

MIRACLE MAGAZINE

建築、測量、牌照、商業
課題資訊雜誌

Architectural, Surveying, Licensing, Commercial Issues

Vol. 5

今期內容 *Inside the Issue*



創業專輯

開業創業成與敗？
準備多啲免被影響
以牌照顧問角度分享經驗

Winner or Loser ?
Tell you the trick to
minimise illicit risks in shop
rent for food business from
the view of Licence
Consultant p.1-4

奇哥顧問信箱

使用輕便型爐具的消防安全條件
注意消防處批准的燃料

Fire Safety in Selling Seasonal
Hot Pots
p. 6-7

優化食物業牌照制度

放寬對小食肆售賣食物種類的限制

Relaxing the Restrictions on Food
Items Sold by Light Refreshment
Restaurants Under the New
Regulatory Regime p. 8

編者的話 *Words from Chief Editor*

本公司以多媒體形式集合有關建築測量、建築設計、消防安全、牌照申請、環保等資訊向有興趣人士參閱。今年就以牌照顧問角度分享經驗，向大家介紹牌照顧問的角色，並綜合政府有關對於建築業、飲食業及娛樂場所等新政策。

We aim for addressing building surveying, architectural design, fire safety, licensing and environmental protection issues in the forms of various multi-media to all readers. In this issue, we will introduce the key role and relationship of licence consultant in the application of food business licence with various stakeholders, and highlight new and implementing policies of the government of HKSAR.

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開業創業成與敗？ 準備多啲免被影響 以牌照顧問角度分享經驗

創業專輯



最近有時事節目《東張西望》訪問了一位打算開飲食舖的事主(牌照申請人)面對一連串的問題包括不合規的排污系統、違規建築等令到事主不能成功申請食肆牌照及被業主追收欠租。

事情背景小編節錄電視的訪問大概如下：

- 事主開設飲食店並查詢業主的店舖有否來去水設備
- 業主稱有來去水並承諾可配合製造
- 業主已委托的裝修工程公司為店舖加設一個去水系統
- 事主亦因為方便，同時委托同一工程公司為其裝修
- 事主發現在申請食肆牌照時的來去水系統不合規，因此影響其申請牌照
- 事主就此找屋宇署查詢並確認此系統為違例建築，屋宇署出信業主並要求還原工程否則會被檢控
- 事主開不到業所以沒有交租
- 業主收不到租所以民事索償事主及索償違約金

事主如何避免事情發生並成功申請牌照？

開業創業成與敗？準備多啲以免被影響

以牌照顧問角度為此事分享經驗，讓各位有興趣開業的申請人了解不同角色的重要性。

角色1：業主／租客（牌照申請人）

業主：為合法的物業持有者／法團，提供合規的物業。

租客：為合法的物業使用者／法團，交租金給業主作為代價。

角色2：政府部門

政府部門包括食環署、屋宇署、消防處、規劃署、地政處、環保署、警方、勞工處、機電工程署、民政署等。

角色3：工程承辦商及顧問

各施其職，工程分別有：泥水、木工、水電、通風系統、消防設備、煤氣工程等。

申請人要注意!!

必須聘請有持牌的工程公司或師傅進行工程!!

顧問的角色

很多工程公司都說有一條龍服務，究竟為什麼一條龍服務？而對創業者有什麼影響？

如果你並不是熟悉現時申請食物業牌照的程序、政府部門合規要求、建築物條例、市政及公眾衛生條例、消防條例等，**我建議你獨立委托一個有信心有經驗的牌照顧問**。就《東張西望》的事主案例可以告訴你事主並沒有聘請有經驗的顧問團隊了。

牌照顧問服務是測量師服務的其中一項，是一個熟悉申請程序、多方面的法例的專業服務。

獨立委托牌照顧問可為客戶把關，守法合規，避免客戶誤墮法網。



東張西望 | 食肆女東主斥資20萬開新店，
不獲食環署發牌之餘更惹官非？

Scan QR code for watching TVB Interview



開業創業成與敗？ 準備多啲免被影響 以牌照顧問角度分享經驗

創業專輯

牌照顧問服務是測量師服務的其中一項，是一個熟悉申請程序、多方面的法例的專業服務。獨立委托牌照顧問可為客戶把關，守法合規，避免客戶誤墮法網。

牌照顧問服務可分為三個階段：

1. 前期工作

牌照顧問為牌照申請人在挑選有意向的物業時進行評估及建議包括有否違例建築，建築物是否適合有關牌照的使用用途。若處所位置並不適合許可用途，包括土地用途許可等多方面前期合規程序，建議於簽租約前了解清楚。

