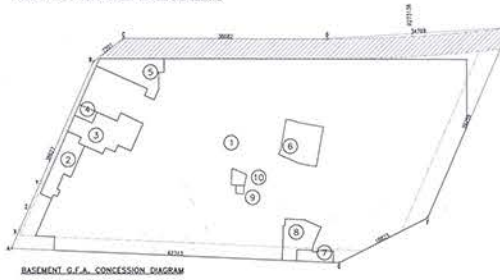
G.F.A. CONCESSION CALCULATION



BASEMENT G.F.A. CONCESSION DIAGRAM

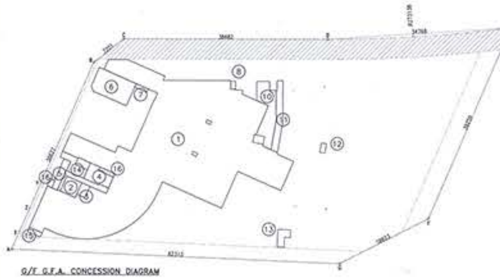
BASEMENT G.F.A. CONCESSION

1. CARPARK AND LOADING/ UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS
(1) CARPARK = 2404.428 s.m.

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.
(2) FAN RM. = 43.838 s.m.
(4) C.W. RM. = 8.292 s.m.
(5) FAN RM. = 52.519 s.m.
(7) C.W. RM. = 14.602 s.m.
(10) W.M.RM. = 7.116 s.m.
SUB-TOTAL = 126.365 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(9) P.D. = 2.400 s.m.
SUB-TOTAL = 2.400 s.m.

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(3) STAIR + LIFT SHAFT = 70.879 s.m.
(6) STAIR + LIFT SHAFT = 53.512 s.m.
(8) STAIR = 40.492 s.m.
SUB-TOTAL = 164.883 s.m.



G/F G.F.A. CONCESSION DIAGRAM

G/F G.F.A. CONCESSION

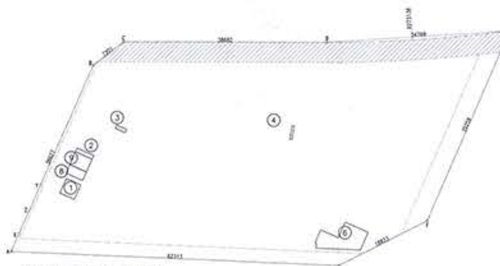
1. CARPARK AND LOADING/ UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS
(1) CARPARK + L/UL = 749.480 s.m.

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.
(10) RSRMRC = 32.120 s.m.

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.
(3) F.S. CTRL. RM. = 3.895 s.m.
(4) SPR. CONTROL VALVE RM. = 13.513 s.m.
(6) MASTER METER RM. = 34.810 s.m.
(8) P.D. (GAS) = 1.328 s.m.
(15) FS/SPR INLETS = 2.443 s.m.
SUB-TOTAL = 56.089 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(7) VENT. G. = 1.719 s.m.
(12) P.D. = 1.780 s.m.
(14) TX. CABLE DUCT = 10.158 s.m.
(16) VENT.D. = 2.247 s.m.
SUB-TOTAL = 15.905 s.m.

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(2) TX. HOISTING DUCT = 8.610 s.m.
(5) TX. STAIR = 7.369 s.m.
(11) BASEMENT STAIRCASE = 16.808 s.m.
(13) BASEMENT STAIRCASE = 5.922 s.m.
SUB-TOTAL = 38.709 s.m.



1/F G.F.A. CONCESSION DIAGRAM

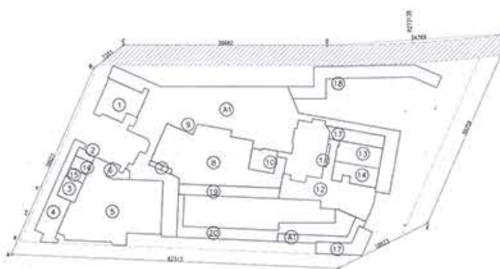
1/F G.F.A. CONCESSION

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.
(3) C.W.RM. = 1.428 s.m.
SUB-TOTAL = 1.428 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(2) P.D. = 2.806 s.m.
(4) P.D. = 1.880 s.m.
(8) TX CABLE DUCT = 6.168 s.m.
SUB-TOTAL = 9.854 s.m.

25. VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON- DOMESTIC DEVELOPMENT
(6) VOID IN ARCADE ENTRANCE = 34.742 s.m.
SUB-TOTAL = 34.742 s.m.

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(1) TX. HOISTING DUCT = 9.029 s.m.
(9) TX. STAIR = 9.296 s.m.
SUB-TOTAL = 18.325 s.m.



2/F G.F.A. CONCESSION DIAGRAM

2/F G.F.A. CONCESSION

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.
(17) TBE RM. = 25.125 s.m.
SUB-TOTAL = 25.125 s.m.

