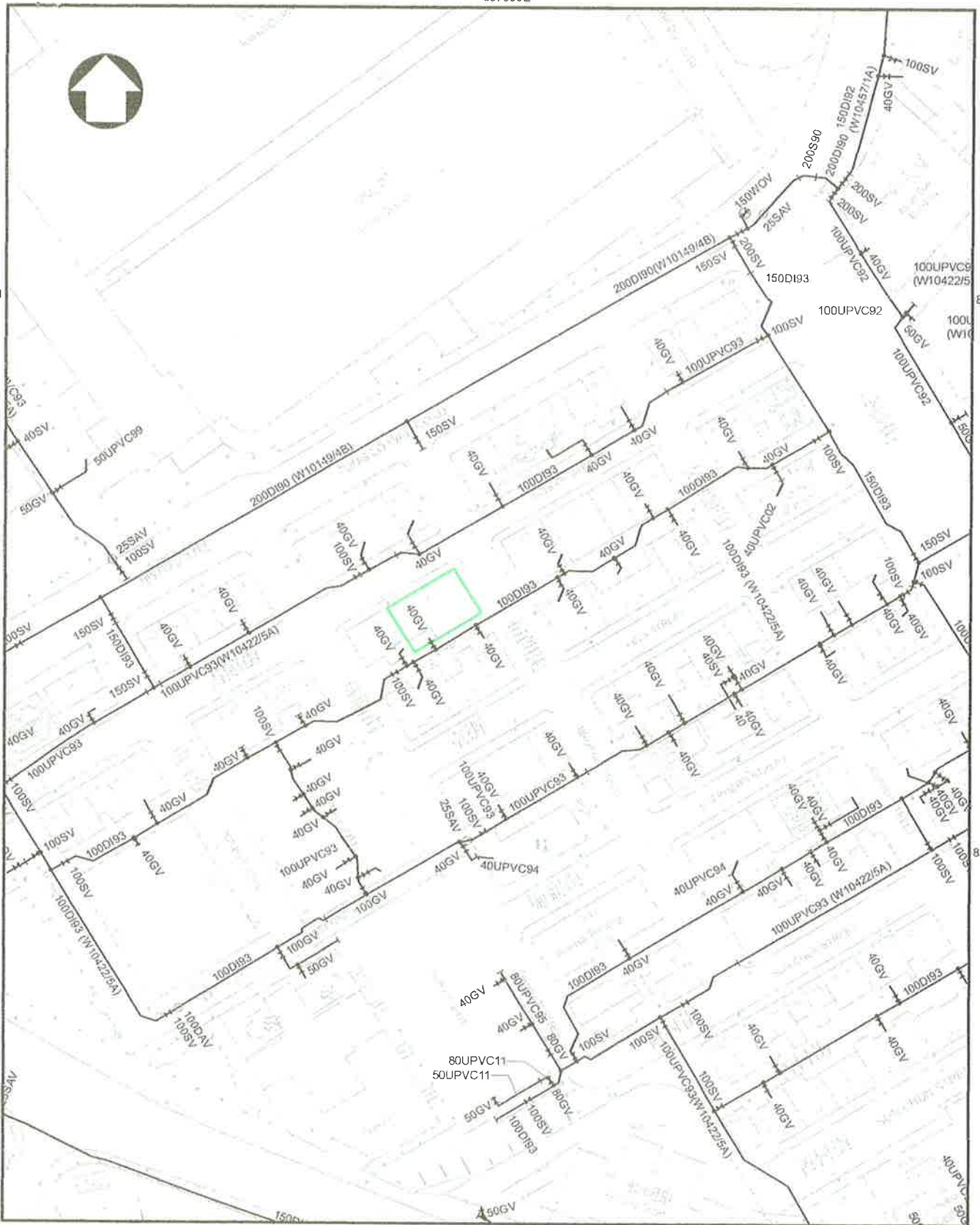
水務署
Water Supplies Department

815600N

815600N

815500N

815500N



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO 3988
 5. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE
 6. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE
 7. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS
 8. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA
 9. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE

SUBJECT SITE



PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/11-SE-6C & 11A

FILE REF (17) IN WSD(HK) 1741/1/13 T/J16

REF. CODE: 32W13M	SHEET 1 OF 1	SCALE 1:1000
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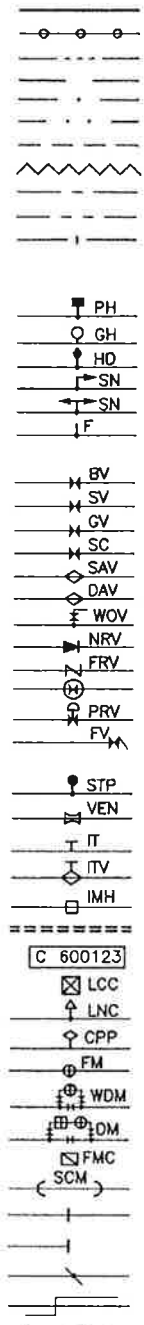


水務署
Water Supplies Department

SIGN CONVENTIONS

MAINS	TYPE
FRESH/SALT WATER MAINS	
RAW/UNTREATED WATER MAINS/CONDUIT	
BEING LAID MAINS	
PROPOSED MAINS	
WASHOUT PIPE	
SLUDGE PIPE	
TREATED EFFLUENT MAINS	
WATER MAINS REQUIRE REGULAR FLUSHING	
PRIVATE MAINS (SEE NOTE 2)	
MAINS OF OTHER DEPARTMENTS (SEE NOTE 3)	
REPLACEMENT AND REHABILITATION MAINS	
PENDING HANDOVER TO WSD	
FIRE SERVICES	
PEDESTAL FIRE HYDRANT	
GROUND FIRE HYDRANT	
HEAVY DRAW-OFF FIRE HYDRANT	
SWAN NECK FIRE HYDRANT	
TWIN OUTLET SWAN NECK FIRE HYDRANT	
FIRE SERVICES CONNECTION	
VALVES	
BUTTERFLY VALVE	
SLUICE VALVE	
GATE VALVE	
STOP COCK	
SINGLE AIR VALVE	
DOUBLE AIR VALVE	
WASHOUT VALVE	
NON RETURN/REFLUX VALVE	
FLOW REGULATING VALVE	
NORMALLY CLOSED VALVE	
PRESSURE CONTROL/REDUCING/RELIEF VALVE	
FLAP VALVE	
OTHERS	
STANDPIPE	
VENTURI TUBE	
INSPECTION MANHOLE TEE	
AIR VALVE ON INSPECTION MANHOLE TEE	
INSPECTION MANHOLE	
WATER TUNNEL	
ESSENTIAL VALVE REFERENCE NUMBER	
LEAKAGE COLLECTION CHAMBER	
LEAK NOISE CORRELATION POINT	
CATHODIC PROTECTION POINT	
CHECK METER/FLOWMETER	
WASTE DETECTION METER	
DISTRICT METER WITH STRAINER	
FLOW MEASUREMENT CHAMBER FOR ULTRASONIC FLOW METER	
SHALLOW COVERED WATER MAINS	
CHANGE IN PIPE	
BLANK FLANGE/END CAP	
PIPES CONNECTED	
PIPES CROSS OVER	

LEGEND



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NOTES:

- WSD MAINS INCLUDE:
 - MAINS LAID AND MAINTAINED BY WSD.
 - MAINS LAID BY OTHER DEPARTMENTS OR PRIVATE PARTIES BUT MAINTAINED BY WSD AT WSD'S COST.
- PRIVATE MAINS INCLUDE MAINS IN PRIVATE ROADS, PRIVATE HOUSING ESTATES, ETC. NOT MAINTAINED BY WSD.
- MAINS OF OTHER DEPARTMENTS INCLUDE MAINS LAID BY OTHER GOVERNMENT DEPARTMENTS NOT MAINTAINED BY WSD.