2. 開展工程前

牌照顧問會為牌照申請人審閱大廈圖則及處所現場，建議牌照申請人有關何種工程需配合；開則及設計合規圖則；牌照申請人可將平面圖則給工程公司報價及建構施工圖則。

3. 牌照申請期間

牌照顧問應為牌照申請人代辦牌照服務，聯繫各政府部門並因政府要求進行配合，牌照申請人亦需配合各方面包括監察施工程序，牌照申請人可聘項目經理。因為一個工程，**顧問就是代表牌照申請人來保障工程是合規的**，若果事主有聘請顧問，接受訪問建築測量師就不會那麼肯定肇事的來去水設備不合規了。所以**工程及顧問分開聘請便是保障牌照申請人**，當然工程公司亦可聘請顧問，但合約上就是不一樣的關係。

圖1-1: 事主(牌照申請人)直接聘請顧問的合約關係

圖1-2: 事主(牌照申請人)沒有/不直接聘請顧問的合約關係



建議：奇蹟顧問集團有限公司 **MIRACLE**

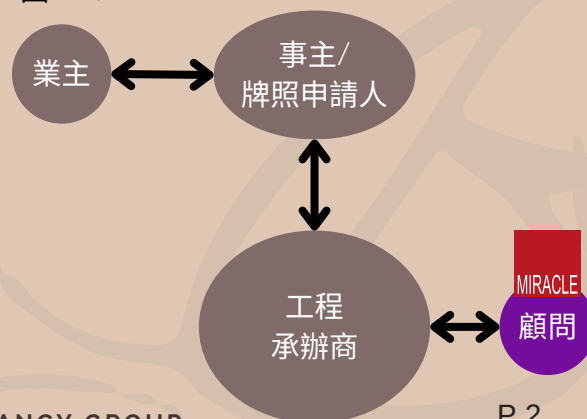
奇蹟顧問集團為牌照申請人提供專業意見及服務，並不承接工程的專業顧問公司。本集團由測量師團隊主理，曾處理超過千個個案，擁有近三十年經驗。團隊結合建築，酒店及餐飲，擁有多方面經驗。提供由建築發展項目前期、酒店餐飲、測量學、經驗豐富，為食物業牌照、公眾娛樂場所牌照及酒店會所的顧問服務。

客戶包括：西九文化管理局 M + 博物館、香港賽馬會、香港藝術發展局、阿里巴巴淘寶天貓商城、香港城市大學、中電集團、各大發展商、物業投資者及各大飲食集團等。奇蹟顧問集團有限公司為香港牌照顧問學會創會會員並連獲兩屆香港個人資料私隱公署頒發的私隱之友銀獎，保障客人的個人資料私隱。

圖1-1:



圖1-2:



Winner or Loser ?

Tell you the trick to minimise illicit risks in shop rent for food business from the view of Licence Consultant



Start-up Feature

IN an interview of a popular TVB episode “SCOOP”, a restaurant operator (“Tenant”) complaint to an owner (“Owner”) that the shop she rented is a non-compliant condition after she had applied for a food business licence from the licensing authority. In view of that the Tenant refused to pay the rent to the Owner and the Owner claimed the Tenant for the unpaid rent.

A brief background about the interview:

- The Tenant had requested for a provision of drainage system.
- The Owner confirmed to construct the provision of drainage system.
- The Owner appointed a contractor to construct the drainage system.
- The Tenant appointed the same contractor of the owner for the fitting-out works.
- The Tenant received a unsuccessful notice in the process of food business licence application because of the non-compliance drainage system.
- The Tenant sought Buildings Department for assistance and confirmed that the drainage system was unauthorized building works. Buildings Department requested the Owner for a reinstatement followed by a prosecution if failed to do so.
- The Tenant is unable to operate without a valid food business licence, so refused to pay the rent.
- The Owner attempted for civil proceedings to the Tenant for unpaid rent.

