Revitalising Historic Buildings Through Partnership Scheme

Roberts Block, Old Victoria Barracks, 42A Kennedy Road, Central, Hong Kong

Resource Kit

17 November 2016

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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 includes:

Section I - Introduction;
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 and Tree Preservation Issues;
Section IX - Slope Maintenance;
Section X - Technical Compliance for Possible Uses; and
Section XI - Special Requirements of the Project

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 and building control requirements.

Item (c) of the above will be a complex task. 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), 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, there are a number of suggested uses which appear to be pursuable based on available information. However, the technical feasibility of such uses 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 authorized specialists to verify the dimensions, areas and datum levels before detailed design is carried out.

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

Old Victoria Barracks ("Barracks") was one of the first British military compounds in Hong Kong. There were over thirty military buildings in the Barracks but nowadays, only six buildings which were residences and dormitories for military officers still exist and are converted for different uses, including Flagstaff House, Cassels Block, Montgomery Block, Roberts Block, Rawlinson House and Wavell Block. The Barracks was used by the Japanese during the Japanese Occupation between 1941 and 1945. In 1979, the Barracks was handed back to the Hong Kong Government, and part of it was converted into the Hong Kong Park in 1985. Although the number of buildings in the Barracks has been reduced substantially, the remaining buildings still form an integral part of the historic compound of the Barracks.

Located high above Kennedy Road, Roberts Block was built in the early 1900s and was originally known as Army Married Quarters "E" Block. It was later named probably after one of Montgomery's commanders, Brigadier (later Major-General) G.P. Roberts, after the Second World War. It was occupied by the New Life Psychiatric Rehabilitation Association as the Jockey Club New Life Hostel from 1986 to 2013.

2.2 Architectural Merits

Roberts Block is three storey high, with stepped flat roofs in three bays and projecting eaves. Although the fireplaces are no longer used, three chimney stacks are still remained at the roof top. The block name "ROBERTS" can be found in painted black letters on top of the southeast façade and in raised white letters above 1/F verandah on the northeast façade. Fair-faced brickwork is used at verandah facades only, both externally and internally. Other building facades are in painted white render. Some window openings on southwest and northwest facades have projected window

sills, and majority of these also have segmental arches above. Timber windows are used generally, except metal windows are found on the southwest facade and a few glass louvre windows on the northwest façade. Painted cast iron downpipes with hoppers add architectural interests to the northeast and southwest façades. The northeast facade is in elegant Edwardian Classical Revival style with open verandah on all floors formed by red brick rectangular columns supporting a classical entablature and moulded cornice at each floor level. The balustrades between the columns are filled with classical urn-shaped balusters capped with a thick granite slab. The architectural features are painted white in contrast to the red brickwork. Alterations could possibly be carried out on the southwest façade by enclosing the original verandah.

The building interior is relatively utilitarian due to the nature of the building and decorations are used sparingly. Openings inside the verandah are treated as external openings with granite thresholds for all doors. Segmental arches are used over the French door openings. Other original interior elements such as the half-glazed timber French doors and fanlights (in different configurations), crown mouldings at ceiling and beams and the metal staircases still remain in the building.

III. Site Information

3.1 Location

The address of subject site is Roberts Block, Old Victoria Barracks, 42A Kennedy Road, Central, Hong Kong. The Location Plan is at **Appendix I**.

3.2 Site Description

The site of this revitalisation project is located on a slope. Roberts Block is abutted on levelled land trimmed at the middle of the slope, elevated from the closest main road, Kennedy Road. Slope is running downhill at north, west and east of the Roberts Block and uphill at the south. A retaining wall is located at the south of Roberts Block.

There are two pedestrian paths leading to main entrance of Roberts Block. One is from Kennedy Road and other is from Borrett Road. The one from Kennedy Road has two entrances; one is close to a residential development called "Regent On The Park" and other one close to the abandoned Hong Kong Electric's sub-station. The paths from Kennedy Road join together then leading to Roberts Block.

The path from Borrett Road bypassing the PRC Ministry of Foreign Affairs Buildings and Montgomery Block leads to the main entrance of Roberts Block.

There is no vehicular road access to the level of Roberts Block.

3.3 Site Boundary

The north, west and east site boundary is surrounded by downhill slopes and beyond the slopes is Kennedy Road. There is a retaining wall along the south boundary of the site and at further south to the retaining wall is Montgomery Block which is currently home to Mother's Choice Limited. The Site Boundary Plan is shown at **Appendix II (A)**.

3.4 Site Area

The site of this revitalisation project includes the Roberts Block and its surrounding piece of land, all owned by the Government. The site has an irregular footprint with an area of approximately 720 sq. metres.

3.5 Major Datum Levels

The major datum level of the site ranges from approximately +79.8mPD to +80.1 mPD. Major datum levels around the site are shown at **Appendix III**.

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

IV. Building Information

4.1 Building Description

Roberts Block is a 3-storey building situated on slope. The building has verandah along its front elevation facing north-east. The building was vacant since 2013.

Roberts Block is in a fair condition in general except some minor defects are found such as spalled concrete on the concrete roof slabs, cracks on wall and beams and spalling bricks. The internal finishes are generally in poor condition.

The architectural drawings of the Roberts Block, which include site plan, floor plans, elevations and sections are attached at **Appendix V**. These architectural drawings are produced based on rough site measurement and require further verification.

Photos showing the site and the Roberts Block are attached at **Appendix VI**.

4.2 Historic Grading

Roberts Block was confirmed as Grade 1 historic building by the Antiquities Advisory Board in December 2009. "Grade 1 historic building" is defined as a "building of outstanding merit, which every effort should be made to preserve if possible".

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

4.3 Schedule of Accommodation

The approximate Net Operational Floor Area (NOFA) and Construction Floor Area (CFA) of the Roberts Block provided in this section are indicative only. Applicants shall verify such information on their own before adopting this information in their proposals.

Total Construction Floor Area is approximately 737 sq. metres. Schedule of

area is listed as follows:

Floor Level	Accommodation		Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
G/F	Main Block	Stairwell	247	15
		Verandah		52
		Office		10
		Store Room		5
		Corridor		22
		Kitchen		16
		Lavatory		5
		Bathroom		5
		Room D101		19
		Room D102		19
		Room D103		20
		Room S111		8
		Room S112		8
1/F	Main Block	Stairwell	245	15
		Verandah		51
		Living Room		22
		Corridor		21
		Kitchen		9
		Lavatory		5
		Bathroom		4
		Room D201		20
		Room D202		15
		Room D203		20
		Room S211		8
		Room S212		8
		Room S213		7

Floor Level	Accommodation		Approximate Construction Floor Area (sq. m)	Approximate Net Operational Floor Area / Net Floor Area (sq. m)
2/F	Main Block	Stairwell	245	8
		Verandah		51
		Living Room		22
		Corridor		21
		Kitchen		10
		Lavatory		5
		Bathroom		4
		Room D301		21
		Room D302		15
		Room D303		21
		Room S311		8
		Room S312		8
		Room S313		8

4.4 Materials of Construction

Materials	Roof	Reinforced concrete
	Wall	Brick masonry
	Floor	Concrete and structural steel
	Staircases	East side: Painted steel works with timber treads West side: Painted steel works
	Windows	North-west Facing: Timber framed casement windows, stone window sill and steel framed glass lourves. South-west Facing: Steel frame casement windows. North-east Facing: Timber framed casement windows above doors and metal glass lourves (on Ground floor).

Finishes	Exterior	Front Section: Exposed brick masonry Rear Section: Brick masonry with render
	Interior	Wall finishes: Painted plaster and ceramic tiles Floor finishes: Rooms: Vinyl floor tiles Bathroom and Kitchen: Ceramic Tiles Verandah: Cement sand screeding Ceiling finishes: Painted plaster

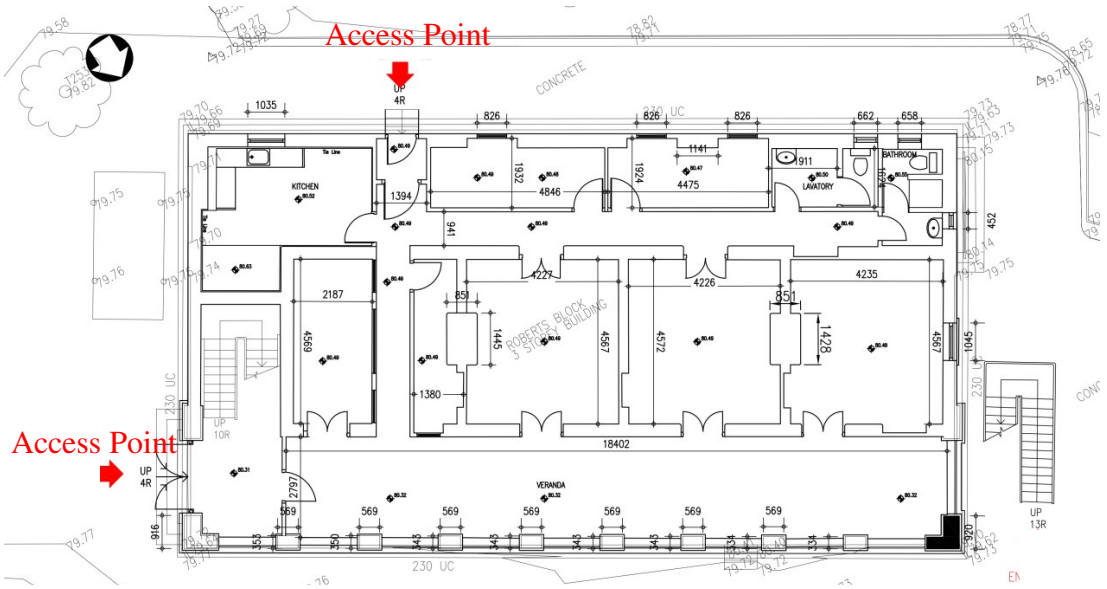
4.5 Circulation

4.5.1 General Description

Two access points are provided to the Roberts Block, main entrance on ground floor at south-east side of the building, rear entrance on ground floor at south-west side of the building. There is no restriction of internal access within Roberts Block.

The internal staircase at the east of the building provides interconnection between G/F, 1/F and 2/F, while the external steel staircase at the west of the building only provides means of escape for 1/F and 2/F. There is no lift service provided for the building.

There is a corridor and verandah interconnecting individual rooms of Roberts Block.



Access Points on Ground Floor

4.5.2 Barrier Free Access

No barrier free access, which complies with current standard "Design Manual: Barrier Free Access 2008", is provided to get access to Roberts Block.

The existing pedestrian access leading from Kennedy Road or Borrett Road to the site is not satisfactory for wheelchair users.

There is no ramp provision regarding the level difference between internal and external spaces and also regarding the level difference between rooms and their adjoining verandah or corridors. In addition, there is no provision of lift facilities between G/F and 2/F.

4.6 Major Alterations and Additions

The external staircase with the adjoining walls and door openings at the west of Roberts Block are suspected to be additional works.

4.7 Preliminary Structural Appraisal

For Roberts Block, no structural records could be found in the information search.

4.7.1 Description

(a) General

The Roberts Block is a three storey building constructed in the early 1900s, which is situated on a level land surrounded by downhill slopes on its east, west and north side and an uphill slope on its south side. The building consists of G/F, 1/F, 2/F and roof. On each floor, there are mainly two different levels. The verandah is located at a level lower than other areas by around 175mm.

(b) Structural system

The following information of the structural system is mainly based on visual inspection.

The three-storey building is supported by load bearing brick walls and brick columns, which are believed to be supported on shallow foundations. The structural system of each floor is as follows:-

i) Roof:-

The roof is built of beam and slab floor system in which roof slabs are supported by roof beams. Based on the results of covermeter surveys conducted on some slabs, it is estimated that roof slabs are built of reinforced concrete (R.C.), and the beams are constructed of either R.C. or structural steel beam encased in concrete surround.

ii) First to Second Floors:-

At the central room areas of each floor, the structural floor system consists of slabs supported by beams. It is estimated that these beams are built of either R.C. or structural steel beams in concrete surround. While at the other floor areas, the structural floor system mainly consists of slabs supported by structural steel beams.

No steel reinforcement bars could be found in carrying out covermeter

survey and opening up inspection on some floor slabs during the site inspection. It is estimated that the floor slabs of both the central room areas and the other areas are built of unreinforced concrete.

iii) Ground Floor:-

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

c) Load Path

i) Vertical Load:-

The vertical loads, which consist of dead loads, live loads and/or vertical wind loads, acting on 1/F, 2/F and R/F, are taken by the floor slabs, and then all these loads are transferred through their supporting beams to load bearing walls and columns. The vertical loads from the walls and columns are eventually transferred to ground through their footings. The vertical loads, acting on the ground floor, are transferred to ground through the on grade slabs.

ii) Lateral Load:-

The lateral loads, which mainly consist of lateral wind loads, are largely resisted by the lateral stiffness of the load bearing brick walls. The loads are eventually transferred to the ground through the footings.

4.7.2 Preliminary Appraisal

During the site inspection, the structural condition of the building appeared to be satisfactory. No serious structural cracks or deformation on the critical structural elements and significant differential settlements of foundations were observed. However, a few localised spalled concrete at some roof slabs (See photos on pages 26 of **Appendix VI**), and slight structural cracks on some brick walls and floor slabs at the west side of Roberts Block were observed. (See photos on pages 27 to 29 of **Appendix VI**).

4.7.3 Loading Assessment

No information on design imposed load for the building is known. As the building constructed in the early 1900s, it is believed that the structure of the building was likely designed in accordance with Public Health and Building Ordinance 1903. In this Ordinance, no design imposed load is specified.

It is considered that, no matter how designed, for the purpose of adaptive reuse of the building under this revitalization scheme, the 1/F and 2/F floor slabs should be upgraded or reconstructed to current standard, if the structural investigation by the selected applicant confirms that these slabs are unreinforced concrete slabs and their structural capacity depends mainly on the bending strength of concrete. The reasons are as follows:-

1. Their load bearing capacity can easily and highly reduced by cracking and any other damages to their concrete integrity,
2. They are weak in absorbing overloading, and can fail without warning
3. Their use needs extreme cares and close monitoring.

As there are no available structural records and any other documents from which the design imposed loads for the building can be found, the selected applicant is required to carry out detailed structural investigation and assessment with necessary in-situ and laboratory tests on construction materials to find out the loading capacities of the building for the design of their proposed adaptive re-use of the building.

Finally, the floor usages and minimum imposed load as stipulated in Code of Practiced for Dead and Imposed Load 2011 issued by the Buildings Department sufficient for covering most of common usages are extracted below for easy 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	*3A: Floors with tables*		
		Childcare centers and kindergartens	2.5	3.0
		Classrooms, lecture rooms, tutorial rooms, computer rooms	3.0	4.5
		Internet computer services centres[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 centres[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
		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)		
		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
		3C: Floors without obstacles for moving people		
		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

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
3	Floors where people may congregate	*3D: Floors with possible physical activities*		
		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
		Stages, television studios used as stages	7.5	9.0
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

Table 3.2 (continued)

Class	Use	Examples of Specific Use	q_k (kPa)	Q_k (kN)
5	Floors for storage, equipment, plant and industrial uses	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.

4.7.4 Recommendations and conclusion

The structural cracks as mentioned in section 4.7.2 should be closely monitored and the selected applicant should carry out investigation to find out the causes of these cracks and carry out appropriate remedial works to them.

This preliminary structural appraisal shall not be treated as a comprehensive and complete evaluation of building performance, and comprehensive structural appraisal with detailed site investigation and appropriate in-situ and laboratory tests shall be carried out by selected applicant to verify and confirm the details and conditions of the structural members and structural performance of the building for the design of their proposed adaptive reuse of the building.

If it is confirmed that the 1/F and 2/F floor slabs are built of unreinforced concrete slabs and their structural capacities depend mainly on bending strength of concrete, these slabs should be upgraded or reconstructed to current standards.

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the Roberts Block is as follows:

Building Services and Utilities	**Existing Provisions**
MVAC Installation	• Window type exhaust fan (approx. 150 to 250mm dia.) is provided in each bathroom, kitchen & toilet. • No other MVAC installation is found within the site
Fire Service Installation	• No water based fire service system (i.e. fire hydrant (FH) / hose reel (HR) & sprinkler system) is found in the building. • No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) is found in the building. • No exit sign and emergency lights are found in the building. • Portable fire extinguisher is found on each floor staircase exit, but their certification is expired. • No check meter position for fire service installation is found in the lot / premise. • Fire service water supply may be obtained from town mains in Kennedy Road. The Record plan of Water Supplies Department is attached in **Appendix XV(A).**

Building Services and Utilities	**Existing Provisions**
Electricity Supply	• Existing electricity supply is provided by means of a HEC 400A TPN end-box (S/N: S/12614) located on the wall at G/F landing of east staircase near main entrance. The power supply to the site is supplied through cables laid under footpath and Kennedy Road. Please refer to Appendix XV(V) for details. • Existing power supply is functional with HEC meter no. HEC537805. Electrical installation and most of switch accessories and wirings are in fair condition. • New power supply cables may be laid under the access road connecting the site and Kennedy Road. The Record plan of HKE is attached in **Appendix XV(B).** • An electric substation of HKE is located adjoining to Kennedy Road at main street level. The substation has been abandoned without transformer and other equipment.
Lift and Escalator	• Existing building is not provided with any lift or escalator.
Plumbing Installation	• Potable water supply is provided by a 40mm dia. copper pipe from the east of the site for toilet(s), bathroom(s) and kitchen(s). • Another 50mm dia. copper pipe from west of the site is connected to G/F toilet sinks. • The water authority check meter position is located on the south façade of Roberts Block.

Building Services and Utilities	**Existing Provisions**
Plumbing Installation	• Flushing water supply is obtained by a tee-off from potable water supply. It is connected to a 40mm dia. UPVC pipe leading to a roof storage tank. The roof storage tank is for supply to toilet(s) and bathroom(s) by gravity. • Water supply to toilet(s), bathroom(s) and kitchen(s) are in good condition. • Future water requirements including potable, flushing, cleansing, irrigation water may be obtained from town mains at Kennedy Road. • The Record plan of Water Supplies Department is attached in **Appendix XV(A)**.
Drainage Installation	• Rainwater on roof is discharged via hoppers and stacks to cast iron rain water down pipes. It is then discharged to surface channel which is connected to the stormwater surface channel of adjoining slope off the site. • There is no storm water terminal manhole within the site. • The surface water on ground within the site is gathered by open channel at ground level and discharged off the site via stormwater surface channel of the adjoining slope as shown in Underground Utility Survey Plan attached at **Appendix XV(U)**. • The storm water drainage system is shown on plan in **Appendix XV(U)**.

Building Services and Utilities	**Existing Provisions**
Drainage Installation	• The waste and soil water from the building is discharged to foul water manholes, then discharge to government manhole at Kennedy Road. (Refer to **Appendix XV(U)**). • The Record plan of Drainage Services Department is attached in **Appendix XV(C).**
Gas Installation	• No gas connection is found in existing building. • Gas supply may be available for connection from Kennedy Road. The Record plan of Hong Kong and China Gas Company Ltd. (HKCGC) is attached in **Appendix XV(D).**
Fixed Telecommunication Network (FTNS)	• An abandoned service point owned by Hong Kong Telecommunications (HKT) Limited is found on site. Incoming FTNS is fed through underground manhole into the building. No other FTNS service connection is found in existing building. • HKT service may be available for connection. The Record plan of HKT is attached in **Appendix XV(E).** • Most of the FTNS services providers have no record of providing their services installation on site. The replies from FTNS services providers up to 18 Aug 2016 can be found in **Appendix XV.** • New FTNS services including telephone and broadband connections may be obtained from relevant FNTS services providers in future.

In addition, an enquiry of record plan has been made to Electrical & Mechanical Services Department, Highways Department Lighting Division and Mass Transit Railway Corporation Limited. Their replies are attached in **Appendix XV(K)**, **Appendix XV(L)** and **Appendix XV(M)** respectively.

V. Vicinity and Access

5.1 Immediate Surroundings

The Roberts Block is located at mid hill level of Admiralty and surrounded by slopes. Beyond the slope to the north of Roberts Block are Montgomery Block which is Grade 1 historic buildings and The People Republic of China Ministry of Foreign Affairs Buildings. At the opposite side of Kennedy Road, which is the closest main road of site, are resident Blocks called "Regent On The Park". Hong Kong Park, The British Council and British Consulate General are located beyond the downhill slope of the opposite side of Kennedy Road.

An abandoned electric substation owned by Hong Kong Electric (HKE) is located outside the site and just beyond the north boundary at Kennedy Road level. It is constructed with bricks and concrete slab and its condition is found to be very poor in which the timber doors with rotten edges and dilapidated steel framed windows with broken glazes and distorted frames are observed.

The Plan Showing Immediate Surroundings is at **AppendixVII**.

5.2 Access

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

5.2.1 Vehicular Access

Vehicular access is not available to Roberts Block. The closest main road of site is Kennedy Road which is two-lane road with two way traffic with pedestrian footpath only on one side of road at the opposite side of Roberts Block.

Other main road close to Roberts Block is Borrett Road which is also two-lane road with two way traffic without pedestrian footpath at the entrance of pedestrian path leading to Roberts Block.

5.2.2 Emergency Vehicular Access (EVA)

No EVA complying with the requirements stipulated in Part D of the Code of Practice for Fire Safety in Buildings 2011 (FS Code 2011) is found within the site.

5.2.3 Loading and Unloading Area

Loading and unloading area is not provided within the site. Applicants may consider to form a new space for a loading and unloading area by cutting the existing slope adjacent to Kennedy Road beyond the subject site, or any other proposal fulfilling the requirements for the purpose of adaptive reuse.

5.2.4 Parking

No existing parking space is provided within the site. Applicants may consider providing parking spaces for the site for the purpose of adaptive reuse.

5.2.5 Pedestrian Access

Pedestrian access to the Roberts Block is available from the pedestrian path connected to Kennedy Road and Borrett Road . It takes about 3 minutes to walk from the Roberts Block to the nearest Main Road, Kennedy Road and takes 5 minutes to walk from the Roberts Block to Borrett Road. As mention previously, Borrett Road is a two-lane road with two way traffic without pedestrian footpath at the entrance of pedestrian path leading to Roberts Block.

5.2.6 Barrier Free Access (Site)

The pedestrian access connecting the Roberts Block to Kennedy Road and Borrett Road could not be treated as barrier free access. Applicants may consider to provide a suitable barrier free access such as lift(s) for the purpose of adaptive re-use. The selected applicant will be responsible to provide design, coordinate and supervise necessary site works and street works on government land outside the site to improve the barrier free access for the project.

Any works outside the site shall be necessary to obtain approval before commencement from the relevant authorities and government departments such as Town Planning Board, Development Bureau, Lands Department, Architectural Services Department, Buildings Department, Highways Department, Transport Department and Civil Engineering and Development Department.

5.2.7 Refuse Collection Point

No refuse collection point is located within the site. Applicants may provide a suitable refuse collection facility for the proposed accommodation of adaptive reuse.

VI. Conservation Guidelines

6.1 General Conservation Approach

6.1.1 All applicants are advised to give due regards to the latest editions of Charter of Venice (ICOMOS), the Burra Charter (Australia ICOMOS) and the Principles for the Conservation of Heritage Sites in China (China ICOMOS), which give the established international principles in heritage conservation in preparing their proposals for the renovation 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 original façades of the historic building except unauthorized building structures, if any. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the building concerned. The original façades of the building should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the premise will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the building and the paint system is to be reversible[1]. Any fixed signage should match the age and character of the exterior of the

[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.*

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. 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) Fire Resisting Construction to Floors, Doors, Walls and Stairs	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.
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 and its surrounding, in particular the external elevation(s) of the building.
e) Floor Loadings	Any proposed upgrading works necessary to meet "change of use" requirements must respect the historical integrity and materials of the floor concerned.
f) Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services and plumbing installations should ensure that no "non-reversible" works are carried out to the historic building.

Possible Building Works	Conservation Guidelines
g) Plumbing and Sanitary Fitments	If "historic fitment(s)" is/ are identified, it/ they should be preserved, while modern fittings of compatible design to the existing may be re-used, replaced or increased in number as required.
h) 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 authorized waste disposal methods should be confirmed and upgraded as necessary.

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

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

6.1.6 The selected applicant should engage a building contractor, for the renovation works, who is included in the Development Bureau's "List of Approved Contractors for Public Works – Buildings category" of appropriate group according to the estimated value of the works contract (http://www.devb.gov.hk/Contractor.aspx?section=80&lang=1 for the list) and a Registered General Building Contractors of Buildings Department (https://mwerdr.bd.gov.hk/REGISTER/RegistrationSearch.do?method=PageRegistration&regType=GBC for the list). If the contractor to be appointed for the renovation works is not itself an approved specialist contractor included in the "List of Approved Suppliers of Materials and Specialist Contractors for

Public Works – Repair and Restoration of Historic Buildings category" (RRHB specialist contractor), the appointed contractor must engage a RRHB specialist contractor from the Approved List as its specialist sub-contractor for carrying out the repair and restoration works of the "Architectural Features to be Preserved" to the historic building. All other specialist sub-contractors for the renovation works should also be engaged from the relevant categories/groups in the Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" (http://www.devb.gov.hk/en/construction_sector_matters/contractors/supplier/index.html for the list).

6.2 Specific Conservation Requirements

6.2.1 Roberts Block is a three-storey building that shares some common architectural features with other army married quarters built in the Old Victoria Barracks during the early colonial era. Designed on a simple rectangular layout, Roberts Block is constructed on raised platform to minimize dampness from ground and keep the building dried. Open verandah formed by columns cool off the ambience temperature and facilitate better ventilation in this hot and humid climate. Windows are tall in proportion and external doors are half-glazed with fanlights above to maximize daylight to interior. Red bricks are used for the building as it was a common and durable construction material. The facades are not heavily ornamented due to the nature of the building but still have some simple classical details such as entablatures at floor and roof levels, urn-shaped balusters and segmental arches. The design and construction of Roberts Block is practical, responsive to the local climate, and still structurally sound after a century of usage. As such, it is important to preserve these character defining elements including the open verandah, windows and doors and other architectural features to bring out the architectural value of this historic building.

6.2.2 Roberts Block is also one of the few remaining army married quarters in Hong Kong, and possesses a high group value with other military blocks of the Old Victoria Barracks including the Flagstaff House, Cassels Block,

Montgomery Block, Rawlinson House and the Former Explosives Magazine to form an integral part of the historic compound of the Old Victoria Barracks. Therefore, it is important that this historic and group values of Old Victoria Barracks to be interpreted and presented to the public.

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** of the Conservation Guidelines. If compliance with the "required treatments" cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix XI** of the Conservation Guidelines set out the "recommended treatment" to the historic building, which should be carried out as far as practicable.

VII. Town Planning Issues

The site falls within the "Government, Institution or Community" ("G/IC") zone on the approved Mid-Levels West Outline Zoning Plan (OZP) No. S/H11/15. The full set of OZP including the Plan, Amendments, Notes, Schedule of Uses and Explanatory Statement is available at the Town Planning Board's (TPB's) website (http://www.info.gov.hk/tpb/). Relevant extracts of the OZP and the Notes for the "G/IC" zone are shown at **Appendix XII**.

Applicant's attention shall be drawn to the OZP which set out the building height restriction of the site in 3-storey height. No new development, or addition, alteration/ or medication 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 number of storeys.

The planning intention of the "G/IC" zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

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

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, Hong Kong (Tel: 2231 4957 Fax: 28953957).

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.

VIII. Land and Tree Preservation Issues

8.1 Land Issues

The site rests on Government land and is currently vacant. The Site Boundary Plan is shown at **Appendix II(A)**. Proposal of additional land use outside site by the applicant shall be subject to the approval by relevant authorities and government departments. The selected applicant shall be responsible for the future liaison and obtaining approval from the relevant authorities and government departments. The applicants is advised to limit the project proposal within the site where possible, as approval on additional land use outside site may not be obtainable.

8.2 Tree Issues

Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department (LCSD) is not present within the site.

The surveyed trees within the site are tagged with Tree Number T220 and T242. The surveyed trees outside the site are tagged with Tree Number T1 – T219, T221 to T241 and T243 to T250. A tree identification plan, tree photos and tree identification schedule, depicting the conditions and value of trees, are shown at **Appendix XIII (B)**.

In general, no tree growing on the site or adjacent thereto shall be interfered without the prior written consent of the District Lands Officer and the AMO or the appropriate authorities/departments, including but not limited to Town Planning Board, Development Bureau, Lands Department, Buildings Department, Highways Department, Transport Department etc. who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

The selected applicant shall be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site.

IX. Slope Maintenance

No slope feature is present within the site.

A number of slope features are found outside the site boundary. Some information of the slope features based on the Slope Maintenance Responsibility Information System of the Lands Department is listed in **Appendix XVI** for reference.

The selected applicant shall carry out geotechnical assessment of the adequacy of the site for their proposed use.

If there is any slope affected by the revitalization works, the selected applicant should conduct geotechnical assessment and carry out upgrading works for the affected slope(s) as required by the Building Authority and other government departments. The selected applicant shall be responsible at their own cost for the repair and maintenance of the slope affected by the revitalization works. Any slope upgrading works should not alter the existing external appearance of the Roberts Block or cause adverse impact on the stability of any slopes and structures within or in the vicinity of the site.

X. Technical Compliance for Possible Uses

10.1 Possible Uses That Can Be Considered

Possible adaptive re-use of the Roberts Block includes:

(a) Eating Place (Canteen, Cooked Food Centre only);

(b) Education Institution;

(c) Exhibition or Convention Hall;

(d) Field Study/Education/Visitor Centre.

(e) Market (may prefer to be a dry market)

(f) Hotel (under Column 2 use).

Applicants can come up with suggestions on possible uses that they consider the most suitable for the site. Applicant 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 due regard include:

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

Requirements	Remarks
Means of Escape	Roberts Block is served by two staircases located at the both end of verandah connecting ground floor (G/F) to the second floor (2/F). Both staircases are substandard in accordance with the current standard, improvement works shall be required to comply with the current standard. The west side staircase is a non-enclosed external steel staircase attached to Roberts Block. Two exits, one from 2/F verandah and other from 1/F verandah, is allowed for accessing to the west side

Requirements	Remarks
	staircase. The eastern side staircase is an internal steel staircase; it can be accessed from all level of Roberts Block. Some modification to the existing exit arrangement may be required to suit the new use and layout in accordance with the Code of Practice for Fire Safety in Buildings 2011.
Fire Resisting Construction	Further investigation will be required to demonstrate adequacy of fire resisting construction of the existing building elements. Some upgrading works may be required to suit the new use and layout in accordance with the Code of Practice for Fire Safety in Buildings 2011.
Means of Access for Firefighting and Rescue	There is no vehicular access to the site. Buildings within site shall be provided with means of access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations. Where the emergency vehicular access provided cannot comply with the prevailing requirements, an application for exemption from Building (Planning) Regulations may be favourably considered by Buildings Department and Fire Services Department subject to the provision of fire safety assessment report and enhanced fire safety measures. The selected applicant is required to liaise with relevant government departments for exemption at detailed design stage.
Barrier Free Access and Facilities	There is no vehicular access to the site or within the Building. Various provisions for barrier free access and facilities, such as ramps, passenger lift, lifting platform, accessible toilets etc. may be required in accordance with Design Manual: Barrier Free Access 2008. Handrails may need to be provided on both sides of the preserved staircases according to the Design Manual.
Structural Adequacy	Comprehensive structural appraisal for the building is required to verify and ensure the structural adequacy of all building structural elements. Strengthening works may be required depending on the findings of the structural appraisal and the proposed use.

Requirements	Remarks
Geotechnical assessment of the site	The selected applicant shall carry out geotechnical assessment of the adequacy of the site for their proposed use.
Protection against Falling from Height	Protective barrier such as balustrade or parapet at the outer edge of existing roofs, balconies and similar areas shall be provided in accordance with Building (Construction) Regulations unless the roof is restricted for maintenance purpose only.
Traffic Impact	Traffic assessment with comprehensive and detailed of the volume of traffic generated by/attracted to the project is required. The selected applicant shall base on the comprehensive traffic assessment to implement corresponding traffic management measures to the satisfaction of the Transport Department.
Natural Lighting and Ventilation	The natural lighting and ventilation for office, kitchen, rooms for habitation and rooms containing soil and waste fitments should be provided in accordance with Building (Planning) Regulations. Alternative approach may be adopted in accordance with PNAP ADM-2 and PNAP APP-130.
Provision of Sanitary Fitments	Subject to the use of the buildings, additional toilet facilities may be required to be installed within the site area to comply with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
Drainage Provision	Proper drainage provision should be provided for separate disposal of foul water and surface water in accordance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. Subject to the use of the buildings, additional drainage facilities may be required. If restaurant is provided in Roberts Block, grease tank shall be required according to Food and Environmental Hygiene Department.

Requirements	Remarks
Fire Services Installation Requirements	The fire service installations should follow the "Code of Practice for Minimum Fire Service Installations and Equipment" and "Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment" which include, inter alia, a hose reel system, an automatic sprinkler system, fire alarms, a fire detection system, emergency generator and emergency lighting, etc. Fire engineering study with additional compensatory fire safety improvement works may be adopted as an alternative approach to comply with current fire safety requirements.
Development Potential	The permitted site coverage and plot ratio for a building to be erected on a site is determined according to the class of the site, which in turn depends on the number of specified streets not less than 4.5m wide that the site abuts. As the site does not abut on any specified street, hence the building height, maximum site coverage and plot ratio permitted for any proposed new building or extension shall be determined under the Building (Planning) Regulation 19(3) upon formal building plan submission.

(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. They may make reference to guidelines stated in PNAP APP-69 and Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2016 Edition).

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

Applicant shall follow the Conservation Guidelines listed in Section VI of the Resource Kit when resolving technical issues.

(b) Planning

With reference to the examples of uses in paragraph 10.1, uses as eating place (canteen, cooked food centre only), education institution, exhibition or convention hall, market, field study, education and visitor centre are under Column 1 of the Notes to the OZP in which uses are always permitted. The use of Hotel, Food and Beverage Services except Canteen and Cooked Food Centre which is under Column 2, in which case approval from the TPB is required.

(c) Emergency Vehicular Access

The provision of EVA should comply with the requirements stipulated in Part D of Code of Practice for Fire Safety in Buildings 2011. If there are genuine site constraints in the provision of a proper EVA, fire safety assessment report and enhanced fire safety measures may be required subject to future liaison with Buildings Department and Fire Services Department.

Applicants may propose enhanced fire safety measures, including but not limited to, the provision of fireman's lift from Kennedy Road and provision of flat open space for a loading and unloading of fire appliance.

Any works outside the site shall be necessary to obtain approval before commencement from the relevant authorities and government departments such as Town Planning Board, Development Bureau, Lands

Department, Architectural Services Department, Buildings Department, Highways Department, Transport Department and Civil Engineering and Development Department.

(d) Fire Service Requirement

The provision of fire service installations should fully comply with the requirements stipulated in Code of Practice for Minimum Fire Services Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment April 2012 or its most updated revisions and the Fire Service Department's approval based on the site condition and all modification to the standard requirements. These standard requirements include but are not limited to:-

Possible Use(s)	**Eating Place/ Education Institution / Field Study/ Education/ Visitor Centre**	**Market (Retail)**	**Exhibition or Convention Hall**
Automatic Sprinkler System	Required	Required	Required
Sprinkler Hazard Class	OH-1	OH-3	OH-4
Sprinkler Tank Capacity (m3)			
Full Holding	55	135	160
If direct FS link provided	37	90	107
If double end feed supply available	25	75	100
FS Inlet	Required	Required	Required
Fire Hydrant	Required	Required	Required
Hose Reel	Required	Required	Required
Fire Service Tank Capacity (m3)	18	18	18
FS & Sprinkler Pump Room	Required	Required	Required

Possible Use(s)	**Eating Place/ Education Institution / Field Study/ Education/ Visitor Centre**	**Market (Retail)**	**Exhibition or Convention Hall**
Sprinkler Inlet	Required	Required	Required
Sprinkler Control Valve	Required	Required	Required
FS Control Centre	Not Required for commercial low rise	Not Required for commercial low rise	Not Required for commercial low rise
Automatic Fire Alarm (including BFA requirement)	Required	Required	Required
Street Fire Hydrant	Required. Existing street hydrant is more than 100m from the site.		

(e) Licensing

(i) If the Roberts Block is to be used as an Eating Place, the selected applicant shall make an application to Food and Environmental Hygiene Department (FEHD) if he intends to carry out any food business which involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the Site. Relevant information on application procedures and forms can be downloaded from the website of FEHD (http://www.fehd.gov.hk/english/licensing/ index.html).

(ii) If the Roberts Block is to be used as an Education purpose, 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).

(iii) If the Roberts Block is to be used as an Exhibition, the

selected applicant should obtain a license 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;
- a sporting exhibition
- a cinematograph or laser projection display

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/licensing/index.html).

(iv) If the Roberts Block is to be used as a Market (Retail use), the selected applicant should the successful applicant is required to check whether the proposed mode of operation falls within the definition of a "place of public entertainment" under the Place of Public Entertainment Ordinance (Cap.172). 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/licensing/ index.html).

(v) If the building is to be used as a hotel, the successful applicant is required to check whether the proposed mode of operation falls within the definition of a "hotel" or "guesthouse" under the Hotel and Guesthouse Accommodation Ordinance (Cap.349). If affirmative, the successful applicant shall be required to obtain a license from the Office of the Licensing Authority under the Home Affairs Department. Relevant information on application procedures and forms can be downloaded from the website of HAD (http://www.had.gov.hk/en/public_services/licensing/hotels.htm).

(f) Structural Loading Requirement

The required loading capacities for the possible uses are listed in the table below. For required loading capacities of 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 of the Roberts Block	**Required Imposed Loading Capacities (kPa)**	**(B(C) R) Class No.**	**Usage stated (B(C) R)**
Eating Place;	4.0	3	– Restaurants, canteens and fast food shops
Education Institution;	3.0	3	– Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms without book storage
Exhibition or Convention Hall;	5.0	3	– Art gallaries and museums; – Grandstands; – Public halls;
Field Study/ Education/ Visitor Centre	3.0	3	– Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms without book storage.
Market/Shop	5.0	4	– Department store, supermarkets, markets, shops for display and sale of merchandise

10.4 Recurrent Expenditure

To facilitate the applicants in forecasting their operating expenses, the estimates of the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent regarding the historic buildings are at **Appendix XIV** for reference. 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.

XI. Special Requirements of the Project

Applicants are required to take these special requirements into account in formulating their proposals and explain in their applications how these special requirements have been incorporated in their proposals.

11.1 Suitable Entry and Exit Access of Roberts Block

For the improvement of entry and exit access of the Roberts Block the selected applicant shall provide suitable proposals fulfilling the relevant barrier free access and fire safety requirements.

11.2 Building Services and Utilities

Since some of the existing provision of utilities and services to the site are insufficient and not available, opening up of the Kennedy Road for design and investigation of provision or re-provision of essential utilities services by utility companies and authorities may be required. Applicant is encouraged to coordinate with operator of adjacent buildings and relevant authorities such as Highways Department, Lands Department, Transport Department, Police Department and District Office on the design of building services and underground utilities routing when preparing their revitalisation proposal.

11.3 Parking

Applicant should be aware of no car parking spaces provision within and in the vicinity of the existing site, and it is almost infeasible to provide car parking space within the site. The selected applicant should coordinate and liaise with relevant department such as Planning Department, Lands Department, Transport Department and Highways Department and propose an alternative solution which is acceptable by relevant departments. The alternative solution shall be provided with a safe pedestrian path to Roberts Block in suitable width.

Applicants should ensure that their proposed revitalisation works will not unduly affect the existing traffic conditions on Kennedy Road and Borrett

Road during loading and unloading goods, operators and visitors during construction and operation of the project.

The selected applicant may have to provide vehicle transportation such as mini-bus between closest MTR station or carpark to the site to minimise the traffic volume generated by visitor of the site and as compensatory measures for insufficient car parking space provision for future use.

11.4 Traffic

The Town Planning Board and the general public have expressed concerns about the possible traffic impacts brought about by the project on the road network in the vicinity of the Site. The selected applicants should ensure that their revitalisation proposals will not unduly affect the existing traffic conditions of the road network in the vicinity and should proactively adopt appropriate control and management measures to minimise any adverse traffic impact, including both vehicular and pedestrian traffic, during the construction and operation of the project.

The selected applicants are required to conduct a preliminary traffic assessment as stipulated in **Appendix XVII** and state clearly in Section III(B)(5) of the Application Form the findings of their preliminary traffic assessment as well as the traffic management and associated mitigation measures etc..

The selected applicant should be bound by the maximum limit of the volume of traffic generated by/attracted to the project as stated in the preliminary traffic assessment above, and will be required to conduct a comprehensive traffic impact assessment and implement corresponding traffic management measures to the satisfaction of the Transport Department and relevant departments, after the application has been selected by the Government.

11.5 New Structure(s) within the Site

Applicants may consider providing plant rooms, such as fire services tank and pump room within the site. Applicants should aware the importance of maintaining the vista to the entire Roberts Block. Any new structure

should fulfill the requirement regarding the vista of Roberts Block as referred to item 1.1 of **Appendix X**. The existing external open space around the Roberts Block should be remained as open as possible to allow the general public to pay due respect to the building. The exterior of new structures such as plant rooms shall be compatible with and visually unobstructive to the surrounding environment and the design should be approved by Antiquities and Monuments Office of Leisure and Cultural Services Department, Architectural Services Department and Development Bureau.

All new structures shall be accessible for maintenance and their roofs of the exposed plant rooms should be landscaped.

