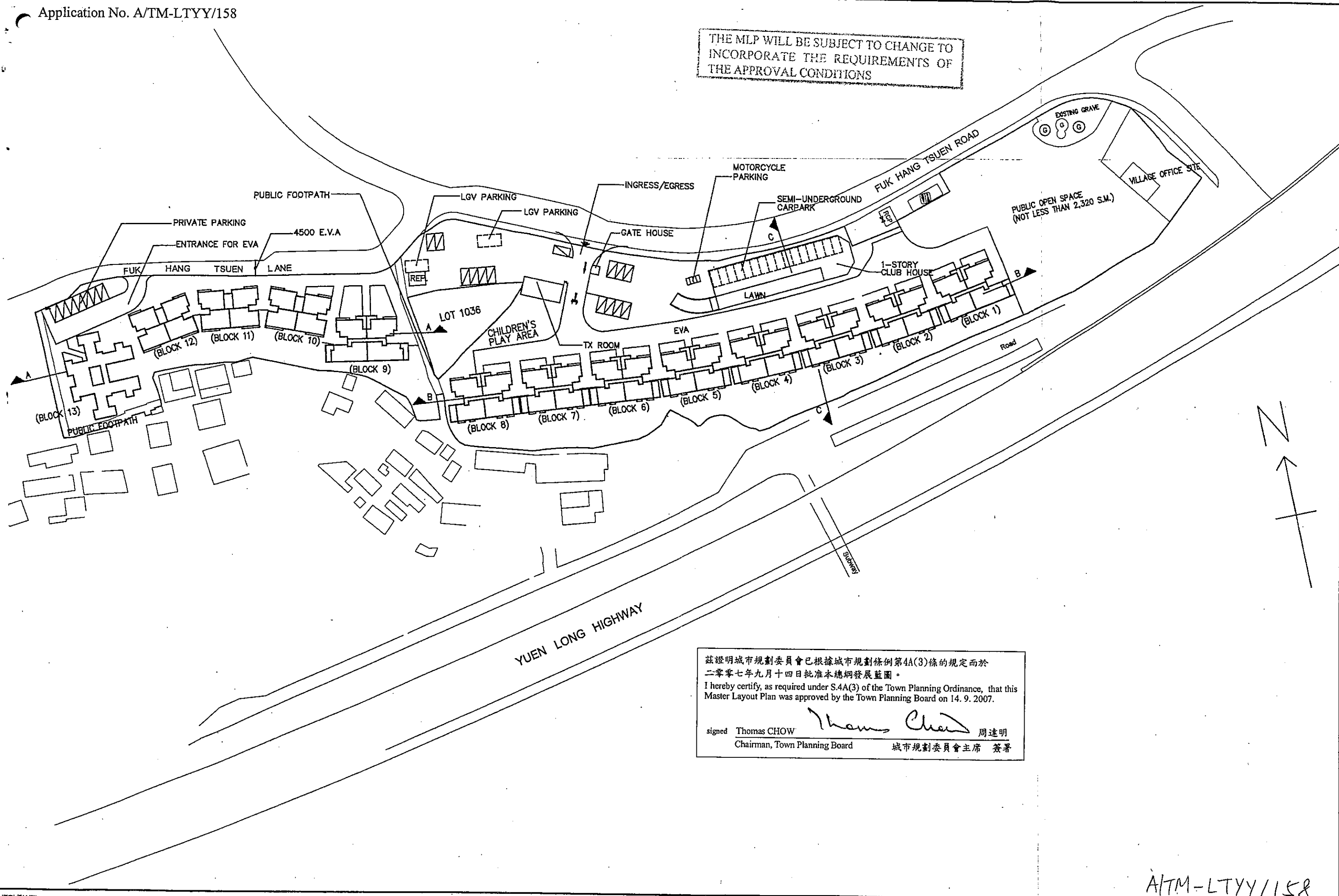


List of Approval Conditions

Application No. A/TM-LTYT/158

- Application Site : 837RP, 839A, 841, 1035RP, 1037RP and 2527RP(Part) in DD 130 and Adjoining Government Land, Lam Tei, Tuen Mun
- Subject of Application : Proposed Comprehensive Residential Development
- Date of Approval : 14.9.2007
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan to take into account of conditions (b), (c), (e), (f) and (g) below, as well as adjustment to residential block disposition pattern, as proposed by the applicant, to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of Landscape Master Plan including a tree preservation scheme to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) the provision of vehicular and pedestrian access to the site as well as parking and loading/unloading spaces to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (d) the submission of a drainage impact assessment and the provision of drainage facilities and flood mitigation measures identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
 - (e) the submission of a detailed Archaeological Investigation to assess the archaeological impacts of the proposed works before any excavation works commence and implementation of mitigation measures identified therein to the satisfaction of the Antiquities and Monuments Office of the Leisure and Cultural Services Department or of the Town Planning Board;
 - (f) the provision of emergency vehicular access, water supplies for fire fighting and fire service installations for the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (g) the provision of public open spaces, as proposed by the applicant, to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board; and
 - (h) the provision of vehicular and pedestrian access to Lot No. 1036 in DD 130 to the satisfaction of the Director of Lands or of the Town Planning Board.

