Revitalising Historic Buildings Through Partnership Scheme

Homi Villa

Resource Kit

Date: 27 November 2019

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I. Introduction

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

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;
Section XI -	Special Requirements of the Project; and
Section XII -	Consultation with Tsuen Wan District Council

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 functional requirements.

We appreciate that 1.2(c) will be a complex task. We have the following suggestions for the applicants' consideration:

(i) When undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance (Cap.123). The need for preserving the significant architectural features **(Appendix XI)**, 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 We have listed out a number of uses under the Outline Zoning Plan (OZP) which can be considered for adaptive-reuse of the site. However, technical feasibility of these uses should be further examined.

1.4 The dimensions, areas and datum levels presented in this resource kit including the drawings and perspectives plans are for reference only. A thorough cartographic survey for the building and topographic survey for the site should be carried out by authorised specialists to verify the dimensions, areas and datum levels before detailed design is 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 resource kit are for the applicants' convenience and may not be exhaustive. Because of the unique nature and requirements of each proposal, applicants are strongly advised to verify the provided data before finalising their proposal.

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

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

II. Historical Background and Architectural Merits

2.1 Historical Background

Homi Villa was a private residence of Mr. Jehangir Hormusjee Ruttonjee (Mr. J.H. Ruttonjee) (律敦治) (1880 – 1960) in the 1930s. It is located on a dramatic promontory at 401 Castle Peak Road - Ting Kau, between Hoi Mei Wan Beach and Gemini Beaches, overlooking the Ma Wan Channel.

Homi Villa remained the property of the Ruttonjee family until it was acquired by the then Colonial Treasurer Incorporated (renamed The Financial Secretary Incorporated in 1985) of the Hong Kong Government in 1973 and used as government staff quarters. It was converted into the Airport Core Programme Exhibition Centre since 1995.

Homi Villa as property of the Ruttonjee family (1930s – 1973)

Homi Villa is situated on an Old New Grant Lot, Lot No. 165 in D.D. 390. The house was a private residence in the 1930s of Mr. J.H. Ruttonjee, a well-known Indian merchant in Hong Kong.

Ruttonjee's father came to Hong Kong in 1880 from his native town of Bulsar in India, established the firm of H. Ruttonjee & Son, Ltd., a wines and spirits company. Mr. J.H. Ruttonjee was admitted to the company in 1905 and actively managed the firm as Manager Director in 1921 after the retirement of his father. The firm was very solidly established and handled the Hong Kong agencies for importing many popular brands of wines, spirits and beers.

Hong Kong relied on imported beer at that time without a brewery of its own. In 1931, Mr. J.H. Ruttonjee established the Hong Kong Brewers and Distillers Ltd. at Sham Tseng (深井). Sham Tseng, literally means 'deep well', locates in the southern New Territories and is about 11 miles west of Kowloon. Homi Villa, as a private residence, was built by Mr. J.H. Ruttonjee in the 1930s as a convenient place from which to oversee the construction of the brewery in the vicinity.

After the Second World War, Mr. J.H. Ruttonjee had sold the brewery to the San Miguel Brewery Incorporation of the Philippines, and gradually moved his business out from Sham Tseng. Subsequently, Homi Villa had been leased out to several tenants since 1950, including the San Miguel Brewery Hong Kong Ltd. and the then The Colonial Treasurer Incorporated.

Mr. J.H. Ruttonjee was also closely associated with Hong Kong's public affairs, including the founding of the Ruttonjee Sanatorium, the establishment of the Hong Kong Anti-Tuberculosis, Chest and Heart Diseases Association with himself as Chairman of the Board of Directors and the establishment of Freni Memorial Convalescent Home etc. Ruttonjee Sanatorium was set up with the support of Mr. J.H. Ruttonjee in memory of his eldest daughter, Tehmi Ruttonjee-Desai, who died of tuberculosis during an outbreak in 1943. Ruttonjee Sanatorium was built at the former Royal Naval Hospital in Wan Chai, which served for the treatment of Tuberculosis from 1949 until 1991.

In 1947, Hong Kong Government conferred on Mr. Ruttonjee the honour of Commander of the Order of the British Empire (C.B.E.), for the services rendered by him to Hong Kong. Mr. J.H. Ruttonjee passed away in 1960 in Hong Kong. His son, Hon. Dhun Jehangir Ruttonjee, who also carried on his philanthropic works, was a member of the Legislative Council of Hong Kong in the 1960s.

Homi Villa as government staff quarters (1973-1990s)

Homi Villa was leased out to the then The Colonial Treasurer Incorporated for 2 years from 1964. It was acquired by the then The Colonial Treasurer Incorporated in 1973. The house, for instance, served as the residence of Sir Philip Haddon-Cave, the Financial Secretary at that time.

Throughout the years when the house served as government staff quarters, several minor interior conversion works had been carried out by the Public Works Department to suit the needs of the users.

Homi Villa was converted into the Airport Core Programme Exhibition Centre (from 1995 onwards)

Homi Villa was converted into the Airport Core Programme Exhibition Centre (機場核心計劃展覽中心) in 1995 by the New Airport Projects Co-ordination Office. The exhibition centre is run by the Home Affairs Department (HAD) for the Airport Core Programme (ACP). The ACP was a series of infrastructure projects centred on the new Hong Kong International Airport during the early 1990s, commonly known as the Rose Garden Project. It has become a tourism hot spot of Tsuen Wan following with the operation of Hong Kong International Airport in Chek Lap Kok in 1998.

Homi Villa had been chosen as the exhibition centre to introduce the ACP due to its panoramic view to the islands of Tsing Yi and Ma Wan, which is being linked to Lantau Island by the Tsing Ma Bridge. The roof top of the centre offers dramatic view to the Ma Wan Channel.

Conversion, alteration and addition works at the Main Building of the house had been carried out to fit in the five exhibition areas with display models and photographs. The original annex block with servants' quarters was demolished and replaced by a single storey Extension with partially sunken basement at enlarged footprint to accommodate the new use.

2.2 Architectural Merits

Homi Villa was originally built on a platform cut into a small hill between the seashore and Castle Peak Road. It is located on a promontory overlooking the Ma Wan Channel with a spectacular sea view on three sides.

The house originally could be reached by flights of access steps leading from Castle Peak Road to the main entrance and front garden, with another flights of access steps leading to the annex block with servants' quarters. There is another footpath connecting from Castle Peak Road to the back garden at the west side of Homi Villa. Lawn areas as soft landscaping were designed at three sides of the house forming the front and back gardens.

The house was originally a single storey building (the Main Building) connected with an annex block accommodating kitchen, store, toilet and a two-storey height

servants' quarters. The house was constructed in Neo-Classical colonial style with open balustraded verandah on three sides. A curved flight of steps was connected from the front garden to verandah of the main entrance, with another two flight of steps were connected from the side and back gardens to the verandah at sides respectively.

The facades are generally finished with white painted rendering. Classical architectural details include white stucco-work, classical columns and ornamental balustrading to the verandahs and roof parapets. The flat roof has a deep eave projection all round which is decorated with tooth dentil cornice along its external walls. Pairs of steel French doors opened onto the verandah with steel windows at the facades provided generous natural lighting to the interior space.

The plan of the original Main Building was Palladian. The building layout was symmetrical featuring splayed fireplaces in the side rooms and a canted projecting bay at the rear. The building interior originally was partitioned by brick walls, with wooden board wall decorations at high level and curved crown mouldings at soffit. Floor tiles were used at the verandah, while wooden parquet floorings are used for the interior.

In the 1990s, alteration and addition works had been carried out to convert the house into the Airport Core Programme Exhibition Centre. To accommodate the parking needs of the vicinity, a small hill separating the house and Castle Peak Road was removed. A public car park, barrier free access ramp, a transformer room and refuse collection facilities etc. were constructed to support the operation and meet statutory requirements of the centre. Public could access the centre from Castle Peak Road via the new accessible ramp or staircase.

For the Main Building, majority of the brick internal walls were demolished and converted into the five exhibition areas. Steel windows and steel French doors were replaced by aluminium windows and wooden doors. Openings of the fireplaces were being built-up, new internal wall and floor finishes were constructed to suit the new use. The annex block with servants' quarters were demolished and replaced by an Extension with enlarged footprint to accommodate an audio-visual room, a staircase connecting to roof top and other ancillary facilities in the semi basement floor.

The front and back gardens, originally a soft landscape garden covered with grasses created for aesthetic pleasure as well as for recreational purposes of a private residence, were being replaced with hard landscape to form a public viewing deck for overlooking the Ma Wan Channel.

III. Site Information

3.1 Location

Homi Villa is located at 401 Castle Peak Road, Tsuen Wan, New Territories. The Location Plan is at **Appendix I**.

3.2 Site Description

The site of Homi Villa comprises two or more lots number:

(a) the Main Building and the Extension – Homi Villa, which comprises a single storey exhibition centre with basement and its adjoining open garden with lookout point. The building is located on a promontory which overlooking the Ma Wan Channel with a spectacular sea view and located in the Lot No. 165 in D.D. 390 which registered in the Land Registry. The accessible ramp, two staircases and the Ancillary Building are located adjoining the Lot; and

(b) the Ancillary Building – an electrical substation (transformer room) and a refuse collection point are located beside the public carpark in GLA-TTW 679.

The site area of the Homi Villa is about 1,761 m^2. The site area of the Main Building and the Extension is about 413 m^2, the area of the open garden is about 1,288 m^2. The site area of the Ancillary Building is about 60 m^2. The site boundary is shown at **Appendix II**.

3.3 The Main Building and the Extension

The Main Building and the Extension is built on a slope platform at a level higher than the Castle Peak Road and surrounded by natural slope features on 3-sides from north-east to south-west. The visitor can access to Homi Villa at north-west side by an accessible ramp and staircase. A rear exit near Slope No. 6SE-C/82 is leading to a ramp towards the pedestrian street. An associated access staircase leading to Ma Wan Marine Traffic Control Station is located at south-east of Homi Villa.

The Main Building and the Extension is a single storey building with basement and accessible roof. There is a level difference between the roof of the Main Building and the Extension which is connected by a steel staircase. The ground floor level is an exhibition center with accessible facilities. The basement is underneath the Extension which comprises a fire services pump room and a store room. At the south-east of the open garden, there is a look out area and trellises with seats.

3.4 The Ancillary Building

The Ancillary Building is located at Castle Peak Road level beside the public carpark. The site of Homi Villa comprises an ancillary building for electrical substation and a refuse collection point that are solely used by Homi Villa.

3.5 Adjacent Facilities

On-street public carpark for coaches, cars/light goods vehicles and motor cycles is located at the north-west side of Homi Villa. The prospective operator may use these parking spaces to support the operation of proposed social enterprise at Homi Villa with co-ordination with the Transport Department.

3.6 Major Datum Levels

The major datum level of the site of Homi Villa ranges from approximately +28.6mPD (the Ancillary Building) to +31.9mPD (the Main Building and the Extension). Major datum levels at the site and its surrounding area are shown at **Appendix III**.

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

3.7 Topographic Survey

A set of topographic survey drawings of Homi Villa as at August 2019 is shown in **Appendix V of Part A**. The Auto CAD format of the survey plans can be obtained at the Scheme Secretariat by submitting a completed request form.

IV. Building Information

4.1 Building Description

Homi Villa is a single storey building comprising an original building (hereafter called "the Main Building") and the Extension. The demarcation plan of the Main Building and the Extension is at **Part A of Appendix V**. The Main Building was originally built for residential use in the 1930s. The Main Building is approximately 5.7 m high with classical architectural eaves and open verandah around the Main Building. The Extension is approximately 3.9 m high. Homi Villa was converted into the Airport Core Programme Exhibition Centre in 1995.

The Main Building is in general a reinforced concrete roof supported by structural brick wall construction and the Construction Floor Area (CFA) of G/F is about 260m^2. The Extension is a traditional reinforced concrete beam-column structure and the CFA of basement and G/F is about 55 m^2 and 137 m^2 respectively. The Ancillary Building is a reinforced concrete structure wall construction with CFA about 60 m^2.

To facilitate people with disabilities to visit the building, barrier-free access facilities have been provided which include lifting platform for wheelchair user for entering the building, tactile guide paths, braille map, accessible ramp and accessible toilet.

The fire services water tanks and flushing water tank are located on roof and upper roof of the Extension respectively. The outdoor air conditioner (heat pump) is located on the roof of the Main Building.

Both the Main Building and the Extension are currently used as an exhibition centre.

The drawings, perspectives and topographical survey plans of Homi Villa are attached at **Part A of Appendix V**. These drawings are produced based on rough measurement of the existing buildings on the site of Homi Villa and shall be further verified.

Photos showing the existing site conditions are attached at **Appendix VI**.

4.2 Historic Grading

Homi Villa was confirmed as a Grade 3 historic building by the Antiquities Advisory Board in 22 January 2010. "Grade 3 historic building" is defined as a "Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable".

The Grading Boundary Plan of Homi Villa is shown at **Appendix VII**.

4.3 Schedule of Accommodation

The approximate Net Operational Floor Area (NOFA) and CFA of the Main Building, the Extension and the Ancillary Building provided in this section are indicative and for reference only. Applicants shall verify such information on their own before adopting this information in their proposals or for any related purpose.

4.3.1 Total CFA is approximately 470 sq. metres at the Main Building and the Extension. Schedule of area is listed as follows:-

Floor Level	**Accommodation**		**Approximate CFA (sq.m)**	**Approximate NOFA/ Net Floor Area (sq.m)**
Basement	The Extension	Fire Service Pump Room	55	17
		Store Room		14
		Landing & Staircase		16
Ground Floor	Main Building	Exhibition Hall	260	142
		Verandah (Facing south-west)		40
		Pantry		4
		Switch Room		4
		Verandah (Facing Main Entrance)		22

Floor Level	Accommodation		Approximate CFA (sq.m)	Approximate NOFA/ Net Floor Area (sq.m)
Ground Floor	The Extension	Audio-Visual Room	137	62
		Corridor & Entrance Area		17
		Female Toilet		10
		Accessible Toilet next to Female Toilet		3
		Male Toilet		7
		Accessible Toilet next to Male Toilet		4
		Landing & Staircase		16
		Lifting Platform		4
Roof Floor	The Extension	Landing & Staircase	18	15

4.3.2 Total CFA is approximately 60 sq. metres at the Ancillary Building. Schedule of area is listed as follows:-

Floor Level	Accommodation		Approximate CFA (sq.m)	Approximate NOFA/ Net Floor Area (sq.m)
G/F	The Ancillary Building	Electrical substation	43	36
		Refuse Collection Point	17	14

4.4 Materials of Construction

4.4.1 The Main Building

Materials	Roof	Reinforced Concrete (The steel beams are considered as the strengthening works to the original reinforced concrete roof)
	Wall	Brick Masonry
	Floor	Reinforced Concrete
	Window	Aluminum framed windows
	Door	Main Entrance - Hardwood door with glazed panel Rear Entrance - Aluminium door with glazed panel Corridor between the Main building and Extension - Hardwood door Security Counter - Hollow core door
Finishes	Exterior	Brick wall with painted render
	Interior	<u>Wall Finishes:</u> - Enclosed by display board (Under the false ceiling) - Painted plaster (Above the false ceiling) <u>Floor Finishes:</u> - Interior of information center: Carpet and marble floor tiles - Verandah: Ceramic tiles <u>Skirting:</u> - Hardwood with paint <u>Ceiling Finishes:</u> - Painted plaster <u>Suspended False Ceiling:</u> - Acoustic ceiling tiles with aluminium grid - Plastered ceiling board at the entrance exhibition area

4.4.2 The Extension

Materials	Roof	Reinforced Concrete
	Wall	Brick Wall
	Column and Beam	Reinforced Concrete
	Floor	Reinforced Concrete
	Staircase	Reinforced Concrete
	Window	Aluminum framed windows
	Door	Glazed door and glazed sliding door
Finishes	Exterior	Rendering and Paint on wall
	Interior	<u>Wall Finishes:</u> - Painted plaster <u>Floor Finishes:</u> - Toilets and staircase: Homogenous tiles - Audio-Visual Room: carpet <u>Skirting:</u> - Hardwood with paint <u>Ceiling Finishes:</u> - Staircase, Corridor and Toilet: Painted plaster <u>Suspended False Ceiling:</u> - Acoustic ceiling tiles with aluminium grid

4.4.3 The Ancillary Building – Electrical Substation

Materials	Roof	Reinforced Concrete
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete
	Door	Stainless steel metal door
Finishes	Exterior	<u>Wall Finishes:</u> - Painted plaster
	Interior	<u>Wall, floor and ceiling Finishes:</u> - Fair face finish

4.4.4 The Ancillary Building – Refuse Collection Point

Materials	Roof	Corrugated metal sheet
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete
	Door	Metal Gate
Finishes	Exterior	<u>Wall Finishes:</u> - Painted plaster
	Interior	<u>Wall Finishes:</u> - Homogenous tiles at dado - Painted plaster above dado <u>Floor Finishes:</u> - Homogenous tiles

4.5 Circulation

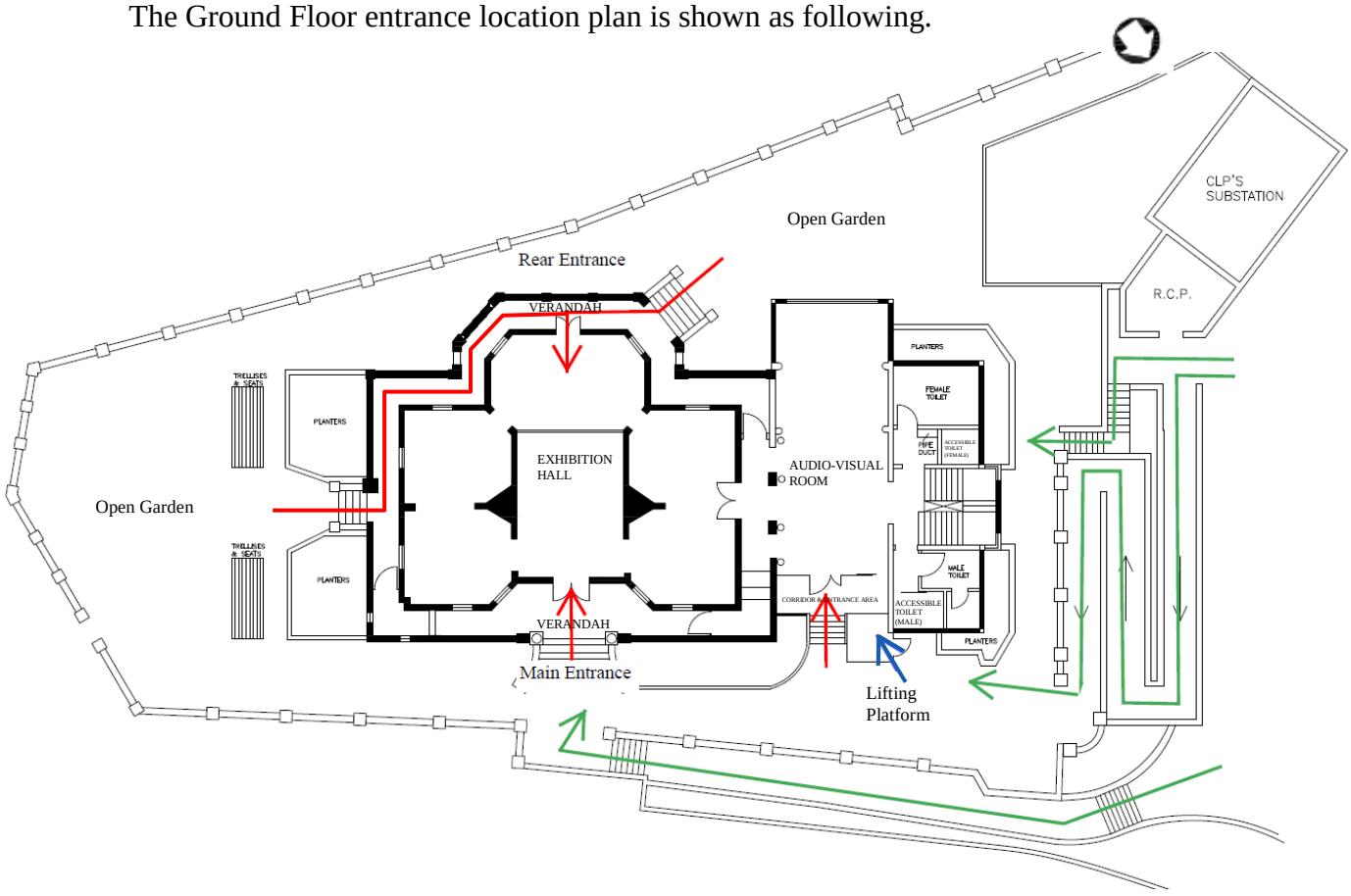
4.5.1 General Description

Three access points with accessible ramp and staircases are provided at Homi Villa.

Three entrances of the Main Building and the Extension are provided which is leading to the open garden. Two of the entrances are located at the north-east of the Main Building and a rear entrance is located at the south-west. There is no restriction of internal circulation between the Main Building and the Extension.

The internal staircase at the north-west of the building provides interconnection between the basement, ground floor and roof floor. A steel staircase is provided for the connection of the roof of the Main Building and the Extension.

The Ground Floor entrance location plan is shown as following.



Ground Floor Entrance Location Plan

Legend

- Entrance
- Entrance for barrier free access
- Public Access from Castle Peak Road

4.5.2 Barrier Free Access

An accessible ramp which complied with current standards “Design Manual: Barrier Free Access 2008” leading to Homi Villa is provided. There is one lifting platform lift at the Extension for the visitor to access the Main Building and the Extension from the open garden. However, no barrier free access is provided for the access to the basement and main roof.

4.6 Major Alterations and Additions

Major alteration and addition works were carried out in 1990s. The existing roof was strengthened by steel hollow section beams covering with a fire protective paint. Moreover, part of the original structural partition brick walls were demolished to form openings connecting the exhibition space of the Exhibition Hall to connect the Main Building and the Extension.

The original annex block with servants’ quarters were demolished and replaced by the Extension with enlarged footprint and a lifting platform is added at the Extension. The structural form of the Extension is a traditional reinforced concrete beam-column /wall structure supporting the reinforced concrete roof/floor slab and is rested on the reinforced concrete footing.

Accessible ramp, a transformer room and refuse collection facilities were constructed to support the operation and meet statutory requirements of the centre.

4.7 Preliminary Structural Appraisal

The preliminary structural appraisal in this section is mainly prepared on the basis of visual site inspections and site measurements by the Registered Structural Engineer and his team in mid 2019 and comparison between the site measurement results and available record drawings kept by the Architectural Services Department. No destructive tests such as coring, laboratory tests and concrete cover opening up at existing reinforced concrete members have been carried out.

Based on the available information and/or findings presented, it is noted that Homi Villa is in fair condition. However, applicants' attention is drawn that the information given in this section is for reference only. Applicants shall verify such information before adopting this in their proposals or for any related purpose.

4.7.1 Description

(i) The Main Building

The Main Building is a single storey building with an accessible roof where is limited for accommodating of 60 people.

In accordance with available records, the Main Building was built around 1930 for residential use and then a major modification works were conducted in 1995 for converting the residential building to the Airport Core Programme Exhibition Centre.

In light of the above, the building is generally divided into two phases which are named as the Main Building and the Extension in this report (please refer to Inferred Framing Plans in **Part A of Appendix VIII**). The Main Building is the present exhibition areas which was the original living area. The Extension consists of the present reception area, audio-video room, lavatories, and back of the house area which is a reconstruction via the demolition of the original kitchen, bathrooms and servants' quarter.

According to the available structural records, the structural form of the Main Building is a reinforced concrete roof slab supported by structural brick columns and walls (external and internal walls) founded on brick/reinforced concrete footing foundation. Furthermore, strengthening works to original reinforced concrete roof by means of steel hollow section beams are noted. The steel beams are SHS which are measured as 300mm x 300mm covering with a fire protective paint and directly rest on existing load bearing walls. (please refer to Framing Plan of Upper Roof in **Part B of Appendix VIII**) The steel beams are considered as the strengthening works to the original reinforced concrete roof so as to change the original inaccessible roof to present visitors' viewing point in where part of the roof is used to accommodate the outdoor units of the A/C system of the exhibition centre.

(ii) The Extension

For the Extension which was completed in 1995, the structural records showed that it is a traditional reinforced concrete beam-column structure with ordinary reinforced concrete. Roof slab, reinforced concrete beams and the reinforced concrete columns are supported by reinforced concrete footing.

The exterior include existing fins, verandah and balustrades are of fair structural conditions in general and with no sign of immediate danger because of no deformation and cracks are found during the site inspection.

(iii) The Ancillary Building – Electrical Substation and Refuse Collection Point

For the Ancillary Building – Electrical Substation which was completed in 1995, it is a single storey building with suspended ground floor slabs and reinforced concrete trenches. The structural records indicated that it is a traditional reinforced concrete beam-column/shear wall structure with ordinary reinforced concrete roof slab and rest on reinforced concrete footing.

For the Ancillary Building – Refuse Collection Point is situated in an opened area and was completed in 1995. The structural records indicated that the area is constructed with on-grade slab which is partially enclosed by upstanding reinforced concrete wall and retaining wall.

(iv) Load Path

a. The Main Building

The vertical loads, which consist of dead load and imposed live load, are taken by reinforced concrete roof slabs then transferred through the supporting steel hollow beams to structural brick walls. The vertical loads from the brick walls are eventually transferred to the stiff ground through brick/ reinforced concrete footing foundation.

For lateral loads, which consist of lateral wind load only. The structural brick wall system is able to resist the wind load from X or Y direction as shown in Figure 1 via the particularly brick walls position which provides the required lateral stiffness of the whole brick wall system against the designed wind loads.

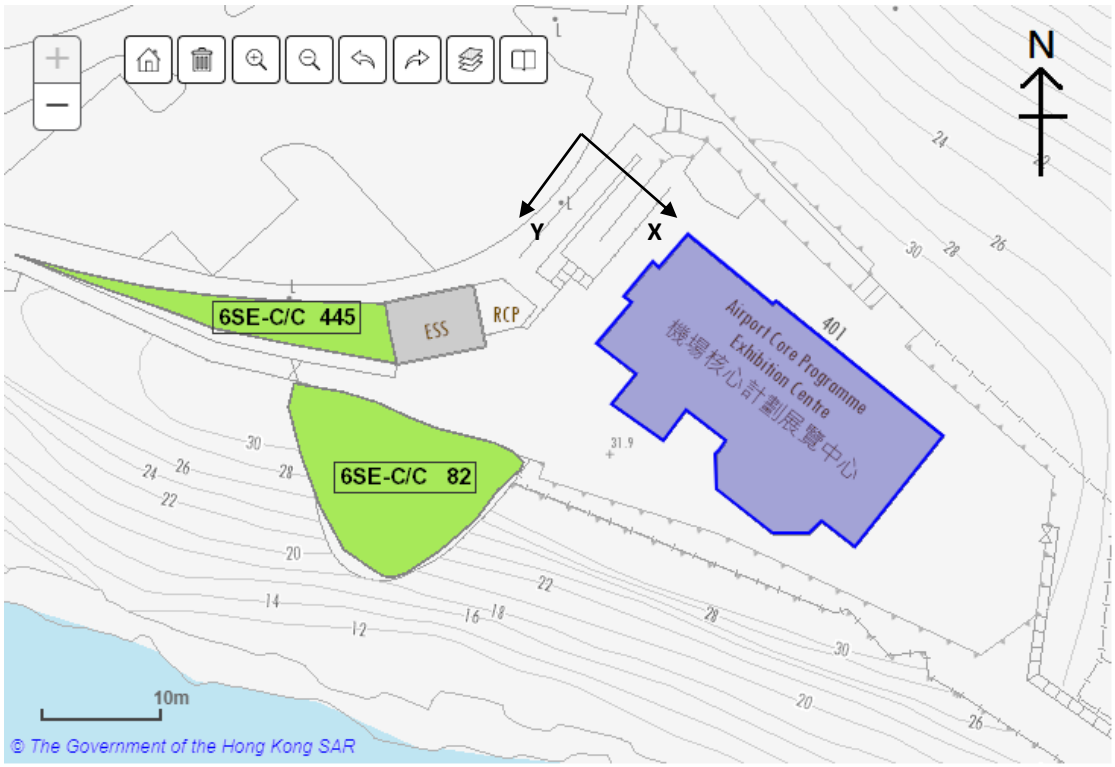


Figure 1

b. The Extension

The Extension resists the lateral wind load and vertical loads by the rigid frame action of the originally reinforced concrete portal frames. The loads are eventually transferred to the stiff ground through the reinforced concrete footing.

c. The Ancillary Building

The Ancillary Building resists the lateral wind load by the rigid frame of the originally reinforced concrete portal frames or shear wall formation and the vertical loads consist of dead load and imposed live load are taken by the reinforced concrete slab and then beams to columns/shear walls to footing. The both lateral wind load and vertical load are eventually transferred to the stiff ground via the reinforced concrete footing.

4.7.2 Preliminary Appraisal

The visual inspection revealed that the entire building is of a fair condition.

The Main Building was strengthened in 1995 by the addition of steel hollow beams to support the presently accessible roof with outdoor A/C units and no structural stability problem was found during the site inspections. The fire protection paint is still intact with the existing steel beams. The Extension with rigid beam-column structure (the portal frame structure) is in a better condition. For the Main Building and the Extension, there is no serious structural crack on critical structural elements, differential settlement of foundation, and large deformation of critical structural elements as well as spalled concrete.

The staircase inside the Extension is also in a fair condition, and should still be able to serve if there is no change in use.

The Ancillary Building for electrical substation and refuse collection point purposes was completed in 1995 and is still in a fair condition. There is no serious structural crack found on critical structural elements, and neither differential settlement of foundation nor large deformation of critical structural elements found.

4.7.3 Loading Assessment

The Main Building was built around 1930 and was subject to major modification works in 1995. For the Main Building, its design shall have followed the London County Council (LCC) – 1915. In LCC 1915, which specified 70 lb/sq. ft. (=3.35 kPa) for imposed live load for the domestic buildings of not more than two storeys in one occupation. For G/F loading, given the limited foundation information, in view of current use as the place of public entertainment and there is no sign of distress, it is believed the imposed live load of 5 kPa can be maintained. However, there may be localized weakness due to workmanship or aging effect. Further tests or investigation is recommended to determine any weakness for current or any future change in use. In considering the building age which was around 80 years, an aging factor of approximately 30% reduction (material strength to

be further verified as when necessary) shall be considered when assessing the loading capacity of the building.

For the Extension, it is a part of the major modification works which was completed in 1995. Its design shall have followed the Building (Construction) Regulations or the like, and reinforced concrete design was done according to BS8110. Thus minimum 5kPa imposed live load for ground floor as exhibition use is expected. Therefore, 5kPa imposed live load is applicable for this phase of the building is recommended.

With regards to the accessible roof of both the Main Building and the Extension, the current management plan of limiting the maximum number of visitor to 60 people or an estimation of 0.22kPa imposed live load is recommended for the Main Building. Detailed site investigation plus potential strengthening works of superstructure and substructure are required in order to bring up the live load to the normally accessible roof of 2kPa. For the Extension, 2.0kPa imposed live load is recommended as its design of modification works shall follow the Building Construction Regulations.

For the Ancillary Building which is for electrical substation purpose, the floor loading capacity of "Plant Room" category with reference to the B(C)R 1990 is expected to be 7.5kPa.

For the Ancillary Building which is for refuse collection point purpose, the floor loading capacity of "Industrial Use" category with reference to the B(C)R 1990 is expected to be 10.0kPa.

In light of the above, any intent to increase the designed imposed live load for the ground floor and accessible roof shall be subjected to detail site investigations not limited to laboratory sample tests and engineering assessment.

The estimated imposed loading capacities of floor areas of the Main Building, the Extension and the Ancillary Building are listed as follow:

Location	Floor	Original Use	Minimum Design Imposed Load (kPa)	Estimated Imposed Load Capacity (kPa)
The Main Building	G/F##	Domestic	5.0	3.5
	Roof###	Accessible Roof	3.0	Maximum 60 number of visitors* or 0.22
The Extension	B/F#	Plant Room	7.5	7.5
	G/F#	Exhibition	5.0	5.0
	Roof###	Accessible Roof	2.0	2.0
	Upper Roof#	Inaccessible Roof	0.75	0.75
The Ancillary Building – Electrical Substation	G/F####	Plant Room	7.5	7.5
	Roof####	Inaccessible Roof	0.75	0.75
The Ancillary Building – Refuse Collection Point	G/F####	Refuse collection	10.0	10.0

Since the Extension was modified in 1995, imposed live load listed in the B(C)R 1990 is referred. No reduction of aging factor is applied to the Extension, in view of acceptable structural condition of building and not more than 50 years building age.

Refer to paragraph 1 of section 4.7.3, imposed live load of 5 kPa is reduced by 30% to 3.5kPa after considering the aging factor.

Refer to the LCC 1915 By-Laws and the B(C)R 1990, the minimum design imposed live load for accessible roof is 3.0 and 2.0 respectively.

Since the Ancillary Building was built in 1990s, imposed live load listed in the B(C)R 1990 is referred. No reduction of aging factor is applied to the building, in view of acceptable structural condition of building and not more than 50 years building age.

* The roof of the Main Building and the Extension are combined to cater for 60 visitors.

4.7.4 Recommendations

As a matter of fact that some parts of the existing old building are not accessible for inspection at the time of preparing this report. Therefore, it is recommended to carry out further site investigation and laboratory test by the selected applicant to ascertain the as-built, existing conditions and the allowable loading of different parts of the building including the floor, staircases, and roof, as well as some other important structural information for the adaptive re-use of the building.

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for Homi Villa is as follows:

The Main Building and the Extension	
Building Services	**Existing Provisions**
Heating, Ventilation and Air Conditioning Installation	1. Heating, ventilation and air-conditioning installation are found within the exhibition centre. (thereafter abbreviated as "the Centre") 2. 3 sets of outdoor heat pump, namely AC1 (namely AC-1a and AC-1b), AC2 and AC3 (namely AC-3a and AC-3b) are installed on the roof. R407C refrigerant is used. Accompanying the installed 11 nos. of indoor fan coil units and associated air diffusers, air ductworks for supply air and return air, the system provides air conditioning and heating for the interior of the Center. 3. Air curtains are installed over the access between the Extension and the area to toilets and staircase which leading to basement. 4. Exhaust fans are found in the toilets area. 5. Existing A/C Layout Plan is attached in **Appendix V.**
Fire Services Installation	1. Automatic sprinkler system, fire hose reel system, manual fire alarm system (MFA), visual fire alarm system (VFA) and automatic fire detection and alarm system (AFA) are installed in the Centre. 2. An existing 100mm dia. F.S. pipe from government main is connected to the F.S. system of the Centre. 3. There are two street fire hydrants in the vicinity.

Building Services	Existing Provisions
Fire Services Installation	4. <u>Automatic sprinkler system</u> (a) Automatic sprinkler system serves the whole centre except the plant rooms. (b) The fire hazard of the Centre is classified as ordinary hazard Group I (OH I). (c) Water is supplier by 1 no. of 37,000 litre underground reinforced concrete FS sprinkler tank and the sprinkler pumps at the FS pump room located at the basement of the Extension. (d) 3 nos. of FS sprinkler fiber glass priming tanks (capacity of each tank is 500 litre) are located on the roof. 5. <u>FS hose reel system</u> (a) 1 no. of fiber water tank with 2,000 litre is located at the upper roof of the Centre. The hose reel pumps are located at the FS pump room at the basement of the Extension. (b) 2 sets of fire hose reels and manual fire alarms are installed beside the side entrance and exhibition hall. 6. 2 sets of CO_2 type portable fire extinguishers are located at FS Sprinkler Pump Room and near the main door of enclosure for sprinkler control valve. 7. Fire detectors are provided for the plant rooms and basement. 8. There is a FS direct link for manual fire alarm system (MFA), automatic fire alarm system (AFA) and automatic sprinkler system. 9. Exits signs are installed at the exit doors.

Building Services	Existing Provisions
Electricity Supply	1. The electricity supply is provided by a CLP 300A TPN cutout. There is an electrical substation located near the Centre. 2. The existing electric meter and the 300A TPN MCCB are located at the Switch Room of the Centre. 3. 200A auto changeover facilities for emergency power supply, which is available from the upstream of the 300A main incoming MCCB for the Centre, is installed for electricity supply for FS pumps and fire sprinkler pump systems in case of power supply failure due to tripping/open of the 300A main incoming MCCB. 4. Existing electrical schematic diagram is attached in **Appendix V.**
Lift Installation	1. There is one lifting platform installed near the side entrance of the Extension for wheelchair users to access the floor level of the exhibition hall/room from outdoor ground level. 2. The rated load of the platform lift is 390kg.
Security System Installation	1. There is a direct link facility for security system for 4 exit doors (side exit, main exit and rear exit of exhibition hall and rear exit with panic bolt door). Infra-red type motion detectors are installed at exhibition hall, security counter and audio-visual room.
Plumbing Installation	1. <u>Potable Water supply</u> (a) An existing 25mm dia. water meter with 25mm dia. fresh water pipe from government main is installed for the Centre. (b) The existing water meter is located outside the Centre and near the entrance of Homi Villa.

Building Services	Existing Provisions
Plumbing Installation	(Con't) (c) The existing potable water supply is direct fed from government main. 2. <u>Flushing Water Supply</u> (a) A fiber glass water tank with 500 litre is located at upper roof level for flushing water system. (b) The flushing water tank is fed from the fresh water supply pipe and it supplies the flushing water to the toilets by gravity. (c) According to the record plan from WSD, there is no salt water supply pipe connecting to Homi Villa.
Drainage Installation	1. <u>Storm Water</u> (a) The rainwater on roof of the building is discharged to hoppers connected to the stacks leading to surface channel on ground. (b) The surface rainwater of open garden is discharged to surface channel surrounding the building. (c) There is no storm water manhole adjoining the building. The storm water is discharged outside the premise through surface channel. 2. <u>Foul Water</u> The foul water is discharged to sewers and foul water manholes that are finally discharged to septic tank and soakaway system.
Emergency Call Alarm System	1. Emergency call alarm system is provided at the accessible toilet.

Building Services	Existing Provisions
Telecommunication Facilities	1. Fixed telecommunication network system for the security counter is installed. 2. A free government Wi-Fi hotspot for public use is available at the Centre. 3. A pay phone service and facility through fixed telecommunication network system is installed at the corridor area between the audio-visual Room and the exhibition hall of the Centre and provided for the public.
Gas Installation	1. There is no Town Gas or Liquefied Petroleum Gas pipe in the vicinity.
The Ancillary Building **(Refuse Collection Point)**	
Building Services	**Existing Provisions**
Fire Services Installation	1. An existing 100mm dia. F.S. pipe from government main is connected to the sprinkler water tank, sprinkler pumps and sprinkler control valve. The sprinkler control valve is located beside the Refuse Collection Point (RCP). There is a sprinkler inlet connecting to the sprinkler control valve. 2. F.S. Inlet is installed and located beside the sprinkler Inlet. Those fire service installations are used for fire protection for the Centre.
Other Facilities (Electrical, Plumbing and Drainage)	1. There is no other building services facility in or nearby the building.

The Ancillary Building **(Electrical Substation)**	
Building Services	**Existing Provisions**
Building Services Facilities	There is an electrical substation located adjoining the Refuse Collection Point which is located beside the public carpark. Electrical power for the Exhibition Centre is supplied by this substation. Authorisation for entry is prohibited except for CLP staff. The building services facilities installed is solely for this electrical substation.

The above information is prepared based on utility record drawings available at the time of preparation of resource kit and visual inspection on site. Applicants shall consult the respective departments and utility companies for updated information.

The selected applicant is responsible for checking the necessity of upgrading the existing provisions of building services and utilities. If necessary, the selected applicant shall apply to the respective departments and utility companies for any upgrading and connection works.

V. Vicinity and Access

5.1 Immediate Surrounding

Homi Villa is located at the Castle Peak Road - Ting Kau and surrounded by sea and beaches. It is facing to the Ma Wan Channel and the components of giant project (Ting Kau Bridge and Tsing Ma Bridge). Gemini Beaches and Hoi Mei Wan Beach are located at south-west and north-east of Homi Villa.

Golden Villa and Vista Del Mar which are the low-rise residential and located beyond the opposite side of Castle Peak Road - Ting Kau. Rhine Garden are the high-rise residential building which is located on the north-west of Homi Villa.

Industry building of The Garden Co. Ltd and the Government Sham Tseng Sewage Treatment Plants are located on the west of Homi Villa.

Ma Wan Marine Traffic Control Station is located adjacent to Homi Villa. The applicants should grant a right of ingress and egress leading to the Ma Wan Marine Traffic Control Station for designated persons.

A plan showing the immediate surrounding of Homi Villa is at **Appendix IX**.

5.2 Access

Access to Homi Villa is shown in the Access Plan at **Appendix X**.

5.2.1 Vehicular Access

An on-street public carpark is located at the north-west of Homi Villa. Vehicles can access to the parking space from Castle Peak Road - Ting Kau where it is a main road connecting Tsuen Wan and Sham Tseng. The parking space is available for coaches. The selected applicant is not required to consider any road widening works for the access road.

5.2.2 Emergency Vehicular Access (EVA)

An EVA is not provided for Homi Villa. A fire safety enhancement measures should be adopted to comply with the requirements of the Buildings Ordinance to the satisfaction of the Building Authority as well as the Director of Fire Services.

5.2.3 Parking

No parking space is provided for Homi Villa. But an on-street public carpark is located in front of the buildings. There are 11 nos. motor cycle, 14 nos. cars/light goods vehicles and 5 nos. coach parking spaces respectively.

Applicants may consider applying for alter or add parking space for the cycle since the Civil Engineering and Development Department has launched the project for cycle track between Tsuen Wan and Tuen Mun. The approval of the relevant authorities and government departments such as the Town Planning Board, Development Bureau, Lands Department, Highways Department, etc shall be necessary to obtain before commencement the alteration works.

5.2.4 Pedestrian Access

Pedestrian access to Homi Villa is available at the access road connected to Castle Peak Road. It takes about 2 minutes to walk from Homi Villa to the nearest bus stop at Castle Peak Road.

5.2.5 Barrier Free Access

Barrier free access to Homi Villa by means of vehicle is available from an on-street parking space and an accessible ramp to the Entrance and the open garden of Homi Villa. Since there is no accessible parking space available in the vicinity, the applicants may take circumstance into account in the future operation.

5.2.6 Refuse Collection Point

A refuse collection point is located beside the electrical substation.

VI. Conservation Guidelines

6.1 General Conservation Approach

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

6.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic buildings and complying with the current statutory requirements under the Buildings Ordinance. On this issue, 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 XI** 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 facades 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 external façades of the building should generally be left unaltered and must not be disturbed; i.e., no major external additions or alterations to the premise will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the building and the paint system is to be reversible[1]. Any fixed signage should match the age and character of the external of the building(s) and is to be approved by the Antiquities and Monuments Office (AMO) prior to installation.

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.*

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

Possible Building Works	**Conservation Guidelines**
a) Means of Escape (MOE)	Any improvement works recommended to doorway openings, steps, etc. must respect the historical integrity of the building(s), and carry out at less prominent area.
b) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings must respect the historical integrity of the building(s), and carry out at less prominent area.
c) Barrier Free Access	Any proposed access improvement for persons with disability must respect historical integrity of the building and its surrounding, in particular the external elevation(s) of the building.
d) Fire Resisting Construction to Floors, Doors, Walls and Staircase	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.
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.
g) Plumbing and Sanitary Fitments	No existing fittings are considered to be "historic features" and therefore they may be re-used, replaced or increased in number as required.
h) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; the capacity of the existing system and adequacy of authorised waste disposal methods should also be confirmed and upgraded as necessary.

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

6.1.5 As the renovation works will inevitably cause impact on the historic building, the selected applicant should submit a Heritage Impact Assessment (HIA) to the AMO for agreement before the commencement of the works. Consultation with the Antiquities Advisory Board for the agreement would 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 (https://www.devb.gov.hk/Contractor.aspx?section=80&lang=1 for the list) and a Registered General Building Contractors of Buildings Department (https://www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch.html?reg_type=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 Homi Villa was constructed as a single storey residence on a promontory overlooking the Ma Wan Channel with a spectacular sea view on three sides. The original access to the house emphasis the important of nature surroundings but was later altered during the adaptive reuse of the Airport Core Programme Exhibition Centre. The original setting of the house was not readily visible from Castle Peak Road, but was visually screen off by a small hill from Castle Peak Road. After walking up the access steps, visitors were welcomed by a front garden with lawn, not the main entrance of the house. Steel windows and steel French doors opened onto the verandah also designed to capture natural lighting from three sides into the interior. White stucco-work rendering, horizontal protruding eaves and classical urn-shaped balustrades at verandah and roof enriching the treatment on the facades. Classical features are added with some geometric patterns, such as the front porch Tuscan columns, curved flight of steps and the front door trim moulding frame highlighting the entrance to the house. Simple classical features are used in interior, such as the curved crown moulding on ceiling and beam soffits. Timber was used extensively in the house originally as the main fitting out materials, such as parquet flooring, skirting, pelmet and doors etc. to create a warm atmosphere as a residence. Homi Villa is a rare example of its kind in this part of the New Territories and has obvious built heritage and architectural value.

6.2.2 Homi Villa is standing in isolation and it cannot be said to have group value and its past social value is relatively limited. Its history as the private residence of a prominent public figure Mr. J. H. Ruttonjee from which to oversee the construction of his brewery in the vicinity can be interpreted such that the public can appreciate the development of Shum Tseng from a small village to an industrial area. Mr. J. H. Ruttonjee, as a well know prominent and with remarkable contribution to Hong Kong’s public affairs, have influenced clinical management of tuberculosis worldwide. His set up of the medical centres illustrated the modernisation in Hong Kong’s healthcare services could be interpreted.

6.2.3 The Main Building of Homi Villa is the most architecturally significant structure within the site and therefore more stringent conservation requirements are imposed on it. The Extension, which is a later addition to the Main Building built in the 1990s after the demolition of the original annex with servants' quarters, is considered relatively less historic interest and more flexibility is given to the conservation treatment or adaptive reuses.

6.2.4 Substantial works had been carried out to convert the Main Building of Homi Villa into the Airport Core Programme Exhibition Centre in the 1990s. The original annex with servants' quarters had been demolished and replaced by an annex to suit the new use. New wall openings at the Main Building were introduced to connect with the Extension. The interior of the Main Building was radically altered and majority of its original features, such as fireplaces, parquet flooring, steel doors and steel windows etc. were altered or replaced. Although the elegant appearance of Homi Villa has not been detracted due to the retaining of the Main Building and preservation of most of the classical features on its external walls during the conversion, the architectural and historical values of Homi Villa has not been effectively brought out in view of the bulk building mass of the Extension, with majority of the interior architectural features being covered up. Preserving, restoring and uncovering the character defining elements of the Main Building both at external and internal area are important in the proposed revitalisation works, aiming at bringing out the cultural significance of Homi Villa.

6.2.5 The Extension, which was built in the 1990s as an extension to the Main Building, is maintained at a fair condition. Re-use of the Extension to minimize the impact to the historic building which may be created through the new works in future could be considered. Alternatively, new structure(s) with a more compatible design at this location and/or other areas which could deliver the objective of making a beneficial contribution to the cultural significance of the site and facilitate the public appreciation of the Main Building of Homi Villa to suit the new use could be considered. The new structure(s) should be visually non-intrusive to the historic building and non-obtrusive to the surrounding natural setting. The scale of the new structure(s) should be commensurate with the intended purpose of the new use and in proportion with the Main Building without overwhelming the latter.

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

6.2.7 Every effort should be made to carry out all "required treatment" set out at **Appendix XII** of the Conservation Guidelines. If compliance with the "required treatment" cannot be achieved, justifications should be given to the AMO for their consideration. **Appendix XIII** 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

7.1 Under the Approved Tsuen Wan West OZP No. S/TWW/19, the site of Homi Villa is zoned as Other Specified Uses "OU" annotated "Tourism and Recreation Related Uses". Extract of the OZP is shown at **Appendix XIV**.

7.2 The planning intention of this zone is primarily for preservation of the ex-Government staff quarter building for adaptive tourism and recreation and related uses.

7.3 According to the Explanatory Statement of the "OU" zone mention that the area is considered worthy of preservation for this architecturally significant building. Any demolition of, or addition, alteration and / or modification to (except restoration works coordinated or implemented by Government and those minor alteration and / or modification works which are ancillary and directly related to the always permitted) an existing building requires planning permission from the Town Planning Board (TPB).

7.4 Applicants' attention is also drawn to the Notes for "OU" annotated "Tourism and Recreation Related Uses" zone which set out the uses that are always permitted "Column 1 uses", those uses requiring permission from the TPB "Column 2 uses" and development restrictions for the zone. The application for Column 2 uses should be made to the TPB under section 16 of the Town Planning Ordinance. The Remarks in the Notes of the "OU" zone also set out the development restrictions for the zone. 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 submit to the TPB for consideration.

7.5 Prior to the submission of an application, advice could be sought from the Tsuen Wan & West Kowloon District Planning Office of the Planning Department at 27/F, Tsuen Wan Government Offices, 38 Sai Lau Kok Road, Tsuen Wan, New Territories (Tel: 2417 6658 Fax: 2412 5435). 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 applicants will be notified in writing of the TPB's decision after confirmation of the minutes of the meeting at which the decision is made.

7.6 The OZP including the Plans, Notes and Explanatory Statement are available at the TPB's website (https://www1.ozp.tpb.gov.hk/gos/default.aspx). Relevant extracts of the Notes for the subject OZP are at **Appendix XIV**.

VIII. Land and Tree Preservation Issues

8.1 Land Issues

The site is partially located on Demarcation District 390 Lot No. 165 and partially located on GLA-TTW 679 of Government land. There is no restriction on land use and other lease conditions stipulate in the lease. However, the selected applicant shall take into account for future use which will breach of the land lease depending on the terms and conditions of the lease and related documents executed for the lot in question and the actual circumstances concerning how the land and buildings thereon are being used. The Site Boundary Plan is shown at **Appendix II** and the Land Lease and Demarcation Plan is shown at **Appendix XV** for information.

8.2 Tree Issues

There is no Old and Valuable Tree (OVT) within the site of Homi Villa.

Trees are surveyed within Homi Villa and are tagged with Tree Number T3, T5 and T17. Trees surveyed outside Homi Villa are tagged with Tree Number T1, T2, T4, T6-T16 and T18. T10 is identified with poor health. The tree is located on slope surface adjacent to a stair pathway and there is no recognized potential hazard to building structure in case of tree failure. A location plan of trees and an assessment schedule, depicting the conditions and value of trees, are shown at **Part A of Appendix V** and **Appendix XVI.**

In general, no tree growing on Homi Villa or adjacent thereto shall be interfered without the prior written consent of the LCSD, District Lands Officer and the AMO or the appropriate authority/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 appropriate.

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

IX. Slope Maintenance

Accordance to the Systematic Identification of Maintenance Responsibility of Slopes in the Territory (SIMAR) Unit, there are two slope features located in the vicinity within the site boundary. The following details of these slopes features included in the table below for reference are based on (SIMAR):

Slope Feature 1:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
6SE-C/C 445	-	To the west of DD390 Lot.165	Highways Department	Highways Department

Slope Feature 2:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
6SE-C/C 82	-	To the south of D.D. 390 Lot.165	Lands Department	Lands Department

Location Plan of the above slope features is shown in the **Part A of Appendix XVII.**

There are another two non-registered slope features found in Homi Villa, one is framed by red dotted line and another one is circled by red solid line in the Figure 2 below. The photo no. S3 & S6 of the non-registered slope feature framed in the dotted line and the photo no. S1 & S2 of the non-registered slope feature circling in red solid line are shown at **Part B of Appendix XVII** for easy reference. It is noted that obvious gap due to soil movement in the two non-registered slope features is observed, in particular the slope feature tilting outward at location shown in photo no. S3 & S6.

