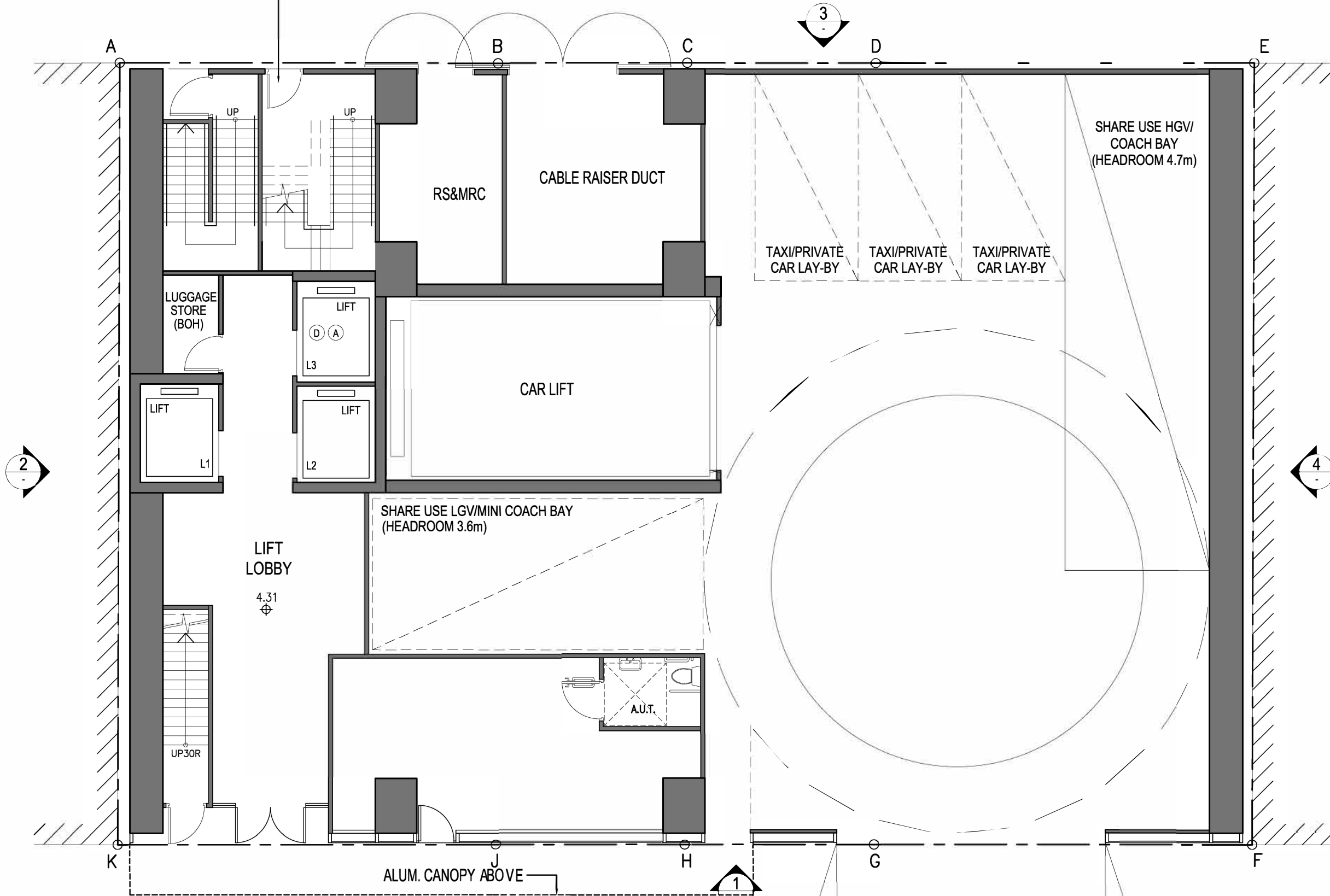


APPENDIX 1

INDICATIVE ARCHITECTURAL DRAWINGS

PUBLIC LANE

STAIRCASE 1/F TRANSFORMER ROOM

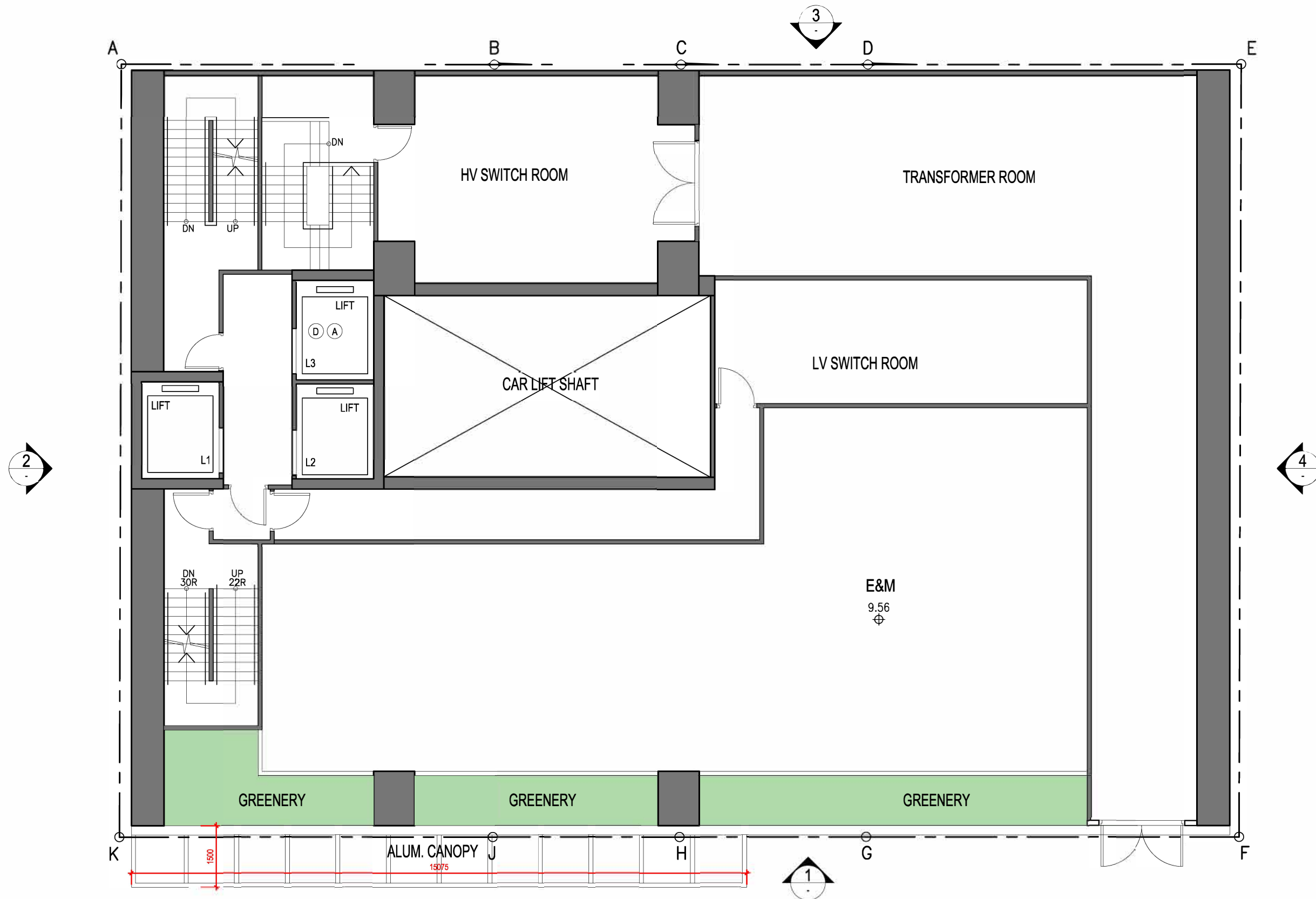