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)條的規定而於二零零七年九月十四日批准本總綱發展藍圖。
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 14. 9. 2007.

signed Thomas CHOW

Chairman, Town Planning Board

Thomas Chow

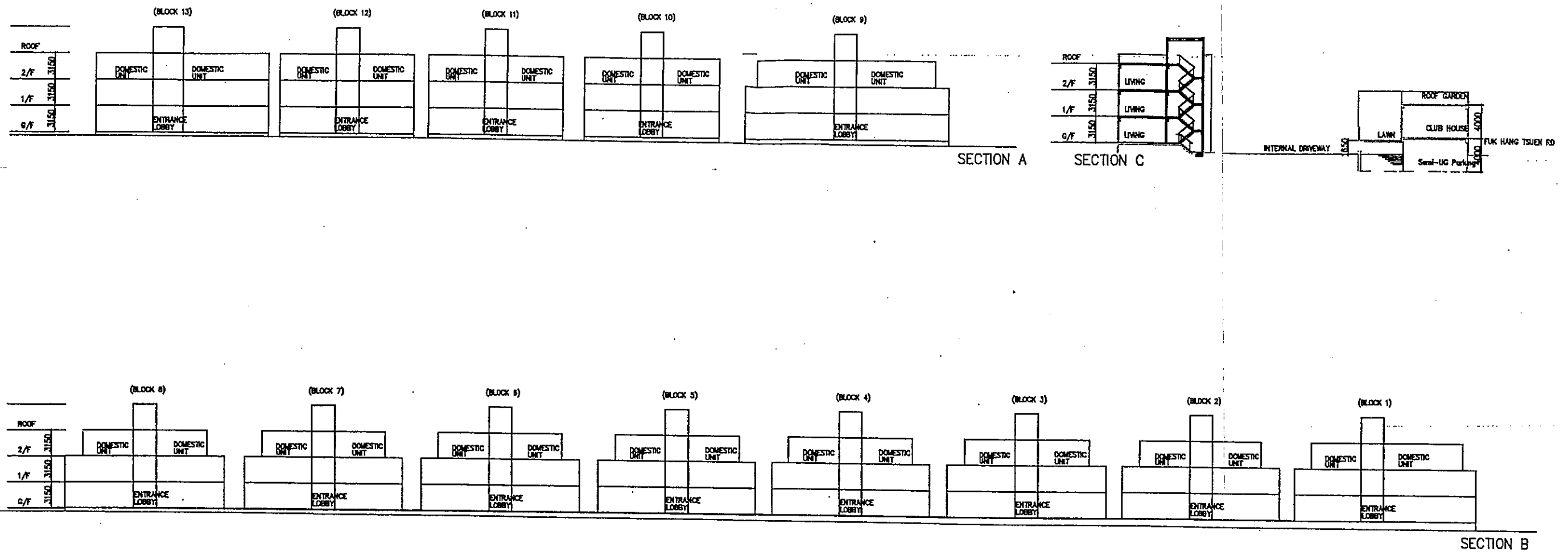
周達明

城市規劃委員會主席 簽署

A/TM-LTYT/158

FIGURE 3.1 MASTER LAYOUT PLAN

SCALE 1 : 1000



PROPOSED RESIDENTIAL DEVELOPMENT
AT FUK HANG TSUEN ROAD,
LAM TEI, TUEN MUN, N.T. (SITE 2)

A/TM-LTY4/158

SECTIONS

Technical Schedule of the Current Scheme (A/TM-LTY/158)

Development Parameters	Current Scheme
GENERAL	
1. Application Site Area (approx.) *	15,204m ²
2. Development Site Area (approx.) *	15,150m ²
3. Total Plot Ratio	0.54
4. Total GFA (approx.)	8,181m ²
- Residential GFA #	8,050.94m ²
- Village Office GFA	130.06m ²
5. Site Coverage	Not more than 30%
RESIDENTIAL DEVELOPMENT	
6. No. of Residential Blocks	13
7. No. of Residential Storeys	3
8. No. of Units	162
9. Average Flat Size	50.50m ²
10. Design Population (persons) ^	467
ANCILLRY AND PUBLIC FACILITIES	
11. Village Office (VO) Relocation	
- No. of Block	1
- No. of Storeys	2
12. Car Parking Spaces	28 to 37
- For residents	18 to 27
- For visitors	5 to 10
13. Motorcycle Parking Spaces	2 to 4
14. Bicycle Parking Spaces	30
15. Loading/unloading Bays (LGV)	2
16. Open Space	Not less than 5,800m ²
- Public Open Space	Not less than 2,320m ²
- Private Open Space	Not less than 3,480m ²

Notes:

* The "GB" land (only about 54m² or 0.36% of the Total Site Area) generates no GFA. The Site Area is subject to survey.

Excluding the Club House GFA (not more than 5% of the Total Domestic GFA of the Site).

^ Based on a PPOF ratio of 2.88 as adopted in all the previously Approved Schemes.