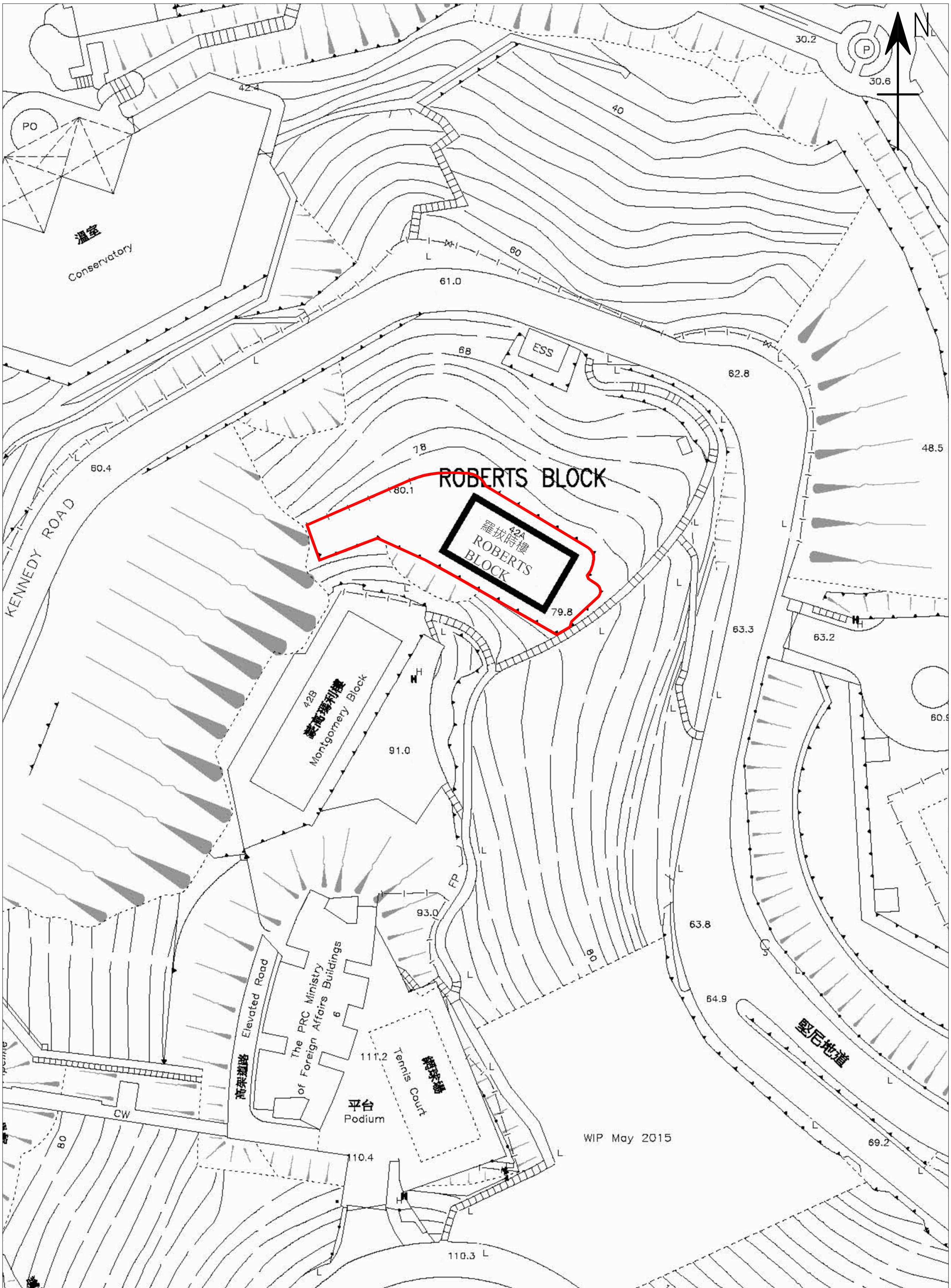
The existing building height of the Roberts Block should be maintained. No additional storey on the roof is allowed. Structures for accommodating building services facilities at the main roof level of the Roberts Block may be allowed. However, the height of such new structures should be kept to the minimum to avoid causing adverse visual impact on the Roberts Block and surrounding area.

In taking forward the proposals for the provision of lift(s), plant rooms and any other structures as necessary, the selected applicant should be responsible for obtaining all necessary approvals from the relevant authorities, government departments and utility undertakings, including but not limited to Town Planning Board, Antiquities and Monuments Office, Development Bureau, Lands Department, Buildings Department, Highways Department, Transport Department and District Office etc. The proposals should also comply with all relevant Ordinances, including but are not limited to the Buildings Ordinance (Cap. 123), the Town Planning Ordinance (Cap. 131) and the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

If the new structure has any structural impact to the nearby slopes, geotechnical assessment to the affected slope is required.

Appendix I

Location Plan



SITE BOUNDARY

EXTRACT PLAN
BASED ON SURVEY
SHEET No. 11-SW-14C

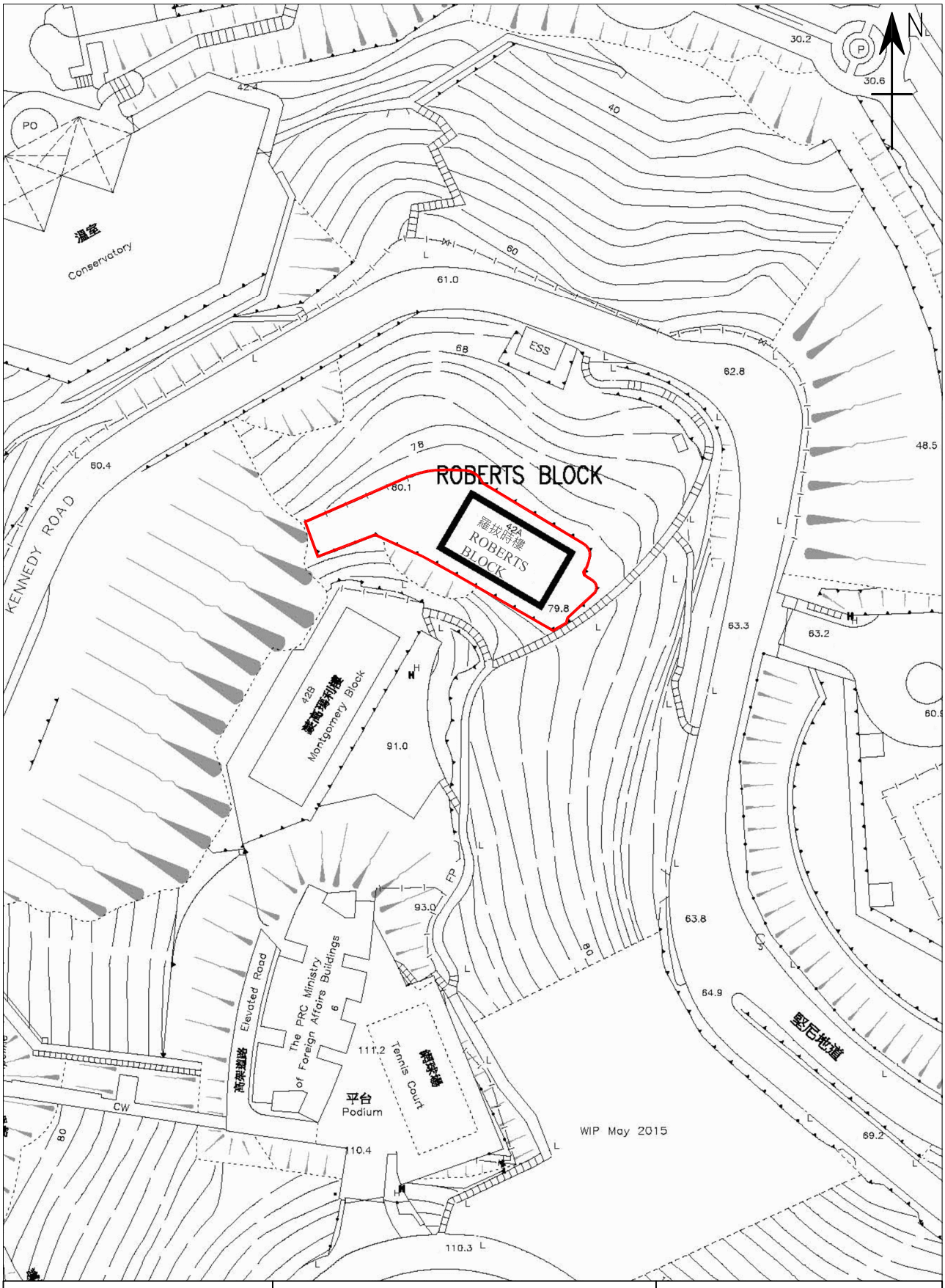
ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

DRAWING NO.:

APPENDIX I
LOCATION PLAN
1:1000

Appendix II (A)

Site Boundary Plan



SITE BOUNDARY

EXTRACT PLAN
BASED ON SURVEY
SHEET No. 11-SW-14C

ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

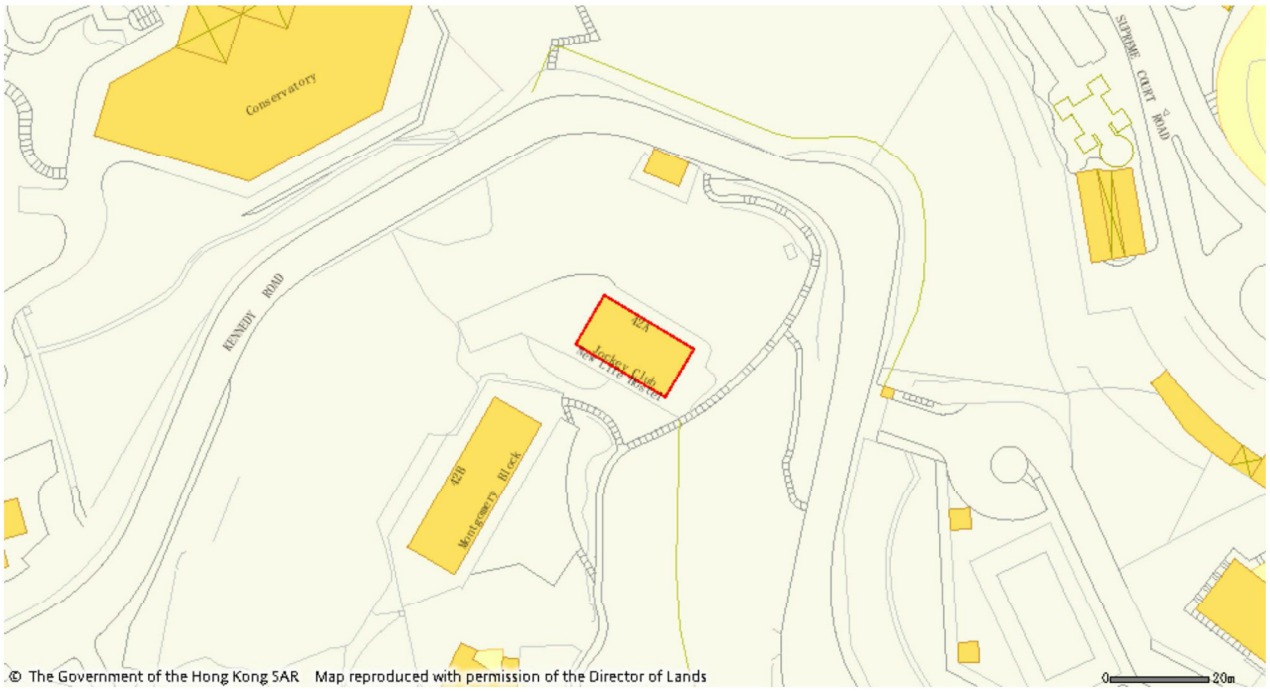
DRAWING NO.:

APPENDIX II(A)
SITE BOUNDARY PLAN
1:1000

Appendix II(B)

Grading Boundary Plan

N



THIS DRAWING IS FOR INDICATION AND REFERENCE ONLY

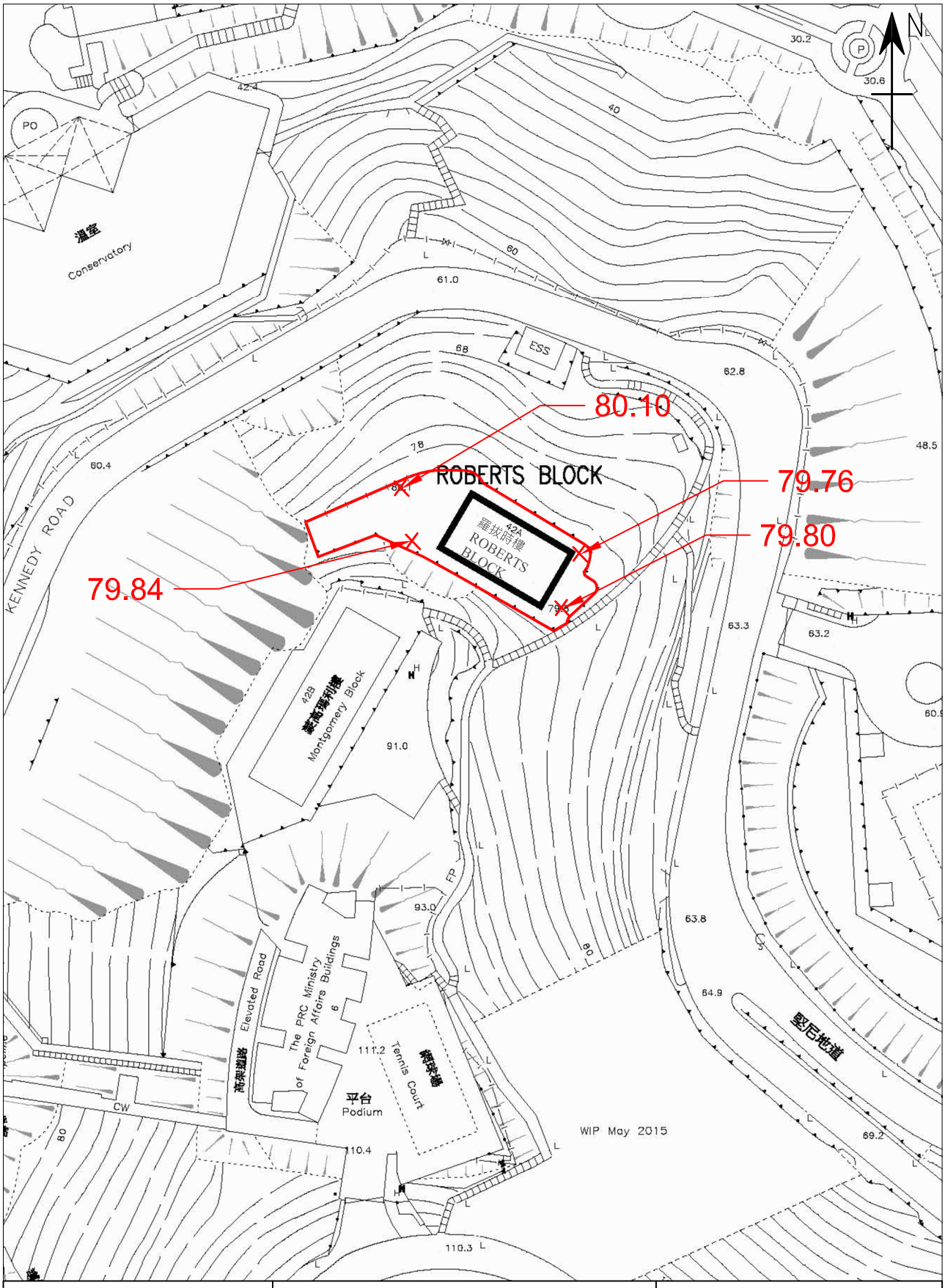
GRADE BOUNDARY EXTRACT PLAN BASED ON MAP ON THE GEOGRAPHICAL INFORMATION SYSTEM ON HONG KONG HERITAGE	ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG	DRAWING NO.: APPENDIX II(B) GRADE BOUNDARY PLAN 1:1000

SCALE BAR:

0 20 40 60 80 100 m

Appendix III

Datum Levels Plan



SITE BOUNDARY

EXTRACT PLAN
BASED ON SURVEY
SHEET No. 11-SW-14A

ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

DRAWING NO.:

APPENDIX III
DATUM LEVELS PLAN
1:1000

Appendix IV

Summary of Site and Buildings Information

Summary of Site information is listed below:

Building Name	Roberts Block
Address	Roberts Block, Old Victoria Barracks, 42A Kennedy Road, Central, Hong Kong
Site Area	Total Site area: about 720 sq. metres
Major Datum Level	From around +79.8mPD to +80.1mPD
Zoning	Government, Institution or Community" ("G/IC")

Summary of the Mansion information is listed below:

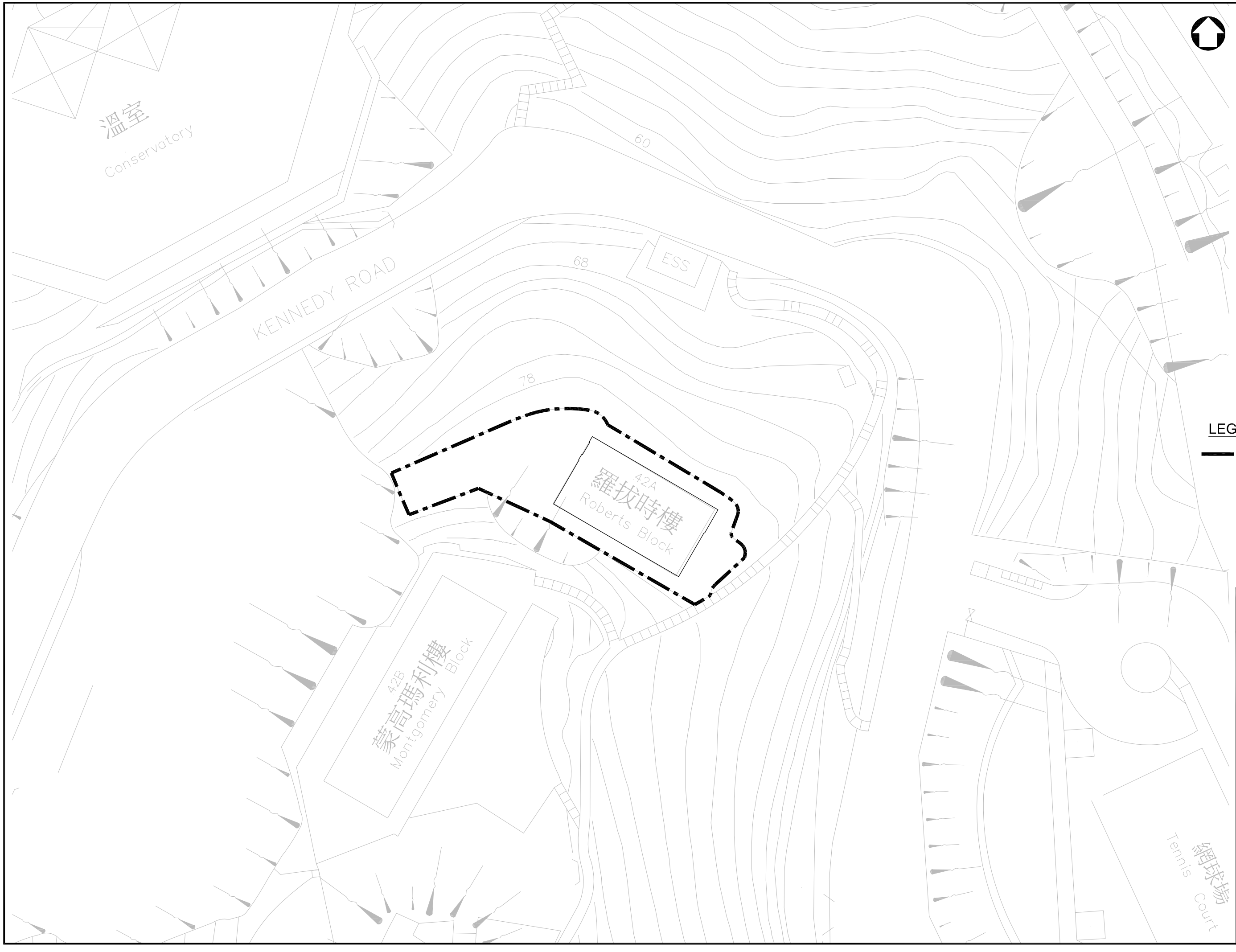
Number of Blocks		One
Number of Storey		Three
Year of Completion		1900s
Gross Floor Area		Approximately 737m²
Historic Grading		Grade 1
Original Use		Staff Quarter
Current Use		Vacant
Existing Schedule of Accommodation		N/A
Materials of Construction	Roof	Reinforced concrete
	Wall	Brick masonry
	Floor	Concrete and structural steel
	Staircases	East side: Painted steel works with timber treads West side: Painted steel works
	Windows	North-west Facing: Timber framed casement windows, stone window sill and steel framed glass lourves. South-west Facing: Steel frame casement windows. North-east Facing: Timber framed casement windows above doors and metal glass lourves (on Ground floor).
Finishes	Exterior	Front Section: Exposed brick masonry Rear Section: Brick masonry with render

	Interior	Wall finishes: Painted plaster and ceramic tiles Floor finishes: Rooms: Vinyl floor tiles Bathroom and Kitchen: Ceramic Tiles Veranda: Cement sand screeding Ceiling finishes: Painted plaster

Appendix V

Architectural Drawings

Drawing List	
Drawing No.	Drawing Title
A001	Site Plan
A002	Ground Floor Plan
A003	First Floor Plan
A004	Second Floor Plan
A005	Roof Floor Plan
A006	South - West Elevation
A007	North - East Elevation
A008	North - West Elevation
A009	South - East Elevation
A010	Section 1
A011	Section 2
A012	Section 3
SK01	Access Points on Ground Floor



LEGEND:

SITE BOUNDARY

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SITE PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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DRAWING NO. : A001

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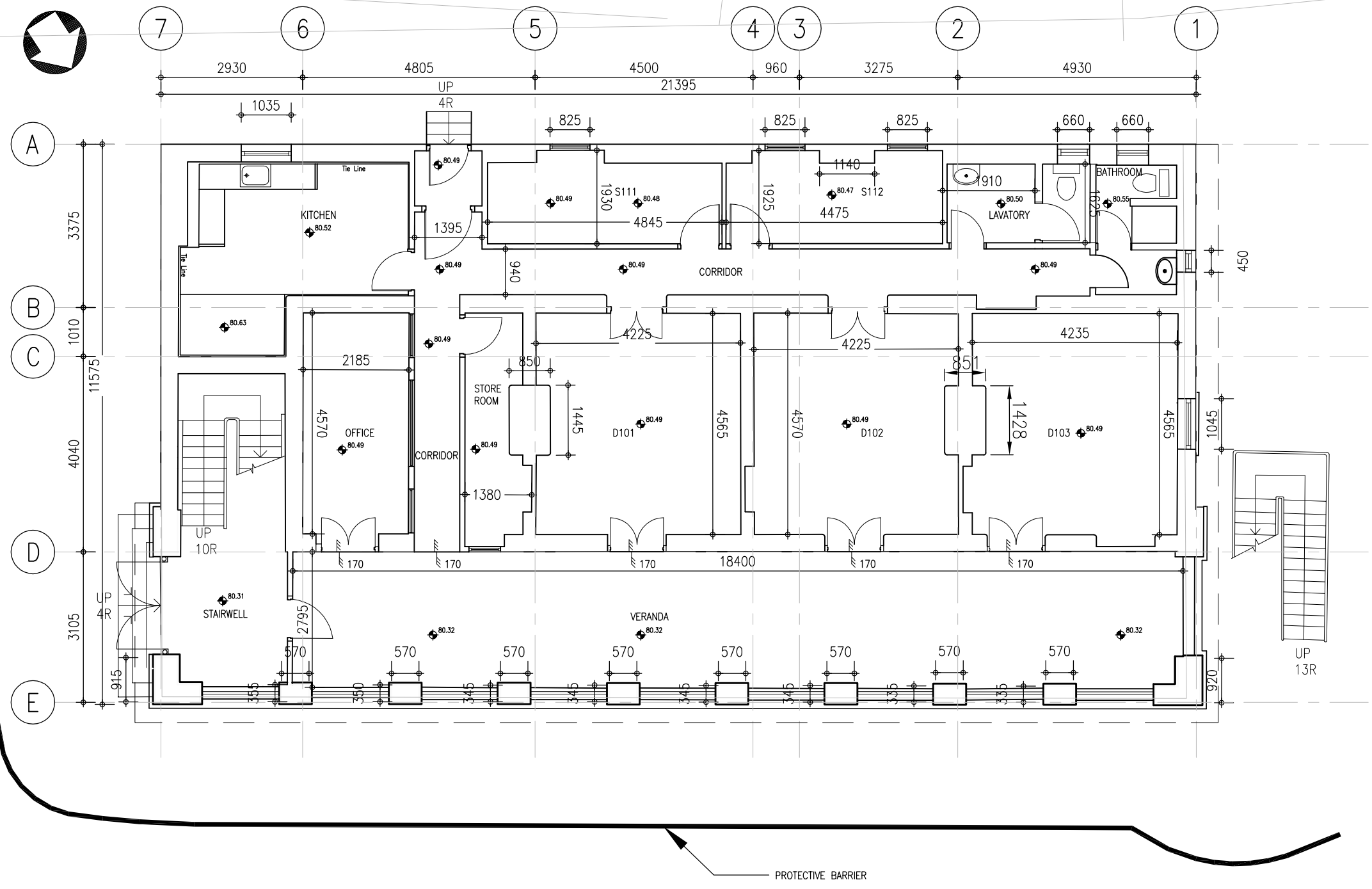

0 1 2 5m

GROUND FLOOR PLAN

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :
ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :
GROUND FLOOR PLAN

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DRAWING NO. : A002

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FIRST FLOOR PLAN

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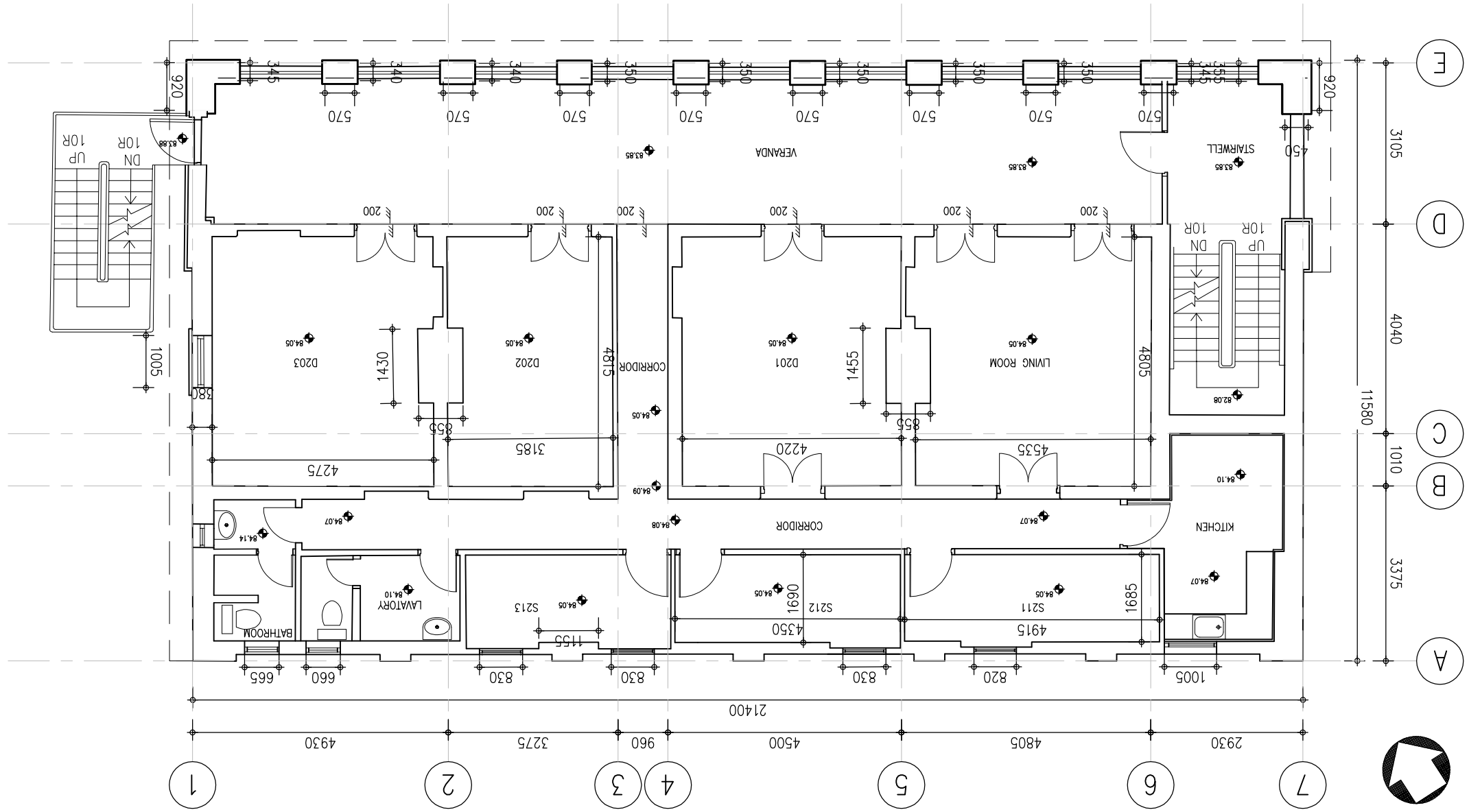

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測繪行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

FIRST FLOOR PLAN

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DRAWING NO. : A003

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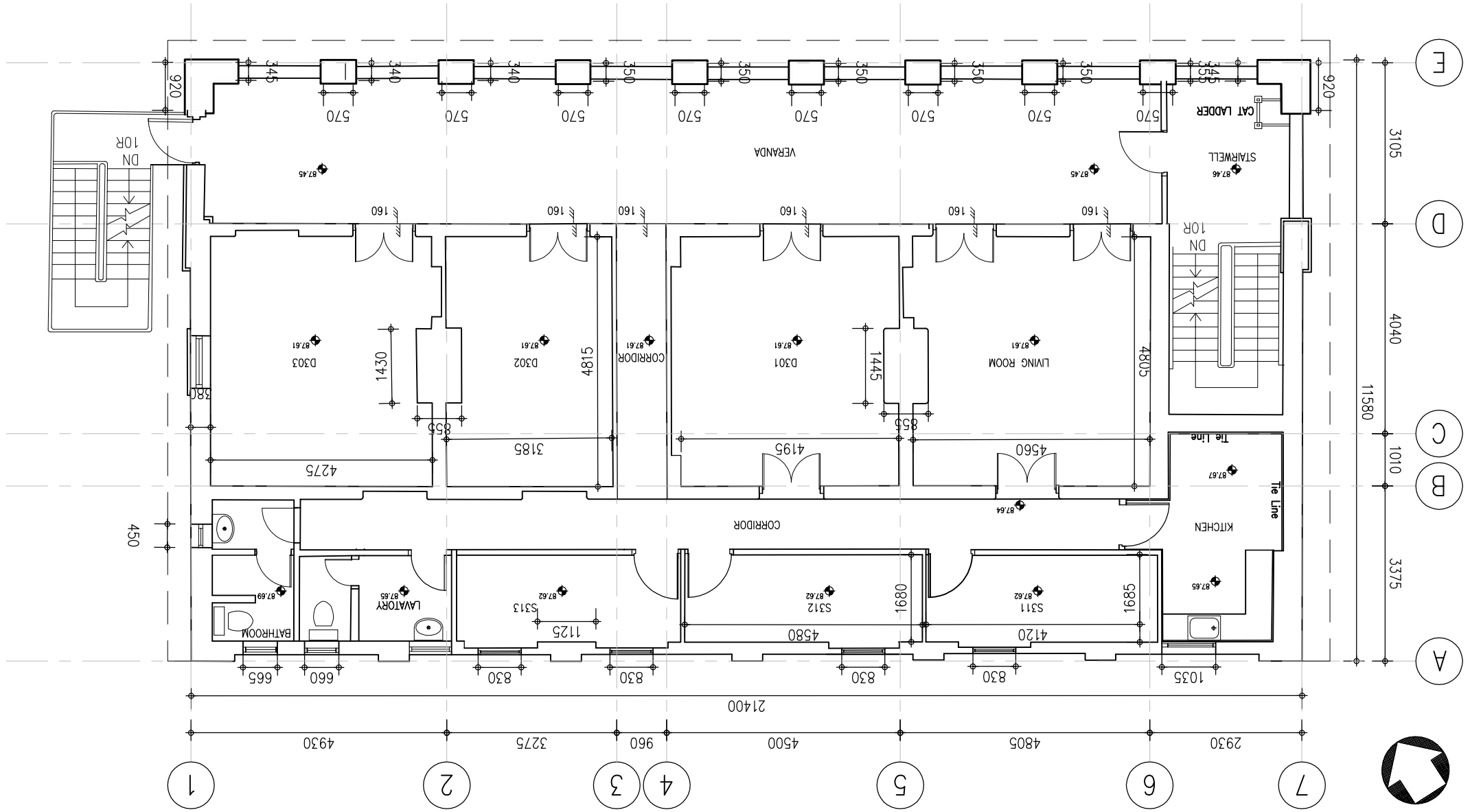
SECOND FLOOR PLAN



ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測繪行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SECOND FLOOR PLAN

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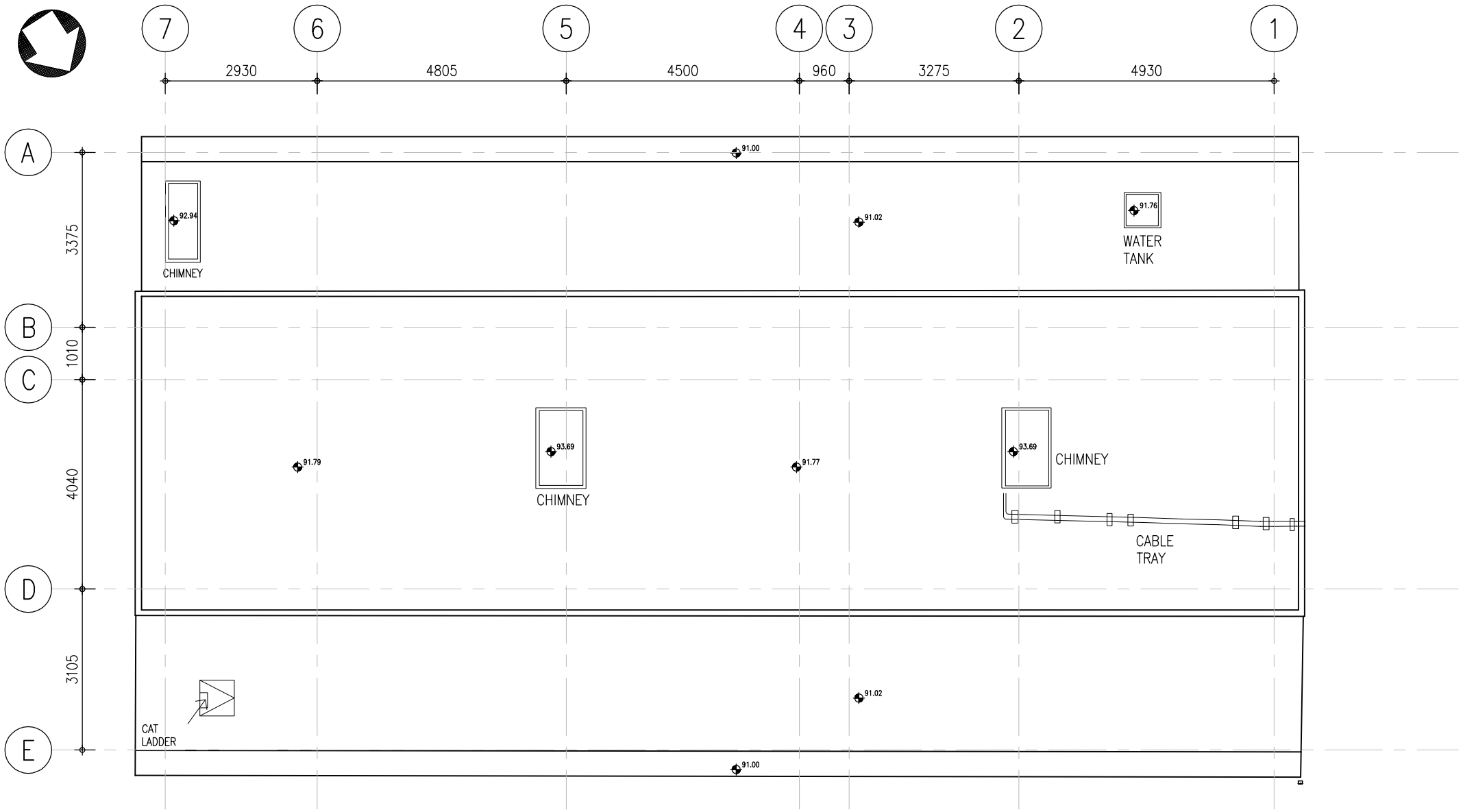

ROOF FLOOR PLAN

0 1 2 5m

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

ROOF FLOOR PLAN

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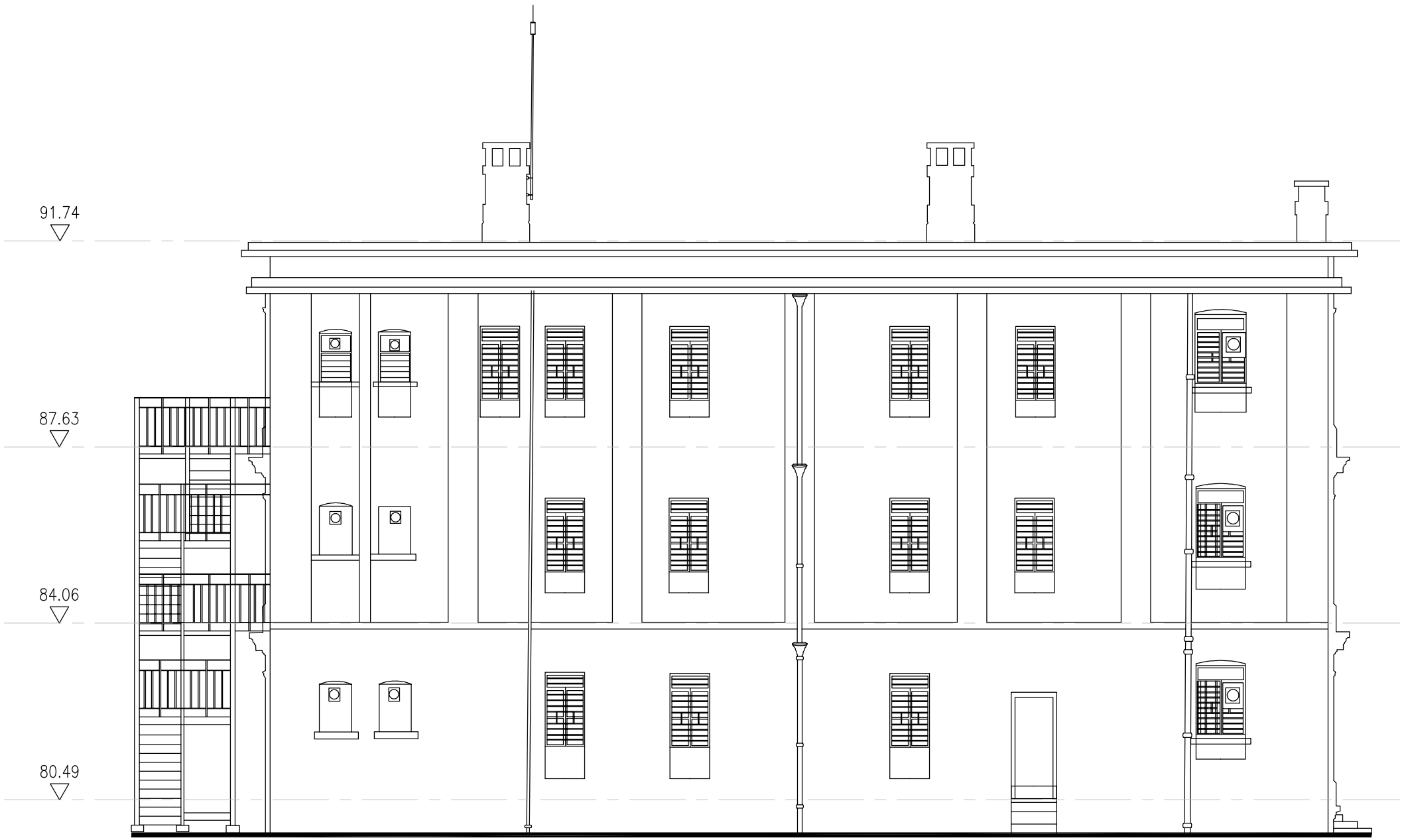
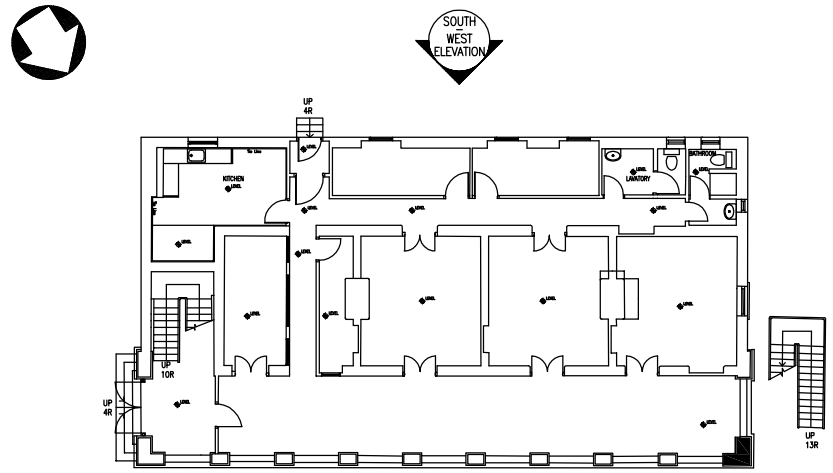


SOUTH-WEST ELEVATION



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ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

