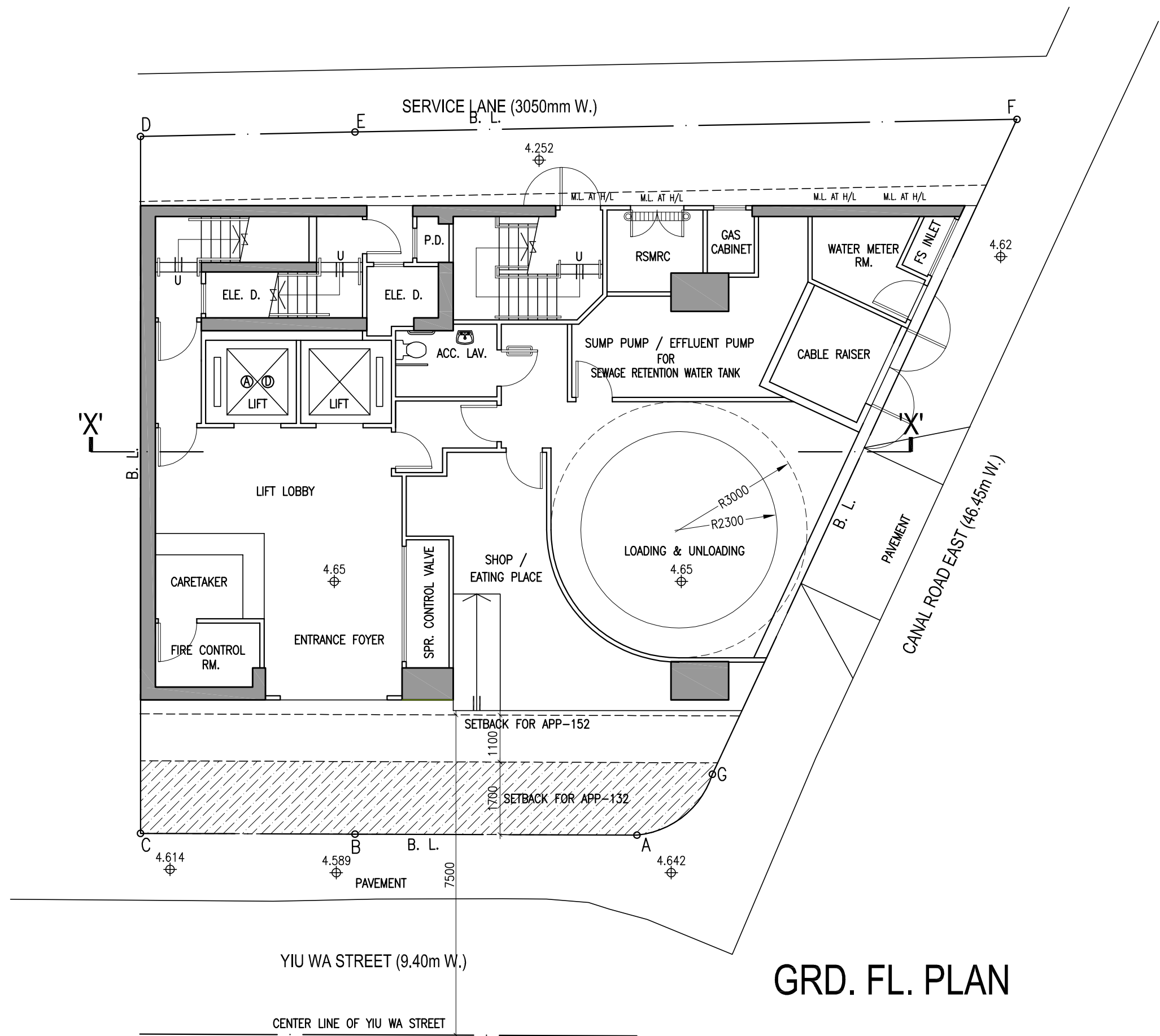


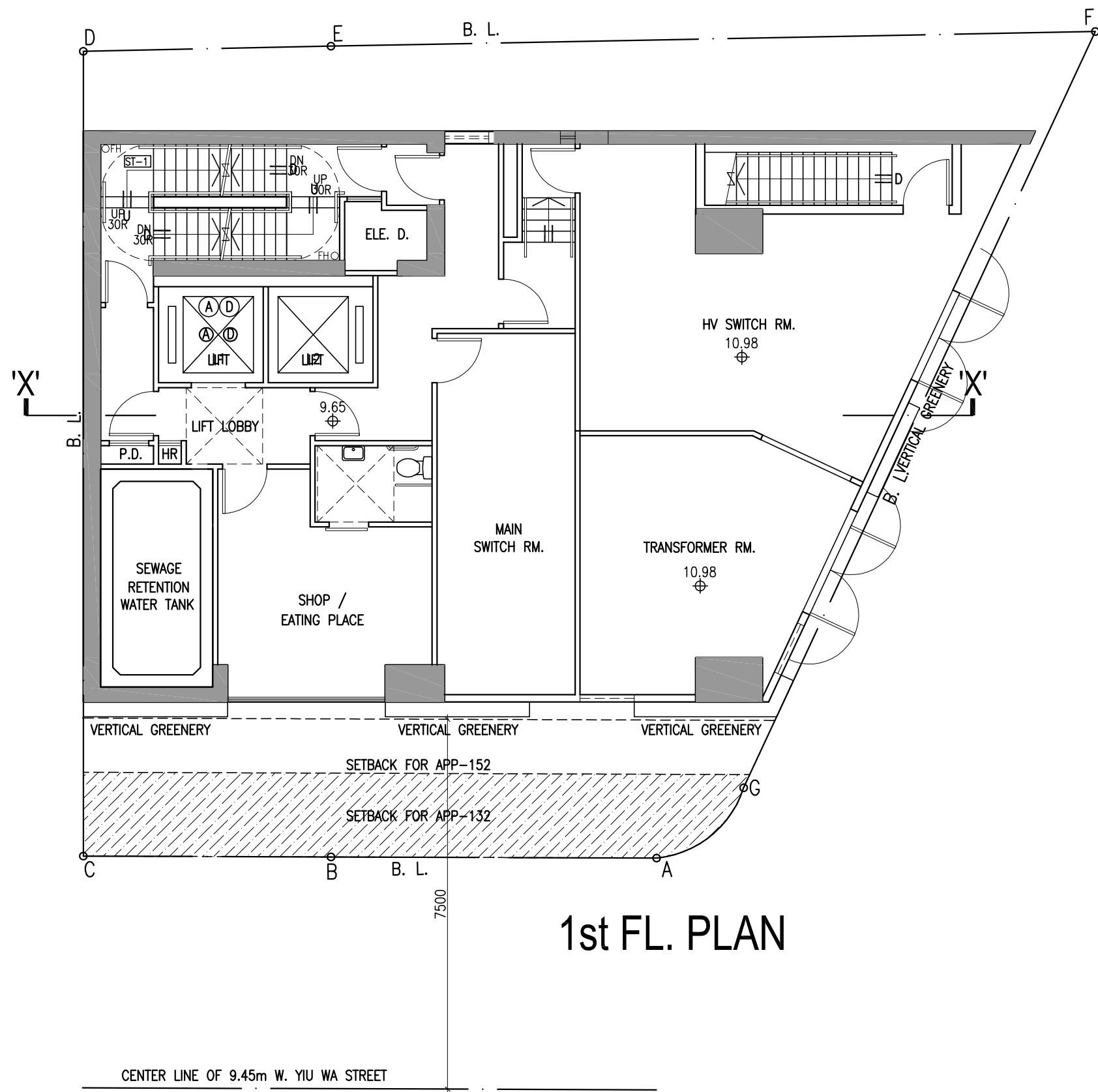
Appendix 1

Proposed Development Scheme



GRD. FL. PLAN

B.L.D. REF. NO.			
F.P.B. NO.			
PROJECT			
PROPOSED COMPOSITE BUILDING AT Nos. 42-44 YIU WAH STREET, CAUSEWAY BAY HONG KONG			
PLAN			
GRD. FL. PLAN			
SCALE			
1 : 100 (A3) 1 : 200 (A4)			
AUTHORIZED PERSON			
T.K. TSUI & ACCOSIATES LIMITED			
PLANNER			
DeSPACE (International) Limited			
ENVIRONMENTAL CONSULTANT			
RAMBOLL HONG KONG LIMITED			
TRAFFIC CONSULTANT			
CKM ASIA LIMITED			
DESIGN CONSULTANT			
LEO DESIGN LIMITED			
DRAWN			
CHECKED			
DRAWING NO.	DATE		
	A	05/03/2026	E 17/09/2026
	B	24/03/2026	
	C	10/04/2026	
FIG-02	E		
	D	05/06/2026	



