Revitalising Historic Buildings Through Partnership Scheme

King Yin Lei

Resource Kit

Date: 27 November 2019

Table of Contents

List of Appendices

I. Introduction

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

Section 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 Wan Chai District Council

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

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

(b) follow the Conservation Guidelines; and

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

We appreciate that 1.2 (c) will be a complex task. The following suggestions are 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 X**), site constraints and/ or prohibitive upgrading cost may limit the type of uses that may be chosen for the building; and

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

1.3 We have listed a number of uses currently allowed under the Outline Zoning Plan for consideration for adaptive reuse of the site. However, the 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) 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 to be 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 proposals.

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 Secretariat at :-

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

II. Historical Background and Architectural Merits

2.1 Historical Background

Originally named "Hei Lo", King Yin Lei was built in around 1937 with Mrs. Shum Li Po-lun as the first owner. Her husband, Mr. Shum Yat-chor, was a notable merchant and philanthropist in Xinhui of Guangdong province. The building was designed by the Office of A.R.F. Raven.

In 1978, the residence was sold to the Yow family. The Yow family renamed the building as "King Yin Lei" (景賢里), which is inscribed on the gateway at the front entrance.

King Yin Lei is a popular spot for taking photographs by visitors. Due to the sumptuous decoration and specific architecture of the mansion, many filmmakers choose the residence for their scenes, for instance, a music video for the local television drama entitled "Delightful Dream of the Capital" and a Hollywood film "Soldier of Fortune".

The mansion is one of the residences in the Mid-Levels which possesses significant historical value. Its mere construction in the area not only reflects the rising status and growing wealth of the Chinese community in those days, but also symbolises the formation of a Chinese-dominated upper-class residential area in the early years of Hong Kong.

The ownership of King Yin Lei was transferred again in 2007, and in September of the same year, the glazed roof tiles and decorative features were stripped from the mansion. The Government took decisive action to declare King Yin Lei as a proposed monument on 15 September 2007 and subsequently a monument on 11 July 2008. In 2008, the Chief Executive in Council approved the proposal for a non-in-situ land exchange so as to preserve and revitalise the historic building. Under the land exchange, the owner surrendered the whole site of King Yin Lei to the Government for exchange of an adjacent man-made slope site of roughly the same size for private development. Apart from paying full market value premium for the land exchange in accordance with the established policy, the owner was also required to carry out and fund the restoration works of King Yin Lei to the satisfaction of the Antiquities and Monuments Office. The restoration works were completed in December 2010.

2.2 Architectural Merits

The complex of King Yin Lei comprises the Main Building, the Annex Block, the Garage, the Subsidiary Building, the Pavilion and the Swimming Pool, etc. The mansion was built on a slope along Stubbs Road which resulted in the site formation and retaining structure comprising most of the construction cost. The Main Building follows the traditional three-sided courtyard house layout commonly found in South China, which means there is one central hall and two wings with an open area facing south. A screen wall is built at the south of the open area to form an internal courtyard. Different from traditional courtyard houses, the wings are slightly tilted away from the central house, instead of being perpendicular to it, to widen the internal courtyard.

The Main Building has hip-and-gable roofs, considered to be roof features of high hierarchy in traditional Chinese architecture. They feature a full set of traditional Chinese ornaments which includes a pearl in the middle of the main ridge, main-ridge-end ornaments, vertical-ridge-end ornaments, diagonal-ridge-end ornaments, etc. All these roof ornaments were designed in geometric style. Chinese architectural decorations constructed in reinforced concrete with terrazzo finish such as brackets, architraves and joint brackets are adopted at the under-eaves along roof edges.

The Annex Block has two storeys with a number of parallel rooms connected by a verandah, which reflects the simplicity of modern residential designs in the early years. The Main Building and the Annex Block are connected by kitchens and passageways, which ingeniously separates the living areas of the masters and the servants while the masters can still enjoy the convenient service of the servants. A food hatch used to deliver dishes from the kitchen on the Ground Floor to the dining hall in the Main Building can still be found. The Ground Floor of the two-storey Garage is for car-parking and the First Floor is for residential purpose. Its roof is a classical Chinese luding (a four-sloped roof with a flat central portion). The single-storey Subsidiary Building with classical Chinese pyramidal roof in quadrangular shape and humpbacked roof is connected by corridors to the square-shaped Pavilions at both ends. The one-storey Pavilion at the Rear Garden has two entrances and a classical Chinese double-eaved pyramidal roof in hexagonal shape.

The external walls of the Main Building, the Annex Block, the Garage and the Subsidiary Building are mainly made of distinctively fine red fair-faced brickwork. The roofs are built by Chinese roofing tiles in traditional overlapping form. The interior floors are finished with marble tiles, timber floorings and mosaics laid in various patterns. Windows with Chinese pattern metal muntins and granite window frames are adopted on the elevations. A grid pattern supporting system is used for the beams of the main halls on various storeys. For the round hall to the west of the Ground Floor, a concentric radiating pattern is in place.

Such structural designs have served to enhance the load carrying capacity of the floors, in addition to making the coffer ceiling attractive.

King Yin Lei reflects the design and construction excellence in both Chinese and Western architecture. The “East-meets-West” construction methods have made the building a rarity in Hong Kong and an outstanding piece of art.

III. Site Information

3.1 Location

King Yin Lei is situated at No. 45 Stubbs Road, Hong Kong. The Location Plan is shown in **Appendix I**.

3.2 Site Description

The complex of King Yin Lei includes the Main Building, Annex Block, Garage, Subsidiary Building, Pavilion and part of the landscapes are built on a deck at a level below Stubbs Road facing Bowen Road. Swimming Pool is located on a lower level platform. A staircase connects the deck and the Pool Deck.

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

3.3 Site Boundary

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

3.4 Site Area

King Yin Lei has been allocated to the Development Bureau under Permanent Government Land Allocation (PGLA) No. GLA-HK1072. According to the land allocation plan in **Appendix XII**, the site area of King Yin Lei is approximately 4,910 sq. metres.

3.5 Major Datum Levels

The building complex is constructed on an elevated platform over a slope. The major datum level of the platform ranges from about +143.0mPD to +147.8mPD as shown at **Appendix III**.

3.6 Topographic Survey

The topographic survey drawings as at July 2019 are shown in **Appendix III(B)**. The PDF and AutoCAD format of the survey plans can be obtained at the Scheme Secretariat by submitting a completed request form. A summary of the information on the site of survey area is given in **Appendix IV**.

IV. Building Information

4.1 Building Description

The site of King Yin Lei includes the following buildings and structures:

- Main Building;
- Annex Block;
- Subsidiary Building;
- Garage;
- Pavilion;
- Swimming Pool (including pump room, changing rooms and covered rest area); and
- Exterior and Interior Gateways

Completed in 1937, King Yin Lei is an outstanding example of Chinese Renaissance style in Hong Kong, reflecting design and construction excellence in both Chinese and Western architecture. The Main Building has three main storeys with a courtyard and the whole complex is constructed on a platform over a slope and enjoys an unobstructed view in the Mid-levels to the harbour.

The building was sold to its last owner in August 2007, and works to remove roof tiles, stone features and window frames were noticed on site in early September 2007. Full restoration of King Yin Lei commenced on September 2008 and was completed in December 2010.

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

The architectural drawings of King Yin Lei, consisting of site plan, floor plans, elevations and sections, are attached at **Appendix V(A)**. These drawings are produced based on rough site measurement and require further verification.

Photos showing King Yin Lei are at **Appendix VI**.

4.2 Historic Grading

King Yin Lei was declared as a monument under the Antiquities and Monuments Ordinance (Cap. 53) on 11 July 2008. The Declared Monument Boundary Plan is shown at **Appendix II(B)**.

4.3 Schedule of Accommodation

(a) Main Building

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
G/F	Main Hall 1	692	88
	Rosewood Hall		68
	Dining Hall 1		26
	Dining Hall 2		50
	Room 1		23
	Bathroom 1		8
	Bathroom 2		8
	Corridor 1		15
	Corridor 2		5
	Entrance Porch 1		46
	Entrance Porch 2		28
	Entrance Porch 3		30
	Verandah 1		24
	Verandah 2		24
	Verandah 3		30
	Main Staircase		2
1/F	Main Hall 2	589	45
	East Side Hall		53
	Security Room with Built-in Safe		11
	Room 2		27
	Room 3		26
	Room 4		26
	Room 5		13
	Room 6		23
	Bathroom 3		10
	Bathroom 4		13
	Corridor 3		14
	Verandah 4		13
	Verandah 5		27
	Verandah 6		13

	Verandah 7		64
	Main Staircase		12
	Octagonal Terrace	Excluded from CFA	15
2/F	Main Hall 3	566	27
	Room 7		18
	Room 8		8
	Room 9		7
	Main Staircase		8
	Roof Terrace	Excluded from CFA	22
Total:		1847	970

(b) Annex Block

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
G/F	Kitchen 1	118	30
	Room 1		23
	Bathroom 1		7
	Bathroom 2		5
	Corridor 1		11
	Covered Walkway		9
	Servant Staircase		3
1/F	Kitchen 2	118	30
	Room 2		7
	Room 3		7
	Room 4		15
	Bathroom 3		5
	Verandah		11
	Servant Staircase		2
Total:		236	165

(c) Subsidiary Building

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
G/F	Hall	72	59
	Total:	72	59

(d) Garage

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
G/F	Garage	88	53
	Room 1		8
	Corridor 1		9
	Staircase		2
1/F	Room 2	77	14
	Room 3		11
	Room 4		13
	Bathroom		3
	Corridor 2		7
	Verandah		12
	Staircase		2
	Flat Roof 1	Excluded from CFA	8
	Total:	165	142

(e) Pavilion

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
N/A	Pavilion	19	19
	Total:	19	19

(f) Swimming Pool (including pump room, changing rooms and covered rest area)

Floor Level	Accommodation	Approximate Construction Floor Area (sq.m.)	Approximate Net Operational Floor Area/Net Floor Area (sq.m.)
G/F	Changing Room 1	139	4
	Changing Room 2		5
	Covered Rest Area		75
	Pump Room		13
	Swimming Pool	Excluded from CFA	112
	Pool Deck		177
	Staircase		13
	Total:	139	399

4.4 Materials of Construction

(a) Main Building

Materials	Roof	Reinforced concrete with Chinese roof tiles
	Wall	Reinforced concrete and fairface bricks; Lower portion in granite stone
	Floor	Reinforced concrete beam/slab construction; Ground floor slab in reinforced concrete
	Staircase	Reinforced concrete
	Window	Metal frame
	Door	Triple Layered Entrance Door: Metal gate, metal sliding door, timber swing doors Double Layered Door: Sliding metal gate, timber swing door Single Layered Door: Timber swing door
Finishes	Exterior	Fairface bricks (lower portion in granite stone) Terrazzo columns and balustrades Granite architectural features Patterned mosaic floor tiles at Entrance Porches, Verandahs and Courtyard Canton roof tiles at 2/F Roof Terrance
	Interior – Ground Floor	
	Main Hall 1	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in colour paints <u>Floor:</u> Marble with marble skirting <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints

Finishes (cont'd)	Dining Hall 1 & Room 1	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned marble mosaic tiles with terrazzo skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Dining Hall 2	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned timber boards with timber skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Rosewood Hall	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned timber boards with timber skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Bathrooms 1 & 2	Wall: Ceramic wall tiles Floor: Ceramic tiles Ceiling: Plaster rendered with white paint
	Staircase (Ground Floor to First Floor)	Floor and Dado: Marble Balustrade: Metal balustrade with timber handrail

Finishes (cont'd)	Interior – First Floor	
	Main Hall 2, Security Room with Built-in Safe, East Side Hall and Rooms 2, 3, 4, 5 & 6	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned timber boards with timber skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Corridor 3	Wall: Plaster rendered with white paint Floor: Patterned cement tiles Ceiling: Plaster rendered with white paint
	Bathrooms 3 & 4	Wall: Ceramic wall tiles Floor: Ceramic tiles Ceiling: Plaster rendered with white paint
	Staircase (First Floor to Second Floor)	Floor and Dado: Terrazzo Balustrade: Metal balustrade with timber handrail
	Interior – Second Floor	
	Main Hall 3 and Room 7	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned mosaic tiles with Terrazzo skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Rooms 8 & 9	Wall: Plaster rendered with white paint; Floor: Canton floor tiles Ceiling: Plaster rendered with white paint

(b) Annex Block

Materials	Roof	Reinforced concrete with Chinese roof tiles
	Wall	Reinforced concrete and fairface bricks Lower portion in granite stone
	Floor	Reinforced concrete floor slab
	Staircase	Reinforced concrete
	Window	Metal frame
	Door	Timber frame and door
Finishes	Exterior	Fairface bricks (lower portion in granite stone) Terrazzo columns and balustrades Granite architectural features Patterned mosaic floor tiles at covered walkway and Verandah
	Interior – Ground Floor	
	Room 1	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u> Patterned cement tiles with Terrazzo skirting <u>Ceiling:</u> Plaster rendered with white paint
	Kitchen 1	<u>Wall:</u> Ceramic tile up to 3-metre high; upper wall rendered in plaster with white paint <u>Floor:</u> Patterned mosaic tiles <u>Ceiling:</u> Plaster rendered with white paint
	Bathrooms 1 & 2	<u>Wall:</u> Ceramic tile with upper wall rendered in plaster with white paint <u>Floor:</u> Mosaic tiles <u>Ceiling:</u>
	Interior – First Floor	
	Rooms 2, 3 & 4	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u> Patterned cement tiles with Terrazzo skirting <u>Ceiling:</u> Plaster rendered with white paint

Finishes (cont'd)	Kitchen 2	Wall: Ceramic tile up to 3-metre high; upper wall rendered in plaster with white paint Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint
	Bathroom 3	Wall: Ceramic tile with upper wall rendered in plaster with white paint Floor: Mosaic tiles Ceiling: Plaster rendered with white paint

(c) Subsidiary Building

Materials	Roof	Reinforced concrete with Chinese roof tiles
	Column and Beam	Reinforced concrete
	Wall	Fairface brick
	Floor	Reinforced concrete floor slab
	Window	Metal frame
	Door	Metel frame and door
Finishes	Exterior	Fairface brick Terrazzo Chinese architectural features
	Interior	Wall: Plaster rendered with white paint; Decorative motifs in various colour paints Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints.

(d) Garage

Materials	Roof	Reinforced concrete with Chinese roof tiles
	Column and Beam	Reinforced concrete
	Wall	Fairface brick
	Floor	Reinforced concrete floor slab
	Window	Metal frame
Materials (cont'd)	Door	Room 1: Metal door and frame Rooms 2-4 & Toilet: Timber door and frame

Finishes	Exterior	Fairface Brick Terrazzo Chinese architectural features Canton floor tiles at 1/F flat roof
	Interior – Ground Floor	
	Garage	Wall: Plaster rendered with white paint; Dado rendered in plaster with brown paint Floor: Cement render Ceiling: Plaster rendered with white paint
	Staircase	Wall: Plaster rendered with white paint Floor: Cement render Ceiling: Plaster rendered with white paint
	Room 1	Wall: Plaster rendered with white paint Floor: Cement render Ceiling: Plaster rendered with white paint
	Interior – First Floor	
	Rooms 2, 3 & 4	Wall: Plaster rendered with white paint Floor: Patterned cement tiles Ceiling: Plaster rendered with white paint
	Bathroom	Wall: Plaster rendered with white paint; dado in colour paint Floor: Cement render Ceiling: Plaster rendered with white paint

(e) Pavilion

Materials	Roof	Reinforced concrete with Chinese roof tiles
	Columns	Reinforced concrete
	Floor	Reinforced concrete floor slab
Finishes	Exterior	Terrazzo Chinese architectural features
	Interior	Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint; Patterns in Terrazzo

(f) Swimming Pool (including pump room, changing rooms and covered rest area)

Materials	Reinforced concrete	
Finishes	Swimming Pool	
	Exterior	Patterned mosaic tiles
	pump room, changing rooms and covered rest area	
	Exterior	Plaster rendered with white paint
	Interior	Wall: Plaster rendered with white paint Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint

4.5 Internal Circulation

(a) General Description

(i) Main Building

There is a direct access on the Ground Floor through the main door and there are two accesses from the Courtyard. There is a main staircase leading from the Ground Floor to the Second Floor.

(ii) Annex Block

It is connected to Main Building on the Ground Floor and the First Floor. There is a staircase in the Annex Block connecting its two floors.

(iii) Subsidiary Building

It is a single-storey building with direct access.

(iv) Garage

It is a two-storey building with direct access. There is a staircase connecting its two floors.

(v) Swimming Pool (including pump room, changing rooms and covered rest area)

They can be accessed from a staircase leading from the eastern end of the Interior Gateway.

(b) Barrier Free Access

(i) Main Building

Barrier free access is not available due to the level difference between the internal areas and the external grounds. There is no provision of barrier free access to the Ground Floor and from the Ground Floor to the upper floors. There are level differences between the verandahs / balcony and the interior spaces on each floor. Neither lift nor ramp is provided.

(ii) Annex Block

Barrier free access is not available due to level differences between the internal areas and the external grounds. There is no

provision of barrier free access to the Ground Floor and from the Ground Floor to the upper floor. There are level differences and steps on the same floor and for the passage way between the Main Building and the Annex Block. Neither lift nor ramp is provided for persons with disability.

(iii) Subsidiary Building
Barrier free access is not available due to the level difference between the internal area and the external ground. No ramp is provided for persons with disability.

(iv) Swimming Pool (including pump room, changing rooms and covered rest area)
Barrier free access to the Swimming Pool level is not available due to the level difference. No lift and ramp is provided for persons with disability.

4.6 Major Alterations and Additions

Originally named "Hei Lo", the site was named as "King Yin Lei" by its second owner, together with the construction of the Exterior Gateway.

King Yin Lei was sold to its last owner in August 2007, and works to remove roof tiles, stone features, window frames, interior and exterior finishes were noticed on site in early September 2007.

Full restoration of King Yin Lei including the Main Building, the Annex Block, the Subsidiary Building, the Garage and the Pavilion was commenced in September 2008 and was completed in December 2010.

4.7 Preliminary Structural Appraisal

This section preliminarily appraises the structural condition of King Yin Lei with reference to an independent Structural Condition Survey (SCS). The SCS can be obtained at the Scheme Secretariat by submitting a completed request form.

(a) Structural Information

King Yin Lei complex comprises a Main Building, an Annex Block, a Garage, a Subsidiary Building, a Pavilion, a Swimming Pool, an Exterior and an Interior Gateway and an Elevated Deck Structure.

All buildings, structures, front and rear garden are at a ground level of +147mPD while the swimming pool is situated at a lower ground level of +143mPD. The site is located on a hillside slope, consequently, the perimeter of the site, excluding the deck structure, is surrounded by retaining structures and slopes. The stability of the perimeter features along Stubbs Road and adjoining the swimming pool are outside the scope of the structural appraisal.

King Yin Lei was subject to full restoration works excluding the portion of the deck structure adjacent to the slope, which was substantially completed in December 2010 prior to the commencement of this structural appraisal.

(b) Structural System

(i) Main Building and Annex Block

The Main Building is a three-storey building located at the centre of the site, while the Annex Block is a two-storey building linked to the kitchen block of the Main Building west wing. Both the Main Building and the Annex Block are of conventional reinforced concrete beam, slab and column structure.

Foundation: shallow pad footings.

Ground floor: on-grade slab.

1/F and 2/F floors: suspended reinforced slab-beam and waffle-slab floor with decorative plaster finishes at soffits, supported by reinforced concrete columns and load-bearing

brick wall (only at the bay to the rear of the Main Hall facing the Internal Courtyard).

Staircases: reinforced concrete.

Roof: sloping reinforced concrete slab supported by reinforced concrete trusses connected to the columns.

(ii) Garage

The garage is a two-storey, conventional reinforced concrete beam, slab and column structure.

Foundation: shallow pad footings.

Ground floor, 1/F and flat roof: suspended reinforced slab-beam, supported by reinforced concrete columns.

Staircase: reinforced concrete.

(iii) Deck Structure

The deck is an elevated structure and projects over the slope to the north of the site.

Foundation: shallow pad footings.

Deck: reinforced concrete slab supported by reinforced concrete columns, which sits on the pad footings.

(iv) Subsidiary Building

The subsidiary building is a single storey, conventional reinforced concrete beam, slab and column structure. It is structurally connected to the deck.

Foundation: shallow pad footings.

Ground floor and flat roof: suspended reinforced slab-beam, supported by reinforced concrete columns.

(v) Pavilion

The pavilion is a one storey open structure with a multi-inclined gable roof.

Foundation: shallow pad footings or single raft footing.

Ground floor: on grade slab, or part of the raft footing.

Roof: suspended reinforced concrete slab, supported by 6 nos. of reinforced concrete columns.

(vi) Swimming Pool (including pump room, changing rooms and covered rest area)

The Swimming Pool (including pump room, changing rooms and covered rest area) is an independent, on-grade, reinforced concrete structure sitting underneath the Deck Structure.

(vii) Exterior Gateway

The exterior gateway consists of two rectangular reinforced concrete posts, supporting a typical metal gate in between. The top of the two reinforced concrete posts are interconnected with a deep reinforced concrete beam, and the bottom of the reinforced concrete posts are believed to be shallow concrete pad footings. The frame and infill of the metal gate is constructed with steel sections welded together.

(viii) Interior Gateway

Both the posts and the top beam are reinforced-concrete -and-fairface-brick hybrid construction. The bottom of the reinforced concrete posts is believed to be shallow concrete pad footings. The frame and infill of the metal gate is constructed with steel sections welded together, while the hinge of the metal gate is mounted to the reinforced concrete portion of the posts.

(c) Structural Alterations

There has been no structural alteration/improvement works done to the entire historical premise since the completion of the restoration work done in 2010.

(d) Structural Findings

- Findings from the Structural Tests in 2011

Numerous in-situ and laboratory tests were carried out in 2011, recorded in previous Resource Kit which the PDF format of the previous tests can be obtained at the Scheme Secretariat by submitting a completed request form. The following are excerpts from the 2011 Resource Kit:

"A summary of the in-situ and laboratory tests carried out in May 2011 is as follow:

Type of In-situ test		*No. of sample*
F1	*Covermeter Survey*	*158*
F2	*Concrete open-up inspection*	*65*
F3	*Carbonation test*	*10*
F4	*Chloride test*	*7*
F5	*Drill hole*	*6*
F6	*Inspection pit with soil sampling and GCO probe*	*9*

Type of Laboratory test		*No. of samples*
L1	*Compression strength test of concrete core*	*13*
L2	*Tensile strength test of steel reinforcement*	*8*
L3	*Tri-axial test*	*4*

(i) Existing foundations

9 nos. inspection pits were excavated from the existing ground level adjacent to Main Building. Annex Block and the deck structure. The inspection pits were excavated with soil samples taken to investigate the soil condition and for determining the bearing capacity of the founding material. The inspection pits were excavated to measure and establish the size of the footings, take soil samples and conduct GCO Probe tests.

All pits are located near the columns of the Main Building, the Annex Block and the deck structure. The findings show the Main Building, the Annex Block and the deck structure are supported by pad footings rest on the completely decomposed granite (CDG). The size of the measured footings range from approximately 1.2m x 1.4m to 2.0m x 1.5m and are founded at about 1-2m below the existing ground level.

Based on the soil description of the founding materials, reasonable soil parameters for the CDG are assumed to work out the bearing capacity of the in-situ soil. With reference to the measured footings sizes and the corresponding loadings from the columns, the footings and founding materials at these inspected locations are found to be adequate to support the design imposed loads of the Main Building as domestic. The assumed soil parameters used to determine the bearing capacity of the CDG are verified by laboratory tri-axial test results on the soil samples taken from the inspection pits. The allowable bearing capacity of individual pad footings had been calculated and aligned with the presumed value.

(ii) Strength of concrete

9 nos. concrete core samples were taken from the structure of the Main Building. The concrete strength evaluated from the compressive test ranged from 21.5 to 34.5 N/mm^2, with the majority recorded between 27-30 N/mm^2. 2 nos. samples were taken within the Garage. The compressive strength of column and beam is 37 N/mm^2 and 30.5 N/mm^2 respectively. 2 nos. samples were taken to the deck structure. The average

compressive strength of beams is approximately 31 N/mm^2. The concrete strength determined from the core samples from the various structures show a reasonably good strength with only 1 sample shows a relatively lower strength of 21.5N/mm^2 which could be the result of workmanship or material inconsistency. An average concrete strength of 29.7 N/mm^2 is recorded and therefore Grade 25 concrete is adopted for checking the structural capacity of the structures.

(iii) Strength of Steel Reinforcement

6 nos. samples of steel reinforcement were taken from the slab soffit within the Main Building, which were tested for tensile strength in the laboratory. The average yield stress and tensile strength for each are as follow:

	Yield Strength (N/mm^2)	Tensile Strength (N/mm^2)
1/F	301	365
2/F	255	344
3/F	279	375

1 no. steel reinforcement samples were taken from the slab soffit of the Garage; the yield stress and tensile strength were 306N/mm^2 and 349N/mm^2 respectively. 1 no. steel reinforcement samples were taken from the slab soffit of the deck structure; the yield stress and tensile strength were 304N/mm^2 and 356N/mm^2 respectively.

From the tensile test results, the steel reinforcement is found to be plain mild steel bar with average yield strength of 289N/mm^2. A yield strength of 250N/mm^2 is adopted for checking the structural capacity of the structures.

The reinforced concrete elements of the various structures were opened up to inspect reinforcement content and condition. It is found that most steel reinforcement exhibits low to

moderate corrosion for the majority of the structures investigated apart from the deck structure where a more severe deterioration is found.

(iv) Carbonation depth

For the Main Building and the Garage, the carbonation tests show the depth of carbonation to the existing beams and columns generally range from 35-60mm approximately, exceeding the concrete cover to the reinforcement. It means the outer zone of concrete cover to the reinforcement is carbonated. The reinforcement is consequently at a greater risk of corrosion which is supported by the condition of the reinforcement exposed on opening-up of the structures.

The depth of carbonation to the structural elements was more severe in the deck structure, which is in a more exposed location, with the depth of carbonation exceeding 100mm to the RC beams.

(v) Chloride test

Of the 6 out of 7 nos. samples taken at the Main Building and the deck structure, the test results show the chloride content expressed by mass of cement measured are within the limit in the Buildings Ordinance. While one test result at the Garage reaching 0.9% exceeds the 0.35% limit, further tests are recommended to thoroughly assess the condition of the concrete in the Garage.

(vi) Concrete cover

The concrete cover to the beams and columns to the Main Building ranges from 10mm to 40mm at different locations. Less than 10mm concrete cover was found at 3 locations out of 18 opening-up locations. The lack of cover generally applies to the shear links of the beams and columns while the main bars are found to have adequate cover. For slabs, less than 10mm cover was found at one location out of the three opening-up locations. This indicates that the cover of some

structural members does not satisfy the current design requirements as well as the fire code practice. Remedial measures may be required to bring these structures to comply with current fire resisting construction requirements. However, in some areas the thick plaster finishes will contribute to the fire protection afforded to the beams and columns.

The side finishes to the beams range from 10mm to 50mm. In some locations, particularly at those plastered areas, the beams are found to be finished with over 70mm thick plastering. This thick plastering affected the covermeter survey results as the cover meter is not capable to detect presence of reinforcement at great depth. The top reinforcement of the beams could not be surveyed due to the presence of the preserved floor finishes which could not be disturbed.

The concrete cover for the Garage building are found to be similar to those of the Main Building but with less finishes thickness since there is very little plastered area.

No screed or finishes have been applied to the structural beams and columns at the underside of the deck structures. The opening-up of the structural element show that the concrete cover to the reinforcement generally agreed with the results of covermeter survey. The measured concrete cover was found to range from 19mm to 26mm for the slab of the deck structure. The measured concrete cover was found to range from 15mm to 38mm for the beams of the deck structure with two measurements at two locations at 8mm out of 18 opening-up locations.

- <u>Findings from Visual Inspection</u>

  Minor local spalling and cracks were observed in each of the structures listed in 4.7(b), with the exception of the Subsidiary Building, which received a full restoration back in 2010, excluding the portion of the deck structure adjacent to the slope. For detailed photographic record of the structural defects, refer to the SCS.

In essence, the structural system of the all structures on site appears to be in fair condition and poses no structural danger. However, some attention shall be drawn to the Swimming Pool, Garage, Subsidiary Building and open Deck Structure due to its environmental exposure, and the fact that they are sitting on a slope. The slope profile, soil properties and the current founding levels of the footings, which govern the stability of the slope and the desk structures, are all not available. These parameters shall be further examined and investigated before adopting the recommended imposed loads specified in 4.7(e) below.

(e) Loading Assessment

Based on the structural tests carried out in May 2011 and the Visual Inspection carried out in June 2019, the recommended imposed load values are presented as follows. Note that the values are only estimated from the limited available information, with reference to London County Council (L.C.C.) By-Law 1915. Before adopting these imposed load figures for the proposed use(s), they shall be further verified.

For ease of reference, refer to **Appendix VIII** for the loading plans.

(i) Main Building and Annex Block

Floor	Usage	Design Imposed load (kPa)	Suggested Imposed load (kPa)
G/F	Domestic	3.35	5.0*
1/F	Domestic	3.35	3.35
2/F	Domestic	3.35	3.35
2/F	Loft Space	NA	1.5**
Roof (Inaccessible)	Maintenance Access	0.75	0.75

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

** Suggested light storage load in loft space from structural assessment

Due to restrictions on the extent of the structural investigations to establish the top reinforcement of the floor beams, as well as the presence of the thick plastering which affected the

covermeter survey results, it is not possible to establish whether all of the beams to the Main Building may withstand the original 3.35kPa design imposed load. However, with the exception of one area where access is hindered by the false ceiling, the floor slabs, beams and columns are found satisfactory to carry the original design imposed loadings of 3.35kPa.

With reference to the inspection pits, the existing footings are founded on CDG. Several pad footings have been measured and the bearing capacity of the CDG has been assessed based on assumed soil parameters and found to be capable of carrying the building design imposed loads. The assumed soil parameters of the CDG are then subsequently confirmed through tri-axial laboratory tests on the soil samples taken from the inspection pits.

A firm and compacted silty soil layer is found underneath the on-grade Ground Floor slab, which may be capable of supporting the suggested loading of 5.0 kPa subject to further investigation.

(ii) Garage

Floor	Usage	Design Imposed load (kPa)	Suggested Imposed load (kPa)
G/F	Car Park	5.26	4.0*
1/F	Domestic	3.35	3.35
Roof (Inaccessible)	Maintenance Access	0.75	0.75

* Slight reduction in capacity due to uncertainty of the bearing capacity of the footing on slope

The slabs, beams and columns of the Garage are found satisfactory to carry the above loadings. The footings for the Garage are located partially on the leveled platform and on the existing slope. Inspection pits revealed that those footings located at the platform are founded on CDG and the bearing capacity of the CDG is adequate to support the building loads. However, the applicants should investigate the structural adequacy for their proposed uses. For those footings located on the existing slope, the bearing capacity of the founding materials is governed by the existing slope profile and the

stability of the slope. The assessment of the existing slope stability is outside the scope of the structural appraisal and is therefore not investigated.

(iii) Deck Structure and Subsidiary Building

Floor	Usage	Design Imposed load (kPa)	Suggested Imposed load (kPa)
Deck Area	Private Garden	7.5	5.0*
Building G/F	Domestic	3.35	3.35
Roof (Inaccessible)	Maintenance Access	0.75	0.75

* Slight reduction in capacity due to uncertainty of the bearing capacity of the footing on slope

Similarly as for the Garage, the footings for the deck structure and Subsidiary Building are partially founded on the platform and on the slope. Further investigation on the stability of the existing slope is recommended in order to determine the bearing capacity of the footings on the slope.

(f) Recommendations and Conclusion

From the recent structural inspection carried out in June 2019, King Yin Lei appears to be well taken care of since the last restoration work carried out in 2010. There has been no structural alteration works done to it.

Combining the observations from the Visual Inspection carried out in July 2019 and the results from the Structural Tests conducted in 2011, King Yin Lei is considered to be in fair structural condition at the time of writing, with normal wear and defects which shall be repaired in order to prevent further deterioration.

The selected applicant shall verify the recommended imposed loading capacity before adopting them for the design of their proposed use of the building blocks. Should the applicant's proposed use involves greater imposed loads on floors, the applicant shall carry out sufficient tests and detailed analysis to assess the structural capacity and to implement necessary strengthening works depending on the finding of the structural assessment and proposed use.

4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the site and buildings of King Yin Lei is as follows:

(a) Main Building and Annex Block

Building Services	Existing Provision
Lift Installation	• No lift or escalator is installed in the building.
Mechanical Ventilation and Air-Conditioning System Installation	Main Building: • Wall mounted exhaust fans are installed in G/F Bathroom 2 & 1/F Bathroom 4. Annex Block: • Wall mounted exhaust fan is installed in G/F Kitchen 1. • 1 no. of ceiling mount rotary fan is installed at 1/F Kitchen 2. • 1 no. of wall mount air-conditioner (abbreviated as A/C hereafter) is installed at G/F Room 1.
Gas Installation	Main Building: • No town gas or liquefied petroleum gas (abbreviated as LPG here after) connection is provided. Annex Block: • 1 no. of town gas meter is installed at high level of the corridor outside the G/F Bathrooms 1 & 2. • 2 no. of town gas point with plug are installed in the G/F Kitchen 1. A gas water heater is installed for the sink. • 1 no. of town gas point with plug is installed at 1/F Kitchen 2. • A balanced flue type gas water heater is installed at 1/F Bathroom 3.

Building Services	Existing Provision
Plumbing Installation	Main Building and Annex Block Potable water supply system • 1 no. 25mm dia. potable water supply pipe connected to the 100mm dia. fresh water town main at Stubbs Road is provided to the building. The water pressure of the town main is 200 kPa. A 15mm dia. water meter is installed. • No potable water tank is provided within the building. All water fitments within the buildings are connected to the potable water supply pipe directly. • Electric or gas water heaters are installed in kitchens and bathrooms respectively. Flushing water supply system • No saltwater is connected to the building. • According to the record from the Water Supplies Department (WSD), no saltwater main is laid around the site. The future tenant needs to apply to WSD for Temporary Mains Fresh Water for Flushing (TMF). • The existing flush water to soil fitment is directly connected from the potable water supply pipe.[1] No flush water tank is installed within the site. 1 The current connection does not separate potable water with flush water which appears against WSD's requirement. It is necessary for the future tenant to re-connect the flush water supply for complying with the requirements of WSD.

Building Services	Existing Provision
Drainage Installation	<u>Main Building and Annex Block</u> • The surface water from the roof is gathered by rain water down pipes and discharged to the internal manholes. By visual inspection, the pipes are found in fair condition. • The internal storm water drainage system is finally discharged to storm water manhole S30 located at the swimming pool deck and connects to the government storm water drainage system. • The foul drains of the buildings are gathered through the down pipe and discharged to the internal underground foul manholes. The foul water terminal manhole is at the Exterior Gateway and connected to the public sewer through a 150mm dia. underground cast iron pipe.
Fire Services Installation	<u>Main Building and Annex Block</u> • No Wet Fire Protection System (i.e. fire hydrant or hose reel system, sprinkler system) is installed. • No manual fire alarm (abbreviated as MFA hereafter), visual fire alarm (abbreviated as VFA hereafter) and automatic fire alarm (abbreviated as AFA hereafter) system is installed. • A 150mm dia. potable water main is laid along Stubbs Road. The future tenant may apply to Water Supplies Department (abbreviated as WSD) for fire services (abbreviated as F.S. hereafter) water connection through the said water main. The water supply will be of single end feed with 200 kPa water pressure. • An existing street hydrant is located at the pavement of 43 Stubbs Road. The future tenant shall liaise with FSD and clarify if street hydrant is necessary to be provided within King Yin Lei.

Building Services	Existing Provision
Electrical Installation	Main Building and Annex Block • 1 no. MCB board (no board name reference, with 100A TPN main switch) is installed to supply power to MCB board 'GFA' and weatherproof socket outlets, guard house and CCTV system. • 1 no. MCB board 'GFA' (with 100A TPN main switch) is installed for the building's electricity supply. • 1 no. MCB board 'DB126' (with 32A TPN main switch) is installed for the building's electricity supply. • General lighting and power sockets are installed throughout the building. Wiring for the lightings and sockets are either run in surface wiring or in concealed conduit. • Most of the MCB boards are considered to be aged and recommended replacement. • 1 no. of Hongkong Electric Company (abbreviated as HEC hereafter) 63A three phase fuse cutout is provided at the G/F corridor of Annex Block. • HEC tariff meter (#HEC5039877) is installed for normal power supply of the premises.
Tele-communication Network	Main Building and Annex Block • 1 no. of PCCW Limited (abbreviated as PCCW hereafter) telephone lead in cable run in a 32mm dia. PVC conduit along the shelter roof from Stubbs Road is found. • Only telecommunication cable of service providers PCCW and Global Communications Limited (abbreviated as HGC hereafter) are found laid along Stubbs Road.
Burglar Alarm & Security Installation	Main Building and Annex Block • No burglar alarm and security system is installed.

(b) Subsidiary Building

Building Services	Existing Provision
Lift Installation	• No lift or escalator is installed in the building.
Mechanical Ventilation and Air-Conditioning System Installation	• No mechanical ventilation or air-conditioning system is provided.
Gas Installation	• No town gas or LPG connection is provided.
Plumbing Installation	• No sanitary fitment is installed in this building. • No potable water supply is provided.
Drainage Installation	• There is no foul water drainage installation in this building. • The surface water from the building is gathered by rain water down pipes and discharged to the internal manholes.
Fire Services Installation	• No wet fire protection system (i.e. fire hydrant or hose reel system, sprinkler system) is installed. • No MFA, VFA and AFA system is installed.
Electrical Installation	• 1 no. of 20A SPN switch fused connecting from the Main Building is installed. • General lighting and power sockets are installed.
Tele-communication Network	• No telecommunication cables are installed in the building.
Burglar Alarm & Security Installation	• No burglar alarm and security system is installed.

(c) Garage

Building Services	Existing Provision
Lift Installation	• No lift or escalator is installed in the building.
Mechanical Ventilation and Air-Conditioning System Installation	• No mechanical ventilation or air-conditioning system is provided.
Gas Installation	• No town gas or LPG connection is provided.
Plumbing Installation	• The potable water supply pipe of the building is extended from the annex block. • The existing flush water to soil fitment is directly connected from the potable water supply pipe. No flush water tank is installed within the site.
Drainage Installation	• The surface water from the building is gathered by rain water down pipes and discharged to the internal manholes. • The foul drains of the buildings are gathered through the down pipe and discharged to the internal underground foul manholes.
Fire Services Installation	• No Wet Fire Protection System (i.e. fire hydrant or hose reel system, sprinkler systems) is installed. • No MFA, VFA and AFA systems is installed.
Electrical Installation	• 1 no. of MCB board (32A SPN) connected from MCB board 'GFA' is installed for power supply of Garage • General lighting and power sockets are installed throughout the building.
Tele-communication Network	• No telecommunication cables are installed in the building.
Burglar Alarm & Security Installation	• No burglar alarm and security system is installed.

(d) Pavilion

Building Services	Existing Provision
Lift Installation	• No lift or escalator is installed.
Mechanical Ventilation and Air-Conditioning System Installation	• No mechanical ventilation or air-conditioning system is provided.
Gas Installation	• No town gas or LPG connection is provided.
Plumbing Installation	• No sanitary fitment is installed in this building. • No potable water supply is provided.
Drainage Installation	• There is no foul water drainage installation. • The surface water from the building is gathered by rain water down pipes and discharged to the internal manholes.
Fire Services Installation	• No fire services installation is provided.
Electrical Installation	• No individual MCB board for the Pavilion. • Ceiling lights and one no. 5A socket are installed inside.
Tele-communication Network	• No telecommunication cables are installed.
Burglar Alarm & Security Installation	• No burglar alarm and security system is installed.

(e) Swimming Pool (including pump room, changing rooms and covered rest area)

Building Services	Existing Provision
Lift Installation	• No lift or escalator is installed.
Mechanical Ventilation and Air-Conditioning System Installation	• No mechanical ventilation or air-conditioning system is provided.
Gas Installation	• No town gas or LPG connection is provided.
Plumbing Installation	• 1 no. of 25mm dia. potable water pipe is connected to filtration plant room. • No sanitary fitment is installed.
Drainage	• Surface water of swimming pool deck is gathered by the surface channels and discharges to the storm water terminal manhole through the internal manholes.

Building Services	Existing Provision
Electrical Installation	• 1 no. of MCB board (40A TPN) is installed in pump room. • 3 nos. of flood lights are installed for pool's lighting. • General lighting and power socket are installed in the changing rooms and covered rest areas.
Tele-communication Network	• No telecommunication cables are installed.
Burglar Alarm & Security Installation	• No burglar alarm and security system is installed.
Filtration System	• A filtration plant with sand filter, circulating pumps, chemical feed equipment are found in the filtration plant room next to swimming pool. By visual inspection, the plant has not been operated for a long time and may not be re-used.

(f) Front Garden and Rear Garden

Building Services	Existing Provision
Electrical Installation	• 4 nos. of wall mounted lights are installed at the Exterior Gateway. • 29 nos. of pole top lights are installed along the fence wall of the garden and swimming pool deck.
Drainage Installation	• Surface channels and gullies are found at the Front Garden and Rear Garden for collection of surface water. • Surface water of Front and Rear Garden is gathered by the surface channels and discharged to the government storm water drainage system through the internal manholes.

V. Vicinity and Access

5.1 Immediate Surrounding

Located at Mid-levels, King Yin Lei enjoys an exclusive location with prominent view to Happy Valley of Hong Kong. The nearby developments are mainly low to medium density high-end residential buildings. The plan showing immediate surroundings is shown at **Appendix VII**.

5.2 Access

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

(a) Vehicular Access

Vehicular access is available from main entrance of King Yin Lei at Stubbs Road. There are Exterior Gateway and Interior Gateway. The clearance height and width of the Exterior Gateway is 3.56 metres and 3.55 metres respectively. The clearance height and width of the Interior Gateway is 2.85 metres and 3.75 metres respectively. Detail dimensions for the Exterior Gateway and Interior Gateway are shown at **Appendix V(A)** (Drawing No. KYL-19 and KYL-20).

(b) Emergency Vehicular Access (EVA)

No EVA complying with the requirements stipulated in Section 6, Part D of Code of Practice for Fire Safety in Buildings 2011 is found within the site.

(c) Loading and Unloading Area

Loading/unloading area is not available within the site.

(d) Parking

Two car parking spaces for private cars are available at the Garage.

(e) Pedestrian Access

There are two pedestrian accesses. The main pedestrian access is at the Exterior Gateway. A bus stop is located next to this access. An entrance with a flight of stairs is located next to the lay-by at Stubbs Road behind the Garage. Please refer to **Appendix IX**.

(f) Refuse Collection Point

There is a refuse collection point at Stubbs Road near the Exterior Gateway of King Yin Lei.

VI. Conversion 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 gives 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 buildings 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 X** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the buildings; and

(b) every effort should be made to preserve the façade of the historic buildings. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location of the buildings concerned. The original external façades of the buildings should generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the historic buildings will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the buildings and the paint system is to be 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

[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.

Monuments Office (AMO) prior to installation. However, there is no restriction on the type or design of temporary signage, e.g. banners, displays, etc., provided that the number of such signs is not excessive.

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. Emergency Vehicular Access (EVA)	EVA should blend in with the surroundings to preserve the historical character of the building(s).
c. Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings must respect the historical integrity of the building(s), and carry out at less prominent area.
d. Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building(s) and its/ their surroundings, in particular the external elevation(s) of the building(s).
e. 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.
f. Floor Loadings	Any proposed upgrading works necessary to meet "change of use" requirements must respect the historical integrity and materials of the floor concerned. Advice of Registered Structural Engineer should be sought on the proposed upgrading works.

Possible Building Works	Conservation Guidelines
g. Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations should ensure that no "non-reversible" works are carried out to the historic building(s).
h. Plumbing and Sanitary Fitments	If "historic fitment(s)" is/ are identified, it/ they should be preserved, while modern fittings may be re-used, replaced or increased in number as required.
i. Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; capacity of the existing system and adequacy of authorized 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 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

King Yin Lei, a prominent Chinese mansion built in the pre-war period, could probably be regarded as the most outstanding work of Chinese Renaissance style that reflects the design and construction excellence in both Chinese and Western architecture in Hong Kong at that time. It also signifies the special status of Chinese merchant class among the Western community at Mid-levels at that time. The following specific conservation requirements should be noted:

(a) King Yin Lei was declared as a monument by Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) in 2008. It is thus protected under the Ordinance and should be preserved in-situ. A permit under Section 6 of the Ordinance should be acquired for carrying out any restoration, repair, maintenance or any other related works within the site from the Antiquities Authority.

(b) According to Environmental Impact Assessment Ordinance (Cap. 499), projects in a site of cultural heritage are designated projects requiring Environment Permit(s). A Cultural Heritage Impact Assessment (CHIA) process may be required for revitalisation of King Yin Lei, subject to Environmental Protection Department's (EPD's) advice. When an EIA with "assessment of impact on sites of cultural heritage (CHIA)" is required by EPD, a separate Heritage Impact Assessment (HIA) on the same heritage site is not required. Before submitting the Project Profile to apply for the EIA Study Brief, the selected applicant should preferably consult AMO on the necessity of a CHIA for its project and if affirmative, agree with AMO on the CHIA Study Brief. AMO will decide the merits and timing of consulting Antiquities Advisory Board on the CHIA, preferably before AMO advises EPD on the CHIA findings submitted by the selected applicant to apply for approval of the statutory EIA report.

(c) The complex of King Yin Lei comprises a Main Building, an Annex Block, a Garage, a Subsidiary Building, a Pavilion, a Swimming Pool, a Pet Area, an Interior Gateway and an Exterior Gateway, a Front garden and a Rear garden. They carry different cultural significance and thus adopt different

conservation approaches.

(d) The Main Building, Subsidiary Building, Pavilion and the two gateways are of the most architecturally significant structures within the site and therefore more stringent conservation requirements are imposed on them. The Front Garden is equally significant in its setting and orientation. Other areas are considered less significant and more flexibility is given to their conservation treatment or adaptive reuse.

(e) A comprehensive restoration and repair in King Yin Lei was completed on 2010 under the supervision of AMO. The scope included restoration of the roofs, building facades, windows, doors, staircases, marble floor, concrete tiles, timber parquet floor, mosaic floor tiles, terrazzo finishes, red brickwork, granite balustrades, plastered moulding and features on beams and soffits, etc.. The buildings are maintained in sound condition currently.

(f) A number of character defining elements must be preserved in-situ and maintained as necessary. The list of character defining elements and their corresponding conservation treatments are shown in the Conservation Guidelines at **Appendix X**.

(g) Every effort should be made to carry out all "required treatments" set out under **Appendix X** of the Conservation Guidelines. If compliance with the "required treatments" cannot be achieved, justifications should be given to AMO for their consideration. The "recommended treatments" to the historic buildings should be carried out as far as practicable.

VII. Town Planning Issues

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

7.2 The planning intention of the "Other Specified Uses" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses" is primarily to facilitate in-situ preservation of King Yin Lei and for adaptive re-use of the historic building for cultural, community and commercial uses for the enjoyment of the public and tourists.

7.3 The Notes for the "Other Specified Uses" annotated "Historical Building Preserved For Cultural, Community and Commercial Uses" (**Appendix XI**) stipulate that 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 TPB under section 16 of the Town Planning Ordinance (Cap. 131). The site is restricted to its existing predominant building height of 3 storeys to reflect the intention for preservation of the historic buildings at the site.

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

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

7.6 All applications for permission under section 16 of the Town Planning Ordinance will be considered by the TPB within two months of their receipt. The TPB may reject or approve an application, with or without conditions. The applicant will be notified in writing of the TPB's decision after confirmation of the minutes of the meeting at which the decision is made (normally two weeks after the meeting).

VIII. Land and Tree Preservation Issues

8.1 Land Issues

(a) Drainage Reserve

A drainage reserve is present within the site and its location is shown as yellow hatch in Drawing ME-05 in **Appendix V(B).** The Drainage Services Department (DSD) and his authorised persons should have the right of unrestricted ingress, egress and regress at all times to, from and through Drainage Reserve for the purposes of laying, inspecting, repairing and maintaining the facilities therein. No structure element will be allowed to be erected above the drainage reserve area unless approval from the Drainage Services Department and/or other relevant authorities is obtained.

The following information related to the engineering conditions under the Permanent Government Land Allocation of King Yin Lei (GLA-HK1072) required the applicants' special attentions:

(b) Right of way over Brown Area

The successful applicant will be granted a right to pass through the area marked "Brown Area" as shown on the land allocation plan at **Appendix XII**. The successful applicant shall be responsible for the maintenance of this right of way.

(c) Aberdeen Tunnel Reserve

Part of the site is within reserve zone of Aberdeen Tunnel as marked "Tunnel Reserve" on **Appendix XII**. The successful applicant of the site shall not excavate, lay or maintain any footing or foundation except with prior written approval of the Director of Highways and subject to approval terms and conditions.

(d) Underground Cables

There are underground cables laid within the site as marked with Licence No. H3399 on **Appendix XII**. The selected applicant shall not carry out any act that may cause damage to the underground cables. The selected applicant shall allow Licencee of Licence No. H3399 to inspect or carry out works related to such Licence.

(e) Existing water main

There are existing water mains as indicated in **Appendix XII.** Any work(s)

proposed by the selected applicant shall not affect the existing water mains. No structures shall be built or materials stored within 1.5 metres form the centre line(s) of water main(s). No planting or obstruction shall be within 1.5 metres around the cover of any valve or within a distance of 1 metre form any hydrant outlet. The selected applicant shall allow free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works.

(f) Fencing

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

8.2 Tree Issues

Based on the tree survey schedule prepared in July 2019, there are currently 44 trees located within the site. The tree schedule is in **Appendix XIII**. The plan showing the locations of these trees is in **Appendix III(B)**.

The applicants shall observe the requirements on tree preservation as detailed in Environment, Transport and Works Bureau Technical Circular (Works) No. 7/2015 and the conditions from clause (11) of "Preservation of tress" of the PGLA. The selected applicant will be required to conduct a detailed tree survey for submission to the satisfaction of the relevant authorities. The selected applicant shall be responsible for the horticultural maintenance of vegetation and maintenance of trees within the site.

IX. Slope Maintenance

9.1 According to the Systematic Identification of Maintenance Responsibility of Slopes in the Territory (SIMAR) Unit and Slope Information System, there are nine slope features within and adjoining the site of King Yin Lei that are to be involved in the Project. Information on the slope features as on 11 August 2019 is summarised below:

Slope Feature 1:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/C33	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 2:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/F283	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 3:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/F285	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 4:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/FR555	1	Within IL Lot 9022 and adjacent to Government Land	IL Lot 9022	Not Applicable
11SW-D/FR555	2	Within IL 9022 and partly on Government land	Development Bureau	Architectural Services Department

Slope Feature 5 (Record only found on Slope Information System):

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/FR689	--	Within GLA-HK1072	Development Bureau	Being determined

Slope Feature 6:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/R555	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 7:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/R556	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 8:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/R573	--	Within GLA-HK1072	Development Bureau	Not Applicable

Slope Feature 9:

Slope Number	Sub-division	Location	Responsible Party	Maintenance Agent
11SW-D/R132	--	On Government Land to the south of GLA-HK1072 and abutting Stubbs Road	Highways Department	Highways Department

Location plan of the above slope features is shown at **Appendix XIV**.

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

Please also refer to the special requirements under **Section XI** of this Resource Kit regarding the responsibilities for upgrading and future maintenance of the slopes and retaining walls within and adjoining King Yin Lei.

Engineer Inspection for Maintenance of Slopes as recommended in Geoguide 5 for the above feature (except features No. 11SW-D/R132) was conducted in July 2019. A set of Engineer Inspection Report and Maintenance Manual for the slope features stated above in PDF format can be obtained at the Scheme Secretariat by submitting a completed requested form.

Based on the Engineering Inspection for Maintenance (EI) conducted in July 2019, the conditions of all features are either good or fair. No major repair/maintenance works are required and only minor routine maintenance works will be required. Details of recommendation can be found in the EI report.

The applicant's attention is drawn to a slope (slope feature no. 11SW-D/F283) under the elevated platform of the front lawn of King Yin Lei and where the structure and ground support of the platform are located. As there is no proper collection and drainage of rainwater from the platform, the surface water is allowed to wash down the slope causing extensive soil erosion and thus exposing the ground structures in the past. Currently, the slope surface is covered with sprayed concrete. No signs distress was observed during inspection in July 2019. This slope is accessible from a gate and a staircase leading down from the side of the Swimming Pool.

X. Technical Compliance for Possible Uses

10.1 Uses that could Possibly be Considered

Possible adaptive re-use of King Yin Lei includes:

(a) Eating Place (Light Refreshment Restaurant, Cooked Food Centre or Canteen);
(b) Educational Institution;
(c) Exhibition or Convention Hall;
(d) Research, Design and Development Centre; and
(e) Shop and Services

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

The Commissioner for Heritage's Office of the Development Bureau organised open days in April and May 2011 for the public and stakeholders (including Legislative Council Members, Wan Chai District Councillors, nearby residents, members of professional and academic institutions) to appreciate the mansion and provide comments on the future uses of King Yin Lei. About 27 800 visitors joined the open days with about 13 300 comment cards received. About 43% of the public comments received considered that King Yin Lei should be used as "cultural facilities"; about 25% as "exhibition or convention hall" and about 23% as "education institution".

The technical feasibility of each case will need to be further examined. Applicants are welcome to come up with suggestions on possible uses that they consider the most suitable for King Yin Lei. Applicant should make reference to the "Definition of Terms" under the Town Planning Board's web site to ascertain if a particular use is permitted. Applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses.

10.2 Technical Considerations

Technical considerations to be given due regard include:

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

Requirement	Remarks
Means of Escape	Some modifications to the existing staircases (including addition of staircases), lobbies and exit arrangements may be required. In view of the conservation requirements limiting the extent of upgrading works, fire engineering approach may be adopted as an alternative approach to comply with the current safety requirements.
Fire Resisting Construction	Further investigation will be required to demonstrate adequacy of fire resisting construction of the existing building elements. Some upgrading works may be required.
Means of Access for Firefighting and Rescue	Compensatory measures may be required for non-provision or deficient EVA.
Barrier Free Access and Facilities	Various provisions for barrier free access, such as ramps, passenger lift, lifting platform, accessible toilets etc. may be required.
Protection against Falling from Height	Existing balustrades or parapets may need to be upgraded to comply with current requirements.
Structural Adequacy	A preliminary structural appraisal for the existing buildings is under Section 4.7 of this Resource Kit. In view of the conservation requirements limiting the extent of the strengthening works, the new uses for the historic buildings should be carefully considered with reference to the existing loading capacity.
Fire Services Installation Requirements	Major fire services installation and equipment such as fire hydrant & hose reel system, fire detection system and other fire protection system may be required. Addition of fire services water tank may be considered at the areas identified in Section 11.2.
Natural Lighting and Ventilation	Compensatory measures may be required for any deficiency.

Requirement	Remarks
Provision of Sanitary Fitments	Some existing fittings are considered to be "historic features" and should be preserved. Modern fittings may be re-used, replaced or increased in number as required. Additional sanitary fitments may be required to comply with current requirements.
Building Services	Any proposed upgrading of electrical supply, air conditioning, fire services and plumbing installations should ensure that no "non-reversible" works are carried out to the historic building.
Plumbing System	The existing flush water to soil fitment is directly connected to the potable water supply pipe without storage tank and does not comply with the Buildings Ordinance. The future tenant should provide a flushing water supply system complying with the statutory requirements.
Sewage and Drainage System	All drainage services that are to be retained should be checked and overhauled as necessary Grease traps are required for kitchens, if any.

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

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

(d) Compliance with the List of Architectural Features to be Preserved and Conservation Guidelines in **Appendix X** and in **Section VI** of this resource kit.

The technical aspects listed above might not be exhaustive. Applicants should pay attention that they may need to address other technical considerations in preparing their proposals. They may make reference to guidelines stated in PNAP APP-69 and Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition).

