

Summary of GFA Concessions

BD Ref.: BD 4049/10

Building Name and Address	Total Approved Domestic & Non-domestic Gross Floor Area (GFA) including bonus GFA	Disregarded GFA (Carpark and loading/unloading areas excluding PTT)		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		Features Subject to the Overall Cap [®]		
		Area (m ²)	%	Area # (m ²)	%	Area (m ²)	%	Area # (m ²)	%	Area # (m ²)	%	Area (m ²)	%	Area (m ²)	%	
		(A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(J)	(K) = (J/A)	(L)	(M) = (L/A)	(N)	(O) = (N/A)
Ultima, 23 Fat Kwong Street, Ho Man Tin, Kowloon Phase 1 of Residential Development on Kowloon Inland Lot No. 11175	38529.076	(1) 25404.994	65.94%	(2.1) 579.150	1.50%	(3) Not Applicable	(4) Not Applicable	(5) 789.842	2.05%	(16) 23.886	0.06%	(31) Not Applicable	Not Applicable	Not Applicable	Not Applicable	
				(2.2) 3602.011	9.35%			(6) Not Applicable	Nil	(17) 473.727	1.23%					
				Total: 4181.161	10.85%			(7) Not Applicable	Nil	(18) Not Applicable	Nil					
					Total: 1686.499			4.38%	(8) Not Applicable	Nil	(19) 2485.344					6.45%
									(9) Not Applicable	Nil	(20) 64.925					0.17%
									(10) Not Applicable	Nil	(21) Not Applicable					Nil
									(11) Not Applicable	Nil	(22) Not Applicable					Nil
									(12) Not Applicable	Nil	(23) 188.385					0.49%
									(13) 340.500	0.88%	(24) 31.196					0.08%
									(14) Not Applicable	Nil	(25) Not Applicable					Nil
									(15) 556.157	1.44%	(26) 97.836					0.25%
									Total: 4598.627	11.94%	(27) Not Applicable					Nil
											(28) Not Applicable					Nil
											(29) 1233.328					3.20%
											(30) Not Applicable					Nil

Notes:

1. # Item number please refer to Appendix G of PNAP ADM-2

2. Items 2,3, 5, 6, 11, 12, 14, 15, 17 to 20, 22, 25 to 27 are subject to the overall cap (applicable to new building plans submitted for approval on or after 1.4.2011).

3. [®] For items subject to overall cap (see Notes 2. above).

I, (name in full) Henry Lai Chi Leung, 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.


Signature of authorized person

Certificate of Registration No.:

AP(A) 106/93

Date of expiry of registration :

16/2/2020