GROUND FLOOR PLAN

1:100

(9-19) KAM WA STREET - SHAU KEI WAN

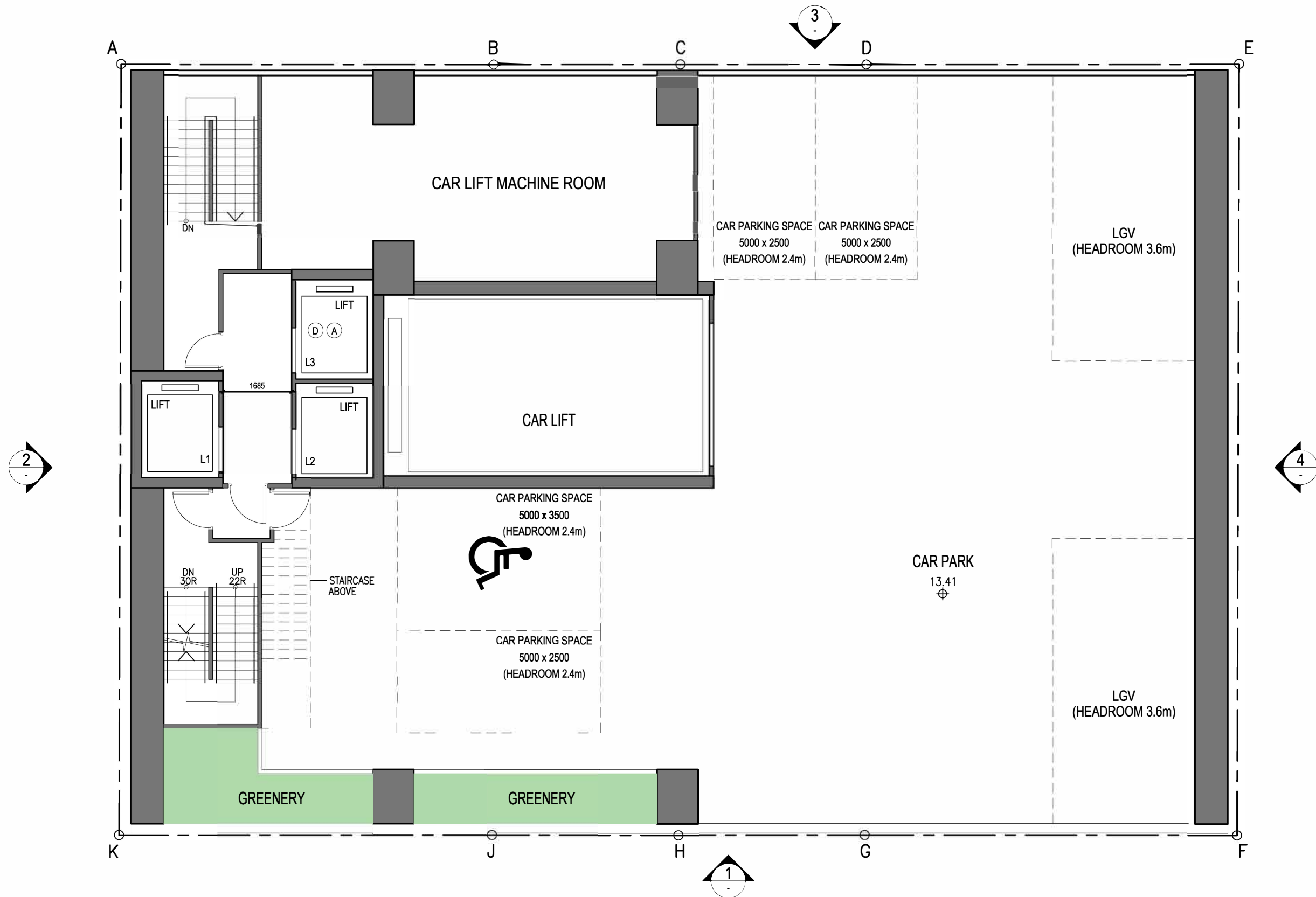
KAM WA STREET



1ST FLOOR PLAN (E&M)