10.3 Further Information on Possible Uses

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

(a) Heritage Conservation

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

(b) Planning

The uses of "Eating Place", "Educational Institution", "Exhibition or Convention Hall", "Research, Design and Development Centre" and "Shops and Services" are under column 1 of the Notes of the "Other Specified Uses" zone annotating "Historical Building Preserved for Cultural, Community and Commercial Uses" that are always permitted.

(c) Emergency Vehicular Access

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

(d) Licensing

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

(ii) If King Yin Lei is to be used as an educational institution, the selected applicant is required to check whether the proposed mode of operation

falls within the definition of a 'school' under the Education Ordinance (Cap. 279). If affirmative, the selected applicant shall make an application for registration of a school to the Permanent Secretary for Education under the Education Bureau (EDB). Relevant information on registration procedures and forms can be downloaded from the website of EDB (http://www.edb.gov.hk).

(iii) If King Yin Lei is to be used as an exhibition space, the selected applicant should obtain a licence from 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 the FEHD (http://www.fehd.gov.hk/english/licensing/index.html) for details on the application of places of public entertainment licence for places other than cinemas and theatres and related matters.

(e) Structural Limitation

The distributed loads to be applied uniformly on plan for the possible uses under the Building (Construction) Regulations are listed in the table below.

Possible Adaptive Re-use	**Distributed load to be applied uniformly on plan (kPa)**	**(B(C)R) Class No.**	**Usage stated in (B (C) R)**
(i) Eating Place (Light Refreshment Restaurant, Cooked Food Centre or Canteen)	4.0	3	Restaurants, canteens and fast food shops

Possible Adaptive Re-use	Distributed load to be applied uniformly on plan (kPa)	(B(C)R) Class No.	Usage stated in (B (C) R)
(ii) Education Institution	3.0	3	Classrooms, lecture rooms, tutorial rooms
(iii) Exhibition or Convention Hall	5.0	3	Public halls
(iv) Research, Design and Development Centre	5.0	5	workshops, factories and other buildings or parts of buildings of similar category for industrial use
(v) Shops and Services	5.0	4	department stores, supermarkets, markets and shops for display and sale of merchandise

The floors may not be able to sustain the imposed load for all types of adaptive re-uses specified in the table above. Please refer to **Section 4.7** and **Appendix VIII** of this Resource Kit for details.

(f) Tree Issues

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

10.4 Recurrent Expenditure

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

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III (KIV) of the application form, we have estimated the respective expenditures on some common recurrent items including electricity fee, water and sewage charge, and rates and rent at **Appendix XV**. Please note that the estimated expenditures have been made on the basis of some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

XI. Special Requirements of the Project

King Yin Lei is a declared monument under the Antiquities and Monuments Ordinance (Cap. 53) with exceptional historical value and significance. Any works within the site will require a permit granted by the Antiquities Authority under this Ordinance.

The proposed revitalisation works may involve application(s) for Environmental Permit(s) under the Environmental Impact Assessment Ordinance (Cap. 499) and/or planning permission under the Town Planning Ordinance (Cap. 131).

Taking account of the uniqueness of this heritage site and the views expressed by the public and stakeholders, we have set out special requirements for the revitalisation of King Yin Lei in this Section. Applicants are required to take these special requirements into account in formulating their proposals and explain in their application submissions how these special requirements have been incorporated in their proposals.

11.1 Conservation and Revitalisation

(a) The revitalisation of King Yin Lei for new uses should take full consideration of its declared monument status. Taking account of the considerable efforts made to restore King Yin Lei and the public views received, we will adopt a "minimum intervention" approach for the revitalisation of the Main Building, which will essentially be kept for public appreciation of its architectural features and the restoration efforts.

(b) Originally designed and used as a dwelling house for a single family, the existing buildings are not equipped with any sprinkler system or provided with an Emergency Vehicular Access. To satisfy the prevailing statutory requirements but with minimal intervention to the existing buildings, applicants should adopt the fire engineering approach (instead of installation of sprinkler systems) to cater for its proposed uses in the existing buildings while avoiding substantial modifications of the existing building structure/fabric.

(c) To minimise the possible adverse visual impact on the character defining elements and the ambience of the existing buildings and to avoid any substantial alteration or modification to the building structure/fabric involved, applicant might consider to adopt air-conditioning systems

(excluding window-type units) with outdoor units to be placed at designated areas (i.e. the open space nearby the passageway to the poultry area (item 3.6 of **Appendix X**) and the recess space between the Entrance Porch 3 to the Rosewood Hall and the Interior Gateway (item 3.11 of **Appendix X**) with minimal connecting pipework/ductwork should be considered for adoption in the Main Building and the Subsidiary Building, which is subjected to approach by the Antiquities Authority. Decorative screen/furniture for the air-conditioning system should be provided to reduce the visual impact on the historic buildings.

(d) If applicants consider it necessary to provide a passenger lift and an additional escape staircase between the Ground Floor and the First Floor for the proposed future uses at the Main Building, the Kitchen area within the Annex Block is considered an acceptable location for such purpose and is subjected to approval by the Antiquities Authority. The Second Floor of the Main Building is not suitable for public access, which requires the provision of barrier free access and compliance with other relevant modern-day building standards. This may involve substantial intervention to the building structure/fabric and/or the pitch roof.

(e) The rooms on the Ground Floor of the Main Building, including the Main Hall, the Rosewood Hall and the two Dining Halls, should be preserved as interpretation areas.

11.2 Possible New Structure(s) within the Site

Construction of above-ground and/or below ground new structure(s) to provide additional usable area within the site in support of the provision of services by the social enterprise and for accommodating essential building services may be allowed within the Swimming Pool area and/or Rear Garden area as shown in **Appendix XVI** and is subjected to approval by the Antiquities Authority**.** Such new structure(s), if any, should be constructed primarily for supporting the adaptive reuse of existing historic buildings with minimum intervention to these buildings. In so doing, the applicants should strive to utilise these existing historic buildings for their main social enterprise operation and observe the following requirements in designing the new structure(s):

(a) King Yin Lei being a declared monument of unique heritage value, the design of the new structure(s) if any, should deliver the objective of achieving compatibility with, and not being visually intrusive to, the

existing buildings and setting of King Yin Lei. They should also be non-obtrusive to the surrounding natural setting outside the Swimming Pool area and the Rear Garden area. The scale of the new structures, if any, should be commensurate with the intended purpose of use and in proportion with the existing buildings without overwhelming the latter;

(b) Possible New structures(s) at Swimming Pool area

(i) The applicants' attention is drawn to Items 3.7 and 3.8 in **Appendix X** that the existing concrete structure of Swimming Pool with mosaic finishes, the Shanghai plastered balustrade, fence walls and the tailored-made lamp posts in the vicinity of the Swimming Pool area should be preserved in-situ. While localized alteration of the pool deck of the swimming pool, the balustrade and the nearby areas in a reversible manner for adaptive reuse may be permitted, any such alteration works will require a permit granted by the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53);

(ii) The ultimate building height of the new structure at the Swimming Pool area should not be higher than the finishes floor level of the access road between the Exterior Gateway and Interior Gateway (i.e. approximately +147.5mPD); and

(iii) If the applicant prefers to fill the Swimming Pool with water for the purpose of using it for swimming, the applicants should assess the suitability of these existing structures for such use and bear the costs of the relevant repairing and upgrading works as well as the operation and maintenance costs.

(c) Possible New structures(s) at Rear Garden area

(i) The possible new structure(s) should be set aside and should not block the view of the Main Building from Stubbs Road;

(ii) Maximum one-storey above ground ancillary structure/access facilities might be considered at the designated area as shown in **Appendix XVI**. The proposed building height should be minimized to minimize the visual impact to the entire setting;

(iii) Underground structure(s) might be considered at the underground area as shown in **Appendix XVI**. The proposed building top level, if any, should not exceed the existing turf level. Soft landscaping area should be reinstated to match with the existing garden setting after construction works completed;

(iv) The scale of associated above-ground structures for access and ventilation purpose to support the underground structure(s) should be minimised to minimise the visual impact to the Rear Garden setting;

(v) The Pavilion and water well to be preserved in-situ; and

(vi) Adequate maintenance access to the retaining structures supporting Stubbs Road should be maintained.

11.3 Upgrading and Maintenance of Slopes and Retaining Walls

The selected applicant is responsible to check the stability condition, conduct geotechnical assessment and carry out upgrading works for all the existing slopes and retaining walls within site boundary, no matter if they are affected by the proposed revitalisation works or not, to meet the current safety standards and the applicant's proposed use. The proposed geotechnical assessment and upgrading works should fulfill the requirements of Geotechnical Engineering Office and comply with the Buildings Ordinance with approval from the Building Authority. They shall also form part of the project proposal and be included in the cost estimate.

Should there be any adjoining slopes or retaining walls outside boundary of King Yin Lei be affected by the revitalisation works, the selected applicant is also responsible to check their stability condition, conduct geotechnical assessment and carry out upgrading works to meet the current safety standards and the selected applicant's proposed use.

Applicants should pay particular attention to the visual appearance and landscaping treatment of all slopes / retaining walls to ensure that they are visually compatible with the overall setting of King Yin Lei, especially where slope works are to be carried out as part of the revitalisation project, as per Works Branch Technical Circular No. 25/93 "Control of Visual Impact of Slopes" or Buildings Department

Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. ADV-23 "Improvement of Visual Appearance and Landscape Treatment for Man-made Slopes and Retaining Walls". In particular, shotcrete or chunam should only be used as a last resort on the finished surface of slopes and retaining walls.

The selected applicant should be responsible at their own cost for repair and maintenance of all slopes and retaining walls affected by the revitalisation works. For other slopes and retaining walls within the site which will not be affected by the proposed revitalization works but upgraded necessarily to meet the current safety standards as required under this special requirement, the Government shall be responsible for their future repair and maintenance upon satisfactory completion of the upgrading works and handed over to the relevant Government departments.

11.4 Surface Water Discharge

There is no proper drainage of rainwater collected on the platform above slope feature no. 11SW-D/F283 where the structure and ground support of the platform for front lawn of King Yin Lei is located. The selected applicant should ensure proper discharge facilities will be installed to prevent causing soil erosion on the slope.

11.5 Traffic

King Yin Lei is located on Stubbs Road, which is a very busy road due to rush-hour traffic, pick-up/drop-off traffic for students of the schools at 41B and 43C Stubbs Road as well as the traffic generated by large coaches for sightseeing tours to The Peak and the Stubbs Road Lookout near 51 Stubbs Road. There are grave local concerns about the possible traffic impact of the revitalisation project on the road network in the vicinity of King Yin Lei.

Applicants should ensure that the proposed uses at King Yin Lei will not unduly aggravate the existing traffic condition of the road network in the vicinity. Appropriate traffic management measures should be adopted as necessary. Applicants are required to conduct a preliminary traffic assessment as stipulated in A**ppendix XVII** and state clearly in Section III(B)(5) of the Application Form the findings of their preliminary traffic assessment as well as the traffic management arrangements and associated mitigation measures, etc., as specified in **Appendix XVII**.

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

11.6 Free Public Access

The minimum requirements for free public access are set out below:

(a) Free public access should be allowed for the Front Garden, the Rear Garden and the Ground Floor of the Main Building of King Yin Lei for a minimum of 2 whole days every week (including at least a Saturday or Sunday) for the public to appreciate the mansion, which is a landmark case for heritage conservation work in Hong Kong.

(b) Free guided tours to King Yin Lei should be provided every week. At least half of the guided tours arranged in any one year should fall on Saturdays or Sundays.

(c) Phased opening of the site for public use prior to the completion of the revitalisation works may be considered.

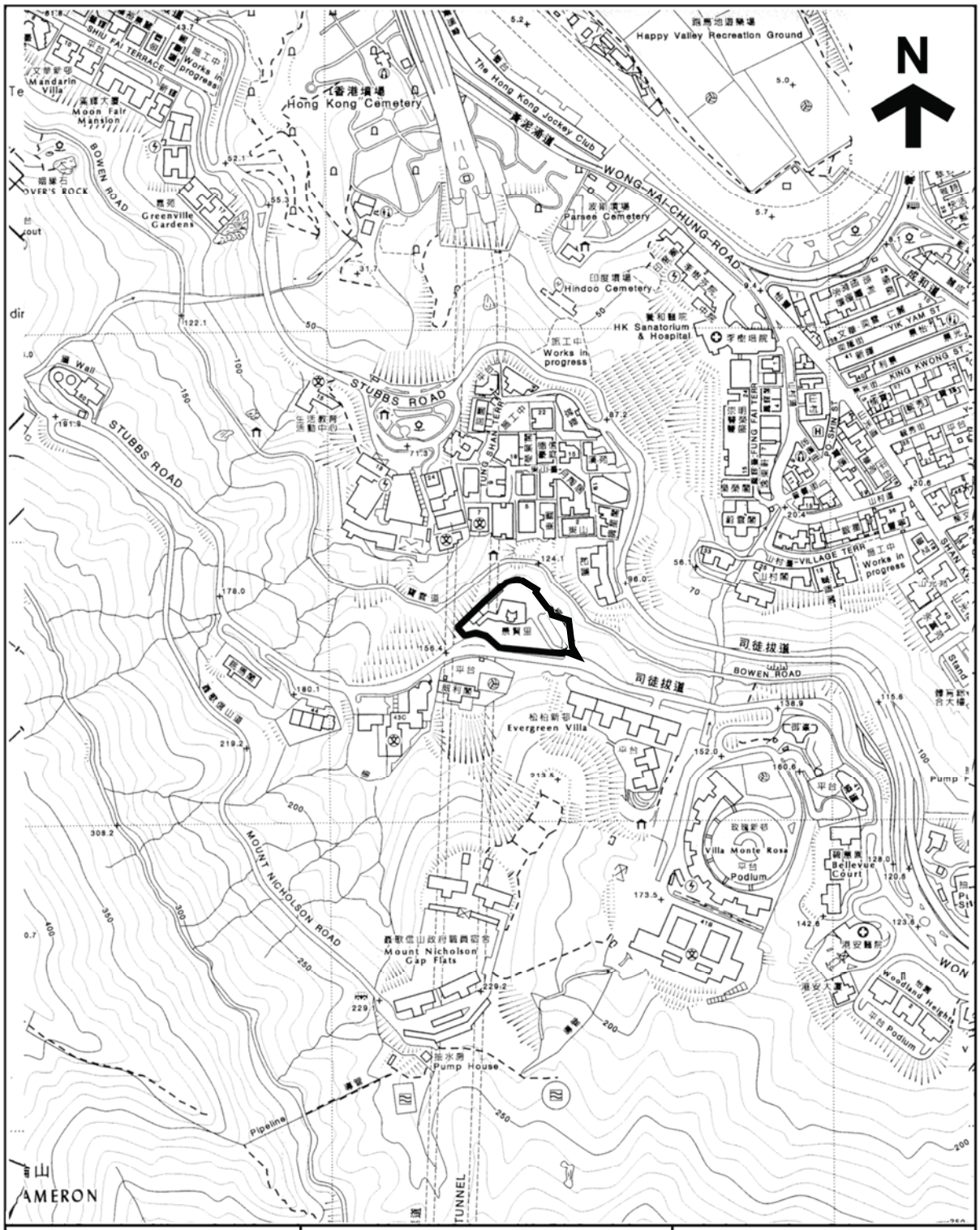
11.7 Public Views Collected

The Commissioner for Heritage's Office organised public open days in April – May 2011 for the public to appreciate the history and architectural merits of King Yin Lei and to obtain public views on the revitalisation of King Yin Lei. CHO has received a total of about 13 300 comment cards from the public. A full summary of the public views collected during the open days is available at Development Bureau's heritage conservation website at http://www.heritage.gov.hk/en/kyl/summary_of_public_views_collected.htm. Applicants are advised to take cognizance of the salient public views received.

XII. Consultation with Wan Chai District Council

Wan Chai District Council was consulted on the inclusion of King Yin Lei into Batch VI of the Revitalisation Scheme at its meeting on 7 May 2019. Members' view and suggestions on the adaptive re-use of King Yin Lei can be found in the minutes of the 22nd meeting of the Wan Chai District Council, which is available in the following link. (https://www.districtcouncils.gov.hk/wc/doc/2016_2019/en/dc_meetings_minutes/5th_dc_minutes_22_e.pdf).

Appendix I
Location Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SW-D;
SHEET DATE: 2019-06-27

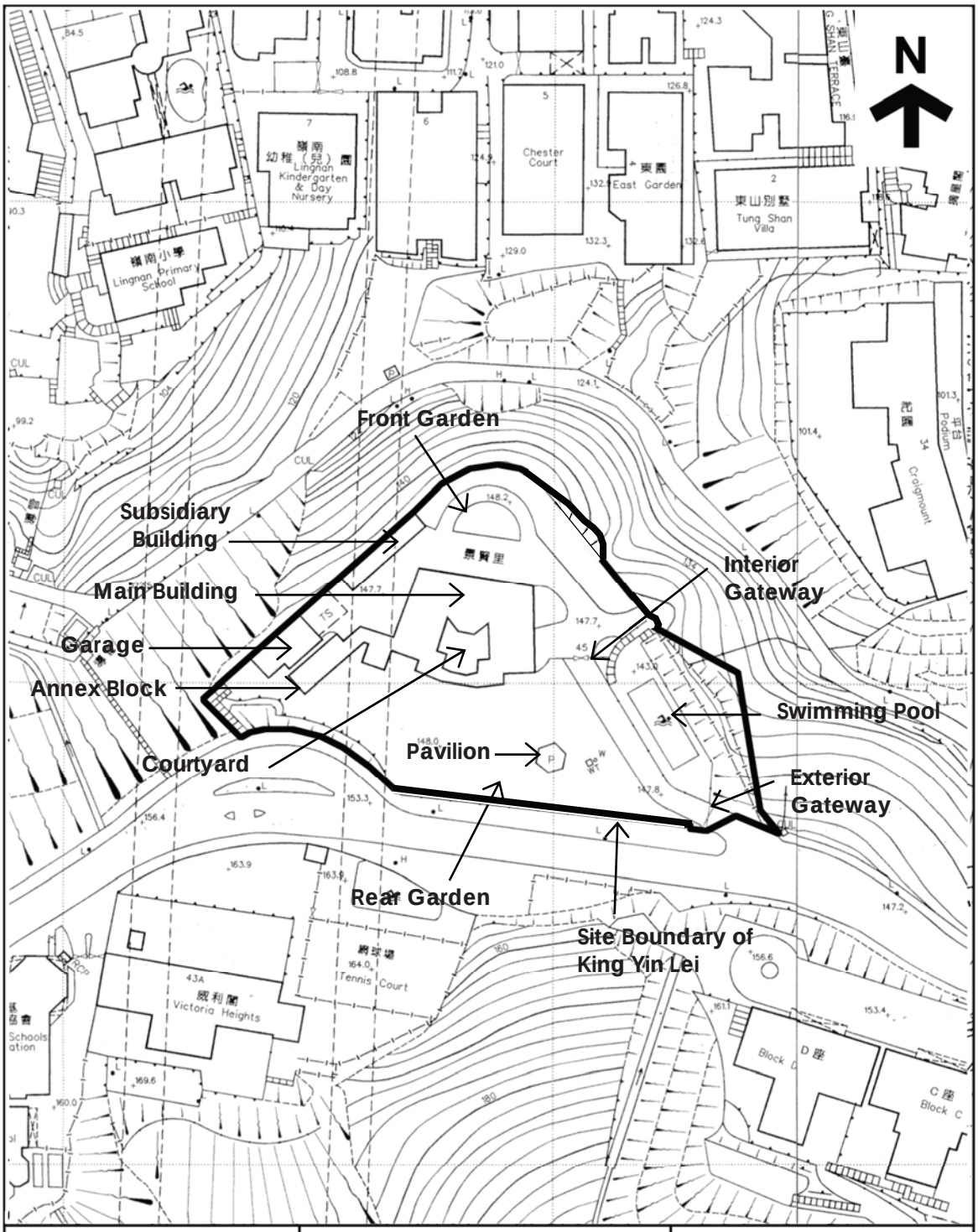
KING YIN LEI

45 STUBBS ROAD,
HONG KONG

DRAWING NO.:

APPENDIX I
LOCATION PLAN
1:5000 (A4)

Appendix II (A)
Site Boundary Plan



THE SITE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SW-D
SHEET DATE: 2019-06-27

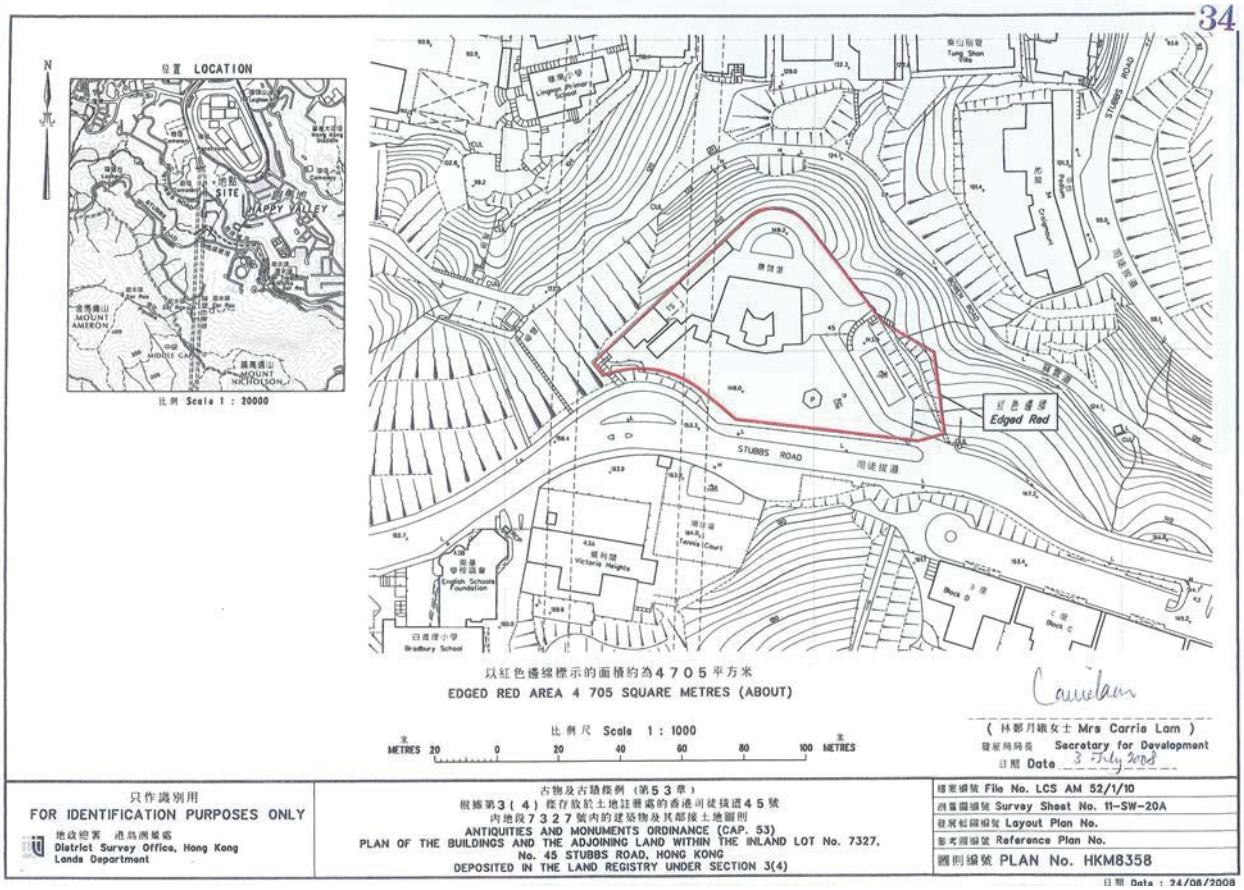
KING YIN LEI

45 STUBBS ROAD
HONG KONG

DRAWING NO.:

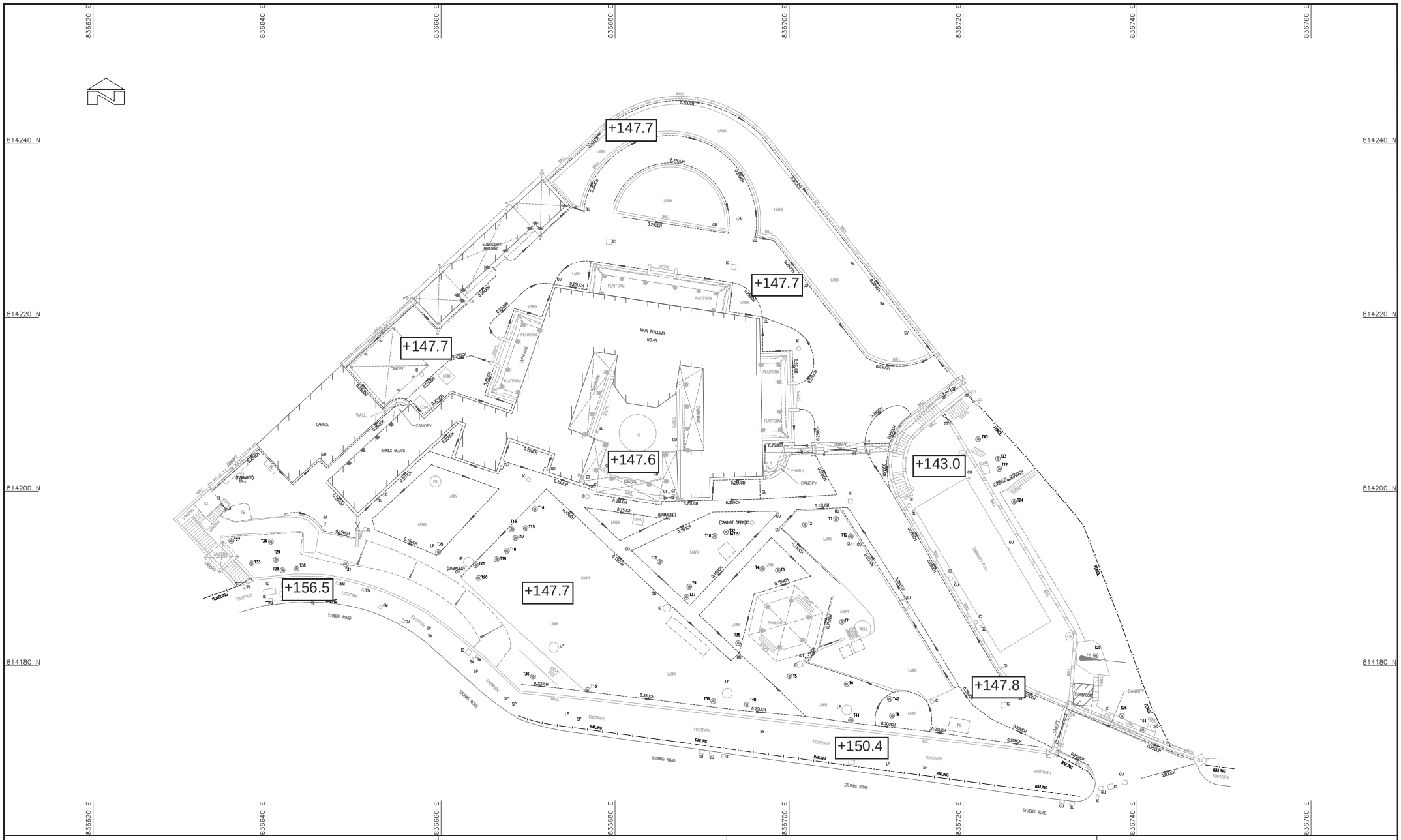
APPENDIX II(A)
SITE BOUNDARY PLAN
1:1000 (A4)

Appendix II (B)
Declared Monument Boundary Plan



Declared Monument Boundary Plan

Appendix III(A)
Datum Levels Plan



ABBREVIATIONS :-

BH	BORE HOLE	MR	MIRROR POST
BO	BOLLARD	P	POST
CCH	COVERED CHANNEL	PT	TRIAL PIT
CL	CENTRE LEVEL	SC	SCULPTURE
CLF	CHAIN LINK FENCE	SC	SPRAYED CONCRETE
CO	COLUMN	SCH	STEPPED CHANNEL
conc	CONCRETE	SE	SEAT
CP	CATCH PIT	SH	SHRINE
DC	DUCT COVER	SP	SIGN POST
DP	DOWN PIPE	ST	SEPTIC TANK
EC	ELECTRIC COVER	SV	STOP VALVE
EE	ELECTRICITY EARTH	TC	TELECOM COVER
EL	ELECTRIC POLE	TH	TRAFFIC HORNING COVER
EM	ELECTRIC MANHOLE	TL	TRAFFIC LIGHT
FB	FLOWER BED	TP	TELEGRAPH POLE
FH	FIRE HYDRANT	TS	TEMPORARY STRUCTURE
GA	GAS VALVE	TV	CABLE TV
GB	GRILLE	UCH	U CHANNEL
GY	GULLY	WE	WELL
HF	HOARDING FOOTING	WT	WATER TANK
IC	INSPECTION COVER	TR	TREE (GIRTH/HEIGHT/SPREAD)
ICF	INSPECTION COVER-FOUL WATER		
ICS	INSPECTION COVER-STORM WATER		
IL	INVERT LEVEL		
LP	LAMP POST		
MB	MAIL BOX		
MH	MANHOLE		

SYMBOLS :-

	ROCK BOULDER
	DIRECTION OF FLOW
	CANOPY
	GATE
	ARTIFICIAL SLOPE
4	TREE
(17.116)	OVER-HANG STRUCTURE LEVEL
17.116	TOP ROOF LEVEL
	HOUSE/BUILDING
	HARD DETAIL
	SOFT DETAIL
	LOT BOUNDARY
	FEATURE BOUNDARY
	VERTICAL RETAINING WALL
	OVERHEAD STRUCTURE
	DRAIN
	FENCE/HOARDING/RAILING

AMPLE SURVEYOR SERVICES LIMITED

KING YIN LEI
NO. 45, STUBBS ROAD, HONG KONG

TOPOGRAPHIC SURVEY

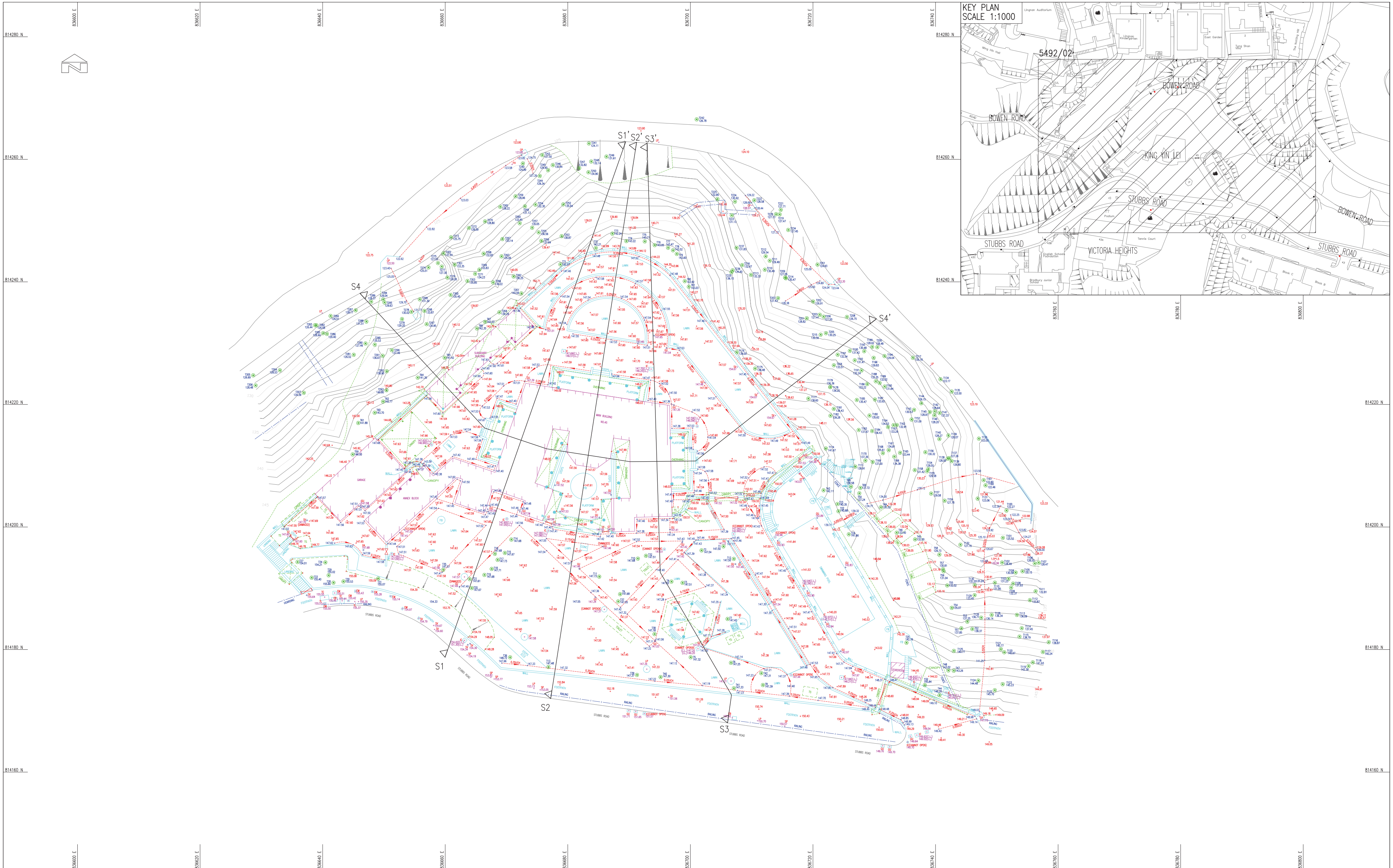
PLAN NO. 5492/02

REVISION NO.	DESCRIPTIONS	DATE
0		17-JUL-2019

DRAWN BY: JAMES CHEUNG
SURVEYED BY: SIMON LEE
APPROVED BY:

WONG YIU CHO JOSEPH
AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)

Appendix III (B)
Topographic Survey and Building Schedule



ABBREVIATIONS :–

BH	BORE HOLE
BO	BOLLARD
CCH	COVERED CHANNEL
CL	COVER LEVEL
CLF	CHAIN LINK FENCE
CO	COLUMN
conc	CONCRETE
CP	CATCH PIT
DC	DUCT COVER
DP	DOWN PIPE
EC	ELECTRIC COVER
EE	ELECTRICITY EARTH
EM	ELECTRIC MANHOLE
EP	ELECTRIC POLE
FB	FLOWER BED
FH	FIRE HYDRANT
GA	GAS VALVE
GR	GRAVE
GU	GULLEY
HF	HOARDING FOOTING
IC	INSPECTION COVER
ICF	INSPECTION COVER–FOUL WATER
ICS	INSPECTION COVER–STORM WATER
IL	INVERT LEVEL
LP	LAMP POST
MB	MAIL BOX
MH	MANHOLE
MR	MIRROR POST
P	POST
PT	TRIAL PIT
RK	ROCK
SC	SPRAYED CONCRETE
SCH	STEPPED CHANNEL
SE	SEAT
SH	SHRINE
SP	SIGN POST
ST	SEPTIC TANK
SV	STOP VALVE
SW	SWITCH BOX
TC	TELEPHONE COVER
TL	TRAFFIC LIGHT
TP	TELEGRAPH POLE
TS	TEMPORARY STRUCTURE
TV	CABLE TV
UCH	U CHANNEL
WE	WELL
WT	WATER TANK
TR	TREE (GIRTH/HEIGHT/SPREAD)

SYMBOLS :–

ROCK BOULDER
DIRECTION OF FLOW
CANOPY
GATE
ARTIFICIAL SLOPE
TREE
(17.116) OVER–HANG STRUCTURE LEVEL
17.116 TOP ROOF LEVEL

HOUSE/BUILDING
HARD DETAIL
SOFT DETAIL
LOT BOUNDARY
FEATURE BOUNDARY
VERTICAL RETAINING WALL
OVERHEAD STRUCTURE
DRAIN
FENCE/HOARDING/RAILING

NOTES :

1. All dimensions are in metres.
2. All spot level positions are indicated by a cross.
3. All levels are in metres to Principal Datum (PD) unless noted otherwise.
4. All co–ordinates are refer to Hong Kong (1980) metric grid co–ordinates system.
5. Channels are U shaped except where stated, widths are given.

SCALE 1 : 200

10 8 6 4 2 0 metre 10 20

DATE OF SURVEY : JULY 2019

AMPLE SURVEYOR SERVICES LIMITED

KING YIN LEI
KING YIN LEI, NO. 45, STUBBS ROAD, HONG KONG

TOPOGRAPHIC SURVEY

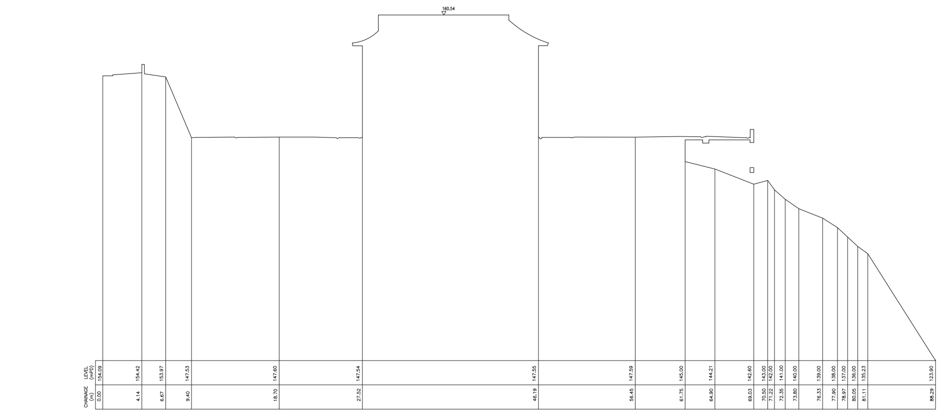
PLAN NO. 5492/02/S1

REVISION NO.	DESCRIPTIONS	DATE
0		20–SEPT–2019

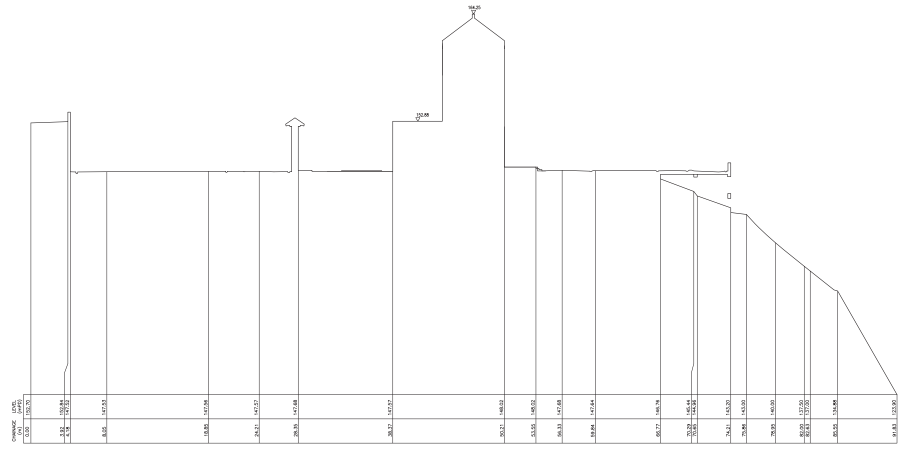
DRAWN BY: JAMES CHEUNG
SURVEYED BY: SIMON, T.C. LEE

APPROVED BY:

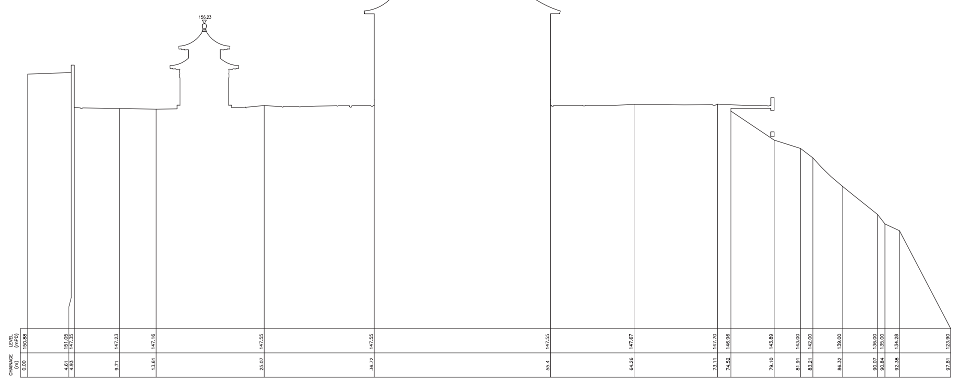
WONG YIU CHO, JOSEPH
AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)



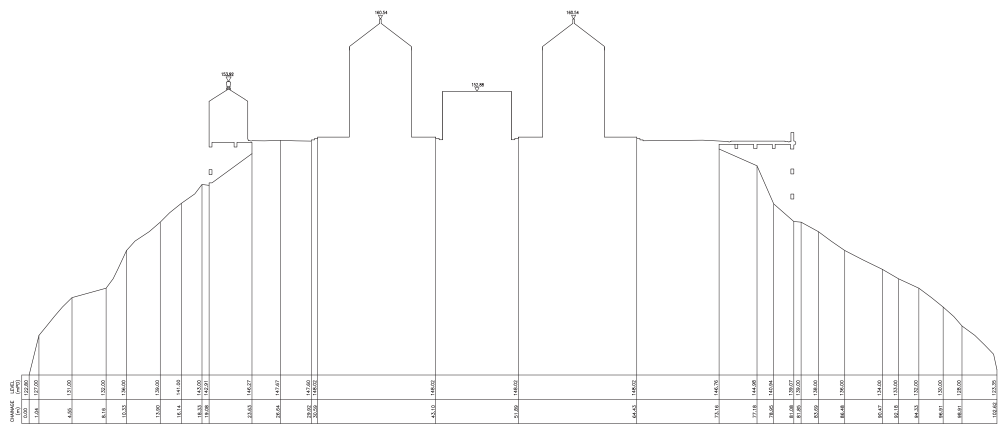
SECTION S1-S1'



SECTION S2-S2'



SECTION S3-S3'



SECTION S4-S4'

ABBREVIATIONS :-

BH	BORE HOLE	MR	MIRROR POST
BO	BOLLARD	P	POST
CCH	COVERED CHANNEL	PT	TRIAL PIT
CL	COVER LEVEL	RK	ROCK
CLF	CHAIN LINK FENCE	SC	SPRAYED CONCRETE
CO	COLUMN	SCH	STEPPED CHANNEL
conc	CONCRETE	SE	SEAT
CP	CATCH PIT	SH	SHRINE
DC	DUCT COVER	SP	SIGN POST
DP	DOWN PIPE	ST	SEPTIC TANK
EC	ELECTRIC COVER	SV	STOP VALVE
EE	ELECTRICITY EARTH	SW	SWITCH BOX
EM	ELECTRIC MANHOLE	TC	TELEPHONE COVER
EP	ELECTRIC POLE	TL	TRAFFIC LIGHT
FB	FLOWER BED	TP	TELEGRAPH POLE
FH	FIRE HYDRANT	TS	TEMPORARY STRUCTURE
GA	GAS VALVE	TV	CABLE TV
GR	GRAVE	UCH	U CHANNEL
GU	GULLEY	WE	WELL
HF	HOARDING FOOTING	WT	WATER TANK
IC	INSPECTION COVER	TR	TREE (GIRTH/HEIGHT/SPREAD)
ICF	INSPECTION COVER-FOUL WATER		
ICS	INSPECTION COVER-STORM WATER		
IL	INVERT LEVEL		
LP	LAMP POST		
MB	MAIL BOX		
MH	MANHOLE		

SYMBOLS :-

ROCK BOULDER
DIRECTION OF FLOW
CANOPY
GATE
ARTIFICIAL SLOPE
TREE
(17.116) OVER-HANG STRUCTURE LEVEL
17.116 TOP ROOF LEVEL

HOUSE/BUILDING
HARD DETAIL
SOFT DETAIL
LOT BOUNDARY
FEATURE BOUNDARY
VERTICAL RETAINING WALL
OVERHEAD STRUCTURE
DRAIN
FENCE/HOARDING/RAILING

NOTES :

1. All dimensions are in metres.
2. All spot level positions are indicated by a cross.
3. All levels are in metres to Principal Datum (PD) unless noted otherwise.
4. All co-ordinates are refer to Hong Kong (1980) metric grid co-ordinates system.
5. Channels are U shaped except where stated, widths are given.

SCALE 1 : 200

10 8 6 4 2 0 metre 10 20

DATE OF SURVEY : JULY 2019

AMPLE SURVEYOR SERVICES LIMITED

SECTION S1, S2, S3 AND S4
KING YIN LEI
NO. 45, STUBBS ROAD, HONG KONG

TOPOGRAPHIC SURVEY

PLAN NO. 5492/02/S2

REVISION NO.	DESCRIPTIONS	DATE
0		20-SEPT-2019

DRAWN BY: JAMES CHEUNG
SURVEYED BY: SIMON, T.C. LEE
APPROVED BY:

WONG YIU CHO, JOSEPH
AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)

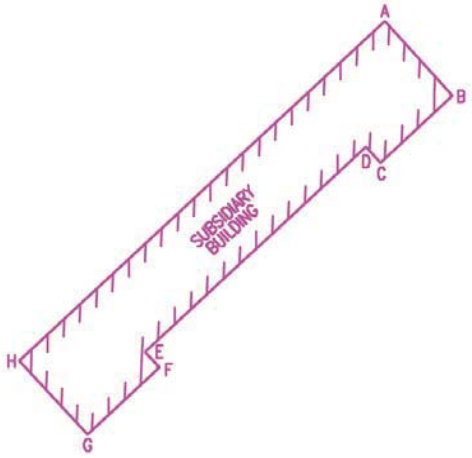
BUILDING SURVEY REPORT

Job No.: **5492** Refer to Drawing No.: **5492/02**

Project Name: King Yin Lei, No. 45, Stubbs Road, Hong Kong Date of Survey: July 2019

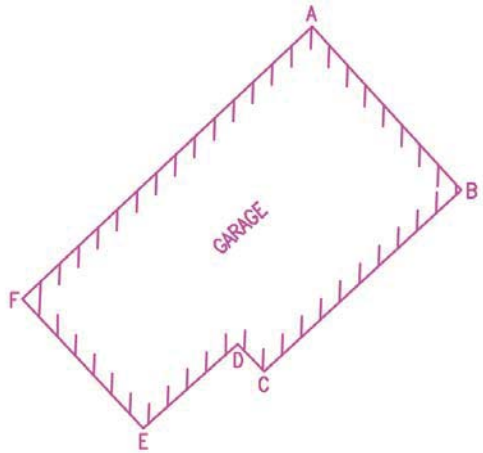
Subsidiary Building				
Building Corner	Northing	Easting	Building Line	Distance(m)
A	814235.754	836671.601	A-B	4.030
B	814232.795	836674.338	B-C	3.960
C	814230.106	836671.431	C-D	0.860
D	814230.737	836670.847	D-E	12.100
E	814222.521	836661.964	E-F	0.860
F	814221.890	836662.548	F-G	3.960
G	814219.201	836659.640	G-H	4.030
H	814222.160	836656.904	H-A	20.020

Index:



Garage				
Building Corner	Northing	Easting	Building Line	Distance(m)
A	814214.555	836648.595	A-B	7.486
B	814209.033	836653.649	B-C	9.057
C	814202.918	836646.967	C-D	1.288
D	814203.839	836646.067	D-E	4.279
E	814200.988	836642.876	E-F	5.989
F	814205.364	836638.787	F-A	13.442

Index:



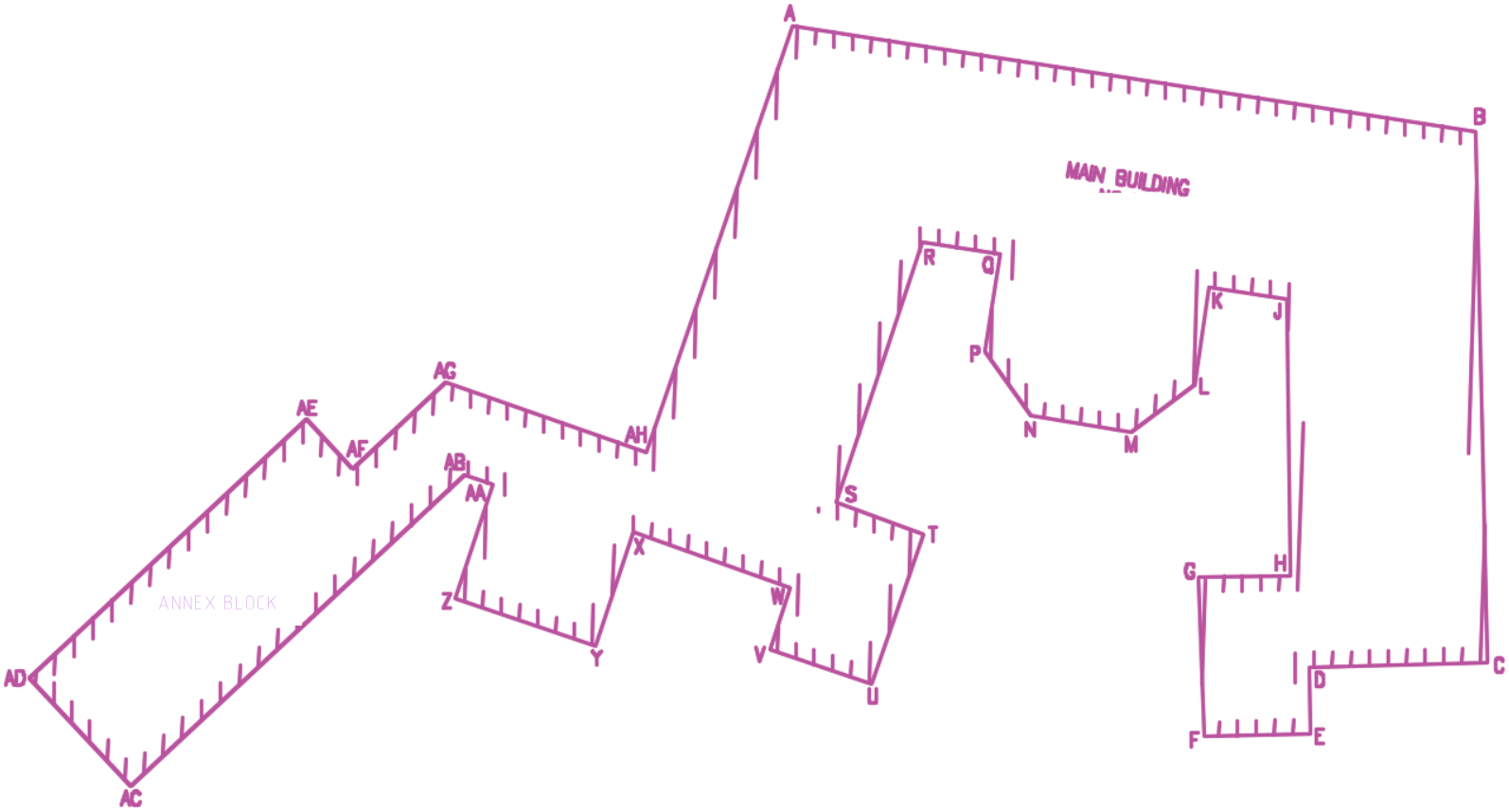
BUILDING SURVEY REPORT

Job No.: **5492** Refer to Drawing No.: **5492/02**

Project Name: King Yin Lei, No. 45, Stubbs Road, Hong Kong Date of Survey: July 2019

AD	814201.222	836646.958	AD-AE	12.963
AE	814210.023	836656.476	AE-AF	2.308
AF	814208.336	836658.051	AF-AG	4.326
AG	814211.271	836661.229	AG-AH	7.299
AH	814208.907	836668.135	AH-A	15.374

Index:



BUILDING SURVEY REPORT

Job No.: **5492** Refer to Drawing No.: **5492/02**

Project Name: King Yin Lei, No. 45, Stubbs Road, Hong Kong Date of Survey: July 2019

Main Building and Annex Block				
Building Corner	Northing	Easting	Building Line	Distance(m)
A	814223.445	836673.135	A-B	23.747
B	814219.833	836696.606	B-C	18.096
C	814201.742	836697.010	C-D	6.147
D	814201.575	836690.865	D-E	2.273
E	814199.303	836690.922	E-F	3.664
F	814199.211	836687.259	F-G	5.454
G	814204.662	836687.080	G-H	3.138
H	814204.693	836690.217	H-J	9.437
J	814214.130	836690.123	J-K	2.711
K	814214.524	836687.441	K-L	3.366
L	814211.195	836686.946	L-M	2.703
M	814209.604	836684.761	M-N	3.456
N	814210.135	836681.346	N-P	2.703
P	814212.318	836679.752	P-Q	3.366
Q	814215.641	836680.288	Q-R	2.707
R	814216.046	836677.611	R-S	9.353
S	814207.177	836674.640	S-T	3.195
T	814206.091	836677.645	T-U	5.394
U	814201.006	836675.847	U-V	3.670
V	814202.169	836672.366	V-W	2.237
W	814204.288	836673.083	W-X	5.705
X	814206.174	836667.699	X-Y	4.091
Y	814202.305	836666.369	Y-Z	5.061
Z	814203.936	836661.578	Z-AA	4.057
AA	814207.785	836662.860	AA-AB	1.010
AB	814208.109	836661.903	AB-AC	15.604
AC	814197.524	836650.438	AC-AD	5.078

Appendix IV
Summary of Site and Building Information

Summary of site information is listed below:

Site	King Yin Lei
Address	45 Stubbs Road, Hong Kong
Site Area	Approximately 4,910 sq. metres
Major Datum Level	Ranges from about +143.0mPD to +147.8mPD
Zoning	"Other Specific Uses" annotated "Historical Building Preserved For Cultural, Community and Commercial Usese" in OZP No.S/H14/13 approved on 27 March 2018 and gazetted on 6 April 2018

Summary of building information in King Yin Lei is listed below:

(A) Main Building

Year of Completion	1937	
Construction Floor Area	Approximately 1,847 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Residential	
Schedule of Accommodation	G/F: Main Hall 1, Rosewood Hall, Dining Hall 1, Dining Hall 2, Room 1 Bathroom 1, Bathroom 2, Corridor 1, Corridor 2, Entrance Porch 1, Entrance Porch 2, Entrance Porch 3, Verandah 1, Verandah 2 & Verandah 3 1/F: Main Hall 2, East Side Hall, Security Room with Built-in Safe, Room 2, Room 3, Room 4, Room 5, Room 6, Bathroom 3, Bathroom 4, Corridor 3, Octagonal Terrace, Verandah 4, Verandah 5, Verandah 6 & Verandah 7 2/F: Main Hall 3, Room 7, Room 8, Room 9 & Roof Terrace	
Materials	Roof	Reinforced concrete with Chinese roof tiles
	Wall	Reinforced concrete and fairface bricks; Lower portion in granite stone
	Floor	Reinforced concrete beam/slab construction; Ground floor slab in reinforced concrete
	Staircase	Reinforced concrete
	Window	Metal frame
	Door	Triple Layered Entrance Door: Metal gate, metal sliding door, timber swing doors Double Layered Door: Sliding metal gate, timber swing door Single Layered Door: Timber swing door

Finishes	Exterior	Fairface bricks (lower portion in granite stone) Terrazzo columns and balustrades Granite architectural features Patterned mosaic floor tiles at Entrance Porches, Verandahs and Courtyard Canton roof tiles at 2/F Roof Terrance
	Interior – Ground Floor	
	Main Hall 1	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in colour paints <u>Floor:</u> Marble with marble skirting <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints
	Dining Hall 1 & Room 1	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in colour paints <u>Floor:</u> Patterned marble mosaic tiles with terrazzo skirting <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints
	Dining Hall 2	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in colour paints <u>Floor:</u> Patterned timber boards with timber skirting <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints
	Rosewood Hall	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in colour paints <u>Floor:</u> Patterned timber boards with timber skirting <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints
	Bathrooms 1 & 2	<u>Wall:</u> Ceramic wall tiles <u>Floor:</u> Ceramic tiles

		Ceiling: Plaster rendered with white paint
	Staircase (Ground Floor to First Floor)	Floor and Dado: Marble Balustrade: Metal balustrade with timber handrail
	Dining Hall 1 & Room 1	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned marble mosaic tiles with terrazzo skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Interior – First Floor	
	Main Hall 2, Security Room with Built-in Safe, East Side Hall and Rooms 2, 3, 4, 5 & 6	Wall: Plaster rendered with white paint; Decorative motifs in colour paints Floor: Patterned timber boards with timber skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Corridor 3	Wall: Plaster rendered with white paint Floor: Patterned cement tiles Ceiling: Plaster rendered with white paint
	Bathrooms 3 & 4	Wall: Ceramic wall tiles Floor: Ceramic tiles Ceiling: Plaster rendered with white paint
	Staircase (First Floor to Second Floor)	Floor and Dado: Terrazzo Balustrade: Metal balustrade with timber handrail
	Interior – Second Floor	
	Main Hall 3 and Room 7	Wall: Plaster rendered with white paint; Decorative

		motifs in colour paints Floor: Patterned mosaic tiles with Terrazzo skirting Ceiling: Plaster rendered with white paint; Decorative motifs in colour paints
	Rooms 8 & 9	Wall: Plaster rendered with white paint; Floor: Canton floor tiles Ceiling: Plaster rendered with white paint

(B) Annex Block

Year of Completion	1937	
Construction Floor Area	Approximately 236 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Residential	
Schedule of Accommodation	G/F: Kitchen 1, Room 1, Bathroom 1, Bathroom 2, Corridor 1, Covered Walkway & Servant Staircase 1/F: Kitchen 2, Room 2, Room 3, Room 4, Bathroom 3 & Verandah	
Materials	Roof	Reinforced concrete with Chinese roof tiles
	Wall	Reinforced concrete and fairface bricks Lower portion in granite stone
	Floor	Reinforced concrete floor slab
	Staircase	Reinforced concrete
	Window	Metal frame
	Door	Timber frame and door
	Exterior	Fairface bricks (lower portion in granite stone) Terrazzo columns and balustrades Granite architectural features Patterned mosaic floor tiles at covered walkway and Verandah
Finishes	Exterior	Fairface bricks (lower portion in granite stone) Terrazzo columns and balustrades Granite architectural features Patterned mosaic floor tiles at covered walkway and Verandah
	Interior – Ground Floor	
	Room 1	Wall: Plaster rendered with white paint

		Floor: Patterned cement tiles with Terrazzo skirting Ceiling: Plaster rendered with white paint
	Kitchen 1	Wall: Ceramic tile up to 3-metre high; upper wall rendered in plaster with white paint Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint
	Bathrooms 1 & 2	Wall: Ceramic tile with upper wall rendered in plaster with white paint Floor: Mosaic tiles Ceiling: Plaster rendered with white paint
	Interior – First Floor	
	Rooms 2, 3 & 4	Wall: Plaster rendered with white paint Floor: Patterned cement tiles with Terrazzo skirting Ceiling: Plaster rendered with white paint
	Kitchen 2	Wall: Ceramic tile up to 3-metre high; upper wall rendered in plaster with white paint Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint
	Bathroom 3	Wall: Ceramic tile with upper wall rendered in plaster with white paint Floor: Mosaic tiles Ceiling: Plaster rendered with white paint

(C) Subsidiary Building

Year of Completion	1937	
Construction Floor Area	Approximately 72 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Hall	
Schedule of Accommodation	Hall	
Materials	Roof	Reinforced concrete with Chinese roof tiles
	Column and Beam	Reinforced concrete
	Wall	Fairface brick
	Floor	Reinforced concrete floor slab
	Window	Metal frame
	Door	Metel frame and door
Finishes	Exterior	Fairface brick Terrazzo Chinese architectural features
	Interior	<u>Wall:</u> Plaster rendered with white paint; Decorative motifs in various colour paints <u>Floor:</u> Patterned mosaic tiles <u>Ceiling:</u> Plaster rendered with white paint; Decorative motifs in colour paints.