1st FL. PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

1st FL. PLAN

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

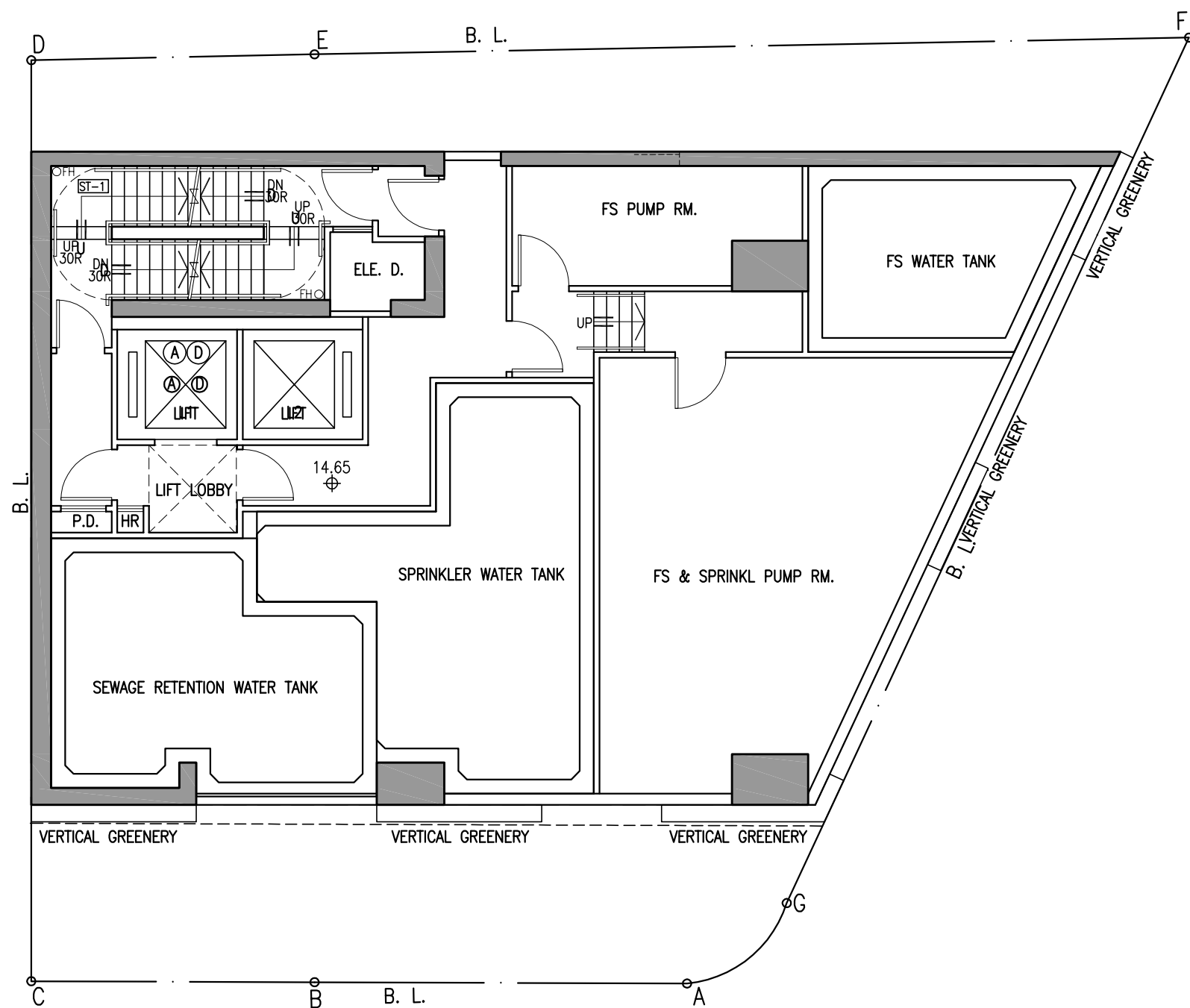
DRAWN

CHECKED

DRAWING NO.

FIG-03

DATE	26/02/2026		
A	05/03/2026	E	17/09/2026
B	24/03/2026		
C	10/04/2026		
D	05/06/2026		



2nd FL. PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

2nd FL. PLAN

SCALE

1 : 100 (A3)

1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

DRAWN

CHECKED

DRAWING NO.

DATE _____

26/02/20

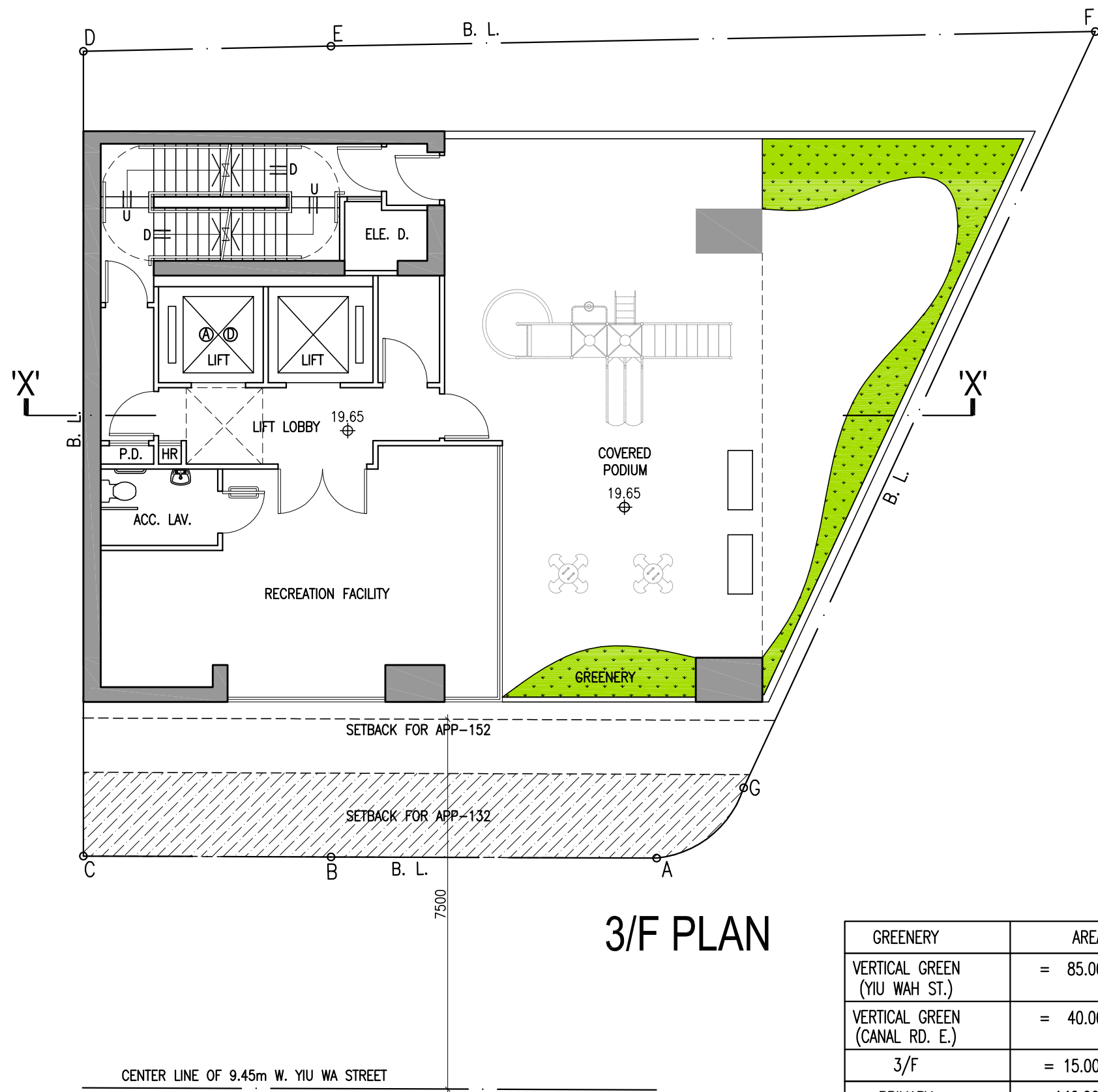
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FIG-04