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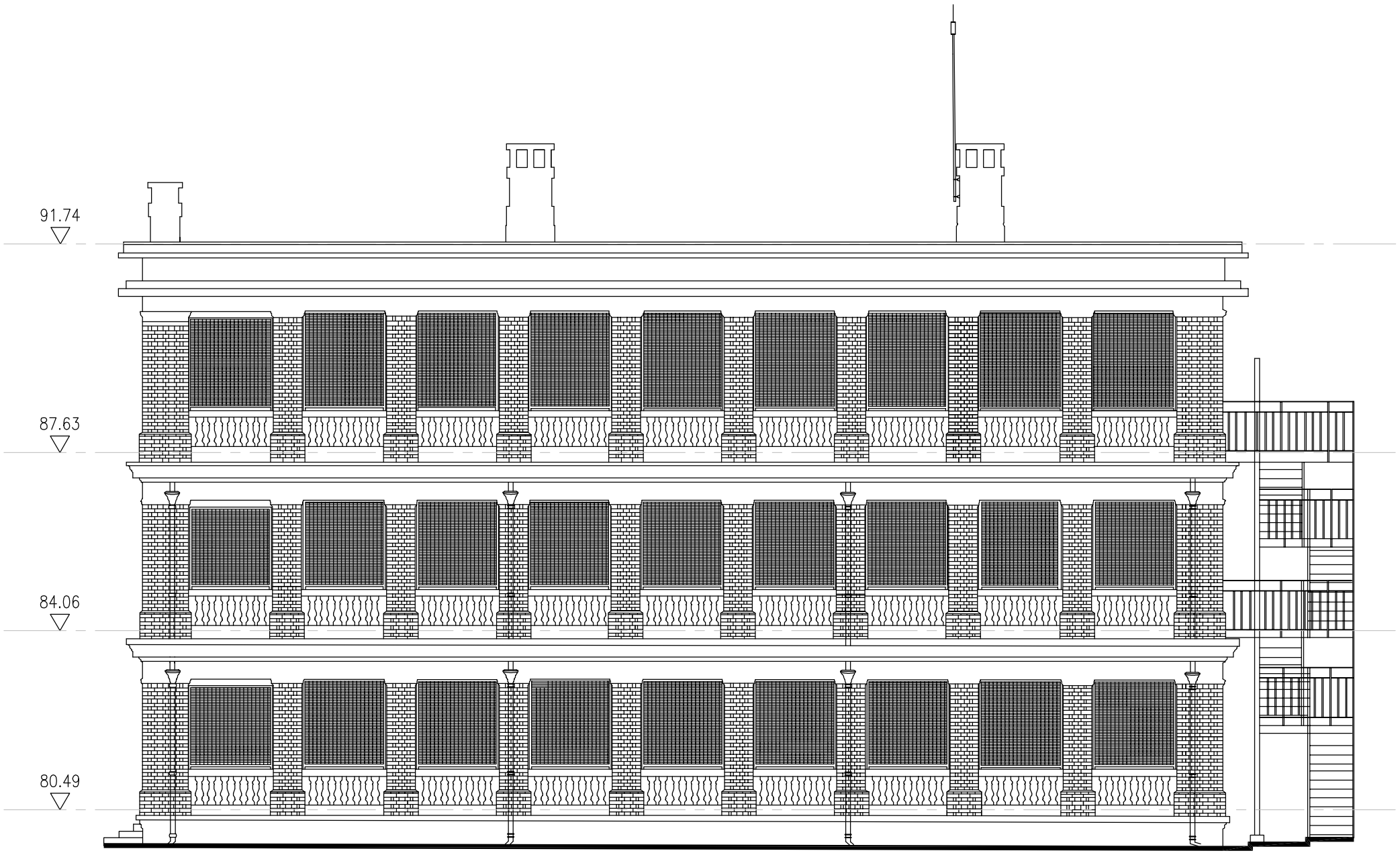

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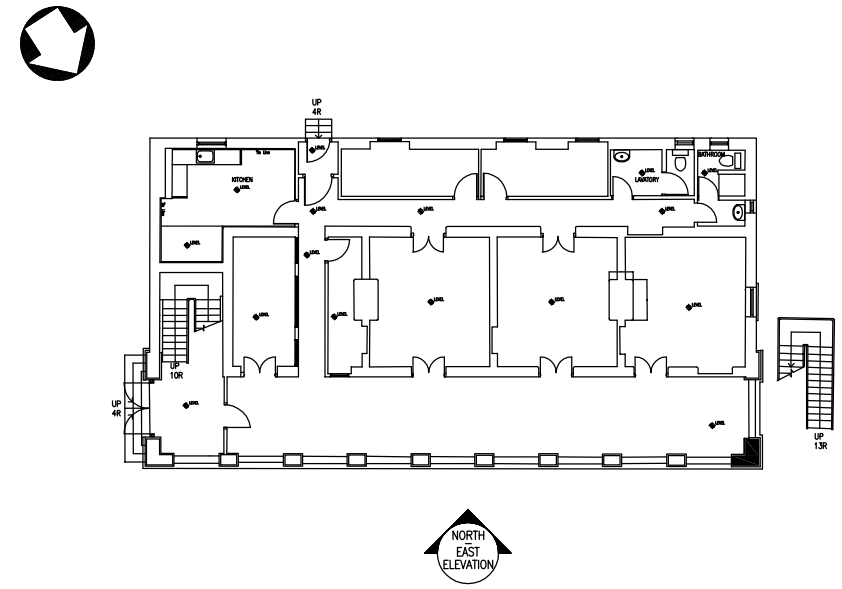

KEY PLAN

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

NORTH–EAST ELEVATION

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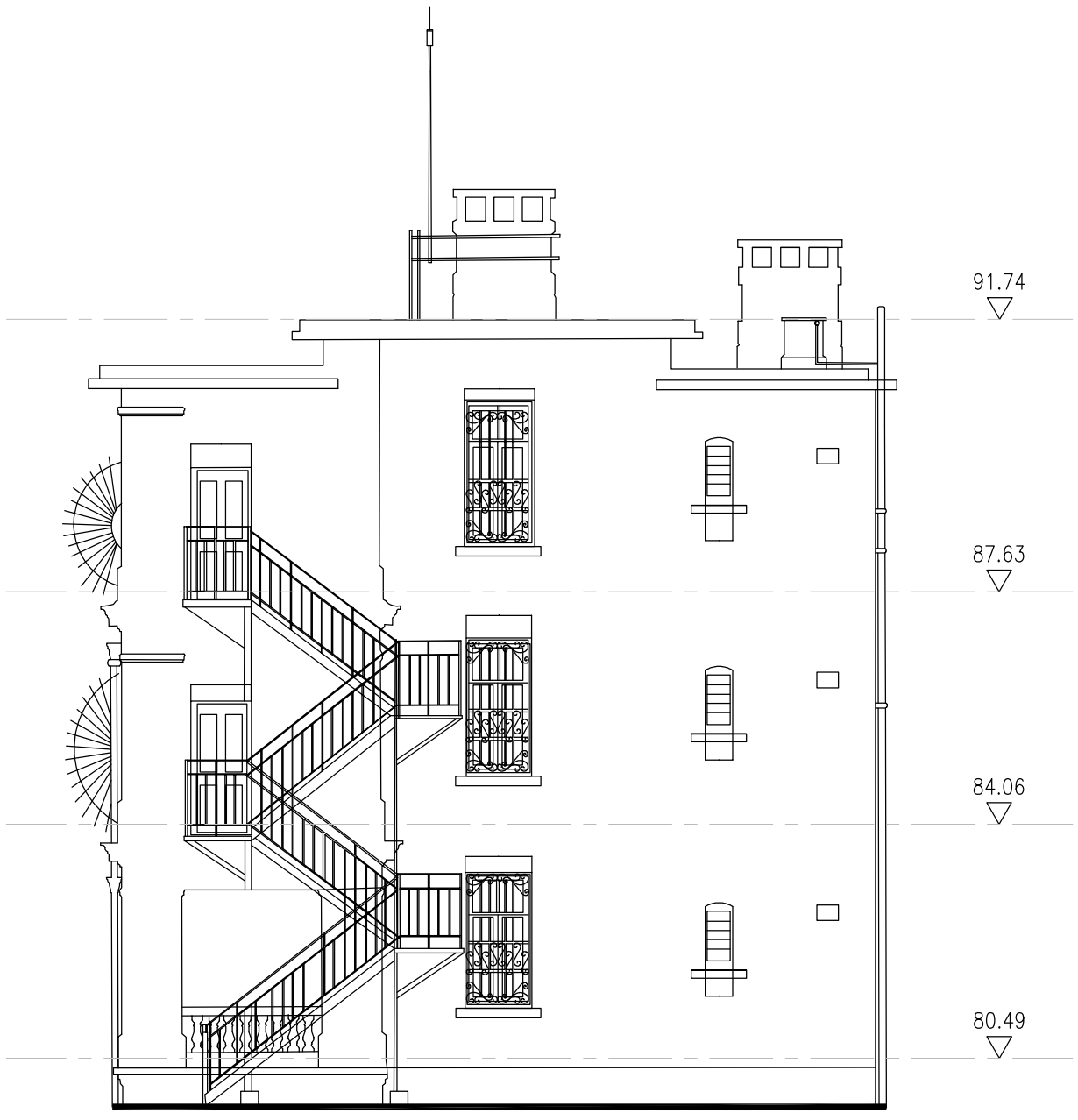
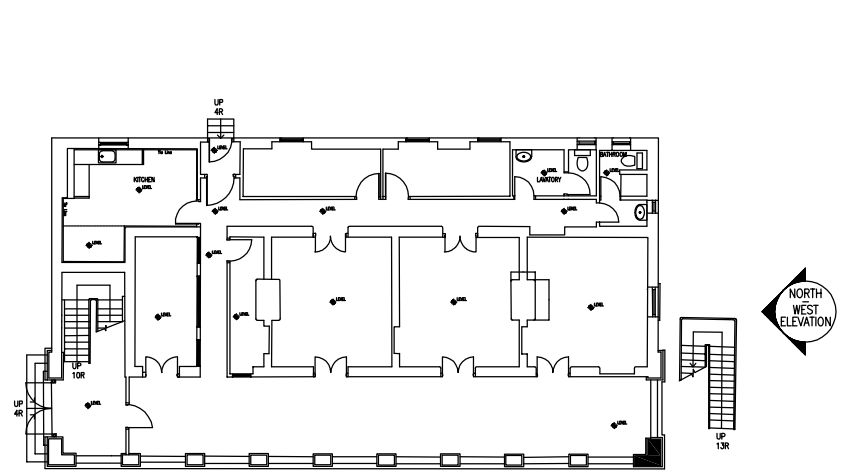


NORTH–WEST ELEVATION



KEY PLAN

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

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NORTH–WEST ELEVATION

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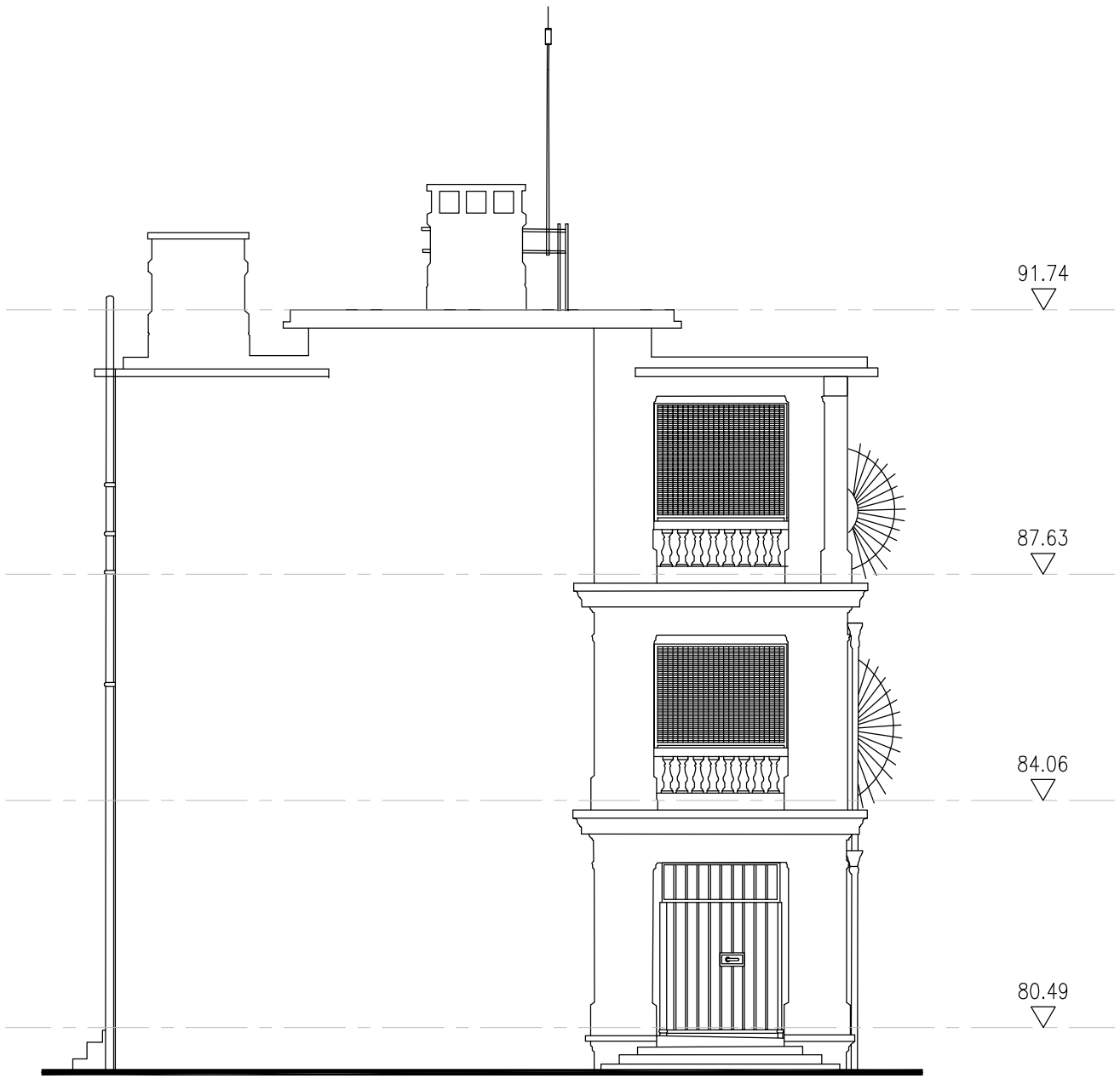
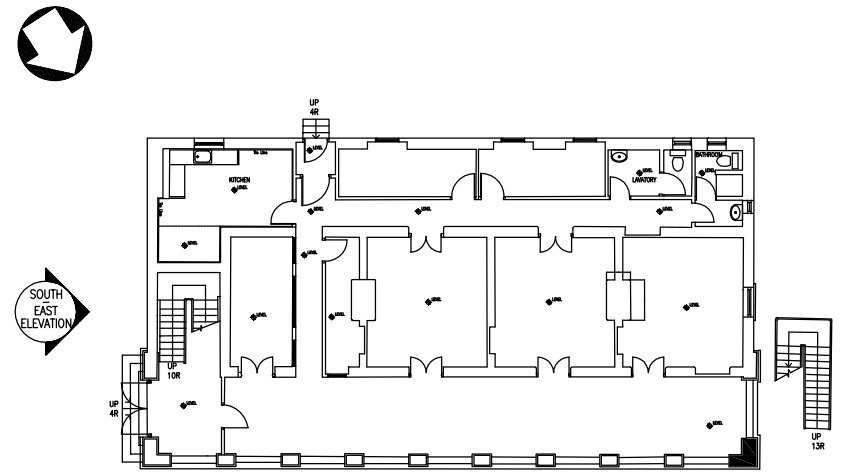


SOUTH–EAST ELEVATION



KEY PLAN

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SOUTH–EAST ELEVATION

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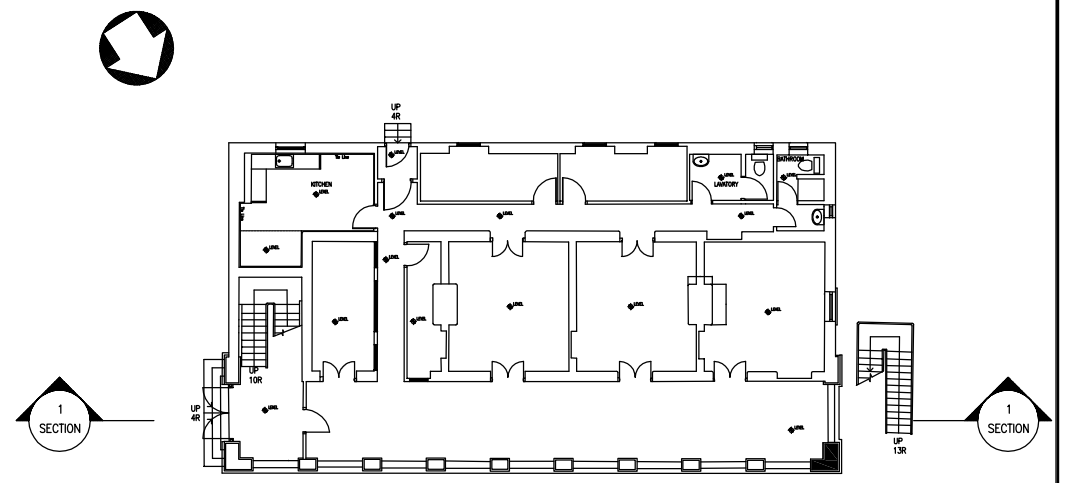

KEY PLAN

SECTION 1

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SECTION 1

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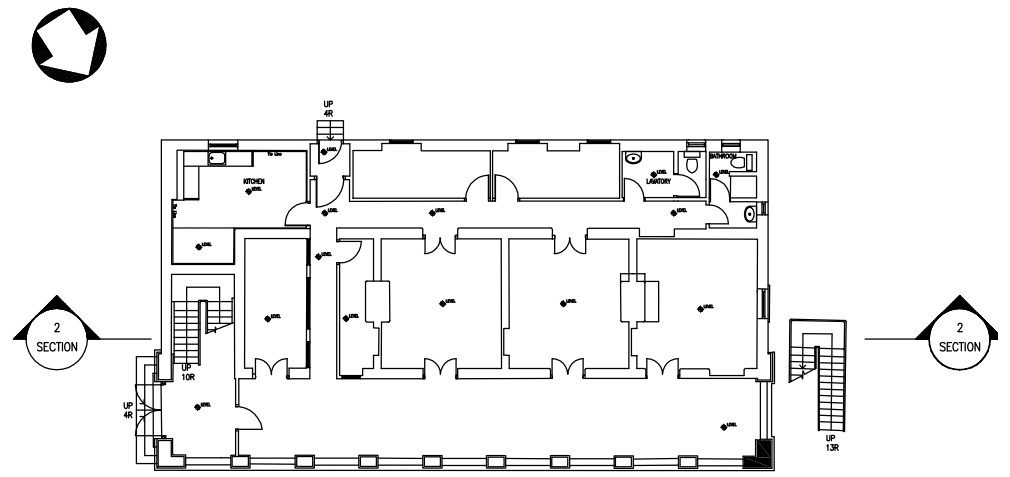

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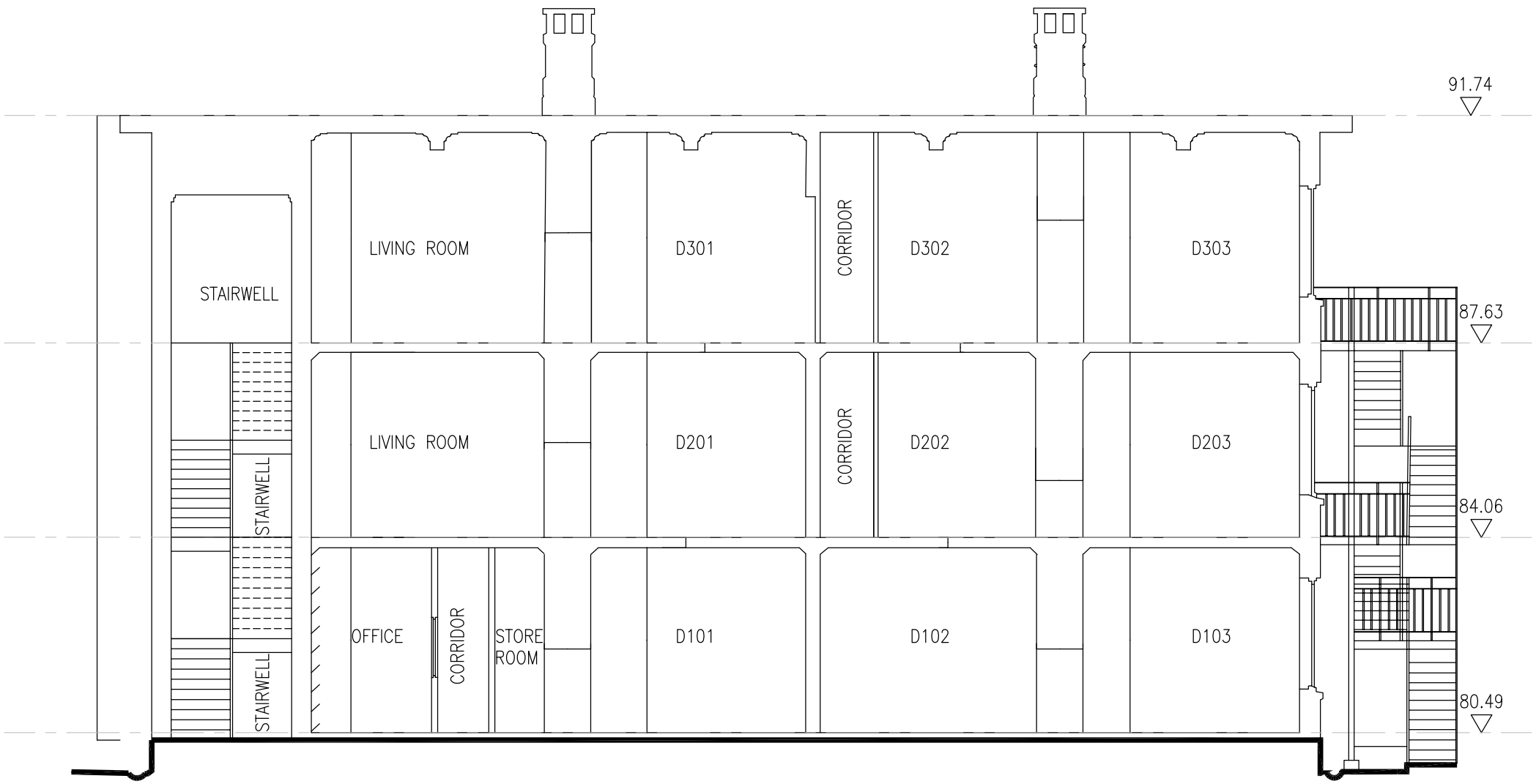

SECTION 2

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SECTION 2

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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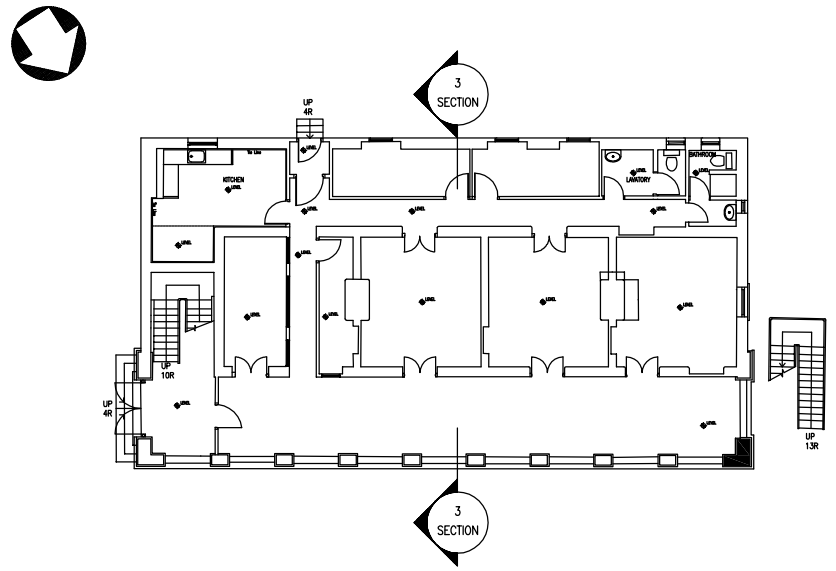

KEY PLAN

SECTION 3

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

SECTION 3

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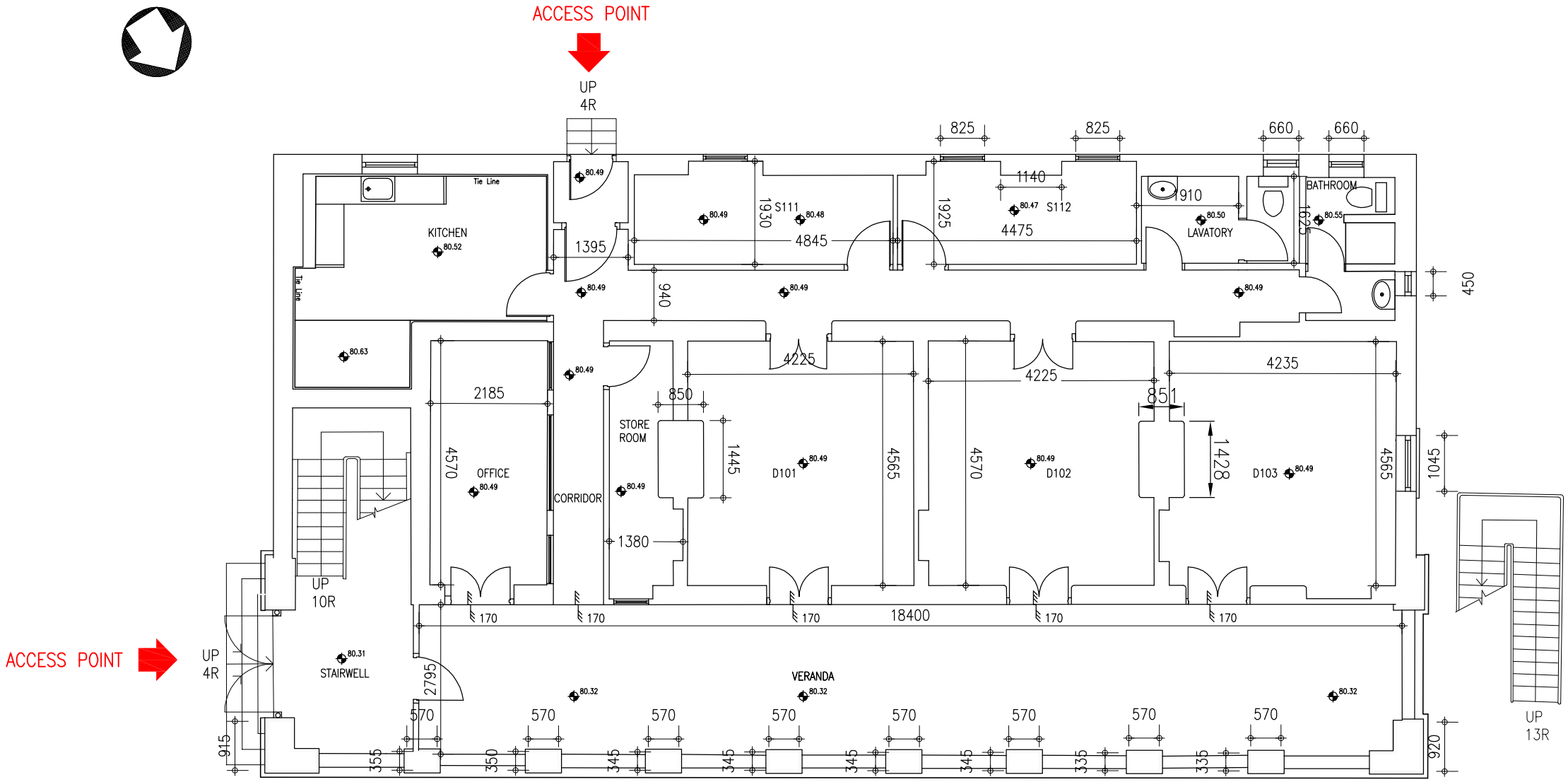

ACCESS POINTS ON GROUND FLOOR

LEGEND

ACCESS POINT

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT :

測建行

PRUDENTIAL SURVEYORS (INTL) LTD
TEL. 25078333 FAX. 25986576

PROJECT TITLE :

ROBERTS BLOCK,
OLD VICTORIA BARRACKS,
42A KENNEDY ROAD, CENTRAL,
HONG KONG

DRAWING TITLE :

ACCESS POINTS ON
GROUND FLOOR

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO. : B5313

DRAWING NO. : SK-01

FILING CODE: N:\B5313 Old Victoria Barracks_ Resource Kit\CAD\CAD FOR FILES REPORT 2016-6-16\B5313 SK-01.dwg

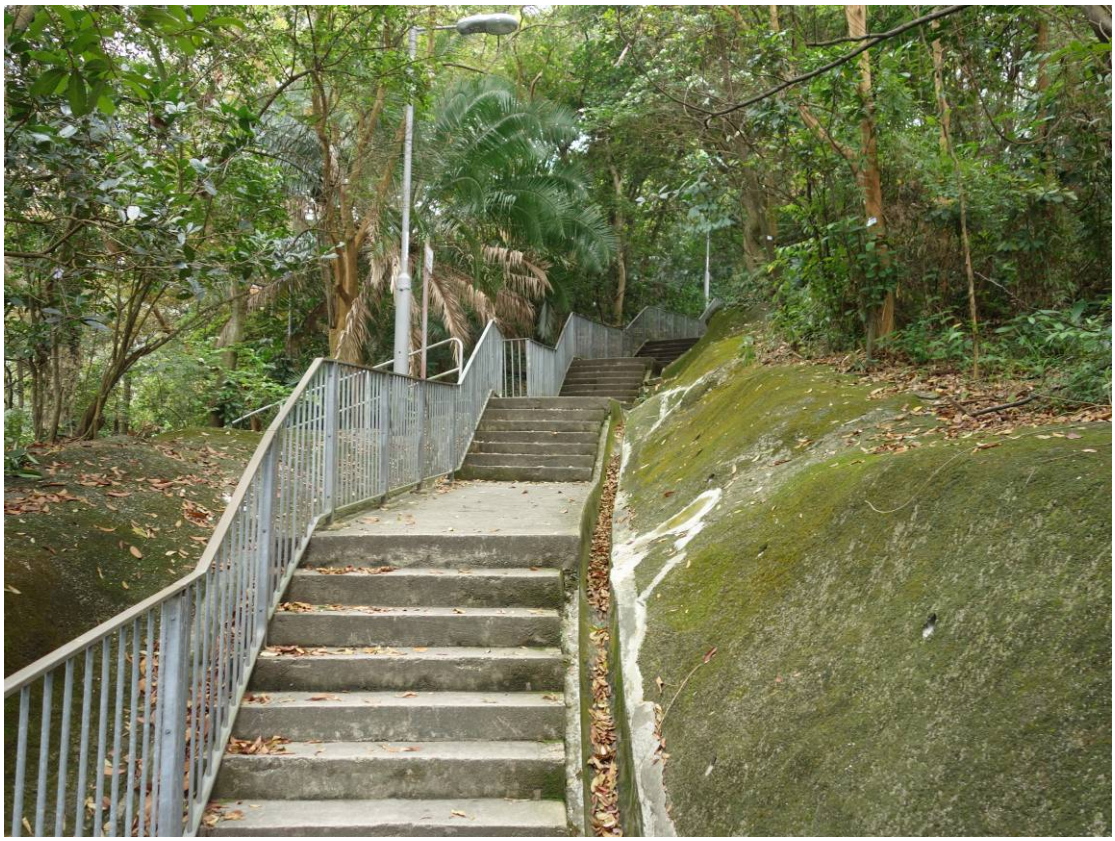
STATUS :

Appendix VI

Photos of the Site and Buildings

An access staircase connecting the Site to Kennedy Road

An access staircase connecting the Site to Kennedy Road



General view of access staircase connecting the Site to Kennedy Road

General view of access staircase connecting the Site to Kennedy Road

General View of retaining wall facing Kennedy Road

General view of the slope facing Kennedy Road

Rear elevation of the Roberts Block

Side elevation of the Roberts Block

Front elevation of the Roberts Block

Front elevation of the Roberts Block

General view of the roof of the Roberts Block

Cat ladder accessing to the roof

General view of the indoor staircase at 2/F

General view of the Veranda at 2/F

General view of living room at 2F

General view of room D301 at 2F

General view of room D302 at 2/F

General view of corridor between D301 and D302 at 2/F

General view of room D303 at 2/F

General view of ceiling of room S311 at 2/F

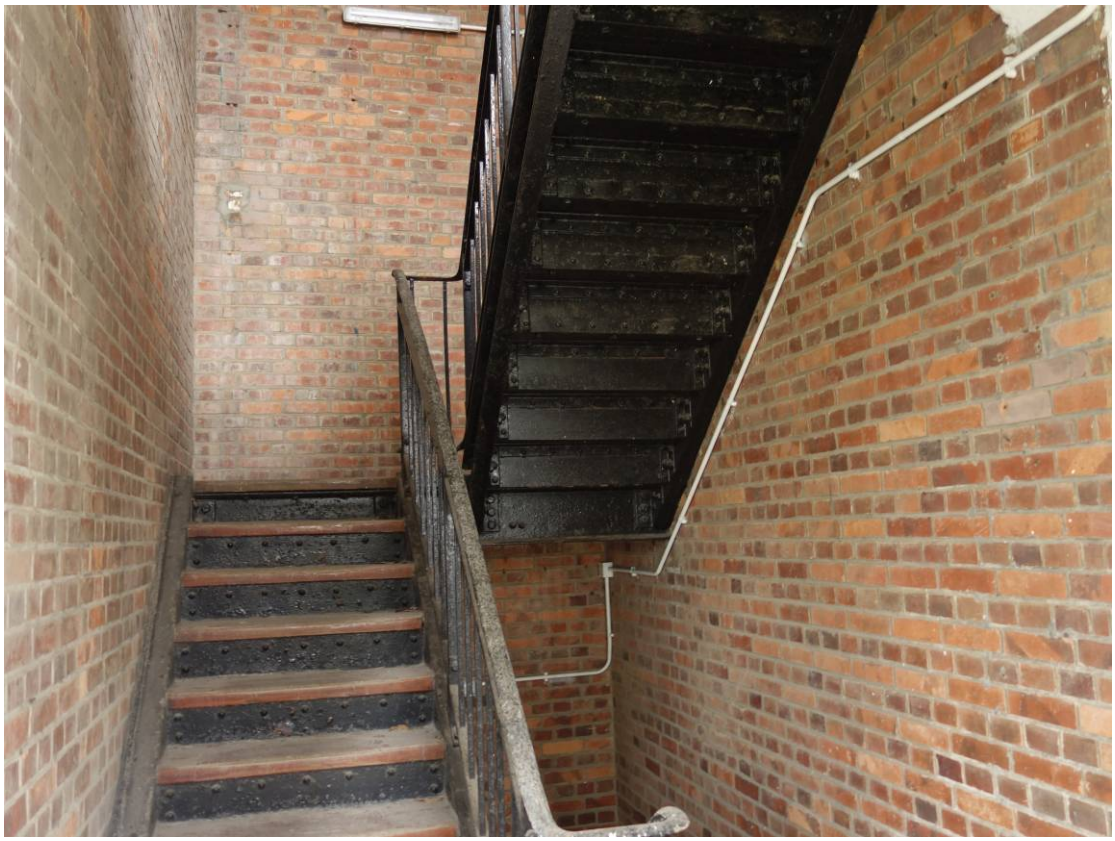
General view of room S312 at 2/F

General view of room S313at 2/F

General view of Lavatory at 2/F

General view of Bathroom at 2/F

General view of room D303 at 2/F



General view of indoor staircase at 1/F

General view of Veranda at 1/F

General view architectural feature at 1/F

General view of living room at 1/F

General view of the door at room D201

General view of room D201 at 1/F

General view of indoor corridor at 1/F

General view of room D202 at 1/F

General view of room D203 at 1/F

General view of room S213 at 1/F

General view of room S212 at 1/F

General view of ceiling of kitchen 1/F

General view of Veranda at G/F

General view of Office at G/F

General view corridor between Office and Store Room at G/F

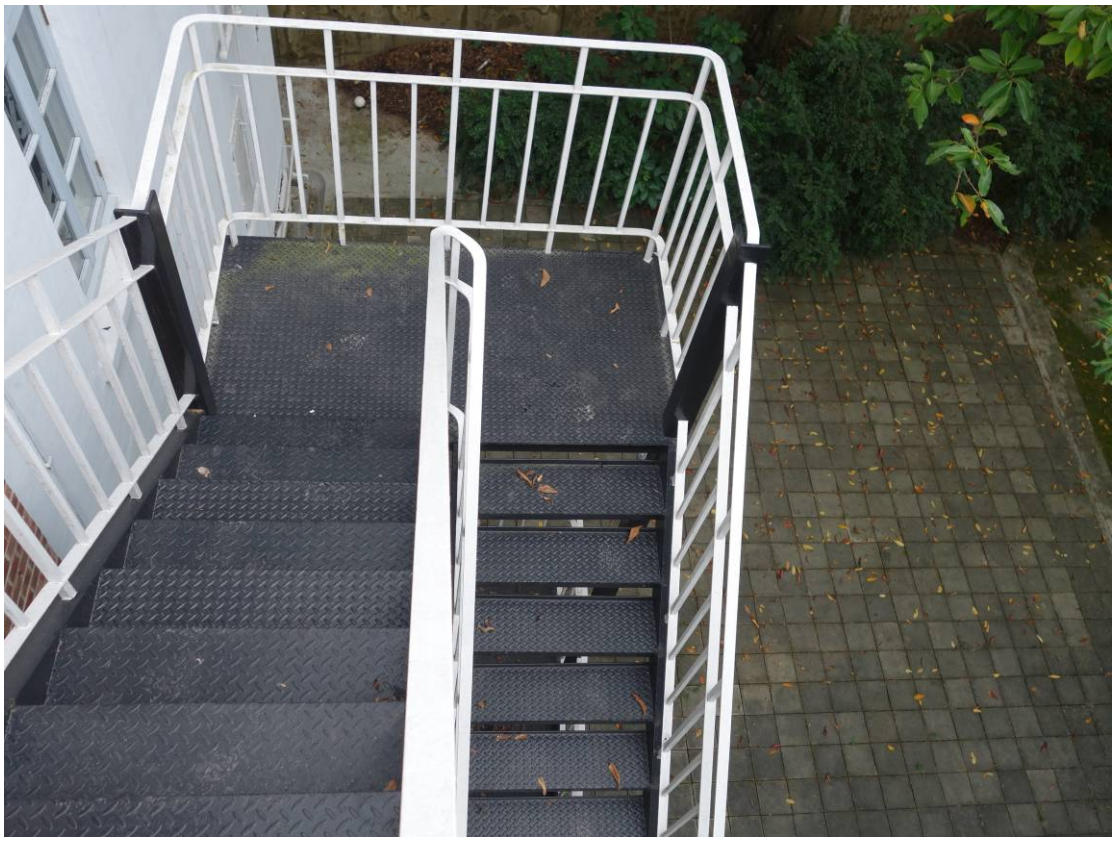
General view of Store Room at G/F

General view of Kitchen at G/F

General view of room S111 at G/F

General view of room S112 at G/F

General view of rear exit at 2/F



General view of outdoor staircase at 2/F

General view of substation facing Kennedy Road

General view of internal area of the substation

Spalled concrete on the chimney capping

Spalled concrete on the roof eave

Crack on brick wall at 2/F

Crack on brick wall at 1/F

Crack on brick wall at 2/F

Crack on brick wall at 1/F

Crack on brick wall at 1/F

Crack on brick wall from G/F to 2/F

Appendix VII

Plan Showing Immediate Surrounding

SITE BOUNDARY

EXTRACT PLAN
BASED ON SURVEY
SHEET No. 11-SW-14A
11-SW-14C

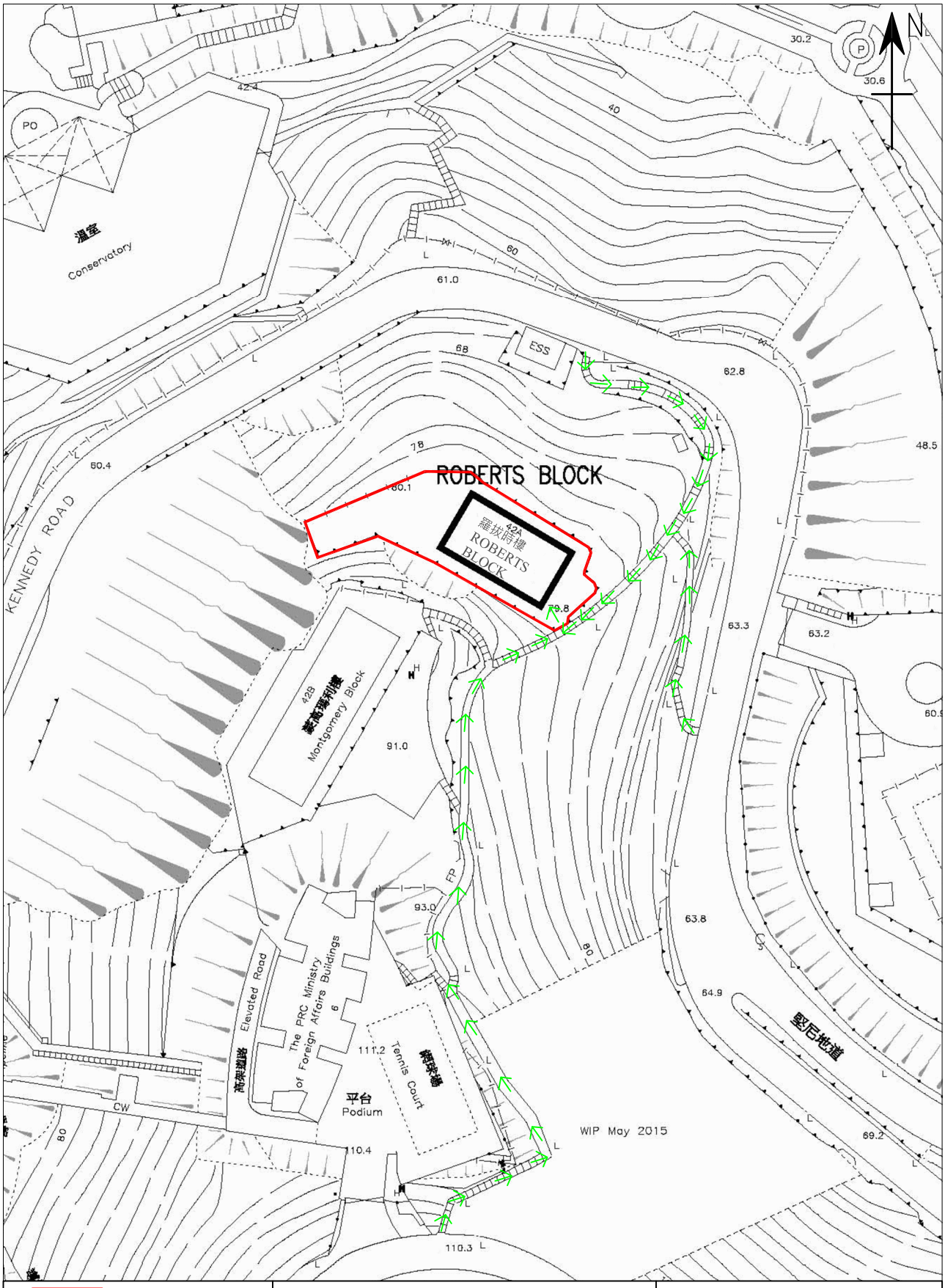
ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

DRAWING NO.:

APPENDIX VII
PLAN SHOWING IMMEDIATE SURROUNDING
1:5000

Appendix VIII

Access Plan



SITE BOUNDARY

PEDESTRIAN ACCESS

EXTRACT PLAN
BASED ON SURVEY
SHEET No. 11-SW-14A

ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

DRAWING NO.:

APPENDIX VIII
ACCESS PLAN
1:1000

Appendix IX

List of

Architectural Features

To Be Preserved

Old Victoria Barracks, Roberts Block
List of Architectural Features to be Preserved

1. EXTERIOR

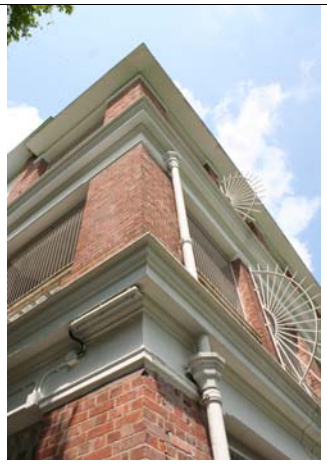
Item	Architectural Feature
1.1	Open Space outside the Historic Building The external open space around the building.
	