How to minimize the illicit risks for start-up restaurant from the view of licence consultant? What are the roles of major stakeholders? Briefly introduce the roles of major stakeholders.

Role 1: The Owner/ Tenant (The Applicant)

Owner: The owner is responsible for the shop to let is free of unauthorized buildings works and complied with Buildings Ordinance.

Tenant: The tenant is responsible for paying considerations agreed with the owner under a valid agreement.

Role 2: Government Departments

Application of particular licences will forward to designated protocol including but not limited to Food and Environmental Hygiene Department, Buildings Department, Fire Services Department, Planning Department, Lands Department, Environmental Protection Department, The Police Force, Labour Department, Electrical and Mechanical Services Department, Home Affairs Department etc.

Role 3: Contractors and Consultants

Professional and experienced contractors in different workmanship includes but not limited to builders, carpenters, Registered Minor Works Contractors, Registered Electrical Workers, Registered Fire Services Installation Contractors and Registered Specialist Contractors etc. Consultants includes Authorized Person, Registered Structural Engineer, Licence consultant and MEP consultants.

Pay Attention!

Appoint Registered/Experienced Contractors for all building and fitting-out works!

Role of the Consultant

What is the “one-stop service”, a slogan for some contractors? Is it good for start-up entrepreneurs?

If you are green in food business in Hong Kong, you may not familiar with the current application procedures and statutory requirements from the licensing authority including but not limited to Buildings Ordinance, Public Health and Municipal Services Ordinance, Fire Safety (Buildings) Ordinance, you are highly recommended to appoint an experienced and independent Licence Consultant. In the episode “SCOOP”, the Tenant did not appoint any consultant unfortunately for overseeing the site conditions before confirmation and construction of the drainage system.

Licence Consultancy Service is part of services of Building Surveyors, familiar with respective regulations and ordinances for compliance of the statutory requirements. Independent consultant advises the client to comply existing regulations, minimize the risks in terms of monetary and time resources.



SCOOP | TENANT SPENT \$200K TO OPEN A RESTAURANT FOR CIVIL PROCEEDINGS FROM THE OWNER?

Scan QR code for watching TVB Interview



Winner or Loser ?

Tell you the trick to minimise kick-off risks in shop rent for food business from the view of Licence Consultant

Start-up Feature

Licence Consultancy Service is part of services of Building Surveyors, familiar with respective regulations and ordinances for compliance of the statutory requirements. Independent Consultant advises the client to comply existing regulations, minimize the risks in terms of monetary and time resources.

Licence consultancy service is a service comprising three stages:

1. Preliminary Services

Preliminary services is a preliminary assessment of the potential shop to rent including a site visit reviewing the building plans and the land use. Licence Consultant shall provide recommendations on the land use and buildings conditions at the preliminary stage.

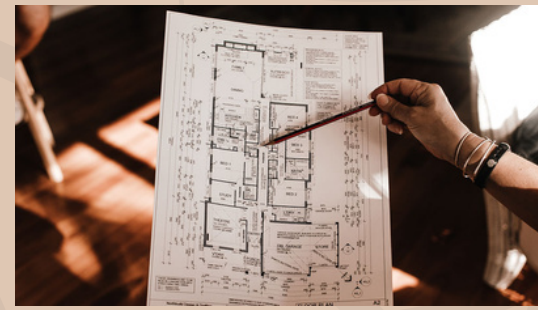
2. Before Commencement of Interior Design and Fitting-out Works

Licence consultant provides a feasible layout plan for interior designer/contractor to develop drawings from the sketch.

3. Licence Application

The Licence Consultant prepares application and layout plan on behalf of the Tenant ("The Applicant") and coordinates with different government departments. A Project Manager shall be appointed for closely monitor the work program. **As a qualified consultant, one may advise the Applicant to comply with the statutory requirements.** In the episode, the Building Surveyor was interviewed and addressed the illegal drainage system. If the Tenant appointed an independent consultant, unapproved works may be reduced. The impact to the licence application shall be minimized. **Separate appointment of contractor and consultant can protect the interests of The Applicant.**

There are different contractual relationship between the Applicant appointing The Consultant (Picture 1-1) and the Contractor appointing The Consultant (Picture 1-2).