ABBREVIATIONS

PIPE MATERIALS

AC	ASBESTOS CEMENT
CI	CAST IRON
CONC	CONCRETE
COPP	COPPER ALLOY
DI	DUCTILE IRON
GI	GALVANIZED IRON
GIL	LINED GALVANIZED IRON
GRP	GLASS FIBRE REINFORCED PLASTIC
HDPE	HIGH DENSITY POLYETHYLENE
MDPE	MEDIUM DENSITY POLYETHYLENE
PE	POLYETHYLENE
GMS	GALVANIZED MILD STEEL
MS	MILD STEEL
S	STEEL
UPVC	UNPLASTICISED POLYVINYL CHLORIDE

REHABILITATION METHODS

RA	CURED IN PLACE PIPE (CIPP)
RB	CLOSE FIT ("FOLD AND FORM" SYSTEM)
RC	PIPE BURSTING
RD	SLIP LINING/SLIP INSERTION
RE	CLOSE FIT ("SWAGELINING" SYSTEM)
RF	FIBRE REINFORCED PLASTIC (FRP) SYSTEM
RG	INTERNAL LINING REPAIRED
RH	EXTERNAL COATING REPAIRED
RJ	CATHODIC PROTECTION INSTALLED

DESIGNATIONS

'450D199' DESIGNATES 450mm DIAMETER DUCTILE IRON PIPE LAID IN 1999.
 '600S03(E)' DESIGNATES 600mm DIAMETER STEEL PIPE LAID IN 2003 (ENTRUSTMENT).
 '600D197(W10582/2B)' DESIGNATES 600mm DIAMETER DUCTILE IRON PIPE LAID IN 1997 WITH DRAWING REFERENCE (W10582/2B).
 '150D104W0, 150D104F, 150D104OF' DESIGNATES 150mm DIAMETER, DUCTILE IRON PIPE MATERIAL, LAID IN 2004, OF TYPE WASHOUT PIPE, FIRE SERVICE MAINS AND OVERFLOW PIPE RESPECTIVELY.
 '150CIRA04' DESIGNATES 150mm DIAMETER CAST IRON PIPE REHABILITATED IN 2004 BY CURED IN PLACE PIPE METHOD (SEE ABBREVIATIONS).
 '600S03(L), 600S03(DRY), 600S03(PC)' DESIGNATES 600mm DIAMETER, STEEL PIPE MATERIAL, LAID IN 2003 WITH LEAKAGE COLLECTION SYSTEM, DRY MAINS AND PENDING COMMISSION MAINS RESPECTIVELY.
 '80PE09(TM)' DESIGNATES 80mm DIAMETER, POLYETHYLENE PIPE MATERIAL, LAID IN 2009, TEMPORARY MAINS FOR FLUSHING.

編號 no.	日期 date	摘要 description	簽署 initial
B	11/02/11	GENERAL REVISION	SE/Dev(SD)
A	16/08/05	GENERAL REVISION	(Signed) K.T. CHAN SE/AM

修訂 REVISION

圖則名稱 drawing title	簽署 initial	日期 date	圖則編號 drawing no.	比例 scale
MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS	繪製 drawn (Signed) C.M. CHAN	16/06/05	SK 3988B	NOT APPLICABLE
	核對 checked			
	加簽 endorsed		水務署 Water Supplies Department	
	核准 approved (Signed) C.C. CHAN CE/RA	12/03/98		

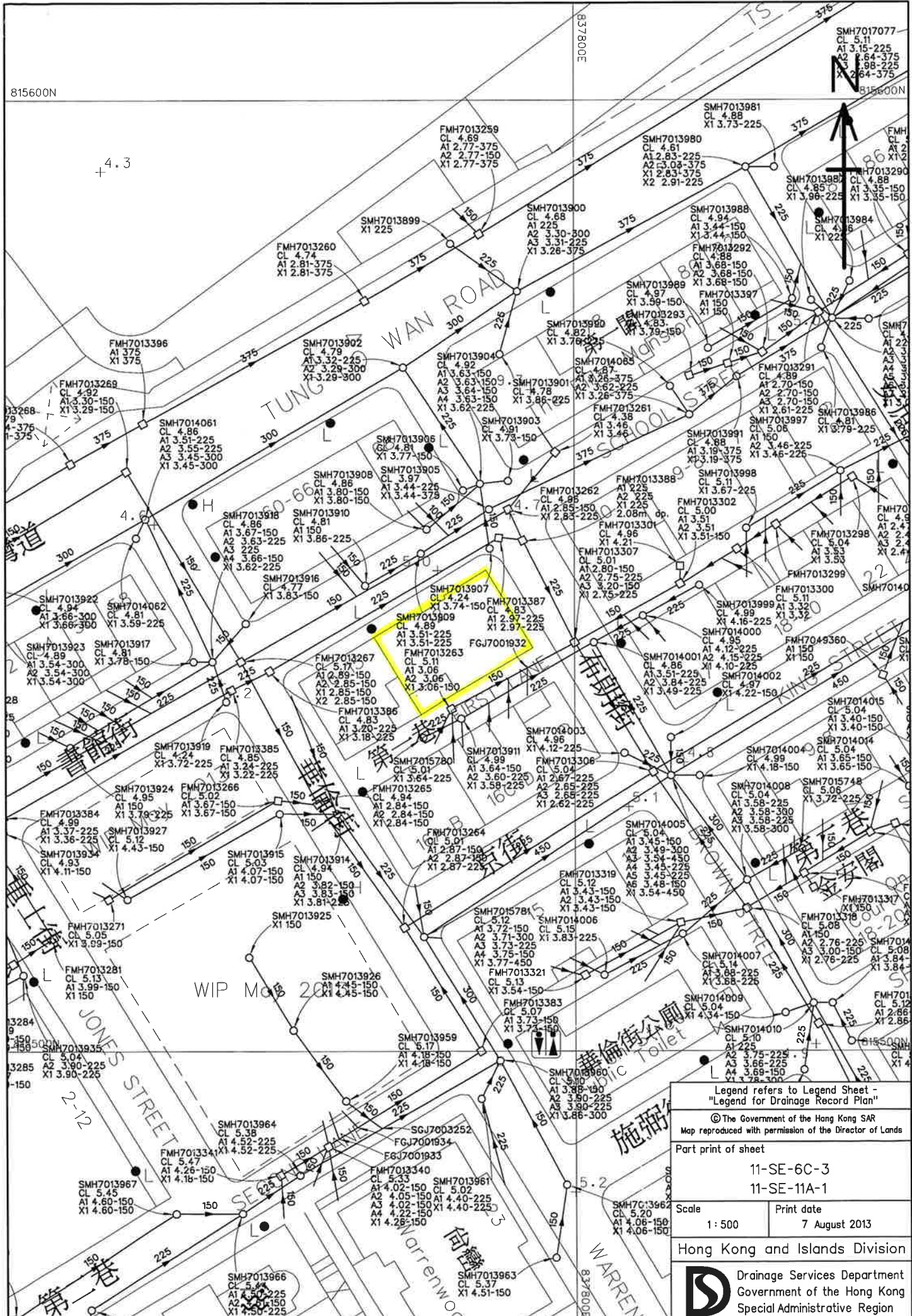
PLOTTING SCALE 1 : 1

CAD REF: SK3988B.DWG

Appendix XVI

Record Plan of Drainage Services Department

4.3



Legend refers to Legend Sheet - "Legend for Drainage Record Plan"

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Part print of sheet
11-SE-6C-3
11-SE-11A-1