1:100

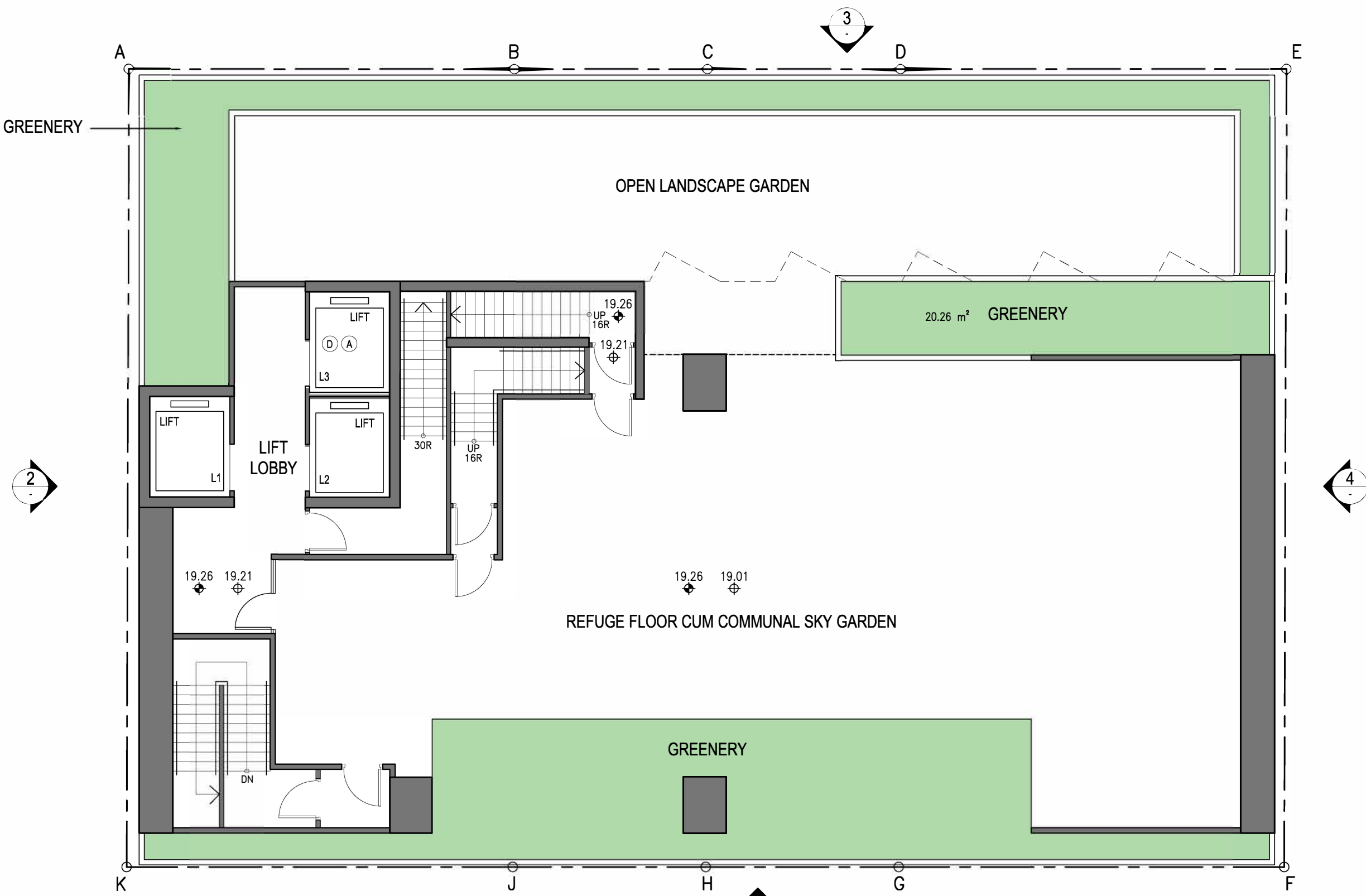
(9-19) KAM WA STREET - SHAU KEI WAN



2ND FLOOR PLAN (CAR PARK)