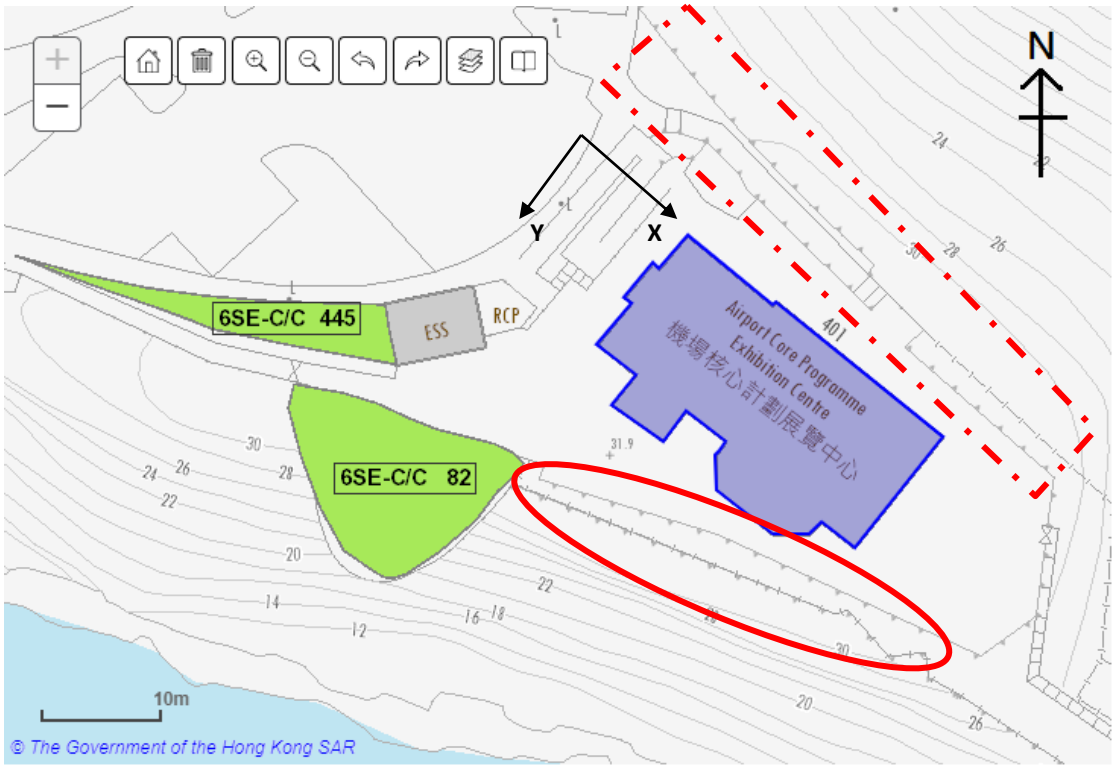


Figure 2 – Airport Core Programme Exhibition Centre

The selected applicant should allow Government officer to gain access to the slope features to carry out required slope maintenance works. In case the selected applicant's proposal for adaptive re-use of Homi Villa affects or being affected by the slope features, geotechnical assessment and corresponding slope upgrading works as required by the Building Authority and other government departments shall be carried out by the selected applicant to suit his proposal. The selected applicant shall be responsible at their own cost for the repair and maintenance of the non-registered slopes and slopes affected by the revitalisation works.

Any slope upgrading works should not alter the existing external appearance of Homi Villa, or cause adverse visual impact to the historic building, or cause adverse impact on the stability of any slopes and structures within or in the vicinity of Homi Villa.

For those slopes and geotechnical features within close vicinity of Homi Villa that have found no imminent danger for the building and its garden, checking and compliance of the maintenance requirements of geotechnical features by Geotechnical Engineering Office is still required for any proposed change of use.

X. Technical Compliance for Possible Uses

10.1 Uses that could Possibly be Considered

Possible adaptive re-use of Homi Villa includes:

(a) Eating Place;

(b) Field Study/Education/Visitor Centre;

(c) Exhibition or Convention Hall;

(d) Place of Recreation, Sports or Culture; and

(e) Shop and Services.

Applicants can come up with other suggestions of possible uses that they consider most suitable for Homi Villa. The applicants should strictly follow the Explanatory Statement in Approved OZP that stipulate by TPB. The applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses. The technical feasibility of these uses will need to be further examined.

10.2 Technical Considerations

Technical considerations to be given due regard include:

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

Requirements	Remarks
Means of Escape	Homi Villa is a single storey building. The accountable usable floor area is on ground floor and roof floor. A two flights of staircases with handrail is approximately 1.5 m width from roof floor to ground floor. Four numbers of exit door lead to an ultimate place of safety. The applicants should make necessary modification for the proposed use in compliance with the Code of Practice for Fire Safety in Buildings 2011.

Requirements	Remarks
Fire Resisting Construction	Further investigation will be required to demonstrate adequacy of fire resisting construction of the existing building elements. Some upgrading works is required to comply with the Code of Practice for Fire Safety in Buildings 2011 for the proposed use. In order to comply with the conservation requirements, a fire engineering approach to complete a performance-based assessment may be adopted due to site limitation for subsequent upgrading works.
Means of Access for Firefighting and Rescue	Every building shall be provided with means of access leading to the buildings from an Emergency Vehicular Access (EVA) in accordance with Building (Planning) Regulations. The circumstances arise that an EVA had not been provided to the site which cannot comply with the standards as stipulated in the Code of Practice for Fire Safety in Buildings 2011, an application for exemption from Building (Planning) Regulations should be submitted for consideration by the Building Authority, justified by a Fire Assessment Report.
Barrier Free Access and Facilities	There are various barrier free access and facilities that are provided to the building such as platform lift for wheelchair use for transportation from outdoor ground level to the floor level, tactile guide paths, braille map, accessible ramp and accessible toilet. Notwithstanding the barrier free access and facilities has been provided, the applicants should from time to time review the facilities in order to comply with the Design Manual: Barrier Free Access 2008.

Requirements	Remarks
Protection against Falling from Height	Stainless steel balustrade was added in front of classical balustrade on accessible roof of the Main Building and open garden which is complied with current statutory requirement, moreover, the existing balustrades along the verandah and staircases are to be improved and upgraded in accordance with Building (Construction) Regulations.
Structural Adequacy	Further comprehensive structural investigation is to be carried out to determine the existing conditions of the building which ensure that the structural elements are capable for the proposed use. Structural strengthening works may be required depending on the findings of the structural appraisal and the proposed use.
Fire Services Installation Requirements	The fire service installations should comply with the current edition of "Code of Practice for Minimum Fire Service Installations and Equipment" and "Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment" under the Fire Services Department.
Natural Lighting and Ventilation	The natural lighting and ventilation had been provided for the Main Building and the Extension, and furthermore the toiles had been provided with window or lantern light. For subsequent alteration and addition works, such works should comply with Building (Planning) Regulations. The Building Authority will give consideration to an application for modification from the provision of the Buildings Ordinance for site constrains by conservation of the building.

Requirements	Remarks
Provision of Sanitary Fitments	A male, female and accessible toilet with relevant sanitary fitments are provided in the building. Notwithstanding the sanitary fitments has been provided, the applicants shall review the provision of sanitary fitments for the proposed use in order to comply with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations.
Drainage Provision	The storm and foul water should be discharged to proper drainage system for the compliance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. The different uses of the building may generate additional foul water. The existing drainage system is to be modified. The Eating Place such as restaurant is required to install grease trap before passing to communal sewers. The requirements of grease trap should strictly comply with the instructions from the Food and Environmental Hygiene Department and Environmental Protection Department.

(b) Compliance with licensing requirements (for uses requiring issue of licence for future 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 shall pay attention that they may need to address other technical considerations in preparing their proposals. The guidelines of conservation of historic building is stated in PNAP APP-69 and Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition) on the Buildings Department website (www.bd.gov.hk).

10.3 Further Information on Possible Alternative Uses

A preliminary review has been studied in paragraph 10.1. Some information that can be useful to the applicants is listed below:

(a) Heritage Conservation

The applicants shall follow the Conservation Guidelines stipulated in Section VI to resolve technical issues arising from alterations and additions works.

(b) Planning

The uses that could possibly be considered in paragraph 10.1 as "eating place", "field study/education/visitor centre", "exhibition or convention hall", "place of recreation, sports or culture" and "shop and services" are always permitted under OZP.

The "private club" under Column 2 of OZP are required to submit to Town Planning Board for approval with or without conditions.

(c) Emergency Vehicular Access

An EVA will not be provided or where the EVA provided cannot comply with the standards as stipulated in the Code of Practice for Fire Safety in Buildings 2011, an application for exemption from Building (Planning) Regulations should be submitted for consideration by the Building Authority, justified by a Fire Assessment Report.

(d) Fire Services Requirement

The provision of fire service installations should comply with the current edition of "Code of Practice for Minimum Fire Services Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment". The standard requirements of the possible uses included but are not limited to:-

Uses	Eating Place / Field Study / Education / Visitor Centre / Recreation	Shop and Services	Exhibition or Convention Hall
Automatic Sprinkler System	Required	Required	Required
Sprinkler Hazard Class	OH-1	OH-3	OH-4
Sprinkler Tank Capacity (m^3) (1)			
● Full Holding	55	135	160
● If direct FS Link is provided	37	90	107
● If double end feed supply is available	25	75	100
FS Inlet	Required	Required	Required
Fire Hydrant	Required (There is no existing fire hydrant provided in Homi Villa. The applicants should liaise with FSD if fire hydrant is required for the future uses.)		

Uses	Eating Place / Field Study / Education / Visitor Centre / Recreation	Shop and Services	Exhibition or Convention Hall
Hose Reel	Required	Required	Required
Fire Services Tank Capacity (m^3)	18	18	18
FS & Sprinkler Pump Room	Required	Required	Required
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	Not required as existing street hydrant is less than 100m from Homi Villa	Not required as existing street hydrant is less than 100m from Homi Villa	Not required as existing street hydrant is less than 100m from Homi Villa

Note:

1. The capacity of the sprinkler tank should comply with LPC Rules of Automatic Sprinkler Installations incorporating BS EN 12845 and subsequent amendments in FSD Circular Letter No. 3/2006.

(e) Licensing

(i) If Homi Villa is intended to be used as an eating place, the selected applicant shall obtain a licence from the Food and Environmental Hygiene Department (FEHD) to carry out any food business with involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the Site. The relevant information and application procedures is available on FEHD's website (http://www.fehd.gov.hk/english/licensing/index.html).

(ii) If Homi Villa is to be used as an exhibition space, the selected applicant should obtain a license from the 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; or
- A concert, opera, ballet stage performance or other musical, dramatic or theatrical entertainment

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

(iii) If Homi Villa 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).

(iv) If Homi Villa is intended to be used as a Shop and Service, 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).

(f) Structural Limitation

The required loading capacities for uses that could possibly be considered are listed in the table below. For required loading capacities of other specific uses not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

Uses that could possibly be considered	**Minimum Imposed Loads (kPa)**	**B(C)R Class No.**	**Usage stated in B(C)R**
- Eating Place	4.0	3	Restaurants, lounges, bars and fast food shops
- Field Study/Education/ Visitor Centre;	3.0	3	Classrooms, lecture rooms, tutorial rooms, computer rooms
- Exhibition or Convention Hall;	5.0	3	- Art galleries and museums; - Grandstands; - Public halls;
- Place of Recreation, Sports or Culture	3.0	3	Leisure, recreational and amusement areas that cannot be used for assembly purposes

Uses that could possibly be considered	Minimum Imposed Loads (kPa)	B(C)R Class No.	Usage stated in B(C)R
- Shop and Services.	5.0	4	Department store, supermarkets, markets, shops for display and sale of merchandise

Since limited structural information is obtained, the loading capacity at G/F to meet the live load of 5kPa need to be confirmed by the selected applicant by conducting detailed site investigation and assessment. If the imposed live load at the roof of the Main Building is required to be increased beyond the current allowance, a thorough structural investigation is required to substantiate the change subject to the approval of relevant authority.

10.4 Recurrent Expenditure

To facilitate the applicants in forecasting their operating expenses, we have estimated the respective expenditure on some common recurrent items, including electricity fee, water and sewage charge, rates and rent for the building at **Appendix XIX** for reference. Please note that the estimated expenditure has 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.

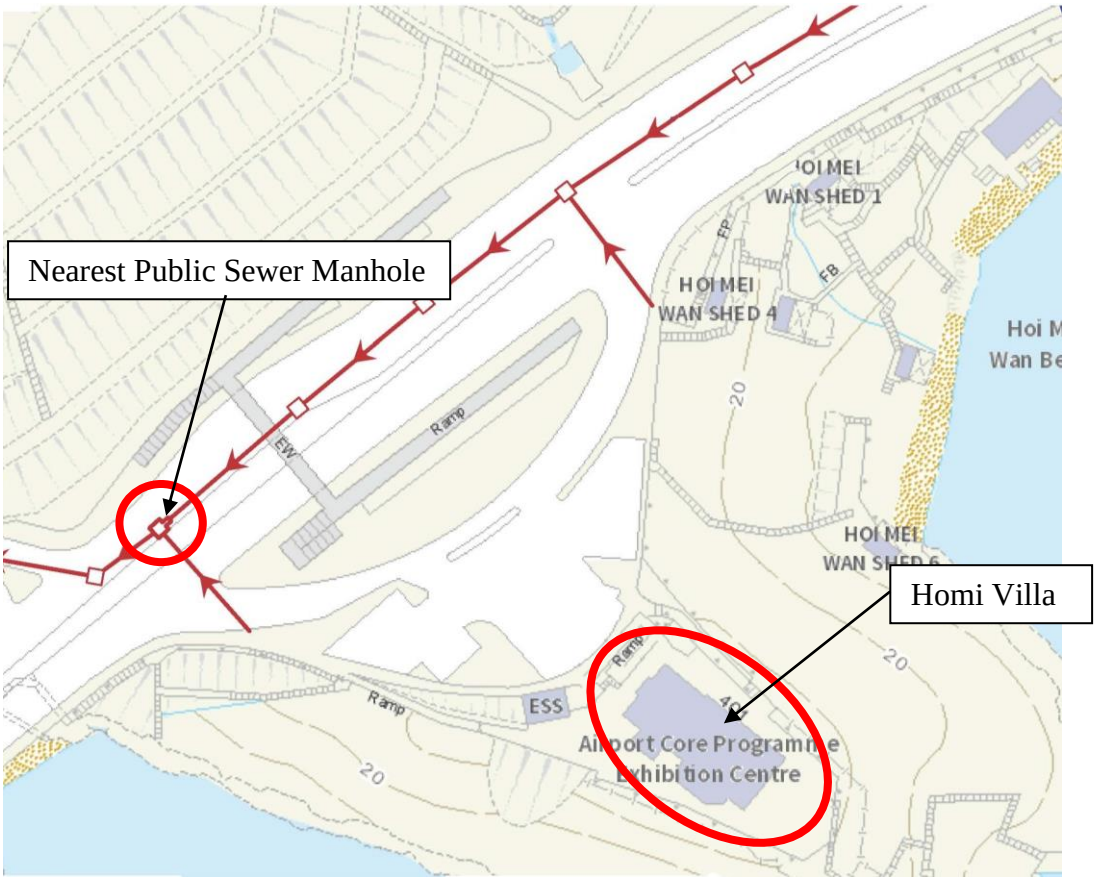
XI. Special Requirements of the Project

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 Sewage System

A Septic Tank and Soakaway System is currently used for sewage water disposal system at Homi Villa. An adaptive reuse of Homi Villa may generate additional sewage water that may not be afforded by the existing septic tank and may cause flooding or overflow. The applicants are required to have a regular monitor to the septic tank and soakaway pit.

Alternatively, the nearest Government's foul water manhole (Manhole No: FSH4001729) is at the Castle Peak Road and is shown in the following plan.



Applicants may consider providing the foul water drains for Homi Villa to discharge foul water and connect with the existing Government's sewage system. An addition, alteration and/or modification to existing sewage water disposal system at Homi Villa is required. The selected applicant shall be responsible for coordination and obtaining all the necessary approvals from departments concerned for the connection to the Government's sewage system.

11.2 Proposed Cycle-track between Tsuen Wan and Tuen Mun

With a view to enhancing the recreational value of cycle tracks and improving the quality of living of the public, the Government has pledged to carry out the New Territories (NT) Cycle-track Network for providing a continuous east-west cycle track from Ma On Shan to Tsuen Wan.

The Civil Engineering and Development Department (CEDD) is delivering the construction project for the cycle track between Tsuen Wan and Tuen Mun. The Project Number of the proposed cycle track is 7268RS and the proposed Layout Plan is listed at **Appendix XVIII.**

Advance Works	From Riviera Garden to Bayview Garden (Construction works commenced)
Stage 1 Works	From Yau Kom Tau to Ting Kau (Design and implementation strategy are under review)
Stage 2A Works	From Tuen Mun to Sam Shing Hui (Detail design in progress)
Stage 2B Works	From Sham Tseng to So Kwun Wat (Detail design in progress)

According to the information released by CEDD, the detailed design for the proposed cycle track from Tuen Mun to So Kwun Wat is in progress. The design and implementation strategy of the cycle track from Tsuen Wan Bayview Garden to So Kwun Wat are under review. The construction works of the cycle track section between Tsing Tsuen Bridge and Bayview Garden was commenced on 21 September 2018.

Benefit to Homi Villa

According to the layout plan from CEDD, a proposed resting station is located in the proximity to Homi Villa under the Stage 1 Works. It is a first resting point while the cycler starting their trip from Tsuen Wan. The visitor can take a rest to enjoy a great view of Ma Wan Channel and two Hong Kong representative infrastructure (Ting Kau Bridge & Tsing Ma Bridge).

With reference from above-mentioned, the selected applicants can enjoy the benefit for the resting station. A cycle parking area may be considered to set up for making them to visit in Homi Villa.

11.3 Possible New Structure(s) within Homi Villa

Regulatory and control

According to the approved Tsuen Wan West OZP No. S/TWW/19 which stipulate that no new development, or addition, alteration and/or modification to or redevelopment shall result in excess of the height of the existing building under zoned as Other Specified Uses "OU" annotated "Tourism and Recreation Related Uses".

Under Building (Planning) Regulation, the site is not defined as a class A site, class B site or class C site. The height of new structure(s), and the maximum site coverage and maximum plot ratio permitted in respect of such a building or buildings shall be determined by the Building Authority.

There is no height restriction and Gross Floor Area limitation stipulate in the lease.

Special conservation requirement

The applicants should strictly follow the requirements which stipulate in section 6.2.5 and **Appendix XIII** for erection of new structure(s) at Homi Villa.

Geotechnical issue

The Main Building and the Extension is built on a slope platform and is surrounded by natural slope features on 3-sides from north-east to south-west. The slope information and details are stipulated in section 9.1 for information.

11.4 Ma Wan Marine Traffic Control Station

Ma Wan Marine Traffic Control Station is located adjacent to Homi Villa. The applicants should grant a right of ingress and egress leading to the Ma Wan Marine Traffic Control Station for the designated persons.

11.5 Traffic and Parking

The applicants should ensure that the renovation works 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 minimize any adverse traffic impact, including both vehicular and pedestrian traffic, during the construction and operation of the project.

An open area including public carpark is located in front of Homi Villa. All of the vehicles can access to the area from Castle Peak Road where it is a main road connecting Tsuen Wan and Sham Tseng. The applicants shall take into consideration for vehicle types, duration of ingress and egress the site and routing during the construction and operation stage. The approval of the relevant authorities and government departments such as the Highways Department, Transport Department, Hong Kong Police Force, etc shall be necessary to obtain before commencement of the construction works.

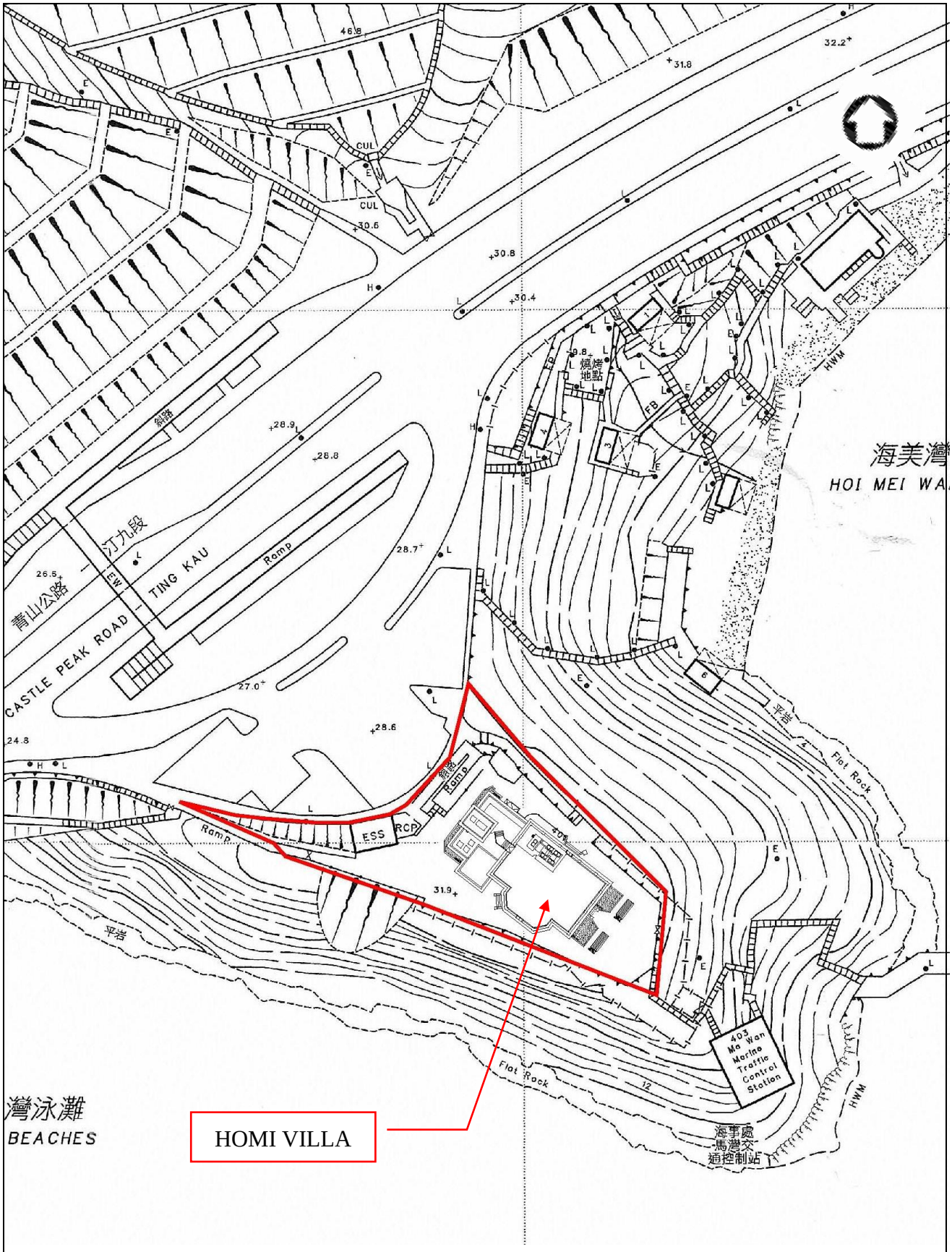
A proposed development should have sufficient on-site parking to match manifest operational requirements. Since on-street public carpark is located in front of Homi Villa, applicants shall take advice from the Transport Department and other relevant Departments for the provision of parking space. The provision of parking standard / requirement is stipulated in the details of design in the Planning Department's Hong Kong Planning Standards and Guidelines.

XII. Consultation with Tsuen Wan District Council

Tsuen Wan District Council was consulted on the inclusion of Homi Villa into Batch VI of the Revitalisation Scheme at its meeting on 28 May 2019. Members' view and suggestions on the adaptive re-use of Homi Villa can be found in the minutes of the 22nd meeting of the Tsuen Wan District Council which is available in the following link. (https://www.districtcouncils.gov.hk/tw/doc/2016_2019/en/dc_meetings_minutes/TWDC_Summary_Tran_22nd_Meeting_20190528.pdf).

Appendix I

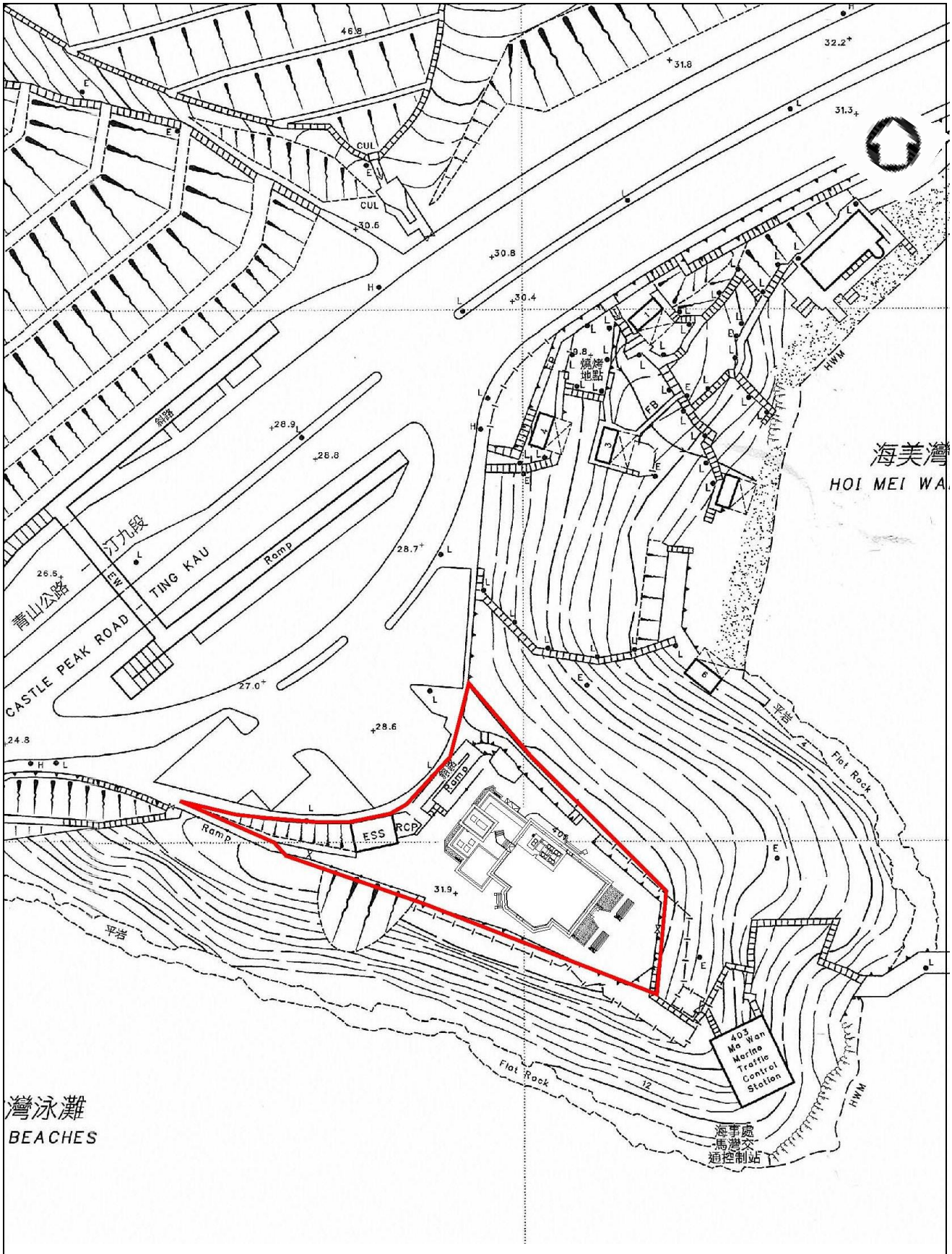
Location Plan



SITE BOUNDARY EXTRACT PLAN BASED ON SURVEY SHEET NO. 6-SE-22B	HOMI VILLA	DRAWING NO: APPENDIX I LOCATION PLAN SCALE: 1:1000

Appendix II

Site Boundary Plan



SITE BOUNDARY

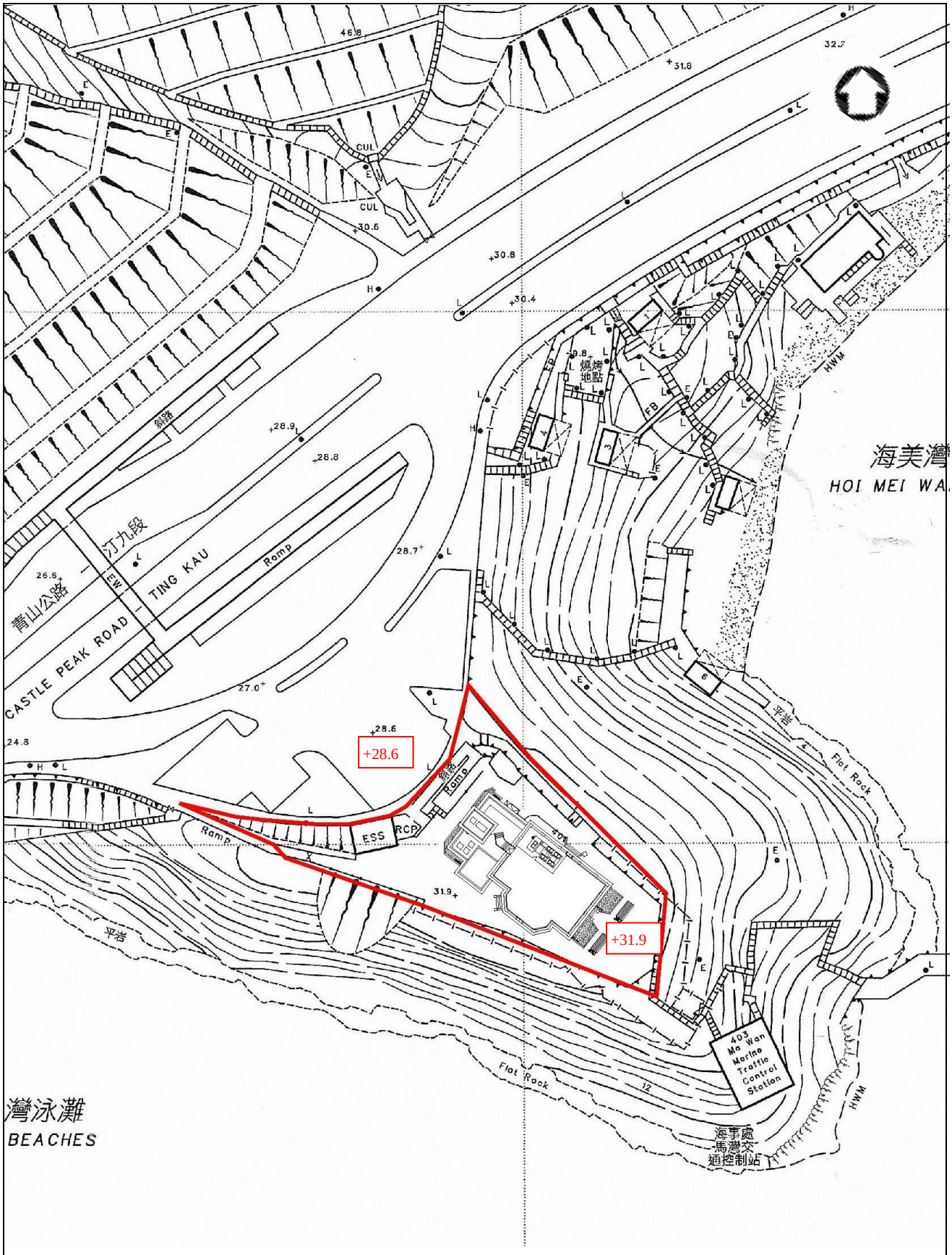
EXTRACT PLAN BASED ON SURVEY SHEET NO. 6-SE-22B

HOMI VILLA

DRAWING NO:
APPENDIX II
SITE BOUNDARY PLAN
SCALE: 1:1000

Appendix III

Datum Levels Plan



SITE BOUNDARY +31.9 Refer to 'Metres above Principal Datum" EXTRACT PLAN BASED ON SURVEY SHEET NO. 6-SE-22B	HOMI VILLA	DRAWING NO: APPENDIX III DATUM LEVELS PLAN SCALE: 1:1000

Appendix IV

Summary of Site and Building Information

Summary of Site information is listed below:

Building Name	Homi Villa
Address	401 Castle Peak Road, Tsuen Wan, Hong Kong
Site Area	Total Site area: about 1,761 sq. metres
Major Datum Level	From around +31.9mPD (Main Building and the Extension) to +28.6mPD (Ancillary Building)
Zoning	Main Building and Extension and Ancillary Building: Other Specified Uses "OU" annotated "Tourism and Recreation Related Uses"

Summary of the Site information is listed below:

Number of Blocks	Two
Number of Storey	Main Building: One Extension: One (with a partially sunken basement) Ancillary Building: One
Year of Completion	Main Building: 1930s Extension: 1995 Ancillary Building: 1995
Construction Floor Area	Main Building: 260 sq. metres Extension: 55 sq. metres (Basement) 137 sq. metres (G/F) 18 sq. metres (R/F) Ancillary Building: 60 sq. metres
Historic Grading	Grade 3 (Main building and the Extension)
Original Use	Residential
Current Use	Exhibition Centre

The Main Building

Materials	Roof	Reinforced Concrete (The steel beams are considered as the strengthening works to the original reinforced concrete roof)
	Wall	Brick Masonry
	Floor	Reinforced Concrete
	Window	Aluminum framed windows
	Door	Main Entrance - Hardwood door with glazed panel Rear Entrance – Aluminium door with glazed panel Corridor between the Main building and Extension - Hardwood door Security Counter - Hollow core door
Finishes	Exterior	Brick wall with painted render
	Interior	<u>Wall Finishes:</u> - Enclosed by display board (Under the false ceiling) - Painted plaster (Above the false ceiling) <u>Floor Finishes:</u> - Interior of information center: Carpet and marble floor tiles - Verandah: Ceramic tiles <u>Skirting:</u> - Hardwood with paint <u>Ceiling Finishes:</u> - Painted plaster <u>Suspended False Ceiling:</u> - Acoustic ceiling tiles with aluminium grid - Plastered ceiling board at the entrance exhibition area

The Extension

Materials	Roof	Reinforced Concrete
	Wall	Brick Wall
	Column and Beam	Reinforced Concrete
	Floor	Reinforced Concrete
	Staircase	Reinforced Concrete
	Window	Aluminum framed windows
	Door	Glazed door and glazed sliding door
Finishes	Exterior	Rendering and Paint on wall
	Interior	<u>Wall Finishes:</u> - Painted plaster <u>Floor Finishes:</u> - Toilets and staircase: Homogenous tiles - Audio-Visual Room: carpet <u>Skirting:</u> - Hardwood with paint <u>Ceiling Finishes:</u> - Staircase, Corridor and Toilet: Painted plaster <u>Suspended False Ceiling:</u> - Acoustic ceiling tiles with aluminium grid

The Ancillary Building – Electrical Substation

Materials	Roof	Reinforced Concrete
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete
	Door	Stainless steel metal door
Finishes	Exterior	<u>Wall Finishes:</u> - Painted plaster
	Interior	<u>Wall, floor and ceiling Finishes:</u> - Fair face finish

The Ancillary Building – Refuse Collection Point

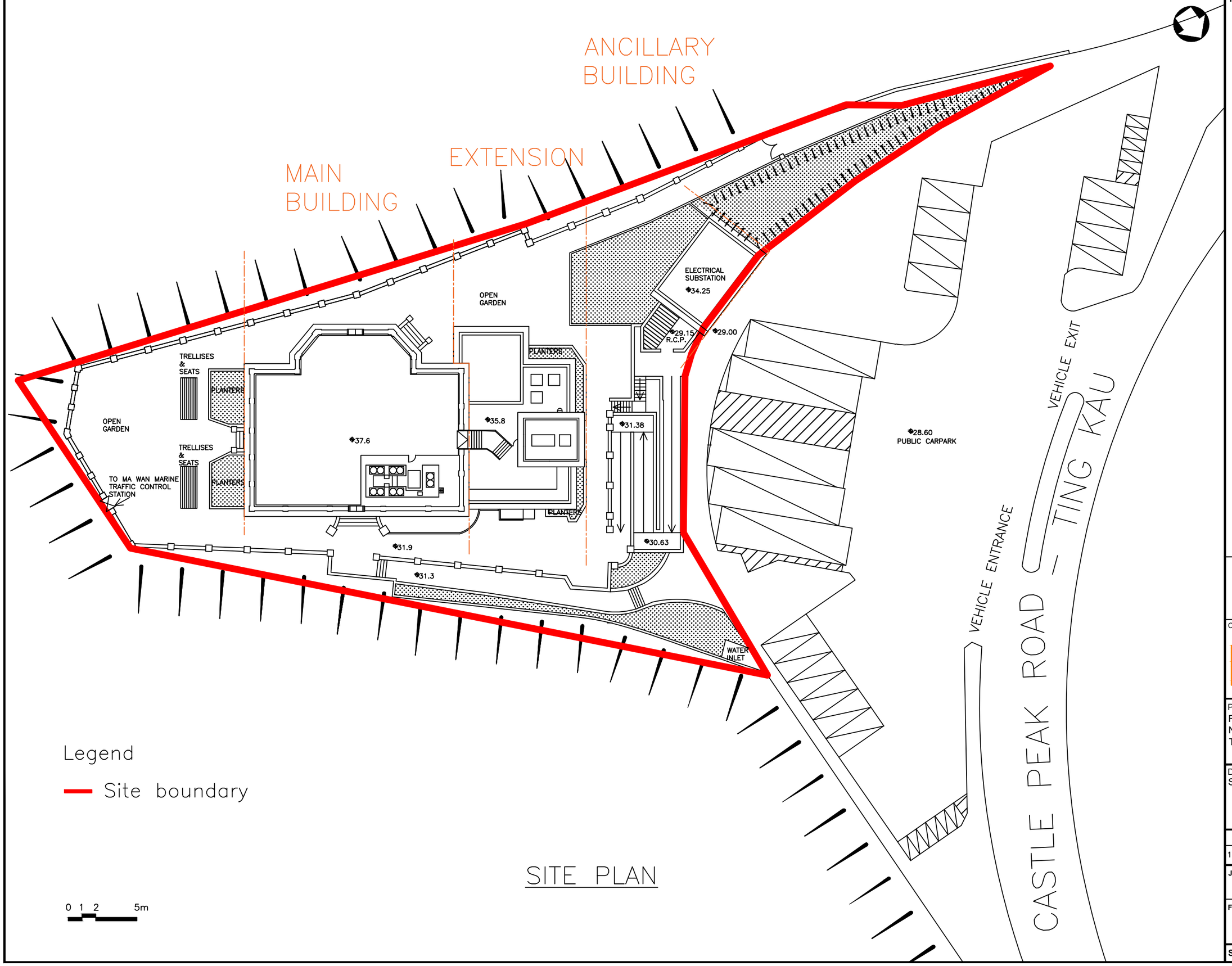
Materials	Roof	Corrugated metal sheet
	Wall	Reinforced Concrete
	Floor	Reinforced Concrete
	Door	Metal Gate
Finishes	Exterior	<u>Wall Finishes:</u> - Painted plaster
	Interior	<u>Wall Finishes:</u> - Homogenous tiles at dado - Painted plaster above dado <u>Floor Finishes:</u> - Homogenous tiles

Appendix V

Part A

Drawings, Perspectives and Topographical Survey Plans

Drawing No.	Title
PT114-ASD-01	Site Plan
PT114-ASD-02	Basement Plan
PT114-ASD-03	Ground Floor Plan
PT114-ASD-04	Roof and Upper Roof Floor Plan
PT114-ASD-05	North-East Elevation and South-West Elevation
PT114-ASD-06	North-West Elevation and South-East Elevation
PT114-ASD-07	Section A-A
PT114-ASD-08	Section B-B
PT114-ASD-09	Electrical Substation & R.C.P.
9206/01	Topographical Survey Plan of Homi Villa
HV-0GE-0001	Cover Page
HV-4PR-4001	3D Perspective 01
HV-4PR-4002	3D Perspective 02



SITE PLAN

NOTES:

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PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
SITE PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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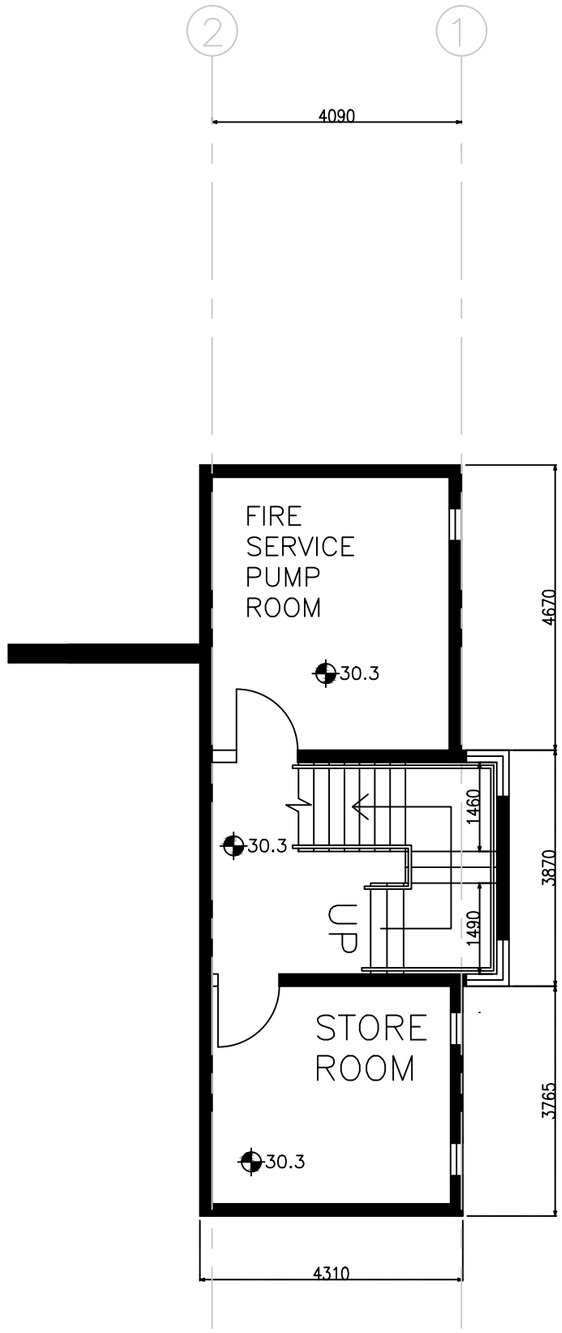
DRAWING NO. : PT114–ASD–01

FILING CODE:

STATUS:



BASEMENT PLAN

NOTES:

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DRAWING TITLE:
BASEMENT PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO.: PT114

DRAWING NO. : PT114–ASD–02

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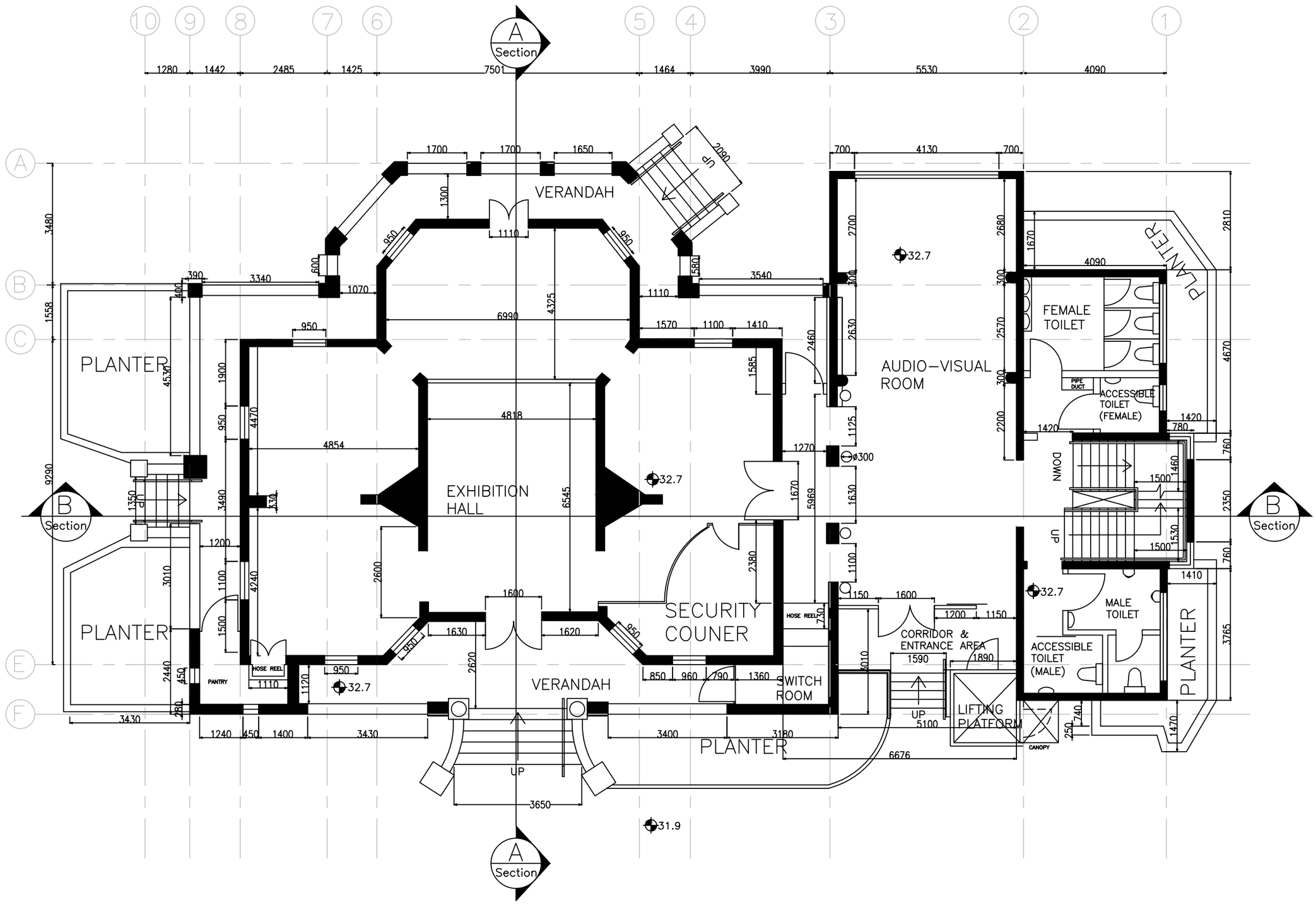

GROUND FLOOR PLAN

NOTES:

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PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
GROUND FLOOR PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO.: PT114

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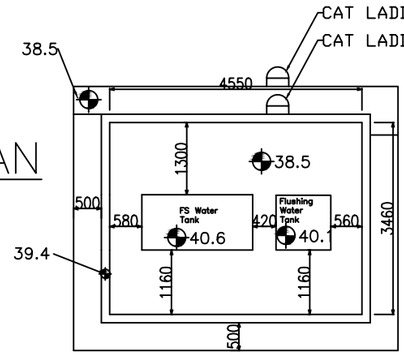
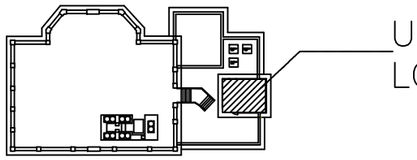
FILING CODE:

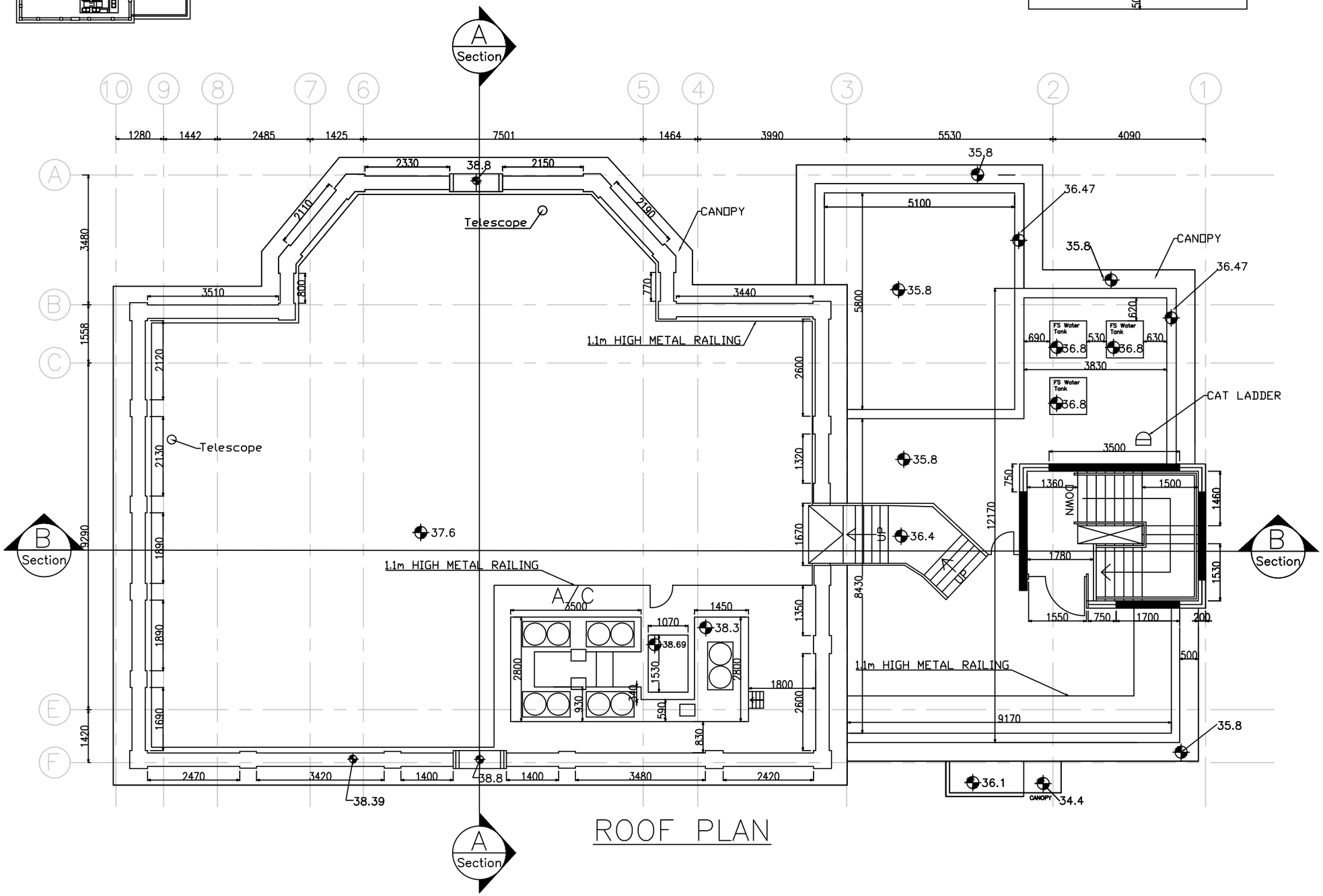
STATUS:

UPPER ROOF PLAN





UPPER ROOF LOCATION



ROOF PLAN

NOTES:

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PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
Roof PLAN AND
UPPER ROOF PLAN

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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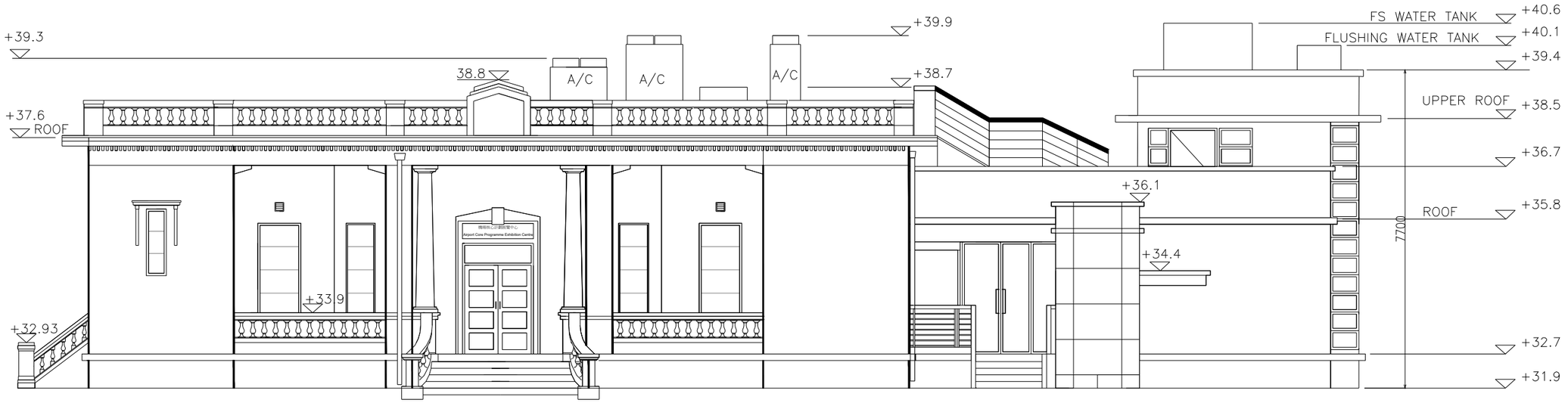
JOB NO.: PT114

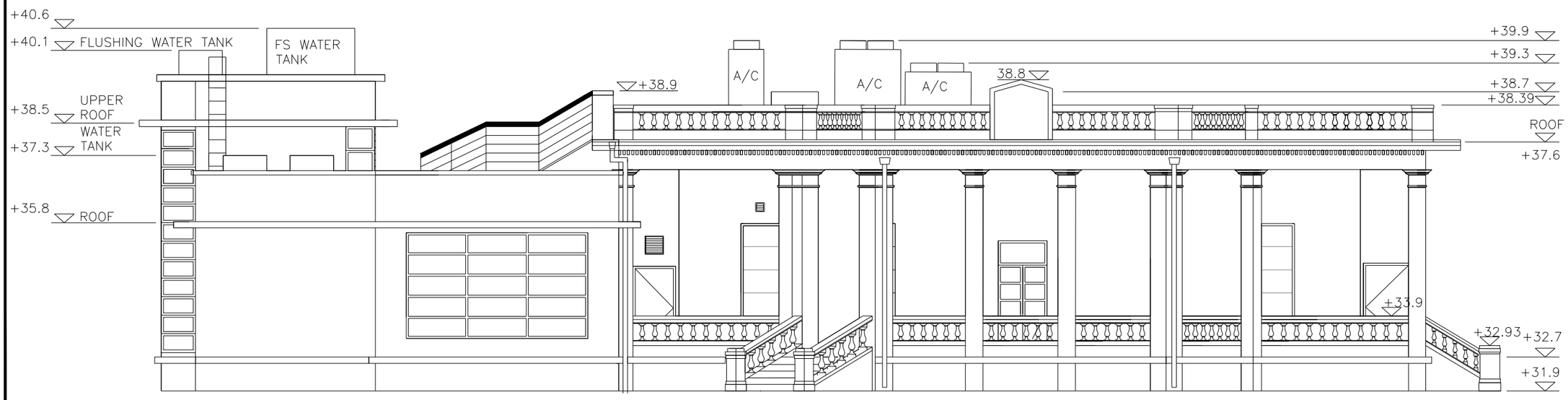
DRAWING NO. : PT114–ASD–04

FILING CODE:

STATUS:



NORTH–EAST ELEVATION



SOUTH–WEST ELEVATION

NOTES:

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RESOURCE KIT FOR HOMI VILLA
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TSUEN WAN, N.T.

