

Summary of GFA Concessions

(PNAP ADM-2)

BD Ref: BD2/9142/13

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	
		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)
J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²	1. Carparks and loading / unloading area excluding PTT 11151.979m ²	22.025	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 recover chamber, etc. 155.405 m ²	0.307								

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J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²			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. 3052.772 m ²	6.027								
				2.3 Non-mandatory / non-essential plant room such as A/C plant room, AHU room, etc 2433.466 m ²	4.804								
						3. Area for picking up and setting down persons departing from or arriving at the hotel by vehicle	NIL						
						4. Supporting facilities for a hotel 596.897 m ²	1.179						

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J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²							5. Balcony 6. Wider common corridor and lift lobby 7. Communal sky garden 8. Communal podium garden 9. Acoustic fin 10. Wing Wall, wind catcher and funnel 11. Non-structural prefabricated external wall 12. Utility platform	Nil Nil Nil Nil Nil Nil Nil				

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J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²							13. Noise Barrier	Nil	14. Counter , office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office 15. Recreational facilities 16. Covered landscaped and play area 17. Horizontal screen / covered walkway, trellis	Nil Nil Nil Nil		

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J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²									18. Larger Lift Shaft 293.718m ²	0.580		
										19. Chimney shaft	Nil		
										20. Other non-mandatory or non-essential plant room 189.526m ²	0.374		
										21. Pipe duct, air duct for mandatory feature or essential plant room 650.793 m ²	1.285		
										22. Pipe duct, air duct for non-mandatory or non-essential plant room 490.723 m ²	0.969		
										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 2701.125 m ²	5.333		
										25. Void over main common entrance (Prestige entrance) in non-domestic development 118.658m ²	0.234		

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J/O Tat Tung Road and Mei Tung Street, Tung Chung, Lantau Island	50654.166 m ²									26. Void in duplex domestic flat and house 27. Sunshade and reflector 28. Minor projection such as AC box, window cill, projecting window 29. Other projections such as air-conditioning box and platform with a projection of more than 750 mm from the external walls 30. Refuge floor including refuge floor cum sky garden 31. Covered area under large projecting/overhanging feature 32. Public transport terminus (PTT) 33. Party structure and common staircase 34. Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 35. Public passage 36. Covered set back area 37. Bonus GFA	NII NII NII NII NII NII NII NII NII NII NII		

I, NG KWOK FAI, 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) 2/99

Date of expiry of registration: 06-04-2020