Item	Architectural Feature
1.2	<u>External Building Facades</u> All external building facades, including the fair-faced brick walls and columns with bases and painted caps, rendered walls, all window openings, segmental arches over window openings, projected window sills and the projected horizontal border at Ground Floor verandah.
	    

Item	Architectural Feature
1.3	<u>Verandah</u> All verandah, including the fair-faced brick walls, brick segmental arches and granite slab at entrance door openings, exposed ceiling and surface channels.
	  

Item	Architectural Feature
1.4	<u>Verandah Balustrades</u> Verandah balustrades, including all exposed faces of the curbs, classical urn-shaped balusters and thick granite capping slab.
	  

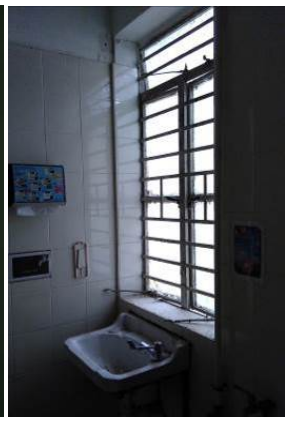
Item	Architectural Feature
1.5	<u>Timber Entrance Doors with Fanlights and Ironmongery in Verandah</u> All timber entrance doors in verandah, including half glazed French timber doors with operable or fixed fanlights, timber frames, timber door shoes and ironmongery.
	  

Item	Architectural Feature
1.6	<u>Entablature</u> All entablatures
	 

Item	Architectural Feature
1.7	<u>Flat Roofs with Projected Eaves</u> Flat roofs with their projected eaves.
	

Item	Architectural Feature
1.8	<u>Chimneys</u> All chimneys on roof and the chimney breasts in the interior.
	 

Item	Architectural Feature
1.9	<u>Roof, Soil and Waste Drainage System</u> All historical cast iron roof, soil and waste drainage system, including hopper, pipe works and their associated parts.
	  

Item	Architectural Feature
1.10	<u>Timber Windows</u> All timber windows and ironmongery.
	     

Item	Architectural Feature
1.11	<u>Metal Entrance Gates</u> Metal entrance gates at southeast façade.
	 

Item	Architectural Feature
1.12	<u>External Metal Balustrade, Security Guards and Other Metal Works</u> External metal balustrade, metal security guards with spikes, metal shoe scrapers on both sides of entrance steps and metal cat ladder on 2/F to Roof.
	      

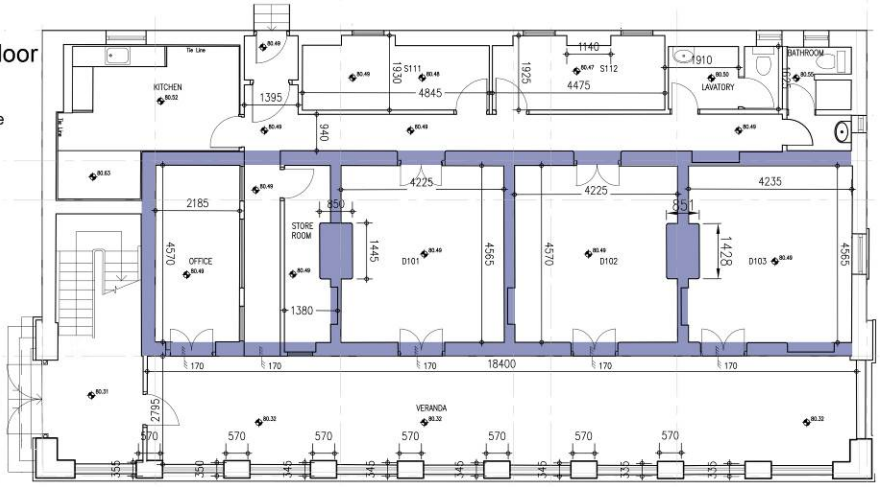
Item	Architectural Feature
1.13	<u>Building Signage</u> The painted name “ROBERTS” on top of the southeast façade and the painted raised letters “ROBERTS” above 1/F verandah on the northeast façade.
	 

2. INTERIOR

Item	Architectural Feature
2.1	<u>Building Layout</u> Open verandah, open stairwells and the Central Core as denoted in the following drawings

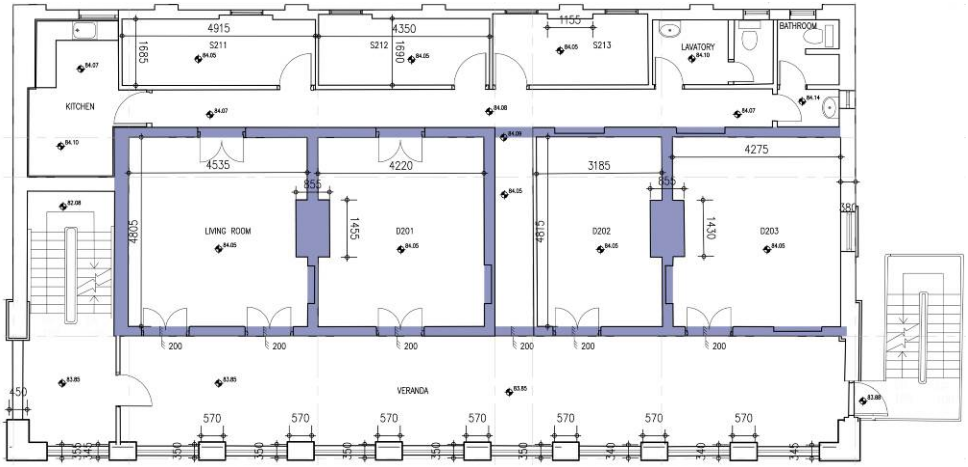
Ground Floor

Central Core



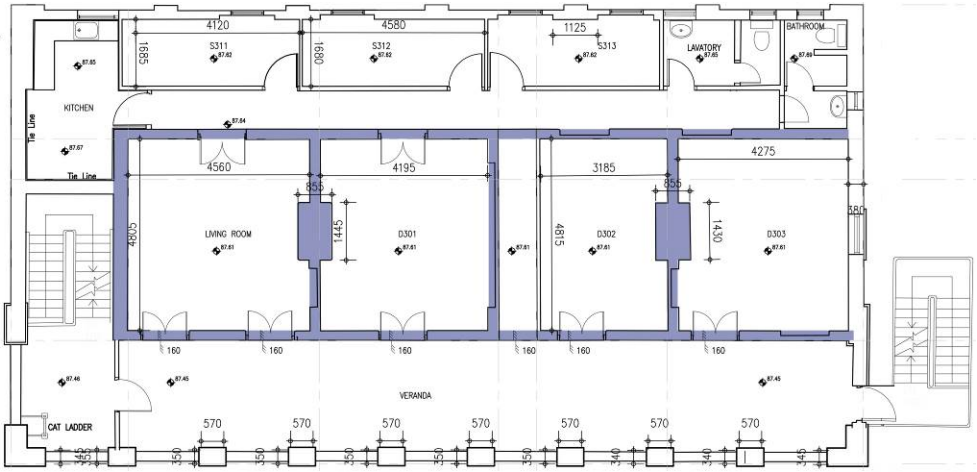
First Floor

Central Core



Second Floor

Central Core



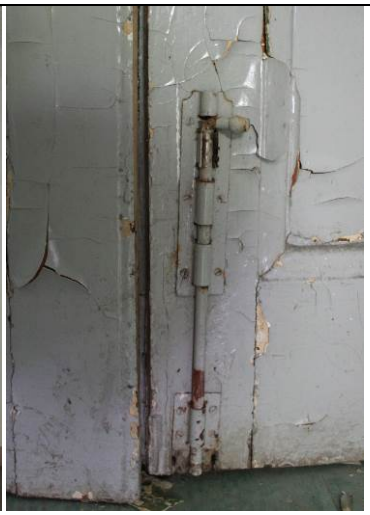
Item	Architectural Feature
2.2	<u>Building Structure</u> All structural elements including columns, beams, structural walls, floor and roof slabs, arch structure at stairwell, etc..
	  

Item	Architectural Feature
2.3	<u>Open Stairwell</u> The open stairwell on each floor, including the fair-faced brick walls, exposed ceiling, timber skirting and surface channels
	   

Item	Architectural Feature
2.4	<u>Interior Metal Stairs</u> The interior metal stairs, including their metal structure and stringer, metal handrail and balustrade system, and timber treads and landings
	   

Item	Architectural Feature
2.5	<u>Moulding at Ceiling and Beams</u> All classical moulding at ceiling and beams
	 

Item	Architectural Feature
2.6	<u>Corner Treatment</u> All rounded corners
	 

Item	Architectural Feature
2.7	<u>French Timber Doors with Fanlights</u> The French timber doors with fanlights and ironmongery.
	 

Item	Architectural Feature
2.8	<u>Segmental Arches over Door Openings and Window Openings</u> All segmental arches over door openings and window openings



Appendix X

List of Required Treatments to Architectural Features

Old Victoria Barracks, Roberts Block
Required Treatments to Architectural Features

1. EXTERIOR

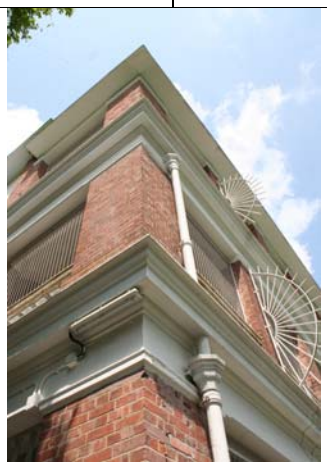
Item	Architectural Feature	Required Treatments
1.1	Open Space outside the Historic Building	a. The vista to the whole of the Historic Building is important and should be maintained. The external open space around the Historic Building should be remained as open as possible to allow the general public to pay due respect to the building. b. Improvement proposals for site access in conformance to statutory requirements may be considered, provided their visual impact to the Historic Building and the landscape nearby is kept to minimal, subject to applicant's coordination with other departments and parties on necessary street works, and is subject to AMO's approval. c. New underground structure(s) for ancillary use to the Historic Building, with its associated above-ground structure for access and building services, and a new lift including its structure and connecting bridge to provide barrier free access to the Historic Building ("Proposed Works") in conformance to statutory requirements may be considered at the open space, and is subject to AMO's approval. d. The Proposed Works should be compatible and distinguishable from the Historic Building. e. The Proposed Works should not adversely affect the structure of Historic Building. f. The ultimate height of the proposed lift and its connecting bridge should be as low as the roof as possible.
		

Item	Architectural Feature	Required Treatments
1.2	External Building Facades	a. All external building facades, including the fair-faced brick walls and columns with bases and painted caps, rendered walls, all window openings, segmental arches over window openings, projected window sills and the projected horizontal border at Ground Floor verandah, should be generally kept intact. b. No new structures, air-conditioning equipment, awning, shading fins, etc. can be installed. c. No alteration or blockage to openings or formation of new openings permitted unless approved by AMO. d. All metal frames with wire mesh at the verandah openings and other window openings are later additions. They are considered undesirable intervention, and should be removed. e. Remove all redundant metal fixings from brickworks and rendered walls. f. Method statements and materials for removing Items 1.2 d) and e) are subject to AMO's approval. g. Conduct a condition survey of all facades to identify cracks and other defects on the brickworks and rendered walls, supplement with investigations, photos, drawings, investigation summary and proposed remedial works. Submit the condition survey to AMO for consideration before commencement of repair works. h. Repair defective rendered walls as necessary, and repaint to match existing with approved methods and materials. i. Repair defective brickworks and repoint the defective joints as necessary. j. Clean the fair-faced brick facades to remove any organic growth and pollutants with non-corrosive cleaning agent.
	      	

Item	Architectural Feature	Required Treatments
1.3	Verandah	a. The ambiance and natural ventilation of the open verandah on each floor should be kept intact. All verandah, including the fair-faced brick walls, brick segmental arches and granite slab at entrance door openings, exposed ceiling and surface channels should be preserved in-situ. b. No enclosure of the verandah, wholly or partially, permitted. c. No alteration to openings or formation of new openings, suspended ceiling system or other permanent features in the verandah permitted. d. Repair defective brickworks and repoint the defective joints as necessary. e. Clean brick walls to remove any organic growth and pollutants with non-corrosive cleaning agent. f. Remove paint, organic growth and pollutants from granite slab if any. g. Repair any defective rendered walls, floor slab and ceiling as necessary, and refinish to match existing.
	  	

Item	Architectural Feature	Required Treatments
1.4	Verandah Balustrades	a. Verandah balustrades, including all exposed faces of the curbs, classical urn-shaped balusters and thick granite capping slab, should be preserved in-situ. b. Repair any defective balusters as necessary to match existing. c. Clean all granite works with non-corrosive cleaning agent. The granite slab shall remain in natural finish. d. Any additional protective barriers or improvement works to existing balustrades as required by statutory requirements that is installed in a reversible manner and with minimum disturbance to the balustrades may be considered, and is subject to AMO's approval.
	  	

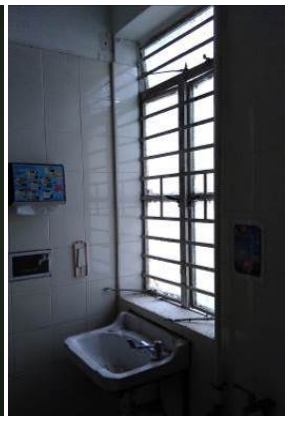
Item	Architectural Feature	Required Treatments
1.5	Timber Entrance Doors with Fanlights and Ironmongery in Verandah	a. All timber entrance doors in verandah, including half glazed French doors with operable or fixed fanlights, timber frames, timber door shoes and ironmongery should be preserved in-situ as far as practical. b. If the timber entrance doors and ironmongery are beyond repair, replace the doors with new timber doors and ironmongery following the existing design, and is subject to AMO's approval.
	  	

Item	Architectural Feature	Required Treatments
1.6	Entablature	a. All entablatures should be preserved in-situ. b. Repair any defective rendering as necessary and repaint to match existing.
	 	

Item	Architectural Feature	Required Treatments
1.7	Flat Roofs with Projected Eaves	a. The flat roofs with their projected eaves should be kept intact. b. No construction of additional storey at roof permitted. c. Installation of building services equipment, ductwork, pipe works, etc. on the roof may be considered, provided their visual impact to the historic building is minimal, subject to Registered Structural Engineer's confirmation that no structural strengthening works is necessary, and is subject to AMO's approval. d. Repair the defective roofing membrane as necessary.
		

Item	Architectural Feature	Required Treatments
1.8	Chimneys	a. All chimneys on roof together with the chimney breasts in the interior should be preserved in-situ b. Repair any defective concrete and brick works as necessary and repaint to match existing. c. Blocking the openings of chimney at roof to prevent water seepage in a reversible manner may be considered provided that the appearance of the chimney is not affected.
	 	

Item	Architectural Feature	Required Treatments
1.9	Roof, Soil and Waste Drainage System	a. All historical cast iron roof, soil and waste drainage system, including hopper, pipe works and their associated parts, should be preserved in-situ as far as practical. b. Replace any defective part(s) of the drainage system as necessary. c. Clear any blockage in the drainage system to restore its function. d. Repair, remove rust, apply rust inhibitor and repaint the pipeworks as necessary. e. Add strainers of appropriate sizes to hoppers if found missing. f. If defective pipeworks is beyond repair, the replacement pipeworks should be cast iron and painted to match existing. g. All new pipeworks and their associated parts should be cast iron works and painted to match existing.

Item	Architectural Feature	Required Treatments
1.10	Timber Windows	a. All timber windows and ironmongery should be preserved in-situ as far as possible. b. Improvement works to existing window as required by statutory requirements that is installed in a reversible manner and with minimum disturbance to the timber windows may be considered, and is subject to AMO's approval. c. Remove the interior metal guards from the window openings. Make good the adjoining surfaces to match existing with methods and materials approved by AMO. d. The original timber windows and ironmongery should be retained and repaired, while the metal windows should be replaced by new timber windows and ironmongery following the design and materials as existing. e. If the timber windows are beyond repair, replace the windows and their ironmongery using the materials and following the design as existing. f. Remove old paint and repaint all timber windows and frames with paint system and color approved by AMO. g. All new windows should be timber windows, with the design and ironmongery subject to AMO's approval.
	     	

Item	Architectural Feature	Required Treatments
1.11	Metal Entrance Gates	a. Metal entrance gates at southeast façade should be preserved in-situ. b. Remove rust, apply rust inhibitor and repaint as necessary. c. Repair the ironmongery with approved methods and materials as necessary. d. If the existing function of ironmongery does not suit new use, replacement of ironmongery in compatible design to the gates can be considered, and is subject to AMO's approval. e. If any gates component is found missing, reinstate the component in same material and design as existing.
	 	

Item	Architectural Feature	Required Treatments
1.12	External Metal Balustrade, Security Guards and Other Metal Works	a. External metal balustrade, metal security guards with spikes, metal shoe scrapers on both sides of entrance steps and metal cat ladder on 2/F to Roof should be preserved in-situ. b. Remove rust, apply rust inhibitor and repaint as necessary. c. Repair defective metal parts with approved methods and materials. If the metal parts are beyond repair, replace the defective parts with same materials and design as existing, and are subject to AMO's approval.

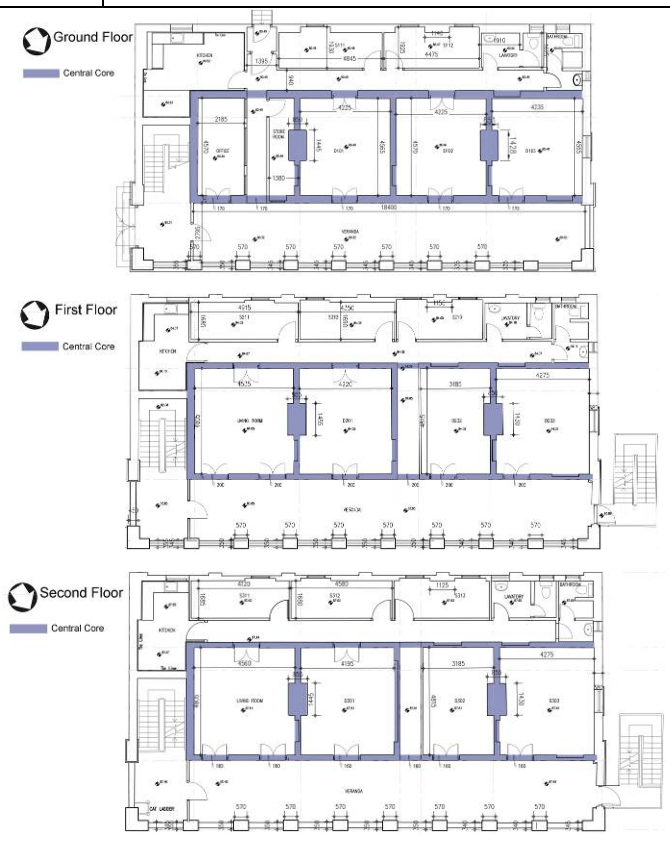




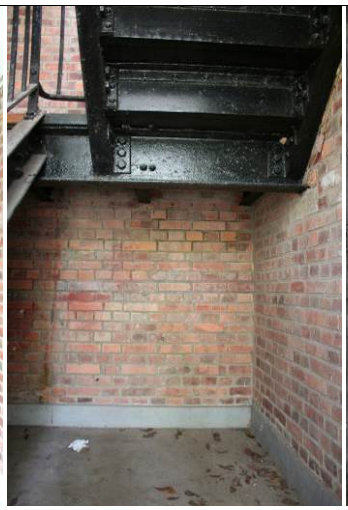


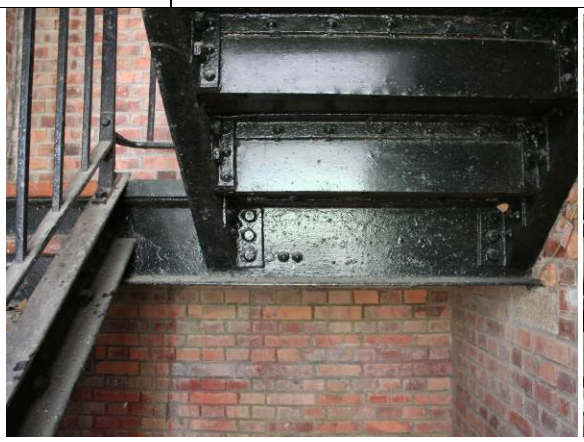
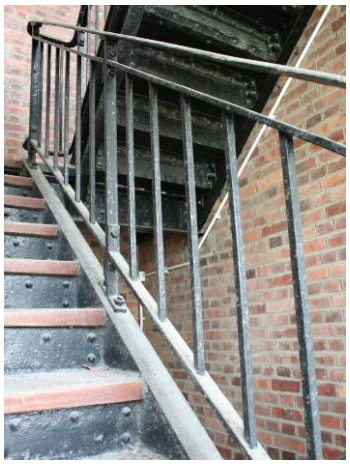
Item	Architectural Feature	Required Treatments
1.13	Building Signage	a. The painted building name “ROBERTS” on top of the southeast facade and the painted raised letters “ROBERTS” above 1/F verandah on the northeast façade should be preserved in-situ and must be fully protected during the course of any works. b. Repaint the building name as necessary.
	 	

2. INTERIOR

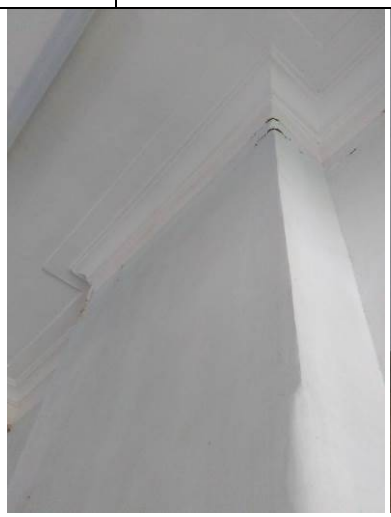
Item	Architectural Feature	Required Treatments
2.1	Building Layout	a. The open verandah and open stairwells should be kept intact and naturally ventilated. b. Conduct a research study on the southwest portion on every floor if these were formerly open verandah being enclosed at later dates. The study should be based on archival research and investigations, supplemented with photos, drawings, etc., for AMO's record. c. Alterations and additions to interior planning may be considered, provided the French doors, partition and structural walls at the central core ("Central Core") as denoted in the following drawings are kept intact, and are subject to AMO's approval. d. Suspended ceiling system installed in a reversible manner, with minimum disturbance to the historic fabric and not covering the classical mouldings at ceiling and beams may be considered, and is subject to AMO's approval. e. Air-conditioning system for the building interior may be considered, provided the outdoor units and equipment are placed in inconspicuous locations. The design and layout of the air-conditioning system and design measures to prevent condensation problems are subject to AMO's approval. f. New openings for installation of building services may be considered, and is subject to AMO's approval. g. Redecorate the building interior with finishes approved by AMO.
		

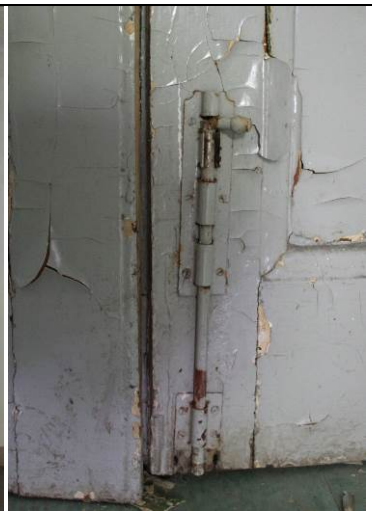
Item	Architectural Feature	Required Treatments
2.2	Building Structure	a. All structural elements including columns, beams, structural walls, floor and roof slabs, and arch structure in stairwell etc. should be kept intact. b. No coring or forming of new openings on the structure permitted unless approved by AMO. c. Strengthening or recasting of any part of the structure to meet statutory requirements may be considered, subject to a Registered Structural Engineer's advice and AMO's approval. d. Repair all spalled concrete and other defects as necessary.

Item	Architectural Feature	Required Treatments
2.3	Open Stairwell	a. The open stairwell on each floor, including the fair-faced brick walls, exposed ceiling, timber skirting and surface channels should be preserve in-situ. b. No enclosure of the stairwells permitted. c. Investigate if any termite infests in the timber works. d. Suspended ceiling system installed in a reversible manner, with minimum disturbance to the existing historic fabric may be considered, and is subject to AMO's approval. e. Alteration to the door openings to verandah may be considered, and is subject to AMO's approval. f. Repair defective brickworks and repoint the defective joints as necessary. g. Clean brick walls to remove any organic growth and pollutants with non-corrosive cleaning agent. h. Repair any defective floor slab and ceiling as necessary, and refinish to match existing.
	   	

Item	Architectural Feature	Required Treatments
2.4	Interior Metal Stairs	a. The interior metal stairs, including their metal structure and stringer, metal handrail and balustrade system, and timber treads and landings, should be preserved in-situ. b. Investigate if termite infests at the timber works, and the structural condition of the metal stairs. c. Repair works, additional protective barriers or upgrading works to the existing metal handrails and balustrades as required by statutory requirements that are installed in a reversible manner may be considered. The design should be distinguishable from and compatible with the existing handrails and balustrades and is subject to AMO's approval. d. Repair defective timber treads and landings as necessary. Only salvaged timber in matching species and good condition should be used. e. Apply wood preservatives to all timber treads and landings, and refinish with methods and materials approved by AMO. f. Remove rust and apply rust inhibitor to all metal works as necessary, and repaint to match existing.
	   	

Item	Architectural Feature	Required Treatments
2.5	Moulding at Ceiling and Beams	a. All classical moulding at ceiling and beams should be preserved in-situ and be exposed for public appreciation as far as practical. b. Repair the defective mouldings as necessary and repaint to match existing.
	 	

Item	Architectural Feature	Required Treatments
2.6	Rounded Corner	a. All rounded corners should be preserved in-situ.
	 	

Item	Architectural Feature	Required Treatments
2.7	French Timber Doors with Fanlights	a. French timber doors with fanlights and ironmongery at Central Core as denoted in Item 2.1 should be preserved in-situ and repaired as far as practical. b. Remove old paint, make good any defects on existing French timber doors and fanlights, and repaint with paint system and color approved by AMO. Reinstate any missing ironmongery. c. Design and ironmongery of new and replacement doors are subject to AMO's approval.
	 	

Item	Architectural Feature	Required Treatments
2.8	Segmental Arches over Door Openings and Window Openings	a. All segmental arches over door openings and window openings should be preserved in-situ and be exposed for public appreciation.. b. Formation of any new openings or reinstatement of blocked openings shall not disturb the segmental arches.
	  	

Appendix XI

List of Recommended Treatments to Architectural Features

Old Victoria Barracks, Roberts Block
Recommended Treatments to Architectural Features

1. EXTERIOR

Item	Architectural Feature	Recommended Treatments
1.1	Verandah	a. Reinstate existing blocked openings on the fair-faced brick walls and make good the adjoining surfaces.
	 	

Item	Architectural Feature	Recommended Treatments
1.2	Flat Roofs with Projected Eaves	a. Provide fall arrest system at inconspicuous locations for ease of future maintenance. Design to be subject to AMO's approval.
		

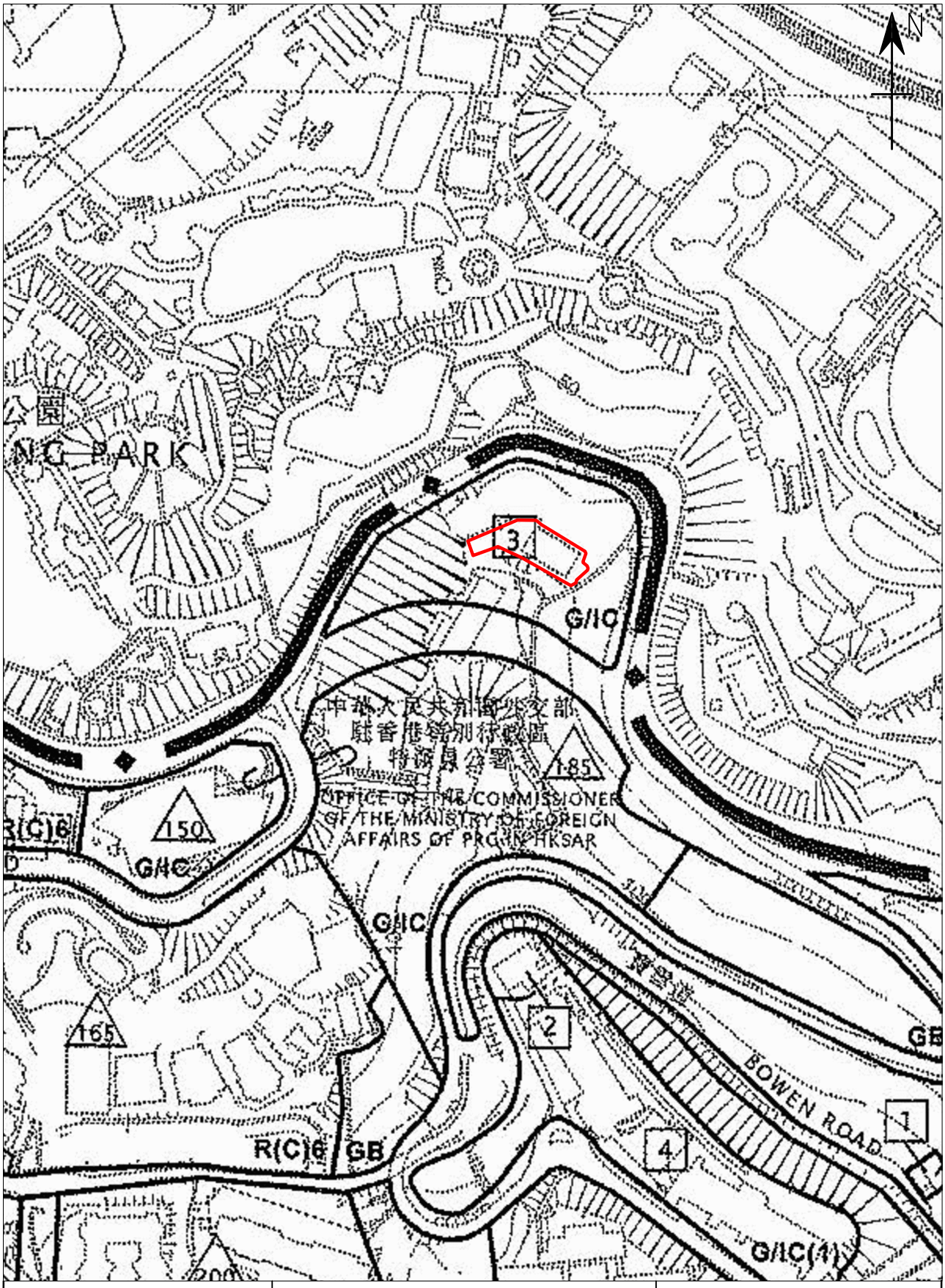
Item	Architectural Feature	Recommended Treatments
1.3	External Metal Staircase at the Northwest Facade	a. Reuse the existing metal staircase as staircase for means of escape with suitable modification works to comply with statutory requirements if necessary. b. Conduct investigation on the structure of the metal stairs. c. Repair works, additional protective barriers or upgrading works to the existing metal handrails and balustrades as required by statutory requirements that are installed in a reversible manner may be considered. The design should be distinguishable from and compatible with the existing handrails and balustrades and is subject to AMO's approval.
		

2. INTERIOR

Item	Architectural Feature	Recommended Treatments
2.1	Building Layout	a. Reinstatement of the former open verandah on the southwest portion of the historic building if the research study confirms their existence.

Appendix XII

Outline Zoning Plan



SITE BOUNDARY

EXTRACT PLANBASED ON OUTLINE ZONING PLAN NO. S/H11/15
DATE: 5/2/2015

ROBERTS BLOCK, OLD VICTORIA BARRACKS, 42A KENNEDY ROAD, CENTRAL, HONG KONG

DRAWING NO.:

APPENDIX XII
OUTLINE ZONING PLAN
NOT TO SCALE

GOVERNMENT, INSTITUTION OR COMMUNITY

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	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Correctional Institution
Cable Car Route and Terminal Building	Driving School
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified)
Educational Institution	Flat
Exhibition or Convention Hall	Funeral Facility
Field Study/Education/Visitor Centre	Holiday Camp
Government Refuse Collection Point	Hotel
Government Use (not elsewhere specified)	House
Hospital	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Institutional Use (not elsewhere specified)	Off-course Betting Centre
Library	Office
Market	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

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 number of storeys or metres above the Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.

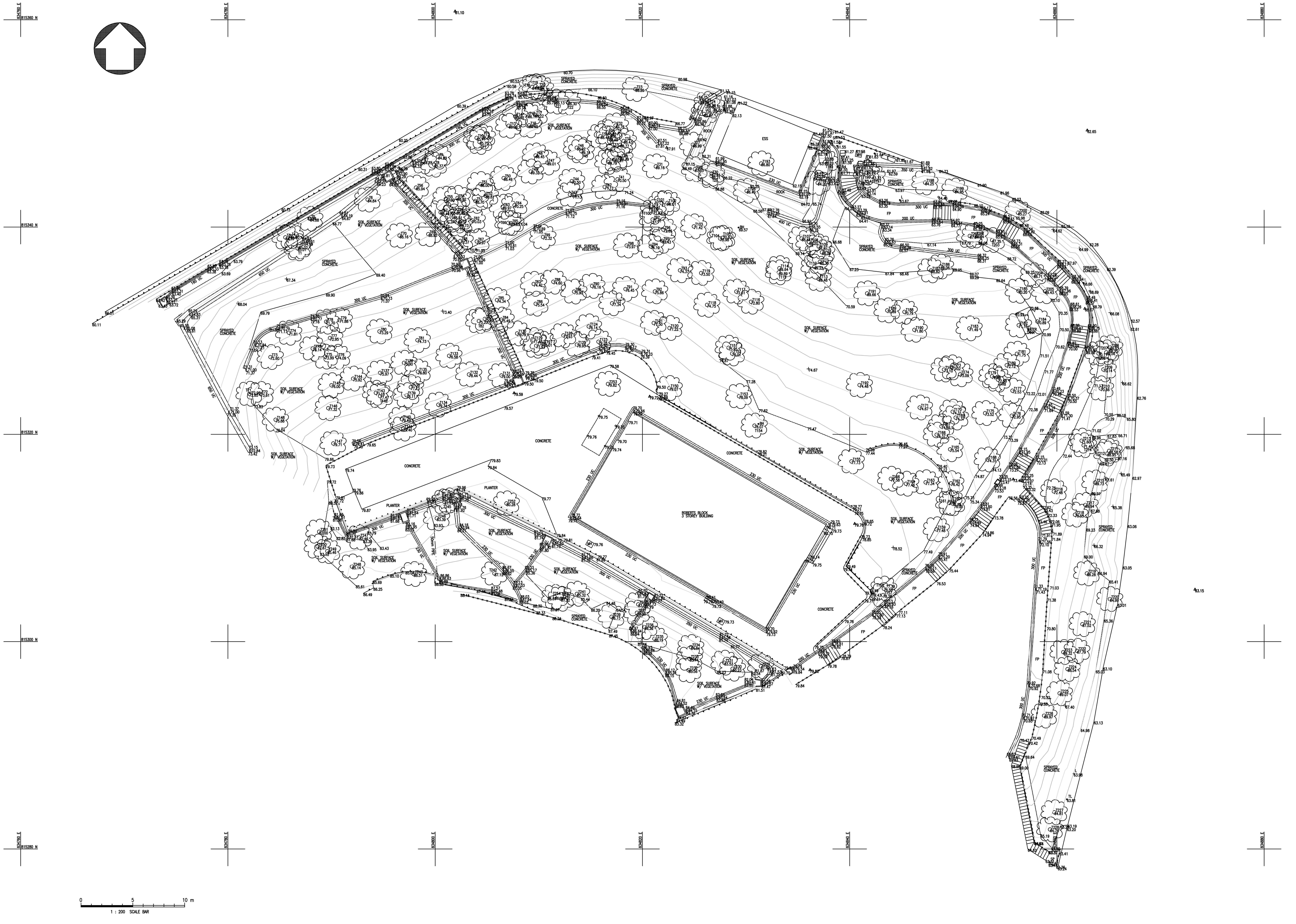
(2) On land designated "Government, Institution or Community (1)" ("G/IC(1)"), any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) any of the existing historical buildings requires planning permission from the Town Planning Board.

(3) In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.

(4) Based on 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.