E

B	24/03/20
---	----------

C	10/04/20
---	----------



3/F PLAN

GREENERY	AREA	PRIMARY	OVERALL
VERTICAL GREEN (YIU WAH ST.)	= 85.00s.m.	✓	✓
VERTICAL GREEN (CANAL RD. E.)	= 40.00s.m.	✓	✓
3/F	= 15.00s.m.	✓	✓
PRIMARY	= 140.00s.m. / 274.20 = 51.06% > 10%		
OVERALL	= 140.00s.m. / 274.20 = 51.06% > 20%		

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

3rd FL. PLAN

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

DRAWN

CHECKED

DRAWING NO.

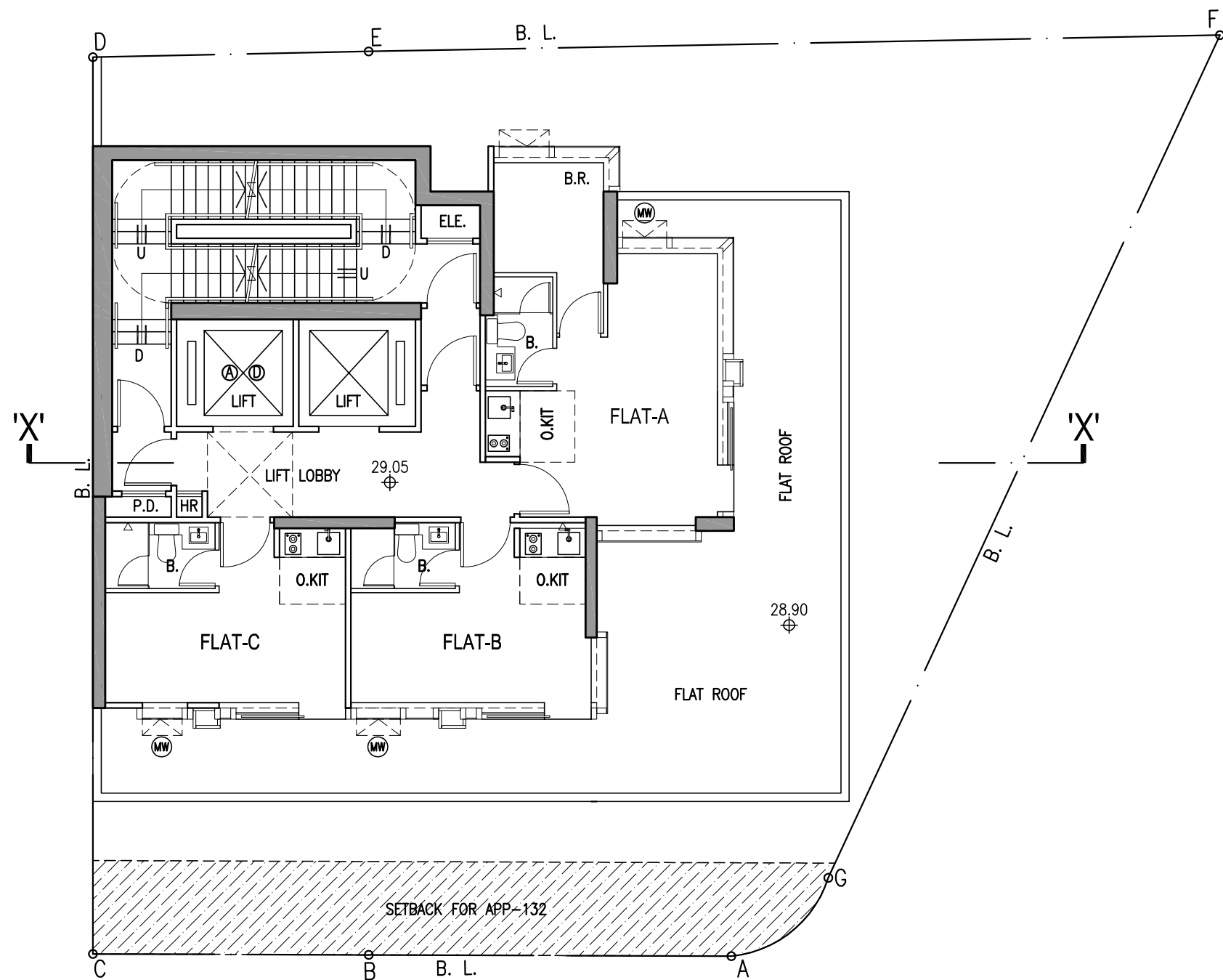
FIG-05

DATE

A 05/03/2026
B 24/03/2026
C 10/04/2026
D 05/06/2026

E

17/09/2026



5/F PLAN
(NO 4/F)