DRAWING TITLE:
NORTH–EAST ELEVATION AND
SOUTH–WEST ELEVATION

DATE	DRAWN	DESIGNED	CHECKED	SCALE
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JOB NO.: PT114

DRAWING NO. : PT114–ASD–05

FILING CODE:

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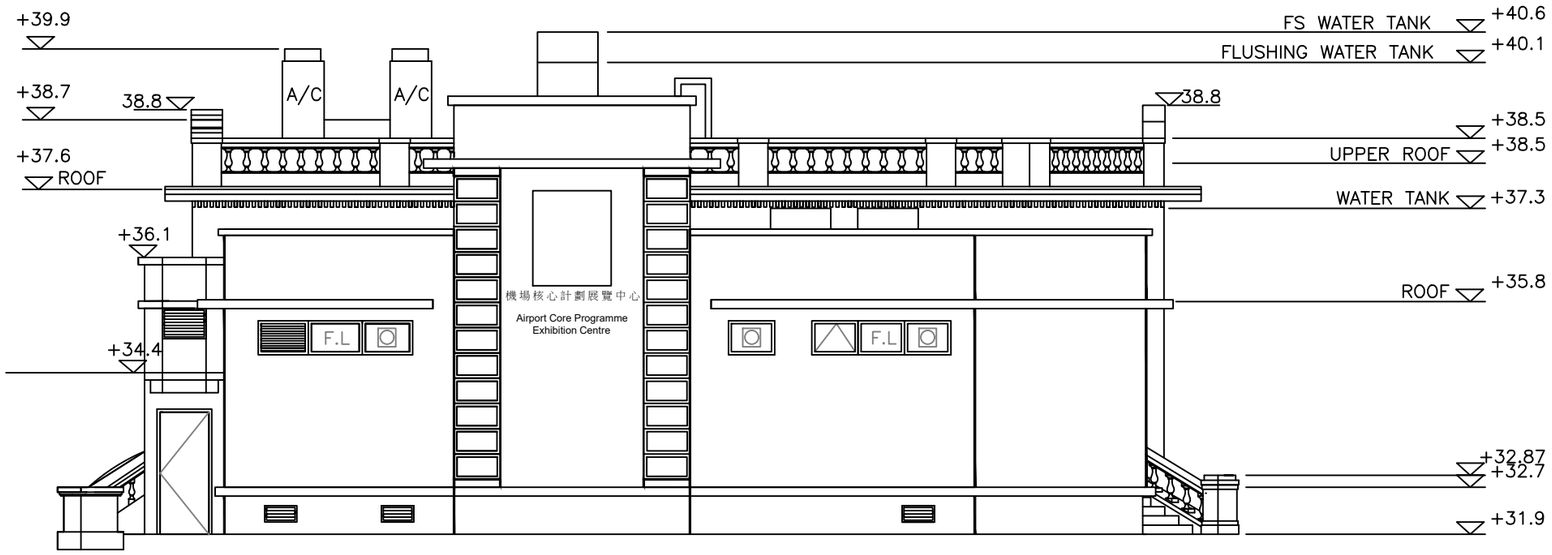
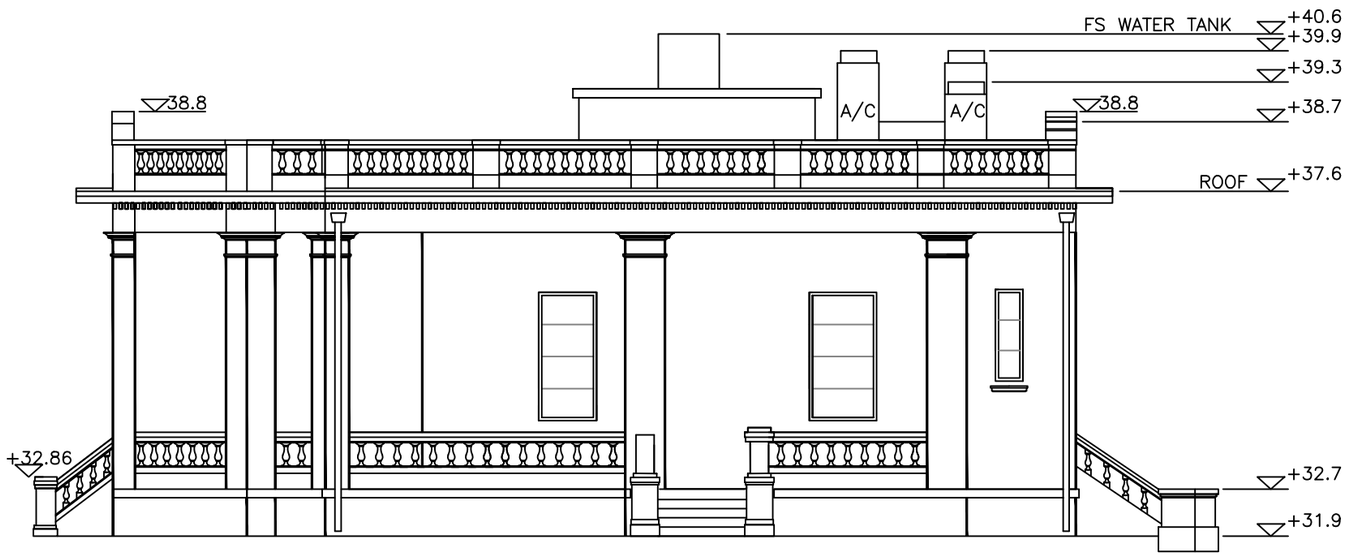


NORTH–WEST ELEVATION



SOUTH–EAST ELEVATION

NOTES:

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E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
NORTH–WEST ELEVATION AND
SOUTH–EAST ELEVATION

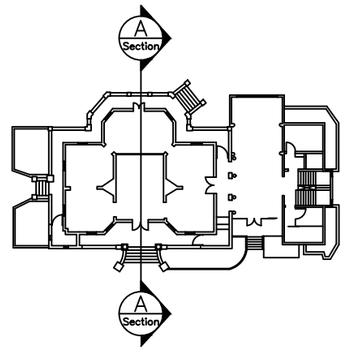
DATE	DRAWN	DESIGNED	CHECKED	SCALE
15/7/19				1:100 (A3)

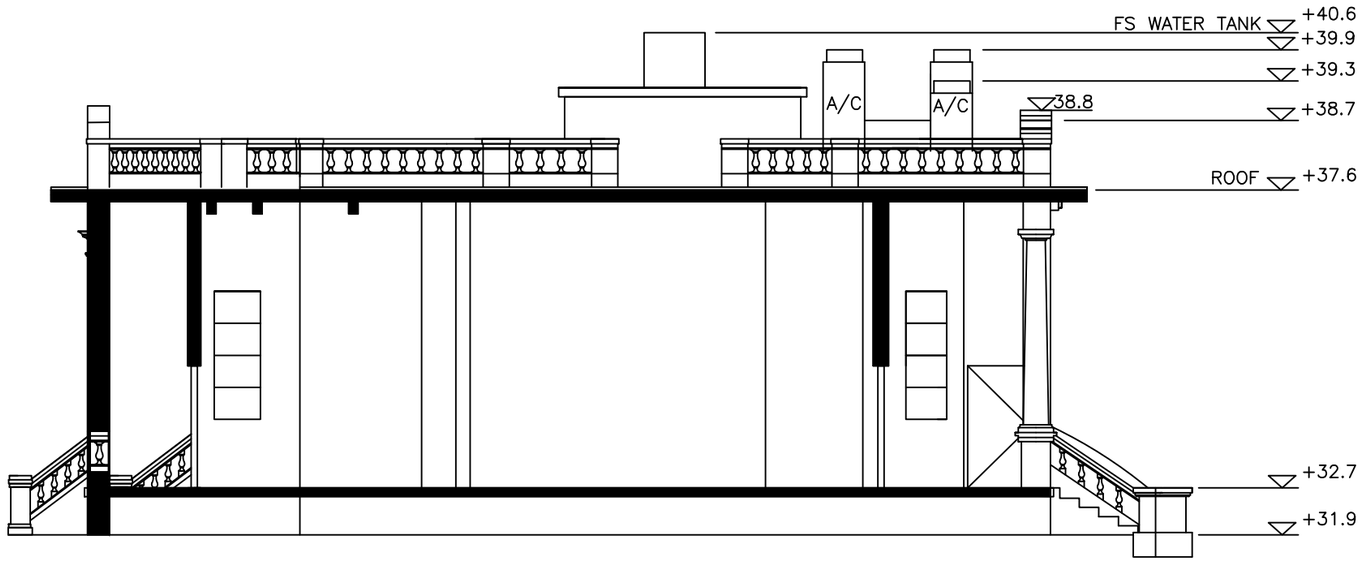
JOB NO.: PT114

DRAWING NO. : PT114–ASD–06

FILING CODE:

STATUS:





SECTION A–A

NOTES:

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St.,
Lai Chi Kok, Kowloon, Hong Kong.
T: 2625 0498 F: 26255068
E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
SECTION A-A

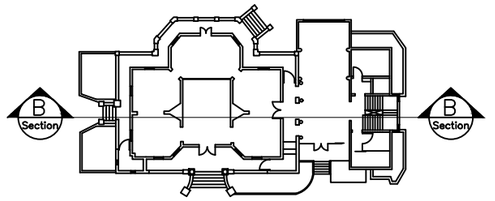
DATE	DRAWN	DESIGNED	CHECKED	SCALE
15/7/19				1:100 (A3)

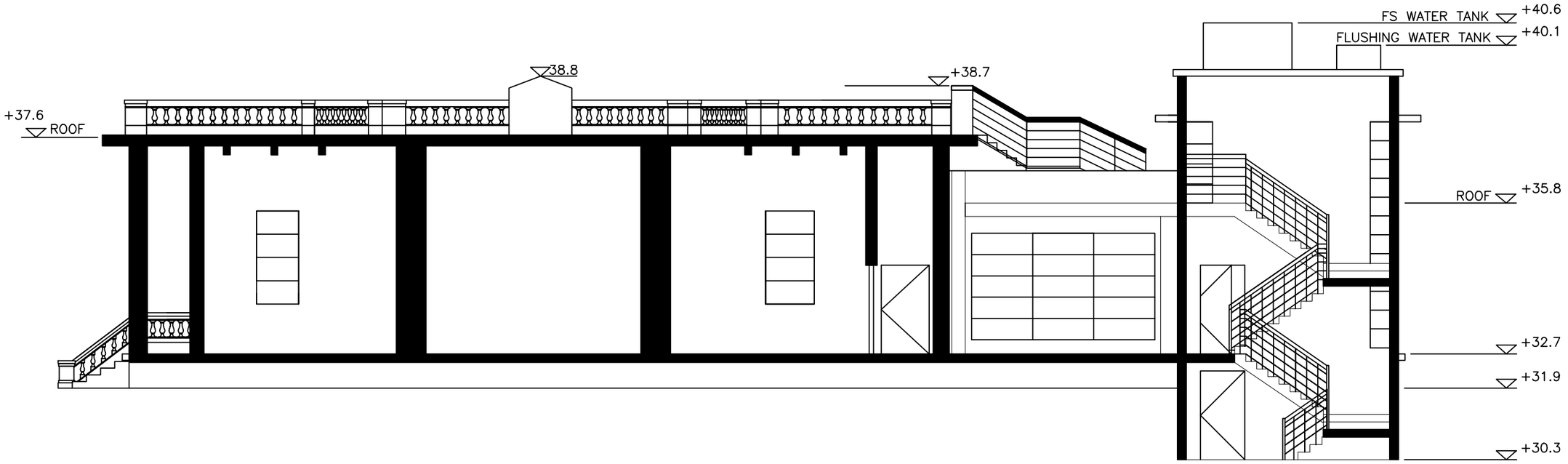
JOB NO.: PT114

DRAWING NO. : PT114–ASD–07

FILING CODE:

STATUS:





SECTION B–B

NOTES:

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St., Lai Chi Kok, Kowloon, Hong Kong.
T: 2625 0498 F: 26255068
E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
SECTION B-B

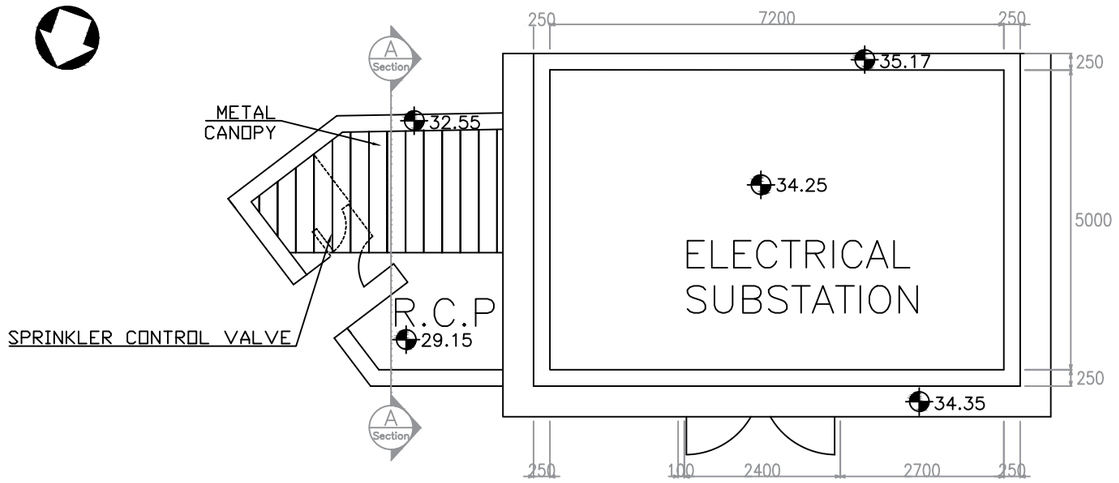
DATE	DRAWN	DESIGNED	CHECKED	SCALE
15/7/19				1:100 (A3)

JOB NO.: PT114

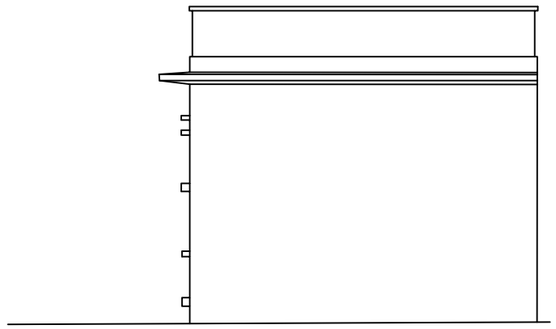
DRAWING NO. : PT114–ASD–08

FILING CODE:

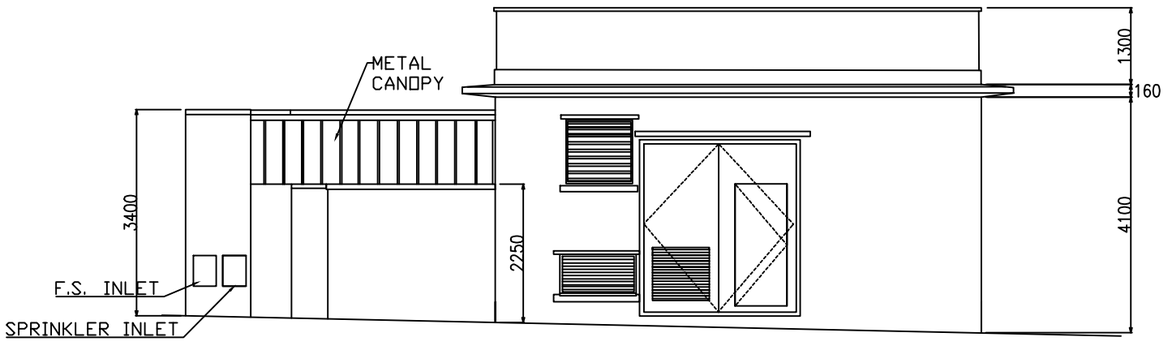
STATUS:



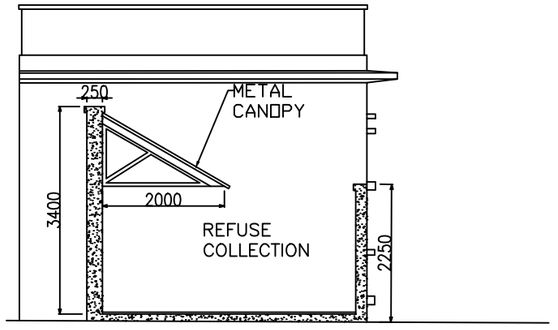
ROOF PLAN



WEST ELEVATION



NORTH ELEVATION



SECTION A–A

NOTES:

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St.,
Lai Chi Kok, Kowloon, Hong Kong.
T: 2625 0498 F: 26250068
E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
ELECTRICAL SUBSTATION
&
REFUSE COLLECTION POINT

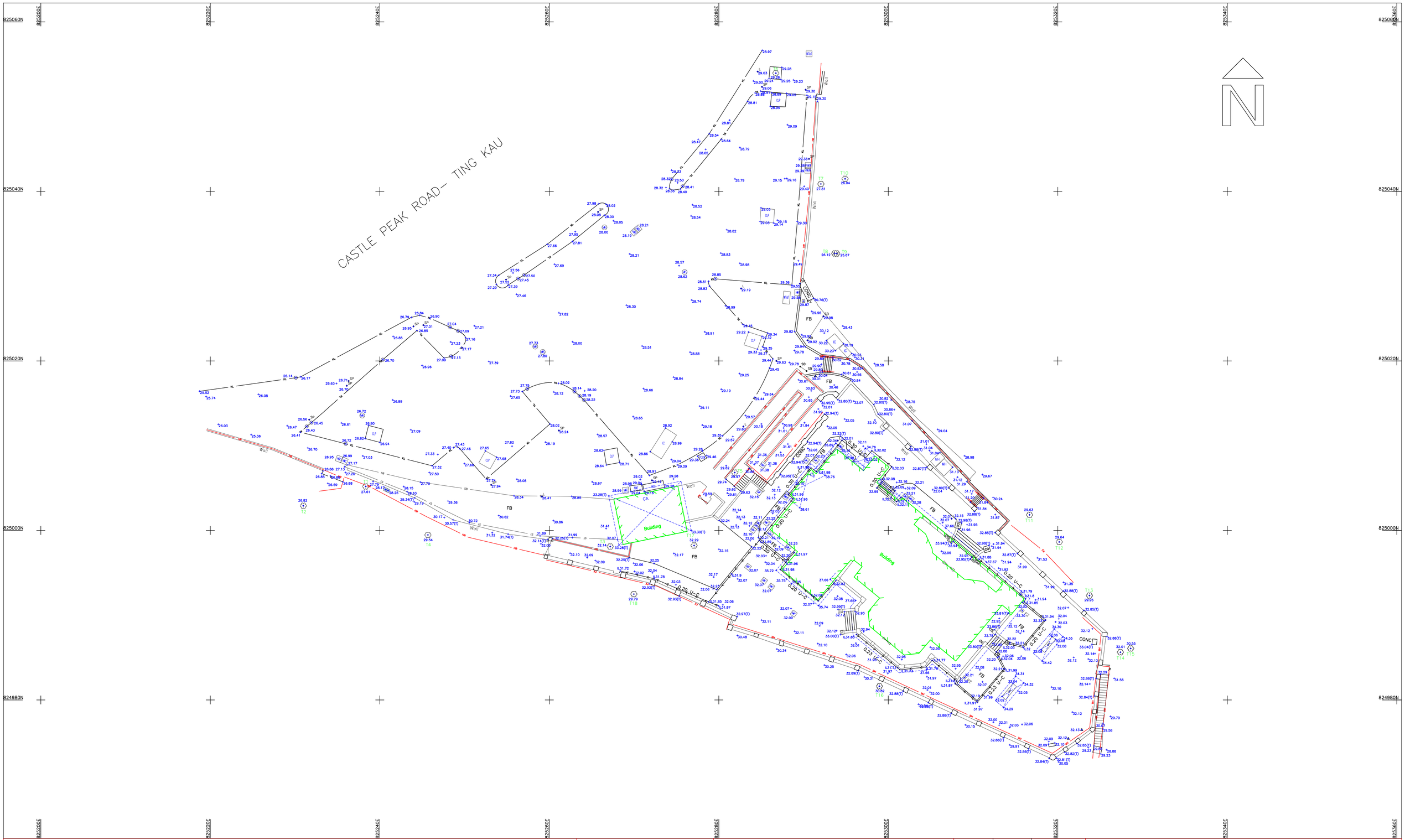
DATE	DRAWN	DESIGNED	CHECKED	SCALE
15/7/19				1:100 (A3)

JOB NO.: PT114

DRAWING NO. : PT114–ASD–09

FILING CODE:

STATUS:



LEGEND:

- ARTIFICIAL SLOPE
- CHANNEL WITH FLOW DIRECTION (0.80 WIDE OF CHANNEL)
- STEP CHANNEL WITH FLOW DIRECTION (0.80 WIDE OF STEP CHANNEL)
- BOUNDARY LINE & BOUNDARY POINT
- GATE
- PERMANENT BUILDING AND CANOPY
- TREE WITH TREE NO.
- VERTICAL MASONRY / CUTTING
- GRAVE
- CONTOURS
- TEMPORARY STRUCTURE
- PILLAR BOX
- HAND RAILING
- HOARDING
- KERB LINE
- SLOPE TOP
- SLOPE BOTTOM
- FENCE
- BARRIERS
- BENCH
- ELECTIC POLE
- SIGN BOARD
- SIGN POLE
- LAMP POST
- TELEPHONE POLE
- TRAFFIC LIGHT
- FIRE HYDRANT
- PARKING METER
- BOLLARD AT ROAD
- GULLY
- GRATING
- VALVE FIRE
- VALVE GAS
- VALVE WATER WORKS
- MANHOLE
- MANHOLE, ATC
- MANHOLE, CABLE TV
- MANHOLE, ELECTRIC & MECHANICAL SERVICES DEPARTMENT
- MANHOLE, PCCW–HKT TELEPHONE LIMITED
- MANHOLE, DRAINAGE SERVICES DEPARTMENT
- MANHOLE, HUTCHISON COMMUNICATION LIMITED
- MANHOLE, HUTCHISON GLOBAL CROSSING LIMITED BROADBAND
- CATCH PIT
- MANHOLE, FOUL WATER/SEWER
- MANHOLE, STORM WATER
- MANHOLE, PACIFIC CENTURY CABLE & WIRELESS
- MANHOLE, NEW WORLD TELEPHONE
- MANHOLE, CLP POWER
- MANHOLE, WHAFT T & T
- MANHOLE, TOWNGAS TELECOM

ABBREVIATION:

BD	BOULDER
BE	BERM
BS	BOUNDARY STONE
CA	CANOPY
CUL	CULVERT
CO	COLUMN
CONC	CONCRETE
EB	ELECTRIC BOX
END	END OF OBJECT
FB	FLOWER BED
FP	FOOTPATH
IL	INVERT LEVEL
NU	NULLAH
OH	OVERHANG
PL	PLATFORM
PO	POND
PZ	PIEZOMETER TUBE
RP	RAMP
RU	RUIN
SS	SHRINE
TS	TEMPORARY STRUCTURE
VB	VEHICLE BARRIERS
WE	WELL
WIP	WORK IN PROGRESS
WT	WATER TANK

SCALE 1 : 200
(A1 SIZE)

metres 0 4 8 12 16 20 metres

HONG KONG METRIC GRID
PRINCIPAL DATUM HONG KONG
ALL UNITS IN METRES

NOTE
ALL SPOT LEVEL POSITIONS ARE THE DECIMAL POINT OR A CROSS

DATE OF SURVEY: August 2019

REVISION	DATE	DESCRIPTION
INITIAL	22/08/2019	---

Easy Living Consultant LTD.

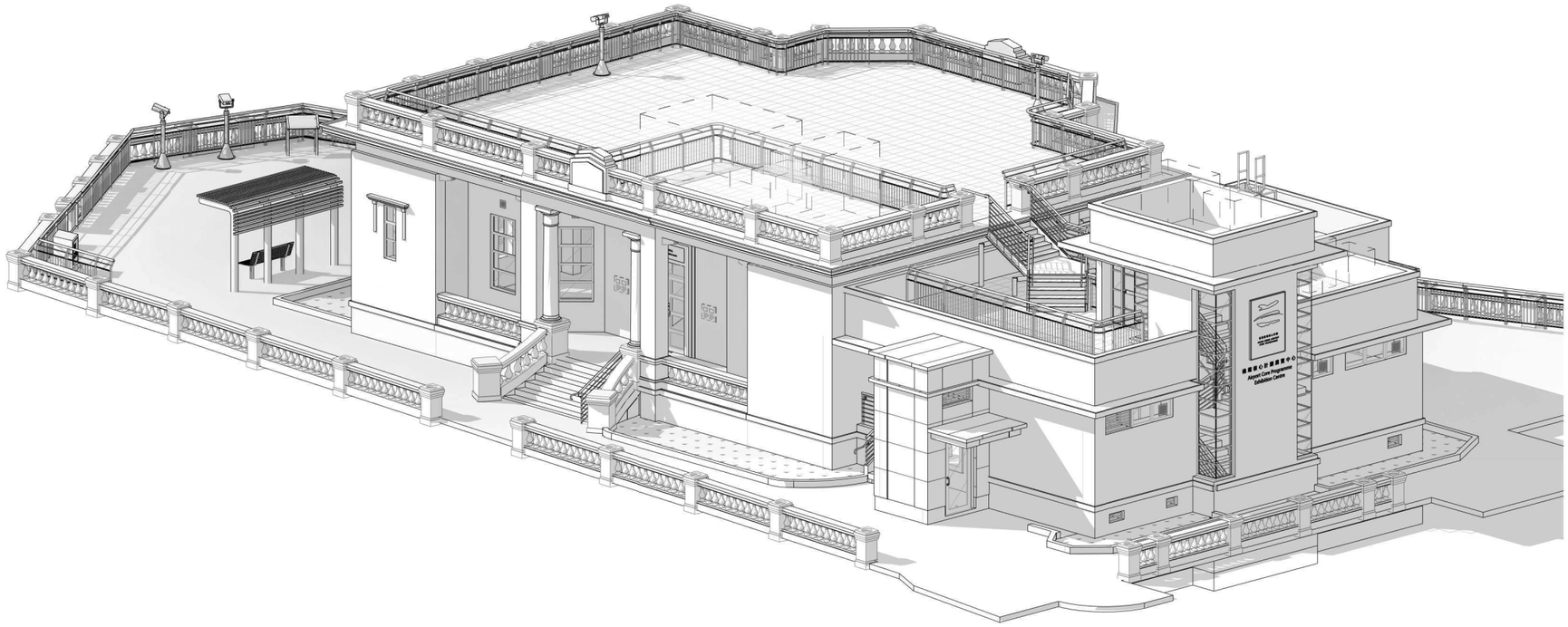
Topographical Survey
Homi Villa, No. 401 Castle Peak Road
Tusen Wan, New Territories

SAM MAK & ASSOCIATES SURVEYORS (HK) LTD.
CONSULTANTS IN LAND, ENGINEERING, MARINE & AERIAL SURVEYS
ROOM 901, MARINA HOUSE, NO.68 HING MAN STREET, SHAUKEIWAN, HONG KONG.
TEL : 28951918 FAX : 28901759 E-mail: hkoffice@sammak.com

PLAN NO. 9206/01

(22/08/2019)
JESSICA LEUNG MRICS MHKIS RPS(LS)
CHARTERED SURVEYOR

MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN



HOMI VILLA

NO.401 CASTLE PEAK ROAD, TSUEN WAN

CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.

0 2019.11.18 FIRST ISSUE
REVISIONS

PROJECT
MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN
HOMI VILLA

DRAWING TITLE
COVER PAGE

PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

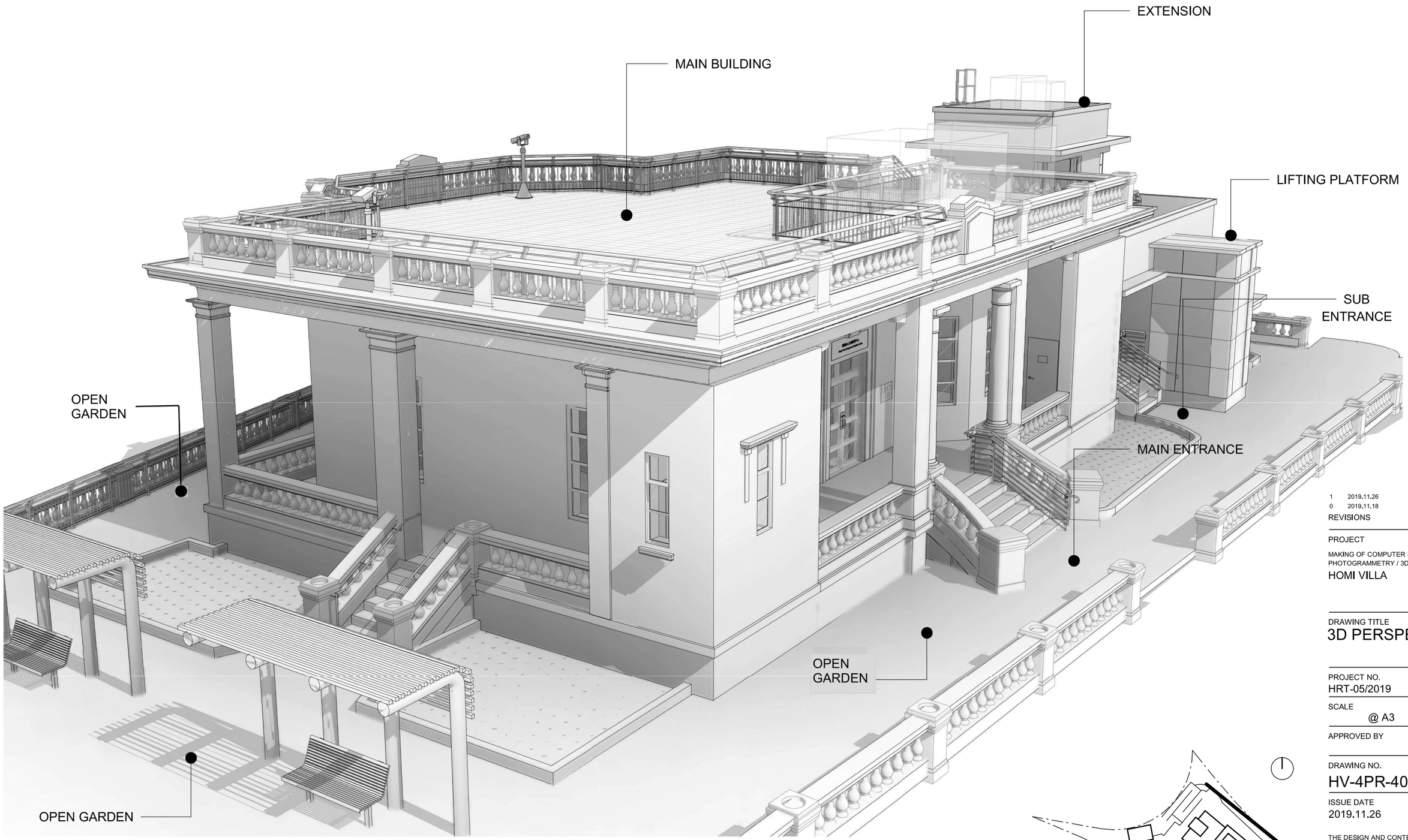
DRAWING NO.
HV-0GE-0001

ISSUE DATE	REVISION
2019.11.18	0

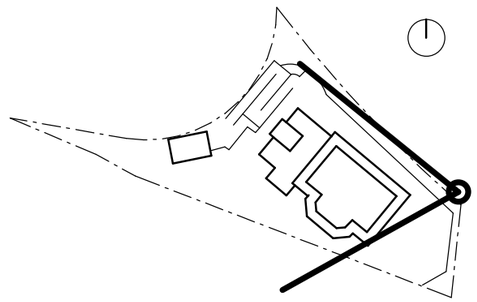
CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.



1 3D PERSPECTIVE 01



1	2019.11.26	REVISION 1
0	2019.11.18	FIRST ISSUE

REVISIONS

PROJECT

MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN
HOMI VILLA

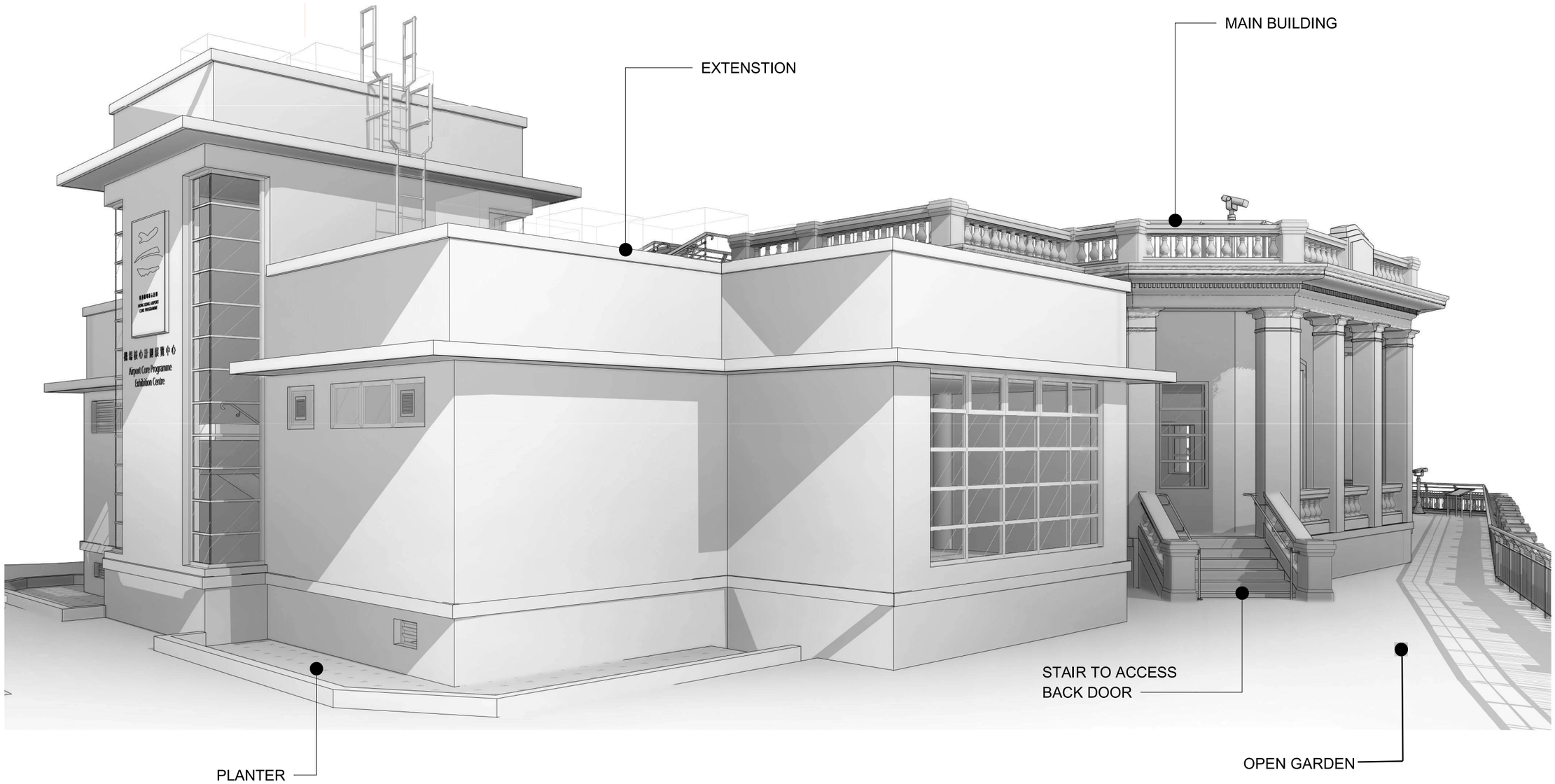
DRAWING TITLE
3D PERSPECTIVE 01

PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

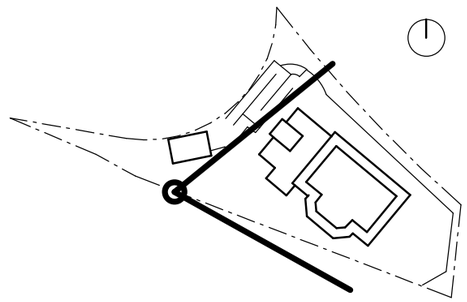
APPROVED BY

DRAWING NO.
HV-4PR-4001

ISSUE DATE	REVISION
2019.11.26	1



1 3D PERSPECTIVE 02



CLIENT

建築署
ARCHITECTURAL SERVICES DEPARTMENT
PROPERTY SERVICES BRANCH

TANG & AU LAND SURVEYORS LIMITED
ROOM 502, KEADER CENTRE,
NO.129 ON LOK ROAD, YUEN LONG, N.T.

1	2019.11.26	REVISION 1
0	2019.11.18	FIRST ISSUE

REVISIONS

PROJECT

MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN
HOMI VILLA

DRAWING TITLE
3D PERSPECTIVE 02

PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
HV-4PR-4002

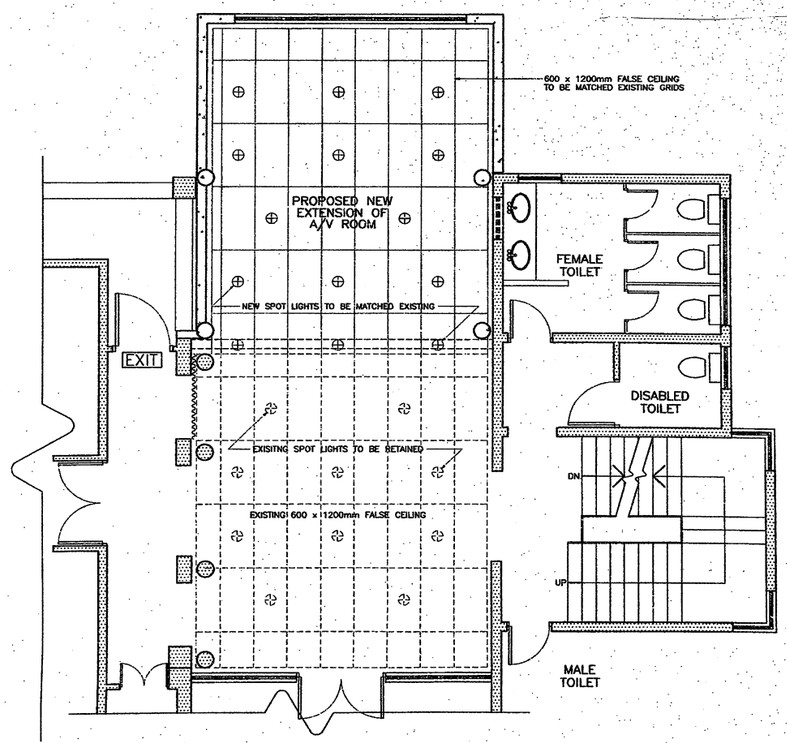
ISSUE DATE	REVISION
2019.11.26	1

Appendix V

Part B

Record Drawings

Drawing No.	Title
PB(A)/97904/96247/GP002	Reflected Ceiling Plan Of New A/V Room
APB/9889B	Block Plan
APB/9890	General Arrangement/Ground floor plan/ basement
APB/9892	Sections AA BB
APB/9891B	Roof Plan
APB/9893	Elevations
APB/9894	Elevations
APB/9895	General Arrangement/Ground floor plan/ basement Drainage
APB/9896B	Transformer Room
APB/9897A	Siteworks
APB/9898	Drainage Details
APB/9899	Drainage Details
APB/9902A	Window Schedule
APB/9904	Roof Plan/ Water supply diagram
APB/9905	Water supply Layout Plan
APB/9910	Cross Section of Extension
APB/9912	Details of Ramps + Footpaths
PB(A)/97904/95419/EW001	Site Layout Plan
PB(A)/97904/95419/EW003	Site Layout Plan
PB(A)/97904/95419/EW005	Proposed Modification of Car-Park Markings



REFLECTED FALSE CEILING PLAN OF A/V ROOM

NOTES :

1. ALL DIMENSIONS ARE IN mm.
2. EXACT LOCATION AND DIMENSIONS TO BE CHECKED ON SITE.
3. ALL WORKS TO BE MADE GOOD EXISTING FINISHES AS REQUIRED BY THE CONTRACTOR.
4. PLEASE REFER TO DWG. NO. PB(A)/97904/96222/FP001 & PB(A)/97904/96222/DD001 – DD004 FOR STRUCTURAL DETAILS.

LEGENDS : –

EXISTING STRUCTURE TO BE RETAINED

NEW STRUCTURE

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	K.W. CHEUNG	28–11–96
traced		
checked	K.T. MAK	28–11–96

approved

P. S. M. ..... signed date

contract no.

file no. TS – 08 – 010 – 038

project no.

contract

HOMI VILLA
A.C.P. INFORMATION CENTRE

drawing title

REFLECTED CEILING PLAN OF NEW A/V ROOM

drawing no.	scale
PB(A)/97904/96247/GP002	1 = 50

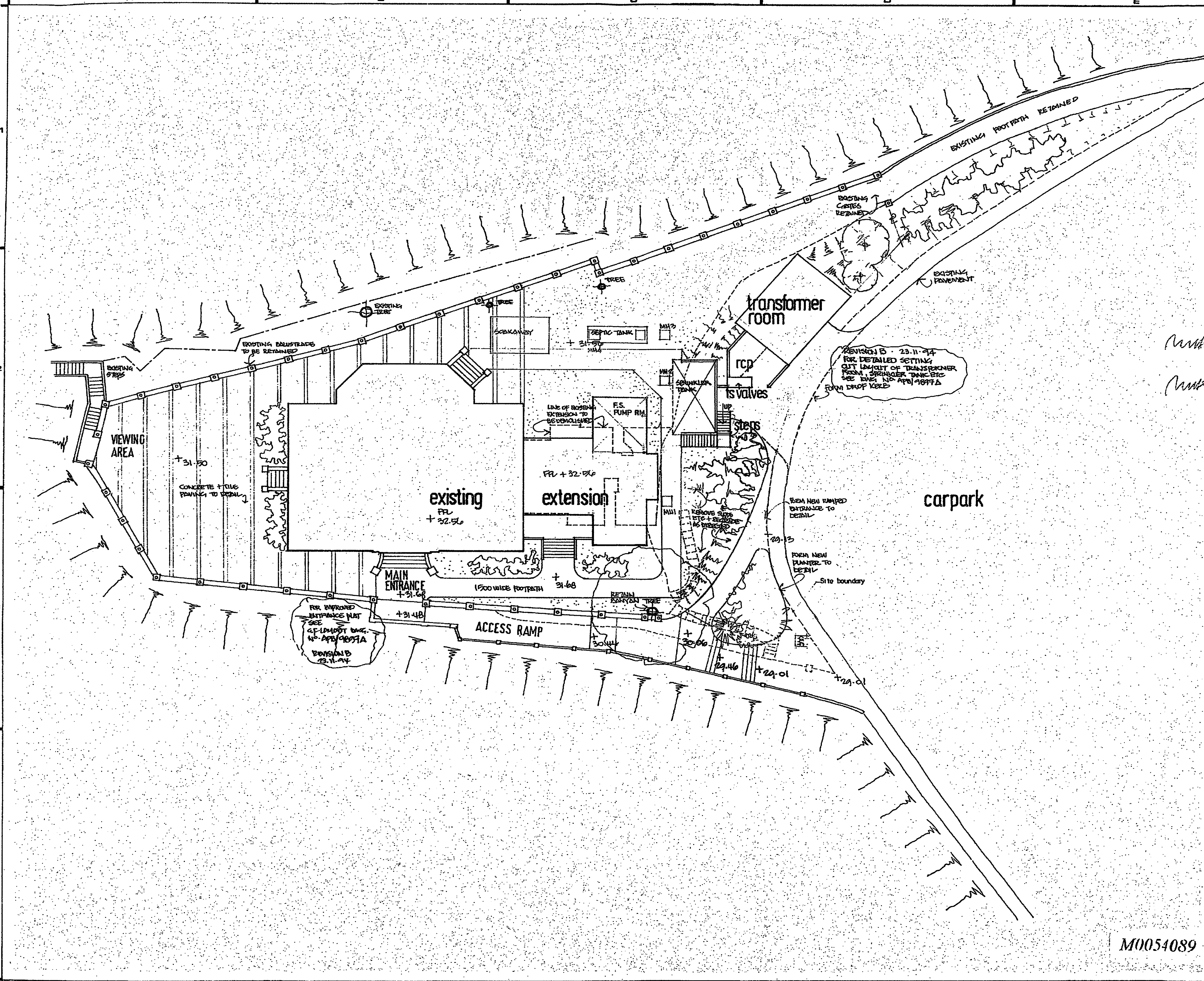
office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

