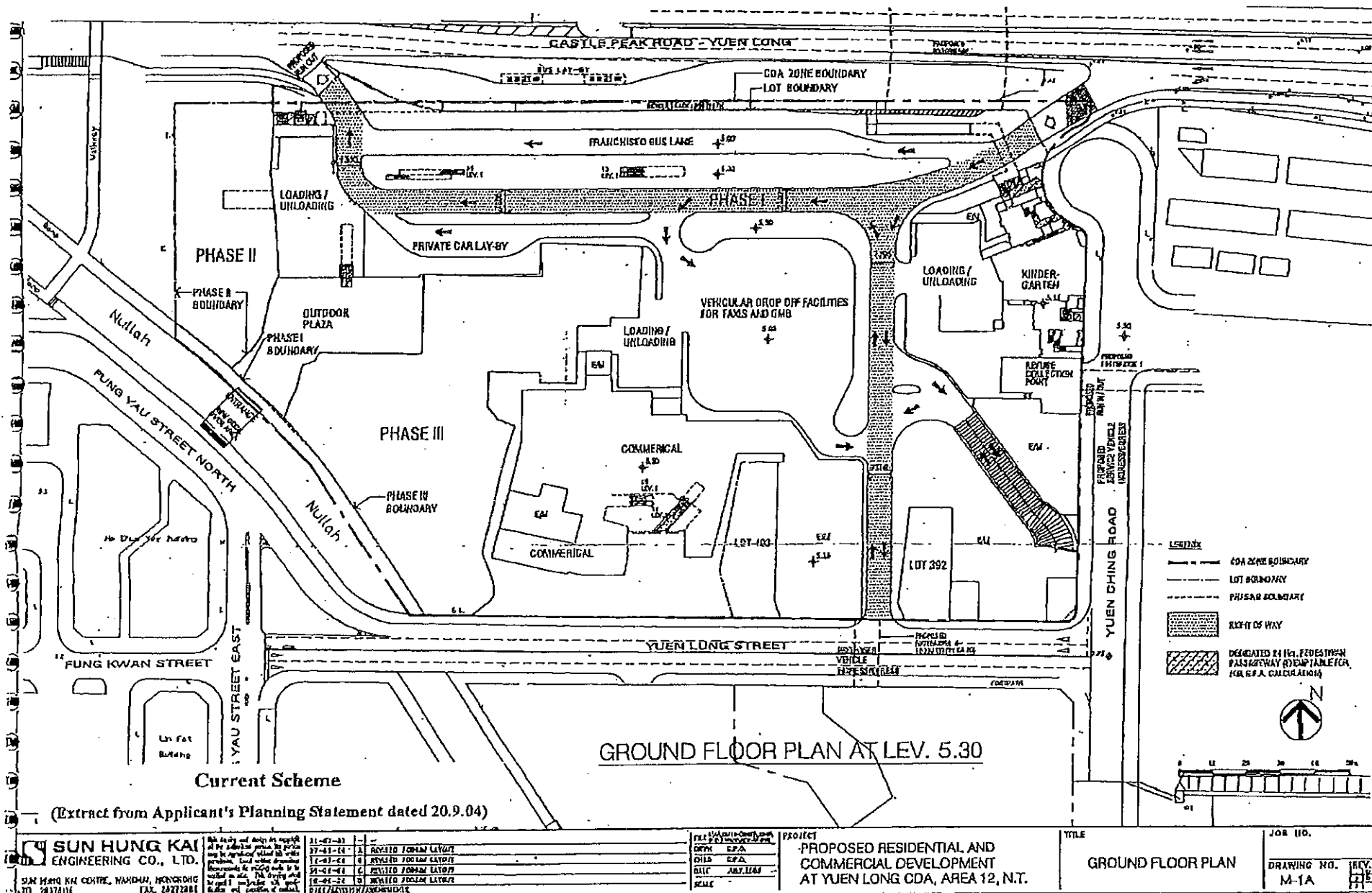


List of Approval Conditions

Application No. A/YL/123

- Application Site : Various Lots and Adjoining Government Land in DD 115 and DD 116, Area 12, Yuen Long New Town (to be known as Yuen Long Town Lot 504)
- Subject of Application : Proposed Comprehensive Commercial/Residential Development (Proposed Amendments to the Scheme Previously Approved under Application No. A/YL/122)
- Date of Approval : 19.11.2004
- Approval Conditions :
- (a) the submission and implementation of a revised MLP to take into account conditions (d), (g) to (j) and (m) below to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of the Landscape Master Plan to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the submission of an implementation programme with phasing proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (d) the design and provision of structural openings and supports for footbridges connecting to adjacent developments in the north, east and south of the site, and those for vehicular bridge connecting to the "Comprehensive Development Area" development to the north, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (e) the design and implementation of the improvement works for Pok Oi Interchange of Yuen Long Highway and Castle Peak Road-Yuen Long, as proposed by the applicant, to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
 - (f) the design and implementation of the junction improvement works for Fung Kam Street/Fung Yau Street South and Fung Cheung Road/Fung Kam Street, as proposed by the applicant, to the satisfaction of the Commissioner of Transport or of the Town Planning Board;
 - (g) the provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to all residential blocks to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (h) the provision of vehicular access arrangement, including internal vehicular access and ingress/egress points to the satisfaction of the Commissioner for Transport or of the Town Planning Board;

- (i) the design and provision of a nursery/kindergarten, as proposed by the applicant, to the satisfaction of the Secretary for Education and Manpower or of the Town Planning Board;
- (j) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (k) the provision of sewerage works and the arrangement of their operation and maintenance, as recommended in the approved sewerage impact assessment and necessitated by the development, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (l) the submission of a revised drainage impact assessment to ascertain the effects of the proposed development and the provision of flood mitigation measures and drainage facilities, as necessitated by the proposed development, to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (m) the provision of a Drainage Reserve for the operation and maintenance of the nullah along the south-western boundary of the application site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (n) the diversion of existing water mains affected by the proposed development to the satisfaction of the Director of Water Supplies or of the Town Planning Board; and
- (o) the planning permission shall cease to have effect on 19.11.2008 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.

