



電話 Tel: 2231 3088  
圖文傳真 Fax: 2525 4960  
本署檔號 Our Ref: LACO 1/316/2003 SF4 Pt 2  
來函檔號 Your Ref:

專責委員會(2)文件編號 R29  
SC(2) Paper No. R29

17 January 2004

**By Hand**

First Star Development Limited  
c/o Messrs Cheung, Chan & Chung  
Unit 5505, 55/F Hopewell Centre  
183 Queen's Road East  
Wanchai  
Hong Kong

Dear Sir,

**Proposed Modification  
Hung Hom Bay Reclamation Area, Kowloon  
Kowloon Inland Lot No. 11076**

I refer to our previous correspondence on this matter and now write to advise that I, on behalf of the Government of the Hong Kong Special Administrative Region (hereinafter referred to as "the Government"), hereby offer to proceed with the proposed modification of the above lot ("the proposed transaction") subject to the following basic terms : -

- Premium : \$864,000,000.00  
(with 10% deposit being payable upon acceptance of these terms - see below)
- Administrative Fee : Nil
- Development Conditions : ♦ General Condition No. 1(b) of the Conditions of Sale No. 12547 ("the Conditions"), Special Condition Nos. (3)(b), (5), (6)(c), (6)(d), (6)(e), (24), (25), (26), (28), (29), (30), (31), (32), (33), (34), (35), (36)(k)(i), (36)(k)(ii), (42)(b), (42)(c), (42)(d), (42)(e), (42)(f), (42)(g), (52)(e), (62), (63), the Technical Schedule and Appendix A thereto shall be deemed to be deleted;

- ◆ Special Condition Nos. (3)(d)(ii), (3)(e), (6)(a), (12), (13), (14), (27), (36)(a), (36)(j) and (36)(k)(iii) of the Conditions shall be deemed to be deleted and substituted by those Special Conditions set out in the First Schedule of the draft document enclosed herewith respectively; and
- ◆ the Special Conditions set out in the Second Schedule of the draft document enclosed herewith shall be deemed to be added to the Conditions as Special Condition Nos. (36)(l), (64), (65), (66), (67), (68) and (69).

The above is a brief summary of the attached set of draft documents for the proposed transaction ("the Documents"). Upon acceptance of this offer in accordance with para. 2 below and subject to the compliance with the terms and conditions herein, the Documents will be sent to you within two days of the Contract Date referred to in para. 3 below for execution by you in the manner and within the time limit as stipulated in para. 4 below.

2. If all of the terms and conditions as stated in this letter and the Documents are acceptable to you, you should signify your acceptance by executing under seal in accordance with your Articles of Association, the docket on the acceptance letter as per the form marked "A" attached to this letter ("the Acceptance Letter") and return it to me together with copy of the receipted demand note for 10% of the agreed premium being the deposit ("the Deposit") and a letter from your mortgagee/chargee as per the form marked "B" attached to this letter ("the Mortgagee/Chargee's Letter"), confirming that he has no objection to the proposed transaction on the terms offered on or before 26 January 2004.

3. The date of receipt by me of the Acceptance Letter together with copy of the receipted demand note for the Deposit and the Mortgagee/Chargee's Letter shall be the date upon which a binding contract is entered into between the Government and yourself ("the Contract Date").

4. When the Documents are sent to you for execution, they will be accompanied by a demand note for the balance of the premium and another demand note for fees payable to the Land Registry for the registration of the Documents. You must return the Documents duly executed by you and your mortgagee/chargee to me together with the receipted demand notes for the balance of the premium and for the registration fees within 7 days of my letter to you enclosing the Documents.

5. Time shall be of the essence of this Agreement.

Yours faithfully,



(J.S. Corrigan)  
for Director of Lands

c.c. LACO (District) )  
AD/Regional ) w/o attachments  
AD/V )  
CES/V (Attn: PEstO/AV) )

Encls.

**"The Acceptance Letter"**

To : Lands Department Headquarters (Attn : Mr J.S. Corrigan)

**Kowloon Inland Lot No. 11076  
Hung Hom Bay Reclamation Area, Kowloon  
Proposed Modification**

I/We accept the offer and agree to all of the terms as stated in your offer letter dated \_\_\_\_\_ . I/We further accept and acknowledge that the foregoing acceptance shall constitute a binding contract between the Government and myself/ourselves with effect from the date of receipt of this acceptance by you.