 MAINTENANCE WINDOW

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

5th FL. PLAN

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

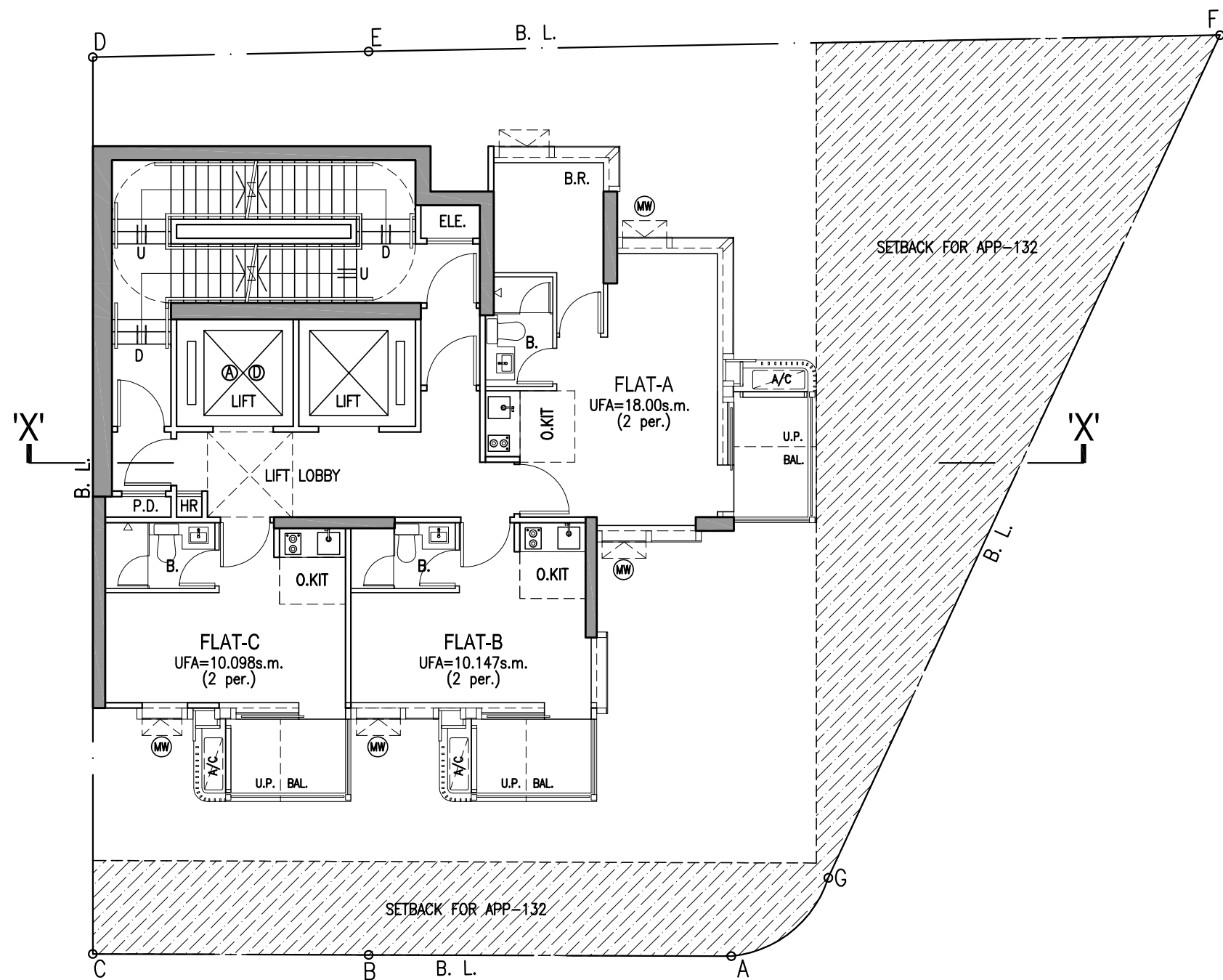
DESIGN CONSULTANT

LEO DESIGN LIMITED

DRAWN

CHECKED

DRAWING NO.	DATE			
FIG-06	A	05/03/2026	E	17/09/2026
	B	24/03/2026		
	C	10/04/2026		
	D	05/06/2026		



6-29/F PLAN
(NO 13/F, 14/F & 24/F)

(MW) MAINTENANCE WINDOW

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

6th-29th FL. PLAN

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

DRAWN

CHECKED

DRAWING NO.