Recommendations :

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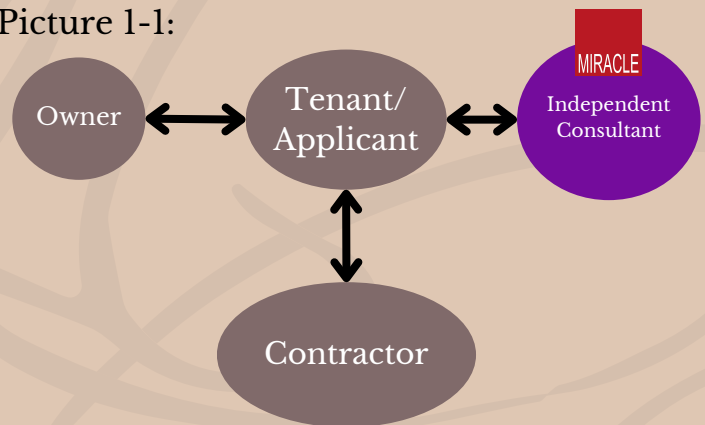


MIRACLE Consultancy Group is a consultancy firm, providing multidisciplinary consultancy services, with over 1,000 cases in near three decades. Our Surveyor Team incorporating buildings, development experience of HOCARE, is practical in the industry for Entertainment, Amusement permits, Food Business Licences / Permits and Clubhouse or Hotel licences.

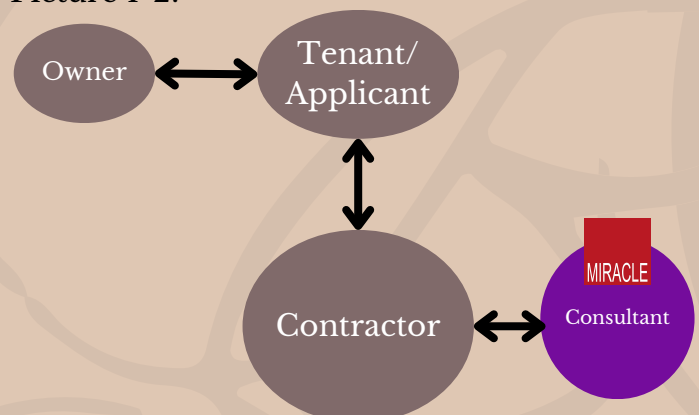
Clients include M Plus Museum (West Kowloon Cultural District Authority), Hong Kong Arts Development Council, The Hong Kong Jockey Club, Alibaba Tmall Online Platform, City University of Hong Kong, CLP Properties, Developers, Properties Investors and F&B Group.

MIRACLE Consultancy Group Limited is one of founding members of Hong Kong Institute of Licence Consultants (HKILC) and consecutive awardee for the Privacy Friendly Award of Office of the Privacy Commissioner for Personal Data of Hong Kong (PCPD) for 2021 and 2023.

Picture 1-1:



Picture 1-2:



CONSECUTIVE AWARDEE

CONGRATULATIONS

連續榮獲兩屆《私隱之友嘉許獎》



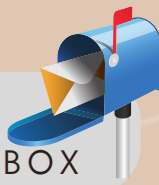
本公司榮獲香港個人資料私隱專員公署（PCPD）舉辦的《私隱之友嘉許獎2023》，本公司連續兩屆喜獲銀獎殊榮並獲邀出席假座於香港會議展覽中心舉行的頒獎典禮。今屆獲獎機構全是業界精英，本公司再獲公署嘉許，足證本公司於保護客戶的個人資料上不遺餘力，本公司團隊將秉持專業精神，繼續努力不懈地宣揚保護個人資料私隱的重要性及提供牌照顧問、土地行政及商業顧問服務時均採用私隱管理系統以保護客戶的個人資料私隱。



It is our pleasure to be a consecutive awardee for Privacy Friendly Awards organised by Office of the Privacy Commissioner for Personal Data Hong Kong (PCPD). We are pleased to meet Ms. Ada CHUNG Lai-Ling, the Privacy Commissioner for Personal Data, Hong Kong for the award presentation in August 2023. Our company is committed to the Privacy Management Program and our policy to protect the personal data of the applicant from consultancy services in licensing, lands administration, and business.