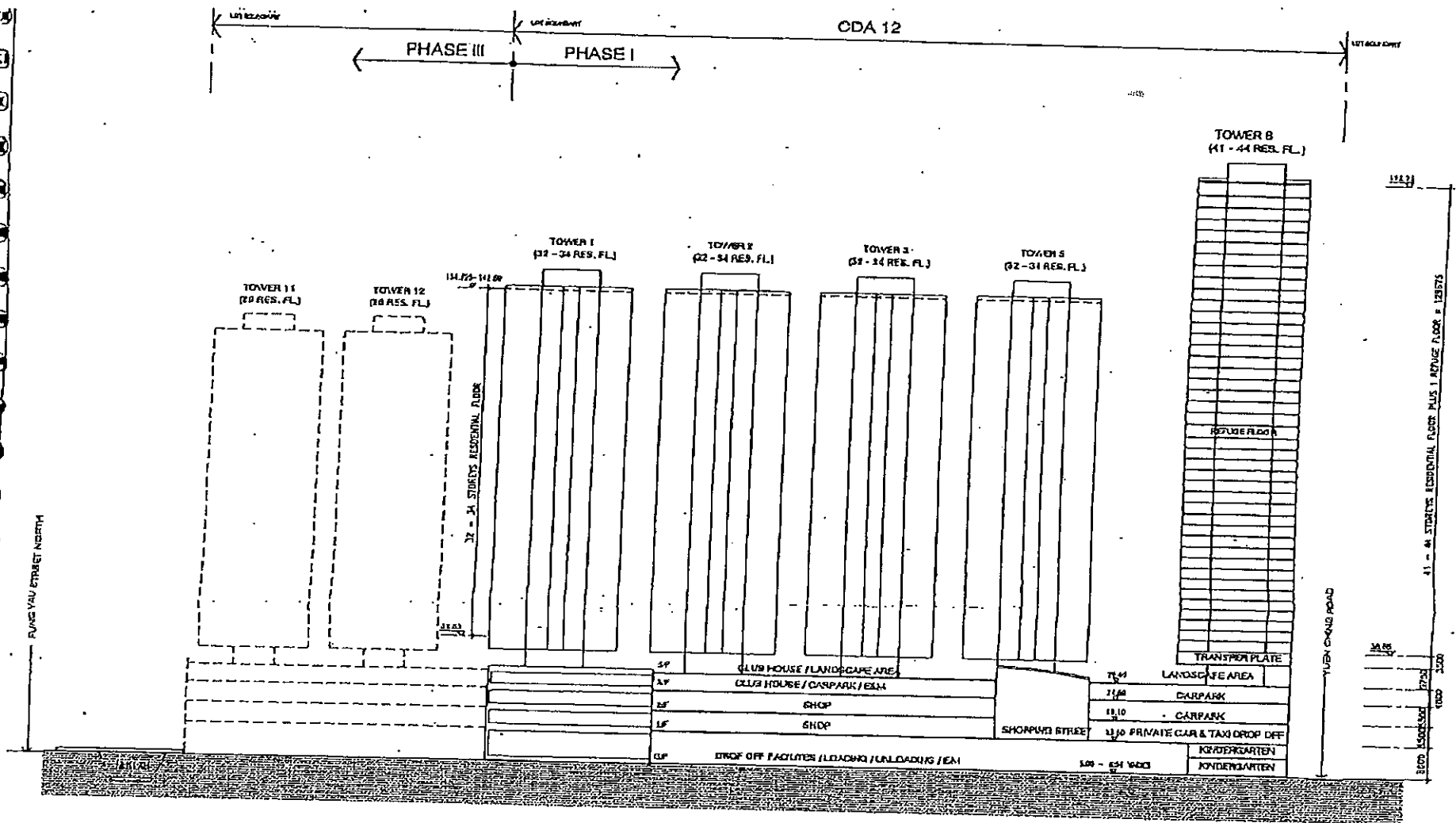


THE MLP WILL BE SUBJECT TO CHANGE TO INCORPORATE THE REQUIREMENTS OF THE APPROVAL CONDITIONS

茲證明城市規劃委員會已根據城市規劃條例第4A(3)條的規定而於二零零四年十一月十九日批准本發展藍圖。
 I hereby certify, as required under S4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 19. 11. 2004.

signed Mrs. Rita LAU 劉吳惠蘭
 Chairman, Town Planning Board 城市規劃委員會主席 簽署

A/YL/123 DRAWING A-1



Current Scheme

(Extract from Applicant's Planning Statement dated 20.9.04)