(D) Garage

Year of Completion	1937	
Construction Floor Area	Approximately 165 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Garage	
Schedule of Accommodation	G/F: Garage, Room 1, Corridor 1 & Staircase 1/F: Room 2, Room 3, Room 4, Bathroom, Corridor 2, Verandah 1 & Flat Roof 1	
Materials	Roof	Reinforced concrete with Chinese roof tiles
	Column and Beam	Reinforced concrete
	Wall	Fairface brick
	Floor	Reinforced concrete floor slab
	Window	Metal frame
Finishes	Exterior	Fairface Brick Terrazzo Chinese architectural features Canton floor tiles at 1/F flat roof
	Interior – Ground Floor	
	Garage	<u>Wall:</u> Plaster rendered with white paint; Dado rendered in plaster with brown paint <u>Floor:</u> Cement render <u>Ceiling:</u> Plaster rendered with white paint
	Staircase	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u> Cement render <u>Ceiling:</u> Plaster rendered with white paint
	Room 1	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u> Cement render <u>Ceiling:</u> Plaster rendered with white paint
	Interior – First Floor	
	Rooms 2, 3 & 4	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u>

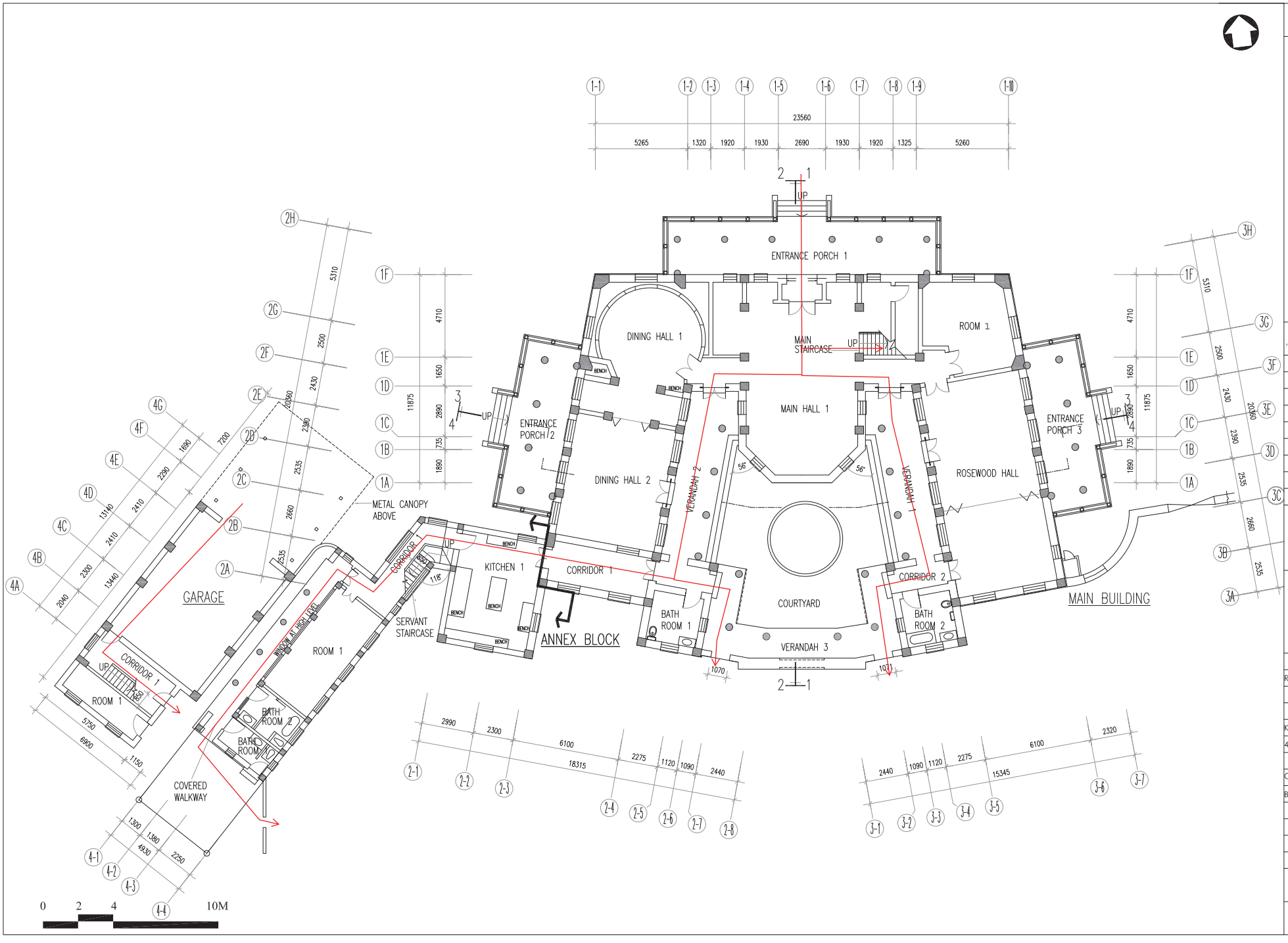
		Patterned cement tiles Ceiling: Plaster rendered with white paint
	Bathroom	Wall: Plaster rendered with white paint; dado in colour paint Floor: Cement render Ceiling: Plaster rendered with white paint

(E) Pavilion

Year of Completion	1937	
Construction Floor Area	Approximately 19 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Pavilion	
Schedule of Accommodation	Pavilion	
Materials	Roof	Reinforced concrete with Chinese roof tiles
	Columns	Reinforced concrete
	Floor	Reinforced concrete floor slab
Finishes	Exterior	Terrazzo Chinese architectural features
	Interior	Floor: Patterned mosaic tiles Ceiling: Plaster rendered with white paint; Patterns in Terrazzo

(F) Swimming Pool (including pump room, changing rooms and covered rest area)

Year of Completion	1937	
Construction Floor Area	Approximately 139 sq. metres	
Historic Grading	Declared Monument (Year 2008)	
Original and Recent Uses	Swimming Pool, pool deck, changing rooms, pump room and covered rest area	
Schedule of Accommodation	Swimming Pool, pool deck, changing room 1, changing room 2, pump room, platform & covered rest area	
Materials	Reinforced concrete	
Finishes	Swimming Pool	
	Exterior	Patterned mosaic tiles
	pump room, changing rooms and covered rest area	
	Exterior	Plaster rendered with white paint
	Interior	<u>Wall:</u> Plaster rendered with white paint <u>Floor:</u> Patterned mosaic tiles <u>Ceiling:</u> Plaster rendered with white paint



ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

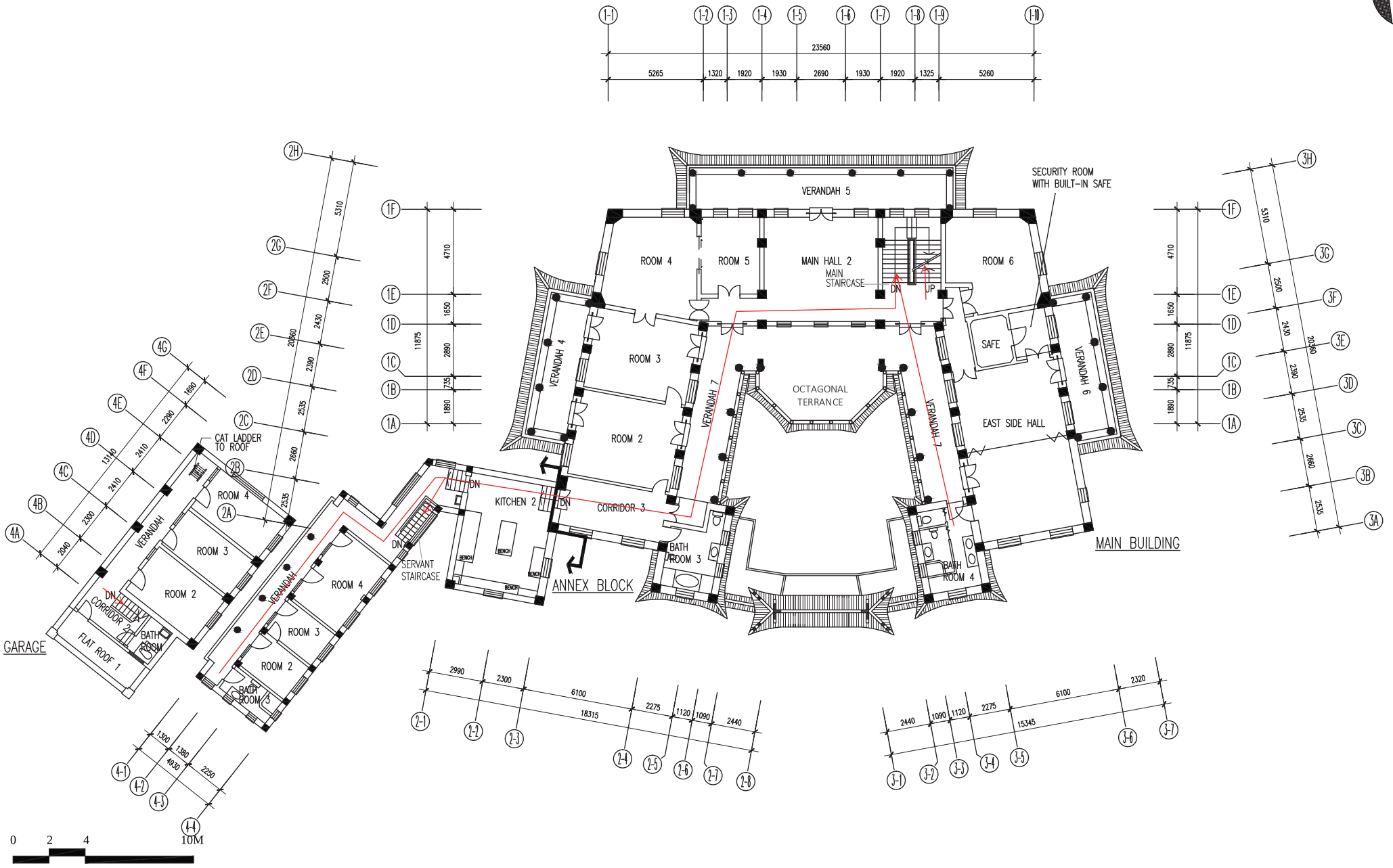
GROUND FLOOR PLAN OF MAIN BUILDING, ANNEX BLOCK & GARAGE

DRAWING NO. KYL-02

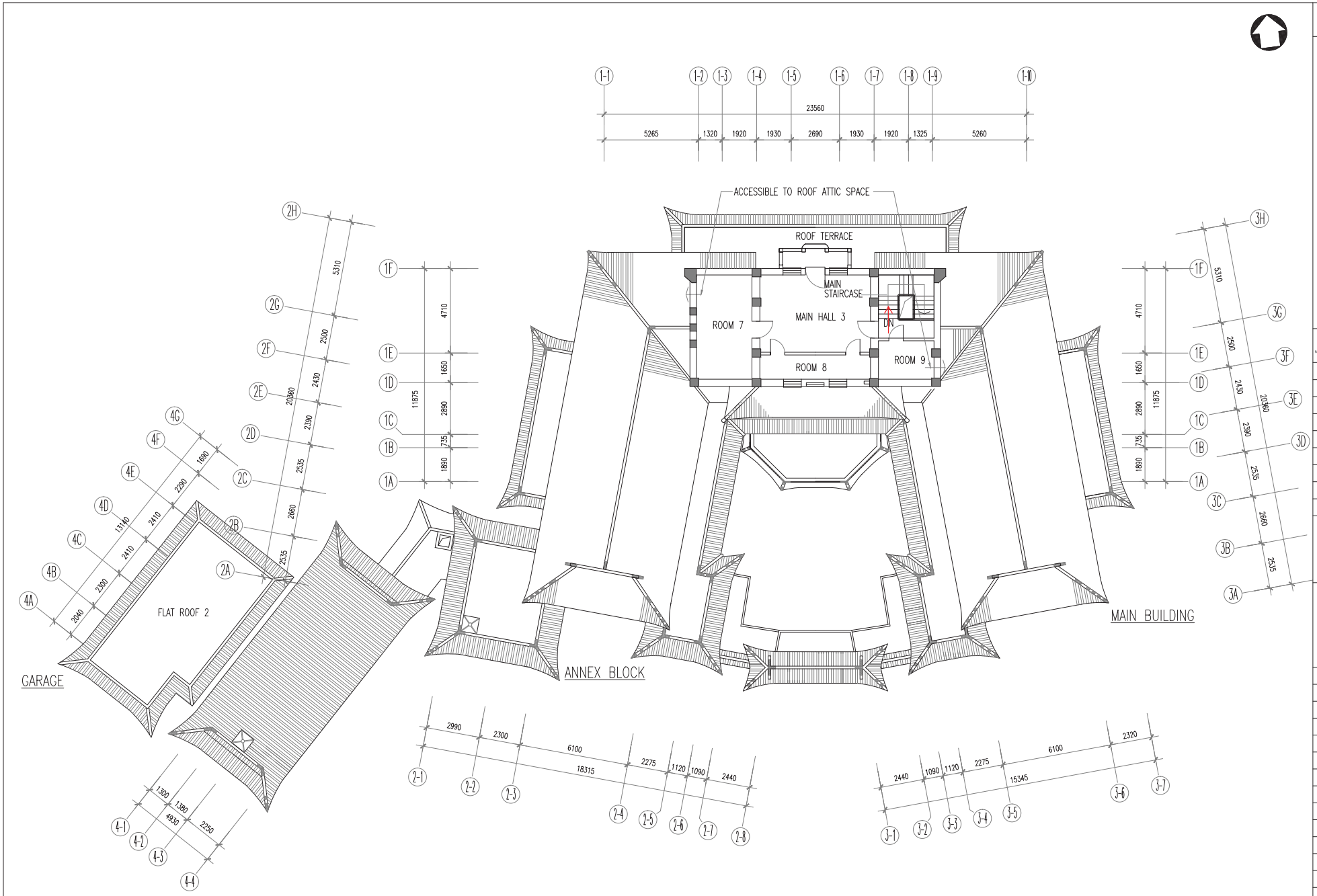
REV. 1

SCALE 1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



ARCHITECTURAL SERVICES DEPARTMENT	PRODUCED BY: ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司	NOTES: The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.	PROJECT: King Yin Lei, 45 Stubbs Road, Hong Kong	DRAWING TITLE: FIRST FLOOR PLAN OF MAIN BUILDING, ANNEX BLOCK & GARAGE SCALE: 1 : 200 (A3)	DRAWING NO.: KYL-03



ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

SECOND FLOOR PLAN OF MAIN BUILDING AND ROOF PLAN OF ANNEX BLOCK & GARAGE

DRAWING NO.	REV.
KYL-04	1

SCALE

1:100 @ A1

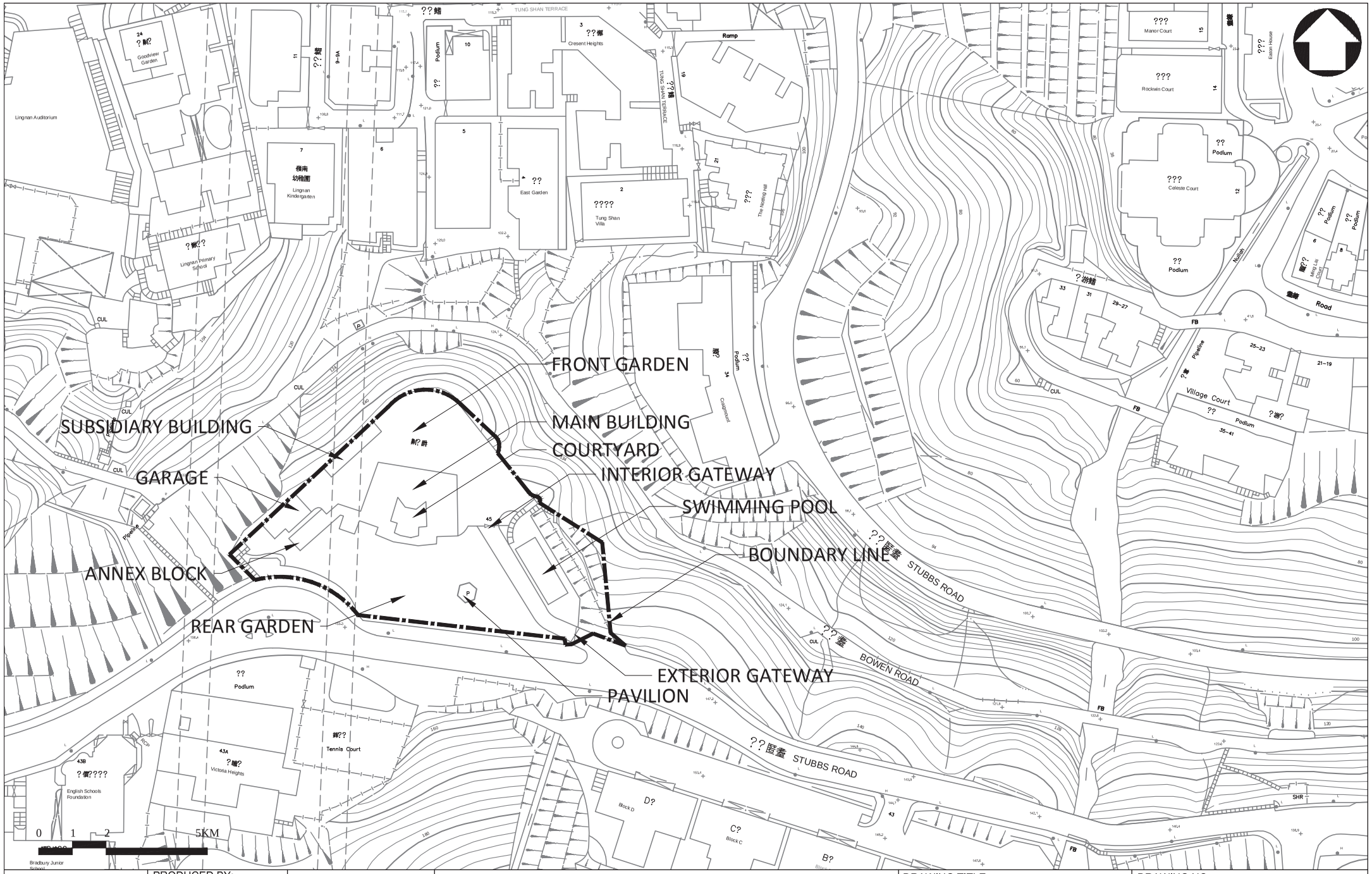
DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL

Appendix V(A)
Drawings and Perspectives

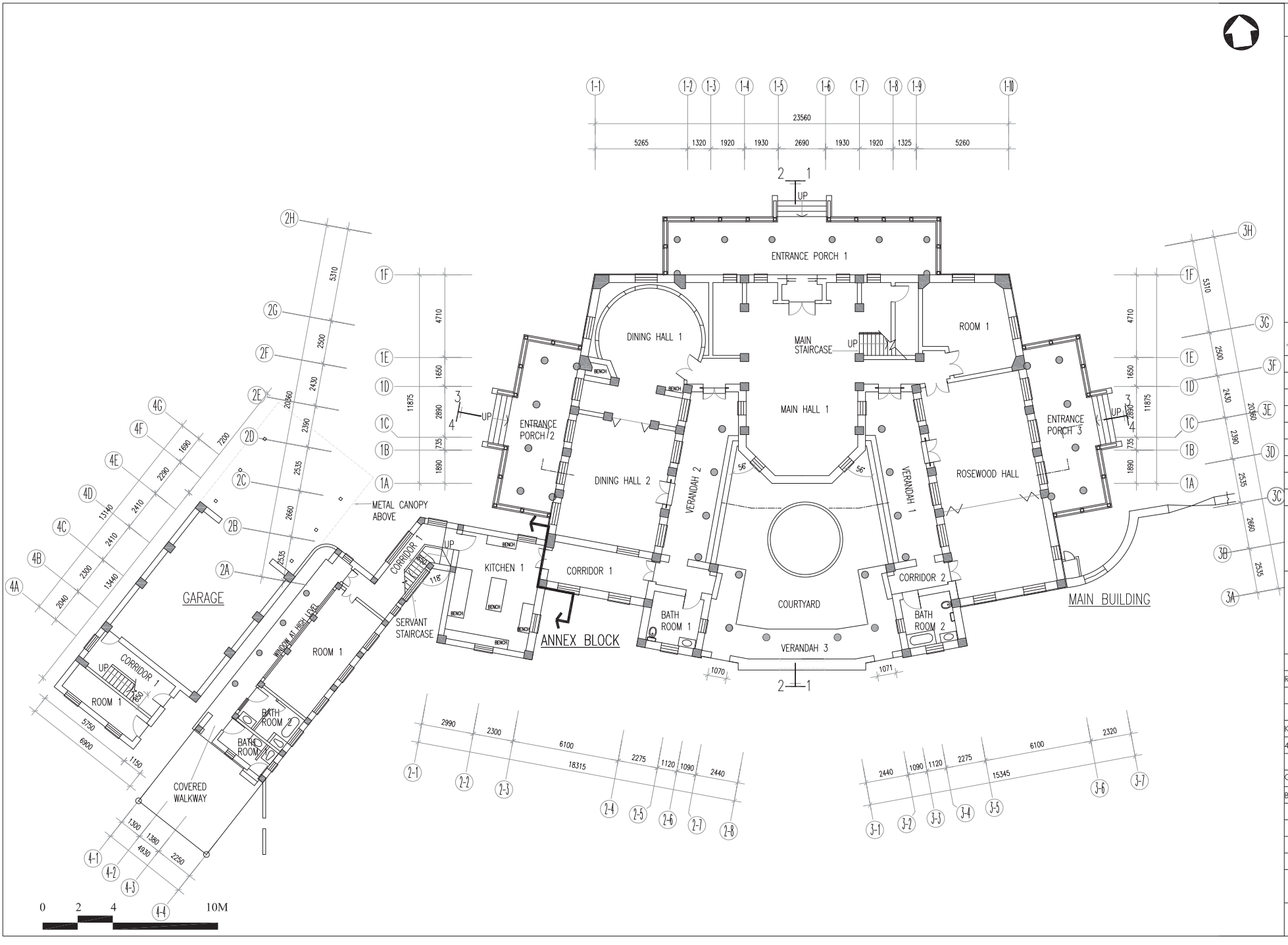
Appendix V(A)

Drawings and Perspectives

Drawing No.	Title
KYL-01	Site Plan
KYL-02	Ground Floor Plan of Main Building, Annex Block & Garage
KYL-03	First Floor Plan of Main Building, Annex Block & Garage
KYL-04	Second Floor Plan of Main Building and Roof Plan of Annex Block & Garage
KYL-05	Roof Plan of Main Building
KYL-06	North Elevation of Main Building and Annex Block
KYL-07	South Elevation of Main Building and Annex Block
KYL-08	East Elevation of Main Building
KYL-09	West Elevation of Main Building and Annex Block
KYL-10	Section 1-1 of Main Building
KYL-11	Section 2-2 of Main Building
KYL-12	Section 3-3 of Main Building
KYL-13	Section 4-4 of Main Building
KYL-14	Floor Plan of Subsidiary Building
KYL-15	Elevations and Sections of Subsidiary Building
KYL-16	Floor Plan, Elevation and Section of Pavilion
KYL-17	Floor Plan of Swimming Pool and Covered Rest Area
KYL-18	Sections of Swimming Pool and Covered Rest Area
KYL-19	Roof Plan, Elevation and Sections of Interior Gateway
KYL-20	Elevation of Exterior Gateway
KYL-21	Elevations of Garage
KYL-0GE-0000	Cover Page
KYL-5PR-5001	3D Perspective 01
KYL-5PR-5002	3D Perspective 02
KYL-5PR-5003	3D Perspective 03
KYL-5PR-5004	3D Perspective 04



ARCHITECTURAL SERVICES DEPARTMENT	PRODUCED BY: ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司	NOTES: The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.	PROJECT: King Yin Lei, 45 Stubbs Road, Hong Kong	DRAWING TITLE: SITE PLAN SCALE: 1 : 1000 (A3)	DRAWING NO.: KYL-01



ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICIS LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

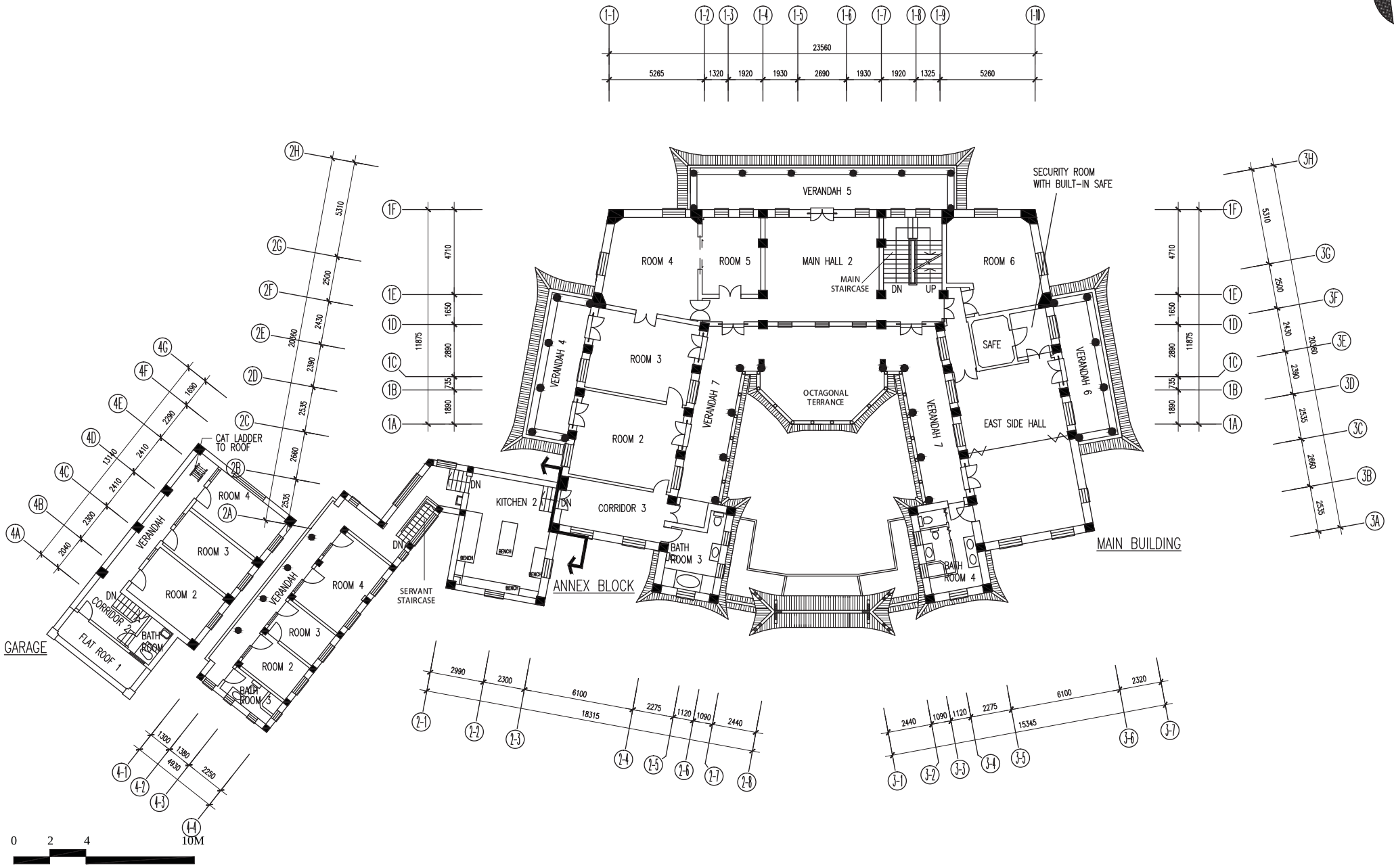
GROUND FLOOR PLAN OF MAIN BUILDING, ANNEX BLOCK & GARAGE

DRAWING NO. KYL-02

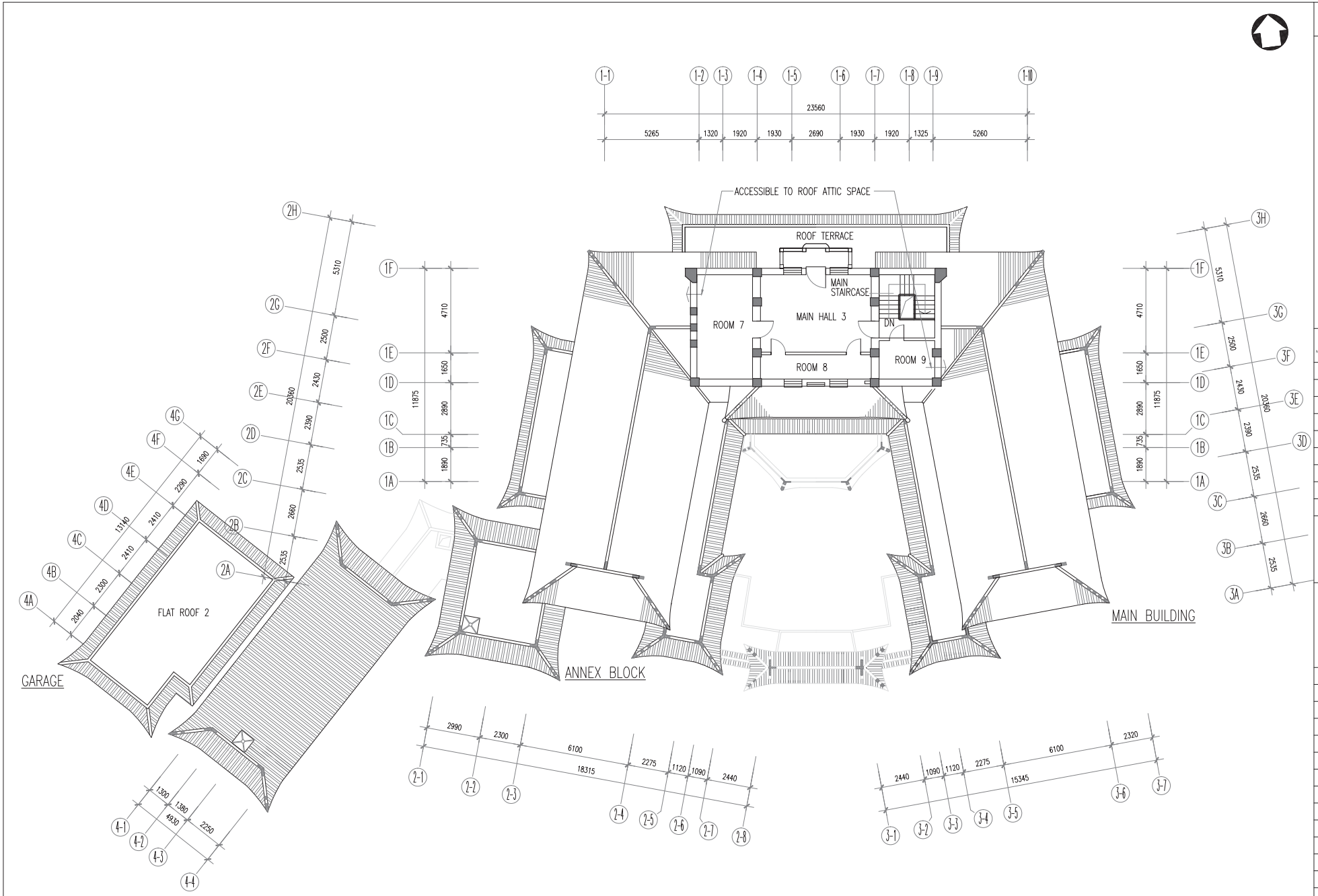
REV. 1

SCALE 1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



ARCHITECTURAL SERVICES DEPARTMENT	PRODUCED BY: ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司	NOTES: The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.	PROJECT: King Yin Lei, 45 Stubbs Road, Hong Kong	DRAWING TITLE: FIRST FLOOR PLAN OF MAIN BUILDING, ANNEX BLOCK & GARAGE SCALE: 1 : 100 (A1)	DRAWING NO.: KYL-03



ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

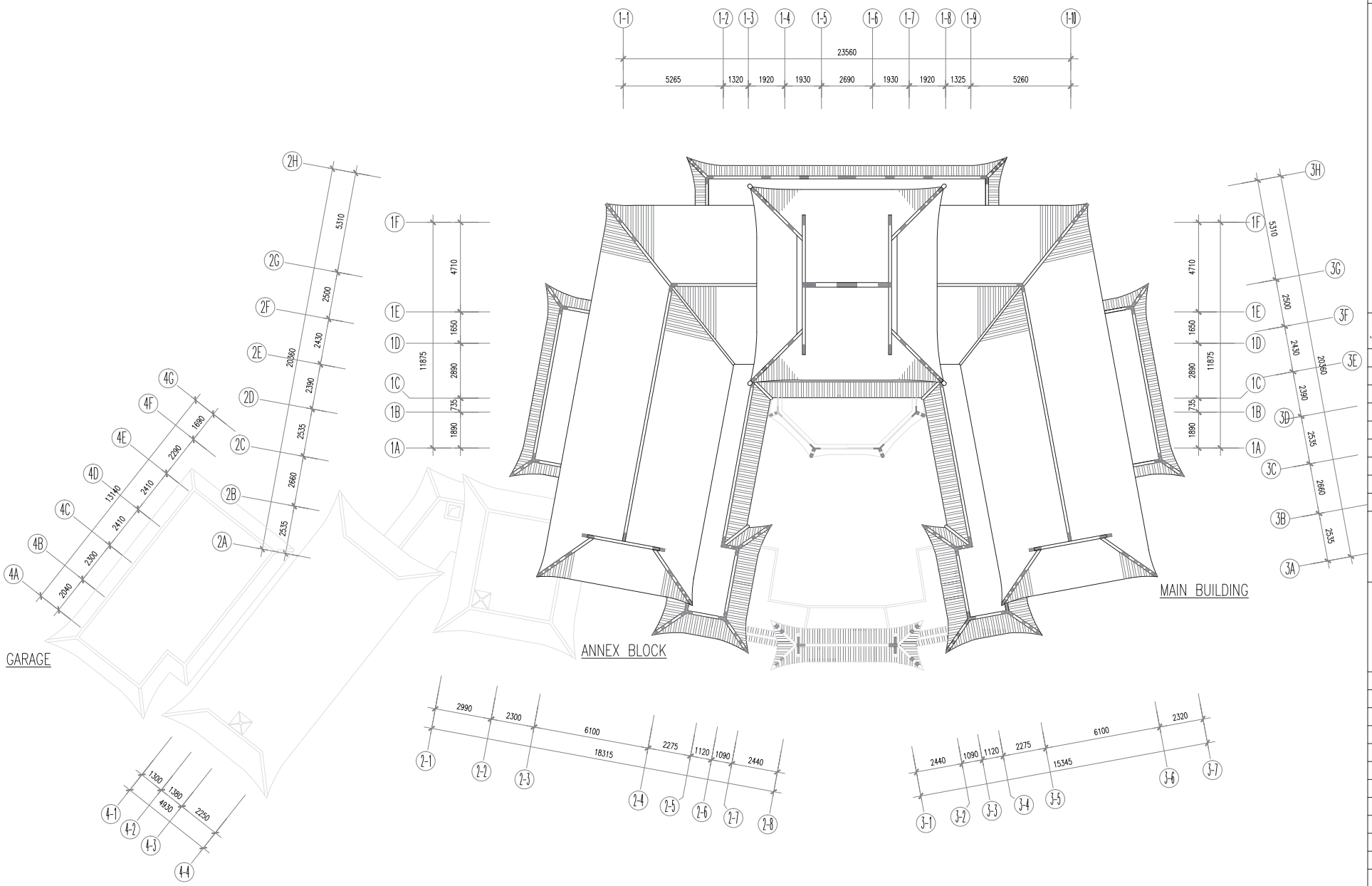
SECOND FLOOR PLAN OF MAIN BUILDING AND ROOF PLAN OF ANNEX BLOCK & GARAGE

DRAWING NO.	REV.
KYL-04	1

SCALE

1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

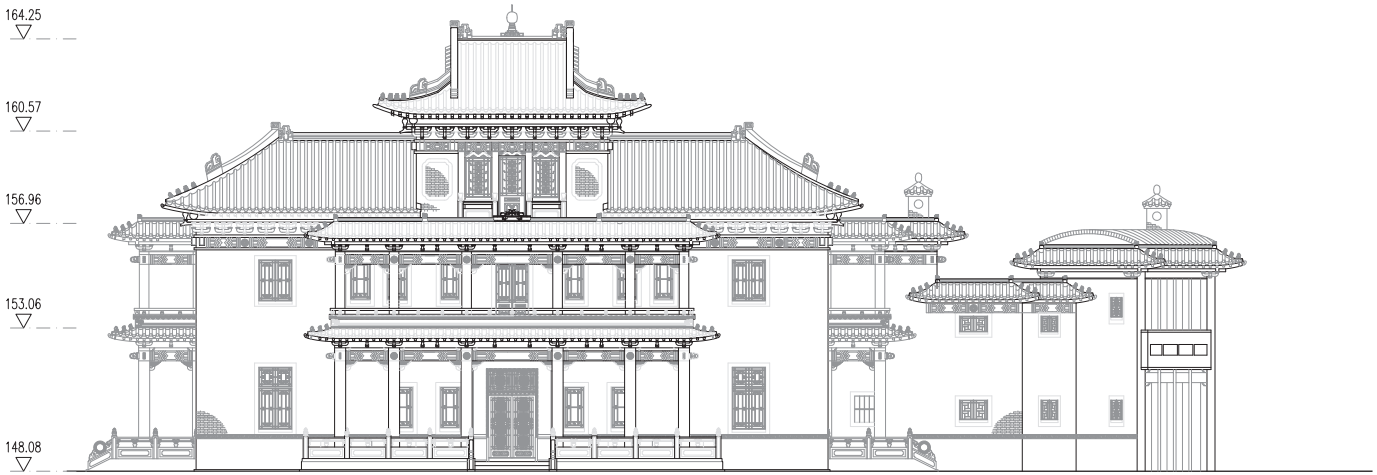
ROOF PLAN OF MAIN BUILDING

DRAWING NO.	REV.
KYL-05	1

SCALE

1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ARCHITECTURAL SERVICES DEPARTMENT

ample
SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

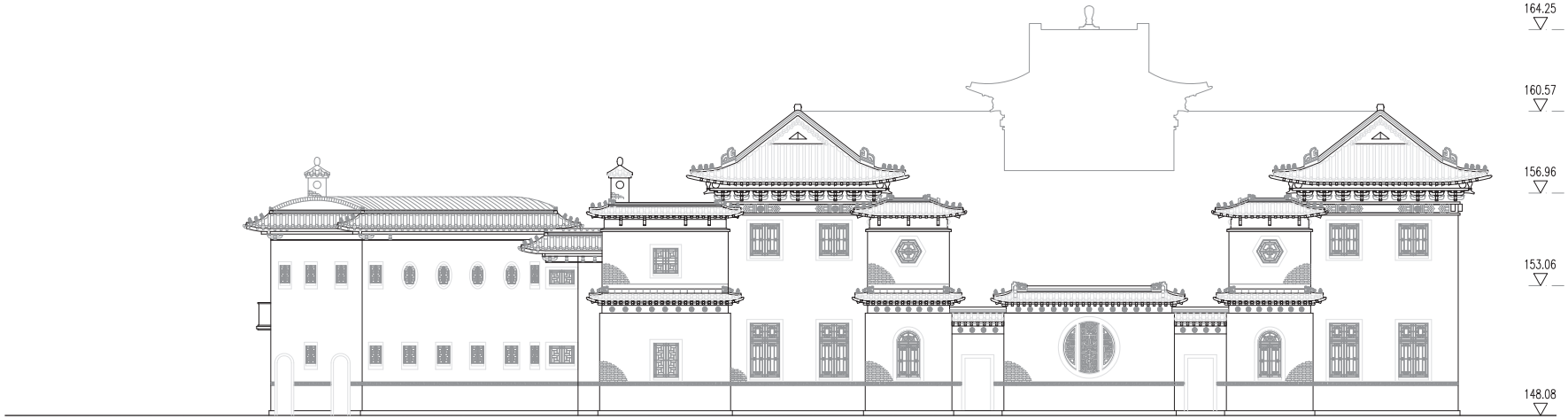
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
NORTH ELEVATION OF
MAIN BUILDING & ANNEX BLOCK

DRAWING NO. KYL-06
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

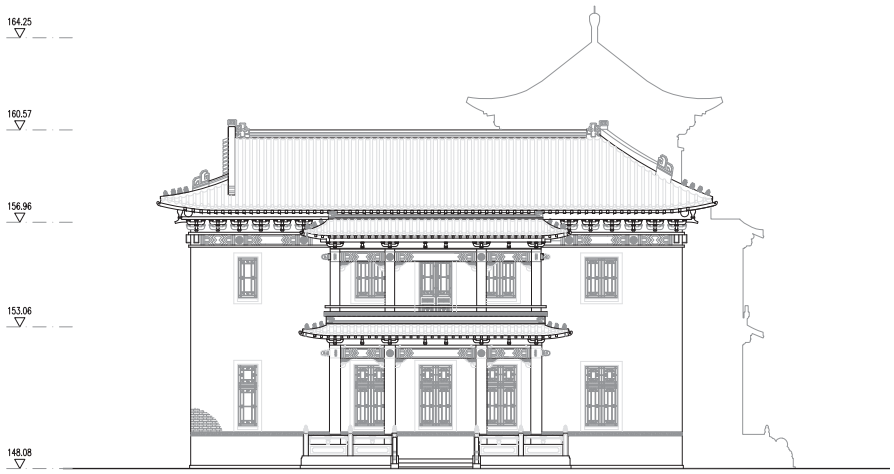
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
SOUTH ELEVATION OF MAIN BUILDING & ANNEX BLOCK

DRAWING NO. KYL-07
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample
SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

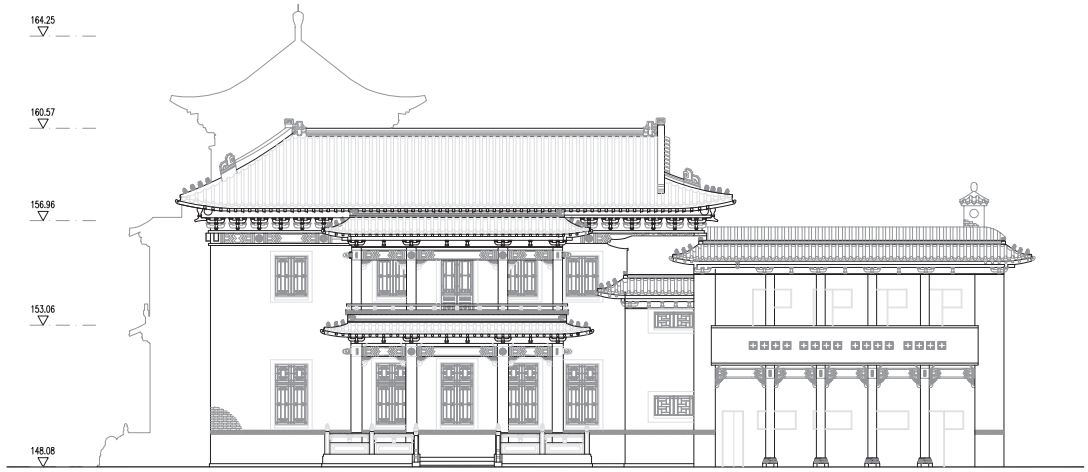
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
EAST ELEVATION OF MAIN BUILDING

DRAWING NO. KYL-08
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

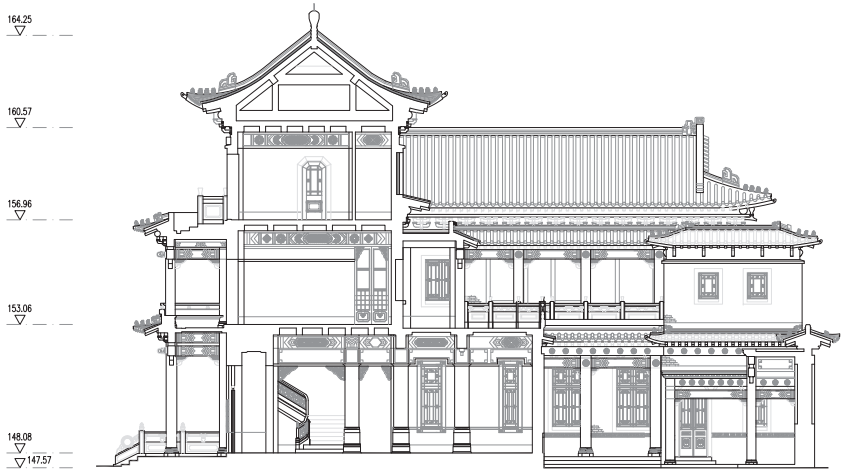
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
WEST ELEVATION OF MAIN BUILDING

DRAWING NO. KYL-09
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

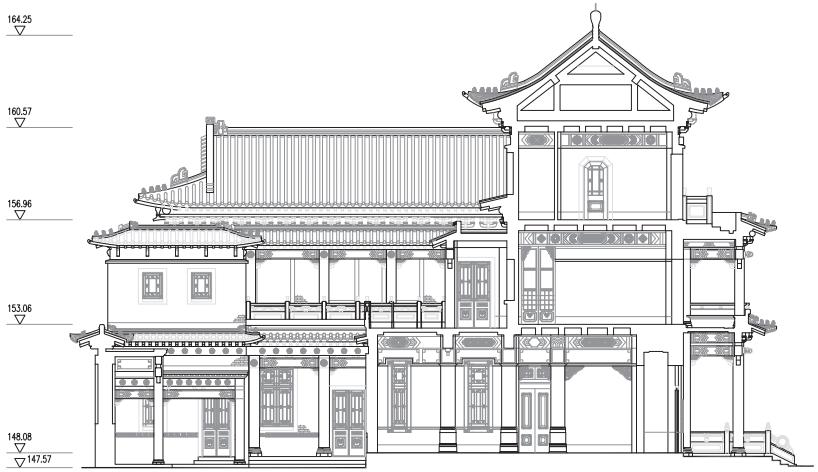
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
SECTION 1-1 OF MAIN BUILDING

DRAWING NO. KYL-10
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
SECTION 2-2 OF MAIN BUILDING

DRAWING NO. KYL-11
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL

0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

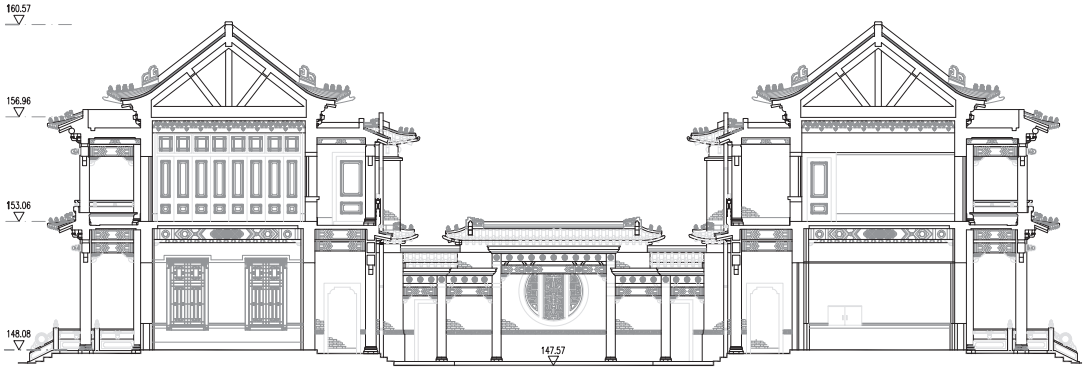
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
SECTION 3-3 OF MAIN BUILDING

DRAWING NO. KYL-12
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



0 2 4 10M

ASD REFERENCE
-

NOTES
DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME
RESOURCE KIT FOR KING YIN LEI

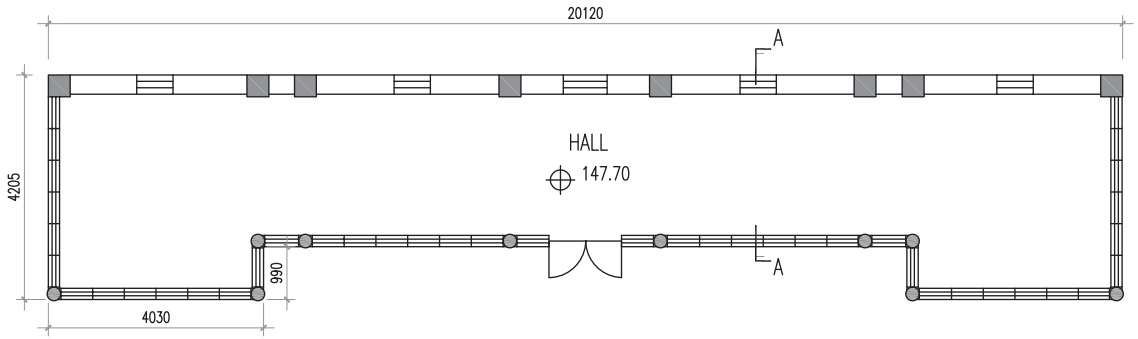
ADDRESS OF SITE
KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE
SECTION 4-4 OF MAIN BUILDING

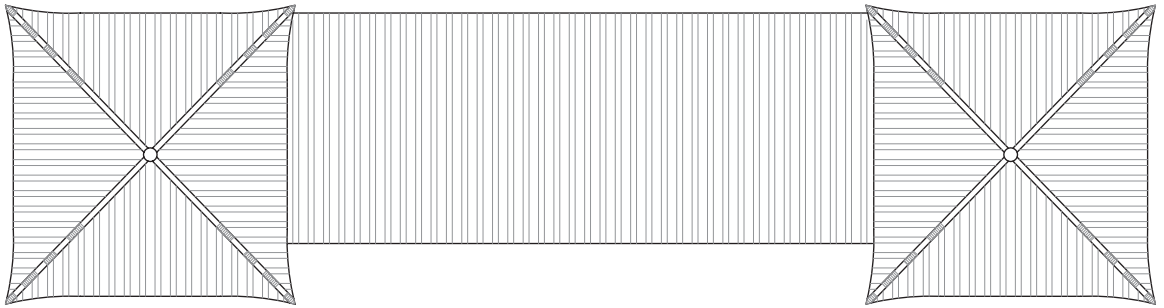
DRAWING NO. KYL-13
REV. 1

SCALE
1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



GROUND FLOOR PLAN OF SUBSIDIARY BUILDING



ROOF PLAN OF SUBSIDIARY BUILDING

0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:
ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

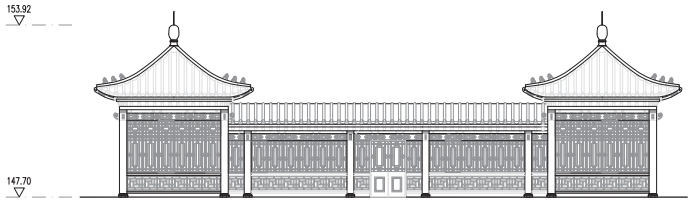
NOTES:
The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.