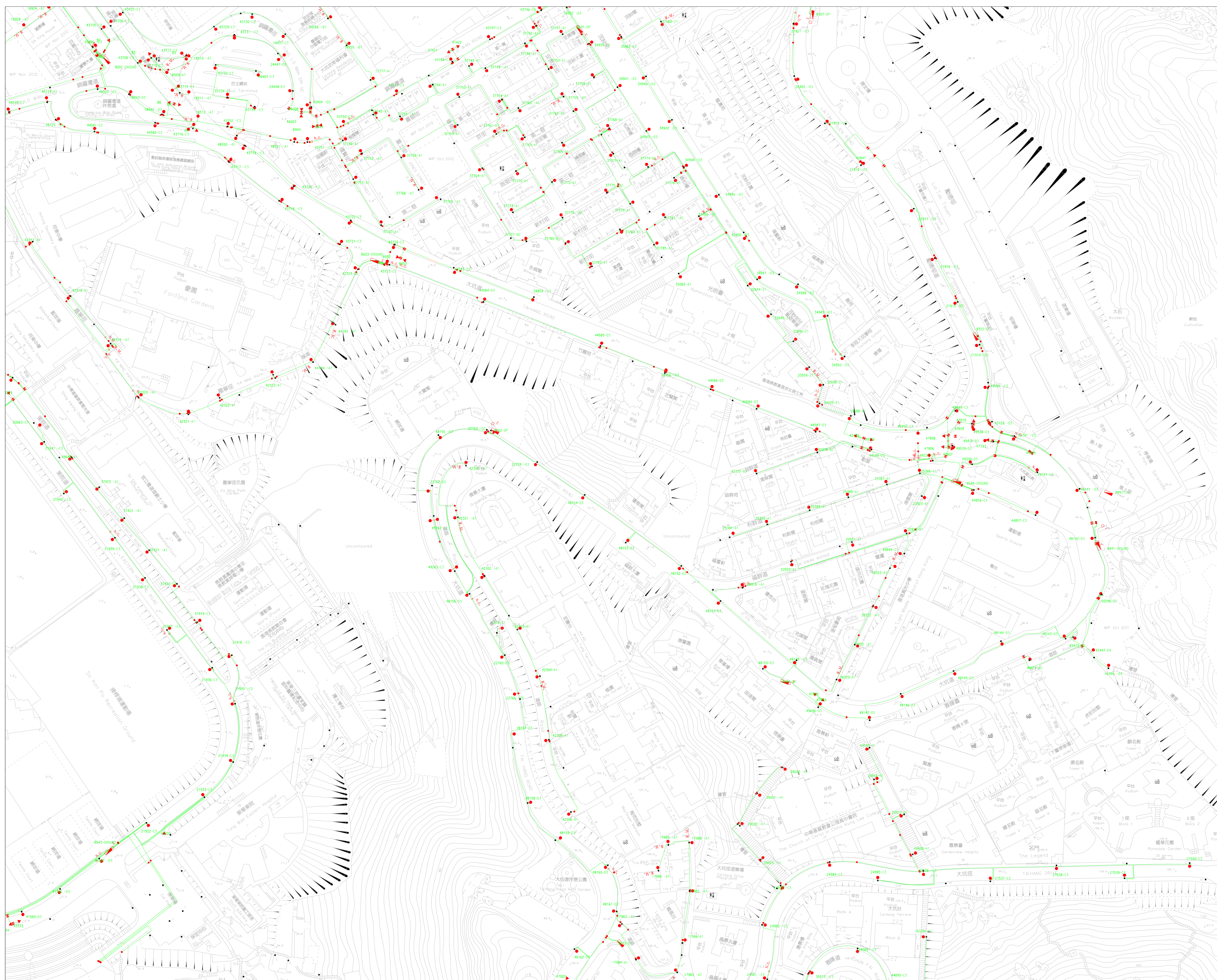
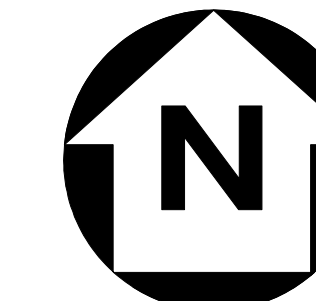
Scale 1 : 500	Print date 7 August 2013
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Hong Kong and Islands Division

Drainage Services Department
Government of the Hong Kong
Special Administrative Region

Appendix XVII

Record Plan of Highways Department



16/07/2013

- NOTES :
1. ALL LEVELS ARE IN METRES ABOVE H.K.P.D.
 2. CO-ORDINATES ARE OF HONG KONG 1980 GRID SYSTEM
 3. CO-ORDINATES OF LOWER LEFT SHEET CORNER:
 4. DISCLAIMER:
ALL INFORMATION CONTAINED IN THIS DRAWING ARE COMPILED FOR GENERAL INFORMATION PURPOSE. THE POSITIONS AND ALIGNMENTS OF THE EQUIPMENT ARE APPROXIMATE ONLY. THIS DIVISION ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE WHATSOEVER ARISING OUT OF OR IN CONNECTION WITH ANY INFORMATION ON THIS DRAWING. EXTREME CARE SHALL BE EXERCISED WHEN WORKING IN CLOSE PROXIMITY TO OUR EQUIPMENT.
© THE GOVERNMENT OF THE HONG KONG SAR MAP REPRODUCED WITH PERMISSION OF THE DIRECTOR OF LANDS
 5. LIGHTING INFORMATION UPDATED
 6. YOUR REFERENCE NO.:
 7. SURVEY MAP NO.:
 8. SHEET OF

LEGEND :

- Single-Arm Lighting Column
 - Double-Arm Lighting Column
 - Single-Arm Public Lighting Under Bridge
 - Double-Arm Public Lighting Under Bridge
 - Stagger Public Lighting
 - Soffit Lighting
 - Wall-Mounted Lighting
 - Fluorescent Lamp
 - Train Shelter
 - Highway
 - Post Top Lighting
 - Subway Sign Lighting
 - Contrail Pillar
 - Borelight
 - Cable Joint
 - Bollard
 - Directional Sign
 - Control Gear Box
 - Narrow Open Point
 - Gantry Sign
 - Underground Public Lighting Cable
 - Wall-Mounted Public Lighting Cable
 - Public Lighting Overhead Line
 - Public Lighting Cable with Skidlow Cover
 - Suspected Public Lighting Cable Routing Underground
 - Existing Public Lighting Cross Road Spore Buct Minimum 300m Depth
 - Existing Public Lighting Cross Road Spore Buct Less Than 300m Depth
- Notes : n = Number of Spore Buct Reached
Cable suspected without ducts are marked with PABLE colour

No.	Date	Description	Initial
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REVISION

Contract No.

File No.

Project No. Nil

Contract

Drawing Title

PUBLIC LIGHTING INFORMATION

Drawing No.

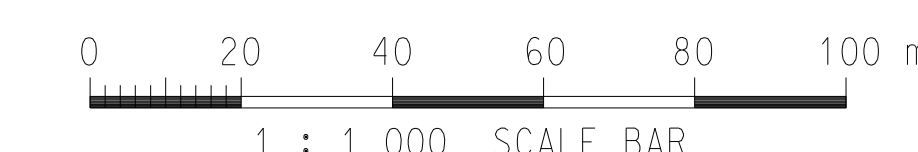
Scale

1:1000

Approx.

Office

LIGHTING DIVISION



Appendix XVIII

Record Plan of The Hongkong Electric Company Limited

Chinese Recreation Club



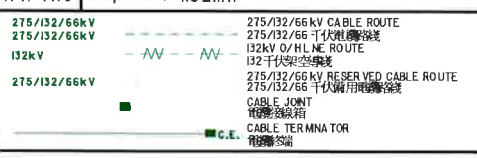
Notes:

- THE ELECTRICITY SUPPLY LINES (ESL) SHOWN ON THE PLAN ARE APPROXIMATE ONLY. WHEN WORKS ARE TAKEN IN VICINITY OF THESE ESL, YOU ARE REMINDED TO TAKE ALL NECESSARY STEPS AND MEASURES AS STIPULATED IN THE CODE OF PRACTICE ON WORKING NEAR ESL ISSUED BY EMSD.
- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ITEM 4 OF OUR 'GENERAL PRACTICE ON EXECUTION OF EXCAVATION AND CONSTRUCTION WORK NEAR UNDERGROUND ELECTRICITY CABLES'. THE CABLES WHICH ARE MORE PRONE TO SHALLOW DEPTH MAY BE FOUND AT THE WATCHED AREA MARKED WITH 'SHALLOW DEPTH' AND AT ITS VICINITY AREAS.
- FOR THE SAKE OF SAFETY, WHEN YOUR WORKS ARE UNDERTAKEN IN CLOSE PROXIMITY TO THE TYPES OF CABLE JOINT MARKED BY OR , YOU MUST INFORM HEC AT TELEPHONE 28143 443 TO ARRANGE INSPECTION AND NECESSARY ACTION BEFORE COMMENCING SUCH WORKS.
- FOR WORKS THAT ARE UNDERTAKEN IN CLOSE PROXIMITY TO OUR 275/132/66kV CABLES OR JOINTS OR 132kV O/H LINES, YOU ARE REQUIRED TO CONTACT THE RESPONSIBLE ENGINEER IN OUR CONSTRUCTION & MAINTENANCE DEPARTMENT, T & D DIVISION BEFORE COMMENCING SUCH WORKS.
- CONFIDENTIAL:** EXCEPT FOR YOUR AUTHORIZED CONTRACTORS / EMPLOYEES, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HEC'S WRITTEN APPROVAL.