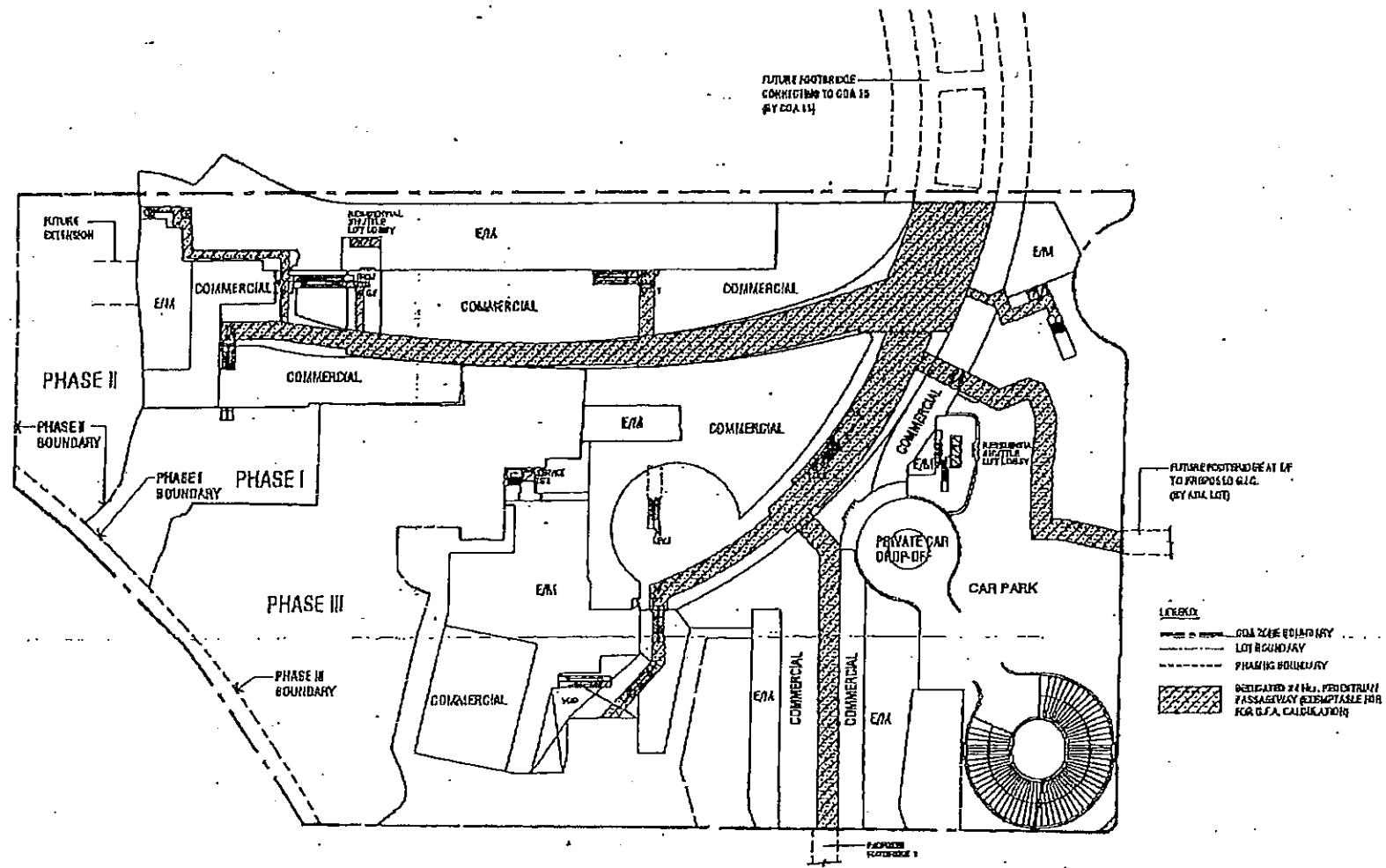
DIAGRAMMATIC SECTION 1

SUN HUNG KAI ENGINEERING CO., LTD. 241 MING-KU CENTRE, WANCHAI, HONGKONG TEL 18718111 FAX 76377184	All drawings and notes are copyright of the individual persons. No person may reproduce them without the permission. That which is done in breach of this notice will be treated as an offence under the Copyright Ordinance of Hong Kong.	12-12-83 12-01-84 12-05-84 12-09-84	10 LUNGA STREET OF 10 11 LUNGA STREET OF 11 12 LUNGA STREET OF 12 13 LUNGA STREET OF 13	14 LUNGA STREET OF 14 15 LUNGA STREET OF 15 16 LUNGA STREET OF 16 17 LUNGA STREET OF 17	18 LUNGA STREET OF 18 19 LUNGA STREET OF 19 20 LUNGA STREET OF 20 21 LUNGA STREET OF 21	PROJECT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG ODA, AREA 12, N.T.	TITLE DIAGRAMMATIC SECTION 1	JOB NO. DRAWING NO. M-9A
	22 LUNGA STREET OF 22 23 LUNGA STREET OF 23 24 LUNGA STREET OF 24 25 LUNGA STREET OF 25	26 LUNGA STREET OF 26 27 LUNGA STREET OF 27 28 LUNGA STREET OF 28 29 LUNGA STREET OF 29	30 LUNGA STREET OF 30 31 LUNGA STREET OF 31 32 LUNGA STREET OF 32 33 LUNGA STREET OF 33	34 LUNGA STREET OF 34 35 LUNGA STREET OF 35 36 LUNGA STREET OF 36 37 LUNGA STREET OF 37	38 LUNGA STREET OF 38 39 LUNGA STREET OF 39 40 LUNGA STREET OF 40 41 LUNGA STREET OF 41	42 LUNGA STREET OF 42 43 LUNGA STREET OF 43 44 LUNGA STREET OF 44 45 LUNGA STREET OF 45	46 LUNGA STREET OF 46 47 LUNGA STREET OF 47 48 LUNGA STREET OF 48 49 LUNGA STREET OF 49	50 LUNGA STREET OF 50 51 LUNGA STREET OF 51 52 LUNGA STREET OF 52 53 LUNGA STREET OF 53