We enclose the receipted demand note for the Deposit and the copy of the letter from my/our mortgagee confirming that he has no objection to the proposed modification on the terms offered.

Dated the \_\_\_\_\_ day of \_\_\_\_\_.

Witness: \_\_\_\_\_  
(Signed by : \_\_\_\_\_ ) (Signed by : \_\_\_\_\_ )

Holder of HKID Card No. \_\_\_\_\_ Holder of HKID Card No. \_\_\_\_\_  
as \* \_\_\_\_\_ /  
Seal of \_\_\_\_\_ and  
authorized signature(s) :  
\_\_\_\_\_

Name of Registered Owner : \_\_\_\_\_

Correspondence Address/

Address of Registered Office : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Telephone No. : \_\_\_\_\_

Facsimile No. : \_\_\_\_\_

Encl.

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the basic terms offer and acceptance will appear in the land register(s)/record(s) against which the basic terms offer and acceptance is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

"B"

[on the letterhead]

To : Lands Department Headquarters (Attn : Mr J.S. Corrigan)

Date:

Dear Sir,

**Re : Kowloon Inland Lot 11076  
Hung Hom Bay Reclamation Area, Kowloon  
Proposed Modification**

We, as the Mortgagee/chargee of the above property, hereby acknowledge that by your letter of 17 January 2004, you have made an offer to First Star Development Limited ("the Owner") in respect of the proposed transaction. We confirm that we have no objection to the Owner accepting your offer upon the terms and conditions as set out in your said letter to them.

Yours faithfully,

---

For and on behalf of

[N.B. You are required to note that pursuant to the provisions of the Land Registration Ordinance and the Regulations made thereunder the personal data contained in the basic terms offer and acceptance will appear in the land register(s)/record(s) against which the basic terms offer and acceptance is registered to facilitate the orderly conduct of land transaction and to provide the most up-to-date information to searchers.]

The First Schedule

(3) (d)(ii) The Purchaser shall throughout the term hereby agreed to be granted at his own expense after completion of the landscaping keep all landscaped areas within the lot well cultivated, managed and maintained to the satisfaction of the Director.

Terms in Tender Notice form part of these Conditions

(3) (e) Paragraphs 16 and 17 of the Tender Notice are expressly incorporated in and made part of these Conditions.

Building covenant

(6) (a) The Purchaser shall develop the lot by the erection thereon of a building or buildings, ancillary works or facilities complying with these Conditions and in all respects to the satisfaction of the Director and in accordance with the Schedule and the Master Layout Plans submitted in accordance with paragraph 3(d)(ii) and (iii) of the Tender Notice and the Approved Landscaping Proposals and complying and in accordance with all Ordinances, byelaws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 22<sup>nd</sup> day of August 2002.

Restrictions on the use of hand-dug caissons

(12) Hand-dug caissons shall not be used except with the prior written approval of the Director.

Design of ground floor slabs

(13) All ground floor slabs of any building or buildings to be erected on the lot which are designed and intended for the use referred to in Special Condition No.(7)(a) hereof shall be designed and constructed as suspended ground floor slabs supported on structural elements of the said building or buildings provided that the ground floor slabs within such building or buildings intended for the parking of private vehicles or goods vehicles or service vehicles need not be suspended as aforesaid but their design shall be subject to the prior written approval of and their construction shall be to the satisfaction of the Director.

Estate Management Office, Owners' Committee Office and Contractors Office

(14) The Purchaser shall at his own expense and to the satisfaction of the Director provide within the lot one Owners' Committee Office (hereinafter referred to as "the Owners' Committee Office") having a gross floor area of not less than 38 square metres and not more than 42 square metres; and Estate Management Office (hereinafter referred to as "the Estate Management Office") having a gross floor area not less than 140 square metres and not exceeding 170 square metres; and a combined office for the cleansing contractor and the maintenance contractor (hereinafter referred to as "the Contractors Office") having a gross floor area not less than 30 square metres and not exceeding 35 square metres which offices shall serve the whole of the development on the lot provided that:

(a) the Owners' Committee Office shall not be used for any purpose other than for the purposes of meetings and administrative work of the Owners' Committee or the Owners' Corporation formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; the

Estate Management Office shall not be used for any purpose other than for the purposes of management of the building or buildings and other facilities erected or to be erected on the lot; and the Contractors Office shall not be used for any purpose other than for the purposes of maintenance and cleansing of the building or buildings and other facilities erected or to be erected on the lot; and

- (b) the Owners' Committee Office, the Estate Management Office and the Contractors Office shall form part of the Common Areas referred to in Special Condition No.(67)(a)(v) hereof.

