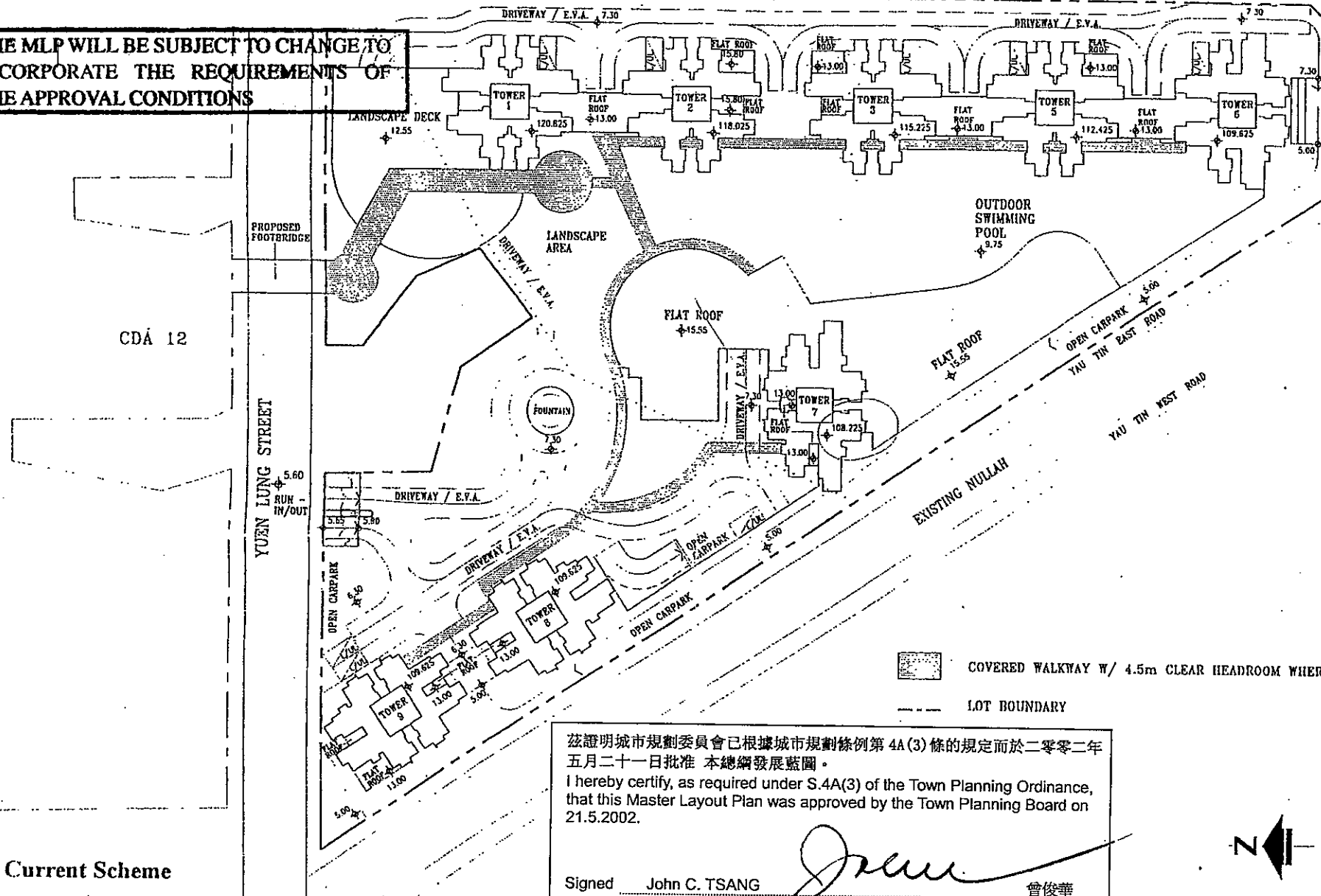


List of Approval Conditions

Application No. A/YL/95

- Application Site : YLTL 503RP and Extension Area 12, Yuen Long New Town
- Subject of Application : Comprehensive Residential Development (Minor Amendments to Approval Master Layout Plan)
- Date of Approval : 21.5.2002
- Approval Conditions :
- (a) the submission and implementation of a revised Master Layout Plan (MLP) to take into account conditions (c) to (e) 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 Yuen Lung Street, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board;
 - (d) 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;
 - (e) the design and provision of emergency vehicular access, water supplies for fire-fighting and fire services installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;
 - (f) the submission of a revised sewerage impact assessment and provision of temporary sewage treatment/discharge facilities to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
 - (g) the permission shall cease to have effect on 21.5.2006 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



PROPOSED NEW ROAD 6/L5

COVERED WALKWAY W/ 4.5m CLEAR HEADROOM WHERE CROSS EVA
LOT BOUNDARY

茲證明城市規劃委員會已根據城市規劃條例第 4A(3) 條的規定而於二零零二年五月二十一日批准 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 21.5.2002.