PROJECT:
King Yin Lei, 45 Stubbs Road, Hong Kong

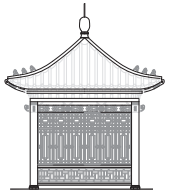
DRAWING TITLE:
FLOOR PLAN OF SUBSIDIARY BUILDING

SCALE:
1 : 100 (A3)

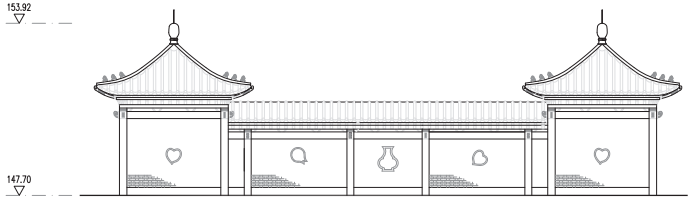
DRAWING NO.:
KYL-14



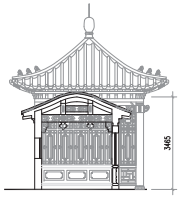
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION A-A

0 2 4 10M

ASD REFERENCE

-

NOTES

DO NOT SCALE
MEASUREMENTS SHOULD BE VERIFIED ON SITE

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI
45 STUBBS ROAD, HONG KONG

DRAWING TITLE

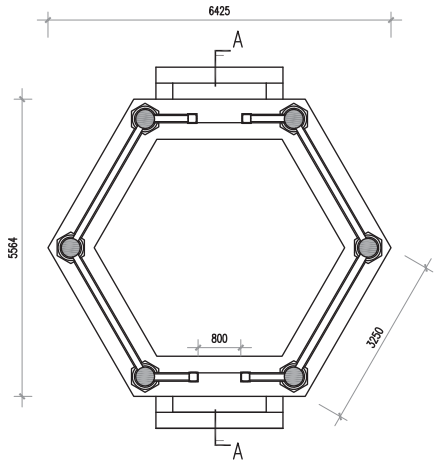
ELEVATIONS AND SECTIONS OF
SUBSIDIARY BUILDING

DRAWING NO. KYL-15

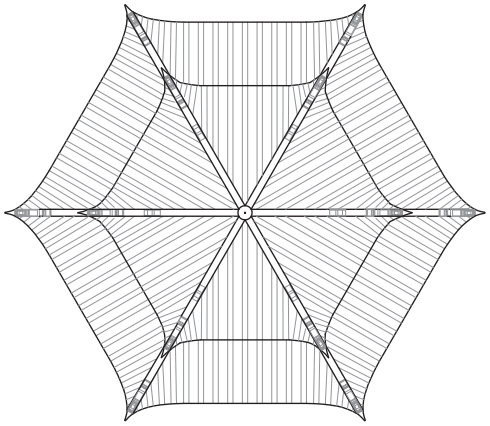
REV. 1

SCALE 1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	TC	NL



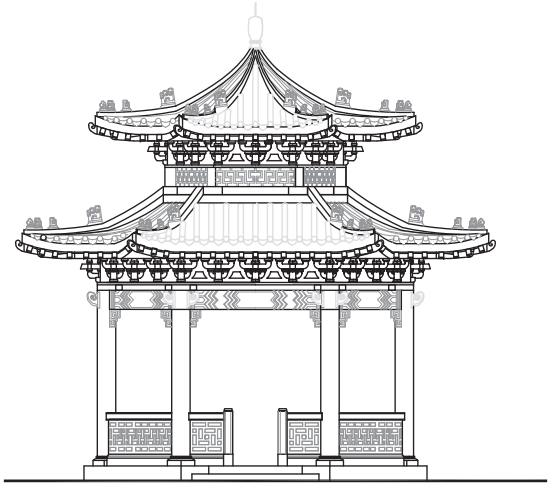
PLAN OF PAVILION



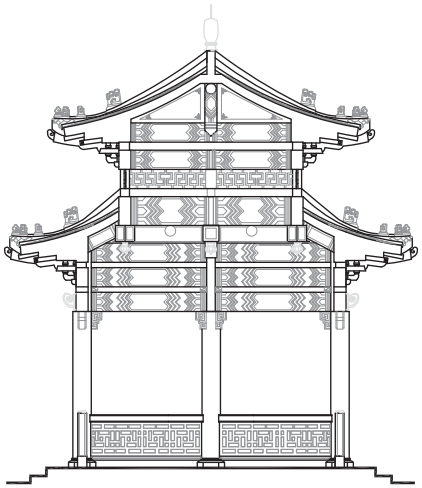
ROOF PLAN OF PAVILION

156.23

147.59



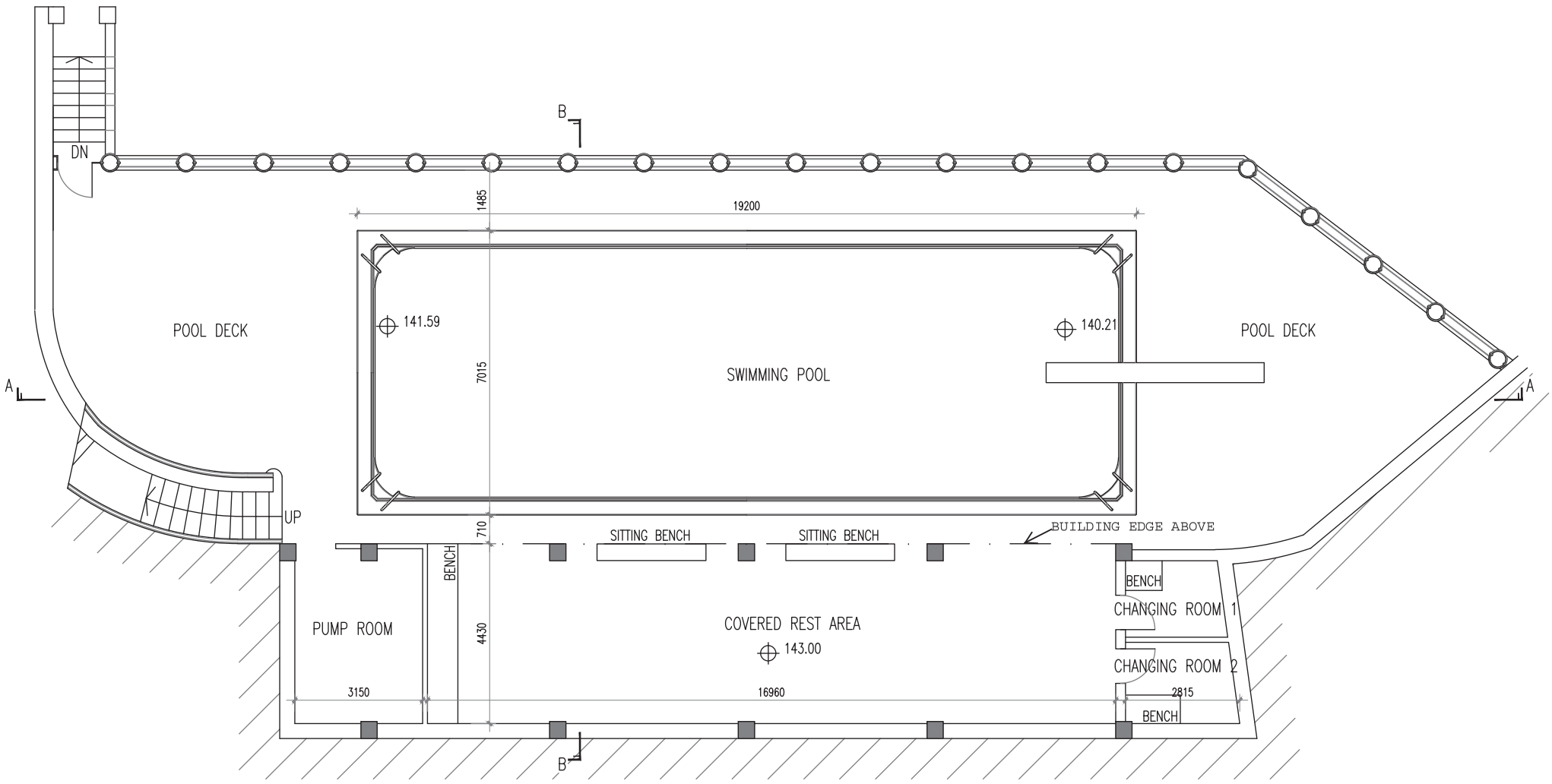
ELEVATION



SECTION A-A

0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT	PRODUCED BY: ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司	NOTES: The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.	PROJECT: King Yin Lei, 45 Stubbs Road, Hong Kong	DRAWING TITLE: FLOOR PLAN, ELEVATION AND SECTION OF PAVILION SCALE: 1 : 100 (A3)	DRAWING NO.: KYL-16



0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

NOTES:

The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.

PROJECT:

King Yin Lei, 45 Stubbs Road, Hong Kong

DRAWING TITLE:

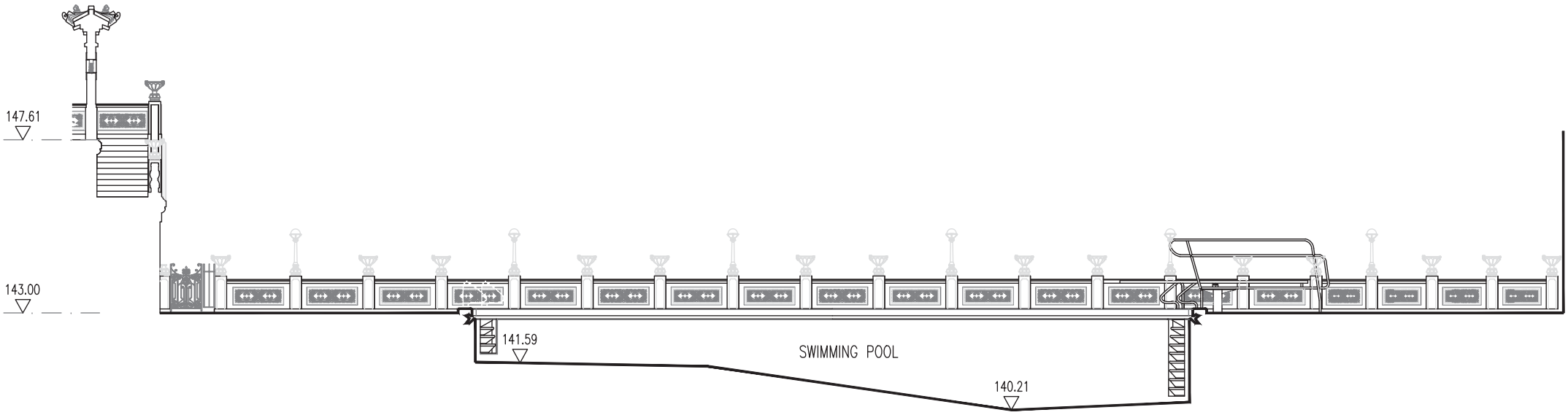
SECTIONS OF SWIMMING POOL & COVERED REST AREA

SCALE:

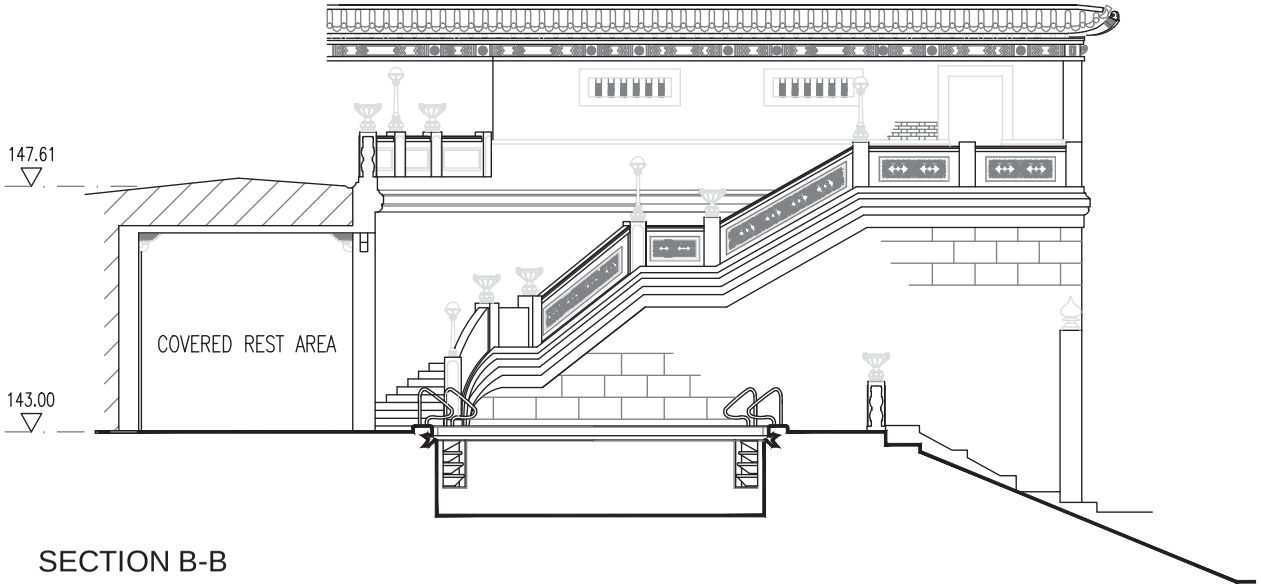
1 : 100 (A3)

DRAWING NO.:

KYL-17



SECTION A-A



SECTION B-B

0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:
ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

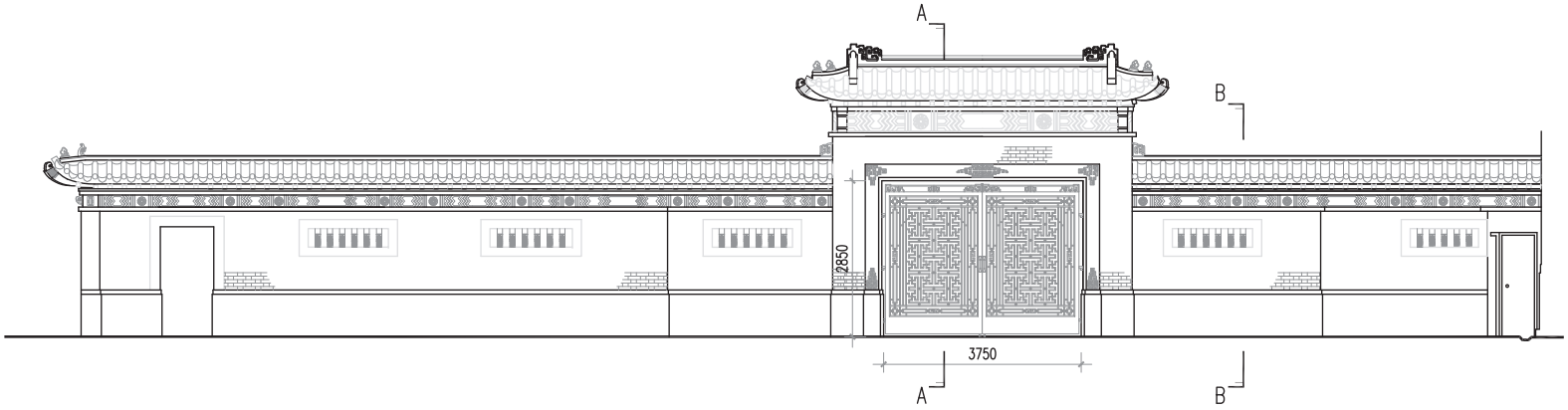
NOTES:
The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.

PROJECT:
King Yin Lei, 45 Stubbs Road, Hong Kong

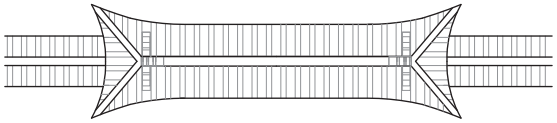
DRAWING TITLE:
SECTIONS OF SWIMMING POOL & COVERED REST AREA

SCALE:
1 : 100 (A3)

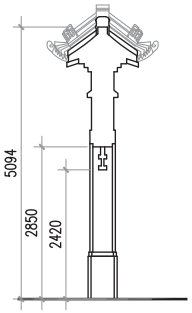
DRAWING NO.:
KYL-18



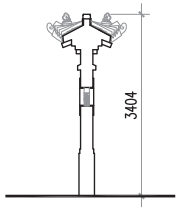
NORTH ELEVATION OF INTERIOR GATEWAY



ROOF PLAN OF INTERIOR GATEWAY



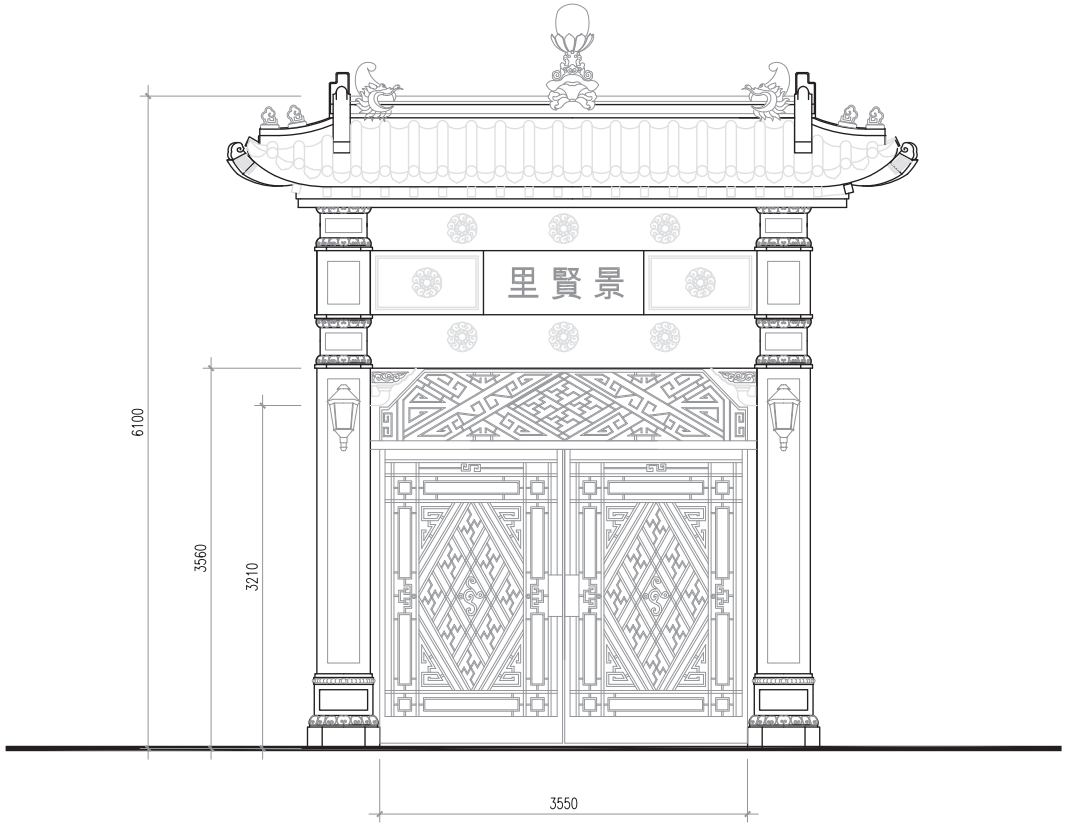
SECTION A-A



SECTION B-B

0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT	PRODUCED BY: ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司	NOTES: The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.	PROJECT: King Yin Lei, 45 Stubbs Road, Hong Kong	DRAWING TITLE: PLAN, ELEVATION AND SECTIONS OF INTERIOR GATEWAY SCALE: 1 : 100 (A3)	DRAWING NO.: KYL-19



ELEVATION OF EXTERIOR GATEWAY

0 0.5 1 2.5M

ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:
ample
SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

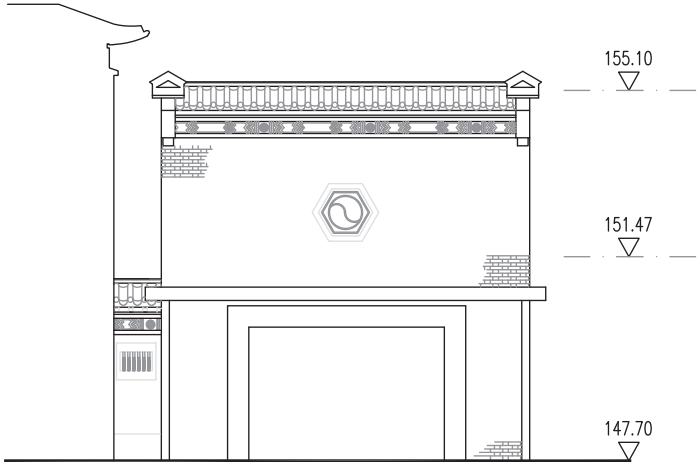
NOTES:
The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.

PROJECT:
King Yin Lei, 45 Stubbs Road, Hong Kong

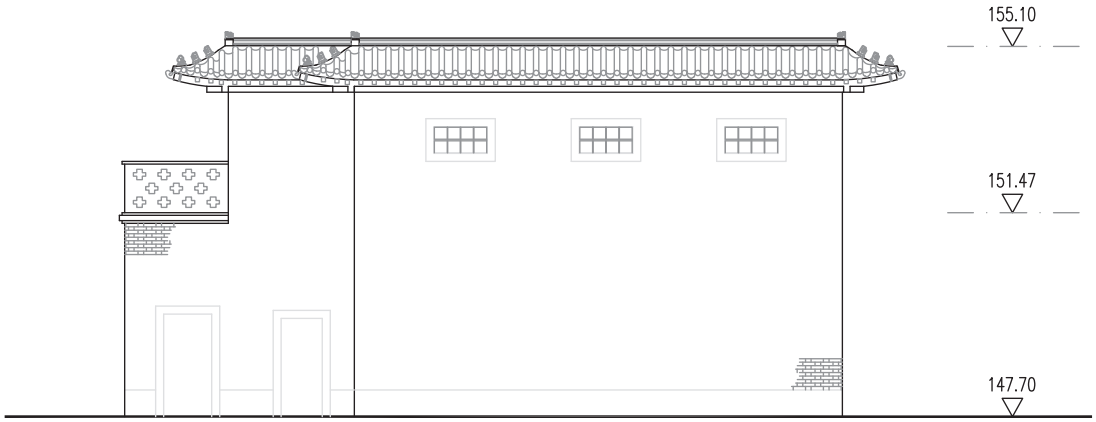
DRAWING TITLE:
ELEVATION OF EXTERIOR GATEWAY

SCALE:
1 : 50 (A3)

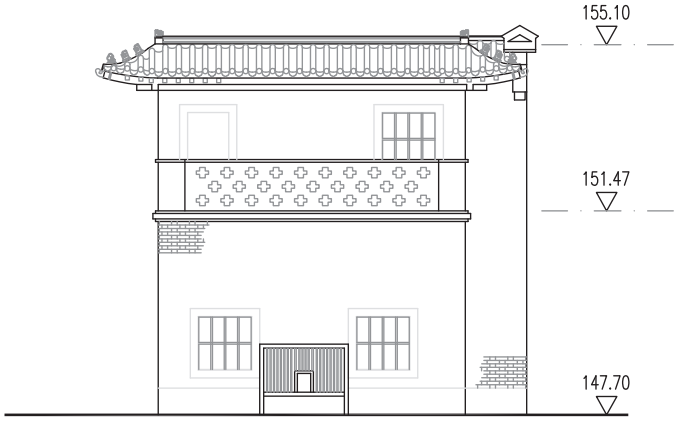
DRAWING NO.:
KYL-20



FRONT ELEVATION



SOUTH EAST ELEVATION



REAR ELEVATION

0 1 2 5M

ARCHITECTURAL SERVICES DEPARTMENT

PRODUCED BY:
ample
SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

NOTES:
The drawings should not be contrued as the exact site situation. The drawings should be verified on site for actual dimension, area and layout by authorized land surveyor.

PROJECT:
King Yin Lei, 45 Stubbs Road, Hong Kong

DRAWING TITLE:
ELEVATIONS OF GARAGE

SCALE:
1 : 100 (A3)

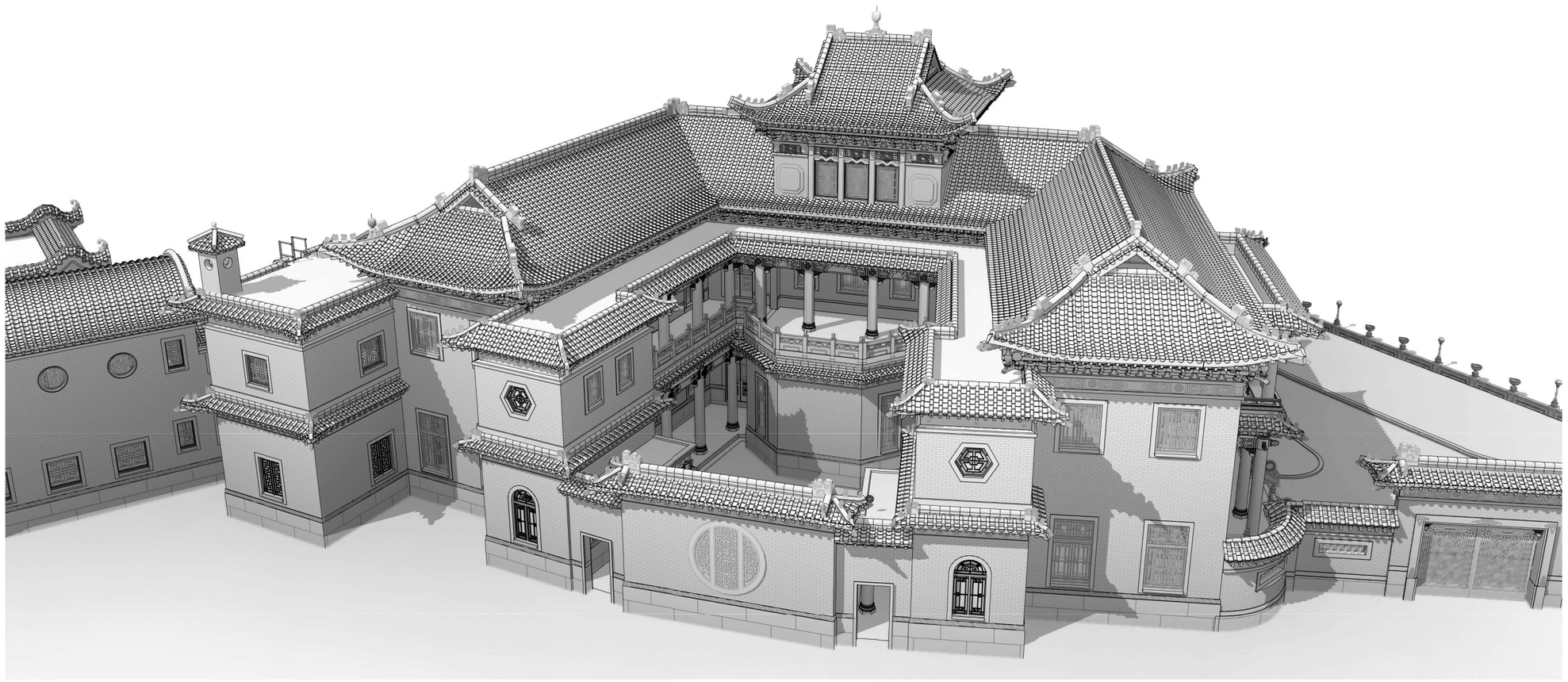
DRAWING NO.:
KYL-21

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.

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



KING YIN LEI

45 STUBBS ROAD, HONG KONG

0 2019.11.18 FIRST ISSUE
REVISIONS

PROJECT
MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN
KING YIN LEI

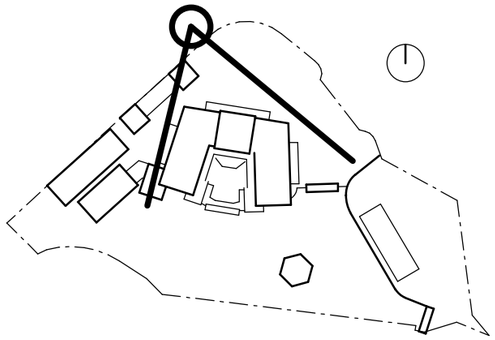
DRAWING TITLE
COVER PAGE

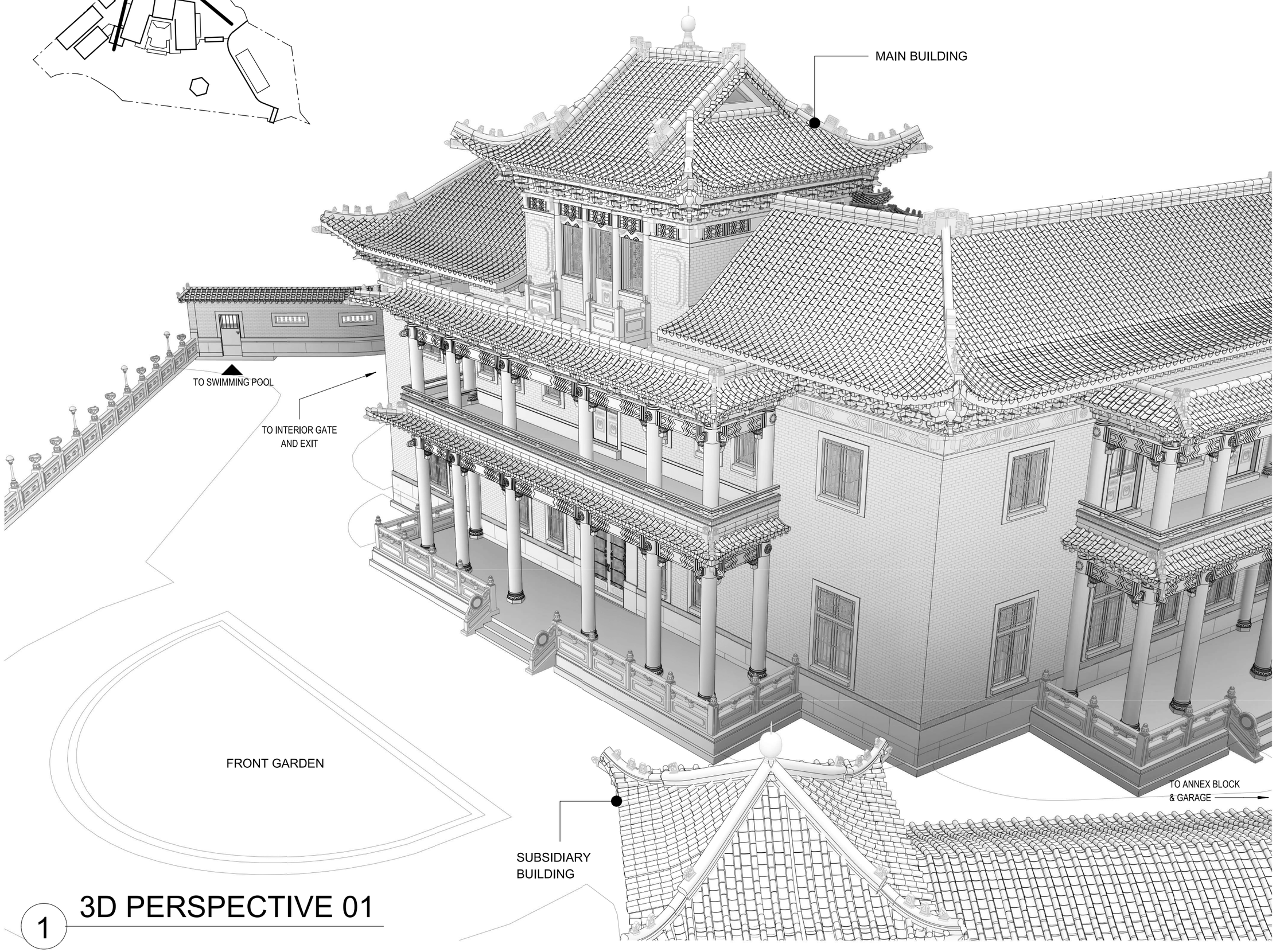
PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
KYL-0GE-0000

ISSUE DATE	REVISION
2019.11.18	0





1 3D PERSPECTIVE 01

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
KING YIN LEI

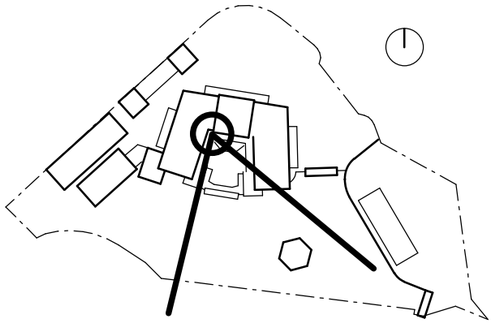
DRAWING TITLE
3D PERSPECTIVE 01

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

APPROVED BY

DRAWING NO.
KYL-5PR-5001

ISSUE DATE 2019.11.26 REVISION 1



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.

MAIN BUILDING

OCTAGONAL TERRANCE

COURTYARD

1 3D PERSPECTIVE 02

1	2019.11.26	REVISION 1
0	2019.11.18	FIRST ISSUE

REVISIONS

PROJECT

MAKING OF COMPUTER 3D MODELS USING PHOTOGRAMMETRY / 3D LASER SCAN
KING YIN LEI

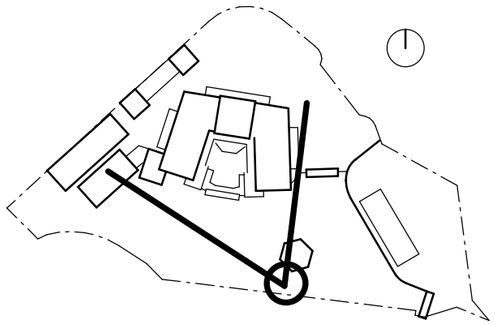
DRAWING TITLE
3D PERSPECTIVE 02

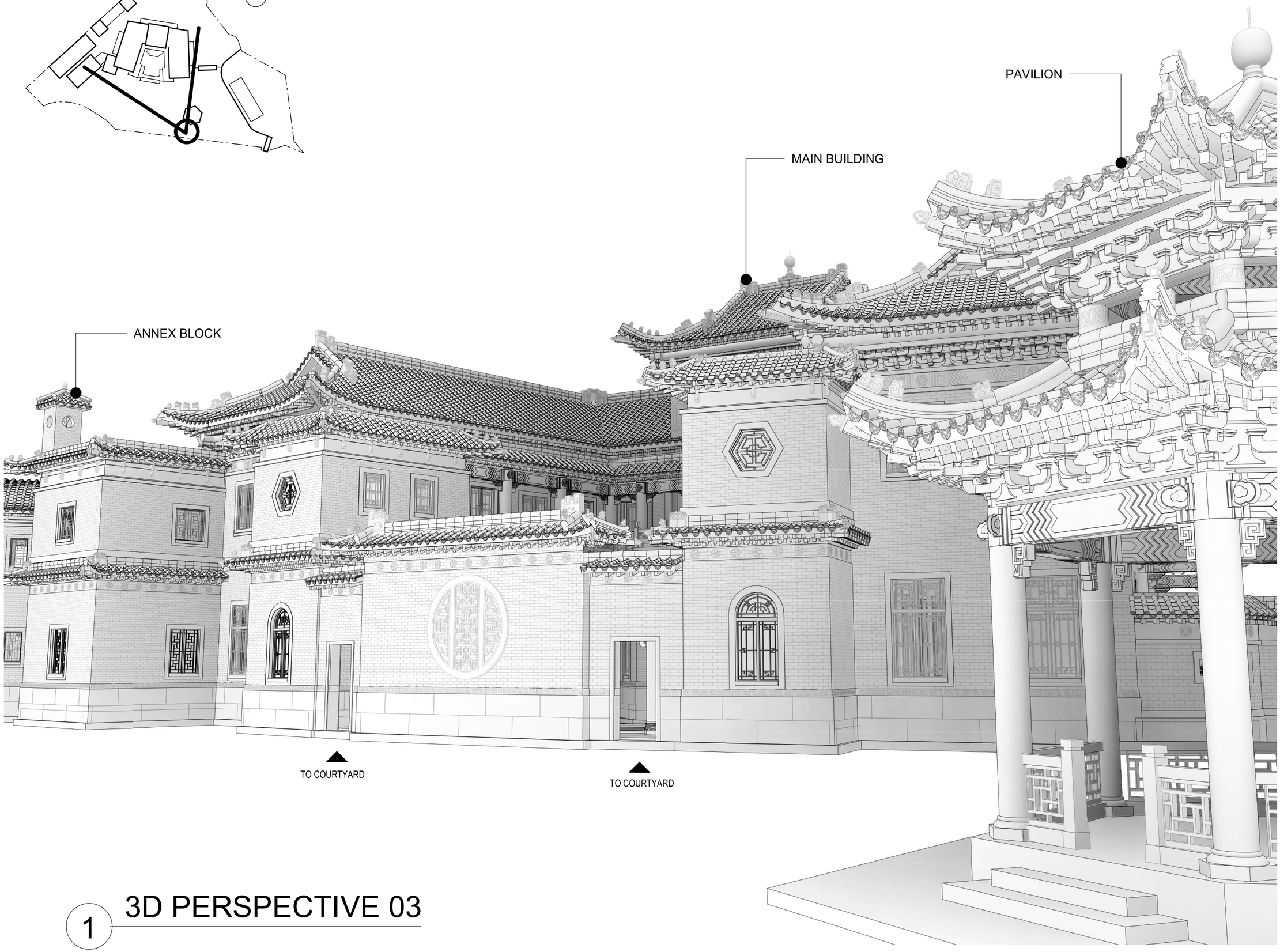
PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE	CHECKED BY
@ A3	-

APPROVED BY

DRAWING NO.
KYL-5PR-5002

ISSUE DATE	REVISION
2019.11.26	1





1 3D PERSPECTIVE 03

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
KING YIN LEI

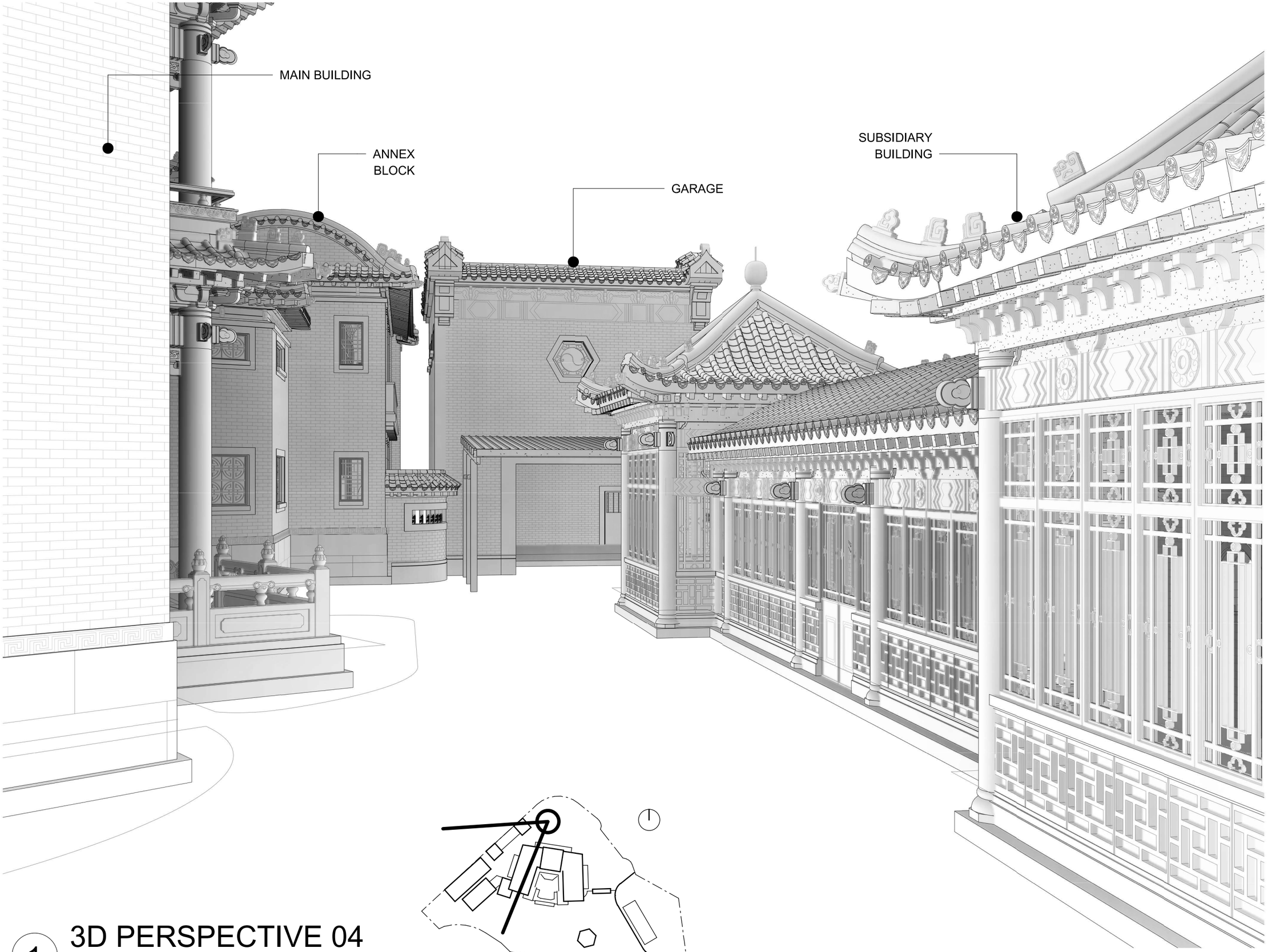
DRAWING TITLE
3D PERSPECTIVE 03

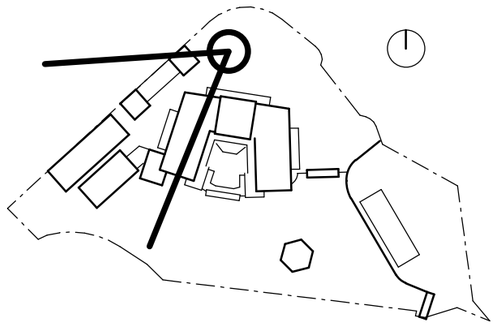
PROJECT NO.	DATE
HRT-05/2019	2019.11.18
SCALE @ A3	CHECKED BY -

APPROVED BY

DRAWING NO.
KYL-5PR-5003

ISSUE DATE	REVISION
2019.11.18	0





1 3D PERSPECTIVE 04

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
KING YIN LEI

DRAWING TITLE
3D PERSPECTIVE 04

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

APPROVED BY

DRAWING NO.
KYL-5PR-5004

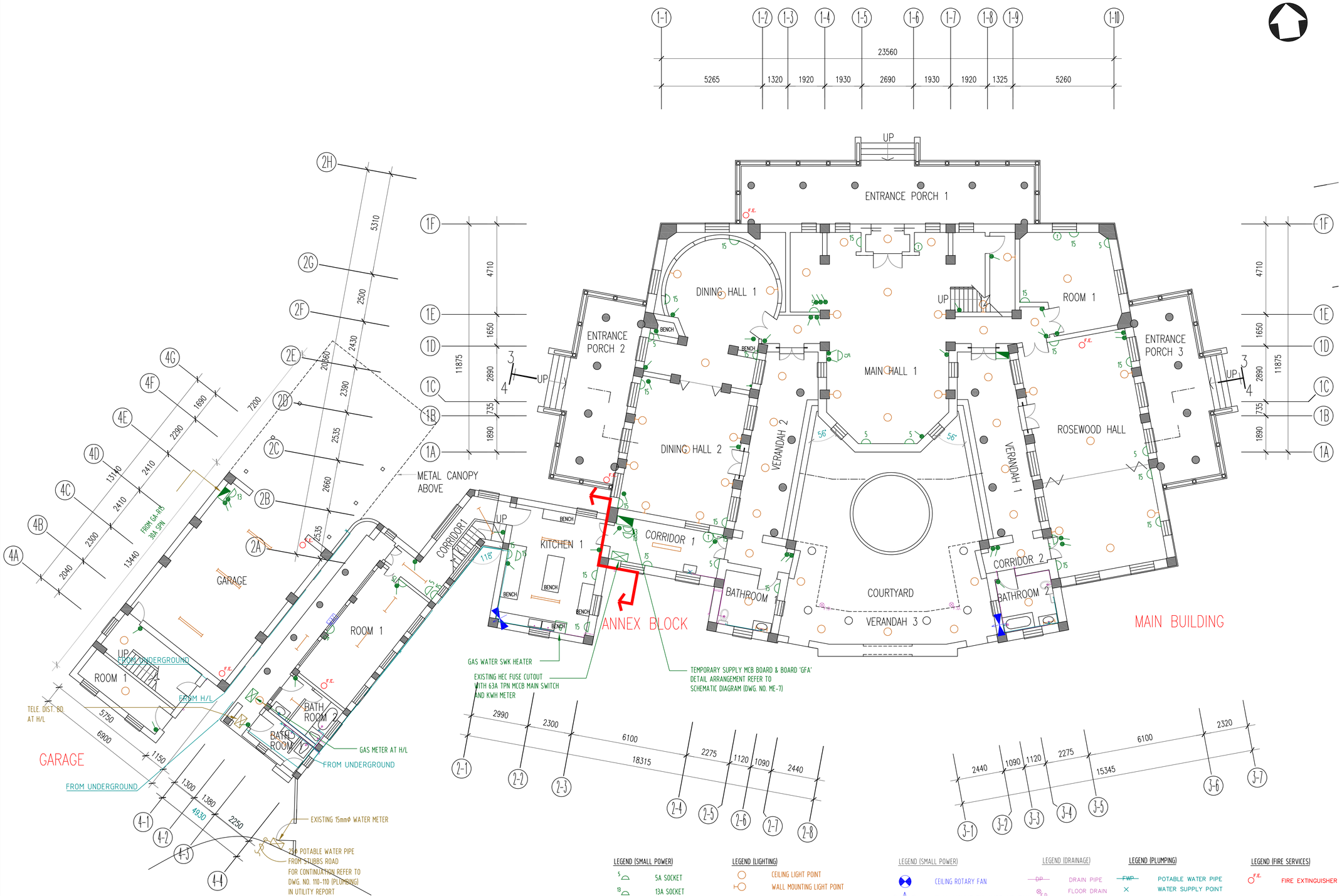
ISSUE DATE	REVISION
2019.11.18	0

Appendix V(B)
Building Services Survey Drawings

Appendix V(B)

Building Service Survey Drawings

	Drawing No.	Drawing Title
1	ME-01	Main Building, Annex Block & Garage Building Service Layout Ground Floor Plan
2	ME -02	Main Building, Annex Block & Garage Building Service Layout First Floor Plan
3	ME -03	Main Building, Annex Block & Garage Building Service Layout Second Floor Plan
4	ME -04	Subsidiary Building and Pavilion Building Service Layout
5	ME -05	Site Plan Building Service Layout
6	ME -06	Swimming Pool, Changing Rooms & Covered Rest Area Building Service Layout
7	ME -07	Existing Electric Schematic Diagram



ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

MAIN BUILDING, ANNEX BLOCK

& GARAGE BUILDING SERVICE LAYOUT

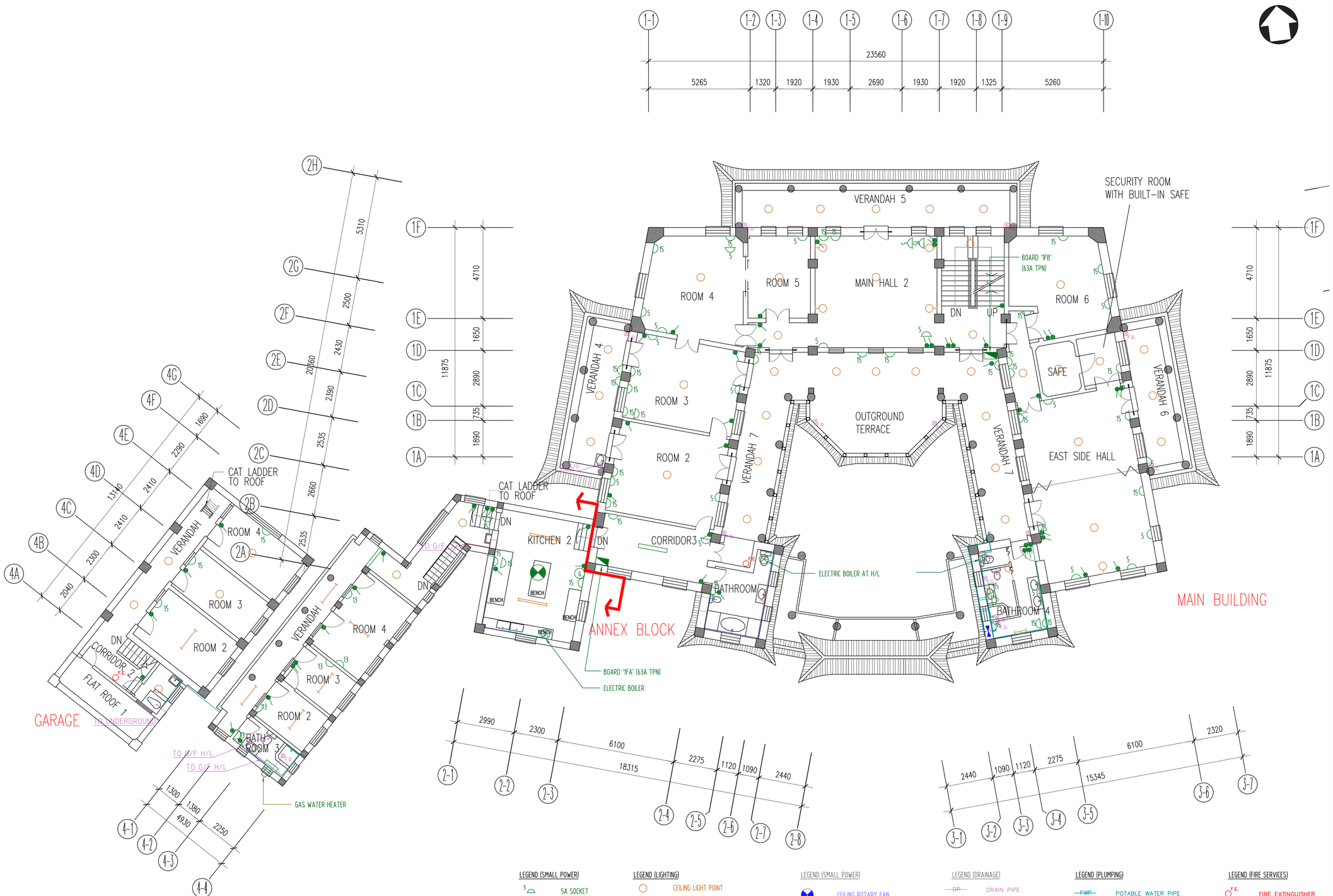
GROUND FLOOR PLAN

DRAWING NO.	REV.
ME-01	0

SCALE

1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC



LEGEND (SMALL POWER)

- 5A SOCKET
- 13A SOCKET
- 15A SOCKET
- SWITCH
- TELEPHONE OUTLET
- MCB BOARD
- GAS POINT

LEGEND (LIGHTING)

- CEILING LIGHT POINT
- WALL MOUNTING LIGHT POINT
- CEILING FLUORESCENT FITTING
- WALL MOUNTED FLUORESCENT FITTING

LEGEND (SMALL POWER)

- CEILING ROTARY FAN
- WALL MOUNT EXHAUST AIR FAN
- WAC WINDOW MOUNT A/C

LEGEND (DRAINAGE)

- DP DRAIN PIPE
- F.D. FLOOR DRAIN
- DRAIN POINT

LEGEND (PLUMPING)

- FWP POTABLE WATER PIPE
- WATER SUPPLY POINT

LEGEND (FIRE SERVICES)

- F.E. FIRE EXTINGUISHER

ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

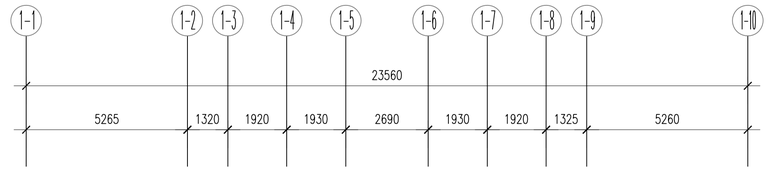
MAIN BUILDING, ANNEX BLOCK & GARAGE BUILDING SERVICE LAYOUT FIRST FLOOR PLAN

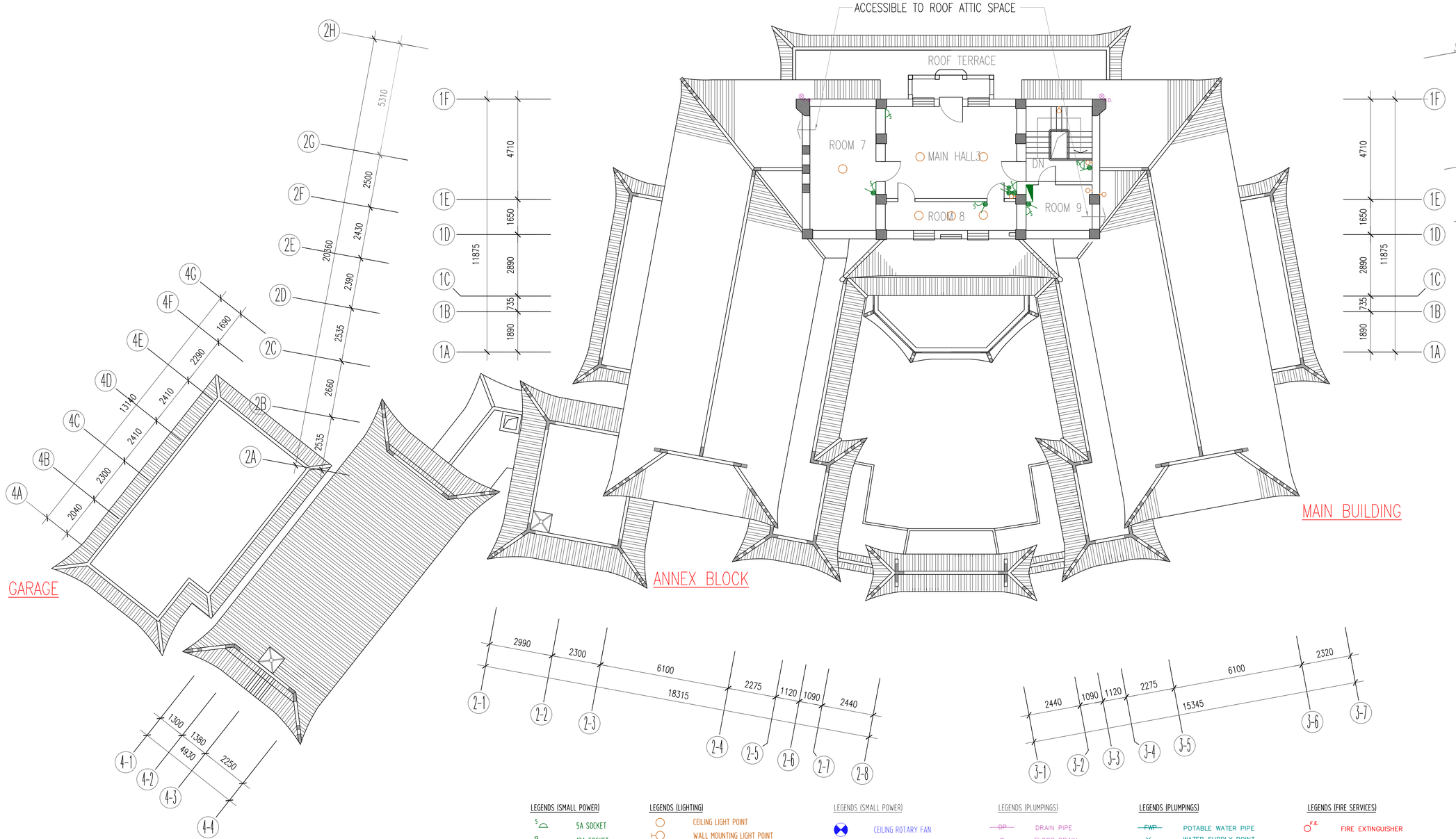
DRAWING NO.	REV.
ME-02	0

SCALE

1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC





LEGENDS (SMALL POWER)

- 5A SOCKET
- 13A SOCKET
- 15A SOCKET
- SWITCH
- TELEPHONE OUTLET
- MCB BOARD
- GAS POINT

LEGENDS (LIGHTING)

- CEILING LIGHT POINT
- WALL MOUNTING LIGHT POINT
- CEILING FLUORESCENT FITTING
- WALL MOUNTED FLUORESCENT FITTING

LEGENDS (SMALL POWER)

- CEILING ROTARY FAN
- WALL MOUNT EXHAUST AIR FAN
- WINDOW MOUNT A/C

LEGENDS (PLUMPINGS)

- DRAIN PIPE
- FLOOR DRAIN
- DRAIN POINT

LEGENDS (PLUMPINGS)

- POTABLE WATER PIPE
- WATER SUPPLY POINT

LEGENDS (FIRE SERVICES)