Appendix XIII (A)

Topographic Survey



TREE DETAILS:

TREE #	TRUNK DIA.	SPREAD	HEIGHT
T1	0.15	4	7
T2	0.11	4	6
T3	0.14	5	6
T4	0.14	4	6
T5	0.12	3	6
T6	0.13	5	5
T7	0.13	6	12
T8	0.38	11	15
T9	0.13	5	8
T10	0.23	10	13
T11	0.16	9	6
T12	0.20	4	16
T13	0.10	7	7
T14	0.10	7	7
T15	0.21	3	15
T16	0.18	8	7
T17	0.14	7	15
T18	0.12	4	5
T19	0.10	5	6
T20	0.22	7	7
T21	0.19	4	16
T22	0.13	4	15
T23	0.11	6	8
T24	0.18	5	8
T25	0.12	5	5
T26	0.25	8	7
T27	0.14	6	7
T28	0.15	5	8
T29	0.30	8	15
T30	0.13	5	10
T31	0.20	5	10
T32	0.13	6	13
T33	0.11	7	6
T34	0.14	6	15
T35	0.11	6	7
T36	0.12	4	14
T37	0.17	4	16
T38	0.10	2	13
T39	0.24	5	16
T40	0.15	8	13
T41	0.17	6	15
T42	0.23	4	16
T43	0.16	4	16
T44	0.20	5	16
T45	0.15	6	14
T46	0.13	5	14
T47	0.16	6	14
T48	0.10	6	6
T49	0.19	5	16
T50	0.22	4	16
T51	0.16	8	15
T52	0.20	11	15
T53	0.17	6	16
T54	0.14	8	8
T55	0.16	10	13
T56	0.15	4	10
T57	0.13	5	8
T58	0.13	8	8
T59	0.17	11	15
T60	0.17	9	15
T61	0.15	10	15
T62	0.13	8	11
T63	0.26	6	16
T64	0.13	5	15
T65	0.19	4	16
T66	0.14	4	16
T67	0.18	8	15
T68	0.22	4	16
T69	0.10	5	7
T70	0.13	5	8
T71	0.24	8	9
T72	0.13	4	11
T73	0.28	9	15
T74	0.18	7	6
T75	0.18	8	14
T76	0.14	5	14
T77	0.10	2	14
T78	0.36	8	16
T79	0.13	5	7
T80	0.13	6	10
T81	0.15	6	6
T82	0.24	6	16
T83	0.16	8	14
T84	0.21	7	16
T85	0.17	6	15
T86	0.24	5	20
T87	0.21	5	16
T88	0.13	8	14
T89	0.24	6	20
T90	0.15	9	15
T91	0.40	12	20
T92	0.12	4	6
T93	0.13	7	10
T94	0.24	7	15
T95	0.19	5	16
T96	0.21	6	14
T97	0.18	5	14
T98	0.20	12	15
T99	0.22	7	16
T100	0.13	4	11
T101	0.16	4	15
T102	0.18	5	8
T103	0.14	5	8
T104	0.19	6	15
T105	0.15	5	10
T106	0.42	11	15
T107	0.13	4	10
T108	0.12	4	5
T109	0.27	6	16
T110	0.13	6	7
T111	0.15	7	10
T112	0.16	3	15
T113	0.12	4	7
T114	0.14	5	10
T115	0.35	6	12
T116	0.30	5	10
T117	0.43	6	10
T118	0.15	4	13
T119	0.12	5	13
T120	0.11	2	5
T121	0.10	4	6
T122	0.15	6	15
T123	0.36	12	15
T124	0.16	7	14
T125	0.14	4	13
T126	0.17	3	7
T127	0.27	6	16
T128	0.26	6	16
T129	0.18	7	15
T130	0.18	6	13
T131	0.11	4	11
T132	0.11	5	7
T133	0.24	7	16
T134	0.32	7	16
T135	0.26	7	17
T136	0.14	4	13
T137	0.24	8	17
T138	0.19	7	16
T139	0.10	5	13
T140	0.27	4	16
T141	0.22	6	9
T142	0.10	2	10
T143	0.18	4	10
T144	0.10	4	12
T145	0.11	3	7
T146	0.65	13	17
T147	0.95	15	17
T148	0.36	10	11
T149	0.13	6	7
T150	0.12	7	8
T151	0.35	7	10
T152	0.26	6	7
T153	0.17	8	7
T154	0.11	6	8
T155	0.15	7	6
T156	0.14	7	6
T157	0.50	10	16
T158	0.31	11	12
T159	0.30	11	11
T160	0.12	5	10
T161	0.12	3	10
T162	0.12	4	10
T163	0.13	4	10
T164	0.10	5	8
T165	0.14	5	12
T166	0.17	6	10
T167	0.13	5	12
T168	0.10	4	10
T169	0.13	4	12
T170	0.14	5	11
T171	0.12	4	10
T172	0.12	5	7
T173	0.13	5	10
T174	0.14	4	12
T175	0.12	3	12
T176	0.15	5	12
T177	0.12	6	10
T178	0.11	2	12
T179	0.12	2	12
T180	0.14	4	12
T181	0.19	5	12
T182	0.11	4	10
T183	0.13	5	4
T184	0.19	6	14
T185	0.29	6	11
T186	0.17	7	10
T187	0.19	4	12
T188	0.25	6	8
T189	0.12	5	6
T190	0.60	14	27
T191	0.46	11	15
T192	0.13	6	7
T193	0.13	10	6
T194	0.13	4	11
T195	0.15	5	11
T196	0.15	6	8
T197	0.23	3	5
T198	0.27	7	14
T199	0.27	7	7
T200	0.12	6	8
T201	0.16	7	10
T202	0.11	5	9
T203	0.19	6	11
T204	0.25	6	11
T205	0.17	7	10
T206	0.10	4	8
T207	0.11	3	9
T208	0.12	4	6
T209	0.10	4	5
T210	0.22	6	6
T211	0.12	4	7
T212	0.12	2	7
T213	0.36	6	11
T214	0.13	5	10
T215	0.20	6	11
T216	0.19	6	11
T217	0.22	7	10
T218	0.35	10	12
T219	0.34	8	10
T220	0.13	5	11
T221	0.19	5	12
T222	0.13	6	6
T223	0.25	6	12
T224	0.30	8	8
T225	0.30	7	15
T226	0.20	6	13
T227	0.20	7	10
T228	0.32	7	7
T229	0.27	5	15
T230	0.15	4	11
T231	0.10	6	6
T232	0.13	6	8
T233	0.50	12	11
T234	0.21	8	10
T235	0.21	6	10
T236	0.40	8	16
T237	0.35	7	10
T238	0.18	2	13
T239	0.13	5	8
T240	1.50	20	20
T241	0.15	7	8
T242	0.24	8	15
T243	0.13	6	5
T244	0.14	4	11
T245	0.13	5	11
T246	0.24	5	15
T247	0.11	5	6
T248	0.14	5	9
T249	0.19	7	10
T250	0.14	4	8
T251	0.13	5	9
T252	0.62	15	15
T253	0.33	8	15
T254	0.21	8	7

Notes :
1. Measurements are based on metric system.
2. All levels are in metres to Principal Datum (mPD) unless noted otherwise.
3. All coordinates refer to Hong Kong 1980 Grid unless noted otherwise.

LEGEND:

CHANGE OF GRADE
KERBLINE
FENCE
CONTOUR
WALL
RETAINING WALL
BUILDING
GUARDRAIL
CANOPY/OVERHANG
DRAINAGE CHANNEL TOP
DRAINAGE CHANNEL INVERT
FOOTPATH/CONCRETE
MH – MANHOLE
– CATCHPIT
– GULLY
– STOP VALVE
G – GAS VALVE
T – TELECOM PIT
E – ELECTRICAL DRAWPIT
CTV – CABLE TV PIT
– GRAVE
L – LAMP POST
E – ELECTRICITY POLE
T – TELECOM POLE
TL – TRAFFIC LIGHT
H – FIRE HYDRANT
SP – POST/SIGN POST
W – WELL
B – BORE HOLE
– TREE
– SURVEY CONTROL

Rev.	Date	Description	Checked

Surveyed By: RGS

Date of Survey: 25 APRIL 2016

Plan No.: 1 OF 1

SURVEYOR

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Key Plan

Title
ROBERTS BLOCK
FORMER VICTORIA BARRACKS
TOPOGRAPHIC SURVEY

Scale	Location	Drawing Number	Revision
1:200		JBS-RB-P-001-N	0

Appendix XIII (B)

Tree Survey Plan and Tree Survey Schedule

TREE SURVEY SCHEDULE

Project: Resource Kit for Roberts Block, Old Victoria Barracks
Prepared by: Ma Po San, ISA Certified Arborist (HK-0771A)
Field Survey was conducted on: 28 April 2016 & 07 May 2016
To be read in conjunction with drawing no.: RBOVB/TIP/01

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T1	*Acacia confusa*	台灣相思	105	8.0	3.5	Fair	Medium	Low	Low	N
T2	*Acacia confusa*	台灣相思	240	8.0	5.0	Fair	Medium	Low	Low	N
T3	*Litsea monopetala*	假柿木姜子	95	5.0	2.0	Fair	Medium	Low	Low	N
T4	*Acacia confusa*	台灣相思	155	7.5	3.0	Fair	Medium	Low	Low	N
T5	*Acacia confusa*	台灣相思	95	5.0	4.0	Fair	Medium	Low	Low	N
T6	*Lophostemon confertus*	紅膠木	110	9.0	3.0	Fair	Medium	Low	Low	N
T7	*Acacia confusa*	台灣相思	95	6.0	2.0	Withering	Poor	Low	Low	N
T8	*Lophostemon confertus*	紅膠木	120	9.0	3.0	Fair	Medium	Low	Low	N
T9	*Acacia confusa*	台灣相思	110	8.0	3.0	Fair	Medium	Low	Low	N
T10	*Acacia confusa*	台灣相思	100	8.0	2.0	Withering	Poor	Low	Low	N
T11	*Reevesia thyrsoidea*	梭羅樹	95	5.0	2.0	Fair	Medium	Low	Medium	N
T12	*Pinus massoniana*	馬尾松	120	3.0	2.0	Withering	Poor	Low	Low	N
T13	*Cratoxylum cochinchinense*	黃牛木	95	4.0	2.0	Fair	Medium	Low	Low	N
T14	*Acacia confusa*	台灣相思	100	8.0	2.0	Fair	Medium	Low	Low	N
T15	*Acacia confusa*	台灣相思	105	8.5	3.0	Fair	Medium	Low	Low	N
T16	*Acacia confusa*	台灣相思	95	8.0	3.5	Fair	Medium	Low	Low	N
T17	*Cratoxylum cochinchinense*	黃牛木	95	6.0	3.0	Fair	Medium	Low	Low	N
T18	*Garcinia oblongifolia*	嶺南山竹子	115	7.0	4.5	Fair	Medium	Low	Low	N
T19	*Pinus massoniana*	馬尾松	130	4.0	4.0	Withering	Poor	Low	Low	N
T20	*Garcinia oblongifolia*	嶺南山竹子	100	4.0	1.0	Fair	Medium	Low	Low	N
T21	*Cratoxylum cochinchinense*	黃牛木	95	3.0	2.0	Fair	Poor	Low	Low	N
T22	*Cratoxylum cochinchinense*	黃牛木	100	6.0	3.0	Fair	Medium	Low	Low	N
T23	*Acacia confusa*	台灣相思	100	7.0	2.0	Fair	Medium	Low	Low	N
T24	*Acacia confusa*	台灣相思	125	8.0	2.5	Withering	Poor	Low	Low	N
T25	*Acacia confusa*	台灣相思	95	6.0	2.0	Fair	Medium	Low	Low	N
T26	*Acacia confusa*	台灣相思	100	7.0	2.0	Fair	Medium	Low	Low	N
T27	*Acacia confusa*	台灣相思	100	7.5	2.0	Fair	Medium	Low	Low	N
T28	*Acacia confusa*	台灣相思	100	8.0	2.5	Fair	Medium	Low	Low	N
T29	*Acacia confusa*	台灣相思	100	8.0	3.0	Fair	Medium	Low	Low	N
T30	*Acacia confusa*	台灣相思	100	8.0	3.0	Fair	Medium	Low	Low	N
T31	*Machilus chekiangensis*	浙江潤楠	110	8.0	3.0	Fair	Medium	Low	Low	N
T32	*Acacia confusa*	台灣相思	105	7.0	2.0	Fair	Medium	Low	Low	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T33	*Acacia confusa*	台灣相思	120	7.5	2.5	Fair	Medium	Low	Low	N
T34	*Acacia confusa*	台灣相思	100	7.0	2.0	Fair	Medium	Low	Low	N
T35	*Acacia confusa*	台灣相思	100	8.0	2.0	Fair	Medium	Low	Low	N
T36	*Acacia confusa*	台灣相思	105	8.5	2.0	Fair	Medium	Low	Low	N
T37	*Lophostemon confertus*	紅膠木	110	5.0	1.5	Withering	Poor	Low	Low	N
T38	*Acacia confusa*	台灣相思	120	7.0	2.0	Fair	Medium	Low	Low	N
T39	*Lophostemon confertus*	紅膠木	160	9.0	2.0	Fair	Medium	Low	Low	N
T40	*Lophostemon confertus*	紅膠木	105	7.0	2.0	Fair	Medium	Low	Low	N
T41	*Reevesia thyrsoidea*	梭羅樹	150	7.5	2.0	Fair	Medium	Low	Low	N
T42	*Lophostemon confertus*	紅膠木	140	8.0	3.0	Fair	Medium	Low	Low	N
T43	*Acacia confusa*	台灣相思	150	9.0	3.0	Fair	Medium	Low	Low	N
T44	*Lophostemon confertus*	紅膠木	150	9.0	2.5	Fair	Medium	Low	Low	N
T45	*Acacia confusa*	台灣相思	130	9.0	2.0	Fair	Medium	Low	Low	N
T46	*Acacia confusa*	台灣相思	135	8.0	2.0	Fair	Medium	Low	Low	N
T47	*Acacia confusa*	台灣相思	110	8.0	3.0	Fair	Medium	Low	Low	N
T48	*Acacia confusa*	台灣相思	110	8.0	3.0	Fair	Medium	Low	Low	N
T49	*Acacia confusa*	台灣相思	130	9.5	3.5	Fair	Medium	Low	Low	N
T50	*Acacia confusa*	台灣相思	125	4.0	2.0	Fair	Medium	Low	Low	N
T51	*Acacia confusa*	台灣相思	100	8.0	2.0	Fair	Medium	Low	Low	N
T52	*Acacia confusa*	台灣相思	140	6.0	3.0	Dead	Poor	Low	Low	N
T53	*Acacia confusa*	台灣相思	165	8.5	3.0	Fair	Medium	Low	Low	N
T54	*Acacia confusa*	台灣相思	140	8.5	3.0	Fair	Medium	Low	Low	N
T55	*Acacia confusa*	台灣相思	140	9.0	4.0	Fair	Medium	Low	Low	N
T56	*Acacia confusa*	台灣相思	170	8.0	3.5	Fair	Medium	Low	Low	N
T57	*Acacia confusa*	台灣相思	110	8.0	2.0	Fair	Medium	Low	Low	N
T58	*Acacia confusa*	台灣相思	95	8.0	3.5	Fair	Medium	Low	Low	N
T59	*Acacia confusa*	台灣相思	180	9.0	3.5	Fair	Medium	Low	Low	N
T60	*Acacia confusa*	台灣相思	170	9.0	3.5	Fair	Medium	Low	Low	N
T61	*Acacia confusa*	台灣相思	180	9.0	3.5	Fair	Medium	Low	Low	N
T62	*Acacia confusa*	台灣相思	150	8.0	3.5	Fair	Medium	Low	Low	N
T63	*Cratoxylum cochinchinense*	黃牛木	235	10.0	4.0	Fair	Medium	Low	Medium	N
T64	*Cratoxylum cochinchinense*	黃牛木	380	10.0	5.5	Fair	Medium	Low	Medium	N
T65	*Reevesia thyrsoidea*	梭羅樹	110	8.0	3.0	Fair	Medium	Low	Low	N
T66	*Litsea monopetala*	假柿木姜子	105	5.0	1.5	Fair	Medium	Low	Low	N
T67	*Reevesia thyrsoidea*	梭羅樹	170	8.0	3.0	Fair	Medium	Low	Low	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T68	*Cratoxylum cochinchinense*	黃牛木	125	5.0	3.0	Fair	Medium	Low	Low	N
T69	*Reevesia thyrsoidea*	梭羅樹	120	8.0	2.5	Fair	Medium	Low	Low	N
T70	*Cratoxylum cochinchinense*	黃牛木	100	5.0	2.5	Fair	Medium	Low	Low	N
T71	*Schefflera heptaphylla*	鴨腳木	400	9.0	5.0	Fair	Medium	Low	Medium	N
T72	*Reevesia thyrsoidea*	梭羅樹	130	8.0	2.5	Fair	Medium	Low	Low	N
T73	*Reevesia thyrsoidea*	梭羅樹	130	8.0	2.5	Fair	Medium	Low	Low	N
T74	*Reevesia thyrsoidea*	梭羅樹	170	8.0	3.0	Fair	Medium	Low	Low	N
T75	*Sterculia lanceolata*	假蘋婆	185	8.0	3.0	Fair	Medium	Low	Low	N
T76	*Reevesia thyrsoidea*	梭羅樹	170	9.0	3.0	Fair	Medium	Low	Low	N
T77	*Broussonetia papyrifera*	構樹	110	7.0	2.0	Fair	Medium	Low	Low	N
T78	*Reevesia thyrsoidea*	梭羅樹	125	8.0	3.0	Fair	Medium	Low	Low	N
T79	*Schefflera heptaphylla*	鴨腳木	120	8.0	3.0	Fair	Medium	Low	Low	N
T80	*Acacia confusa*	台灣相思	140	8.5	3.0	Fair	Medium	Low	Low	N
T81	*Dead Tree*	死樹	100	6.0	2.0	Dead	Poor	Low	Low	N
T82	*Cinnamomum camphora*	樟	230	9.0	4.5	Fair	Poor	Low	Low	N
T83	*Dead Tree*	死樹	170	7.0	4.5	Dead	Poor	Low	Low	N
T84	*Litsea monopetala*	假柿木姜子	95	6.0	2.0	Fair	Medium	Low	Low	N
T85	*Dead Tree*	死樹	190	8.0	3.0	Dead	Poor	Low	Low	N
T86	*Dead Tree*	死樹	120	6.0	2.5	Dead	Poor	Low	Low	N
T87	*Sterculia lanceolata*	假蘋婆	160	7.0	2.5	Fair	Medium	Low	Low	N
T88	*Litsea monopetala*	假柿木姜子	100	6.0	2.5	Fair	Medium	Low	Low	N
T89	*Acacia confusa*	台灣相思	140	8.0	2.5	Fair	Medium	Low	Low	N
T90	*Acacia confusa*	台灣相思	110	7.0	2.5	Fair	Medium	Low	Low	N
T91	*Lophostemon confertus*	紅膠木	110	7.0	2.5	Fair	Medium	Low	Low	N
T92	*Dead Tree*	死樹	110	7.0	2.5	Dead	Poor	Low	Low	N
T93	*Acacia confusa*	台灣相思	120	8.0	2.5	Fair	Medium	Low	Low	N
T94	*Acacia confusa*	台灣相思	110	7.0	2.5	Fair	Medium	Low	Low	N
T95	*Acacia confusa*	台灣相思	150	9.0	4.0	Fair	Medium	Low	Low	N
T96	*Acacia confusa*	台灣相思	110	8.0	3.0	Fair	Medium	Low	Low	N
T97	*Acacia confusa*	台灣相思	100	6.0	2.0	Withering	Poor	Low	Low	N
T98	*Acacia confusa*	台灣相思	180	9.0	3.0	Fair	Medium	Low	Low	N
T99	*Acacia confusa*	台灣相思	100	6.0	2.0	Fair	Medium	Low	Low	N
T100	*Acacia confusa*	台灣相思	100	6.0	2.0	Fair	Medium	Low	Low	N
T101	*Schefflera heptaphylla*	鴨腳木	415	5.0	6.0	Fair	Medium	Low	Low	N
T102	*Bombax ceiba*	木綿	405	10.0	5.0	Fair	Medium	Low	Medium	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T103	*Acacia confusa*	台灣相思	140	6.0	2.0	Fair	Medium	Low	Low	N
T104	*Ficus variegatavar. Chlorocarpa*	青果榕	120	6.0	1.0	Fair	Medium	Low	Low	N
T105	*Acacia confusa*	台灣相思	120	7.0	2.0	Fair	Medium	Low	Low	N
T106	*Acacia confusa*	台灣相思	160	8.5	2.0	Fair	Medium	Low	Low	N
T107	*Ficus hispida*	對葉榕	95	3.5	2.0	Fair	Medium	Low	Low	N
T108	*Broussonetia papyrifera*	構樹	95	5.0	2.0	Fair	Medium	Low	Low	N
T109	*Acacia confusa*	台灣相思	230	9.0	4.0	Fair	Medium	Low	Low	N
T110	*Schefflera heptaphylla*	鴨腳木	190	8.5	2.0	Fair	Medium	Low	Low	N
T111	*Lophostemon confertus*	紅膠木	205	8.5	3.0	Fair	Medium	Low	Low	N
T112	*Dimocarpus longan*	龍眼	430	10.0	5.0	Fair	Medium	Low	Low	N
T113	*Acacia confusa*	台灣相思	150	9.0	3.0	Fair	Medium	Low	Low	N
T114	*Acacia confusa*	台灣相思	170	9.0	3.0	Fair	Medium	Low	Low	N
T115	*Acacia confusa*	台灣相思	130	8.0	4.0	Fair	Medium	Low	Low	N
T116	*Acacia confusa*	台灣相思	110	7.0	2.5	Fair	Medium	Low	Low	N
T117	*Acacia confusa*	台灣相思	110	5.0	3.0	Fair	Medium	Low	Low	N
T118	*Acacia confusa*	台灣相思	110	5.0	2.0	Fair	Medium	Low	Low	N
T119	*Acacia confusa*	台灣相思	210	8.0	4.0	Fair	Medium	Low	Low	N
T120	*Ligustrum sinense*	山指甲	110	3.0	3.5	Fair	Medium	Low	Low	N
T121	*Acacia confusa*	台灣相思	140	8.0	3.5	Fair	Medium	Low	Low	N
T122	*Acacia confusa*	台灣相思	140	9.5	3.5	Fair	Medium	Low	Low	N
T123	*Acacia confusa*	台灣相思	160	9.5	3.5	Fair	Medium	Low	Low	N
T124	*Acacia confusa*	台灣相思	180	9.5	4.0	Fair	Medium	Low	Low	N
T125	*Acacia confusa*	台灣相思	130	8.0	3.5	Fair	Medium	Low	Low	N
T126	*Acacia confusa*	台灣相思	200	9.5	3.5	Fair	Medium	Low	Low	N
T127	*Acacia confusa*	台灣相思	110	6.0	3.5	Fair	Medium	Low	Low	N
T128	*Litsea monopetala*	假柿木姜子	100	5.0	1.0	Fair	Medium	Low	Low	N
T129	*Reevesia thyrsoidea*	梭羅樹	180	8.0	3.5	Fair	Medium	Low	Low	N
T130	*Reevesia thyrsoidea*	梭羅樹	175	9.0	3.5	Fair	Medium	Low	Low	N
T131	*Ficus hispida*	對葉榕	150	3.0	2.0	Fair	Medium	Low	Low	N
T132	*Acacia confusa*	台灣相思	165	8.0	4.0	Fair	Medium	Low	Low	N
T133	*Acacia confusa*	台灣相思	120	9.5	3.0	Fair	Medium	Low	Low	N
T134	*Acacia confusa*	台灣相思	165	9.5	3.0	Fair	Medium	Low	Low	N
T135	*Acacia confusa*	台灣相思	120	9.5	2.0	Fair	Medium	Low	Low	N
T136	*Litsea monopetala*	假柿木姜子	130	8.0	2.0	Fair	Medium	Low	Low	N
T137	*Reevesia thyrsoidea*	梭羅樹	120	6.0	2.0	Fair	Medium	Low	Low	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T138	*Ficus hispida*	對葉榕	140	6.0	2.0	Fair	Medium	Low	Low	N
T139	*Reevesia thyrsoidea*	梭羅樹	360	7.0	5.0	Fair	Poor	Low	Low	N
T140	*Reevesia thyrsoidea*	梭羅樹	180	6.0	3.0	Withering	Poor	Low	Low	N
T141	*Schefflera heptaphylla*	鴨腳木	300	6.0	4.5	Fair	Medium	Low	Medium	N
T142	*Schefflera heptaphylla*	鴨腳木	280	6.0	4.5	Fair	Medium	Low	Medium	N
T143	*Lophostemon confertus*	紅膠木	145	5.0	3.0	Fair	Medium	Low	Low	N
T144	*Ficus hispida*	對葉榕	95	3.0	1.0	Fair	Medium	Low	Low	N
T145	*Mallotus paniculatus*	白楸	110	3.0	3.0	Withering	Poor	Low	Low	N
T146	*Mallotus paniculatus*	白楸	100	4.0	3.0	Fair	Medium	Low	Low	N
T147	*Alangium chinense*	八角楓	100	5.0	2.0	Fair	Medium	Low	Low	N
T148	*Schefflera heptaphylla*	鴨腳木	100	4.0	2.0	Fair	Medium	Low	Low	N
T149	*Cratoxylum cochinchinense*	黃牛木	95	4.0	2.0	Fair	Medium	Low	Low	N
T150	*Schefflera heptaphylla*	鴨腳木	200	6.0	1.0	Fair	Medium	Low	Low	N
T151	*Reevesia thyrsoidea*	梭羅樹	230	8.0	3.0	Fair	Medium	Low	Low	N
T152	*Cratoxylum cochinchinense*	黃牛木	220	7.0	4.0	Fair	Medium	Low	Low	N
T153	*Ficus variegatavar. Chlorocarpa*	青果榕	165	6.0	5.0	Fair	Medium	Low	Low	N
T154	*Ligustrum sinense*	山指甲	95	4.0	2.5	Fair	Poor	Low	Low	N
T155	*Ficus hispida*	對葉榕	100	4.0	1.5	Fair	Medium	Low	Low	N
T156	*Cratoxylum cochinchinense*	黃牛木	110	6.0	2.5	Fair	Medium	Low	Low	N
T157	*Schefflera heptaphylla*	鴨腳木	120	5.0	3.0	Fair	Medium	Low	Low	N
T158	*Cratoxylum cochinchinense*	黃牛木	140	6.0	2.0	Fair	Medium	Low	Low	N
T159	*Alangium chinense*	八角楓	95	6.0	1.5	Fair	Medium	Low	Low	N
T160	*Cratoxylum cochinchinense*	黃牛木	110	6.0	2.5	Fair	Medium	Low	Low	N
T161	*Cratoxylum cochinchinense*	黃牛木	95	6.0	2.5	Fair	Medium	Low	Low	N
T162	*Cratoxylum cochinchinense*	黃牛木	95	6.0	2.5	Fair	Medium	Low	Low	N
T163	*Cratoxylum cochinchinense*	黃牛木	100	6.0	2.5	Fair	Medium	Low	Low	N
T164	*Choerospondias axillaris*	南酸棗	100	5.0	2.5	Fair	Medium	Low	Low	N
T165	*Cratoxylum cochinchinense*	黃牛木	100	5.0	2.5	Fair	Medium	Low	Low	N
T166	*Cratoxylum cochinchinense*	黃牛木	110	5.0	2.5	Fair	Medium	Low	Low	N
T167	*Cratoxylum cochinchinense*	黃牛木	100	6.0	2.5	Fair	Medium	Low	Low	N
T168	*Cratoxylum cochinchinense*	黃牛木	100	6.0	2.5	Fair	Medium	Low	Low	N
T169	*Reevesia thyrsoidea*	梭羅樹	100	4.0	2.5	Fair	Medium	Low	Low	N
T170	*Cratoxylum cochinchinense*	黃牛木	100	5.5	2.5	Fair	Medium	Low	Low	N
T171	*Cratoxylum cochinchinense*	黃牛木	100	5.5	2.5	Fair	Medium	Low	Low	N
T172	*Litsea monopetala*	假柿木姜子	100	6.0	2.5	Fair	Poor	Low	Low	N

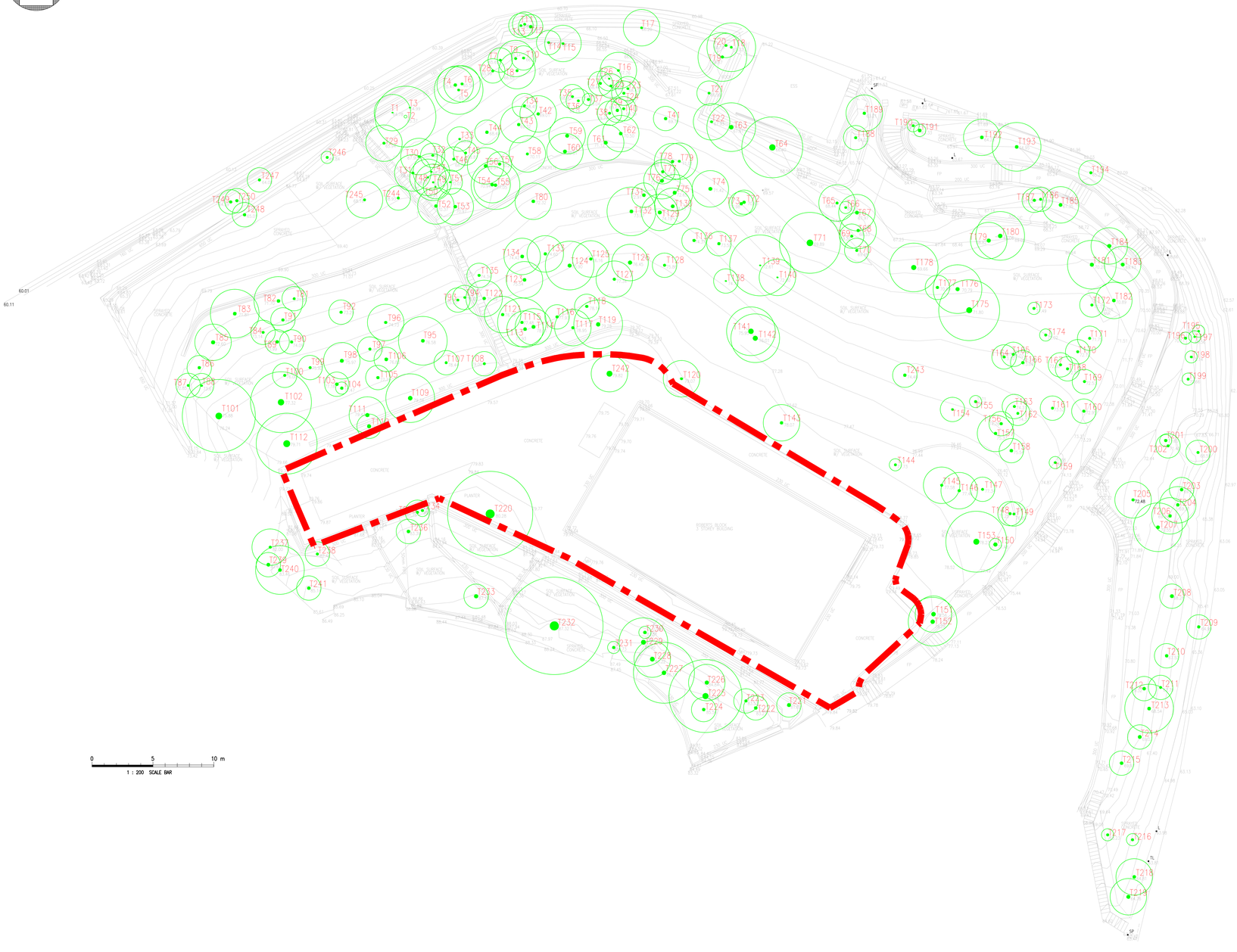
Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T173	*Reevesia thyrsoidea*	梭羅樹	100	3.0	1.0	Fair	Poor	Low	Low	N
T174	*Reevesia thyrsoidea*	梭羅樹	100	3.0	1.0	Fair	Poor	Low	Low	N
T175	*Choerospondias axillaris*	南酸棗	355	12.0	5.0	Fair	Medium	Low	Medium	N
T176	*Schefflera heptaphylla*	鴨腳木	195	6.0	4.0	Fair	Medium	Low	Low	N
T177	*Reevesia thyrsoidea*	梭羅樹	110	5.0	2.0	Fair	Medium	Low	Low	N
T178	*Reevesia thyrsoidea*	梭羅樹	285	9.0	4.0	Fair	Medium	Low	Medium	N
T179	*Cratoxylum cochinchinense*	黃牛木	190	8.0	3.0	Fair	Medium	Low	Low	N
T180	*Choerospondias axillaris*	南酸棗	220	4.0	4.0	Fair	Medium	Low	Low	N
T181	*Schefflera heptaphylla*	鴨腳木	200	7.0	4.0	Fair	Medium	Low	Low	N
T182	*Cratoxylum cochinchinense*	黃牛木	150	6.0	3.0	Fair	Medium	Low	Low	N
T183	*Cratoxylum cochinchinense*	黃牛木	170	7.5	3.0	Fair	Medium	Low	Low	N
T184	*Cratoxylum cochinchinense*	黃牛木	190	7.5	3.0	Fair	Medium	Low	Low	N
T185	*Cratoxylum cochinchinense*	黃牛木	160	8.0	3.0	Fair	Medium	Low	Low	N
T186	*Cratoxylum cochinchinense*	黃牛木	100	6.0	2.5	Fair	Medium	Low	Low	N
T187	*Mallotus paniculatus*	白楸	110	6.0	2.5	Fair	Medium	Low	Low	N
T188	*Cratoxylum cochinchinense*	黃牛木	100	4.0	2.5	Fair	Medium	Low	Low	N
T189	*Cratoxylum cochinchinense*	黃牛木	120	7.5	3.0	Fair	Medium	Low	Low	N
T190	*Dimocarpus longan*	龍眼	120	5.0	1.0	Fair	Medium	Low	Low	N
T191	*Dimocarpus longan*	龍眼	150	3.0	1.0	Withering	Poor	Low	Low	N
T192	*Cratoxylum cochinchinense*	黃牛木	150	6.0	3.0	Fair	Medium	Low	Low	N
T193	*Litsea glutinosa*	潺槁	150	5.0	4.0	Fair	Medium	Low	Low	N
T194	*Cratoxylum cochinchinense*	黃牛木	100	4.0	2.0	Fair	Medium	Low	Low	N
T195	*Cratoxylum cochinchinense*	黃牛木	95	3.0	1.5	Fair	Medium	Low	Low	N
T196	*Cratoxylum cochinchinense*	黃牛木	100	3.0	1.5	Fair	Medium	Low	Low	N
T197	*Cratoxylum cochinchinense*	黃牛木	95	2.5	1.5	Fair	Medium	Low	Low	N
T198	*Sterculia lanceolata*	假蘋婆	95	2.5	1.5	Fair	Medium	Low	Low	N
T199	*Sterculia lanceolata*	假蘋婆	95	2.5	1.5	Fair	Medium	Low	Low	N
T200	*Sterculia lanceolata*	假蘋婆	100	2.5	2.0	Fair	Medium	Low	Low	N
T201	*Reevesia thyrsoidea*	梭羅樹	185	5.0	1.5	Fair	Medium	Low	Low	N
T202	*Cratoxylum cochinchinense*	黃牛木	100	4.0	2.0	Fair	Medium	Low	Low	N
T203	*Cratoxylum cochinchinense*	黃牛木	130	5.0	2.0	Fair	Medium	Low	Low	N
T204	*Scolopia saeva*	廣東刺柊	130	4.0	3.0	Fair	Medium	Low	Low	N
T205	*Celtis sinensis*	朴樹	110	6.0	3.0	Fair	Medium	Low	Low	N
T206	*Scolopia saeva*	廣東刺柊	130	5.0	3.0	Fair	Medium	Low	Low	N
T207	*Dimocarpus longan*	龍眼	165	5.0	4.5	Fair	Medium	Low	Low	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T208	*Litsea glutinosa*	潺槁	170	6.0	2.5	Fair	Medium	Low	Low	N
T209	*Litsea glutinosa*	潺槁	120	5.0	2.5	Fair	Medium	Low	Low	N
T210	*Reevesia thyrsoidea*	梭羅樹	130	6.0	2.5	Fair	Medium	Low	Low	N
T211	*Reevesia thyrsoidea*	梭羅樹	95	4.0	2.5	Fair	Medium	Low	Low	N
T212	*Reevesia thyrsoidea*	梭羅樹	145	5.0	2.5	Fair	Medium	Low	Low	N
T213	*Schefflera heptaphylla*	鴨腳木	155	5.0	4.0	Fair	Poor	Low	Low	N
T214	*Reevesia thyrsoidea*	梭羅樹	170	7.0	2.0	Fair	Medium	Low	Low	N
T215	*Cratoxylum cochinchinense*	黃牛木	140	5.0	2.0	Fair	Medium	Low	Low	N
T216	*Dead Tree*	死樹	100	2.5	1.0	Dead	Poor	Low	Low	N
T217	*Dead Tree*	死樹	100	2.5	1.0	Dead	Poor	Low	Low	N
T218	*Litsea glutinosa*	潺槁	150	4.0	3.0	Fair	Medium	Low	Low	N
T219	*Litsea monopetala*	假柿木姜子	180	5.0	3.0	Fair	Medium	Low	Low	N
T220	*Carallia brachiata*	竹節樹	605	12.0	7.5	Fair	Medium	Low	Low	N
T221	*Litsea monopetala*	假柿木姜子	180	6.0	2.0	Fair	Medium	Low	Low	N
T222	*Schefflera heptaphylla*	鴨腳木	140	7.5	2.0	Fair	Medium	Low	Low	N
T223	*Ficus hispida*	對葉榕	110	5.5	2.0	Fair	Medium	Low	Low	N
T224	*Mallotus paniculatus*	白楸	130	4.0	2.0	Fair	Medium	Low	Low	N
T225	*Carallia brachiata*	竹節樹	360	7.0	6.0	Fair	Medium	Low	Low	N
T226	*Schefflera heptaphylla*	鴨腳木	200	6.0	3.5	Fair	Medium	Low	Low	N
T227	*Litsea monopetala*	假柿木姜子	225	7.0	5.0	Fair	Medium	Low	Low	N
T228	*Cratoxylum cochinchinense*	黃牛木	320	8.0	3.0	Fair	Medium	Low	Low	N
T229	*Schefflera heptaphylla*	鴨腳木	265	4.5	4.0	Fair	Medium	Low	Low	N
T230	*Reevesia thyrsoidea*	梭羅樹	140	4.5	1.0	Fair	Medium	Low	Low	N
T231	*Cratoxylum cochinchinense*	黃牛木	120	5.0	1.0	Fair	Medium	Low	Low	N
T232	*Ficus microcarpa*	細葉榕	700	12.0	8.0	Fair	Medium	Low	Low	N
T233	*Litsea monopetala*	假柿木姜子	200	8.0	2.0	Fair	Medium	Low	Low	N
T234	*Broussonetia papyrifera*	構樹	100	5.0	1.5	Fair	Medium	Low	Low	N
T235	*Broussonetia papyrifera*	構樹	100	6.5	2.0	Fair	Medium	Low	Low	N
T236	*Pinus massoniana*	馬尾松	150	6.5	2.0	Fair	Medium	Low	Low	N
T237	*Ficus microcarpa*	細葉榕	100	3.0	3.0	Fair	Medium	Low	Low	N
T238	*Aporusa dioica*	銀柴	100	4.0	2.0	Fair	Medium	Low	Low	N
T239	*Cratoxylum cochinchinense*	黃牛木	160	7.0	2.0	Fair	Medium	Low	Low	N
T240	*Cratoxylum cochinchinense*	黃牛木	235	8.0	4.0	Fair	Medium	Low	Low	N
T241	*Celtis sinensis*	朴樹	165	7.0	2.5	Fair	Medium	Low	Low	N
T242	*Acacia confusa*	台灣相思	350	10.0	3.0	Fair	Medium	Low	Low	N

Tree Tag No.	Species		Tree Size			Health Condition (Healthy, Fair, Withering, Dead, Imminent Danger)	Tree Form (Good, Medium, Poor)	Survival of Transplantation (High, Medium, Low)	Amenity Value (High, Medium, Low)	Register as "Old & Valuable Tree" (Y/N)
	Scientific Name	Chinese Name	Trunk Dia. (mm)	Overall Height (m)	Average Crown Spread (m)					
T243	*Ficus hispida*	對葉榕	130	6.0	2.0	Fair	Medium	Low	Low	N
T244	*Acacia confusa*	台灣相思	95	6.0	2.0	Fair	Medium	Low	Low	N
T245	*Ligustrum sinense*	山指甲	100	3.0	3.0	Fair	Medium	Low	Low	N
T246	*Ficus hispida*	對葉榕	95	3.0	1.0	Fair	Medium	Low	Low	N
T247	*Schefflera heptaphylla*	鴨腳木	100	4.0	2.5	Fair	Medium	Low	Low	N
T248	*Melicope pteleifolia*	密茱萸	125	4.0	2.5	Fair	Medium	Low	Low	N
T249	*Schefflera heptaphylla*	鴨腳木	110	5.0	2.5	Fair	Medium	Low	Low	N
T250	*Schefflera heptaphylla*	鴨腳木	110	5.0	2.5	Fair	Medium	Low	Low	N

Legend

Existing Tree



PROJECT:
RESOURCE KIT FOR
ROBERTS BLOCK
OLD VICTORIA BARRACKS

DRAWING TITLE:

TREE IDENTIFICATION PLAN

DRAWING No.:

RBOVB/TIP/01

Appendix XIV

Recurrent Expenditure

(A) Electricity Fee

Possible Use(s) [1]	**GFA (m2) (a)**	**Net Gross Ratio (b)**	**IFA (m2) (c) =(a)*(b)**	**Energy Consumption Indicator** [2] **(MJ/m2/annum) (d)**	**Energy Consumption per annum (kWh/annum)** [3] **(e) = (c)*(d)*0.2778**	**Estimated Electricity Fee($)**[4] **per annum**	**Energy Consumption is based on the following Groups of Uses on EMSD's website**[2]
Eating Place (Canteen, Cooked Food Centre only)	737	82.90%	611	5,729	972,416.4	1,436,521.55	Other Eating and Drinking Place
Education Institution				185	31,401.1	44,759.96	Post-secondary College
Exhibition or Convention Hall				2,302	390,731.8	576,210.05	Central Services for Shopping Arcade
Field Study / Education / Visitor Centre				630	106,933.6	156,472.43	Adult Education / Tutorial / Vocational Course
Public Clinic				1709	290,078.5	427,343.78	Clinic
Market				1479	251,039.2	369,604.75	Arcade / Basement / Upper Floor Shop

Notes:

(1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 10 hours for, Food and beverage services, Education or training facilities, Exhibition or convention hall, Field Study, Education, or Visitor Centre, Public Clinic or Market.

(2) The respective "Energy Consumption Indicators" can be found at http://ecib.emsd.gov.hk/en/indicator_cmc.htm

(3) 1MJ x 0.2778 = 1kWh

(4) Electricity fee of Hong Kong side is based on the tariff charged by Hong Kong Electric Holdings Limited (HEH). HEH: @$1.022 for first 500 units, @$1.062 for 501-1500 units, @$1.173 for 1,501-20,000 units and @$1.200 thereafter. Fuel clause adjustment charge is @$0.279.

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 demand and 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($)/month (d)**	**Estimated Water & Sewage Charge($)**(2)**/annum (e) = (d) x 12**
Eating Place (Canteen, Cooked Food Centre only)	737	82.90%	611	**(d) = (Refer to Note 2)** 1,503.36	18,040.32
Education Institution				**(d) = (c) x $0.3** 183.3	2,199.60
Exhibition or Convention Hall					
Field Study / Education / Visitor Centre					
Public Clinic					
Market					

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 m^2.

Based on the above estimate, it is assumed that the use of water per m^2 of :

Education or training facilities, Exhibition or convention hall, Field Study, Education or Visitor Centre, Public Clinic or Market = Offices

(2) The estimated water and sewage charge per month of food and beverage services =

[Nos. of sink x Operation Time (hours)] x Liter per second x Nos. of Seconds per hour x Estimated Water & Sewage Charge per m^2 x nos. of days the food and beverage services operates per months =

(i) x (ii) x 3600 x (iii) x (iv) = 12 x 0.00016 x 3600 x 7.25 x 30 = 1,503.36

(i) Say 2 nos. of sink operate in 6 hours in total per day = 12 hrs

(ii) The water tap of sink flows 0.16 l/s (According to Members of Intuition of Plumbing Engineers Guide), therefore The water tap of sink flows = 0.00016 m^3/s

(iii) According to the standard accommodation rate issued by the Water Supplies Department, the estimated monthly water & sewage charges of Food and beverage services are $4.58 per m^3 and $2.67 per m^3. Therefore, Estimated Water & Sewage Charge($) is $7.25 per m^3.

(iv) nos. of days the food and beverage services operates (say 30 days for month)

(3) The estimated water and sewage charge is for reference only. The applicants are free to make reference to other sources as appropriate. The actual water and sewage charge will be subjected to the demand pattern, actual consumption and tariff rate.