FIG-07

DATE

26/02/2026

05/03/2026

24/03/2026

10/04/2026

05/06/2026

E

A

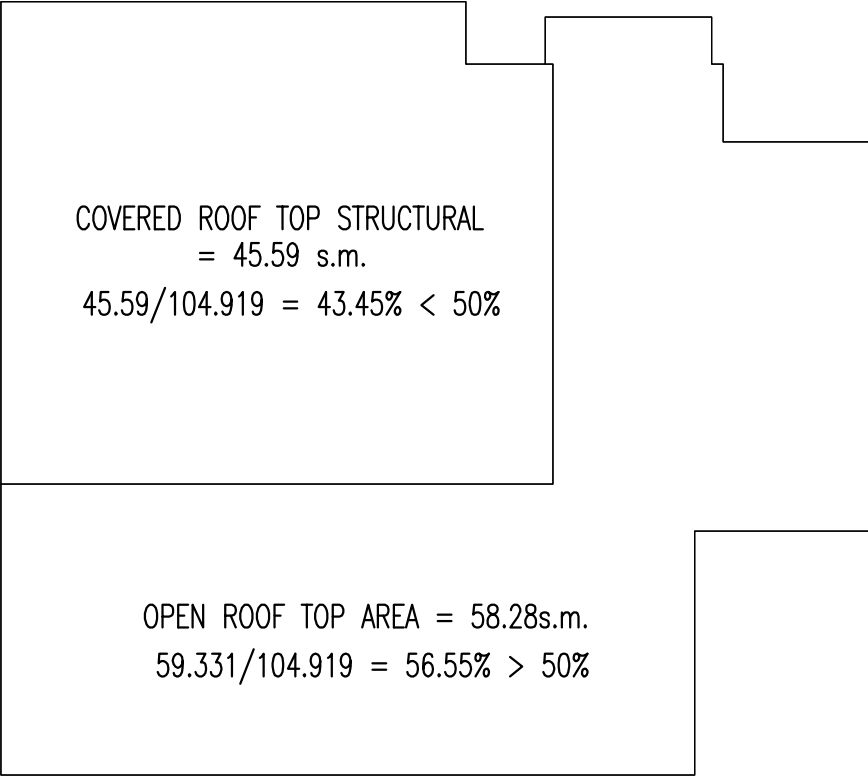
B

C

D

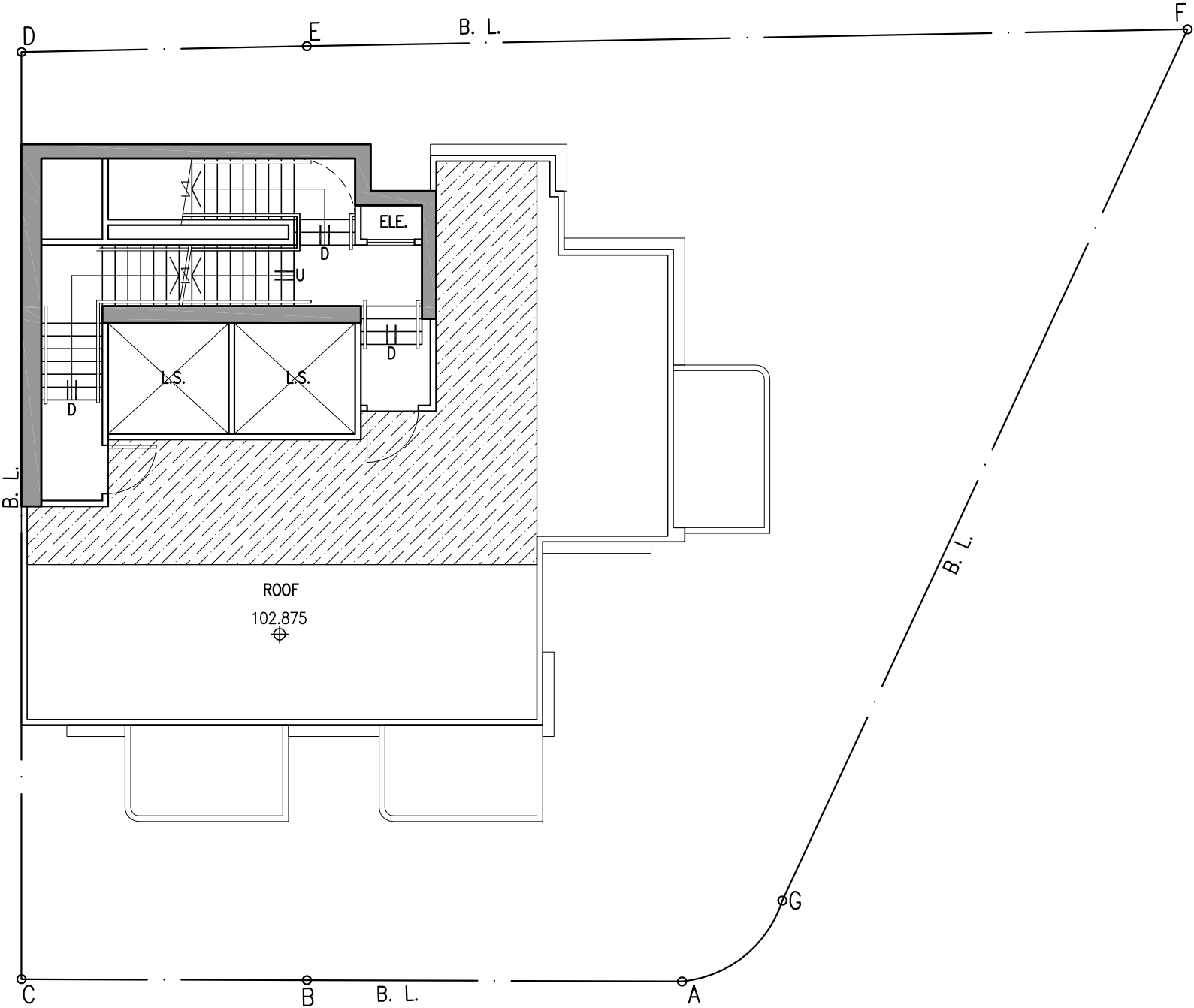
E

17/09/2026



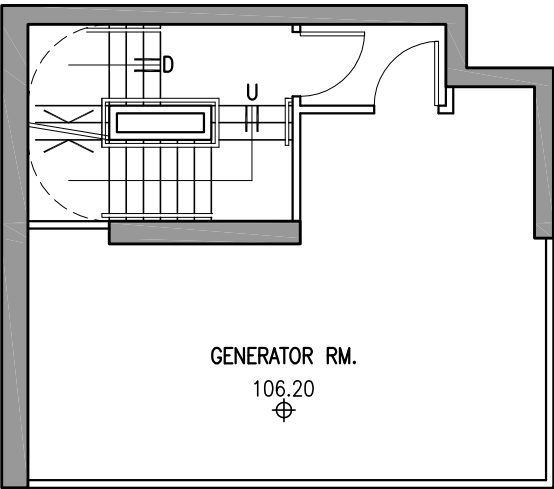
ROOF TOP AREA DIAGRAM

ROOF TOP AREA = 104.919s.m.