AYL/123

DRAWING
A-2





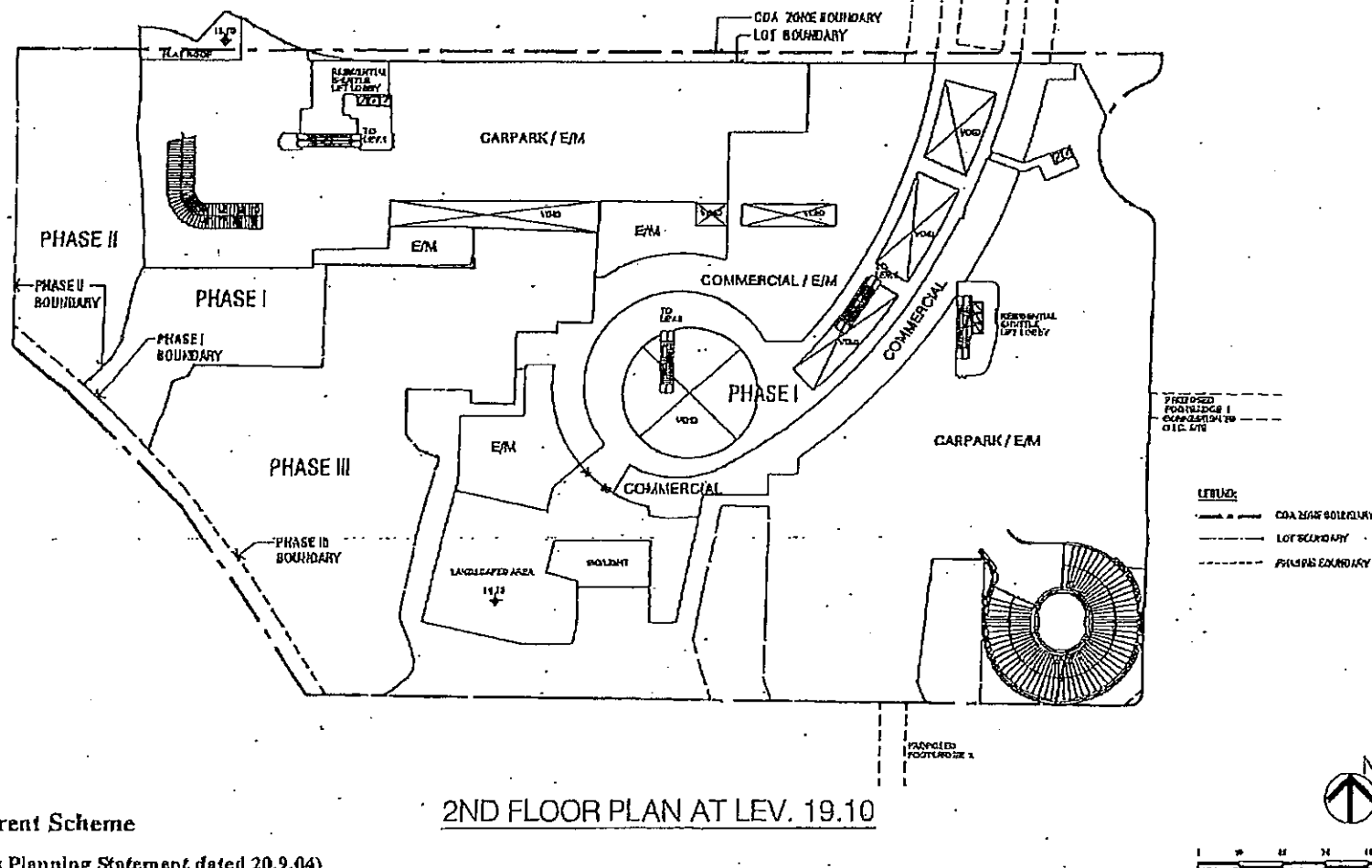
1ST FLOOR PLAN AT LEV. 13.60

Current Scheme

(Extract from Applicant's Planning Statement dated 20.9.04)

 SUN HUNG KAI ENGINEERING CO., LTD. Rm 1802 KAI CENTRE, WANGHUI, HONGKONG TEL: 24228111 FAX: 24227811	<i>For drawing and design are completed by the professional person, his practice may be suspended should his practice be withdrawn. That officer does not guarantee the accuracy of the information furnished by the client and is not responsible for any errors or omissions in the drawing and design.</i>	11-07-03	-	-	
		12-03-01	A	REVISED FORMER LAYOUT	
		07-02-08	B	REVISED FORMER LAYOUT	
		11-11-04	C	REVISED FORMER LAYOUT	
		WWW.SHKENGINEERING.COM/HK			
FILE: HUNGLI1360.DWG DRAW: S.P.O. CHECK: S.P.O. DATE: JULY 2003 SCALE:			PROJECT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.	TITLE 1ST FLOOR PLAN AT LEV. 13.60	JOB NO. DRAWING NO. 136V M-3A