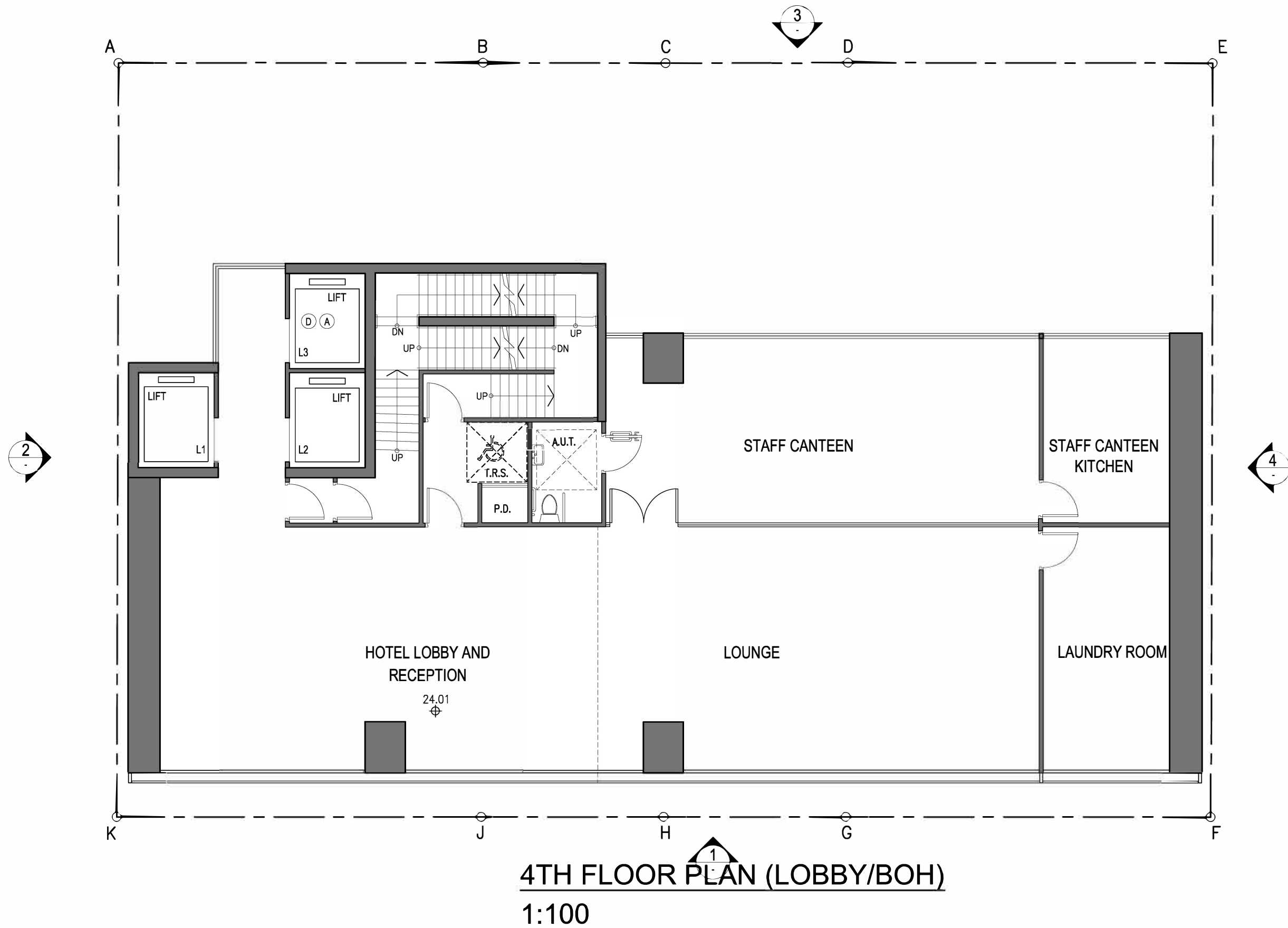
1:100

(9-19) KAM WA STREET - SHAU KEI WAN

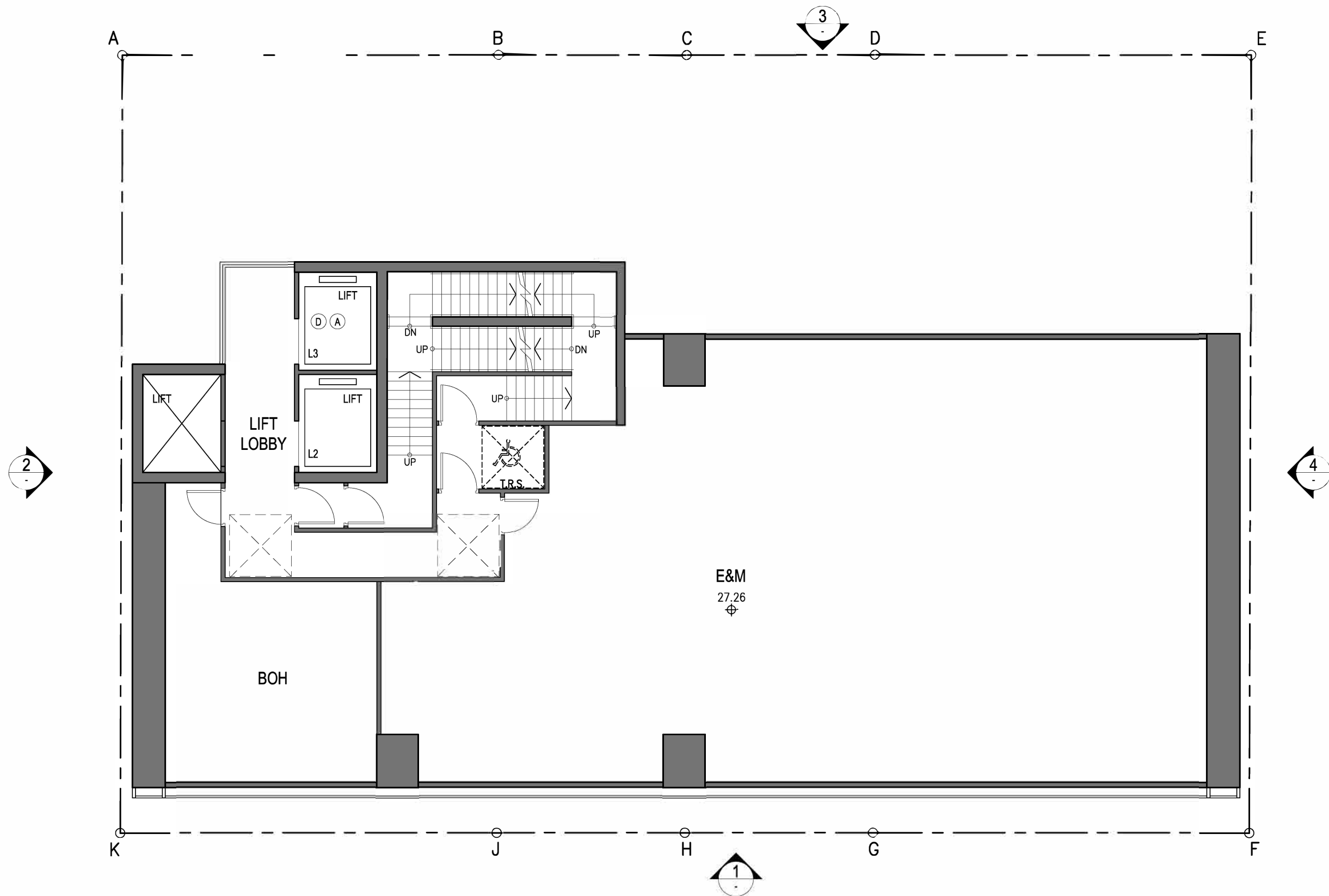


3RD FLOOR PLAN (REFUGE FLOOR)