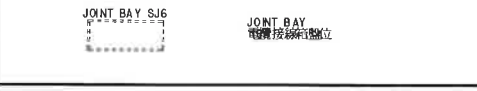
- 備註:
- 此圖只顯示供電電纜之大致位置。當在該等供電電纜附近進行工程時，請切記遵守由機電工程署所編之有關在供電電纜附近工作的實務守則。
 - 此圖應連同本公司的「在地下電纜附近進行挖掘及建造工程的一般守則」第4項一起參閱，在註有「SHALLOW DEPTH」標記之影線範圍及其附近的位置可能會遇到某些位於淺地層較近之本公司電纜。
 - 為了安全理由，在圖中註有 或 標記之接線箱附近進行工程前，請先撥打 28143 443 知會本公司安排檢查及進行有需要之工程。
 - 在本公司 275/132/66 千伏電纜或接線箱或 132 千伏架空導線附近進行工程前，請先與本公司輸配電料工程建設及保養部之負責工程師聯絡。
 - 保密：此圖在未有本公司書面授權下，不得供給閣下之僱員/指定承建商使用。

A4PTRC Map No.: HSEI1A1

Grid Ref.: Rev.:



RATING/TYPE 額定值/類別	NEW CABLE COLOUR 新電纜顏色	OUTER DIAMETER (mm) 外層直徑 (毫米)
275/132/66 kV CABLE 275/132/66 千伏電纜	BLACK 黑	75-120
BONDING CABLE 接線電纜	GREEN OR BLACK 綠或黑	10-60



SHALLOW DEPTH
UNDERGROUND ELECTRICITY CABLES MAY BE BURIED AT DEPTH LESS THAN THE MINIMUM DEPTH REQUIREMENT AS STIPULATED IN THE CONDITIONS OF EXCAVATION PERMIT OR CONDITIONS OF EMERGENCY EXCAVATION PERMIT ISSUED BY HIGHWAYS DEPARTMENT.
地下電纜可能埋設於較淺深度，此等情況均須受緊急挖掘准許證上所規定的最少埋設深度為少。



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Ref. No.: 004820
Date: 16/08/2013
Scale: 1:500
as printed on A4 size paper

Chinese Recreation Club



Notes:

- THE ELECTRICITY SUPPLY LINES (ESI) SHOWN ON THE PLAN ARE APPROXIMATE ONLY. WHEN WORKS ARE TAKEN IN VICINITY OF THESE ESI, YOU ARE REMINDED TO TAKE ALL NECESSARY STEPS AND MEASURES AS STIPULATED IN THE CODE OF PRACTICE ON WORKING NEAR ESI ISSUED BY EMSD.
- THIS PLAN SHOULD BE READ IN CONJUNCTION WITH ITEM 4 OF OUR GENERAL PRACTICE ON EXECUTION OF EXCAVATION AND CONSTRUCTION WORK NEAR UNDERGROUND ELECTRICITY CABLES. ESI CABLES WHICH ARE MORE PRONE TO SHALLOW DEPTH MAY BE FOUND AT THE HATCHED AREA MARKED WITH "SHALLOW DEPTH" AND AT ITS VICINITY AREAS.
- FOR THE SAKE OF SAFETY, WHEN YOUR WORKS ARE UNDERTAKEN IN CLOSE PROXIMITY TO THE TYPES OF CABLE JOINT MARKED BY OR , YOU MUST INFORM HEC AT TELEPHONE 2843 443 TO ARRANGE INSPECTION AND NECESSARY ACTION BEFORE COMMENCING SUCH WORKS.
- FOR WORKS THAT ARE UNDERTAKEN IN CLOSE PROXIMITY TO OUR 275/32/66kV CABLES OR JOINTS OR 132kV O/H LINES, YOU ARE REQUIRED TO CONTACT THE RESPONSIBLE ENGINEER IN OUR CONSTRUCTION & MAINTENANCE DEPARTMENT, T & D DIVISION BEFORE COMMENCING SUCH WORKS.
- CONFIDENTIAL:** EXCEPT FOR YOUR AUTHORIZED CONTRACTORS/EMPLOYEES, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HEC'S WRITTEN APPROVAL.

- 備註:
- 此圖顯示供電電纜之大致位置。當在該等供電電纜附近進行工程時，請切記應由機電工程處所編之有關在供電電纜附近工作的實務守則。
 - 此圖應與本公司的「在地下電纜附近進行挖掘及建造工程的一般守則」緊密連繫。在註有「SHALLOW DEPTH」標記之區域內進行工程時，可能會遇到某些位於淺層地底之本公司電纜。
 - 為了安全理由，在圖中註有 或 標記之電纜附近進行工程前，請先撥 2843 443 知會本公司安排檢查及進行有關之工程。
 - 在本公司之 275/32/66 千伏電纜或交絡箱或 132 千伏架空線附近進行工程前，請先與本公司輸電及工程處之負責工程師聯絡。
 - 保密：此圖在未有本公司書面授權下，只准向該項下之僱員/指定承辦商使用。

A4P0TH Map No.: HSEIIAI Grid Ref.: Rev.:

22kV SOLKOR CABLE ROUTE 22千伏 蘇爾科電纜線路	22kV SOLKOR RESERVED CABLE ROUTE 22千伏 蘇爾科預留電纜線路	22kV SOLKOR CABLE JOINT 22千伏 蘇爾科電纜接頭	22kV SOLKOR CABLE TERMINATOR 22千伏 蘇爾科電纜終端
11kV CABLE ROUTE 11千伏電纜線路	11kV RESERVED CABLE ROUTE 11千伏預留電纜線路	11kV CABLE JOINT 11千伏電纜接頭	11kV CABLE TERMINATOR 11千伏電纜終端
LOW VOLTAGE CABLE ROUTE 低壓電纜線路	LOW VOLTAGE RESERVED CABLE ROUTE 低壓預留電纜線路	LOW VOLTAGE O/H LINE ROUTE 低壓架空線路	LOW VOLTAGE CABLE JOINT 低壓電纜接頭
LOW VOLTAGE CABLE TERMINATOR 低壓電纜終端	FIBRE OPTIC/PILOT CABLE ROUTE 光纖/導引電纜線路	FIBRE OPTIC/PILOT RESERVED CABLE ROUTE 光纖/導引電纜預留線路	FIBRE OPTIC/PILOT CABLE JOINT 光纖/導引電纜接頭
FIBRE OPTIC/PILOT CABLE TERMINATOR 光纖/導引電纜終端			

RATING/TYPE 額定值/類別	NEW CABLE COLOUR 新電纜顏色	OUTER DIAMETER (mm) 外層直徑 (毫米)
22kV CABLE 22千伏電纜	TURQUOISE 綠藍	43-98
11kV CABLE 11千伏電纜	RED, TURQUOISE OR BLACK 紅、綠藍或黑	50-98
LOW VOLTAGE CABLE 低壓電纜	GREEN, BLUE OR BLACK 綠、藍或黑	25-85
FIBRE OPTIC/PILOT CABLE 光纖/導引電纜	YELLOW, PINK OR BLACK 黃、粉紅或黑	25-63
SOLKOR CABLE 蘇爾科電纜	TURQUOISE 綠藍	35-39

SHALLOW DEPTH

UNDERGROUND ELECTRICITY CABLES MAY BE BURIED AT DEPTH LESS THAN THE MINIMUM DEPTH REQUIREMENT AS STIPULATED IN THE CONDITIONS OF EXCAVATION PERMIT OR CONDITIONS OF EMERGENCY EXCAVATION PERMIT ISSUED BY HIGHWAYS DEPARTMENT.
地下電纜可能埋藏於較低深度之挖掘許可證或緊急挖掘許可證上所規定的最少覆蓋深度為少。

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Date: 16/08/2013

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香港電燈有限公司
The Hongkong Electric Co., Ltd.
T & D
Distribution Planning

港燈
HK Electric

Chinese Recreation Club



A4PXP Map No.: I5EIIA1 Grid Ref.: Rev.:

Notes:

1. — P — — P — — — — C — — C — —
 — E — — E — — — — A — — A — —
 — PA — — PA — — — — (C) — — (C) — —
- THE ABOVE MENTIONED LINES ON THE PLAN INDICATE THE APPROXIMATE LOCATIONS WHERE NEW HEC CABLES ARE BEING LAID OR PLANNED TO BE LAID.
2. PLEASE NOTE THAT THE NEW CABLE INSTALLATION PROPOSALS ARE SUBJECT TO CHANGES WITHOUT PRIOR NOTICE AND THEY ARE FOR INFORMATION ONLY WITHOUT COMMITTING OUR COMPANY TO INFORM YOU OF ANY CHANGES WHICH MAY BE MADE FROM TIME TO TIME.