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.
(1) GENSET RM. = 48.854 s.m.
(4) SWITCH RM. = 51.910 s.m.
(5) TRANSFORMER RM. = 210.854 s.m.
(6) C.W.RM. = 8.281 s.m.
(8) SPRINKLER & F.S. PUMP RM. = 108.405 s.m.
(10) C.W.RM. = 21.250 s.m.
(12) POTABLE AND FLUSHING WATER PUMP RM. = 103.822 s.m.
(11) W.M.CAB. = 2.175 s.m.
(9) W.M.CAB. = 1.313 s.m.
SUB-TOTAL = 646.104 s.m.

2.3 NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM SUCH AS A/C PLANT ROOM, AHU ROOM ETC.
(14) CHILLED WATER PUMP RM. = 30.206 s.m.
SUB-TOTAL = 30.206 s.m.

13. NOISE BARRIER
(18) NOISE BARRIER = 74.965 s.m.
SUB-TOTAL = 74.965 s.m.

15. RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL FILTRATION PLANT ROOM, COVERED WALKWAY ETC. SERVING SOLELY THE RECREATIONAL FACILITIES
(13) POOL FILTRATION PLANT RM. = 34.070 s.m.
SUB-TOTAL = 34.070 s.m.

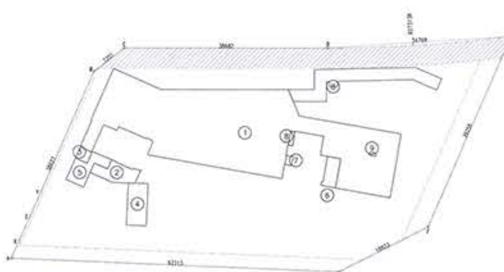
16. COVERED LANDSCAPED AND PLAY AREA
(A1) = 446.463 s.m.
SUB-TOTAL = 446.463 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(2) P.D. = 5.260 s.m.
(7) P.D. = 4.275 s.m.
(15) TX CABLE DUCT = 6.168 s.m.
(19) PIPE SPACE = 38.318 s.m.
SUB-TOTAL = 54.021 s.m.

22. PIPE DUCT, AIR DUCT FOR NON-MANDATORY FEATURE OR NON-ESSENTIAL PLANT ROOM
(20) PIPE SPACE = 85.989 s.m.
SUB-TOTAL = 85.989 s.m.

25. VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON- DOMESTIC DEVELOPMENT
(17) VOID IN ARCADE ENTRANCE = 28.863 s.m.
SUB-TOTAL = 28.724 s.m.

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(3) TX. HOISTING DUCT W/ WALL = 14.400 s.m.
(18) TX STAIR = 8.861 s.m.
SUB-TOTAL = 23.261 s.m.



3/F G.F.A. CONCESSION DIAGRAM

3/F G.F.A. CONCESSION

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.
(2) T.B.E. = 24.980 s.m.
(5) T.B.E. = 24.145 s.m.
SUB-TOTAL = 49.125 s.m.

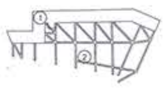
2.2 MANDATORY FEATURE AND ESSENTIAL PLANT ROOM, AREA OF WHICH IS NOT LIMITED BY ANY PNAP OR REGULATION SUCH AS ROOM OCCUPIED SOLELY BY FSI AND EQUIPMENT, METER ROOM, TRANSFORMER ROOM, POTABLE AND FLUSHING WATER TANK, ETC.
(4) SWITCH RM. = 29.737 s.m.
SUB-TOTAL = 29.737 s.m.

13. NOISE BARRIER
(8) NOISE BARRIER = 75.956 s.m.
SUB-TOTAL = 75.956 s.m.

14. COUNTER, OFFICE, STORE, GUARD ROOM AND LAVATORY FOR WATCHMAN AND MANAGEMENT STAFF, OWNER'S CORPORATION OFFICE
(6) MANAGEMENT OFFICE = 14.534 s.m.
SUB-TOTAL = 14.534 s.m.

15. RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL FILTRATION PLANT ROOM, COVERED WALKWAY ETC. SERVING SOLELY THE RECREATIONAL FACILITIES
(1) R.R.F. = 674.856 s.m.
SUB-TOTAL = 674.856 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(3) P.D. = 3.635 s.m.
(7) P.D. = 2.187 s.m.
(8) P.D. / H.R. = 2.228 s.m.
(9) P.D. = 0.748 s.m.
SUB-TOTAL = 10.798 s.m.



TRANSFER PLATE LEVEL G.F.A. CONCESSION DIAGRAM

TRANSFER PLATE (T2) LEVEL G.F.A. CONCESSION

13. NOISE BARRIER
(1) NOISE BARRIER = 75.956 s.m.
(2) NOISE BARRIER = 32.156 s.m.
SUB-TOTAL = 108.112 s.m.

5/F-30/F G.F.A. CONCESSION

TRANSFER PLATE (T1)
13. NOISE BARRIER
(N) NOISE BARRIER = 151.492 s.m.
SUB-TOTAL = 151.492 s.m.