A/YL/123 DRAWING A-4



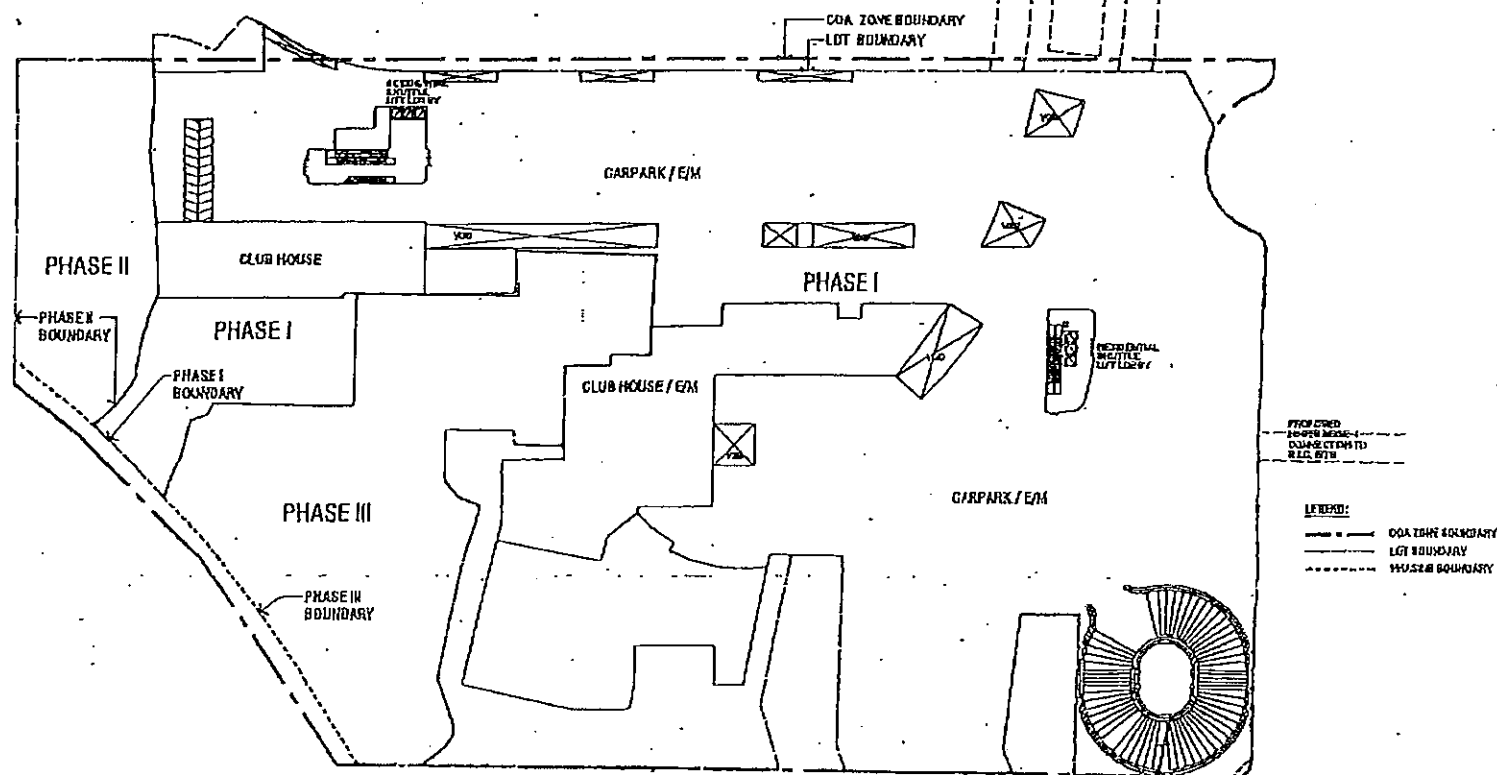
Current Scheme

(Extract from Applicant's Planning Statement dated 20.9.04)

[illegible]