Signed John C. TSANG
Chairman, Town Planning Board

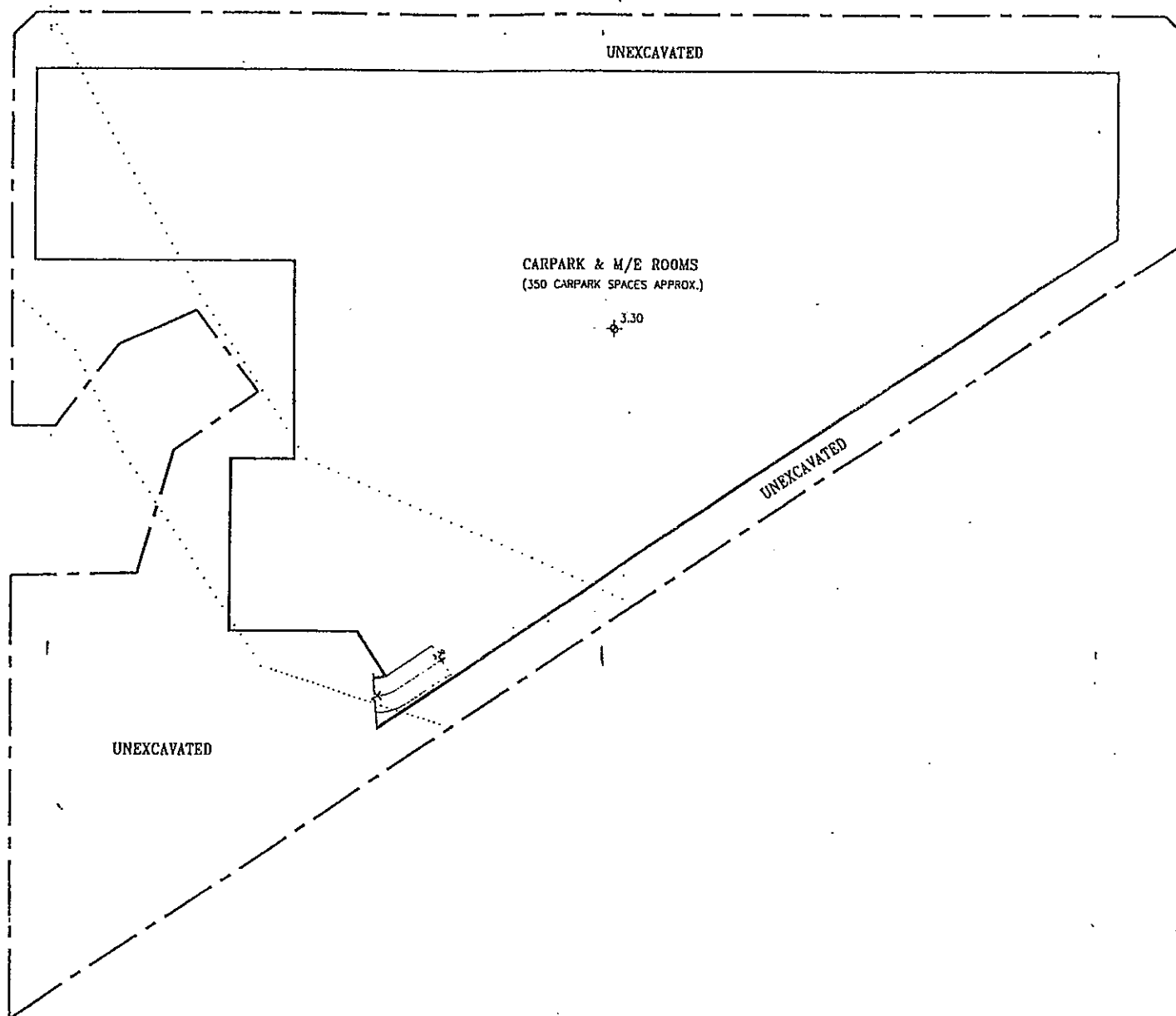
曾俊華
城市規劃委員會主席 簽署

SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE
DATE
CODE
PLAN-S-10-1-1 TEL NEW-SCHEMATIC-2002-01

1

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



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

CDA 12

YUEN LUNG STREET

PROPOSED FOOTBRIDGE

RUN IN/OUT

REFUSE STORAGE CHAMBER

FOUNTAIN

LANDSCAPE AREA

LANDSCAPE AREA

OUTDOOR SWIMMING POOL

INDOOR SWIMMING POOL

EXISTING NULLAH

61NOS. TO 135 NOS. PRIVATE CARPARK SPACES APPROX.



CLUB HOUSE (LEV. +7.50 / +10.00)