The area so provided for the Owners' Committee Office, the Estate Management Office and the Contractors Office will not be taken into account for the purpose of calculating the maximum total gross floor area stipulated in Special Condition Nos.(11)(b)(i) and (11)(b)(ii) hereof.

Restriction on alienation before compliance (27) Prior to compliance with these Conditions in all respects to the satisfaction of the Director the Purchaser shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him):

- (a) assign, underlet or part with possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do;
- (b) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby the lot or any part thereof or any interest therein or any building or part of any building thereon is or may be sold, assigned, underlet or otherwise disposed of or affected, or enter into any agreement so to do; or
- (c) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one:
  - (i) whereby the lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance to



secure monies (and interest thereon) advanced or to be advanced to the Purchaser for the purpose only of developing the lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose;

- (ii) under which such advances (in the case of work done) are to be made to the Purchaser only in amounts to be certified from time to time by the Authorized Person (appointed by the Purchaser under the Buildings Ordinance for the development of the lot) as having been incurred by the Purchaser for the development of the lot; and
- (iii) under which the mortgagee is obliged to release any share or interest in the lot from the mortgage unconditionally upon receipt of a sum representing the total purchase price under an agreement for sale and purchase approved by the Director in respect of that share or interest in the lot.

Residential Parking Spaces

(36) (a) Space shall be provided within the lot to the satisfaction of the Director for the parking of private cars at the rate of not more than one vehicle space for every five residential flats or part thereof and not less than one vehicle space for every seven residential flats or part thereof in the building or buildings erected or to be erected on the lot (which parking spaces are hereinafter referred to as "the Residential Parking Spaces"). Each space shall have a minimum measurement of 2.5 metres x 5.0 metres with a minimum headroom of 2.4 metres. The spaces so provided shall not be used for any purpose other than for the purposes of parking of private cars licensed under the Road Traffic Ordinance and shall not be used for the storage, sale or exhibiting of motor vehicles.

Deposit of car parking layout plan

(36) (j) A plan approved by the Director indicating the layout of all the manoeuvring, parking, loading and unloading spaces provided within the lot in accordance with sub-clauses (a), (b), (c), (d), (e), (f), (g) and (h) of this Special Condition and the Car Park Common Areas referred to in sub-clause (1)(iv) of this Special Condition, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance) shall be deposited with the Director. No transaction (except a building mortgage under Special Condition No.(27)(c) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The manoeuvring, parking, loading and unloading spaces and the Car Park Common Areas indicated on the said approved plan shall not be used for any purpose other than for the respective purposes set out in sub-clauses (a), (b), (c), (d), (e), (f), (g), (h) and (l) of this Special Condition. The Purchaser shall maintain the manoeuvring, parking, loading and unloading spaces and the Car Park Common Areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

(36) (k)(iii) The Purchaser (which expression for the purpose of this sub-sub-clause shall not include its successors in title or assigns) may not assign, charge, mortgage, demise, underlet, part with the possession of or otherwise alienate or dispose of the goods vehicle spaces, the manoeuvring space for goods vehicles and refuse collection vehicles, the parking space for kindergarten, the taxi lay-by and the spaces for vehicles for disabled users (or any part thereof or any interest therein) required to be provided in accordance with sub-clauses (c), (d), (e), (f), (g) and (h) respectively of this Special Condition other than to the manager appointed in accordance with the DMC (as defined in Special Condition No.(67)(a)(i) hereof) or a corporation incorporated under the Building Management Ordinance (Cap. 344), which manager or corporation shall hold the undivided shares attributable to the goods vehicle spaces, the manoeuvring space for goods vehicles and refuse collection vehicles, parking space for kindergarten, taxi lay-by, and spaces for vehicles for disabled users in trust for all the owners of undivided shares in the lot. Provided that the said manager or the corporation may let the parking spaces for the kindergarten to be provided in accordance with sub-clause (f) of this Special Condition to the occupiers of the kindergarten. The goods vehicles spaces, the manoeuvring space for goods vehicles and refuse collection vehicles, the taxi lay-by and spaces for vehicles for disabled users shall be designated as and form part of the Common Areas referred to in Special Condition No.(67)(a)(v) hereof."