(C) Estimated Rates and Rent

Possible Use(s)	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)
Eating Place (Canteen, Cooked Food Centre only)	737	720.76	370,000	18,500	11,100	29,600
Education Institution						
Exhibition or Convention Hall						
Field Study / Education / Visitor Centre						
Public Clinic						
Market						

Notes:

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

Appendix XV

Summary of Retrieved Underground Utility Information

Roberts Block

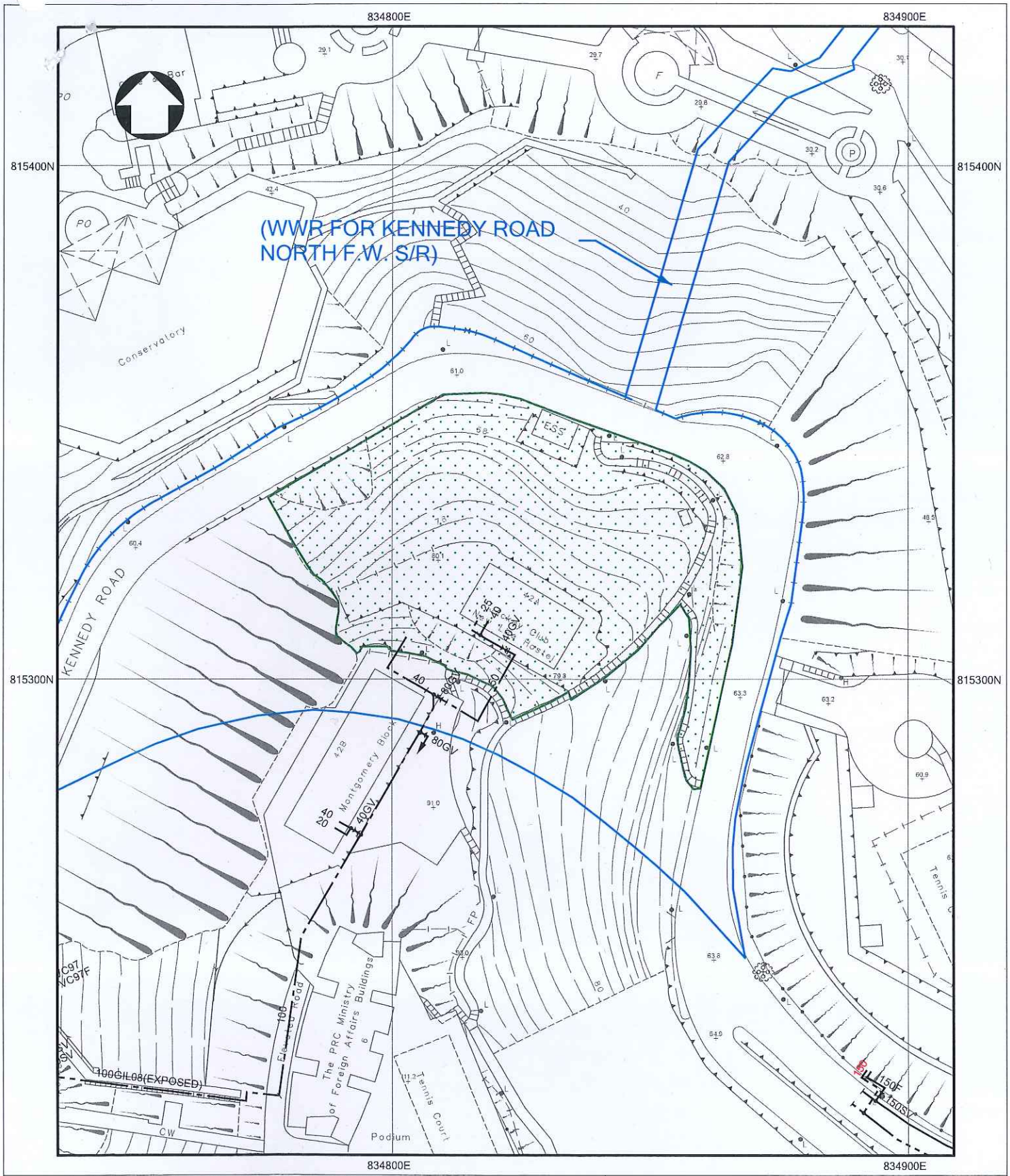
Item	Utility Company / Government Department	Enquiry Letter (Date)	Replied with plans (Date)	Replied stated no plans/UU (Date)	Remarks
1	Water Supplies Department	21 & 22 Mar 2016	★ 31 Mar & 19 Apr 2016		Refer to Appendix. XV(A)
2	The HK Electric Co. Ltd.	21 Mar 2016	★ 12 Apr 2016		Refer to Appendix. XV(B)
3	Drainage Services Department	23 Mar 2016	★ 30 Mar 2016		Refer to Appendix. XV(C)
4	The Hong Kong and China gas Co. Ltd.	21 & 23 Mar 2016	★ 1 & 11 Apr 2016		Refer to Appendix. XV(D)
5	PCCW-HKT Telephone Limited and Hong Kong Telecommunications (HKT) Limited	14 Apr 2016	★ 20 Apr 2016		Refer to Appendix. XV(E)
6	Hutchison Global Crossing Ltd. (Hutchison Global Communications Limited)	21 & 22 Mar 2016		★ 18 & 24 Mar 2016	Refer to Appendix. XV(F)
7	Hong Kong Broadband Network Ltd.	31 Mar 2016		★ 5 Apr & 23 May 2016	Refer to Appendix. XV(G)
8	TraxComm Limited	14 Apr 2016		★ 29 Apr 2016	Refer to Appendix. XV(H)
9	HKC Network Limited	14 Apr 2016		★ 22 Apr 2016	Refer to Appendix. XV(I)
10	Wharf T&T Limited	22 Mar 2016		★ 31 Mar 2016	Refer to Appendix. XV(J)
11	Electrical & Mechanical Services Department	22 Mar 2016	★ 22 Mar 2016		Refer to Appendix. XV(K)
12	Highways Department Lighting Division	22 Mar 2016		★ 11 Apr 2016	Refer to Appendix. XV(L)
13	Mass Transit Railway Corporation Ltd.	22 Mar 2016		★ 6 Apr 2016	Refer to Appendix. XV(M)
14	Hong Kong Cable Television Limited	22 Apr 2016		★ 25 Jul 2016	Refer to Appendix. XV(N)
15	New World Telecommunications Limited	22 Apr 2016		No reply	
16	Transport Department	22 Mar 2016		No reply	
17	SmarTone Communications Limited	22 Apr 2016		No reply	
18	Telecommunications Fixed Network Limited	22 Apr 2016		No reply	
19	ComNet Telecom(HK) Limited	14 Apr 2016		No reply	
20	TVB Pay Vision Limited	22 Apr 2016		No reply	

Note: The information shown is for reference only.

Appendix XV(A)

Reply Letter/Record Plan of

Water Supplies Department



NOTES:

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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 SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

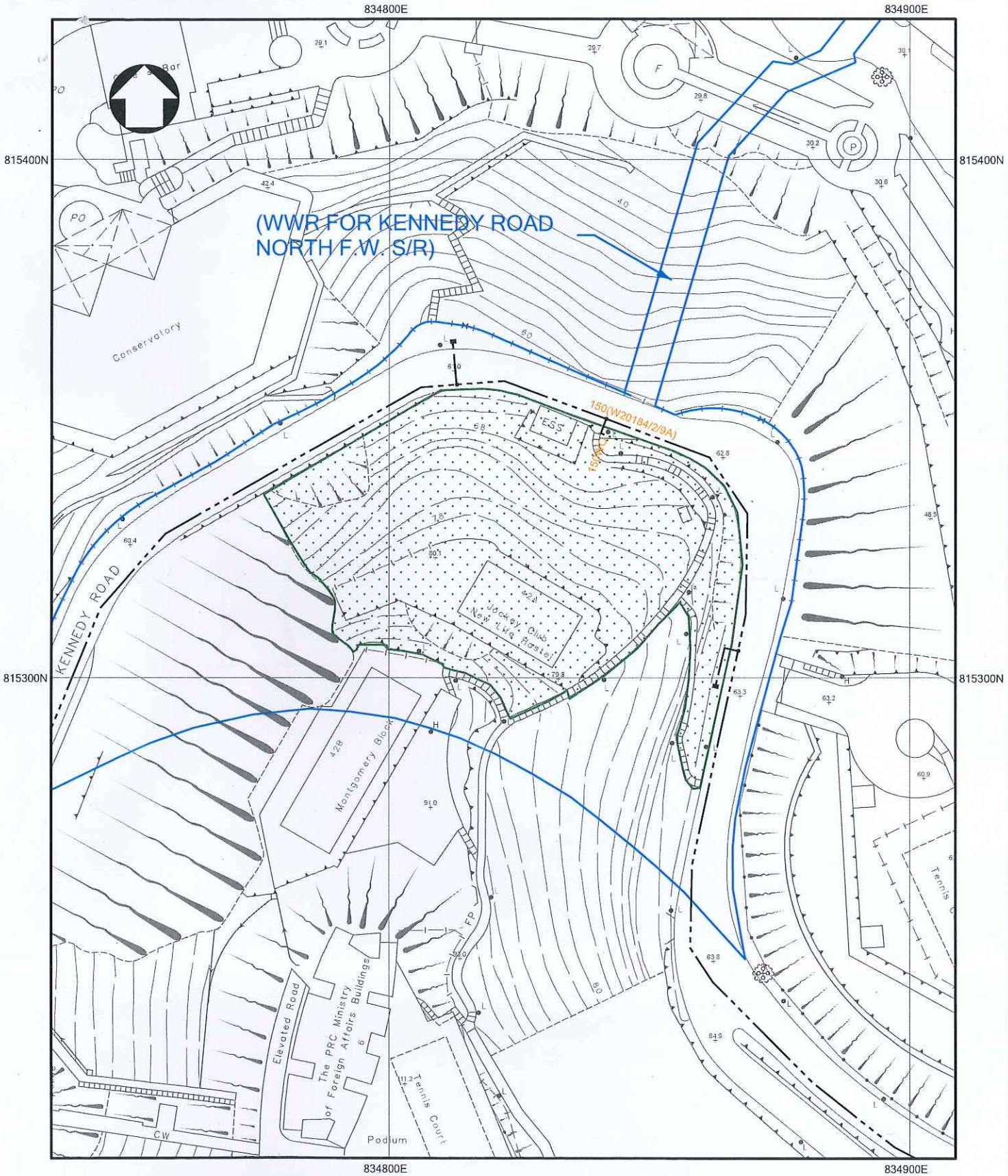
PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/11-SW-14A

FILE REF: (1) IN WSD(HK) 1585/(2)/16T/J(3)

REF. CODE: 13W16M	SHEET 1 OF 1	SCALE 1:1000

水 務 署
Water Supplies Department



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8. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PART COPY OF SALT WATER MAINS RECORD PLAN(S)

W67881/11-SW-14A

FILE REF: (1) IN WSD(HK) 1585/(2)/16T/J(3)

REF. CODE: 13W16M	SHEET 1 OF 1	SCALE 1:1000

水 務 署
Water Supplies Department

LEGEND :

1. FRESH WATER MAINS WITH AC MATERIAL
2. FRESH WATER MAINS WITH UNKNOWN MATERIAL
3. SALT WATER MAINS WITH AC MATERIAL
4. SALT WATER MAINS WITH UNKNOWN MATERIAL

SUBJECT SITE

SUPPLEMENTARY INFORMATION OF ASBESTOS CEMENT (AC) OR UNKNOWN WATER MAINS

IMPORTANT: Please note that existing asbestos cement (AC) or unknown water pipes are identified in the vicinity of your project/works area. It is very likely that the unknown water pipes are AC water pipes. You are strongly advised to make special provisions including monitoring measures as necessary to protect these water pipes that are vulnerable to damage. Should diversion/replacement of AC or unknown water pipes be found necessary to be carried out in conjunction with your proposed works after detailed investigations or studies, you should instruct your consultants and/or contractors (as the case may be) to take all necessary measures during design and/or construction stages (as the case may be) to comply with all prevailing statutory requirements for the safe handling, removal, transportation and disposal of AC pipes.

PART COPY OF SURVEY SHEET NO(S).

11-SW-14A

FILE REF: (1) IN WSD(HK) 1585/(2)/16T/J(3)

SHEET 1 OF 1 | SCALE 1:1000

水 務 署
Water Supplies Department

SIGN CONVENTIONS

TYPE	LEGEND
MAINS	
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	PH
GROUND FIRE HYDRANT	GH
HEAVY DRAW-OFF FIRE HYDRANT	HD
SWAN NECK FIRE HYDRANT	SN
TWIN OUTLET SWAN NECK FIRE HYDRANT	SN
FIRE SERVICES CONNECTION	F
VALVES	
BUTTERFLY VALVE	BV
SLUICE VALVE	SV
GATE VALVE	GV
STOP COCK	SC
SINGLE AIR VALVE	SAV
DOUBLE AIR VALVE	DAV
WASHOUT VALVE	WOV
NON RETURN/REFLUX VALVE	NRV
FLOW REGULATING VALVE	FRV
NORMALLY CLOSED VALVE	
PRESSURE CONTROL/REDUCING/RELIEF VALVE	PRV
FLAP VALVE	FV
OTHERS	
STANDPIPE	STP
VENTURI TUBE	VEN
INSPECTION MANHOLE TEE	IT
AIR VALVE ON INSPECTION MANHOLE TEE	ITV
INSPECTION MANHOLE	IMH
WATER TUNNEL	
ESSENTIAL VALVE REFERENCE NUMBER	C 600123
LEAKAGE COLLECTION CHAMBER	LCC
LEAK NOISE CORRELATION POINT	LNC
CATHODIC PROTECTION POINT	CPP
CHECK METER/FLOWMETER	FM
WASTE DETECTION METER	WDM
DISTRICT METER WITH STRAINER	DM
FLOW MEASUREMENT CHAMBER FOR ULTRASONIC FLOW METER	FMC
SHALLOW COVERED WATER MAINS	SCM
CHANGE IN PIPE	
BLANK FLANGE/END CAP	
PIPES CONNECTED	
PIPES CROSS OVER	

NOTES:

1. WSD MAINS INCLUDE:
   (a) MAINS LAID AND MAINTAINED BY WSD.
   (b) MAINS LAID BY OTHER DEPARTMENTS OR PRIVATE PARTIES BUT MAINTAINED BY WSD AT WSD'S COST.
2. PRIVATE MAINS INCLUDE MAINS IN PRIVATE ROADS, PRIVATE HOUSING ESTATES, ETC. NOT MAINTAINED BY WSD.
3. 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

'450DI99' DESIGNATES 450mm DIAMETER DUCTILE IRON PIPE LAID IN 1999.

'600S03(E)' DESIGNATES 600mm DIAMETER STEEL PIPE LAID IN 2003 (ENTRUSTMENT).

'600DI97(W10582/2B)' DESIGNATES 600mm DIAMETER DUCTILE IRON PIPE LAID IN 1997 WITH DRAWING REFERENCE (W10582/2B).

'150DI04WO, 150DI04F, 150DI040F' 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(TMF)' DESIGNATES 80mm DIAMETER, POLYETHYLENE PIPE MATERIAL, LAID IN 2009, TEMPORARY MAINS FOR FLUSHING.

修訂 REVISION

編號 no.	日期 date	摘要 description	簽署 initial
B	11/02/11	GENERAL REVISION	SE/Dev(SD)
A	16/06/05	GENERAL REVISION	(Signed) K.T. CHAN SE/AM

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			
	核准 approved (Signed) C.C. CHAN CE/RA	12/03/98		

水務署 Water Supplies Department

PLOTTING SCALE 1 : 1

CAD REF. SK3988B.DWG

A4 210 X 297

水 務 署
Water Supplies Department
香港灣仔告士打道七號入境事務大樓43樓
43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

電子郵遞 *e-mail* wsdinfo@wsd.gov.hk
電 話 *Telephone* *2824 5000*
檔 號 *Reference* *4820723127 of 4820723773*
圖文傳真 *Facsimile* *2802 7333*

19 April 2016

PRUDENTIAL SURVEYORS INTERNATIONAL LTD
3/F, TUNG HIP COMMERCIAL BUILDING
244-252 DES VOEUX ROAD CENTRAL
SHEUNG WAN, HONG KONG

WSD22041620A/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 22 APR 2016
Project Manager

Enquiry Ref. No.: 8870916420

Dear Sir/Madam,

Availability of Fire Service Water Supply
Roberts Block, Old Victoria Barracks, Central, Hong Kong

With reference to your letter ref. WSD21032016OA-B5313 dated 21.3.2016. I would like to inform you that this Authority has no objection in principle to providing a connection to the above premises for fire services installation. The minimum water pressure in the area is approximately 200 kPa. Supply will be given from the 150 mm diameter water main at the pavement of MacDonnell Road of the development as shown on the attached plan, which is fed from single end and is not on unrestricted supply during period of water restriction. The water supply will be given from Magazine Gap Road Fresh Water Service Reservoir with its top water level of 198.120 mAPD. Please note that at your premises the maximum static water pressure for the fire service water supply that you may estimate from the top water level of the reservoir can vary if the source of water supply is changed in future. You are advised to use the minimum water pressure for your plumbing design. Furthermore, no guarantee can be given that water supply will not be interrupted. A marked up plan is attached for your reference.

Please submit details of the proposed fire service system together with vertical plumbing line diagram to Fire Services Department for consideration and agreement in the first instance before forwarding them to this Authority for approval. Please also ensure that this Authority is informed as soon as possible of the size of the fire service connection you require.

Please note that if there is a secondary source of supply to the system, there must be a positive air break between the two sources such that contamination of the government mains water by the secondary source would not occur. Please also note that the responsibilities to meet with the flow and pressure requirements of the Fire Services Department will rest with the manufacturer/designer of the fire service system.

The fire service installation using Government mains water supply should be designed to be completely independent of the other water supply arrangements within the building.

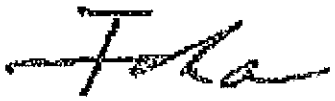
[20160419000749-001/002-1/2]

.../2

This approval letter shall be invalid if, after the date of this letter, the proposed development involves an amendment to the relevant statutory town plan under Section 12 of the Town Planning Ordinance or has to obtain approval under Section 16 of the Town Planning Ordinance. In such case, a fresh application of water supply availability should be submitted after the amendment to statutory town plan has been approved or approval of the town planning application has been obtained.

Should you have any enquiry on the above, please feel free to contact our officer Mr. YAU Chun Yu at 2856 8173 or Miss. Janice PANG at 2856 8194. Please quote our reference in any future correspondence.

Yours faithfully,



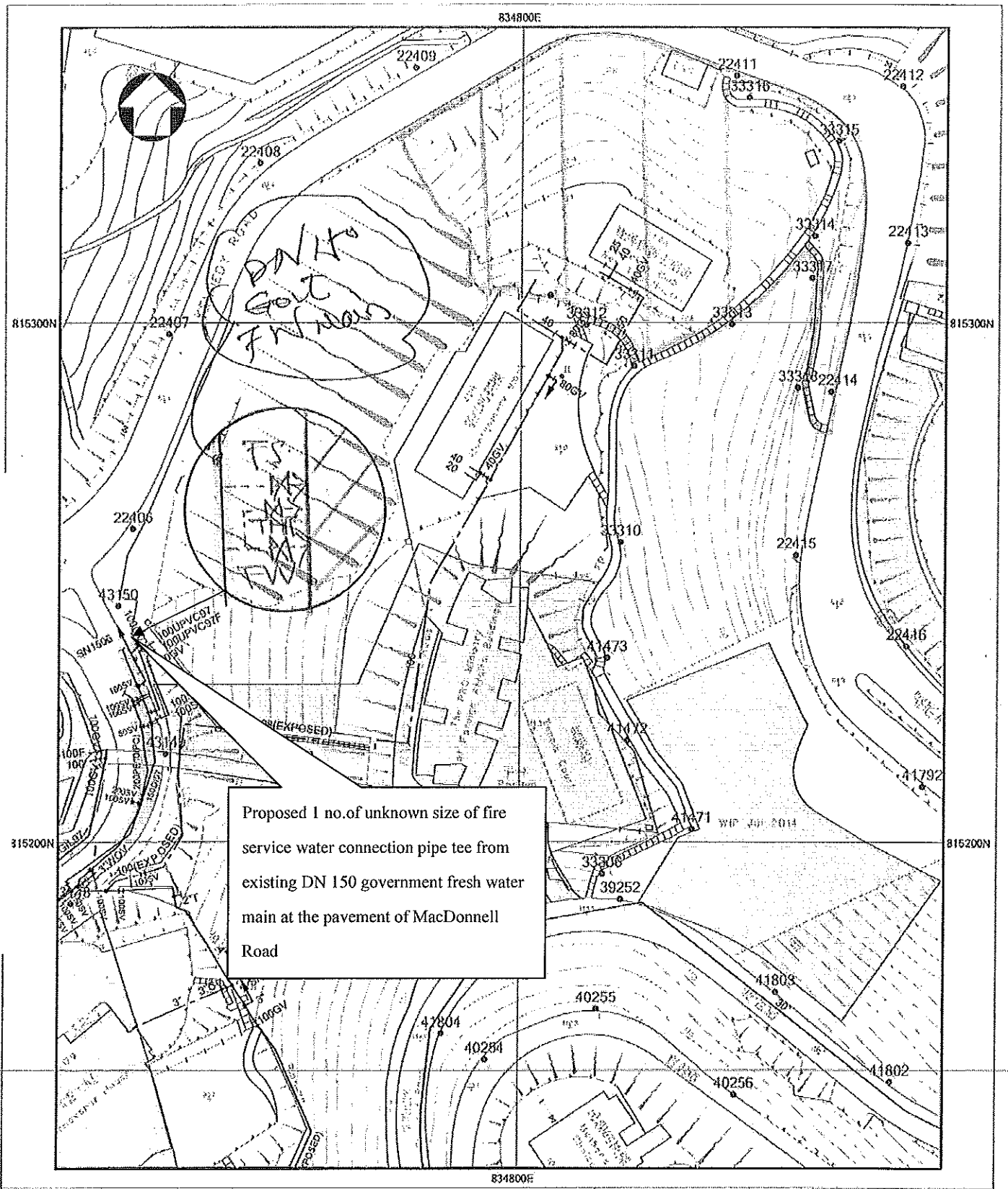
(CHAN Kin Kong, Frankie)
for Water Authority

Encl.

To: Prudential Surveyors International Ltd.

CC: Fire Services Department (Fire Protection Bureau)

WWO 1084 (8/98)



[20160419000749-002/002-1/1]

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6. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
7. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

Address : ROBERTS BLOCK, OLD VICTORIA BARRACKS, CENTRAL, HK

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/11-SW-14A

To Applicant

REF. CODE: 15W16M | SHEET 1 OF 1 | SCALE 1:1000

水 務 署
Water Supplies Department

水務署
Water Supplies Department
香港灣仔告士打道七號入境事務大樓43樓
43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

電子郵遞 *e-mail* wsdinfo@wsd.gov.hk
電話 *Telephone* *2824 5000*

檔號 *Reference* *4820723299 of 4820723431*
圖文傳真 *Facsimile* *2802 7333*

19 April 2016

PRUDENTIAL SURVEYORS INTERNATIONAL LTD
3/F, TUNG HIP COMMERCIAL BUILDING
244-252 DES VOEUX ROAD CENTRAL
SHEUNG WAN, HONG KONG

WSD22041628/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 22 APR 2016
Project Manager

DW		RC	
RL		AK	
KG		DL	
WP		LC	
CL		BW	
CS		STC	
DL		EW	
DON		EY	
KW		HW	
		OT✓	

File / Copy to
Action

Enquiry Ref. No.: 8870916484

(Attn: Osbert TSE – Project Manager)

Dear Sir / Madam,

Availability of Fresh Water & Flushing Water Supplies
Roberts Block, Old Victoria Barracks, Central, Hong Kong

I refer to your letter ref. WSD21032016OA- B5313 dated 21.3.2016 and would furnish the information as follows: -

I. Fresh Water

A. The minimum water pressure is 200kPa.

B. A connection will be given from 150 mm diameter water main at the pavement of MacDonnell Road.

C. The fresh water will be supplied from Magazine Gap Road Fresh Water Service Reservoir with its top water level of 198.120 mAPD.

II. Flushing Water

A. The minimum flushing water pressure is 150 kPa.

B. Fresh water for flushing will be given temporarily until salt water is made available. A connection will be given from the 150 mm diameter water main at the pavement of MacDonnell Road.

C. Before commissioning of salt water supply, temporary fresh water for flushing will be provided in the transition period, you are required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future. An independent temporary fresh water flushing connection connected to government mains will be provided for flushing supply.

III. Please note that at your premises the maximum static water pressure of fresh water and flushing water supply that you may estimate from the top water levels of the reservoirs can vary if the source of water supply is changed in future. You are advised to use the minimum water pressure for your plumbing design. Furthermore, no guarantee can be given that water supply will not be interrupted.

IV. A marked up plan indicating the location of existing water mains is attached for your reference.

The above information will be invalid if, after the date of this letter, the proposed development involves an amendment to the relevant statutory town plan under Section 12 of the Town Planning Ordinance or has to obtain approval under Section 16 of the Town Planning Ordinance. In such case, a fresh application for water supply availability should be submitted after the amendment to statutory town plan has been approved or approval of the town planning application has been obtained.

Please complete the enclosed Form WWO 132. The required certificate will be issued upon the receipt of the duly completed Form.

Should you have any enquiry on the above, please feel free to contact our officer Mr. YAU Chun Yu at 2856 8173 or Ms PANG Sin Yan, Janice at 2856 8194. Please quote our reference in any future correspondence.

Yours faithfully,

(CHAN Kin Kong, Frankie)
for Water Authority

Encl.

[20160419000503-001/003-2/2]

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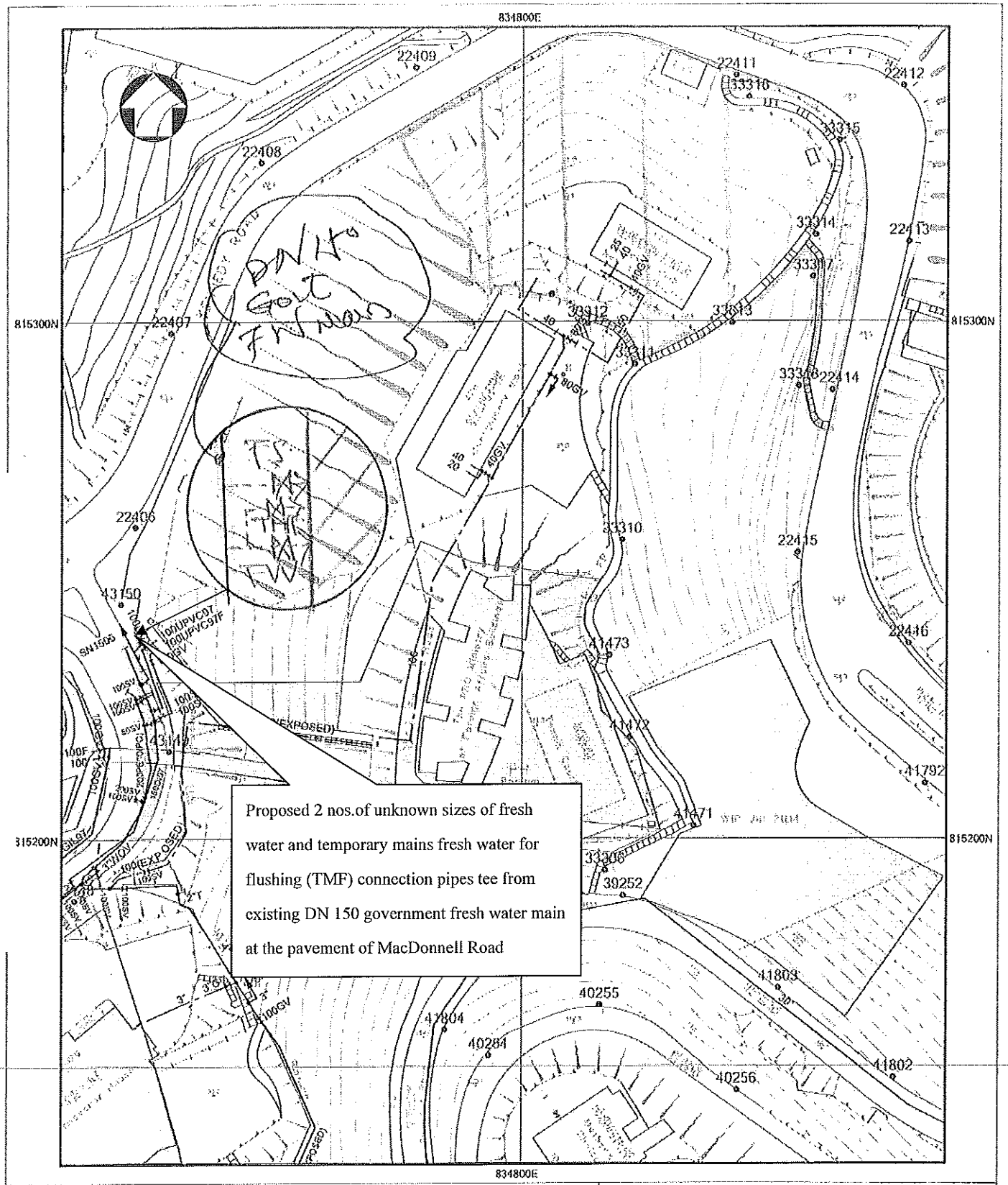

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Address : ROBERTS BLOCK, OLD VICTORIA BARRACKS, CENTRAL, HK

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/11-SW-14A

To Applicant

REF. CODE: 15W16M	SHEET 1 OF 1	SCALE 1:1000

水 務 署
Water Supplies Department

Appendix XV(B)

Reply Letter/Record Plan of

The Hong Kong Eletric Co., Ltd.

香港電燈有限公司
The Hongkong Electric Co., Ltd.

香港堅尼地道四十四號港燈中心
Hongkong Electric Centre, 44 Kennedy Road, Hong Kong
電話 / Tel 2843 3111　傳真 / Fax 2810 0506
電郵 / Email mail@hkelectric.com
www.hkelectric.com

HKEC 16041618/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 16 APR 2016
Project Manager

DW		RC	
BL		AH	
KS		TL	
WP		LC	
CL		SW	
CS		ETC	
DL		EW	
DON		EI	
KW		HN	
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ction			

Our Ref.: T&D/255/20/02
Your Ref.: HKE21032016OA-B5313

12th April 2016

Prudential Surveyors International Ltd.
3/F., Tung Hip Commercial Building,
244-252 Des Voeux Road Central,
Hong Kong.

Attn: Mr. Osbert Tse

Dear Mr. Tse,

AVAILABILITY OF ELECTRICITY POWER SUPPLY
FOR REVITALIZATION OF
ROBERT BLOCK, OLD VICTORIA BARRACKS,
CENTRAL DISTRICT, HONG KONG ISLAND, HONG KONG

We refer to your letter dated 21st March 2016 informing us of your impending works at the above location.

Please be informed that the Sub-Station (ESS) as shown on your location plan has been decommissioned over ten years ago. There is a Low Voltage cable 4/12614 together with a service cutout SN43431 serving "Jockey Club New Life Hostel" as shown on your plan. Regarding your proposed revitalization works of the above premises, please provide the following for our planning work:

1. An itemised list of the connected load.

2. The total estimated maximum demand of the building in kVA.

3. The estimated completion date of the revitalization project.

4. A schematic wiring diagram of the customer's installation.

5. A full set of architectural plans of the building incorporating the revitalization design.

Should you have any queries regarding the above, please contact our Mr. K.L.Wai at telephone No. 2843 3129.

Enclosed are part plans showing the approximate positions of this Company's electricity supply lines in the vicinity of your proposed works. These plans are intended for use by you and your authorized contractors/employees only for the sole purpose set out in your letter. The Company shall not be liable for any loss or damage of whatever nature caused to any party as a result of its relying on the information given therein. Please note that the plans show the record of our electricity supply lines at the time the plans were prepared. Also enclosed is a part plan showing the approximate locations where our Company's new cables are

/To be continued.....

being laid or planned to be laid. 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. Further information can be obtained from our Mr. K.L. Wai at telephone No. 2843 3129. In case the whole or part of your proposed works would not be carried out shortly, you should contact us again for updated plans towards the time of actual site work implementation.

If our electricity supply lines are in any way damaged in the course of, or as a result of your works, we shall hold you fully responsible and liable for all losses and damages suffered by us including all costs incurred, and for any claims from any party for any loss or damage of whatsoever nature including damage to property, death, personal injury, loss caused by delay and/or inconvenience and/or consequential loss of any kind caused by or in any way associated with the damage. Should such incidents occur, it is imperative that you stop your works, keep away from the spot, guard the site and report to us at telephone No. 2555 4999 or 2555 4000 immediately.

Since our electricity supply lines are energised and our enclosed plans show only their approximate, rather than exact, positions, it is imperative that your contractors and employees exercise extreme care during any works that may be required and take all necessary steps and measures to prevent accidents to personnel and to our electricity supply lines. We are enclosing a copy of our **"General Practice on Execution of Excavation and Construction Work near Underground Electricity Cables"** for your guidance. You are required to read through this document carefully and follow the guidelines therein strictly in the course of your works. Moreover, you are required to follow strictly the requirements as stipulated in the Code of Practice on Working near Electricity Supply Lines issued in accordance with the provision of the Electricity Supply Lines (Protection) Regulation under the Electricity Ordinance (Cap. 406), by the Electrical and Mechanical Services Department (the "Code of Practice"). **Remember electricity supply lines when damaged and joints if improperly handled, may explode and cause death or injury to your employees or the general public and may lead to a suspension of our supply of electricity to many residential, commercial and industrial users.** We also enclose a pamphlet showing the precautionary measures for working close to our cables, and a copy of letter dated 9th February 2015 from Electrical and Mechanical Services Department concerning the safety requirements related to works in the vicinity of electricity supply lines for your attention.

In case temporary support of our underground electricity cables is necessary for facilitating your works, you are required to support our cables complying with the requirements as stated in item 2 of the "General Practice on Execution of Excavation and Construction Work near Underground Electricity Cables" and inform us at telephone No. 2814 3443 to arrange an inspection on your temporary supports before you proceed with your works.

In case any of our underground electricity cables are required to be diverted or shifted to facilitate your works, please inform our Mr. K.L. Wai at telephone No. 2843 3129 of the details well in advance so that appropriate action can be taken by this Company.

For works that are undertaken in close proximity to our 132/275kV cables, you are required to contact us at telephone No. 2814 3443 giving the name of your full time supervisor and contact telephone No. to us. Please note that the requirements as stated in the "General Practice on Execution of Excavation and Construction Work near Underground Electricity Cables" as well as the Code of Practice mentioned above shall be strictly observed. Please be informed that the 132/275kV cables are very important transmission circuits affecting a large number of customers. Any disturbance and diversion of these circuits would affect the security

/To be continued.....

of electricity supply to our customers and cause major disturbance to the public. Therefore, the diversion or joint relocation of these cables should be avoided as far as practicable. Under the exceptional circumstance where there is no other alternative but diversion or joint relocation, we would require at least 12 months lead time to enable us to obtain the necessary materials for the diversion work.

Please contact our Engineer, Mr. C.Y. Lam at telephone No. 2814 3515 to coordinate a meeting to discuss your working methods in order to avoid any inadvertent damage to our 132/275kV cable circuits.

Should you intend to install any of your plant/equipment in proximity to our 132/275kV cables and other types of cables, a minimum clearance of 1000mm and 300mm respectively must be maintained.

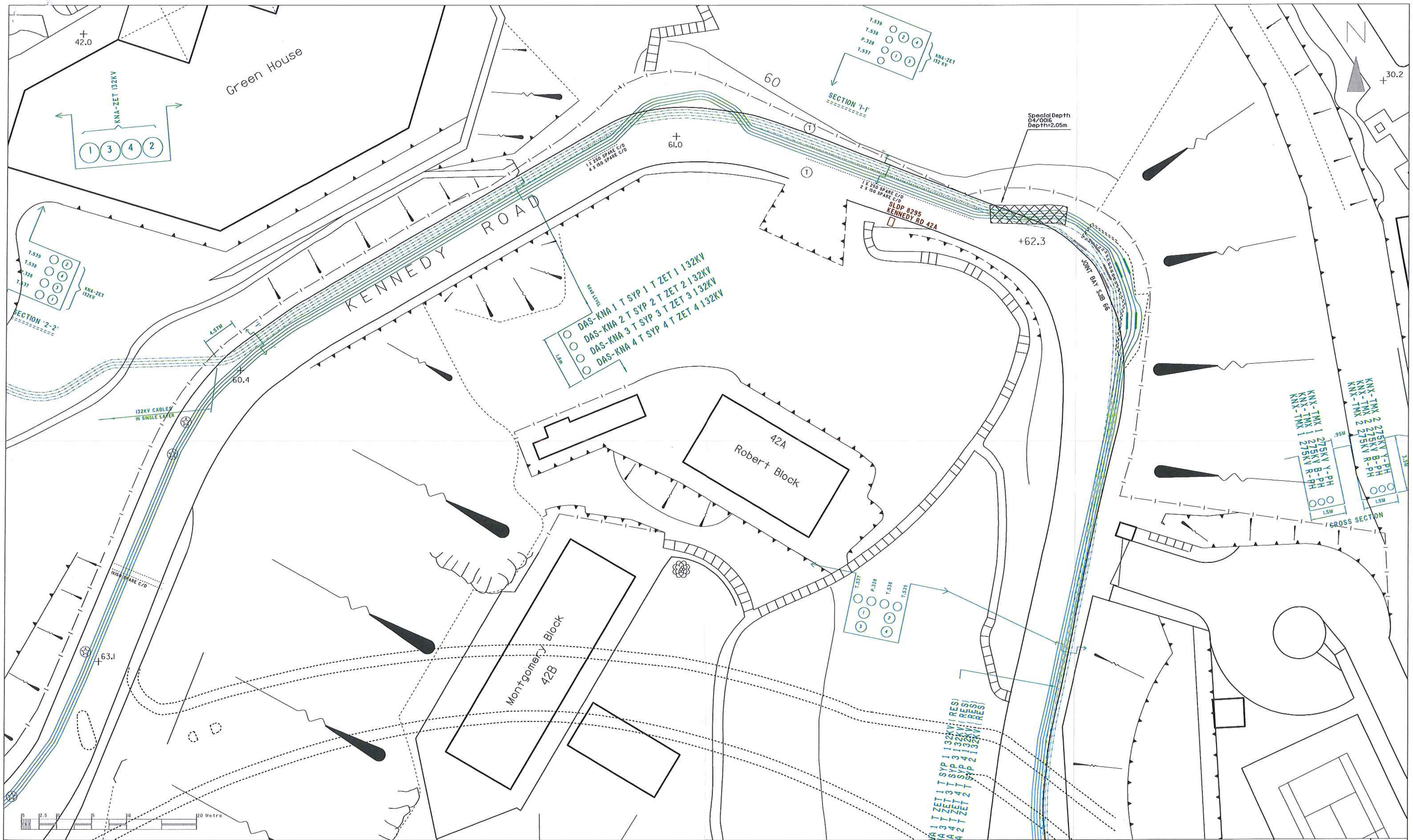
For information regarding the Street Lighting cables, please contact Lighting Division of the Highways Department. The address is 9/F, Trade and Industry Tower, 3 Concorde Road, Kowloon, and the facsimile no. is 2310 8489.

