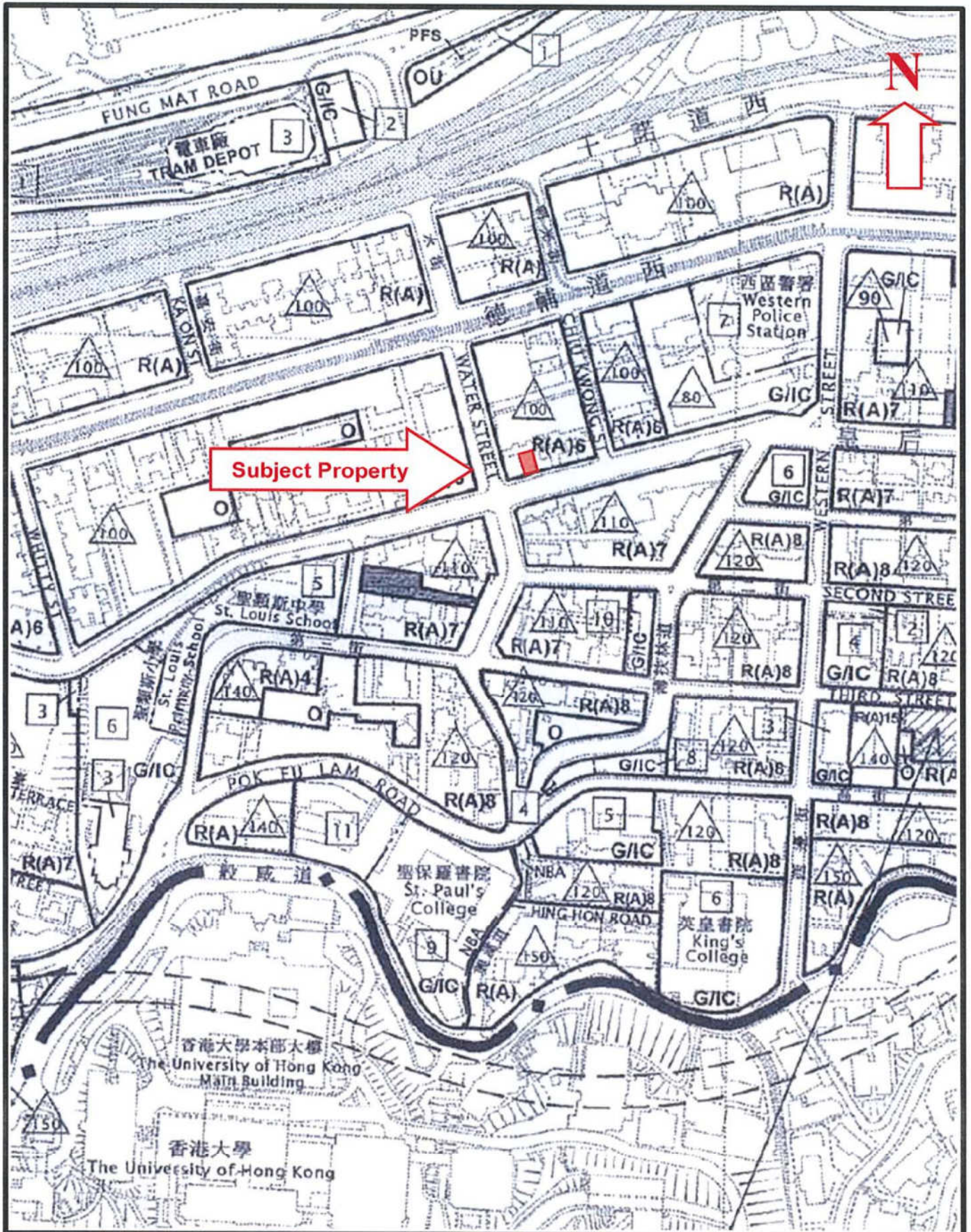


Appendix 1

**Approved Sai Ying Pun and Sheung Wan
Outline Zoning Plan No. S/H3/34 dated
13.11.2020**



RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated "Residential (Group A)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 40,778m² and a maximum non-domestic gross floor area of 790m². A public open space of not less than 1,560m² at Hollywood Road level shall be provided.
- (3) On land designated "Residential (Group A)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 60,580m² and a maximum non-domestic gross floor area of 400m². In addition, a gross floor area of not less than 5,252m² shall be provided for Government, institution or community facilities. A public open space of not less than 1,200m² at Queen's Road West level shall be provided.

(Please see next page)

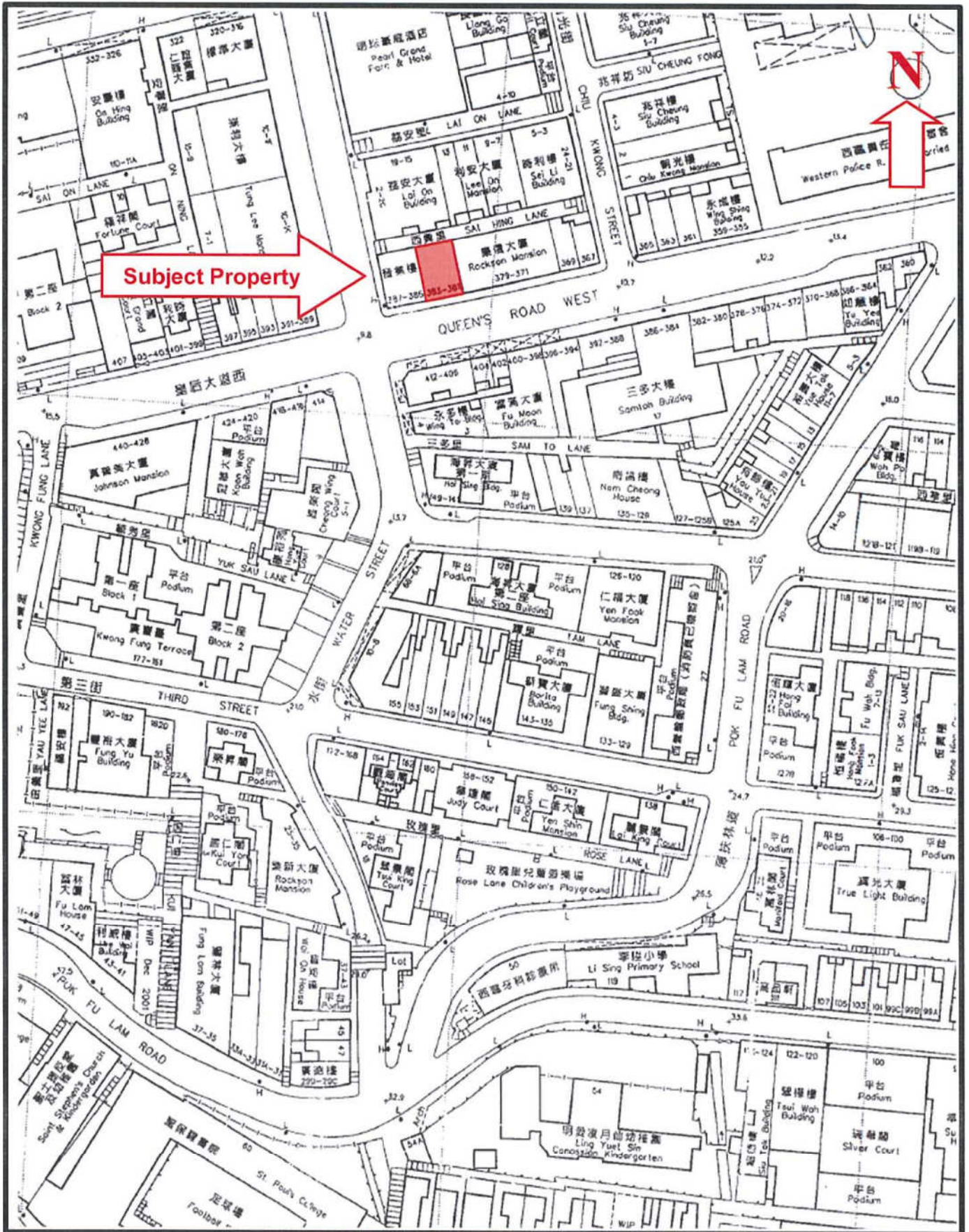
RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (4) On land designated "Residential (Group A)3", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area of 10,838m²; and a maximum non-domestic gross floor area of 1,214m², of which not less than 1,148m² shall be provided for Government, institution or community facilities.
- (5) On land designated "Residential (Group A)4", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 17,242m², of which a gross floor area of not less than 1,136m² shall be provided for Government, institution or community facilities.
- (6) On land designated "Residential (Group A)5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 5,116m². A public open space of not less than 196m² shall be provided.
- (7) On land designated "Residential (Group A)6", a maximum building height of 120mPD would be permitted for sites with an area of 400m² or more.
- (8) On land designated "Residential (Group A)7", a maximum building height of 130mPD would be permitted for sites with an area of 400m² or more.
- (9) On land designated "Residential (Group A)8", a maximum building height of 140mPD would be permitted for sites with an area of 400m² or more.
- (10) On land designated "Residential (Group A)9", a minimum setback of 0.5m from the lot boundary of 16-24 Gage Street and 1m from the lot boundary of 26-52 Gage Street fronting Gage Street, and 1m from the lot boundary of 52 Gage Street and 14-16 Aberdeen Street fronting Aberdeen Street shall be provided.
- (11) On land designated "Residential (Group A)10", a minimum setback of 1m from the lot boundary of 3-21 Gough Street and 3 Kau U Fong fronting Gough Street, and 2m from the lot boundary of 2-44 Gough Street and 11B-11E Aberdeen Street fronting Gough Street shall be provided.
- (12) On land designated "Residential (Group A)11", a minimum setback of 2m from the lot boundary fronting Elgin Street shall be provided.
- (13) On land designated "Residential (Group A)12", a minimum setback of 2m from the lot boundary fronting Staunton Street, 1.5m from the lot boundary fronting Peel Street between Staunton Street and Elgin Street, and 2m from the lot boundary of 21-47B and 51-55 Elgin Street fronting Elgin Street shall be provided.

(Please see next page)

Appendix 2
Location Plan



Appendix 3
Lot Index Plan

地段索引圖 LOT INDEX PLAN

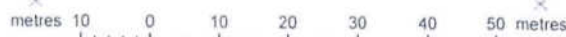


Subject Property

地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags_S0000108666_0001

District Survey Office : Land Information Centre

Date : 16-Mar-2023

Reference No. : 11-SW-7B

香港特別行政區政府 — 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO-P01 20230316105540 10

摘要說明：本地段索引圖在其背的地形圖上標示了各種永久和短期持有的土地的圖像資料。這些土地包括私人地段、政府場地、契據用的土地，以及其他各種非用地的土地。請注意：(1) 本索引圖上的資料會被不時更新而不作事先通知，(2) 索引圖的更新或會受後有相關資料的實際變更，以及(3) 本索引圖中顯示的數據僅供參考之用。資料是否準確可靠，應諮詢專業土地測量師的意見。

免費說明：如因使用本地段索引圖，或因所依據的本索引圖資料出現遺漏、錯誤或有誤差而導致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. **Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

For Identification Purpose Only

Appendix 4

Land Boundary Survey Reports on IL 4523 & IL 4524

**TED CHAN
&
ASSOCIATES
LIMITED**



**陳達榮
測量師行
有限公司**

Authorized Land Surveyors

認可土地測量師

1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.
香港西灣河興民街68號海天廣場1007室
1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.
香港新界元朗青山道60號新基大廈一樓A室

Tel: 2967 8862 Fax: 2967 1812

survey@tedchan.net

Tel: 2478 6308 Fax: 2478 6428

Hong Kong Office

Our Ref. : TCHK4668-03/M31447

Date: 16 September 2024

**Land Boundary Survey Report On
Inland Lot 4523 (IL 4523)**

1. Purpose

The purpose of this land boundary survey is to re-establish the boundary of Inland Lot 4523 (IL 4523). The enclosed Survey Record Plan ("SRP") No. SRP/HK/007/04668-03/D1 and Land Boundary Plan ("LBP") No. LBP/HK/007/04668-03/D1 are the records of this survey.

2. Root of Title

The subject lot was held under Government Lease with a lease term of 999 years. A lease plan described the subject lot with dimensions as 15'-4" and 15'-3" frontage along Sai Hing Lane and Queen's Road West respectively whereas the relevant sides abutting IL 4522 and IL 4524 were measured as 43'-4" and 43'-5" and enclosing area as 663 sq ft. (61.6 sq m)

A Computation Folder No. L7271 and a Setting Out Plan No. 6727/SO were searched from HKMS 2.0. It was found that DSO had defined and set out its nearby IL 4525 and IL 4526 in 1977.

3. Controls

As shown on the not-to-scale Traverse Diagram of the subject SRP, the main traverse was originated from control stations, OUSM2110.004, OUSM2110.009 and OUSM2110.010.

4. Existing Occupations

A field survey was conducted in July 2023. A site with a series of hoarding along the peripheral extent of the adjoining lots IL 4525 and IL 4526, located at the junction of Queen’s Road West and Water Street, was found abutting the west bound of IL 4524. There was a 6-storey building, aged over 40 years, situated at Nos. 381 & 383, straddling the subject lot and IL 4524. To the north of the subject lot, it was bounded by Sai Hing Lane.

5. Evaluation of Boundary Evidence

In perusal of the Computation Folder No. L7271 and the Setting Out Plan No. 6727/SO, its nearby lots, IL 4525 and IL 4526, were defined and set out by DSO in 1977. The boundary coordinates were re-established in Mass Transit Value.

By taking the positions of the survival building corners which were surveyed by DSO before for comparison, the conversion constants were derived as shown in the table below.

(adopted from C/F L7271 p5 & 6)			1980 Grid			"V" shown		
Mass Transit Value			Northing	Easting	New Pt	N	E	selected
<i>Northing</i>	<i>Easting</i>	<i>Old Pt</i>						
16427.598	32384.665	19	816427.109	832384.836	(34,49)	-0.489	0.171	
16430.240	32393.615	20	816429.760	832393.692	(25,29)	-0.480	0.077	V
16440.315	32380.959	11	816439.867	832381.186	(71,78)	-0.448	0.227	
16442.886	32389.889	14	816442.425	832389.906	353	-0.461	0.017	
16451.906	32421.707	23	816451.448	832421.809	(86,90)	-0.458	0.102	V
16440.851	32371.459	7	816440.382	832371.528	222	-0.469	0.069	V
16446.019	32389.720	15	816445.601	832390.032	373	-0.418	0.312	
16447.306	32394.222	12	816446.831	832394.320	327	-0.475	0.098	V
						-0.470	0.087	adopted

After reviewing the results and averaging the selected deviations, the conversion constants, -0.470 N, +0.087 E, are derived and adopted.

6. Conclusion

Conclusively, the boundary redefinition of the subject lot was derived from the established boundaries of its adjoining lots IL 4524, IL 4525 and 4526 which were adopted from the boundary data recorded in the Computation Folder No. L7271 and Setting Out Plan No. 6727/SO by applying the derived conversion constants as mentioned above. The Point D was fixed in common with the right bottom corner of the abutting IL 4524 with which Line D-A was aligned. The alignment facing Queen’s Road West was set in line with its abutting lots IL 4524 to IL 4526. The remaining boundary points were determined by applying the dimensions shown on the lease plan. It was noted that the enclosed area of the subject lot was 61.6 sq m which was equal to the area, 663 sq ft (61.6 sq m), stated on the lease plan.

TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

Our Ref. : TCHK4668-03/M31447

Date: 16 September 2024

7. List of Supporting Documents On The Land Boundary Definition

- a. Lot Index Plan
- b. Land Register of IL 4523
- c. Lease Plan of IL 4523
- d. Extract of C/F No. L7271
- e. Setting Out Plan No. 6727/SO
- f. Traverse Station Summary

Approved by



Chan Tat Wing
Authorized Land Surveyor

TC/EW/mc

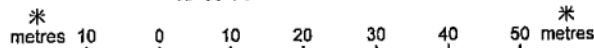
Encl.

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____
 Lot Index Plan No. : ags_S0000118978_001
 District Survey Office : Land Information Centre
 Date : 26-Oct-2023
 Reference No. : 11-SW-7B

香港特別行政區政府 — 版權所有
 © Copyright reserved - Hong Kong SAR Government
 SMO-P01 20231026092531 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖象界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而導致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010473

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)
查冊日期及時間 SEARCH DATE AND TIME: 11/09/2024 14:12
查冊者姓名/名稱 NAME OF SEARCHER: TED CHAN & ASSOCIATES LTD
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 11/09/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 11/09/2024.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): C4418186

地段編號
LOT NO.: INLAND LOT NO. 4523

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 999 YEARS

開始日期 COMMENCEMENT OF LEASE TERM: 07/01/1862
每年地稅 RENT PER ANNUM: \$8.00

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010473

所佔地段份數
SHARE OF THE LOT: -

地址: -
ADDRESS: 381 QUEEN'S ROAD WEST HONG KONG

備註
REMARKS: LOT SUB-DIVIDED INTO UNDIVIDED SHARES. FOR FURTHER TRANSACTIONS, REFER TO SUB-DIVISION REGISTERS.

業主資料

OWNER PARTICULARS

身分 (如非唯一擁有人)	文書日期	註冊日期	代價	
CAPACITY	DATE OF INSTRUMENT	DATE OF REGISTRATION	CONSIDERATION	
業主姓名 (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.			
IP KWONG CHI	UB315550	11/05/1960	20/05/1960	\$30,000.00 (PT.)

備註 REMARKS: ASSIGNMENT

物業涉及的轉讓
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB151978	05/10/1936	06/10/1936	BALCONIES UNDERTAKING	H.E. THE GOVERNOR	-

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010473

物業涉及的契據
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB765615	30/09/1970	14/10/1970	RE-DEVELOPMENT NOTICE	-	-
			備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE.		
UB775700	23/11/1970	25/11/1970	RE-DEVELOPMENT ORDER	-	-
			備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE		
UB796572	15/03/1971	23/03/1971	DEED OF JOINT DEVELOPMENT WITH PLAN	LAI CHIN MING	-
UB802029	02/04/1971	24/04/1971	NOTICE OF FINAL AWARDS	-	-
			備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE.		