WINNING LIST AND BROCHURE
Scan QR code for Winning List and Brochure



問:奇哥, 本人開茶餐廳想冬天做下羊腩煲, 用保溫設備有咩要注意呢?

答 A:

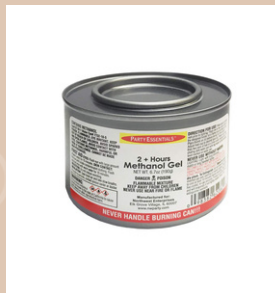
由1/10/2009年起, 消防處已經就使用輕便型爐具有發出消防安全條件給予持牌普通食肆/工廠食堂遵辦。

就燃料使用, 一般會用上以下已經批准的燃料:

- 石油氣;
- 特定燃料 (啫哩狀甲醇 methanol (或稱甲基酒精 methyl alcohol)或啫哩狀乙醇 ethanol (或稱乙基酒精 ethyl alcohol)的燃料);
- 電力

圖表1表述就不同燃料爐具的消防安全條件比較不同燃料, 電爐是比較安全。電爐的設計須符合 IEC60335-2-9 或等同的安全標準座位上提供三方腳插頭等機電工程處的指引。當然, 羊腩煲用石油氣爐也不錯, 我奇哥喜歡吃羊腩煲。

仲有, 食物安全也重要, 記得分開生熟食物用餐具、座位上係唔可以用嚟煎炒焗食材、鮮風量亦要足夠等, 咁客人先會再次光臨㗎。



Q: Cookie, what fire safety conditions should I comply with selling seasonal hot pot (e.g. Lamb Brisket Stew) for food warming at my restaurant?

Fire safety conditions for compliance in using portable stoves for temporary or occasional hot pot/ food warming/ flambéing in seating accommodation of licenced general restaurants / factory canteens are in placed taken effect from 1/10/2009. Approved fuels are practically adopted as follows:

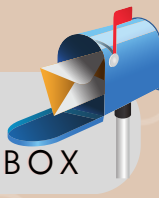
- Liquefied Petroleum Gas (LPG)
- Specified Fuels (methanol/methyl alcohol) or (ethanol/ethyl alcohol)
- Electricity

Table 1 illustrates the fire safety conditions for various fuels for using portable stoves. Consultant Cookie loves Lamb Brisket Stew and I recommend that using electricity for food warming is safe to minimise the risk of fire hazard. Portable electrical stoves which are fitted with a 13A 3-rectangular-pin fused plug complying with BS 1363 Part 1 shall be used in the seating accommodation. Design of the electric stoves shall comply with the IEC 60335-2-9 standard or equivalent safety standards.

Also, good food hygiene practices are also important!

- Cooked and raw food for hot pot shall be served to customers by separate utensils.
- No frying/grilling/roasting of food shall be allowed in the seating accommodation and
- Adequate ventilation shall be provided to seating accommodation at all times and to ensure that there is adequate fresh air during the operation.





圖表1: 就不同燃料爐具的消防安全條件

Table 1: The fire safety conditions for compliance in using different fuels of portable stoves

