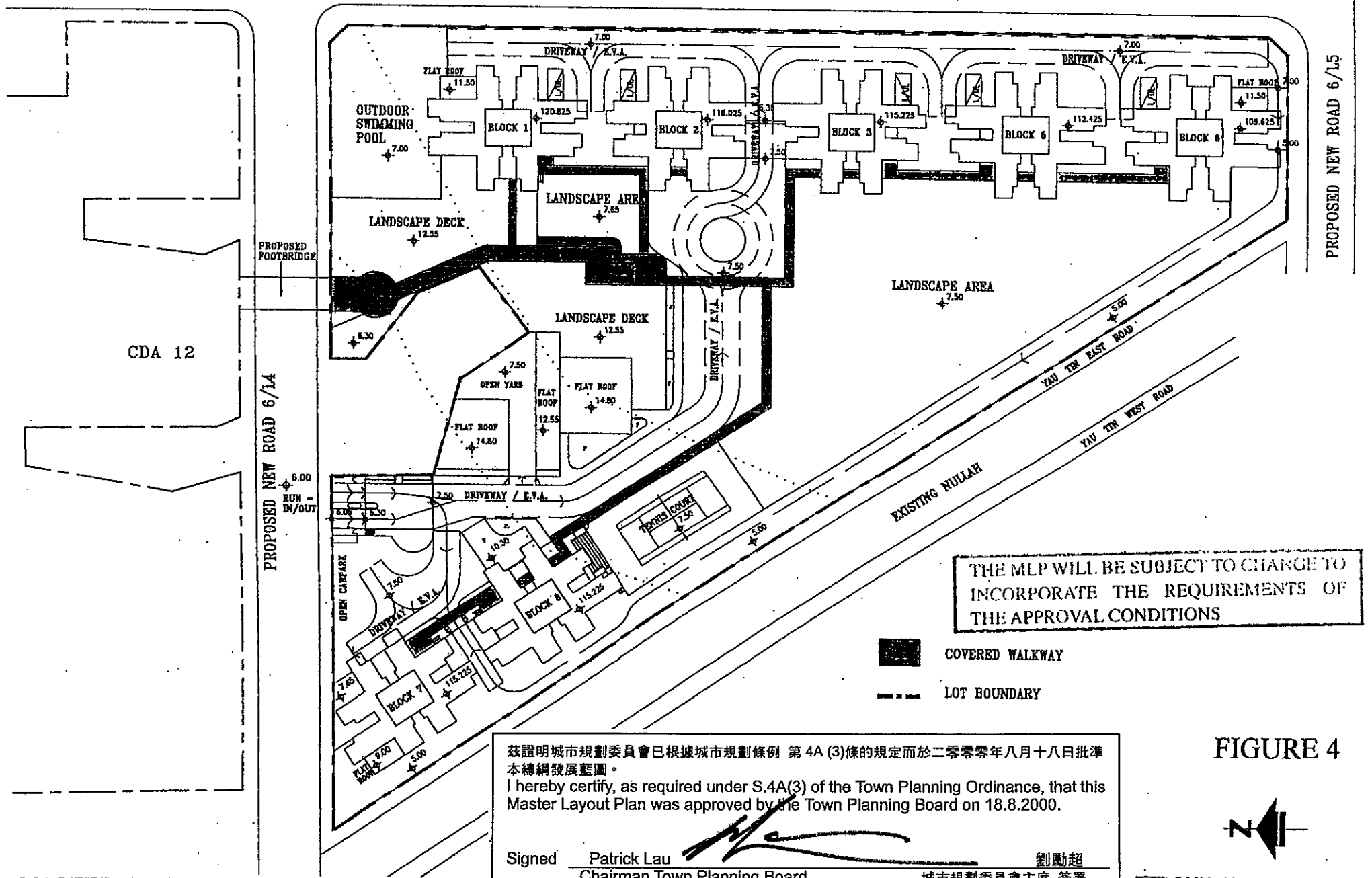


List of Approval Conditions

Application No. A/YL/63

- Application Site** : Yuen Long Town Lot (YLT) 503, Lot 1134 in DD 116 and Adjoining Government Land, Kai Tei, Area 12, Yuen Long New Town
- Subject of Application** : Proposed Comprehensive Residential Development
- Date of Approval** : 18.8.2000
- Approval Conditions** :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (c) to (f) to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (b) the submission and implementation of a revised Master Landscape Plan including tree survey and tree felling proposal to the satisfaction of the Director of Planning or of the Town Planning Board;
 - (c) "the design and provision of the proposed footbridge across Road 6/L4, as proposed by you, to the satisfaction of the Director of Highways or of the Town Planning Board";
 - (d) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
 - (e) the design and provision of the car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
 - (f) the design and provision of emergency vehicular access, water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (g) the submission of a revised sewerage impact assessment and provision of temporary sewage treatment facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
 - (h) the planning permission shall cease to have effect on 14.4.2003 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed.



MASTER LAYOUT PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

FIGURE 4



CDA 12
FOR REFERENCE ONLY
RESIDENTIAL BLOCK
(38 DOMESTIC STOREYS)

