#### **Summary of GFA Concessions**

BD Ref.: BD2/9004/12

Building Name and Address	Total Approved Domestic & Non- domestic Gross Floor	Disregarded (Carpark an loading/ unloading a excluding P	nd areas	Disregarded G other than car and loading/ unloading are: plant rooms a similar service	rpark as (e.g. nd	Disregarde hotel unde (Planning) Regulation	er Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of features and othe exempted items		Bonus GFA		Feature the Ove	Subject to rall Cap <sup>®</sup>
	Area (GFA) including bonus GFA	Area (m²)	%	Area # (m²)	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	(A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(1)	(K) = (J/A)	(L)	(M) = (L/A)	(N)	(O) = (N/A)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>	1. Carpark and loading/ unloading area excluding PTT	Nil											Nil	Nil

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### **Summary of GFA Concessions**

BD Ref.: BD2/9004/12

Building Name and Address	Total Approved Domestic & Non- domestic	Disregarded (Carpark an loading/ unloading a excluding P	d reas	Disregarded GF other than carp and loading/ unloading area plant rooms an similar services	oark s (e.g. nd	Disregarde hotel unde (Planning) Regulation	r Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of features and othe exempted items		Bonus GFA		Feature S the Overa	ıll Cap <sup>®</sup>
	Gross Floor Area (GFA) including bonus GFA	Area (m²)	%	Area # (m <sup>2</sup> )	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	(A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(1)	(K) = (J/A)	(L)	(M) = (L/A)	(N)	(O) = (N/A)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>			2. Plant room and similar services 2.1 Mandatory feature and essential plant room, area of which is limited by respective PNAP or regulation such as lift machine room, TBE room, refuse storage and material recovery chamber, etc. 23.230 m²	0.387									Nil	Nil

## **Summary of GFA Concessions**

BD Ref.: BD2/9004/12

Building Name and Address	Total Approved Domestic & Non- domestic	Disregarded (Carpark and loading/ unloading a excluding P	d reas	Disregarded GF other than carp and loading/ unloading area plant rooms ar similar services	oark s (e.g. nd	Disregarde hotel unde (Planning) Regulation	r Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of features and oth exempted items	er	Bonus GFA		Feature So the Overa	ll Cap <sup>®</sup>
	Gross Floor Area (GFA) including	Area (m²)	%	Area # (m <sup>2</sup> )	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	bonus GFA (A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(1)	(K) = (J/A)	(L)	(M) = (L/A)	(N)	(O) = (N/A)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>		(B/A)	2.2 Mandatory feature and essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by FSI and equipment, meter room, transformer room, potable and flushing water tank, etc. 448.844m²  2.3 Non- mandatory / non- essential plant room such as A/C plant room, AHU room	7.476									Nil	Nil

### Summary of GFA Concessions

BD Ref.: BD2/9004/12

Building Name and Address	Total Approved Domestic & Non- domestic	Disregard (Carpark loading/ unloadin excluding	and g areas	Disregarde other than and loadin unloading plant room similar sen	carpark g/ areas (e.g. ns and	Disregarde hotel unde (Planning) Regulation	er Building	Exempted GFA of features under J Practice Note No	oint	Exempted GFA of features and oth exempted items	ier	Bonus GFA		the Ov	e Subject to erall Cap <sup>®</sup>
	Gross Floor Area (GFA) including bonus GFA	Area (m²)	%	Area # (m²)	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	(A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)	(1)	(K) = (J/A)	(L)	(M) = (L/A)	(N)	(O) = (N/A
160 South Lantau Road,	6004.138 m <sup>2</sup>		(6/7/)		(5)11)			5. Balcony 84m <sup>2</sup>	1.399					84	1.399
Cheung Sha, Lantau Island								6. Wider common corridor and lift lobby	Nil					Nil	Nil
								7. Communal sky Garden	Nil	-				Nil	Nil
								8. Communal podium garden for non-residential buildings	Nil					Nil	Nil
			1 1 2					9. Acoustic fin	Nil					Nil	Nil
								10. Wing wall, wind catcher and funnel	Nil					Nil	Nil
				,				11. Non- structural prefabricated external wall	Nil					Nil	Nil
								12. Utility Platform 21m <sup>2</sup>	0.350					21	0.35
ė								13. Noise Barrier	Nil					Nil	Nil