<p>卡式石油氣爐 Using LPG Cassette</p>	<p>特定燃料的 輕便型爐具 Using Specific Fuels</p>	<p>電爐 Using Electricity</p>
<p>處所內各出口通道須保持暢通無阻 Keep Clear Passsgeways to all exits</p>		
<p>爐具的設計須妥善，以免在作臨時或暫時火鍋／食物加熱／在食物上灑上酒及點燃時打翻整套爐具 Stoves shall be of such a design that the whole set-up will not be overturned when temporary or occasional hot pot / food warming / flambéing is in progress</p>		
<p>處所的座位間須設有兩個或多個出口 Two or more exits shall be provided at the seating accommodation of the premises</p>	<p>處所的座位間須設有兩個或多個出口 Two or more exits shall be provided at the seating accommodation of the premises</p>	
<p>不得拿着已燃點的爐具在座位間走動 No lighted stoves are allowed to be carried around in the seating accommodation</p>	<p>不得拿着已燃點的爐具在座位間走動 No lighted stoves are allowed to be carried around in the seating accommodation</p>	
<p>已裝設自動花灑系統的普通食肆／工廠食堂，才可在座位間設置進行在食物上灑上酒及點燃 Only be used in the seating accommodation of general restaurants / factory canteens installed with an automatic sprinkler system</p> 	<p>不得使用特定類型以外的燃料。燃料須妥為標籤，並存放於遠離火種的地方 No fuels other than the specified types shall be used. The fuel shall be properly labelled and stored away from heat and ignition source</p>	
<p>在已裝設自動花灑系統的樓宇座位間顯眼的地方，放置2.5公斤乾粉式手提滅火筒，以供隨時使用：(a) 每100平方米須放置一個滅火筒；及 (b) 每間貴賓房／已間隔的房間須額外放置一個滅火筒 Portable type 2.5 kg dry powder fire extinguisher(s) (FE) shall be provided at prominent locations in the seating accommodation of a sprinklered premises for ready use: (a) one FE per area of 100 m2 ; and (b) one additional FE for each VIP/partitioned room</p>	<p>在座位間顯眼的地方放置 2.5 公斤乾粉式手提滅火筒，以供隨時使用：(a) 已裝設自動花灑系統的樓宇每 100 平方米須放置一個滅火筒；(b) 無裝設自動花灑系統的樓宇每 50 平方米須放置一個滅火筒；及 (c) 每間貴賓房／已間隔的房間須額外放置一個滅火筒 Portable type 2.5kg dry powder fire extinguisher(s) (FE) shall be provided at prominent locations in the seating accommodation for ready use in the following scale: (a) one FE per area of 100 m2 for sprinklered premises; (b) one FE per area of 50 m2 for non-sprinklered premises; and (c) one additional FE for each VIP/partitioned room</p>	
<p>不得在地庫樓層的座位間使用 LPG shall not be used in the seating accommodation on the basement storey</p>	<p>必須先弄熄爐具／冷卻後，才可更換、再裝滿或棄置 (放入不可燃容器把燃料罐妥為密封，以免泄漏。 The stoves must be extinguished/ cooled down before fuel containers are removed from the stoves for replacement, refill or disposal in sealed non-combustible container to avoid any leakage.</p>	

Source: Hong Kong Fire Services Department & Food and Environmental Hygiene Department

業主及承建商違反新界豁免管制屋宇 小型環保及適意設施要求安裝太陽能 板光伏系統被判罰

Owner and contractor fined for installing photovoltaic system violating requirements for green and amenity facilities in New Territories Exempted Houses

2023年9月，一名業主及一名承建商及其董事，在明知未事先獲得屋宇署的書面批准及同意下，違規安裝太陽能板光伏系統，違反《建築物條例》（第123章），有關承建商及其董事在粉嶺裁判法院被判罰款合共二萬二千元。

個案涉及在北區坑頭一幢村屋的天台的一個違規太陽能板光伏系統。屋宇署於2022年7月進行調查，發現該名業主在遵從天台搭建物的清拆令後，旋即在天台安裝太陽能板光伏系統，而該光伏系統的覆蓋範圍超過該樓宇有蓋面積的一半，以及其下面的空間部分被窗戶圍封，違反新界豁免管制屋宇小型環保及適意設施的要求。此外，該名業主及該承建商及其董事在明知未事先獲得屋宇署的批准及書面同意下，便在上述處所展開或進行該建物工程，違反《建築物條例》第14（1）條。屋宇署可根據《建築物條例》第40（1AA）條向業主和承建商提出檢控。

An owner and a contractor, and his director who had carried out building works for the installation of an unauthorised photovoltaic (PV) system without prior approval and consent in writing from the Buildings Department (BD), were found guilty of the offence under the Buildings Ordinance (BO) (Cap. 123) and were fined a total of \$22,000 at the Fanling Magistrates' Courts in Sept 2023.