TOWER 1 L.ZONE
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.
(1.1) REFUSE RM. (W.R.R.) = 2.403 s.m.
TOTAL (10 FLOOR) = 24.030 s.m.

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.
(1.1) H.R. + F.S. DUCT = 1.500 s.m.
(1.4) W.M.D. = 0.560 s.m.
(1.5) W.M.D. = 1.046 s.m.
(1.2) C.W. RM. = 3.105 s.m.
SUB-TOTAL = 6.211 s.m.
TOTAL (10 FLOOR) = 62.110 s.m.

5. BALCONY
HALF OF (B1) TO (B8) = 8.000 s.m.
TOTAL (10 FLOOR) = 80.000 s.m.

9. ACOUSTIC FINS
(F1) TO (F8) = 2.245 s.m.
TOTAL (10 FLOOR) = 22.450 s.m.

12. UTILITIES PLATFORM
HALF OF (U1) TO (U4) = 3.000 s.m.
TOTAL (10 FLOOR) = 30.000 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(1.6) P.D. = 0.449 s.m.
(1.7) P.D. = 0.560 s.m.
(1.8) A.D. (FOR W.R.R.) = 1.162 s.m.
SUB-TOTAL = 2.171 s.m.
TOTAL (10 FLOOR) = 21.710 s.m.

28. MINOR PROJECTION SUCH AS AC BOX, WINDOW CILL PROJECTING WINDOW
(C1) TO (C8) = 10.101 s.m.
TOTAL (10 FLOOR) = 101.010 s.m.

TOWER 1 H.ZONE
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.
(1.1) REFUSE RM. (W.R.R.) = 2.403 s.m.
TOTAL (14 FLOOR) = 33.642 s.m.

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.
(1.1) H.R. + F.S. DUCT = 1.500 s.m.
(1.4) W.M.D. = 0.560 s.m.
(1.5) W.M.D. = 1.046 s.m.
(1.2) C.W. RM. = 3.105 s.m.
SUB-TOTAL = 6.211 s.m.
TOTAL (14 FLOOR) = 86.954 s.m.

5. BALCONY
HALF OF (B1) TO (B7) = 7.000 s.m.
TOTAL (14 FLOOR) = 98.000 s.m.

9. ACOUSTIC FINS
(F1) TO (F8) = 2.245 s.m.
TOTAL (14 FLOOR) = 31.430 s.m.

12. UTILITIES PLATFORM
HALF OF (U1) TO (U4) = 3.000 s.m.
TOTAL (14 FLOOR) = 42.000 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(1.6) P.D. = 0.386 s.m.
(1.7) P.D. = 0.560 s.m.
(1.8) A.D. (FOR W.R.R.) = 1.162 s.m.
SUB-TOTAL = 2.108 s.m.
TOTAL (14 FLOOR) = 29.512 s.m.

28. MINOR PROJECTION SUCH AS AC BOX, WINDOW CILL PROJECTING WINDOW
(C1) TO (C7) (11/F-30/F) = 9.874 s.m.
(31/F) = 10.648 s.m.
TOTAL (14 FLOOR) = 139.211 s.m.

TOWER 2
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.
(2.1) REFUSE RM. (W.R.R.) = 2.403 s.m.
TOTAL (24 FLOOR) = 57.672 s.m.

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.
(2.3) C.W.D. = 1.000 s.m.
(2.5) W.M.D. = 1.590 s.m.
(2.4) C.W.D. = 0.831 s.m.
SUB-TOTAL = 3.321 s.m.
TOTAL (24 FLOOR) = 79.704 s.m.

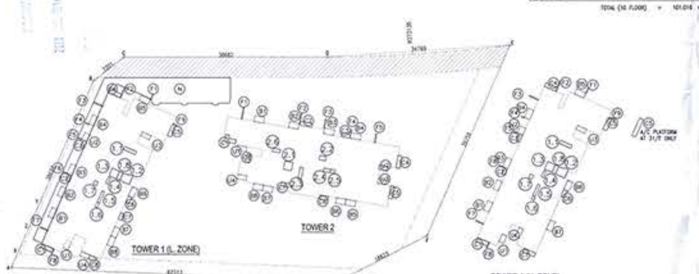
5. BALCONY
HALF OF (B1) TO (B8) = 8.000 s.m.
TOTAL (24 FLOOR) = 192.000 s.m.