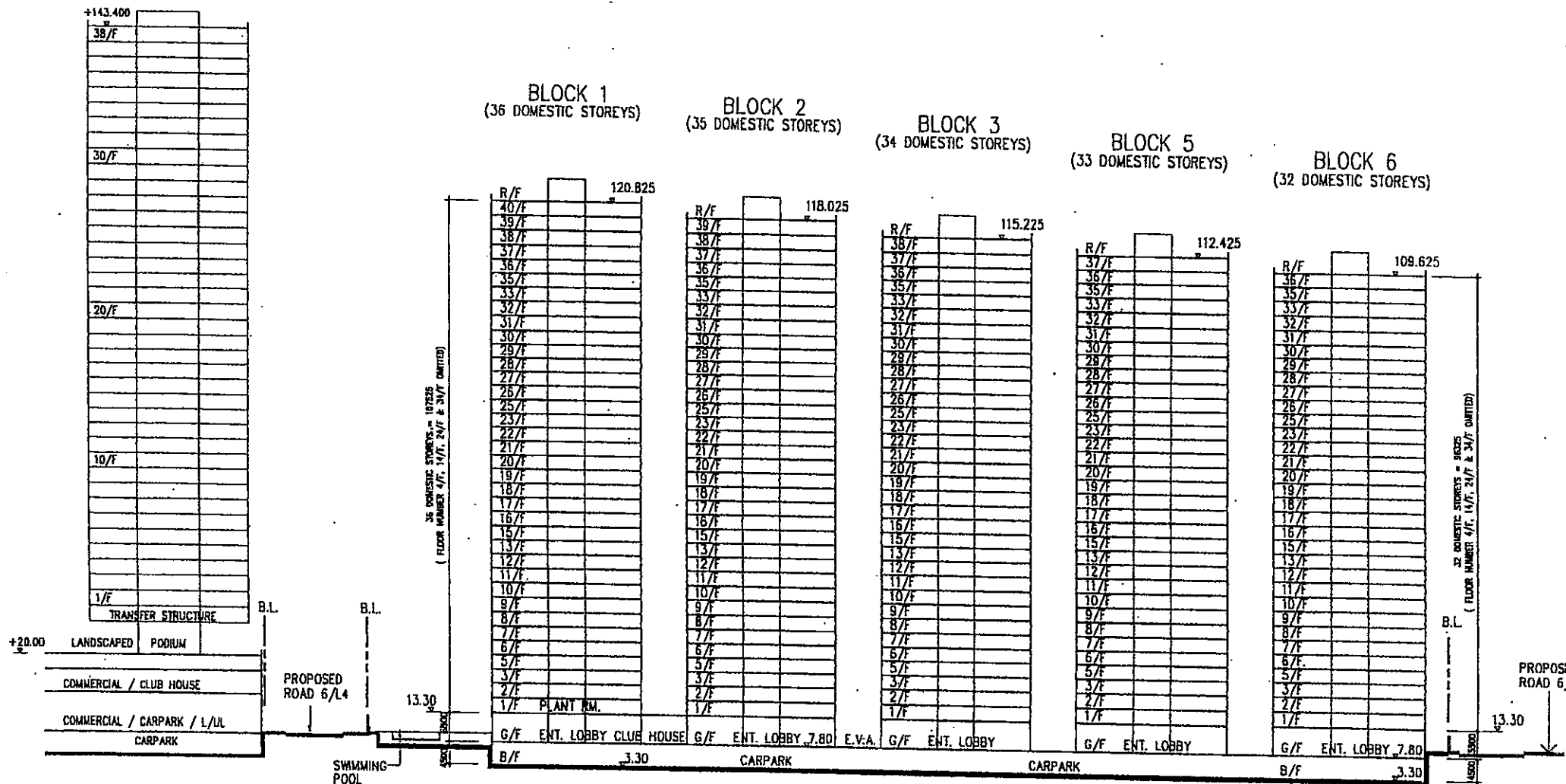
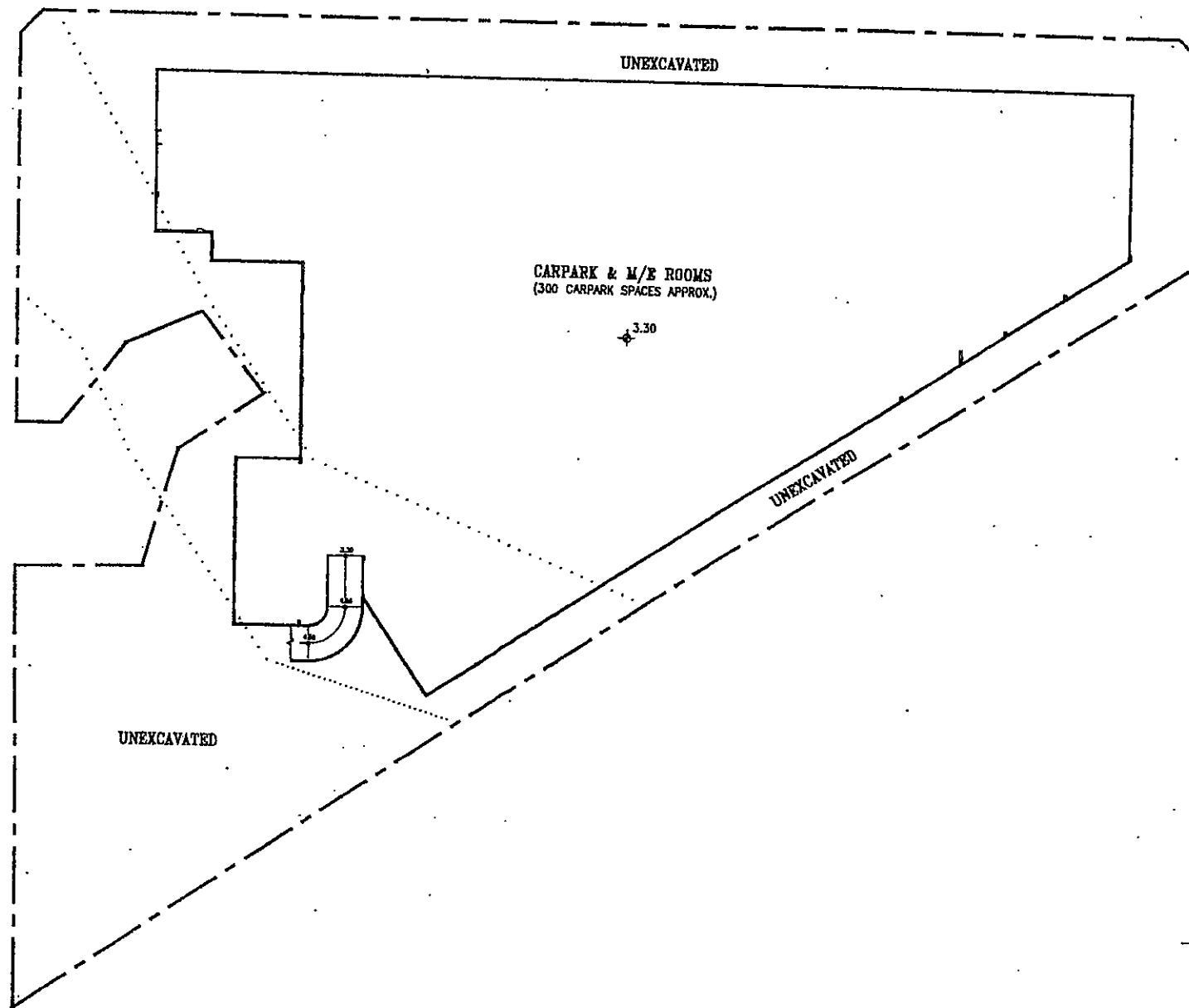


FIGURE 5

DIAGRAMMATIC SECTION 'A' - 'A'
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.
SCALE : 1 : 800
DATE : FEB, 2000
CODE : \PLAN\5-16\KAI-TEI\NEW-SC115\PRS\SEC.
REV.