RESIDENTIAL ENTRANCE LIFT LOBBY



CARETAKER



GROUND FLOOR PLAN

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

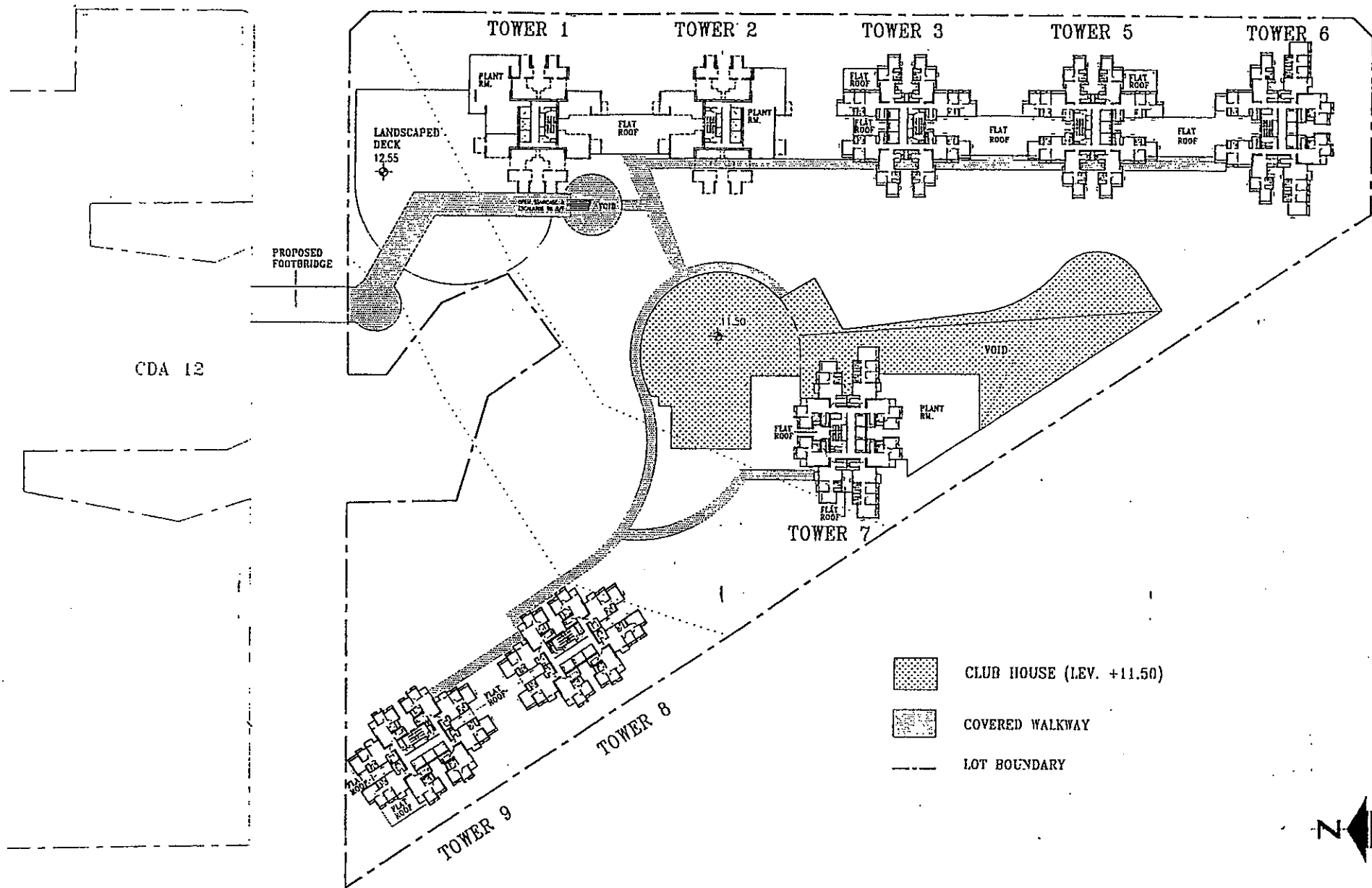


SUN HUNG KAI
ENGINEERING CO., LTD.