The case involved the installation of an unauthorised PV system on the roof of a New Territories Exempted House (NTEH) in Hang Tau, North. Investigations by the BD in July 2022 found that the owner concerned, shortly after complying with a removal order against an unauthorised roof-top structure, erected a PV system on the roof with a coverage area of more than 50 per cent of the roofed-over area of the building, and the space underneath the PV system was partially enclosed by windows, violating the requirements for green and amenity facilities in an NTEH. In addition, the owner and the contractor and his director had carried out the building works without prior approval and consent from the BD, contravening section 14(1) of the BO.

放寬對小食食肆售賣食物種類的限制

Relaxing the Restrictions on Food Items Sold by Light Refreshment Restaurants under the New Regulatory Regime

由2023年3月1日起，決定放寬有關限制，由指定食物類別改為對食物烹調方式作出規範。在新制度下，小食食肆基本上可售賣任何種類的食物，但由於這類食肆一般規模較小，設備較簡單，因此只可相應地採用較簡單和不會產生大量油煙的烹調方式【如焗、燉、蒸、燜和煎（不包括油炸和快炒）】，座位間亦不得進行烹調或翻熱食物，例如火鍋、鐵板燒、韓式燒烤等，以保障環境衛生和顧客安全。

From 1 March 2023, an Light Refreshment Restaurant (LRR) can basically sell any food item under new regime. LRRs only allow to adopt simple cooking methods [(e.g. boiling, stewing, steaming, braising and simple frying (excluding deep frying and stir frying)] that do not generate a large amount of greasy fumes will be permitted during food preparation. No cooking or food re-heating activities (e.g. hotpot, Teppanyaki or Korean style BBQs) are allowed in the seating area, so as to safeguard environmental hygiene and safety of patrons.

水務署註冊用戶 濫收劊房租戶水 費罪成

WSD registered consumer convicted of overcharging subdivided unit tenant for water

2023年9月，一名水務署的註冊用戶因向其劊房租戶濫收水費，違反《水務設施規例》（《規例》）第47條，在粉嶺裁判法院承認三項控罪，三罪分別罰款1,000元、1,500元及1,000元，共被判處罰款3,500元。水務署為協助業主在分間單位安裝獨立水錶，已推出計劃並簡化程序。為鼓勵業主參與有關計劃，水務署會豁免在該計劃下每個獨立水錶的水費按金，亦會豁免提供水錶的費用。每個獨立水錶帳戶會有獨立水費單供繳交水費，以及每四個月首十二立方米免費的用水量。經修訂的《規例》第47條規定，供水帳戶的註冊用戶（通常為業主或房東）只可向其所佔用的佔用人（通常為租戶）收回繳交給水務署的水費。若註冊用戶向佔用人收取的費用超過此金額，即屬違法，最高可處罰款10,000元。

In Sept 2023, a Water Supplies Department (WSD) registered consumer was convicted of overcharging her subdivided unit (SDU) tenant for water, in contravention of regulation 47 of the Waterworks Regulations (WWR). The defendant pleaded guilty to three counts of offences at the Fanling Magistrates' Courts and was fined \$1,000, \$1,500 and \$1,000 for each contravention for a total fine of \$3,500. The WSD has launched a scheme and streamlined procedures to help landlords install separate water meters for SDUs. To encourage landlords' participation in the scheme, payment of the water fee deposit and the charge for providing a meter for each separate water meter installed under the scheme will be waived. Every such water meter account will have a separate water bill for paying the water charge, and the first 12 cubic metres of water consumed for each four-month period will be free of charge.

According to the amended regulation 47 of the WWR, the registered consumer of the water account (usually the landlord) is only allowed to recover from the occupants of the premises (usually the tenants) the water charge paid to the WSD. If the amount recovered exceeds the water charge paid to the WSD, the registered consumer shall be guilty of an offence and be liable to a maximum fine of \$10,000.

Highlights of 2023

本年度有幸參與多個專業團體的活動

We have a fruitful year in participation from various fields of professionalism.



