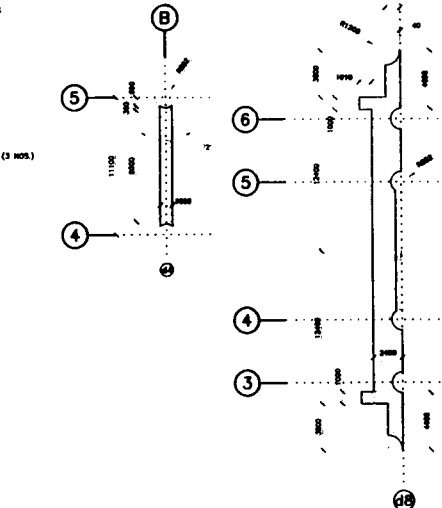


DIAGRAM FOR CALCULATION OF DEDICATED AREA TO PUBLIC PASSAGE

LEGEND: -
 AREA TO BE DEDICATED IN RETURN FOR SOME PLOT RATIO & SITE COVERAGE (PINK)
 AREA TO BE DEDICATED WITHOUT SOME PLOT RATIO & SITE COVERAGE (GREEN)

1 QUEEN'S ROAD CENTRAL, HONG KONG 香港皇后大道中 1 號



BLOW-UP DIAGRAM FOR AREA CALCULATION

DEDICATED AREA CALCULATIONS:-

AREA TO BE DEDICATED IN RETURN FOR SOME PLOT RATIO & SITE COVERAGE (PINK)

AREA TO BE DEDICATED IN RETURN FOR SOME PLOT RATIO & SITE COVERAGE (PINK)	291,000 S.M.
AREA TO BE DEDICATED WITHOUT SOME PLOT RATIO & SITE COVERAGE (GREEN)	291,000 S.M.
NEW DEDICATED AREA TO PUBLIC PASSAGE (PINK) + (GREEN) =	2192,892 S.M.

NEW DEDICATED AREA FOR SOME O.F.A. CALCULATION (PINK) = 3071792 S.M.

PLOT RATIO & SITE COVERAGE CALCULATIONS:-

TOTAL SITE AREA	- 648,000 S.M.	PERMITTED NON-RESIDING SITE COVERAGE	- 60%
CLASS OF USE	- C	MINUS SITE COVERAGE FROM NEW DEDICATED AREA	- 6,300
HEIGHT OF BUILDING	- 170.00 M	NEW = 170.00	- 10,300
NEW DEDICATED AREA FOR SOME O.F.A. CALCULATION	- 3071792	MINUS PERMITTED NON-RESIDING SITE COVERAGE (EXCEEDED BY 10% 10%)	- 10,300
PERMITTED NON-RESIDING PLOT RATIO	- 10	MINUS PERMITTED NON-RESIDING SITE COVERAGE	- 3061,492
MINUS PLOT RATIO FROM NEW DEDICATED AREA	- 3,100	MINUS PERMITTED NON-RESIDING SITE COVERAGE	- 3061,492
NEW = 170.00	- 10,300		
ON SITE OF 10 PERMITTED PLOT RATIO	- 3		
(EXCEEDED BY 10% 10%)			
MINUS PERMITTED NON-RESIDING PLOT RATIO	- 10		
MINUS PERMITTED NON-RESIDING PLOT RATIO	- 10		

- NOTES:
1. Do not scale from drawings.
 2. All dimensions are in millimeter and levels are in meter unless otherwise stated.
 3. Contractor shall verify all dimensions on site prior commencement of works.
 4. Contractor shall coordinate all interfacing works.

Rev. Date Description

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CERTIFIED BY
 FUNG KA HING, CALVIN
 CALVIN K. H. FUNG
 AUTHORIZED PERSON (LIST 1)

HSBC
 PROPOSED ALTERATION & ADDITION WORKS
 AT O/F, HSBC MAIN BUILDING,
 No. 1 QUEEN'S ROAD CENTRAL, HONGKONG
 I.L. 3686 & M.L. 104

CALCULATION OF DEDICATED AREA TO PUBLIC PASSAGE

Date: 10.05.06 Scale: 1:200
 Drawn by: BEN LI Checked by: C.F.
 Drawn no.: HSBC/8005