The Second Schedule

Restriction on  
alienation of  
Residential Parking  
Spaces

(36)(1)(i) The Residential Parking Spaces provided within the lot in accordance with sub-clause (a) of this Special Condition shall not be used for any purpose other than for the parking of private cars and shall be designated as such on the approved car park layout plan referred to in sub-clause (j) of this Special Condition.

(ii) During a period of nine months from the date of the first assignment of a residential flat in the building or buildings erected or to be erected on the lot, no Residential Parking Spaces shall be assigned except:

(I) together with the undivided share or shares allocated to a residential flat in the building or buildings erected or to be erected on the lot and the right of exclusive use and possession of that flat; or

(II) to a person who is already the owner of an undivided share or shares in the lot allocated to a residential flat in the building or buildings erected on the lot and of the right of exclusive use and possession of that flat;

Allocation of undivided  
shares to the Car Park  
Common Areas

(iii) Prior to any assignment or disposal of any undivided share allocated to the Residential Parking Spaces or any interest therein, the Purchaser shall allocate to those parts of the car park which are for the common use and benefit only of the owners and occupiers of the Residential Parking Spaces, including but not restricted to the lifts, landings, loading and unloading spaces, spaces for the picking up and setting down of passengers and manoeuvring and circulation areas (hereinafter referred to as "the Car Park Common Areas"), a number of undivided shares in the lot which in the opinion of the Director is appropriate.

Restriction on  
alienation of the Car  
Park Common Areas

(iv) The Purchaser may not assign, mortgage or charge or otherwise dispose of or part with the possession of any undivided shares allocated to the Car Park Common Areas or any interest therein or enter into any agreement so to do except that the whole of the said undivided shares in the Car Park Common Areas shall be assigned to and vested in:-

(I) upon execution of the DMC (as defined in Special Condition No. (67)(a)(i) ), the manager appointed in accordance with the DMC who shall hold the said undivided shares on trust for the benefit of all owners for the time being of the undivided shares allocated to the Residential Parking Spaces; or

- (II) upon execution of a sub-Deed of Mutual Covenant in respect of any building or buildings or part or parts thereof erected on the lot which includes the Residential Parking Spaces (hereinafter referred to as "the Sub-DMC"), the manager appointed in accordance with the Sub-DMC who shall hold the said undivided shares on trust for the benefit of all owners for the time being of the undivided shares allocated to the Residential Parking Spaces.
- (v) Notwithstanding sub-clause (1)(ii) of this Special Condition, the Purchaser may, with the prior written consent of the Director (which he may grant or refuse at his absolute discretion), assign the Residential Parking Spaces and the Car Park Common Areas as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (vi) Sub-clauses (1)(ii), (1)(iii) and (1)(iv) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (vii) Sub-clauses (1)(iii) and (1)(iv) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge as a whole of the undivided shares allocated to the Residential Parking Spaces and the Car Park Common Areas.
- (viii) Sub-clauses (1)(iii) and (1)(iv) of this Special Condition shall not apply to an underletting of the Residential Parking Spaces.

Provision of sales office  
and show flats

(64) Notwithstanding the maximum gross floor area permitted under Special Condition No. (11) hereof, the Purchaser may erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director and such other terms and conditions as the Director shall in his absolute discretion see fit to impose.

Quarters for watchmen  
and caretakers

(65) (a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

- (i) that such quarters shall be located in one of the blocks of residential flats erected on the lot or in such other location as may be approved in writing by the Director;
- (ii) that such quarters shall be provided with self-contained toilet, showering, washing and kitchen facilities; and

(iii) that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

(b) For the purpose of calculating the total gross floor area stipulated in sub-clause (b)(i) of Special Condition No. (11) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (67)(a)(v) hereof.

Registration

(66) Every assignment, mortgage, charge, underletting for more than three years or other alienation of the lot or any part thereof or any interest therein shall be registered at the Land Registry.

