

關注市民無法使用威勝商業大廈升降機到達相連的行人天橋問題

屋宇署的回覆：

根據相關業主與政府於 1982 年所簽訂的公用契約，威勝商業大廈內同意撥出作公眾通道的範圍，只限於由與大廈相連的行人天橋穿過樓宇至干諾道西及新街市街的通道，請參閱夾附標示圖(附件 1)。按照公用契約條文所規定，有關通道容許公眾人士每天 24 小時暢通無阻地使用。

在過去五年，本署並沒有收過有關未能使用上址通道的舉報。

至於中西區其他私人物業範圍內撥出供公眾使用的地方，詳情可瀏覽本署網頁

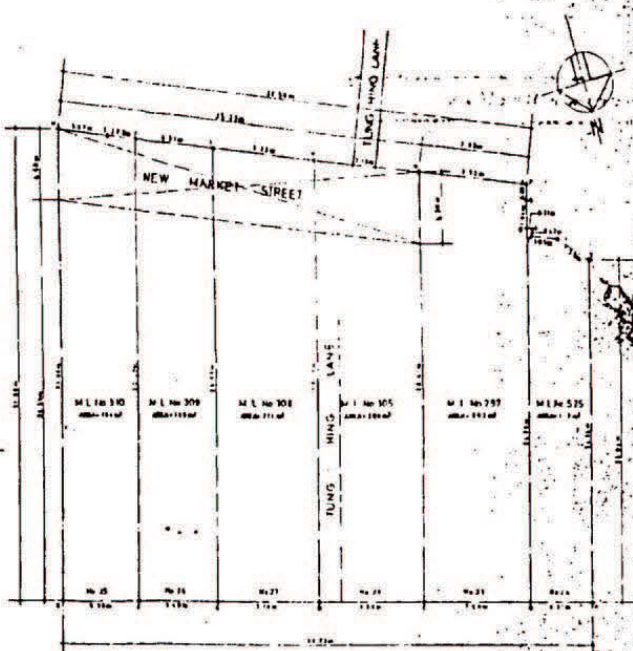
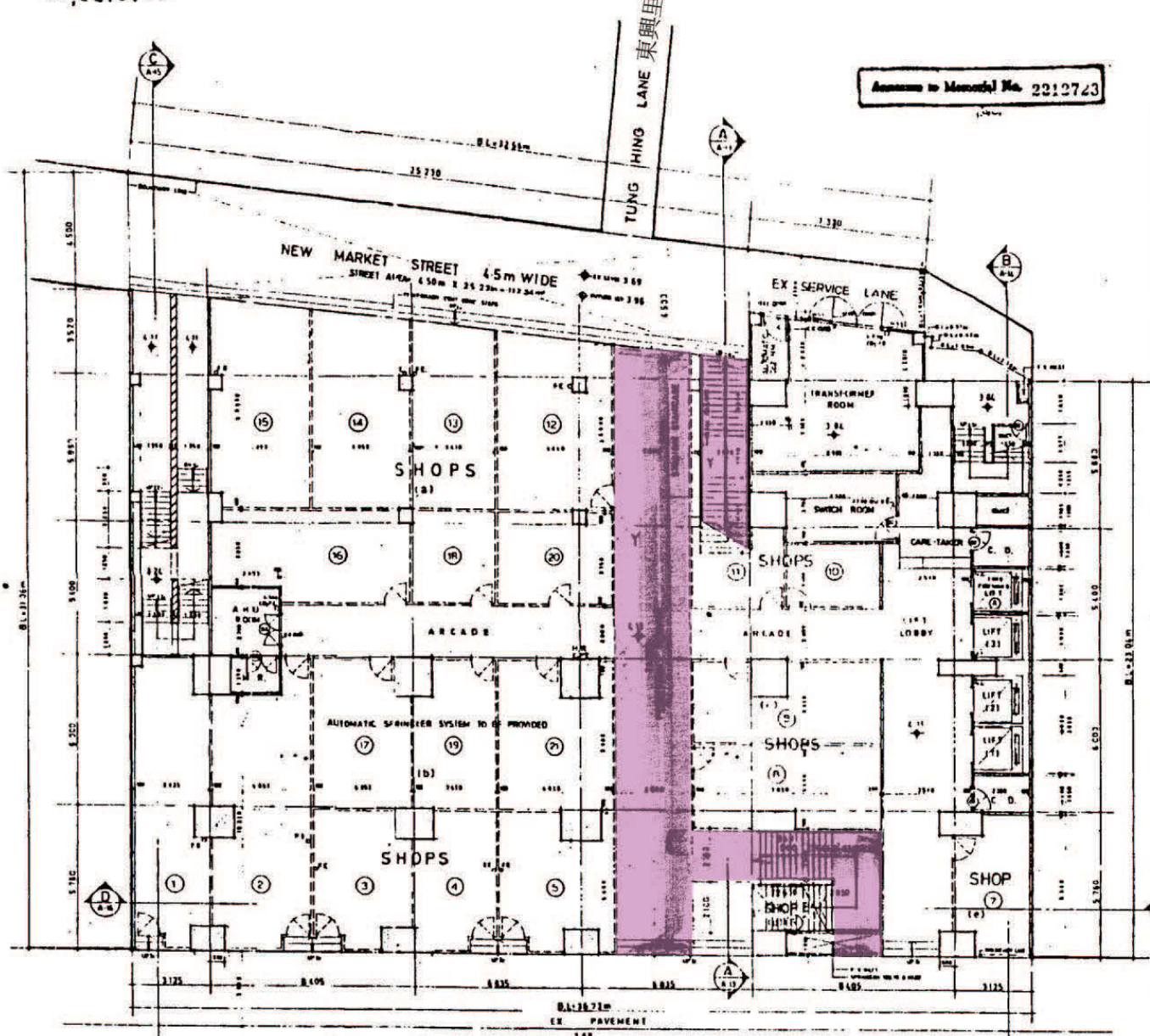
<https://www.bd.gov.hk/tc/resources/codes-and-references/public-open-space/index.html>