等待註冊的契約
DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION

***** 無 NIL *****

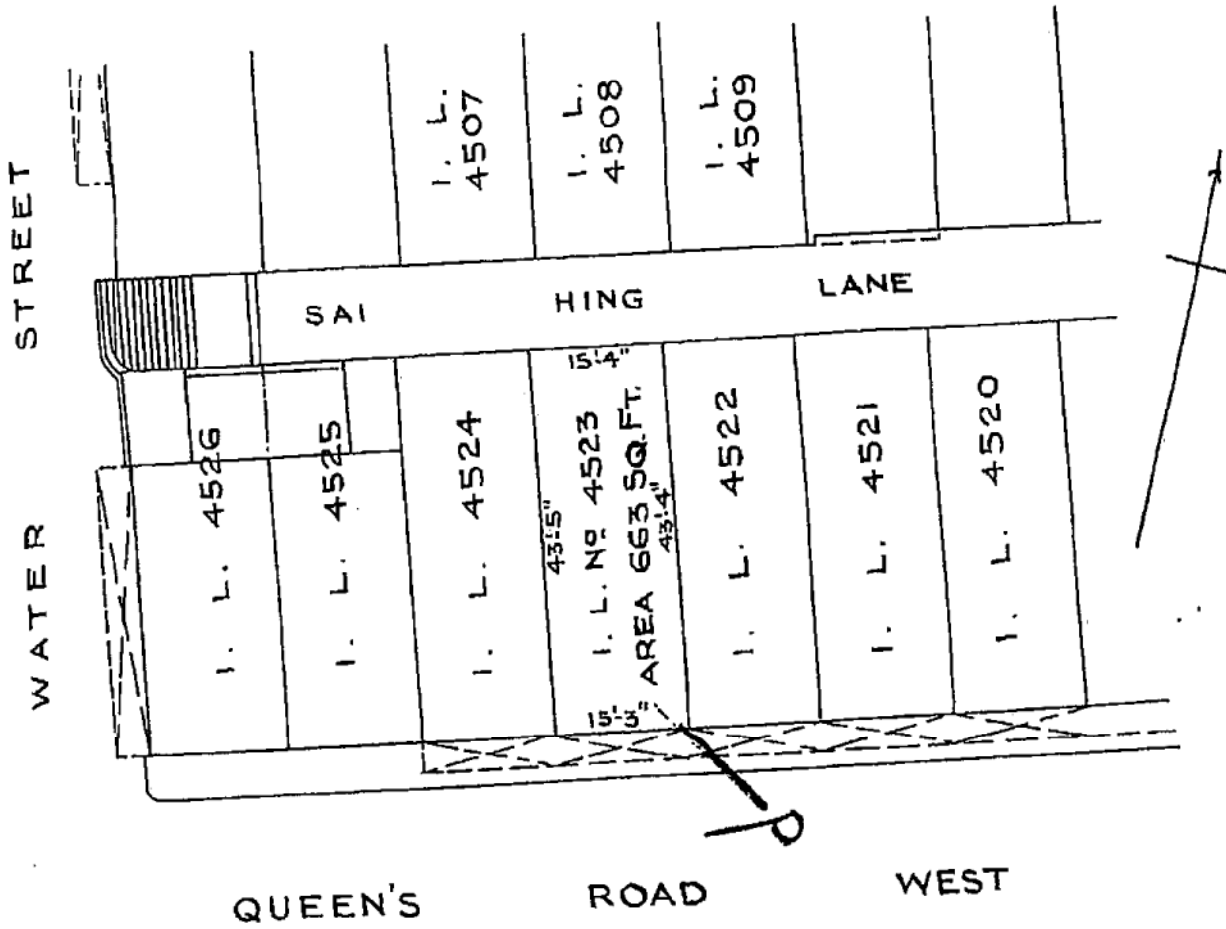
土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010473

***** 登記冊末端 END OF REGISTER *****

INLAND LOT N° 4523

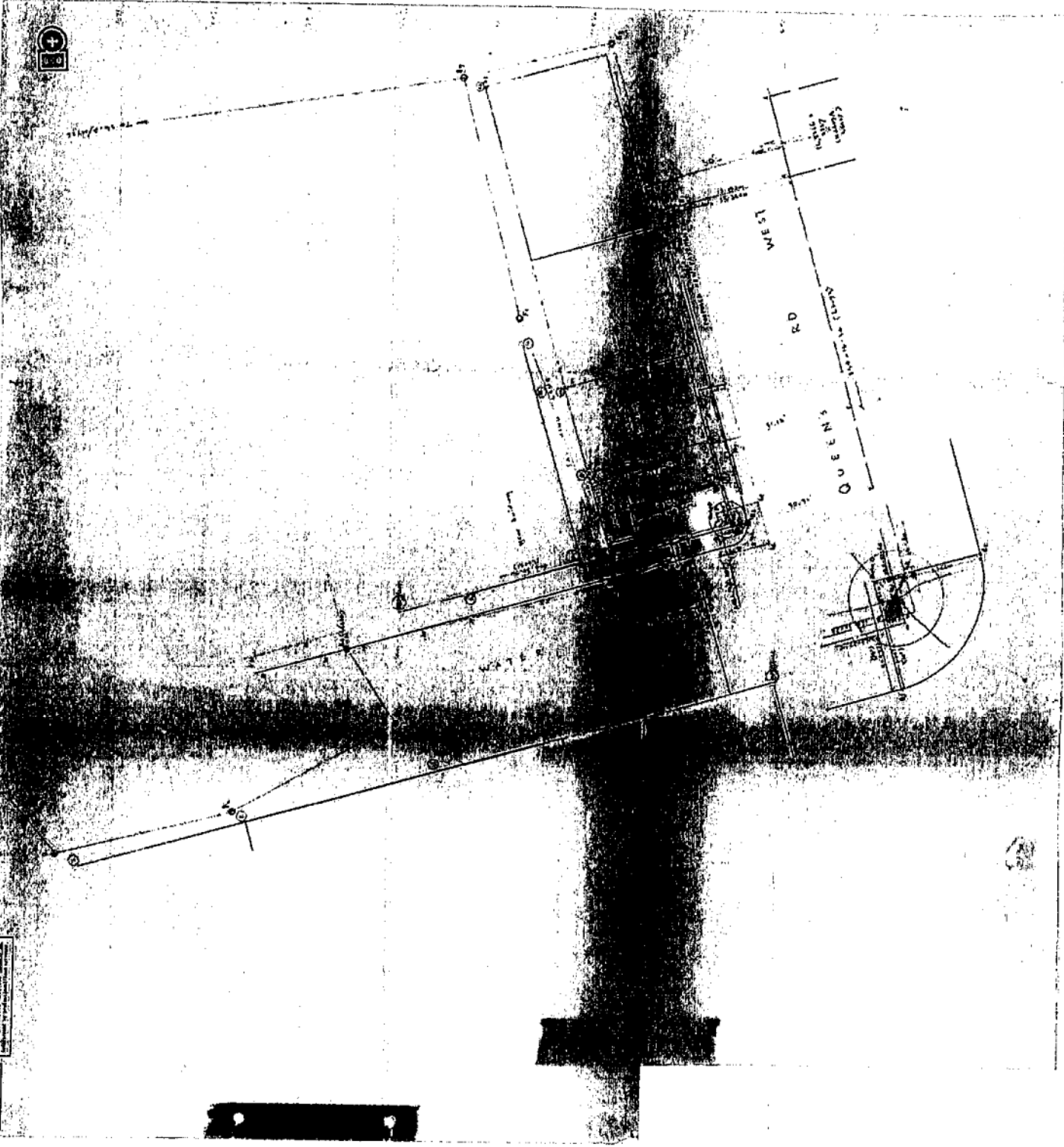


[Handwritten Signature]

SUPERINTENDENT OF
CROWN LANDS & SURVEYS

SCALE 20 FT TO ONE INCH



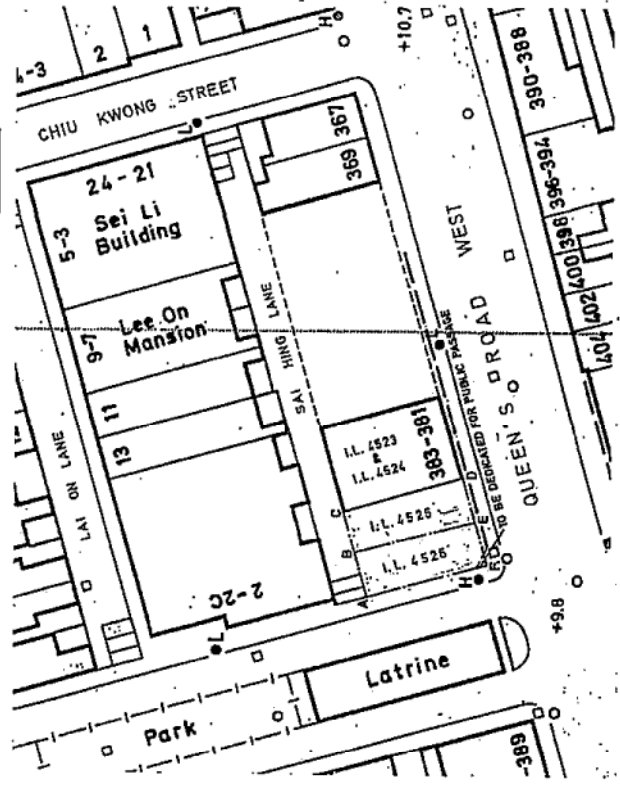


1. THE INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 07/10/01 BY 60322
 (U)

2. THIS DOCUMENT IS
 UNCLASSIFIED
 DATE 07/10/01 BY 60322
 (U)

本圖則的資料係由專業人士測量師所編製，
 The information shown on this plan is prepared
 and interpreted by professional land surveyors.
 香港特別行政區政府 版權所有
 Copyright Reserved
 Hong Kong SAR Government

PLAN OF
INLAND LOT Nos. 4525 & 4526



FOR
 DIMENSIONED PLAN
 FINAL CONDITIONS
 SALE PLAN
 SETTING OUT PLAN
 DIMENSIONED ALLOCATION PLAN
 ALLOCATION PLAN

PLAN SUFFIX
 D
 DF
 SP
 SO
 DA
 A

Point	CO-ORDINATE DATA (ORIGIN --- E)
A	16 437.710 32 371.750
B	16 439.045 32 376.465
C	16 440.310 32 380.950
D	16 427.608 32 384.665
E	16 426.295 32 380.195
F	16 424.955 32 375.530

SIDE	DISTANCE IN METRES	BEARING	CURVE DATA		CORNER MARKED BY
			ARC RADIUS IN METRES	ANGLE	
AB	4.90	74 12 20			A CUT MARK
BC	4.66	74 12 20			B CUT MARK
CD	13.25	169 43 10			C B.S.
DE	4.69	253 51 49			D B.S.
EF	4.82	253 51 40			E NAIL IN CEMENT
FA	13.30	343 28 10			F NAIL IN CEMENT
BE	13.27	183 51 30			

COLOURED PINK AREA AB EF 64.6 SQUARE METRES
 BC DE 62.0 SQUARE METRES

Approved by

Proposed layout
 (Spot heights in metres)

LAND SURVEYOR
 Date

SCALE 1:500

Survey Sheet No. 11-SW-7/B

File Ref. No. (6) in L.S.O. 152/HLT/75

Crown Lands & Survey Office, Hong Kong

PLAN No. 5727/SO

FIELD BOOK	QJM. PLAN	SET. OUT
COMP. FOLDER		20584
LAYOUT PLAN		L7271
ENG. DRG.		LH3/56
SVY. ASST.		R. T. RUDIA
CARTO. ASST.		LI L.K.
DATE		CHEUNG HO
PLAN No.		JUNE 27
		H 5727

REFERENCE POINT COMPUTATION

Svy. Sht. No.

Field Bk. No.

Locality

Comp. Fold

Sta. or R.P.	Hor. Dist.	Bearing	± Cos. ± Sin.	N	E	Remark
				16 505 643	3 2350 758	C/MT26
- D/L6481	6 383	164 36 50		499 489	352 452	D/L6481
				16 496 176	32 339 986	B ₁
- 1	2 977	204 00		493 456	338 775	1
				16 477 533	32 344 684	B ₂
- 2	1 805	214 00		476 037	343 675	2
				16 460 273	32 354 223	B ₃
- 3	6 819	225 30		455 493	349 359	3
- 4	29 677	176 18		430 658	356 138	4
				16 465 544	32 362 110	B ₄ (E/6481)
- 5	14 458	155 07		452 428	368 194	5
				16 437 056	32 369 612	B ₅ (F/L6481)
BS - 6	2 236	73 01		437 709	371 750	6
- 7	4 220	25 57		440 851	371 459	7
- 8	10 678	359 29		447 734	369 516	8
- 9	4 026	129 17		434 507	372 718	9
- 10	13 471	153 56		424 955	375 531	10
- F ₁	29 692	68 37		447 882	397 260	F ₁
				16 447 882	32 397 260	F ₁
(BS) - 11	17 979	245 06		440 312	380 952	11
- 12	3 092	259 16		447 306	394 222	12

Surveyor

Checked by *L. W. C.*

Date

Date

REFERENCE POINT COMPUTATION

Svy. Sht. No.

Field Bk. No.

Locality

Comp. Fold

Sta. or R.P.	Hor. Dist.	Bearing	± Cos. ± Sin.	N	E	Remark
F ₁ - Am	21 249	248 37 00		440 134	377 474	Am
				16447 882	32397 260	Am
- 11	3 490	87 02		440 315	380 959	11 checked
- 14	12 716	77 30		442 886	389 889	14
- 15	13 587	64 20		446 019	389 720	15
- 16	8 727	170 39		431 523	378 892	16
- 17	4 260	181 13		435 875	377 384	17
				16 425 670	32383 204	B ₇
^{140 d} BS - 18	2 910	283 35		426 353	383 170	18
BS - 19	2 419	37 10		427 598	384 665	19
- 20	11 370	66 18		430 240	393 615	20
- 21	3 325	293 38		427 003	380 158	21
- 22	8 210	325 34		432 441	378 562	22
				16 454 195	32422 480	B ₉
BS - 23	2 416	198 39		451 906	421 707	23
- F ₁	25 991	255 55 30		447 874	397 269	F ₁ checked
				16427 598	32384 665	19
19-18 _a	4 693	253 51 40		426 294	380 157	18 _a
18-10	4 816	11		424 955	375 531	10

Surveyor

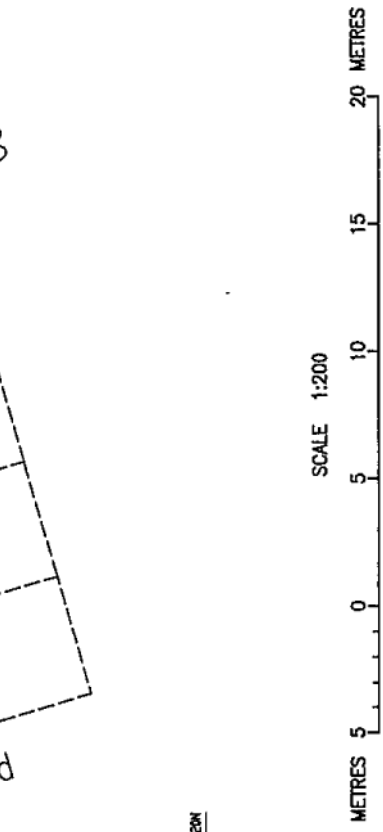
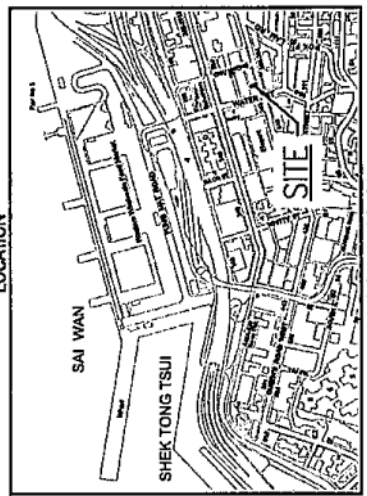
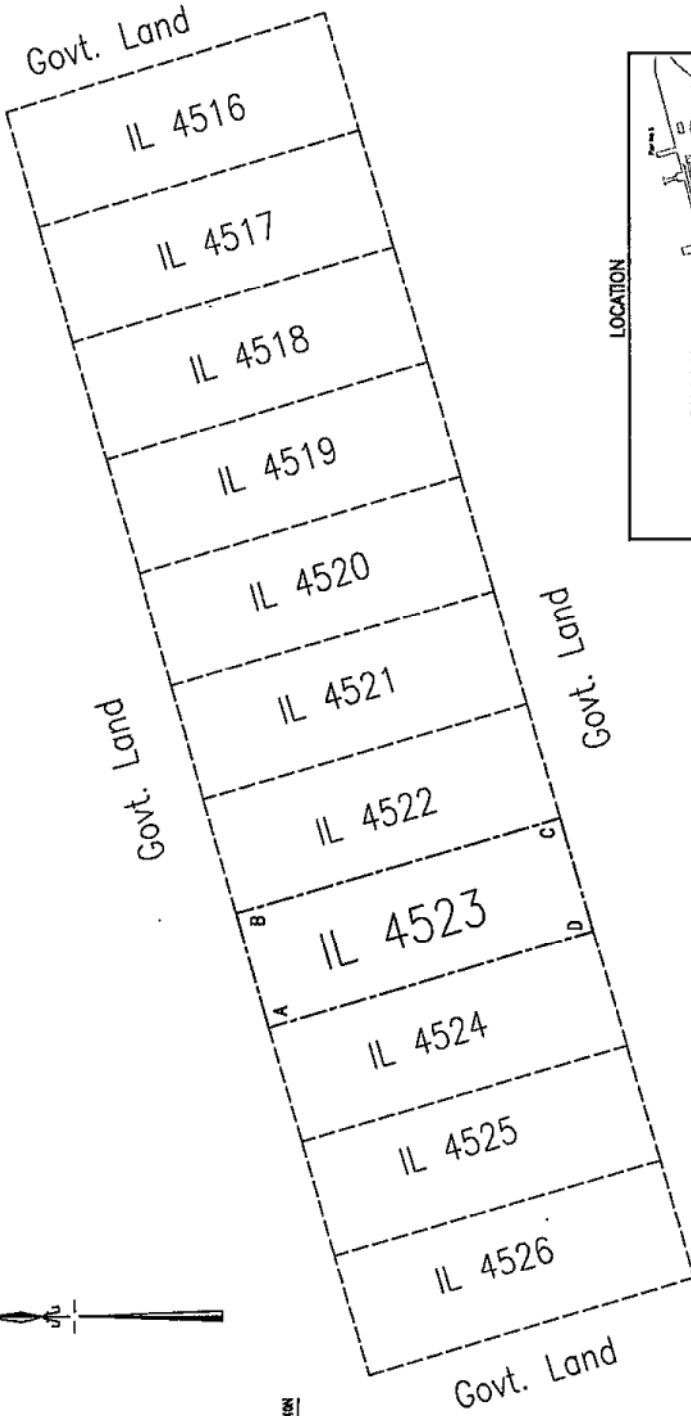
Checked by *[Signature]*

Date

Date

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Coordinates
IL 4523	N	E	
A	74° 10' 31"	4.674	816441.124 832395.504
B	163° 43' 10"	13.208	816442.400 832390.000
C	253° 51' 40"	4.648	816428.722 832393.706
D	343° 36' 36"	13.233	816441.124 832395.504



Lot No.	Area
IL 4523	61.6 m ² (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 13th day of July 2023.

Dated this 26th day of October 2023.