M0064344

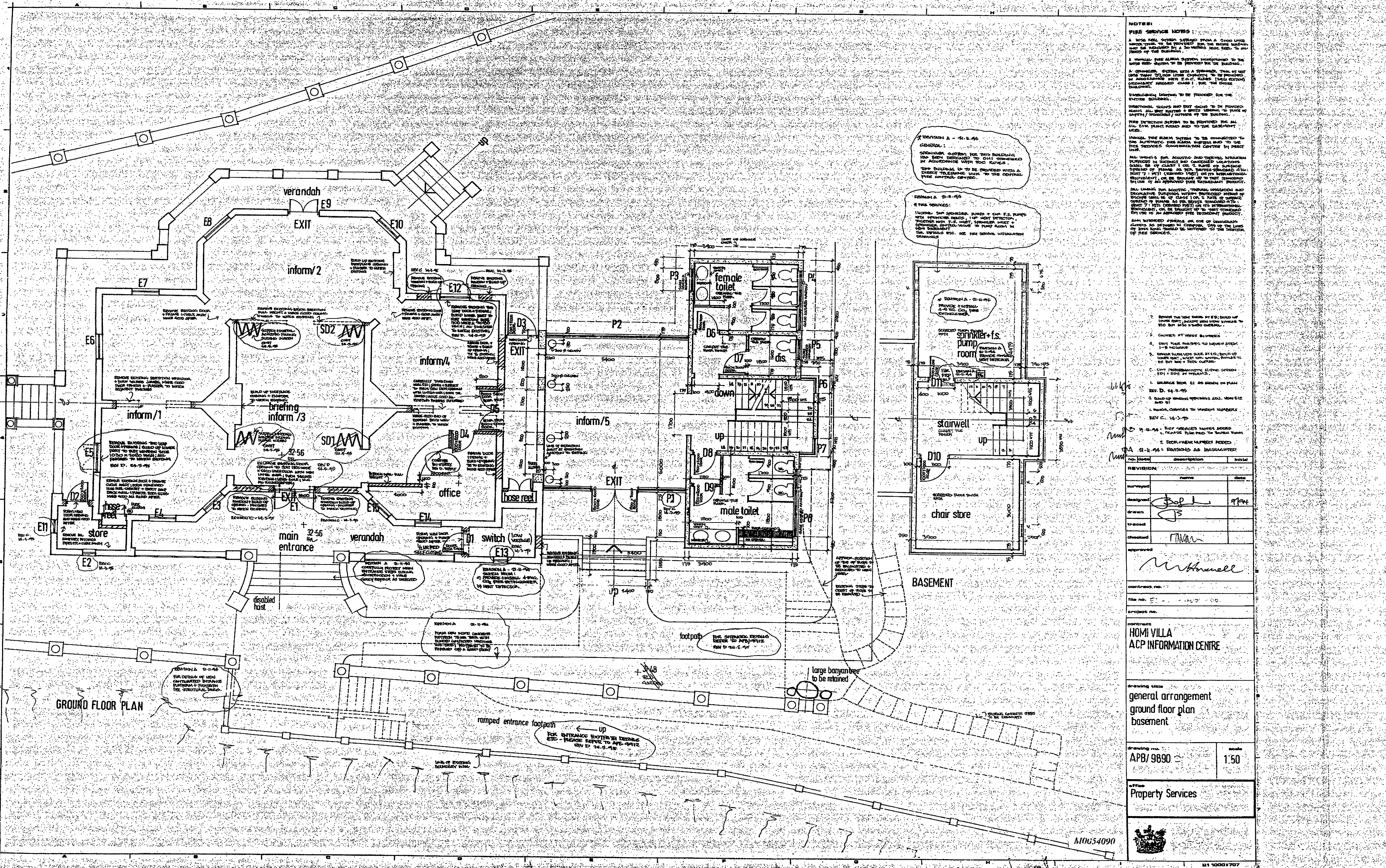
A1 841 x 594



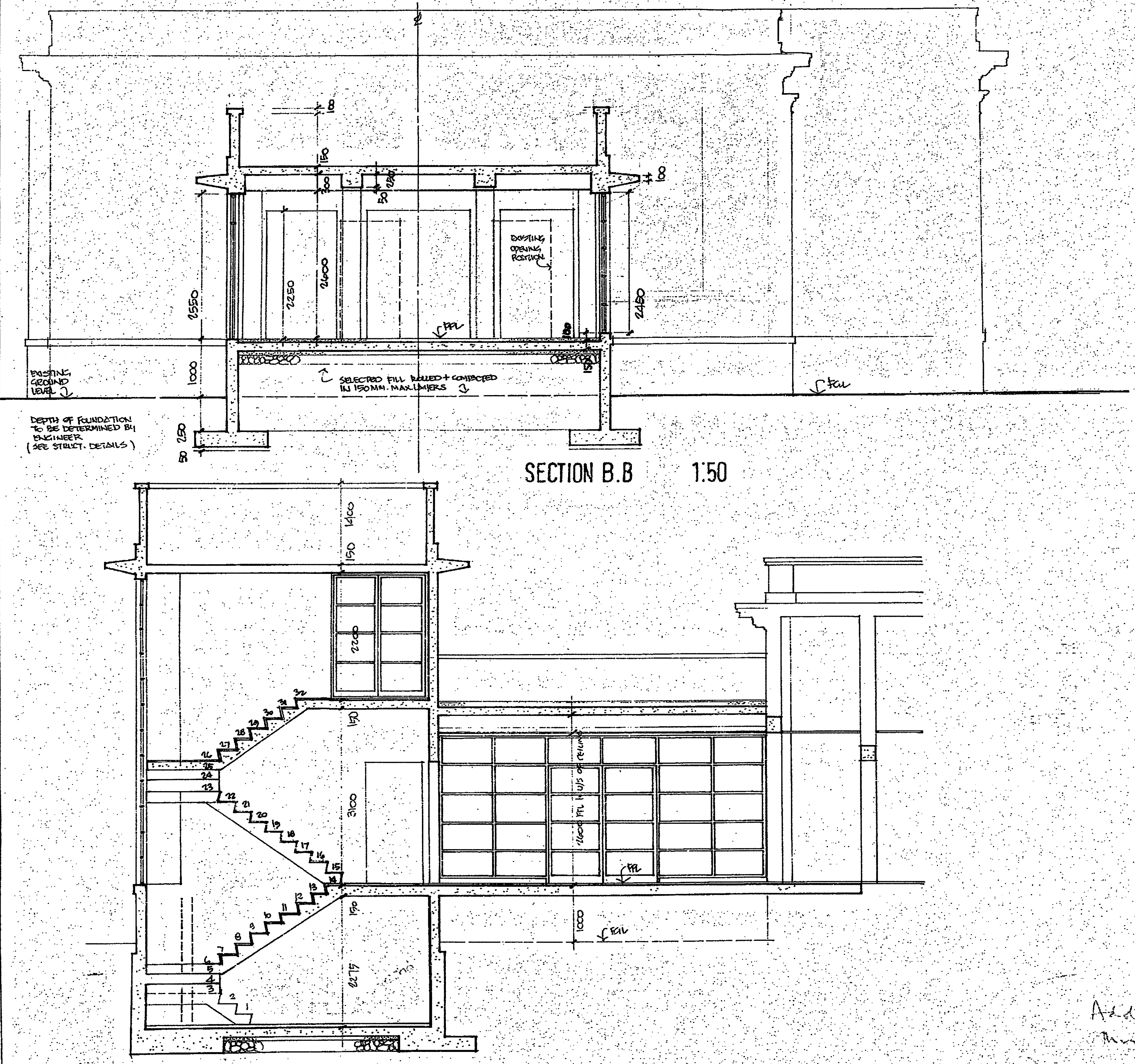
NOTES:	
B	23.11.94 INCOMING WATER SUPPLY + DISTRIBUTION ADDED TO PLAN
A	26.10.94 INCREASE SIZE OF TRANSFORMER ROOM ADD RCP COMPOUND & FS VALVE HOUSING ADD 25000L SPRINKLER TANK; ADJUST LANDSCAPING
no. date description	initial
REVISION	
drawn	8/94
checked	
approved	
contract no.	
file no.	ED-6-5031-000
project no.	
contract	HOMI VILLA ACP INFORMATION CENTRE
drawing title	BLOCK PLAN
drawing no.	APB/9889 B
scale	1:200
office	Property Services

GF 505

A2 594 x 420



verandah
EXIT
inform/2
inform/4
inform/1
briefing
inform /3
inform/5
office
hose reel
switch
main
entrance
verandah
store
disabled
host
female
toilet
male toilet
dis.
down
up
EXIT
sprinkler + f.s.
pump
room
stairwell
up
chair store
BASEMENT
footpath
large banyan tree
to be retained
GROUND FLOOR PLAN
ramped entrance footpath
M0054090
NOTES:
FIRE SERVICE NOTES:
REV C. 14-3-95
A 21-11-94 REVISIONS AS HIGHLIGHTED
REVISION
surveyed
designed
drawn
traced
checked
approved
contract no.
file no.
project no.
contract
HOMI VILLA
ACP INFORMATION CENTRE
drawing title
general arrangement
ground floor plan
basement
drawing no.
APB/ 9890
scale
1:50
office
Property Services



SECTION B.B 1:50

SECTION AA 1:50

M0054091

GF 505

NOTES:

no.	date	description	initial

REVISION

	name	date
drawn		
checked		

approved

contract no.

file no.

project no.

contract
HOMI VILLA
ACP INFORMATION CENTRE

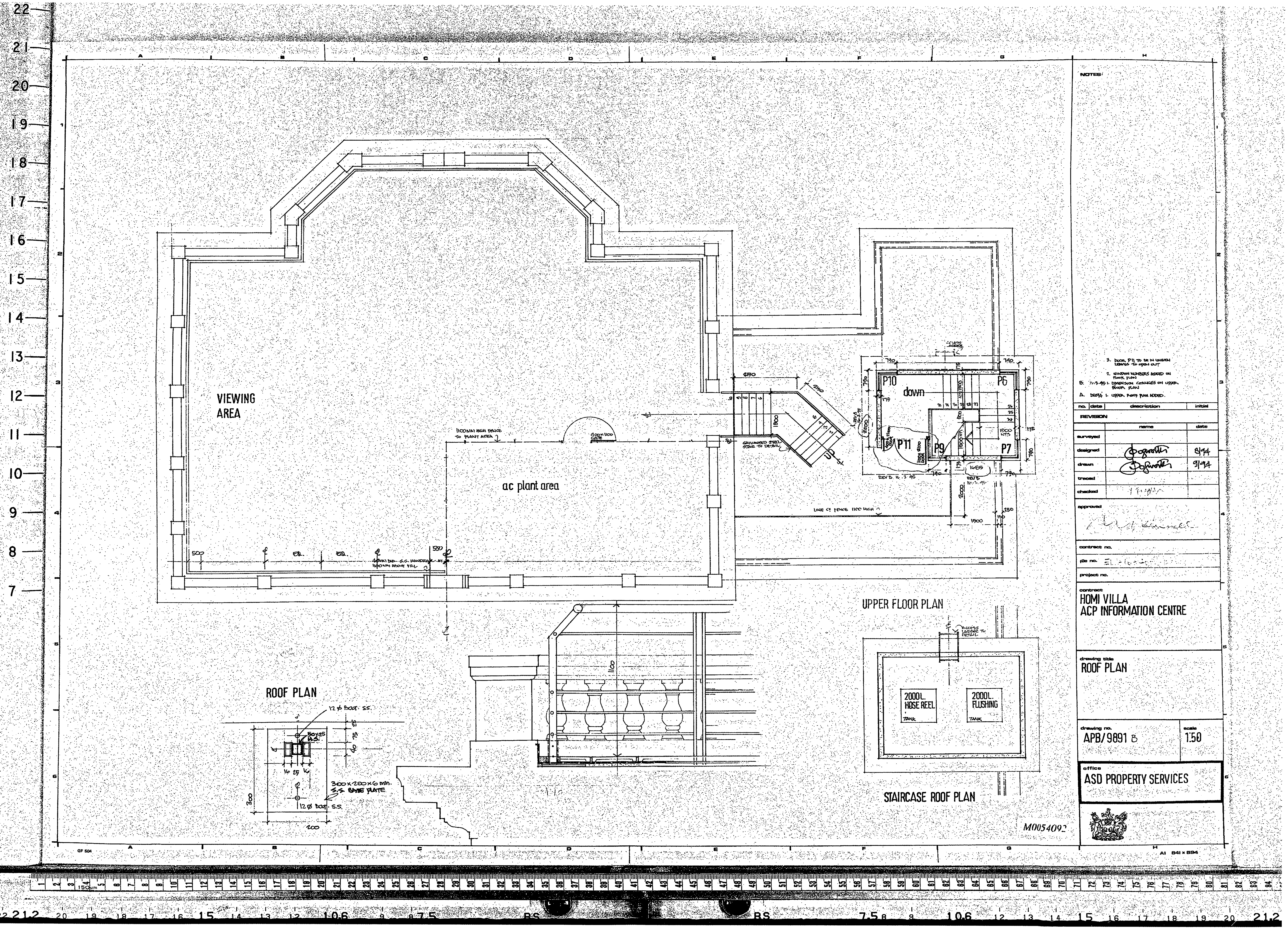
drawing title
SECTIONS AA BB

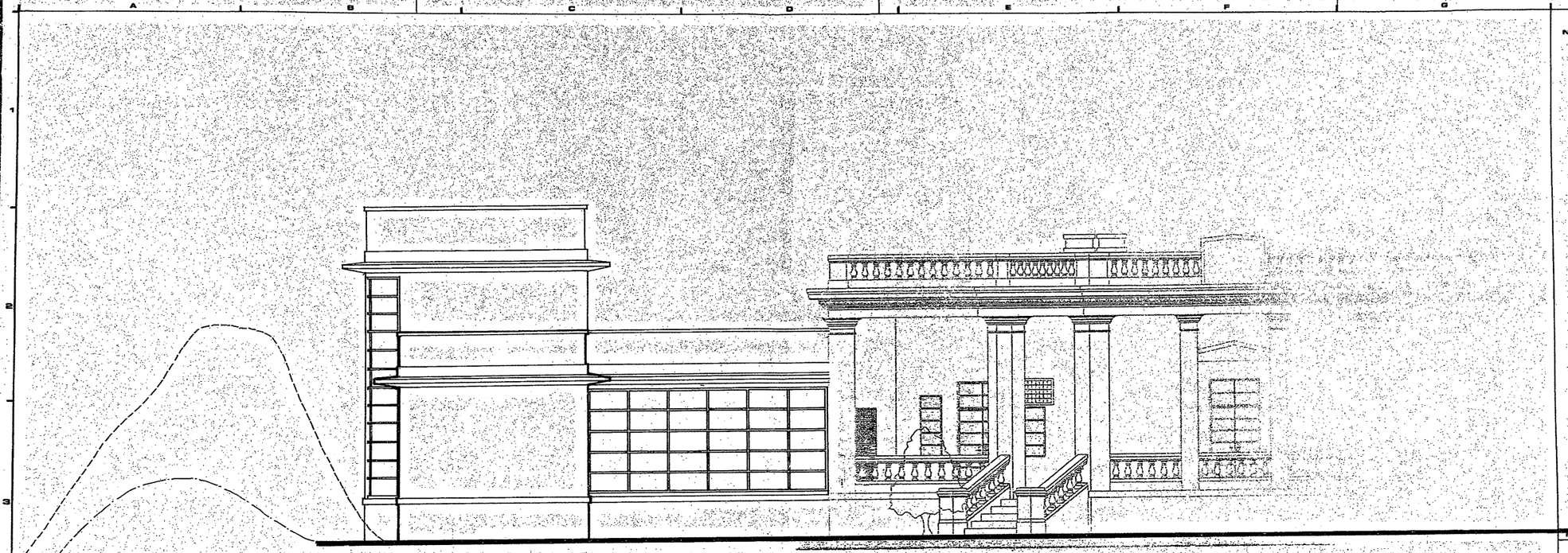
drawing no.
APB/9892

scale
1:50

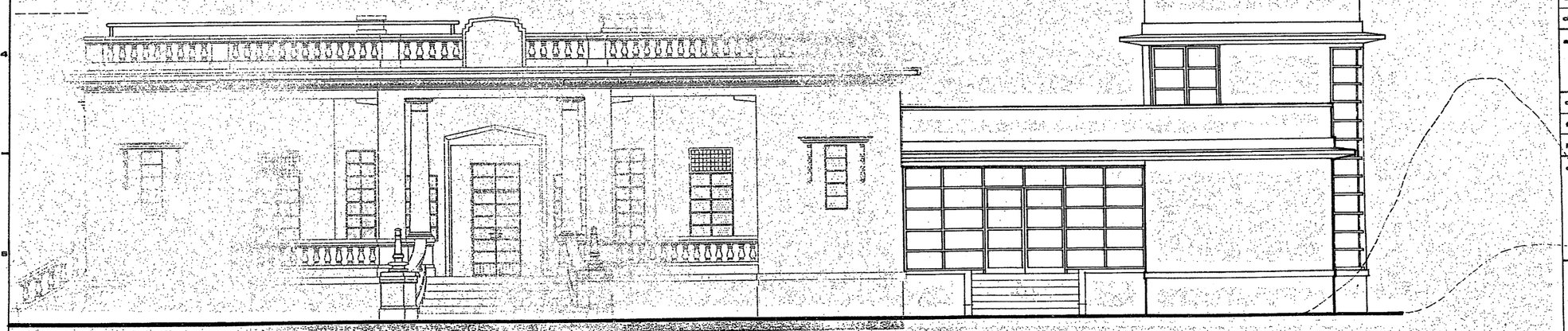
office
Property Services

A2 594 × 420


VIEWING AREA
ac plant area
down
P10
P6
P11
P9
P7
UPPER FLOOR PLAN
ROOF PLAN
2000L. HOSE REEL TANK
2000L. FLUSHING TANK
STAIRCASE ROOF PLAN
300×200×6 mm. S.S. BASE PLATE
12 Ø BOLT. S.S.
NOTES:
3. DOOR P11 TO BE IN UNEVEN LEAVES TO OPEN OUT
2. WINDOW NUMBERS ADDED ON FLOOR PLAN
B. 1. DIMENSION CHANGES ON UPPER FLOOR PLAN
A. 1. UPPER ROOF PLAN ADDED.
no. | date | description | initial
REVISION
surveyed
designed 8/94
drawn 9/94
traced
checked
approved
contract no.
file no.
project no.
contract
HOMI VILLA
ACP INFORMATION CENTRE
drawing title
ROOF PLAN
drawing no.
APB/9891 B
scale
1:50
office
ASD PROPERTY SERVICES
M0054092
A1 841 x 594



EXTENSION · REAR ELEVATION 1:50



EXTENSION · FRONT ELEVATION 1:50

NOTES:

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed	Bob	7/94
drawn	CB	
traced		
checked	RM	

approved

contract no.

file no.

project no.

contract
HOMI VILLA
ACP INFORMATION CENTRE

drawing title
ELEVATIONS

drawing no. APB/9893

scale 1:50

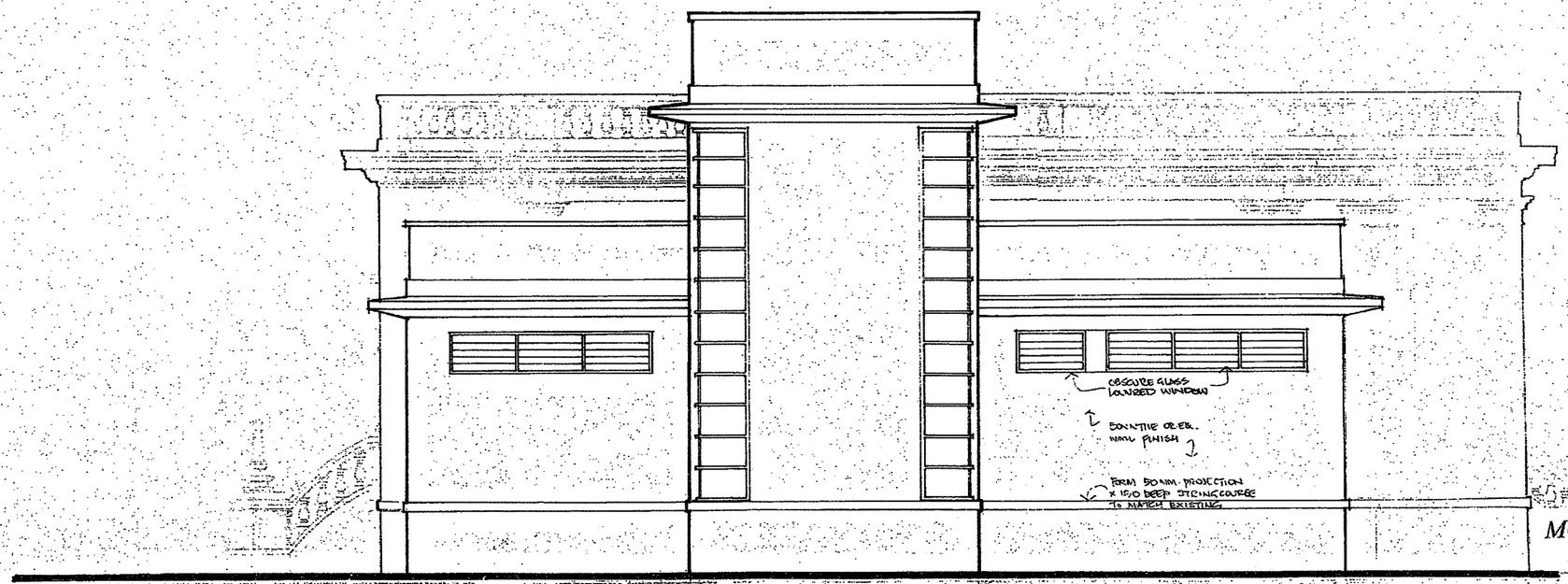
office
Property Services

Reduce width to 26 40 cm

M0054093

GF 504

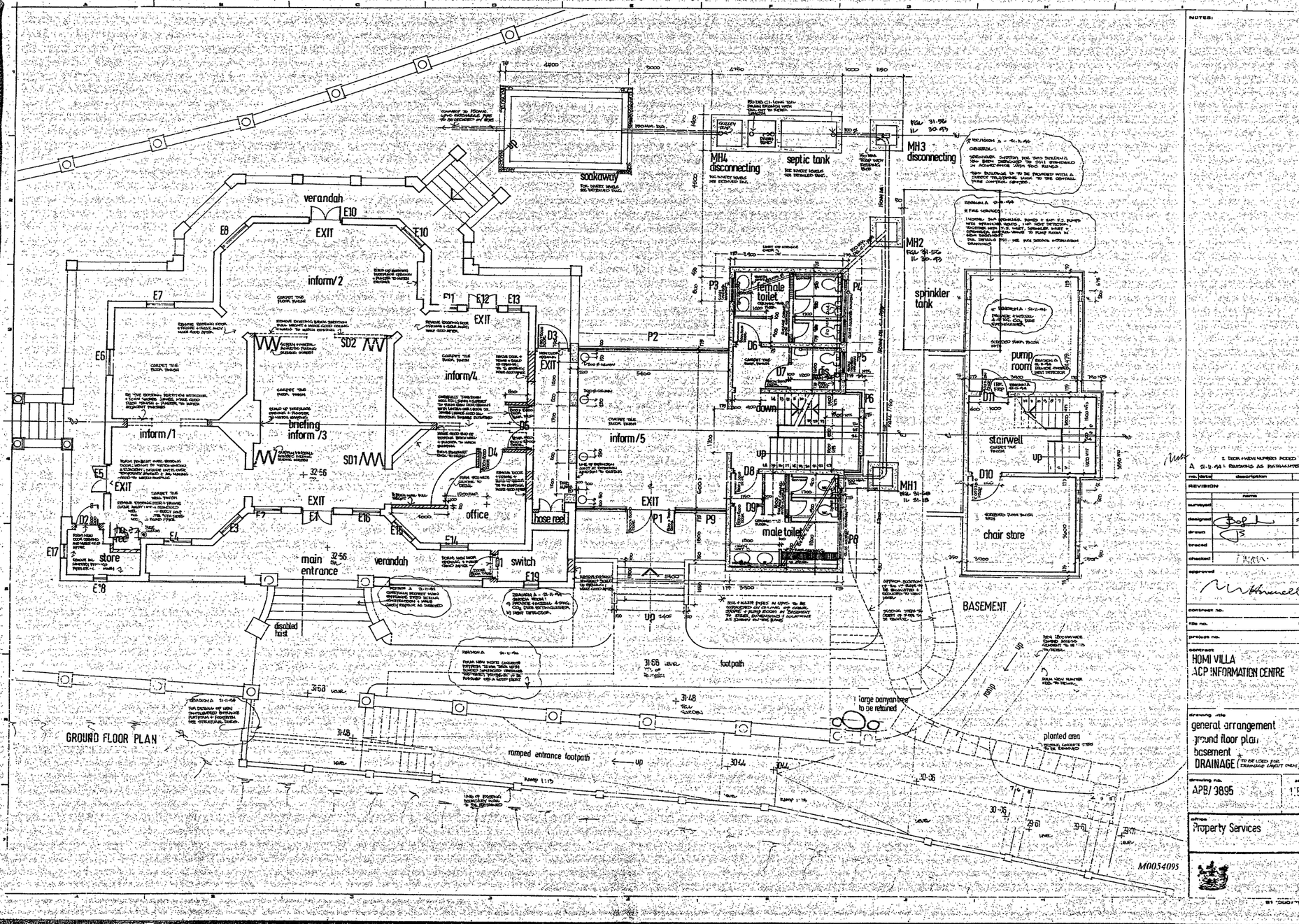
A1 841 x 594



SIDE ELEVATION

M0054094

REVISION	
approved	
contract no.	
file no.	
project no.	
HOMI VILLA ACP INFORMATION CENTRE	
drwg title: ELEVATION	
drwg no. APB/ 9894	scale 1:50
office: Property Services	



NOTES:

no.	date	description	initial
REVISION			

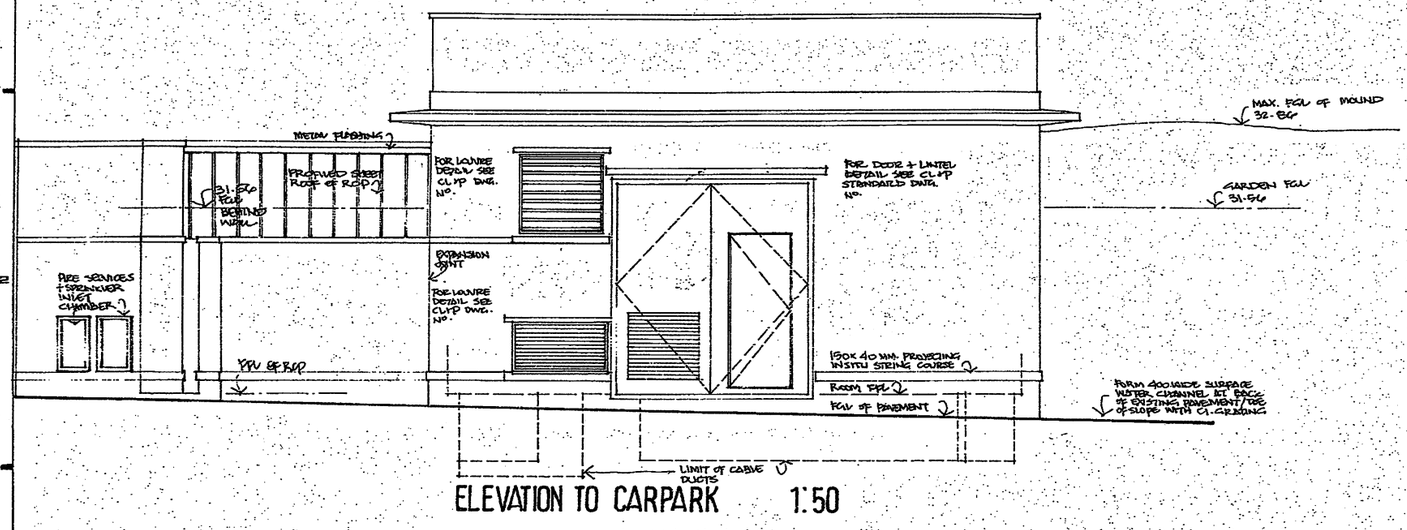
	name	date
surveyed		
designed		
drawn		
traced		
checked		
approved		

HOMI VILLA
ACP INFORMATION CENTRE

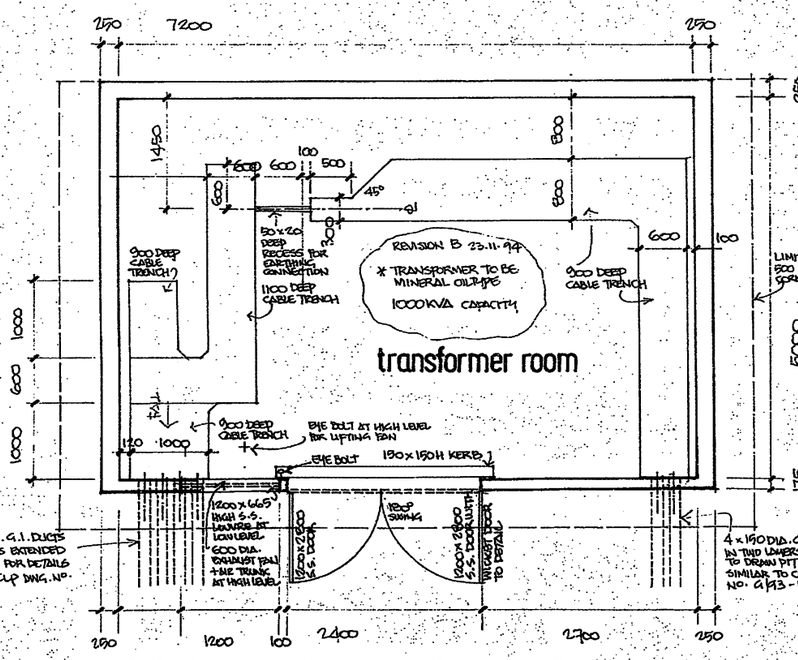
general arrangement
ground floor plan
basement
DRAINAGE (TO BE USED FOR DRAINAGE LAYOUT ONLY)

APB/ 3895 — 1:50

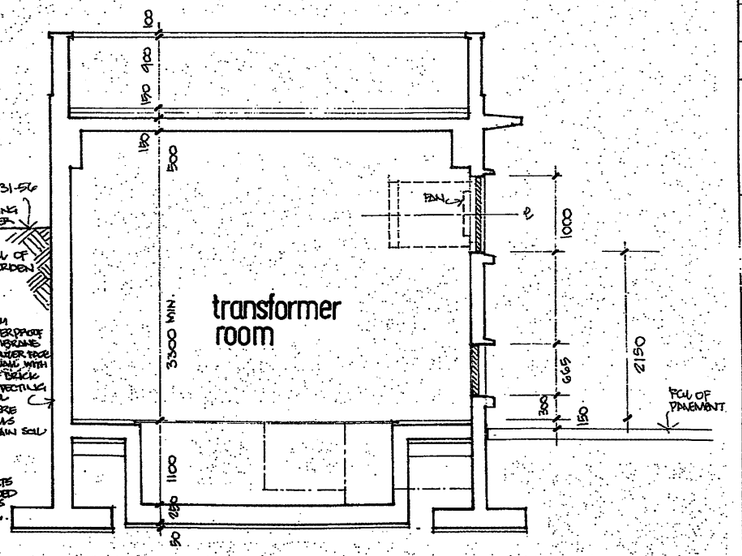
Property Services



ELEVATION TO CARPARK 1:50



GENERAL ARRANGEMENT PLAN 1:50



SECTION AA. 1:50

M0054096

NOTES:

ADD - APPLY WATERPROOF MEMBRANE TO OUTER FACE OF TRANSFORMER ROOM WALLS WHERE WALLS RETAIN SOIL

no.	date	description	initial
REVISION			
Δ	17.11.94		

	name	date
drawn		10 X 1994
checked		
approved		

contract no.

file no.

project no.

contract
HOMI VILLA
ACP INFORMATION CENTRE

drawing title
TRANSFORMER ROOM

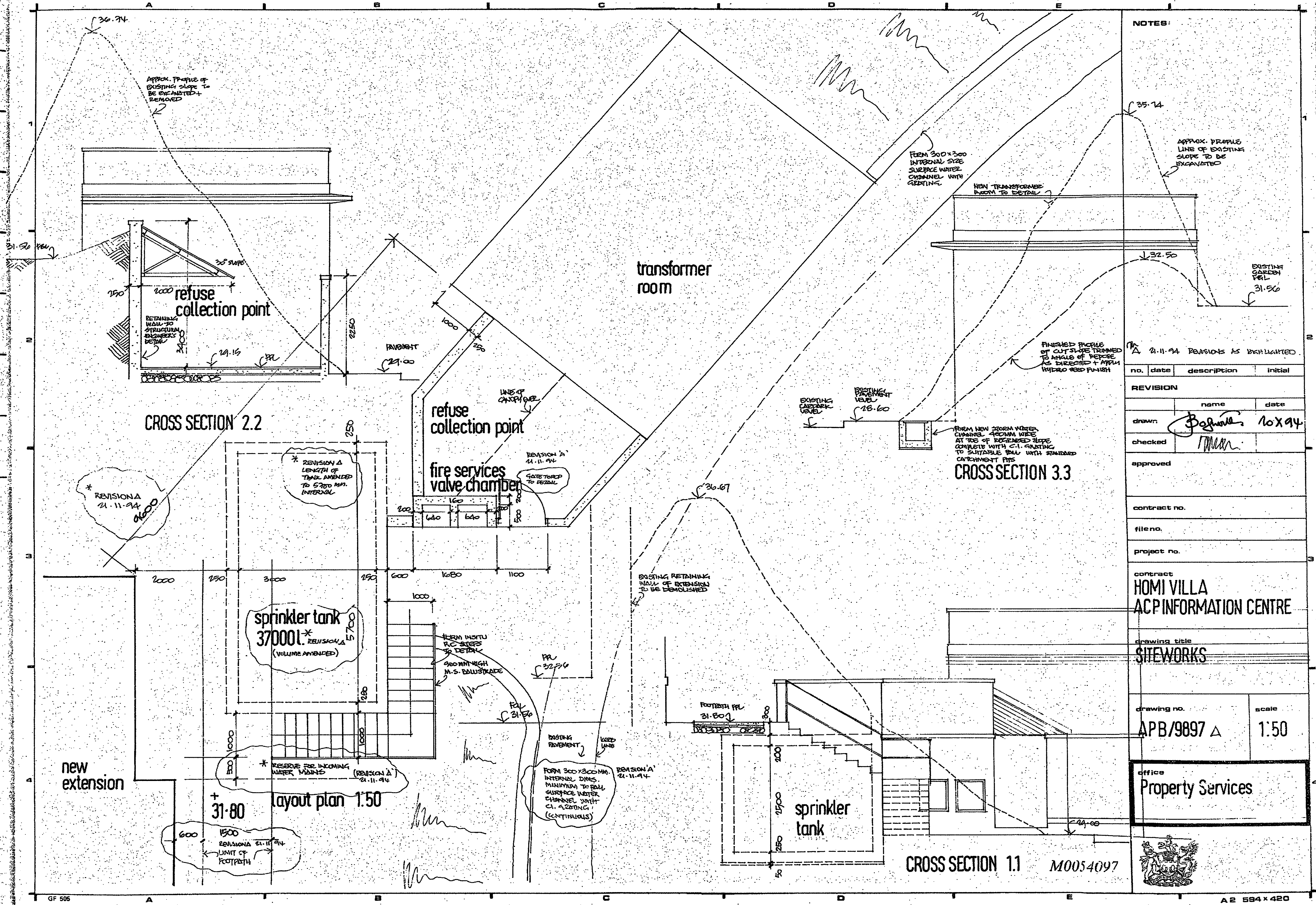
drawing no.
APB/9896 D

scale
1:50

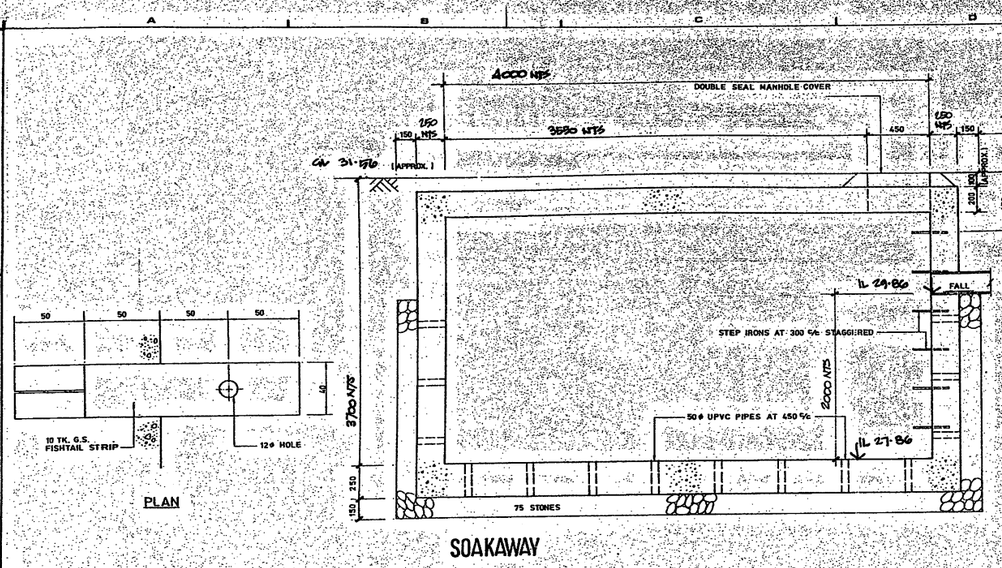
office
Property Services

GF 505

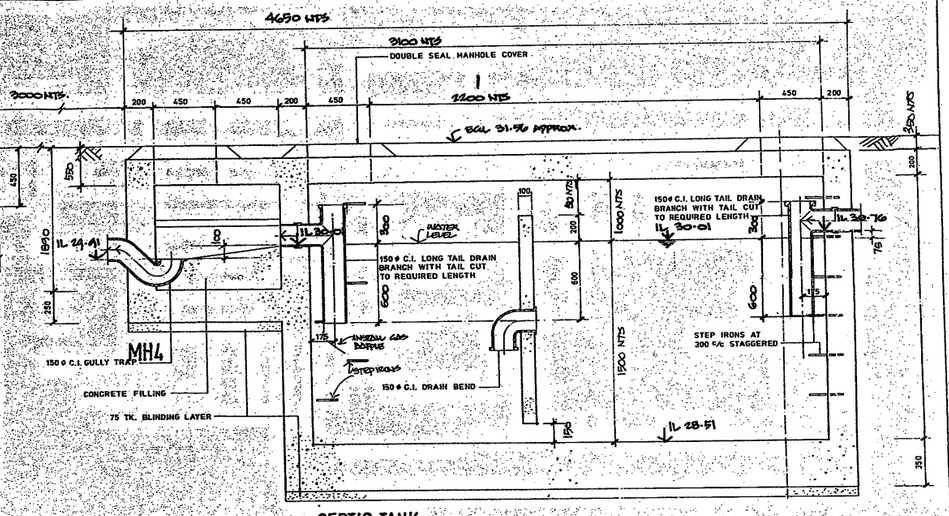
A2 594 x 420



NOTES:
transformer room
refuse collection point
CROSS SECTION 2.2
refuse collection point
fire services valve chamber
CROSS SECTION 3.3
sprinkler tank 37000L.
(VOLUME AMENDED)
new extension
31·80
layout plan 1:50
sprinkler tank
CROSS SECTION 1.1
M0054097
Δ 21.11.94 REVISIONS AS HIGHLIGHTED
no. date description initial
REVISION
name date
drawn 10X94
checked
approved
contract no.
file no.
project no.
contract
HOMI VILLA
ACP INFORMATION CENTRE
drawing title
SITEWORKS
drawing no.
APB/9897 Δ
scale
1:50
office
Property Services
A2 594 x 420



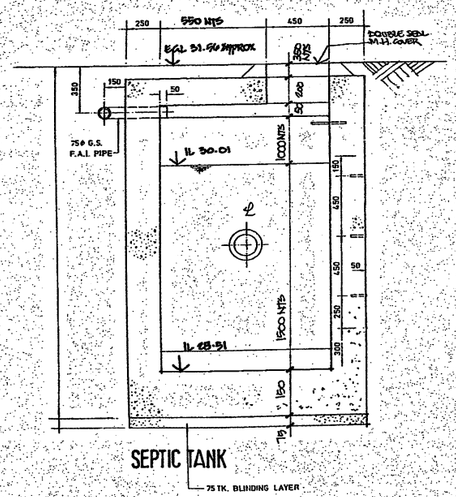
DETAILS OF G.S. BRACKET
SCALE :- 1 : 2



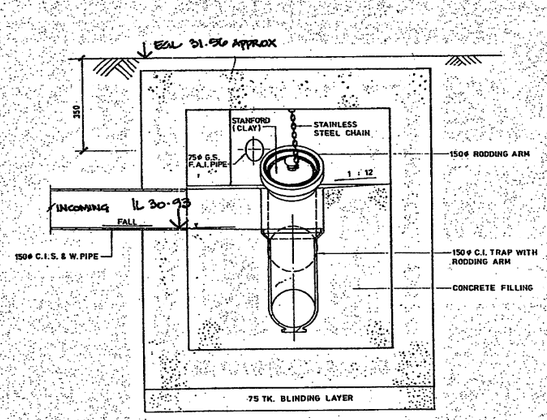
SECTION A — A
SCALE :- 1 : 20

NOTES:

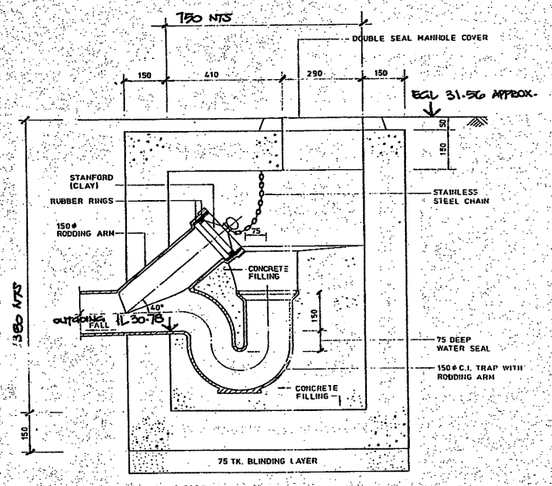
1. ALL DIMENSIONS IN MILLIMETRES.
2. ALL LEVELS REFER TO PRINCIPAL DATUM (P.D.) AND IN MILLIMETRES.



SECTION B — B
SCALE :- 1 : 20



SECTION C — C
SCALE :- 1 : 10



SECTION D — D
SCALE :- 1 : 10

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		NOV 1994
drawn		
traced		
checked		
approved		

contract no.

file no.

project no.

contract
HOMI VILLA
ACP INFORMATION CENTRE

drawing title
DRAINAGE DETAILS

drawing no.
APB/9898

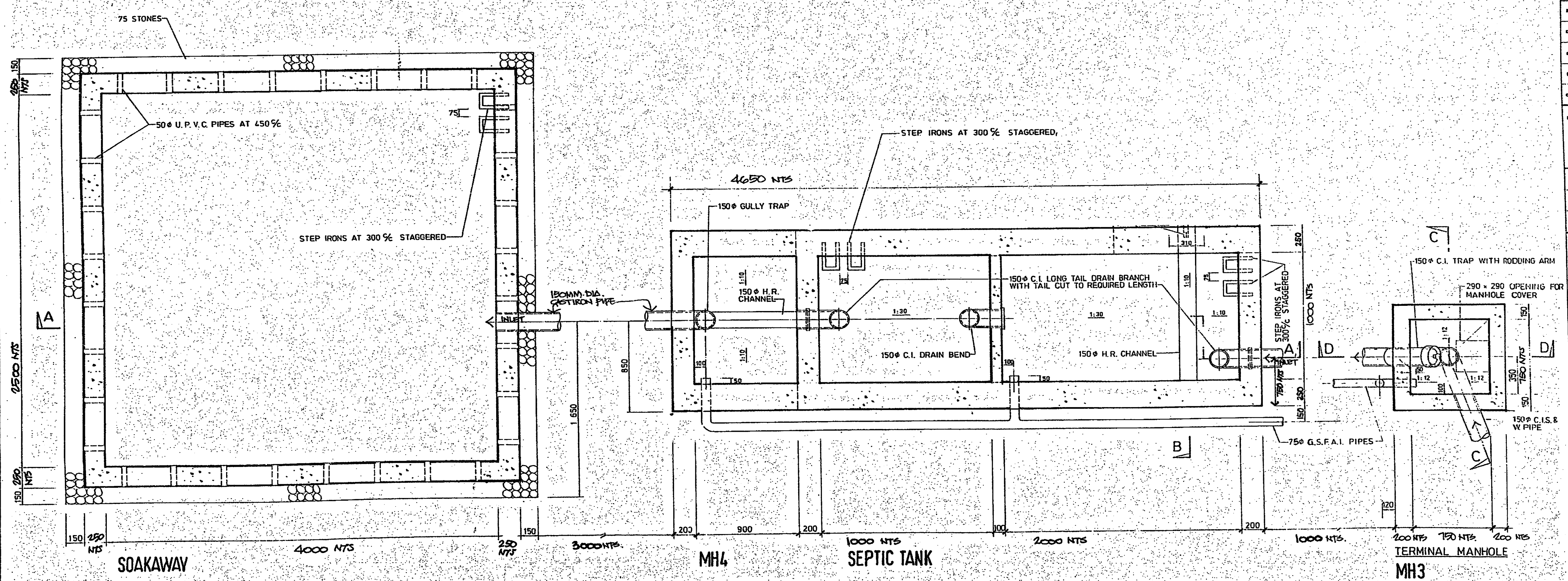
scale
as shown

office
Property Services

M0054098

A1 841 x 594

2. ALL LEVELS REFER TO PRINCIPAL DATUM (P.D.) AND IN MILLIMETRES.



SECTIONAL PLAN
SCALE 1:20

M0054099

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed	[signature]	NOV/1994
drawn		
traced		
checked	[signature]	

approved [signature]

contract no.

file no. ED-15-4xx-xx

project no.

contract

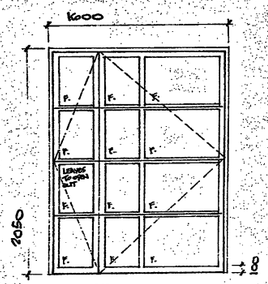
drawing title
HOMI VILLA
ACP INFORMATION CENTRE

drawing no.
DRAINAGE DETAILS
APB/9899

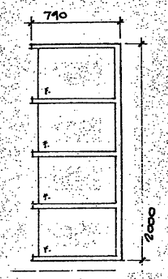
scale
as shown

office
Property Services

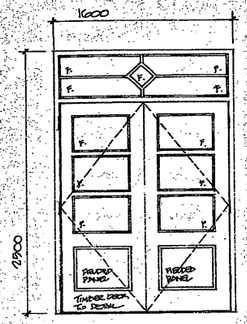
A1 841 x 594



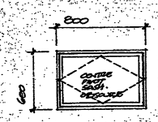
type 10
wdw. no. P11



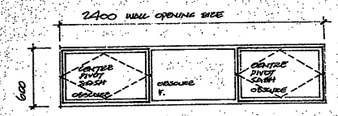
type 11
wdw. no. P9 · P10



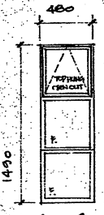
wdw. no. E1



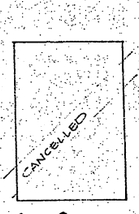
type 12
wdw. no. P3 · P5



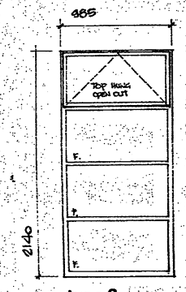
type 12a
wdw. no. P4 · P8



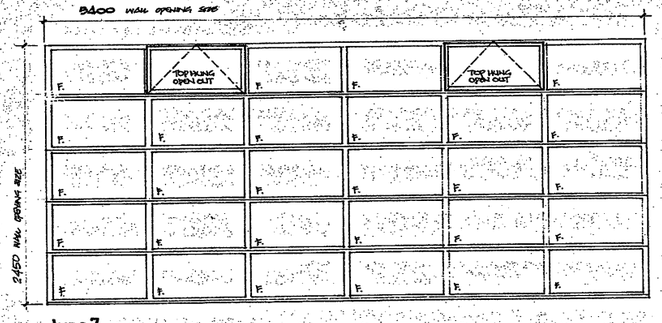
type 1
wdw. no. E2·E11·E13



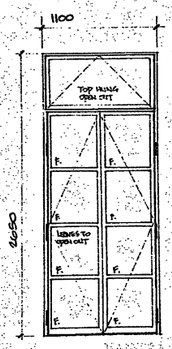
type 2
wdw. no. -



type 6
wdw. no. E3·E4·E14·E15

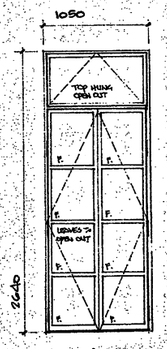


type 7
wdw. no. P2 CLEAR GLAZING.



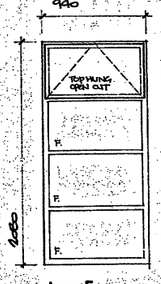
type 3
wdw. no. E12

OMIT WDW No E12 AS ABOVE
ADD WDW No E12 TO SAME PROFILE AS WDW-TYPE 5 BUT SIZE TO BE 1100 x 2080 HIGH OVERALL.
REV. A 24.5.95

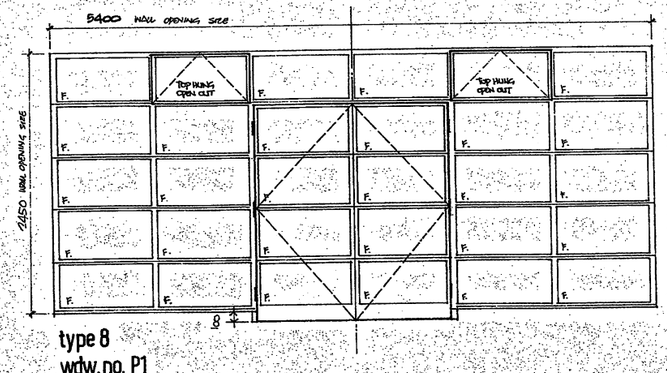


type 4
wdw. no. E5·E9

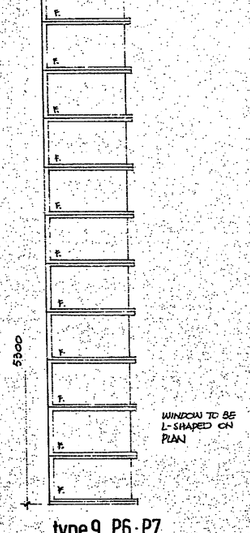
OMIT WDW No E5 AS ABOVE
ADD WDW No E9 TO SAME PROFILE AS WDW-TYPE 5 BUT SIZE TO BE 1030 WIDE x 2080 HIGH OVERALL
REV. A 24-5-95



type 5
wdw. no. E6·E7·E8·E10



type 8
wdw. no. P1



type 9 P6·P7

NOTES:
THE CONTRACTOR WILL BE HELD TO HAVE CHECKED ALL DIMENSIONS OF OPENINGS ETC. ON SITE AND SATISFIED HIMSELF ABOUT TOLERANCES AND ALLOWANCES TO WINDOW SIZES.

2. OMIT WDW No E5
ADD NEW WDW No E8 TO SAME PROFILE AS WDW TYPE 5 BUT SIZE 1030 x 2080 HIGH OVERALL

1. OMIT WDW No E12
ADD NEW WDW No E12 TO SAME PROFILE AS WDW TYPE 5 BUT SIZE 1100 WIDE x 2080 HIGH OVERALL

A 24.5.95

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed	[illegible]	1.3.95
drawn		
traced		
checked	[illegible]	22.3.95
approved	[signature]	

contract no.
file no.
project no.

contract
HOMI VILLA
ACP EXHIBITION CENTRE

drawing title
window schedule

drawing no.
APB/9902 A

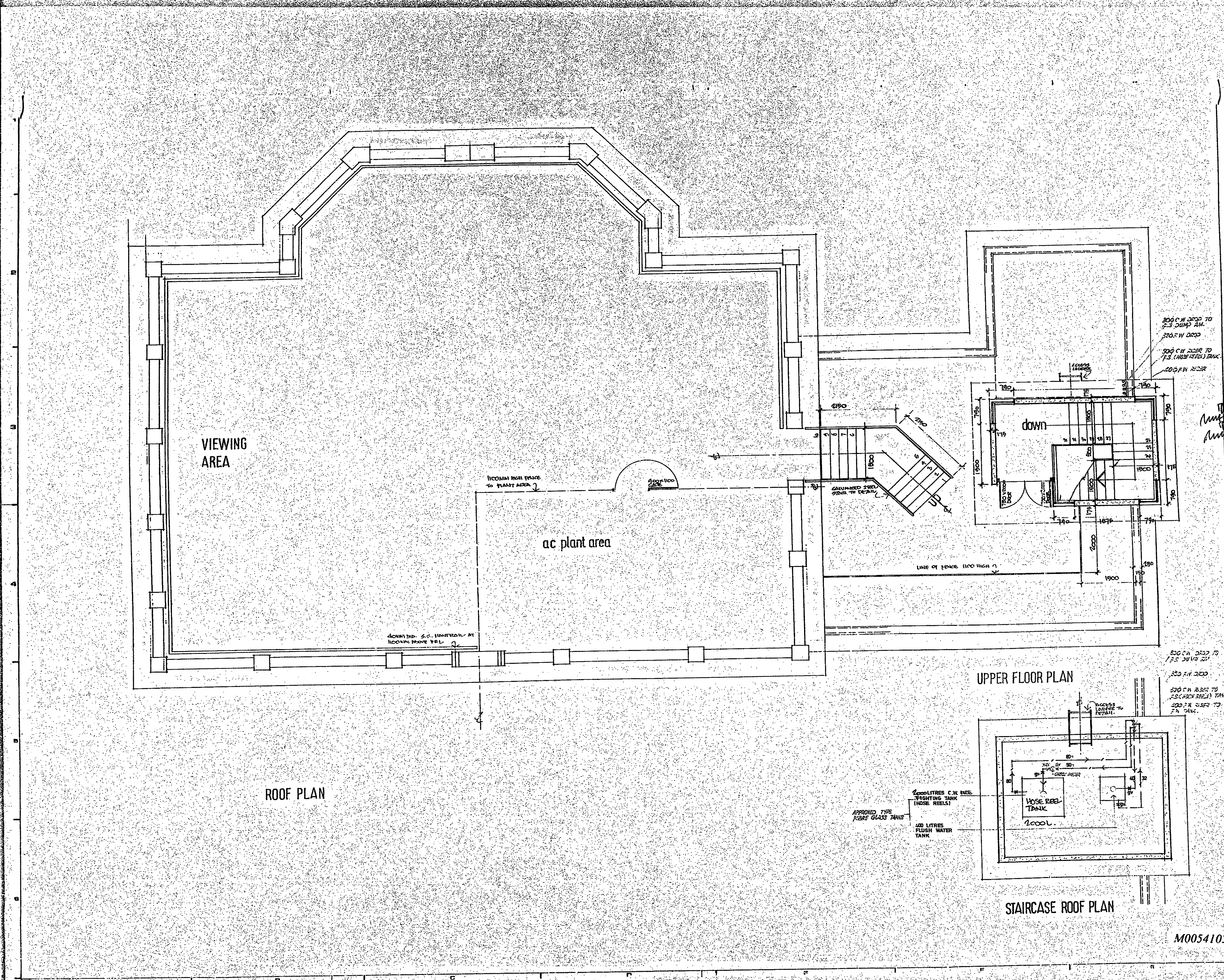
scale
1:25

office
Property Services

M0054100

GF 504

A1 841 x 594



no.	date	description	initial
	19.12.94	HOSE REEL TANK TO BE 2000L CAPACITY.	

