



地政總署  
法律諮詢及田土轉易處  
LEGAL ADVISORY AND CONVEYANCING OFFICE  
LANDS DEPARTMENT

電話 Tel:  
圖文傳真 Fax:  
本署檔號 Our Ref:  
來函檔號 Your Ref:

2231 3725  
2845 1017  
LACO 11/316/2002 SF4 Pt 4

**FAXED**

7 December 2004

By Post & By Fax : 2845 3467

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

Dear Sirs,

**KIL 11076 ("the Lot")  
Hung Hom Peninsula**

I refer to my letters dated 12 February 2004 and 5 July 2004.

From media reports and statements during the last week made by your client and Sun Hung Kai Properties Limited it is apparent that First Star Development Limited intends to demolish the residential flats presently erected on the Lot and to redevelop into a development which would not be in accordance with the Master Layout Plans and which may require modification of other Special Conditions in the Conditions of Sale for the Lot.

Your attention is, in particular, drawn to Special Condition (11)(a). There can be no redevelopment of the Lot except in accordance with the Master Layout Plans being the Master Layout Plans submitted for the development of the Lot. Any redevelopment must also be in compliance with the other Special Conditions.

You are also again referred to General Condition 7(b) in the Conditions. Under that condition the consent of the Director of Lands must be obtained before the commencement of building works following demolition. It may also be that the approval of the Director will be required as provided for in that General Condition.

Please note that the Director of Lands reserves his position as to the giving of his consents or approvals as provided for in the Conditions of Sale and as to whether or not he would agree any modification which may be required for the proposed redevelopment. You should not proceed on the premise that such consents or approvals will be given or lease modifications agreed.

Yours faithfully,

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