9. ACOUSTIC FINS
(F1) TO (F5) = 1.644 s.m.
TOTAL (24 FLOOR) = 39.456 s.m.

12. UTILITIES PLATFORM
HALF OF (U1) TO (U4) = 3.000 s.m.
TOTAL (24 FLOOR) = 72.000 s.m.

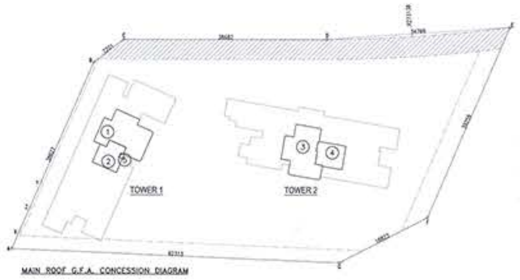
21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(2.6) P.D. = 0.609 s.m.
(2.8) P.D. = 0.932 s.m.
SUB-TOTAL = 1.541 s.m.
TOTAL (24 FLOOR) = 36.984 s.m.

28. MINOR PROJECTION SUCH AS AC BOX, WINDOW CILL PROJECTING WINDOW
(C1) TO (C8) = 12.047 s.m.
TOTAL (24 FLOOR) = 289.128 s.m.

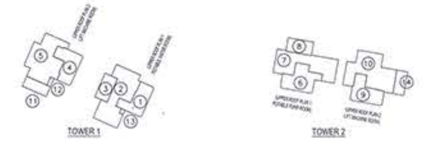


TOWER 1 (L. ZONE) TOWER 2 TOWER 1 (H. ZONE)

5/F-30/F (14/F & 24/F OMITTED) G.F.A. DIAGRAM



MAIN ROOF G.F.A. CONCESSION DIAGRAM



UPPER ROOFS G.F.A. CONCESSION DIAGRAM

MAIN ROOF G.F.A. CONCESSION

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.
(2) FLUSHING PUMP ROOM = 22.697 s.m.
(4) FLUSHING PUMP ROOM = 23.526 s.m.
SUB-TOTAL = 46.223

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(1) = 58.077 s.m.
(3) = 58.019 s.m.
SUB-TOTAL = 116.096 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(5) A.D. (FOR W.R.R.) = 0.635 s.m.

UPPER ROOFS G.F.A. CONCESSION

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.
(5) T1 LIFT MACHINE ROOM W/ EXT. WALL = 47.408 s.m.
(10) T2 LIFT MACHINE ROOM W/ EXT. WALL = 49.267 s.m.
SUB-TOTAL = 96.675 s.m.

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.
(2) T1 POTABLE PUMP RM. = 46.700 s.m.
(7) T2 POTABLE PUMP RM. = 41.836 s.m.
(11) T1 WATER TANK = 10.147 s.m.
(14) T2 WATER TANK = 9.563 s.m.
SUB-TOTAL = 108.286 s.m.

21. PIPE DUCT, AIR DUCT FOR MANDATORY OR ESSENTIAL PLANT ROOM
(12) A.D. = 1.215 s.m.
(13) A.D. = 0.653 s.m.
SUB-TOTAL = 1.868 s.m.

34. HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA
(1) STAIR & LIFT SHAFT = 21.612 s.m.
(3) LIFT SHAFT = 12.740 s.m.
(4) STAIRS = 22.934 s.m.
(6) STAIR & LIFT SHAFT = 26.868 s.m.
(8) LIFT SHAFT = 12.740 s.m.
(9) STAIRS = 22.773 s.m.
SUB-TOTAL = 119.667 s.m.

AREAS OF G.F.A. CONCESSION

THE FOLLOWING TABLE IS ACCORDING TO PNAP ADM-2 (APPENDIX G)

	DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(B)		
1	CARPARKING AND LOADING / UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS	B/F : 2402.428 S.M. G/F : 749.480 S.M.	
		TOTAL:	3153.908 S.M.
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.	G/F : 2/F : 3/F : T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR): UPPER ROOF:	32.120 S.M. 25.125 S.M. 49.125 S.M. 24.030 S.M. 33.642 S.M. 57.672 S.M. 96.675 S.M.
		TOTAL:	318.389 S.M.
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.	B/F : G/F : 1/F : 2/F : 3/F : T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR): MAIN ROOF: UPPER ROOFS:	126.365 S.M. 56.089 S.M. 1.428 S.M. 645.104 S.M. 29.737 S.M. 62.110 S.M. 86.954 S.M. 79.704 S.M. 46.223 S.M. 108.286 S.M.
			1245.000 S.M.
2.3	NON-MANDATORY / NON-ESSENTIAL PLANT ROOM SUCH AS AIR-CONDITIONING PLANT ROOM, AIR HANDLING UNIT (AHU) ROOM, ETC.	2/F :	116.195 S.M.
		TOTAL:	116.195 S.M.
	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	NOT APPLICABLE	
4	SUPPORTING FACILITIES FOR A HOTEL	NOT APPLICABLE	
	GREEN FEATURE UNDER JNP1 AND 2		
5	BALCONY FOR RESIDENTIAL BUILDINGS	T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR):	80.000 S.M. 98.000 S.M. 192.000 S.M.
		TOTAL:	370.000 S.M.
6	WIDER COMMON CORRIDOR AND LIFT LOBBY	NOT PROVIDED	
7	COMMUNAL SKY GARDEN	NOT PROVIDED	
8	COMMUNAL PODIUM GARDEN	NOT PROVIDED	
9	ACOUSTIC FIN	T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR):	22.450 S.M. 31.430 S.M. 39.456 S.M.
		TOTAL:	93.336 S.M.
10	WING WALL, WIND CATCHER AND FUNNEL	NOT PROVIDED	
11	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	NOT PROVIDED	
12	UTILITY PLATFORM	T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR):	30.000 S.M. 42.000 S.M. 72.000 S.M.
		TOTAL:	144.000 S.M.
13	NOISE BARRIER	2/F: 3/F: TRANSFER PLATE (T2): TRANSFER PLATE (T1): TOTAL:	74.965 S.M. 75.956 S.M. 108.112 S.M. 151.492 S.M. 410.525 S.M.