Deed of Mutual  
Covenant incorporating  
Management  
Agreement (if any)

(67) (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Purchaser shall not assign, mortgage, charge or part with the possession of or otherwise dispose of the lot or any part thereof or any interest therein or enter into any agreement so to do except by way of an assignment or other disposal of undivided shares in the whole of the lot together with the right to the exclusive use and occupation of individual floors and/or units in any building or buildings erected thereon and even then such assignment or other disposal shall be subject to the following conditions :

- (i) the Purchaser shall first submit to and obtain the approval in writing of the Director to a Deed of Mutual Covenant incorporating a Management Agreement (if any) (hereinafter referred to as "the DMC") to be entered into between the Purchaser and the assignees from him of undivided shares in the whole of the lot;
- (ii) the DMC must be in a form and contain the provisions which the Director shall approve or require and it (and any approved amendment or amendments to it) must be registered by Memorial against the lot in the Land Registry;
- (iii) the Purchaser must comply with the approved terms and conditions of the DMC. No amendment thereto may be made without the prior written consent of the Director and the payment of such fees as may be required;
- (iv) every assignment or other disposal of an undivided share or shares in the lot shall be subject to and with the benefit of the DMC;

- (v) in the DMC the Purchaser must allocate to those parts of the lot which comprise the common areas or amenities for the common use and benefit of owners for the time being of the lot (hereinafter referred to as "the Common Areas") a number of undivided shares in the lot which in the opinion of the Director is appropriate;
  - (vi) the Purchaser may not assign, mortgage or charge (except by building mortgage or charge under Special Condition No. (27)(c) hereof) or otherwise dispose of or part with the possession of any undivided shares allocated to the Common Areas or any interest therein or enter into any agreement so to do except that upon execution of the DMC the whole of the said undivided shares in the Common Areas shall be assigned to and vested in the manager appointed in accordance with the DMC who must hold the said undivided shares on trust for the benefit of all owners for the time being of undivided shares in the lot;
  - (vii) the DMC must provide that, subject to sub-clause (a)(viii) hereof, on termination of the manager's appointment the manager must assign the said undivided shares and the whole of the undivided shares in the Car Park Common Areas (if the same shall have been allocated in accordance with Special Condition No.(36)(l)(iii) hereof) free of costs or consideration to its successor in office; and
  - (viii) if an Owners' Corporation is formed under the Building Management Ordinance (Cap. 344), it may require the manager, in accordance with the DMC to assign the undivided shares in the Common Areas and transfer the management responsibilities to it free of costs or consideration, in which event, the said Owners' Corporation must hold them on trust for the benefit of all owners for the time being of undivided shares in the lot.
- (b) Sub-clause (a) of this Special Condition shall not apply to :
- (i) an assignment, underletting, mortgage or charge of the lot as a whole; or
  - (ii) an underletting of a part of the building erected thereon.
- (c) The DMC must not contain provisions which would in any way prohibit, prevent, hinder or prejudice the establishment or operation of a residential care home or homes as defined in the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459), any regulations made thereunder and any amending legislation or such other Ordinances or Regulations which may amend or replace the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) (which residential care home or

homes shall hereinafter referred to as "RCHE") or the use of the lot or any part thereof or any building or part of any building erected thereon for the purpose of RCHE. A provision to the effect that no provision in the DMC shall operate to prohibit, prevent, hinder or prejudice the establishment or operation of RCHE or the use of the lot or any part thereof or any building or part of any building erected thereon for the purpose of RCHE must be included in the DMC.

Restriction on partitioning

(68) The Purchaser shall not, without the prior written consent of the Director, partition (whether by way of agreement or other disposal or any other means) the lot or any part thereof or any section of the lot that has already been partitioned with consent. Where the lot has been partitioned with such consent, the provisions in Special Condition No. (67) hereof shall apply to each of the sections so partitioned with the references to "the lot" under the said Special Condition being replaced and substituted by the relevant section."

Recreational facilities

(69) (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) The Facilities provided in accordance with sub-clause (a) of this Special Condition shall only be used by any one or more residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons whatsoever.

(c) For the purpose of calculating the total gross floor area stipulated in sub-clauses (b)(i) and (b)(ii) of Special Condition No.(11) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents for the time being of the residential units of the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which are not for such use shall be taken into account for the calculation of the total gross floor area stipulated in sub-clause (b)(i) of Special Condition No.(11) hereof.

(d) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (c) of this Special Condition: -

(i) such part of the Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(67)(a)(v) hereof; and

(ii) the Purchaser shall at his own expenses maintain such part of the Facilities in good and substantial repair and condition and shall operate such part of the Facilities to the satisfaction of the Director.