BASEMENT PLAN
 PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

PROPOSED NEW ROAD 6/L5



PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

CLUB HOUSE (LEV. +7.80)

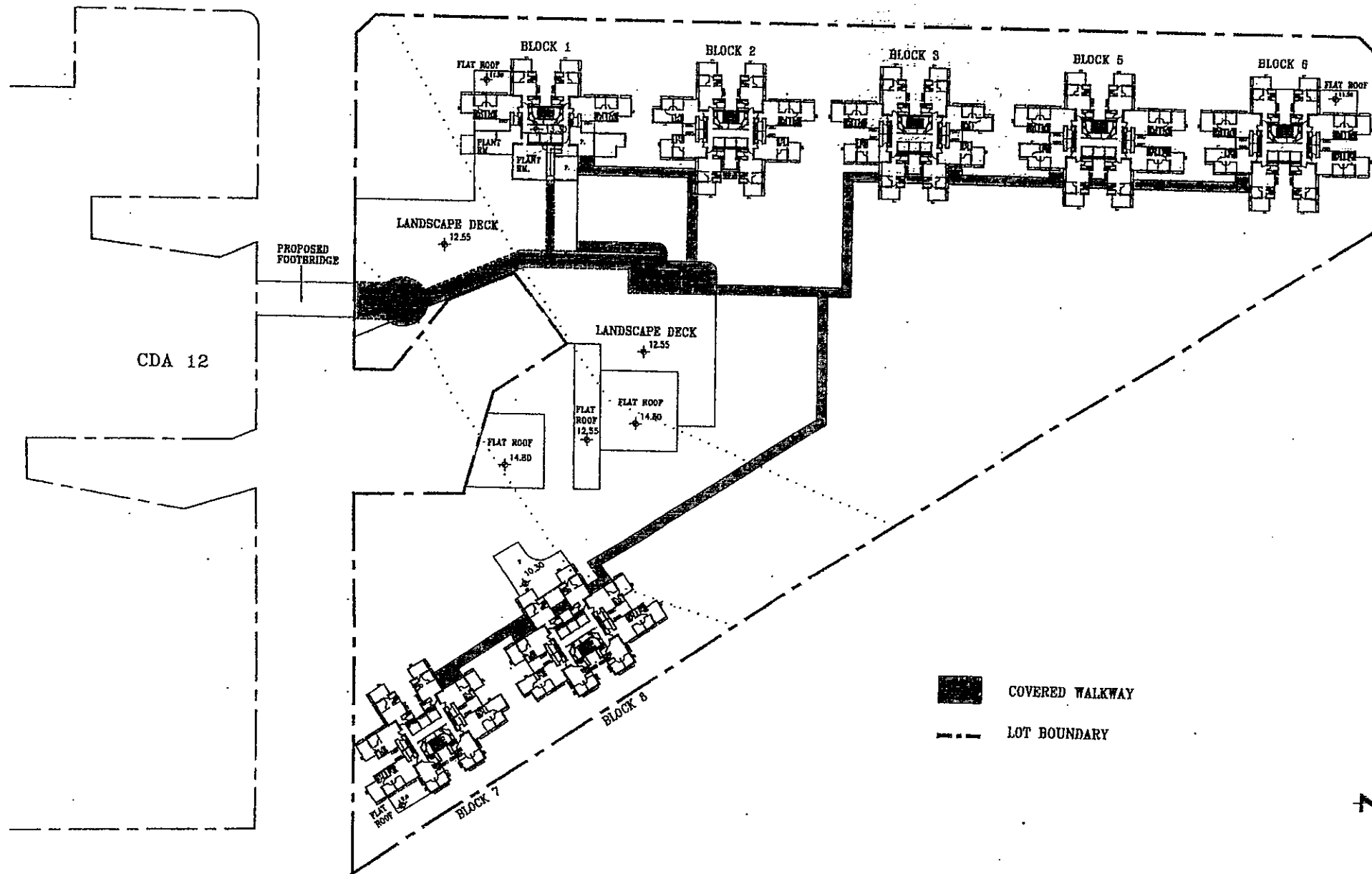
RESIDENTIAL