Building Name and Address	Total Approved Domestic & Non- domestic Gross Floor	Disregard (Carpark loading/ unloading excluding	and g areas	Disregarde other than and loadin unloading plant roon similar ser	n carpark ng/ areas (e.g. ns and	Disregarde hotel unde (Planning) Regulation	er Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of features and othe exempted items		Bonus GFA		Feature S the Overa	ubject to all Cap <sup>®</sup>
	Area (GFA) including bonus GFA	Area (m²)	%	Area # (m²)	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	(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)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>									14. Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 25.328m <sup>2</sup>	0.422			25.328	0.422
										15. Residential Recreational facilities 75.675m <sup>2</sup>	1.260			75.675	1.26
										16. Covered landscaped and play area	Nil			Nil	Nil
						Si Si				17. Horizontal screen/covered walkway, trellis	Nil			Nil	Nil
										18. Larger lift shaft	Nil			Nil	Nil
										19. Chimney shaft	Nil			Nil	Nil
										20. Other non- mandatory or non-essential plant room, such as boiler room, SMATV room	Nil			Nil	Nil

Building Name and Address	Total Approved Domestic & Non- domestic	Disregard (Carpark a loading/ unloading excluding	and areas	Disregarde other than and loading unloading	carpark g/ areas (e.g. as and	Disregarde hotel unde (Planning) Regulation	r Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of a features and other exempted items		Bonus GFA		Feature S the Over	Subject to all Cap <sup>®</sup>
	Gross Floor Area (GFA) including	Area (m²)	%	similar sen Area # (m²)	vices) %	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	bonus GFA		(0)		(E) =	(F)	(G) =	(H)	(1) =	(J)	(K) =	(L)	(M) =	(N)	(O) =
	(A)	(B)	(C) =	(D)		(F)	(F/A)	( /	(H/A)		(J/A)		(L/A)		(N/A)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>		(B/A)		(D/A)		(F/A)	i i		21. Pipe duct, air duct for mandatory feature or essential plant room	Nil			Nil	Nil
										22. Pipe duct, air duct for non- mandatory or non-essential plant room	Nil				
										23. Plant room, pipe duct, air duct for environmentally friendly system and feature	Nil				
										24. High headroom and void in front of cinema, shopping arcade etc. in non- domestic development	Nil				
										development					

Building Name and Address	Total Approved Domestic & Non- domestic Gross Floor	Disregard (Carpark a loading/ unloading excluding	and areas	Disregarde other than and loading unloading a plant room similar sen	carpark g/ areas (e.g. as and	Disregarde hotel unde (Planning) Regulation	r Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of a features and other exempted items		Bonus GFA		the Overa	
	Area (GFA) including bonus GFA	Area (m²)	%	Area # (m²)	%	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	(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)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>									25. Void over main common entrance (Prestige entrance) in non-domestic development  26. Void in duplex domestic flat and house  27. Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	Nil Nil			Nil	Nil

Building Name and Address	Total Approved Domestic & Non- domestic	Disregard (Carpark a loading/ unloading excluding	and g areas	Disregarde other than and loading unloading plant room	carpark g/ areas (e.g. as and	Disregarde hotel unde (Planning) Regulation	er Building	Exempted GFA features under Practice Note N	Joint	Exempted GFA of a features and other exempted items		Bonus GFA		the Over	
	Gross Floor Area (GFA) including	Area (m²)	%	similar sen Area # (m²)	wices) %	Area (m²)	%	Area # (m²)	%	Area # (m²)	%	Area (m²)	%	Area (m²)	%
	bonus GFA (A)	(B)	(C) = (B/A)	(D)	(E) = (D/A)	(F)	(G) = (F/A)	(H)	(I) = (H/A)		(K) = (J/A)	(L)	(M) = (L/A) Nil	(N) Nil	(O) = (N/A) Nil
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m <sup>2</sup>									28. Refuge floor including refuge floor cum sky garden	Nil		NII	INII	
										29. Other projections	Nil				
										30. Public transport terminus (PTT)	Nil				
										31. Party structure and common staircase	Nil				
5										32. Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for	Nil				
										GFA 33. Public passage 34. Covered set back area	Nil				

### **Summary of GFA Concessions**

BD Ref.: BD2/9004/12

- 1. # Item number please refer to Appendix G of PNAP ADM -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.
- <sup>®</sup>for items subject to overall cap (see Notes 2. Above).

I, (name in full) Ronald Liang, authorized person, confirm that for the purpose of Building (Administration) Regulation 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) 44/84
Date of expiry of registration: _	31/12/2015