	AMENITY FEATURES		
14	COUNTER, OFFICE, STORE, GUARD ROOM AND LAVATORY FOR WATCHMAN AND MANAGEMENT STAFF, OWNER'S CORPORATION OFFICE	3/F : TOTAL:	14.617 S.M. 14.617 S.M.
15	RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL FILTRATION PLANT ROOM, COVERED WALKWAY ETC. SERVING SOLELY THE RECREATIONAL FACILITIES	2/F : 3/F : TOTAL:	31.064 S.M. 680.632 S.M. 711.696 S.M.
16	COVERED LANDSCAPED AND PLAY AREA	2/F : TOTAL:	422.226 S.M. 422.226 S.M.
17	HORIZONTAL SCREEN / COVERED WALKWAY	NOT PROVIDED	
18	LARGE LIFT SHAFT	TOTAL:	334.692 S.M.
19	CHIMNEY SHAFT	NOT PROVIDED	
20	OTHER NON- MANDATORY OR NON- ESSESTIAL PLANT ROOM, SUCH AS BOILER ROOM, SMATV ROOM	NOT PROVIDED	
21	PIPE DUCT, AIR DUCT FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM	B/F : G/F : 1/F : 2/F : 3/F : T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR): MAIN ROOF: UPPER ROOF: TOTAL:	2.400 S.M. 15.905 S.M. 9.854 S.M. 54.021 S.M. 10.798 S.M. 21.710 S.M. 29.512 S.M. 36.984 S.M. 0.635 S.M. 1.868 S.M. 183.687 S.M.
22	PIPE DUCT, AIR DUCT FOR NON-MANDATORY FEATURE OR NON-ESSENTIAL PLANT ROOM	2/F : TOTAL:	85.989 S.M. 85.989 S.M.
23	PLANT ROOM, PIPE DUCT, AIR DUCT FOR ENVIRONMENTAL FRIENDLY SYSTEM AND FEATURE	NOT PROVIDED	
24	HIGH HEADROOM AND VOID IN FRONT OF CINEMA, SHOPPING ARCADE ETC., IN NON- DOMESTIC DEVELOPMENT.	NOT PROVIDED	
25	VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON- DOMESTIC DEVELOPMENT	1/F : 2/F : TOTAL:	34.742 S.M. 28.863 S.M. 63.605 S.M.
26	VOID IN DUPLEX DOMESTIC FLAT AND HOUSE	NOT PROVIDED	
27	SUNSHADE AND REFLECTOR	NOT PROVIDED	
28	MINOR PROJECTION SUCH AS AC BOX, WINDOW CILL PROJECTING WINDOW	T1 L.ZONE (10 FLOOR): T1 H.ZONE (14 FLOOR): T2 (24 FLOOR): TOTAL:	101.010 S.M. 139.211 S.M. 289.128 S.M. 529.349 S.M.
29	OTHER PROJECTION SUCH AS AIR- CONDITIONING BOX AND PLATFORM WITH A PROJECTION OF MORE THAN 750mm FROM THE EXTERNAL WALL	NOT PROVIDED	
	OTHER ITEMS		
30	REFUGE FLOOR INCLUDING REFUGE FLOOR CUM SKY GARDEN	NOT PROVIDED	
31	COVERED AREA UNDER LARGE PROJECTING / OVERHANGING FEATURE	NOT PROVIDED	
32	PUBLIC TRANSPORT TERMINUS (PTT)	NOT PROVIDED	
33	PARTY STRUCTURE AND COMMON STAIRCASE	NOT PROVIDED	
34	HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA	B/F : G/F : 1/F : 2/F : MAIN ROOF : UPPER ROOF : TOTAL:	164.983 S.M. 39.709 S.M. 18.325 S.M. 23.261 S.M. 116.096 S.M. 119.667 S.M. 482.041 S.M.
35	PUBLIC PASSAGE	NOT PROVIDED	
36	COVERED SET BACK AREA	NOT PROVIDED	
	BONUS GFA		
37	BONUS GFA	NOT PROVIDED	