A/YLJ123

**DRAWING
A-5**



3RD FLOOR PLAN AT LEV. 24.60

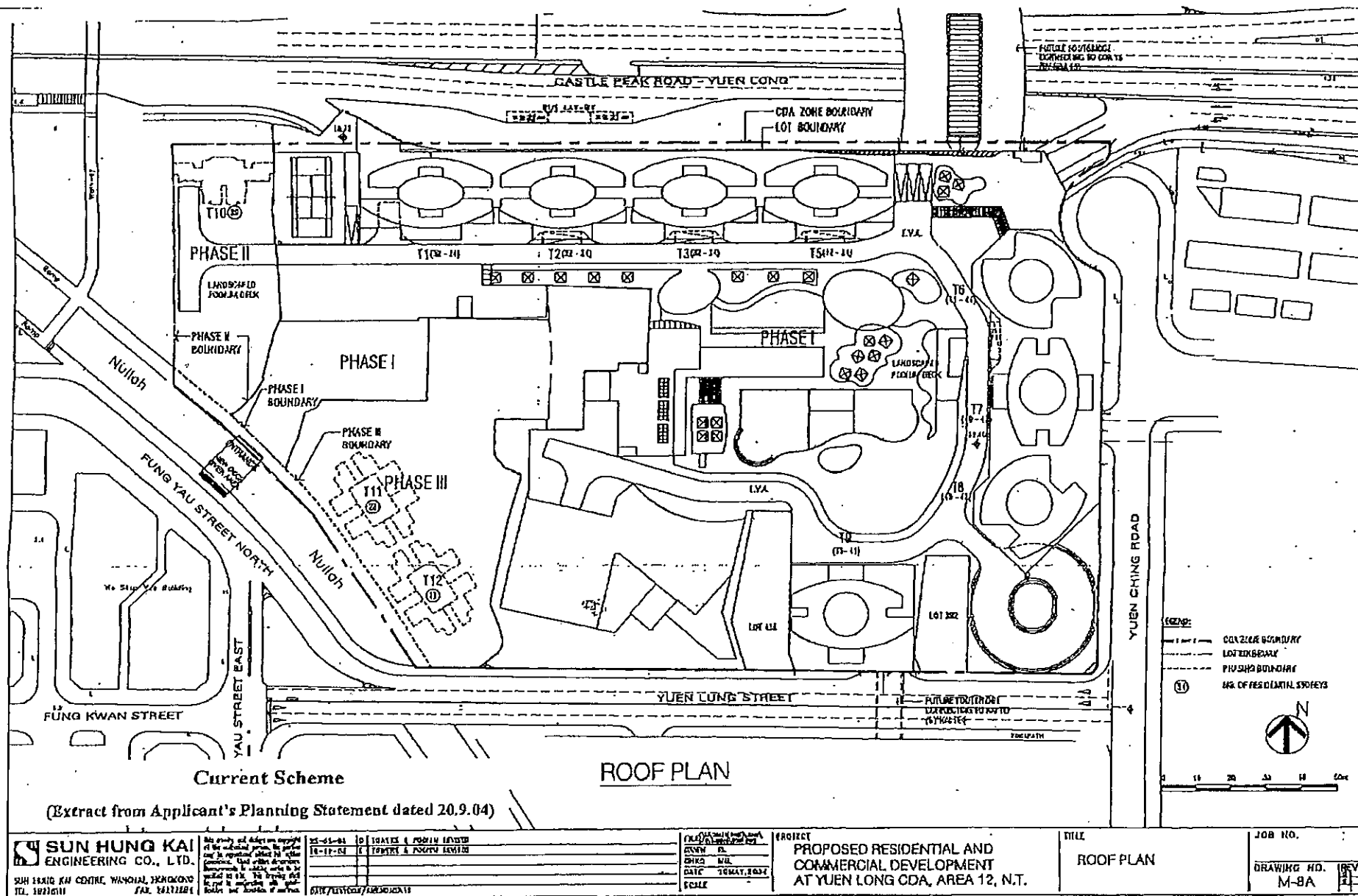
Current Scheme

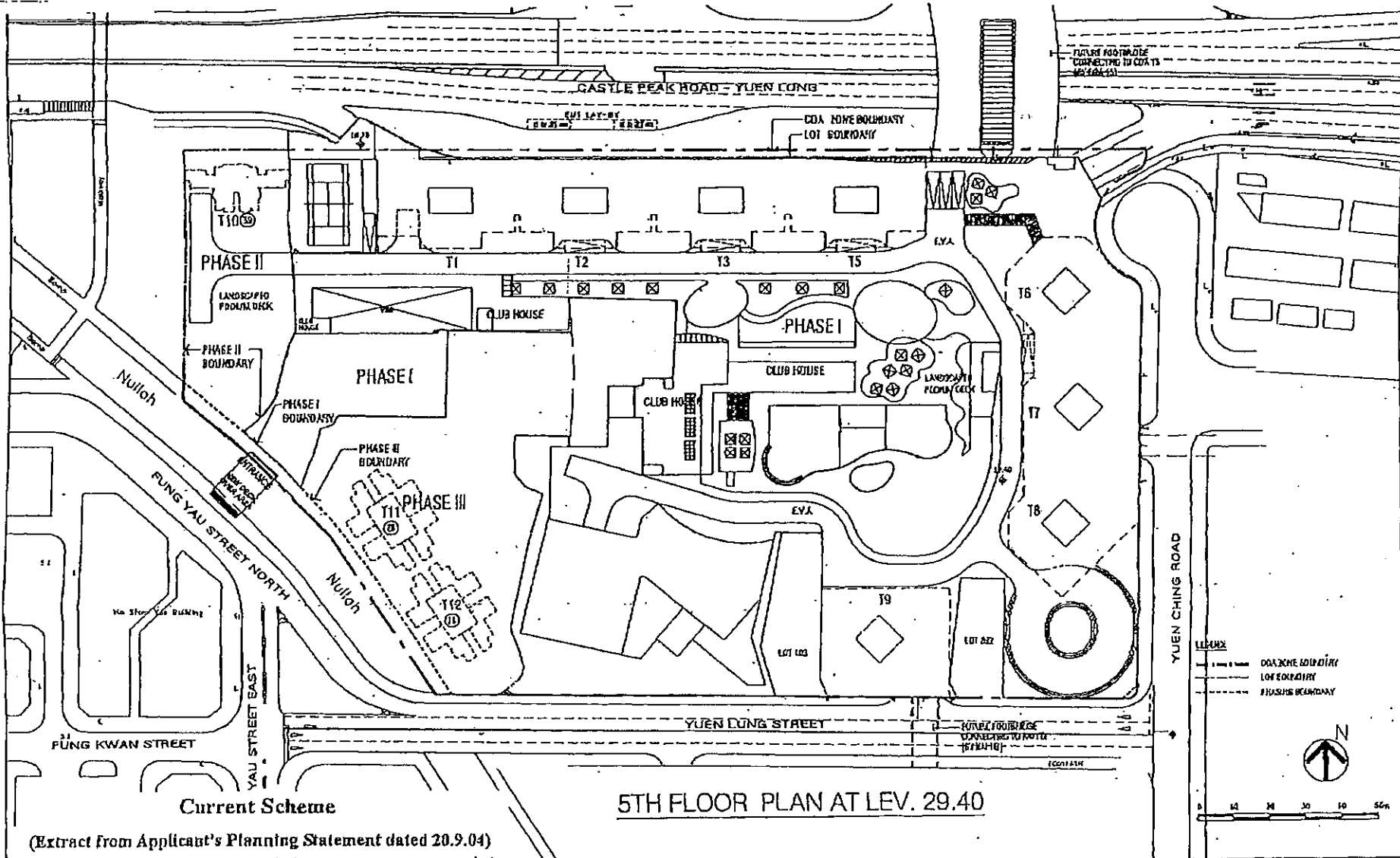
(Extract from Applicant's Planning Statement dated 20.9.04)

