

07-DEC-2004 17:45 FROM HPLB

TO JOEY LAM



地政總署

法律諮詢及田土專員處

LEGAL ADVISORY AND CONVEYANCING OFFICE
LANDS DEPARTMENT

電話 Tel: 2231 3725
圖文傳真 Fax: 2845 1017
本署編號 Our Ref: LACO 11/316/2002 SF4 Pt 4
來函編號 Your Ref:

5 July 2004

Messrs Cheung, Chan & Chung
Unit 5505, 55/F Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

By Post & By Fax : 2845 3467

Dear Sirs,

KIL 11076


I am instructed to write to you as follows.

It has been noted from news media coverage that your client proposes to redevelop the above lot. In your letter of 31 January 2004, you sought further modifications to the Conditions for the lot above and beyond those which we had agreed on. We rejected your proposal. These further modifications were clearly geared to allowing redevelopment of the lot and included inter alia, Special Condition (11)(a). This Special Condition requires development and redevelopment to accord with the approved Master Layout Plans and the Approved Landscaping Proposals.

The Conditions of Grant as they currently stand mean that any redevelopment of the lot which does not accord with the Master Layout Plans and Approved Landscaping Proposals would require a modification. Should your client wish to proceed with a redevelopment which does not accord with the Master Layout Plans and Approved Landscaping Proposals or which is not to be constrained by your client having to provide the minimum active and passive recreational areas stipulated in Special Condition (16), parking spaces at a ratio of one space for every 5 to 7 flats (Special Condition (36)(a)) and your not being able to include "green features" which do not count for gross floor area (Special Condition (61)(b)), an application for lease modification should be made to the District Lands Officer, Kowloon West.

I also draw your attention to General Condition 7 of the Conditions.

Yours faithfully,



(A.L. Robertson)
Assistant Director/Legal
for Director of Lands

c.c. DD/G - 2116 0859
DLO/KW - 2782 5061

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