REVISION

	name	date
surveyed		
designed		
drawn	Y.T. CHAN	11/94
traced		
checked		

approved

contract no.

file no.

project no.

contract
HOMI VILLA
ACP EXHIBITION CENTRE

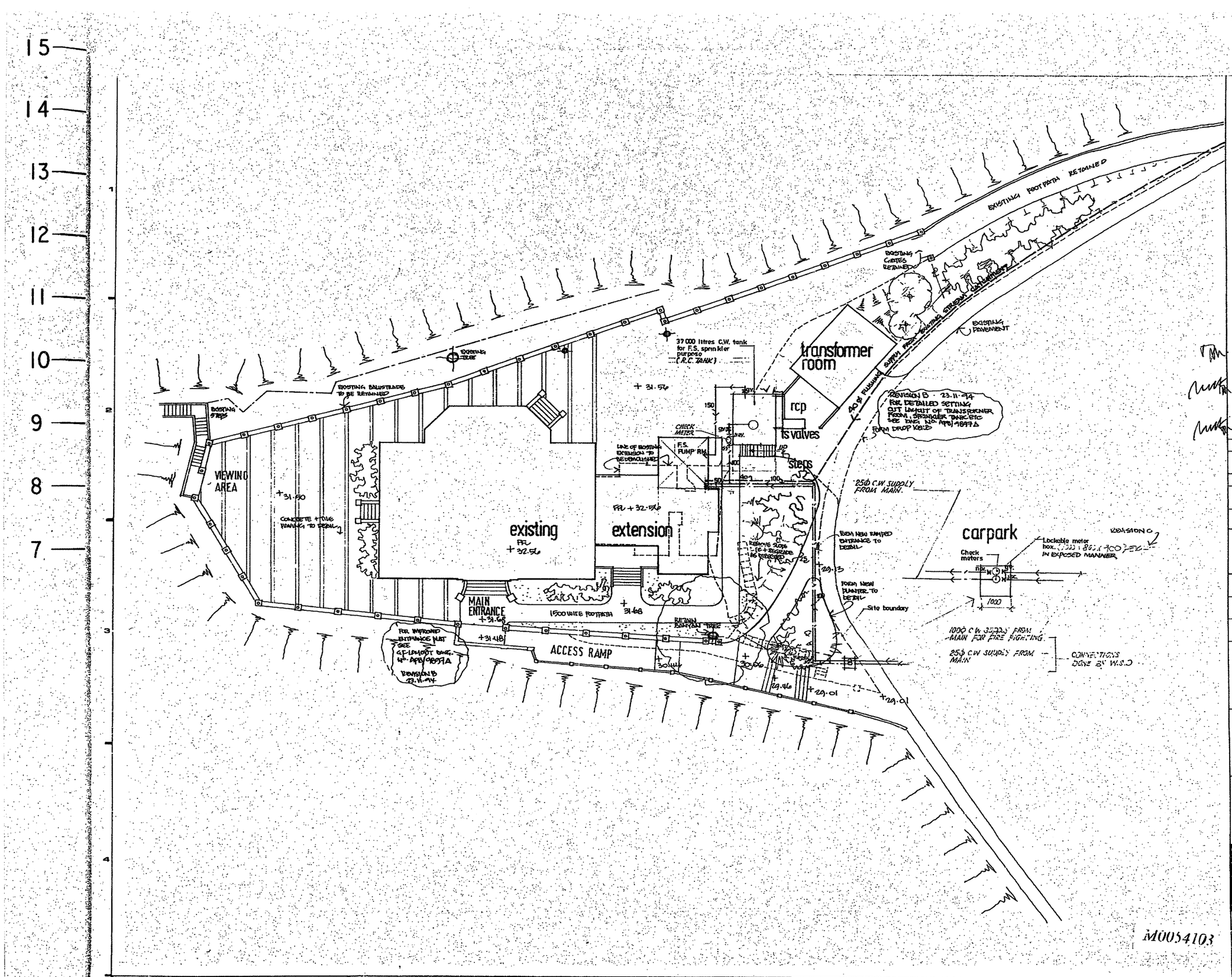
drawing title
ROOF PLAN
WATER SUPPLY DIAGRAM

drawing no. APB/ 9904

scale 1:50

office
ASD PROPERTY SERVICES

ARCH. S. D.



NOTES:

C 20.4.95
LOCKABLE METER BOX TO BE 2134 MIN. 900MM ABOVE FGL.

B 23.11.94
INCOMING WATER SUPPLY + DISTRIBUTION ADDED TO PLAN

A 26.10.94
INCREASE SIZE OF TRANSFORMER ROOM ADD RCP COMPOUND + FS VALVE HOUSING ADD 25000L SPRINKLER TANK : ADJUST LAND SCAPING

no.	date	description	initial
REVISION			

	name	date
drawn		8/94
checked		
approved		
contract no.		
file no.		
project no.		

contract
HOMI VILLA
ACP INFORMATION CENTRE

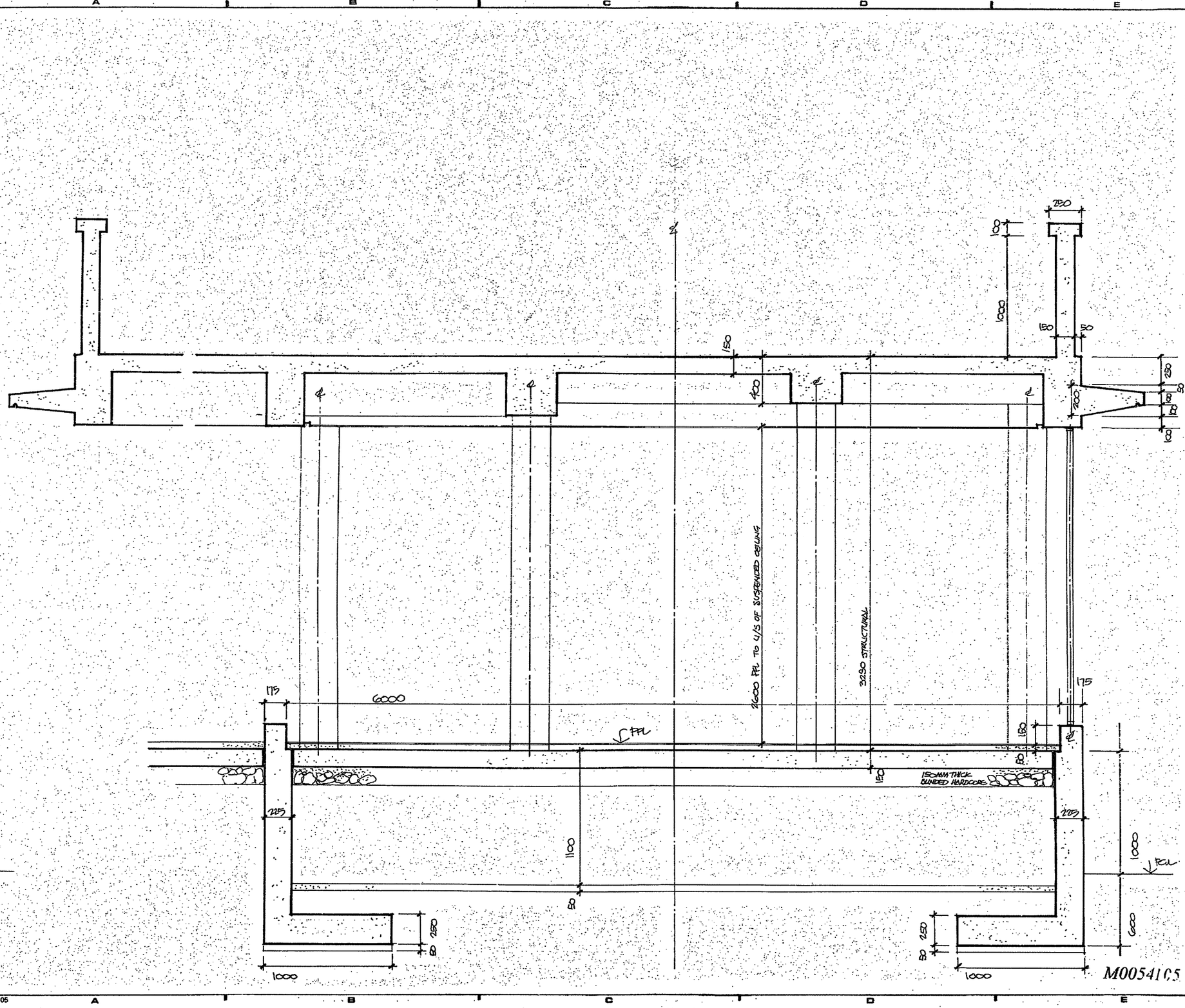
drawing title
WATER SUPPLY
LAYOUT PLAN

drawing no. APB/9905 C

scale 1:200

office
Property Services

ARCH. S.D.



NOTES:

no.	date	description	initial
REVISION			

	name	date
drawn		24.4.95
checked		24.4.95
approved		

contract no.

file no.

project no.

contract
HOMI VILLA ACP
EXHIBITION CENTRE

drawing title
CROSS SECTION OF EXTENSION

drawing no.
APB/9910

scale
1:20

office
Property Services

GF 505

A2 594 x 420

Elevation of ramped access to garden platform 1:50

Part plan of external siteworks 1:50

main entrance footpath balustrade 1:25

ramp balustrade 1:25

detail 'a' 1:5

Elevational section thro' improved existing main entrance footpath 1:50

NOTES:

no.	date	descr-iption	initial
REVISION			

	name	date
surveyed		
designed	J.Bogunovich	12.5.95
drawn		
traced		
checked		17.5.95
approved		
contract no.		
file no.		
project no.		

contract
HOMI VILLA ACP
EXHIBITION CENTRE

drawing title
DETAILS OF RAMPS + FOOTPATHS

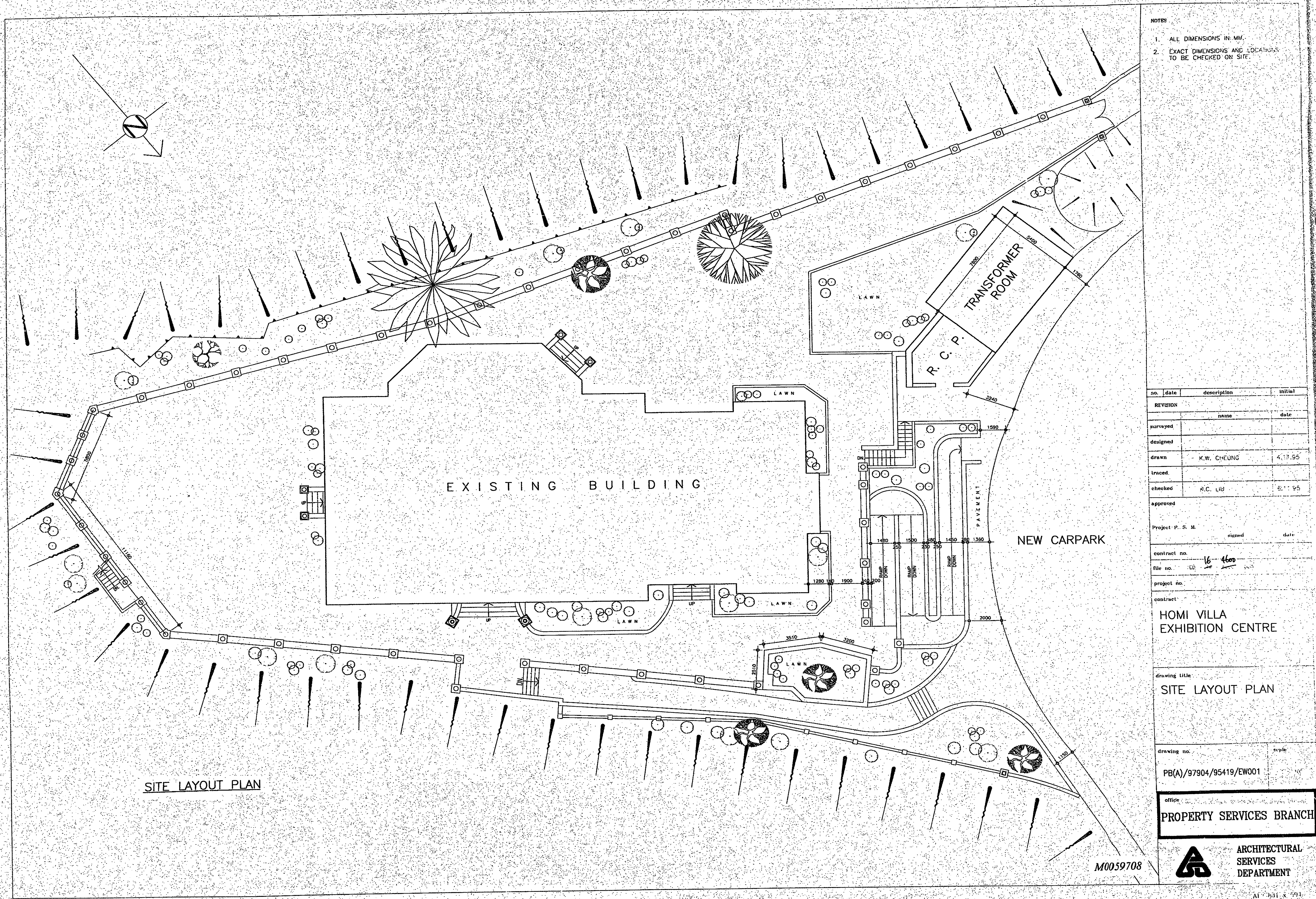
drawing no.
APB/9912

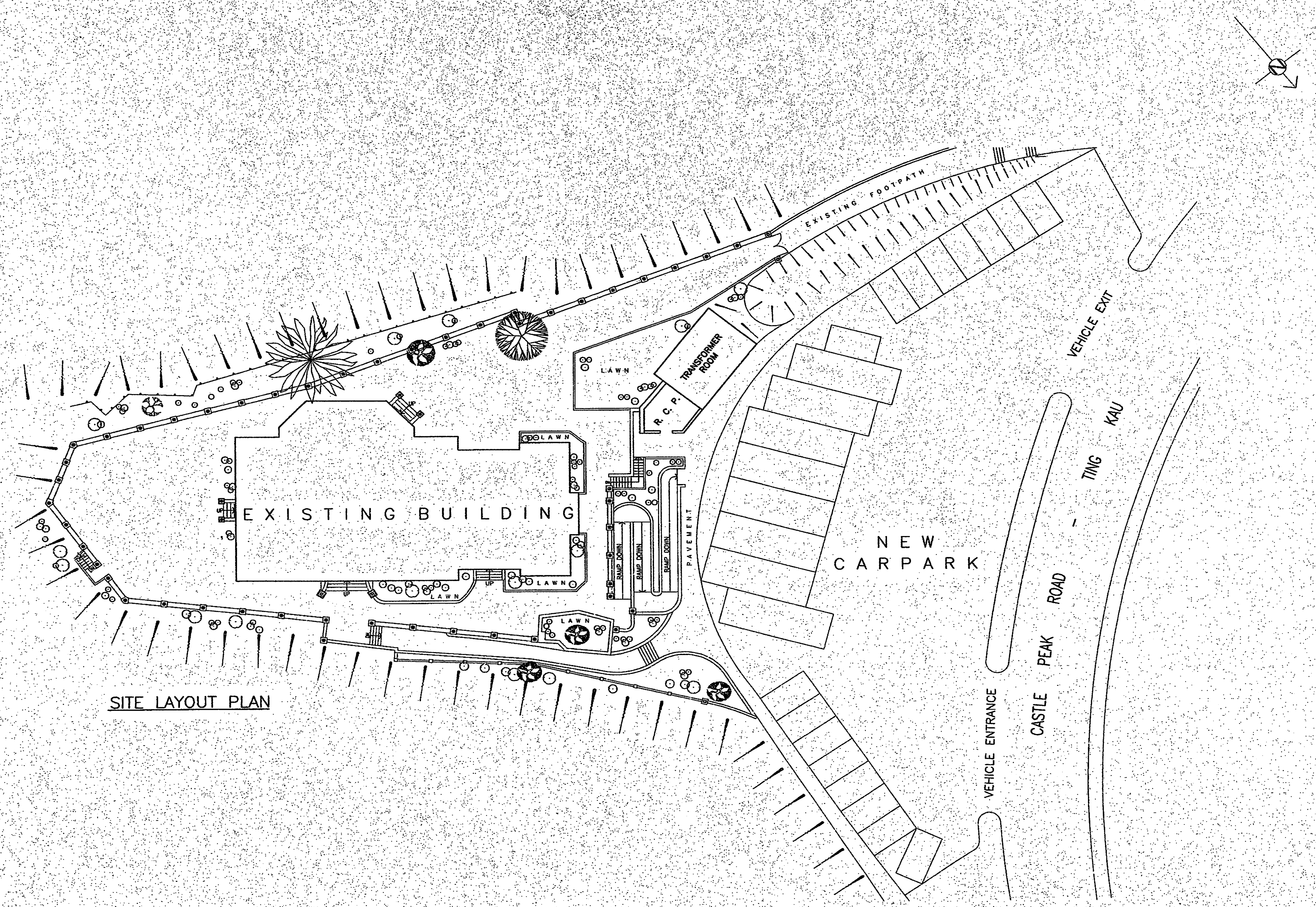
scale
1:50

office
Property Services

M00541106

A1 841 x 594


NOTES
1. ALL DIMENSIONS IN MM.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE.
EXISTING BUILDING
TRANSFORMER ROOM
R. C. P.
LAWN
PAVEMENT
RAMP DOWN
NEW CARPARK
SITE LAYOUT PLAN
M0059708
REVISION
drawn K.W. CHEUNG
checked R.C. LIU
contract
HOMI VILLA
EXHIBITION CENTRE
drawing title
SITE LAYOUT PLAN
drawing no.
PB(A)/97904/95419/EW001
PROPERTY SERVICES BRANCH
ARCHITECTURAL SERVICES DEPARTMENT



NOTES
1. ALL DIMENSIONS IN MM.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE.

no.	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn	K.W. CHEUNG	4.11.95
traced		
checked	[illegible]	[illegible]
approved		

Project P S M signed date

contract no.

file no. 16 - 2600

project no.

contract
HOMI VILLA
EXHIBITION CENTRE

drawing title
SITE LAYOUT PLAN

drawing no. PB(A)/97904/95419/EW003 scale

office
PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

M0059710

CASTLE PEAK ROAD — TING KAU

VEHICLE EXIT

VEHICLE ENTRANCE

CARPARK

TRANSFORMER ROOM

R. C. P.

PAVEMENT

RAMP DOWN

RAMP DOWN

RAMP DOWN

LAWN

LAWN

LAWN

LAWN

EXISTING BUILDING

M0059712

NOTES

1. ALL DIMENSIONS IN MM.
2. EXACT DIMENSIONS AND LOCATIONS TO BE CHECKED ON SITE.

CARPARK TYPE A

CARPARK TYPE B

no	date	description	initial
REVISION			

	name	date
surveyed		
designed		
drawn		
traced		
checked		
approved		

Project P S M

signed date

contract no

file no 16 4600

project no

contract

HOMI VILLA
EXHIBITION CENTRE

drawing title

PROPOSED MODIFICATION OF CAR-PARK MARKINGS

drawing no PB(A)/97904/95419/EW005

scale

office

PROPERTY SERVICES BRANCH

ARCHITECTURAL SERVICES DEPARTMENT

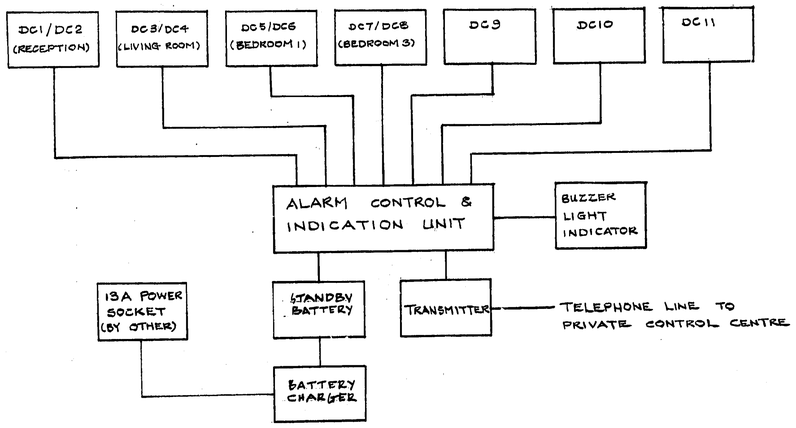
A1 841 x 594

Appendix V

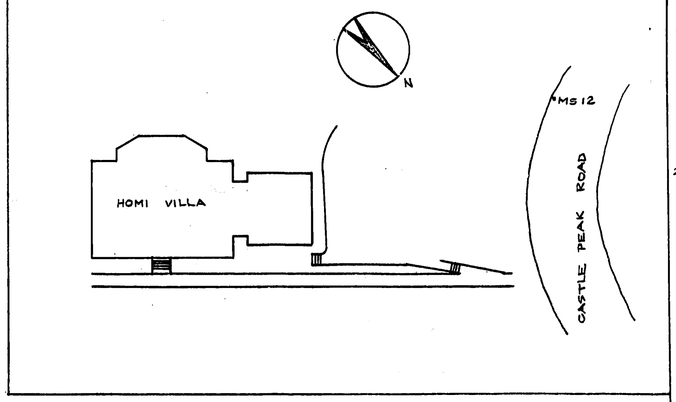
Part C

Record Plans Of Building Services

Drawing No.	Title
BSM2003/BA-1	Burglar and Security Alarm System Layout Plan
NA	AC Layout of Air Core Programme Exhibition Center
NA	Air Core Programme Exhibition Center R/F
ASD/PITC/ACPE01	Air Core Programme Exhibition Centre Castle Peak Road – Ting Kau New Terr. Electrical Schematic Diagram (P.I.T.C.)
ASD/PITC/ACPE02	Air Core Programme Exhibition Centre Castle Peak Road – Ting Kau New Terr. Electrical Schematic Diagram (P.I.T.C.)



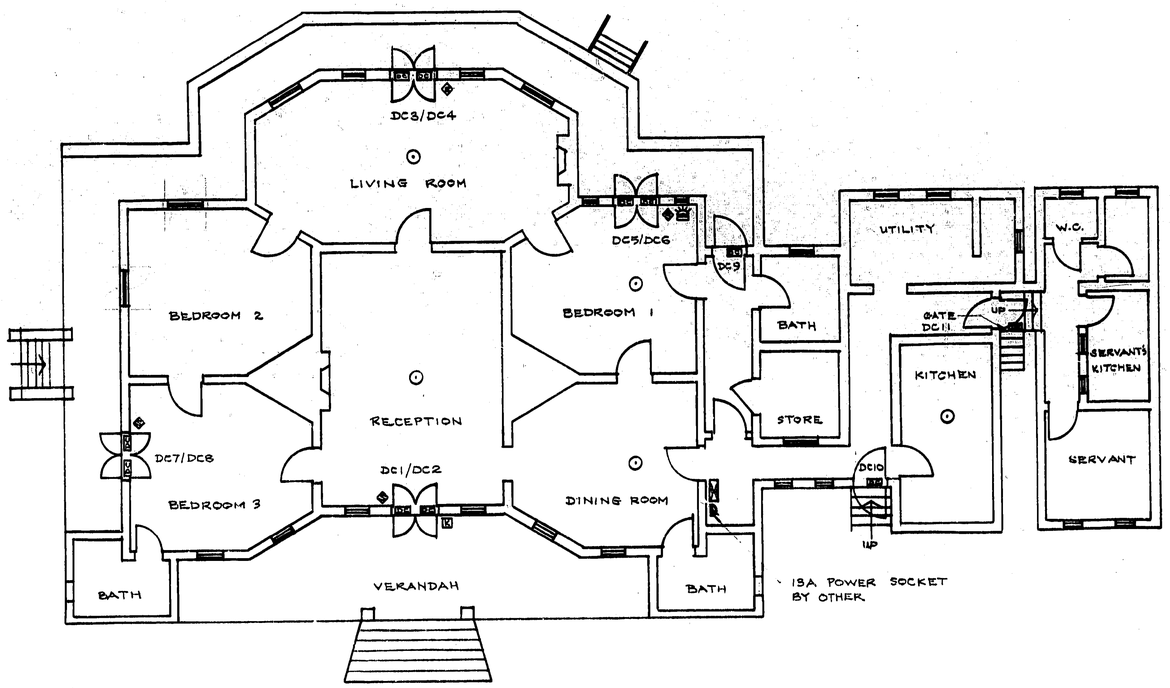
SCHEMATIC WIRING DIAGRAM



SITE LOCATION PLAN (NOT TO SCALE)

SYMBOLS:

- DC — SURFACE MOUNTED MAGNETIC DOOR CONTACT
- ⊙ — PANIC ALARM PUSH BUTTON LOCKING TYPE
- K — EXIT ROUTE KEYSWITCH C/W INDICATOR
- ◈ — SHUNT SLIDESWITCH C/W INDICATOR
- BUZZER LIGHT INDICATOR
- ALARM CONTROL UNIT C/W STANDBY BATTERY & CHARGER



BURGLAR AND SECURITY ALARM SYSTEM LAYOUT PLAN (SCALE 1:100)

NOTES:

1. ALL WIRING SHALL BE CARRIED OUT IN SURFACE CONDUIT AT HIGH LEVEL PROVIDED BY CONTRACTOR. CEILING HEIGHT APPROX 4.5 METRES
2. ALL NECESSARY BUILDER'S WORK AND REDECORATION SHALL BE PROVIDED BY OTHERS

no.	date	description	initial
REVISION			

	name	date
drawn	Y. W IP	
checked		

approved
CHIEF B.S. ENGINEER FRANKLIN K.K. HO
SENIOR B.S. ENGINEER R.S. BROADFOOT
B.S. ENGINEER C. H. FUNG

contract no.

file no. BDD. AM 52-44-6000-000

project no.

contract
HOMI VILLA
LOT 165 IN DD 390
TSUEN WAN

drawing title
BURGLAR AND SECURITY ALARM SYSTEM LAYOUT PLAN

drawing no.	scale
BSM 2003/BA-1	AS SHOWN

office
ARCHITECTURAL OFFICE
MAINTENANCE

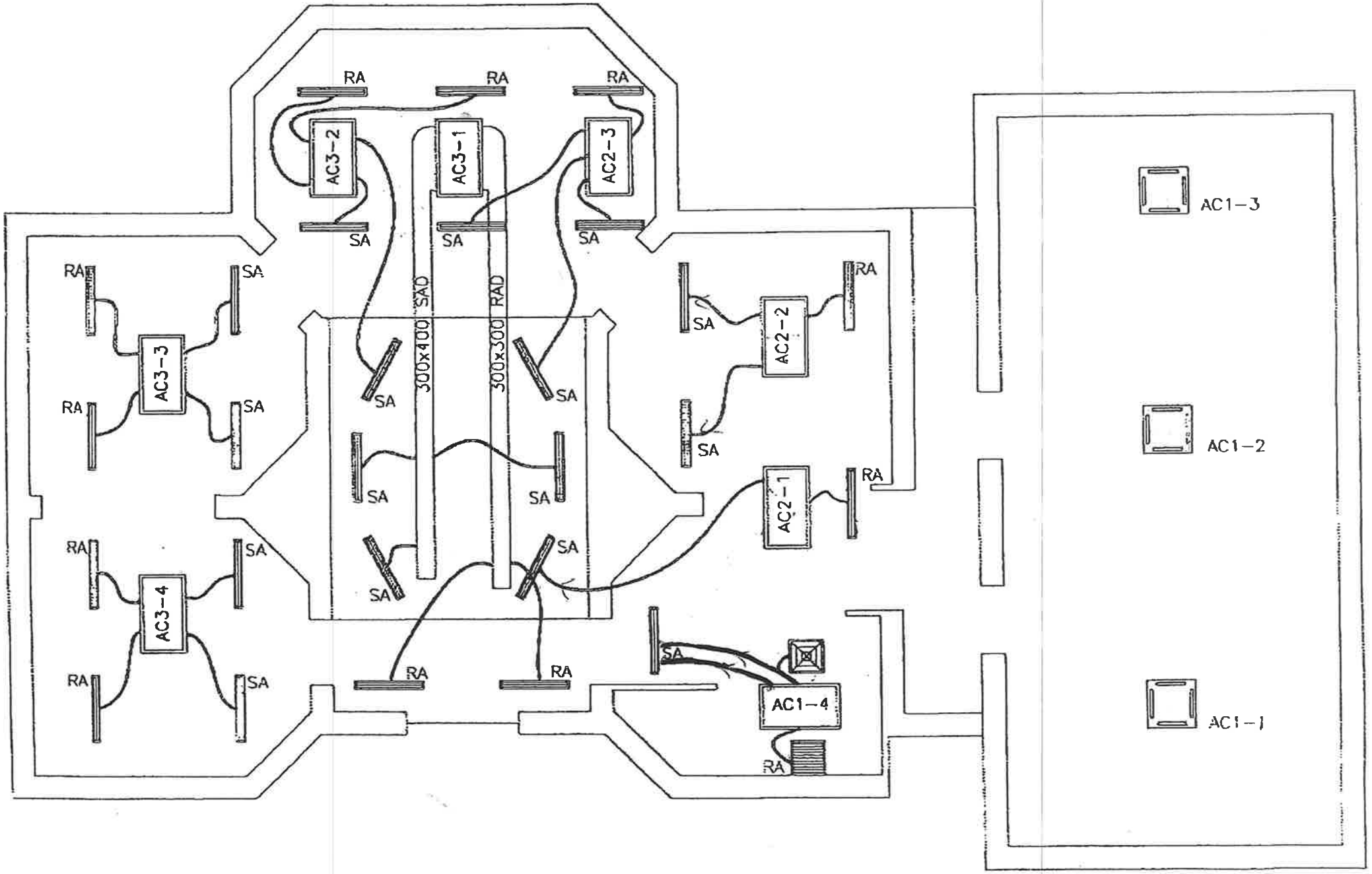
BUILDING DEVELOPMENT DEPARTMENT HONG KONG

B31373

pwd 124

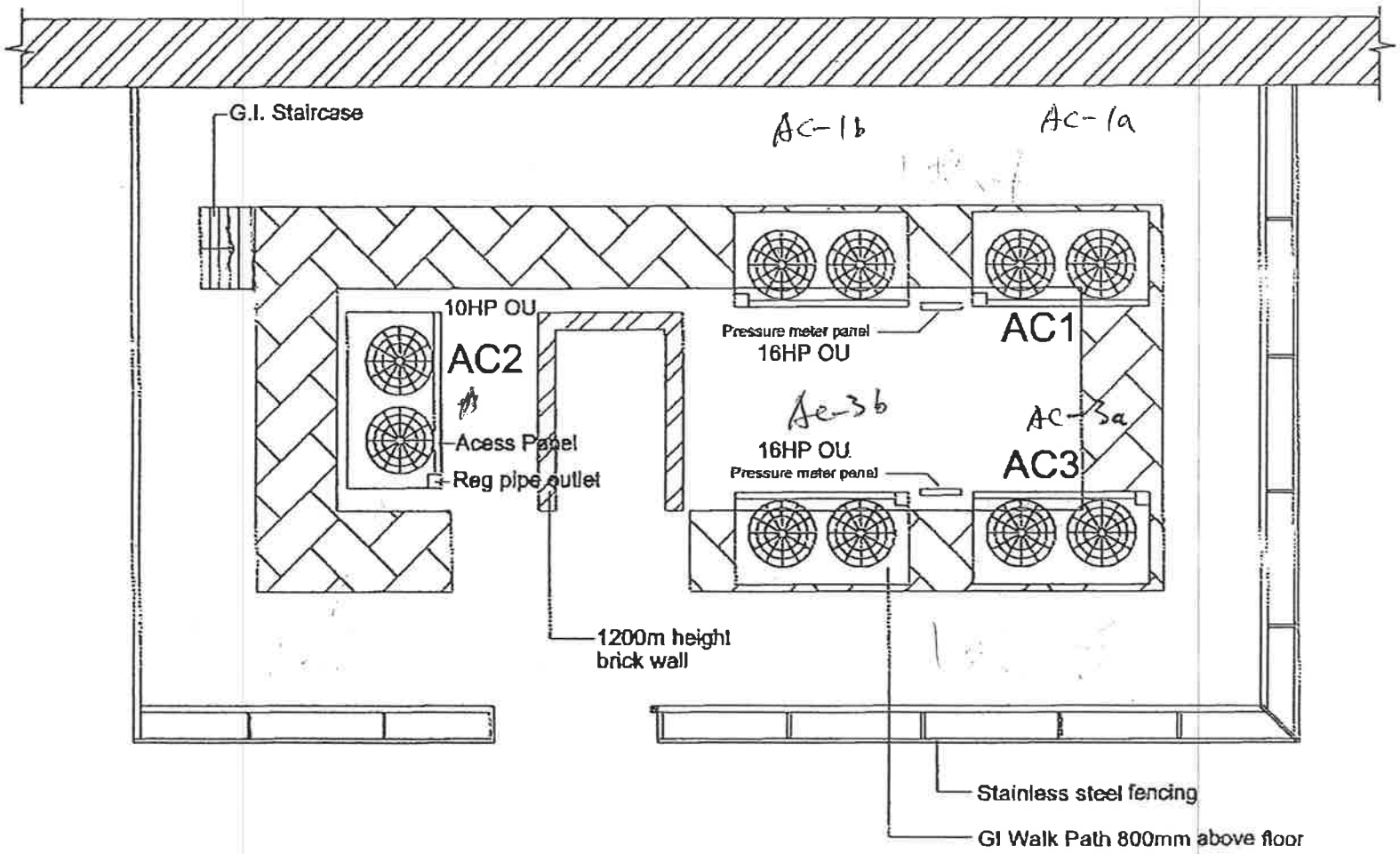
A2 594 x 420

AC Layout of Air Core Programme Exhibition Center



Airport Core Programe Exhibition Center R/F

SCALE 1:50

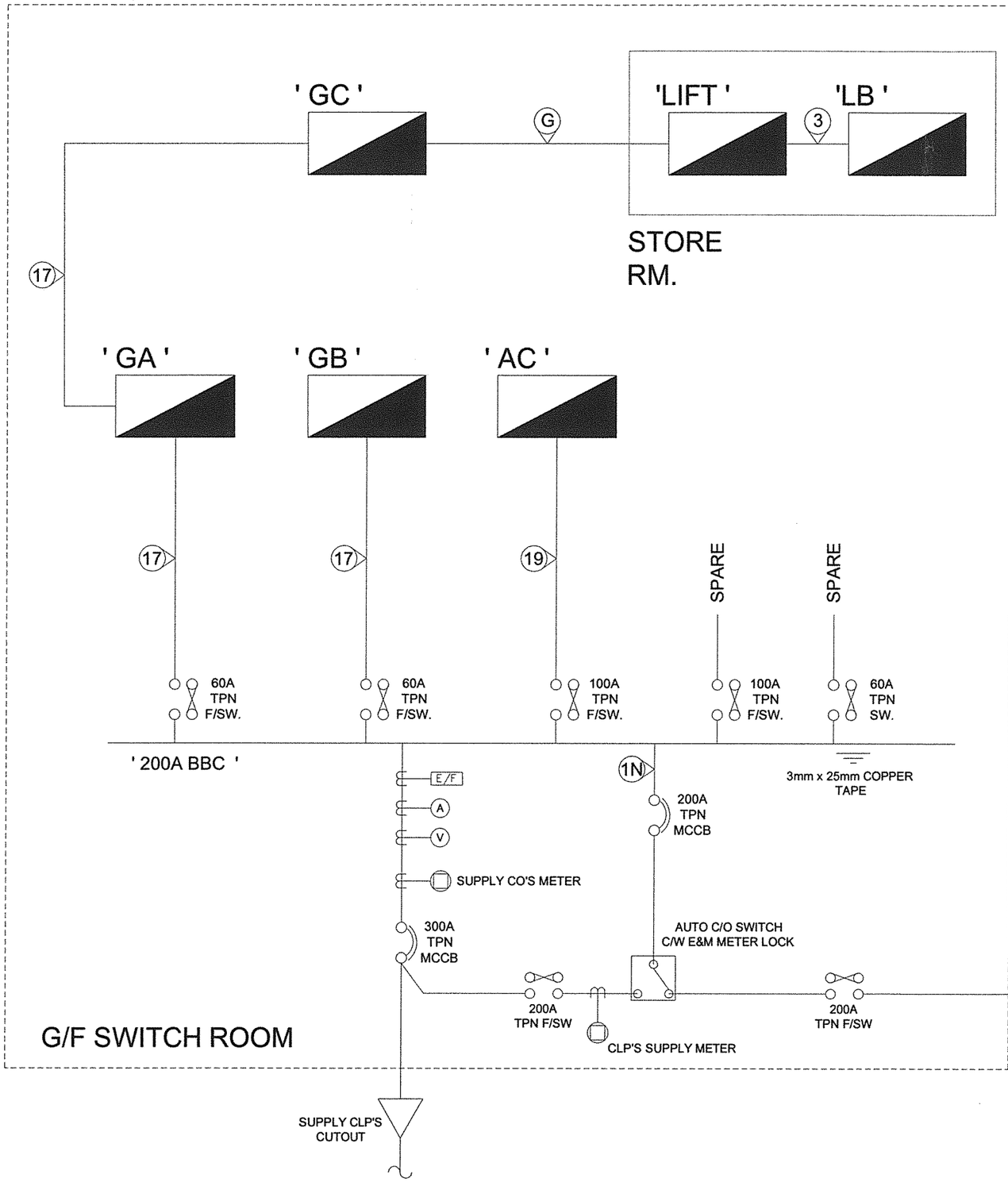


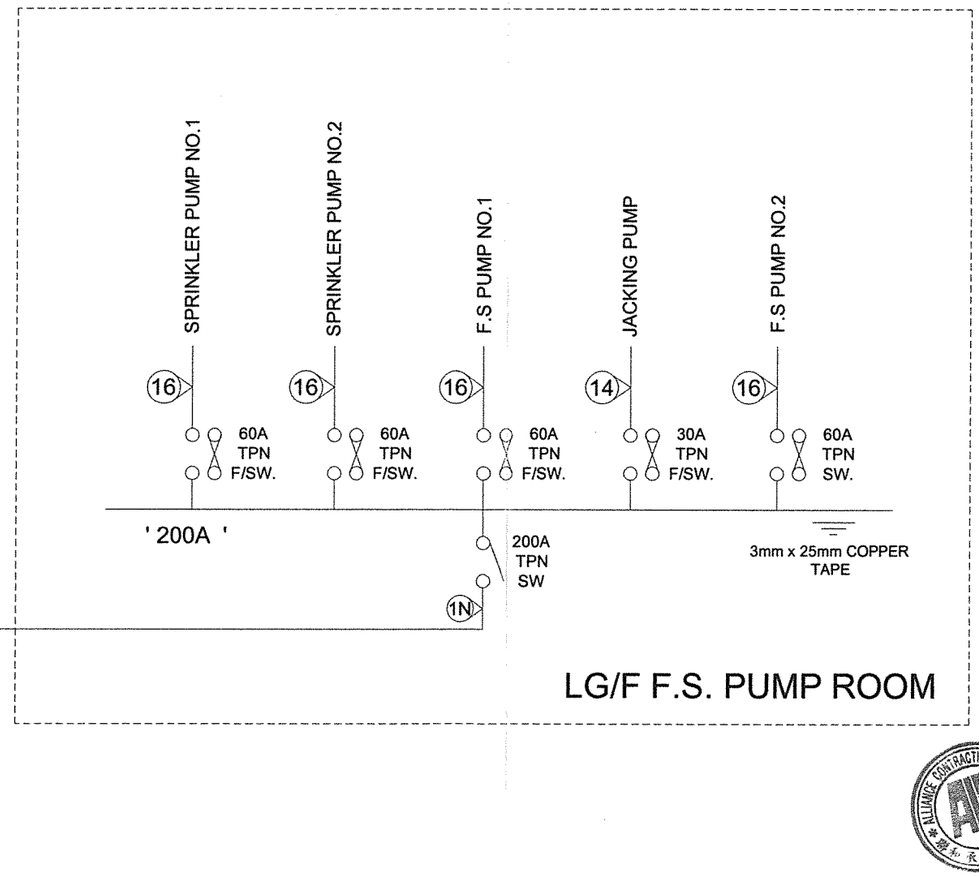
CABLE LIST :

(1) 2x1.5mmSQ. 1/C PVC CU. CABLE	(11) 4x1.5mmSQ. 1/C PVC CU. CABLE
(2) 2x2.5mmSQ. 1/C PVC CU. CABLE	(12) 4x2.5mmSQ. 1/C PVC CU. CABLE
(3) 2x4mmSQ. 1/C PVC CU. CABLE	(13) 4x4mmSQ. 1/C PVC CU. CABLE
(4) 2x6mmSQ. 1/C PVC CU. CABLE	(14) 4x6mmSQ. 1/C PVC CU. CABLE
(5) 2x10mmSQ. 1/C PVC CU. CABLE	(15) 4x10mmSQ. 1/C PVC CU. CABLE
(6) 2x16mmSQ. 1/C PVC CU. CABLE	(16) 4x16mmSQ. 1/C PVC CU. CABLE
(7) 2x25mmSQ. 1/C PVC CU. CABLE	(17) 4x25mmSQ. 1/C PVC CU. CABLE
(8) 2x35mmSQ. 1/C PVC CU. CABLE	(18) 4x35mmSQ. 1/C PVC CU. CABLE
(9) 2x50mmSQ. 1/C PVC CU. CABLE	(19) 4x50mmSQ. 1/C PVC CU. CABLE
(A) 2x70mmSQ. 1/C PVC CU. CABLE	(1A) 4x70mmSQ. 1/C PVC CU. CABLE
(B) 2x95mmSQ. 1/C PVC CU. CABLE	(1B) 4x95mmSQ. 1/C PVC CU. CABLE
(C) 2x120mmSQ. 1/C PVC CU. CABLE	(1C) 4x120mmSQ. 1/C PVC CU. CABLE
(D) 2.5mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1D) 2.5mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(E) 4mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1E) 4mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(F) 6mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1F) 6mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(G) 10mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1G) 10mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(H) 16mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1H) 16mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(J) 25mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1J) 25mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(K) 35mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1K) 35mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(L) 50mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1L) 50mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(M) 70mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1M) 70mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(N) 95mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1N) 95mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(O) 120mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1O) 120mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(P) 150mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1P) 150mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(Q) 185mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1Q) 185mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(R) 240mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1R) 240mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(S) 300mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1S) 300mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
(T) 400mmSQ. 2/C XLPE/SWA/PVC CU. CABLE	(1T) 400mmSQ. 4/C XLPE/SWA/PVC CU. CABLE
	(1U) 4x240mmSQ. 1/C PVC CU. CABLE

LEGEND :

- ACB
- MCB
- MCCB
- RCCB
- ELCB
- RCD
- F/SW / SW/F
- EARTH PIT
- EARTH TERMINAL
- METER
- E/F
- O/C
- VOLTAGE METER
- AMP. METER
- MCB / MCCB BD.
- BBC
- CHANGE OVER
- CUTOUT
- SWITCH
- C.T.
- CONTACTOR
- GENERATOR
- TIMER & BY-PASS SW.





Main Contractor:

祥興建造有限公司
CHEUNG HING CONSTRICTION CO., LTD.

Drawing Title :

AIRPORT CORE PROGRAMME EHIBITION CENTRE
CASTLE PEAK ROAD –TING KAU NEW TERR.
ELECTRICAL SCHEMATIC DIAGRAM (P.I.T.C)

Drawn : W H YIP | Checked : W H YIP
Date : 15-02-2015 | Date : 15-02-2015
Cad Ref : –

Contract No. : TCB941
The alteration, additions, maintenance and repair of building and lands and other architectural services branch is responsible for the architectural services department (property service branch is responsible for the government of the Hong Kong special administrative region [designate contract area: Sham Shui Po, Tsuen Wan and Kwai Chung])

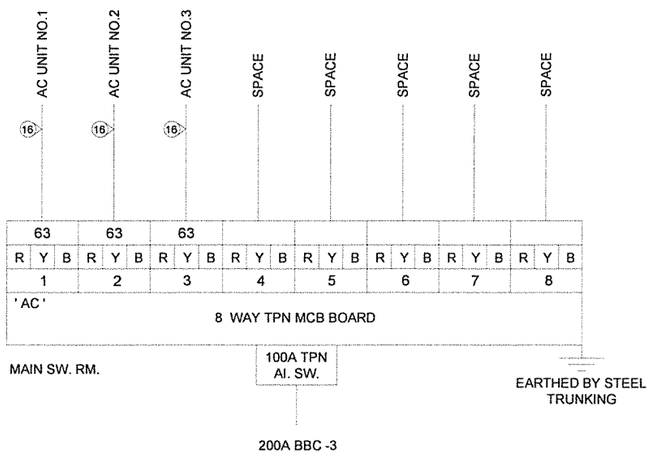
Scale : N.T.S | Drawing Number : ASD/PITC/ACPECD1 | Revision : –

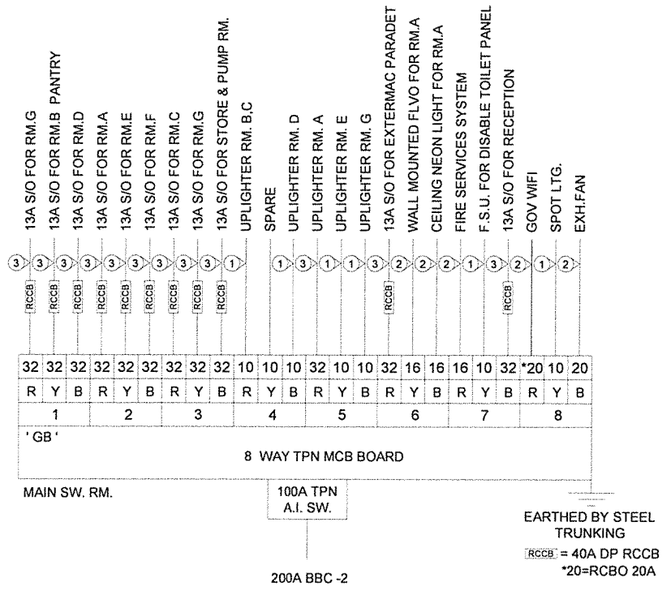
Notes :

ORDER NO. E4704371

Legend :

Rev.	Date.	Description.