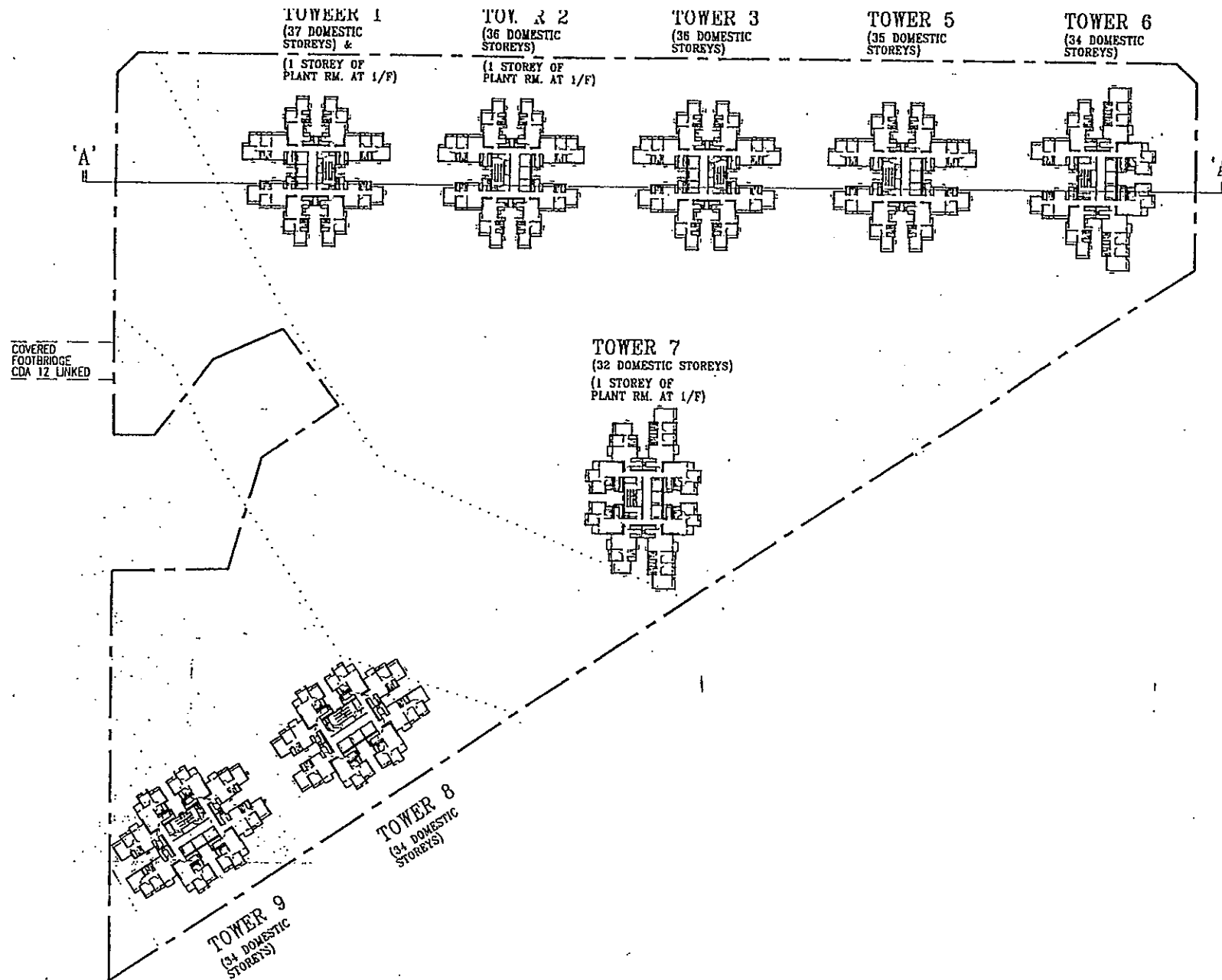
SCALE
DATE
CDDC

1 : 500
MARCH, 2002

\\PLN-5-154401-TECHNICAL-SCHS\PRS\020322\GRD.DWG



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