一般繳款單  
GENERAL DEMAND NOTE

香港特別行政區政府  
THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION

繳款單號碼 Demand Note Number

074-913-800236-5

發單部門 Demand Note Issuing Department

DLO-KOWLOON WEST-CWRP

發單日期 Issue Date

16/01/2004

查詢電話  
Enquiry Tel:

2300 1168

部門編號 Departmental Reference

LD 2/KW/HS/93 VII

在下列日期或之前繳 26/01/2004  
Payment on or before

應繳金額 (\$) 86,400,000.00  
Amount Payable:

名稱 Name

: First Star Development Ltd.

地址 Address

: c/o Messrs Cheung, Chan & Chung  
Unit 5505, 55/F Hopewell Centre,  
183 Queen's Road East, Wanchai, H.K.

注意:

- 有關繳款細則，請參閱此繳款單背面。
- 郵寄付款將不獲發收據，請保留此繳款單的上半部分作為記錄。
- 如欲查詢此繳款單的付款記錄，請電「財務署熱線」2845 8866，如對繳款單上資料有疑問，請與發單部門聯絡。

Notes:

- For details of payment instructions, please see overleaf.
- A receipt will not be issued for payment by post. Please retain the upper portion of the demand note for your records.
- For any enquiries on the payment status of this demand note, please call "Treasury Hotline" on 2845 8866. For any further enquiries about the demand note, please contact the issuing department.

超過繳款期限仍未繳交之款項將不予接納

PAYMENT WILL NOT BE ACCEPTED AFTER THE DUE DATE

繳款項目 Particulars

金額 Amount (\$)

PSPS-KIL 11076, Hung Hom Bay, Kowloon.

86,400,000.00

Being 10% deposit of lease modification premium.

Total

86,400,000.00

以下機印所示金額，請已收訖。 RECEIVED THE SUM IMPRINTED BELOW

LND16

LND16

郵寄付款回條  
Slip for Payment by Pos

收款編碼 CRC

Demand Note Number (Department use only)				Issue Date			Total Amount	111
Dist. Type	Dist. Dept.	Dist. Office	Dist. Section	Day	Month	Year		
D	74	913	800236-5	16	01	2004	86,400,000.00	
Miscellaneous User Code				Total Amount (\$)			111	
700	750	003	3043KW0	86,400,000.00				

一般繳款單  
GENERAL DEMAND NOTE

CAPITAL WORKS RESERVE FUND

超過下列日期仍未繳交之款項將不予接納：  
PAYMENT WILL NOT BE ACCEPTED AFTER THE FOLLOWING DATE:

26 JAN 2004

日期 DATE (日/月/年 DD/MM/YY)





繳款細則  
PAYMENT INSTRUCTIONS

繳款辦法：

(甲) 郵寄付款

請把支票、匯票或本票連同此繳款單下半部分的「郵寄付款回條」，郵寄香港灣仔告士打道郵政局郵政信箱 28000 號庫務署收。請在支票、匯票或本票背面寫上繳款單編號。切勿郵寄現金。請注意，以郵寄方式付款，將不獲發收據。

(乙) 親身付款

請携同整份繳款單到任何郵政局（流動郵局除外）繳交。繳款單經機印後，會發回作為收據。有關各郵政局的地址及辦公時間，請致電香港郵政查詢熱線：2921 2222 或瀏覽香港郵政網頁：  
<http://www.hongkongpost.com>。

二、凡支票、匯票及本票均須書明支付「香港特別行政區政府」並加劃線，切勿寫明支付個別職員。支票付款須待支票收訖後方為有效。期票通常不予接納。

1. Payment methods:

(a) **By Post**

A cheque, draft or cashier order should be sent together with the "Slip for Payment by Post" at the lower portion of this demand note to The Treasury, P. O. Box No. 28000, Gloucester Road Post Office, Hong Kong. Please write the Demand Note Number on the back of the cheque, draft or cashier order. Cash should not be sent through the post. **Please note that no receipt will be issued for demand notes paid by post.**

(b) **In Person**

Payment may be made in person at any post offices (except mobile post offices). Please produce this demand note intact when making payment. It will be receipted and returned to you. For locations of post offices and their opening hours, please call Hongkong Post's enquiry hotline on 2921 2222 or visit Hongkong Post's website: <http://www.hongkongpost.com>.

2. Cheques, drafts and cashier orders should be made payable to "The Government of the Hong Kong Special Administrative Region" or "The Government of the HKSAR" and crossed. They must not be made payable to any individual officer. Payment is valid only after the cheque is cleared. Post-dated cheques are normally not accepted.