CABLE LIST :

(1) 2x1.5mmSQ. 1/C PVC CU. CABLE	(11) 4x1.5mmSQ. 1/C PVC CU. CABLE
(2) 2x2.5mmSQ. 1/C PVC CU. CABLE	(12) 4x2.5mmSQ. 1/C PVC CU. CABLE
(3) 2x4mmSQ. 1/C PVC CU. CABLE	(13) 4x4mmSQ. 1/C PVC CU. CABLE
(4) 2x6mmSQ. 1/C PVC CU. CABLE	(14) 4x6mmSQ. 1/C PVC CU. CABLE
(5) 2x10mmSQ. 1/C PVC CU. CABLE	(15) 4x10mmSQ. 1/C PVC CU. CABLE
(6) 2x16mmSQ. 1/C PVC CU. CABLE	(16) 4x16mmSQ. 1/C PVC CU. CABLE
(7) 2x25mmSQ. 1/C PVC CU. CABLE	(17) 4x25mmSQ. 1/C PVC CU. CABLE
(8) 2x35mmSQ. 1/C PVC CU. CABLE	(18) 4x35mmSQ. 1/C PVC CU. CABLE
(9) 2x50mmSQ. 1/C PVC CU. CABLE	(19) 4x50mmSQ. 1/C PVC CU. CABLE
(A) 2x70mmSQ. 1/C PVC CU. CABLE	(1A) 4x70mmSQ. 1/C PVC CU. CABLE
(B) 2x95mmSQ. 1/C PVC CU. CABLE	(1B) 4x95mmSQ. 1/C PVC CU. CABLE
(C) 2x120mmSQ. 1/C PVC CU. CABLE	(1C) 4x120mmSQ. 1/C PVC CU. CABLE
(D) 2.5mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1D) 2.5mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(E) 4mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1E) 4mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(F) 6mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1F) 6mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(G) 10mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1G) 10mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(H) 16mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1H) 16mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(J) 25mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1J) 25mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(K) 35mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1K) 35mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(L) 50mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1L) 50mmSQ. 4/C PVC/SWA/PVC CU. CABLE
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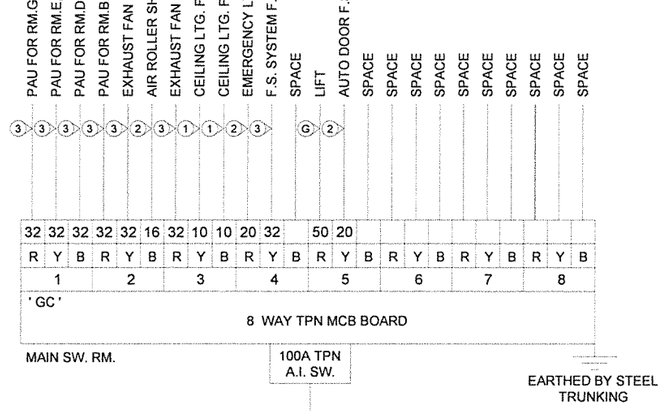
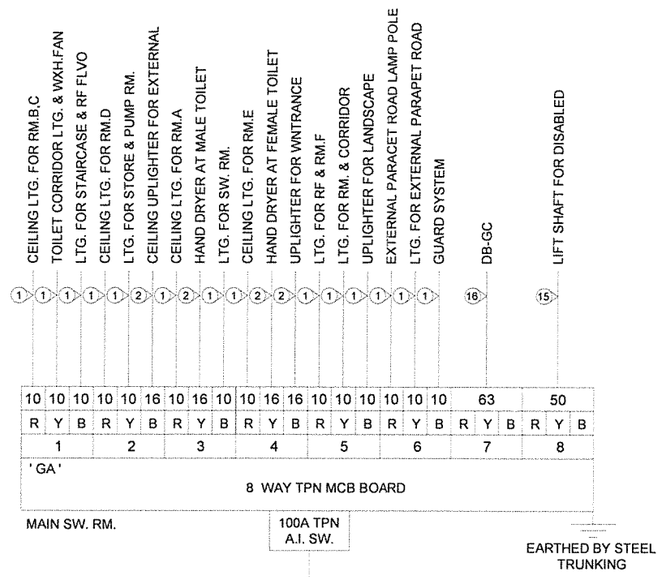
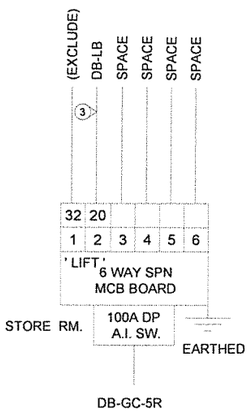
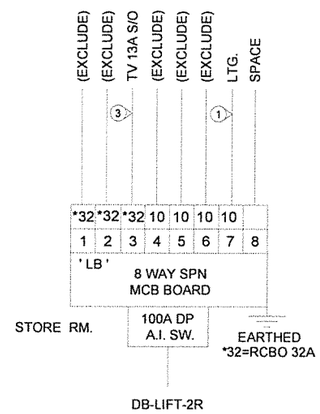
(O) 120mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1O) 120mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(P) 150mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1P) 150mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(Q) 185mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1Q) 185mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(R) 240mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1R) 240mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(S) 300mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1S) 300mmSQ. 4/C PVC/SWA/PVC CU. CABLE
(T) 400mmSQ. 2/C PVC/SWA/PVC CU. CABLE	(1U) 4x240mmSQ. 1/C PVC CU. CABLE









Main Contractor:
CHEUNG HING CONSTRICTION CO., LTD. 祥興建造有限公司

Drawing Title :
AIRPORT CORE PROGRAMME EHIBITION CENTRE
CASTLE PEAK ROAD –TING KAU NEW TERR.
ELECTRICAL SCHEMATIC DIAGRAM (P.I.T.C)

Drawn : W H YIP | Checked : W H YIP
Date : 15-02-2015 | Date : 15-02-2015
Cad Ref : –

Contract No. : TCB941
The alteration, additions, maintenance and repair of building and lands and other architectural services branch is responsible for the architectural services department (property service branch is responsible for the government of the Hong Kong special administrative region [designate contract area: Sham Shui Po, Tsuen Wan and Kwai Chung])

Scale : N.T.S | Drawing Number : ASD/PITC/ACPEC02 | Revision : –

Notes :
ORDER NO. E4704371

Legend :

Rev.	Date	Description

Appendix V

Part D

Utility Survey Plans

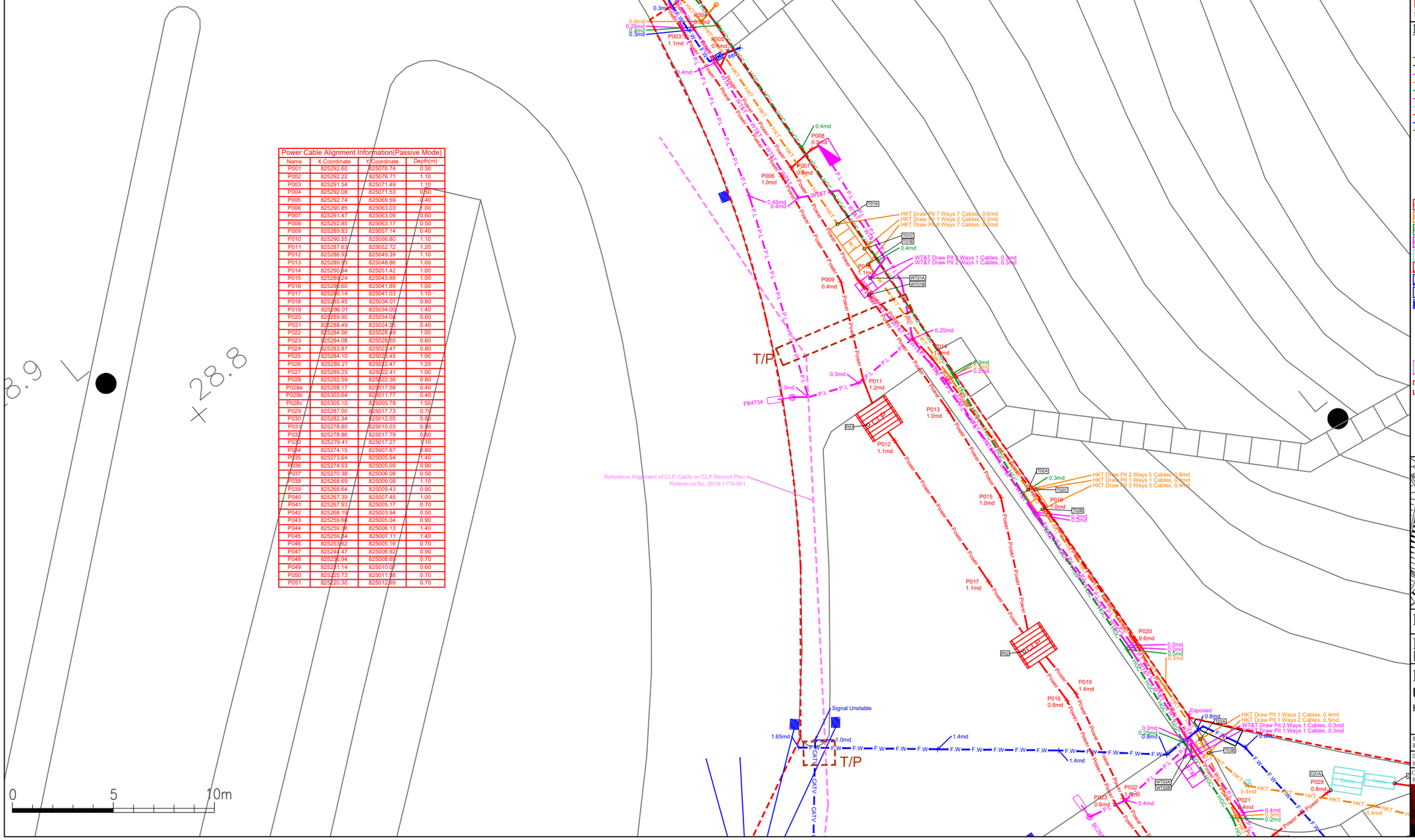
Drawing No.	Title
HVN0401CPR/001	Underground Utility Survey AT Homi Villa, No. 401 Castle Peak Road, Tsuen Wan
HVN0401CPR/002	Underground Utility Survey AT Homi Villa, No. 401 Castle Peak Road, Tsuen Wan
HVN0401CPR/003	Underground Utility Survey AT Homi Villa, No. 401 Castle Peak Road, Tsuen Wan

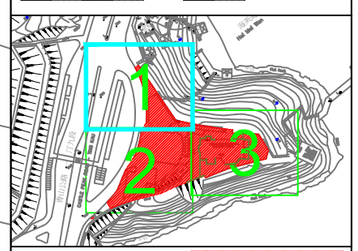
注意：現場有LV電纜存在。故探測時，探測儀顯示之深度會因高電壓蓋過低電壓而影響數據；而在約0.5米深至1米深之淺土位置可能已有電纜存在；施工者在開掘前務必採取合理步驟及合理措施保護各公共設施(尤其電纜)並聯絡【港燈】、【中電】或其他有關公共設施公司人員到場確實才可施工。

Note: 11kV and 132kV cable in existence at the site. Hence, an investigation the depth of the detector will as it appears because of high voltage drown out low voltage to the detriment of data; and in 0.5 m. d. to 1m.d. shallow place where may already be a cable. Before commencement of works in the vicinity, working party must taking reasonable steps and reasonable measures to protect all the public utilities (in particular-cable) and contact with electricity supplier or other relevant public utilities supplier are invited to attend and confirm before construction.

Power Cable Alignment Information(Passive Mode)

Name	X Coordinate	Y Coordinate	Depth(m)
P001	825292.60	825076.74	0.30
P002	825292.22	825076.71	1.10
P003	825291.54	825071.49	1.10
P004	825292.08	825071.53	0.60
P005	825292.74	825069.59	0.40
P006	825290.85	825063.03	1.00
P007	825291.47	825063.09	0.60
P008	825292.85	825063.17	0.50
P009	825289.83	825057.14	0.40
P010	825290.55	825056.80	1.10
P011	825287.63	825052.72	1.20
P012	825286.93	825049.39	1.10
P013	825289.05	825048.86	1.00
P014	825290.04	825051.42	1.00
P015	825289.24	825043.88	1.00
P016	825286.60	825041.89	1.00
P017	825286.14	825041.03	1.10
P018	825285.45	825034.01	0.80
P019	825286.01	825034.00	1.40
P020	825289.90	825034.09	0.60
P021	825288.49	825024.25	0.40
P022	825284.56	825028.49	1.00
P023	825284.08	825028.55	0.60
P024	825283.87	825027.47	0.80
P025	825284.10	825022.45	1.00
P026	825285.21	825022.47	1.20
P027	825289.25	825022.41	1.00
P028	825292.59	825022.36	0.80
P028a	825298.17	825017.58	0.40
P028b	825303.64	825011.77	0.40
P028c	825305.10	825005.78	1.50
P029	825287.00	825017.73	0.70
P030	825282.34	825012.05	0.80
P031	825278.80	825010.03	0.90
P032	825278.86	825017.79	0.80
P033	825279.41	825017.27	1.10
P034	825274.15	825007.87	0.80
P035	825273.64	825005.94	1.40
P036	825274.53	825005.09	0.90
P037	825270.38	825006.08	0.50
P038	825268.69	825009.08	1.10
P039	825268.64	825009.43	0.90
P040	825267.39	825007.45	1.00
P041	825267.93	825005.17	0.70
P042	825268.19	825003.94	0.50
P043	825259.69	825005.04	0.90
P044	825259.38	825006.13	1.40
P045	825259.64	825007.11	1.40
P046	825253.62	825005.16	0.70
P047	825244.47	825006.92	0.90
P048	825239.94	825008.69	0.70
P049	825231.14	825010.07	0.60
P050	825225.73	825011.38	0.70
P051	825220.30	825012.99	0.70





Client:

Easy Living Consultant Limited

Notes:

The competent person should be able to detect the most probable alignment of the U/G cables identified on the cable plans if the current-carrying cables are properly laid outwith an adequate horizontal clearance. However, if the U/G cables are very close to each other or crossing each other or laid in different layers (e.g. cables in the same alignment but at different depths), the competent person will not be able to detect the most probable alignment for each U/G cable. Instead, he can locate a peak signal for the group of U/G cables and record its alignment and note the number and voltage level of the cables that itmay represent.

[**The above is excerpt from "EMSD-Code of Practice" in section 3.2.5]

Legends :

- Power — Power Cable
- F.W — Fresh Water Pipe
- P.L — Public Light Cable
- HKT — HKT Cable
- HGC — HGC Cable
- WT&T — W T&T Cable
- Cable — Cable
- Foul Water Pipe
- Storm Water Pipe
- Surface Channel
- Power Cable Draw Pit
- HKT/PCCW Draw Pit
- HGC Draw Pit
- W T&T Draw Pit
- Unknown Draw Pit
- Foul Water Manhole
- Storm Water Manhole
- Water Tank Manhole
- Gully
- Fresh Water Valve
- Fire Hydrant
- Public Lighting Pole
- HKT Pole
- P.L. Switch Box
- T/P Suggest Trial Pit

Detection Area

LOCATION PLAN: [NOT FOR SCALE] 06SE22B

DRAWING TITLE:

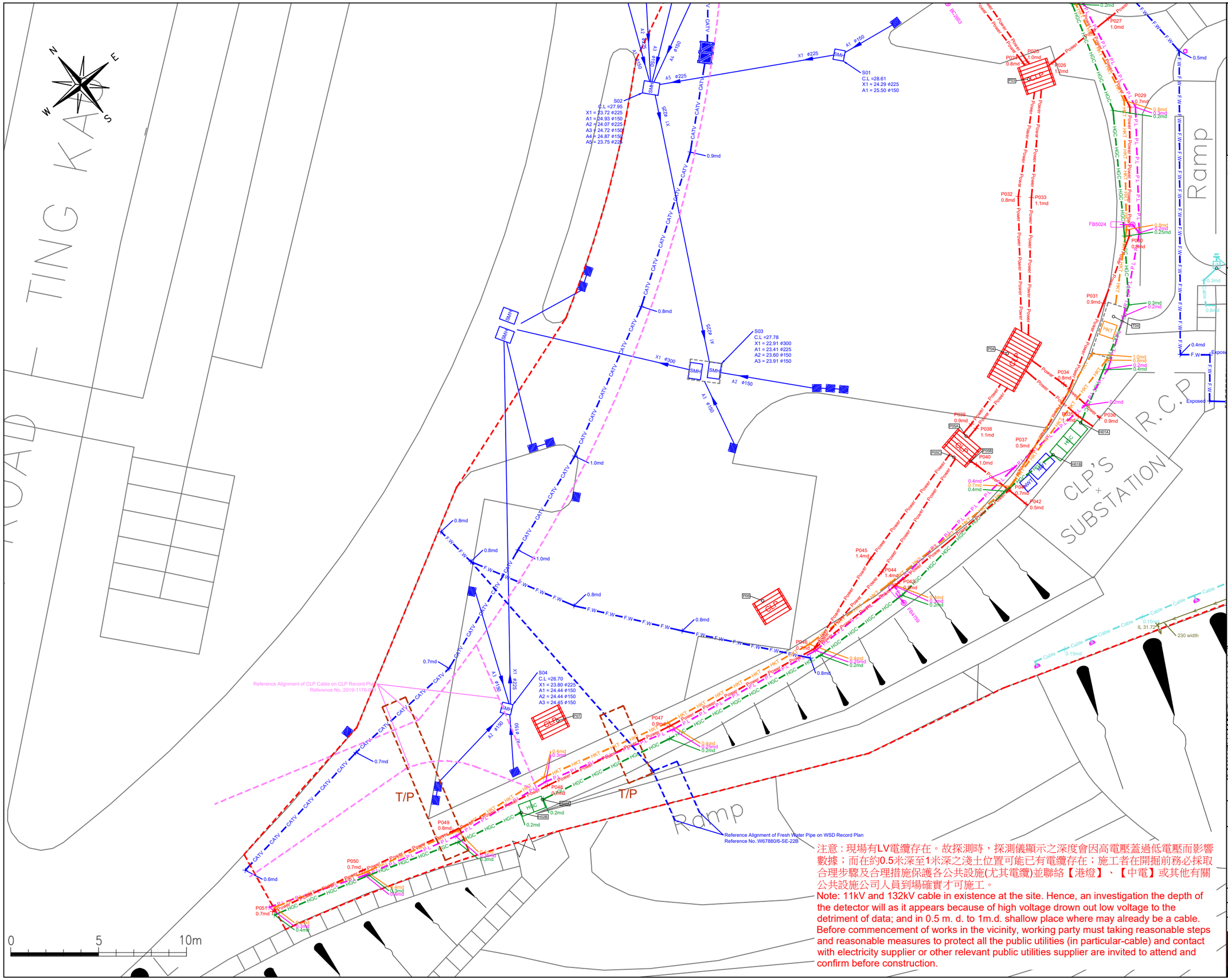
Underground Utility Survey AT

Homi Villa, No. 401 Castle Peak Road, Tsuen Wan

Sketch No. 圖則編號	HVN0401CPR/001				
Drawn 繪圖員	Jason LAU	Date 日期	11-07-2019	Paper Size 紙張大小	A3
Checked 複核者	C W Yip	Approved 批準人	C W Yip	Scale 比例	1:200

HILTON

Hilton Detection & Safety Consultants Company



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Client:

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- Storm Water Manhole
- Water Tank Manhole
- Gully
- Fresh Water Valve
- Fire Hydrant
- Public Lighting Pole
- HKT Pole
- P.L. Switch Box
- T/P Suggest Trial Pit

Detection Area

LOCATION PLAN: [NOT FOR SCALE] 06SE22B

DRAWING TITLE:

Underground Utility Survey AT

Homi Villa, No. 401 Castle Peak Road, Tsuen Wan

Sketch No. 圖則編號	HVN0401CPR/002				
Drawn 繪圖員	Jason LAU	Date 日期	11-07-2019	Paper Size 紙張大小	A3
Checked 複核者	C W Yip	Approved 批准人	C W Yip	Scale 比例	1:200

HILTON

Hilton Detection & Safety Consultants Company

Airport Core Programme
Exhibition Centre

機場核心計劃展覽中心

0 5 10m

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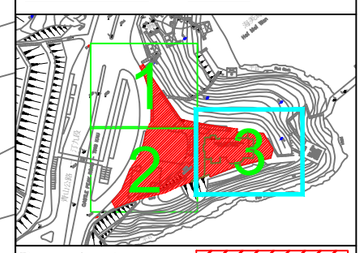
- P.L. Switch Box
- T/P — Suggest Trial Pit



Detection Area

LOCATION PLAN : [NOT FOR SCALE] 06SE22B

DRAWING TITLE:
Underground Utility Survey AT
Homi Villa, No. 401 Castle Peak Road, Tsuen Wan

Sketch No. 圖則編號	HVN0401CPR/003				
Drawn 繪圖員	Jason LAU	Date 日期	11-07-2019	Paper Size 紙張大小	A3
Checked 複核者	CW Yip	Approved 批准人	CW Yip	Scale 比例	1:200

HILTON
Hilton Detection & Safety Consultants Company

Appendix VI

Photos of the Site

Homi Villa

Homi Villa

Main Building (Main Entrance, North-East Elevation)

Main Building (South-East Elevation)

Main Building (South-West Elevation)

Extension (North-West Elevation, Facing to public carpark)

Extension (North-East Elevation)

Extension (South-West Elevation)


Ancillary Building (R.C.P. & Electrical Substation)

Public Carpark

Main Entrance to the Garden of Homi Villa

Main Entrance to Main Building

Rear Entrance to Main Building

Main Entrance to Extension

View of Main Roof (Photo taken at roof of Extension)

View of Main Roof (Photo taken at roof of Extension)

View of Roof & Upper roof (Photo taken at roof of Main Building)

Great View of Ma Wan Channel, Ting Kau Bridge and Tsing Ma Bridge

A/V Room

Main Building

Extension

Corridor between the Main building and Extension

Staircase to Roof Floor and Basement Floor (Extension)

Internal View (Rear Entrance)

View of information centre

Internal area

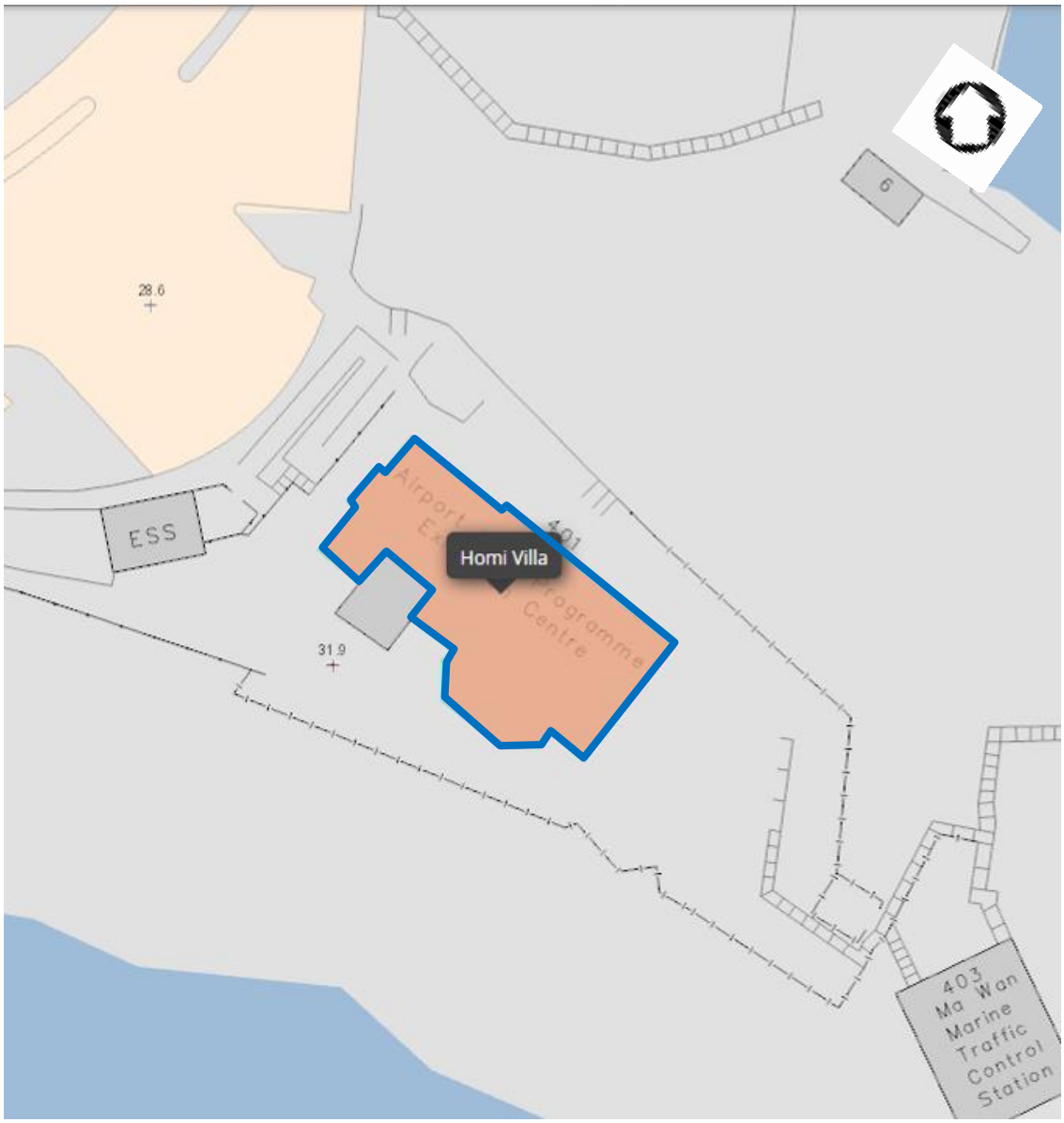
Security counter

Condition above the false ceiling at Main Building

Condition above the false ceiling at Main Building

Appendix VII

Grading Boundary Plan



GRADING BOUNDARY	HOMI VILLA	DRAWING NO: APPENDIX VII GRADING BOUNDARY PLAN

Appendix VIII

Preliminary Structural Information

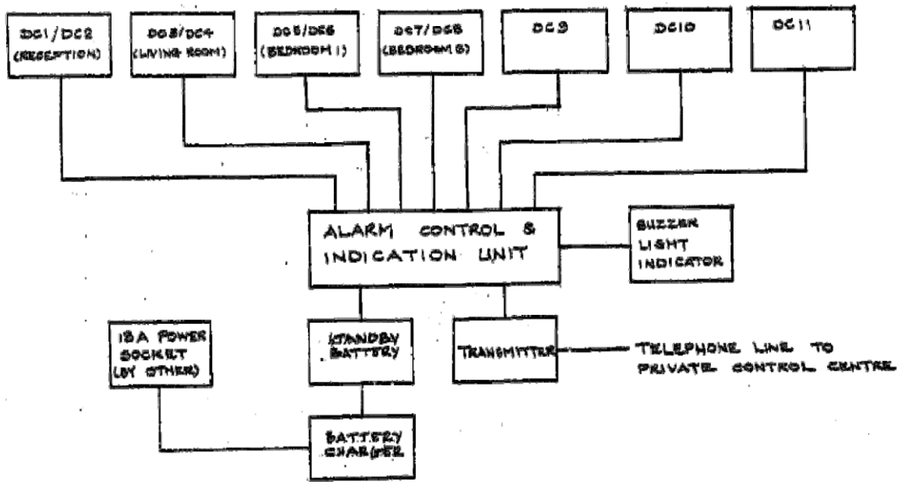
Appendix VIII

Part A

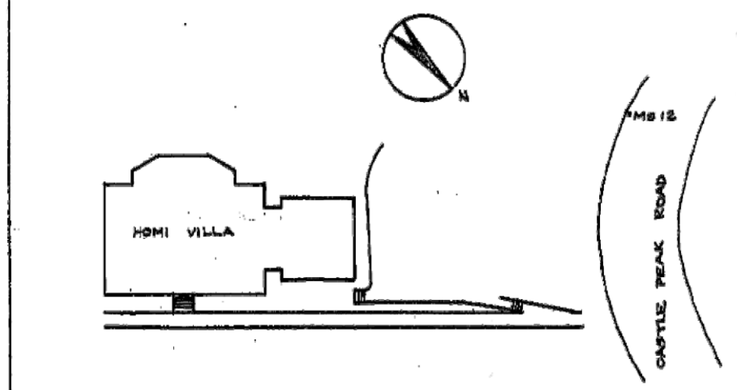
Relevant Record Drawings

For

Building the Inferred Framing Plans



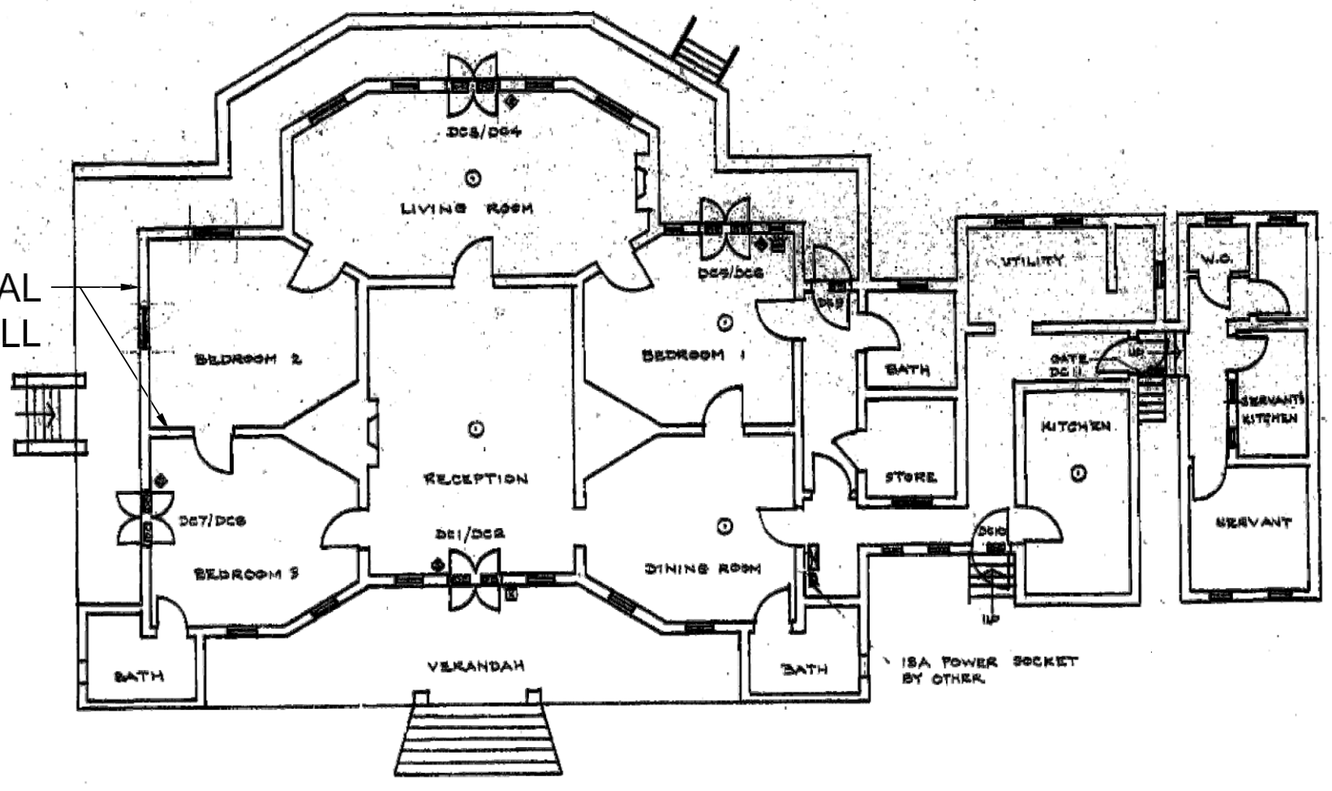
SCHEMATIC WIRING DIAGRAM



SITE LOCATION PLAN (NOT TO SCALE)

SYMBOLS:

- SURFACE MOUNTED MAGNETIC DOOR CONTACT
- PANIC ALARM PUSH BUTTON LOCKING TYPE
- EXIT ROUTE KEYSWITCH C/W INDICATOR
- SHUNT SLIDESWITCH C/W INDICATOR
- BUZZER LIGHT INDICATOR
- ALARM CONTROL UNIT C/W STANDBY BATTERY & CHARGER



BURGLAR AND SECURITY ALARM SYSTEM LAYOUT PLAN (SCALE 1:100)

G/F LAYOUT PLAN DATED 19-MAR-1995

NOTES:

1. ALL WIRING SHALL BE CARRIED OUT IN SURFACE CONDUIT AT HIGH LEVEL PROVIDED BY CONTRACTOR, CEILING HEIGHT APPROX 4·5 METRES
2. ALL NECESSARY BUILDING WORK AND REDECORATION SHALL BE PROVIDED BY OTHERS

no.	date	description	initial
REVISION			

	name	date
drawn	Y. W. IP	
checked		

approved
CHIEF B.S. ENGINEER FRANKLIN K.K. HO
SENIOR B.S. ENGINEER K.S. BRADFORD
B.S. ENGINEER C. H. FUNG

contract no.

file no. BDD. AM 93-44-3800-000

project no.

contract
HOMI VILLA
LOT 165 IN DD 390
TSUEN WAN

drawing title
BURGLAR AND SECURITY ALARM SYSTEM LAYOUT PLAN

drawing no.	scale
BSM 2003/BA-1	AS SHOWN

office
ARCHITECTURAL OFFICE
MAINTENANCE

BUILDING DEVELOPMENT DEPARTMENT HONG KONG

E31378

A2 594 x 420

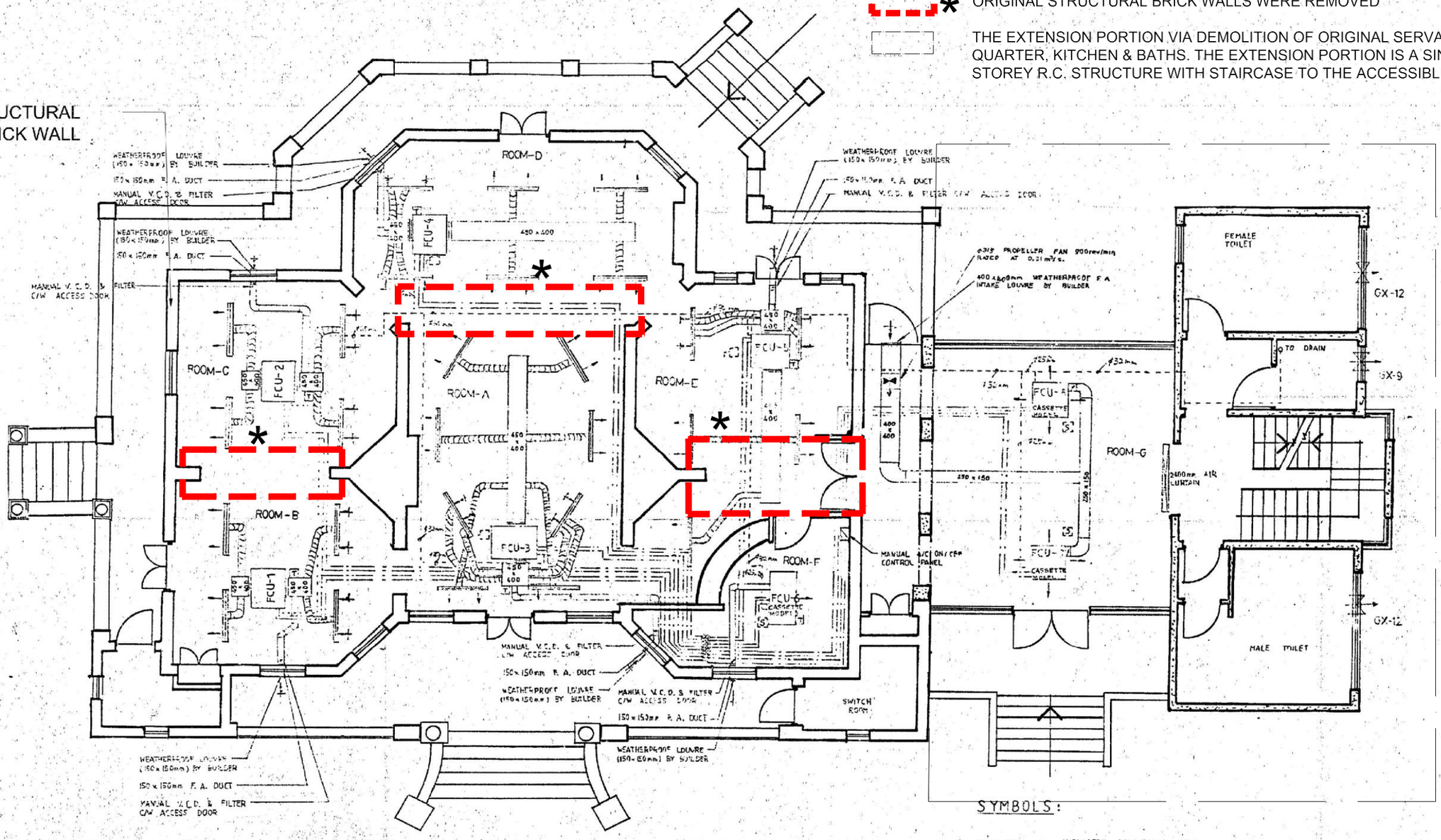
pwd 124

LEGEND:

* ORIGINAL STRUCTURAL BRICK WALLS WERE REMOVED

THE EXTENSION PORTION VIA DEMOLITION OF ORIGINAL SERVANT QUARTER, KITCHEN & BATHS. THE EXTENSION PORTION IS A SINGLE STOREY R.C. STRUCTURE WITH STAIRCASE TO THE ACCESSIBLE ROOF.

STRUCTURAL BRICK WALL



LOCATION	FAN COIL UNIT	MAKE	MODEL
ROOM-A	FCU-3	YORK	YS860
ROOM-B	FCU-1	YORK	YSB40
ROOM-C	FCU-2	YORK	YSB40
ROOM-D	FCU-4	YORK	YSB50
ROOM-E	FCU-5	YORK	YSB40
ROOM-F	FCU-6	YORK	YKU30
ROOM-G	FCU-7	YORK	MKC45
	FCU-A	YORK	MKC45

SCHEDULE OF D.X. UNIT

SCALE 1 : 50

mm 1000 0 1 2 3 4 5 metres

SYMBOLS:

- INSULATED REFRIGERANT PIPE
- INSULATED DRAIN PIPE
- 1200mm LONG 3 SLOTS FRESH SUPPLY AIR LINEAR DIFFUSER AT 0.178 m³/s C/W ACOUSTIC METAL BOOTH & VCD
- 1350mm LONG 3 SLOTS RETURN AIR LINEAR DIFFUSER AT 0.208m³/s C/W ACOUSTIC METAL BOOTH & VCD
- ϕ150mm FLEXIBLE AIR DUCT
- DUCT TYPE THERMOSTAT
- 13A FUSED SPUR BOX BY ELECT. SUB-CONT.
- 30A TP&N SW. BY ELECT. SUB-CONT.
- VENTILATION FAN KEELAIR
- PROPELLER FAN

GROUND FLOOR PLAN
DATED 23-JAN-1995

NO	DATE	DESCRIPTION	INITIAL

REVISION

SHUN HING REFRIGERATOR AIR-CONDITIONING ENGINEERING LTD.

OFFICE 24A&/F.,BLOCK 1, WANG CHEONG FACTORY BUILDING 381, LAI CHI KOK ROAD, KOWLOON
TEL: 3872882,3875524 FAX: 7250862

DEPT: A/C DEPT.	JOB NO:
DRAWN BY: H.LAU	SCALE: 1:50
CHECKED BY: S.T.YIM	DATE: 23/01/95

ARCHITECT

A.P.B.

CONSULTING ENGINEER

ARCHITECT SERIVCE
DEPARTMENT PROPERTY
SERIVCE BRANCH

MAIN CONTRACTOR

SHUI ON BUILDING CONTRACTOR LTD.

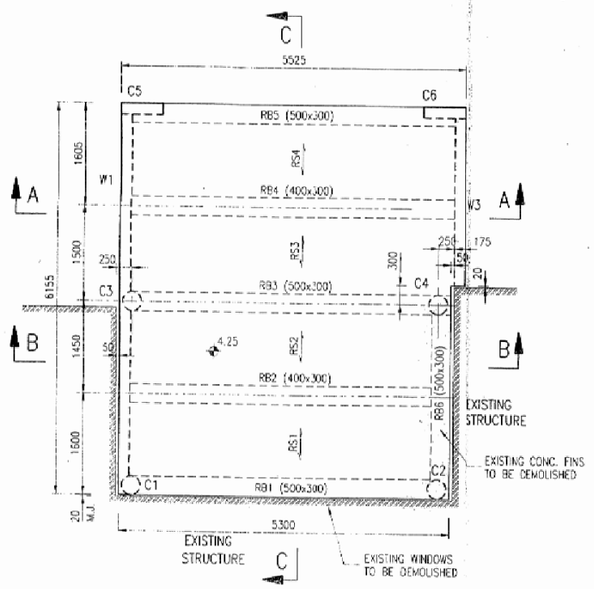
PROJECT

HOMI VILLA
ACP INFORMATION CENTRE

DESCRIPTION

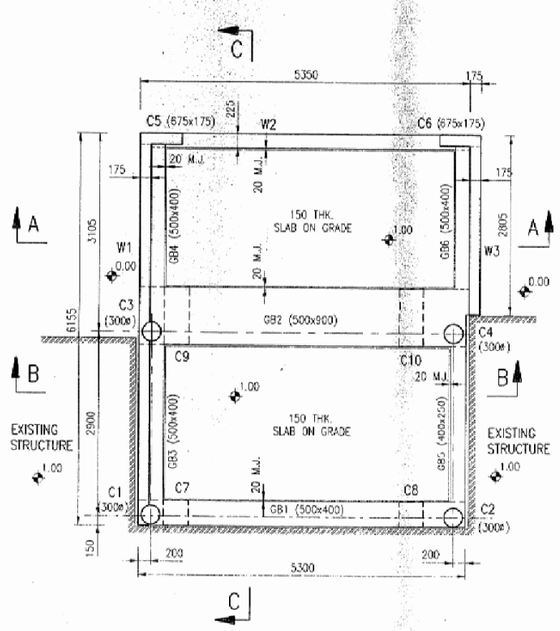
AIR CONDITIONING LAYOUT PLAN

DRG NO. 317-AC-01AF

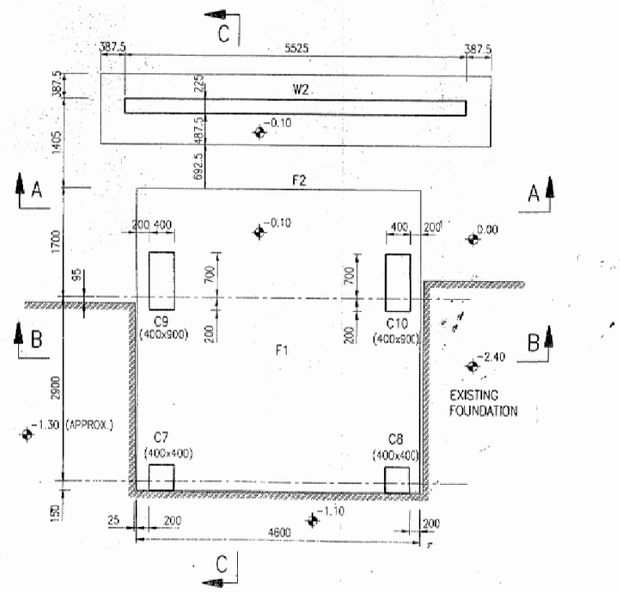


ROOF FRAMING PLAN

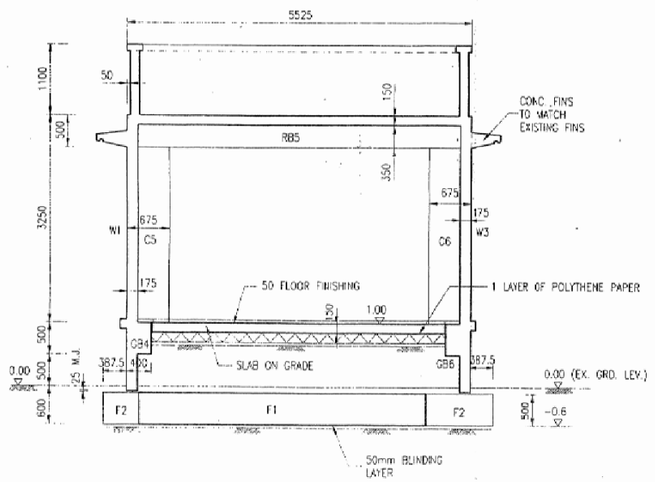
1. ALL SLABS ARE 150 THK UNLESS OTHERWISE STATED.



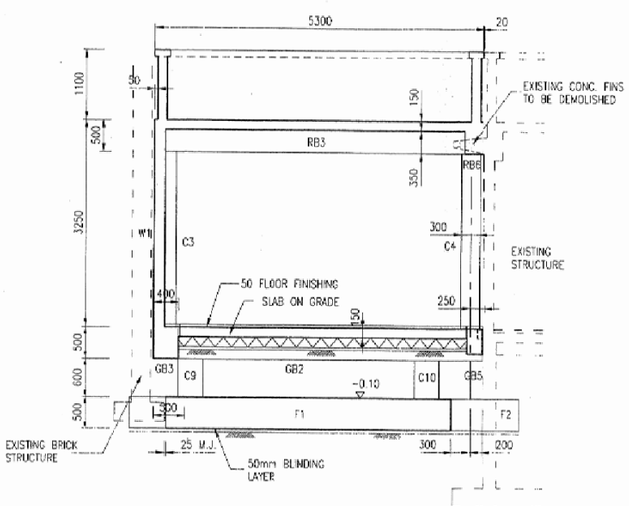
GROUND FLOOR FRAMING PLAN



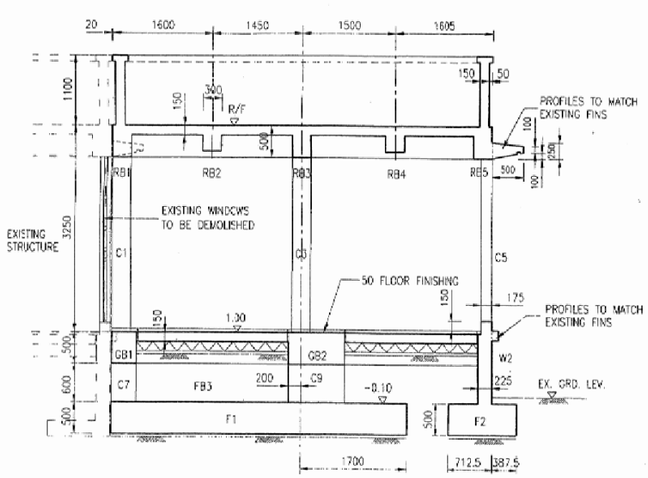
FOOTING PLAN



SECTION AA



SECTION BB



SECTION CC

EXISTING PLAN OF AUDIO-VIDEO ROOM
LATER ADDITION OF AUDIO-VIDEO ROOM TO EXTENSION PORTION

5144276

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH PARTICULAR SPECIFICATION AND CONDITIONS OF CONTRACT AND WITH RELATED PLANS AND DRAWINGS.
2. MEASUREMENTS TO EXISTING WORKS TO BE CHECKED ON SITE BY CONTRACTOR.
3. WRITTEN DIMENSIONS TO BE USED; DO NOT SCALE.
4. ALL BEAMS SIZE TO BE 0x0 (DEPTHxBREATH).

LEGEND :

EXISTING STRUCTURE

EXISTING STRUCTURE TO BE DEMOLISHED

H:\STRUCT\0058-04\PLOT.DWG

revision	date	description			initial
	designed	checked	drawn	checked	
initial	AKB	V.T.	DS	WKY	
date	7/96	8/96	8/96	8/96	

approved

D.G. HOLMES director

project

HOMI VILLA
A.C.P. INFORMATION CENTRE
(PROJECT NO. 0058/04)

drawing title

GENERAL LAYOUT OF NEW A/V ROOM

plan register no.

PB(S)/97904/96222/FP001

scale

1 : 50

CONSTRUCTION DRAWING
23 SEP 1996

ARCHITECTURAL SERVICES DEPARTMENT

architect

ARCHITECTURAL SERVICES DEPARTMENT

BINNIE CONSULTANTS LIMITED
賓尼工程顧問有限公司
CONSULTING ENGINEERS
賓尼

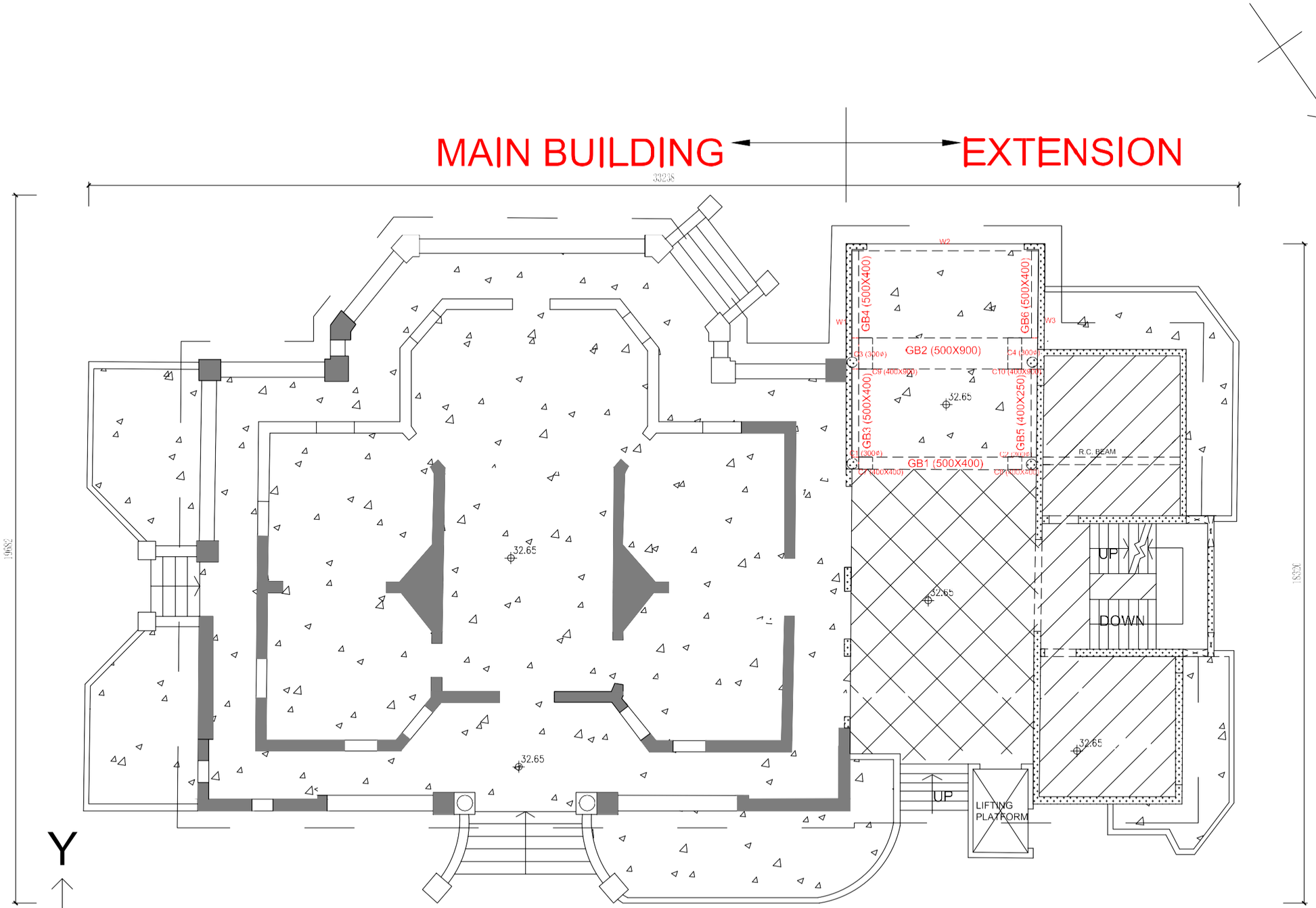
Appendix VIII

Part B

Inferred Framing Plans

(Based on Available Relevant Construction Records & Site Measurement)

Drawing No.	Title
PT114-STR-01	Framing Plan of Ground Floor
PT114-STR-02	Framing Plan of Lower Floor
PT114-STR-03	Framing Plan of Upper Floor
PT114-STR-04	Framing Plan of Basement



FRAMING PLAN OF GROUND FLOOR

SCALE:1:120

NOTES:

LEGENDS:

1. ON GRADE SLAB
2. EXISTING STRUCTURAL BRICK WALL OR COLUMNS
3. EXISTING R.C. STRUCTURAL WALL AND COLUMNS
4. EXISTING R.C. SUSPENDED SLABS
5. ON GRADE SLAB OR SUSPENDED SLAB NEED DETAILED SITE INVESTIGATION TO BE CONFIRMED
6. APPROXIMATELY STRUCTURAL FLOOR LEVEL

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St, Lai Chi Kok, Kowloon, Hong Kong.
T: 2525 0488 F: 2615 5068
E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
FRAMING PLAN OF GROUND FLOOR

DATE	DRAWN	DESIGNED	CHECKED	SCALE
21/08/2019				AS SHOWN

JOB NO.: PT114

DRAWING NO. : PT114-STR-01

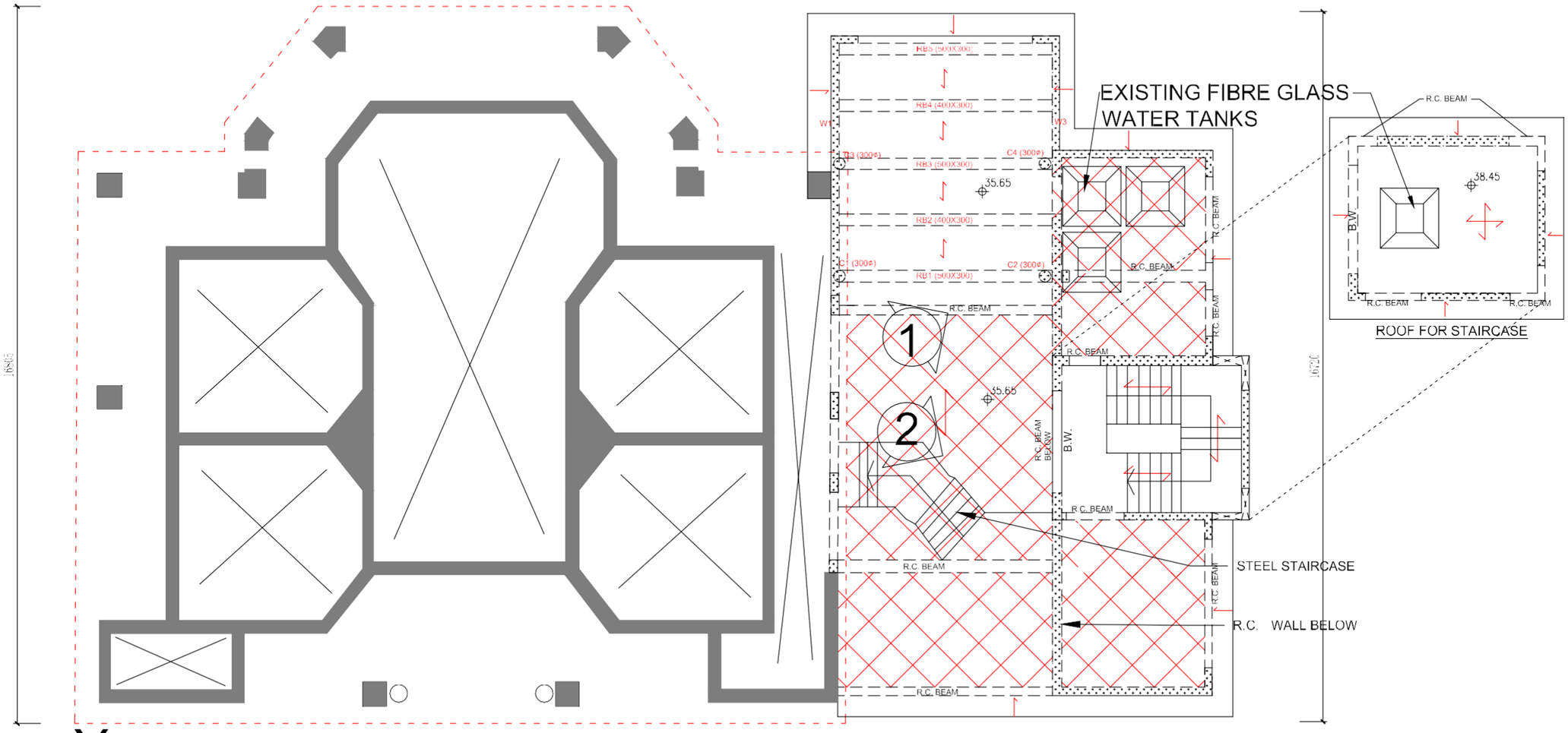
FILING CODE:

STATUS:

MAIN BUILDING

EXTENSION

N



Y

X

FRAMING PLAN OF LOWER ROOF

SCALE:1:120

NOTES:

LEGENDS:

1. EXISTING STRUCTURAL BRICK WALL OR COLUMNS
2. EXISTING R.C. STRUCTURAL WALL AND COLUMNS
3. PHOTO VIEW DIRECTION
4. UNKNOWN EXISTING R.C. FLOOR FRAMING PLAN BECAUSE OF NO ACCESS TO CONDUCT SITE INSPECTION UNLESS REMOVAL OF EXISTING FALSE CEILING
5. APPROXIMATELY STRUCTURAL FLOOR LEVEL

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:
EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St, Lai Chi Kok, Kowloon, Hong Kong.
T: 2625 0498 F: 26255068
E: info@mkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOME VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
FRAMING PLAN OF LOWER ROOF

DATE	DRAWN	DESIGNED	CHECKED	SCALE
21/08/2019				AS SHOWN

JOB NO.: PT114

DRAWING NO. : PT114-STR-02

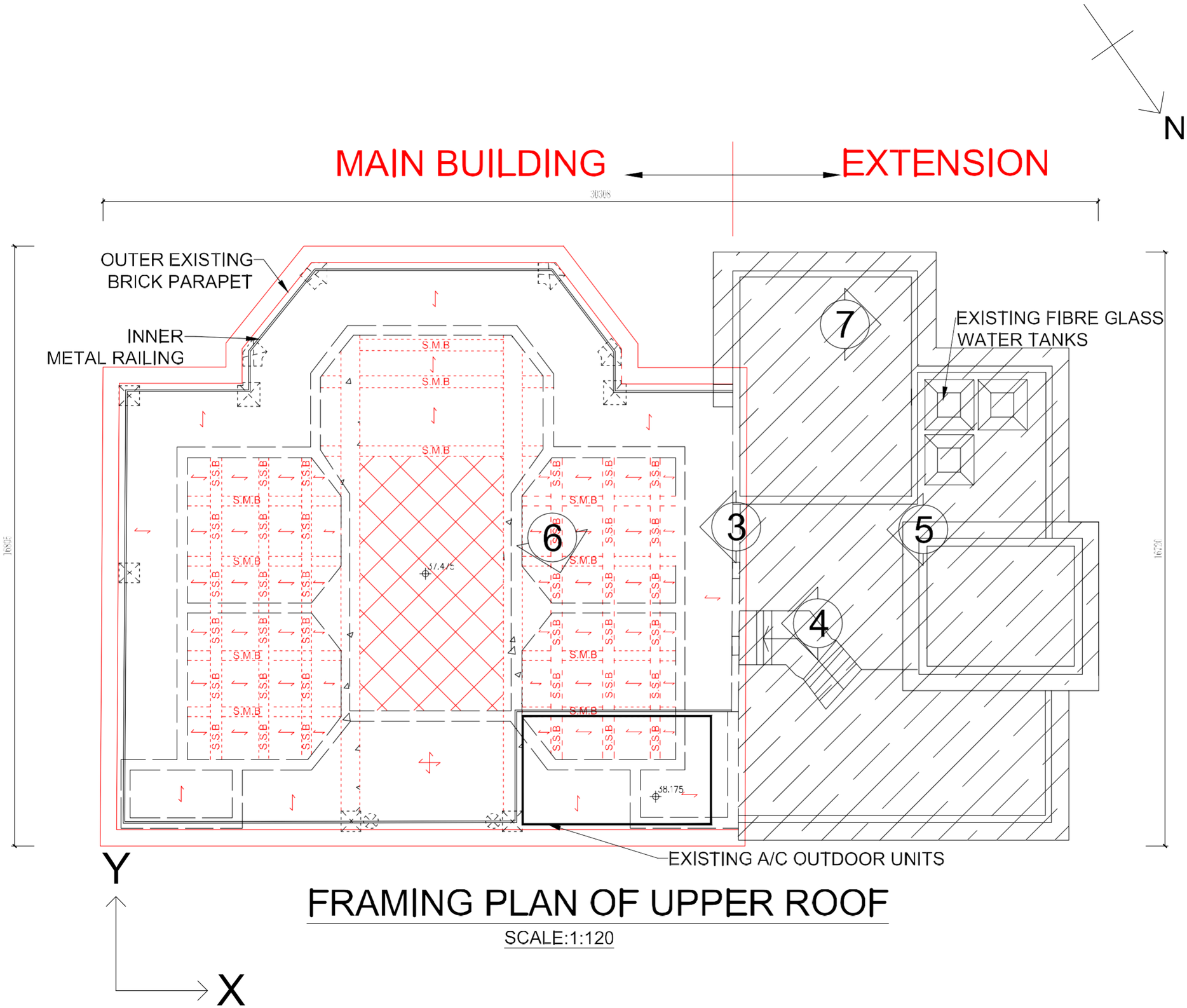
FILING CODE:

STATUS:

View No.1

View No.2

Lower Roof



FRAMING PLAN OF UPPER ROOF

SCALE:1:120

NOTES:

LEGENDS:

1. FRAMING PLAN OF LOWER ROOF REFERS TO DRAWING PT114-STR-03
2. STRUCTURAL BRICK WALL OR COLUMNS
3. PHOTO VIEW DIRECTION
4. SSB STEEL SECONDARY BEAM (SHS 300X300) UNDER EXISTING R.C. SLAB
5. SMB STEEL MAIN BEAM UNDER S.S.B (SHS 300X300)
6. UNKNOWN EXISTING BEAM LAYOUT BECAUSE OF NO ACCESS TO CONDUCT SITE INSPECTION UNLESS REMOVAL OF EXISTING FALSE CEILING
7. EXISTING R.C. SLABS

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St, Lai Chi Kok, Kowloon, Hong Kong.
T: 2625 0498 F: 26255068
E: info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOMI VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:
FRAMING PLAN OF UPPER ROOF

DATE	DRAWN	DESIGNED	CHECKED	SCALE
21/08/2018				AS SHOWN

JOB NO.: PT114

DRAWING NO. : PT114-STR-03

FILING CODE:

STATUS:

View No.3

Panorama of Upper Roof

Limitation of the Visitors
View No.4

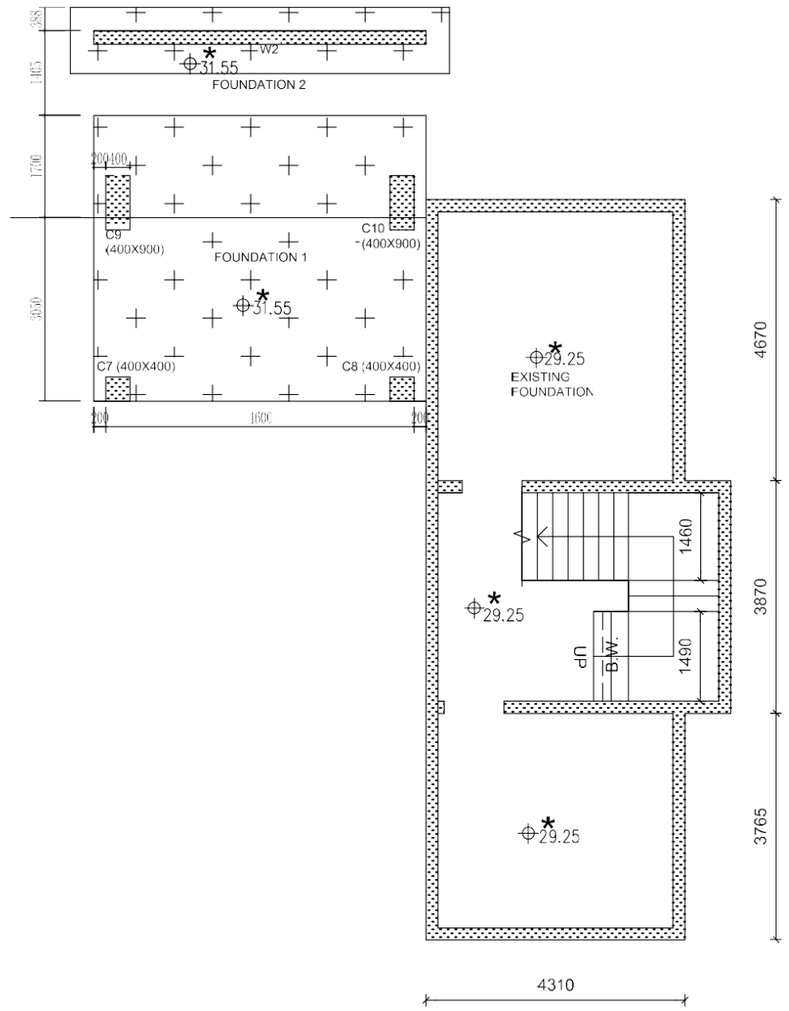
Steel Staircase
View No.5

Accessible Roof Information

Air Conditioning System
View No. 6

Water Tanks
View No. 7

Accessible Roof Information



FRAMING PLAN OF BASEMENT

SCALE:1:100

NOTES:

LEGENDS:

1. EXISTING R.C. STRUCTURAL WALL AND COLUMNS
2. APPROXIMATELY STRUCTURAL FLOOR LEVEL INFERRED/CALCULATED FROM AVAILABLE FOUNDATION RECORDS

ARCHITECTURAL SERVICES DEPARTMENT

CONSULTANT:

EASY LIVING CONSULTANT LIMITED
Unit D, 25/F, Kings Tower, 111 King Lam St, Lai Chi Kok, Kowloon, Hong Kong.
T. 2625 0495 F. 26255058
E. info@hkeasyliving.com

PROJECT TITLE:
RESOURCE KIT FOR HOM VILLA
NO. 401 CASTLE PEAK ROAD,
TSUEN WAN, N.T.

DRAWING TITLE:

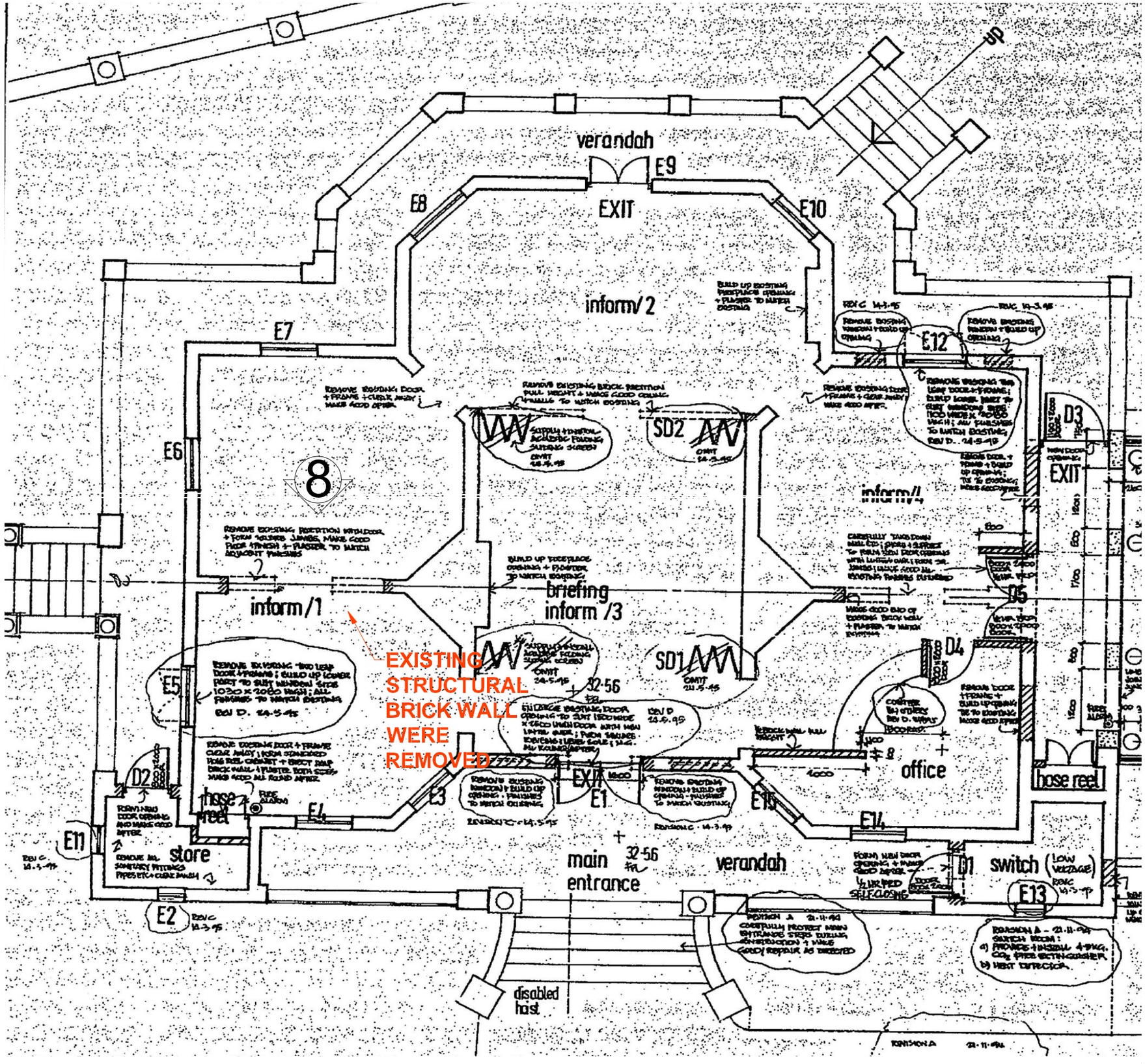
DATE	DRAWN	DESIGNED	CHECKED	SCALE
21/08/2019				AS SHOWN

JOB NO.: PT 14

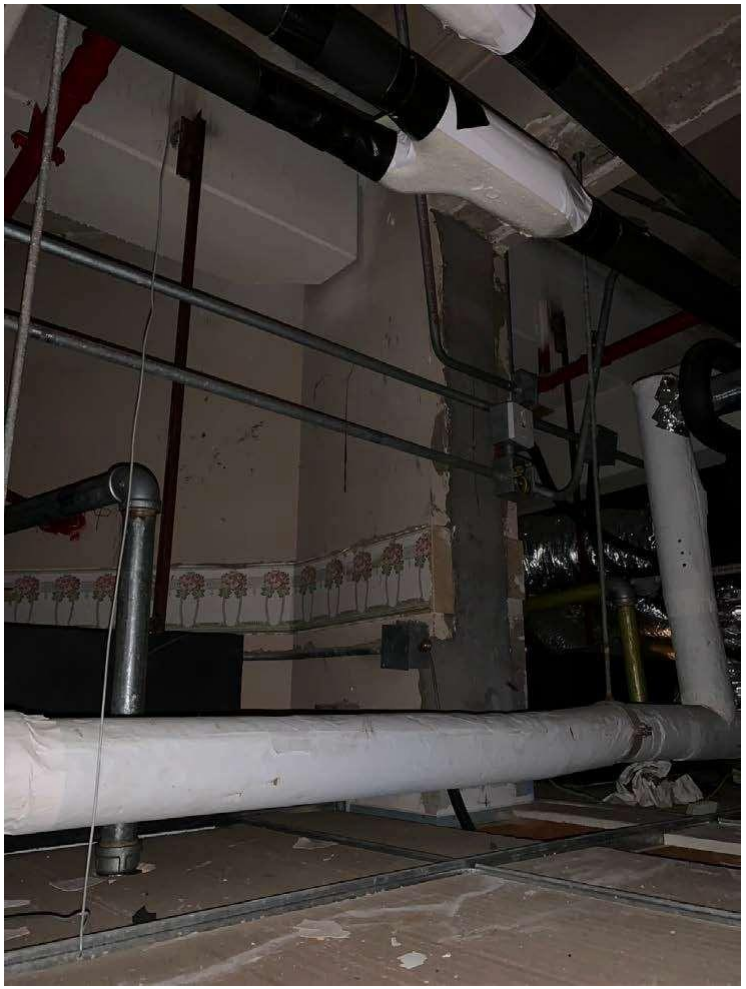
DRAWING NO. : PT114-STR-04

FILING CODE:

STATUS:



Existing Structural Brick Wall Layout Plan of Main Building



View No. 8a

View No. 8b

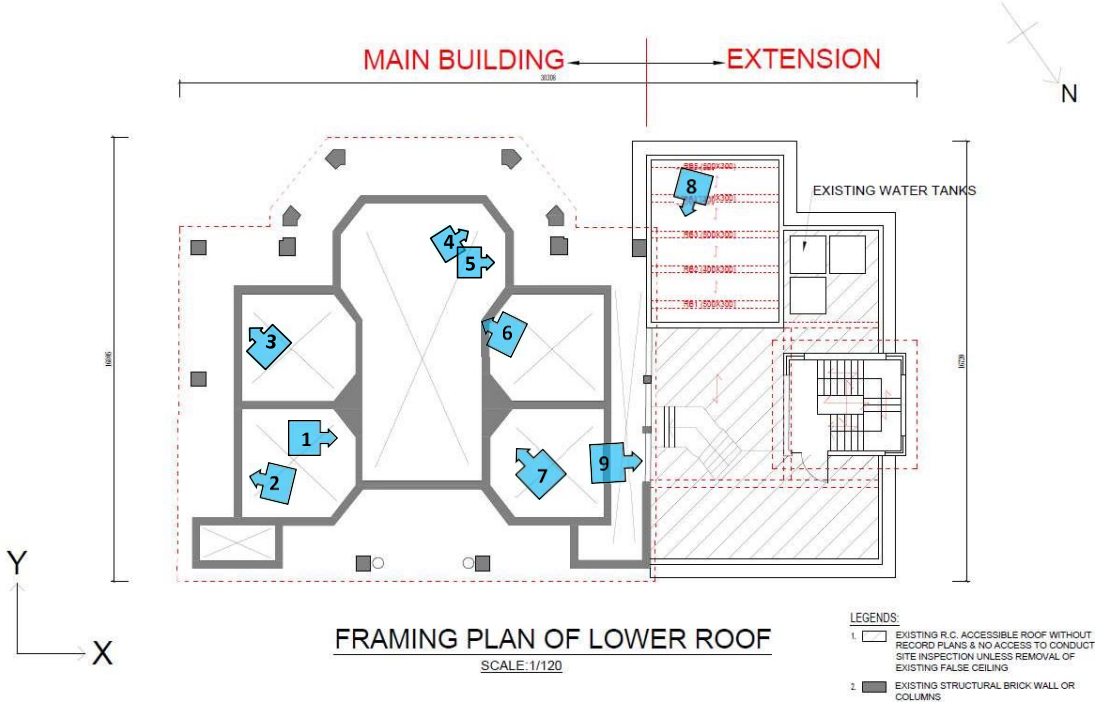
Existing Structural Brick Wall Layout Plan of Main Building

Appendix VIII

Part C

More Relevant Photo Records

PHOTO INDEX PLAN



LEGEND:

1 View of Photo No. 1 be taken

PHOTOGRAPHS

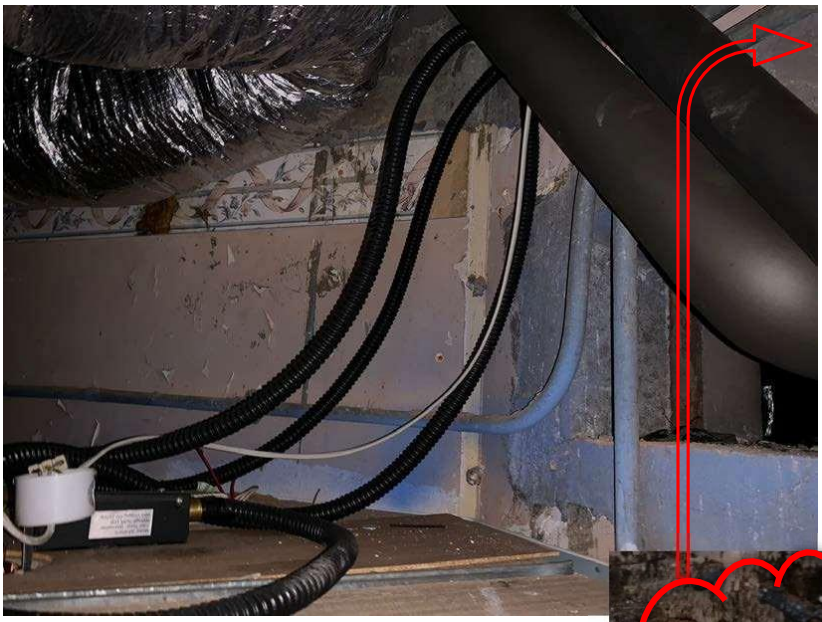


Photo no.: 1

Existing Brick Wall

PHOTOGRAPHS

Photo no.:_____2_____

PHOTOGRAPHS

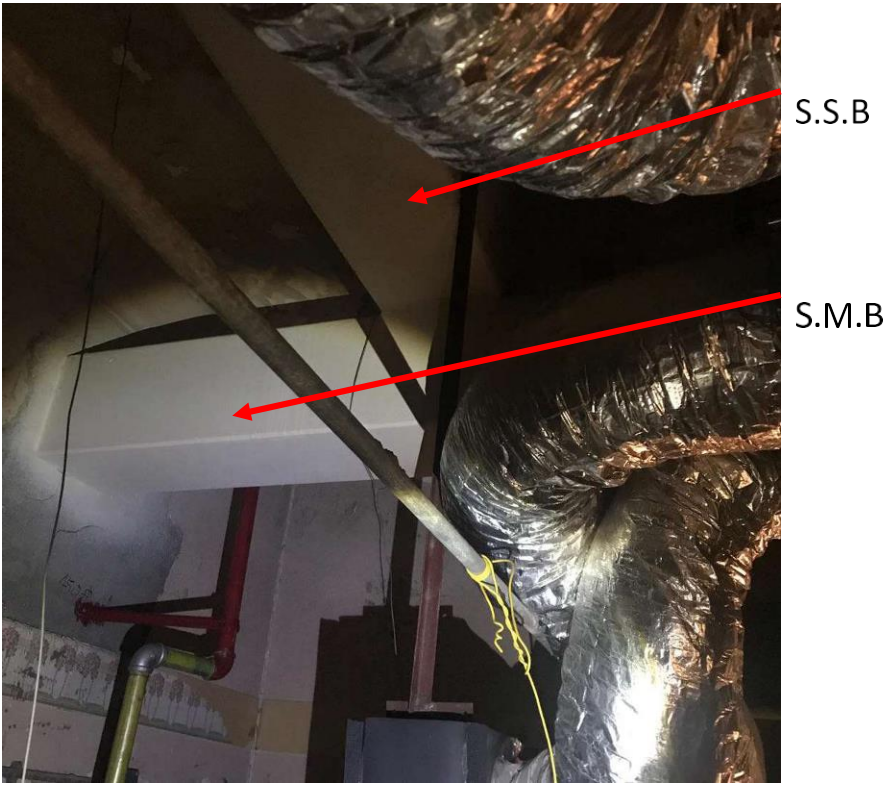


Photo no.:_____3_____

PHOTOGRAPHS

Photo no.:_____4_____

PHOTOGRAPHS

Existing Strengthening support for steel beam, material & strength are needed to be determined by detailed site investigation.

Photo no.: 5

PHOTOGRAPHS

Photo no.: 6

PHOTOGRAPHS

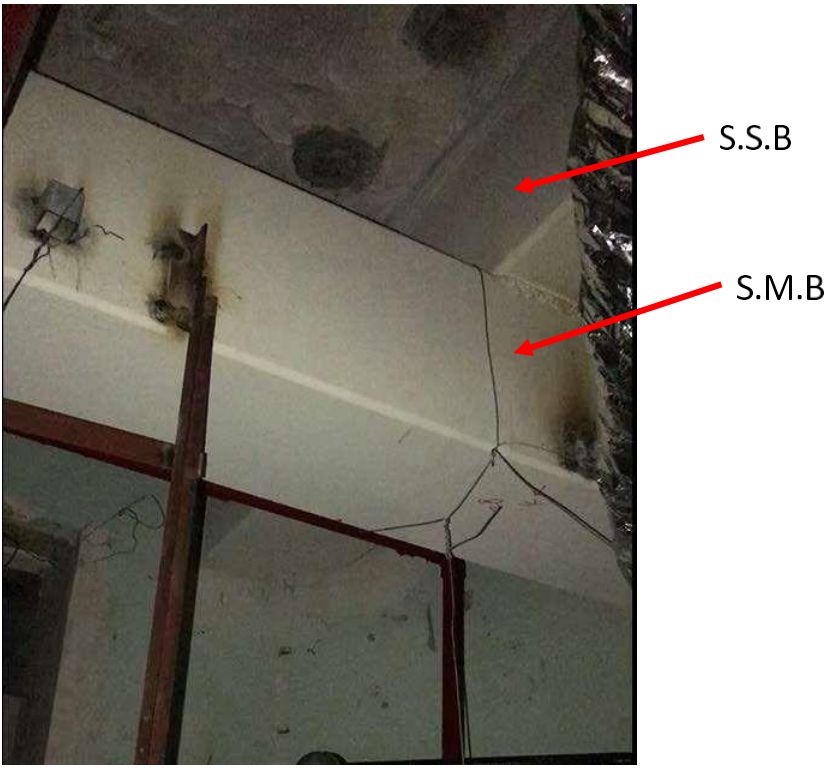


Photo no.:_____7_____

PHOTOGRAPHS

Photo no.: 8

PHOTOGRAPHS

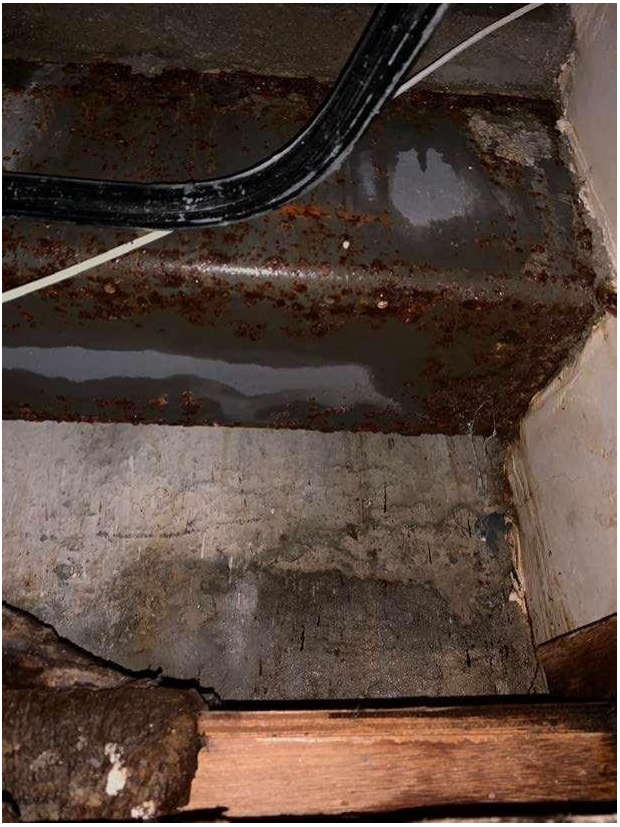


Photo no.: 9

Slightly water leakage found after typhoon “Wipha” Dated: 31-July-2019

Appendix IX

Plan Showing Immediate Surrounding

Districts: Tsuen Wan West

Site: Homi Villa

Key Plan

Rhine Garden

Bellagio

The Garden Co. Ltd

Government Sham Tseng Sewage Treatment Plants

Golden Villa

Gemini Beaches

Ma Wan Marine Traffic Control Station

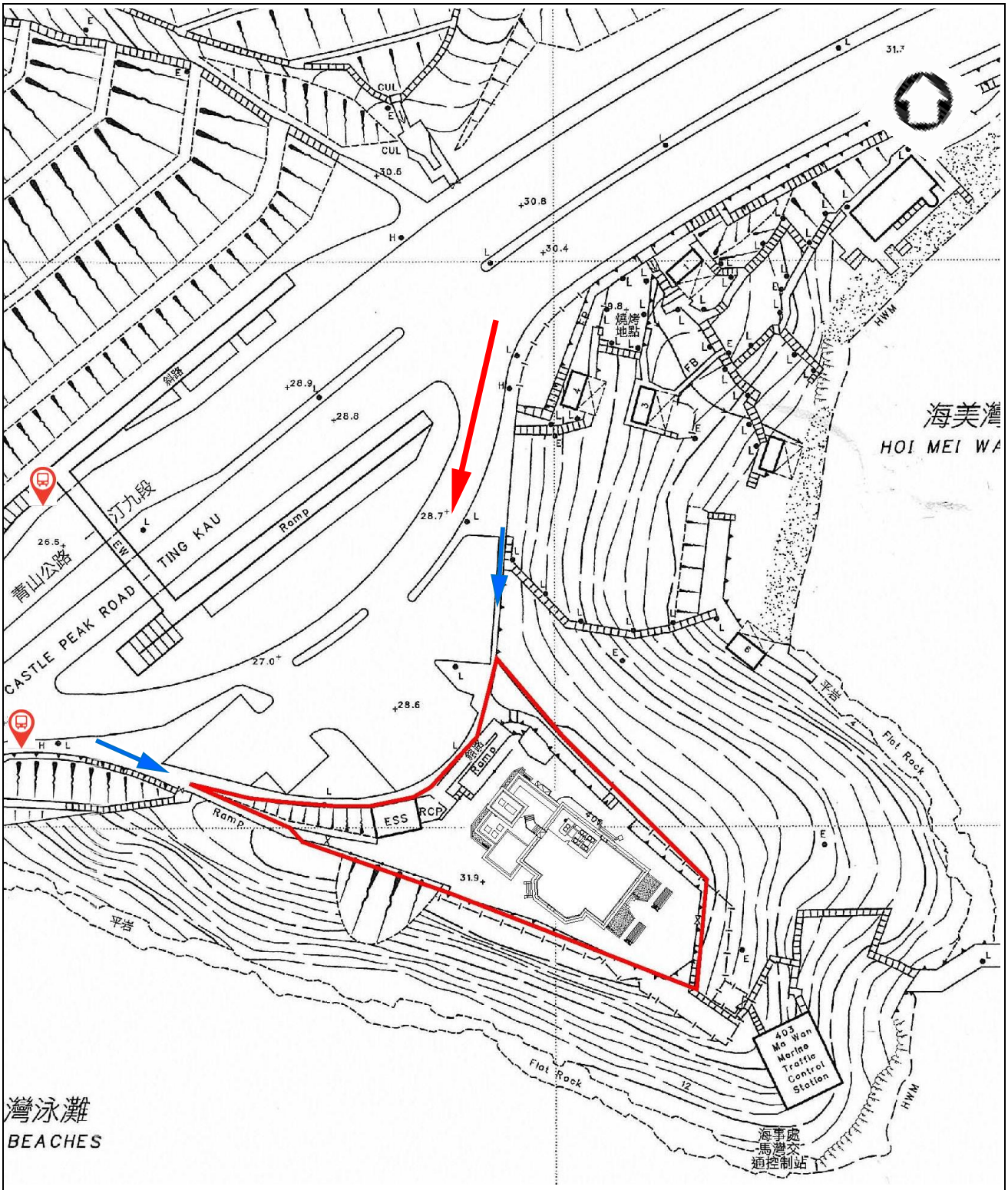
Hoi Mei Wan Beach

Site: Homi Villa

Vista Del Mar

Appendix X

Access Plan



SITE BOUNDARY VEHICULAR ACCESS PEDESTRIAN ACCESS BUS STOP & MINIBUS STOP	HOMI VILLA	DRAWING NO: APPENDIX VII ACCESS PLAN SCALE: 1:1000

Appendix XI

List of Architectural Features to be Preserved

Homi Villa
List of Architectural Features to be Preserved

1. EXTERNAL GROUNDS

Item	Architectural Feature
1.1	Setting / Surrounding Grounds The general topography, old access path and the old access gate posts leading to the rear garden.



Item	Architectural Feature
1.2	Vista to Surroundings The open and unobstructed vista from gardens and open roof top of the Historic Building to the surroundings including the Ma Wan Channel.


Item	Architectural Feature
1.3	<u>Open space at three sides of the Historic Building</u> The garden at the Northeast, Southeast and Southwest of the Historic Building.

Item	Architectural Feature
1.4	<u>Classical balustrades along the edge of the garden</u> Classical urn-shaped balustrade at the edge of the garden at the Northeast, Southeast and Southwest of the Historic Building.

2. **EXTERIOR**

Item	Architectural Feature
2.1	External Building Facades All external building facades, including white stucco-work rendering, horizontal protruding eaves and classical urn-shaped balustrades at verandah and roof.
	

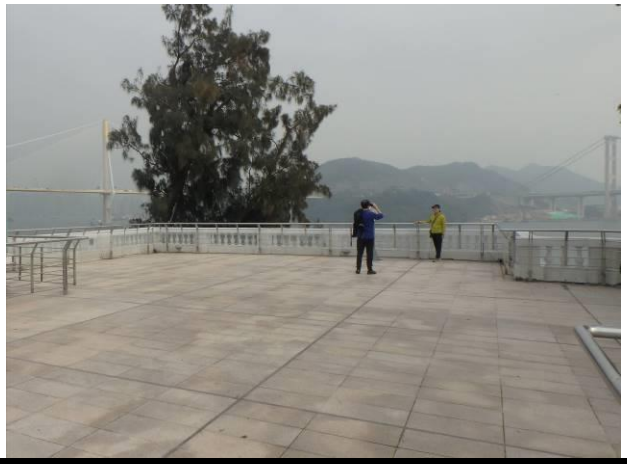
Item	Architectural Feature
2.2	<u>Staircases to verandah</u> A curved staircase leading the verandah of the main entrance, and two straight staircases leading to the verandah at sides including the classical urn-shaped balustrades, and terrazzo and patterned mosaic tiled floor finishes.

Item	Architectural Feature
2.3	<u>Front porch columns</u> A pair of front porch columns at Tuscan Order, with their plinths, dies, base caps, shafts, capitals and architrave at the verandah of the main entrance.

Item	Architectural Feature
2.4	External Pillars All pillars on the verandah, along with their bases, shafts, caps and the corbels with groove at the front entrance.

Item	Architectural Feature
2.5	External Cornice The protruding roof eaves with cornice moulding are decorated with tooth dentil cornice at the peripheral.

Item	Architectural Feature
2.6	Classical balustrades at verandah and roof Classical urn-shaped balustrades at verandah and roof parapet enriching the treatment on the facades.



Item	Architectural Feature
2.7	<u>Verandah</u> Verandah at three sides including its columns, roof slabs, beams, cornice mouldings, balustrades and ceramic floor tiles.
	   

Item	Architectural Feature
2.8	<u>External mouldings</u> Mouldings around the French doors and mouldings above window head.

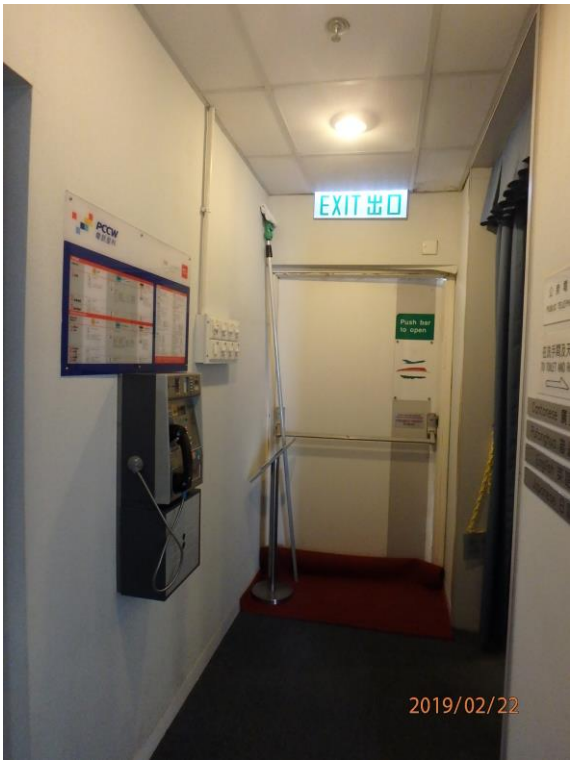
Item	Architectural Feature
2.9	<u>Flat roof</u> The flat roof with its projecting eaves, balustrades and solid parapet features above the front entrance and southeast side.

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

3. INTERIOR

Item	Architectural Feature
3.1	<u>Spatial Design</u> The symmetrical layout set on a central axis with general ambiance of openness to nature with windows and French doors opening into the verandah.

Item	Architectural Feature
3.2	<u>Building Structure</u> All structural elements including loadbearing walls, columns, beams and floor slab.



Item	Architectural Feature
3.3	Ceiling Moulding All ceiling moulding, including the crown moulding.
	 

Item	Architectural Feature
3.4	Stencil painted wall decoration Stencil painted wood boards with various motifs and patterns are installed at high level of the walls.
	 

Appendix XII

List of Required Treatments to Architectural Features

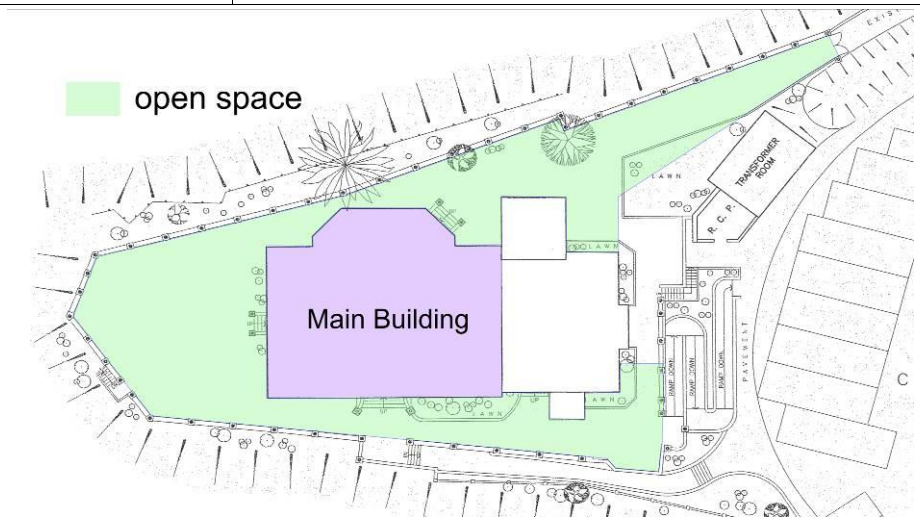
Homi Villa
Required Treatments to Architectural Features

1. EXTERNAL GROUNDS

Item	Architectural Feature	Required Treatments
1.1	Setting / Surrounding Grounds	a. The general topography should be generally kept intact. b. The access path and access gate posts leading to the rear garden should be preserved in-situ. c. The floor finishes and wall finishes of the front access path should be replaced. The design should be compatible and distinguishable from the Historic Building. d. Replacement of the protective barrier along the front access path may be considered. The design should be compatible and distinguishable from the Historic Building. e. Improvement proposals for site access in conformance to statutory requirement that are installed in a reversible manner and with minimum disturbance to the classical urn-shaped balustrades may be considered and subjected to AMO's approval.

Item	Architectural Feature	Required Treatments
1.2	Vista to Surroundings	a. The open and unobstructed vista from gardens and open roof top of the Historic Building to the surroundings including the Ma Wan Channel should be kept intact. b. New structure and/ or minor installation may be considered but should not block the vista and is subjected to AMO's approval.

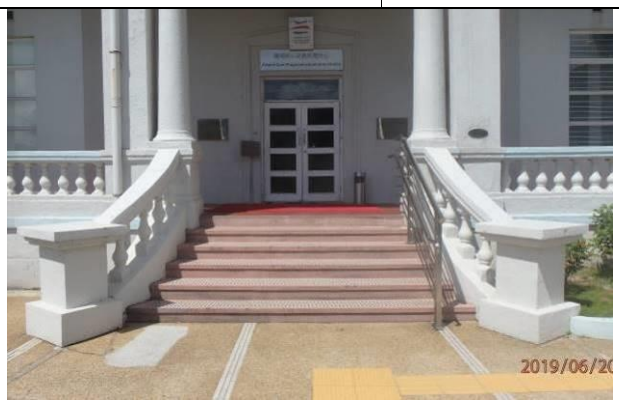
Item	Architectural Feature	Required Treatments
1.3	<u>Open space at three sides of the Historic Building</u>	a. The vista to the facades of the Historic Building are important and should be maintained. The existing open space around three sides of the Historic Building should be remained as open as possible to allow the general public to pay due respect to the building. b. The open space adjacent to the Historic Building ('Open Space') as denoted in the following drawing should be preserved to minimize the visual impact to the building facades and to maintain the unobstructed vista to Ma Wan Channel. c. New building(s) or structure(s) for ancillary use to the Historic Building beyond Open Space ('Proposed Works'), in conformance to statutory requirements, may be considered and subjected to AMO's approval. d. The landscaping design at the open space should blend in with the surroundings to preserve the historical character of the Historic Building. Soft landscape restoration may be considered and subjected to AMO's approval.



Item	Architectural Feature	Required Treatments
1.4	Classical balustrades along the edge of the garden	a. The original balustrades along the edge of the garden, including all exposed faces of the curbs, classical urn-shaped balusters and thick capping slab, should be preserved in-situ. b. The stainless steel balustrades installed in front of the classical balustrades should be removed. Any additional protective barriers or improvement works to balustrades as required by statutory requirements that are installed in a reversible manner and with minimum disturbance to the balustrades may be considered and subjected to AMO's approval. c. The design of the additional protective barriers or improvement works should be compatible and distinguishable from the Historic Building. d. Remove the signage fixed on the classical balustrade. e. Remove the organic growth on surface and remove the blockage at the recessed drainage hole. f. Repair/ strengthen the retaining structures below the balustrade as necessary. g. Repair defective rendering as necessary, repaint with colour to match existing and with a painting system approved by AMO.

2. EXTERIOR

Item	Architectural Feature	Required Treatments
2.1	External Building Facades	a. All external building facades, including white stucco-work rendering, horizontal protruding eaves and classical urn-shaped balustrades at verandah and roof, should be preserved in-situ. b. No new structures, air-conditioning equipment, awning, shading fins, etc. on building facades are permitted. c. It is noted that conversion works had been carried out at various stages. Conduct research on the original layout of windows and French doors. No alteration or blockage to openings or formation of new openings on the facades are permitted unless with sound evidence and approved by AMO. Submit research report, supplement with investigation summary etc. for AMO's consideration before commencement of renovation works. d. Conduct paint analysis and research on the original colours being applied on external facades and mouldings. Submit research report, supplement with investigations, photos etc., and the proposed colour scheme for the building for AMO's consideration before commencement of renovation works. e. Restore the windows or doors if existing openings are found altered, conduct research on the material and design of windows and doors. f. Remove light fittings installed at high level on the Southeast elevation. g. Repair defective rendered walls as necessary, and repaint to match existing with approved methods and materials. h. Clean and remove all organic growth on surfaces.
		

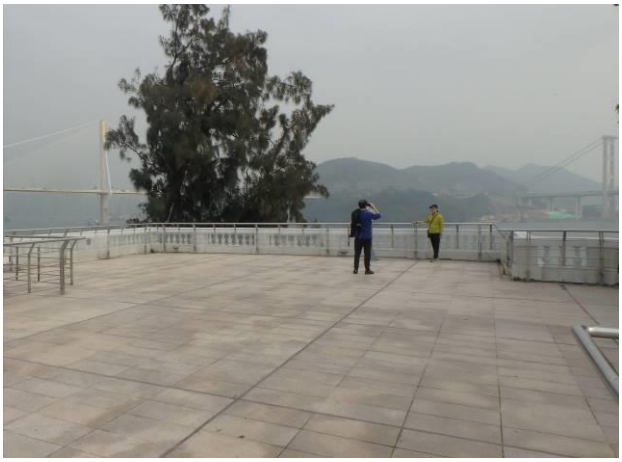
Item	Architectural Feature	Required Treatments
2.2	<u>Staircases to verandah</u>	a. The curved staircase at the main entrance and two number of straight staircases at the Southeast and Northeast sides, including the steps, original floor finishes and classical balustrades should be preserved in-situ. b. The original decorative floor finishes shall be cleaned by using bristle or nylon brushes and clean water. Corrosive cleaning chemicals must not be used. c. Repair defective floor finishes material to match with existing as necessary. The cracks in the terrazzo flooring shall only be scrubbed clean to remove dirt and grease. d. Any additional protective barriers or improvement works to the access staircases as required by statutory requirements that are installed in a reversible manner may be considered, provided their visual impact and physical impact to the Historic Building is kept to be minimal, and is subjected to AMO's approval. e. The proposed works should be compatible and distinguishable from the Historic Building. f. Conduct paint analysis and research on the original colours being applied on the balustrades. Submit research report, supplement with investigations, photos etc., and the proposed colour scheme for the building for AMO's consideration before commencement of renovation works. g. Repaint the balustrades as necessary with a painting system approved by AMO.
	   	

Item	Architectural Feature	Required Treatments
2.3	Front porch columns	a. A pair of front porch columns, along with their plinths, dies, base caps, shafts, capitals and architrave at the verandah of the main entrance should be preserved in-situ. b. Repair any defective rendering and refinish to match adjacent as necessary. c. Repaint the columns as necessary with a painting system approved by AMO.

Item	Architectural Feature	Required Treatments
2.4	External Pillars	a. All pillars, along with their bases, shafts, caps at the verandah should be preserved in-situ. b. The pillars with corbels decorated with groove line at the main entrance of the verandah should be preserved in-situ. c. It is noted that conversion works had been carried out at various stages. Conduct research on the original layout of pillars, supplement with investigation summary etc. for AMO's consideration before commencement of renovation works. d. Repair any defective rendering and refinish to match adjacent as necessary. e. Repaint the columns as necessary with a painting system approved by AMO.

Item	Architectural Feature	Required Treatments
2.5	External Cornice	a. The protruding roof eaves with cornice moulding decorated with tooth dentil cornice along the peripheral should be preserved in situ. b. Conduct paint analysis and research on the original colour being applied on roof eaves and cornice moulding. Submit research report, supplement with investigations, photos etc., and the proposed colour scheme for the building for AMO's consideration before commencement of renovation works. c. Restore any damage dentil cornice and repair any defective rendering to match existing as necessary. d. Repaint the protruding roof eaves and cornice moulding as necessary with a painting system approved by AMO.
	 	

Item	Architectural Feature	Required Treatments
2.6	Classical balustrades at verandah and roof	a. The classical urn-shaped balustrades along the verandah and roof edge, including all exposed faces of the curbs, classical urn-shaped balusters and thick capping slab, should be preserved in-situ. b. The stainless steel balustrades installed in front of the classical balustrades at roof should be removed. Any additional protective barriers or improvement works to classical balustrades as required by statutory requirements that are installed in a reversible manner and with minimum disturbance to the balustrades may be considered and subjected to AMO's approval. The design of the improvement works should not overwhelm the existing building elevations, should be compatible and distinguishable from the Historic Building. c. Conduct paint analysis and research on the original colour being applied on balustrades. Submit research report, supplement with investigations, photos etc., and the proposed colour scheme for the building for AMO's consideration before commencement of renovation works. d. Restore and repair any defective rendering to match existing as necessary. e. Repaint with colour to match existing and with a painting system approved by AMO.



Item	Architectural Feature	Required Treatments
2.7	Verandah	a. The ambiance and natural ventilation of open verandah on three sides should be kept intact. All verandah, including the exposed ceiling with cornice mouldings and floor tiles should be preserved in-situ. b. No enclosure of the verandah, wholly or partially, is permitted. c. No alteration to openings or formation of new openings, suspended ceiling system or other permanent features in the verandah are permitted. d. Repair any defective floor tiles as necessary, with materials match existing. e. Repair any defective rendered walls and ceiling as necessary, and refinish to match existing. f. Reinstate the verandah currently being enclosed at one side adjoining with the Extension may be considered and subjected to AMO's approval.

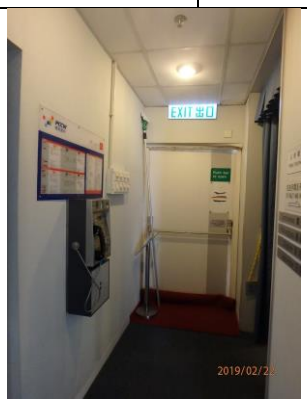
Item	Architectural Feature	Required Treatments
2.8	External mouldings	a. Mouldings around the French doors and windows should be preserved in-situ. b. Remove the existing signage on and nearby the mouldings. c. Conduct research on the original layout of Historic Building. No alteration of the mouldings above window head of existing pantry are permitted unless with sound evidence that the window is not original and approved by AMO. Submit research report, supplement with investigation summary etc. for AMO's consideration before commencement of renovation works. d. Repair any defective mouldings as necessary, and refinish to match existing.

Item	Architectural Feature	Required Treatments
2.9	Flat roof	a. The flat roof with its projecting eaves, classical balustrades and solid parapet features above the front entrance and southeast side should be generally kept intact. b. No additional storey at roof is permitted. c. Installation of building services equipment, ductwork, pipe works, etc. on the roof maybe considered, provided that their visual impact to the Historic Building is minimal. These new installations with architectural screenings should be setback from the facades and placed as far away as possible, and should be subjected to AMO's approval. d. All new structures and installations on roof should be subjected to Registered Structural Engineer's advice and AMO's approval. e. Repair any defective roof slab, waterproofing membrane etc. and conduct re-roofing work if necessary. f. Remove existing paint on the solid parapets with approved paint removal systems and repaint with approved reversible paint system and colour. g. Repair any defective rendering and refinish to match adjacent as necessary.

Item	Architectural Feature	Required Treatments
2.10	Roof, Soil and Waste Drainage System	a. All historic cast iron roof, soil and waste drainage pipe, including hopper, pipe and their associated parts should be preserved in-situ and repaired. If condition is beyond repair, replace with new as necessary, in a compatible design and colour to the Historic Building, and is subjected to AMO's approval. b. Check for the condition of the other existing drainage pipes, replace and repair as necessary. c. Clean any blockage in the drainage system to restore its function. d. The design and layout for the new roof drainage system are subjected to AMO's approval. All pipeworks should not obscure the decorative features on the eaves, pilasters and columns. e. Make good the disturbed surfaces at roof and walls to match existing after removing the redundant pipeworks.

3. INTERIOR

Item	Architectural Feature	Required Treatments
3.1	<u>Spatial Design</u>	a. The symmetrical layout set on a central axis with general ambiance of openness to nature with windows and French doors opening into the verandah should be kept intact. b. Alteration and additions to interior planning by changing the interior partitioning may be considered, and are subjected to the Registered Structural Engineer's advice and AMO's approval. c. No new structure or permanent features other than partitioning are permitted unless approved by AMO. d. Repaint the whole building interior with approval reversible paint system and colour.
		

Item	Architectural Feature	Required Treatments
3.2	<u>Building Structure</u>	a. All original structural elements including loadbearing walls, columns, beams, floor slab and mouldings on columns, beams and soffits should be kept intact. b. No coring or forming of new openings on the structure are permitted unless approved by AMO. c. Conduct research on the original layout and structural, remove the later-added structural and reinstate the walls/ columns as far as practicable and is subjected to AMO's approval. d. Reveal the original load bearing walls, walls, beams and decorative mouldings, if any, as many as practical by removing any modern furnishing or fitting elements covering the above. e. Strengthening or recasting of any part of the structure to meet statutory requirements may be considered and subjected to a Registered Structural Engineer's advice and AMO's approval. f. Repair all spalled concrete and other defects as necessary.
	 	

Item	Architectural Feature	Required Treatments
3.3	Ceiling Moulding	a. All ceiling mouldings, including the crown mouldings, should be preserved in-situ. b. False ceilings are installed such that the ceiling mouldings could not be appreciated by the public currently. Expose of ceiling mouldings as far as possible for public appreciation could be considered. c. Suspended ceiling system in a reversible manner and with minimum disturbance to the existing historic fabric may be considered and is subjected to AMO's approval. d. Repair, restore and repaint the defective mouldings to match with existing as necessary.
	 	