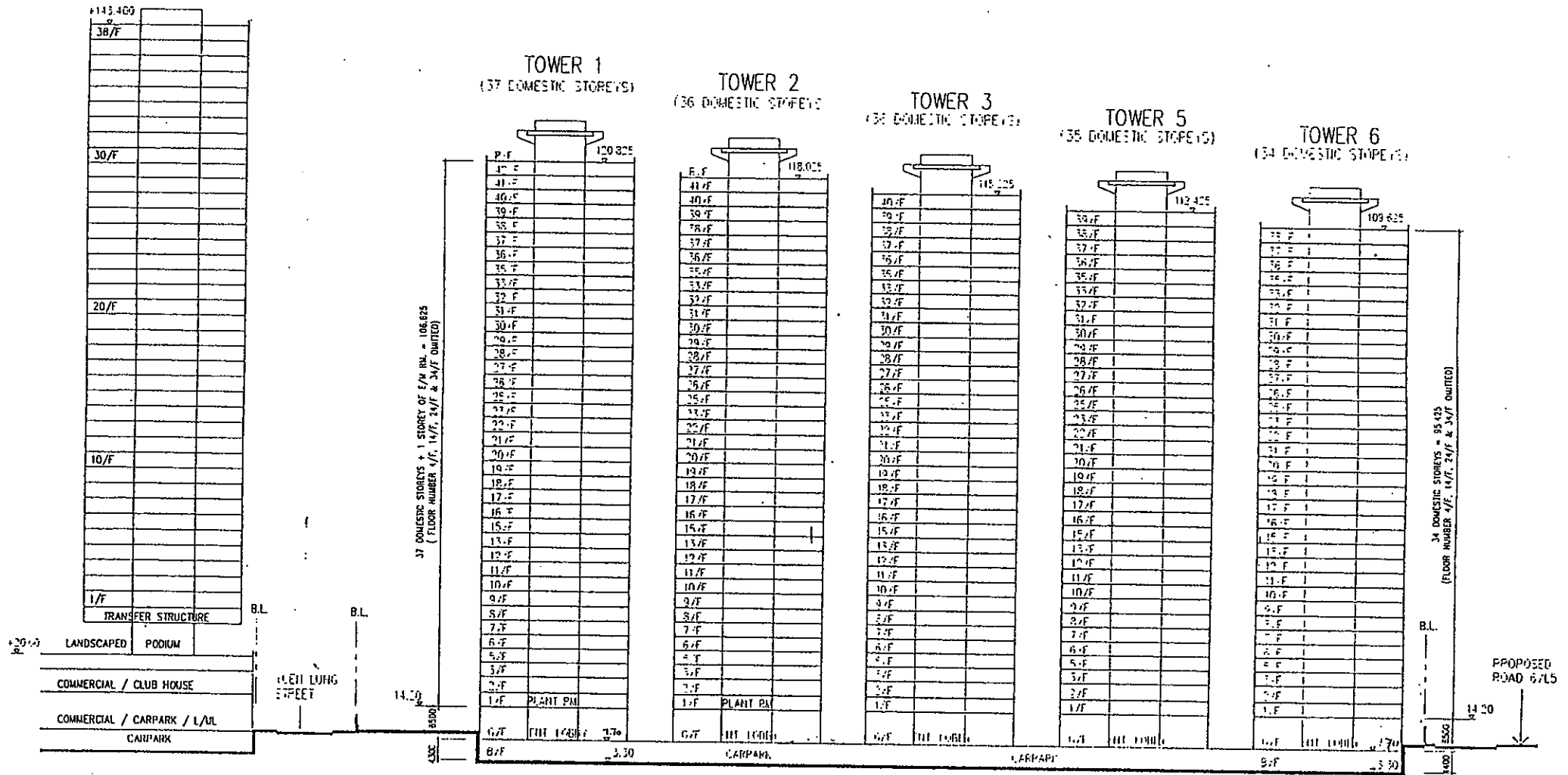
OVERALL TYPICAL FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE 1:500
DATE JAN. 1992
DRAWN BY: 16 JAN-TEI NEW-CONS PRS-000511-01-1-1-1