Chan Tat Wing
Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師有限公司
TED CHAN & ASSOCIATES LIMITED

FOR OFFICIAL USE

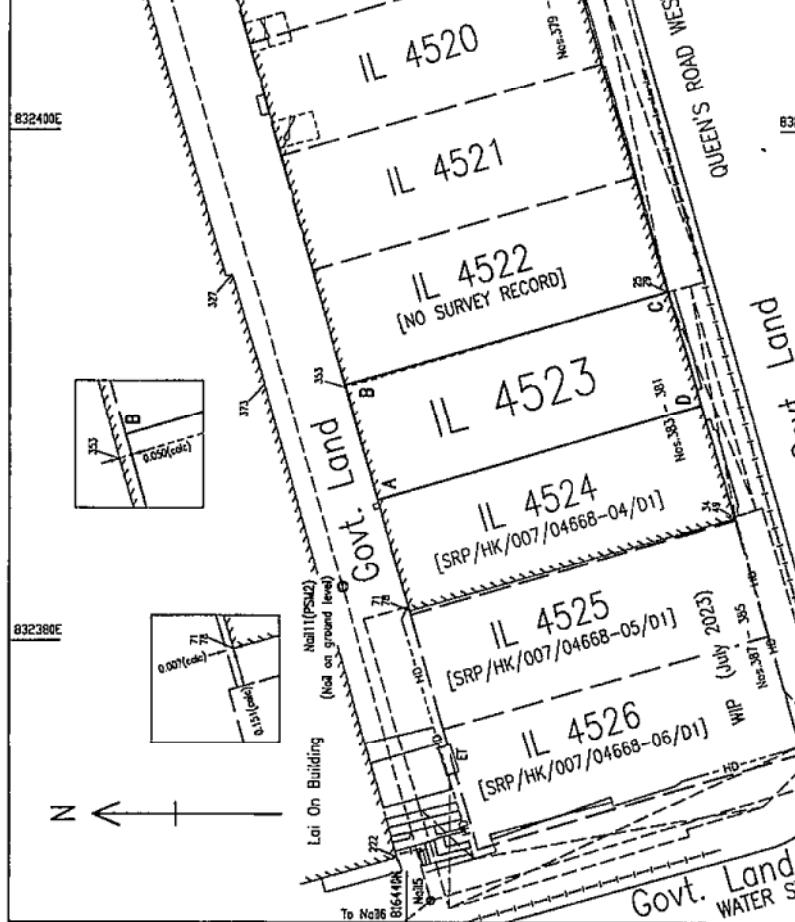
Land Boundary Plan No. : LBP/HK/007/04668-03/D1

PLAN OF INLAND LOT No. 4523

Survey District : HONG KONG
Date of Survey : January 2022
Survey Sheet No. : 11-SW-7B
Survey Record Plan No.: SRP/HK/007/04668-03/D1

TRAVERSE: Station	1980 Grid Coordinates		Distance	Bearing	1980 Grid Coordinates
	N	E			
8252110.010	816460.756	825343.129			
Na111	816448.614	825303.803	41.156	50° 32'	
Na112	816431.301	824910.322	56.211	03° 48'	
Na113	816422.345	824510.354	36.236	52° 16'	
Na114(PSM1)	816411.231	82378.325	42.506	50° 44'	
Na115	816439.063	82369.832	343° 01' 58"	09° 58'	
Na116	816460.388	82352.900	27.211	32° 36' 09"	
Na117	816469.125	82385.577	75° 01' 02"	01' 02"	
Na118	816475.701	82415.750	30.983	77° 42' 10"	
Na119	816514.669	832405.238	40.361	34° 54' 16"	
Na1110	816533.689	832471.849	69.276	74° 03' 47"	
8252110.004	816554.614	832544.317	73° 53' 33"		
Na115	816439.063	82369.832			
Na1111(PSN2)	816442.502	82382.120	12.761	74° 21' 46"	
Na1112	816450.890	82410.808	25.890	73° 42' 08"	
Na1113	816454.493	82462.451	12.188	72° 48' 25"	
Na118	816475.701	832415.750	22.242	342° 28' 10"	

TRAVERSE:	1980 Grid Coordinates		Distance	Bearing	1980 Grid Coordinates
	N	E			
8252110.010	816460.756	825343.129			
Na111	816448.614	825303.803	41.156	50° 32'	
Na112	816431.301	824910.322	56.211	03° 48'	
Na113	816422.345	824510.354	36.236	52° 16'	
Na114(PSM1)	816411.231	82378.325	42.506	50° 44'	
Na115	816439.063	82369.832	343° 01' 58"	09° 58'	
Na116	816460.388	82352.900	27.211	32° 36' 09"	
Na117	816469.125	82385.577	75° 01' 02"	01' 02"	
Na118	816475.701	82415.750	30.983	77° 42' 10"	
Na119	816514.669	832405.238	40.361	34° 54' 16"	
Na1110	816533.689	832471.849	69.276	74° 03' 47"	
8252110.004	816554.614	832544.317	73° 53' 33"		



Lot No.	Area
IL 4523	61.6 m ² (about)

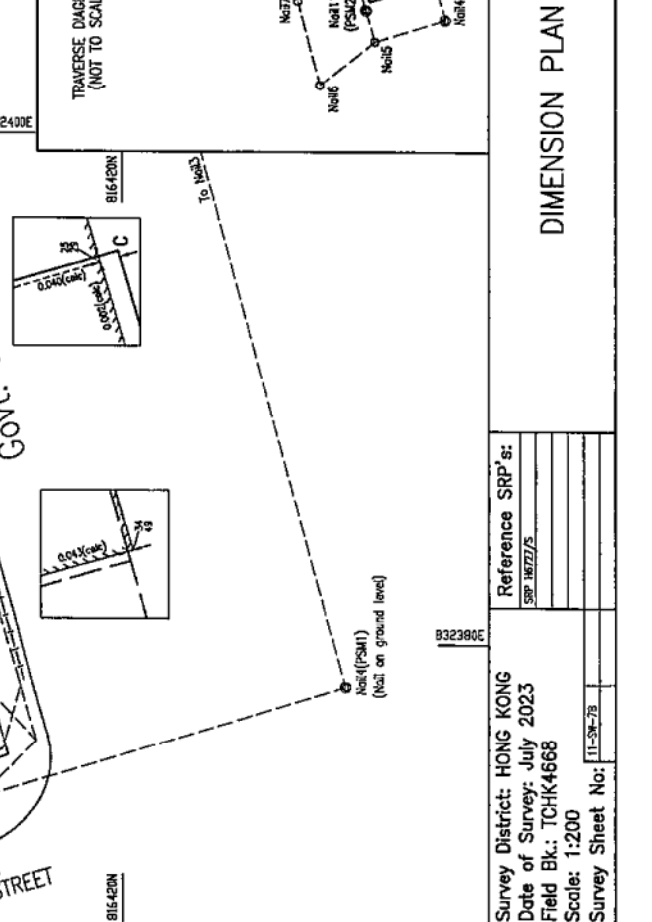
I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 13th day of July 2023.

Dated this 26th day of October 2023.

Chan Tat Wing
Authorized Land Surveyor

陳達榮測量師有限公司
TED CHAN & ASSOCIATES LIMITED

TRAVERSE:	1980 Grid Coordinates		Distance	Bearing	1980 Grid Coordinates
	N	E			
8252110.010	816460.756	825343.129			
Na111	816448.614	825303.803	41.156	50° 32'	
Na112	816431.301	824910.322	56.211	03° 48'	
Na113	816422.345	824510.354	36.236	52° 16'	
Na114(PSM1)	816411.231	82378.325	42.506	50° 44'	
Na115	816439.063	82369.832	343° 01' 58"	09° 58'	
Na116	816460.388	82352.900	27.211	32° 36' 09"	
Na117	816469.125	82385.577	75° 01' 02"	01' 02"	
Na118	816475.701	82415.750	30.983	77° 42' 10"	
Na119	816514.669	832405.238	40.361	34° 54' 16"	
Na1110	816533.689	832471.849	69.276	74° 03' 47"	
8252110.004	816554.614	832544.317	73° 53' 33"		



FOR OFFICIAL USE

Plan No. : SRP/HK/007/04668-03/D1

DIMENSION PLAN OF INLAND LOT No. 4523

Survey District: HONG KONG
Date of Survey: July 2023
Field Bk.: TCHK4668
Scale: 1:200
Survey Sheet No.: 11-SR-78

Reference SRP's:
SRP 18727/5





1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.
香港西灣河興民街68號海天廣場1007室
1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.
香港新界元朗青山道60號新基大廈一樓A室

Tel: 2967 8862 Fax: 2967 1812

survey@tedchan.net

Tel: 2478 6308 Fax: 2478 6428

Hong Kong Office

Our Ref. : TCHK4668-04/M31448

Date: 16 September 2024

**Land Boundary Survey Report On
Inland Lot 4524 (IL 4524)**

1. Purpose

The purpose of this land boundary survey is to re-establish the boundary of Inland Lot 4524 (IL 4524). The enclosed Survey Record Plan ("SRP") No. SRP/HK/007/04668-04/D1 and Land Boundary Plan ("LBP") No. LBP/HK/007/04668-04/D1 are the records of this survey.

2. Root of Title

The subject lot was held under Government Lease with a lease term of 999 years. A lease plan described the subject lot with dimensions as 15'-3" and 15'-4" frontage along Sai Hing Lane and Queen's Road West respectively whereas the relevant sides abutting IL 4523 and IL 4525 were measured both as 43'-5" and enclosing area as 664 sq ft. (61.7 sq m)

A Computation Folder No. L7271 and a Setting Out Plan No. 6727/SO were searched from HKMS 2.0. It was found that DSO had defined and set out the adjoining IL 4525 and IL 4526 in 1977.

3. Controls

As shown on the not-to-scale Traverse Diagram of the subject SRP, the main traverse was originated from control stations, OUSM2110.004, OUSM2110.009 and OUSM2110.010.

4. Existing Occupations

A field survey was conducted in July 2023. A site with a series of hoarding along the peripheral extent of the adjoining lots IL 4525 and IL 4526, located at the junction of Queen's Road West and Water Street, was found abutting the west bound of the subject lot. There was a 6-storey building, aged over 40 years, situated at Nos. 381 & 383, straddling the subject lot and IL 4523. To the north of the subject lot, it was bounded by Sai Hing Lane.

5. Evaluation of Boundary Evidence

In perusal of the Computation Folder No. L7271 and the Setting Out Plan No. 6727/SO, its abutting lots, IL 4525 and IL 4526, were defined and set out by DSO in 1977. The boundary coordinates were re-established in Mass Transit Value.

By taking the positions of the survival building corners which were surveyed by DSO before for comparison, the conversion constants were derived as shown in the table below.

(adopted from C/F L7271 p5 & 6)			1980 Grid				"V" shown	
Mass Transit Value			Northing	Easting	New Pt	N	E	selected
<i>Northing</i>	<i>Easting</i>	<i>Old Pt</i>	<i>Northing</i>	<i>Easting</i>	<i>New Pt</i>			
16427.598	32384.665	19	816427.109	832384.836	(34,49)	-0.489	0.171	
16430.240	32393.615	20	816429.760	832393.692	(25,29)	-0.480	0.077	V
16440.315	32380.959	11	816439.867	832381.186	(71,78)	-0.448	0.227	
16442.886	32389.889	14	816442.425	832389.906	353	-0.461	0.017	
16451.906	32421.707	23	816451.448	832421.809	(86,90)	-0.458	0.102	V
16440.851	32371.459	7	816440.382	832371.528	222	-0.469	0.069	V
16446.019	32389.720	15	816445.601	832390.032	373	-0.418	0.312	
16447.306	32394.222	12	816446.831	832394.320	327	-0.475	0.098	V
						-0.470	0.087	adopted

After reviewing the results and averaging the selected deviations, the conversion constants, -0.470 N, +0.087 E, are derived and adopted.

6. Conclusion

Conclusively, the boundary redefinition of the subject lot was derived from the boundaries of the abutting IL 4525 and 4526 which were adopted from the boundary data recorded in the Computation Folder No. L7271 and Setting Out Plan No. 6727/SO by applying the derived conversion constants as mentioned above. The Point D was fixed in common with the right bottom corner of the abutting IL 4525 with which Line D-A was aligned. The alignment facing Queen's Road West was set in line with its abutting lots IL 4525 and 4526. The remaining boundary points were determined by applying the dimensions shown on the lease plan. It was noted that the enclosed area of the subject lot was 61.7 sq m which was equal to the area, 664 sq ft (61.7 sq m), stated on the lease plan.

TED CHAN & ASSOCIATES LIMITED
Authorized Land Surveyors

Our Ref. : TCHK4668-04/M31448

Date: 16 September 2024

7. List of Supporting Documents On The Land Boundary Definition

- a. Lot Index Plan
- b. Land Register of IL 4524
- c. Lease Plan of IL 4524
- d. Extract of C/F No. L7271
- e. Setting Out Plan No. 6727/SO
- f. Traverse Station Summary

Approved by



Chan Tat Wing
Authorized Land Surveyor

TC/EW/mc

Encl.

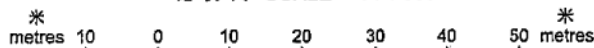
地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : ags S00000118978 0001

District Survey Office : Land Information Centre

Date : 26-Oct-2023

Reference No. : 11-SW-7B

香港特別行政區政府 — 版權所有

© Copyright reserved - Hong Kong SAR Government

SMO-P01 20231026092531 10

摘要說明：本地地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010474

印製於 PRINTED AT: INTERNET SEARCH (E-MAIL)
查冊日期及時間 SEARCH DATE AND TIME: 11/09/2024 14:12
查冊者姓名/名稱 NAME OF SEARCHER: TED CHAN & ASSOCIATES LTD
查冊種類 SEARCH TYPE: CURRENT

本登記冊列明有關物業截至 11/09/2024 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 11/09/2024.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

BEFORE ANY DEALINGS, UP-TO-DATE LAND SEARCH SHOULD BE CONDUCTED WITH THE LAND REGISTRY.

物業資料

PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): C4418195

地段編號
LOT NO.: INLAND LOT NO. 4524

批約 批約
年 期 年 期
LEASE TERM: 999 YEARS
LEASE TERM: 999 YEARS

開始日期 開始日期
COMMENCEMENT OF LEASE TERM: 07/01/1862
COMMENCEMENT OF LEASE TERM: 07/01/1862

每年地稅 每年地稅
RENT PER ANNUM: \$8.00
RENT PER ANNUM: \$8.00

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010474

所佔地段份數

SHARE OF THE LOT: -

地址: 383 QUEEN'S ROAD WEST HONG KONG

地址: -

備註

REMARKS: LOT SUB-DIVIDED INTO UNDIVIDED SHARES. FOR FURTHER TRANSACTIONS, REFER TO SUB-DIVISION REGISTERS.

業主資料

OWNER PARTICULARS

身分

(如非唯一擁有人)

CAPACITY

註冊摘要編號

(IF NOT SOLE OWNER)

MEMORIAL NO.

文書日期

DATE OF INSTRUMENT

註冊日期

DATE OF REGISTRATION

代價

CONSIDERATION

TSO CHEUNG SHI

ADMINISTRATRIX

備註 REMARKS: GOVERNMENT LEASE OF IL 4524

TSO PAN TO

UB187937

28/08/1948

-

備註 REMARKS: ASSIGNMENT

YU WAI HING

TENANT IN COMMON
(1/2)

UB188582

05/01/1949

\$30,000.00

CHAN SUK YIN

TENANT IN COMMON
(1/2)

備註 REMARKS: ASSIGNMENT

CHU WAI HING

UB188954

01/02/1949

\$34,000.00

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010474

業主資料

OWNER PARTICULARS

身分

(如非唯一擁有人)

業主姓名 NAME OF OWNER	註冊摘要編號 CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
LAI CHIN MING		UB787711	19/01/1971	05/02/1971	\$135,000.00
TANG YING YIU	TENANT IN COMMON (1/2)	UB805385	14/04/1971	12/05/1971	\$170,000.00
LAM PING HO	TENANT IN COMMON (1/2)				

備註 REMARKS: ASSIGNMENT

備註 REMARKS: ASSIGNMENT

備註 REMARKS: ASSIGNMENT

物業涉及的膠轉
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB152537	19/11/1936	21/11/1936	BALCONIES UNDERTAKING	H.E. THE GOVERNOR	-
UB765616	30/09/1970	14/10/1970	RE-DEVELOPMENT NOTICE	-	-

備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN240911010474

物業涉及的轉
INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
UB775701	23/11/1970	25/11/1970	RE-DEVELOPMENT ORDER	-	-
			備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE.		
UB801367	26/03/1971	20/04/1971	NOTICE OF FINAL AWARDS	-	-
			備註 REMARKS: DEMOLISHED BUILDINGS (RE-DEVELOPMENT OF SITES) ORDINANCE		

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION

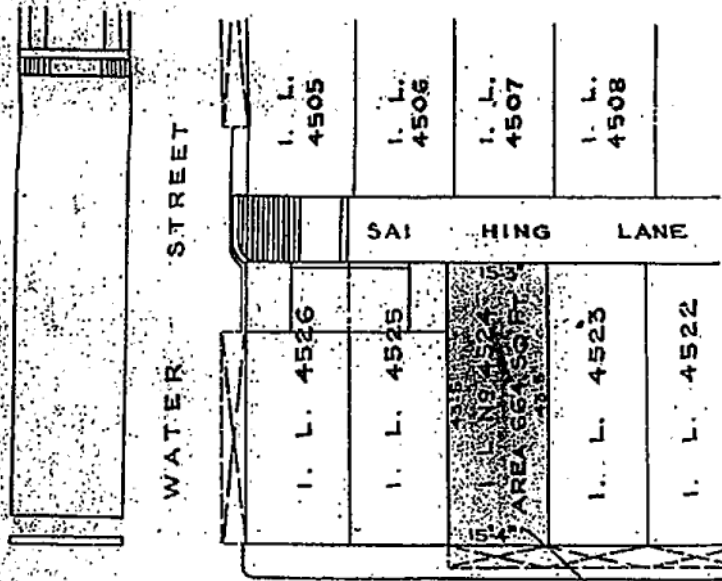
***** 無 NIL *****

***** 登冊末端 END OF REGISTER *****

INLAND LOT N^o 4524



P-1

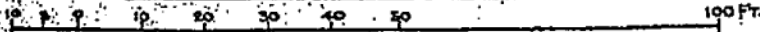


QUEEN'S ROAD WEST

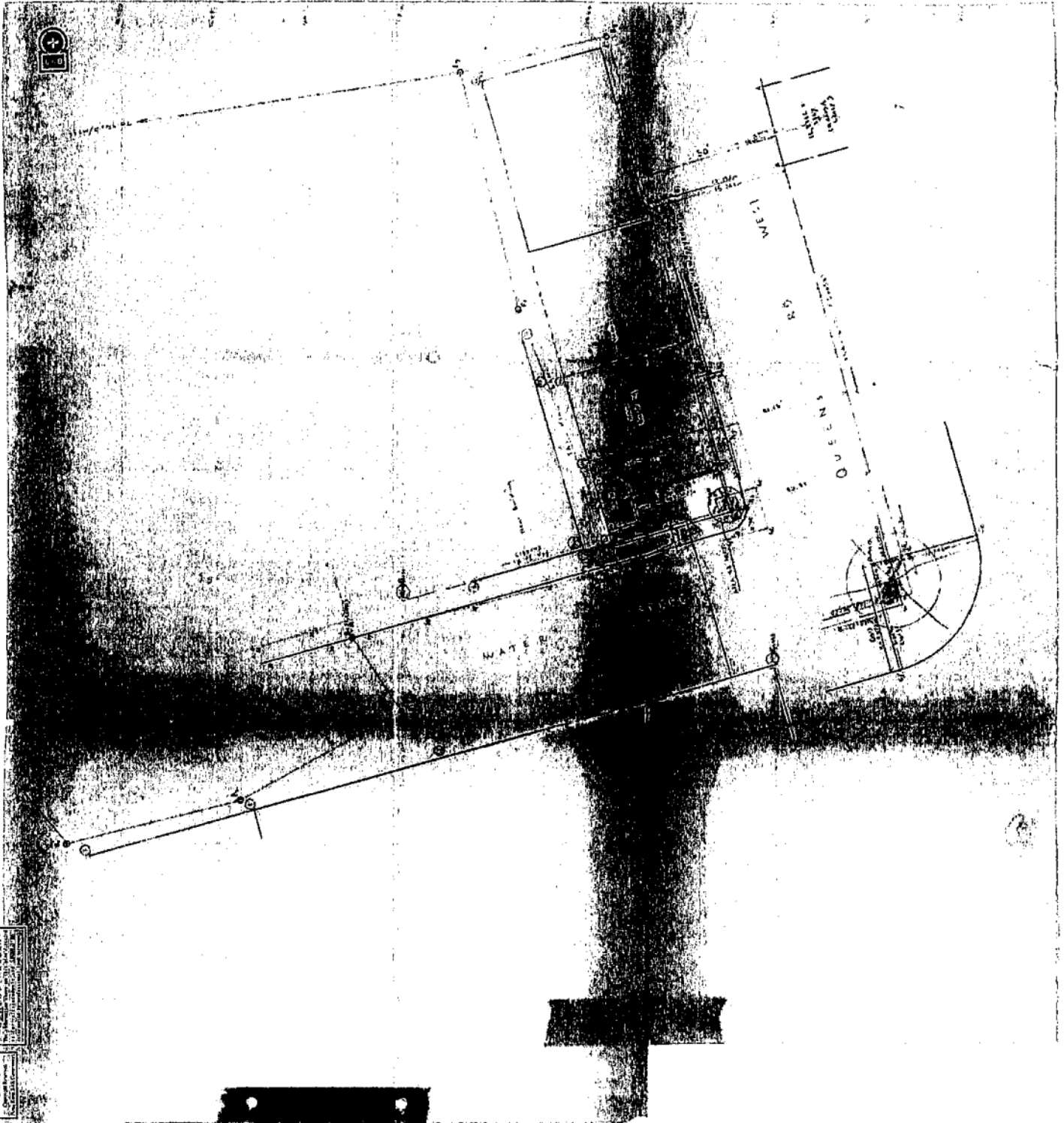
J. Steel

SUPERINTENDENT OF
CROWN LANDS & SURVEYS

SCALE 20 FT TO ONE INCH



Ref	Colour
B	BROWN
G	GREEN
I	INDIGO
O	ORANGE
P	PINK
R	RED
V	VIOLET
Y	YELLOW
GY	GREY
L Prefixes light shades of above	



1. 1/2" = 1'-0" (Scale)
2. 1/4" = 1'-0" (Scale)
3. 1/8" = 1'-0" (Scale)
4. 1/16" = 1'-0" (Scale)
5. 1/32" = 1'-0" (Scale)
6. 1/64" = 1'-0" (Scale)
7. 1/128" = 1'-0" (Scale)
8. 1/256" = 1'-0" (Scale)
9. 1/512" = 1'-0" (Scale)
10. 1/1024" = 1'-0" (Scale)