- FIRE EXTINGUISHER

ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

MAIN BUILDING, ANNEX BLOCK

& GARAGE BUILDING SERVICE LAYOUT

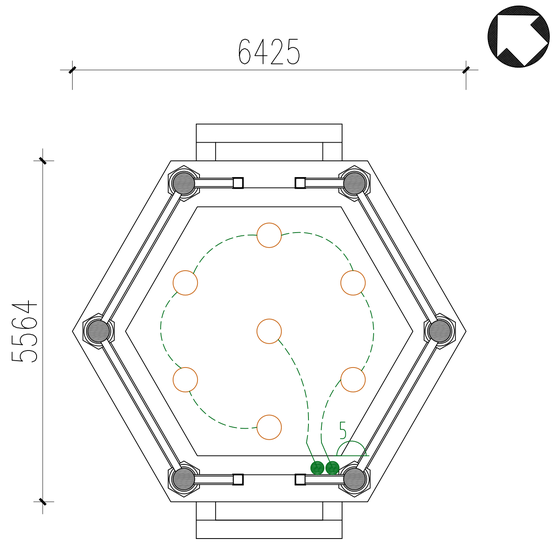
SECOND FLOOR PLAN

DRAWING NO.	REV.
ME-03	0

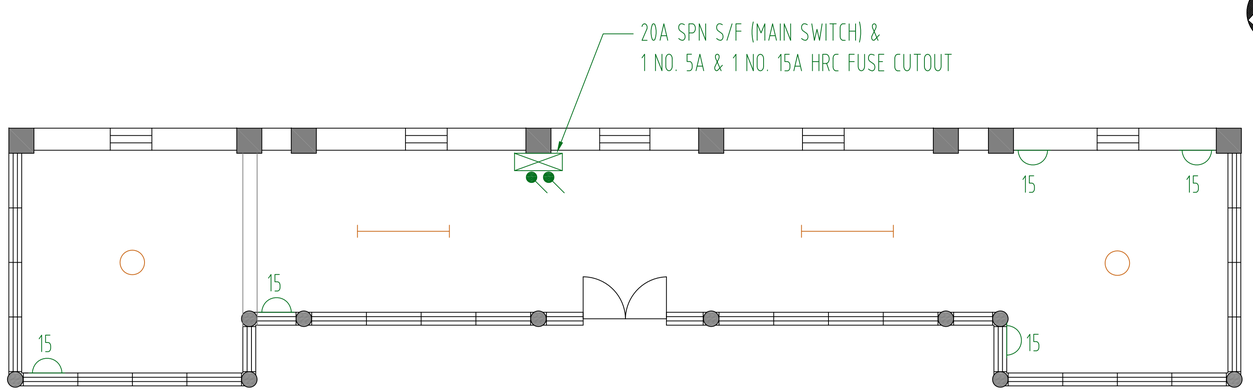
SCALE

1:100 @ A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC



PLAN OF PAVILION (SCALE: 1:50 @A1)



LEGEND

- CEILING LIGHT POINT
- POLE TOP FENCE LIGHT
- WALL MOUNT LIGHT POINT
- WEATHERPROOF FLUORESCENT FITTING
- FLOOD LIGHT
- 5A SOCKET
- 15A SOCKET
- 13A SOCKET
- WEATHERPROOF TYPE SOCKET
- LIGHT SWITCH
- WALL MOUNT LIGHT
- CLEANSING POINT
- MCB BOARD

PLAN OF SUBSIDIARY BUILDING (SCALE: 1:50@A1)

ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

SUBSIDIARY BUILDING AND PAVILION

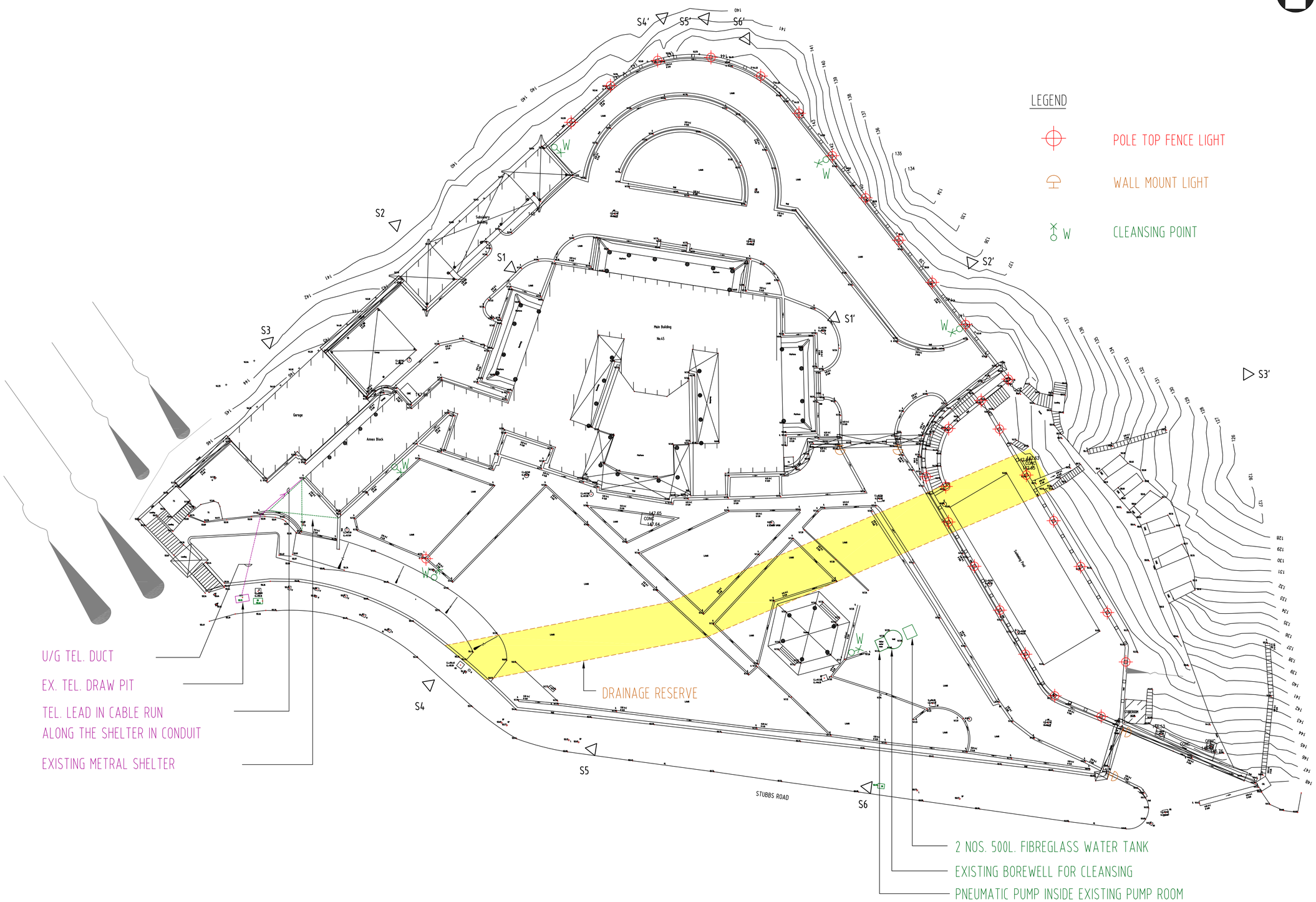
BUILDING SERVICES LAYOUT

DRAWING NO.	REV.
ME-04	0

SCALE

1:50@A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC



LEGEND

- POLE TOP FENCE LIGHT
- WALL MOUNT LIGHT
- W — CLEANSING POINT

ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample
SURVEYOR SERVICES LIMITED
安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

SITE PLAN

BUILDING SERVICES LAYOUT

DRAWING NO.	REV.
ME-05	0

SCALE

1:200@A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC

LEGEND

POLE TOP FENCE LIGHT

WALL MOUNT LIGHT POINT

FLOOD LIGHT

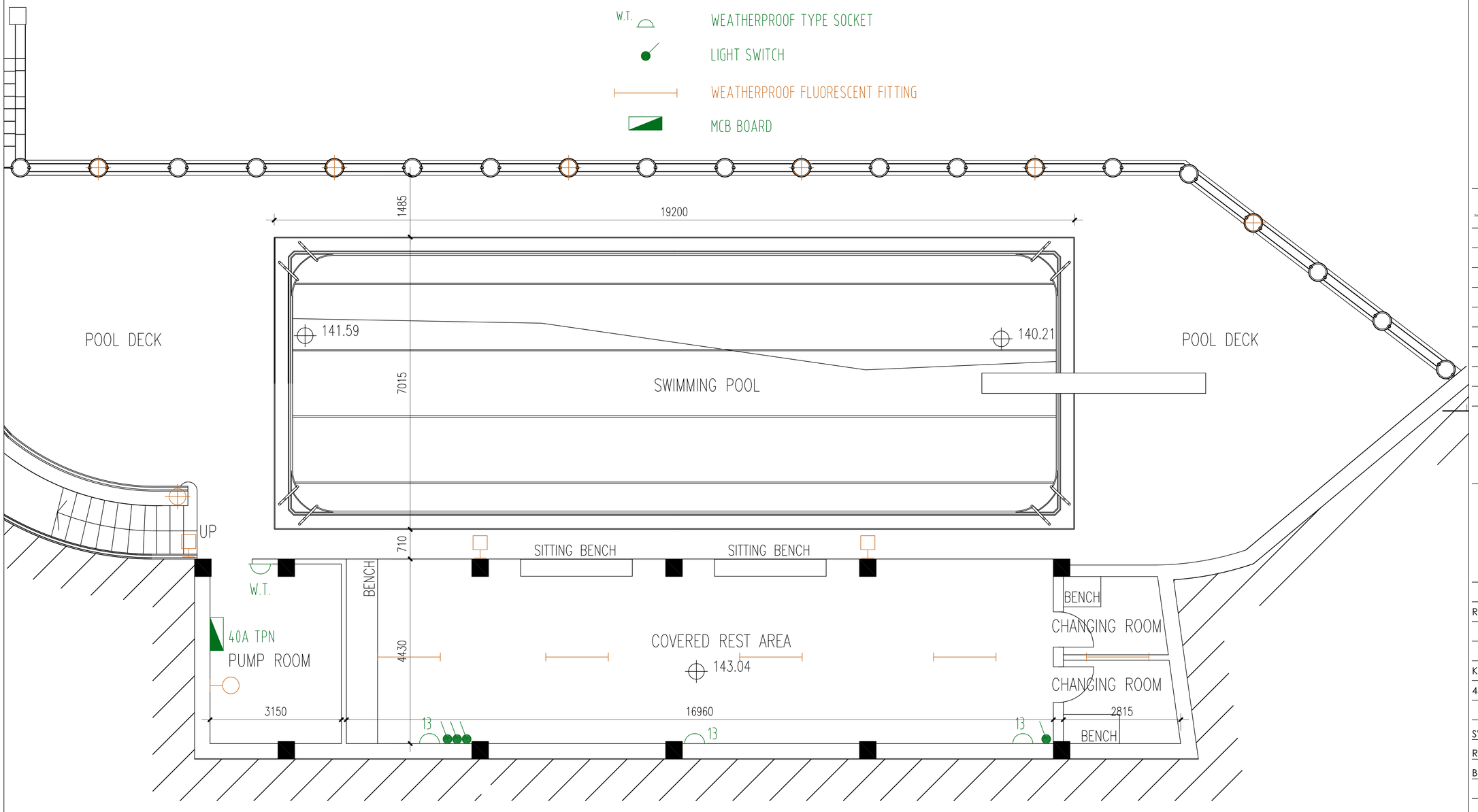
13 13A SOCKET

W.T. WEATHERPROOF TYPE SOCKET

LIGHT SWITCH

WEATHERPROOF FLUORESCENT FITTING

MCB BOARD



ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

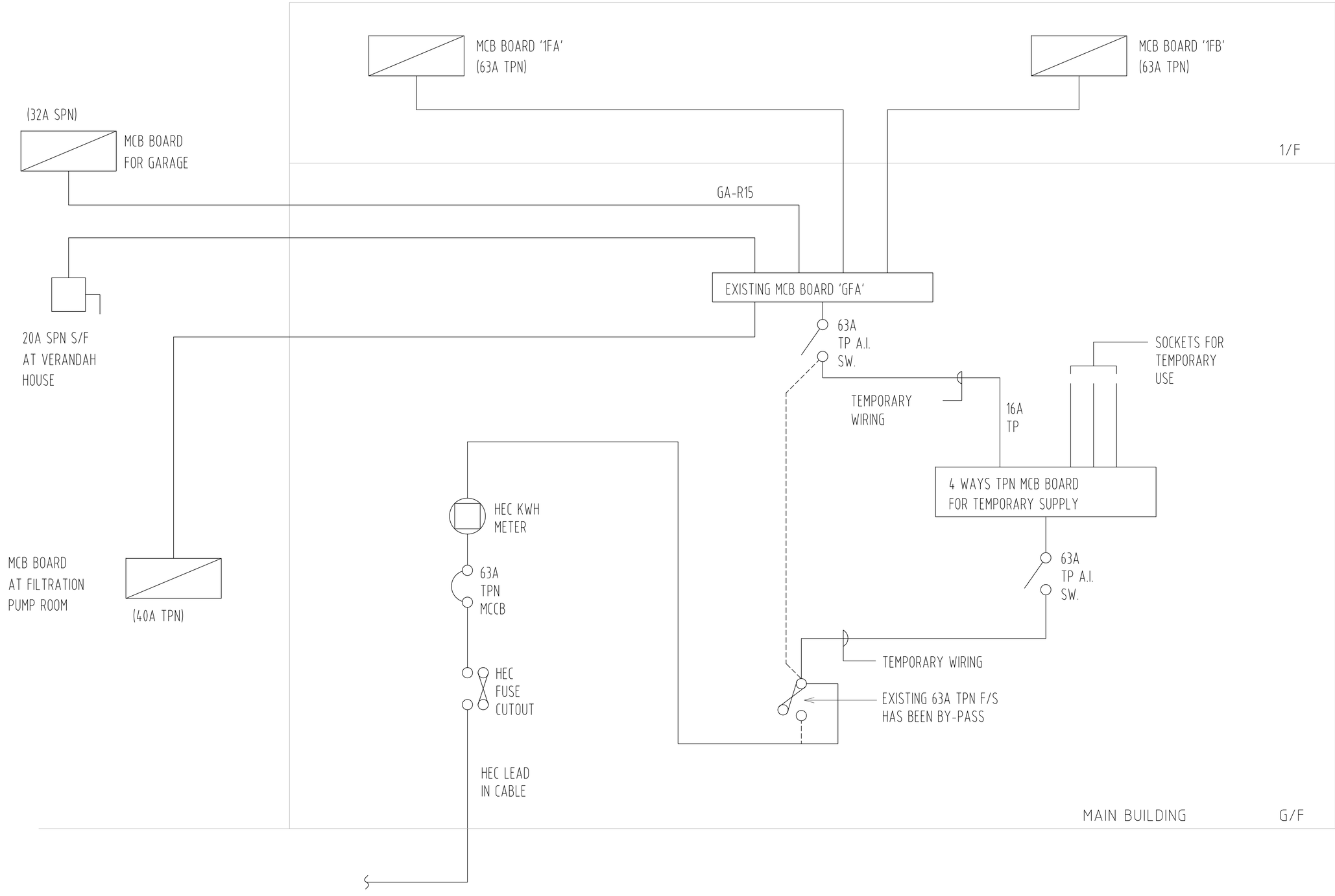
SWIMMING POOL, CHANGING ROOMS & COVERED REST AREA BUILDING SERVICES LAYOUT

DRAWING NO.	REV.
ME-06	0

SCALE

1:50@A1

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC



ASD REFERENCE

-

NOTES

REVISIONS

NO.	DESCRIPTION	DATE	DRAWN BY	CHECKED BY

ARCHITECTURAL SERVICES DEPARTMENT

ample SURVEYOR SERVICES LIMITED 安普測量顧問有限公司

PROJECT NAME

RESOURCE KIT FOR KING YIN LEI

ADDRESS OF SITE

KING YIN LEI

45 STUBBS ROAD, HONG KONG

DRAWING TITLE

EXISTING ELECTRIC SCHEMATIC DIAGRAM

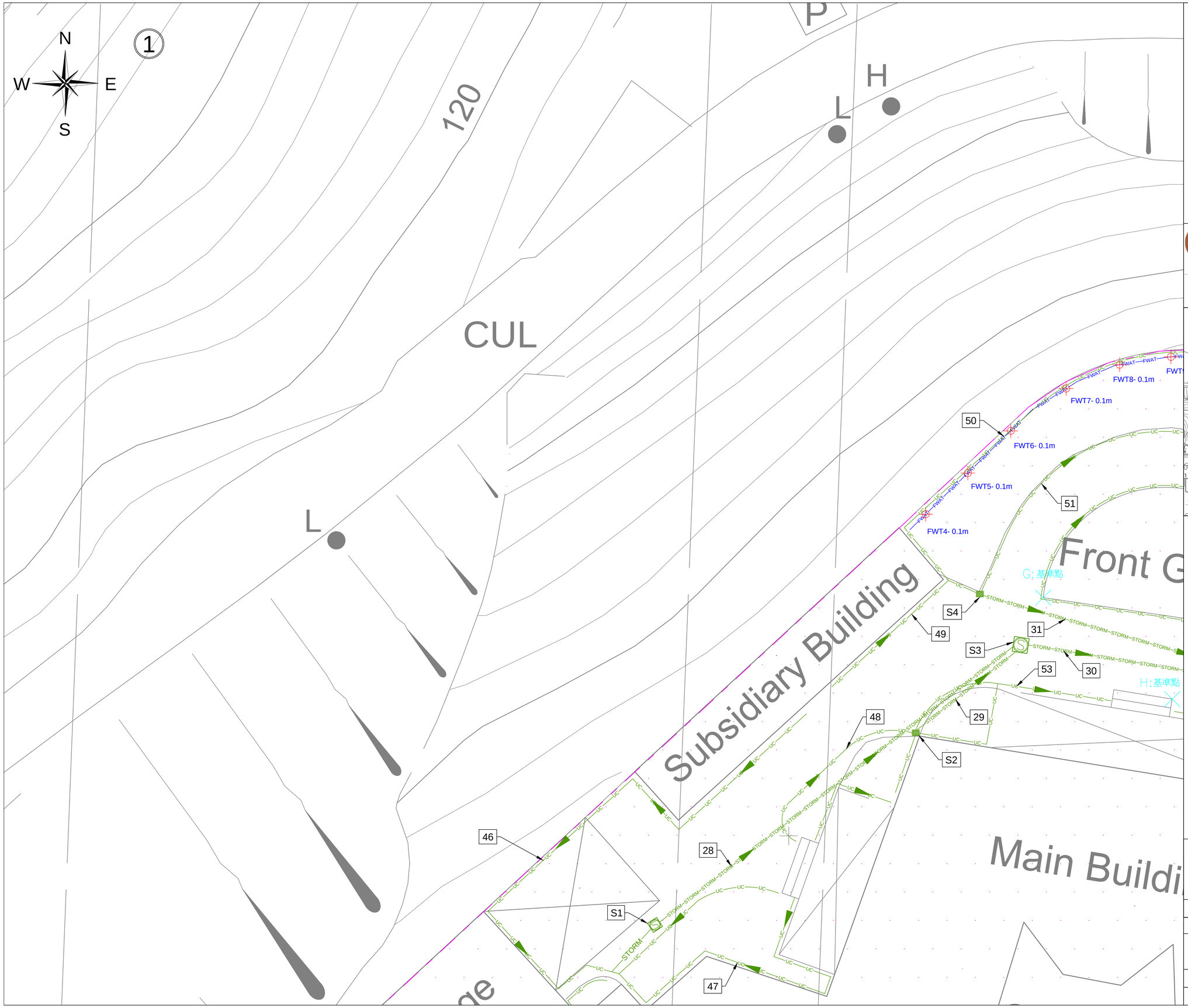
DRAWING NO.	REV.
ME-07	0

SCALE

NOT TO SCALE

DRAWN BY	CHECKED BY	APPROVED BY
EH	JW	RC

Appendix V(C)
Underground Utilities Survey Plans



注意！

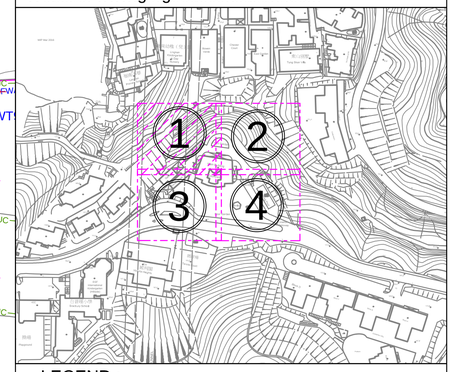
雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.

Tel: (+852) 2733 6177 Fax: (+852) 3020 6203

Website: www.gorgeousconsultant.com



LEGEND :

ELEC — Electric Cable	Lamppost
LV — Cable (Low Voltage)	Fire Hydrant
PL — Public Lighting Cable	Water Valve
HKT — HKT/PCCW Cable	Water Valve Pit
GAS — Gas Pipe	Gas Valve
F WAT — Fresh Water Pipe	Gas Pit
STORM — Storm Water Pipe	Storm Manhole
FOUL — Foul Water Pipe	Foul Manhole
UN — Unclassified Utility Line	Unclassified Manhole
U-C — U-Channel	HKT Pit
Survey Boundary	Public Lighting Pit
Storm Water Box Culvert	Power Cable Pit
Cable Trench	Earth Pit
Deadend	Catch-Pit
Down Pipe	Gully
	Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

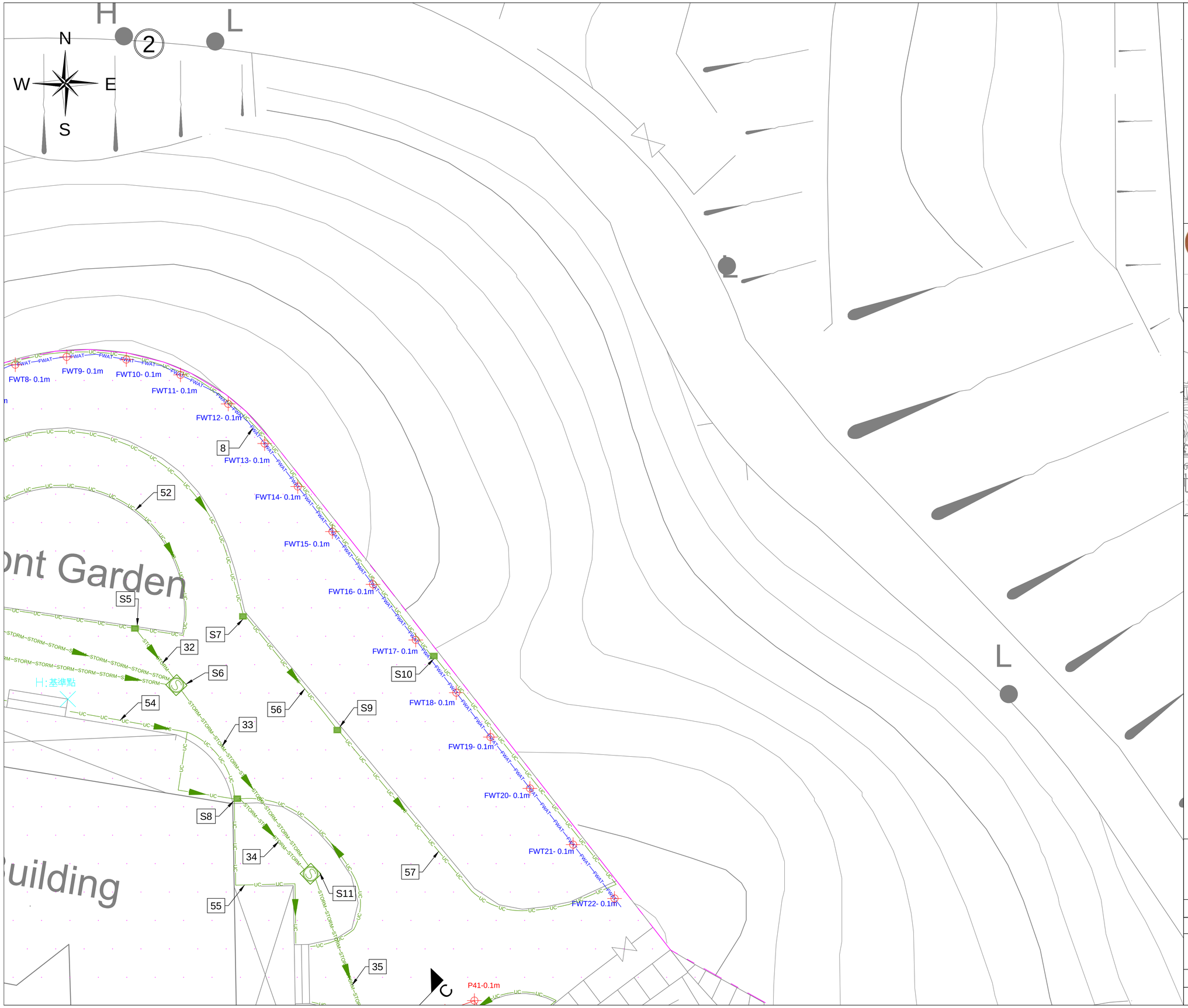
Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW01

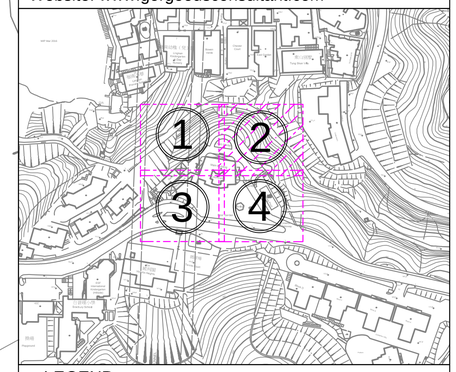


注意！

雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.
Tel: (+852) 2733 6177 Fax: (+852) 3020 6203
Website: www.gorgeousconsultant.com



LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Unclassified Utility Line
- U-C — U-Channel
- Survey Boundary
- ST-BX — Storm Water Box Culvert
- Cable Trench
- Deadend
- Down Pipe
- Lamppost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- UN — Unclassified Manhole
- HKT PCCW — HKT Pit
- PL — Public Lighting Pit
- E&M CLP — Power Cable Pit
- EARTH — Earth Pit
- Catch-Pit
- Gully
- Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

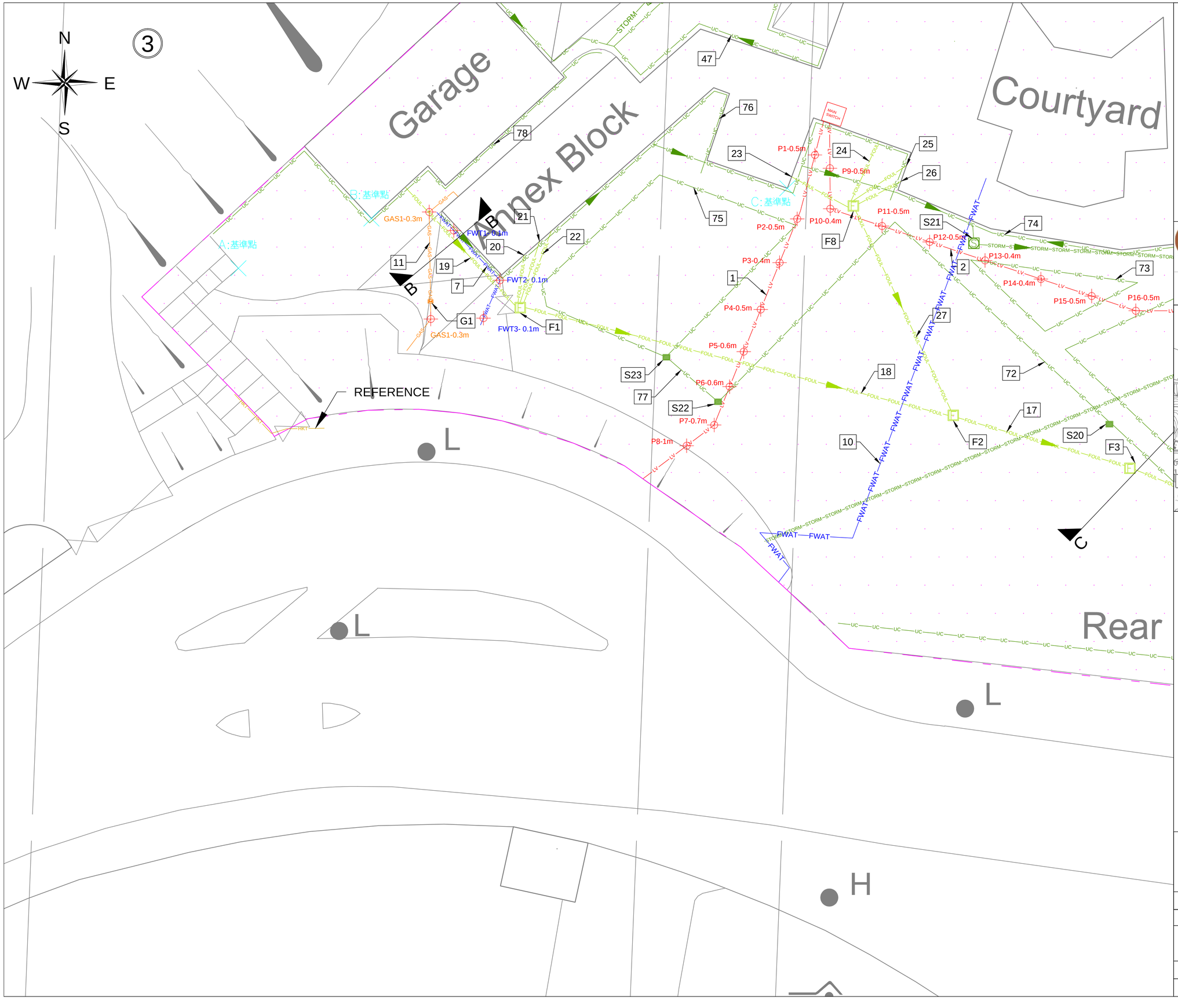
Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW02

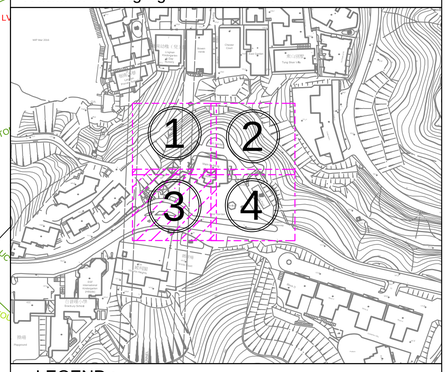


注意！

雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.
Tel: (+852) 2733 6177 Fax: (+852) 3020 6203
Website: www.gorgeousconsultant.com



LEGEND :

ELEC — Electric Cable	Lamppost
LV — Cable (Low Voltage)	Fire Hydrant
PL — Public Lighting Cable	Water Valve
HKT — HKT/PCCW Cable	Water Valve Pit
GAS — Gas Pipe	Gas Valve
F WAT — Fresh Water Pipe	Gas Pit
STORM — Storm Water Pipe	Storm Manhole
FOUL — Foul Water Pipe	Foul Manhole
UN — Unclassified Utility Line	Unclassified Manhole
U-C — U-Channel	HKT Pit
Survey Boundary	Public Lighting Pit
Storm Water Box Culvert	Power Cable Pit
Cable Trench	Earth Pit
Deadend	Catch-Pit
Down Pipe	Gully
	Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

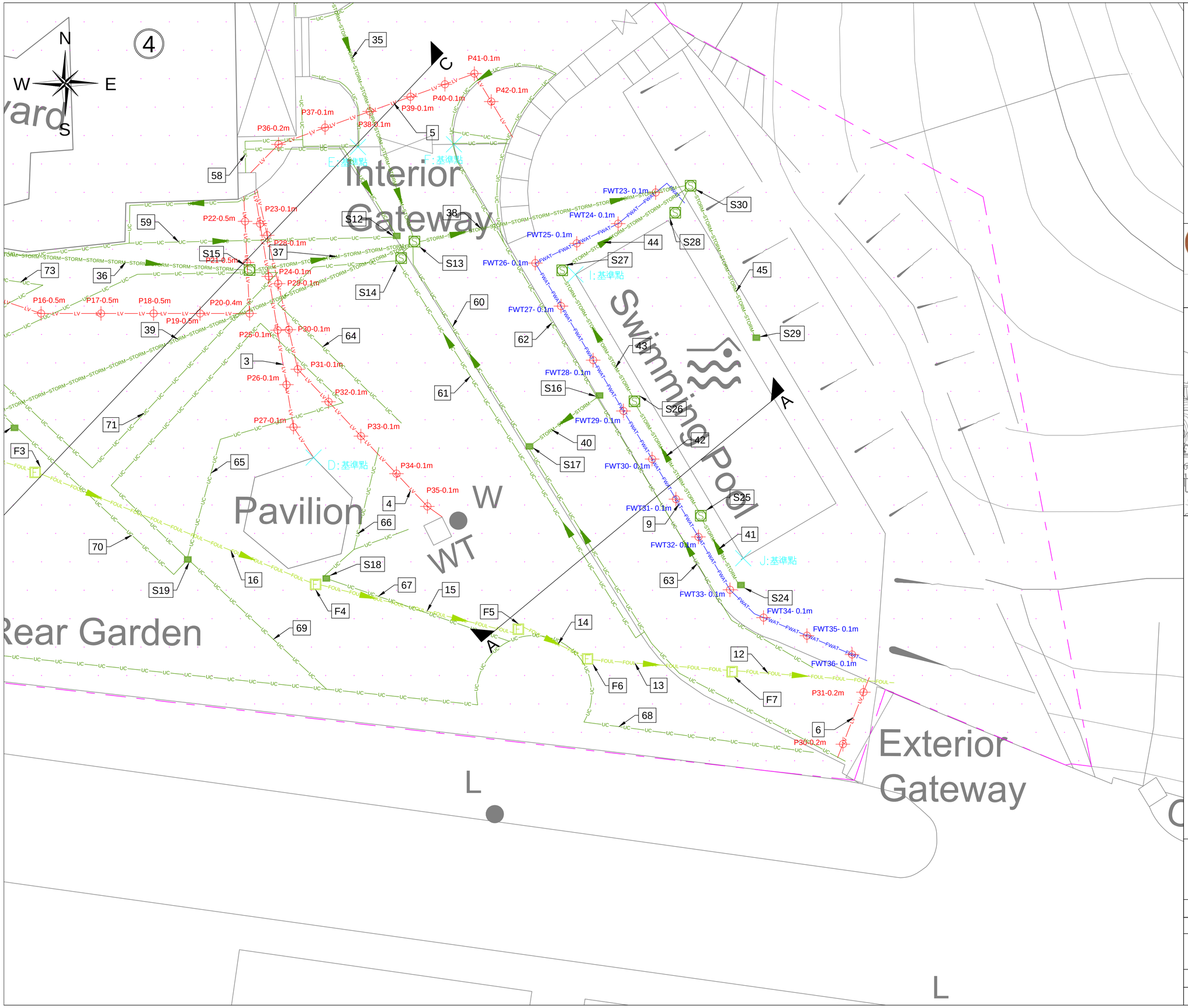
Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW03

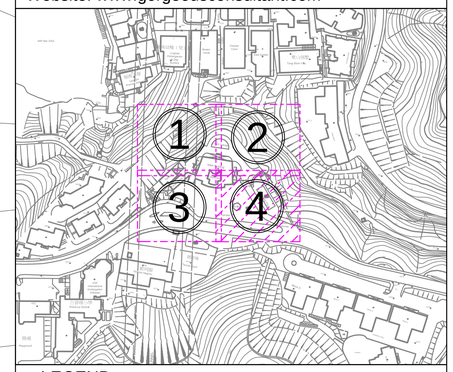


注意！

雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.
Tel: (+852) 2733 6177 Fax: (+852) 3020 6203
Website: www.gorgeousconsultant.com



LEGEND :

ELEC — Electric Cable	Lamppost
LV — Cable (Low Voltage)	Fire Hydrant
PL — Public Lighting Cable	Water Valve
HKT — HKT/PCCW Cable	Water Valve Pit
GAS — Gas Pipe	Gas Valve
F WAT — Fresh Water Pipe	Gas Pit
STORM — Storm Water Pipe	Storm Manhole
FOUL — Foul Water Pipe	Foul Manhole
UN — Unclassified Utility Line	Unclassified Manhole
U-C — U-Channel	HKT Pit
Survey Boundary	Public Lighting Pit
Storm Water Box Culvert	Power Cable Pit
Cable Trench	Earth Pit
Deadend	Catch-Pit
Down Pipe	Gully
	Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW04

5

Appendix A - Summary of Cable & Pipe

No.	Utilities	Cable/Pipe Size(mm)	Depth(m)	Depth Refer to	Remarks
1	ELECTRIC CABLE	UNKNOWN	0.5	Center of Cable	LV
2	ELECTRIC CABLE	UNKNOWN	0.5	Center of Cable	LV
3	ELECTRIC CABLE	UNKNOWN	0.1	Center of Cable	LV
4	ELECTRIC CABLE	UNKNOWN	0.1	Center of Cable	LV
5	ELECTRIC CABLE	UNKNOWN	0.1	Center of Cable	LV
6	ELECTRIC CABLE	UNKNOWN	0.1	Center of Cable	LV
7	FRESH WATER PIPE	10 Cu	0.1	Center of Cable	-
8	FRESH WATER PIPE	15 Cu	0.1	Center of Cable	-
9	FRESH WATER PIPE	25 GI	0.1	Center of Cable	-
10	FRESH WATER PIPE	19 PE	UNKNOWN	UNKNOWN	-
11	GAS PIPE	40 GI	0.3	Center of Cable	LPA
12	FOUL WATER PIPE	150 CI	1.7	Invert of Pipe	-
13	FOUL WATER PIPE	150 CI	1.3 - 1.7	Invert of Pipe	-
14	FOUL WATER PIPE	150 VC	1.1 - 1.3	Invert of Pipe	-
15	FOUL WATER PIPE	150 VC	0.9 - 1.0	Invert of Pipe	-
16	FOUL WATER PIPE	100 VC	0.7 - 0.9	Invert of Pipe	-
17	FOUL WATER PIPE	100 VC	0.7	Invert of Pipe	-
18	FOUL WATER PIPE	150 VC	0.4	Invert of Pipe	-
19	FOUL WATER PIPE	100 CI	0.4	Invert of Pipe	-
20	FOUL WATER PIPE	100 CI	0.4	Invert of Pipe	-
21	FOUL WATER PIPE	100 PVC	0.4	Invert of Pipe	-
22	FOUL WATER PIPE	100 VC	0.4	Invert of Pipe	-
23	FOUL WATER PIPE	100 VC	0.5	Invert of Pipe	-
24	FOUL WATER PIPE	150 x 100 CO	0.4 - 0.5	Invert of Pipe	-
25	FOUL WATER PIPE	100 VC	0.5	Invert of Pipe	-
26	FOUL WATER PIPE	25 GI	0.3 - 0.5	Invert of Pipe	-
27	FOUL WATER PIPE	150 VC	0.5	Invert of Pipe	-
28	STORM WATER PIPE	150 VC	0.7 - 1.1	Invert of Pipe	-
29	STORM WATER PIPE	150 VC	0.4 - 1.1	Invert of Pipe	-
30	STORM WATER PIPE	150 VC	1.1 - 1.4	Invert of Pipe	-
31	STORM WATER PIPE	150 VC	1.4	Invert of Pipe	-
32	STORM WATER PIPE	150 VC	0.8 - 1.4	Invert of Pipe	-
33	STORM WATER PIPE	150 VC	1.4 - 1.5	Invert of Pipe	-
34	STORM WATER PIPE	150 VC	0.7 - 1.5	Invert of Pipe	-
35	STORM WATER PIPE	150 VC	1.5 - 1.8	Invert of Pipe	-
36	STORM WATER PIPE	150 VC	0.5	Invert of Pipe	-
37	STORM WATER PIPE	750 CO	6.0	Invert of Pipe	-
38	STORM WATER PIPE	750 CO	6.1	Invert of Pipe	-
39	STORM WATER PIPE	750 CO	1.6 - 6.1	Invert of Pipe	-
40	STORM WATER PIPE	100 CI	0.1	Invert of Pipe	-
41	STORM WATER PIPE	100 CI	0.3 - 0.4	Invert of Pipe	-
42	STORM WATER PIPE	100 CI	0.4 - 0.5	Invert of Pipe	-
43	STORM WATER PIPE	100 CI	0.5 - 0.6	Invert of Pipe	-

Appendix A - Summary of Cable & Pipe

No.	Utilities	Cable/Pipe Size(mm)	Depth(m)	Depth Refer to	Remarks
44	STORM WATER PIPE	100 PVC	0.6 - 0.7	Invert of Pipe	-
45	STORM WATER PIPE	100 CI	0.6	Invert of Pipe	-
46	U-Channel	200 x 150 CO	0.15	Invert of Pipe	-
47	U-Channel	200 x 80 CO	0.08	Invert of Pipe	-
48	U-Channel	200 x 20 CO	0.02	Invert of Pipe	-
49	U-Channel	200 x 20 CO	0.02	Invert of Pipe	-
50	U-Channel	200 x 30 CO	0.02	Invert of Pipe	-
51	U-Channel	200 x 60 CO	0.06	Invert of Pipe	-
52	U-Channel	200 x 20 CO	0.02	Invert of Pipe	-
53	U-Channel	200 x 20 CO	0.02	Invert of Pipe	-
54	U-Channel	200 x 30 CO	0.03	Invert of Pipe	-
55	U-Channel	200 x 140 CO	0.14	Invert of Pipe	-
56	U-Channel	200 x 30 CO	0.03	Invert of Pipe	-
57	U-Channel	200 x 30 CO	0.03	Invert of Pipe	-
58	U-Channel	200 x 80 CO	0.08	Invert of Pipe	-
59	U-Channel	200 x 10 CO	0.01	Invert of Pipe	-
60	U-Channel	250 x 120 CO	0.12	Invert of Pipe	-
61	U-Channel	350 x 140 CO	0.14	Invert of Pipe	-
62	U-Channel	250 x 30 CO	0.03	Invert of Pipe	-
63	U-Channel	100 x 150 CO	0.15	Invert of Pipe	-
64	U-Channel	150 x 50 CO	0.05	Invert of Pipe	-
65	U-Channel	200 x 30 CO	0.03	Invert of Pipe	-
66	U-Channel	200 x 50 CO	0.05	Invert of Pipe	-
67	U-Channel	200 x 150 CO	0.15	Invert of Pipe	-
68	U-Channel	200 x 100 CO	0.1	Invert of Pipe	-
69	U-Channel	200 x 100 CO	0.1	Invert of Pipe	-
70	U-Channel	150 x 50 CO	0.05	Invert of Pipe	-
71	U-Channel	150 x 80 CO	0.08	Invert of Pipe	-
72	U-Channel	150 x 50 CO	0.05	Invert of Pipe	-
73	U-Channel	150 x 50 CO	0.05	Invert of Pipe	-
74	U-Channel	200 x 130 CO	0.13	Invert of Pipe	-
75	U-Channel	150 x 50 CO	0.05	Invert of Pipe	-
76	U-Channel	200 x 40 CO	0.04	Invert of Pipe	-
77	U-Channel	100 x 100 CO	0.1	Invert of Pipe	-
78	U-Channel	200 x 20 CO	0.02	Invert of Pipe	-

LV=Low Voltage

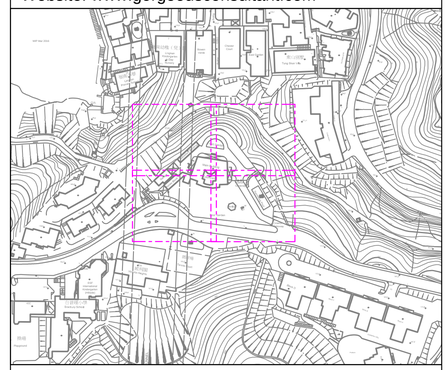
LPA=Low Pressure Pipe A (below 2.0 kPa)

注意！

雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.
Tel: (+852) 2733 6177 Fax: (+852) 3020 6203
Website: www.gorgeousconsultant.com



LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Unclassified Utility Line
- U-C — U-Channel
- Survey Boundary
- STORM — Storm Water Box Culvert
- Cable Trench
- Deadend
- Down Pipe
- Lamppost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- UN — Unclassified Manhole
- HKT PCCW — HKT Pit
- PL — Public Lighting Pit
- E&M CLP ATC — Power Cable Pit
- EARTH — Earth Pit
- Catch-Pit
- Gully
- Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW05

6

Appendix B - Summary of Manhole & Pit

No.	Manhole/Pit No.	Function	C.L.(mPD)	I.L.(mPD)	Depth(m)	Remarks
1	F1	FOUL WATER	147.6	147.2	0.4	-
2	F2	FOUL WATER	UNKNOWN	UNKNOWN	0.7	UTL
3	F3	FOUL WATER	147.4	146.7	0.7	-
4	F4	FOUL WATER	147.2	146.3	0.9	-
5	F5	FOUL WATER	147.3	146.3	1.0	-
6	F6	FOUL WATER	147.5	146.2	1.3	-
7	F7	FOUL WATER	147.8	146.1	1.7	-
8	F8	FOUL WATER	147.6	147.1	0.5	-
9	S1	STORM WATER	147.6	146.9	0.7	-
10	S2	STORM WATER	147.4	147.0	0.4	-
11	S3	STORM WATER	147.7	146.6	1.1	-
12	S4	STORM WATER	147.7	147.5	0.2	-
13	S5	STORM WATER	147.6	146.8	0.8	-
14	S6	STORM WATER	147.7	146.3	1.4	-
15	S7	STORM WATER	147.7	147.4	0.3	-
16	S8	STORM WATER	147.4	146.7	0.7	-
17	S9	STORM WATER	147.6	147.5	0.1	-
18	S10	STORM WATER	147.6	147.5	0.1	-
19	S11	STORM WATER	147.6	146.1	1.5	-
20	S12	STORM WATER	147.2	147.1	0.1	-
21	S13	STORM WATER	147.6	141.5	6.1	-
22	S14	STORM WATER	147.2	147.1	0.1	-
23	S15	STORM WATER	UNKNOWN	UNKNOWN	UNKNOWN	UTS
24	S16	STORM WATER	147.5	147.4	0.1	-
25	S17	STORM WATER	147.9	147.3	0.6	-
26	S18	STORM WATER	147.1	146.8	0.3	-
27	S19	STORM WATER	147.1	146.7	0.4	-
28	S20	STORM WATER	147.4	147.0	0.4	-
29	S21	STORM WATER	147.6	147.1	0.5	-
30	S22	STORM WATER	147.5	147.4	0.1	-
31	S23	STORM WATER	147.5	147.4	0.1	-
32	S24	STORM WATER	142.7	142.4	0.3	-
33	S25	STORM WATER	142.7	142.3	0.4	-
34	S26	STORM WATER	142.7	142.2	0.5	-
35	S27	STORM WATER	142.7	142.1	0.6	-
36	S28	STORM WATER	142.6	141.9	0.7	-
37	S29	STORM WATER	142.6	142.0	0.6	-
38	S30	STORM WATER	142.6	142.0	0.6	-
39	G01	GAS PIPE	147.6	147.3	0.3	-

FOW=Full of water UTR=Unable to raise

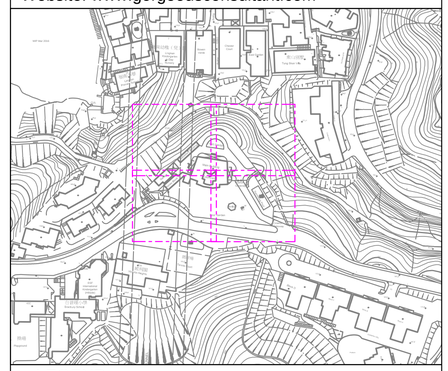
UTS-Unable to survey UTL=Unable to locate

注意！

雖合資格人士已用儀器進行無源電纜探測，探測到供電商的帶電電纜位置，但因無源探測的深度只供參考，故此客人在開挖時仍要加倍小心。

除電纜外，可能還有其他地下設施，電線井，電訊線及線槽，如挖掘時要打鑿線井及地下石屎，請立即通知有關合資格人士到現場跟進，並作進一步探測及決定下一步合理工序。

高進顧問(香港)有限公司
GORGEOUS CONSULTANT (HK) LTD.
Tel: (+852) 2733 6177 Fax: (+852) 3020 6203
Website: www.gorgeousconsultant.com



LEGEND :

- ELEC — Electric Cable
- LV — Cable (Low Voltage)
- PL — Public Lighting Cable
- HKT — HKT/PCCW Cable
- GAS — Gas Pipe
- F WAT — Fresh Water Pipe
- STORM — Storm Water Pipe
- FOUL — Foul Water Pipe
- UN — Unclassified Utility Line
- U-C — U-Channel
- Survey Boundary
- STORM — Storm Water Box Culvert
- Cable Trench
- Deadend
- Down Pipe
- Lamppost
- Fire Hydrant
- Water Valve
- Water Valve Pit
- Gas Valve
- Gas Pit
- Storm Manhole
- Foul Manhole
- UN — Unclassified Manhole
- HKT / PCCW — HKT Pit
- PL — Public Lighting Pit
- E&M / CLP — Power Cable Pit
- EARTH — Earth Pit
- Catch-Pit
- Gully
- Chamber

Project Title:

Revitalising Historic Buildings Through Partnership Scheme
King Yin Lei
Resource Kit

Drawing Title: Utilities Mapping Drawings

UNIT OF ALL SHOWN IS IN METER

MAP No.: 11-SW-20A
11-SW-20B

Scale: 1:100(A1)

Drawing No.: ASSL-KYL-CD-001-DW06

Appendix VI
Photos of the Site and Buildings

1. The Site

1.1 Aerial View of King Yin Lei

1.2Aerial View of King Yin Lei

1.3 Aerial View of King Yin Lei

1.4 View of King Yin Lei from Stubbs Road

1.5 View of Main Entrance at Stubbs Road

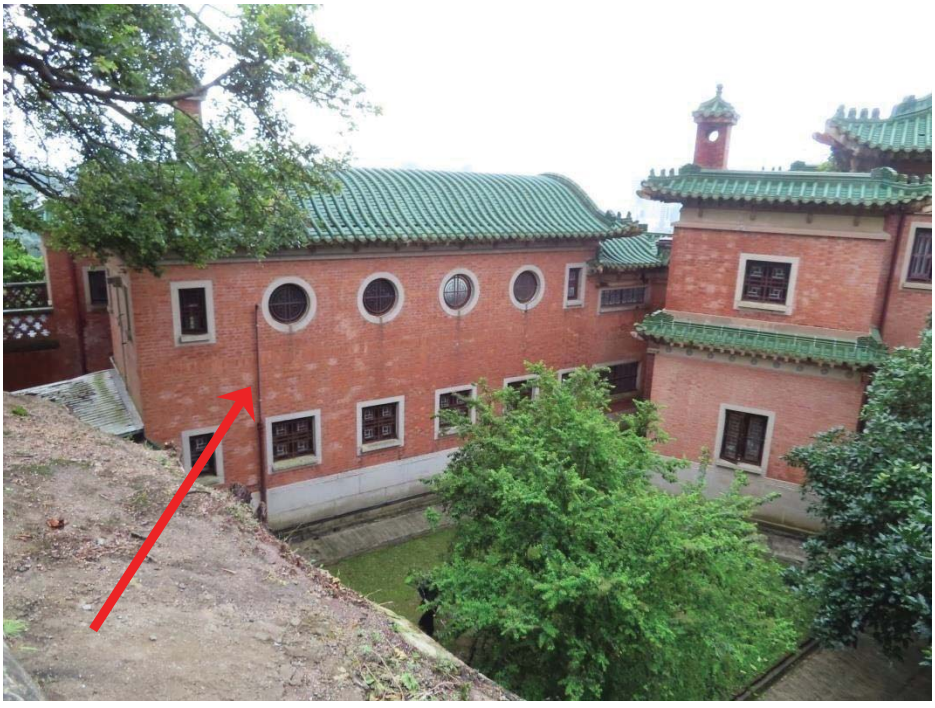
1.6 View of Interior Gateway

2. The Buildings

2.1 View of Main Building

2.2View of Annex Block

2.3 View of Garage

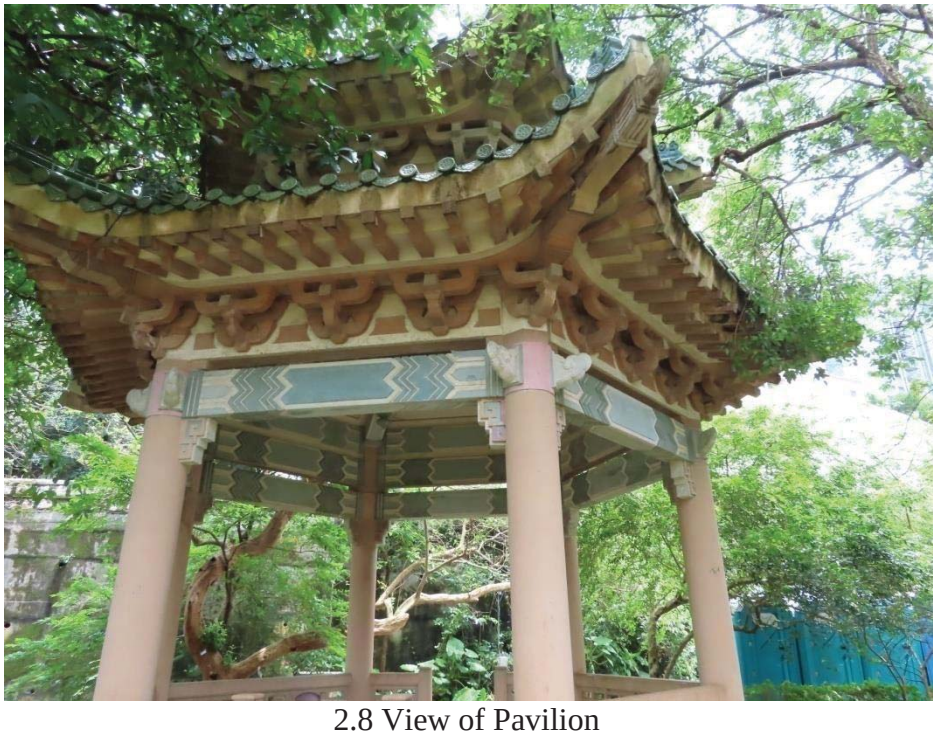


2.4View of Annex Block from Stubbs Road

2.5 View of Subsidiary Building

2.6 View of Doghouse

2.7 View of Swimming Pool



2.8 View of Pavilion

2.9 View of Courtyard of Main Building

2.10 View of Main Hall at Ground Floor of Main Building

2.11 View of Dining Hall at Ground Floor of Main Building

2.12 View of Rosewood Hall at Ground Floor of Main Building

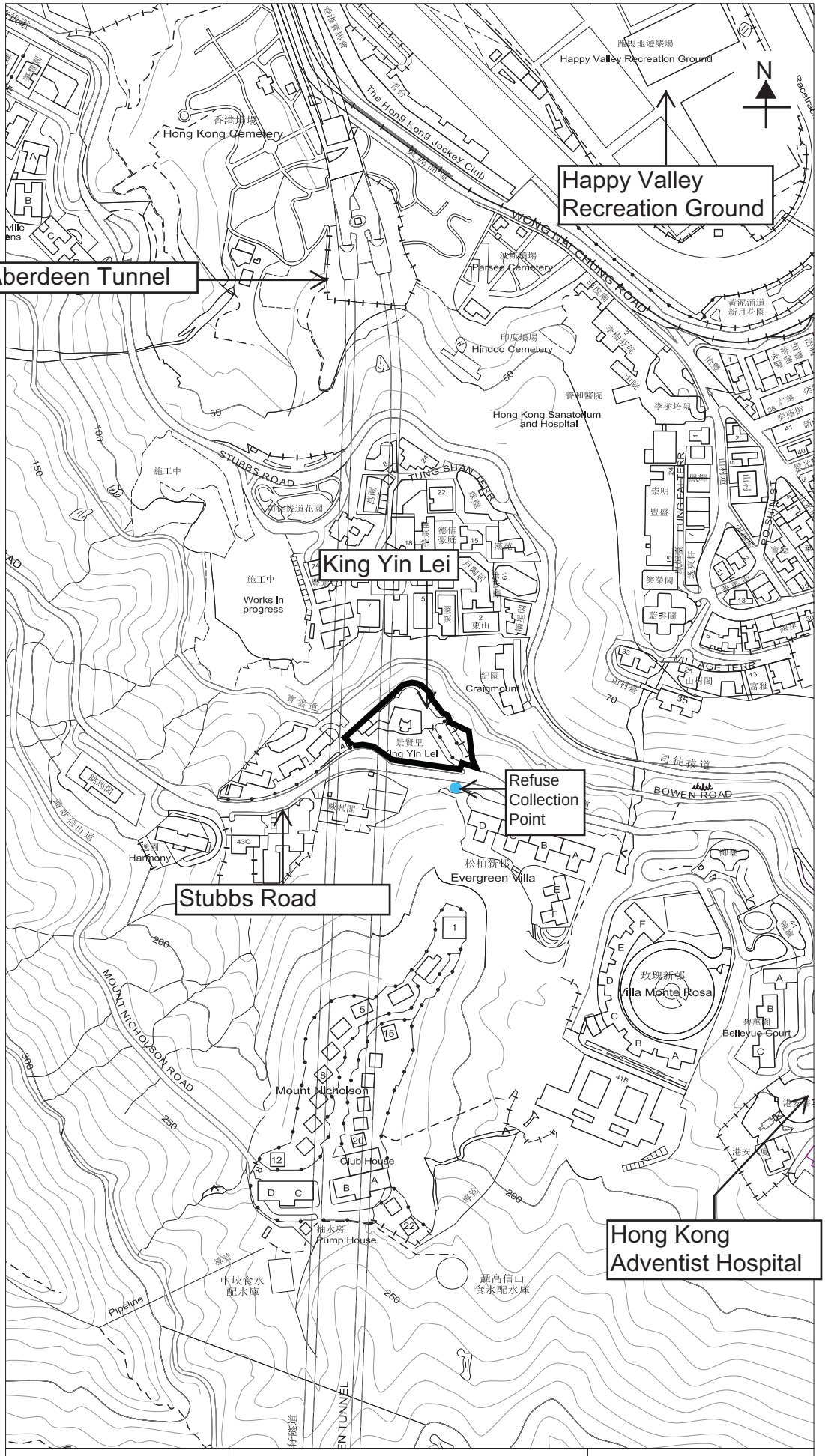
2.13 View of East Side Hall at First Floor of Main Building

