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YOUR REF.

DATE

31st January 2004

OUR REF.

PC/LC/37000/03

PLEASE REPLY TO

Mr. Leo Cheng

By Hand & By Fax: 2845 1017 (04 pages)

Legal Advisory and Conveyancing Office

Lands Department

20/F., North Point Government Offices

333 Java Road, North Point,

Hong Kong

URGENT

Attn.: Mr. A. L. Robertson, JP

Dear Sirs,

**Re : Proposed Lease Modification -
Hunghom Bay Reclamation Area, Kowloon
Kowloon Inland Lot No. 11076**

We refer to your basic terms offer dated 17th January 2004 supplemented by the revised basic terms offer dated 21st January 2004 in respect of the proposed modification to Conditions of Sale No.12547 under which Kowloon Inland Lot No.11076 is held ("Basic Terms Offer").

We also refer to the telephone conversation between Mr. Stewart Leung of our client and Mr. A.L. Robertson of your Office yesterday morning during which it was agreed that further modification to the Conditions of Sale No.12547 would be necessary in order that all provisions relating or incidental

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- 2 -

to PSPS scheme be removed as they will no longer be relevant or applicable anymore in a private development and that such further modification should be included in the current proposed modification exercise. We also take the respectful view that it may result in unnecessary waste of time and delay if the Director's approval has to be sought before some improvement works etc. are undertaken.

In this connection, the existing Conditions of Sale No.12547 has been re-examined in detail again and it is proposed that, in addition to the proposed modification to the Development Conditions as contained in the Basic Terms Offer, the following Special Conditions shall also be deleted or modified:

- (i) Special Condition No.(3)(a) shall be deleted.
- (ii) The last sentence "A record of any approved amendment, ... shall be deposited in each case with the Director." in Special Condition No.(3)(c)(ii) shall be deleted.
- (iii) Paragraphs 16 and 17 of the Tender Notice are no longer relevant or applicable. Therefore, Special Condition No.(3)(e) shall be deleted, instead of being as substituted as in the proposed modification in the Basic Terms Offer.
- (iv) Special Condition No.(6)(b) shall be deleted.
- (v) Special Condition No.(11)(a) and (b) shall be deleted.
- (vi) The last two sentences "The said open space shall be so formed, ...for active recreational purposes. The remaining area ... for passive recreational purposes." in Special Condition No.(16) shall be deleted.
- (vii) The most up-date version of provision in relation to the determination of GFA shall be used. In this connection, Special Condition No.(61)(b) shall be deleted and substituted and a new Special Condition No.(61)(c) shall be added as per attached sheet.

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- 3 -

We trust that you will give favourable consideration to the above further modification for inclusion into the current proposed modification. We look forward to receiving from you the revised basic terms offer, the revised draft modification letter including the revised First Schedule and Second Schedule thereto.

Yours faithfully,



Cheung, Chan & Chung

Encl.