1:100

(9-19) KAM WA STREET - SHAU KEI WAN



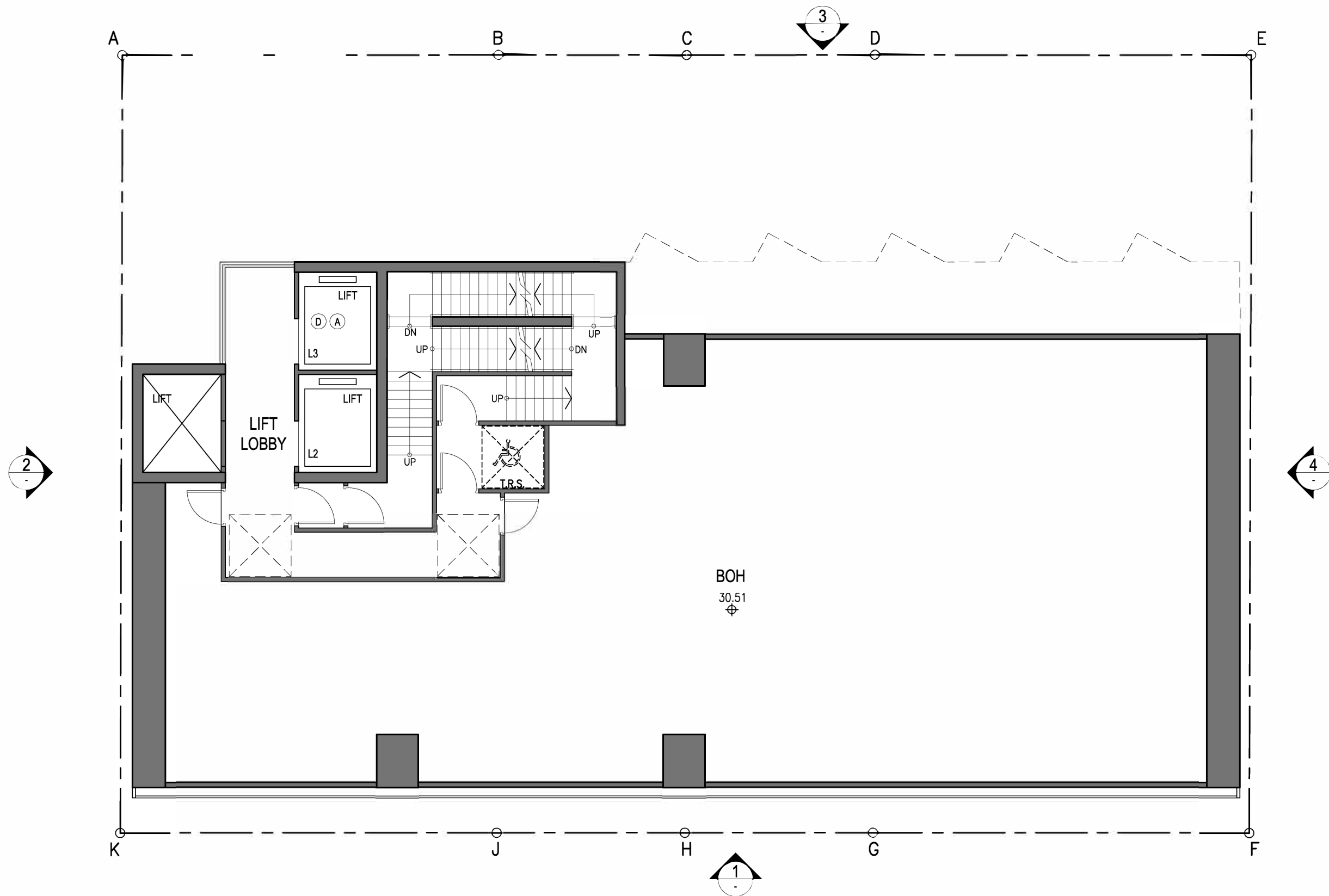
(9-19) KAM WA STREET - SHAU KEI WAN



5TH FLOOR PLAN (E&M / BOH)