Item	Architectural Feature	Required Treatments
3.4	Stencil painted wall decorations	a. All stencil painted wall decorations should be preserved in-situ. b. False ceilings are installed such that the stencil painted wall decorations not be appreciated by the public currently. Expose of stencil painted wall decorations as far as possible for public appreciation could be considered. c. Suspended ceiling system in a reversible manner and with minimum disturbance to the existing historic fabric may be considered and is subjected to AMO's approval. d. Repair, restore and repaint the stencil painted wall decorations to match with existing as necessary.
	 	

Appendix XIII

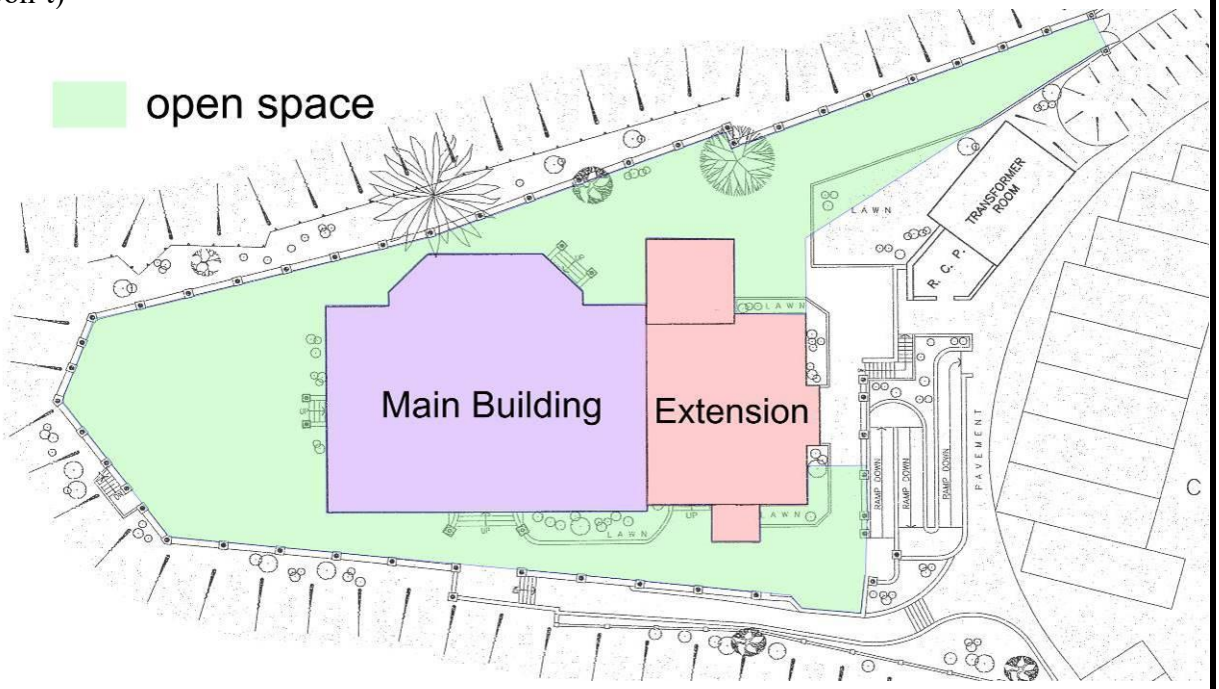
List of Recommended Treatments to Architectural Features

Homi Villa
Recommended Treatments to Architectural Features

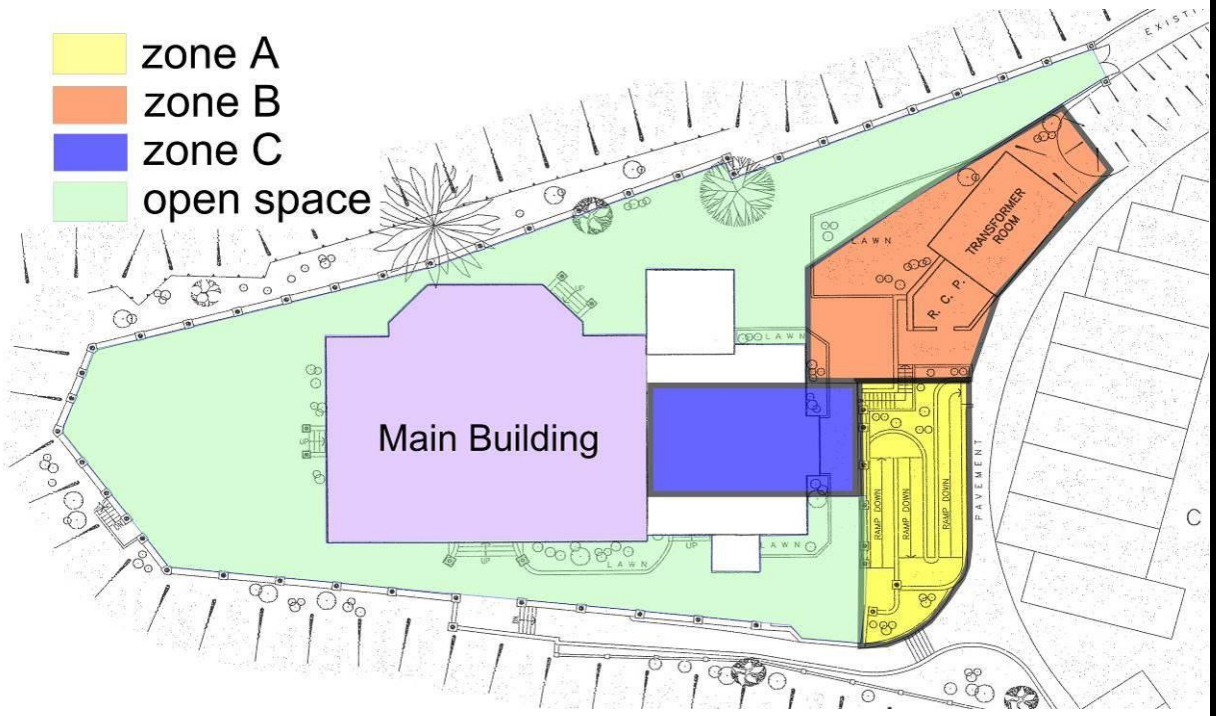
1. EXTERNAL GROUND

Item	Architectural Feature	Recommended Treatments
1.1	Extension to the Main Building of the Historic Building	a. Extension, which is a later addition to the Main Building after the demolition of the original annex with servants' quarters, is maintained at a good condition. Re-use of the Extension to minimize the impact to the historic building could be considered and subjected to AMO's approval. b. Alternatively, new structure(s) with a more compatible design at this location which could deliver the objective of making a beneficial contribution to the cultural significance of the site and facilitate the public appreciation of the Main Building to suit the new use could be considered. The new structure(s) should be visually non-intrusive to the historic building and non-obtrusive to the surrounding natural setting. The scale of the new structure(s) should be commensurate with the intended purpose of the new use and in proportion with the historic building without overwhelming the latter, and is subjected to AMO's approval. c. New underground structure(s) and/or above-ground structure(s) with building height (including all the structures erected) not higher than the tooth dentil cornice of the Main Building for ancillary use, building services, and/or access connection to the ground floor and roof of the Main Building ('Proposed Works at Zone C') in conformance to statutory requirements may be considered at Zone C (extent as denoted in the following drawing), and is subjected to AMO's approval. d. The existing opening made at the original urn-shaped balustrades at roof level of Main Building for access purpose should be re-used as far as practicable, no extra opening at the balustrades is allowed. e. The design of the access ramp connecting the roof level of the Main Building and Proposed Works at Zone C, if any, should be lightweight and set back from the façades to minimize the visual impact to the Main Building. The height of the protective barrier along this access ramp should be minimized as far as practicable. f. The Proposed Works at Zone C, if any, should be independent and set as far away from the Main Building as practicable, and should not adversely affect the structure of Main Building. g. The Proposed Works at Zone C, if any, should be compatible and distinguishable from the Main Building.

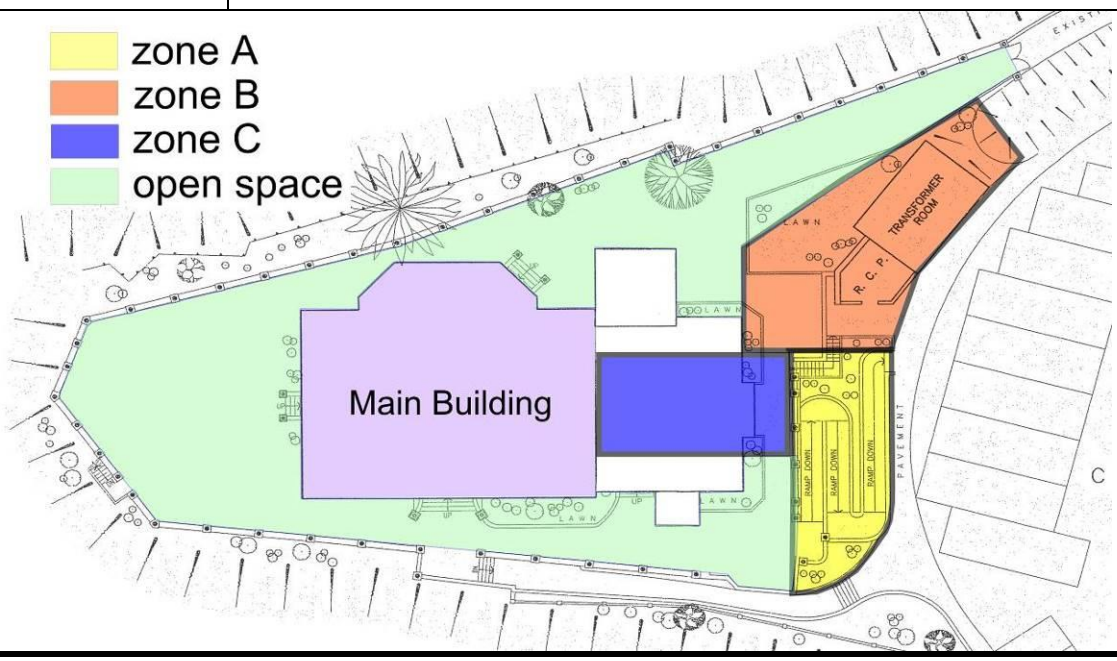
(Con't)



Main Building and Extension

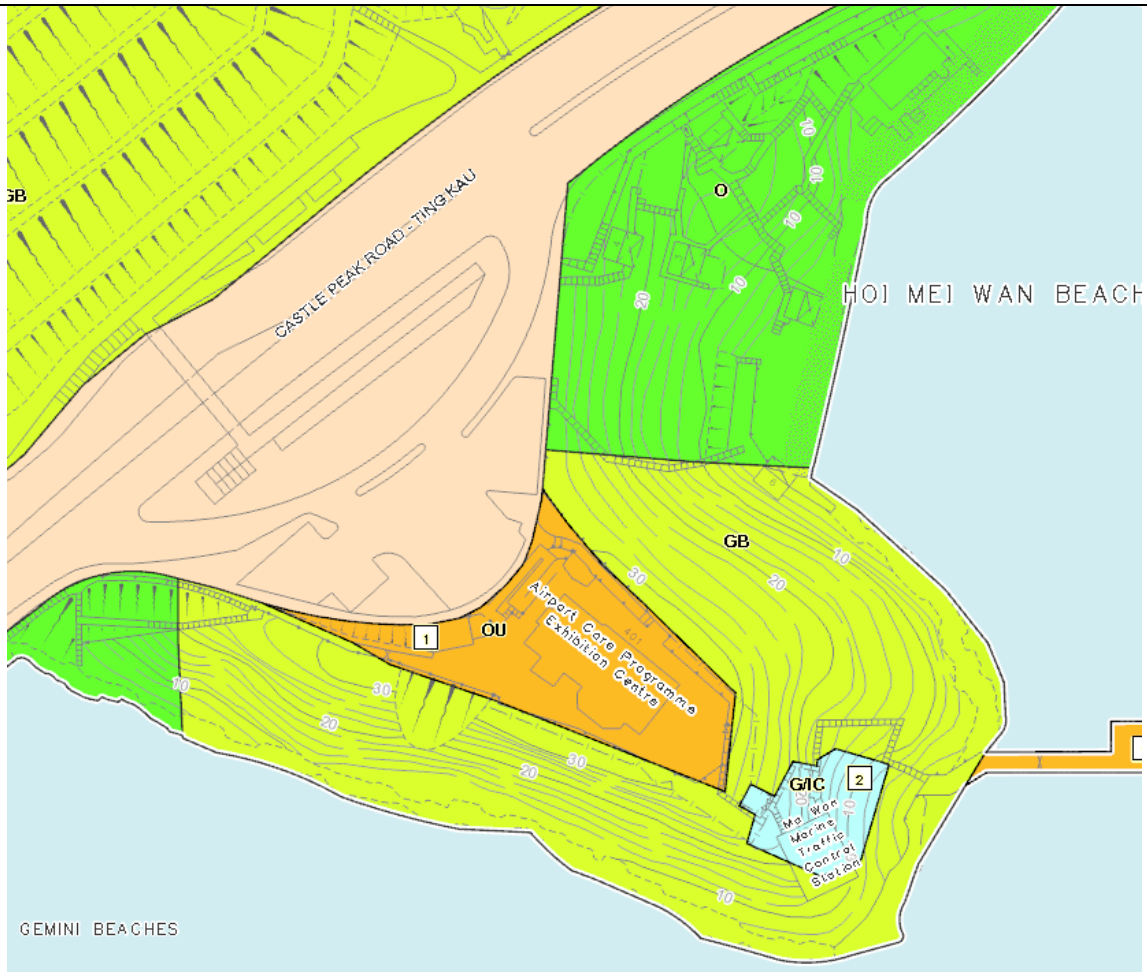


(Con't)

Item	Architectural Feature	Recommended Treatments
1.2	Existing access ramp with staircase and Ancillary Building the Historic Building	a. Removal of the existing barrier free access ramp, the staircase, wall or the Ancillary Building etc. adjoining Castle Peak Road for ancillary use of the Historic Building, and carry out alteration and addition works at Zone A and/ or Zone B (extent as denoted in the following drawing) to suit the new use could be considered and subjected to AMO's approval. b. New underground structure(s) and/or above-ground structure(s) with building height not exceeding the finishes floor level of the existing open space of the Main Building (+31.9mPD) for ancillary use and/or building services ('Proposed Works at Zone A') may be considered at Zone A (extent as denoted in the following drawing), and is subjected to AMO's approval. Green roof with soft landscape to match with the open space design could be considered. c. New underground structure(s) and/or above-ground structure(s) with building height not exceeding the height of the Main Building (+37.6mPD) for ancillary use, building services, and/or a new staircase/lift including its structure to provide barrier free access to the Main Building ('Proposed Works at Zone B') in conformance to statutory requirements may be considered at Zone B (extent as denoted in the following drawing), and is subjected to AMO's approval. d. The Proposed Works at Zone A and/or Zone B, if any, should be independent and set as far away from the Historic Building as practicable, and should not adversely affect the structure of Historic Building. e. The Proposed Works at Zone A and/or Zone B, if any, should be compatible and distinguishable from the Historic Building. The design of the Proposed Works should have beneficial contribution to the overall cultural significance of the site.
		

Appendix XIV

Outline Zoning Plan



OUTLINE ZONING PLAN

(EXTRACT PLAN BASED ON WEBSITE OF TOWN PLANNING)

DATE: 26.7.2019

Legend:

Statutory Plan

OZP Zoning

- CDA — Comprehensive Development Area
- O — Open Space
- R(E) — Residential (Group E)
- V — Village Type Development
- GB — Green Belt
- R(D) — Residential (Group D)
- R(A) — Residential (Group A)
- R(C) — Residential (Group C)
- C — Commercial
- G/IC — Government, Institution or Community
- OU — Other Specified Uses
- R(B) — Residential (Group B)
- 140 — Maximum Building Height (In Metres Above Principal Datum)
- 5 — Maximum Building Height (In Number of Storeys)

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board

For "Tourism and Recreation Related Uses" Only

Eating Place
Field Study/Education/Visitor Centre
Exhibition or Convention Hall
Government Use (Police Reporting Centre, Post Office only)
Place of Entertainment
Place of Recreation, Sports or Culture
Public Convenience
Public Utility Installation
Shop and Services
Utility Installation for Private Project
Government Use (not elsewhere specified)
Private Club

Planning Intention

This zone is intended primarily for preservation of the ex-Government quarter building for adaptive tourism and recreation and related uses.

Remarks

(1) Any demolition of, or addition, alteration and/or modification to (except restoration works coordinated or implemented by Government and those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) an existing building requires planning permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(2) 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 height in terms of number of storeys as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(3) In determining the relevant maximum number of storeys for the purposes of paragraph (2) above, any basement floor(s) may be disregarded.

(4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Appendix XV

Land Lease and Demarcation Plan

NT 2/376/48

This Indenture made the [illegible] day of December 1929.

Between Our Sovereign Lord George the Fifth by the Grace of GOD, of the United Kingdom of GREAT BRITAIN and IRELAND and the BRITISH Dominions beyond the Seas, King, Defender of the Faith, Emperor of INDIA (hereinafter referred to as "His said Majesty" which expression shall where the context admits be deemed to include His Heirs, Successors and Assigns) of the one part and Banoo Jehangir Hormusjee Ruttonjee of 12 Queen's Road Central, Hong Kong,

(hereinafter referred to as "the said Lessee" which expression shall where the context admits be deemed to include his her or their and the survivor of them his or her Executors, Administrators and Assigns and in the case of a Body Corporate its Successors and Assigns) of the other part **Witnesseth** that in consideration of the sum of $285.00 (Dollars Two hundred and eighty five) paid to the Treasurer of the Colony of Hongkong on behalf of His said Majesty by the Lessee and in consideration of the yearly rent and the covenants and stipulations hereinafter reserved and contained and on the part of the Lessee to be paid done and performed His said Majesty doth hereby grant and demise unto the Lessee **All that** piece or parcel of ground situate in the New Territories in the said Colony described in the Schedule hereto and delineated on the plan annexed hereto or endorsed hereon and thereon coloured red **To hold** the same unto the Lessee as Building ground for the term of seventy-five years from the first day of July 1898 **Yielding and Paying** therefore the annual rent specified in the Schedule hereto or such other sum as may hereafter be fixed in lieu thereof with the benefit of and subject to the terms, exceptions, covenants, conditions, provisoes and agreements as are contained in Schedule B of Government Notification No. 570 of 1924, dated the seventh day of October, 1924, which are and shall be deemed to be incorporated in these presents and shall be binding on the Lessee in the same manner as if they had been written in these presents and subject also to the further terms, exceptions, reservations, covenants, conditions, provisoes and agreements (if any) as are hereinafter contained.

In Witness whereof His Excellency Sir Cecil Clementi, K. C. M. G. Governor and Commander-in-Chief of the said Colony and its Dependencies and Vice-Admiral of the same, duly authorized by His said Majesty, hath executed these presents and hereunto set the Public Seal of the said Colony and the Lessee hath hereunto set his hand and seal the day and year first above written.

SCHEDULE

Survey District.	Lot No.	Area and Measurements.	Annual Crown Rent.
Tsun Wan Demarcation District No. 390.	165	14,000 sq.ft.	$33.00

Signed, Sealed, and Delivered by the above named, B.J.H. Ruttonjee

In the presence of [signature]

Banoo Jehangir Hormusjee Ruttonjee.

(COUNTERPART)

LEASE

of

Town Wan

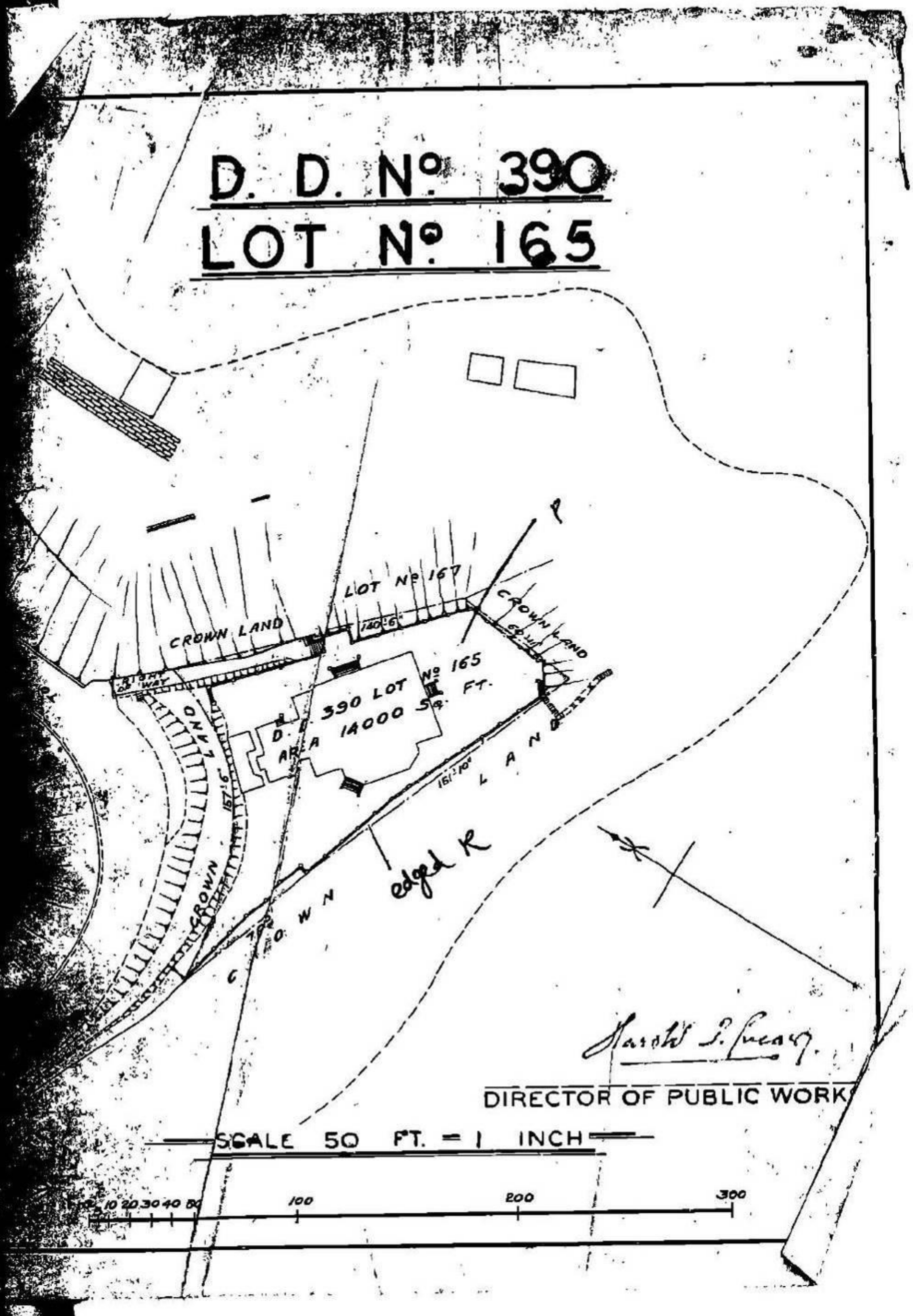
S.D. 390 Lot No. 165

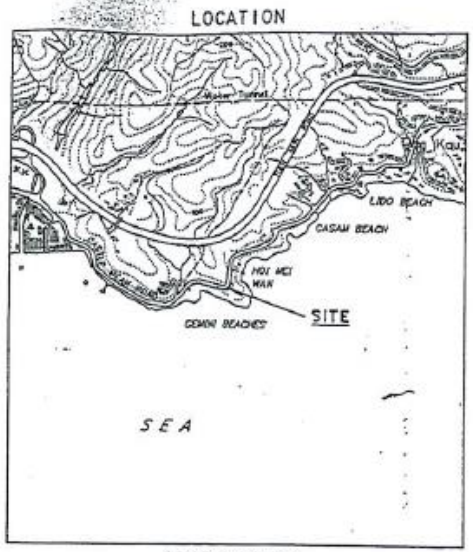
Commencing 1st July 1898

Term 75 years.

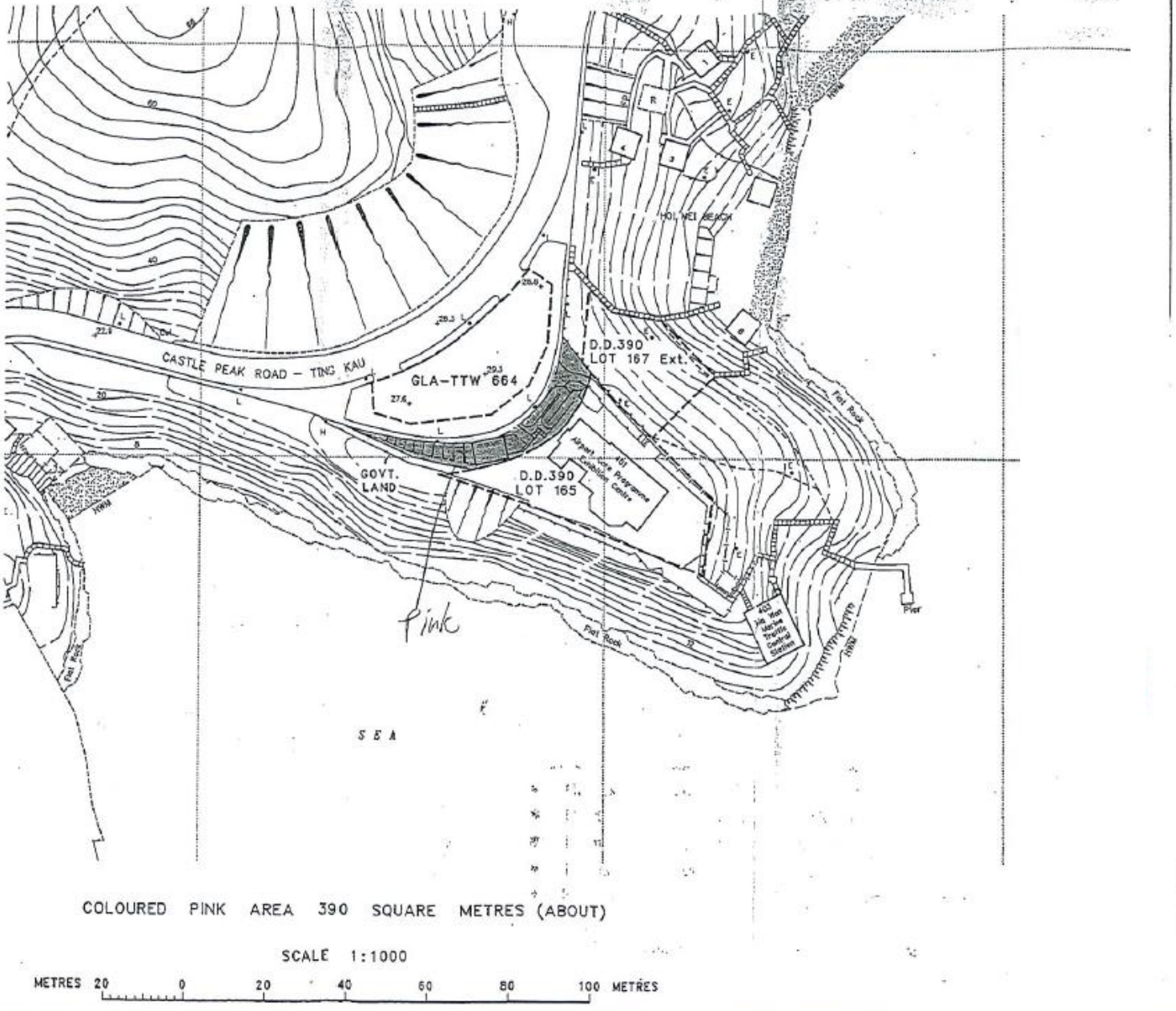
Annual Crown Rent $33.00

Registered Vol. 157 *Fol.* 251


D. D. No. 390
LOT No. 165
LOT No 167
CROWN LAND
140'6"
CROWN LAND
RIGHT OF WAY
D. D. 390 LOT No 165
AREA 14000 SQ. FT.
CROWN LAND
157'6"
161'10"
CROWN LAND
edged R
DIRECTOR OF PUBLIC WORKS
SCALE 50 FT. = 1 INCH
10 20 30 40 50
100
200
300



SCALE 1 : 20000



COLOURED PINK AREA 390 SQUARE METRES (ABOUT)

SCALE 1:1000

METRES 20 0 20 40 60 80 100 METRES

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Tsuen Wan
Lands Department

Plan Prepared by District Survey Office, Tsuen Wan

TEMPORARY GOVERNMENT LAND ALLOCATION No. TTW-679
AIRPORT CORE PROGRAMME EXHIBITION CENTRE
GOVERNMENT PROPERTY AGENCY

File Ref. No. DLO/TW 303/WPA/59
Connected File Ref. LD DSO/TW 9/7
Survey Sheet No. 6-SE-22B
Layout/Engineering Plan No. D/TWW/2

PLAN No. TWA1063-A

Date : 18/06/1997

Appendix XVI

Assessment Schedule of Trees

Tree Survey Schedule

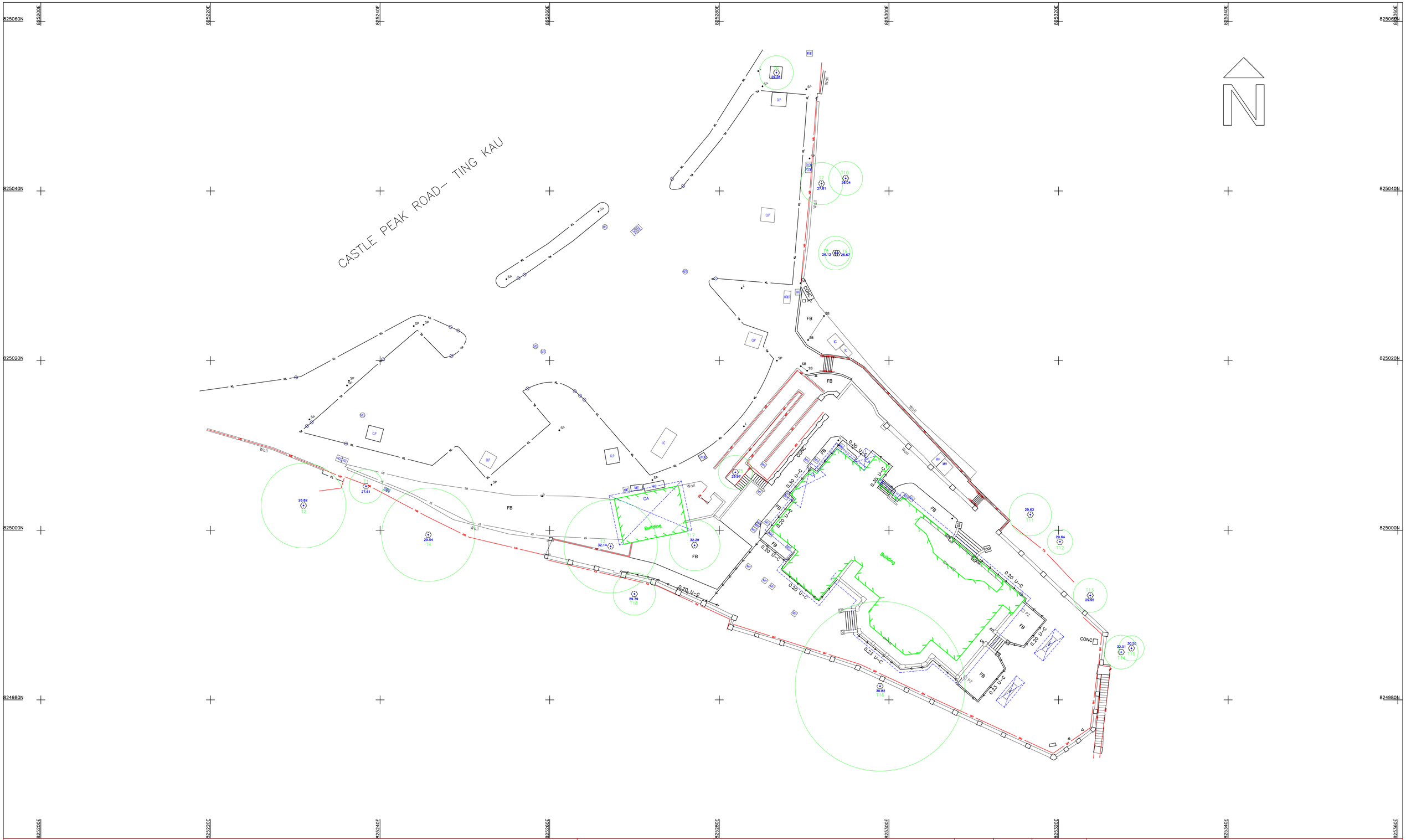
Project: Resource Kit for Homi Villa, No. 401 Castle Peak Road, Tsuen Wan

Prepared by: Carol, Cheung Lau Ying, ISA Certified Arborist (HK-1615A)

Date of Survey: 23 Aug., 2019

To be read in conjunction with Plan No.: 9206/01

Tree No.	Species (In Botanical name)	Species (Chinese Name)	Tree Size			Health (Good/ Fair/ Poor)	Form (Good/ Fair/ Poor)	Amenity Value (High/Medium/Low)	Anticipated Survival Rate After Transplanting (High/Medium/ Low)	Remarks	Register as "Old & Valuable Tree" (Y/N)
			Overall Height (m)	DBH (mm)	Average Crown Spread (m)						
T1	*Celtis sinensis*	朴樹	5	250	4	Fair	Fair	Medium	Medium	On slope, wound on trunk	N
T2	*Albizia lebbeck*	大葉合歡	11	600	10	Fair	Fair	Medium	Low	On slope, Imbalanced crown, Old pruning wound	N
T3	*Ficus benjamina*	垂葉榕	11	650	11	Fair	Fair	Medium	Low	On slope	N
T4	*Albizia lebbeck*	大葉合歡	14	900	11	Fair	Fair	Medium	Low	On slope	N
T5	*Bauhinia* x *blakeana*	洋紫荊	6	350	4	Fair	Poor	Medium	Low	Bending trunk, Restricted root	N
T6	*Bombax ceiba*	木棉	6	260	4	Fair	Fair	Medium	Medium	Crooked branch	N
T7	*Leucaena leucocephala*	銀合歡	6	140	5	Poor	Poor	Low	Low	Broken trunk	N
T8	*Macaranga tanarius*	血桐	5	192	4	Fair	Poor	Low	Low	On slope, Multiple trunks, Climber	N
T9	*Macaranga tanarius*	血桐	5	130	3	Fair	Poor	Low	Low	On slope, Climber	N
T10	*Macaranga tanarius*	血桐	5	192	4	Poor	Poor	Low	Low	On slope, Codominant trunks, Sparse foliage, Dead branch, Dieback, Restricted root	N
T11	*Macaranga tanarius*	血桐	6	100	4	Fair	Fair	Medium	Medium	-	N
T12	*Leucaena leucocephala*	銀合歡	5	100	5	Poor	Poor	Low	Low	-	N
T13	*Albizia lebbeck*	大葉合歡	6	190	3	Fair	Poor	Low	Low	Wound on trunk	N
T14	*Casuarina equisetifolia*	木麻黃	6	156	4	Fair	Fair	Medium	Medium	Codominant trunks	N
T15	*Casuarina equisetifolia*	木麻黃	4	190	4	Fair	Low	Medium	Medium	Leaning, Topped	N
T16	*Ficus microcarpa*	榕樹 (細葉榕)	15	1,619	3	Fair	Fair	Medium	Low	Mutiple trunks	N
T17	*Bauhinia* x *blakeana*	洋紫荊	5	330	6	Fair	Fair	Medium	Medium	-	N
T18	*Macaranga tanarius*	血桐	7	150	5	Fair	Fair	Medium	Medium	On slope	N



LEGEND:

- ARTIFICIAL SLOPE
- CHANNEL WITH FLOW DIRECTION 0.80 WIDE OF CHANNEL
- STEP CHANNEL WITH FLOW DIRECTION 0.80 WIDE OF STEP CHANNEL
- BOUNDARY LINE & BOUNDARY POINT
- GATE
- PERMANENT BUILDING AND CANOPY
- TREE WITH TREE NO.
- VERTICAL MASONRY / CUTTING
- GRAVE
- CONTOURS
- TEMPORARY STRUCTURE
- PILLAR BOX
- HAND RAILING
- HOARDING
- KERB LINE
- SLOPE TOP
- SLOPE BOTTOM
- FENCE
- BARRIERS
- BENCH
- ELECTIC POLE
- SIGN BOARD
- SIGN POLE
- LAMP POST
- TELEPHONE POLE
- TRAFFIC LIGHT
- FIRE HYDRANT
- PARKING METER
- BOLLARD AT ROAD
- GULLY
- GRATING
- VALVE FIRE
- VALVE GAS
- VALVE WATER WORKS
- MANHOLE
- MANHOLE, ATC
- MANHOLE, CABLE TV
- MANHOLE, ELECTRIC & MECHANICAL SERVICES DEPARTMENT
- MANHOLE, PCCW–HKT TELEPHONE LIMITED
- MANHOLE, DRAINAGE SERVICES DEPARTMENT
- MANHOLE, HUTCHISON COMMUNICATION LIMITED
- MANHOLE, HUTCHISON GLOBAL CROSSING LIMITED BROADBAND
- CATCH PIT
- MANHOLE, FOUL WATER/SEWER
- MANHOLE, STORM WATER
- MANHOLE, PACIFIC CENTURY CABLE & WIRELESS
- MANHOLE, NEW WORLD TELEPHONE
- MANHOLE, CLP POWER
- MANHOLE, WHAFT T & T
- MANHOLE, TOWNGAS TELECOM

ABBREVIATION:

BD	BOULDER
BE	BERM
BS	BOUNDARY STONE
CA	CANOPY
CUL	CULVERT
CO	COLUMN
CONC	CONCRETE
EB	ELECTRIC BOX
END	END OF OBJECT
FB	FLOWER BED
FP	FOOTPATH
IL	INVERT LEVEL
NU	NULLAH
OH	OVERHANG
PL	PLATFORM
PO	POND
PZ	PIEZOMETER TUBE
RP	RAMP
RU	RUIN
SS	SHRINE
TS	TEMPORARY STRUCTURE
VB	VEHICLE BARRIERS
WE	WELL
WIP	WORK IN PROGRESS
WT	WATER TANK

SCALE 1 : 200
(A1 SIZE)

metres 0 4 8 12 16 20 metres

HONG KONG METRIC GRID
PRINCIPAL DATUM HONG KONG
ALL UNITS IN METRES

NOTE
ALL SPOT LEVEL POSITIONS ARE
THE DECIMAL POINT OR A CROSS

DATE OF SURVEY: August 2019

REVISION	DATE	DESCRIPTION
INITIAL	22/08/2019	---

Easy Living Consultant LTD.

Topographical Survey
Homi Villa, No. 401 Castle Peak Road
Tusen Wan, New Territories

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PLAN NO. 9206/02

(22/08/2019)
JESSICA LEUNG MRICS MHKIS RPS(LS)
CHARTERED SURVEYOR

Appendix XVII

Part A

Slope Features

SITE BOUNDARY SLOPE BOUNDARY NON-REGISTERED SLOPE	HOMI VILLA	DRAWING NO: APPENDIX XXIV SLOPE FEATURES

Location plan of all the slope features at or adjacent to the Site

Slope Maintenance Responsibility Report (6SE-C/C445)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**6SE-C/C445**		**Sub-Division**	Not Applicable
	Location	TO THE W OF DD390 LOT165		
	Responsible Lot/Party	Highways Department	**Maintenance Agent**	Highways Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

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

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

Slope Maintenance Responsibility Report (6SE-C/C82)	**ESTATE MANAGEMENT SECTION** **LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	**6SE-C/C82**		**Sub-Division**	Not Applicable
	Location	TO THE SOUTH OF DEMARCATION DISTRICT 390 LOT165		
	Responsible Lot/Party	Lands Department	**Maintenance Agent**	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

- End of Report -

Notes:

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

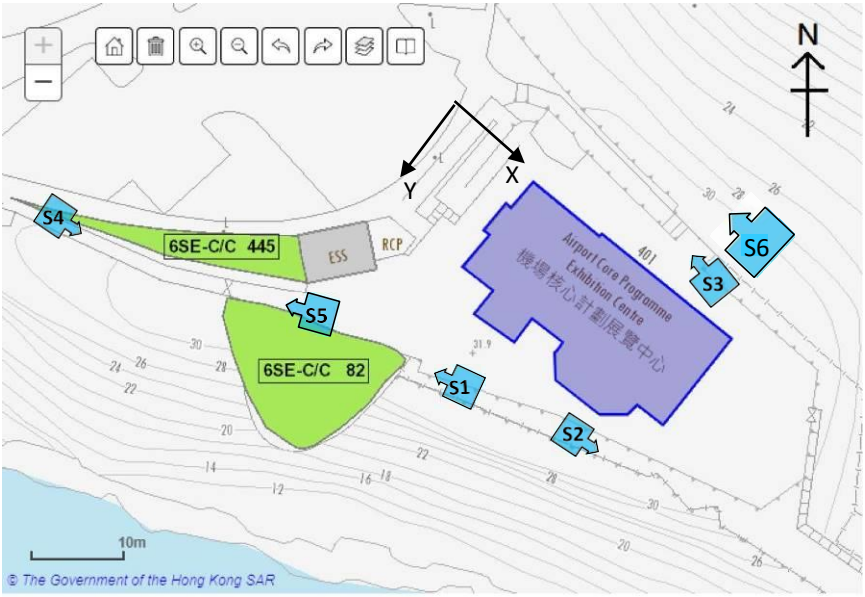
(ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

Appendix XVII

Part B

More Relevant Photo Records for Slopes

PHOTO INDEX PLAN



LEGEND:

S1 View of Photo No. 1 be taken

Photo no.: S1

Gap due to soil movement

Photo no.: S2

Gap due to soil movement

Gap due to soil movement

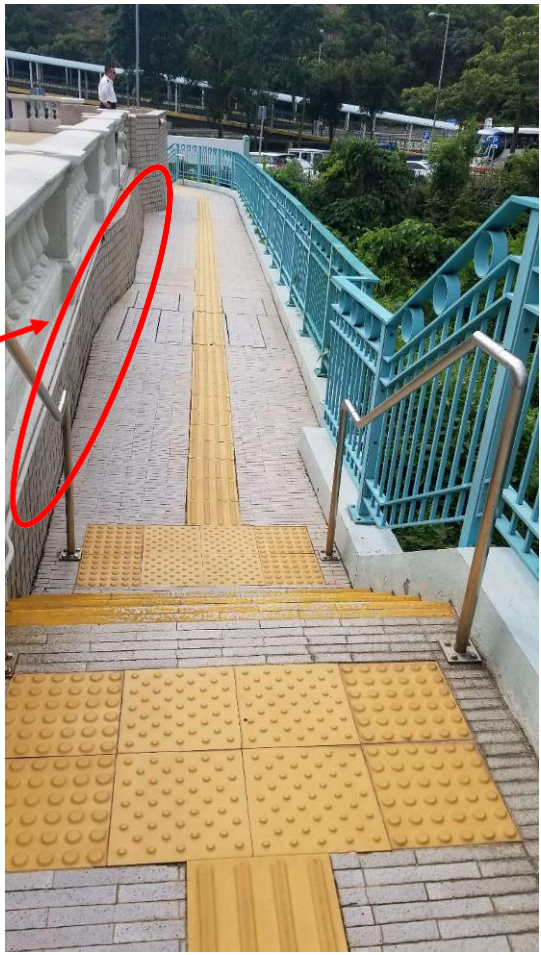


Photo no.: S3

Photo no.: S4

The registered slope feature no. 6SE-C/C 445 is of fair condition

Photo no.: S5

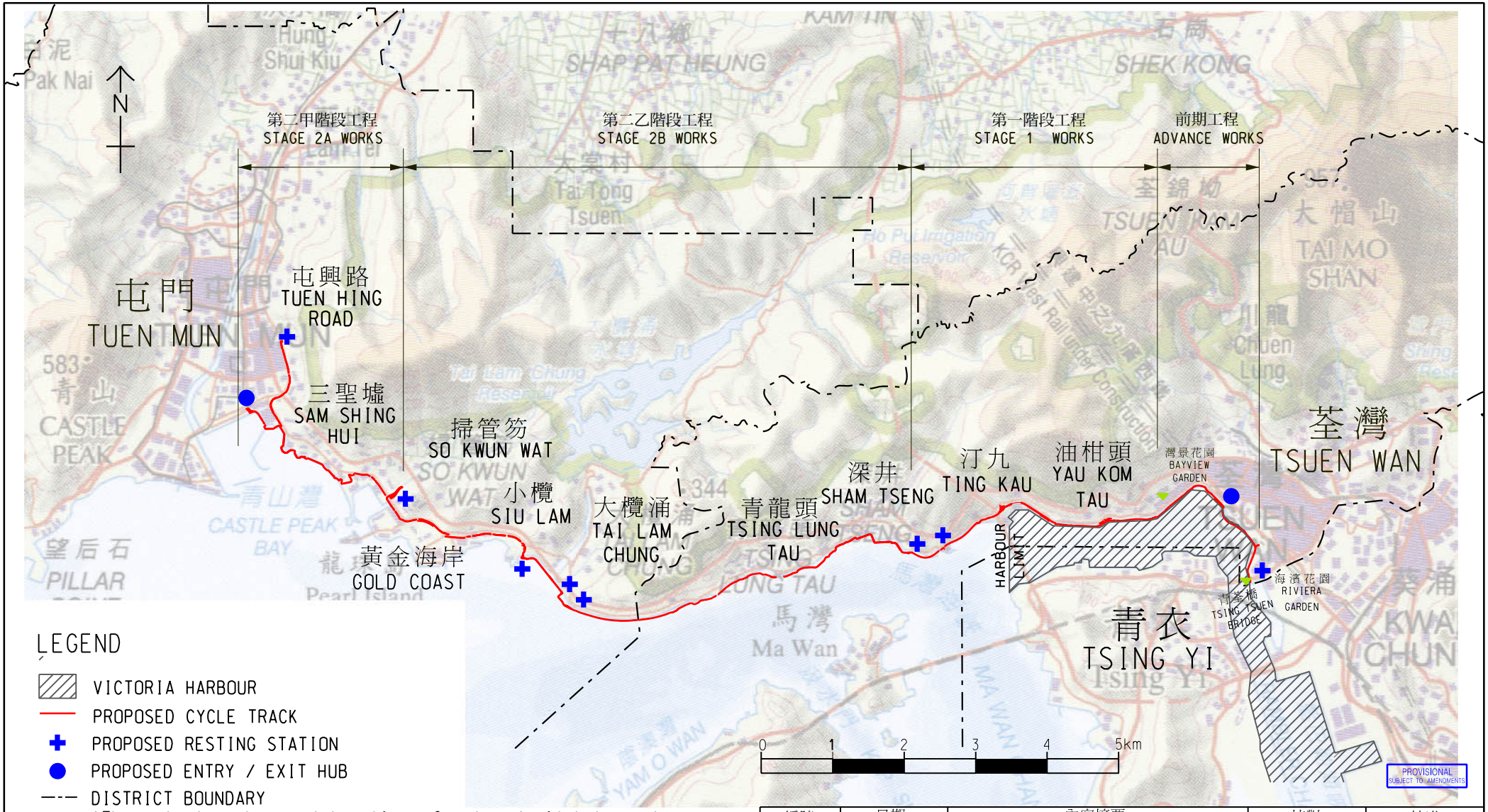
The registered slope feature no. 6SE-C/C 82 is of fair condition

Photo no.: S6

Gap due to soil movement

Appendix XVIII

Plan of Proposed Cycle Track



LEGEND

- VICTORIA HARBOUR
- PROPOSED CYCLE TRACK
- PROPOSED RESTING STATION
- PROPOSED ENTRY / EXIT HUB
- DISTRICT BOUNDARY

(The actual number and location of entry /exit hubs and resting stations will be subject to detailed design)

編號 no.	日期 date	內容摘要 description	核對 checked	核准 approved

修訂 REVISION

圖則名稱 drawing title

PWP ITEM 7268RS - CYCLE TRACK BETWEEN TSUEN WAN AND TUEN MUN LAYOUT PLAN

繪圖 drawn: T.C. Tsang	簽署 initial	日期 date: 04.01.18	項目編號 item no.: 7268RS	辦事處 office: 西拓展處 WEST DEVELOPMENT OFFICE
核對 checked: K.F. Lee	簽署 initial	日期 date: 04.01.18	比例 scale: AS SHOWN	
核准 approved: L.K. Tsang	簽署 initial	日期 date: 04.01.18	圖則編號 drawing no.: WDOTW-Z0009	CEDD 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

R:\CSWP\NTW2\Cycle Track 7268RS\WDOTW-70009.dgn

4/1/2018 A4 297MM X 210MM

Appendix XIX

Recurrent Expenditure

(A) Electricity Fee

Possible Use(s) [1]	**GFA (m^2)** **(a)**	**Net Gross ratio** **(b)**	**IFA (m^2) (a) x (b)** **(c)**	**Energy Consumption Indicator [2] (MJ/m^2/annum) (d)**	**Energy Consumption per annum (kWh/annum) [3] (c)*(d)*0.2778 = (e)**	**Estimated Electricity Fee($)[4] per annum**	**Energy Consumption is based on the following Groups of Uses on EMSD's website[2]**
Eating Place	470	73.83%	347	5,729	552,256.12	711,305.88	Other eating and drinking place
Shop and Services				1,778	171,393.15	220,754.38	Shop
Field Study/Education/Visitor Centre				476	45,884.78	59,099.6	Central services for building (multiple tenants) with central air-conditioning supply for tenants
Exhibition or Convention Hall							
Place of Recreation, Sports or Culture							

Notes:

(1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 10 hours for the Uses.
(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 is based on the tariff charged by China Light and Power Co., Ltd..
CLP: Rate of Energy Charge@$1.004. Rate of Fuel Cost Adjustment@$0.284.
1 Unit = 1 kWh.
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) (a) x (b) = (c)**	**Estimated Water & Sewage Charge($)/month (d)**	**Estimated Water & Sewage Charge($)[2]/annum (d) x 12 = (e)**
Eating Place	470	73.83%	347	**(d) = (Refer to Note 3) 1,101.6**	**13,219.2**
Shop and Services					
Field Study/Education/Visitor Centre				**(d) = (c) x $0.3[1] 104.1**	**1,249.2**
Exhibition or Convention Hall					
Place of Recreation, Sports or Culture					

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 = Offices

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

(3) The estimated water and sewage charge per month of food and beverage and shop 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 operated per month = (i) x (ii) x 3600 x (iii) x 30 = 8.5 x 0.00016 x 3600 x 7.5 x 30 = 1,101.6

(i) Say 2 nos. of sink operate per day and make an assumption below:
a) opening hours = 12 hours [Total water consumption – (0900 - 1200 (45mins) + 1200 - 1500 (80mins.) + 1500 - 1800(70mins.) + 1800 - 2100 (60mins.) = 255mins.)]
b) 255mins. X 2 nos. of sink operate = 510mins. (8.5 hours)

(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 $2.92 per m^3. Therefore, Estimated Water & Sewage Charge($) is $7.5 per m^3. nos. of days the food and beverage services operates (say 30 days for month)

(C) Estimated Rates and Rent

Possible Use(s) [(1)]	**GFA (m^2)**	**Site Area (m2)**	**Rateable Value[(1)] ($)** **(a)**	**Rates/annum ($)** **(a) x 5% =** **(b)**	**Rent/annum ($)** **(a) x 3% =** **(c)**	**Rates & Rent/annum ($)** **(b) + (c) =** **(d)**
Eating Place	470	1,761	324,000	16,200	9,720	25,920
Shop and Services						
Field Study/Education/Visitor Centre						
Exhibition or Convention Hall						
Place of Recreation, Sports or Culture						

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 Departmen