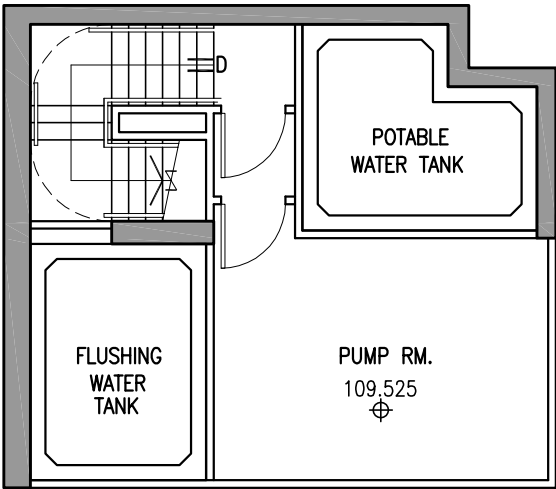


ROOF PLAN

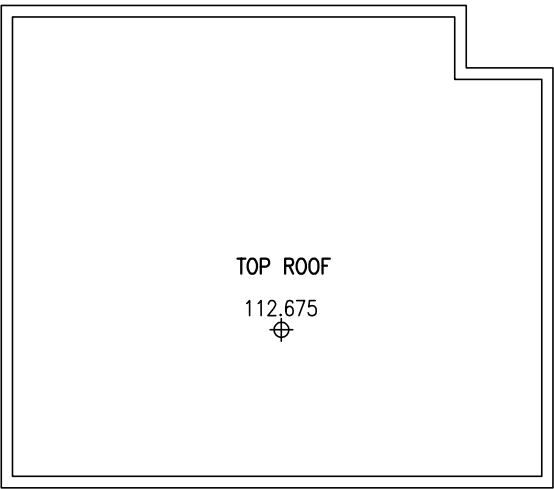
B.L.D. REF. NO.			
F.P.B. NO.			
PROJECT			
PROPOSED COMPOSITE BUILDING AT Nos. 42-44 YIU WAH STREET, CAUSEWAY BAY HONG KONG			
PLAN			
ROOF PLAN			
SCALE			
1 : 100 (A3) 1 : 200 (A4)			
AUTHORIZED PERSON			
T.K. TSUI & ACCOSIATES LIMITED			
PLANNER			
DeSPACE (International) Limited			
ENVIRONMENTAL CONSULTANT			
RAMBOLL HONG KONG LIMITED			
TRAFFIC CONSULTANT			
CKM ASIA LIMITED			
DESIGN CONSULTANT			
LEO DESIGN LIMITED			
DRAWN			
CHECKED			
DRAWING NO.	DATE	26/02/2026	
	A	05/03/2026	E
	B	24/03/2026	
	C	10/04/2026	
	D	05/06/2026	
FIG-08			



GENERATOR RM.
FL. PLAN



WATER TANK
FL. PLAN



TOP ROOF PLAN

B.L.D. REF. NO.

F.P.B. NO.

PROJECT

PROPOSED COMPOSITE BUILDING
AT Nos. 42-44 YIU WAH STREET,
CAUSEWAY BAY
HONG KONG

PLAN

GENERATOR RM.
WATER TANK
TOP ROOF

SCALE

1 : 100 (A3)
1 : 200 (A4)

AUTHORIZED PERSON

T.K. TSUI & ACCOSIATES LIMITED

PLANNER

DeSPACE (International) Limited

ENVIRONMENTAL CONSULTANT

RAMBOLL HONG KONG LIMITED

TRAFFIC CONSULTANT

CKM ASIA LIMITED

DESIGN CONSULTANT

LEO DESIGN LIMITED

DRAWN

CHECKED

DRAWING NO.