Yours sincerely,

S.C. Chan
CHIEF DISTRIBUTION PLANNING ENGINEER

Encl. 019684 (TR, HV, LV, PT, EA)

KLW



Notes :

1. 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.
2. 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'. HEC CABLES WHICH ARE MORE PRONE TO SHALLOW DEPTH MAY BE FOUND AT THE HATCHED AREA MARKED WITH 'SHALLOW DEPTH' AND AT ITS VICINITY AREAS.
3. 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 28143443 TO ARRANGE INSPECTION AND NECESSARY ACTION BEFORE COMMENCING SUCH WORKS.
4. 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.
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A3LTRC | Map No.: 11SW14A2,11SW14A1,11SW14A4,11SW14A3

275/132/66kV	———	275/132/66kV CABLE ROUTE
275/132/66kV	- - - - -	275/132/66 千伏電纜路綫
132kV	- -W- - -W-	132kV O/H LINE ROUTE 132 千伏架空導綫路綫
275/132/66kV	— - - — - -	275/132/66kV RESERVED CABLE ROUTE 275/132/66 千伏備用電纜路綫
		CABLE JOINT 電纜接線箱
	C.E.	CABLE TERMINATOR 電纜終端
JOINT BAY SJ6		JOINT BAY 電纜接線箱盤位
CABLE FLUID PIPE / PRESSURE TANK		CABLE FLUID PIPE AND PRESSURE TANK 電纜液喉管及壓力缸
PIT 9 1m x 1m		UNDERGROUND PIT 地井

RATING/TYPE 額定值／類別	NEW CABLE COLOUR 新線顏色	OUTER DIAMETER (mm) 外圍直徑（毫米）
275/132/66kV CABLE 275/132/66 千伏電纜	BLACK 黑	75-150
BONDING CABLE 接續電纜	GREEN OR BLACK 綠或黑	10-60

Grid Ref.: | Rev.:

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.
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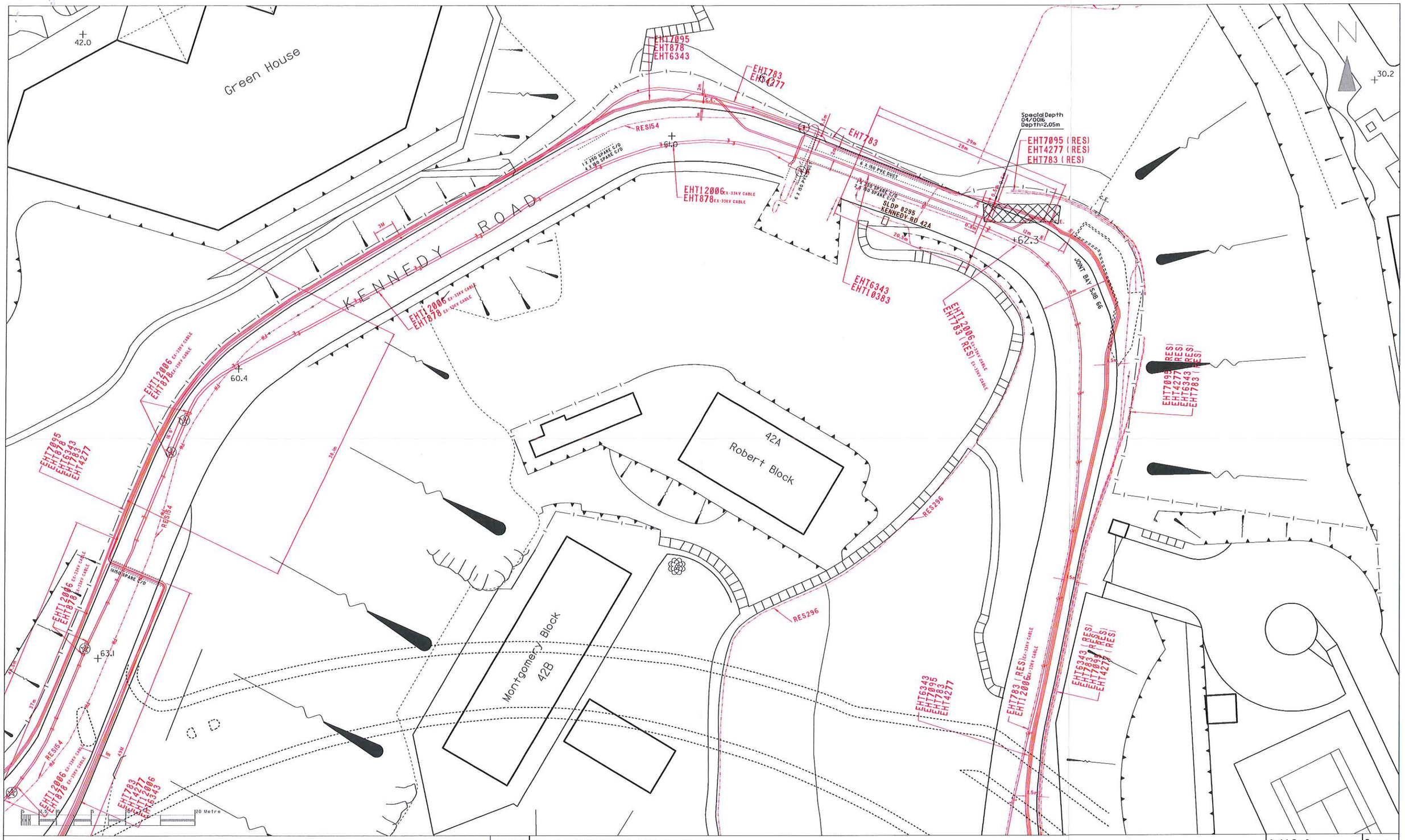
T & D
Distribution Planning
港燈 HK Electric



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A3LOTH | Map No.: IISW14A2,IISW14A1,IISW14A4,IISW14A3 | Grid Ref.: | Rev.:

EHTYYYYY(22kV) 2 2	22kV/SOLKOR CABLE ROUTE
SOKYYYYY	22千伏／銅電保護電纜路綫
EHTYYYYY(22kV) 2 2	22kV/SOLKOR RESERVED CABLE ROUTE
SOKYYYYY	22千伏／銅電保護備用電纜路綫
EHTYYYYY(22kV) 2 2	22kV/SOLKOR CABLE JOINT
SOKYYYYY	22千伏／銅電保護電纜接線箱
EHTYYYYY(22kV) 2 C.E.	22kV/SOLKOR CABLE TERMINATOR
SOKYYYYY C.E.	22千伏／銅電保護電纜終端
EHTXXXXX	IIkV CABLE ROUTE
EHTXXXXX	II 千伏電纜路綫
EHTXXXXX 2 2	IIkV RESERVED CABLE ROUTE
EHTXXXXX	II 千伏備用電纜路綫
EHTXXXXX 2 2	IIkV CABLE JOINT
EHTXXXXX	II 千伏電纜接線箱
EHTXXXXX C.E.	IIkV CABLE TERMINATOR
EHTXXXXX C.E.	II 千伏電纜終端

LOW VOLTAGE CABLE ROUTE	低壓電纜路綫
LOW VOLTAGE RESERVED CABLE ROUTE	低壓備用電纜路綫
LOW VOLTAGE O/H LINE ROUTE	低壓架空導線路綫
LOW VOLTAGE CABLE JOINT	低壓電纜接線箱
LOW VOLTAGE CABLE TERMINATOR	低壓電纜終端
FIBRE OPTIC/PILOT CABLE ROUTE	光纖／導引電纜路綫
FIBRE OPTIC/PILOT RESERVED CABLE ROUTE	光纖／導引備用電纜路綫
FIBRE OPTIC/PILOT CABLE JOINT	光纖／導引電纜接線箱
FIBRE OPTIC/PILOT CABLE TERMINATOR	光纖／導引電纜終端

RATING/TYPE 額定值／類別	NEW CABLE COLOUR 新綫顏色	OUTER DIAMETER (mm) 外圍直徑（毫米）
22kV CABLE 22千伏電纜	TURQUOISE 綠藍	43-98
IIkV CABLE II 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 銅取保護電纜	TURQUOISE 綠藍	35-39

SHALLOW DEPTH

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Distribution Planning
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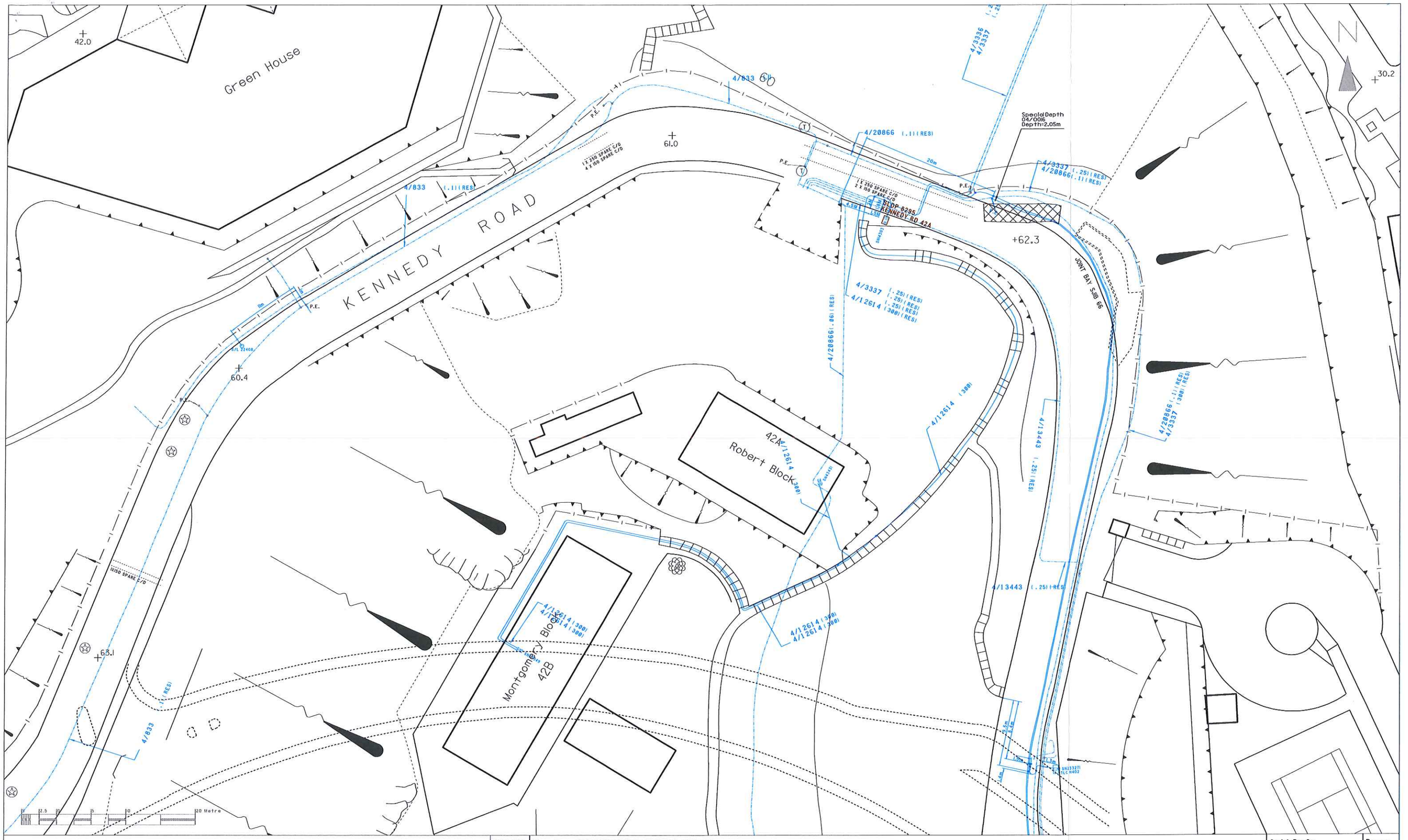

A3LOTH | Map No.: IISW14A2,IISW14A1,IISW14A4,IISW14A3 | Grid Ref.: | Rev.:

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22kV/SOLKOR CABLE ROUTE
22千伏／電電保護電纜路線
22kV/SOLKOR RESERVED CABLE ROUTE
22千伏／電電保護備用電纜路線
22kV/SOLKOR CABLE JOINT
22千伏／電電保護電纜接線箱
22kV/SOLKOR CABLE TERMNATOR
22千伏／電電保護電纜終端

IIkV CABLE ROUTE
II 千伏電纜路線
IIkV RESERVED CABLE ROUTE
II 千伏備用電纜路線
IIkV CABLE JOINT
II 千伏電纜接線箱
IIkV CABLE TERMNATOR
II 千伏電纜終端

LOW VOLTAGE CABLE ROUTE
低壓電纜路線
LOW VOLTAGE RESERVED CABLE ROUTE
低壓備用電纜路線
LOW VOLTAGE O/H LINE ROUTE
低壓架空導線路線
LOW VOLTAGE CABLE JOINT
低壓電纜接線箱
LOW VOLTAGE CABLE TERMINATOR
低壓電纜終端

FIBRE OPTIC/PILOT CABLE ROUTE
光纖／導引電纜路線
FIBRE OPTIC/PILOT RESERVED CABLE ROUTE
光纖／導引備用電纜路線
FIBRE OPTIC/PILOT CABLE JOINT
光纖／導引電纜接線箱
FIBRE OPTIC/PILOT CABLE TERMINATOR
光纖／導引電纜終端

RATING/TYPE 額定值／類別	NEW CABLE COLOUR 新線顏色	OUTER DIAMETER (mm) 外圍直徑 (毫米)
22kV CABLE 22 千伏電纜	TURQUOISE 綠藍	43-98
IIkV CABLE II 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 電電保護電纜	TURQUOISE 綠藍	35-39

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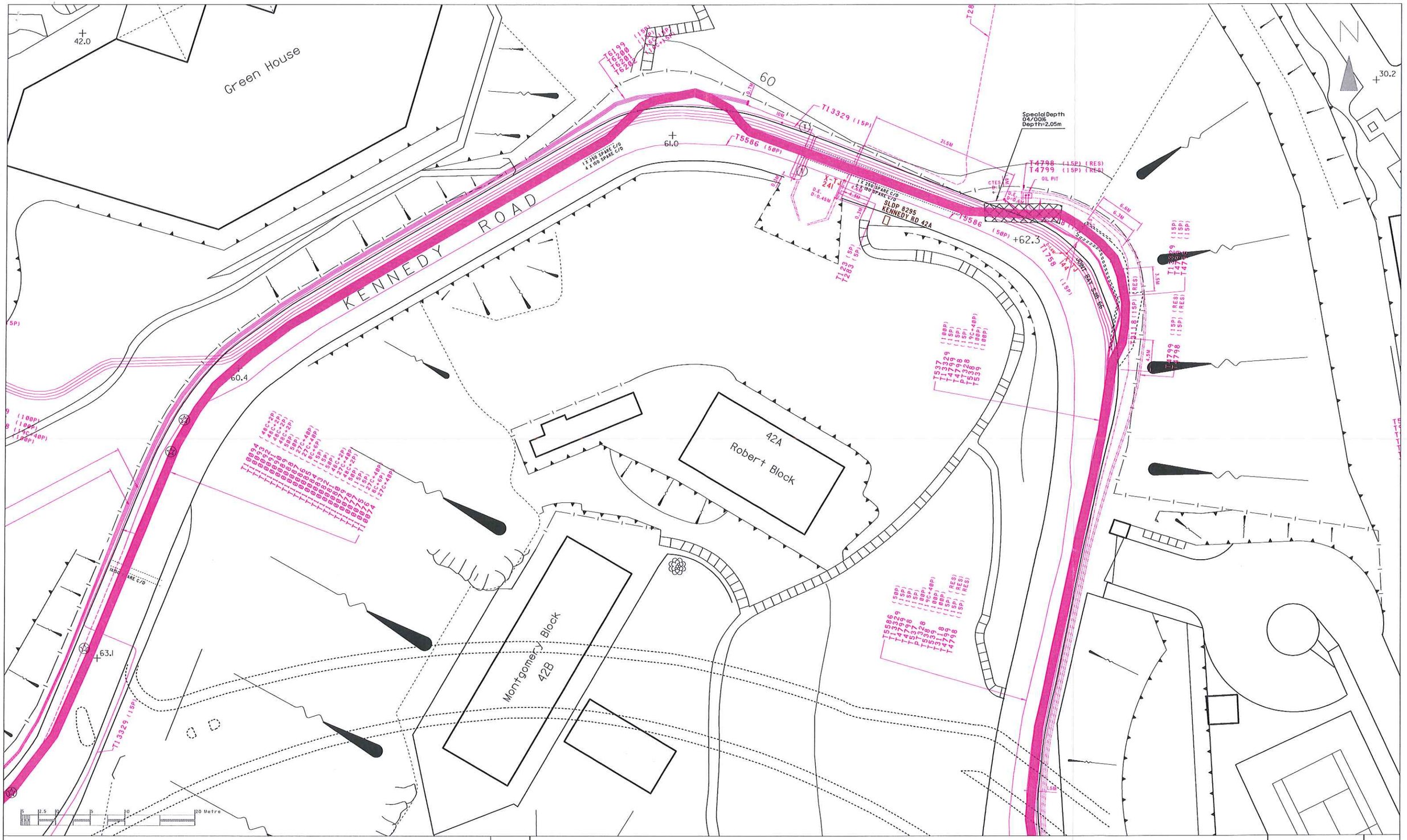

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A3LOTH | Map No.: IISW14A2,IISW14A1,IISW14A4,IISW14A3 | Grid Ref.: | Rev.:

22kV/SOLKOR CABLE ROUTE
22千伏／電電保護電纜路綫
22kV/SOLKOR RESERVED CABLE ROUTE
22千伏／電電保護備用電纜路綫
22kV/SOLKOR CABLE JOINT
22千伏／電電保護電纜接線箱
22kV/SOLKOR CABLE TERMINATOR
22千伏／電電保護電纜終端

IIkV CABLE ROUTE
II 千伏電纜路綫
IIkV RESERVED CABLE ROUTE
II 千伏備用電纜路綫
IIkV CABLE JOINT
II 千伏電纜接線箱
IIkV CABLE TERMINATOR
II 千伏電纜終端

LOW VOLTAGE CABLE ROUTE
低壓電纜路綫
LOW VOLTAGE RESERVED CABLE ROUTE
低壓備用電纜路綫
LOW VOLTAGE O/H LINE ROUTE
低壓架空導線路綫
LOW VOLTAGE CABLE JOINT
低壓電纜接線箱
LOW VOLTAGE CABLE TERMINATOR
低壓電纜終端

T/PTXXXX — FIBRE OPTIC/PLOT CABLE ROUTE
光纖／導引電纜路綫
T/PTXXXX — FIBRE OPTIC/PLOT RESERVED CABLE ROUTE
光纖／導引備用電纜路綫
T/PTXXXX — FIBRE OPTIC/PLOT CABLE JOINT
光纖／導引電纜接線箱
T/PTXXXX — P.E. FIBRE OPTIC/PLOT CABLE TERMINATOR
光纖／導引電纜終端

RATING/TYPE 額定值／類別	NEW CABLE COLOUR 新線顏色	OUTER DIAMETER (mm) 外圍直徑（毫米）
22kV CABLE 22千伏電纜	TURQUOISE 綠藍	43-98
IIkV CABLE II 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 儲電保護電纜	TURQUOISE 綠藍	35-39

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T & D
Distribution Planning

HK Electric 港燈

Green House

42.0

60

KENNEDY ROAD

61.0

1 X 250 SPARE C/D
4 X 150 SPARE C/D

1 X 250 SPARE C/D
2 X 150 SPARE C/D

Special Depth
04/0016
Depth=2.05m

SLDP 8295
KENNEDY RD 42A

+62.3

JOINT BAY SUB 66

30.2

60.4

42A
Robert Block

42B
Montgomery Block

1X150 SPARE C/D

63.1

841/7/1451-001
P/14/0003
20150430
DPC

5 2.5 0 5 10 20 Metre

A3LXP | Map No.: IISW14A2,IISW14A1,IISW14A4,IISW14A3 | 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.

— — P — — — P — — — — C — — — C — —
— — E — — — E — — — — A — — — A — —
— — PA — — — PA — — — — (C) — — — (C) — —

Ref. No.: 019684
Date: 24/03/2016
Scale: 1:500
as printed on A3 size paper

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

港燈 HK Electric

Appendix XV(C)

Reply Letter/Record Plan of

Drainage Services Department.

Drainage Services Department
Hong Kong & Islands Division
42nd floor, Revenue Tower, 5 Gloucester Road,
Wan Chai, Hong Kong.

DSD 0204162A/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd - 7 APR 2016
Project Manager

DW		RC	
BL		AH	
RG		TL	
WP		LC	
CL		SW	
CS		ETC	
DL		EW	
DON		ET	
KW		HN	
		OT ✓	
File		Copy to	
Action			

渠務署
香港及離島渠務部
香港灣仔告士打道 5 號
稅務大樓 42 樓

BY POST

本署檔號 Our Ref : ( ) in DSD HK 6/5/1/4
來函檔號 Your Ref : UC23032016OA-B5313
電 話 Tel : (852) 2594 7193
圖文傳真 Fax : (852) 2827 6657

30 March 2016

PRUDENTIAL SURVEYORS INT'L LTD.
3/F., Tung Hip Commercial Building,
244-252 Des Voeux Road Central,
Hong Kong

Attn.: Mr. Osbert Tse

Dear Sirs,

Resource Kit for Roberts Block, Old Victoria Barracks

I refer to your letter dated 23.03.2016 requesting drainage information.

I enclose herewith part-plan(s) showing the drainage information in the vicinity of your proposed works site(s). The part-print(s) are marked with your plan reference(s). (For legend of drainage record plans, please refer to the following URL: http://www.dsd.gov.hk/EN/Files/Legend_BW.pdf).

You are requested to note that the information shown on the record drawings are subject to verification on site and no guarantee can be given that this is a complete record. Should the works be of significance to you, the actual site conditions should be verified by sub-surface explorations.

Please exercise extreme care when working in the vicinity of these sewers and drains in order not to disturb, interfere with or cause damage to them. Any damage shall be reported to this Division immediately and shall be made good to DSD's satisfaction at your own cost.

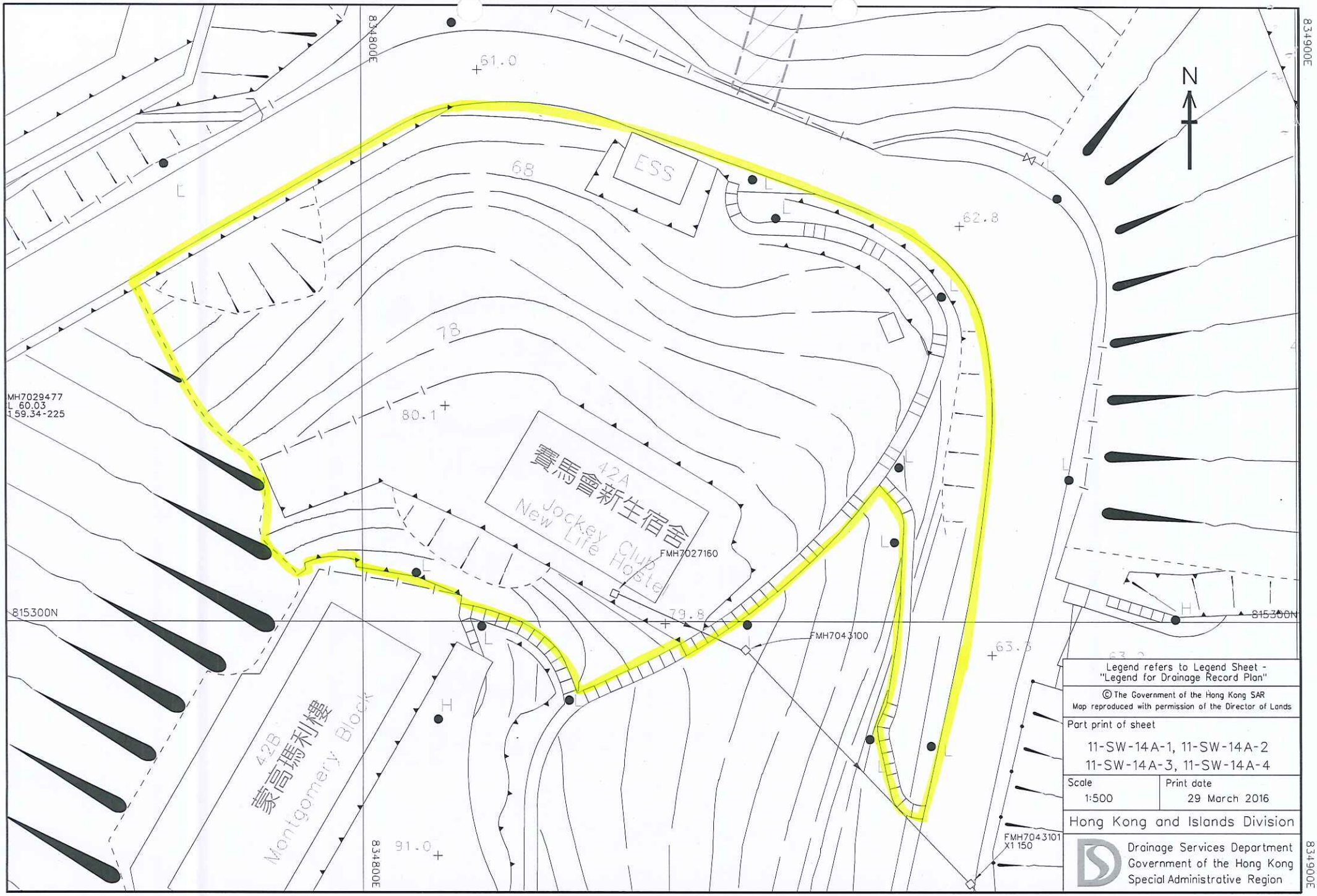
Should you have any query on the above, please feel free to contact the undersigned.

Yours faithfully,

David Ng

(David, Y. C. NG)
for Chief Engineer/Hong Kong & Islands
Drainage Services Department

Encl.: part-plan(s)


834800E
834900E
61.0
68
ESS
62.8
78
80.1
MH7029477
L 60.03
159.34-225
42A
賽馬會新生宿舍
Jockey Club
New Life Hostel
FMH7027160
815300N
79.8
FMH7043100
63.3
42B
蒙高瑪利樓
Montgomery Block
91.0
FMH7043101
X1 150
N
Legend refers to Legend Sheet -
"Legend for Drainage Record Plan"
© The Government of the Hong Kong SAR
Map reproduced with permission of the Director of Lands
Part print of sheet
11-SW-14A-1, 11-SW-14A-2
11-SW-14A-3, 11-SW-14A-4
Scale
1:500
Print date
29 March 2016
Hong Kong and Islands Division
Drainage Services Department
Government of the Hong Kong
Special Administrative Region

Appendix XV(D)

Reply Letter/Record Plan of

The Hong Kong and China Gas Co Ltd.

香港中華煤氣有限公司
The Hong Kong and China Gas Company Limited

HKCG 0604162A/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd – 6 APR 2016

01 April 2016

Your Ref.: UC23032016OA-B5313
Our Ref. : UNE2016/00987/I

Prudential Surveyors International Ltd.
3/F, Tung Hip Comm. Bldg.
244-252 Des Voeux Road Central
Hong Kong

Attn. : Osber Tse

In view of safety, HKCG provides FREE service to assist the road opening parties to locate the approximate gas pipe alignment on site, Please call **29631811** before work starts.

Dear Sirs

Re: Resource Kit for Roberts Block, Old Victoria Barracks

We received your letter of 23 March 2016 requesting drawings on the location of Towngas pipelines. We are attaching the drawings for the location of existing/proposed pipelines that you requested. These drawings are only approximate. The pipes may be located in different positions and depths due to continual road development, system alterations and underground obstructions. Therefore, the exact location may be altered from point to point. There is the possibility that some gas pipes particularly those laid long time ago or laid by other Registered Gas Contractors may not appear in our records. In the case of some unknown pipes being exposed during your construction work, please contact us immediately. In the case the construction work is to be carried out 6 months after the date of drawing, you are required to send us another request for obtaining an updated drawing.

We suggest that you do not work too close to the pipes as any damage to them could create a hazardous accident. You should be very careful when excavating the area. You should locate the exact position and depth of the pipes by making a series of hand-dug trial holes. Heavy machinery such as drills or mechanical excavators cannot be used to do this. If your company damages our pipelines, you will be responsible for all resultant costs.

We would also like to remind you not to disturb any part of Towngas pipeline or their associated properties and not to temporarily or permanently encase part or all of our gas pipes in any form of concrete structures. Please provide steel gas pipes a clearance of 600mm and other gas pipes a clearance of 300mm. This space is necessary for future maintenance.

Recycled paper

If your work involves construction of new manholes or performing operation in existing manholes, we recommend sealing off all the duct openings in new/existing manholes, to avoid accumulation of hazardous gas in manholes, which might create a dangerous explosive environment.

Should your proposed works involving any kind of trenchless technology, you should approach HKCG to discuss the protective and safety precautionary measures before your work commences, as well as the monitoring procedures to be implemented throughout the entire construction period in order to ensure the integrity of existing gas facilities will not be affected.

If you want to divert gas pipes, we must have at least two months and six months notice respectively for distribution and transmission networks before commencing our planning works. Your company will be responsible for the full cost of any diversion. A written agreement will be required before we begin any diversion.

SAFETY:

1. If a gas pipe is damaged or a leak is suspected, phone the Emergency Services Hotline, 28806999, immediately. Also, keep all ignition sources away from the site.
2. Cigarette smoking is prohibited when working near the pipelines.
3. In case of a leak, stop work, evacuate all employees and the public from the area.
4. Construction activities require naked fire must not be applied within 3 meters proximity of exposed gas pipes without prior approval under proper management procedures, such as permit to work, etc.

Please contact Mr Chan Yuen Lok on 2963 1811 for the matters related to existing pipeline or to arrange for a joint site inspection regarding the pipe location. Further, you should notify us 2 days before the works begin on site. For enquiry of proposed pipeline, if any, or availability of gas supply, please contact Mr Y L Lau on 2963 1830.

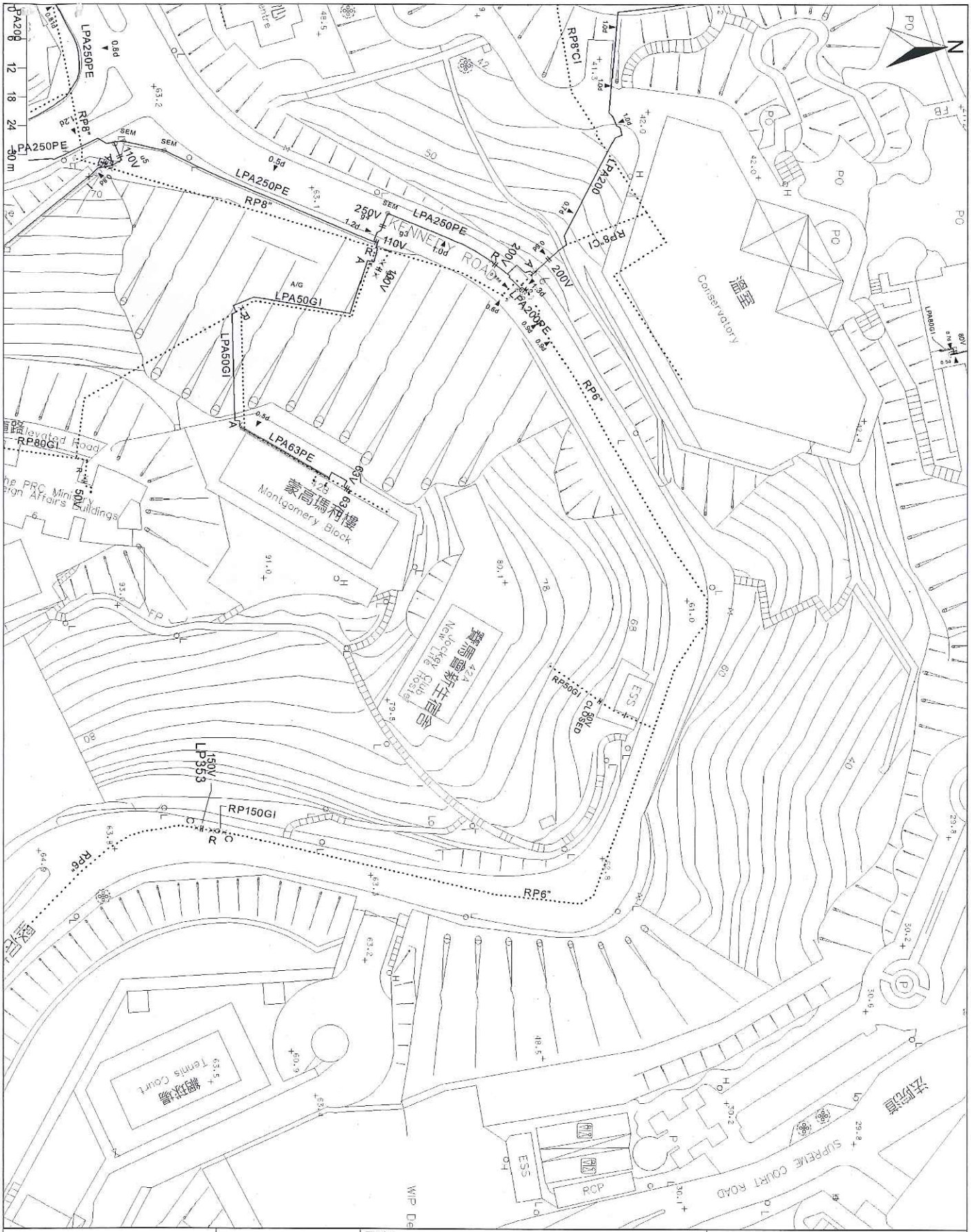
You may provide us your E-mail address so that we can send the drawings to you by E-mail. If you want further information or the drawings in different scale, you can write to us by quoting the reference of this letter.

Yours faithfully

pp Eric E T Sang
System Development Manager

ET/une

Encl. Get All Safe Leaflet
General Requirements For Construction Work In The Vicinity Of Gas Main
General Requirements of Construction Works Adjacent to the Existing Gas Station (GS)
Avoiding Danger from Underground Gas Pipes and Electricity Cables Leaflet



煤氣 Towngas

香港中華煤氣有限公司
The Hong Kong and China Gas Company Limited

輸氣操作部

時間：10:26:46

比例：1 : 1000

圖例：

LPA	現有低壓A管道（2千帕以下）
LPB	現有低壓B管道（2－7.5千帕）
MP	現有中壓管道（7.5－240千帕）
HPA	現有次高壓A管道（240－400千帕）
HPB	現有次高壓B管道（400－700千帕）
HP	現有高壓管道（700千帕以上）
PE	設有可探測警告帶的聚乙烯管道
PE*	沒有可探測警告帶的聚乙烯管道
RP	鋼管道
	蓋板
	冷凝液罐
	無裝置的冷凝液罐/放取點
	閥門
	球閥井
CP	陰極保護裝置
	凝建管道
▽	大約埋深（米）
	管網通風導管

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： Mar 31 2016

座標 xy (834816,815319) UNE2016/00987/I

香港中華煤氣有限公司
The Hong Kong and China Gas Company Limited

11 April 2016

Your ref: TGC21032016OA-B53131
Our ref: ND/PL/A03/2016/0105/RT

Prudential Surveyors International Ltd
3/F Tung Hip Commercial Building
244-252 Des Voeux Road Central
Hong Kong

For the Attention of Mr Osbert Tse

Dear Sirs

Gas Supply to Revitalization of Roberts Block
Old Victoria Barracks, Central District, Hong Kong

We refer to your letter of 21 March 2016 concerning the above project.

We are pleased to inform you that our existing gas main is located at Kennedy Road and a 63mm service pipe had been installed for gas supplying to Montogomery Block which is next to your site. As gas loading of the above development is not available in the moment, we cannot estimate whether the existing gas service is capable for the gas supply and we may need to install a new gas pipe from Kennedy Road.

Should you require any further information, please feel free to contact the undersigned on 2963 1833.

Yours faithfully

Raymond Tang
Distribution Planning Manager

RT/cl

HKCG 150416 ... B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 15 APR 2016
Project Manager

DW		RC	
RL		AR	
RG		PL	
WP		LG	
CL		BW	
CS		ETC	
DL		EW	
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KW		HN	
		OT ✓	
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Action			

Appendix XV(E)

Reply Letter/Record Plan of

PCCW-HKT Telephone Limited and Hong Kong

Telecommunications (HKT) Limited

HKT Here To Serve

Your ref : UC14042016OA-B5313

PRUDENTIAL SURVEYORS INTERNATIONAL LTD

Our ref : L160118ADM

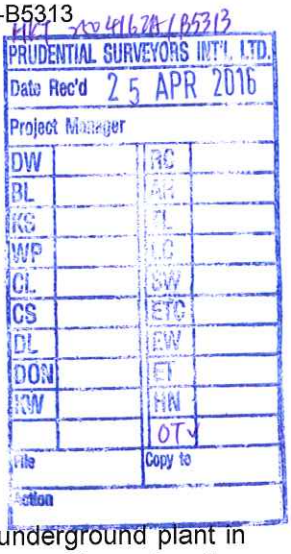
3/F, Tung Hip Commercial Building
244-252 Des Voeux Road Central, H.K.

Our tel : 2888 1214

Attn: Osbert Tse

Our fax : 2527 0722

Date : 20-Apr-16



WITHOUT PREJUDICE

Dear Mr. Tse,

Thank you for your letter and enclosures on 14-Apr-2016.

Re: Resource Kit for Roberts Block, Old Victoria Barracks

We enclose a set of plan(s) indicating the approximate position of our existing or proposed underground plant in the area of your proposed excavations. The information contained in the plan(s) can only be used in conjunction with the proposed work and must not be disclosed to other third parties.

For avoidance of doubt, the information in this letter or in any of its attachment shall not prejudice or compromise our right to sue you for any loss or damage caused to our plant(s), nor shall it alter your duty of care to exploit adequate measures to avoid damaging our plant(s).

Please be reminded that the information on the plan(s) could be significantly different from the actual situation in terms of both depth and alignment due to various reasons. You are expected to follow the attached Guidelines for Excavation and Related Work whenever your proposed work is conducted on the site. In particular, we expect utmost caution on your side when excavating in the area and, to that end, you should locate our plant(s) by hand excavation.

You are also hereby put on notice that any damage to our telecommunications cable could interrupt telephone services, mobile-phone services, internet services, data services, 999 or emergency help line services, international telephone services, TV services, stock market operation, medical services and banking services in many areas affecting many people. It is also a threat to public safety. In the event that we suffer any losses, costs or damages as a result of your operations, you will be held liable to indemnify us for all such losses, costs and damages arising from your actions.

In order to draw your workers' attention to the existence of our underground plant nearby, our Plant Protection Officer may post or otherwise display a warning poster of A4 size in the vicinity of your construction site. Please however note that your duty of care corresponding to our underground plant(s) is independent of whether the poster is displayed or seen.

Please convey all the information regarding our plant(s) to your workers, including your sub-contractors. Please complete the attached form to inform us of the details of your representative on the site as soon as possible. You are also advised to notify us of the actual date of commencement of work in your site with at least 3 days' notice in writing to Mr Y.S. Cheung 2927 1899.

For general inquiries about plant protection, please contact Operation and Maintenance Control (OMC) at 2888 9889 or our Mr Y.S. Cheung on 2927 1899.

Yours sincerely,

YH Chan
For and behalf of
Hong Kong Telecommunications Limited

Enc. DWG. NO. L160118ADM
c.c. Mr. Y.S. Cheung – Kwong Ming Engineering Ltd. – NPT 4

HKT

OUTSIDE PLANT SERVICES	
EXCH. AREA :	ADM
SURVEY MAP No.	11SW14A1
REF. No.	UC140420160A-B5313
PREP. N.H.LAM	SCALE 1 : 1000
CKD. Y.H.CHAN	DATE 19-04-2016
DWG. No.	L160118ADM

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	EXISTING	PROPOSED
MANHOLE	■	■
JOINT BOX	▪	◪
DUCT	———	- - -
CABLE	———	- - -
POLE	○	○
CABINET	⊠	⊠
BURIED COUPLING	×	

Appendix XV(F)

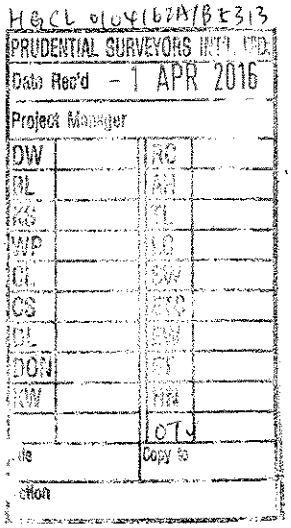
Reply Letter/Record Plan of

Hutchison Global Crossing Ltd.

(Hutchison Global Communications Limited)

HGC
Hutchison Global Communications

Hutchison Global Communications Limited
和記環球電訊有限公司
Hutchison Telecom Tower, 99 Cheung Fai Road, Tsing Yi, Hong Kong
www.hgc.com.hk



Date : 24 March 2016

Our Ref : MR/HK/16/0188
Your Ref : HGC21032016OA-B5313

Prudential Surveyors International Ltd.
3/F., Tung Hip Commercial Building
244-252 Des Voeux Road Central
Hong Kong

Attn : Mr. Osbert Tse

Dear Mr. Tse,

RE: Availability of Telephone and Broadband Internet Service for Revitalization of Roberts Block, Old Victoria Barracks, Central District, Hong Kong Island, Hong Kong

Thank you for your letter and enclosure of 21 March 2016.

We would like to inform you that we do not have any underground plant in the vicinity of your proposed work at present.

For further information, please contact our Mr. Chris Ip on telephone no. 2128 2233 or fax no.2122 9403.

Yours sincerely,
Hutchison Global Communications Limited

S.C. Cheung
Senior Officer – Infrastructure Development

SCC/CI/jn

c.c. Mr. Raymond Kwok - TEI

HGC
Hutchison Global Communications

Hutchison Global Communications Limited
和記環球電訊有限公司
Hutchison Telecom Tower, 99 Cheung Fai Road, Tsing Yi, Hong Kong
www.hgc.com.hk

Date : 18 April 2016

Our Ref : RW/WCI/16/0588(H)
Your Ref : UC22032016OA-B5313

Prudential Surveyors Int'l Ltd.
3/F., Tung Hip Commercial Building
244-252 Des Voeux Road Central
Hong Kong

Attn : Mr. Osbert Tse

Dear Mr. Tse,

RE: Resource Kit for Roberts Block, Old Victoria Barracks

Thank you for your letter and enclosure of 22 March 2016.

We would like to inform you that we do not have any underground plant in the vicinity of your proposed work at present.

For further information, please contact our Mr. Sammy Cheung on telephone no. 2128 3742 or fax no.2122 9403.

Yours sincerely,
Hutchison Global Communications Limited

April Chan
Admin. Officer

AC/SC/in

c.c. Mr. Raymond Kwok - TEI

HGC 220416ZA/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 22 APR 2016
Project Manager

DW		RC	
BL			
WP			
CS			
DON			
		OT ✓	

Copy to

Appendix XV(G)

Reply Letter/Record Plan of

Hong Kong Broadband Network Ltd.

www.iconcity.com.hk

PRUDENTIAL
Surveyors International Ltd
測建行有限公司

ICON CITY

RECEIVED
BY:

31 March 2016

Our Ref: UC31032016OA-B5313

Distribution to:

Company/Department	Fax No.
The HK Electric Co. Ltd.	2810 0506
HKT	2598 6014
Hong Kong Cable Television Ltd.	2112 7879
Hutchison Global Crossing Ltd.	2123 1675
New T & T Hong Kong Ltd.	2112 7757
New World Telephone Co. Ltd.	2133 2036
Rediffusion (HK) Ltd.	2112 7879
Electrical & Mechanical Services Department	2365 1286
Water Supplies Department	2811 8152
Wharf T&T Limited	2112 1122
Hong Kong Broadband Network Ltd.	3999 7888
Mass Transit Railway Corporation Ltd.	2795 9991
Highways Department Lighting Division	2714 5216

Dear Sir/Madam,

Re: Resource Kit for Roberts Block, Old Victoria Barracks

We are the consultant appointed by Architectural Services Department (ASD) of the captioned site to conduct a survey provide to record the existing underground utility services/installations in vicinity of the site as the boundary marked on the attached plan.

We should be grateful if you would return a marked up plan showing your existing apparatus and any installations in vicinity of site, also including the existing electrical sub-station within the area.

