

Special Provisions / Project Accommodation Requirements
LSG Fitting Out Works for
Special Child Care Centre cum Early Education & Training Centre (SCCC cum EETC)
at Unit 21-25, Sau Shan House, Cheung Shan Estate, Tsuen Wan

The following Provisions / Accommodation Requirements shall be specific to the captioned Project and Premises:-

1. The existing premises is provided with finishes and fittings (e.g. partitions, wall finishes with ceramic tiles & sanitary fittings). Fitting-out works of the SCCC cum EETC, which shall be the responsibility of the Operator, shall be subject to the agreement and conditions of Landlord, particularly with respect to plumbing, drainage, structural and works outside the boundary of the rental premises.
2. The existing structural elements and structural integrity of the premises shall not be altered or modified in any way without prior approval by the relevant authorities.
3. The total area of the premises is approximately 210m² (IFA) according to the latest available information. Reference should be made to the relevant parts of the Schedule of Accommodation and Fitting-out Requirements of finishes and fittings, whilst specific area provisions, quantity of fittings, and room-type accommodation should be adjusted to suit actual site conditions.
4. Disabled access and other requirements as stipulated in the Design Manual Barrier Free Access (e.g. provisions of access ramp) shall be provided. The NGO/its appointed Authorized Person (AP) shall be responsible for necessary liaison and agreement with the landlord and relevant authorities regarding design, provisions and implementation.
5. Water supply point and drainage shall be provided to the wet areas. Connection works from the premises to the existing available water supply and drainage points shall be included in the fitting-out works.
6. The standard of accommodation/provisions shall be based on a standard Schedule of Accommodation of SCCC cum EETC attached at Appendix A, Fitting-out Requirements for SCCC cum EETC, with adaptations to suit actual site conditions and constraints as set out above, and listed under the Supplementary Requirements attached at Appendix B.
7. Fitting-out works shall only be carried out within the boundary of the acquired premises for the captioned SCCC cum EETC at Units 21-25, as shown in the Appendix C, except the connection of the associated building services work or prior approval is obtained from SWD.