備註:

1. — P — — P — — — — C — — C — —
 — E — — E — — — — A — — A — —
 — PA — — PA — — — — (C) — — (C) — —
- 以上標記顯示本公司正在進行或將會鋪設之電纜大約位置。
2. 此等將會鋪設之電纜大約位置只供參考，本公司將不會就任何更改作另行通告。

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Ref. No.: 004820 Scale: 1:500
 Date: 16/08/2013 as printed on A4 size paper

香港電燈有限公司
 The Hongkong Electric Co., Ltd.
 T & D
 Distribution Planning



Appendix XIX

**Record Plan of The Hong Kong and China Gas Company
Limited**



輸氣操作部

時間：9:59:2

比例：1:1000

圖例：

LPA	現有低壓A管道 (2千帕以下)	—	鋼蓋板
LPE	現有低壓B管道 (2-7.6千帕)	○	冷凝液罐
UP	現有中壓管道 (7.5-240千帕)	○	無聲管的冷凝液罐/放散點
LPA	現有次高壓A管道 (240-400千帕)	—	球門
LPB	現有次高壓B管道 (400-700千帕)	○	球閥井
HP	現有高壓管道 (700千帕以上)	—	窰裡保護裝置
PE	設有可探索警告帶的聚乙烯管道	—	擬建管道
PE*	沒有可探索警告帶的聚乙烯管道	—	大約埋深 (米)
RP	備用管道	—	管網過軌導管

圖則顯示的管道位置只作參考之用。其實際位置和深度仍須以人手開挖探孔確定。在煤氣管道設施附近施工期間，必須要加倍小心。

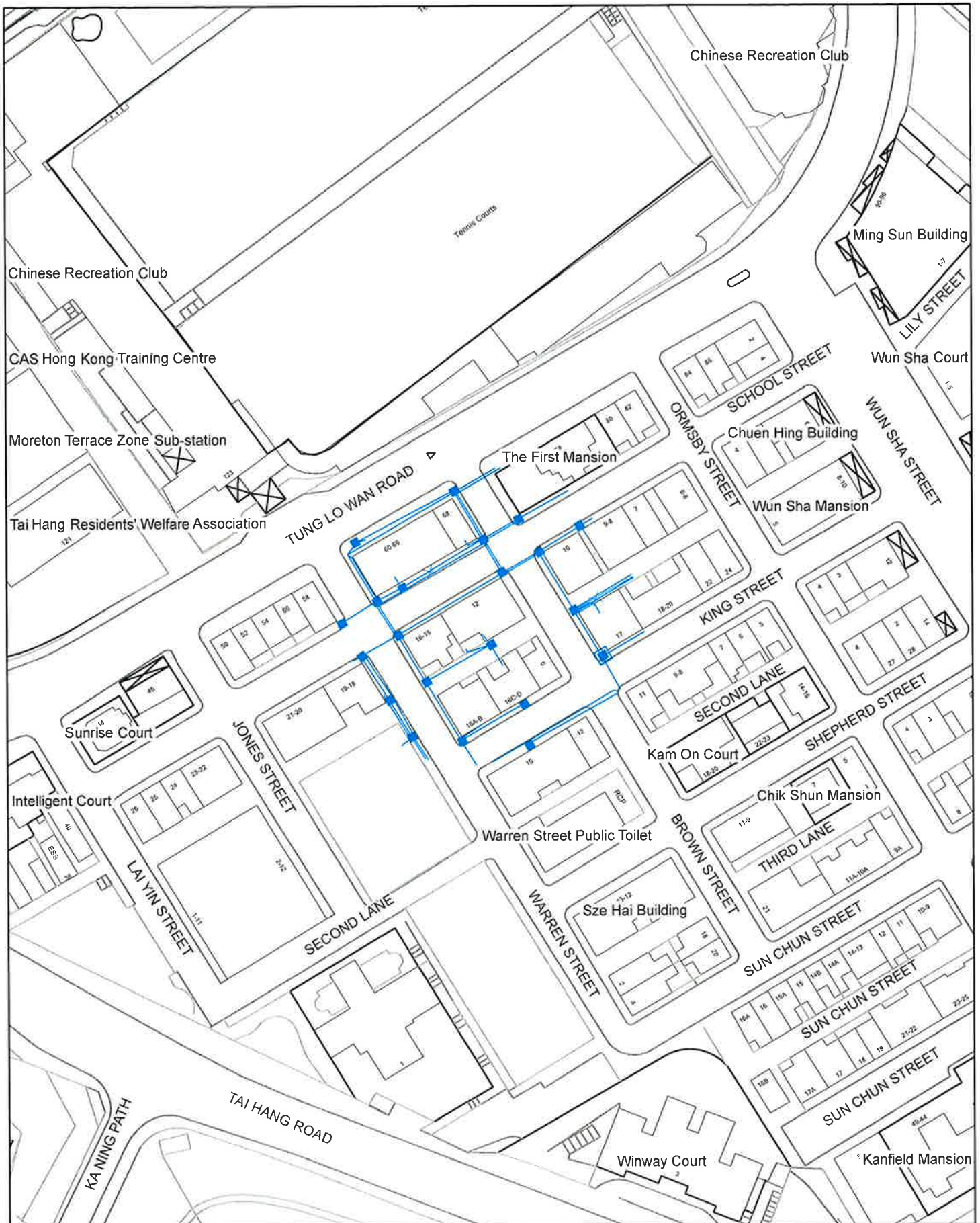
檢查日期： : Aug 12 2013
















座標 :xy (837791,815535) UNE2013/02919/1

圖則上的地圖資料乃得到 (C)香港地政總署署長 准許翻印
在未得到香港中華煤氣有限公司批准前，不可翻印此圖則的全部或部份內容

Appendix XX

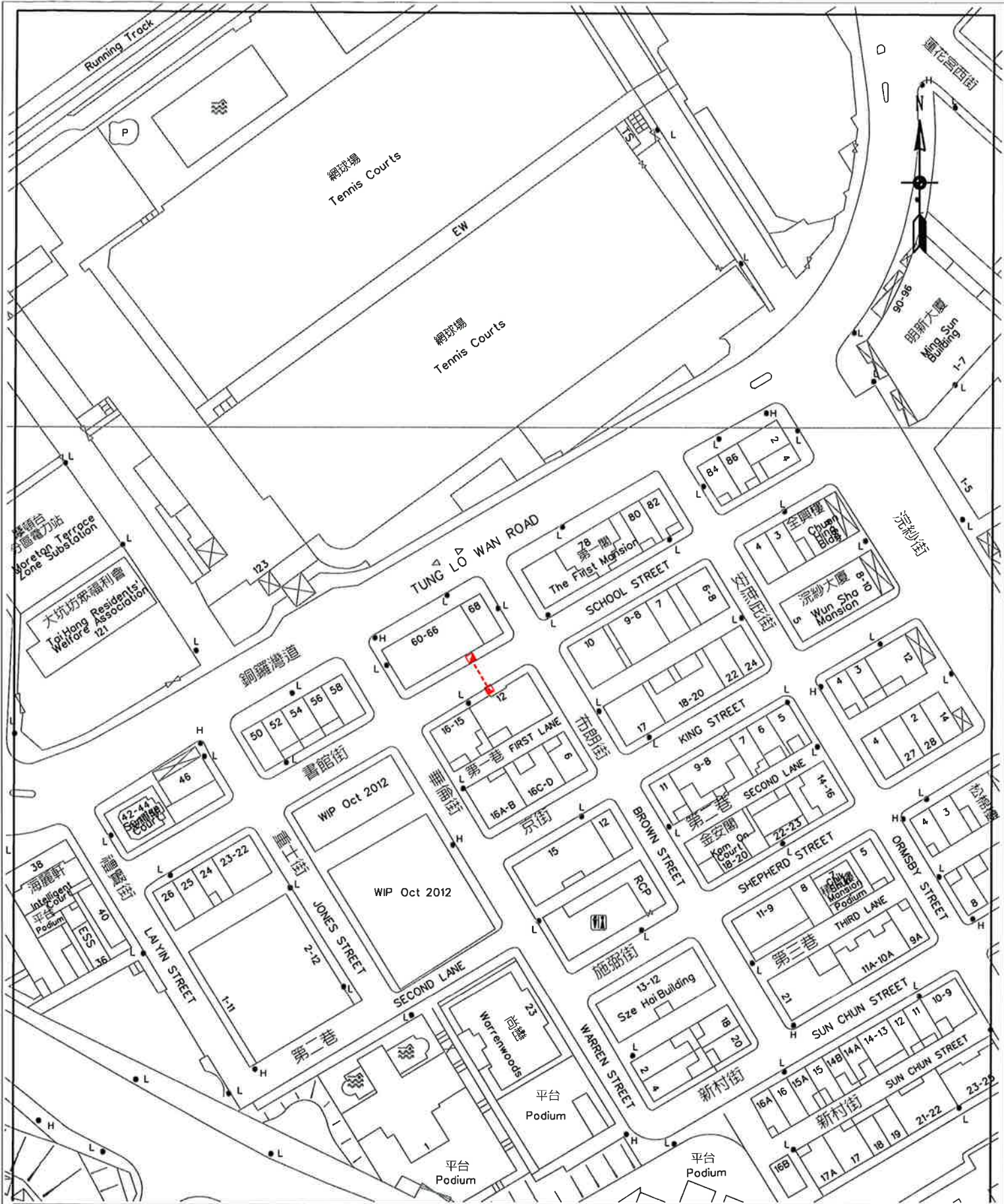
Record Plan of Hong Kong Telecommunications Limited