1:100

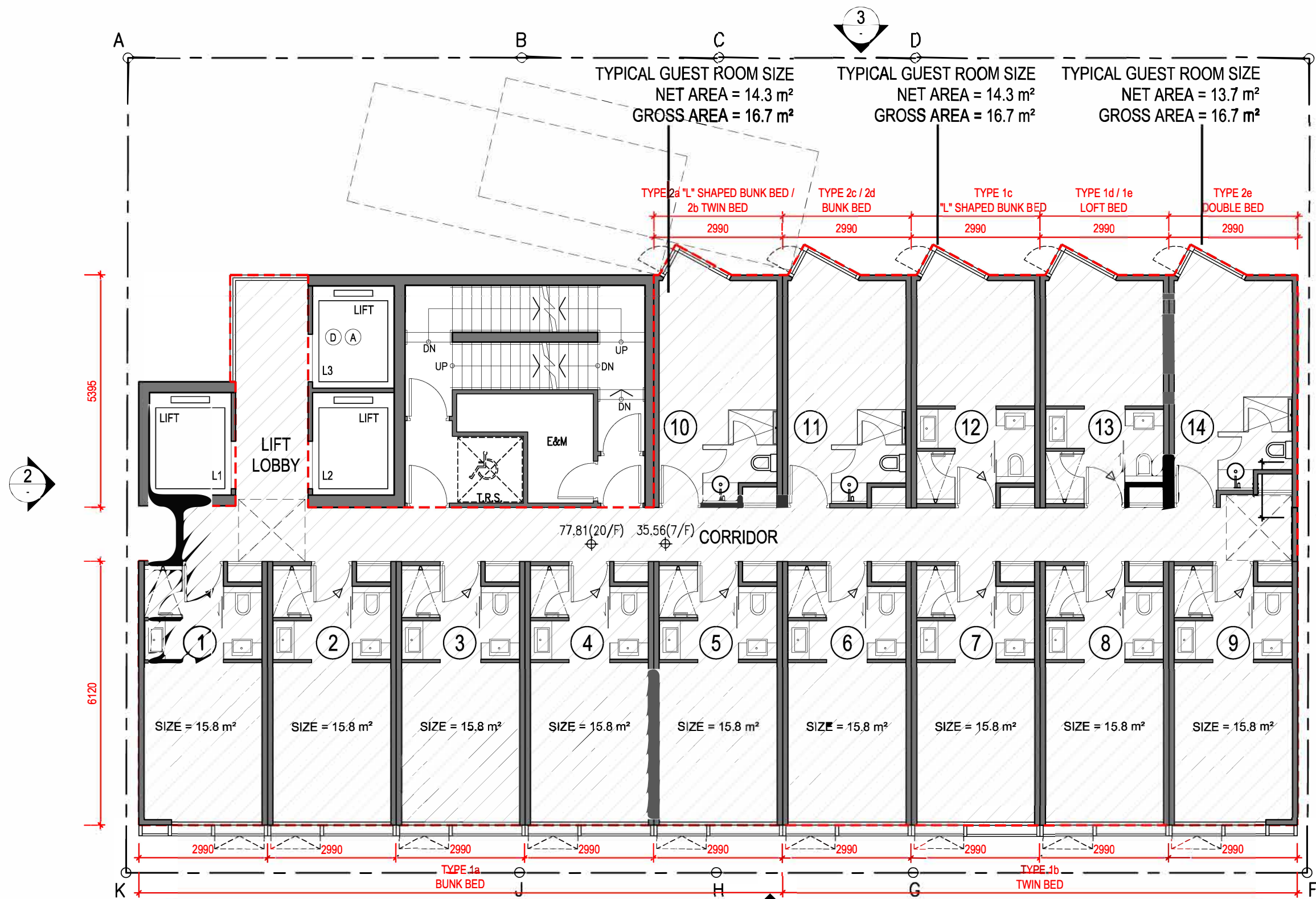
(9-19) KAM WA STREET - SHAU KEI WAN



6TH FLOOR PLAN (BOH)

1:100

(9-19) KAM WA STREET - SHAU KEI WAN



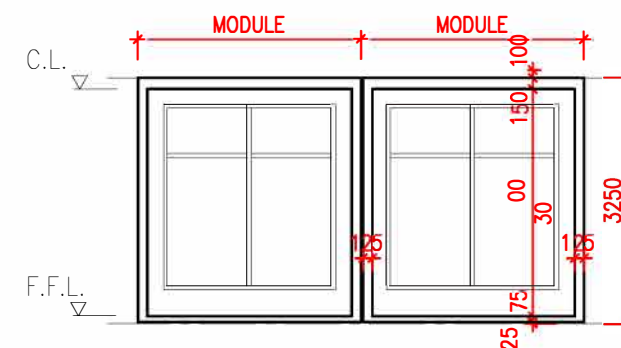
SITE PARTICULAR

AREA OF SITE = 518.408 m²
 CLASS OF SITE = 'A'
 PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (OVER 61m) = 60%
 ACTUAL MIC AREA = 290.231 m² (PER FLOOR) 290.231
 EXEMPTED 10% MIC AREA = 290.231 m² x 10% = 29.023 m² (PER FLOOR)
 ACTUAL SITE COVERAGE FOR NON-DOMESTIC = (340.006 m² - 29.023 m²) / 518.408 m² x 100% = 59.988 % < 60%

ACTUAL GFA = 305.657 m² (PER FLOOR)
 CORE AREA = 44.449 m² (PER FLOOR)