Should you have any queries, please do not hesitate to contact our Mr. Brad Hung at 2507 8320 or the undersigned at 2507 8374.

Thank you for your kind attention.

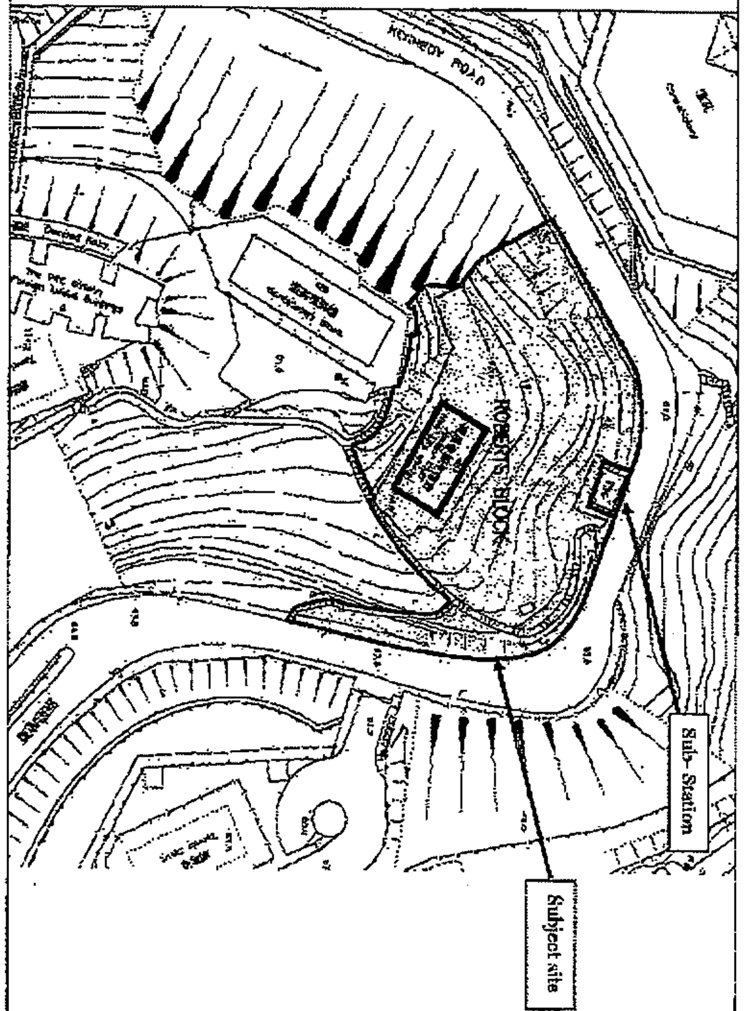
Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD.

Osbert Tsa
Project Manager
TL/OT

Encl.
c.c. Attn: Dolphin Ip (ipsy@archsd.gov.hk)

FAX ONLY
香港寬頻 HONG KONG BROADBAND NETWORK
NO EXISTING PLANT
DATE: 23 MAY 2016

N:\B5313 Old Victoria Barracks_Resource Kit\Letter\all in one letter\UC31032016OA_B5313.doc



PRUDENTIAL SURVEYORS INTERNATIONAL LTD.

Location Plan: Resource kit for Roberts Block, Old Victoria Barracks

Appendix XV(H)

Reply Letter/Record Plan of

TraxComm Limited

TraxComm Limited

Fo Tan Railway House,
No.9 Lok King Street,
Fo Tan, N.T.
新界火炭樂景街九號
火炭鐵路大樓

Telephone / 電話 : (852) 2993 8333
Facsimile / 傳真 : (852) 2993 7781

Date: 29 Apr 2016

Our Ref: TRX/LTR/0226/2016

By Post & Fax (25986576)

Prudential Surveyors International Ltd
3/F, Tung Hip Commecial Building,
244-252 Des Voeux Road Central, H.K.

Attn: Osbert Tse

Dear Osbert Tse,

Request for underground information, Roberts Block, Old Victoria Barracks

Reference is made to your letter of **Ref.: UC14042016OA-B5313** dated 15 Apr 2016.

Please be advised that at present we have no network facility within and adjacent to the captioned site.

Yours faithfully,

Eric Hui
Senior Engineer
For and on behalf of TraxComm Ltd.

Encl
KL/sl

TCL 04051621A/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd - 4 MAY 2016
Project Manager

DW		RC	
BL		AN	
KS		TL	
WP		KC	
CL		SW	
CS		ETC	
DL		EW	
DON		EI	
OW		HN	
		OT ✓	

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Action

Appendix XV(I)

Reply Letter/Record Plan of

HKC Network Limited

Brad HUNG

From: "Andrew Hung" <andrewhung@hkcnw.hk>
Date: Friday, 22 April, 2016 12:07
To: <bradh@iconcity.com.hk>
Subject: Request for Utility Records - Resource Kit for Roberts Block, Old Victoria Barracks

Dear Mr. Brad Hung,

This is in response to your letter Ref: UC14042016OA-B5313 dated 14-April-2016. Please be informed that HKC Network Limited do not have any utilities installed in the captioned location. Thank you~!!

Thanks and Best Regards

Andrew Hung

HKC Network Limited
Tel: 852-28907866
Fax: 852-28951009
Mobile: 852-92228370
Email: andrewhung@hkcnw.hk

Appendix XV(J)

Reply Letter/Record Plan of

Wharf T&T Limited

Wharf T&T Limited
九倉電訊有限公司

Unit 825-876, 8th Floor
KITEC, 1 Trademart Drive
Kowloon Bay, Hong Kong
Tel (852) 2112 1121
Fax (852) 2112 1122
www.wharftt.com

Wharf T&T

31-Mar-2016

BY FAX & POST

Your Ref. : UC22032016OA-B5313
Our Ref. : WTT/MP16-00298

Our Fax. No.: 2112 7757

PRUDENTIAL SURVEYORS INTERNATIONAL LTD

Attn. : MR.OSBERT TSE

Dear Sir,

ROBERTS BLOCK,OLD VICTORIA BARRACKS

Thank you for your letter and enclosure of 31 Mar 2016.

We would advise you that we do not have any existing plant in the vicinity of your excavation at the present time.

Should your require any further updates or information, please feel free to contact our MR L W Lam on 2112 7970.

Yours Sincerely,
For and on behalf of
Wharf T&T Limited

Elvis Ho
Project Manager

WTTL 010416ZA/B5313

PRUDENTIAL SURVEYORS INT'L LTD.			
Date Rec'd	- 1 APR 2016		
Project Manager			
DW		RC	
RL		AN	
KG		TL	
WP		LC	
CL		CW	
CS		ETC	
OL		RW	
DON		EY	
CW		RN	
		DT ✓	
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Action			

STRICTLY BUSINESS
在商言商

Appendix XV(K)

Reply Letter/Record Plan of

Electrical & Mechanical Services Department

22-MAR-2016 16:37 FROM EMSD TSCS3 TO 25986576 P.001

+852 2365 1286

機電工程署 EMSD

香港特別行政區政府機電工程署
香港九龍啟成街3號
Electrical and Mechanical Services Department
Government of the Hong Kong Special Administrative Region
3 Kai Shing Street, Kowloon, Hong Kong
www.emsd.gov.hk

Telephone 電話號碼：3155 4232
Facsimile 圖文傳真：2365 1286

Our reference 本署檔號：(31) in EMSD TSCS3/Joint/84/15 pt.297

Your reference 來函檔號：UC22032016OA-B5313

22 March, 2016

By Fax: 2598 6576

PRUDENTAL SURVEYORS INTERNAILONAL LTD.
3/F TUNG HIP COMMERCIAL BUILDING
244-252 DES VOEUX ROAD CENTRAL,
H.K.

Dear Sir,

Road Opening Notice

I refer to your letter ref.: UC22032016OA-B5313 dated 22-Mar-2016. Our apparatus including ducts and cables may be in the vicinity of your works. You are required to take all necessary precautions in your excavation work to ensure that our apparatus or cables will not be damaged or adversely affected in anyway. You are requested not to plan or construct any of your equipment at the locations occupied by our apparatus including cable ducting and cables.

The complete set of latest information showing the location of traffic signal and related equipment maintained by this department is located in TSCS3 sub-division, 3rd floor, Room 3010, 3 Kai Shing Street, Kowloon Bay. These information are available for your checking free of charge. We strongly suggest you to check our information and mark up the locations of our equipment, ducts and cables on your drawings or sketches so that you can effectively comply with our requirement mentioned in the above paragraph. Kindly call our Mr. W. S. WONG at telephone no. 3155 4245 and Mr. K. T. LEUNG at telephone no. 3155 4233 during normal office hours to make prior appointment to view the relevant information.

Thank you.

Yours faithfully

(PO Yuet-ming)
for Director of Electrical and Mechanical Services

EMSD 22031624/B5313

PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 22 MAR 2016
Project Manager

DW		RC	
RL		AH	
KS		TL	✓
WP		LC	
CL		SW	
CS		ETC	
		EW	
DON		CF	
		HN	

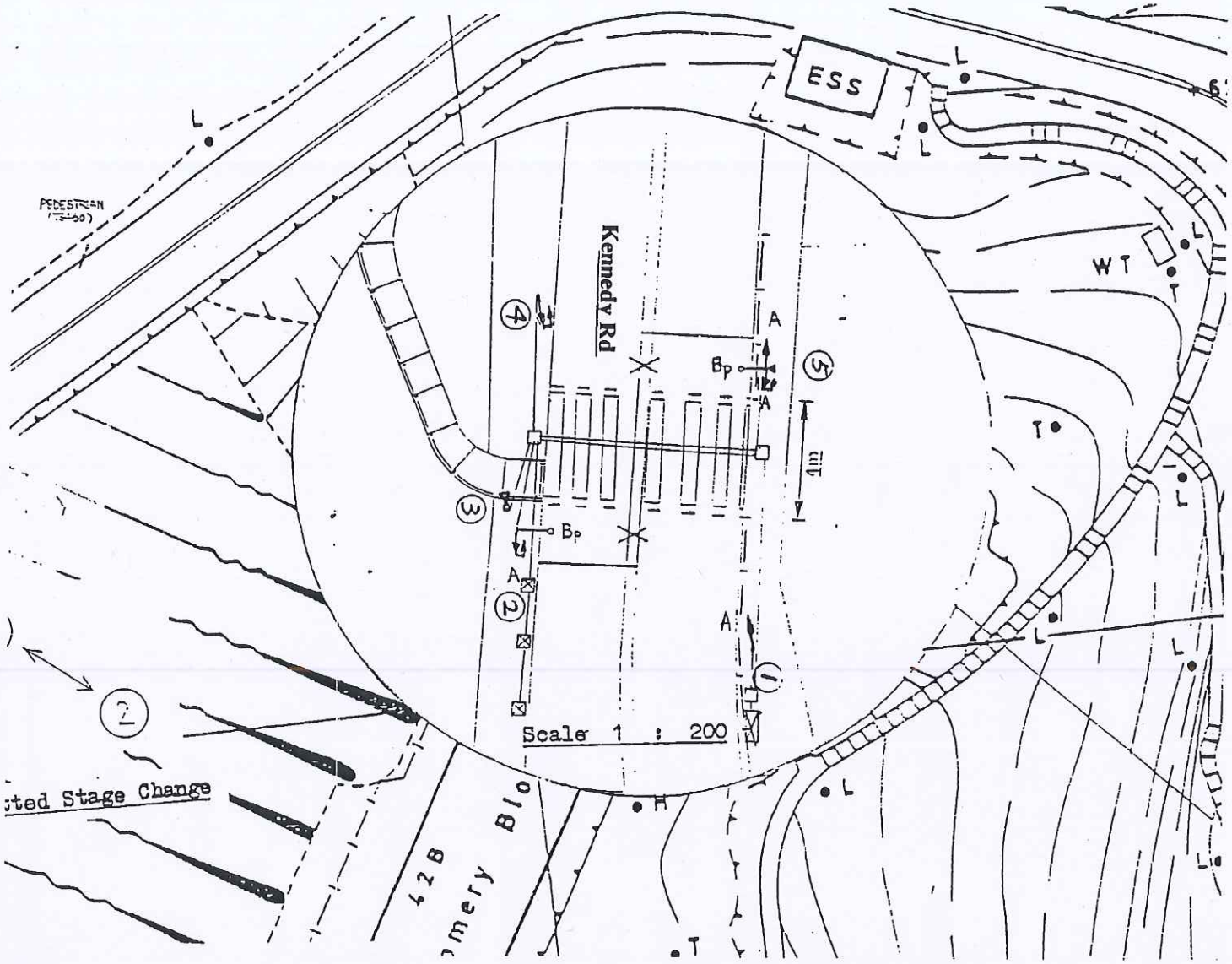
Copy to

凡寄來之函件應註明機電工程署收，不應寫寄個別職員之姓名。 Correspondence should be addressed to the Electrical and Mechanical Services Department and not to individual officers by name

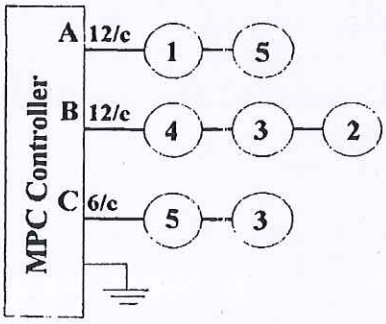
TOTAL P.001

No.42B Kennedy Rd fronting the Mother's Choice. H402

Installation on 20 JAN 2010



All Lamps Are LED



A	BP	Wait Lamp	N
1,2,3	11,12	8	7

A	BP	Wait Lamp	N
1,2,3	11,12	8	7

Push Button
1,2

COPY

J/O No.42B Kennedy Rd fronting the Mother's Choice H402

20 JAN 2010

Appendix XV(L)

Reply Letter/Record Plan of

Highways Department Lighting Division

HIGHWAYS DEPARTMENT
URBAN REGION
7-8 FLOORS, NORTH POINT GOVERNMENT OFFICES
333 JAVA ROAD NORTH POINT HONG KONG
Web site : http://www.hyd.gov.hk

By Fax
2598 6576

路 政 署
市 區
北角渣華道 333 號
北角政府合署 7-8 樓
網址 : http://www.hyd.gov.hk

[HPXVY]

本署檔號 Our Ref.: (HPZLM)HyD UHK/12-12/2/5(DP)
來函檔號 Your Ref.: UC22032016OA-B5313
電 話 Tel. No.: 2231 5618
圖文傳真 Fax No.: 2576 6244

11 April 2016

Prudential Surveyors International Ltd.
3/F, Tung Hip Commercial Building
244 Des Voeux Road Central
Hong Kong
(Attn.: Osbert TSE)

Dear Sirs/Madams,

Resource Kit for Roberts Block, Old Victoria Barracks

We refer to your above referenced letter dated 22 March 2016 regarding the captioned subject.

Please be advised that this office does not have any records of utilities at the concerned area. Our Lighting Division will provide you with the details of the lighting facilities under a separate cover.

Please consult other relevant departments and utility undertakers and carry out sufficient investigation works to ascertain the actual site conditions.

Yours faithfully,

(Esmond C. W. CHAN)
for Chief Highway Engineer/Hong Kong
Highways Department

c.c.
CE/Lighting, HyD (Attn: Mr. Steve WONG)

HDED O04162A/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 12 APR 2016
Project Manager

DW		RC	
BL		AH	
KS		TL	
WP		LG	
OL		SW	
CS		ETC	
OL		BW	
DON		CT	
OW		HN	
		OT ✓	
File		Copy to	
Action			

Appendix XV(M)

Reply Letter/Record Plan of

Mass Transit Railway Corporation Ltd.

MTR Corporation Limited
香港鐵路有限公司
www.mtr.com.hk

Prudential Surveyors International Ltd.
3/F Tung Hip Commercial Building
244-252 Des Voeux Road Central
Hong Kong

Your ref : UC22032016OA-B5313

Our ref: O/RAP/ISL/GEN

Attention: Mr. Osbert Tse

6 April 2016
Fax No: 2598 6576

Dear Sir,

Re: Resource Kit for Roberts Block, Old Victoria Barracks

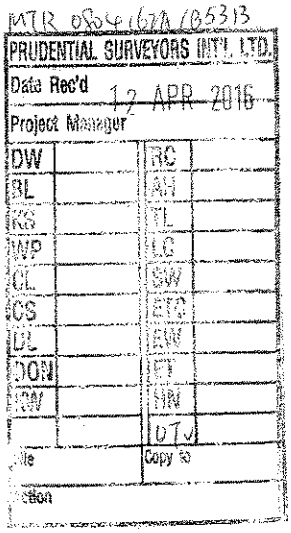
Your captioned letter dated 22 March 2016 regarding the captioned subject for MTR information and comment refers.

Please be informed that we have no comment or information to offer as the site is located outside the existing railway protection boundary. However, you are advised to consult Highways Department on any South Island Line (SIL) works within the concerned area.

Should you have any enquiries or require further information, please contact our Mr. Silver Yeung at 2688 1358 or the undersigned at 2688 1445.

Yours faithfully,

Jackson Wong
for Railway Protection & Land Survey Manager
JW/SY



MTR Headquarters Building, Telford Plaza, Kowloon Bay,
Kowloon, Hong Kong. GPO Box 9916, Hong Kong.
Tel (852) 2993 2111 Fax (852) 2798 8822

香港九龍灣德福廣場港鐵總部大樓
香港郵政總局信箱9916號
電話 (852) 2993 2111 傳真 (852) 2798 8822

Appendix XV (N)

Reply Letter/Record Plan of
Hong Kong Cable Television Limited

21123501

有線電視

CABLE TV

25-Jul-2016

Your Ref. : UC14042016OA-B5313
Our Ref. : HKC/MP16-00736

Our Fax. No. 21123501

PRUDENTIAL SURVEYORS INTERNATIONAL LTD

Attn : OSBERT TSE

Dear Sir,

OLD VICTORIA BARRACKS

Thank you for your letter dated 14 Apr 2016.

Please be advised that we do not have any existing and proposed plant in the vicinity of your works area at the present time.

Should you require any further information, please feel free to contact our MR K M CHAN on 2112 3788.

Yours faithfully,
For and on behalf of
Hong Kong Cable Television Limited

Bruno Hui
Manager – Planning Section
Network Projects Department

(Signature is not required for this computer-generated letter)

HKCT 250716(J1)/B5313
PRUDENTIAL SURVEYORS INT'L LTD.
Date Rec'd 25 JUL 2016
Project Manager

DW		RC	
BL		AH	
KG		TL	
WP		LC	
CL		SW	
CS		ETC	
DL		EW	
DON		ET	
OW		HN	
		OT ✓	

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Action

Appendix XVI

Slope Features outside Site Boundary

Slope Maintenance

The following slope features are located outside the site boundary.

Slope Feature 1

Slope No.:	11SW-B/DT 6
Location:	On Unallocated Government Land Northeast of PM B/477
Current Responsible Lot/Part:	Lands D
Current Maintenance Agent:	Lands D

Slope Feature 2

Slope No.:	11SW – B/F 107
Location:	Adjoining Kennedy Road
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 3

Slope No.:	11SW – B/CR 155
Location:	To The South of Robert Block & To The Northeast of Government Land Allocation – THK 1052
Current Responsible Lot/Part:	GPA
Current Maintenance Agent:	Arch SD

Slope Feature 4

Slope No.:	11SW-B/C158
Location:	To The NE of Robert Blk & Montgomery Blk
Current Responsible Lot/Part:	Lands D
Current Maintenance Agent:	Lands D

Slope Feature 5

Slope No.:	11SW – B/C 159
Location:	Adjoining Kennedy Rd Opposite Hong Kong Park
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 6

Slope No.:	11SW-B/C 196
Location:	Adjoining Kennedy Rd Opposite Hong Kong Park
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 7

Slope No.:	11SW – B/CR 294
Location:	Adjoining Kennedy Rd Opposite Hong Kong Park
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 8

Slope No.:	11SW-B/CR 310
Location:	To The North of GLA-THK 1052 & To The SouthWest of Jockey Club New Life Hostel
Current Responsible Lot/Part:	GPA
Current Maintenance Agent:	Arch SD

Slope Feature 9

Slope No.:	11SW-B/C 634
Location:	Adjoining Staircase to GLA-THK 1052
Current Responsible Lot/Part:	GPA
Current Maintenance Agent:	Arch SD

Slope Feature 10

Slope No.:	11SW-B/C 118
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 11

Slope No.:	11SW-B/C 160
Location:	Adjoining Kennedy Rd Opposite Hong Kong Park
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 12

Slope No.:	11SW-B/FR 277
Location:	On Government Land to the West of GLA-THK 1052
Current Responsible Lot/Part:	GPA
Current Maintenance Agent:	Arch SD

Slope Feature 13

Slope No.:	11SW – B/C 308
Location:	Within Government Land Allocation – THK 1052 & To The SouthWest of Robert Block
Current Responsible Lot/Part:	GPA
Current Maintenance Agent:	Arch SD

Slope Feature 14

Slope No.:	11SW-B/CR 345
Location:	Adjoining Kennedy Rd Opposite Hong Kong Park
Current Responsible Lot/Part:	HyD
Current Maintenance Agent:	HyD

Slope Feature 15

Slope No.:	11SW-B/C 473
Location:	Within GLA – HK 653
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 16

Slope No.:	11SW-B/R 773
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 17

Slope No.:	11SW-B/FR 155
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 18

Slope No.:	11SW-B/FR 156
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 19

Slope No.:	11SW-B/CR313
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 20

Slope No.:	11SW-B/C314
Location:	Within GLA-HK653 & To The SE of Conservatory
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 21

Slope No.:	11SW-B/F278
Location:	Within GLA-HK653
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 22

Slope No.:	11SW-B/C123
Location:	Within GLA-HK653 & To The SW of Queensway Government Offices
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 23

Slope No.:	11SW-B/F250
Location:	Within Hong Kong Park, (GLA-HK653), East of Supreme Court Road
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 24

Slope No.:	11SW-B/CR 124
Location:	Within GLA-HK653
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

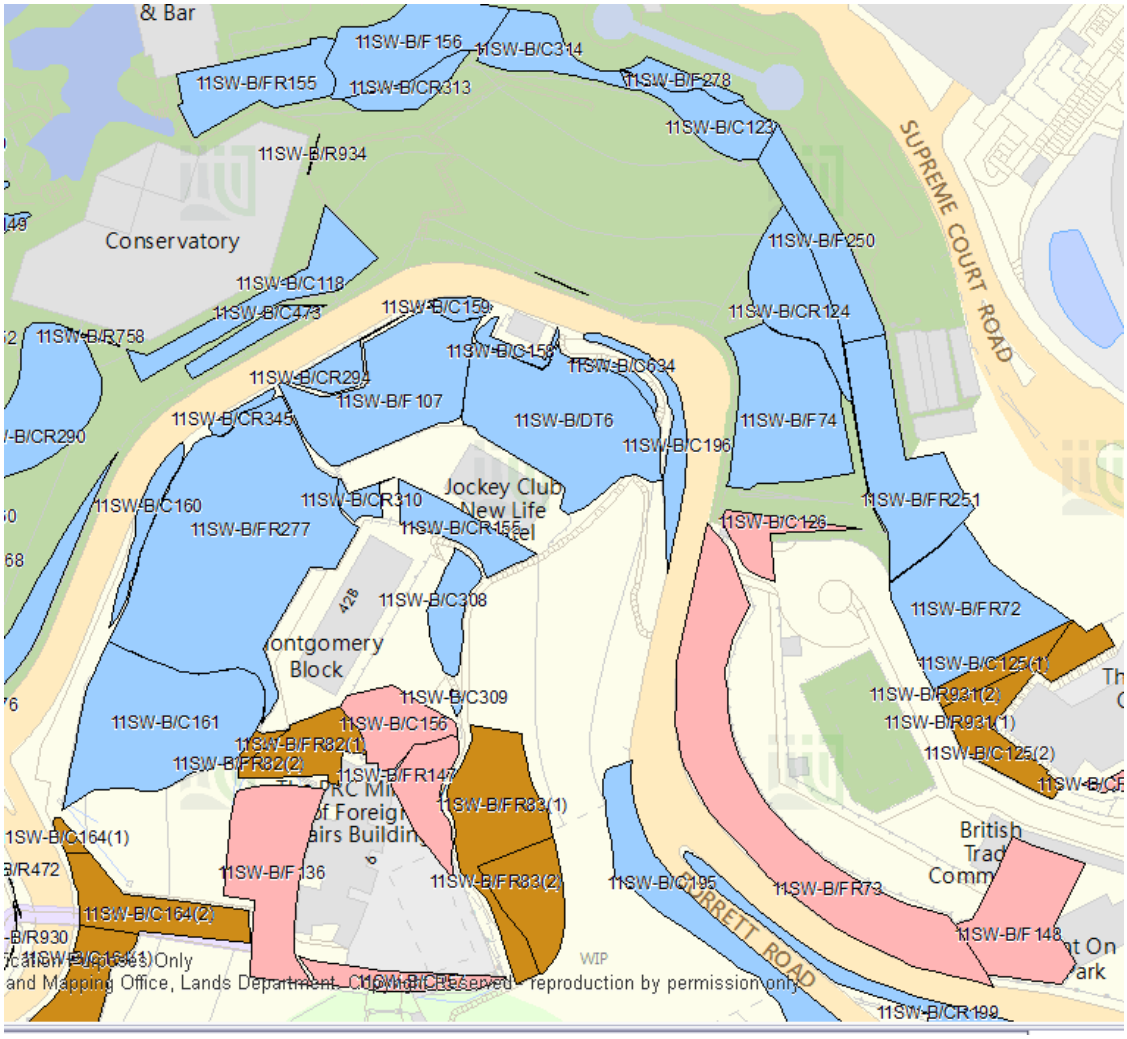
Slope Feature 25

Slope No.:	11SW-B/F74
Location:	Within GLA-HK653
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Slope Feature 26

Slope No.:	11SW-B/FR251
Location:	At East End of Hong Kong Park, within GLA-HK653
Current Responsible Lot/Part:	LCSD
Current Maintenance Agent:	Arch SD

Overview of slopes:



Appendix XVII

Requirements for Preliminary Traffic Assessment

Requirements for Preliminary Traffic Assessment

1. The selected applicant shall provide parking spaces and loading/unloading areas for all parking and loading/unloading needs arising from the operation of the project. The selected applicant shall also design and implement traffic measures to ensure that no vehicles attracted to/generated from the project will park or carry out loading/unloading activities on the adjoining public roads.

   The applicants are required to demonstrate in their applications in details how they can fulfill all requirements in this resource kit and all statutory requirements. The details shall include, inter alia, the location and the layout of the parking and loading/unloading areas.

2. It is desirable for the project to spread out the traffic generated by or attracted to the project so that as few vehicles per hour as possible will be generated/attracted, particularly during peak hours (i.e. from 8 a.m. to 10 a.m. and from 4 p.m. to 7 p.m. on weekdays) of the Kennedy Road. It is essential that the applicant is familiar with the characteristics of the traffic pattern at Kennedy Road, with respect to both vehicular and pedestrian traffic. Minimal vehicular traffic intensity generated by the operation of the project, particularly during the peak hours, will be taken as a favourable factor when the application is assessed.

   Hence, the applicants shall describe in their applications how the project can be managed in such a way as to minimise adverse traffic impact on Kennedy Road during the construction and operation of the project, with respect to both vehicular traffic and pedestrian traffic. In addition, applicants shall submit a schedule showing the vehicle types (with sizes), their estimated numbers, routing, and their time of arriving at and leaving the site during the construction stage and the operation stage of the project.

   The applicants shall provide traffic assessment regarding the traffic impact during construction period and future operation.

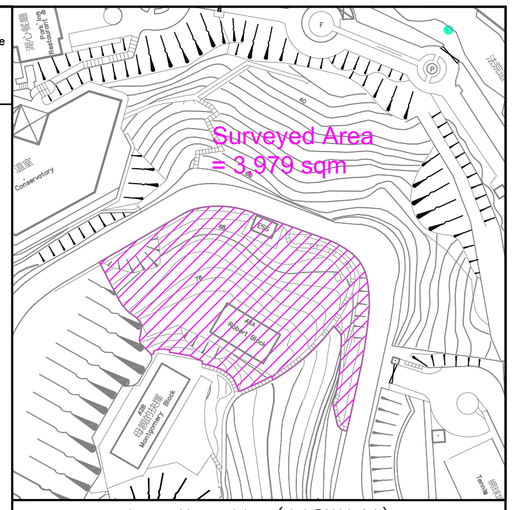
   The applicants may consider to improve the provision of car parking, loading and unloading facilities within and outside the site along the Kennedy Road to fulfill all statutory requirements and requirements from Antiquities and Monuments Office and Development Bureau. This improvement may affect the traffic condition along the Kennedy Road and adjoining road network, traffic assessment provided by the applicant shall include the impact caused by the improvement works.

Appendix XVIII

Underground Utility Survey Plan

(For reference only)

NOTES:
1. For the detail of description (Pipe Schedule, Manhole Schedule and Photo Description) please refer to the Text Report.
2. ✖ Depth unreliable, due to passive detection method adopted for surveying electric cables.



Location Map(11SW14A)

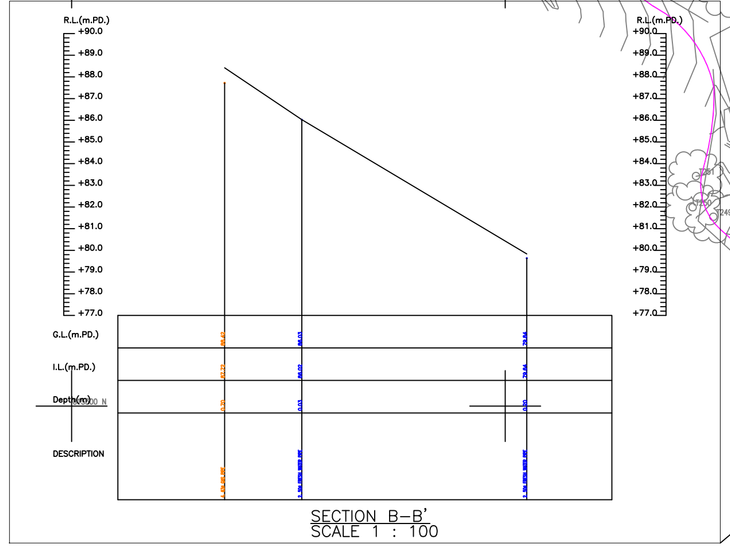
Rev.	Date	Drawn by	Description
01	06/07/2016	Victor Chow	Second Issue
02	14/07/2016	Victor Chow	Third Issue
03	18/07/2016	Victor Chow	Forth Issue

GENERAL NOTES :
1. Unit of all depth shown is in m, indicated as #d.
2. Unit of all dimension shown is in mm dia..
3. Coordinates and levels are to the Hong Kong 1980 Grid System and the Hong Kong Principle Datum.
4. All units are in metric.
5. 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 the case, it will be assumed that the pipe of a larger diameter is indicated.
6. Pipes or cables are located at the same or very close vertical layer. In this case, the first layer will be located and reported.
7. Width of the utility line in the drawing does not represent in actual dimension.
8. 90% of a representative sample of points on locatable services are within ±165mm or 0.1d(depth) whichever is bigger.
9. Manholes/Chambers/Pits for Drainage, Watermains and Utilities, etc. shown are measured in internal dimension.
10. Symbols shown are indicative, and not to scale.
11. Underground utilities survey cover a minimum depth below ground of not less than 4 metre, or the predicted depth of the known deepest underground utilities or services, whichever is greater.

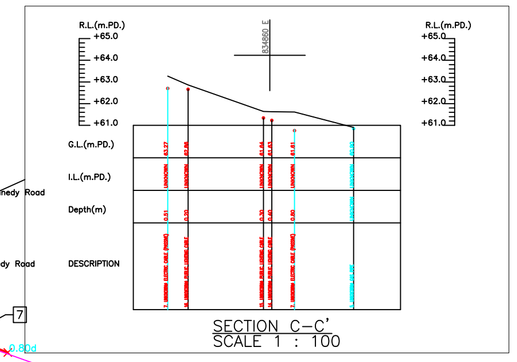
LEGEND :

- ELEC — Electric Cable (Passive)
- A ELEC — Electric Cable (Active)
- ATC — E&M/ATC Cable
- PL — Public Lighting Cable
- TCSS — TCSS Cable
- CATV — Cable TV Cable
- PCCW — PCCW Cable
- HOC — Hutchison Cable
- NT&T — NT&T Cable
- NWT — New World Telecom Cable
- HKBN — HKBN Cable
- EASTSTAR — Eaststar Cable
- WT&T — WT&T Cable
- TGT — TGT Cable
- TRAX — TRAX Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
- S WAT — Salt Water Pipe
- IR — Irrigation Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- FUEL — Fuel Pipe
- GPR Transverse
- Unreliable
- Referred to Record Plan
- Construction in progress
- Proposed/Designed
- COOLING MAIN — Cooling Main Pipe
- CM CABLE — Cooling Main Control Cable
- UC PIPE — Unclassified Pipe
- UC CABLE — Unclassified Cable
- UN PIPE — Unknown Pipe
- UN CABLE — Unknown Cable
- U-C — U-Channel
- S-C — S-Channel
- Contract Survey Boundary
- Pipe/Cable Width larger than 1000ø and any Electric Cable trench
- Pole (Color by layer)
- Deadend (Color by layer)
- Down Pipe (Color by layer)
- Cable Matrix: Duct includes cable / Duct empty (Color by layer)

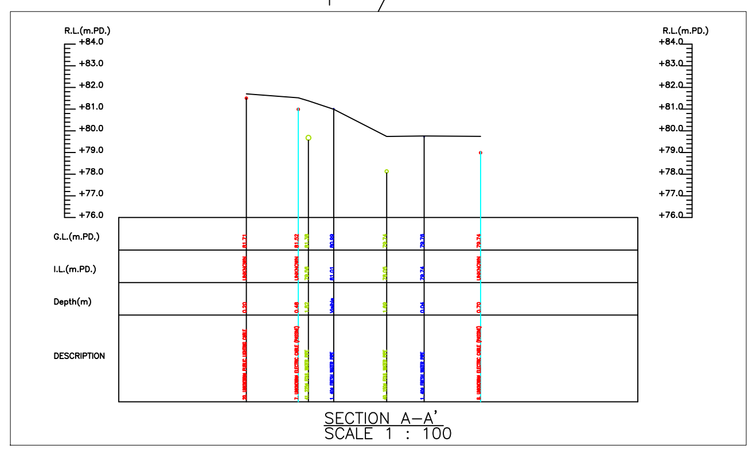
- E — Electric Cable Oil Pit
- E — Electric Cable Pit
- ATC — ATC Cable Pit
- Traffic Light / Illuminating Bollard / Lamppost
- PL — Public Lighting Pit
- TCSS — TCSS Cable Pit
- Earth Pit (Color by layer)
- CATV — Cable TV Pit
- PCW — PCCW Pit
- HOC — Hutchison Pit
- NT&T — NT&T Pit
- NWT — New World Telecom Pit
- HKBN — HKBN Pit
- EAST — Eaststar Pit
- WT&T — WT&T Pit
- TGT — TGT Pit
- TRAX — TRAX Pit
- Tel — Telephone Kiosk
- G — Gas Pit
- Fire Hydrant
- IW — Irrigation Water
- M — Meter
- W — Water Valve Pit
- S — Storm Manhole
- F — Foul Manhole
- FL — Fuel Manhole
- Control Box — Control Box (Color by layer)
- C — Catch-Pit
- Gully
- Valve (Color by layer)
- CW — Cooling Main Manhole/Valve Pit (Color by layer)
- CW — Cooling Cable Control Cable Pit
- UC — Unclassified Manhole/Valve Pit (Color by layer)
- UN — Unknown Manhole/Valve Pit (Color by layer)
- Cover / Chamber (Dimensions to scale)



SECTION B–B'
SCALE 1 : 100



SECTION C–C'
SCALE 1 : 100



SECTION A–A'
SCALE 1 : 100

No.	Utility	Cable/Pipe Size(mm)	Depth(m)	Depth Refer to	Condition	Remarks
1	FRESH WATER PIPE	40	Visible-0.10	Center of Pipe	--	--
2	FRESH WATER PIPE	50	Visible-0.20	Center of Pipe	--	--
3	FRESH WATER PIPE	50	Visible	Center of Pipe	--	--
4	GAS PIPE	63	0.70-0.70	Center of Pipe	--	--
5	GAS PIPE	UNKNOWN	UNKNOWN	Center of Pipe	U	Unreliable
6	GAS PIPE	UNKNOWN	UNKNOWN	Center of Pipe	U	Unreliable
7	ELECTRIC CABLE (PASSIVE)	UNKNOWN	0.30-0.80	Unreliable	--	--
8	ELECTRIC CABLE (PASSIVE)	UNKNOWN	0.50-0.70	Unreliable	--	--
9	ELECTRIC CABLE (PASSIVE)	UNKNOWN	0.50-0.80	Unreliable	--	--
10	ELECTRIC CABLE (PASSIVE)	50	Visible-0.20	Unreliable	--	--
11	PCCW CABLE	100	0.30-0.30	Center of Cable	--	--
12	PCCW CABLE	50	0.20-0.30	Center of Cable	--	--
13	PCCW CABLE	50	Visible-0.20	Center of Cable	--	--
14	PUBLIC LIGHTING CABLE	UNKNOWN	0.40-0.70	Center of Cable	--	--
15	PUBLIC LIGHTING CABLE	UNKNOWN	0.30-0.30	Center of Cable	--	--
16	PUBLIC LIGHTING CABLE	UNKNOWN	0.10-0.40	Center of Cable	--	--
17	PUBLIC LIGHTING CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
18	PUBLIC LIGHTING CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
19	PUBLIC LIGHTING CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
20	PUBLIC LIGHTING CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
21	PUBLIC LIGHTING CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
22	E&M/ATC CABLE	UNKNOWN	0.30-0.30	Center of Cable	--	--
23	E&M/ATC CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
24	E&M/ATC CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
25	E&M/ATC CABLE	UNKNOWN	0.20-0.20	Center of Cable	--	--
26	STORM WATER PIPE	150	0.20-0.70	Invert of Pipe	--	--
27	STORM WATER PIPE	225	0.40-0.45	Invert of Pipe	--	--
28	STORM WATER PIPE	225	0.70-0.76	Invert of Pipe	--	--
29	STORM WATER PIPE	225	0.96-0.96	Invert of Pipe	--	--
30	STORM WATER PIPE	300	0.40-UNKNOWN	Invert of Pipe	U	Unreliable
31	FOUL WATER PIPE	150	1.20-1.20	Invert of Pipe	--	--
32	FOUL WATER PIPE	100	0.80-0.80	Invert of Pipe	--	--
33	FOUL WATER PIPE	150	1.20-1.20	Invert of Pipe	--	--
34	FOUL WATER PIPE	100	0.80-0.80	Invert of Pipe	--	--
35	FOUL WATER PIPE	100	0.90-0.90	Invert of Pipe	--	--
36	FOUL WATER PIPE	150	1.30-1.50	Invert of Pipe	--	--
37	FOUL WATER PIPE	100	1.40-1.40	Invert of Pipe	--	--
38	FOUL WATER PIPE	100	0.50-0.50	Invert of Pipe	--	--
39	FOUL WATER PIPE	100	0.50-0.50	Invert of Pipe	--	--
40	FOUL WATER PIPE	150	1.52-1.90	Invert of Pipe	--	--
41	FOUL WATER PIPE	225	1.60-1.90	Invert of Pipe	--	--
42	FOUL WATER PIPE	225	1.26-1.95	Invert of Pipe	--	--
43	FOUL WATER PIPE	225	1.60-UNKNOWN	Invert of Pipe	U	Unreliable

Item	Marhole/Pit No.	Function	C.L.(m.P.D.)	I.L.(m.P.D.)	Depth (m)	Condition
1	A18A	FRESH WATER VALVE	88.36	88.36	Visible	--
2	G04	GAS VALVE	88.43	87.73	0.70	--
3	G104	GAS VALVE	68.00	UNKNOWN	UNKNOWN	UTL
4	P46	ELECTRIC CABLE PIT	79.76	79.56	0.20	--
5	T03	PCCW CABLE PIT	83.69	82.99	0.70	--
6	L10	PUBLIC LIGHTING CABLE PIT	61.62	61.22	0.40	--
7	M01	E&M/ATC CABLE PIT	63.14	62.74	0.40	--
8	M04	E&M/ATC CABLE PIT	63.22	UNKNOWN	UNKNOWN	UTR
9	S09	STORM WATER MANHOLE	61.59	60.63	0.96	--
10	S15	STORM WATER MANHOLE	60.20	UNKNOWN	UNKNOWN	UTR
11	S102	STORM WATER CATCH PIT	68.00	68.00	Visible	--
12	S03Y	STORM WATER GULLY	61.51	61.11	0.40	--
13	S06Y	STORM WATER GULLY	61.25	60.55	0.70	--
14	F11	FOUL WATER MANHOLE	79.76	78.46	1.30	--
15	F14	FOUL WATER MANHOLE	79.73	78.21	1.52	--
16	F23	FOUL WATER MANHOLE	79.73	77.78	1.95	--
17	F24	FOUL WATER MANHOLE	88.40	86.80	1.60	--
18	F29	FOUL WATER MANHOLE	64.50	62.90	1.60	--
19	F32	FOUL WATER MANHOLE	63.09	UNKNOWN	UNKNOWN	UTR

CLIENT :

Prudential Surveyors International Limited

UTILITY SPECIALIST :

UtilityINFO (1 Call) Limited
One Call Power Service (6888 6600)
Room 210, Favor Industrial Centre, Kin Hong Street, Kwai Chung, N.T.
Tel: 2610 0909 Fax: 2610 0709
E-mail: onecall@1tug.hk Web site: www.onecall.hk

PROJECT TITLE :

Utility Survey for Roberts Block, Old Victoria Barracks, Admiralty

DRAWING TITLE : Utility Survey Drawing

A1 Size Scale: 1:200	Survey Date: May. 2016
Victor Chow	King Wong
Prepared By Mr. Victor Chow	Approved By Ir Dr. King Wong
Project No.	Y16-P029-001
Drawing No.	Y16-P029-001-D-03_01

Sheet 1 of 1