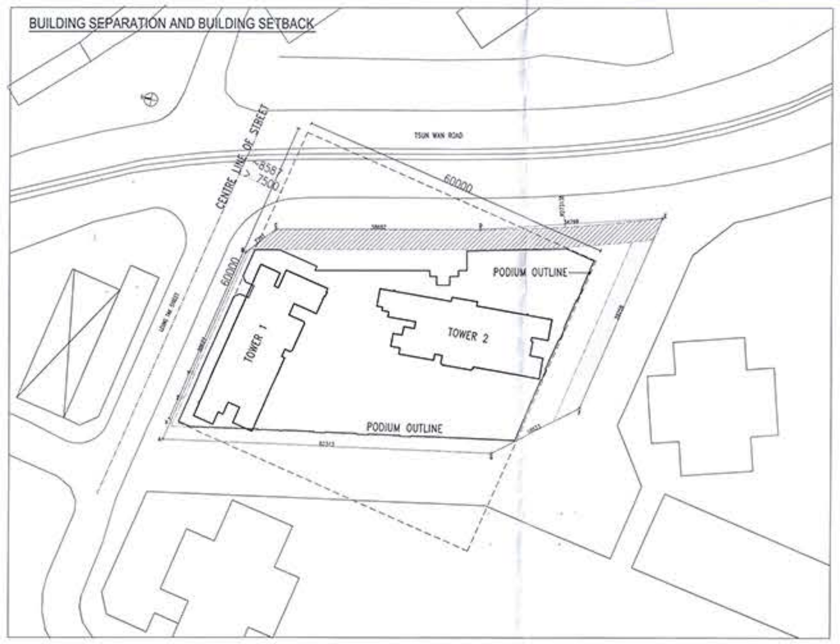
TOTAL GFA CONCESSIONS SUBJECTED TO THE OVERALL CAP

NON-DOMESTIC PORTION
PRESTIGE ENTRANCE = 63.605 s.m.
CHILLED WATER PUMP RM. (A/C PLANTROOM) = 30.206 s.m.
TOTAL = 93.811 s.m.
93.811 / 3109.000 (TOTAL NON-DOMESTIC GFA) x 100%
= 3.017% (<10%)

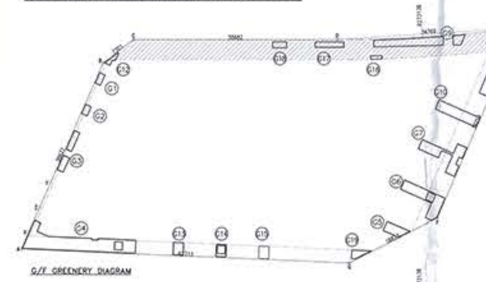
DOMESTIC PORTION
RESIDENTS' RECREATIONAL FACILITIES = 674.856 s.m.
POOL FILTRATION PLANT ROOM = 34.070 s.m.
PIPE SPACE = 85.989 s.m.
MANAGEMENT OFFICE = 14.534 s.m.
BALCONY = 370.000 s.m.
UTILITY PLATFORM = 144.000 s.m.
LIFT EXEMPTION = 334.692 s.m.
TOTAL = 1658.241 s.m.
1658.241 / 16690.420 (TOTAL DOMESTIC GFA) x 100%
= 9.935% (<10%)

Statement II : The works shown on these plans are Type II works
(name of works : SUPERSTRUCTURE/BUILDING WORKS)
in respect of which the Building Authority's consent is applied for.

BUILDING SEPARATION AND BUILDING SETBACK



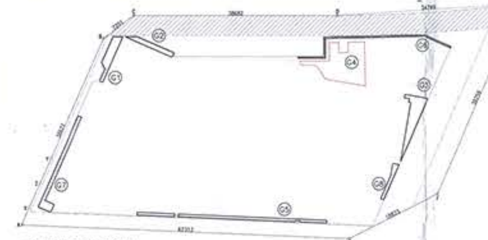
SITE COVERAGE OF GREENERY CALCULATION



G/F GREENERY DIAGRAM

G/F GREENERY AREA

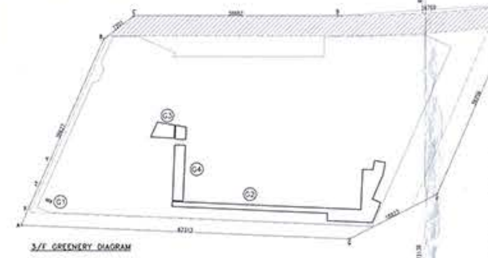
(G1) AREA = 2.326 s.m.
(G2) AREA = 2.143 s.m.
(G3) AREA = 7.856 s.m.
(G4) AREA = 53.744 s.m.
(G5) AREA = 7.420 s.m.
(G6) AREA = 19.532 s.m.
(G7) AREA = 19.309 s.m.
(G8) AREA = 31.863 s.m.
(G9) AREA = 22.344 s.m.
(G10) AREA = 16.045 s.m.
(G12) AREA = 1.818 s.m.
(G13) AREA = 4.473 s.m.
(G14) AREA = 2.214 s.m.
(G15) AREA = 4.465 s.m.
(G16) AREA = 1.377 s.m.
(G17) AREA = 5.671 s.m.
(G18) AREA = 3.048 s.m.
(G19) AREA = 3.630 s.m.
TOTAL = 209.278 s.m.