2.14 View of Hall of Subsidiary Building

2.15 View looking outward from Main Hall at Second Floor of Main Building

2.16 View of "Half Moon Pond" lawn at Front Garden

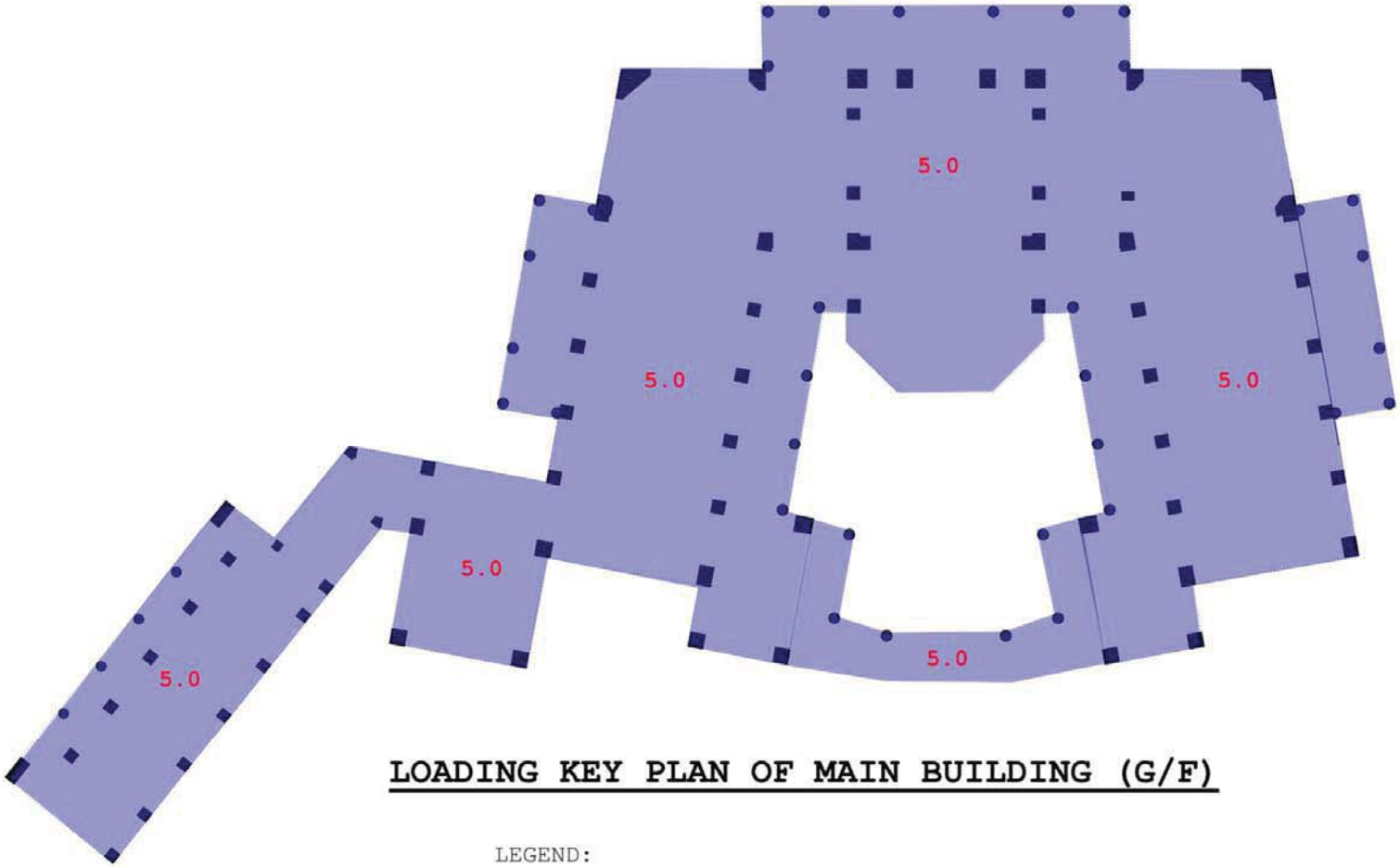
Appendix VII
Plan Showing Immediate Surroundings



THE SITE EXTRACT PLAN BASED ON SURVEY SHEET NO. 11-SW-D DATE: 2019-06-27	KING YIN LEI 45 STUBBS ROAD, HONG KONG	DRAWING NO.: APPENDIX VII PLAN SHOWING IMMEDIATE SURROUNDINGS 1:5000(A4)

Appendix VIII
Figures of the Suggested Imposed Load on the Buildings

FIGURE 1

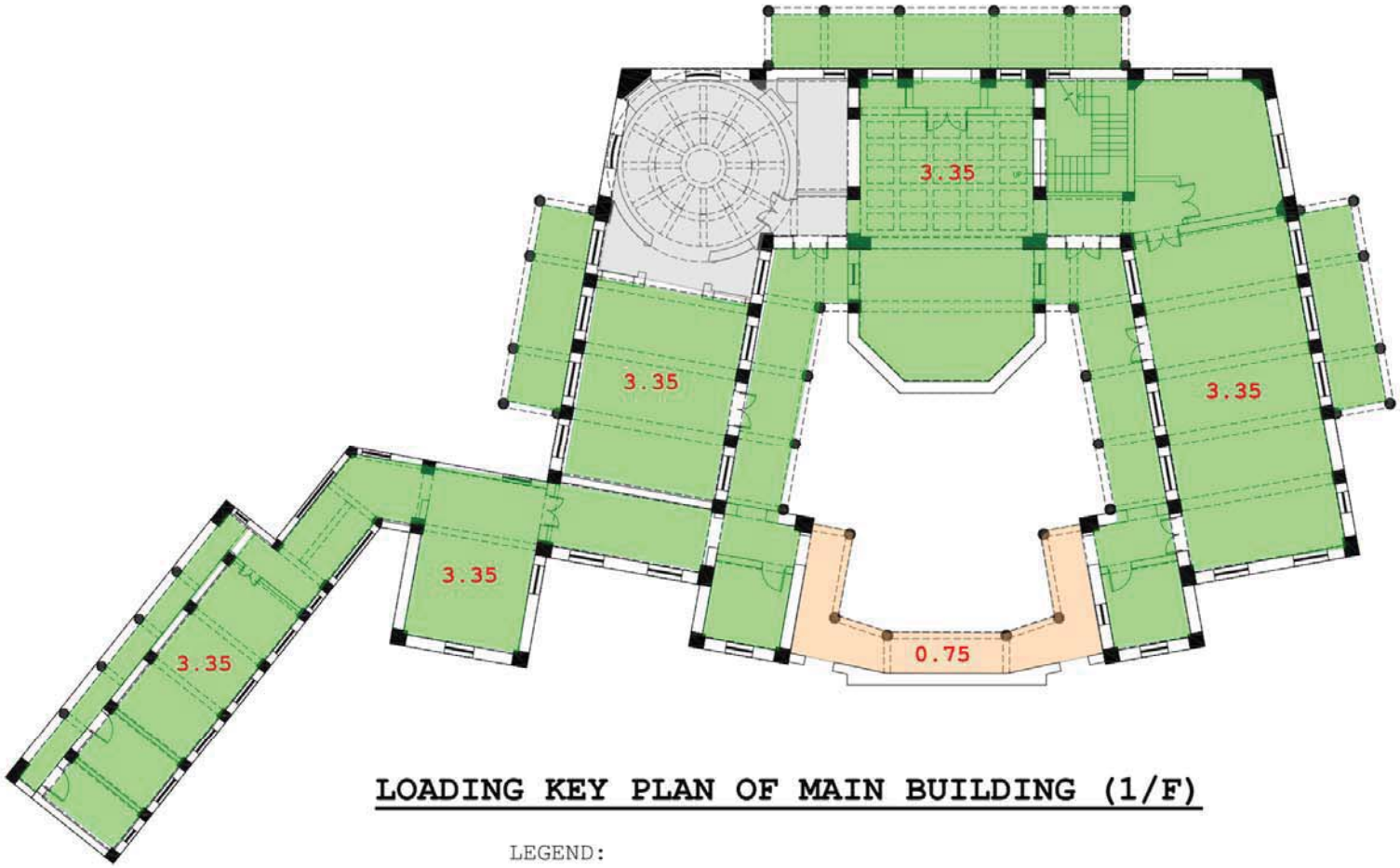


LOADING KEY PLAN OF MAIN BUILDING (G/F)

LEGEND:

5.0 SUGGESTED IMPOSED LOAD (KPa)

FIGURE 2

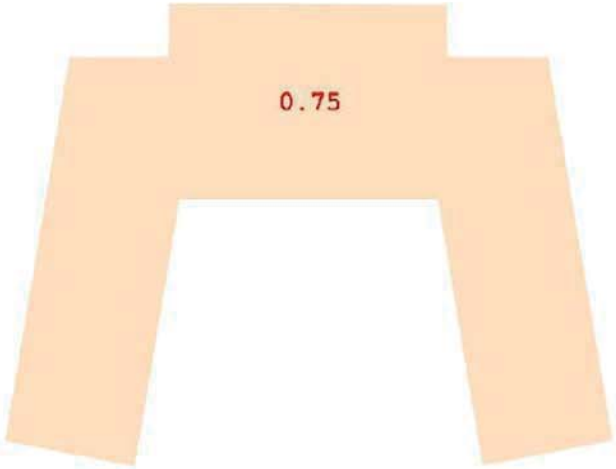


LOADING KEY PLAN OF MAIN BUILDING (1/F)

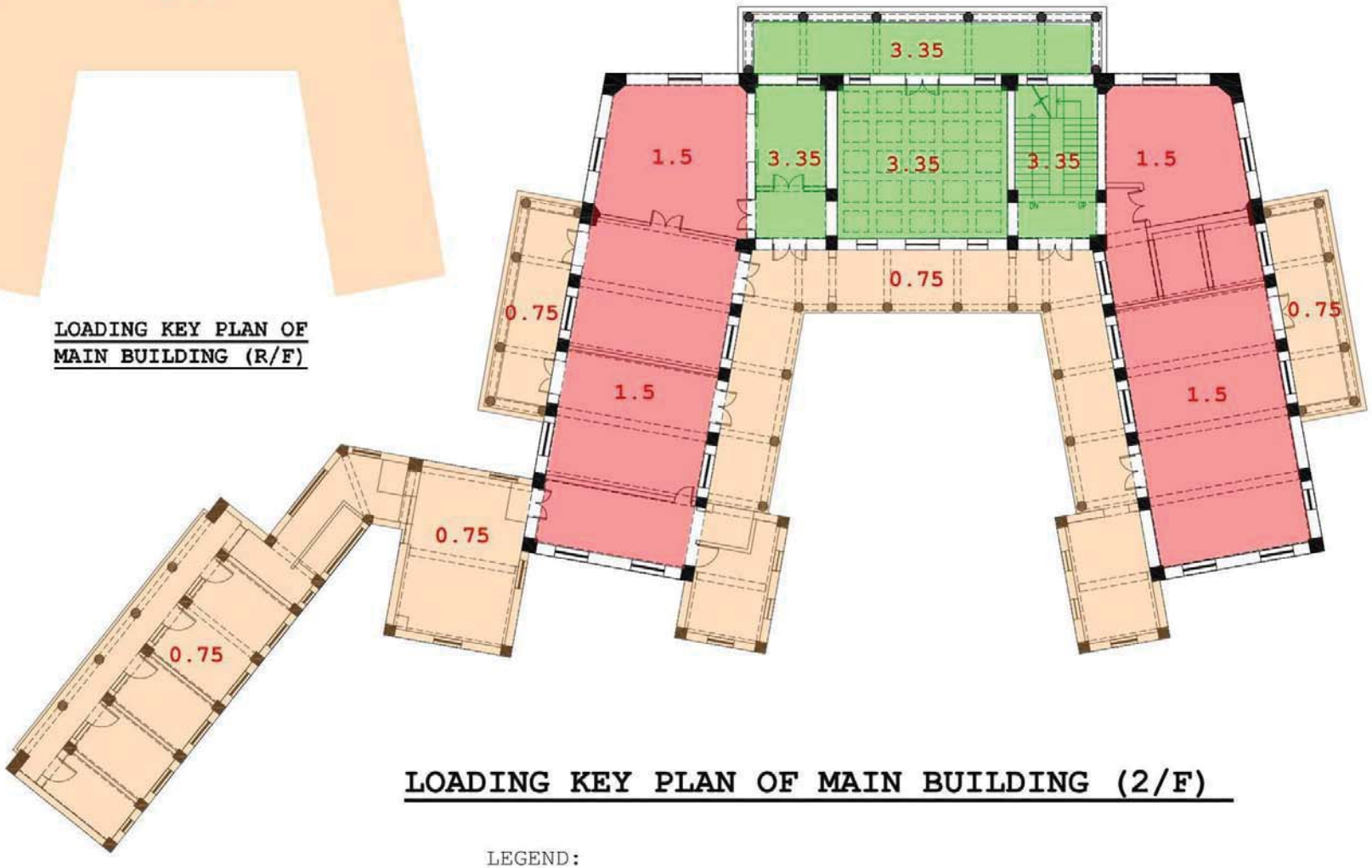
LEGEND:

3.35	SUGGESTED IMPOSED LOAD (KPa)
0.75	SUGGESTED IMPOSED LOAD (KPa)
	AREA NOT EXAMIEND

FIGURE 3



LOADING KEY PLAN OF
MAIN BUILDING (R/F)



LOADING KEY PLAN OF MAIN BUILDING (2/F)

LEGEND:

3.35	SUGGESTED IMPOSED LOAD (KPa)
1.5	SUGGESTED IMPOSED LOAD (KPa)
0.75	SUGGESTED IMPOSED LOAD (KPa)

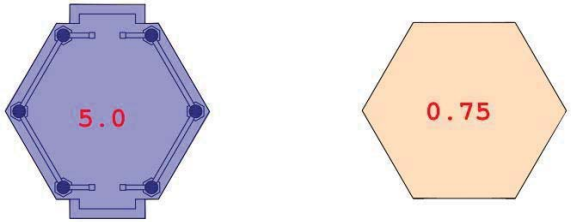
G/F 1/F R/F

LOADING KEY PLAN OF GARAGE

LEGEND:

0.75	SUGGESTED IMPOSED LOAD (KPa)
3.35	SUGGESTED IMPOSED LOAD (KPa)
4.00	SUGGESTED IMPOSED LOAD (KPa)

FIGURE 4



G/F R/F

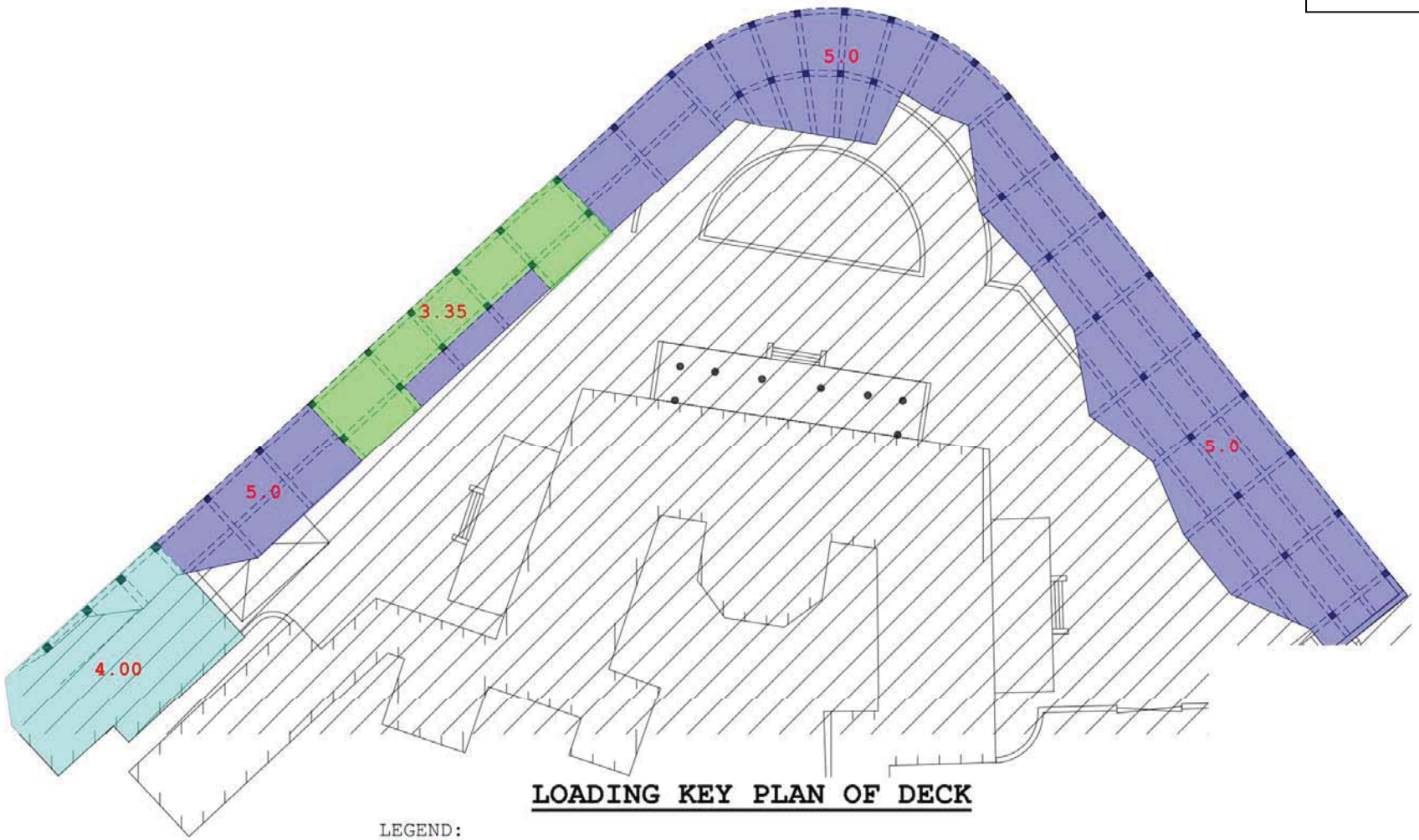
LOADING KEY PLAN OF PAVILION

LEGEND:

5.0	SUGGESTED IMPOSED LOAD (KPa)
0.75	SUGGESTED IMPOSED LOAD (KPa)

FIGURE 5

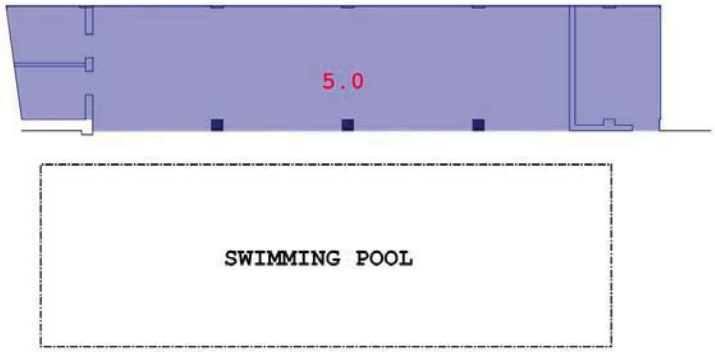
FIGURE 6



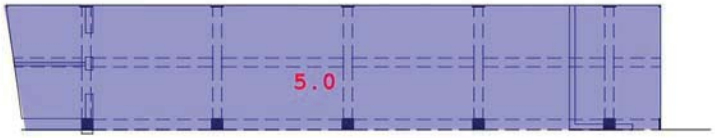
LOADING KEY PLAN OF DECK

LEGEND:

5.0	SUGGESTED IMPOSED LOAD ON DECK (KPa)
4.00	SUGGESTED IMPOSED LOAD ON GROUND FLOOR SLAB OF BUILDING (KPa)
3.35	SUGGESTED IMPOSED LOAD ON GROUND FLOOR SLAB OF BUILDING (KPa)



G/F AT SWIMMING POOL LEVEL



ELEVATED DECK

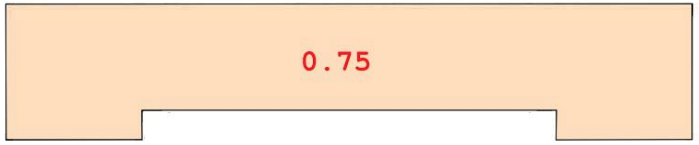
FIGURE 8

LOADING KEY PLAN OF DECK NEAR SWIMMING POOL

LEGEND:

5.0 SUGGESTED IMPOSED LOAD (KPa)

G/F



R/F

FIGURE 9

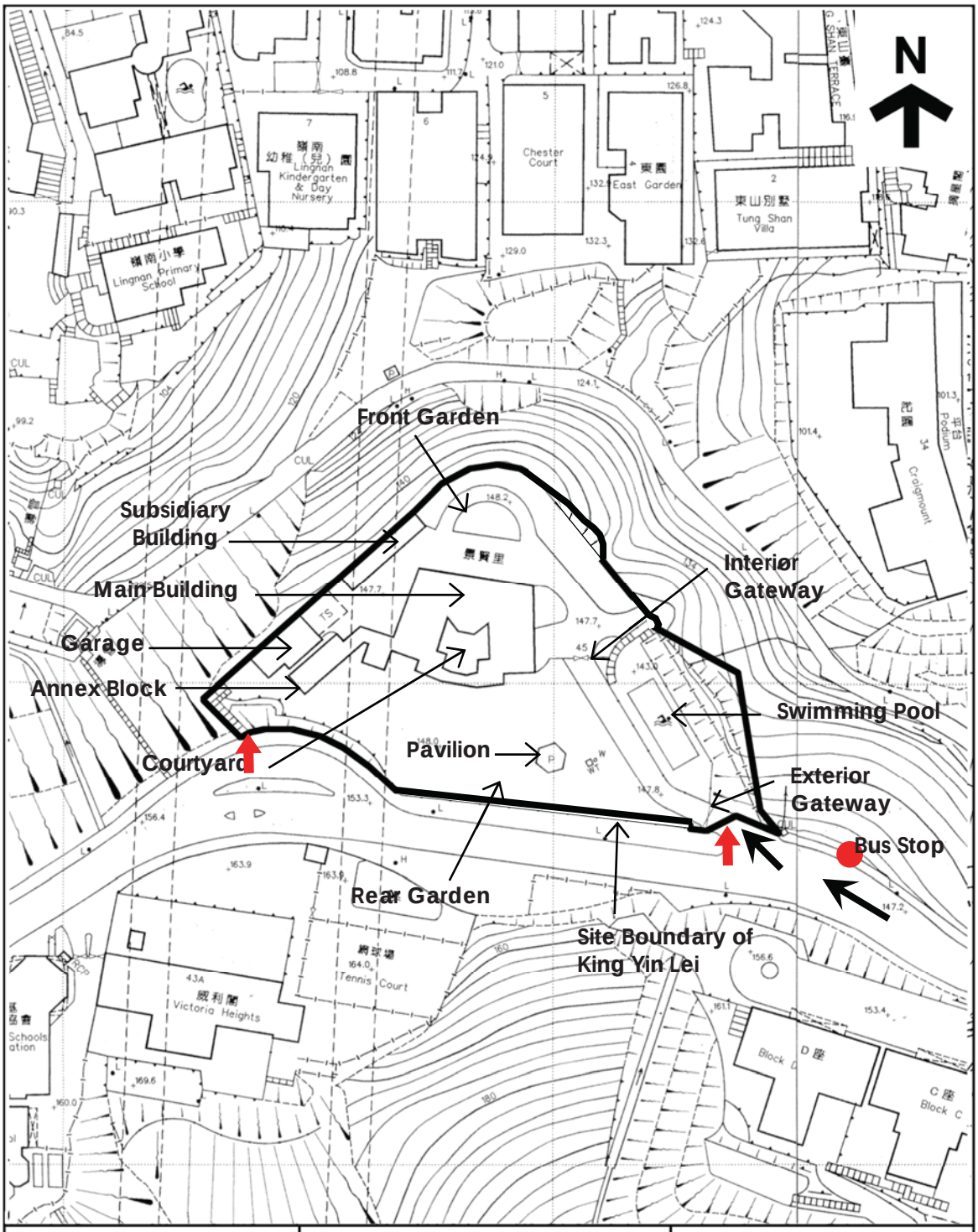
LOADING KEY PLAN OF SUBSIDIARY BUILDING

LEGEND:

3.35 SUGGESTED IMPOSED LOAD (KPa)

0.75 SUGGESTED IMPOSED LOAD (KPa)

Appendix IX
Access Plan



THE SITE
VEHICULAR ACCESS
PEDESTRIAN ENTRANCE

KING YIN LEI

45 STUBBS ROAD
HONG KONG

DRAWING NO.:

APPENDIX IX
ACCESS PLAN
1:1000 (A4)

Appendix X

List of Architectural Features to be Preserved and Conservation Guidelines

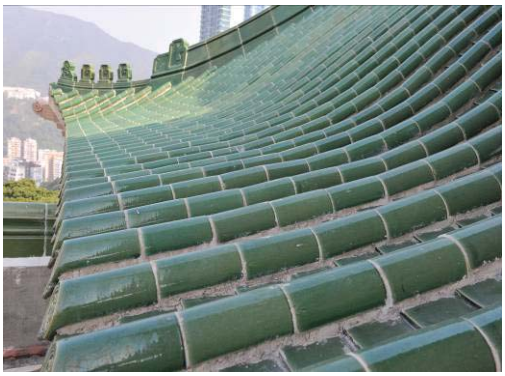
Architectural Features to be Preserved and Conservation Guidelines

A. EXTERIOR OF THE MAIN BUILDING AND THE ANNEX BLOCK

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.1	Building Structure This is a reinforced concrete framed structure (including roof truss structure) with external and internal walls of red brickworks. The red brickworks appear to be supplementary structure to bear some of the loadings. ***Required Treatment:*** ● All structural elements, including columns, beams, structural walls, roof form, roof slab, etc. should be generally kept intact. ● All structural elements should be inspected, repaired and protected. Damaged brickworks beyond repair may be permitted to be replaced, all replaced brickworks should match with the existing and subject to approval by the Antiquities Authority. ● Any necessary structural strengthening works should be unobtrusive to the historic fabric to be preserved. Proposals of strengthening works should be subjected to a Registered Structural Engineer's advice and submitted to AMO for approval by the Antiquities Authority. ● No removal or alteration to the red brickworks are permitted, unless justified by a Registered Structural Engineer and approved by the Antiquities Authority.	 The reinforced concrete framed structure with walls of red brickwalls  Roof truss structure

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.2	Building façades, with finishes including fair-face brickworks, fair-face granite surfaced dado, shanghai plastering, terrazzo finishes, decorated plastered and painted finishes, granite window and door surrounds, and with architectural features such as Chinese brackets sets (斗拱), beams (額枋), joint brackets (雀替), mouldings or carvings, overhangs, verandahs and the like, etc. ***Required Treatments:*** ● All elements of building facades should be preserved in-situ. Stains and dirt on the surface should be washed down. ● All granite surfaces shall be cleaned with bristle or nylon brushes and clean water as necessary, and no corrosive cleaning chemical is allowed. No paintings should be applied on all granite surfaces. ● All fair-face brickworks should not be painted, but permeable translucent protective coating for brickworks may be permitted, subject to approval by the Antiquities Authority. ● All shanghai plastering and terrazzo finishes should be preserved and thoroughly cleaned, but no corrosive chemical is allowed. No painting and covering up of these finishes are allowed. ● All decorative plastering works and architectural features should be preserved and no covering up is allowed.	   The building facades with different finishes

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.2	(Cont'd) ● Repair and repaint the plastered and painted finishes as necessary. Keep existing colour of the paint finishes, or restore their original colour if they are found different from the existing. ● Any unsightly and redundant electric conduits, pipework, light fittings and air-conditioning system installations should be relocated and re-routed to less conspicuous location. ● No demolition and introduction of openings to the façades are allowed, except small openings on brickwork to facilitate wiring or other E&M services may be permitted subject to Registered Structural Engineer's advice and approval by the Antiquities Authority.	 Unsightly electric conduits

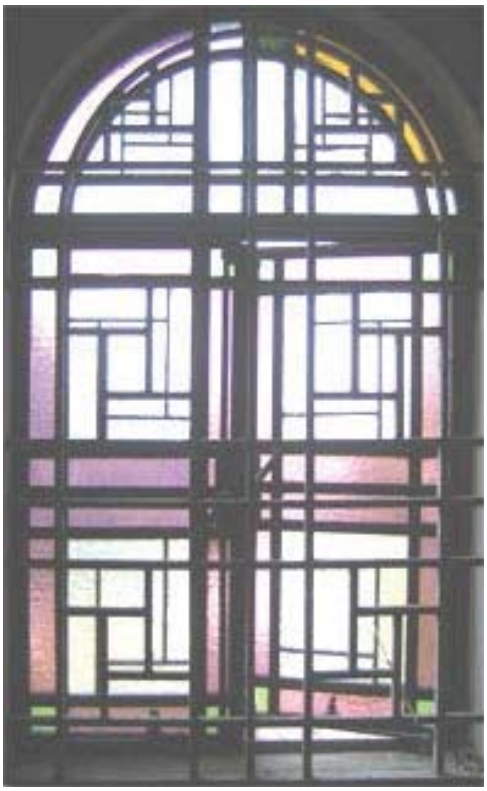
Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.3	Chinese tiled gable and hip roofs (歇山式屋頂), humpbacked roof (卷棚式屋頂) and eaves, with chimneys, decorative glazed ceramic tiles, roof ornaments in geometric (博古) style on ridges and gables, eaves, eave supports including Chinese brackets set (斗拱), joint brackets (雀替), etc. ***Required Treatments:*** ● No alteration to the existing roof forms and chimneys is allowed. ● All roof tiles, ornaments, eaves and their supporting features have been restored in 2010 and should be preserved in-situ. Repair of roofing, if necessary, should be carried out in the same manner as the previous restoration. ● The rainwater drainage system for roofs with the associated gutters and ducting should be preserved in-situ. No alteration or covering up of the system is allowed. ● Any damaged glazed tiles shall be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage, if necessary.	   Chinese roof tiles

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.4	Flat roofs with finishes including Canton tiles ***Required Treatments:*** ● No alteration to the existing roof forms is allowed. ● All Canton tiles should be preserved in-situ. ● Repair and maintain the waterproofing conditions, install waterproofing layer under the canton tiles may be considered subject to the approval by the Antiquities Authority. ● Repair any defective floor tiles as necessary, with materials match existing, and is subjected to approval by the Antiquities Authority. ● The rainwater drainage system for roofs with the associated dish drains and ducting should be preserved in-situ. No alteration or covering up of the system is allowed.	 Canton roof tiles

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.5	Covered outer spaces, including the following 3 types: A. Entrance porches attached to the northern, eastern and western façades of the Main Building on G/F, defined by raised platform, finished by patterned mosaic flooring, led by granite steps from exterior, surrounded by granite balustrade of Chinese style, supported by columns of terrazzo finishes and granite base, and decorated by feature brackets and plastering on beams and soffits, etc. B. Covered walkways attached to eastern and western wings of the Main Building facing the Inner Court on G/F, to the southern screen wall facing the Inner Court on G/F and to the Annex Block on G/F, with architectural features such as granite or mosaic finished steps, patterned mosaic or clay floor tiles, columns of terrazzo finishes and granite/ terrazzo base, decorative brackets and plastering on beams and soffits, etc. C. Verandahs on 1/F of the Main Building and the Annex Block, with architectural features such as terrazzo finished balustrades and sitting benches, ceramic grilles on balustrades, patterned mosaic or clay floor tiles, columns and base of terrazzo finishes, decorative brackets and plastering on beams and soffits, etc.	 Entrance porch at Main Building  Covered walkway at Annex Block  Verandah at Main Building

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.5	(Cont'd) ***Required Treatments:*** ● They should be kept open and no covering up is allowed. ● All architectural features and decorative plastering should be preserved in-situ, repaired as necessary and no covering up is allowed. ● Any carvings and patterns formed on balustrades should not be filled up or blocked. ● All granite surfaces shall be cleaned with bristle or nylon brushes and clean water only; corrosive cleaning chemicals must not be used. No paintings should be applied on the granite surfaces. ● Unsightly and redundant sanitary fitting, E/M equipments and associated ducting & piping should be removed. No objection to remove or replace lighting fittings if necessary. ● Alteration work to the balustrade to suit current regulations and adaptive re-use in a reversible manner may be permitted subject to approval by the Antiquities Authority.	 Verandah at Annex Block  Decorative carvings on balustrade

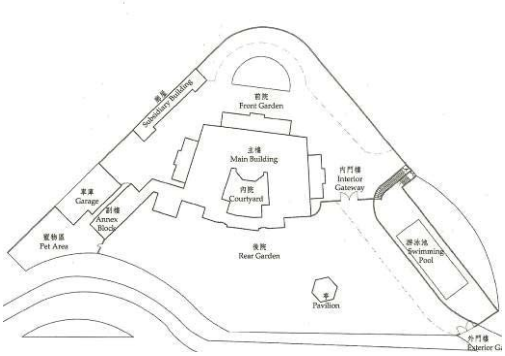
Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.6	Terraces, including the following two types: A. Octagonal terrace on 1/F above the main hall on G/F of the Main Building, which is half-covered and facing the Inner Court. It is accompanied with patterned mosaic flooring, terrazzo finished balustrades and columns, decorative brackets and plastering on beams and soffits, etc. B. Roof terrace on 2/F of the Main Building facing the Front Garden, which consists of the higher and lower platforms. The higher platform is finished by terrazzo flooring, surrounded by balustrades of terrazzo finish and connected by terrazzo steps to the lower platform with Canton tiled flooring. ***Required Treatments:*** ● The terraces should be kept open and no covering is allowed. ● All architectural features and decorative plastering should be preserved in-situ, repaired as necessary and no covering up is allowed. ● Any carvings and patterns formed on balustrades should not be filled up or blocked. ● Alteration work to the balustrades to suit current regulations and adaptive re-use in a reversible manner may be permitted, subject to approval by the Antiquities Authority.	 Octagonal terrace  Roof terrace

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.7	Windows designed in different forms, layers and opening methods, with granite window surrounds, granite, marble or terrazzo threshold, clear, coloured or patterned glazing, metal muntins of Chinese style, metal framed screen and ironmongeries. ***Required Treatments:*** ● No alteration of window openings is allowed. ● No painting to any granite surface and cleaning by corrosive chemicals are allowed. ● All windows, with glazing layers and metal grille layers, should be preserved in-situ but minor modification works on windows to facilitate wiring or other E&M services may be permitted subject to approval by the Antiquities Authority. ● Repair, de-rust and repaint any defective windows as necessary. ● No objection to remove inner screen window layer if necessary due to operational needs, but original screen windows in good condition are recommended to be preserved. ● Addition of ironmongeries for security reasons to suit operational needs may be permitted subject to approval by the Antiquities Authority. ● No air-conditioning units and any associated ducting and supports attaching to, passing through and disturbing the windows are allowed, unless approved by the Antiquities Authority.	   Different forms of window

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.8	Doors in different dimensions, patterns and opening methods, with ironmongeries, including the following 3 types: A. Triple layered entrance door (三重入口大門) of Main Building, consisted of outermost layer of metal gate, middle layout of sliding door and innermost layout of timber swing door, with terrazzo door surrounds and granite threshold B. Double layered doors (二重門), built with the inner sliding metal gate and the outer layer of metal framed colour glazing door or the timber framed glazed door. C. Single layered timber doors (一重門) consisted of timber solid door, single leaf or double leafs, with or without fanlight. ***Required Treatments:*** ● No alteration and enlargement of door openings is allowed unless approved by the Antiquities Authority. ● No painting to any granite surface and cleaning by corrosive chemicals are allowed. ● All original doors should be preserved in-situ. ● Check for proper operation and any water ingress, repair as necessary. ● Addition of ironmongeries for security reasons to suit operational needs may be permitted subject to approval by the Antiquities Authority.	 Triple layered entrance door  Double layered timber door  Single layered timber door

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
1.8	(Cont'd) ***Required Treatments:*** ● No air-conditioning units and any associated ducting and supports attaching to, passing through and disturbing the doors are permitted, unless approved by the Antiquities Authority.	

B. INTERIOR OF THE MAIN BUILDING AND THE ANNEX BLOCK

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.1	<u>Internal layout,</u> consisting of rooms of different hierarchy separated by internal brick walls. ***Required Treatments:*** ● No alteration to the internal layout of the Main Building is allowed. ● The original building layout shall be kept intact as far as practicable. ● Alternation to the internal layout and wall openings may be permitted in Annex Block (including the kitchen block) to facilitate the adaptive reuse subject to approval by the Antiquities Authority. ● No demolition and introduction of openings to the walls are allowed but alteration to facilitate wiring or other E&M services or to suit current building requirements may be permitted subject to Registered Structural Engineer's advice and approval by the Antiquities Authority.	

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.2	Ceiling, beam, column head with architectural features, including waffle beamed ceilings (井格式樑系)in Main Halls and concentric radiating beamed ceiling (同心圓放射狀樑系) in the circular Dining Hall, ceilings with decorative plastering works on ceiling soffit and cornices (牆簷) of geometric figures symbolizing water (夔紋、水浪紋), floral (菊花), cloud (祥雲) and Chinese character of longevity (壽字) of gold, dark red or other colour paint finishes or coloured terrazzo finishes. ***Required Treatments:*** ● All ceilings with decorative features, including forms, colours and materials should be preserved intact and no covering up by false ceiling is allowed. ● Repair and repaint the defective plastering surface as necessary. ● Necessary wiring, ducting or E&M facilities should be installed at less conspicuous location and should keep minimal disturbance to any original decorative ceilings.	   Ceiling, beam, column head with architectural features at Main Building  Ceiling, beam, column head with architectural features at Subsidiary Building

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.3	Plastered walls with architectural features such as painted timber cornices in Western style, plastered window surrounds, painted timber or marble window sills, timber pelmet with carvings, decorative plastered dado line, etc. ***Required Treatments:*** ● No removal and covering up of any architectural features is allowed. ● No painting and corrosive cleaning chemicals to marble surfaces is allowed. ● Check condition. Repair and repaint to match with existing as necessary. ● Disturbance to the architectural feature by any necessary wiring, ducting or E&M facilities should be kept minimal.	 Timber pelmet with carvings  Timber pelmet with carvings  Decorative plastered dado line

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.4	Marble or stone finished walls ***Required Treatments:*** ● No painting and corrosive cleaning chemicals to marble surfaces is allowed.	 Marble or stone finished walls
2.5	Floor skirting or dado, including moulded plastered, timber, granolithic, marble or terrazzo finishes. ***Required Treatments:*** ● No objection to re-render or repaint the plastered or painted timber skirting but preservation of their original colours is recommended. ● No covering up of any timber carvings is allowed. ● All skirting or dado of granolithic, marble or terrazzo finish should not be painted.	 Marble skirting  Timber skirting

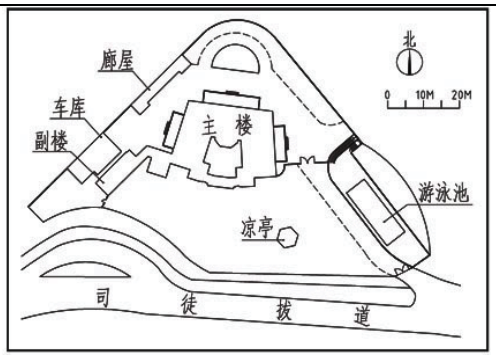
Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.6	Floor tiles, including coloured and patterned mosaics of square, hexagonal or irregular shapes, coloured and patterned ceramic/ clay tiles, patterned marble flooring, etc. ***Required Treatments:*** ● All original decorative floor tiles at interiors should be retained in-situ and no covering up is allowed. ● Removal or modification works to the floor slabs together with their floor finishes in order to make them structurally capable and to suit current regulations for adaptive re-use may be permitted, but disturbance should be kept in less conspicuous locations and all original tiles must be retained in-situ as far as possible. The proposed scale and location of the works requires the approval of the Antiquities Authority.	    Different kinds of floor tile

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.7	Timber parquet flooring, with patterns. ***Required Treatments:*** ● All original timber parquet flooring at interiors should be retained in-situ. ● The original timber parquet flooring should only be maintained to matt (non-shiny) surface. ● Rotten and damaged timber parquet blocks shall be carefully taken up and replaced by matching timber blocks in style and material as necessary.	  Timber parquet flooring laid in special pattern
2.8	Original glazed coloured ceramic wall, floor and cornice tiles, and sanitary wares, fittings and accessories in bathrooms of G/F eastern wing and 1/F western wing of the Main Building. ***Required Treatments:*** ● No removal or replacement of the original glazed tiles is allowed. ● All original ceramic sanitary wares, fittings and accessories should be retained in-situ and some could be reused after necessary overhaul and suitable replacement of fittings. No removal or replacement of fittings is permitted unless approved by the Antiquities Authority.	 Bathroom at G/F, Eastern Wing  Bathroom at 1/F, Western Wing

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.9	Staircases, categorized into 3 types: A. The main staircase in the Main Building, with timber handrail and copper alloy balustrade, decorative plastered ceiling soffit, fine terrazzo riser, tread and dado and cast-in brass nosing lines from 1/F to 2/F, white/ black marble riser, tread and dado from G/F to 1/F. B. The servant staircase in the Annex Block, with terrazzo finished floor, dado and balustrades. C. Steps connecting the Main Building and the Annex Block on the same floor, with terrazzo flooring. ***Required Treatments:*** ● No painting and corrosive cleaning chemicals to marble and terrazzo surfaces is allowed. ● No covering of decorative plastering is allowed. ● The main staircase should be preserved in-situ. ● Alteration works to the staircases or balustrades to fulfil the current statutory requirements in a reversible manner may be permitted, subject to approval by the Antiquities Authority.	  The main staircase  The servant staircase  Steps

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
2.10	Security room with built-in safe on 1/F ***Required Treatments:*** ● The safe and its door should be preserved in-situ. ● The configuration of the room should not be altered.	 Security room with built-in safe
2.11	Meal serving opening ***Required Treatments:*** ● The opening shall be generally kept intact. ● Do not permanently block the opening but reversible covering up is allowed.	 Meal serving opening
2.12	Internal built-in fixtures, including built-in cabinets, fixed mirrors, etc. ***Required Treatments:*** ● All the built-in fixtures should be preserved in-situ. ● Clean, repair and repaint as necessary. ● Some timber works have minor defects and flaking paintwork, and shall be made good by a specialist furniture restorer.	 Built-in cabinet  Fixed mirror

C. GARDENS, OUTHOUSES AND SURROUNDINGS

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.1	Master layout of buildings and gardens over the whole site, including two zones, namely the inner house zone (內宅區) and the outer garden zone (外院區). The inner house zone consists of the Main Building (主樓) and the Annex Block (副樓), the Garage (車庫), the Subsidiary Building (廊屋), the Front Garden (前院), the Courtyard (內院) and the Pets Area (寵物區), while the outer garden zone consists of the Pavilion (涼亭), the Rear Garden (後院) and the swimming pool. ***Required Treatments:*** ● Configurations of the "inner house zone" and the "outer garden zone" should be preserved as it reflects planning and spatial concept of traditional Chinese residential architecture. ● No blockage to the view from north of the Main Building over the surroundings. ● The view from Stubbs Road to the Main Building and Annex Block should not be blocked.	  Master layout of buildings and gardens

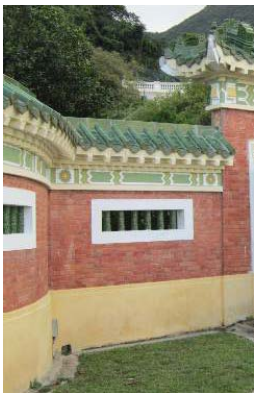
Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.2	The Courtyard (內院) defined by the courtyard house layout (三合院式佈局) of the Main Building and the South screen wall (照壁牆), featured by a central circular lawn and irregular mosaic flooring. Also, the South screen wall is decorated by fair-face red brickworks, glazed roof tile coping, circular plastered feature at the centre and two gateways to the Rear Garden. ***Required Treatments:*** ● The screen wall with its features, gateways, circular lawn and mosaic flooring should be preserved in-situ. ● The Courtyard should be kept open and no covering up is allowed. ● Alteration works to the steps in a reversible manner to fulfil the current statutory requirements may be permitted, subject to approval by the Antiquities Authority.	 General view of courtyard  South screen wall  Circular lawn

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.3	The Garage (車庫) of two storeys (Garage on G/F and living quarter on 1/F), with features such as the classical Chinese *luding* (盝頂) (a four-sloped roof with a flat central portion), glazed green Chinese ceramic tiles and Canton tiles on roof, verandahs with decorative plastered cornice and ceiling, Chinese bracket sets, beams and joint brackets, perforated red brick parapet wall with terrazzo coping, exterior fair-face red brick walls, metal framed or timber framed windows and doors, timber framed of various shapes, granite window, doors and opening surrounds, coloured clay tile and Canton tile flooring, etc. ***Required Treatments:*** ● All architectural features should be preserved in-situ. ● No alteration to roof form is allowed but the replacement of roof tiles may be considered for maintenance purpose, and is subjected to approval by the Antiquities Authority. ● Any damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage if necessary. ● Repair and maintain the waterproofing conditions of flat roof, install waterproofing layer under the canton tiles may be considered subject to approval by the Antiquities Authority.	 General view of Garage  The flat roof with classical Chinese *luding* edging  Metal framed windows

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.3	(Cont'd) ● No introduction of new openings to the external walls, except those to facilitate wiring and E&M ducting may be permitted subject to Registered Structural Engineer's advice and approval by the Antiquities Authority. ● Minor modification works on windows to facilitate wiring or other E&M services may be permitted subject to approval by the Antiquities Authority. ● No painting on fair-face red brick, granite and terrazzo and no covering up of any exterior and interior decorative plastering works and flooring feature is allowed, but permeable translucent protective coating for brickworks may be permitted, subject to approval by the Antiquities Authority. ● Alterations and additions that disturb slabs, floor tiles, timber doors, staircase and balustrade, in order to strengthen structures or to suit current regulations or adaptive re-use in a reversible manner may be permitted subject to approval by the Antiquities Authority. ● The metal structure later added outside the Garage should be removed.	 Perforated red brick parapet wall  Coloured clay tile  Staircase at Garage  The later-added metal structure

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.4	Subsidiary Building (廊屋) of one storey concrete structure with infilled brick walls, with classical Chinese pyramidal roof in quadrangular shape (四角攢尖頂) and humpbacked roof (卷棚式屋頂), connected by corridors (廊) to the square-shaped Pavilions (亭) at both ends, consisted of architectural features including fair-face red brick external wall, terrazzo finished external wall and columns, metal framed windows and French doors with colour glazings, free formed windows with wired glass, internal decorative plastering works to ceiling, cornices, walls and dados, Chinese bracket sets, beams and joint brackets of paint or terrazzo finishes, hexagonal mosaic flooring, granite steps to entrance, etc. ***Required Treatments:*** ● All architectural features should be preserved in-situ. ● No alteration to roof form is allowed but the replacement of roof tiles may be considered for maintenance purpose, and is subjected to approval by the Antiquities Authority. ● Any damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority.	 General view of Subsidiary Building  Beams and joint brackets of terrazzo finishes  Square-shaped Pavilion  Metal frame window with colour glazings

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.4	(Cont'd) ● No introduction of new openings to the external walls is allowed, except those for facilitating wiring and E&M ducting may be permitted subject to Registered Structural Engineer's advice and approval by the Antiquities Authority. ● Minor modification works on windows to facilitate wiring or other E&M services may be permitted subject to approval by the Antiquities Authority. ● No painting on fair-face red brick, granite and terrazzo and no covering up of any exterior and interior decorative plastering works and flooring feature is allowed.	 Free formed windows with wired glass
3.5	The Front Garden (前院) with "Half Moon Pond" (半月池) of traditional *Lingnan* (嶺南) style, fair-face red brick fence walls with plastered eave board, dado and opening surrounds, glazed bamboo shaped ceramic grilles, glazed roof tile coping and an entrance metal gate and light fittings separating it from the Rear Garden, and shanghai plastered balustrades to surroundings. ***Required Treatments:*** ● The interior gateway, gate, light fitting, "Half Moon Pond" lawn and fence walls with all architectural features should be preserved in-situ.	 Interior gateway gate  Architectural feature at door frame

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.5	(Cont'd) ● The Front Garden should be kept open and no covering is allowed. No new built structure is allowed to avoid blockage to the view from the Main Building over the surroundings. ● No painting to the fair-face brickworks and shanghai plastered finishes is allowed. ● Alteration to the shanghai plastered balustrade to suit current regulation in a reversible manner may be permitted subject to Registered Structural Engineer's advice and approval by the Antiquities Authority.	 Fair-face red brick fence wall  "Half Moon Pond" lawn at Front Garden
3.6	The Pets Area, with doghouse, cages for poultry, a gateway to the Rear Garden and the staircase with cement sand grilled block walls leading up to back entrance of the site, fair-face red brick fence walls with plastered eave board, glazed bamboo shaped ceramic grilles, glazed roof tile coping. ***Required Treatments:*** ● The metal gate to the Outer Garden, cages for poultry, doghouse with memorial plaque, staircase with cement sand grilled block walls to back entrance, back entrance portal, and fair-face red brick fence walls with all architectural features should be preserved in-situ.	 Cages for poultry  Doghouse with memorial plaque

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.6	(Con't) ● The later-added metal structure should be removed. Outdoor units for the air-conditioning system, if any, might be considered to accommodate in this passageway to the poultry area, and is subjected to approval by the Antiquities Authority. Appropriate architectural screening to the machinery, if any, should be considered to minimize the visual impact to the historic buildings. ● Any damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage if necessary. ● All fair-face brickworks should not be painted, but permeable translucent protective coating for brickworks may be permitted subject to approval by the Antiquities Authority.	 The later-added metal structure  Staircase to back entrance  Back entrance

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.7	The swimming pool of half sunken configuration and mosaic finishes, with a metal gate and a shanghai plastered access staircase led from the Front Garden, a side covered walkway accommodating a resting area underneath entrance access road, shanghai plastered balustrades with lamps to staircase and east of the pool and metal gates and portals leading to a staircase and then to the surrounding down-slope at east. ***Required Treatments:*** ● The swimming pool of half sunken form and profile, with mosaic finishes should be preserved in-situ. Stains and dirt on the surface should be washed down. ● Cracks are found on floor and balustrades next to the pool and part of the balustrades are tilted outwards. Structural and slope condition should be checked. Repair and strengthening works should be carried out as necessary. ● The access doorway and the staircase from the Front Garden to the swimming pool should be preserved in-situ. ● Alteration to balustrades in a reversible manner may be permitted subject to approval by the Antiquities Authority. ● Alteration to the swimming pool, pool deck surface and the nearby area for adaptive reuse in a reversible manner may be permitted subject to approval by the Antiquities Authority.	 General view of swimming pool  General view of swimming pool  Access doorway and staircase to swimming pool

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.8	The Rear Garden (後院) with an access road from the main entrance, a terrazzo finished well next to the Pavilion, shanghai plastered balustrades, tailored-made lamp posts and flower pots with Chinese characters. It is bounded by fence walls with fair-face red brick, painted or shanghai plastered surfaces and opening surrounds, bamboo-shaped ceramic grille (竹節筒) and glazed roof tile coping. ***Required Treatments:*** ● Shanghai plastered balustrades, fence walls, tailored-made lamp posts and terrazzo finished well should be preserved in-situ. ● Alteration works to the balustrades in a reversible manner may be permitted, subject to approval by the Antiquities Authority. ● All shanghai plastering and terrazzo finishes should be thoroughly cleaned, but no corrosive chemical is allowed. ● No painting to the fair-face brickworks and shanghai plaster finishes. ● Preservation and reuse of the tailored-made flower pots with Chinese characters is required.	 Access road from main entrance  Terrazzo finished well  Tailored-made flower pot with Chinese characters  Tailored-made lamp post

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.9	The Pavilion (凉亭) of hexagonal shape, featured by a classical Chinese double-eave pyramidal roof in hexagonal shape (重簷六角攢尖頂), decorative plastering works to ceiling and cornice, columns, Chinese bracket sets (斗拱), beam (額枋) and joint brackets (雀替) of terrazzo finishes, coloured mosaic flooring, granite steps, terrazzo balustrades, etc. ***Required Treatments:*** ● All architectural features should be preserved in-situ. ● No alteration to roof form, finishes and features is allowed. ● All damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage if necessary. ● No painting on fair-face granite, terrazzo and no covering up of any decorative plastering works and flooring feature is allowed. ● Repair and repaint the plastered and painted finishes as necessary. Keep existing colour of the paint finishes, or restore their original colour if they are found different from the existing.	 The Pavilion  Pyramidal roof in hexagonal shape

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.10	The Exterior Gateway (外門樓) with shanghai plastered and glazed tile capped entrance portal, the plaque with words "King Yin Lei" over the portal, the patterned metal gate, the plaques with number "45" on the portal and the fence wall next to the portal, light fittings, the earth god shrine and the mail box. ***Required Treatments:*** ● The Exterior Gateway (外門樓) with the listed features should be preserved in-situ. Stains and dirt on the surface should be washed down. ● All damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage if necessary. ● Unsightly and redundant wiring should be removed. ● Check condition of patterned metal gate, de-rust, repair, treat with rust preservation, restore colour and repaint as necessary. ● Repair and repaint the plastered and painted finishes as necessary. ● Alteration of the fence wall to suit current regulations or adaptive re-use may be permitted subject to approval by the Antiquities Authority.	 The exterior gateway  Metal gate  Fence wall

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.11	The Interior Gateway (內門樓) with fair-face red brickwall with plastered eave board, painted finishes dado, glazed bamboo shaped ceramic grilles, glazed roof tile coping and an entrance metal gate and light fittings. ***Required Treatments:*** ● The Interior Gateway with the listed features should be preserved in-situ. ● All fair-face brickworks should not be painted, but permeable translucent protective coating for brickworks may be permitted, subject to approval by the Antiquities Authority. ● All damaged glazed tiles should be carefully removed and replaced with matching colour tile if and only if the tile is beyond repair, and is subjected to approval by the Antiquities Authority. ● Remove foliage if necessary. ● Check condition of patterned metal gate, de-rust, repair, treat with rust preservation, restore colour and repaint as necessary. ● Repair and repaint the plastered and painted finishes as necessary.	 The interior gateway

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.11	(Con't) ● Outdoor units for the air-conditioning system, if any, might be considered to accommodate in the recess space between the verandah to the Rosewood Hall and the interior gateway, and is subjected to approval by the Antiquities Authority. Removal of the store room to make way for the machinery, if required, might be considered, and is subjected to approval by the Antiquities Authority. The height of the machinery, if any, should not exceed the top level of the glazed tile ridge to minimize the visual impact to the historic buildings. Appropriate architectural screening to the machinery, if any, should be considered to minimize the visual impact to the historic buildings.	 The store room at this recess space between the verandah to the Rosewood Hall and the interior gateway might be removed if required

Item	Architectural Features to be Preserved and Conservation Guidelines	Photo
3.12	<u>Mature trees and surrounding landscape</u> ***Required Treatments:*** ● All mature and valuable trees should be preserved, but transplanting to suit operational need may be permitted subject to relevant government authority's approval. ● The surrounding landscape should be preserved and kept its harmony with the context of the site.	   <u>Mature trees and surrounding landscape</u>

Appendix XI
Outline Zoning Plan

THE SITE EXTRACT PLAN BASED ON OUTLINE ZONING PLAN No. S/H14/13 APPROVED ON 27 March 2018 AND GAZETTED ON 6 April 2018	KING YIN LEI 45 STUBBS ROAD, HONG KONG	DRAWING NO.: APPENDIX XI OUTLINE ZONING PLAN NOT IN SCALE (A4)

OTHER SPECIFIED USES (Cont'd)

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

For "Historical Building Preserved for Cultural, Community and Commercial Uses" only

Eating Place
Educational Institution
Exhibition or Convention Hall
Field Study/Education/Visitor Centre
Library
Place of Recreation, Sports or Culture
Research, Design and Development Centre
Shop and Services
Social Welfare Facility
Training Centre
Broadcasting, Television and/or Film Studio/ Photographic Studio
Government Use (not elsewhere specified)
Hotel
Institutional Use (not elsewhere specified)
Office
Place of Entertainment
Religious Institution
Residential Institution

Planning Intention

This zone is intended primarily to facilitate in-situ preservation of King Yin Lei and for adaptive re-use of the historical building for cultural, community and commercial uses for the enjoyment of the public and tourists.