(秘書處於 2018 年 10 月 31 日收到)

中西區區議會秘書處

2019 年 1 月

Amendment to Memorandum No. 2212743



CONNAUGHT ROAD WEST
LEASE PLAN

SITE AREA (BY FRONT LINES) - M.L. No. 525 = 102 m²
 297 = 202 m²
 305 = 304 m²
 308 = 211 m²
 309 = 146 m²
 310 = 184 m²
 TOTAL = 1,051 m²

AREA FOR NEW MARKET STREET = 4.50 x 25.73 = 115.55 m²
 ACTUAL NEW SITE AREA = 1,051 m² - 115.56 m² = 937.44 m²

USABLE FLOOR AREA CALCULATOR

a)	16.67 x 12.82	= 213.76 m ²
b)	11.76 x 18.70	= 219.91 m ²
c)	7.75 x 13.36	= 103.56 m ²
d)	1.88 x 2.88	= 5.41 m ²
e)	3.25 x 3.83	= 12.45 m ²
		TOTAL = 562.10 m ²
deduct area: 2.85 x 1.65 = 4.67 m ²		
1.70 x 1.33 = 2.27 m ²		
		actual: 573.57 m ² / 15 m ² = 38 persons


干諾道西 CONNAUGHT ROAD WEST 60m FUTURE ROAD WIDTH

GROUND FLOOR PLAN

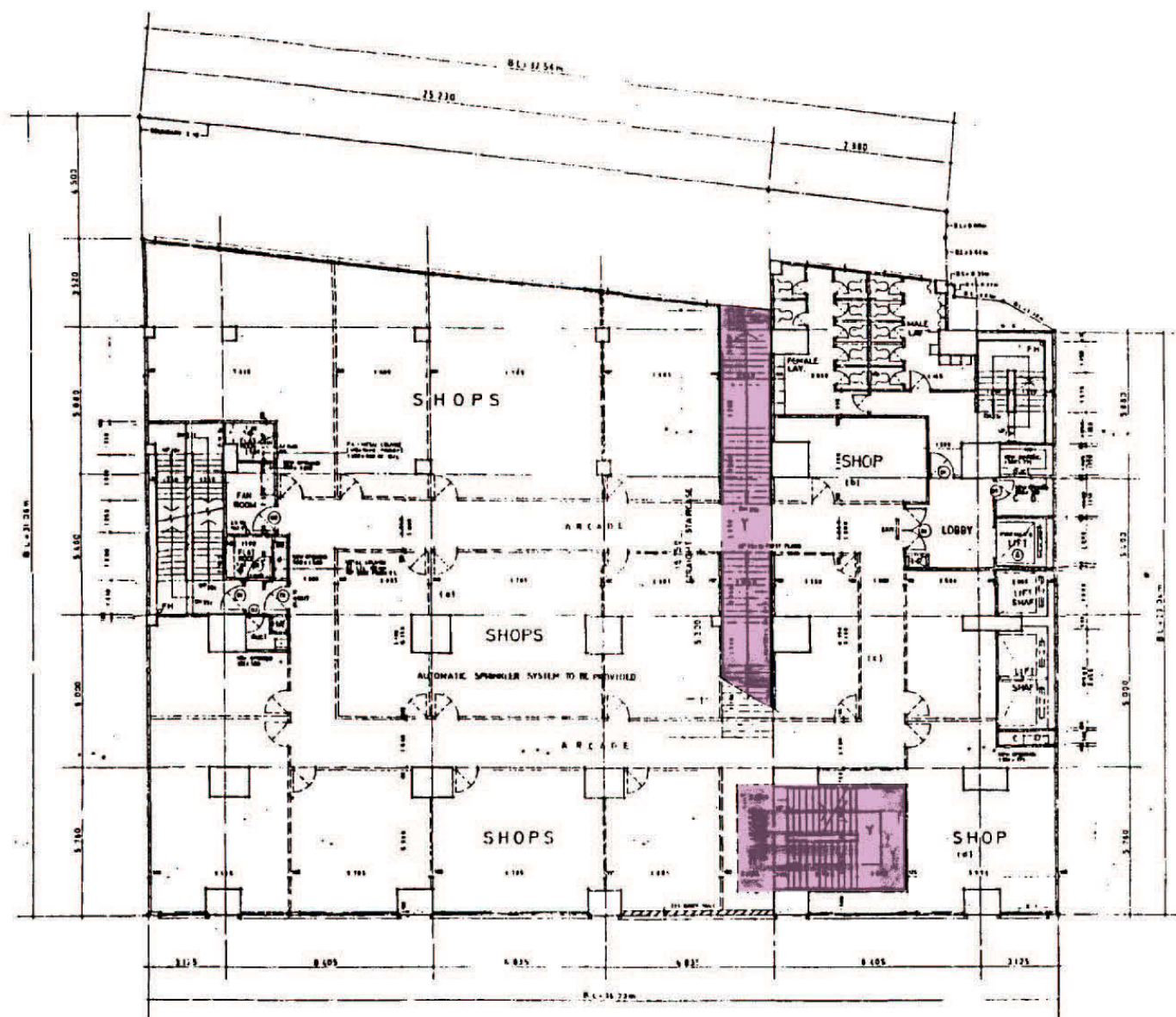
AREA DEDICATED FOR PEDESTRIAN PASSAGE (COLOURED IN PINK)

NOTE: ALL AMENDMENT WORKS TO BE SHOWN IN COLOUR AND UNDER LINE RED

AMENDED PLAN
DATE:

NOTES: This drawing and design are copyright of the Architectural Firm. No part of this drawing may be reproduced without the written permission of the Architectural Firm. The architect assumes no responsibility for existing works or for any variation on site. This drawing shall be read in conjunction with specifications and conditions of contract.	DATE	AMENDMENTS	DESIGNED	PLANNED	 SUN HING KAI ENGINEERING CO. LTD. 100-102 CONNAUGHT ROAD WEST, HONG KONG	JOB: PROPOSED OFFICE BUILDING on M.L. 310, 309, 308, 305, 297 & 525 at Nos 25-29 & 34, CONNAUGHT RD., WEST, H.K.	DWG. Ground Floor Plan	JOB NO. A-2
	DATE	AMENDMENTS	DESIGNED	PLANNED				

