

22 May 2020

Mr Albert CHU
PolyU Technology and Consultancy Company Limited
QR603, 6/F, QR Core,
The Hong Kong Polytechnic University,
Hung Hom, Kowloon, Hong Kong

Dear Mr CHU,

Heng Fa Chuen, No.100 Shing Tai Road, Hong Kong

I refer to your revised submission attached with MW05 received on 29 April 2020 and your email dated 12 May 2020 with further amendment.

2. It is noted that some proposed floodgates (i.e. S1 and I1) would be constructed in swing-type under Minor Works Control System. You are required to provide further clarifications/ justifications as follows:

- (a) The floodgates (i.e. S1, I1) are proposed to be located at the entrance of residential blocks on G/F level where there is a level difference of about 150mm and the floodgates would swing outward but confining to 60°. Please demonstrate the compliance with B(P)R41(1) and Clause B5.2, B5.8 and D7.1 of FS Code 2011; and
- (b) Provide the size, materials, dimensions, method of fixing, fixing details and weight of the floodgates as well as the operating mode of the floodgates.

3. It is also noted that the other floodgates (i.e. S2, S3, S4, S6, S7, I2, I3, I4 and I6) would be modified as exempted building works. Your particular attention is drawn to s.41(3) of the BO and any building works shall not be carried out in contravention of any regulations.

4. For the fire safety plan, you are required to provide further clarifications/ justifications as follows:


- (a) Clarify if the proposed modified swing-type floodgates mentioned in paragraph 2.2 are readily openable; and
- (b) Clarify if the means of escape arrangement as mentioned in paragraph 2.3 would not be affected; and
- (c) Clarify the irregularities of the type of work of the floodgates I1 in Table 3.

5. For the G/F covered areas at Block 37 and carpark at club house, you are required to provide further clarifications/ justifications as follows:


- (a) A proposed floodgate of carpark at club house across the exit route of the carpark would be contemplated as exempted building works. Please clarify if the such floodgate is readily openable; and

- (b) For the new minor works submission (MW2003000099) by ADVANCE ENGINEERING (DEVELOPMENT) LIMITED minor works Class III item 3.13 regarding G/F covered areas at Block 37 and carpark at club house attached in your submission, it is found that the floodgates are not readily openable. As such, further clarification is required. Besides, please also review and clarify for the proposed works carried out at some other areas at Block 37.
6. Regarding the above paragraphs 2 to 5, you are also required to submit further information/ clarifications as follows:
- (a) Further clarifications/ explanations with plans on different types of proposed building works, namely exempted building works, minor works and etc. are required for consideration; and
- (b) For those existing floodgates including the metal frames projecting over external walls proposed as exempted building works and they would be removed and relocated all within the building external walls and under building footprint, clear illustration with dimensions shown on plans is also required.
7. Your proposal would constitute new revised floodgates which could not be considered as "minor deviations of completed minor works" nor "minor amendment". In this connection, you are reminded to coordinate with the Registered Minor Works Contractor for necessary new minor works submissions in line with Paragraphs 2 to 5 of Appendix A of PNAP APP-147.
8. Your attention is also drawn to the requirements of Large Metal Gates in PNAP APP-146.
9. Should you have any questions, please contact our Building Surveyor Mr CHU Chun-ming at 3842 4701.

Yours sincerely,


(CHOW Wai-keung, Keith)
Senior Building Surveyor/A5
for Director of Buildings

c.c.

- 
- Heng Fa Chuen Owner's Committee (Residential),
G/F, Block 37, Heng Fa Chuen, 100 Shing Tai Road, Chai Wan, Hong Kong.
 - MTR Corporation Limited,
Admiralty Centre Management Office, G/F, Tower 1, Admiralty Centre, 18 Harcourt Road,
Hong Kong.
 - ADVANCE ENGINEERING (DEVELOPMENT) LIMITED (MWC 1041/2013)
Unit J&K, 9/F, World Tech Centre, 95 How Ming Street, Kwun Tong, Kowloon.