MIC TYPICAL ROOM SECTION

FLOOR TO FLOOR = 3.250 m
 HEIGHT

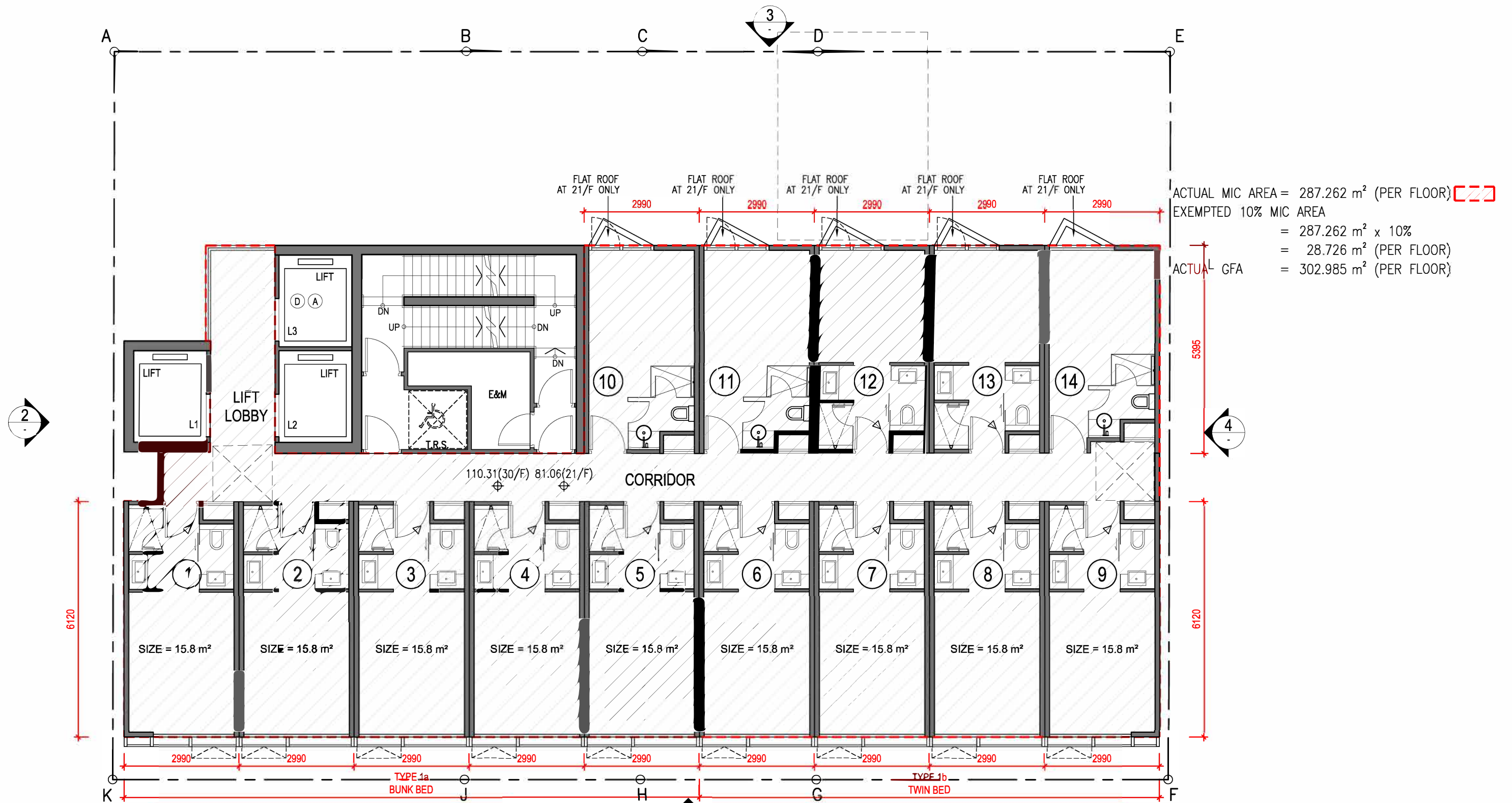


7TH ~ 20TH FLOOR PLAN (14 STOREYS)

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 14 STOREYS = 196 NOS.

(9-19) KAM WA STREET - SHAU KEI WAN

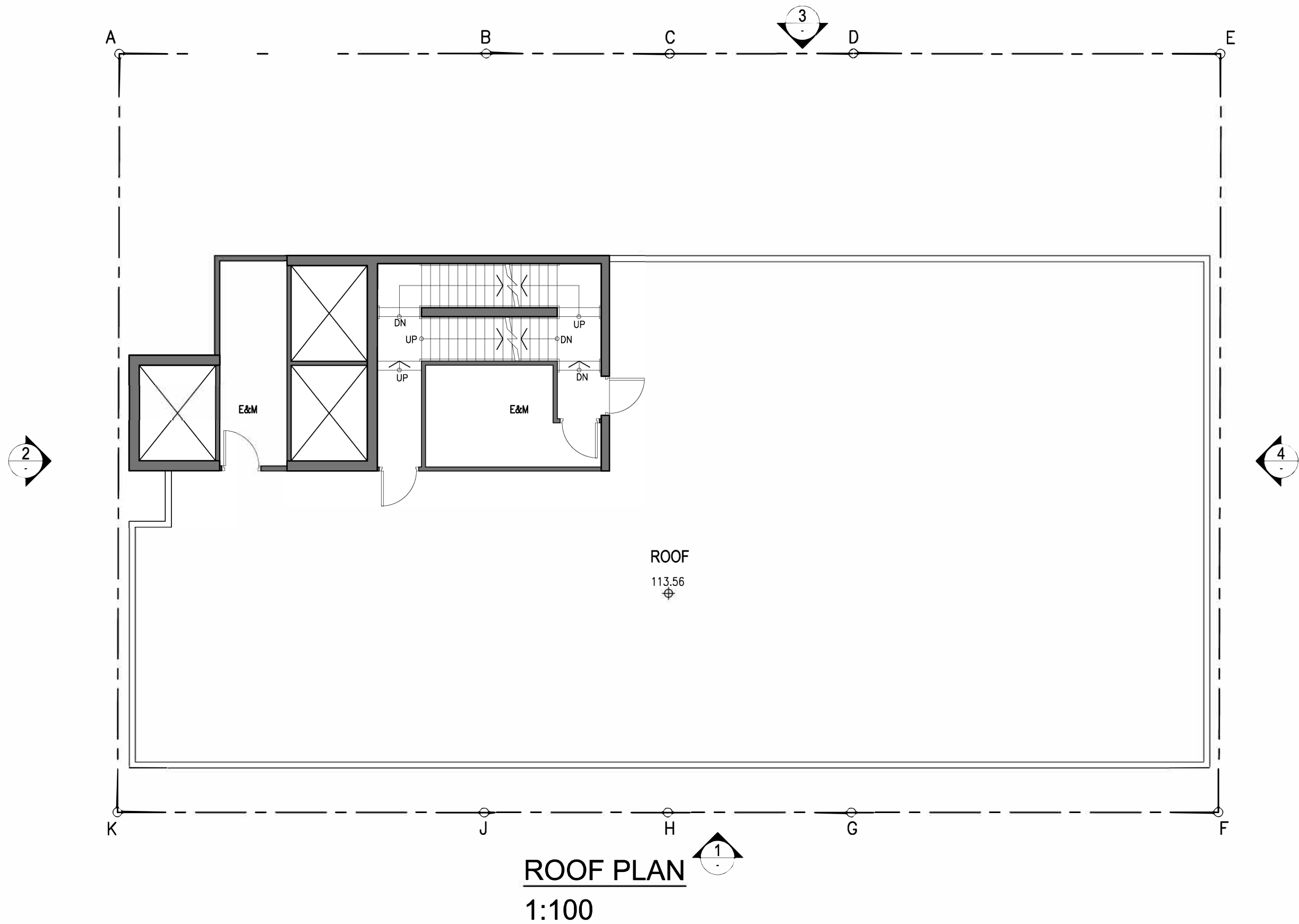


21TH ~ 30TH FLOOR PLAN (10 STOREYS)

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 10 STOREYS = 140 NOS.