DATE

26/02/2026

17/09/2026

FIG-09

E

A

B

C

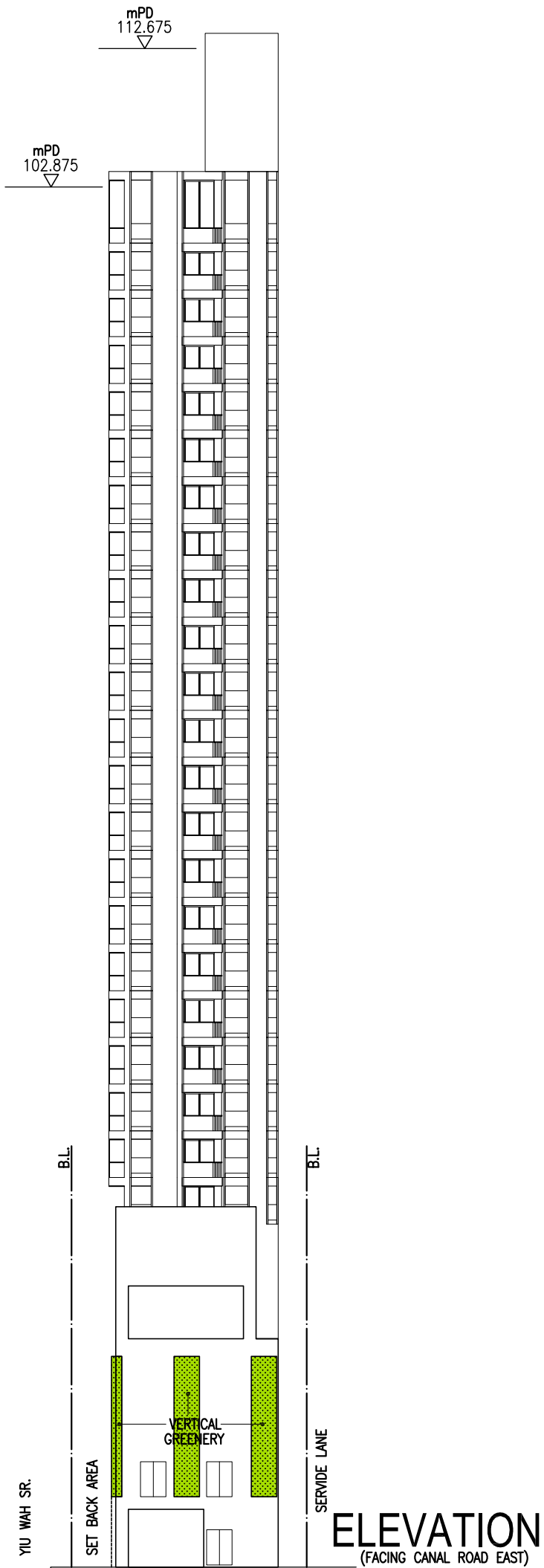
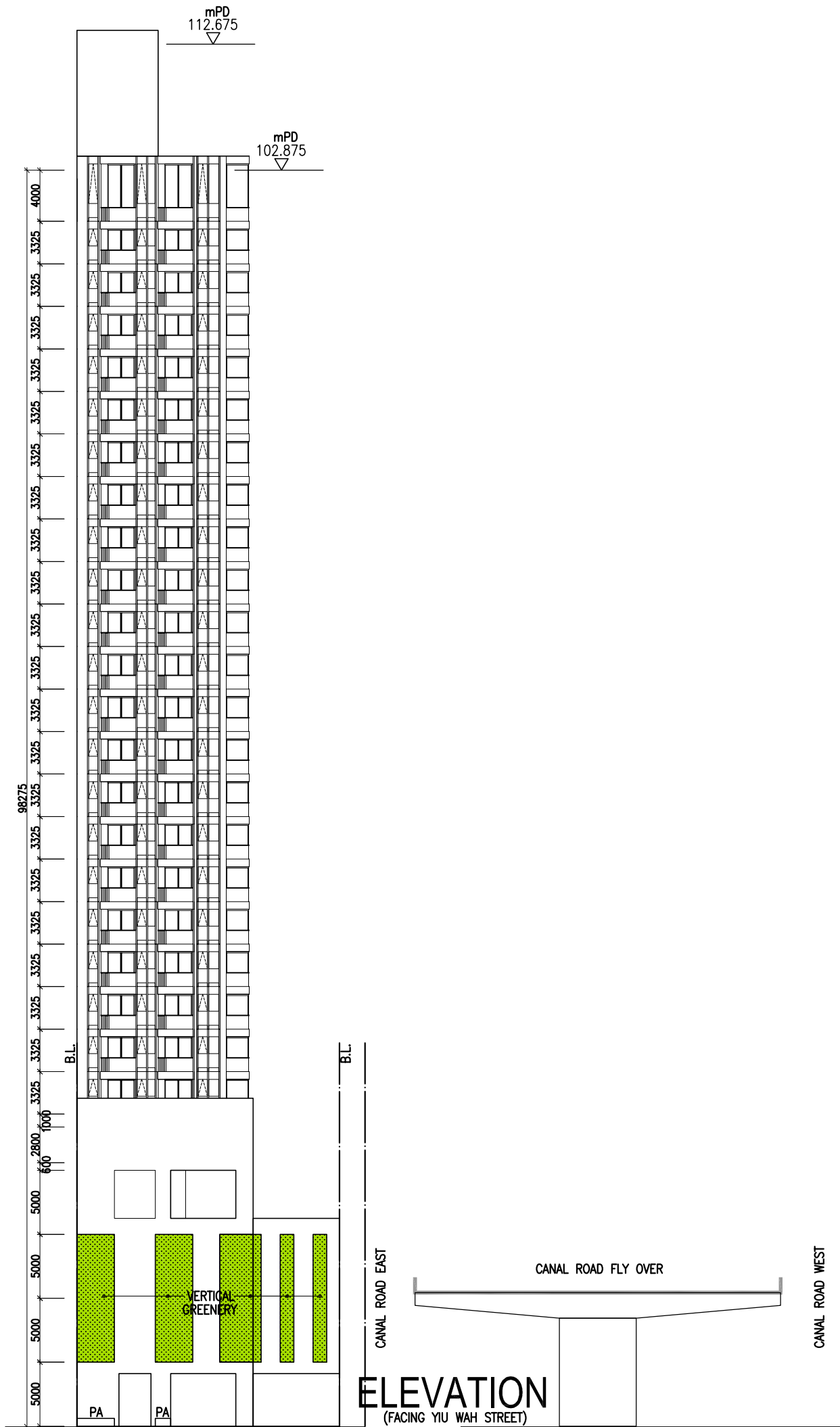
D

05/03/2026

24/03/2026

10/04/2026

05/06/2026



B.L.D. REF. NO.			
F.P.B. NO.			
PROJECT			
PROPOSED COMPOSITE BUILDING AT Nos. 42-44 YIU WAH STREET, CAUSEWAY BAY HONG KONG			
PLAN			
ELEVATION			
SCALE			
NTS			
AUTHORIZED PERSON			
T.K. TSUI & ACCOSIATES LIMITED			
PLANNER			
DeSPACE (International) Limited			
ENVIRONMENTAL CONSULTANT			
RAMBOLL HONG KONG LIMITED			
TRAFFIC CONSULTANT			
CKM ASIA LIMITED			
DESIGN CONSULTANT			
LEO DESIGN LIMITED			
DRAWN			
CHECKED			
DRAWING NO.	DATE	26/02/2026	
	A	05/03/2026	E 17/09/2026
	B	24/03/2026	
	C	10/04/2026	
	D	05/06/2026	
FIG-11			