CDA 12

FOR REFERENCE ONLY
RESIDENTIAL BLOCK
38 DOMESTIC STOREYS



DIAGRAMMATIC SECTION 'A' - 'A'
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

FLOOR	USE
BASEMENT	CARPARK
GROUND FL.	ENTRANCE LOBBIES RESIDENT'S CLUB CARPARK
1ST FL.	DOMESTIC / LANDSCAPED DECK
1ST - 42ND FL. (FL. NO. 4/F, 14/F, 24/F & 34/F OMITTED)	DOMESTIC

PROPOSED G.F.A.

TOTAL G.F.A. OF DOMESTIC : = 109,665 s.m.
 (8 RESIDENTIAL TOWERS BET'N 34 ~ 37 STOREYS)
 (TOWER NO. 4 OMITTED)

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

CARPARKING PROVISION

PRIVATE CAR = 371 NOS. TO 445 Nos.
 (1 SPACE / 5 UNIT TO 1 SPACE / 6 UNIT)
 VISITOR'S CAR = 40 Nos.
 (5 NOS. OF CARPARK / EACH TOWER)
 MOTORCYCLE = 21 Nos. TO 25 Nos.
 (5% OF CARPARK PROVISION)
 LOADING / UNLOADING BAY = 8 Nos.
 (1 BAY FOR EVERY 800 FLATS OR EACH TOWER)

UNIT MIX SCHEDULE

	G.F.A.		Nos. OF UNIT	% BY UNIT NO.
	(s.m.)	(s.f.)		
SIZE RANGE	60.0~70.0	650~750	132	5.94
	55.0~60.0	590~650	356	16.00
	47.0~55.0	510~590	624	28.06
	40.0~47.0	430~510	1112	50.00
TOTAL			2224	100.00