2/F GREENERY DIAGRAM

2/F GREENERY AREA

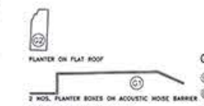
PEDESTRIAN ZONE
(G1) AREA = 12.115 s.m.
(G2) AREA = 7.632 s.m.
(G3) AREA = 20.691 s.m.
(G4) AREA = 59.410 s.m.
(G5) AREA = 17.561 s.m.
(G6) AREA = 9.145 s.m.
(G7) AREA = 15.828 s.m.
(G8) AREA = 4.934 s.m.
TOTAL = 147.516 s.m.



3/F GREENERY DIAGRAM

3/F GREENERY AREA

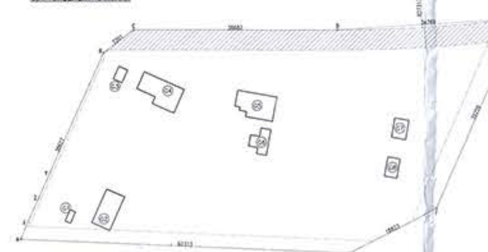
(G1) AREA = 0.570 s.m.
(G2) AREA = 77.408 s.m.
(G3) AREA = 15.668 s.m.
(G4) AREA = 21.190 s.m.
TOTAL = 114.606 s.m.



5/F GREENERY DIAGRAM

GREENERY AREA ABOVE 3/F AND BELOW 5/F

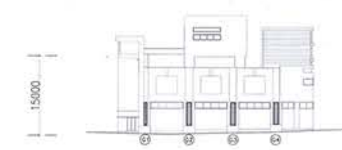
(G1) AREA x 2 = 18.676 s.m.
(G2) AREA = 22.432 s.m.
TOTAL = 41.108 s.m.



MAIN ROOF GREENERY DIAGRAM

MAIN ROOF GREENERY AREA

(G1) AREA = 2.563 s.m.
(G2) AREA = 25.678 s.m.
(G3) AREA = 4.743 s.m.
(G4) AREA = 35.443 s.m.
(G5) AREA = 32.242 s.m.
(G6) AREA = 13.042 s.m.
(G7) AREA = 10.101 s.m.
(G8) AREA = 8.713 s.m.
TOTAL = 132.525 s.m.



SOUTH ELEVATION GREENERY DIAGRAM

VERTICAL GREENERY AREA (SOUTH ELEVATION)

(G1) AREA = 2.15 s.m.
(G2) AREA = 3.87 s.m.
(G3) AREA = 3.87 s.m.
(G4) AREA = 3.69 s.m.
TOTAL = 13.58 s.m.

WEST ELEVATION GREENERY DIAGRAM

VERTICAL GREENERY AREA (WEST ELEVATION)

PEDESTRIAN ZONE
(G3) AREA = 3.51 s.m.
(G4) AREA = 3.51 s.m.
(G5) AREA = 3.51 s.m.
TOTAL = 10.530 s.m.

SITE COVERAGE OF GREENERY CALCULATION

(REFER TO PNAP APP-152 PARA. 18 TABLE)

SITE AREA	REQUIRED MINIMUM SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)		
	PEDESTRIAN ZONE	OTHER LOCATIONS	TOTAL GREENERY AREAS
1000 s.m. < 3109 s.m. < 20000 s.m.	10% (310.900 s.m.)	NO LIMIT	20% (621.800 s.m.)
	PROVIDED SITE COVERAGE OF GREENERY (i.e. PERCENTAGE OF GREENERY AREA OVER SITE AREA)		
	PEDESTRIAN ZONE	OTHER LOCATIONS	TOTAL GREENERY AREAS
G/F GREENERY AREA	209.278 s.m.		209.278 s.m.
1/F GREENERY AREA			
2/F GREENERY AREA	147.516 s.m.		147.516 s.m.
3/F GREENERY AREA		114.606 s.m.	114.606 s.m.
GREENERY AREA ABOVE 3/F AND BELOW 5/F		41.108 s.m.	41.108 s.m.
MAIN ROOF GREENERY AREA (OTHER LOCATIONS)		132.525 s.m.	132.525 s.m.
VERTICAL GREENERY AREA (SOUTH ELEVATION)	13.58 s.m.		13.58 s.m.
VERTICAL GREENERY AREA (WEST ELEVATION)	10.53 s.m.		10.53 s.m.
SUB-TOTAL AREA	380.904 s.m. > 310.900 s.m.	288.239 s.m.	669.143 s.m. > 621.800 s.m. OK