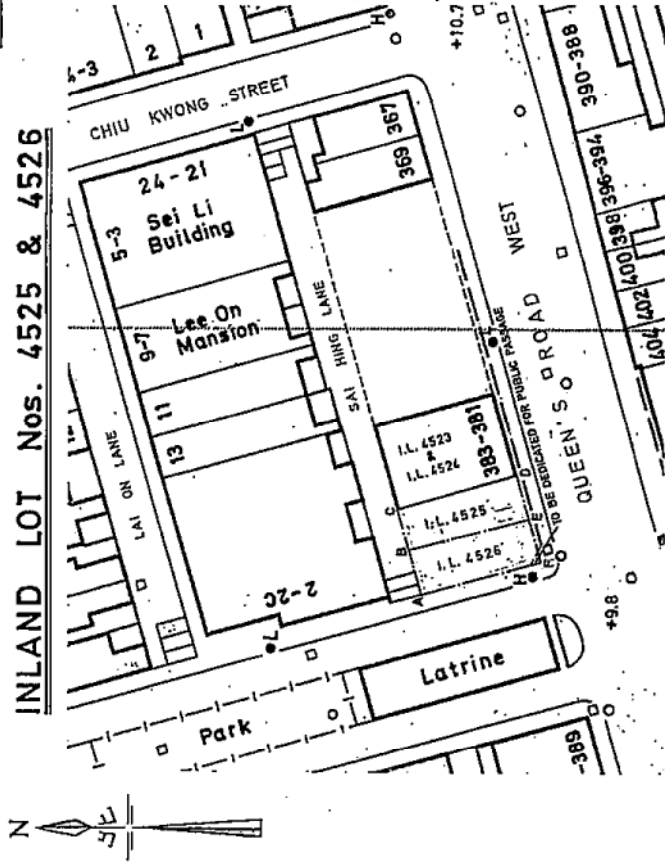
1. 1/2" = 1'-0" (Scale)
2. 1/4" = 1'-0" (Scale)
3. 1/8" = 1'-0" (Scale)
4. 1/16" = 1'-0" (Scale)
5. 1/32" = 1'-0" (Scale)
6. 1/64" = 1'-0" (Scale)
7. 1/128" = 1'-0" (Scale)
8. 1/256" = 1'-0" (Scale)
9. 1/512" = 1'-0" (Scale)
10. 1/1024" = 1'-0" (Scale)

本圖則的資料是由專業土地測量師編製。原稿所有
 This plan is prepared by professionals and surveyors. Copyright Reserved
 FOR PROPOSED SITE FOR

香港特別行政區政府
 Hong Kong SAR Government

PLAN OF

INLAND LOT NOS. 4525 & 4526



SIDE	DISTANCE IN METRES	BEARING	CURVE DATA		PL.	CORNER MARKED BY
			ARC IN METRES	ANGLE		
AB	4.30	74 12 20			A	CUT MARK
BC	4.66	74 12 20			B	CUT MARK
CD	13.25	163 43 10			C	B.S.
DE	4.69	253 51 40			D	B.S.
EF	1.82	253 51 40			E	MAIL IN CEMENT
FA	13.30	343 28 10			F	MAIL IN CEMENT
BE	13.27	163 51 30				

COLOURED PINK AREA AB EF 64.6 SQUARE METRES
 BC DE 62.0 SQUARE METRES

Approved by

Proposed layout
 (Spot heights in metres)

LAND SURVEYOR
 Date

SCALE 1:500

Survey Sheet No. 11-SW-7B

PLAN No. 6727 / SO

File Ref. No. (6) in L.S.O. 152/HLT/75
 Crown Lands & Survey Office, Hong Kong

FOR
 DIMENSIONED PLAN
 FINAL CONDITIONS
 SALE PLAN
 SETTING OUT PLAN
 DIMENSIONED ALLOCATION PLAN
 ALLOCATION PLAN

PLAN SUFFIX
 D
 DE
 SP
 SO
 DA
 A

Point	CO-ORDINATE DATA (ORIGIN --- E)
A	16 437.710 32 371.750
B	16 439.045 32 376.465
C	16 440.310 32 380.950
D	16 447.608 32 384.665
E	16 446.295 32 380.155
F	16 424.975 32 375.550

	DIV. PLAN	SET. OUT
FIELD BOOK		20582
COMP. FOLDER		L9271
LAYOUT PLAN		LH756
ENG. DRG.		HL704
SVY. ASST.		LI L.K.
CARTO. ASST.		CHENG H.Q.
DATE		JUNE 27
PLAN No.		H 6727

REFERENCE POINT COMPUTATION

Svy. Sht. No.

Field Bk. No.

Locality

Comp. Fold

Sta. or R.P.	Hor. Dist.	Bearing	± Cos. ± Sin.	N	E	Remark
				16 505 643	32350 758	C/MT26
- D/L6481	6 383	164 36 50		499 489	352 452	D/L6481
				16 496 176	32339 986	B ₁
- 1	2 977	204 00		493 456	338 775	1
				16 477 533	32344 684	B ₂
- 2	1 805	214 00		476 037	343 675	2
				16 460 273	32354 223	B ₃
- 3	6 819	225 30		455 493	349 359	3
- 4	29 677	176 18		430 658	356 138	4
				16 465 544	32362 110	B ₄ (E/6481)
- 5	14 458	155 07		452 428	368 194	5
				16 437 056	32369 612	B ₅ (F/L6481)
BS - 6	2 236	73 01		437 709	371 750	6
- 7	4 220	25 57		440 851	371 459	7
- 8	10 678	359 29		447 734	369 516	8
- 9	4 026	129 17		434 507	372 718	9
- 10	13 471	153 56		424 955	375 531	10
- F ₁	29 692	68 37		447 882	397 260	F ₁
				16 447 882	32397 260	F ₁
(BS) - 11	17 979	245 06		440 312	380 952	11
- 12	3 092	259 16		447 306	394 222	12

Surveyor

Checked by *L. L. L.*

Date

Date

REFERENCE POINT COMPUTATION

Svy. Sht. No.

Field Bk. No.

Locality

Comp. Fold

Sta. or R.P.	Hor. Dist.	Bearing	± Cos. ± Sin.	N	E	Remark
F ₁ - Am	21 249	248 37 00		440 134	377 474	Am
				16447 882	32397 260	Am
- 11	3 490	87 02		440 315	380 959	11 checked
- 14	12 716	77 30		442 886	389 889	14
- 15	13 587	64 20		446 019	389 720	15
- 16	8 727	170 39		431 523	378 892	16
- 17	4 260	181 13		435 875	377 384	17
				16 425 670	32383 204	B ₇
140 BS - 18	2 910	283 35		426 353	383 170	18
BS - 19	2 419	37 10		427 598	384 665	19
- 20	11 370	66 18		430 240	393 615	20
- 21	3 325	293 38		427 003	380 158	21
- 22	8 210	325 34		432 441	378 562	22
				16 454 195	32422 480	B ₉
BS - 23	2 416	198 39		451 906	421 707	23
- F ₁	29 991	255 55 30		447 874	397 289	F ₁ checked
				16427 598	32384 665	19
19-18 _a	4 693	253 51 40		426 294	380 157	18 _a
18 _a -10 _a	4 816	11		424 955	375 531	10 _a

Surveyor

Checked by *[Signature]*

Date

Date

SUBJECT LOT CO-ORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance	1980 Grid Co-ordinate	
	N		E	
IL 4524				
A	81° 51' 58"	4.648	816499.851	832381.039
B	163° 36' 36"	13.233	816441.124	832383.504
C	253° 51' 40"	4.674	816426.429	832389.241
D	343° 43' 10"	13.233	816427.130	832384.732
A			816499.851	832381.039

Lot No.	Area
IL 4524	61.7 m ² (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 13th day of July 2023.

Dated this 28th day of October 2023.

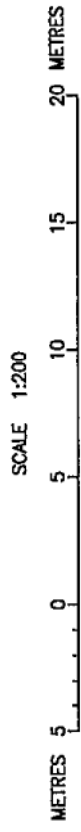
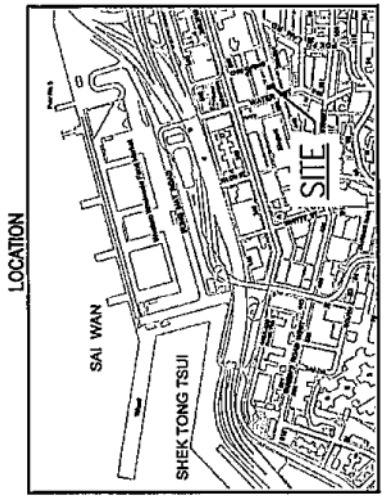
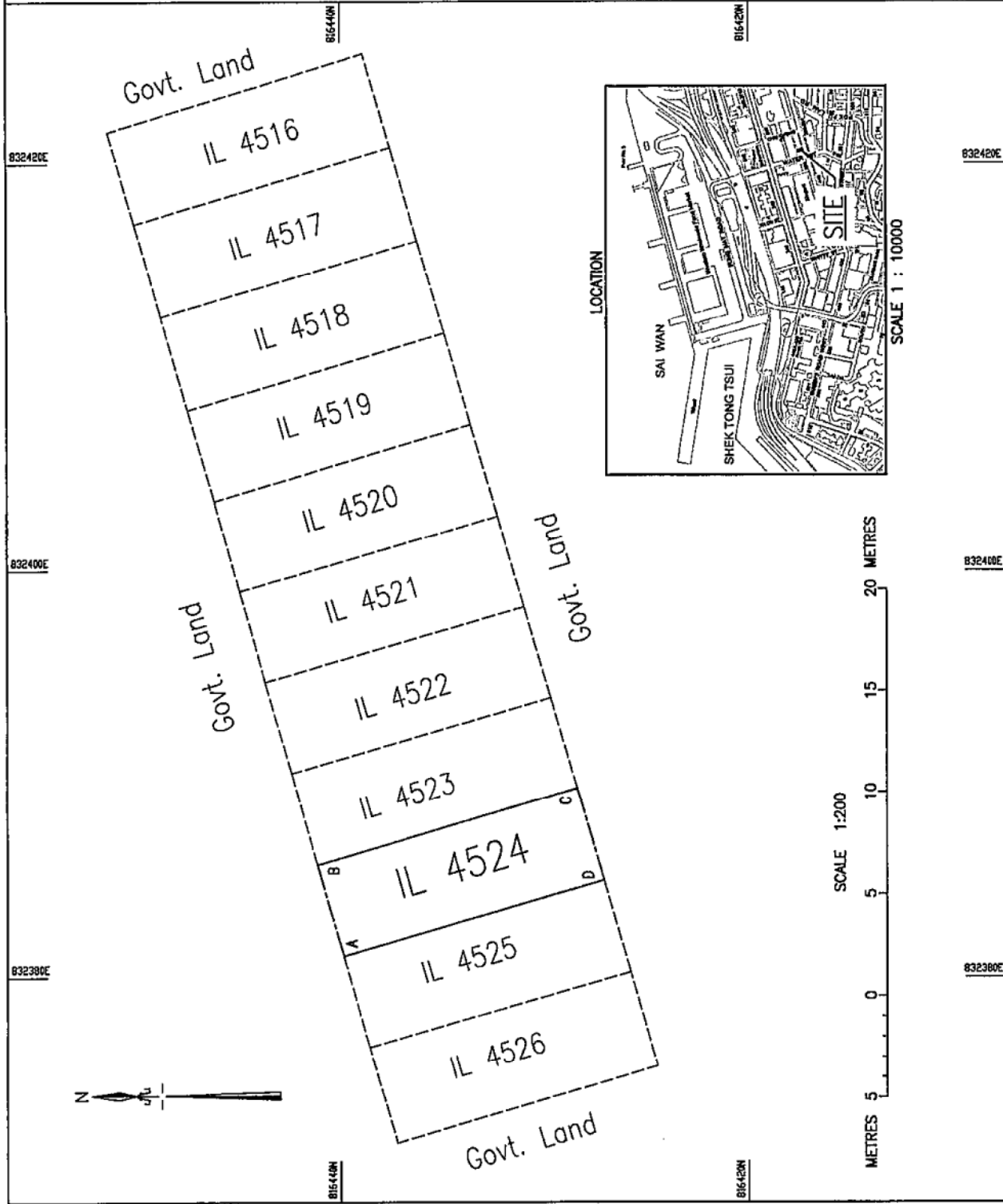
Chan Tat Wing
 Chan Tat Wing
 Authorized Land Surveyor

陳達榮測量師有限公司
 TED CHAN & ASSOCIATES LIMITED

FOR OFFICIAL USE

Land Boundary Plan No. : LBF/HK/007/04668-04/D1

80231027



Survey District : HONG KONG
 Date of Survey : July 2023
 Survey Sheet No. : 11-SW-7B
 Survey Record Plan No.: SRP/HK/007/04668-04/D1

PLAN OF INLAND LOT No. 4524

TRaverse Station	Bearing	Distance	1980 Grid Coordinate
03SR2110.010	258° 50' 32"	41.156	816460.756
Na11	53° 48' 48"	34.211	816446.614
Na12	53° 52' 16"	28.258	816431.301
Na13	53° 30' 44"	24.306	816422.845
Na14(PSM1)	343° 01' 58"	24.099	816411.231
Na15	321° 36' 09"	27.211	816435.063
Na16	75° 01' 02"	33.797	816460.388
Na17	77° 42' 10"	30.883	816473.701
Na18	344° 54' 16"	40.351	816514.669
Na19	74° 03' 47"	67.276	816533.689
Na20	73° 03' 33"	75.431	816554.614
Na21	74° 21' 46"	12.761	816439.063
Na22	73° 42' 08"	23.890	816442.502
Na23	72° 49' 23"	12.188	816454.493
Na24	342° 28' 10"	22.242	816475.701
Na25			832413.730

TRaverse Station	Bearing	Distance	1980 Grid Coordinate
03SR2110.010	286° 06' 51"	24.716	816422.345
Na26	286° 07' 08"	26.708	816429.760
Na27			832393.695
Na28	22° 17' 39"	17.163	816411.231
Na29	22° 17' 46"	17.159	816427.107
Na30	52° 07' 38"	2.149	816439.063
Na31			832371.528
Na32	199° 31' 23"	2.798	816442.502
Na33	199° 31' 27"	2.795	816439.865
Na34	90° 34' 00"	7.786	816442.425
Na35			832389.906
Na36	256° 10' 12"	16.980	816450.990
Na37	255° 43' 03"	21.439	816446.831
Na38			832394.320
Na39	191° 54' 07"	3.113	816454.493
Na40	191° 54' 21"	3.112	816451.447
Na41			832421.809
Na42			832421.809

ADJUSTMENTS:
 Surveyed Point From Na13 To 29

From Na114(PSM1) To 34

From Na115 To 222

From Na111(PSM2) To 71

353

From Na112 To 327

From Na113 To 86

90

Lot No. Area

IL 4524 61.7 m² (about)

I, Chan Tat Wing, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap. 473), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 13th day of July 2023.

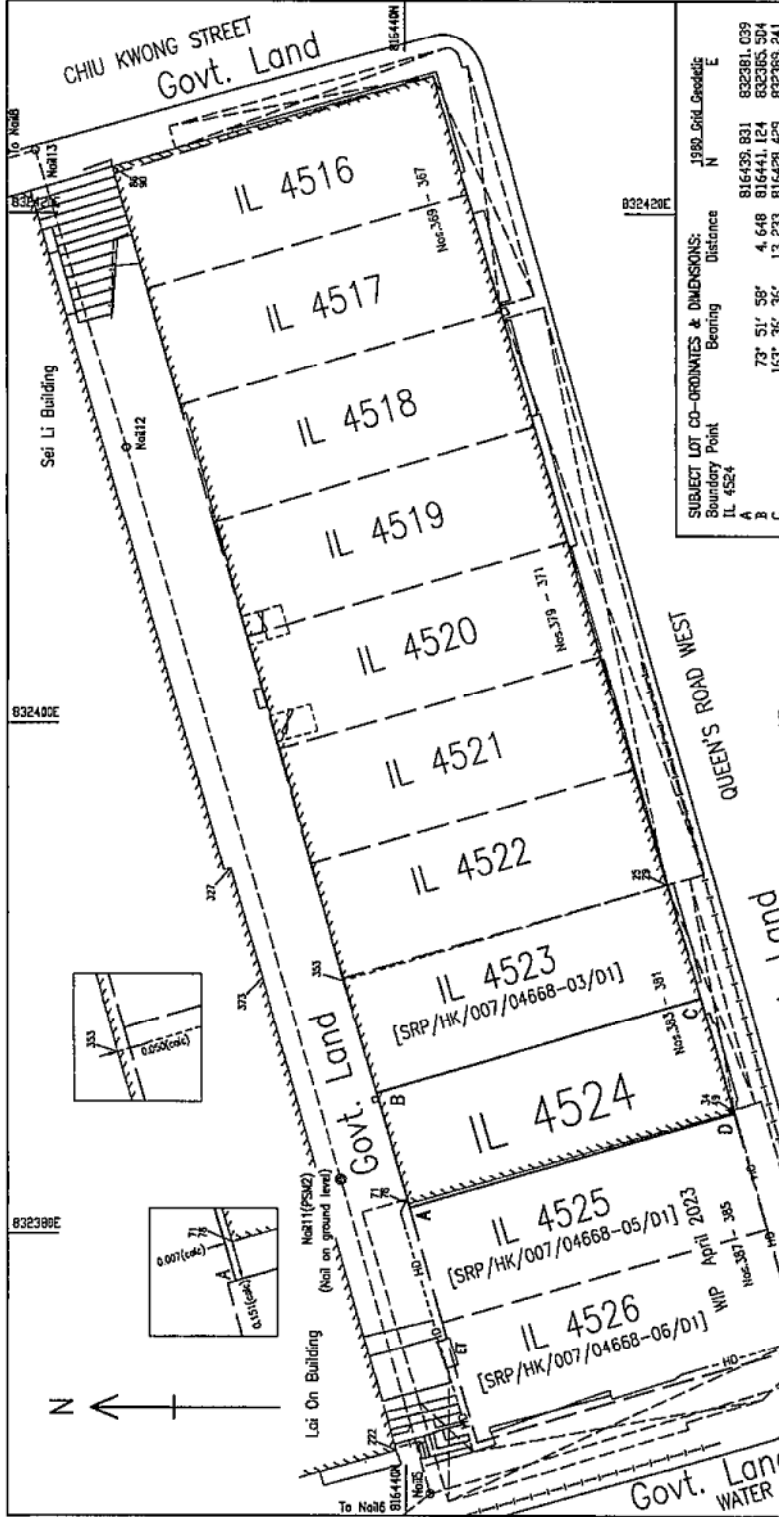
Dated this 26th day of October 2023.