 SUN HUNG KAI ENGINEERING CO., LTD. SUN HUNG KAI CENTRE, HONGKONG TEL. 28178111 FAX. 28172241	This study and design are made on the basis of the information provided by the client. The client is responsible for the accuracy and completeness of the information provided. The client is also responsible for obtaining all necessary permits and approvals from the relevant authorities.	11-07-85 11-08-85 10-09-85	1 2 3	1. POLYMER LAYOUT DESIGN 2. POLYMER LAYOUT DESIGN 3. POLYMER LAYOUT DESIGN	FILE DRAWN CHECK DATE	PROJECT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG COA, AREA 12, N.T.	TITLE 3RD FLOOR PLAN AT LEV. 24.60	JOB NO. DRAWING NO. M-5A

A/YL/123

**DRAWING
A-5**



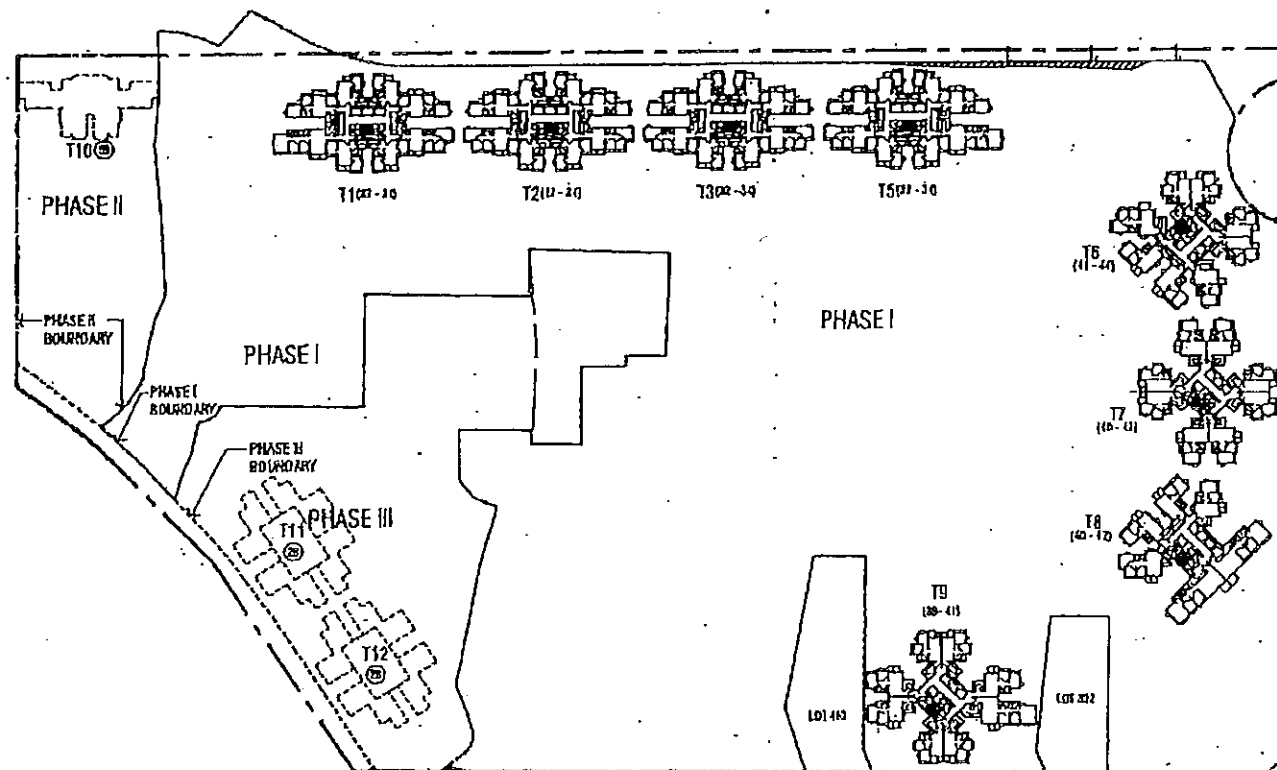


Current Scheme

5TH FLOOR PLAN AT LEV. 29.40

(Extract from Applicant's Planning Statement dated 20.9.04)

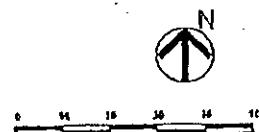
SUN HUNG KAI ENGINEERING CO., LTD. SUN HUNG KAI CENTRE, WANDU, HONGKONG TEL. 18778111 FAX 21372611	We hereby certify that the drawings are correct and that we are not aware of any errors or omissions. This certificate is valid only if the drawings are used in accordance with the conditions of use set out in the contract.	DATE/REVISED/REVISIONS _____ _____ _____	FILE NAME: SUN HUNG KAI DRAWING NO.: 5TH FLOOR DATE: 2004.09.04 SCALE:	PROJECT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT YUEN LONG CDA, AREA 12, N.T.	TITLE 5TH FLOOR PLAN AT LEV. 29.40	JOB NO. DRAWING NO. M-6A REV.
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TYPICAL FLOOR PLAN

Current Scheme

(Extract from Applicant's Planning Statement dated 20.9.04)



SUN HUNG KAI
ENGINEERING CO., LTD.

