



YOUR REF 查詢編號:   
 OUR REF 本署檔號: **BD 2/3041/09**   
 FAX 傳真號碼: **2845 1585**   
 TEL 電話: **2626 1414**   
 www.bd.gov.hk

Mr. Tam Kam-yip Antonio  
 Planning Services International (Asia) Ltd.  
 6/F, Bangkok Bank Building,  
 18 Bonham Strand West,  
 Sheung Wan,  
 Hong Kong.

11 February, 2010

JOB NO.	<b>RECEIVED</b>	DES. NO.
1121	17 FEB 2010	
CC	<i>[Signature]</i>	

Dear Sir,

**137-143 Wan Chai Road, Hong Kong - I.L. 841 s.A**  
**ss.1, s.A R.P., s.B & R.P. and I.L. 622 s.A**

I refer to your application received on 15 January, 2010 for approval of proposals in respect of BUILDING.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above - mentioned plans submitted with your application received on 15 January, 2010 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the Buildings Ordinance refers.

6. Your plans have been referred to the Director of Fire Services for comments. Since a fire certificate is not available, your attention is drawn to the Buildings Ordinance section 4(3) & 21(6)(d) in case any amendments are required.

7. Your plan has been referred to the District Lands Officer/HK East. His comments would be conveyed to you direct.

/s.....

S.L. 9 (10/2009)

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8. It is noted that the District Planning Officer/ HK (Contact Officer: Mr. Ernest FUNG at tel. no. 2231 4934) has no statutory objection to your proposal.

9. The Assistant Commissioner for Transport/ Urban, Transport Department (Contact Officer: Ms. Chiny LEUNG at tel. no. 2294 2600) has no in-principle objection to your proposal subject to the following:-

- (i) The proposed hotel will not consist of other uses that will attract large loading/unloading demand, such as facilities for banquet, conference and sightseeing;
- (ii) The hotel operator/management office should be fully aware of the existing traffic condition in front of and near the development, particularly the traffic conditions during peak hours;
- (iii) This department shall not agree to future request for adjustment to the traffic arrangement of the existing road solely for the above building.

10. The Chief Highway Engineer/HK, Highways Department (Contact Officer: Mr. F K LAI at tel. no. 2231 5722) has the following comments:-

- (i) The AP shall provide clear demarcation line on ground along the lot boundary to differentiate the maintenance responsibilities between the lot owner and the government.
- (ii) The AP shall ascertain that the existing levels of adjoining public roads shown on submission plans are correct.

11. The Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (Contact Officer: Ms. Mandy S M HO at tel. no. 2881 7058) has no objection in principle to your proposal. His comments are listed at **Appendix**.


12. It is recorded that your application for modification/ exemption of B(P)R 36 was not accompanied with an assessment report confirming the mechanical means of ventilation to be provided, PNAP ADM-2 refers. The Form BA16 will be considered upon submission of the said assessment report. In this connection, the internal bathrooms and lavatories without natural lighting and ventilation are considered as non-fundamental contravention of B(P)R 36.

Yours sincerely,

c.c. **Intellihome Inc. Ltd.**  
**House E2,**  
**Fortune Garden,**  
**72 Ting Kok Road,**  
**Tai Po, N.T.**

D of FS  
DLO/HKE  
DPO/HK  
AC for T/U  
CHE/HK  
CO/LA

S.L. 9 (10/2009)

  
(Alex CHOW Kim-ping)  
Chief Building Surveyor  
for Building Authority

**Appendix**

Our Ref.: BD 2/3041/09  
Address: 137-143 Wan Chai Road, Hong Kong - I.L. 841 s.A ss.1, s.A R.P., s.B & R.P. and I.L. 622 s.A  
Subject: Comments from the Chief Officer (Licensing Authority)  
Office of the Licensing Authority, Home Affairs Department

- (a) Letter of acknowledgement on the completion of the proposed A&A works issued by the Building Authority should be submitted to this office before the Licensing Authority to issue a license.
- (b) The licensed hotel should be separated from other areas which are not to be licensed under Hotel and Guesthouse Accommodation Ordinance and Clubs (Safety of Premises) Ordinance with 1 hour FRP construction.
- (c) The licensed area in one application must be physically connected and shall not be separated by other private residences or uses not connected with the operator's business as a hotel operator.
- (d) The applicant should incorporate the furniture layout/seating arrangement into the plans for license application. In connection to item(c) above, the proposed licensed area should be clearly demarcated on plans for consideration by this office.
- (e) Any areas used for operation, management, keeping and control of a hotel should be included in the licensed area.
- (f) Rooms/ Spaces for storage of combustible materials, including linen store/ closets, luggage store, etc., shall be enclosed by walls having an FRP of not less than 1 hour and any opening in the enclosure should be defended by a door having an FRP of not less than 1/2 hour.
- (g) The means of escape for the rear staircase of the building at rear lane leading to Cross Lane is obstructed by unauthorized building works and unauthorized collapsible metal gate.

Upon receipt of a formal application, detailed requirements will be issued to the applicant after a site inspection has been conducted by staff of this office. For any enquiry, please contact Ms. Mandy S M HO at 2881 7058.

**BUILDING AUTHORITY OF HONG KONG**  
**Form BD 106**  
**BUILDINGS ORDINANCE**  
**(Chapter 123)**  
**Section 42**

**Permit under Section 42**

Permit No. HK93/2010(MOD)  
 Our Ref. No. BD 2/3041/09  
 To : Mr. Tam Kam-yip Antonio  
Planning Services International (Asia) Ltd.  
6/F, Bangkok Bank Building,  
18 Bonham Strand West,  
Sheung Wan,  
Hong Kong.

Date 11 February 2010

In exercise of the powers vested in me by section 42 of the Buildings Ordinance, I hereby grant modification of and/or exemption from the provisions of--


- (1) Building (Planning) Regulations 23(3)(a) to permit pipe ducts to be excluded from gross floor area calculation.
- (2) Building (Planning) Regulation 25(1)(a) to exempt the hotel from the provision of open space.

in respect of the proposed \*building works/~~street works~~ at (No. and name of street and locality) 137-143 Wan Chai Road, Hong Kong  
 on (lot no) LL. 841 s.A ss.1, s.A R.P., s.B & R.P. and LL. 622 s.A

2. This permit is granted subject to the following conditions :-

- (a) The said works are to be carried out in accordance with the plans approved on 11 February 2010 under our Ref. No. BD 2/3041/09.
- (b) The conditions imposed in this paragraph are to be incorporated in the subsequent amendment plans for approval before the application for an occupation permit is submitted.
- (c) A checklist of valid Forms BD 106 is to be submitted at the time of the application for an occupation permit.

c.c. Intellihome Inc. Ltd.  
 SMS  
 BD GR/OA/118  
 HK Registry

  
 ( Alex CHOW Kim-ping )  
 Chief Building Surveyor  
 for Building Authority