Chan Tat Wing
 Chan Tat Wing
 Authorized Land Surveyor

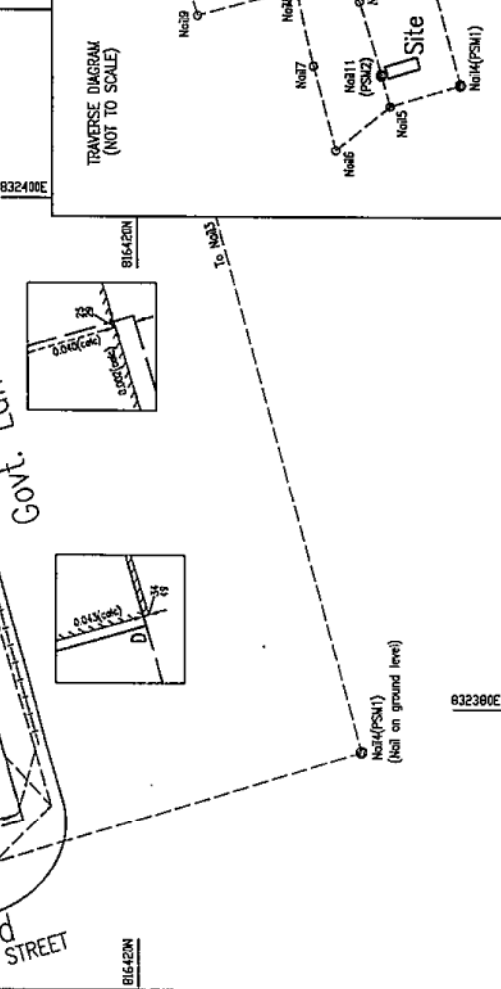
陳達榮測量師有限公司
 TED CHAN & ASSOCIATES LIMITED

FOR OFFICIAL USE

Plan No. : SRP/HK/007/04668-04/D1



SUBJECT LOT CO-ORDINATES & DIMENSIONS:	Bearing	Distance	1980 Grid Coordinate
Boundary Point A	73° 51' 58"	4.648	816439.831
B	163° 36' 36"	13.233	816441.124
C	253° 51' 40"	4.674	816428.429
D	343° 43' 10"	13.233	816427.130
A			832381.039



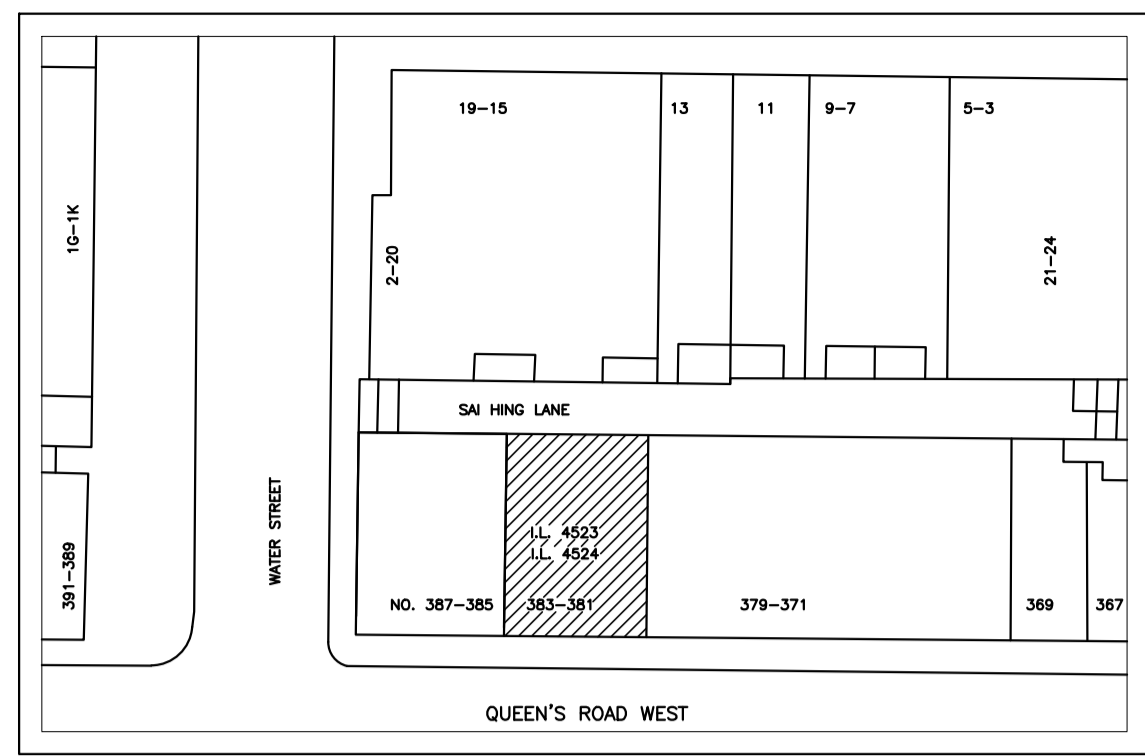
DIMENSION PLAN OF INLAND LOT No. 4524

Survey District: HONG KONG
 Date of Survey: July 2023
 Field Bk.: TCHK4688
 Scale: 1:200
 Survey Sheet No: 11-38-78

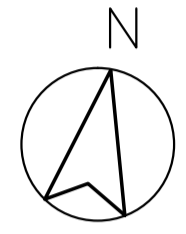
Reference SRP's:
 SRP 14727/5

Appendix 5

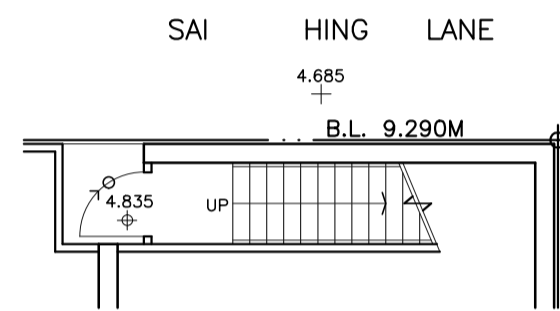
Layout Plan of the Proposed Scheme



BLOCK PLAN
SCALE 1:500

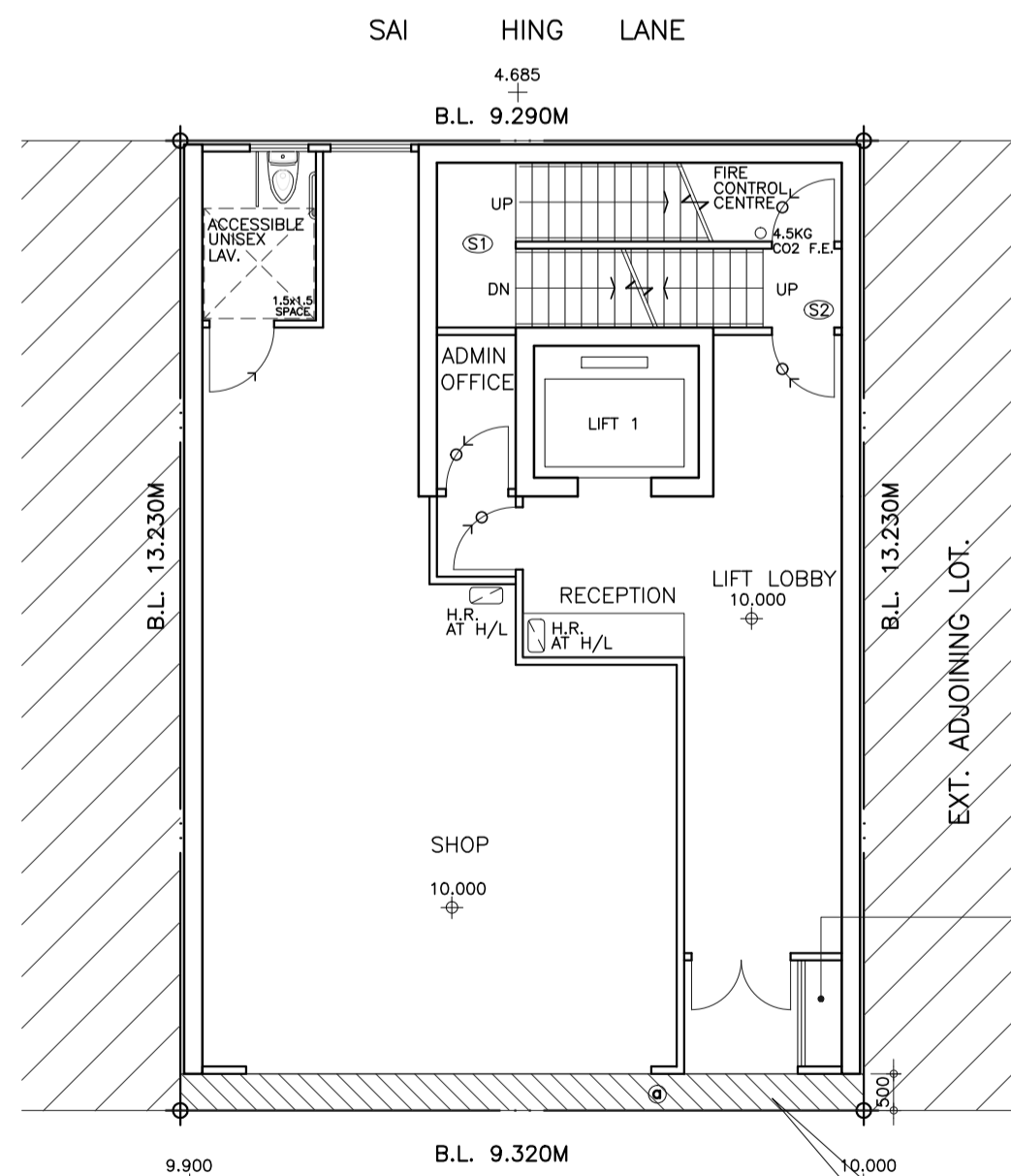


EXT. ADJOINING LOT.



PART PLAN OF STAIRCASE (S1) AT LEV. 4.835

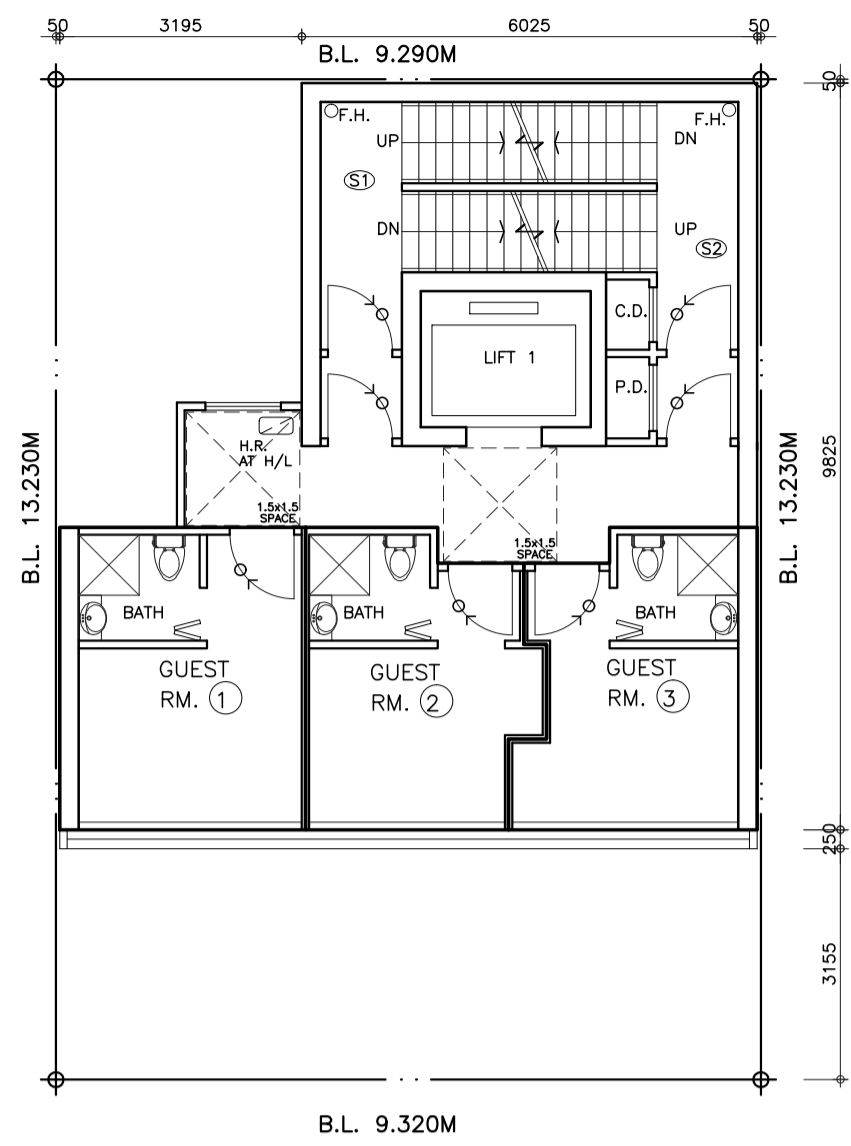
EXT. ADJOINING LOT.



EXT. PAVEMENT
QUEEN'S ROAD WEST
ROAD WIDE = 13.240 M.
MEAN LEVEL = 9.950M.

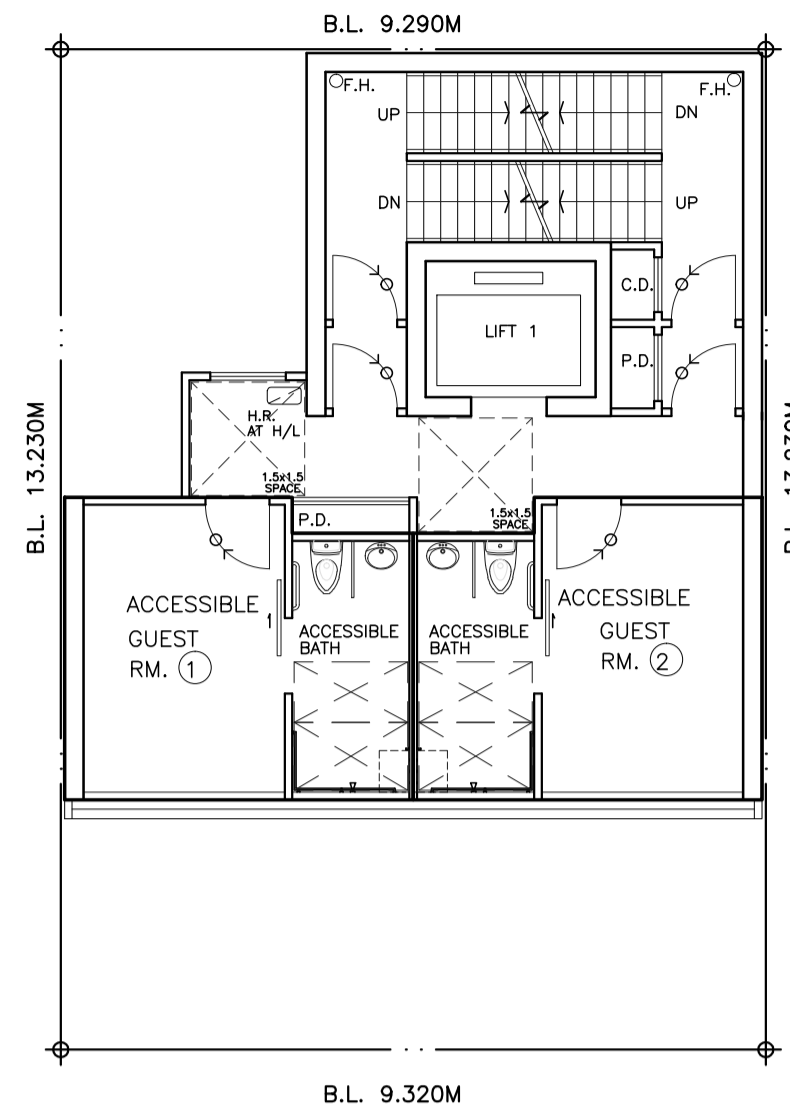
GROUND FLOOR PLAN
1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

COLOURED PINK HATCHED BLACK AREA=4.645 SQ.M NOT BEING PART OF EXISTING STREET TO BE ACCOUNTABLE FOR SITE AREA AND TO BE SURRENDERED TO GOVT FREE OF COST FOR WIDENING OF STREET IN RETURN FOR BONUS CONCESSION OF PLOT RATIO AND SITE COVERAGE PURSUANT TO B(P)R 22(2).



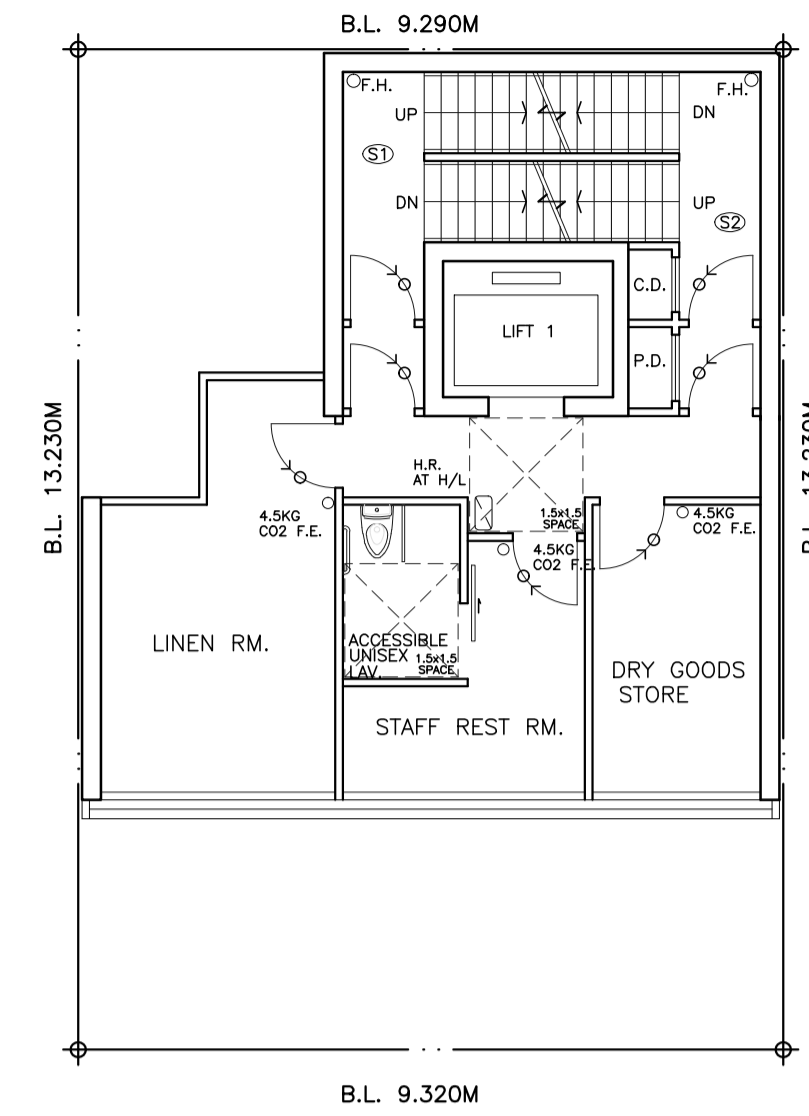
5TH TO 20TH FLOOR PLAN

1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED
2/ FLOOR NUMBERINGS FOR 13/F & 14/F TO BE OMITTED.