ENTRANCE LEFT LOBBY

CARETAKER

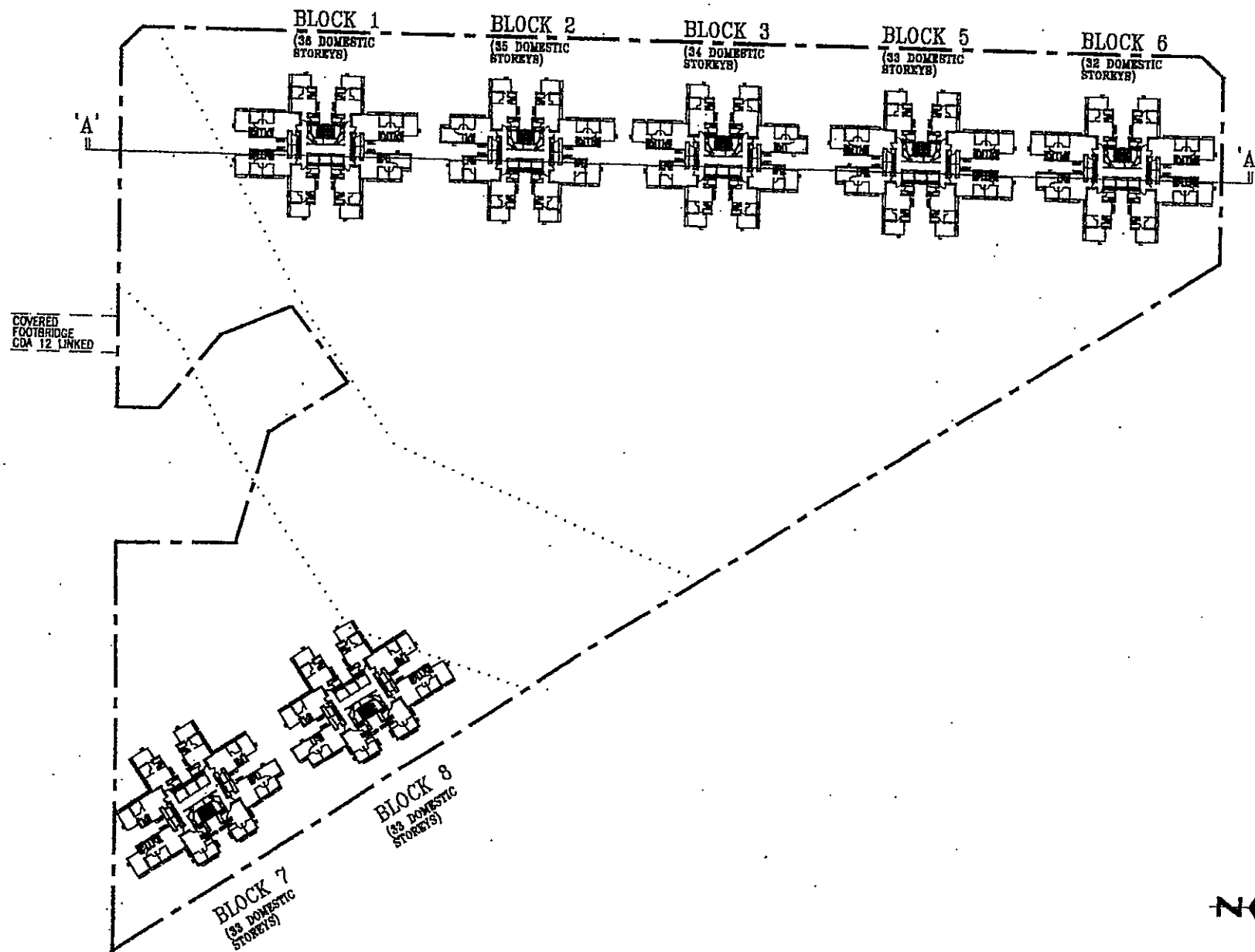


SCALE: 1 : 800
DATE : FEB, 2000
CODE : \PLAN\S-16\KAJ-TEI\NEW-SCH5\PR5\GRD.DWG

3



1ST FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.