		NOTES: 1. EXCEPT FOR YOUR PROSPECTIVE CONTRACTORS/EMPLOYEES THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HK TELEPHONE'S WRITTEN APPROVAL. 2. THIS INFORMATION IS ACCURATE AT THE DATE BELOW, BUT FURTHER ALTERATIONS/AUGMENTATION MAY TAKE PLACE IN THE FUTURE. 3. THE POSITION OF PLANT INDICATED ON THIS DRAWING IS APPROXIMATELY ONLY. ACTUAL DEPTH AND POSITION OF PLANT MUST BE ESTABLISHED BEFORE COMMENCEMENT OF WORK BECAUSE VARIATIONS OF DEPTH AND LINE MAY OCCUR. EXTREME CARE MUST BE EXERCISED WHEN EXCAVATIONS ARE MADE IN PROXIMITY TO SUCH PLANT. 4. REACH NETWORKS HONG KONG LIMITED'S PLANT INCLUDED		KEY OF PLANT	
OUTSIDE PLANT PLANNING & DESIGN				EXISTING	PROPOSED
EXCH. AREA: ETT					
SURVEY MAP No. 11SE06C, 11SE11A					
UU REF. No. 2539U					
PREP. EMPC		SCALE 1:1000			
CKD. Cheung Eric CH		DATE 07/08/2013			
DWG. No. HKT-20130807-0012-R-HKT					
					

Appendix XXI

Record Plan of Hutchison Global Communications Limited



1. THE POSITION OF PLANT INDICATED ON THIS DRAWING IS APPROXIMATE ONLY.
 2. THE DEPTH OF OUR EXISTING PLANT MAY VARY DUE TO UNDERGROUND OBSTRUCTIONS.

Legend

- Existing Duct
- Proposed Duct
- Existing Joint Box
- Proposed Joint Box
- Adjust joint box cover / Replace joint box frame & cover to paving block type
- Adjust joint box cover / Replace joint box frame & cover to paving block type

Survey Map No. :
 Drawing No. :

11-SE-11A
 MR/HK/13/0337(1/1)

Drawn By :
 Date :

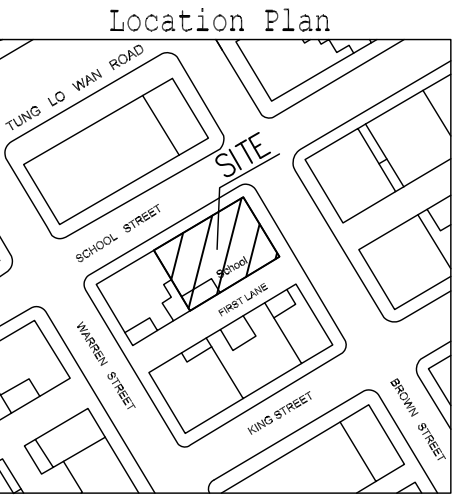
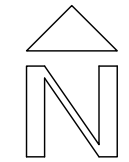
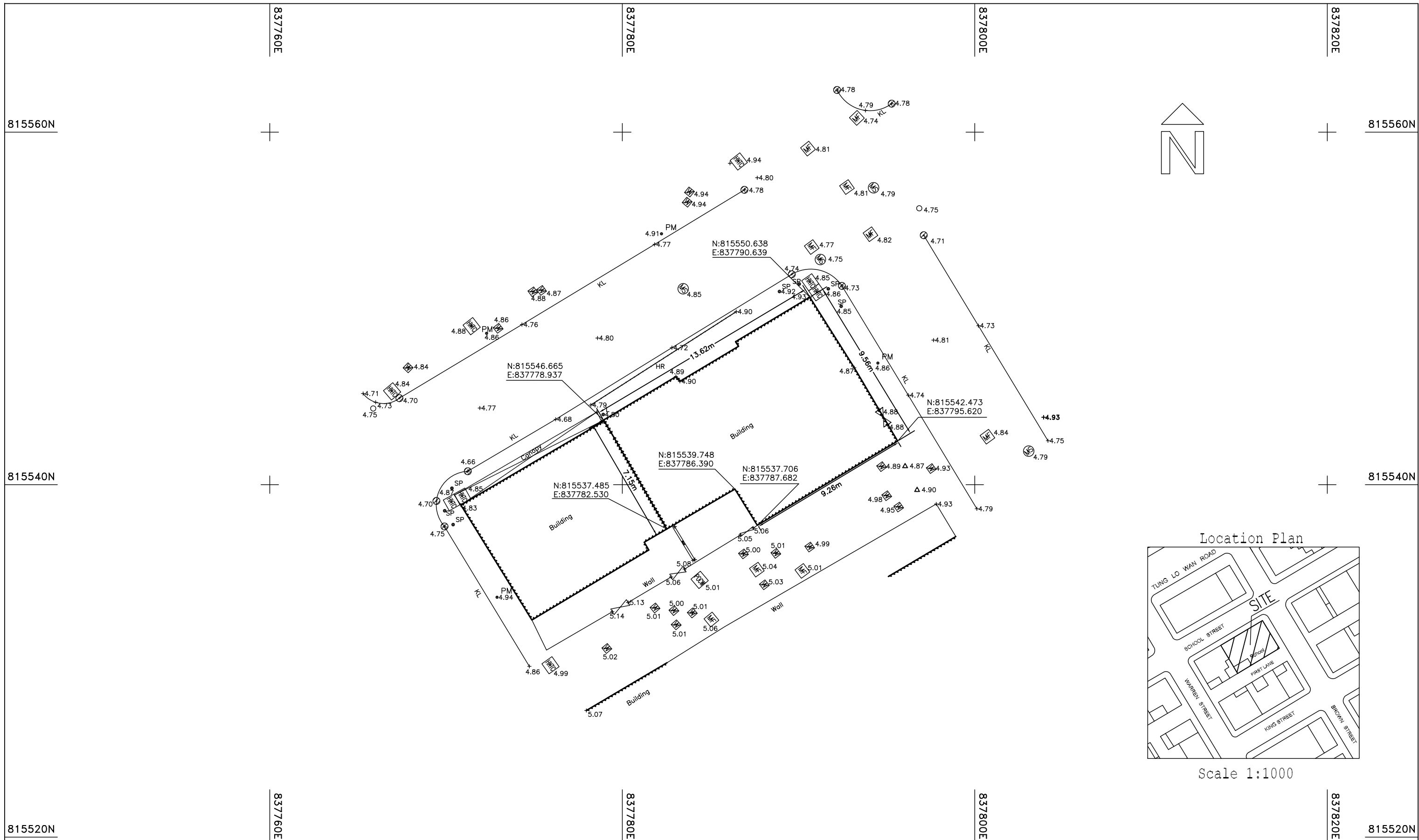
P C NIP
 06 AUG 2013

Checked By :
 Date :

H K CHIN
 07 AUG 2013

Appendix XXII

Topographical Survey



Scale 1:1000

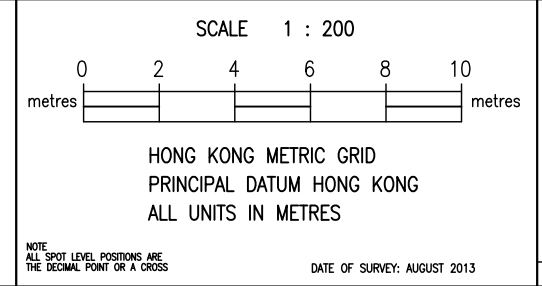
LEGEND:

	ARTIFICIAL SLOPE		HOARDING		SIGN BOARD		VALVE FIRE
	BARRIERS, FENCE, HAND RAILING		MASONRY WALL		SIGN POLE		VALVE GAS
	CHANNEL WITH FLOW DIRECTION		PERMANENT BUILDING AND CANOPY		LAMP POST		VALVE WATER WORKS
	STEP CHANNEL		TREE WITH GIRTH, HEIGHT, SPREAD		TELEPHONE POLE		MANHOLE
	BOUNDARY LINE & BOUNDARY POINT		VERTICAL MASONRY / CUTTING		TRAFFIC LIGHT		MANHOLE, ATC
	GATE		CONTOURS		LETTER BOX		MANHOLE, CABLE TV
	CONTROL		FIRE HYDRANT		WEEP HOLE		MANHOLE, ELECTRIC & MECHANICAL SERVICES DEPARTMENT

	MANHOLE, HUTCHISON GLOBAL CROSSING LIMITED BROADBAND		MANHOLE, HUTCHISON COMMUNICATION LIMITED
	MANHOLE, PCCW-HKT TELEPHONE LIMITED		MANHOLE, PACIFIC CENTURY CABLE & WIRELESS
	MANHOLE, FOUL WATER/SEWER		MANHOLE, NEW WORLD TELEPHONE
	MANHOLE, STORM WATER		MANHOLE, CLP POWER
	MANHOLE, STORM WATER MANHOLE, PACIFIC CENTURY CABLE & WIRELESS		MANHOLE, WHAT T & T
	MANHOLE, STORM WATER MANHOLE, HUTCHISON GLOBAL CROSSING LIMITED BROADBAND		MANHOLE, TOWNGAS TELECOM
	MANHOLE, STORM WATER MANHOLE, HUTCHISON COMMUNICATION LIMITED		MANHOLE, DRAINAGE SERVICES DEPARTMENT

ABBREVIATION:

BS	BOUNDARY STONE
BN	BENCH
CUL	CULVERT
C-C	COVER CHANNEL
CO	COLUMN
CONC	CONCRETE
CP	CATCH PIT
END	END OF OBJECT
FB	FLOWER BED
FP	FOOTPATH
HR	HAND RAILING
IL	INVERT LEVEL
KL	KERB LINE
PZ	PIEZOMETER TUBE
RCP	REFUSE COLLECT POINT
S-C	STEP CHANNEL
T1	TREE NO.1
U-C	U-CHANNEL
VB	VEHICLE BARRIERS
WIP	WORK IN PROGRESS
WT	WATER TANK



INITIAL	28/08/2013	---
REVISION	DATE	DESCRIPTION

SPENCE ROBINSON LTD.

Topographical Survey
No.12 School Street, Tai Hang
Hong Kong

<p>SAM MAK & ASSOCIATES SURVEYORS (HK) LTD. CONSULTANTS IN LAND, ENGINEERING, MARINE & AERIAL SURVEYS ROOM 703-705, MARINA HOUSE, NO.68 HING MAN STREET, SHAUKENWAN, HONG KONG. TEL : 28951918 FAX : 28901759 E-mail: hkooffice@sammak.com</p>	<p>PRELIMINARY (28/08/2013) JESSICA LEUNG MRICS MHKIS CHARTERED SURVEYOR</p>
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PLAN NO. 8770/01

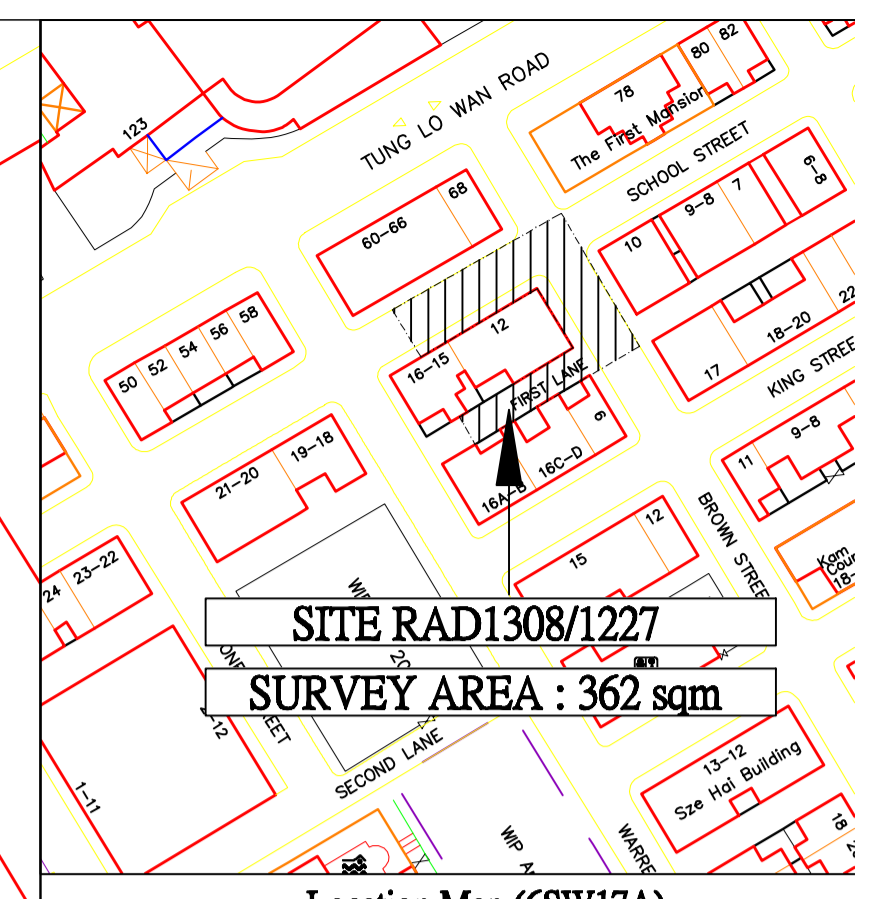
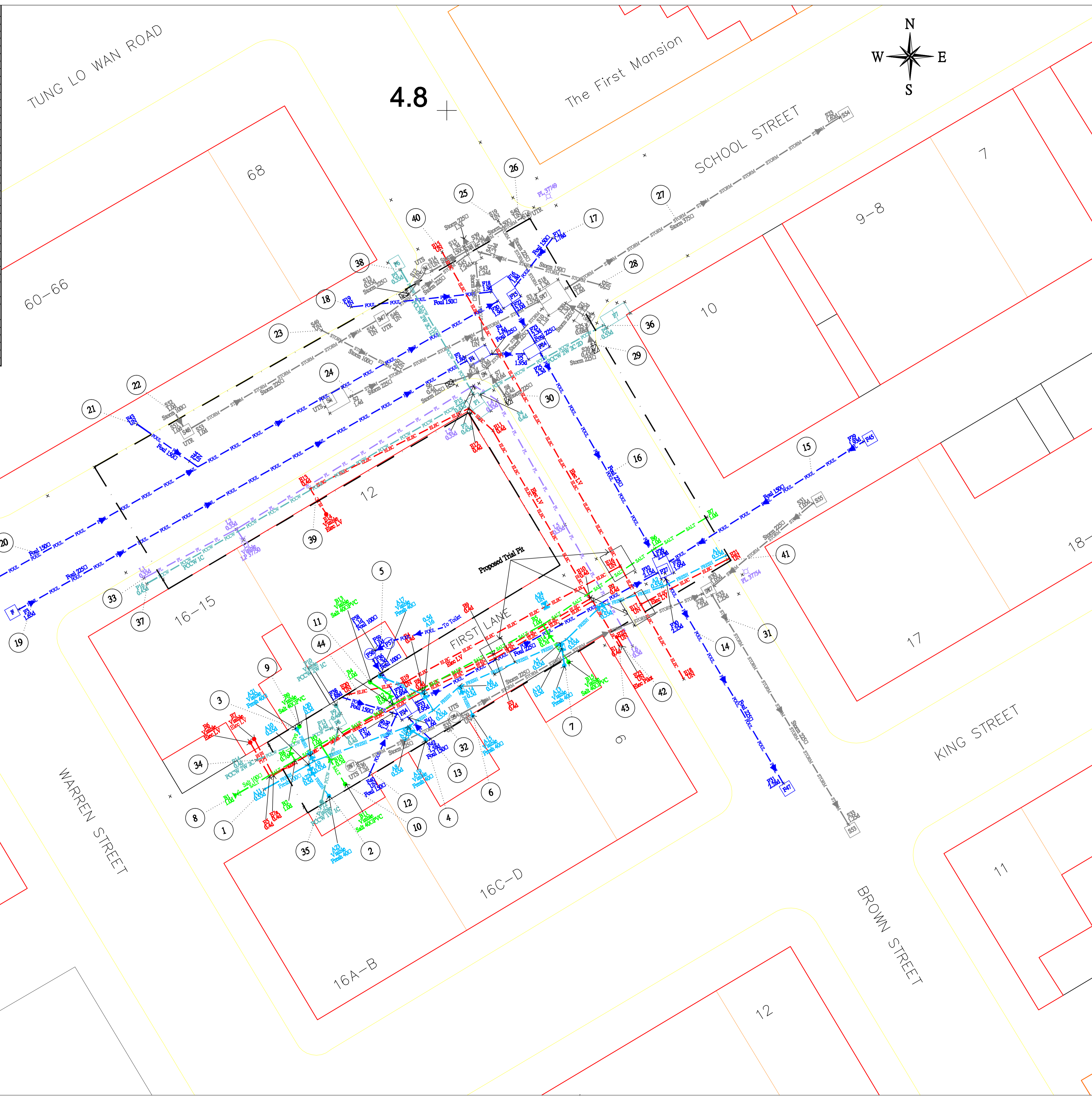
Appendix XXIII