Remarks

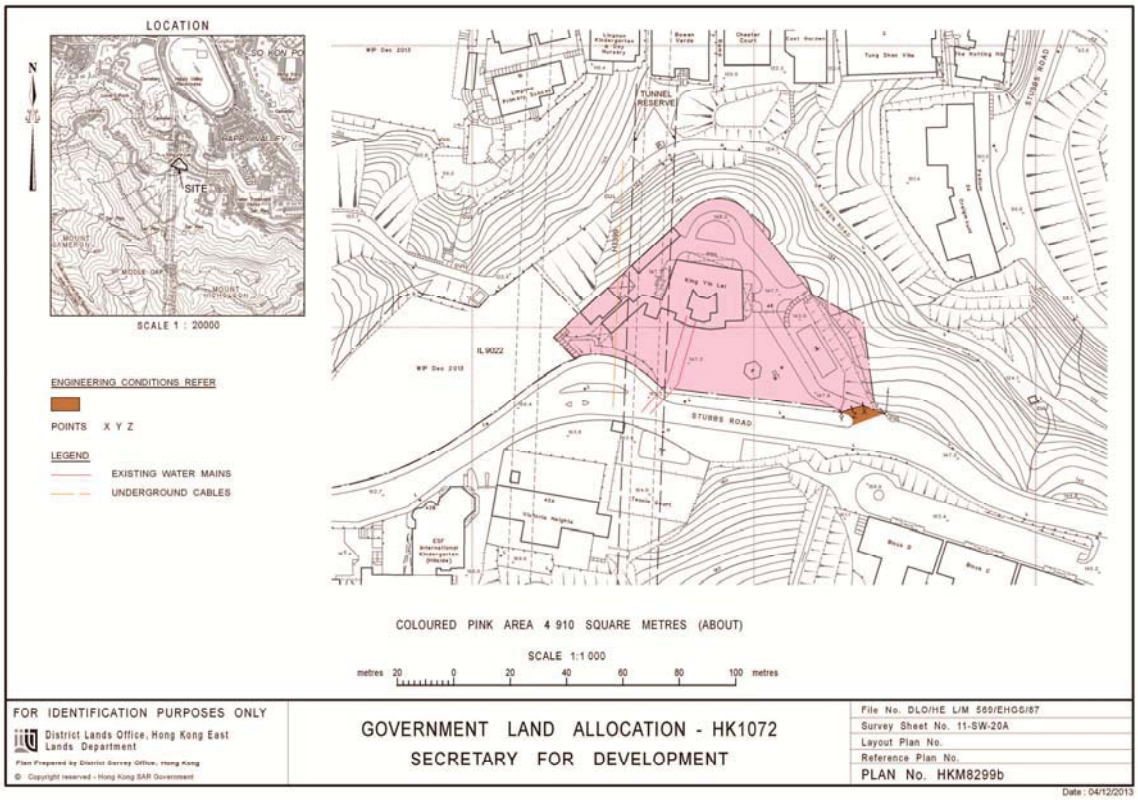
(1) On land designated "Other Specified Uses" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses", any demolition of, or addition, alteration and/or modification to (except restoration works coordinated or implemented by Government and those minor alteration and/or modification 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) On land designated "Other Specified Uses" annotated "Historical Building Preserved for Cultural, Community and Commercial Uses", no new development, or addition, alteration and/or modification to an existing building shall result in a total development 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.

Appendix XII
Land Allocation Plan



THE SITE	KING YIN LEI 45 STUBBS ROAD, HONG KONG	DRAWING NO.: APPENDIX XII LAND ALLOCATION PLAN (Not-to-scale)

Appendix XIII
Tree Schedule

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Inside Site Boundary)

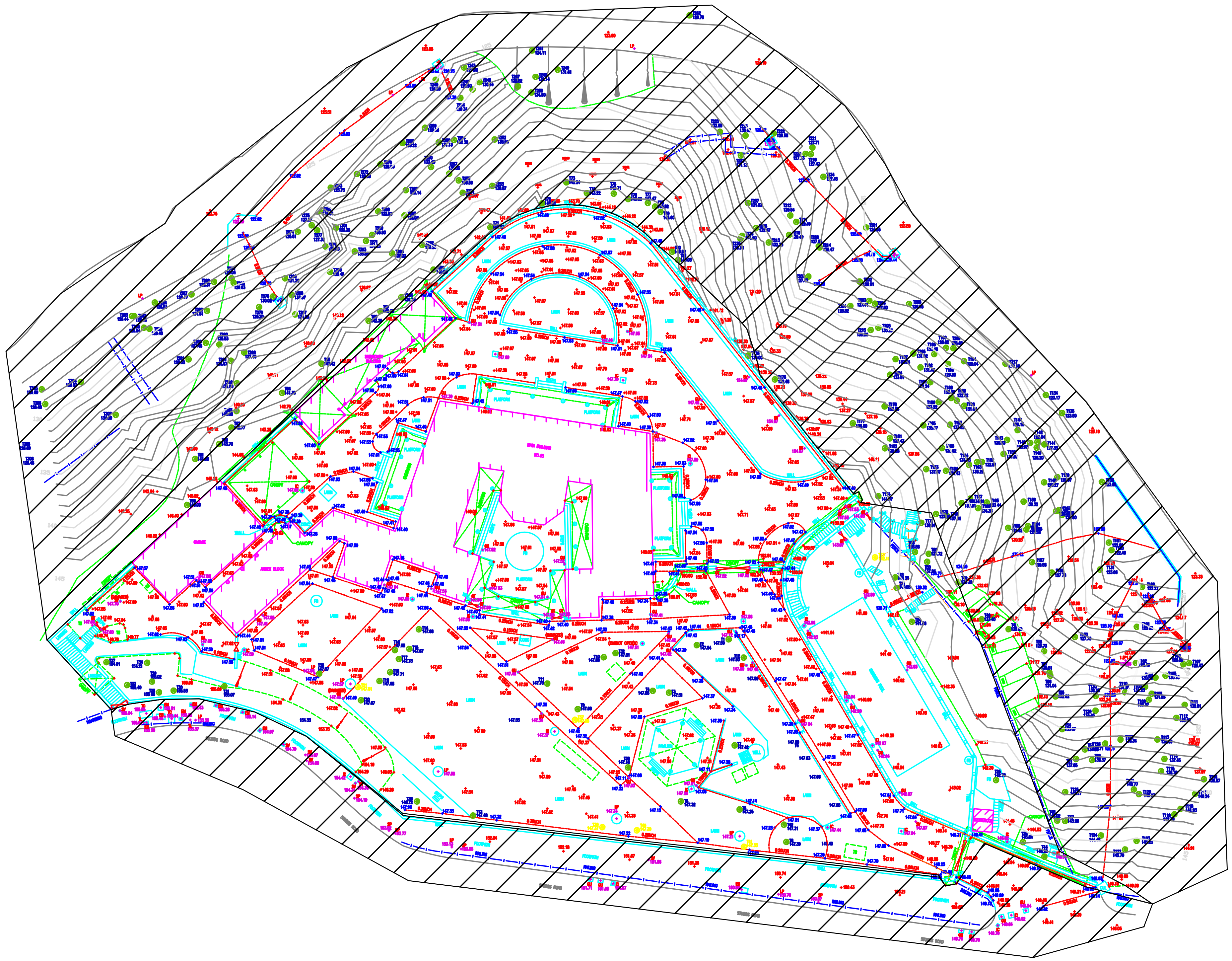
Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T1	*Juniperus chinensis*	圓柏	0.4	5	6	Fair	Low	Medium	Low	leaning, multi-trunks, wounds, asymmetric canopy	814196.842	836705.398	147.502
T2	*Michelia figo*	含笑	0.5	5	6	Fair	Medium	Medium	Medium	multi-trunks, fungal diseased trunk, fungal diseased branch, decayed wound, de	814196.188	836701.824	147.539
T3	*Prunus mume*	梅	0.5	11	11	Fair	Medium	High	Medium	multi-trunks, wound, dead branches	814190.894	836698.716	147.505
T4	*Prunus mume*	梅	0.2	6	3	Withering	Low	Low	Low	leaning, exposed dead wood, dead branches, asymmetric canopy	814191.092	836696.911	147.547
T5	*Psidium guajava*	番石榴	0.5	10	8	Fair	Medium	Low	Low	leaning, crooked branch, wound, dead twigs	814178.743	836700.053	147.317
T6	*Psidium guajava*	番石榴	0.4	10	8	Withering	Low	Low	Low	leaning, termite infestation, fungal diseased wound, dead branches, asymmetric	814177.842	836706.617	147.247
T7	*Syzygium samarangense*	洋蒲桃	0.2	7	7	Fair	Medium	Medium	Low	root restricted, wound, epiphytic plants, dead branches, asymmetric canopy, str	814185.002	836706.061	147.416
T8	*Citrus maxima*	柚	0.2	6	5	Withering	Low	Low	Low	vined, dead branches, asymmetric canopy	814174.217	836711.836	147.392
T9	*Araucaria heterophylla*	異葉南洋杉	0.7	20	5	Fair	Medium	Medium	Low	dead leaves	814189.044	836688.530	147.679
T10	*Syzygium samarangense*	洋蒲桃	0.5	8	10	Fair	Medium	Medium	Low	cavity, wound, epiphytic plants	814194.840	836691.430	147.684
T11	*Psidium guajava*	番石榴	0.2	6	4	Fair	Medium	Low	Low	slightly leaning	814191.901	836685.127	147.733
T12	*Mallotus paniculatus*	白楸	0.1	5	5	Fair	Medium	Low	High	wound	814194.803	836707.081	147.500
T13	*Psidium guajava*	番石榴	0.2	6	8	Fair	Low	Low	Low	leaning, crooked branch, dead branches, asymmetric canopy	814177.161	836676.831	147.475
T14	*Citrus maxima*	柚	0.3	7	8	Fair	Good	Medium	Low	root restricted, pest infestation, dead branch	814197.955	836670.789	147.677
T15	*Juniperus chinensis*	圓柏	0.1	4	1	Withering	Low	Low	Low	leaning, exposed dead wood, fungal diseased trunk, dead branch	814195.775	836669.724	147.674
T16	*Citrus maxima*	柚	0.2	6	5	Fair	Low	Low	Low	root restricted, dead stub, pest infestation, dead branches	814195.629	836668.106	147.684
T17	*(Dead tree)*	(枯死樹木)	0.2	5	1	Dead	-	-	-	Dead tree	814194.644	836668.544	147.731
T18	*Juniperus chinensis*	圓柏	0.1	5	1	Withering	Low	Low	Low	exposed dead wood, dead leaves	814193.168	836667.575	147.711
T19	*Juniperus chinensis*	圓柏	0.1	6	3	Withering	Low	Low	Low	leaning, stub, dead branches	814192.185	836666.391	147.682
T20	*Ligustrum sinense*	山指甲	0.3	4	3	Fair	Medium	Medium	Medium	wounds, topped	814190.038	836664.319	147.672
T21	*Citrus maxima*	柚	0.3	6	6	Fair	Medium	Low	Low	leaning, co-dominant branches, insect infestation	814191.504	836663.989	147.606
T22	*Mangifera indica*	杧果	0.2	5	3	Fair	Medium	Medium	Low	root restricted, on slope	814202.584	836724.158	140.878
T23	*Ginkgo biloba*	銀杏,白果樹	0.1	5	2	Withering	Medium	Low	Low	dead branches, root restricted, on slope	814203.758	836723.998	140.345
T24	*Michelia x alba*	白蘭	0.5	12	7	Fair	Medium	High	Low	dead branches, root restricted, on slope	814198.810	836725.853	141.662
T25	*Dimocarpus longan*	龍眼	0.4	7	5	Fair	Medium	Medium	Low	root restricted, on slope	814181.124	836735.261	142.757
T26	*Dimocarpus longan*	龍眼	0.2	4	3	Fair	Medium	Medium	Low	root restricted, multi-trunks, dead branches, root restricted, on slope	814174.200	836738.252	145.840
T27	*Celtis sinensis*	朴樹	0.4	10	8	Fair	Low	Low	Low	asymmetric canopy, root restricted, on slope	814194.294	836635.892	154.012
T28	*Albizia lebbeck*	大葉合歡	0.6	10	14	Fair	Medium	High	Low	leaning, vined, dead branch, dead stub, on slope	814190.917	836641.764	155.659
T29	*Bombax ceiba*	木棉	1.2	18	12	Fair	Medium	High	Low	vined, dead branch, on slope	814192.119	836640.979	155.022
T30	*Albizia lebbeck*	大葉合歡	0.7	6	10	Fair	Low	Low	Low	leaning, vined, dead branches, asymmetric canopy	814191.115	836643.394	155.530

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Inside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T31	*Celtis sinensis*	朴樹	0.4	6	10	Fair	Low	Medium	Low	root restricted, multi-trunks, vined, dead branches, asymmetric canopy, on slope	814191.597	836649.059	155.074
T32	*Clausena lansium*	黃皮	0.1	4	4	Fair	Medium	Low	Low	dead branch, suppressed growth	814195.304	836692.753	147.510
T33	*Macaranga tanarius var. tomentosa*	血桐	0.1	5	5	Fair	Medium	Low	Low	co-dominant trunks, wound, stub	814191.733	836638.205	155.400
T34	*Celtis timorensis*	樟葉朴	0.1	6	5	Fair	Medium	Low	Low	leaning, included bark, dead branches, suppressed growth	814194.226	836640.437	154.210
T35	*Ligustrum sinense*	山指甲	0.2	4	6	Fair	Medium	Medium	Medium	root restricted, leaning, wounds, cross branches	814193.026	836659.662	147.570
T36	*Ficus virens*	大葉榕	0.2	9	8	Fair	Medium	Medium	Low	leanig, pest infestation, asymmetric canopy	814178.738	836670.582	148.720
T37	*Litsea glutinosa*	潺槁樹	0.1	5	3	Fair	Low	Low	Low	leaning, broken branches	814187.861	836688.218	147.550
T38	*Ligustrum sinense*	山指甲	0.2	5	6	Healthy	Medium	Medium	Medium	leaning, wound, asymmetric canopy	814182.533	836694.146	147.180
T39	*Mallotus paniculatus*	白楸	0.1	6	6	Fair	Medium	Low	Medium	co-dominant trunks, wounds, dead branches	814175.867	836691.283	147.370
T40	*Bridelia insulana*	禾串樹	0.1	6	4	Fair	Medium	Low	Low	trunk wound, dead branches, dead twigs	814175.513	836695.139	147.300
T41	*Ficus variegata*	青果榕	0.1	5	5	Healthy	Good	Medium	Medium	root restricted	814173.681	836707.093	147.330
T42	*Bridelia insulana*	禾串樹	0.1	8	5	Healthy	Medium	Medium	Low	root restricted, slightly leaning	814176.150	836711.567	147.310
T43	*Syzygium jambos*	蒲桃	0.1	7	6	Healthy	Good	Medium	Low	root restricted, on slope	814205.991	836721.731	142.110
T44	*Broussonetia papyrifera*	構樹	0.3	9	9	Fair	Low	Low	Low	root restricted, cracked root, severe leaning	814172.573	836740.658	146.200



ABBREVIATIONS :-

SYMBOLS :-

Symbol	Meaning
	ROCK BOULDER
	DIRECTION OF FLOW
	CANOPY
	GATE
	ARTIFICIAL SLOPE
	TREE
(17.116)	OVER-HANG STRUCTURE LEVEL
17.116	TOP ROOF LEVEL
	HOUSE/BUILDING
	HARD DETAIL
	SOFT DETAIL
	LOT BOUNDARY
	FEATURE BOUNDARY
	VERTICAL RETAINING WALL
	OVERHEAD STRUCTURE
	DRAIN
	FENCE/HOARDING/RAILING

NOTES :

1. All dimensions are in metres.
2. All spot level positions are indicated by a cross.
3. All levels are in metres to Principal Datum (PD) unless noted otherwise.
4. All co-ordinates are refer to Hong Kong (1980) metric grid co-ordinates system.
5. Channels are U shaped except where stated, widths are given.

SCALE 1 : 200@A1

10 8 6 4 2 0 metre 10 20

DATE OF SURVEY : JULY 2019

AMPLE SURVEYOR SERVICES LIMITED

KING YIN LEI
NO. 45, STUBBS ROAD, HONG KONG

TREE SURVEY (WITHIN SITE BOUNDARY)

PLAN NO. 5492/02/S1

REVISION NO.	DESCRIPTIONS	DATE
0		20-SEPT-2019

DRAWN BY: JAMES CHEUNG
SURVEYED BY: SIMON, T.C. LEE

APPROVED BY:

WONG YIU CHO, JOSEPH
AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T45	*Bridelia insulana*	禾串樹	0.1	6	3	Fair	Medium	Low	Low	dieback, restricted root growth, on slope	814197.979	836736.664	132.500
T46	*Litsea monopetala*	假柿木薑子	0.1	7	4	Fair	Medium	Low	Low	restricted root growth, on slope	814199.069	836733.656	133.400
T47	*Ficus variegata*	青果榕	0.3	6	4	Fair	Low	Low	Low	on slope	814176.548	836742.980	143.257
T48	*Macaranga tanarius var. tomentosa*	血桐	0.1	5	4	Fair	Low	Low	Low	leaning, restricted root growth, on slope	814176.598	836742.094	143.018
T49	*Machilus chekiangensis*	浙江潤楠	0.2	7	4	Fair	Low	Low	Low	restricted root growth, on slope	814203.220	836731.080	135.319
T50	*Artocarpus hypargyreus*	白桂木	0.1	5	3	Fair	Medium	Medium	Low	cavity on trunk, restricted root growth, on slope	814205.503	836727.558	137.235
T51	*Artocarpus hypargyreus*	白桂木	0.2	7	3	Fair	Medium	Medium	Low	restricted root growth, on slope	814183.466	836744.200	137.846
T52	*Artocarpus hypargyreus*	白桂木	0.3	9	5	Fair	Medium	Medium	Low	restricted root growth, on slope	814183.362	836745.989	138.370
T53	(Dead Tree)	(枯死樹木)	0.3	9	5	-	-	-	-	dehydrated trunk	814184.548	836745.189	137.247
T54	*Artocarpus hypargyreus*	白桂木	0.4	10	5	Fair	Low	Medium	Low	restricted root growth, on slope	814186.808	836742.650	135.068
T55	(Dead Tree)	(枯死樹木)	0.3	9	6	-	-	-	-	dehydrated trunk	814190.461	836741.909	132.016
T56	*Bridelia insulana*	禾串樹	0.2	7	4	Fair	Low	Low	Low	dead branch, restricted root growth, on slope	814192.784	836741.315	131.042
T57	*Reevesia thyrsoidea*	梭羅樹	0.3	9	6	Withering	Low	Low	Low	on slope	814193.119	836741.215	130.806
T58	*Bridelia insulana*	禾串樹	0.1	6	3	Fair	Low	Low	Low	on slope	814195.509	836740.632	129.726
T59	*Ficus variegata*	青果榕	0.3	11	7	Fair	Medium	Low	Low	restricted root growth, on slope	814211.849	836644.900	146.000
T60	*Litsea monopetala*	假柿木薑子	0.3	8	5	Fair	Medium	Low	Low	on slope	814218.654	836648.492	143.701
T61	*Celtis sinensis*	朴樹	0.3	7	4	Fair	Medium	Medium	Low	on slope	814216.984	836645.806	141.879
T62	*Machilus chekiangensis*	浙江潤楠	0.1	7	3	Fair	Medium	Low	Low	on slope	814220.479	836649.864	142.770
T64	*Machilus chekiangensis*	浙江潤楠	0.3	9	4	Fair	Medium	Low	Low	on slope	814224.373	836655.510	141.295
T65	*Ficus variegata*	青果榕	0.4	10	6	Fair	Medium	Low	Low	restricted root growth, on slope	814227.624	836659.908	141.423
T66	*Litsea monopetala*	假柿木薑子	0.4	8	4	Fair	Medium	Low	Low	restricted root growth, on slope	814232.407	836665.172	142.351
T67	*Sterculia lanceolata*	假蘋婆	0.2	6	4	Fair	Medium	Medium	Low	vines on trunk, restricted root growth, on slope	814233.477	836666.497	142.228
T68	*Bridelia insulana*	禾串樹	0.1	6	3	Fair	Medium	Low	Low	restricted root growth, on slope	814206.593	836726.206	138.578
T69	*Syzygium jambos*	蒲桃	0.1	6	3	Fair	Low	Low	Low	restricted root growth, on slope	814206.393	836727.725	137.722
T71	*Litsea monopetala*	假柿木薑子	0.3	8	3	Fair	Medium	Low	Low	restricted root growth, on slope	814242.859	836678.780	142.270
T72	*Sterculia lanceolata*	假蘋婆	0.4	8	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814245.525	836684.565	142.212
T73	*Sterculia lanceolata*	假蘋婆	0.4	8	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814247.865	836687.266	142.239
T74	*Dimocarpus longan*	龍眼	0.2	6	3	Fair	Medium	Medium	Low	restricted root growth, on slope	814246.659	836689.546	143.223
T75	*Sterculia lanceolata*	假蘋婆	0.4	7	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814246.614	836692.559	143.708
T76	*Litchi chinensis*	荔枝	0.1	7	3	Fair	Low	Low	Low	restricted root growth, on slope	814245.995	836694.178	143.045
T77	*Machilus chekiangensis*	浙江潤楠	0.3	8	3	Fair	Low	Low	Low	restricted root growth, on slope	814245.565	836696.363	143.473

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T78	*Aporosa dioica*	銀柴	0.2	8	4	Fair	Low	Low	Low	restricted root growth, on slope	814245.160	836697.173	143.520
T79	*Artocarpus hypargyreus*	白桂木	0.4	10	5	Fair	Medium	Medium	Low	restricted root growth, on slope	814244.573	836697.776	143.600
T80	*Sterculia lanceolata*	假蘋婆	0.3	7	4	Fair	Low	Low	Low	restricted root growth, on slope	814240.121	836699.077	143.917
T81	*Sterculia lanceolata*	假蘋婆	0.1	6	4	Fair	Low	Low	Low	restricted root growth, on slope	814239.206	836699.738	143.033
T100	*Bridelia insulana*	禾串樹	0.2	10	8	Fair	Low	Low	Low	restricted root growth, on slope	814202.686	836751.574	122.270
T101	*Bridelia insulana*	禾串樹	0.2	8	7	Fair	Medium	Low	Low	restricted root growth, on slope	814198.237	836750.979	125.520
T102	*Artocarpus hypargyreus*	白桂木	0.2	8	6	Fair	Medium	Medium	Low	cavity on branch	814194.203	836750.862	128.490
T103	*Artocarpus hypargyreus*	白桂木	0.2	11	7	Fair	Medium	Medium	Low	restricted root growth, on slope	814191.538	836751.906	131.230
T104	*Sterculia lanceolata*	假蘋婆	0.1	7	5	Fair	Medium	Medium	Low	restricted root growth, on slope	814192.569	836753.069	130.580
T105	*Machilus velutina*	絨毛潤楠	0.2	8	5	Withering	Low	Low	Low	on slope	814192.778	836754.188	130.150
T106	*Sterculia lanceolata*	假蘋婆	0.1	7	4	Fair	Low	Low	Low	restricted root growth, on slope	814194.060	836756.190	128.550
T107	*Machilus chekiangensis*	浙江潤楠	0.2	8	6	Fair	Low	Low	Low	restricted root growth, on slope	814194.184	836756.839	128.470
T108	*Cyclobalanopsis neglecta*	竹葉青岡	0.4	12	10	Fair	Low	Low	Low	restricted root growth, on slope	814190.770	836752.649	131.930
T109	*Bridelia insulana*	禾串樹	0.3	8	7	Withering	Low	Low	Low	dead stub	814190.106	836752.330	132.370
T110	*Artocarpus hypargyreus*	白桂木	0.3	12	7	Fair	Medium	Medium	Low	restricted root growth, on slope	814190.924	836749.675	131.850
T111	*Machilus chekiangensis*	浙江潤楠	0.9	13	13	Fair	Medium	Low	Low	multi-trunks, cavity on branch, wound on branch	814189.527	836756.327	132.810
T112	*Sterculia lanceolata*	假蘋婆	0.1	7	4	Fair	Low	Low	Low	restricted root growth, on slope	814188.073	836755.401	133.870
T113	*Artocarpus hypargyreus*	白桂木	0.1	7	2	Withering	Low	Low	Low	restricted root growth, on slope	814185.659	836753.280	136.090
T114	*Castanopsis fissa*	裂斗錐栗	0.6	10	12	Fair	Medium	Low	Low	dead branch	814183.483	836754.065	137.450
T115	*Castanopsis fissa*	裂斗錐栗	0.1	4	3	Fair	Medium	Low	Low	restricted root growth, on slope	814182.114	836753.694	138.790
T116	*Litsea monopetala*	假柿木薑子	0.1	7	5	Fair	Low	Low	Low	on slope	814181.212	836758.475	138.870
T117	*Castanopsis fissa*	裂斗錐栗	0.3	9	9	Fair	Low	Low	Low	on slope	814179.609	836757.506	140.240
T118	*Bridelia insulana*	禾串樹	0.1	6	5	Fair	Low	Low	Low	on slope	814177.916	836755.870	141.930
T119	*Bridelia insulana*	禾串樹	0.1	6	4	Fair	Medium	Low	Low	restricted root growth, on slope	814177.299	836755.175	142.390
T120	*Artocarpus hypargyreus*	白桂木	0.3	7	6	Fair	Medium	Medium	Low	restricted root growth, on slope	814179.558	836751.209	140.970
T121	*Cyclobalanopsis neglecta*	竹葉青岡	0.3	12	10	Withering	Low	Low	Low	restricted root growth, on slope	814180.073	836750.653	140.770
T122	*Artocarpus hypargyreus*	白桂木	1.0	18	20	Fair	Medium	Medium	Low	decayed branch, restricted root growth, on slope	814173.374	836749.668	145.700
T123	*Artocarpus hypargyreus*	白桂木	0.4	12	12	Fair	Low	Low	Low	dead branch	814174.342	836750.954	145.230
T124	*Clausena lansium*	黃皮	0.1	6	5	Fair	Medium	Low	Low	restricted root growth, on slope	814174.937	836746.986	144.480
T125	*Sterculia lanceolata*	假蘋婆	0.1	6	5	Fair	Low	Low	Low	restricted root growth, on slope	814179.790	836742.986	140.770
T126	*Artocarpus hypargyreus*	白桂木	0.2	9	6	Fair	Low	Low	Low	leaning, restricted root growth, on slope	814185.204	836747.445	136.710

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T127	*Bridelia insulana*	禾串樹	0.1	6	4	Fair	Medium	Low	Low	leaning, restricted root growth, on slope	814185.039	836744.394	136.400
T128	*Artocarpus hypargyreus*	白桂木	0.3	10	7	Fair	Medium	Medium	Low	restricted root growth, on slope	814185.652	836749.156	136.340
T129	*Artocarpus hypargyreus*	白桂木	0.3	10	9	Fair	Low	Low	Low	restricted root growth, on slope	814188.873	836746.369	133.450
T130	*Bridelia insulana*	禾串樹	0.2	12	7	Fair	Low	Low	Low	restricted root growth, on slope	814190.519	836746.396	132.250
T131	*Bridelia insulana*	禾串樹	0.1	8	5	Fair	Medium	Low	Low	on slope	814204.635	836746.869	123.060
T132	*Sterculia lanceolata*	假蘋婆	0.1	9	5	Fair	Low	Low	Low	on slope	814197.109	836744.058	127.700
T133	*Artocarpus hypargyreus*	白桂木	0.2	5	4	Fair	Medium	Medium	Low	on slope	814214.422	836747.075	123.050
T134	(Dead Tree)	(枯死樹木)	0.3	8	4	-	-	-	-	dead crown, vines on trunk	814224.117	836740.807	123.170
T135	*Artocarpus hypargyreus*	白桂木	0.4	7	8	Withering	Low	Low	Low	vines on trunk, restricted root growth, on slope	814222.106	836742.640	123.500
T136	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	7	4	Withering	Low	Low	Low	leaning, decayed trunk, on slope	814210.747	836742.639	126.800
T137	*Artocarpus hypargyreus*	白桂木	0.2	9	4	Fair	Medium	Low	Low	on slope	814211.241	836742.248	127.260
T138	*Artocarpus hypargyreus*	白桂木	0.2	9	4	Fair	Medium	Low	Low	on slope	814211.166	836741.979	128.000
T139	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	9	4	Withering	Medium	Low	Low	on slope	814214.944	836742.099	128.070
T140	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	9	6	Withering	Medium	Low	Low	on slope	814214.365	836740.626	128.270
T141	*Cyclobalanopsis neglecta*	竹葉青岡	0.4	10	5	Fair	Medium	Low	Low	on slope	814218.611	836740.659	127.330
T142	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	7	5	Fair	Medium	Low	Low	on slope	814218.891	836739.873	128.640
T143	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	7	4	Fair	Low	Low	Low	on slope	814219.122	836736.494	130.530
T144	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	6	4	Fair	Low	Low	Low	dead stub, on slope	814220.201	836737.665	129.150
T145	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	6	4	Withering	Low	Low	Low	cavity on trunk, on slope	814218.764	836739.077	128.970
T146	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	5	3	Fair	Medium	Low	Low	on slope	814218.240	836739.797	128.200
T152	*Litsea monopetala*	假柿木薑子	0.2	7	3	Withering	Low	Low	Low	on slope	814217.538	836736.094	131.090
T154	*Machilus chekiangensis*	浙江潤楠	0.2	7	5	Withering	Low	Low	Low	on slope	814209.470	836738.811	129.550
T155	*Machilus chekiangensis*	浙江潤楠	0.1	7	5	Withering	Low	Low	Low	on slope	814209.100	836738.636	129.580
T156	(Dead Tree)	(枯死樹木)	0.5	5	2	-	-	-	-	dehydrated trunk, dead branch, on slope	814212.213	836738.338	130.320
T157	*Aquilaria sinensis*	土沉香	0.1	6	2	Fair	Medium	High	Low	on slope	814205.456	836739.283	129.580
T158	*Aporosa dioica*	銀柴	0.2	7	8	Withering	Low	Low	Low	on slope	814209.295	836736.607	131.420
T159	*Litsea monopetala*	假柿木薑子	0.2	6	7	Withering	Low	Low	Low	on slope	814204.295	836741.479	127.780
T160	*Cinnamomum parthenoxylon*	黃樟	0.1	11	5	Fair	Low	Low	Low	dead branch, on slope	814206.802	836748.154	122.460
T161	*Bridelia insulana*	禾串樹	0.1	12	6	Fair	Medium	Low	Low	on slope	814207.648	836747.858	122.600
T162	*Garcinia oblongifolia*	嶺南山竹子	0.1	4	2	Withering	Low	Low	Low	wound on trunk, dead stub, on slope	814216.645	836733.687	132.910
T163	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	5	3	Withering	Low	Low	Low	broken branch, leaning, on slope	814216.628	836733.146	133.290

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T164	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	6	3	Fair	Low	Low	Low	leaning, on slope	814216.327	836732.247	134.030
T165	(Dead Tree)	(枯死樹木)	0.2	4	1	-	-	-	-	dead trunk	814212.119	836734.216	133.440
T166	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	7	3	Withering	Low	Low	Low	on slope	814211.484	836733.261	134.380
T167	*Machilus chekiangensis*	浙江潤楠	0.3	6	4	Fair	Low	Low	Low	cavity on branch, on slope	814212.546	836732.370	134.810
T168	*Elaeocarpus decipiens*	杜英	0.1	8	3	Withering	Low	Low	Low	on slope	814212.051	836731.406	135.610
T169	*Sterculia lanceolata*	假蘋婆	0.2	6	3	Fair	Medium	Medium	Low	lateral branch, on slope	814210.627	836729.745	137.000
T170	*Sterculia lanceolata*	假蘋婆	0.3	12	3	Fair	Medium	Medium	Low	dead branches, on slope	814210.849	836728.547	137.360
T171	*Sterculia lanceolata*	假蘋婆	0.1	7	3	Fair	Medium	Medium	Low	restricted root growth, on slope	814209.857	836726.908	138.910
T174	*Litsea monopetala*	假柿木薑子	0.1	10	4	Fair	Medium	Low	Low	dead branch, on slope	814212.820	836722.110	141.670
T175	*Macaranga tanarius var. tomentosa*	血桐	0.2	6	3	Withering	Low	Low	Low	dieback, restricted root growth, on slope	814225.859	836710.556	138.480
T176	*Mallotus paniculatus*	白楸	0.1	6	2	Fair	Medium	Low	Low	restricted root growth, on slope	814228.525	836707.577	139.000
T177	*Machilus chekiangensis*	浙江潤楠	0.3	12	7	Fair	Medium	Low	Low	on slope	814220.964	836719.253	138.600
T178	*Machilus chekiangensis*	浙江潤楠	0.4	11	7	Fair	Medium	Low	Low	vines on trunk, on slope	814222.842	836722.827	136.250
T179	*Sterculia lanceolata*	假蘋婆	0.1	5	4	Fair	Low	Low	Low	decayed trunk, on slope	814222.854	836722.813	136.360
T180	*Garcinia oblongifolia*	嶺南山竹子	0.1	11	3	Fair	Medium	Low	Low	on slope	814218.190	836729.219	135.620
T181	*Sterculia lanceolata*	假蘋婆	0.1	5	3	Fair	Medium	Medium	Low	on slope	814219.282	836723.396	138.430
T182	*Machilus chekiangensis*	浙江潤楠	0.4	12	7	Fair	Medium	Low	Low	on slope	814218.170	836722.855	139.280
T183	*Machilus chekiangensis*	浙江潤楠	0.3	10	4	Fair	Medium	Low	Low	on slope	814215.841	836727.462	137.670
T184	*Artocarpus hypargyreus*	白桂木	0.3	10	4	Fair	Medium	Medium	Low	cavity on trunk, on slope	814215.669	836729.650	136.430
T185	*Sterculia lanceolata*	假蘋婆	0.1	7	3	Fair	Low	Low	Low	on slope	814220.737	836727.147	135.470
T186	*Albizia lebbeck*	大葉合歡	0.3	10	6	Withering	Low	Low	Low	on slope	814223.334	836728.846	133.220
T187	*Cinnamomum parthenoxylon*	黃樟	0.6	11	5	Withering	Low	Low	Low	cavity on trunk, has wound on trunk, broken branch, on slope	814220.808	836730.115	133.920
T188	*Sterculia lanceolata*	假蘋婆	0.2	9	5	Fair	Medium	Medium	Low	on slope	814223.787	836730.257	132.350
T189	(Dead Tree)	(枯死樹木)	0.2	9	5	-	-	-	-	dehydrated trunk	814223.504	836730.876	132.020
T190	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	7	4	Fair	Low	Low	Low	on slope	814222.924	836731.702	131.640
T191	*Machilus chekiangensis*	浙江潤楠	0.2	9	5	Fair	Medium	Low	Low	decayed trunk, on slope	814225.549	836727.920	132.240
T192	*Cyclobalanopsis neglecta*	竹葉青岡	0.2	8	6	Withering	Low	Low	Low	uprooted, leaning, on slope	814227.208	836726.818	131.470
T193	(Dead Tree)	(枯死樹木)	0.2	10	4	-	-	-	-	dehydrated trunk, on slope	814228.688	836728.358	130.480
T194	*Schima superba*	木荷	0.2	8	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814227.896	836731.675	129.040
T195	*Sterculia lanceolata*	假蘋婆	0.2	10	6	Fair	Low	Low	Low	on slope	814228.758	836726.022	131.420
T196	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	10	4	Fair	Low	Low	Low	on slope	814227.607	836729.903	129.830

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T197	*Machilus chekiangensis*	浙江潤楠	0.2	5	3	Fair	Low	Low	Low	leaning, on slope	814228.125	836724.033	132.540
T199	*Eurya macartneyi*	黑柃	0.1	6	2	Withering	Low	Low	Low	restricted root growth, on slope	814229.396	836729.661	128.620
T200	*Schima superba*	木荷	0.1	8	6	Fair	Low	Low	Low	leaning	814229.351	836730.497	128.480
T201	(Dead Tree)	(枯死樹木)	0.2	6	5	-	-	-	-	broken trunk, vines on trunk	814234.064	836718.984	128.820
T202	*Bridelia insulana*	禾串樹	0.1	9	3	Fair	Medium	Low	Low	restricted root growth, on slope	814236.790	836720.029	126.910
T203	*Tetradium glabrifolium*	楝葉吳茱萸	0.4	12	4	Fair	Medium	Low	Low	on slope	814234.636	836721.107	127.410
T204	*Sterculia lanceolata*	假蘋婆	0.1	5	3	Fair	Low	Low	Low	restricted root growth, on slope	814226.391	836723.412	133.510
T205	*Sterculia lanceolata*	假蘋婆	0.1	4	2	Fair	Low	Low	Low	on slope	814231.632	836722.117	130.250
T206	*Reevesia thyrsoidea*	梭羅樹	0.1	4	4	Fair	Low	Low	Low	leaning, restricted root growth, on slope	814234.323	836721.742	127.500
T207	*Tetradium glabrifolium*	楝葉吳茱萸	0.4	14	4	Fair	Medium	Low	Low	on slope	814237.349	836714.293	127.430
T208	*Schima superba*	木荷	0.2	12	8	Fair	Low	Low	Low	restricted root growth, on slope	814234.284	836725.541	126.750
T209	*Bridelia insulana*	禾串樹	0.3	10	6	Fair	Medium	Low	Low	on slope	814240.722	836715.457	127.050
T210	*Tetradium glabrifolium*	楝葉吳茱萸	0.4	14	8	Fair	Medium	Low	Low	restricted root growth, on slope	814241.995	836712.138	130.490
T211	*Sterculia lanceolata*	假蘋婆	0.2	8	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814243.460	836712.945	129.490
T212	*Sterculia lanceolata*	假蘋婆	0.3	6	8	Fair	Low	Low	Low	restricted root growth, on slope	814244.172	836712.279	129.540
T213	*Machilus chekiangensis*	浙江潤楠	0.1	8	4	Fair	Medium	Low	Low	restricted root growth, on slope	814241.150	836709.871	132.330
T214	*Sterculia lanceolata*	假蘋婆	0.1	8	6	Fair	Medium	Low	Low	on slope	814240.598	836715.576	130.470
T215	*Ficus hispida*	對葉榕	0.1	6	4	Withering	Low	Low	Low	restricted root growth, on slope	814231.380	836721.252	130.560
T216	(Dead Tree)	(枯死樹木)	0.1	6	4	-	-	-	-	dehydrated trunk	814242.746	836708.445	132.670
T217	*Sterculia lanceolata*	假蘋婆	0.1	10	3	Fair	Low	Low	Low	restricted root growth, on slope	814227.622	836736.308	126.160
T219	*Machilus chekiangensis*	浙江潤楠	0.1	8	6	Fair	Medium	Low	Low	on slope	814251.014	836714.569	127.470
T220	*Machilus chekiangensis*	浙江潤楠	0.1	8	6	Fair	Medium	Low	Low	decayed branch, on slope	814251.052	836713.976	127.730
T221	*Machilus chekiangensis*	浙江潤楠	0.1	6	5	Fair	Medium	Low	Low	on slope	814251.758	836714.750	127.710
T222	*Schima superba*	木荷	0.4	10	4	Fair	Low	Low	Low	restricted root growth, on slope	814253.329	836710.421	128.580
T223	*Aquilaria sinensis*	土沉香	0.1	8	4	Fair	Low	High	Low	leaning, broken branch, on slope	814250.871	836706.754	131.130
T224	*Schima superba*	木荷	0.2	12	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814253.096	836707.272	130.620
T225	*Canthium dicoccum*	魚骨木	0.2	8	6	Fair	Medium	Low	Low	restricted root growth, on slope	814253.513	836704.410	132.850
T234	*Sterculia lanceolata*	假蘋婆	0.1	6	10	Fair	Low	Low	Low	on slope	814248.487	836715.968	127.450
T235	*Tetradium glabrifolium*	楝葉吳茱萸	0.3	8	5	Fair	Medium	Low	Low	vines on trunk, restricted root growth, on slope	814241.578	836706.703	136.100
T236	*Machilus chekiangensis*	浙江潤楠	0.1	6	2	Fair	Low	Low	Low	restricted root growth, on slope	814241.893	836706.900	134.600
T237	*Sterculia lanceolata*	假蘋婆	0.3	6	2	Fair	Medium	Medium	Low	restricted root growth, on slope	814245.571	836707.532	131.830

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T240	*Schima superba*	木荷	0.3	9	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814259.325	836672.663	124.890
T241	*Machilus chekiangensis*	浙江潤楠	0.3	9	4	Fair	Medium	Low	Low	restricted root growth, on slope	814262.595	836683.446	124.110
T242	*Cyclobalanopsis neglecta*	竹葉青岡	0.3	9	4	Fair	Low	Low	Low	leaning, cracks on trunk, restricted root growth, on slope	814266.524	836701.028	126.780
T243	*Cinnamomum parthenoxylon*	黃樟	0.2	8	6	Fair	Medium	Low	Low	restricted root growth, on slope	814260.698	836675.826	127.500
T244	*Cinnamomum parthenoxylon*	黃樟	0.2	10	6	Fair	Medium	Low	Low	restricted root growth, on slope	814257.288	836675.425	129.340
T245	*Sterculia lanceolata*	假蘋婆	0.1	8	6	Withering	Low	Low	Low	restricted root growth, on slope	814258.226	836676.781	129.900
T246	*Machilus chekiangensis*	浙江潤楠	0.1	11	5	Fair	Low	Low	Low	restricted root growth, on slope	814259.055	836677.566	130.440
T247	*Machilus chekiangensis*	浙江潤楠	0.1	12	4	Fair	Medium	Low	Low	restricted root growth, on slope	814258.578	836681.863	132.820
T248	*Machilus chekiangensis*	浙江潤楠	0.2	12	5	Fair	Medium	Low	Low	restricted root growth, on slope	814259.644	836683.822	132.140
T249	*Machilus chekiangensis*	浙江潤楠	0.1	8	10	Fair	Medium	Low	Low	restricted root growth, on slope	814260.448	836686.297	131.610
T250	*Bridelia insulana*	禾串樹	0.1	8	5	Fair	Low	Low	Low	cavity on trunk, restricted root growth, on slope	814257.894	836683.366	134.900
T251	*Bridelia insulana*	禾串樹	0.1	8	3	Withering	Low	Low	Low	dead stub, restricted root growth, on slope	814242.825	836720.744	124.930
T252	*Aporosa dioica*	銀柴	0.1	10	3	Fair	Medium	Low	Low	wound on trunk, restricted root growth, on slope	814252.652	836679.257	135.940
T253	*Cyclobalanopsis neglecta*	竹葉青岡	0.1	6	4	Fair	Low	Low	Low	restricted root growth, on slope	814247.470	836678.997	138.870
T254	*Aporosa dioica*	銀柴	0.1	7	5	Fair	Low	Low	Low	restricted root growth, on slope	814252.607	836674.711	132.300
T255	*Syzygium jambos*	蒲桃	0.1	8	7	Fair	Medium	Medium	Low	restricted root growth, on slope	814248.085	836675.243	136.560
T256	*Syzygium levinei*	山蒲桃	0.2	12	8	Fair	Medium	Low	Low	restricted root growth, on slope	814246.702	836675.682	137.640
T257	*Syzygium jambos*	蒲桃	0.2	9	6	Fair	Medium	Medium	Low	restricted root growth, on slope	814248.844	836674.179	135.050
T258	*Syzygium jambos*	蒲桃	0.1	6	6	Fair	Low	Low	Low	restricted root growth, on slope	814252.332	836673.001	131.130
T259	*Machilus chekiangensis*	浙江潤楠	0.1	8	5	Fair	Medium	Low	Low	leaning, restricted root growth, on slope	814253.967	836671.468	128.960
T260	(Dead Tree)	(枯死樹木)	0.2	9	9	-	-	-	-	dehydrated trunk	814249.576	836672.156	133.450
T261	*Dimocarpus longan*	龍眼	0.2	9	8	Fair	Medium	Medium	Low	restricted root growth, on slope	814238.125	836672.418	140.560
T262	*Dimocarpus longan*	龍眼	0.1	11	4	Fair	Low	Low	Low	restricted root growth, on slope	814240.882	836671.162	138.250
T263	*Machilus chekiangensis*	浙江潤楠	0.1	8	10	Fair	Medium	Low	Low	restricted root growth, on slope	814244.166	836669.187	135.060
T264	*Mangifera indica*	杧果	0.4	12	10	Fair	Medium	Medium	Low	restricted root growth, on slope	814235.040	836668.830	139.290
T265	*Syzygium levinei*	山蒲桃	0.1	6	4	Fair	Medium	Low	Low	restricted root growth, on slope	814252.251	836668.969	128.220
T266	*Sterculia lanceolata*	假蘋婆	0.1	9	6	Fair	Medium	Medium	Low	restricted root growth, on slope	814239.924	836667.802	136.220
T267	*Machilus chekiangensis*	浙江潤楠	0.4	10	10	Fair	Medium	Low	Low	restricted root growth, on slope	814246.992	836669.332	133.140
T268	*Cinnamomum parthenoxylon*	黃樟	0.2	14	6	Fair	Low	Low	Low	restricted root growth, on slope	814244.614	836666.256	132.830
T269	*Sterculia lanceolata*	假蘋婆	0.1	9	8	Fair	Low	Low	Low	restricted root growth, on slope	814242.003	836665.565	133.830
T270	*Machilus chekiangensis*	浙江潤楠	0.1	9	12	Withering	Low	Low	Low	broken trunk, on slope	814249.876	836666.496	128.800

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

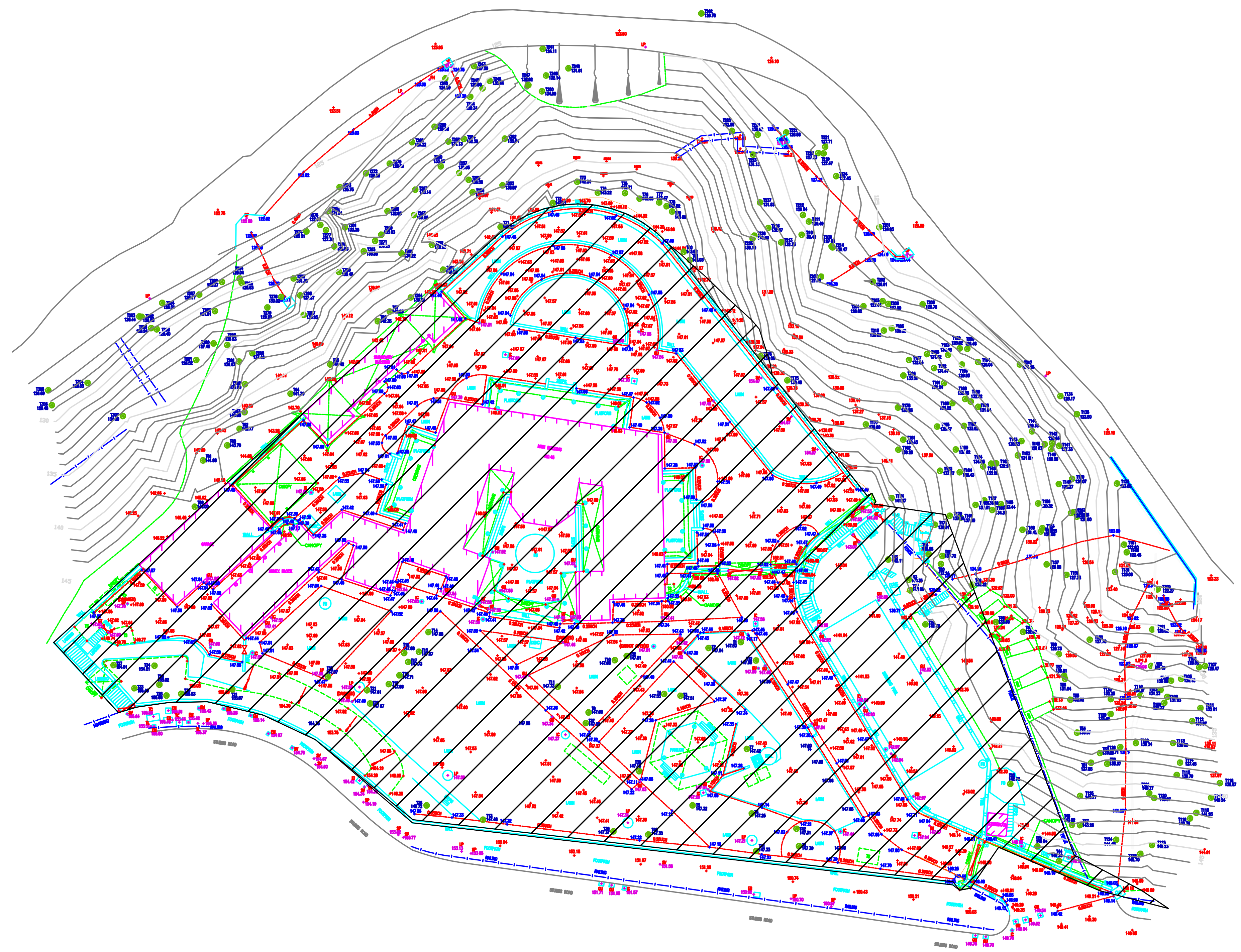
Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T271	*Cinnamomum parthenoxylon*	黃樟	0.2	9	10	Fair	Medium	Medium	Low	restricted root growth, on slope	814241.322	836664.878	134.230
T272	*Ficus subpisocarpa*	筆管榕	0.1	12	8	Fair	Low	Low	Low	cavity on branch, leaning, restricted root growth, on slope	814248.805	836663.865	128.090
T273	*Cinnamomum parthenoxylon*	黃樟	0.3	12	14	Fair	Medium	Medium	Low	restricted root growth, on slope	814247.273	836660.944	125.750
T274	*Machilus chekiangensis*	浙江潤楠	0.1	12	10	Fair	Medium	Low	Low	restricted root growth, on slope	814242.362	836657.265	125.510
T275	*Sterculia lanceolata*	假蘋婆	0.2	11	7	Fair	Medium	Medium	Low	restricted root growth, on slope	814243.076	836658.812	127.570
T276	*Syzygium levinei*	山蒲桃	0.1	9	8	Fair	Medium	Low	Low	restricted root growth, on slope	814240.700	836660.357	129.050
T277	*Syzygium levinei*	山蒲桃	0.1	6	8	Fair	Medium	Low	Low	restricted root growth, on slope	814242.499	836659.428	127.300
T278	*Sterculia lanceolata*	假蘋婆	0.1	9	10	Fair	Medium	Medium	Low	restricted root growth, on slope	814235.108	836654.472	130.020
T279	*Cinnamomum parthenoxylon*	黃樟	0.1	12	10	Fair	Medium	Medium	Low	restricted root growth, on slope	814233.935	836652.946	129.200
T280	*Machilus chekiangensis*	浙江潤楠	0.1	11	6	Fair	Low	Low	Low	restricted root growth, on slope	814229.947	836646.989	127.460
T281	*Machilus chekiangensis*	浙江潤楠	0.1	4	8	Fair	Medium	Low	Low	restricted root growth, on slope	814228.105	836645.068	126.520
T282	*Syzygium levinei*	山蒲桃	0.1	8	4	Fair	Medium	Low	Low	restricted root growth, on slope	814232.910	836639.001	126.580
T283	*Ficus variegata*	青果榕	0.1	6	4	Fair	Medium	Low	Low	restricted root growth, on slope	814232.935	836638.752	126.440
T284	*Syzygium levinei*	山蒲桃	0.1	8	6	Fair	Medium	Low	Low	wounds on trunk, restricted root growth, on slope	814234.445	836641.291	126.510
T285	*Syzygium levinei*	山蒲桃	0.1	6	6	Fair	Medium	Low	Low	restricted root growth, on slope	814231.640	836640.074	128.940
T286	*Bridelia insulana*	禾串樹	0.1	6	10	Fair	Medium	Low	Low	restricted root growth, on slope	814231.512	836640.693	129.400
T287	*Machilus chekiangensis*	浙江潤楠	0.1	12	6	Fair	Medium	Low	Low	dead stub, restricted root growth, on slope	814235.362	836645.394	128.170
T288	(Dead Tree)	(枯死樹木)	0.2	5	1	-	-	-	-	dehydrated trunk	814233.528	836647.136	131.510
T289	*Machilus chekiangensis*	浙江潤楠	0.1	10	4	Fair	Medium	Low	Low	restricted root growth, on slope	814236.765	836647.911	128.370
T290	*Sterculia lanceolata*	假蘋婆	0.1	14	8	Fair	Medium	Medium	Low	restricted root growth, on slope	814229.765	836648.502	135.530
T291	*Syzygium levinei*	山蒲桃	0.2	10	9	Fair	Medium	Low	Low	broken trunk, on slope	814227.947	836649.794	136.670
T292	*Machilus chekiangensis*	浙江潤楠	0.3	11	9	Withering	Low	Low	Low	on slope	814225.423	836650.457	138.900
T293	*Syzygium levinei*	山蒲桃	0.2	12	8	Fair	Medium	Low	Low	on slope	814222.325	836650.417	140.800
T294	*Schefflera heptaphylla*	鴨腳木	0.1	12	6	Fair	Low	Low	Low	restricted root growth, on slope	814237.145	836649.872	129.040
T295	*Aporosa dioica*	銀柴	0.1	8	4	Fair	Low	Low	Low	restricted root growth, on slope	814236.651	836650.092	129.630
T296	*Machilus chekiangensis*	浙江潤楠	0.4	16	10	Fair	Medium	Low	Low	on slope	814228.866	836651.284	137.460
T297	*Sterculia lanceolata*	假蘋婆	0.1	10	4	Fair	Medium	Medium	Low	restricted root growth, on slope	814233.111	836656.965	134.950
T298	*Machilus chekiangensis*	浙江潤楠	0.1	12	6	Fair	Medium	Low	Low	restricted root growth, on slope	814235.270	836656.584	133.870
T299	*Machilus chekiangensis*	浙江潤楠	0.2	14	8	Fair	Medium	Low	Low	restricted root growth, on slope	814237.152	836655.852	131.300
T300	*Tetradium glabrifolium*	楝葉吳茱萸	0.3	14	8	Fair	Medium	Low	Low	on slope	814237.871	836660.879	135.450
T301	*Tetradium glabrifolium*	楝葉吳茱萸	0.2	10	8	Fair	Low	Low	Low	restricted root growth, on slope	814242.812	836661.547	133.350

King Yin Lei Slope, Hong Kong
Tree Assessment Schedule (Outside Site Boundary)

Inspection date: 28/9/2019

Tree ID no.	Botanical Name	Chinese name	Girth at 1.3m above ground (m)	Overall Height (m)	Average Spread (m)	Health Condition (Healthy / Fair / Withering / Dead)	Form (Good / Medium / Low)	Amenity Value (High / Medium / Low)	Anticipated survival rate after transplanting (High / Med / Low)	Remarks	Northing (m)	Easting (m)	Existing ground level at the trunk base (mpd)
T302	*Sterculia lanceolata*	假蘋婆	0.1	10	12	Fair	Medium	Medium	Low	restricted root growth, on slope	814244.652	836659.699	131.910
T303	*Machilus chekiangensis*	浙江潤楠	0.1	12	6	Fair	Medium	Low	Low	restricted root growth, on slope	814240.153	836663.620	135.850
T304	*Bauhinia variegata*	宮粉羊蹄甲	0.1	10	6	Fair	Medium	Medium	Low	sap flow on trunk, on slope	814225.572	836633.020	128.530
T305	*Rhus succedanea*	野漆樹	0.1	10	6	Fair	Low	Low	Low	leaning, restricted root growth, on slope	814224.750	836628.667	126.690
T306	*Bridelia insulana*	禾串樹	0.1	8	8	Fair	Medium	Low	Low	restricted root growth, on slope	814223.104	836629.058	128.480
T307	*Bauhinia variegata*	宮粉羊蹄甲	0.2	7	8	Fair	Medium	Medium	Low	on slope	814221.901	836636.925	134.390



ABBREVIATIONS :-

BH	BORE HOLE	MR	MIRROR POST
BO	BOLLARD	P	POST
CCH	COVERED CHANNEL	PT	TRIAL PIT
CL	COVER LEVEL	RK	ROCK
CLF	CHAIN LINK FENCE	SC	SPRAYED CONCRETE
CO	COLUMN	SCH	STEPPED CHANNEL
conc	CONCRETE	SE	SEAT
CP	CATCH PIT	SH	SHRINE
DC	DUCT COVER	SP	SIGN POST
DP	DOWN PIPE	ST	SEPTIC TANK
EC	ELECTRIC COVER	SV	STOP VALVE
EE	ELECTRICITY EARTH	SW	SWITCH BOX
EM	ELECTRIC MANHOLE	TC	TELEPHONE COVER
EP	ELECTRIC POLE	TL	TRAFFIC LIGHT
FB	FLOWER BED	TP	TELEGRAPH POLE
FH	FIRE HYDRANT	TS	TEMPORARY STRUCTURE
GA	GAS VALVE	TV	CABLE TV
GR	GRAVE	UCH	U CHANNEL
GU	GULLEY	WE	WELL
HF	HOARDING FOOTING	WT	WATER TANK
IC	INSPECTION COVER	TR	TREE (GIRTH/HEIGHT/SPREAD)
ICF	INSPECTION COVER-FOUL WATER		
ICS	INSPECTION COVER-STORM WATER		
IL	INVERT LEVEL		
LP	LAMP POST		
MB	MAIL BOX		
MH	MANHOLE		

SYMBOLS :-

ROCK BOULDER

DIRECTION OF FLOW

CANOPY

GATE

ARTIFICIAL SLOPE

TREE

(17.116) OVER-HANG STRUCTURE LEVEL

17.116 TOP ROOF LEVEL

HOUSE/BUILDING

HARD DETAIL

SOFT DETAIL

LOT BOUNDARY

FEATURE BOUNDARY

VERTICAL RETAINING WALL

OVERHEAD STRUCTURE

DRAIN

FENCE/HOARDING/RAILING

NOTES :

1. All dimensions are in metres.
2. All spot level positions are indicated by a cross.
3. All levels are in metres to Principal Datum (PD) unless noted otherwise.
4. All co-ordinates are refer to Hong Kong (1980) metric grid co-ordinates system.
5. Channels are U shaped except where stated, widths are given.