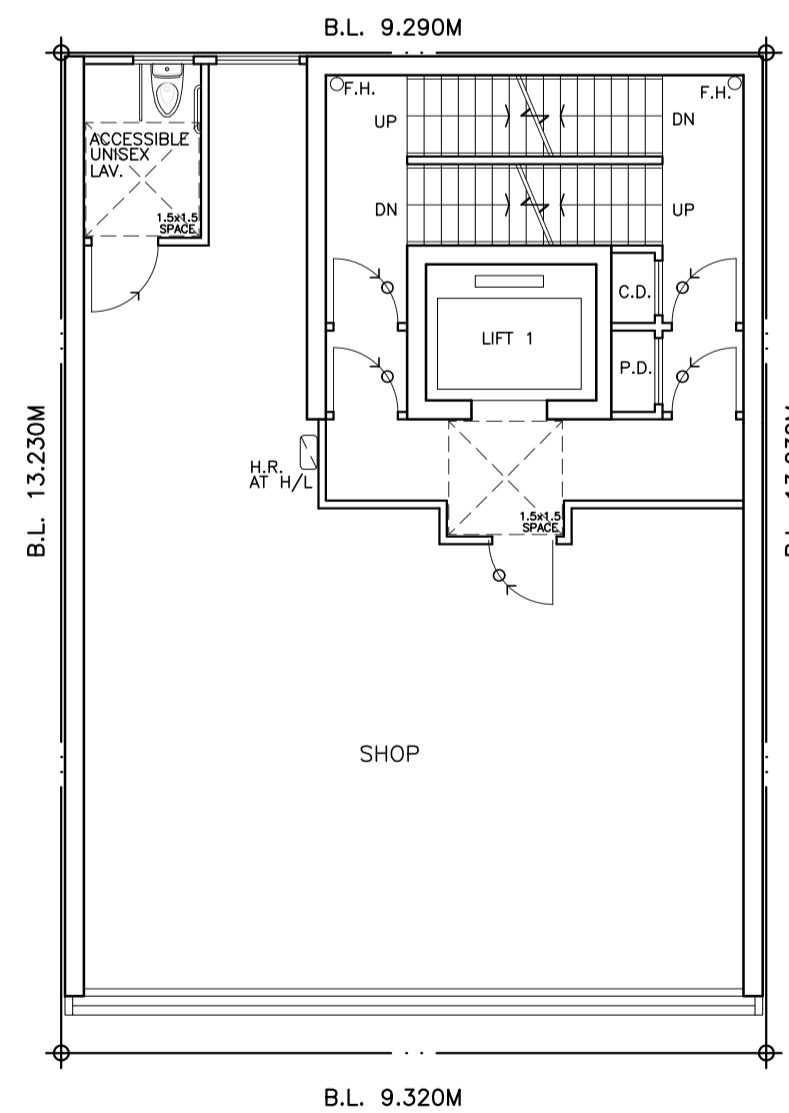
21ST FLOOR PLAN

1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED



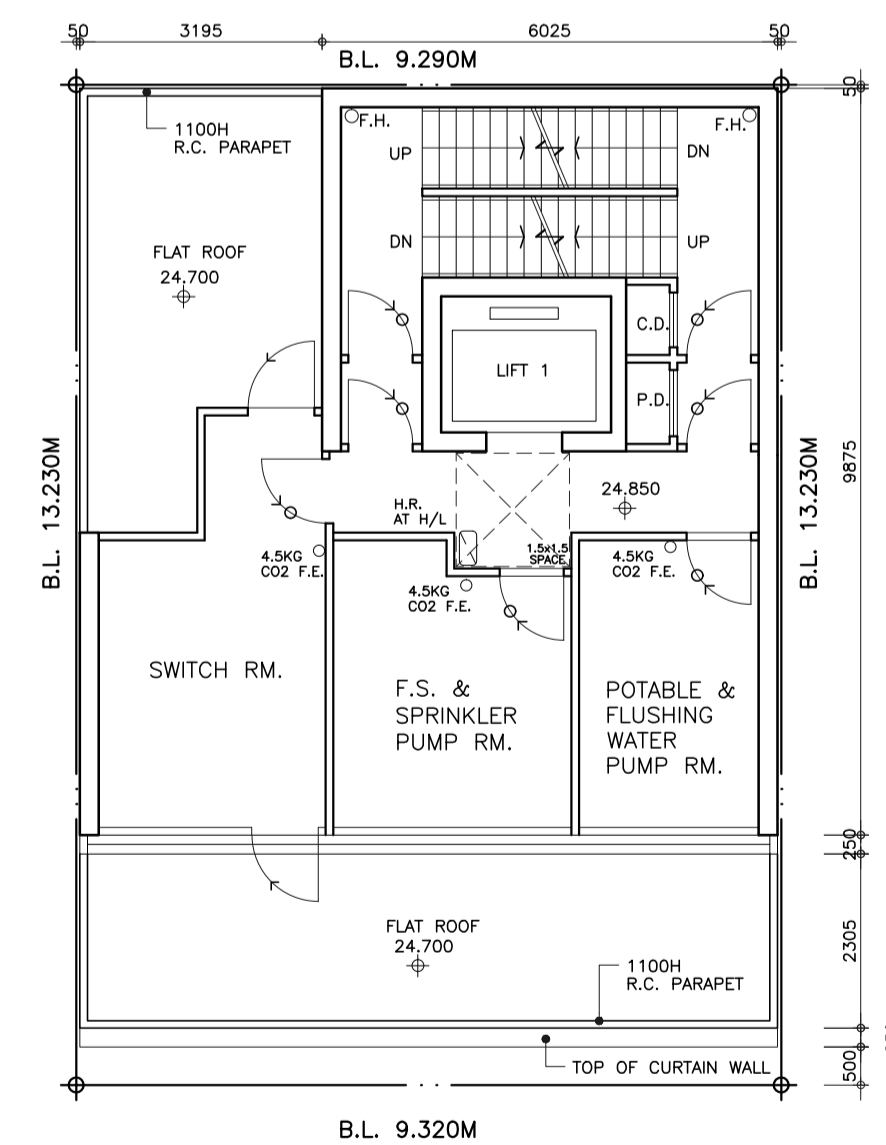
22ND FLOOR PLAN

1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED



1ST TO 2ND FLOOR PLAN

1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED



3RD FLOOR PLAN

1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

B.D. REF. NO.

F.S.D. REF. NO.

ALL MEASUREMENTS MUST BE CHECKED AT SITE, DO NOT SCALE DRAWINGS. ALL DRAWINGS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF S.W.LAW & ASSOCIATES ARCHITECTS AND SHALL BE RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE WORKS. THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED BY ARCHITECT.

DATE	ISSUED TO	NO.	DATE	ISSUED TO	NO.

NOTE :
1. FLOOR NUMBERINGS FOR 4/F, 13/F, 14/F, & 24/F, TO BE OMITTED.

DATE	REVISION	BY	CH

B.D. / F.S.D. APPROVAL CHOP



廖守弘建築師事務所有限公司
G/F - 2/F, KINGSTON MANSION,
23 HUNG SHING STREET, APLEICHAU, HONG KONG
TEL : 3553 8900

SIGNATURE

PROJECT

PROPOSED HOTEL DEVELOPMENT
ON I.L. 4523 & 4524, AT
NO. 381&383, QUEEN'S ROAD WEST,
H.K.

DRAWING TITLE

FLOOR PLAN

DATE	DRAWN	CHECKED	SCALE	REV. NO.
04/10/2024			1:100	
JOB NO.	DRAWING NO.			S-1

PLOT RATIO & SITE COVERAGE CALCULATION:

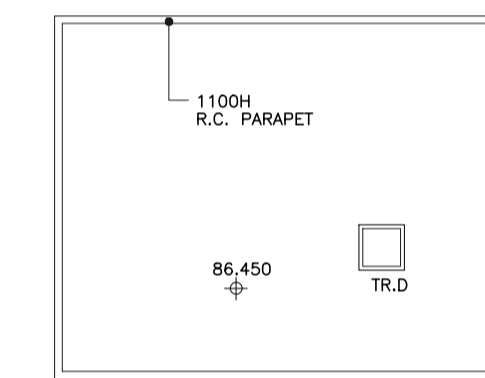
SITE AREA	=	123,300 SQ.M
CLASS OF SITE	=	'A'
BUILDING HEIGHT	=	62,500 (72,450-9,950 MEAN LEV. ST.)
PERMISSIBLE NON-DOMESTIC PLOT RATIO	=	12
BONUS OF PLOT RATIO FOR SURRENDER AREA @		
@ 4.645 x 5 / 123,300	=	0.188 < 20% OF G.F.A.
TOTAL PERMISSIBLE PLOT RATIO OF NON-DOMESTIC :		
= 12 + 0.188	=	12.188
TOTAL PERMISSIBLE NON-DOMESTIC G.F.A = 12.188 x 123,300 SQ.M.		
	=	1502,780 SQ.M
PROPOSED NON-DOMESTIC GROSS FLOOR AREA (FLOOR NUMBERINGS FOR 4/F, 13/F & 14/F TO BE OMITTED)		
LOWER PART OF STAIRCASE 1	=	6,831 SQ.M
GROUND FL.	=	115,827 SQ.M
1ST TO 2ND FL.	=	115,208 x 2 storeys = 230,416 SQ.M
3RD FL.	=	35,239 SQ.M
5TH TO 21ST FL.	=	74,215 x 15 storeys = 1113,225 SQ.M
	=	1501,538 SQ.M < 1502,780 SQ.M.
PERMISSIBLE NON-DOMESTIC SITE COVERAGE (UNDER 15M)		
	=	100%
PERMISSIBLE NON-DOMESTIC SITE COVERAGE = 60.0%		
BONUS OF SITE COVERAGE FOR SURRENDER AREA @		
@ = $\frac{1500 \times 4.645}{123,300 \times 62,500}$	=	0.904
TOTAL PERMISSIBLE DOMESTIC SITE COVERAGE :		
60.0% + 0.904%	=	60.904%
PROPOSED NON-DOMESTIC SITE COVERAGE		
$\frac{75,028}{123,300} \times 100\%$	=	<u>60.850% < 60.904%</u>

B.D. REF. NO.
F.S.D. REF. NO.

ALL MEASUREMENTS MUST BE CHECKED AT SITE, DO NOT SCALE DRAWINGS. ALL DRAWINGS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF S.W.LAW & ASSOCIATES ARCHITECTS AND SHALL BE RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE WORKS. THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED BY ARCHITECT.

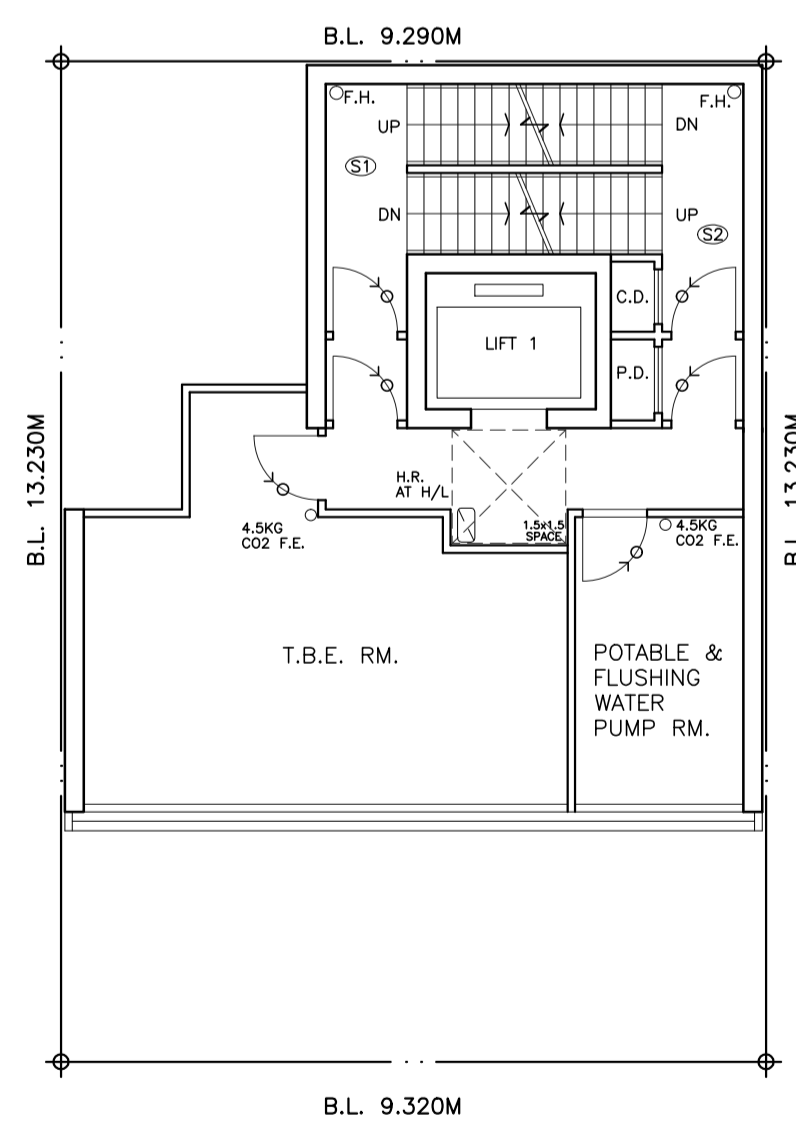
DATE	ISSUED TO	NO.	DATE	ISSUED TO	NO.

NOTE :
1. FLOOR NUMBERINGS FOR 4/F, 13/F, 14/F, & 24/F, TO BE OMITTED.

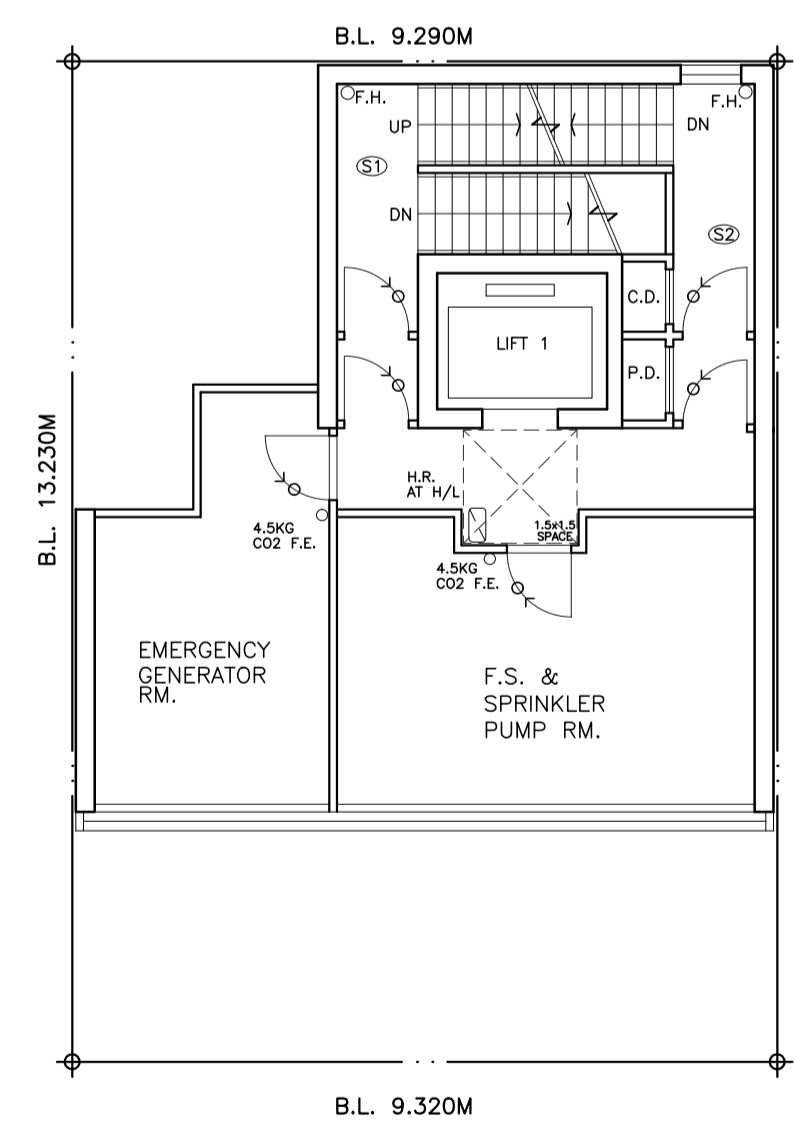


TOP ROOF

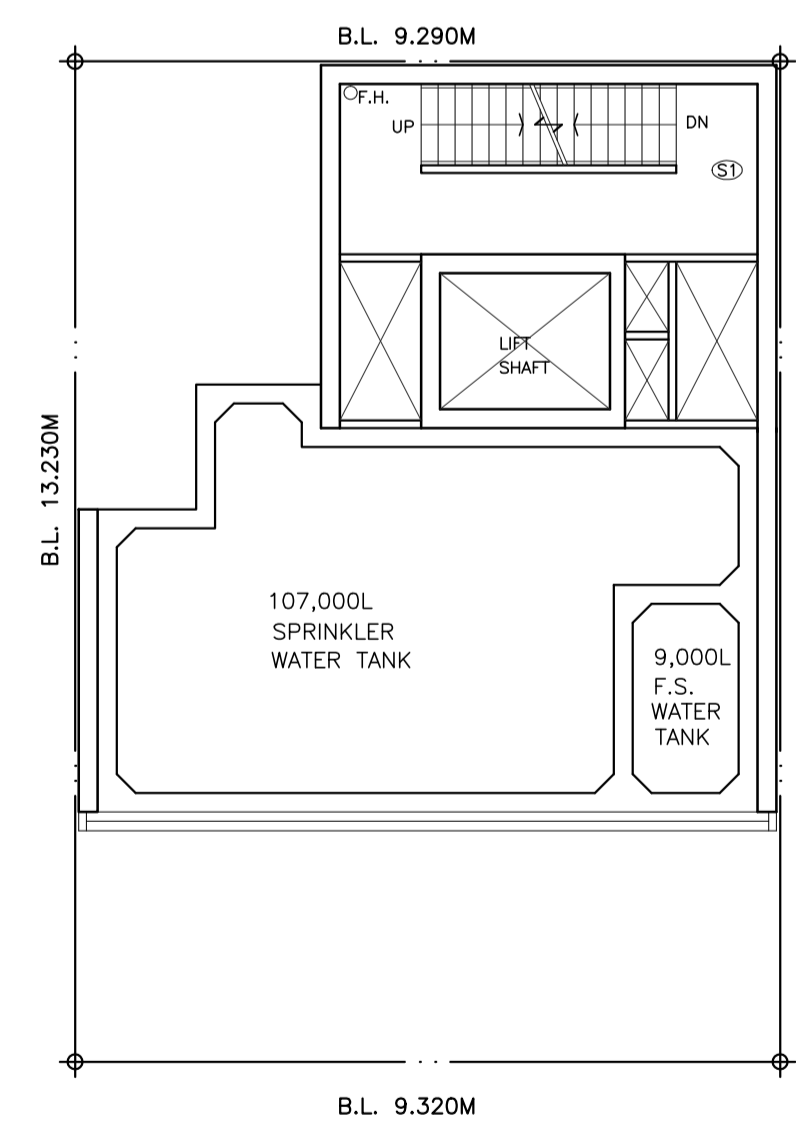
DATE	REVISION	BY	CH



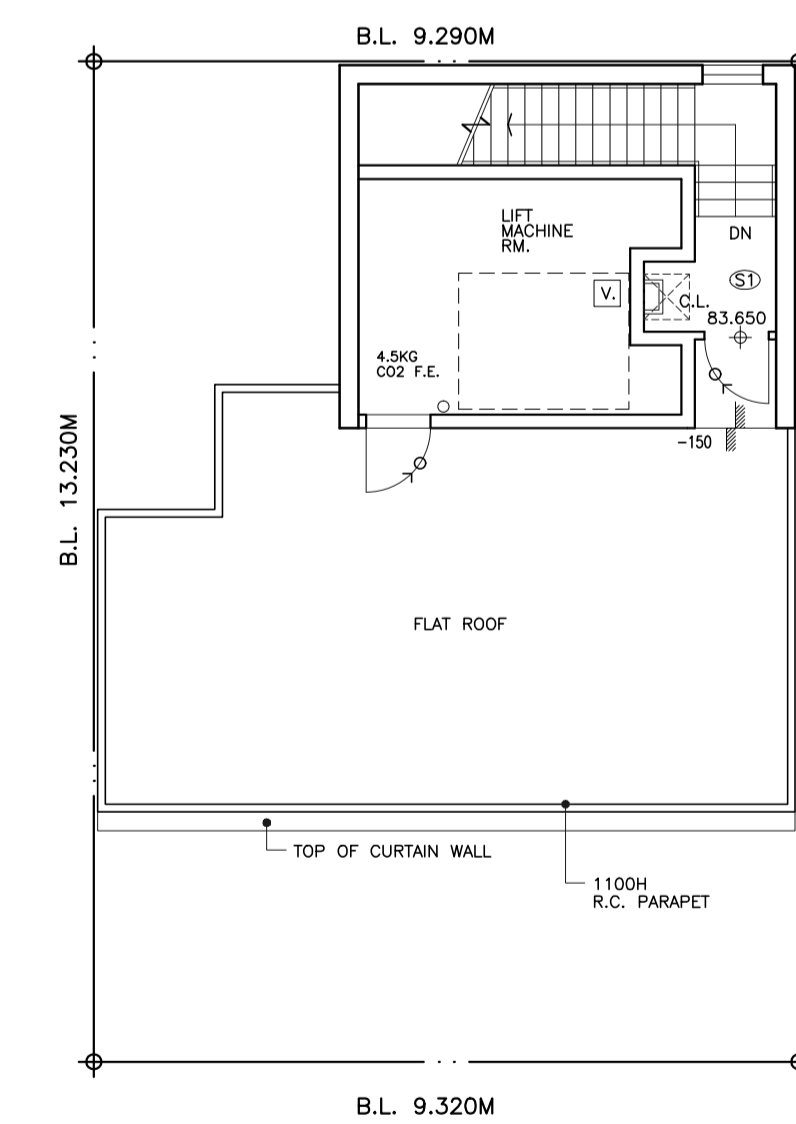
23RD FLOOR PLAN
1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED



25TH FLOOR PLAN
1/ AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED



26TH FLOOR PLAN



ROOF

B.D. / F.S.D. APPROVAL CHOP

S.W.LAW & ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS LIMITED
羅守弘 黃嘉輝 事務所有限公司
G/F - 2/F, KINGSTON MANSION,
23 HUNG SHING STREET, APLEICHAU, HONG KONG
TEL : 3553 8900

SIGNATURE

PROJECT
PROPOSED HOTEL DEVELOPMENT
ON I.L. 4523 & 4524, AT
NO. 381&383, QUEEN'S ROAD WEST,
H.K.