Utilities Mapping Drawing

Utility	Depth	Pipe Size	Remark
FRESH WATER PIPE	0.55	100	
FRESH WATER PIPE	0.5	40	Visible
FRESH WATER PIPE	0.5	40	Visible
FRESH WATER PIPE	0.5	40	Visible
FRESH WATER PIPE	0.5	40	Visible
FRESH WATER PIPE	0.5	40	Visible
SALT WATER PIPE	1.0	100	
SALT WATER PVC PIPE	0.7	40	Visible
SALT WATER PVC PIPE	0.7	40	Visible
SALT WATER PVC PIPE	0.5	40	Visible
FOUL PIPE	1.9-Unknown	150	
FOUL PIPE	1.58-1.6	150	
FOUL PIPE	2.25-2.28	225	
FOUL PIPE	1.93-1.95	150	
FOUL PIPE	2.23-2.3	225	
FOUL PIPE	1.78-1.8	150	
FOUL PIPE	1.9-Unknown	150	
FOUL PIPE	1.65-1.8	225	
FOUL PIPE	1.5-1.9	150	
FOUL PIPE	Unknown	150	
STORM PIPE	1.0	100	
STORM PIPE	Unknown	100	
STORM PIPE	1.4-1.55	225	
STORM PIPE	1.3-Unknown	225	
STORM PIPE	1.24-Unknown	150	
STORM PIPE	1.6-1.62	375	
STORM PIPE	1.24-Unknown	150	
STORM PIPE	0.45-0.68	225	
STORM PIPE	0.4-0.6	225	
STORM PIPE	1.25	225	
STORM PIPE	1.2-Unknown	225	
PUBLIC LIGHTING PIPE	0.3-0.35	100	
PCCW PIPE	0.4	100	Cable Matrix : ●●
PCCW PIPE	0.4-0.55	100	Cable Matrix : ●●
PCCW PIPE	0.45	100	Cable Matrix : ○○
PCCW PIPE	0.35-0.4	100	Cable Matrix : ○○
ELECTRIC CABLE	0.4-Visible	Unknown	1xLV
ELECTRIC CABLE	Unknown	Unknown	3xLV
ELECTRIC CABLE	Unknown	Unknown	1xLV
ELECTRIC CABLE	Unknown	Unknown	1xPilot
ELECTRIC CABLE	0.4-Visible	Unknown	1xLV
ELECTRIC CABLE	Unknown	Unknown	1xLV

Manhole	CL (m)	LL (m)	Chamber Dimension (mm)	Length	Width	Depth	Remark
+4.8	+4.35	1100	720	450			
+4.8	+4.45	700	600	350			
+4.8	+4.25	1400	640	350			
+4.8	+4.4	700	600	400			
+4.8	+3.0	650	580	1800			
+4.8	+2.9	1300	1100	1900			
+4.8	+2.3	1270	330	2300			
+4.8	+2.55	1100	720	2250			
+4.8	+2.9	1100	1000	1900			
+4.8	+3.7	370	370	1100			
+4.8	+3.8	370	370	1000			
+4.8	+3.4	1200	900	1400			UTS
+4.8	+4.0	540	460	800			
+4.8	—	500	500	—			UTS
+4.8	+3.25	1400	1260	1530			
+4.8	+3.6	760	760	1200			
+4.8	+3.55	600	600	1250			
+4.8	—	600	600	—			UTS
+4.8	+3.6	600	600	1200			UTS
+4.8	+3.26	980	540	1240			
+4.8	—	600	600	—			UTS
+4.8	—	600	600	—			UTS

Legend for Utility Symbols:
 F - Fresh Water, B - Salt Water, C - CATV, G - Gas, M - ATC/R&M
 J - Joctio, P - PCCW, H - HGC, N - NWT, K - HKBN, W - Wharf T&T
 L - Lampost, Y - Gully, U - Unclassified/Unknown
 U = Unable To Route, UTS = Unable To Survey
 NA = Unable To Get Access, UTL = Unable To Locate



Rev.	Date	Description
00	9/9	Revision 1

CP Name : Fung Ho Yan CP No. : 00553

- Notes :
- Depth of drainage/sewerage are to the invert of pipe.
 - Depth of remaining utilities are to the center of pipe/cable.
 - Unit of all depth shown is in m, indicated as #d.
 - Unit of all dimension shown is in mm.
 - Coordinates and levels are to the Hong Kong 1980 Grid System and the Hong Kong Principle Datum.
 - All units are in metric.
 - Pipes or cables are buried in the same level and are very close to each other making identification of each pipe and cable not possible. In this case, it will be assumed that the pipe of a diameter is indicated.
 - Pipes or cables are located at the same or very close vertical layer. In this case, the first layer will be located and reported.
 - Width of the utility line in the drawing does not represent in actual dimension.
 - Pipe material if known included in material column
 - Electric cable detection carried out in passive mode only.
 - In accordance with the Electricity Supply Lines (Protection) Regulations, Cap 406H, cable detection by passive method is regarded as Cable Alignment Record.
 - Should you require a Permit to Dig signed by a Competent Person, you are required to call the CP on site while you are carrying out the trial pitting works and confirm the alignment of the rest of the cables by active detection method under a separate instruction.
 - Fibre optic cables cannot be detected on site as no access to HK electric cables. Routing is same alignment as 11kv cable routes.

Symbol	Description	Symbol	Description
TL	Traffic Light	C	Cable TV Pit
IB	Illuminating Bollard	P	PCCW Pit
PH	Pipe Hydrant	H	Hatchison Pit
SV	Salt Water Valve / Fresh Water Valve	NT	NT&T Pit
GV	Gas Valve	NW	New World Telecom Pit
SM	Storm Manhole	B	HKBN Pit
FM	Foul Manhole	M	Traffic Control Box
WP	Water Valve Pit	PC	Power Cable Pit
U	Other Utility Manhole	A	Fresh Manhole
ELC	Electric Cable	L	Public Lighting Pit
EM	EM&M Cable	C	Catch-Pit
PL	Public Lighting Cable	G	Gully
CATV	Cable TV Cable	DP	Down Pipe
PCCW	PCCW Cable	CM	Cable Matrix
HGC	Hatchison Cable	D	Duct includes cable
NWT	New World Telecom Cable	E	Duct empty
HKBN	HKBN Cable	L	Lampost
GAS	Gas Pipe	UN	Unknown
FRESH	Fresh Water Pipe	V	Valve Pit
SALT	Salt Water Pipe		
STORM	Storm Water Pipe		
FOUL	Foul Water Pipe		
UN	Unreliable		
U-Channel	U-Channel		
S-Channel	S-Channel		
	Contract Survey Boundary		

CLIENT : **Spence Robinson Ltd.**

CONTRACTOR : **STANGERS Stanger Asia Limited**

PROJECT TITLE : **Resource Kit for The No.12 School Street in Tai Hang**

DRAWING TITLE : **Utility Survey Drawing**

A1 Size Scale 1:100 Survey Date: Sept. 2013

Prepared By: Wilson Approved By: Neil Keen

Drawing No. RAD1308/1227 Page 1 of