OVERALL TYPICAL FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUMMARY

SITE AREA = 21,933 s.m. ABOUT
 PERMITTED PLOT RATIO FOR DOMESTIC = 5 (109,665 s.m.)

PROPOSED DISTRIBUTION

<u>FLOOR</u>	<u>USE</u>
BASEMENT	CARPARK
GROUND FL.	ENTRANCE LOBBIES RESIDENT'S CLUB CARPARK
1ST FL.	DOMESTIC / LANDSCAPED DECK
1ST - 40TH FL. (FL. NO. 4/F, 14/F, 24/F & 34/F OMITTED)	DOMESTIC

PROPOSED G.F.A.

TOTAL G.F.A. OF DOMESTIC :
 (7 RESIDENTIAL BLOCKS BET'N 33 ~ 34 STOREYS)
 (BLOCK NO. 4 OMITTED) = 109,665 s.m.

AREA OF RESIDENT'S CLUB PROVIDED :
 (NOT MORE THAN 3% OF TOTAL G.F.A.) = 3,289.950 s.m. MAX.

CARPARKING PROVISION

PRIVATE CAR = 377 Nos.
 (1 SPACE / 5 UNIT)

LOADING / UNLOADING BAY = 7 Nos.
 (1 BAY FOR EVERY 800 FLATS OR EACH BLOCK)

UNIT MIX SCHEDULE

	G.F.A.		Nos. OF UNIT	% BY UNIT NO.
	(s.m.)	(s.f.)		
SIZE RANGE	74.0~75.0	800~850	202	10.70
	69.0~71.0	750~800	235	12.50
	62.0~64.0	650~700	235	12.50
	55.0~57.0	600~650	608	32.20
	41.0~51.0	450~550	604	32.10
TOTAL			1884	100.00

DEVELOPMENT PARAMETERS

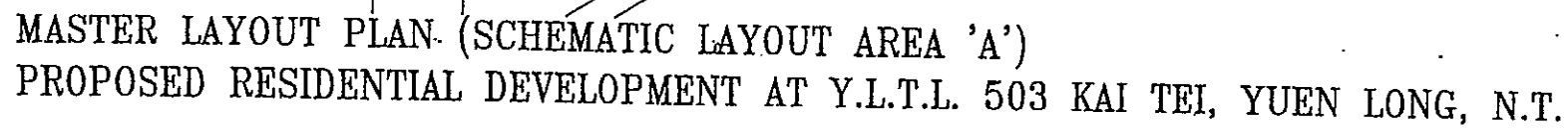
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.E. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
 ENGINEERING CO., LTD.

SCALE : NIL
 DATE : FEB. 2000
 CODE : \PLAN\S-16\KAI-TEI\NEW-SCH5\PR5\DEV-SCH1

7

PROPOSED NEW ROAD 6/L5



SCALE : 1 : 800
DATE : FEB. 2000
CODE : \PLAN\S-16\KAI-TEI\NEW-SCH5\PR5\SITE-A.DWG

SUMMARY

SITE AREA : 1144.097m²

MAX. P.R. FOR DOMESTIC : 5 OR 5720.485m²

G.F.A. CALCULATION : 191.5m² (TYPICAL) x 30 STOREYS
93.35m² (GROUND)