(9-19) KAM WA STREET - SHAU KEI WAN



(9-19) KAM WA STREET - SHAU KEI WAN

SITE PARTICULARS

ADDRESS = NOS. 9-19 KAM WA STREET, SHAU KEI WAN, HONG KONG

LOT NO. = SIL 433 S.F, SIL 433 S.G, SIL 433 RP, SIL 433 S.D

AREA OF SITE = 518.408 m²

CLASS OF SITE = 'A'

OZP UNDER TOWN PLANNING = R(A) and area shown as "Road", S16 CHANGE TO HOTEL

PERMITTED BUILDING HEIGHT = 100 mPD

PERMITTED SITE COVERAGE = 60%

PROPOSED NON-DOMESTIC

MIC BONUS HEIGHT = 24x 3.25m x4%
= 3.12m

PLOT RATIO = 15

MIC BONUS PLOT RATIO = 1.339

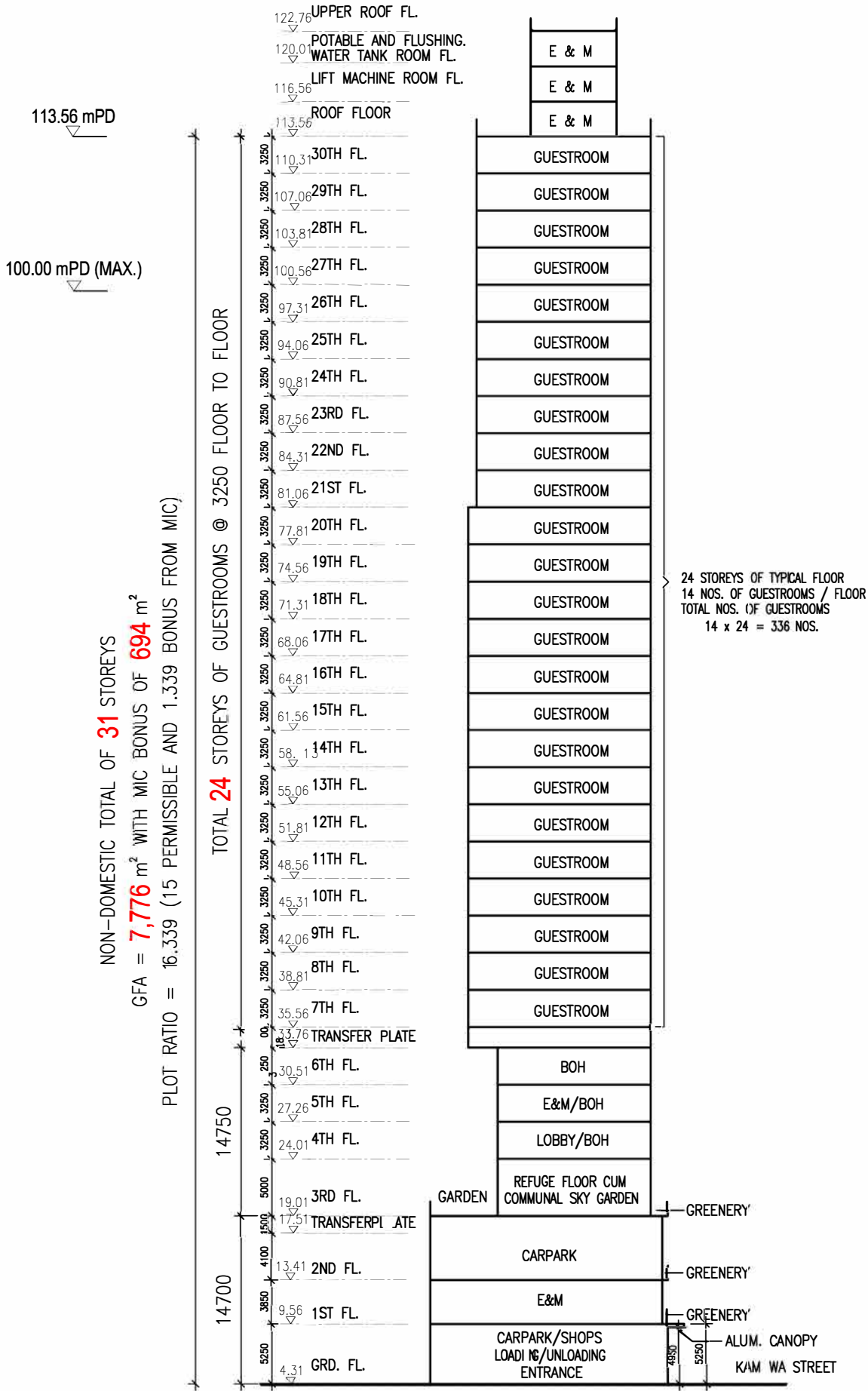
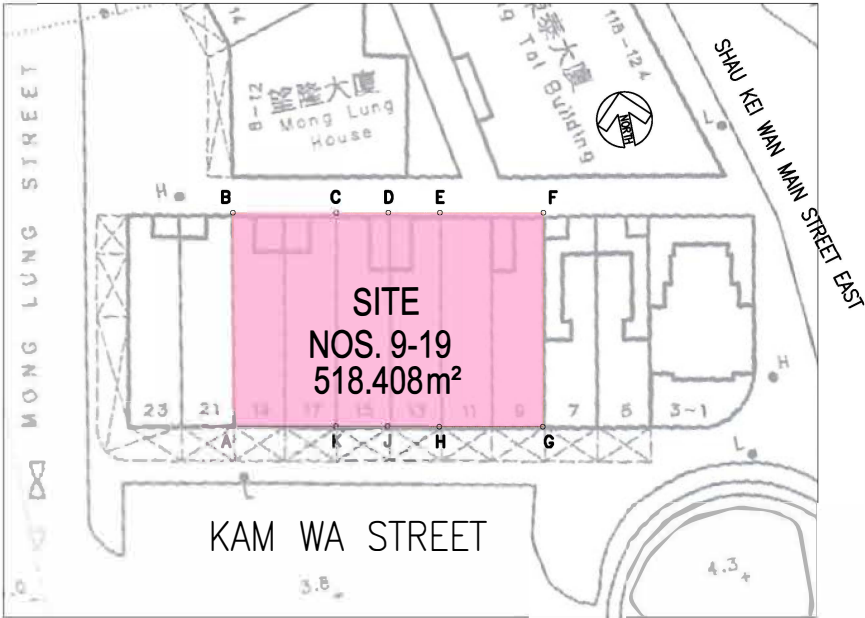
GROSS FLOOR AREA = 7,776 m²

MIC BONUS GFA = 694 m²

SITE COVERAGE = 60 % + 5.598 % (MIC BONUS)
= 65.598%

NOS. OF GUEST ROOM = 336

TYPICAL GUEST ROOM SIZE = 15.8 m²



(9-19) KAM WA STREET - SHAU KEI WAN