

Summary of GFA Concessions

BD Ref.: 2/7192/97/5(H)


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)	(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)			
Sea to Sky, Tseung Kwan O Area 86, Site H, Tseung Kwan O, N.T. - TKOTL 70 R.P.	Total Domestic G.F.A. 96,999.64 m ²	Total area of 9763.425 m ²	10.018%	2.1 TBE Room 98.442 m ²	6.985%			5 Balcony for residential bldg 1,115.051 m ²	3.982%	14 Estate Management Office 132.490 m ²	7.959%							
								R.S.M.R.C. 595.590 m ²								11 Non-structural prefabricated external wall 2,765.891 m ²		15 Guard House 4.109 m ²
	Total Non-domestic G.F.A. = 460,279 m ²							2.2 Mandatory feature and essential plant room, area of which is NOT limited by any respective PNAP or regulation such as room occupied solely by FSI and equipment. meter room, transformer room, potable and flushing water tank, etc. 5,872.324 m ²										16 Residential Recreational Facilities including void, plant room, covered walkway etc. serving solely the recreational facilities 3,270.990 m ²
								2.3 VRV Room 27.749 m ²										17 Covered Landscaped and Play Areas 1,252.826 m ²
								VRV Rm for main switch room 6.603 m ²										18 Canopy 59.640 m ²
								Fan room for carpark 169.911 m ²										19 Covered Walkway (horizontal screen) 74.493 m ²
								Fan room for lobby ventilation tower 1 36.727 m ²										20 Large Lift Shaft 1,690.687 m ²
																		21 Filtration Plant Room for Water Features (1) 97.621 m ²
																		22 Filtration Plant Room for Water Features (2) 59.935 m ²
																		23 Pipe duct, air duct for mandatory feature or essential plant room 870.317 m ²
Total = 97,459.92 m ²		Total		6,807.346 m ²		Total		3,880.942 m ²		Total		7,757.061 m ²						

Notes:

- # 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.
- @ For items subject to overall cap (see Notes 2. above).

I, (name in full) LEW WING TIM GEORGE, 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.

HSIN YEH ARCHITECTS & ENGINEERS LTD.

George W. T. Lew Authorized Person-Architect

Signature of authorized person

Certificate of Registration No.: AP (A) 11 / 91
Date of expiry of registration 31/12/2025