No. 2212723



Answer to Memorial No. 2212723

USING FLOOR AREA CALCULATOR

1	25.38	23.85	603.00	576.84m ²
2	5.25	6.10	32.03	
3	8.93	8.205	73.27	
4	5.92	5.58	32.95	
				total 715.38m ²
measured area				5025 x 735 = 37.86
				total = 577.43m ² / 15m ² = 38.49

MEZZANINE FLOOR PLAN

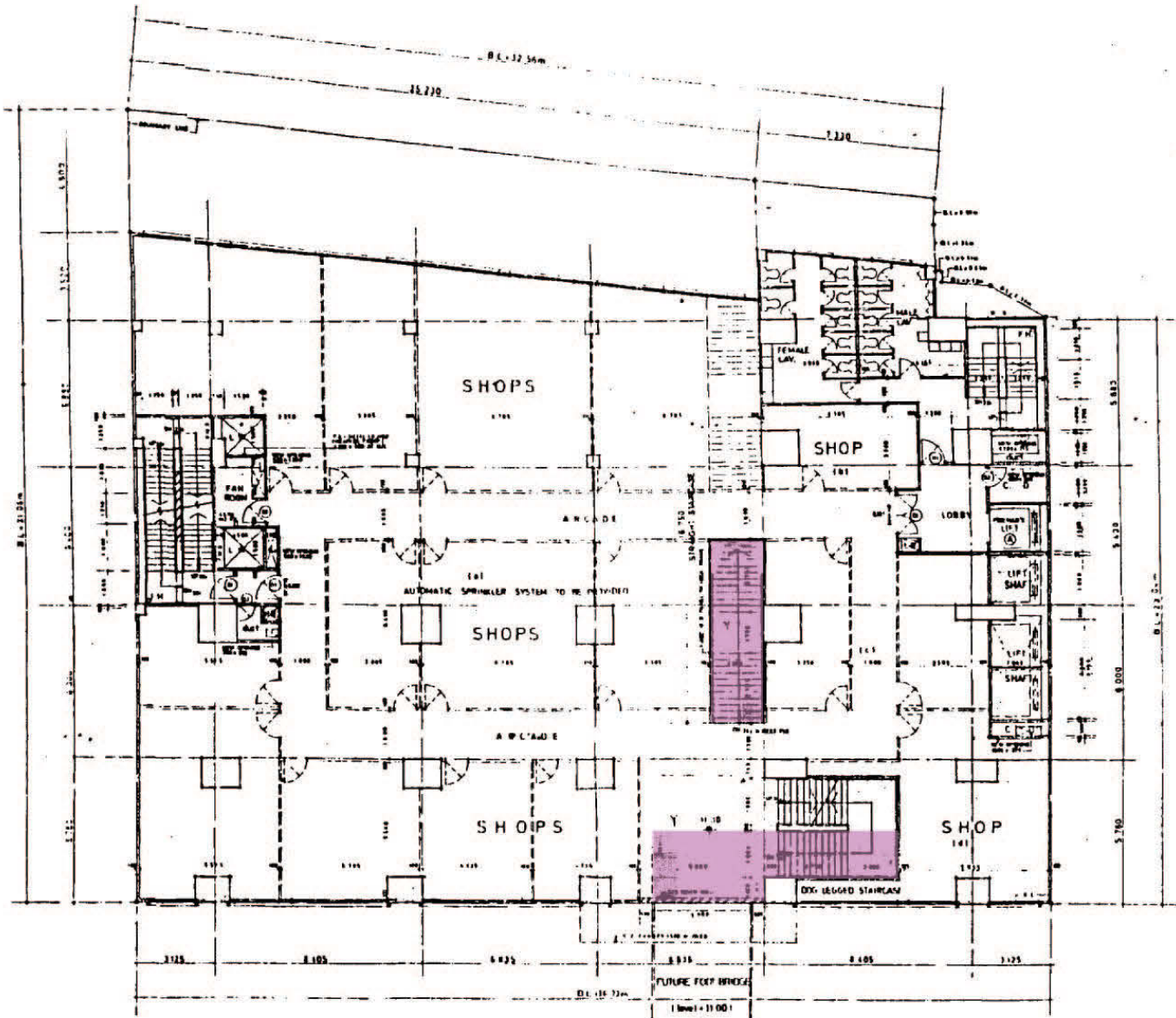
NOTE:
ALL DOTTED LINE PARTITIONS SHOWING OPTIONAL FUTURE 100mm CEILING BLOCK POSITIONS & SHOP FRONT