SUN HUNG KAI CENTRE, WANCHAI, HONGKONG
TEL. 26741111 FAX. 26271684

This drawing and design are prepared by the professional person, the project may be repeated subject to the same conditions. Civil office drawings. Any reference to specific parts of the drawing or plan, shall be made by reference to the drawing and plan.

NO.	REVISION/DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

FOR THE ARCHITECT
DRAWN BY
CHECKED BY
DATE 10 MAY 2004
SCALE

PROJECT
PROPOSED RESIDENTIAL AND
COMMERCIAL DEVELOPMENT
AT YUEN LONG CDA, AREA 12, N.T.

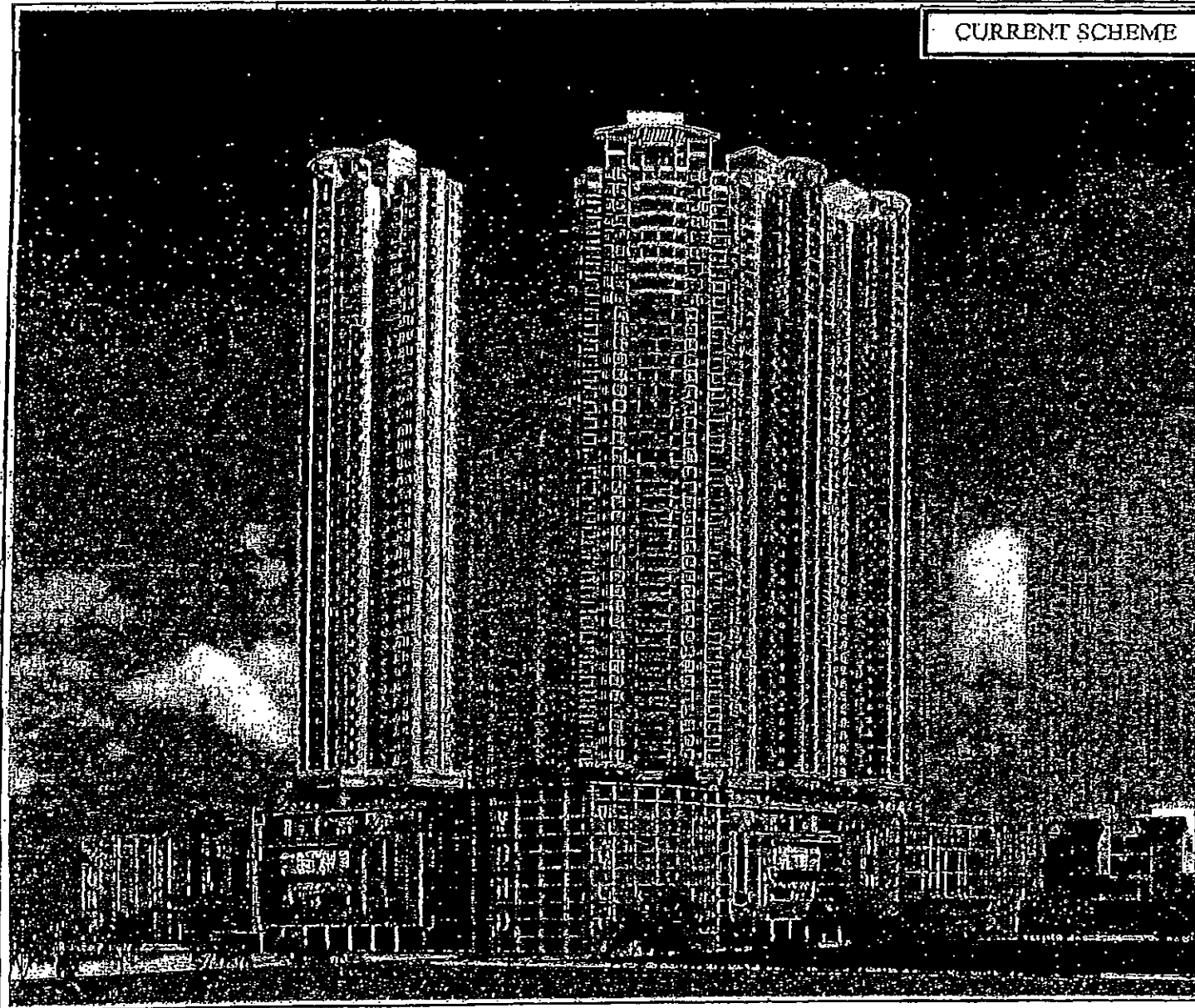
DATE
TYPICAL FLOOR PLAN

JOB NO.
DRAWING NO. REV.
M-7A

A/YL/123

DRAWING
A-10

CURRENT SCHEME



A/YL/123

DRAWING
A-11

(Extract from Applicant's
Planning Statement dated 20.9.04)

FIGURE 7 : VIEW OF THE
CURRENT SCHEME FROM THE
SOUTH-EAST