DEVELOPMENT PARAMETERS

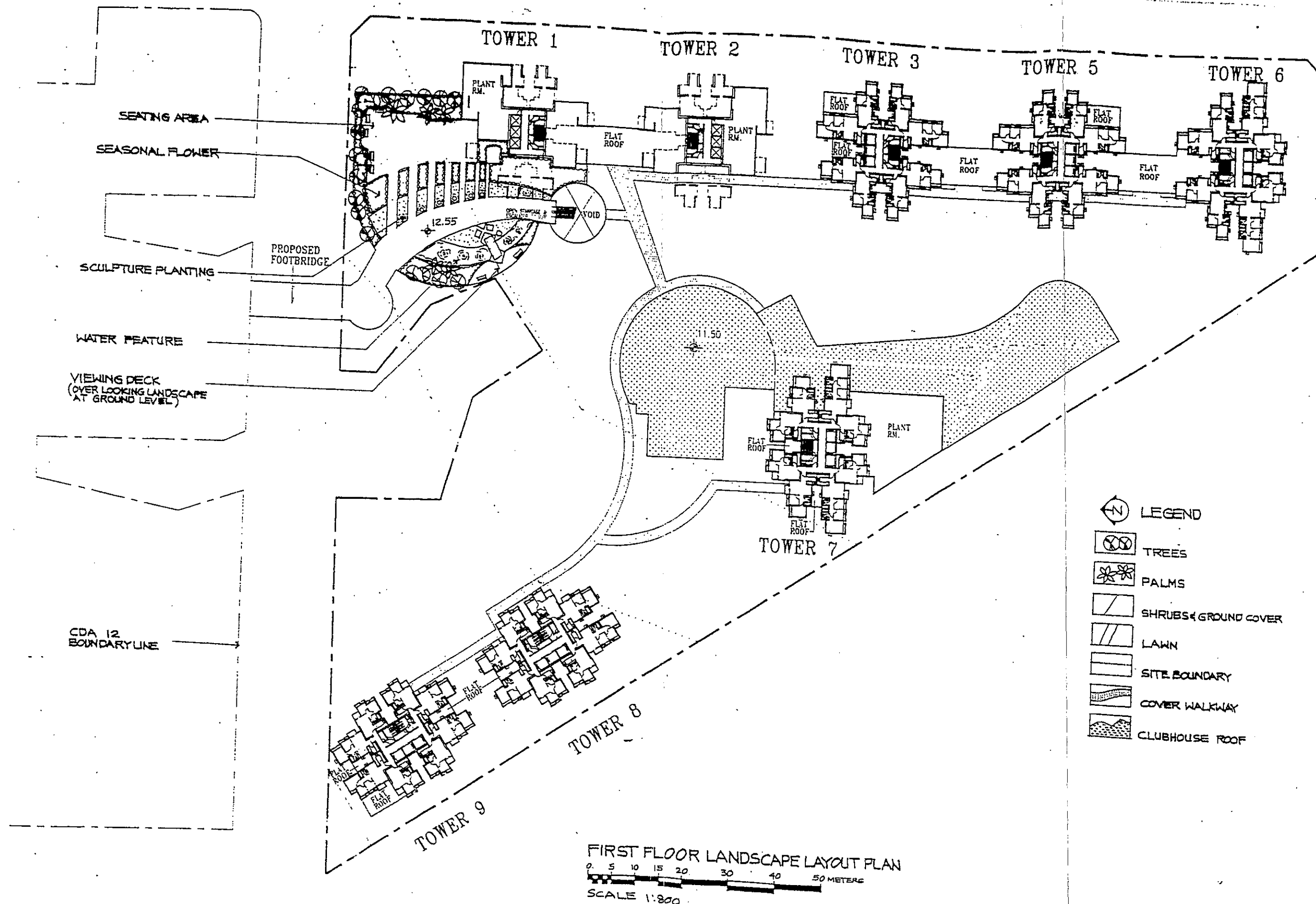
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

 SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE 1/100
 DATE: MAR 2002
 CODE: PLAN: S-15 KAI-TEI-NEW-5035 PRS-0203221.DWG-503H.DWG

7





FIRST FLOOR LANDSCAPE LAYOUT PLAN

DRAWING No. LP-02

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

SECTION 16 SUBMISSION
14 APRIL 2000



HONG CHUI
CONSULTANTS CO. LTD