DRAWING TITLE
FLOOR PLAN

DATE	DRAWN	CHECKED	SCALE	REV. NO.
04/10/2024			1:100	
JOB NO.			DRAWING NO.	
			S-2	



B.D. REF. NO.

F.S.D. REF. NO.

ALL MEASUREMENTS MUST BE CHECKED AT SITE, DO NOT SCALE DRAWINGS. ALL DRAWINGS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF S.W.LAW & ASSOCIATES ARCHITECTS AND SHALL BE RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE WORKS. THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS CERTIFIED BY ARCHITECT.

DATE	ISSUED TO	NO.	DATE	ISSUED TO	NO.

NOTE :
1. FLOOR NUMBERINGS FOR 4/F, 13/F, 14/F, & 24/F, TO BE OMITTED.

DATE	REVISION	BY	CH

B.D. / F.S.D. APPROVAL CHOP

SIGNATURE

S.W.LAW & ASSOCIATES
ARCHITECTS & DEVELOPMENT CONSULTANTS LIMITED
S.W. LAW & ASSOCIATES ARCHITECTS & DEVELOPMENT CONSULTANTS LIMITED
G/F - 2/F, KINGSTON MANSION,
23 HUNG SHING STREET, APLEICHAU, HONG KONG
TEL : 3563 8900

PROJECT
PROPOSED HOTEL DEVELOPMENT
ON I.L. 4523 & 4524. AT
NO. 381&383, QUEEN'S ROAD WEST,
H.K.

DRAWING TITLE
SECTION

DATE	DRAWN	CHECKED	SCALE	REV. NO.
04/10/2024			1:100	

JOB NO.	DRAWING NO.
	S-3

Appendix 6
2024-2025 Budget

63. The dazzling fireworks display above the night sky of Victoria Harbour, and last year's special waterfront pyrotechnic shows along the waterfronts of Wan Chai and the West Kowloon Cultural District, were well-received by the public. The Hong Kong Tourism Board (HKTB) will hold pyrotechnic and drone shows against the backdrop of the splendid night views of Victoria Harbour every month. The HKTB will also revamp its light-and-sound show, "A Symphony of Lights". The Development Bureau (DEVB) will also introduce commercial facilities such as food and beverages, retail and entertainment on a pilot basis at selected suitable harbourfront locations to bring convenience and better experience to visitors.

Energise Tourism

64. The HKTB will develop brand new seasonal, festival and event experiences of varying themes featuring Chinese and Western arts, popular cultures, wine-and-dine, outskirts explorations, active sports and more to cater to the interests of wide-ranging visitor segments. The HKTB will also encourage the industry to launch a more diversified portfolio of tourism products.

65. We will continue to enhance local group-tour activities. The Tourism Commission will, over the next few years, continue to organise well-received signature creative arts and cultural tourism projects. That includes the Sai Kung Hoi Arts Festival, which features an integration of arts with the island, allowing visitors to experience its natural landscape, history, culture and heritage. Another example is the Design District Hong Kong (#ddHK), which takes visitors on a journey to discover the local culture and characteristics of Hong Kong.

66. In addition, the HKTB will promote immersive, in-depth tourism with themes like "Citywalk", and promote young-adult focused activities such as hiking, cycling, stand-up paddle-boarding, trail running and stargazing in the wilderness. It's all part of an energising effort to soft-sell Hong Kong.

235. The Government will introduce legislative amendments in the first half of this year to implement the progressive rating system for domestic properties, with the aim to bring the system into effect from the fourth quarter of 2024-25 onwards. The new system will only affect domestic properties with rateable value over \$550,000, which account for about 1.9 per cent of the relevant properties. It is estimated that the system will contribute to an increase of about \$840 million in government revenue annually.

236. The Government will review various fees and charges in a timely manner. Besides adhering to the “user pays” principle, the affordability of the general public and businesses will also be taken into account. Business registration fees will increase by \$200 to \$2,200 per annum with effect from 1 April 2024. The last adjustment to business registration fees was in 1994. We estimate that government revenue will increase by about \$295 million per annum. To relieve the relevant impact, the business registration levy of \$150 payable to the Protection of Wages on Insolvency Fund will be waived for two years.

237. We propose to resume the collection of the Hotel Accommodation Tax (HAT) at a rate of three per cent. It is anticipated that government revenue will increase by about \$1.1 billion per annum. This will take effect from 1 January 2025 in order to allow the hotel and tourism industries more time for preparation. The HAT to be collected is estimated to only account for less than one per cent of the total spending of overnight visitors in Hong Kong. In the coming year, the Government plans to allocate over \$1 billion for upgrading tourism infrastructure and services to attract more high-spending overnight visitors from different visitor source markets to Hong Kong.

Appendix 7

**Guidance Notes published by the University of
Hong Kong**



Guidance Notes for Application of Bursary Scheme to Accommodating Non-local Full Degree Undergraduate Students Year 2023-2024

IMPORTANT NOTES

It is the practice of the University to provide non-local undergraduate students a hall place or support them to rent a place outside campus during the first year of their studies. In this context, we would like to announce that, starting from the academic year 2022-23, new application criteria for the Bursary Scheme to Accommodating Non-local Full Degree Undergraduate Students (the Bursary Scheme) would be listed in Section 2.

1. Aims of the Scheme

As there is a shortage of hall places in the University, the University has set up a bursary scheme to provide financial support to assist new incoming non-local students who failed to get a hall place to rent private accommodation nearby during the first year of their studies.

Under this Scheme, each approved applicant can be reimbursed the rental payment of his/her own accommodation within his/her approved period, and subject to a maximum amount of HK\$2,000 per month, and HK\$20,000 per year.

2. Eligibility

2.1 Who is eligible?

The eligible applicant of this scheme must fulfil the following criteria:

	<u>Full-time non-local undergraduate students admitted BEFORE Year 2022-23</u>	<u>Full-time non-local undergraduate students admitted in Year 2022-23 and afterward</u>
<u>Application Criteria</u>	This Scheme will be ended in Year 2023-24. These students should have previously been in hall residence or in receipt of the Bursary.	Applicants must be active students studying in HKU, and must have applied for student hall or college or student residence during the application year but failed to get an offer of hall place. Those who quit hall on their own accord are not eligible.

Bursary Scheme Supports	This Scheme will be ended in Year 2023-24. These students should have previously been in hall residence or in receipt of the Bursary.	**Applicants can apply for this Scheme in their first year and second year of study in Hong Kong (maximum two times). Maximum reimbursement amount HK\$2,000 per month, or HK\$20,000 per year,
--------------------------------	---	---

Notes: **** Students who are on dual degree studying overseas or on exchange and they have not used up the two-time quota, they are eligible to apply.**

2.2 What fees may be reimbursed?

- Fees may comprise the payments made to the premise owner, hotel, youth hostel or any other privately rented off campus accommodation for the rent of the accommodation in Hong Kong at market rates. The fees must be incurred within the approved period (refer to Section 2.3).
- Maximum reimbursement amount to an applicant will be HK\$2,000 per rental month, and HK\$20,000 per year. However, the first HK\$2,400* per month payment to the owner, in each and every reimbursement claim application will be borne by the applicant.
(*equal to undergraduate lodging fee rate at residential halls in Year 2023-24.)
- The applicant can live in an accommodation individually or with partner(s). In case the applicant is sharing the accommodation with partner(s), he/she will be reimbursed the actual amount of his/her contribution in the rent and expenses for the accommodation only.

2.3 What is the approved period?

- The commencement date of the approved period will be:
 - the date CEDARS has received the application form from the applicant, OR
 - the starting date of the applicant's studentship at the University, OR
 - the starting date of the rental period shown on the first tenancy agreement that the applicant submitted to CEDARS for record,whichever date is later. In any case, the earliest commencement date would be 1 August 2023 for this cycle of application.
- The completion date of the approved period will be:
 - one continuous calendar year from the commencement date, OR
 - equal to the end date of the applicant's studentship at the University,
whichever date is earlier.
- The applicant must be a valid full-time student studying in HKU during the approval period. Any change in student status will affect the applicant's eligibility for the bursary.

3. How to Apply

- Please complete the online application form. (<https://www.cedars.hku.hk/BursaryScheme2324>)
- The parent or guardian of the applicant is also required to complete a Parent/Guardian Consent Form. (http://www.cedars.hku.hk/sections/Accommodation/files/Parent_Consent_Form.pdf)
- Photocopies of Student Card and the signed tenancy agreement are needed.
- The above mentioned documents in full should be submitted to CEDARS on or before 29 September 2023.

- (e) Upon receipt of the full set of the applications and supporting documents, CEDARS will notify applicant of the result of the application by the end of October 2023

4. Change of Accommodation during the Approved Period

- (a) Approved applicant of this scheme would take responsibility for organising and managing their own off-campus, rented accommodation during the approved period.
- (b) If there is any change in the rented accommodation during the approved period, applicant should report to CEDARS immediately and provide CEDARS with the photocopy of the new tenancy agreement for record.

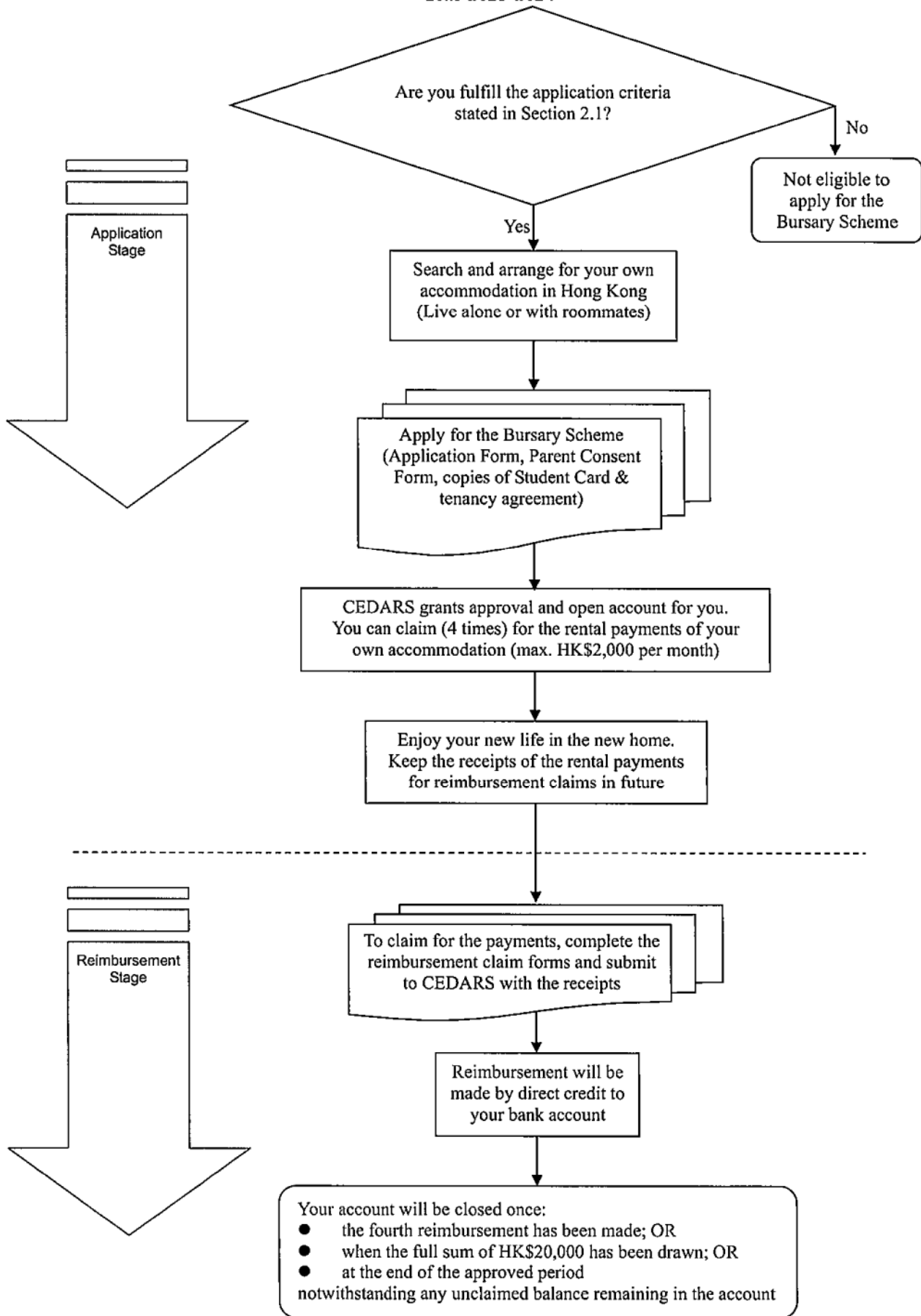
5. Payment Arrangements

- (a) Successful applicant can submit up to 4 reimbursement claim applications within the approved period. In each claim application, he/she can claim for the expenses for more than 1 rental payment made to the premise owner or youth hostel. The maximum claim period in each application is 6 months.
- (b) A claimant should submit to CEDARS the completed claim form together with the original receipt(s) of the rental payment made. All submitted documents are not returnable. Claimant should retain copies these receipts for his/her own reference.
- (c) Reimbursement will be made by direct credit to the claimant's bank account. Payment will be made within 8 weeks from the date of receipt of the full set of completed claim form plus the supporting documents by CEDARS.
- (d) The account for the applicant will be closed once:
- the fourth reimbursement has been made; OR
 - when the full sum of HK\$20,000 has been drawn; OR
 - at the end of the approved period
- notwithstanding any unclaimed balance remaining in the account.

6. Other Matters

- (a) It is an applicant's responsibility to complete the application form fully and truthfully and ensure the accuracy of all supporting documents. Any misrepresentation or omission may lead to full payback of reimbursements made, discontinuation of studies and/or possibly court proceedings. Applicant is reminded that it is an offence to obtain property / pecuniary advantage by deception. Any person who does so commits an offence and is liable on conviction to imprisonment for 10 years under the Theft Ordinance (Chapter 210 of the Laws of Hong Kong).
- (b) CEDARS may conduct on-site visits to the rented accommodation for authentication of the reimbursement claims. In some occasion, applicant may also be requested to bring the hardcopies of the support documents to CEDARS for verification.
- (c) In the event that there is overpayment due to error of calculation, the amount overpaid must be paid back by the applicant in one lump sum upon demand.
- (d) The terms and conditions of this scheme are subject to an annual review. If the applicant has been granted the approval in this year, it does not imply that he/she would have the approval in future application.

**Flowchart of Bursary Scheme to Accommodating
Non-local Full Degree Undergraduate Students
Year 2023-2024**



Guidance Notes for Application of Bursary Scheme to Accommodating Exchange Undergraduate Students Year 2023-2024

1. Aims of the Scheme

As there is a shortage of hall places in the University, the University has set up a bursary scheme to provide financial support to assist new incoming non-local students (including exchange students) who failed to get a hall place to rent private accommodation nearby during the first year of their studies.

Under this Scheme, each approved applicant can be reimbursed part of the rental payment of his/her own accommodation within his/ her approved period, and subject to a maximum amount of HK\$1,000 per month.

2. Eligibility

2.1 Who is eligible?

The eligible applicant of this scheme must fulfil the following criteria:

- Full time exchange undergraduate student; AND
- Applicant has never lived in any University student halls or residences, and has never claimed for the Bursary Scheme before; AND
- Applicant has applied for halls but failed to get a place.

2.2 What fees may be reimbursed?

- (a) Fees may comprise the payments made to the premise owner, hotel, youth hostel or any other privately rented off campus accommodation for the rent of the accommodation in Hong Kong at market rates. The fees must be incurred within the approved period (refer to Section 2.3).
- (b) Maximum reimbursement amount to an applicant will be HK\$1,000 per rental month, and HK\$10,000 per year. However, the first HK\$2,400* per month to the owner, whichever is lower, in each and every reimbursement claim application will be borne by the applicant.
(*equal to undergraduate lodging fee rate at residential halls in Year 2023-24.)
- (c) The applicant can live in an accommodation individually or with partner(s). In case the applicant is sharing the accommodation with partner(s), he/ she will be reimbursed the actual amount of his/ her contribution in the rent and expenses for the accommodation only.

2.3 What is the approved period?

- (a) The commencement date of the approved period will be:
 - the date CEDARS has received the application form from the applicant, OR
 - the starting date of the applicant's studentship at the University, OR

- the starting date of the rental period shown on the first tenancy agreement that the applicant submitted to CEDARS for record, whichever date is later. In any case, the earliest commencement date would be 23 August 2023 for this cycle of application.
- (b) The completion date of the approved period will be:
- one continuous calendar year from the commencement date, OR
 - equal to the end date of the applicant's studentship at the University, whichever date is earlier.
- (c) The applicant must be a valid full-time student studying in HKU during the approval period. Any change in student status will affect the applicant's eligibility for the bursary.

3. How to Apply

- (a) Please complete the online application form and print out a copy for signature. (<https://www.cedars.hku.hk/BursaryScheme2324>)
- (b) The parent or guardian of the applicant is also required to complete a Parent/Guardian Consent Form. (http://www.cedars.hku.hk/sections/Accommodation/files/Parent_Consent_Form.pdf)
- (c) Photocopies of Student Card and the signed tenancy agreement are needed.
- (d) The above mentioned documents in full should be submitted to CEDARS on or before 29 September 2023.
- (e) Upon receipt of the full set of the applications and supporting documents, CEDARS will notify applicant of the result of the application by the end of October 2023

4. Change of Accommodation during the Approved Period

- (a) Approved applicant of this scheme would take responsibility for organising and managing their own off-campus, rented accommodation during the approved period.
- (b) If there is any change in the rented accommodation during the approved period, applicant should report to CEDARS immediately and provide CEDARS with the photocopy of the new tenancy agreement for record.

5. Payment Arrangements

- (a) Successful applicant can submit up to 4 reimbursement claim applications within the approved period. In each claim application, he/ she can claim for the expenses for more than 1 rental payment made to the premise owner or youth hostel. The maximum claim period in each application is 6 months.
- (b) A claimant should submit to CEDARS the completed claim form together with the original receipt(s) of the rental payment made. All submitted documents are not returnable. Claimant should retain copies these receipts for his/ her own reference.
- (c) Reimbursement will be made by direct credit to the claimant's bank account. Payment will be made within 8 weeks from the date of receipt of the full set of completed claim form plus the

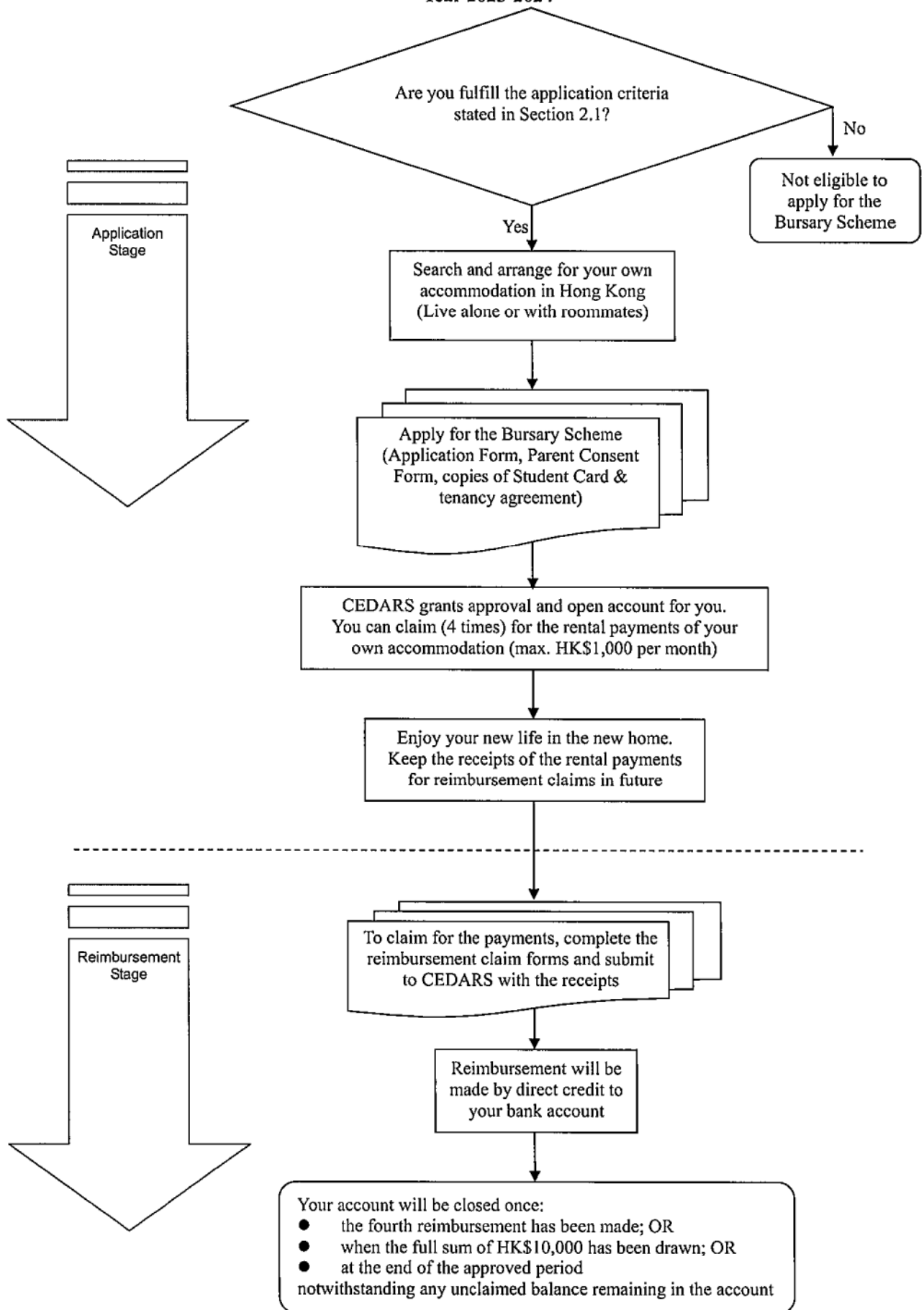
supporting documents by CEDARS.