TOTAL : 5838.35m²

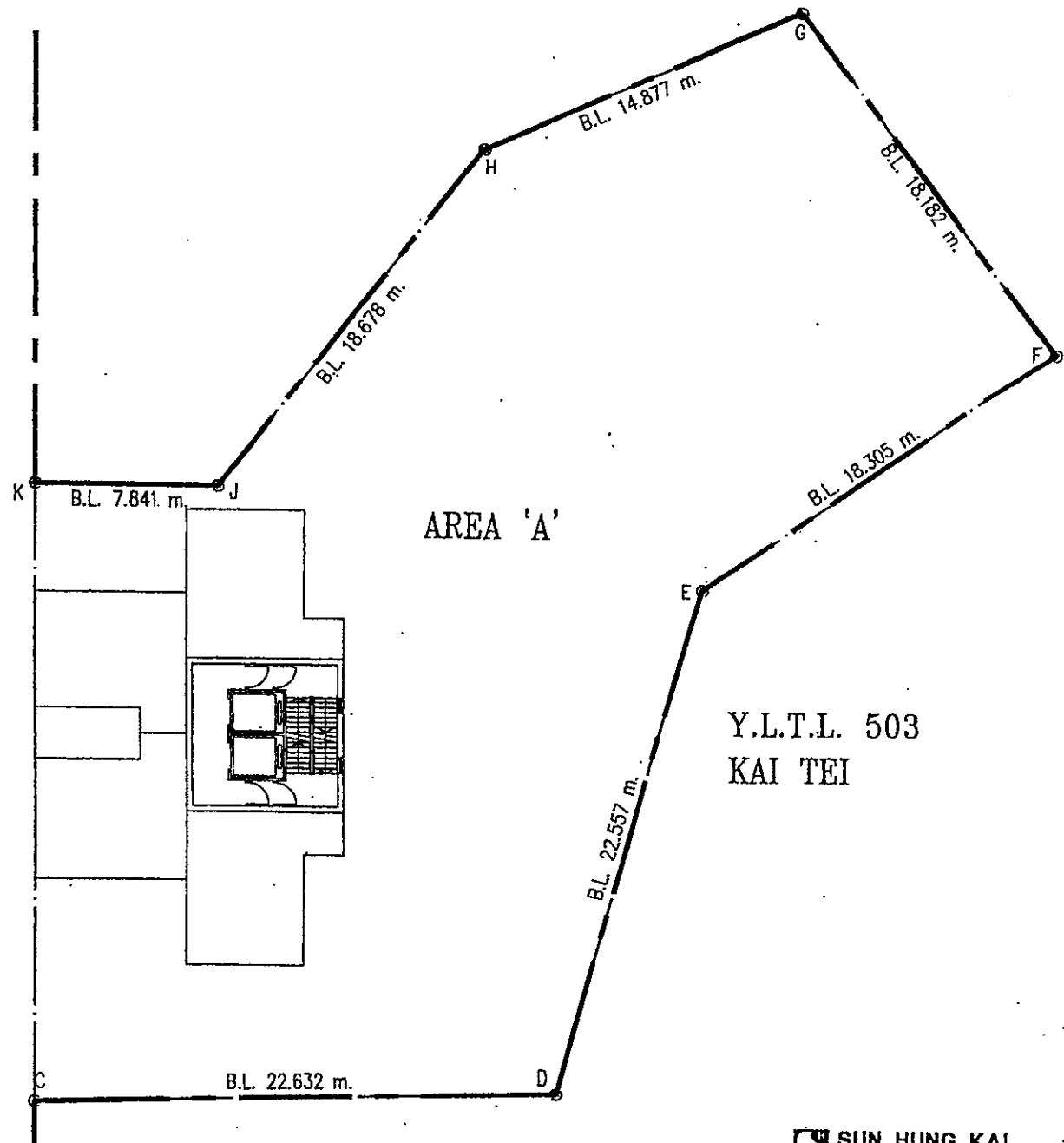
LIFT SHAFT AREA : @4.255m² x 62 = 263.81m²

AREA OF LIFT SHAFT TO BE EXCLUDED FROM G.F.A. :

$5838.35\text{m}^2 \times \left(\frac{263.81\text{m}^2}{5838.35\text{m}^2} \times 100\% - 2.5\% \right) = 117.876\text{m}^2$

ACTUAL G.F.A. OF DOMESTIC :

$5838.35\text{m}^2 - 117.876\text{m}^2 = 5720.474\text{m}^2$



AREA 'A'

Y.L.T.L. 503
KAI TEI

TYPICAL FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT AREA 'A' KAI TEI, YEUN LONG, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE : 1 : 200

DATE : JAN. 13, 99

DWG. CODE - E:\PLAN\5-18\KAI-TEI\NEW-SCHS\PR-5\SITE-A-SUM.DWG

1B