AMENDED PLAN
DATE: _____

AREA DEDICATED FOR PEDESTRIAN PASSAGE (COLOURED IN PINK)

<p>NOTES:</p> <p>This drawing and design are copyright of the undersigned architect. No portion may be reproduced without the written permission. Use written dimensions. Measurements to existing works to be verified on site. This drawing shall be read in conjunction with specifications & conditions of contract.</p>	<p>DATE: 1. 8.11.19</p>	<p>AMENDMENTS:</p> <p>1. AS PER THE PLAN APPROVED BY THE DISTRICT OFFICER ON 11.11.19. 2. AS PER THE PLAN APPROVED BY THE DISTRICT OFFICER ON 11.11.19. 3. AS PER THE PLAN APPROVED BY THE DISTRICT OFFICER ON 11.11.19. 4. AS PER THE PLAN APPROVED BY THE DISTRICT OFFICER ON 11.11.19.</p>	<p>DESIGN: P. W. Chan</p> <p>DRAWN: T. W. Chan</p> <p>CHKD:</p> <p>SCALE: 1:100</p> <p>DATE:</p>	 <p>SUN HUNG KAI ENGINEERING CO. LTD. INCORPORATED IN HONG KONG</p>	<p>JOB: PROPOSED OFFICE BUILDING on M. L. 310, 309, 308, 305, 297 & 5/5 at Nos 25-29 & 34, CONNAUGHT RD. WEST, H. K.</p>	<p>DWG.: Mezzanine Floor Plan</p>	<p>JOB NO:</p> <table border="1"> <tr><td>A</td></tr> <tr><td>B</td></tr> <tr><td>C</td></tr> </table> <p>DWG. NO: A-3</p>	A	B	C
	A									
B										
C										

Structure to Memorial No. 2212713



LEGIBLE FLOOR AREA CALCULATION

H1	28.25 x 23.71	=	670.88 m ²
H2	5.70 x 6.305	=	35.94 m ²
H3	8.93 x 8.205	=	73.27 m ²
H4	5.98 x 5.58	=	33.25 m ²
		GRAND TOTAL	783.34 m ²

FIRST FLOOR PLAN

NOTE: ALL DOTTED LINE PARTITIONS SHOWING OPTIONAL FUTURE 100-mm LEAD CORE BLOCK PARTITIONS & SHOP FRONT

AREA DEDICATED FOR PEDESTRIAN PASSAGE (COLOURED IN PINK)

AMENDED PLAN
DATE: _____

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DATE	AMENDMENTS
1. 1. 1998	1. PRELIMINARY DESIGN TO BE APPROVED BY THE ARCHITECTURAL OFFICE OF THE HONG KONG GOVERNMENT.
11. 1. 98	2. ALL DIMENSIONS TO BE GIVEN IN METERS TO NEAREST MILLIMETER.
	3. ALL DIMENSIONS TO BE GIVEN IN METERS TO NEAREST MILLIMETER.
	4. ALL DIMENSIONS TO BE GIVEN IN METERS TO NEAREST MILLIMETER.

DESIGN	Peter Chan
DRAWN	Y. W. Chan
CHECK	
SCALE	1:100
DATE	

BLUN MUNGS KAI ENGINEERING CO. LTD.
STRUCTURAL ENGINEERING CONSULTANTS

JOB:
PROPOSED OFFICE BUILDING
on M. L. 310, 309, 308, 305, 297 & 525
at Nos. 25-29 & 34, CONNAUGHT RD., WEST, H. K.

DWG.		JOB NO.	