SCALE 1 : 200@A1

10 8 6 4 2 0 metre 10 20

DATE OF SURVEY : JULY 2019

AMPLE SURVEYOR SERVICES LIMITED

KING YIN LEI

NO. 45, STUBBS ROAD, HONG KONG

TREE SURVEY (WITHOUT SITE BOUNDARY)

PLAN NO. 5492/02/S1

REVISION NO.	DESCRIPTIONS	DATE
0		20-SEPT-2019

DRAWN BY: JAMES CHEUNG

SURVEYED BY: SIMON, T.C. LEE

APPROVED BY:

WONG YIU CHO, JOSEPH

AUTHORIZED LAND SURVEYOR FHKIS MRICS RPS(LS)

Appendix XIV
Slope Features

Slope Features Adjoining King Yin Lei

For identification only

Slope/Retaining Wall Feature 4
SMRIS Slope no.: 11SW-

Responsible Party: IL Lot 9022
(Within IL Lot 9022 and adjacent to Government Land)

Slope/Retaining Wall Feature 4
SMRIS Slope no.: 11SW-D/FR555(2)

Responsible Party: DEVB
(Partly within IL 9022 and partly on Government land)

Slope/Retaining Wall Feature 5
SMRIS Slope no.: 11SW-D/FR689

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 2
SMRIS Slope no.: 11SW-D/F283

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 7
SMRIS Slope no.: 11SW-D/R556

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 6
SMRIS Slope no.: 11SW-D/R555

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 1
SMRIS Slope no.: 11SW-D/C33

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 9
SMRIS Slope no.: 11SW-D/R132

Responsible Party: HyD
(On Government Land to the south of GLA-HK1072 and abutting Stubbs Road)

Slope/Retaining Wall Feature 8
SMRIS Slope no.: 11SW-D/R573

Responsible Party: DEVB
(Within GLA-HK1072)

Slope/Retaining Wall Feature 3
SMRIS Slope no.: 11SW-D/F285

Responsible Party: DEVB
(Within GLA-HK1072)

Notes:

- Slope/Retaining Wall Feature under the purview of IL Lot9022
- Slope/Retaining Wall Feature under the purview of DEVB
- Slope/Retaining Wall Feature under the purview of HyD

Slope Maintenance Responsibility Report (11SW-D/R132)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/R132**		**Sub-Division**	Not Applicable
	Location	ON GOVERNMENT LAND TO THE SOUTH OF GLA-HK1072 & ABUTTING STUBBS ROAD		
	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.		

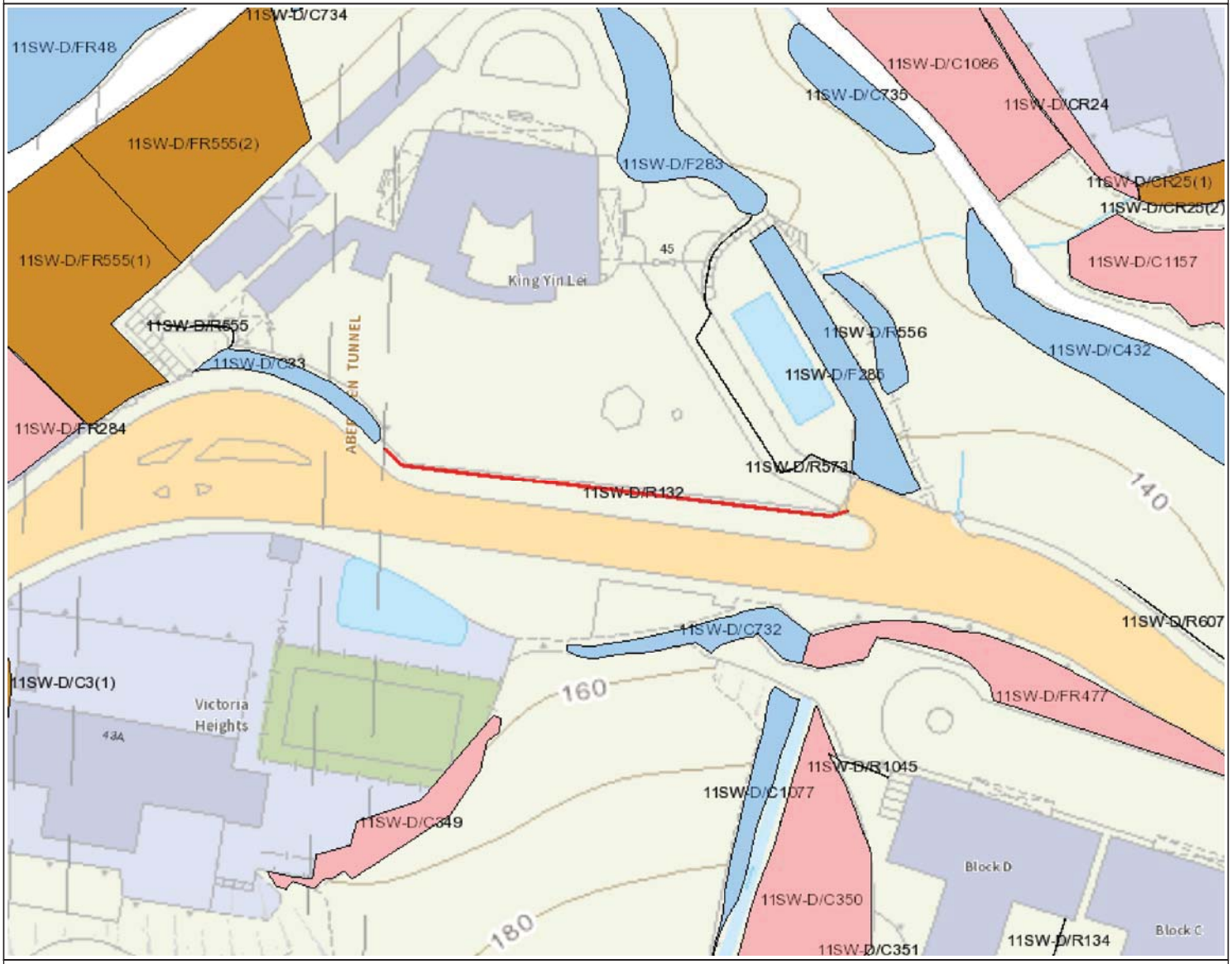
- End of Report -

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.

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 29/08/2019

Slope Maintenance Responsibility Report (11SW-D/R573)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/R573**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

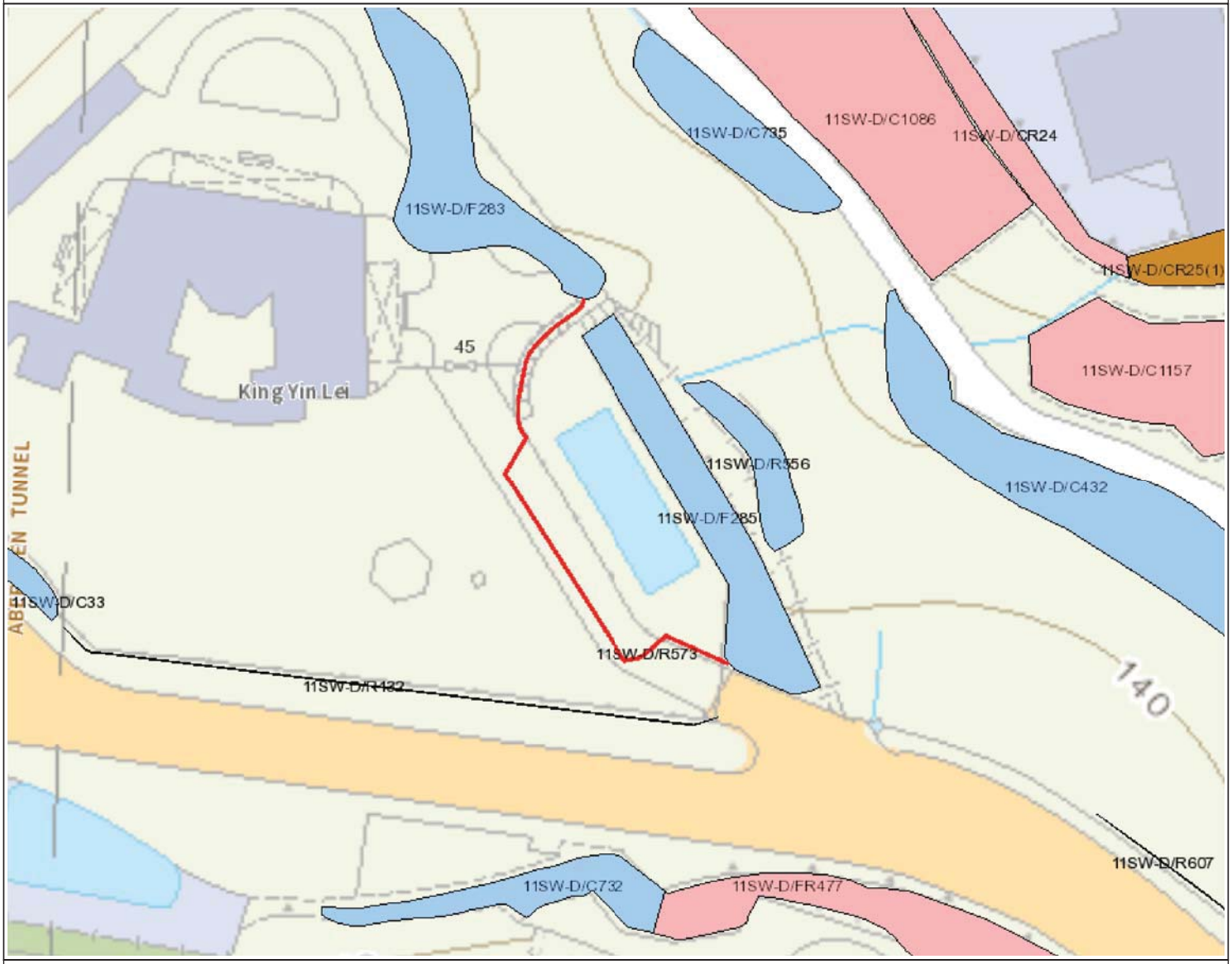
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 16/07/2019

Slope Maintenance Responsibility Report (11SW-D/F285)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/F285**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

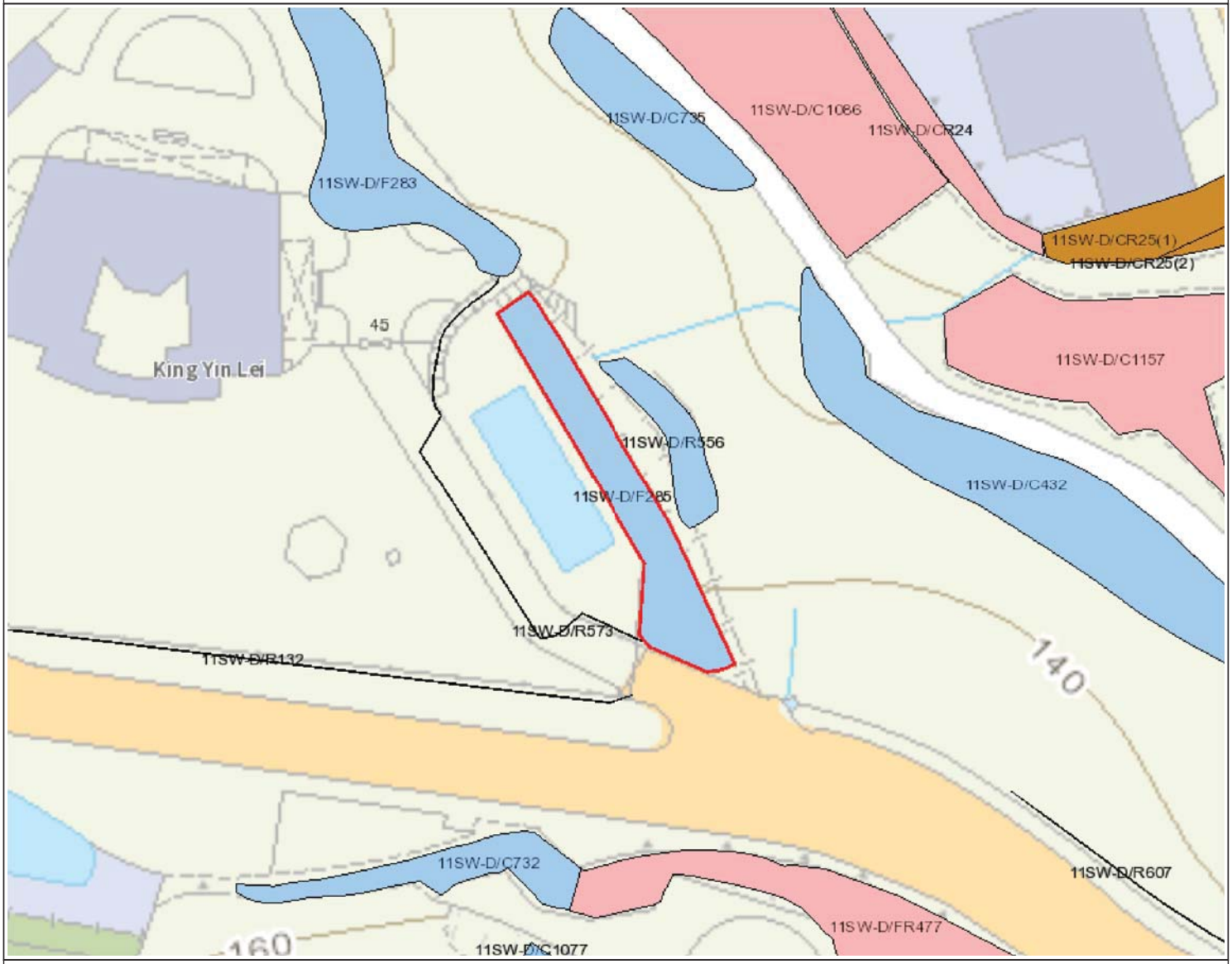
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 16/07/2019

Slope Maintenance Responsibility Report (11SW-D/R556)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/R556**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

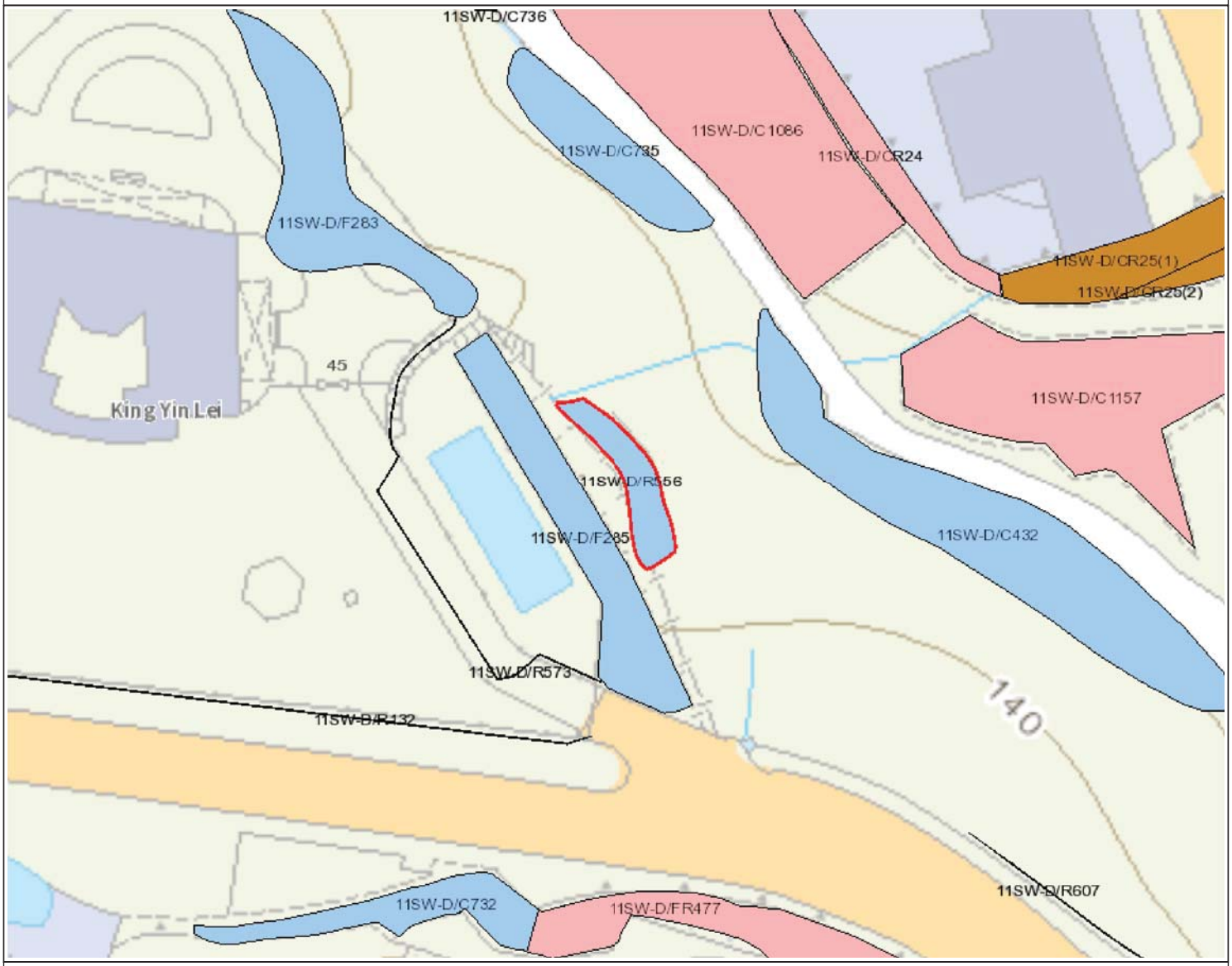
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 16/07/2019

Slope Maintenance Responsibility Report (11SW-D/F283)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/F283**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Slope information being reviewed.		

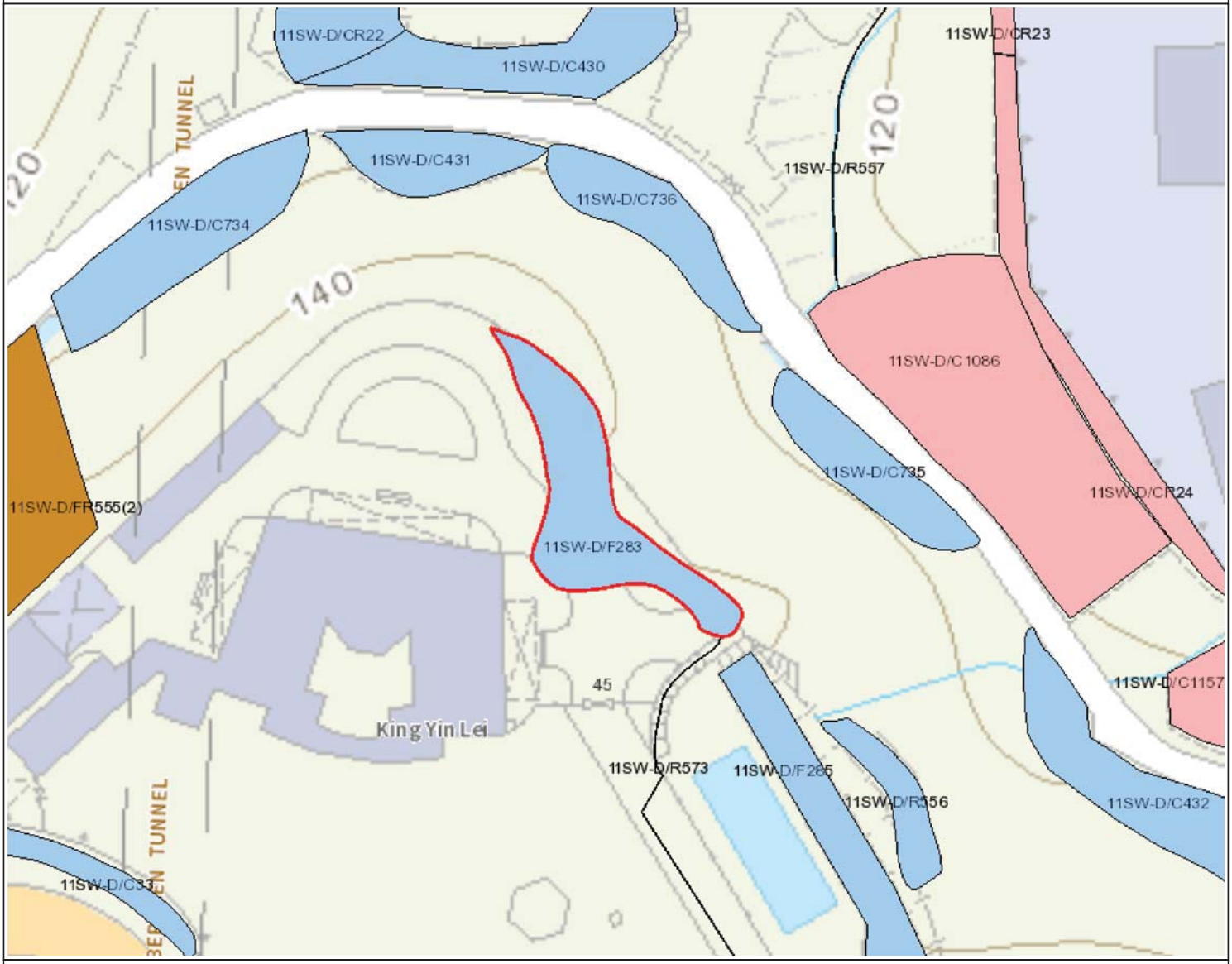
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 16/07/2019

Slope Maintenance Responsibility Report (11SW-D/FR555)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/FR555**		**Sub-Division**	1
	Location	Partly within IL 9022 and partly on Government land		
	Responsible Lot/Party	IL 9022	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

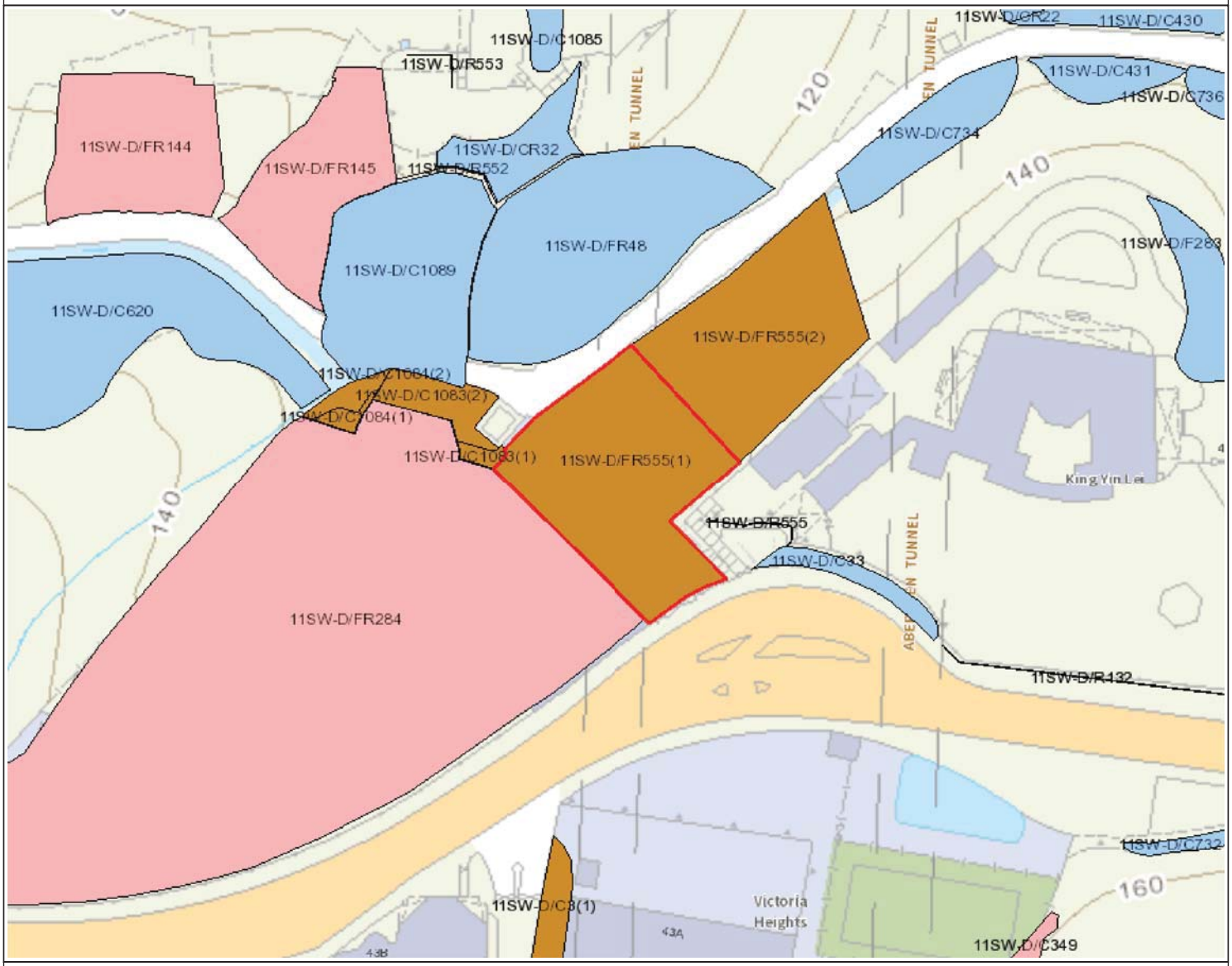
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 29/08/2019

Slope Maintenance Responsibility Report (11SW-D/FR555)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/FR555**		**Sub-Division**	2
	Location	Partly within IL 9022 and partly on Government land		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Architectural Services Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent direct.		

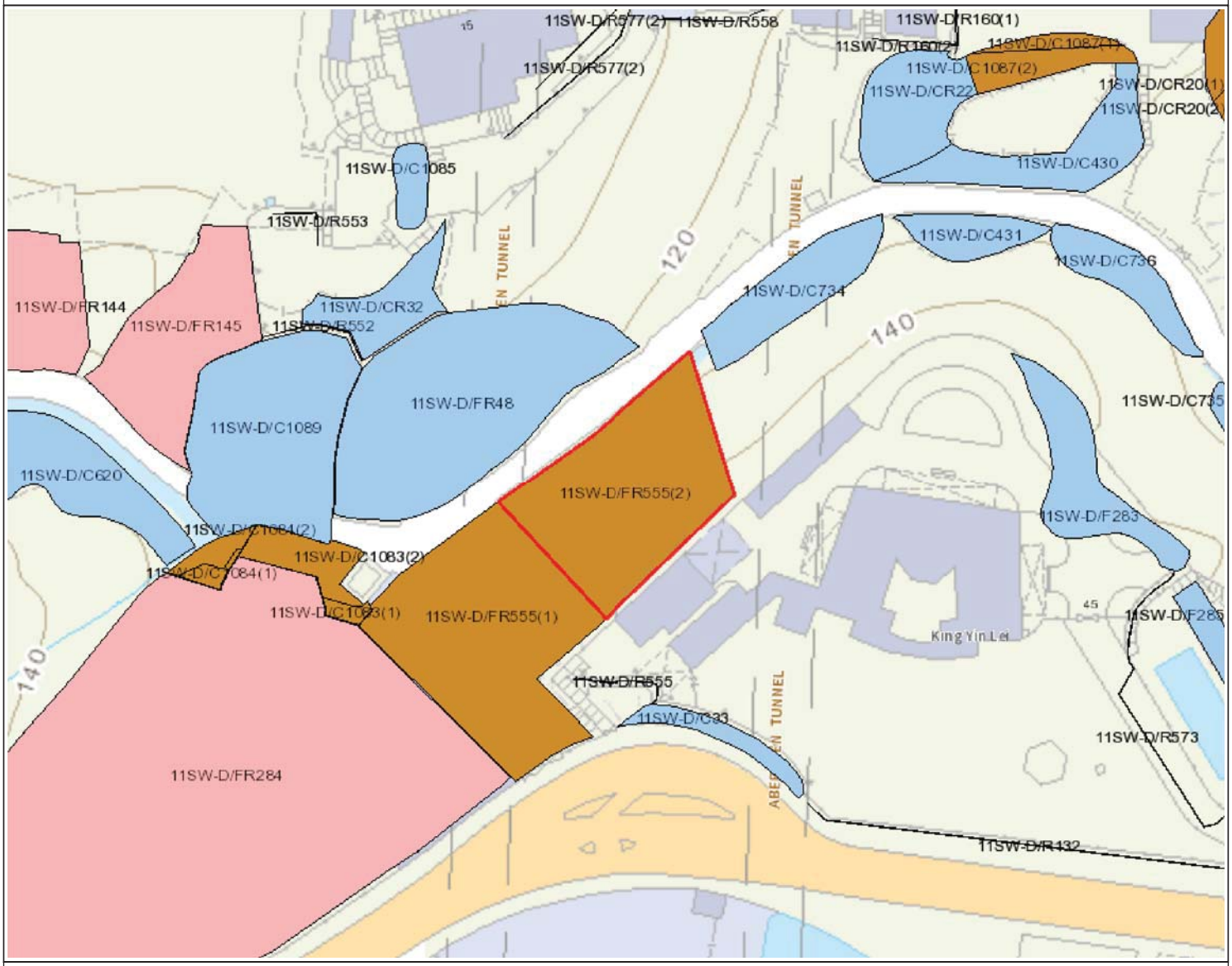
- End of Report -

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.

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 29/08/2019

Slope Maintenance Responsibility Report (11SW-D/R555)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/R555**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

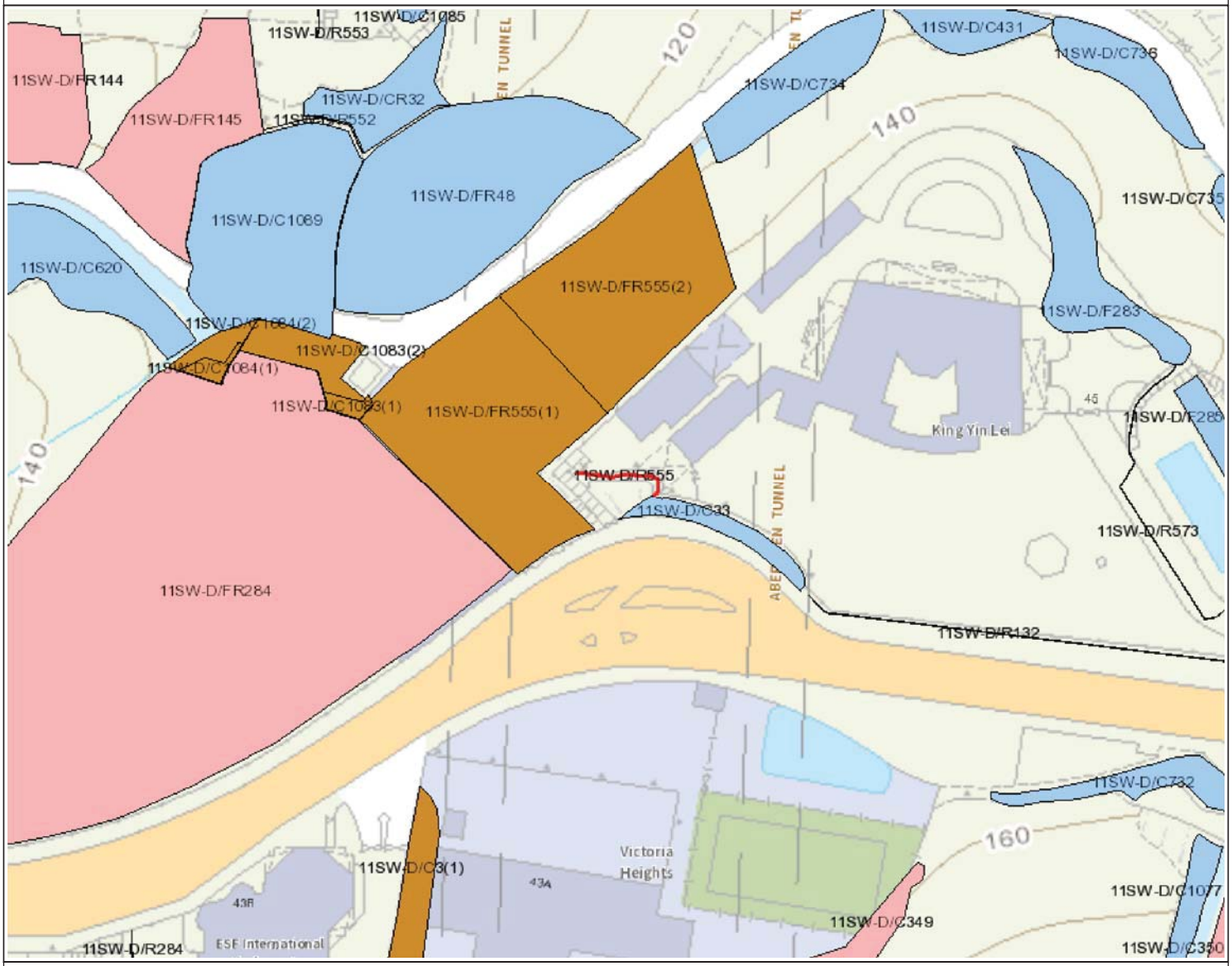
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 29/08/2019

Slope Maintenance Responsibility Report (11SW-D/C33)	ESTATE MANAGEMENT SECTION LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	**11SW-D/C33**		**Sub-Division**	Not Applicable
	Location	WITHIN GLA-HK1072		
	Responsible Lot/Party	Development Bureau	**Maintenance Agent**	Not Applicable
	Remarks	Not Applicable		

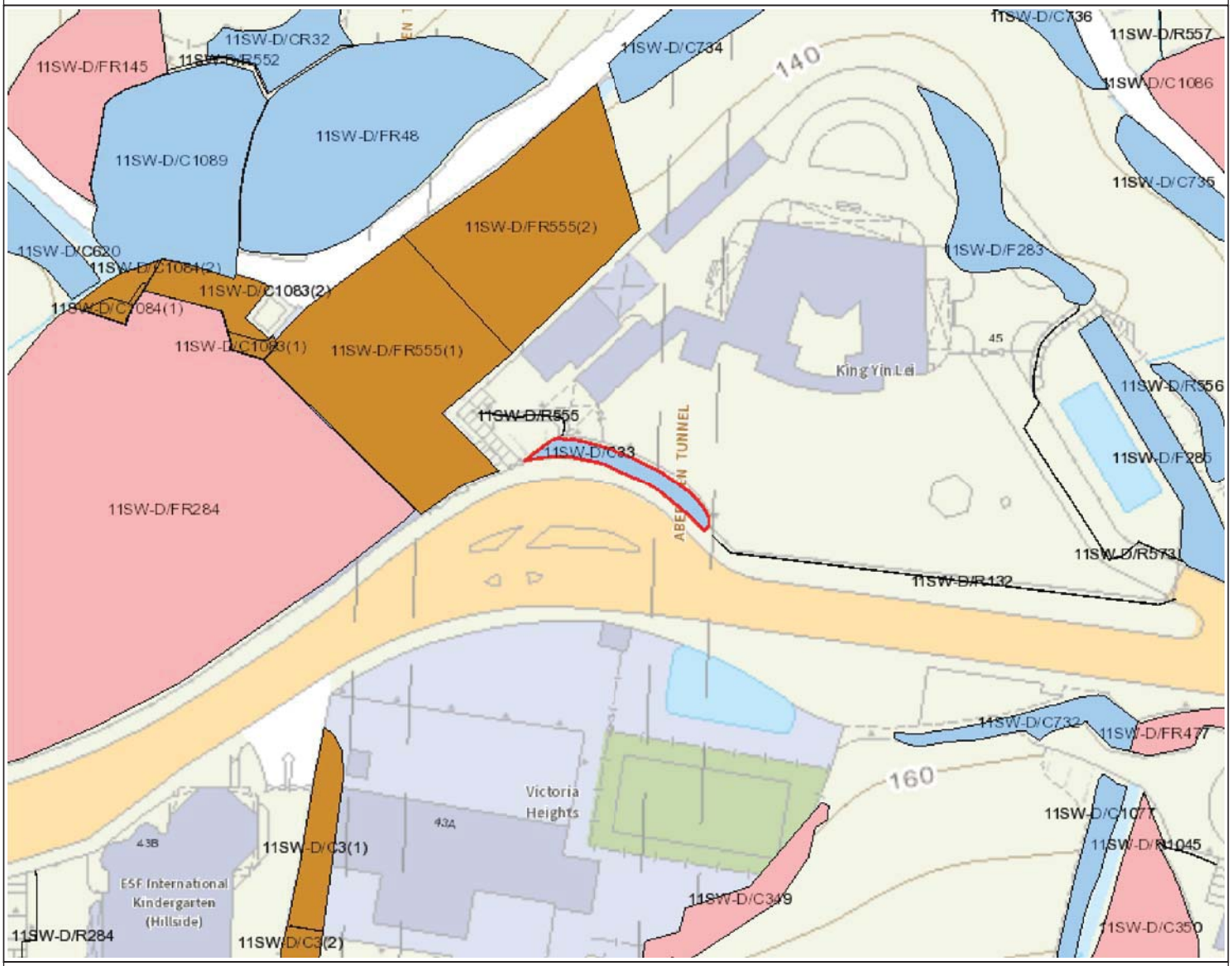
- End of Report -

Notes:

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

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

Location Plan



Legend

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

ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

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

Printed on: 29/08/2019

Appendix XV
Recurrent Expenditure

Recurrent Expenditure

A. Electricity Fee

Possible Use(s)[1]	**GFA (m^2) (a)**	**Net Gross Ratio (b)**	**IFA (m^2) (c)=(a) x(b)**	**Energy Consumption Indicator (MJ/m^2/annum) (d)**	**Energy Consumption per annum (kWh/annum)[3] (e)=(c)x(d)x0.2778**	**Estimated Electricity Fee ($) [4] per annum**	**Energy Consumption is based on the following Groups of Uses on EMSD's website [2]**
Eating Place (Light Refreshment Restaurant, Cooked Food Centre or Canteen)	1,735	90%	1,562	5729	2,485,948	3,367,733	Other Eating and Drinking Place
Educational Institution				630	273,372	369,693	Adult Education / Tutorial / Vocational Course
Exhibition and Convention Hall				1009	437,829	592,532	Government Office
Research, Design and Development Centre				476	206,548	279,146	Central services for building (multiple tenants) with central air-conditioning supply for tenants
Shop and Services				1479	641,773	868,876	Arcade/ Basement/ Upper Floor/ Shop

Notes:

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

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

(3) 1MJ x 0.2778 = 1kWh

(4) Electricity fee of Hong Kong side is based on the tariff charged by Hong Kong Electric Holdings Limited (HEH).
HEH: @0.980 for first 500 units, @$1.020 for the next 1,000 units, @ 1.131 for next 18,500 units and @1.158 thereafter. Fuel clause adjustment charge is @0.197.
1 Unit = 1kWh.
The estimated electricity fee is for the projection in the application only. The actual fee will be subject to the then tariff and actual demand and consumption.
The calculation based on an assumption of average consumption on every month during the 1 year period.

B. Water and Sewage Charge

Possible Use(s)[1][2]	GFA (m^2) (a)	Net Gross Ratio (b)	IFA (m^2) (c)=(a)x(b)	Estimated Water & Sewage Charge($)/month (d)=(c)x$0.3	Estimated Water & Sewage Charge ($)
Eating Place (Light Refreshment Restaurant, Cooked Food Centre or Canteen)	1,735	90%	1,562	5,832	69,984
Educational Institution				469	5,628
Exhibition and Convention Hall				469	5,628
Research, Design and Development Centre				469	5,628
Shop and Services				469	5,628

Notes:

(1) According to the standard accommodation rate issue by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is $0.3 per m2.
Based on the above estimate, it is assumed that the use of water per m2 of:
Educational Institution, Exhibition and Convention Hall, Research, Design and Development Centre and Shop and Services = Offices

(2) The estimated water and sewage charge per month for Eating Place =
[No. of sink x Operation Time (hours)] x Liter per second x No.s of Seconds per hour x Estimated Water & Sewage Charge per m^2 x nos of days the eating place operates per months =
(i) x (ii) x 3600 x (iii) x (iv) = 45 x 0.00016 x 3600 x 7.5 x 30 = $5,832

(i) Say 5 nos. of sink operate in 9 hours in total per day = 45 hrs

(ii) The water tap of sink flows 0.161/s (According to Members of Intuition of Plumbing Engineers Guide), therefore the water tap of sink flows = 0.00016m^3/s

(iii) According to the standard accommodation rate issued by the Water Supplies Department, the estimated monthly water and sewage charge of trade is $7.5 per m^3.

(iv) Nos. of days the food and beverage services operate (say 30 days for month)

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

C. Rate and Rent

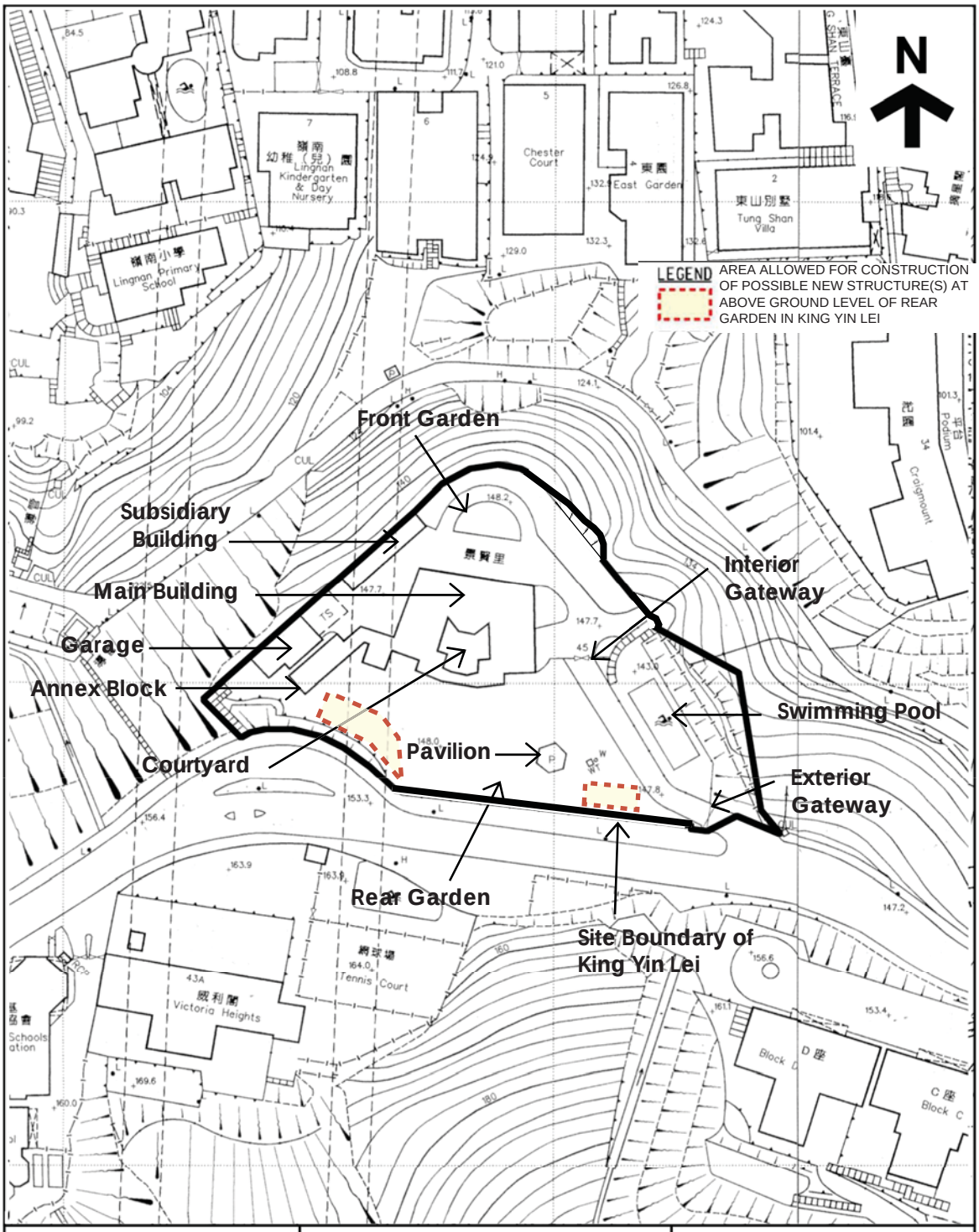
Possible Use(s)[1]	**GFA (m^2) (a)**	**Site Area (m^2)**	**Rateable Value [1] ($) (a)**	**Rent/annum ($) (b)=(a)x5%**	**Rate/annum ($) (c)=(a)x3%**	**Rates & Rent/annum ($) (d)=(b)+(c)**
Eating Place (Light Refreshment Restaurant, Cooked Food Centre or Canteen)	1,735	4,910	4,080,720	204,036	122,422	326,458
Educational Institution						
Exhibition and Convention Hall						
Research, Design and Development Centre						
Shop and Services						

Notes:

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

Appendix XVI

Possible Area(s) for New Structure(s)



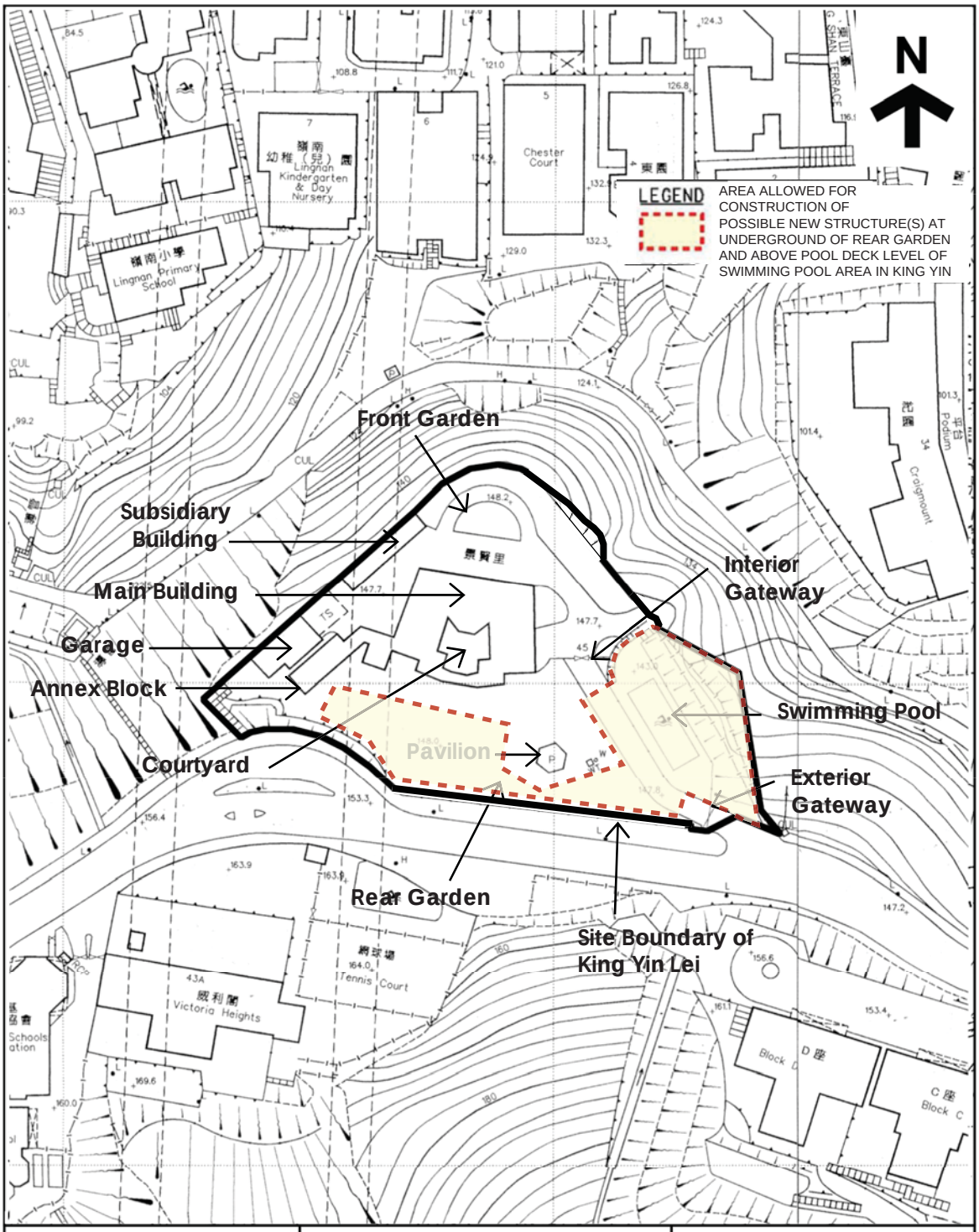
THE SITE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SW-D
SHEET DATE: 2019-06-27

KING YIN LEI

45 STUBBS ROAD
HONG KONG

DRAWING NO.: APPENDIX XVI-01
AREA ALLOWED FOR CONSTRUCTION OF POSSIBLE NEW STRUCTURE(S) AT ABOVE GROUND LEVEL OF REAR GARDEN IN KING YIN LEI



THE SITE

EXTRACT PLAN BASED ON SURVEY
SHEET No. 11-SW-D
SHEET DATE: 2019-06-27

KING YIN LEI

45 STUBBS ROAD
HONG KONG

DRAWING NO.: APPENDIX XVI-02
AREA ALLOWED FOR CONSTRUCTION OF POSSIBLE NEW STRUCTURE(S) AT UNDERGROUND OF REAR GARDEN AND ABOVE POOL DECK LEVEL OF SWIMMING POOL AREA IN KING YIN LEI

Appendix XVII
Requirement for Preliminary Traffic Assessment

Requirements for Preliminary Traffic Assessment

1. The selected applicant would be required to provide parking spaces and loading / unloading areas within the site for all parking, loading / unloading needs arising from the operation of the project. However, the number of parking spaces should be limited to avoid attracting traffic loads that may adversely affect the existing road networks. The selected applicant would also be required to design and implement traffic measures to ensure that no vehicles attracted to/generated from the project will carry out such activities (parking, loading/unloading) or waiting on public roads to enter the site.

   The applicants are required to demonstrate in detail in the submission how he can fulfil these requirements. The details shall include, inter alia, the location and the layout of the parking, loading / unloading areas.

2. The selected applicant would be required to design and construct the vehicular access with associated signage, and implement management measures in such a way that (a) it will be safe for vehicles to pass through the access safely, and (b) traffic on a public road will not be adversely affected by vehicles coming into or out of the project site.

   The applicants are required to demonstrate in the submission how he can provide the vehicular access to fulfil these requirements.

3. It is desirable for the project to spread out the traffic generated by or attracted to the project so that as few vehicles per hour as possible will be generated/attracted, particularly during 8 a.m. – 10 a.m. and 4 p.m. – 7 p.m. on weekdays; and it is essential that the selected applicant is familiar with the characteristics of the traffic pattern on Stubbs Road, with respect to both vehicular and pedestrian traffic. Minimal vehicular traffic intensity generated by the operation of the project, particularly during the above-quoted hours, will be taken as a favourable factor when the proposal is assessed. It is also necessary that there is sufficient capacity of walkway for the pedestrians generated by/attracted to the project to walk on safely.

   Hence, the applicant shall describe in the submission how the project can be managed in such a way as to minimise adverse traffic impact on Stubbs Road during the construction and operation of the project, with respect to both vehicular traffic and pedestrian traffic. In addition, the applicant shall submit in the proposal a schedule showing the vehicle types (with sizes), estimated numbers, routing, and the time of coming to and leaving the site during the construction stage and the operation stage. The applicant shall also submit the estimated number of pedestrians, routing and the time of coming to and leaving the site on foot.