LIFT SCHEDULE

(REFER TO COP FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS AND BUILDING WORKS FOR THE INSTALLATION AND SAFE USE OF LIFTS AND ESCALATORS)

LIFT NO.	TYPE	SERVING FLOOR	RATED LOAD	NO. OF PASS-ENGERS	RATED SPEED	CAR INTERNAL SIZES (mm) (W X D x H) REQ.	CAR INTERNAL SIZES PRO.	WELL INTERNAL SIZE (mm) (W X D) REQ.	WELL INTERNAL SIZE PRO.	CLEAR ENTRANCE (mm) (W X H) REQ.	CLEAR ENTRANCE PRO.	PIT DEPTH (mm) REQ.	PIT DEPTH PRO.	HEADROOM (mm) REQ.	HEADROOM PRO.	MACHINE MINIMUM DIMENSIONS SIZES AREA (m2) REQ.	AREA (m2) PRO.	HEIGHT (m) REQ.	HEIGHT (m) PRO.	OVERALL HEADROOM (mm) REQ.	OVERALL HEADROOM PRO.
L1 & L2	PASSENGER LIFT	G/F - 30/F, (4/F, 14/F & 24/F OMITTED)	900 KG	12	2.5m/s	1600x1350x2300	1600x1350x2300	2100x2100 FOR EACH LIFT	4300x2200 FOR 2 LIFTS	900x2100	900x2100	2800	2800	5650	6800	15x2	46.2	2600	2700	8450	12800
L3	PASSENGER FIREMAN'S / DISABLE LIFT	B/F - 30/F AND MAIN ROOF (4/F, 14/F & 24/F OMITTED)	900 KG	12	2.5m/s	1500x1400x2300	1500x1400x2300	2100x2100	2100x2200	900x2100	900x2100	2800	2800	5650	6800	15				8450	9650
L4 & L5	PASSENGER LIFT	G/F - 30/F, (4/F, 14/F & 24/F OMITTED)	900 KG	12	2.5m/s	1600x1350x2300	1600x1350x2300	2100x2100 FOR EACH LIFT	4300x2200 FOR 2 LIFTS	900x2100	900x2100	2800	2800	5650	6800	15x2	46.3	46.3	2700	8450	12800
L6	PASSENGER FIREMAN'S / DISABLE LIFT	B/F - 30/F AND MAIN ROOF (4/F, 14/F & 24/F OMITTED)	900 KG	12	2.5m/s	1500x1400x2300	1500x1400x2300	2100x2100	2100x2200	900x2100	900x2100	2800	2800	5650	6800	15				8450	9650
L7	PASSENGER LIFT (MACHINE ROOMLESS TYPE)	B/F - 1/F	820 KG	11	1.5m/s	N.A.	1350x1500x2400	N.A.	2200 X 2300	N.A.	850x2100	N.A.	1800	N.A.	4000	N.A.		N.A.		N.A.	
L8	DISABLE LIFT (MACHINE ROOMLESS TYPE)	B/F - 1/F	1050 KG	14	1.5m/s	N.A.	1300X2050X2600	N.A.	2260x2800	N.A.	800x2100	N.A.	1700	N.A.	4800	N.A.		N.A.		N.A.	

B.D. REF.: BD 2/9065/14
F.S.D. REF.: FP 8/30410<5>

REVISION	DATE	BY	DESCRIPTION
A	2014.10.31	LK	BD RESUBMISSION
B	2014.07.02	LK	GENERAL REVISION
C	2016.03.18	BC	GENERAL REVISION
D	2017.06.09	LK	GENERAL REVISION
E	2017.11.22	LK	GENERAL REVISION
F	2018.07.24	LK	MINOR REVISION TO GREENERY CALCULATION

RECEIVED 24 JUL 2018 B.D. R&D (NBDs)

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 16(2)(d) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved
NG Lai-shan
Senior Building Surveyor
for BUILDING AUTHORITY
23 AUG 2018

B.D. COPY

AMENDMENT PLAN
Statement II : The works shown on these plans are Type II works (name of works : Superstructure Works) in respect of which the Building Authority's consent is applied for

SIGNATURE FOR SUBMISSION / CONSTRUCTION

STEPHEN S.F. KU
AUTHORIZED PERSON (AP(A) 33/81)

DESIGNER: Enormous Asset Limited

ARCHITECT: CHAU KO & LEUNG

STRUCTURAL DESIGNER: Greg Wong Associates Ltd.

SCALE: 1:500 (A0)
DRAWN: STE CHECK: LK
CODE: 925/GBP
FIRST ISSUE: 16.06.2014
DATE OF DISTRIBUTION:

DRAWING TITLE: CALCULATIONS 3

PROJECT: COMPOSITE RESIDENTIAL DEVELOPMENT OF T.M.T.L. 508

PROJECT NO.: 925 DRAWING NO.: 214 REV.: F