由左至右 From left to right

(1)



(2)



(3)

(1) 出席香港理工大學特區成立二十六周年升旗禮活動並與史立德博士BBS, MH, JP合照

Attended Flag-raising Ceremony on 26th anniversary of HKSAR Establishment Day, photo with Dr. Allen Shi Lop-tak, BBS, MH, JP

(2) 出席HKTDC 創業日2023並與蘇錦樑先生 GBS, JP合照

Attended HKTDC Entrepreneur Day 2023, photo with Mr. Gregory So Kam-leung

(3) 出席2023國際劇場工程及建築會議香港站並與嘉賓講者霍啟剛先生JP合照
Attended 2023 International Theatre Engineering & Architecture Conference: Hong Kong, photo with Mr. Kenneth Fok Kai-kong, JP, the Guest Speaker

(4) 出席香港個人資料私隱專員公署 (PCPD) 舉辦的《私隱之友嘉許獎2023》頒獎典禮並與私隱專員鍾麗玲女士及頒獎嘉賓連浩民先生MH合照

Attended Award Presentation of Privacy Friendly Awards 2023 organised by Office of the Privacy Commissioner for Personal Data Hong Kong (PCPD), photo with Ms. Ada Chung Lai-ling, Privacy Commissioner and Mr. Joseph LIN Ho-man, MH

(5) 參加團結香港基金會活動並與團結香港基金總裁李正儀博士及嘉賓講者爽爽本行政總裁吳家興先生合照

Attended Insight Forum of Our Hong Kong Foundation(OHKF), photo with Mr. Eric Ng, Chief Executive Officer of Happiness Capital and Dr. Jane Lee, the President of OHKF

(6) 出席建造業議會活動並與建造業議會裝飾及維修專責委員會主席林健榮測量師合照

Attended the Thematic Talk organised by Construction Industry Council (CIC), photo with Sr. Eddie Lam, Chairperson of Repair, Maintenance, Alteration and Addition of CIC

(7) 參觀位於大埔工業邨益力多生產設施

Visited Yakult Food Factory at the Tai Po Industrial Estate



(4)



(5)



(6)



(7)



物業投資者、業主及租客 綜合式顧問服務

Integrated Consultancy Service for Investors, Owners,
Tenants of properties :



28730018 (Ms Ma)



A) 可行性評估服務 Feasibility Study Service:

我們就着每個個案進行分析和評估，就其業務類別，提供合適方案給客戶們作選擇。

We provide assessment on your property and propose you appropriate options for compliance from planning department, lands department, buildings department.



B) 個案跟進服務 Case Follow-Up Service:

- 1) 我們代表客戶與相關政府部門、如：地政總署作出聯繫和溝通。
- 2) 經分析和評估後，提供建議以符合地政總署或相關政府部門的要求。
- 3) 個案跟進。

- 1) Represent the client for coordination with relevant government departments to follow up subject case.
- 2) Propose feasible options for certain compliances of the subject case.
- 3) Case follow up.

about Hong Kong

土地拍賣

FIRST LAND LOT SALES OF HONG KONG

土地歷史文化在你附近！
你經過中環域多利皇后街時，就是1841年6月14日香港政府的第一次把五十塊土地拍賣的其中一部份。

When you pass by Queen Victoria Street in Central, don't miss the historical land lot which was the one of 50 lots of land sold at the first government land auction on 14 June 1841.



JOB PORTFOLIO HIGHLIGHTS



牌照顧問服務：中電鐘樓文化館（九龍亞皆老街147號）

中電鐘樓活化項目，此建築被評為一級歷史建築物的中電鐘樓文化館開放多媒體展覽給公眾參觀，展示中電珍貴文物及未來電力發展

Licensing Consultancy Service: CLP Pulse (No.147 Argyle Street, Kowloon)

The Clock Tower was named as Grade 1 historic building and revitalised for a museum from a CLP Headquarters. Opens for public in May 2023 which showcases the CLP's remarkable achievement of the past and future development of electricity with multi-media exhibitions.

本公司致力保障及尊重客戶個人資料。

本公司乃香港個人資料私隱專員公署「保障資料主任聯會」會員。

We protect and respect personal data of our client. We are an Organisational Member of the Data Protection Officer Club of Privacy Commissioner for Personal Data, Hong Kong (PCPD).



2023 SILVER 銀獎

Privacy-Friendly Awards

私隱之友嘉許獎

Awarded by PCPD, Hong Kong
由香港個人資料私隱專員公署頒發

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