

Summary of GFA Concessions

BD Ref.: BD2/9004/12

Appendix H (PNAP ADM-2)

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		Feature 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)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m ²	1. Carpark and loading/unloading area excluding PTT	Nil											Nil	Nil

2/9004/12
 [Signature]
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		(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)
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m²			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 m ²	0.387									Nil	Nil

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		(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 m²							5. Balcony 84m²	1.399					84	1.399	
								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	
								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 21m²	0.350					21	0.35	
								13. Noise Barrier	Nil					Nil	Nil	

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160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m²									14. Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 25.328m ²	0.422			25.328	0.422
										15. Residential Recreational facilities 75.675m ²	1.260			75.675	1.26
										16. Covered landscaped and play area	Nil			Nil	Nil
										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

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160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m²									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					

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160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m²									25. Void over main common entrance (Prestige entrance) in non-domestic development	Nil			Nil	Nil
										26. Void in duplex domestic flat and house	Nil				
										27. Other projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls	Nil				

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		(B)													
160 South Lantau Road, Cheung Sha, Lantau Island	6004.138 m²									28. Refuge floor including refuge floor cum sky garden	Nil		Nil	Nil	Nil
										29. Other projections	Nil				
											30. Public transport terminus (PTT)	Nil			
											31. Party structure and common staircase	Nil			
											32. Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Nil			
											33. Public passage	Nil			
											34. Covered set back area	Nil			

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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) 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