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**Previous Appendix G
(PNAP ADM-2)**

Areas of GFA Concessions

The areas of GFA concessions should be clearly specified on the building plans as follows:

	To be specified on plans in making application for GFA concessions	To be specified in the final amendment plans prior to the application for occupation permit
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. Carparks and loading/unloading areas excluding public transport terminus		✓
2. Plant rooms and similar services		✓
2.1 Area of plant rooms and similar services which are limited by respective PNAPs or regulations such as A/C plant room, TBE room, refuse storage and material recovery chamber, etc.	✓	✓
2.2 Area of plant rooms and similar services which are NOT limited by any PNAPs or regulations such as transformer room, switch room, pump room, etc.		✓
Disregarded GFA under Building (Planning) Regulations 23A(3)		
3. Area for picking up and setting down persons departing from or arriving at the hotel by vehicle		✓
4. Supporting facilities for hotels	✓	✓
Green Features under JPN 1 and 2		
5. Balcony	✓	✓
6. Wider common corridor and lift lobby	✓	✓
7. Communal sky garden	✓	✓
8. Communal podium garden	✓	✓
9. Acoustic fin		✓

10.	Sunshade and reflector		✓
11.	Wing wall, wind catcher and funnel		✓
12.	Non-structural prefabricated external wall		✓
13.	Utility platform	✓	✓
14.	Mail delivery room with mail boxes	✓	✓
15.	Noise barrier		✓
Amenity Features			
16.	Counters, offices, stores, guard rooms and lavatories for watchmen and management staff	✓	✓
17.	Recreational facilities	✓	✓
18.	Miniature logistic service room	✓	✓
19.	Covered landscaped and play areas	✓	✓
20.	Horizontal screens/covered walkways		✓
21.	Prestige entrance	✓	✓
22.	Mail room in commercial and industrial buildings	✓	✓
Other Exempted Areas			
23.	Pipe duct		✓
24.	Void	✓	✓
25.	Refuge floor		✓
26.	Swimming pool filtration plant room		✓
	Public passage		✓
	Public transport terminus (PTT)	✓	✓
29.	Lift shaft	✓	✓
30.	Party structures and common staircases		✓
Bonus GFA			
31.	Bonus GFA	✓	✓

(5/2010)

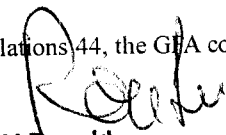
Appendix H
(PNAP ADM-2)

Summary of GFA Concessions

BD Ref.: BD 3030/06(HU)(P)

Building Name and Address	Total Approved Domestic & Non-domestic Gross Floor Area (GFA) including bonus GFA (m ²)	Disregarded GFA (Carpark and loading/unloading areas excluding PFD)		Disregarded GFA other than carpark and loading/unloading areas (e.g. plant rooms and similar services)		Disregarded GFA in hotel under Building (planning) Regulations 23A(3)		Exempted GFA of green features under Joint Practice Note No. 1 & 2		Exempted GFA of amenity features and other exempted items		Bonus GFA	
		Area (m ²)	%	Area (m ²)	%	Area (m ²)	%	Area (m ²)	%	Area (m ²)	%	Area (m ²)	%
		(A)	(C) (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(J)	(K) = (J/A)	(L)	(M) = (L/A)
Proposed Property Development at Lee Tung Street and McGregor Street, Inland Lot No. 9018, Wan Chai, Hong Kong (Site B)	Domestic: 10572.966	1) 214 190	1.9%	2) 8 896	0.7%	3) N.A.	N.A.	5) 362.771	2.7%	16.) 17.890	0.1%	31) N.A.	N.A.
	Non-domestic: 2919.723 Total: 13492.689			3) 17 124	9.4%	4) N.A.	N.A.	6.) 176.856	1.3%	17.) 528.631	3.9%		
				Total: 217 214	10.1%			7.) N.A.	N.A.	18.) 5.959	0.04%		
								8.) N.A.	N.A.	19.) 146.642	1.1%		
								9.) N.A.	N.A.	20.) N.A.	N.A.		
								10.) N.A.	N.A.	21.) 38.398	0.3%		
								11.) N.A.	N.A.	22.) N.A.	N.A.		
								12.) 268.565	2.0%	23.) 343.632	2.5%		
								13.) 268.500*	2.0%*	24.) N.A.	N.A.		
								14.) N.A.	N.A.	25.) 380.234	2.8%		
								15.) N.A.	N.A.	26.) 36.238	0.3%		
								Total: 1076.692	8.0%	27.) N.A.	N.A.		
								*including covered area under the lowest utility platform at 7/F		28.) N.A.	N.A.		
										29.) 259.271	1.9%		
										30.) N.A.	N.A.		
										Total: 1756.895	13.0%		

I, (name in full) LU Ronald, authorized person, confirm that for the purpose of Building (Administration) Regulations 44, the GFA concessions in respect of the captioned development site are summarized in the above summary.


LU Ronald
Authorized Person (Architect)

Signature of authorized person

Certificate of Registration No.:

AP(A) 2086/73

Date of expiry of registration :

31/12/2015