- (d) The account for the applicant will be closed once:
- the fourth reimbursement has been made; OR
 - when the full sum of HK\$10,000 has been drawn; OR
 - at the end of the approved period
- notwithstanding any unclaimed balance remaining in the account.

6. Other Matters

- (a) It is an applicant's responsibility to complete the application form fully and truthfully and ensure the accuracy of all supporting documents. Any misrepresentation or omission may lead to full payback of reimbursements made, discontinuation of studies and/ or possibly court proceedings. Applicant is reminded that it is an offence to obtain property / pecuniary advantage by deception. Any person who does so commits an offence and is liable on conviction to imprisonment for 10 years under the Theft Ordinance (Chapter 210 of the Laws of Hong Kong).
- (b) CEDARS may conduct on-site visits to the rented accommodation for authentication of the reimbursement claims. In some occasions, applicant may also be requested to bring the hardcopies of the support documents to CEDARS for verification.
- (c) In the event that there is overpayment due to error of calculation, the amount overpaid must be paid back by the applicant in one lump sum upon demand.
- (d) The terms and conditions of this scheme are subject to an annual review. If the applicant has been granted the approval in this year, it does not imply that he/ she would have the approval in future application.

**Flowchart of Bursary Scheme to Accommodating
Exchange Undergraduate Students
Year 2023-2024**



Appendix 8

**The Monthly Report – Visitor Arrivals Statistics:
April 2024 published by the Hong Kong
Tourism Board**

2024年4月訪港旅客統計 Monthly Report - Visitor Arrival Statistics : Apr 2024

I. 訪港旅客人次摘要 (按居住國家/地區計) Total Visitor Arrivals by Country / Region of Residence

居住國家 / 地區	Country / Region of Residence	2023年4月	2024年4月	增長率	2023年1至4月	2024年1至4月	增長率
		Apr 2023 人次 No.	Apr 2024 人次 No.		Jan - Apr 2023 人次 No.	Jan - Apr 2024 人次 No.	
合計	TOTAL	2,892,256	3,391,381	+ 17.3	7,307,007	14,620,179	+ 100.1
內地	Mainland	2,308,561	2,482,581	+ 7.5	5,669,748	11,177,477	+ 97.1
非內地	Non-Mainland	583,695	908,800	+ 55.7	1,637,259	3,442,702	+ 110.3
短途地區市場 (不包括內地)	Short Haul Markets (Exclude Mainland)	384,462	557,218	+ 44.9	1,141,672	2,255,100	+ 97.5
澳門特區	Macau SAR	112,045	82,169	- 26.7	390,070	372,082	- 4.6
短途地區市場 (不包括內地以及 澳門特區)	Short Haul Markets (Exclude Mainland & Macau SAR)	272,417	475,049	+ 74.4	751,602	1,883,018	+ 150.5
台灣	Taiwan	59,382	99,899	+ 68.2	182,820	380,547	+ 108.2
日本	Japan	19,179	38,983	+ 103.3	54,345	194,414	+ 257.7
南韓	South Korea	21,112	63,804	+ 202.2	61,410	315,926	+ 414.5
印尼	Indonesia	23,252	42,110	+ 81.1	47,455	114,456	+ 141.2
馬來西亞	Malaysia	20,490	36,417	+ 77.7	51,052	128,014	+ 150.8
菲律賓	Philippines	57,082	83,873	+ 46.9	155,896	348,112	+ 123.3
新加坡	Singapore	25,465	41,222	+ 61.9	78,504	156,733	+ 99.6
泰國	Thailand	41,747	61,483	+ 47.3	107,559	216,828	+ 101.6
其他	Others	4,708	7,258	+ 54.2	12,561	27,988	+ 122.8
長途地區市場	Long Haul Markets	169,332	290,188	+ 71.4	429,209	988,548	+ 130.3
美國	USA	41,047	74,102	+ 80.5	103,707	276,481	+ 166.6
加拿大	Canada	15,031	28,329	+ 88.5	42,579	105,000	+ 146.6
英國	United Kingdom	21,288	28,708	+ 34.9	62,372	110,013	+ 76.4
法國	France	7,817	14,600	+ 86.8	20,727	44,399	+ 114.2
德國	Germany	16,829	24,177	+ 43.7	36,539	70,215	+ 92.2
澳洲	Australia	19,364	34,280	+ 77.0	48,996	126,711	+ 158.6
其他	Others	47,956	85,992	+ 79.3	114,289	255,729	+ 123.8
新市場	New Markets	29,901	61,394	+ 105.3	66,378	199,054	+ 199.9
印度	India	15,518	33,095	+ 113.3	35,153	103,107	+ 193.3
海灣合作地區國家	GCC Markets	1,098	3,168	+ 188.5	2,526	8,078	+ 219.8
俄羅斯	Russia	5,415	12,665	+ 133.9	12,178	47,013	+ 286.0
荷蘭	Netherlands	4,862	7,778	+ 60.0	11,235	25,389	+ 126.0
越南	Vietnam	3,008	4,688	+ 55.9	5,286	15,467	+ 192.6

資料來源：入境事務處 Source: Immigration Department

海灣合作地區國家包括巴林、科威特、阿曼、卡塔爾、沙地阿拉伯以及阿聯酋

GCC Markets including Bahrain, Kuwait, Oman, Qatar, Saudi Arabia & United Arab Emirates

2. 過夜旅客人次(按居住國家/地區計) Overnight Visitor Arrivals by Country / Region of Residence

居住國家/地區	Country / Region of Residence	2023年4月	2024年4月	增長率	2023年1至4月	2024年1至4月	增長率
		Apr 2023	Apr 2024		Jan - Apr 2023	Jan - Apr 2024	
		人次 No.	人次 No.	% Growth	人次 No.	人次 No.	% Growth
合計	TOTAL	1,444,772	1,713,182	+ 18.6	3,785,147	7,326,600	+ 93.6
內地	Mainland	1,071,171	1,094,182	+ 2.1	2,742,950	4,952,519	+ 80.6
非內地	Non-Mainland	373,601	619,000	+ 65.7	1,042,197	2,374,081	+ 127.8
短途地區市場 (不包括內地)	Short Haul Markets (Exclude Mainland)	234,504	378,826	+ 61.5	678,129	1,540,987	+ 127.2
澳門特區	Macau SAR	31,318	18,168	- 42.0	122,065	85,177	- 30.2
短途地區市場 (不包括內地以及 澳門特區)	Short Haul Markets (Exclude Mainland & Macau SAR)	203,186	360,658	+ 77.5	556,064	1,455,810	+ 161.8
台灣	Taiwan	28,432	59,742	+ 110.1	88,074	224,027	+ 154.4
日本	Japan	11,897	26,795	+ 125.2	36,855	139,910	+ 279.6
南韓	South Korea	15,463	51,705	+ 234.4	45,481	267,353	+ 487.8
印尼	Indonesia	18,399	34,506	+ 87.5	37,924	92,420	+ 143.7
馬來西亞	Malaysia	16,410	26,079	+ 58.9	41,022	97,381	+ 137.4
菲律賓	Philippines	49,587	71,718	+ 44.6	129,971	297,644	+ 129.0
新加坡	Singapore	21,985	31,758	+ 44.5	68,821	124,108	+ 80.3
泰國	Thailand	37,980	53,338	+ 40.4	98,893	193,114	+ 95.3
其他	Others	3,033	5,017	+ 65.4	9,023	19,853	+ 120.0
長途地區市場	Long Haul Markets	117,889	198,282	+ 68.2	314,527	692,635	+ 120.2
美國	USA	28,306	49,351	+ 74.3	76,128	183,421	+ 140.9
加拿大	Canada	10,467	17,660	+ 68.7	31,215	68,002	+ 117.9
英國	United Kingdom	16,732	22,714	+ 35.8	50,604	87,990	+ 73.9
法國	France	5,702	10,744	+ 88.4	15,219	32,345	+ 112.5
德國	Germany	11,485	16,029	+ 39.6	27,064	52,301	+ 93.2
澳洲	Australia	14,324	24,472	+ 70.8	36,987	94,735	+ 156.1
其他	Others	30,873	57,312	+ 85.6	77,310	173,841	+ 124.9
新市場	New Markets	21,208	41,892	+ 97.5	49,541	140,459	+ 183.5
印度	India	9,344	19,579	+ 109.5	23,899	65,568	+ 174.4
海灣合作地區國家	GCC Markets	909	2,377	+ 161.5	2,137	6,178	+ 189.1
俄羅斯	Russia	4,432	9,761	+ 120.2	9,905	36,292	+ 266.4
荷蘭	Netherlands	3,581	5,924	+ 65.4	8,441	18,538	+ 119.6
越南	Vietnam	2,942	4,251	+ 44.5	5,159	13,883	+ 169.1

資料來源：入境事務處 Source: Immigration Department

海灣合作地區國家包括巴林、科威特、阿曼、卡塔爾、沙地阿拉伯以及阿聯酋

GCC Markets including Bahrain, Kuwait, Oman, Qatar, Saudi Arabia & United Arab Emirates

3. 不過夜旅客人次(按居住國家/地區計) Sameday Visitor Arrivals by Country / Region of Residence

居住國家/地區	Country / Region of Residence	2023年4月	2024年4月	增長率	2023年1至4月	2024年1至4月	增長率
		Apr 2023	Apr 2024		Jan - Apr 2023	Jan - Apr 2024	
		人次 No.	人次 No.	% Growth	人次 No.	人次 No.	% Growth
合計	TOTAL	1,447,484	1,678,199	+ 15.9	3,521,860	7,293,579	+ 107.1
內地	Mainland	1,237,390	1,388,399	+ 12.2	2,926,798	6,224,958	+ 112.7
非內地	Non-Mainland	210,094	289,800	+ 37.9	595,062	1,068,621	+ 79.6
短途地區市場 (不包括內地)	Short Haul Markets (Exclude Mainland)	149,958	178,392	+ 19.0	463,543	714,113	+ 54.1
澳門特區	Macau SAR	80,727	64,001	- 20.7	268,005	286,905	+ 7.1
短途地區市場 (不包括內地以及 澳門特區)	Short Haul Markets (Exclude Mainland & Macau SAR)	69,231	114,391	+ 65.2	195,538	427,208	+ 118.5
台灣	Taiwan	30,950	40,157	+ 29.7	94,746	156,520	+ 65.2
日本	Japan	7,282	12,188	+ 67.4	17,490	54,504	+ 211.6
南韓	South Korea	5,649	12,099	+ 114.2	15,929	48,573	+ 204.9
印尼	Indonesia	4,853	7,604	+ 56.7	9,531	22,036	+ 131.2
馬來西亞	Malaysia	4,080	10,338	+ 153.4	10,030	30,633	+ 205.4
菲律賓	Philippines	7,495	12,155	+ 62.2	25,925	50,468	+ 94.7
新加坡	Singapore	3,480	9,464	+ 172.0	9,683	32,625	+ 236.9
泰國	Thailand	3,767	8,145	+ 116.2	8,666	23,714	+ 173.6
其他	Others	1,675	2,241	+ 33.8	3,538	8,135	+ 129.9
長途地區市場	Long Haul Markets	51,443	91,906	+ 78.7	114,682	295,913	+ 158.0
美國	USA	12,741	24,751	+ 94.3	27,579	93,060	+ 237.4
加拿大	Canada	4,564	10,669	+ 133.8	11,364	36,998	+ 225.6
英國	United Kingdom	4,556	5,994	+ 31.6	11,768	22,023	+ 87.1
法國	France	2,115	3,856	+ 82.3	5,508	12,054	+ 118.8
德國	Germany	5,344	8,148	+ 52.5	9,475	17,914	+ 89.1
澳洲	Australia	5,040	9,808	+ 94.6	12,009	31,976	+ 166.3
其他	Others	17,083	28,680	+ 67.9	36,979	81,888	+ 121.4
新市場	New Markets	8,693	19,502	+ 124.3	16,837	58,595	+ 248.0
印度	India	6,174	13,516	+ 118.9	11,254	37,539	+ 233.6
海灣合作地區國家	GCC Markets	189	791	+ 318.5	389	1,900	+ 388.4
俄羅斯	Russia	983	2,904	+ 195.4	2,273	10,721	+ 371.7
荷蘭	Netherlands	1,281	1,854	+ 44.7	2,794	6,851	+ 145.2
越南	Vietnam	66	437	+ 562.1	127	1,584	+ 1,147.2

資料來源：入境事務處 Source: Immigration Department

海灣合作地區國家包括巴林、科威特、阿曼、卡塔爾、沙地阿拉伯以及阿聯酋

GCC Markets including Bahrain, Kuwait, Oman, Qatar, Saudi Arabia & United Arab Emirates

本刊物內容經審核編訂，務求提供準確資料，倘有資料差誤或遺漏，香港旅遊發展局恕不負責。

While every effort has been made to ensure the accuracy of this information, the Hong Kong Tourism Board accepts no responsibility for any errors or omission.

Appendix 9

Extract of 2023 Policy Address

5

Earnestly Address People's Concerns and Difficulties in Daily Life

Public Housing

Supply in the next five-year period

- Increase public housing (including Light Public Housing) production in the next five-year period (i.e. from 2024-25 to 2028-29) to about 172 000 units, some 9% higher than the about 158 000 units in the previous five-year period (i.e. from 2023-24 to 2027-28). (HB)

Ten-year supply forecast of public housing

- Continue to publish regularly the forecast of 10-year supply of public housing, so as to enhance transparency and facilitate monitoring of work progress. (HB, DEVB)

Public Rental Housing Advance Allocation Scheme

- Continue to advance the completion of 14 000 public rental housing (PRH) units in phases, making them available about 3 to 18 months ahead of the completion date of the whole development project and enabling PRH applicants to move in earlier than scheduled. (HB)

Light Public Housing

- Complete the construction of about 30 000 Light Public Housing units under a government-led initiative by 2027-28. (HB)

Redevelopment of public housing estates

- On top of the existing 10 redevelopment projects that are currently in progress or under planning, the Hong Kong Housing Authority (HKHA) will initiate a redevelopment study for one more public housing estate. Announcement will be made in due course. (HB)

Transitional housing

- Provide over 21 000 transitional housing units by 2024-25. Apart from the 8 000 units already in operation, about 13 000 new units are expected to be completed and commissioned in the coming two years. (HB)

Relaxing arrangements for mortgage default guarantee for subsidised sale flats

- The HKHA will relax the arrangements on mortgage default guarantee for subsidised sale flats, including extending the current maximum mortgage default guarantee period of the second-hand market from 30 years to 50 years, and allowing purchasers to have mortgage loans of longer tenor, to help the circulation of second-hand flats. (HB)

Modular Integrated Construction approach

- The HKHA will continue to adopt the Modular Integrated Construction (MiC) approach in suitable public housing projects, so as to meet the target of adopting the MiC approach in no less than half of the projects scheduled for completion from 2028-29 to 2032-33, with the rest adopting the Design for Manufacture and Assembly approach. (HB)
- The HKHA will continue to adopt innovative construction technologies and develop the second generation MiC (MiC 2.0) to further expedite the construction process and enhance the efficiency. (HB)

Adopting the “Design and Build” procurement model

- The HKHA will continue to identify more “Design and Build” projects to meet the target of adopting the “Design and Build” procurement model in at least half of the total number of public housing flats scheduled for completion from 2028-29 to 2032-33. (HB)

Private Subsidised Sale Flat - Pilot Scheme

- Continue to implement the Private Subsidised Sale Flat - Pilot Scheme to tap market forces and encourage private developers to develop subsidised sale flats. (HB)

Enhancing the management of public housing estates

- The HKHA will continue to promote smart estate management to enhance the management efficiency and service quality of the estates and the sense of well-being of the tenants via the application of innovation and technology. (HB)
- Complete the “Well-Being” design guidelines within 2024, and review and implement the pilot scheme in five estates by 2027 in phases. (HB)

Safeguarding the rational use of PRH resources

- In order to rationalise the use of PRH resources, PRH tenants are required to make biennial declarations starting from October 2023 on whether they own any domestic property in Hong Kong and whether they have continuously resided in the flats and complied with the terms in the tenancy agreement regarding occupancy status. (HB)

Tackling the Issue of Subdivided Units

- Establish a Task Force on Tackling the Issue of Subdivided Units to conduct in-depth study on options for tackling the issue of subdivided units (SDUs) in the long run, which include setting for SDUs the minimum standards of living environment, methods to eradicate substandard SDUs, necessary administrative and legislative means, etc., with a view to submitting a report to the Chief Executive in 10 months. (HB)
- Strengthen the law enforcement efforts of the Rating and Valuation Department on tenancy control in respect of SDUs to better protect tenants' rights. (HB)
- Amend the Waterworks Ordinance to strengthen the power of the Water Authority to enforce the law, with a view to enhancing the enforcement efficiency and deterrence against illegal acts including overcharging SDU tenants for water. (DEVB)

Land Supply

Ten-year supply forecast of developable land

- Update the forecast of 10-year supply of developable land (i.e. spade-ready sites) on an annual basis, so as to enhance transparency and facilitate monitoring of work progress. (DEVB)

Private housing land

- Make land available for the production of around 80 000 housing units through land sale or railway property development in the next five years (2024-25 to 2028-29). Coupled with projects by the Urban Renewal Authority (URA) and private development projects, private housing land will be supplied in a sustained and orderly manner. (DEVB)

Unleashing land potential

- Invite the MTR Corporation Limited (MTRCL) to conduct preliminary study and submit proposal within 2024 on the re-planning and development of the Hung Hom Station and its railway facilities in the vicinity, as well as the waterfront and pier facility sites to the south of the Hong Kong Coliseum. The Government will also explore ways to enhance pedestrian connectivity between Hung Hom and Tsim Sha Tsui East. (DEVB)
- Complete a study within 2024 to re-examine the planning, development model, infrastructure and supporting transport facilities of the ex-Lamma Quarry site to optimise its use. (DEVB)
- Gauge public views in the first half of 2024 on the development of South Lantau (of which about 300 hectares are “Green Belt” areas) for eco-tourism or recreation uses, including the provision of eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik and Pui O, so as to better utilise the natural resources of Lantau Island. (DEVB)
- Commence progressively the statutory procedures for town planning and reclamation, etc. for Tseung Kwan O Area 137 and Area 132, with a view to kick-starting the works as early as 2025 to enable first population intake in 2030. (DEVB)

- Continue to take forward with the MTRCL the detailed studies in respect of the Pak Shek Kok Station, and strive to commence the statutory town planning procedures in 2025. (DEVB, TLB)
- Continue to actively implement the existing projects under the “single site, multiple use” model and uphold this principle, so as to optimise land use and provide public services. (DEVB, FSTB)

Development of multi-storey buildings for modern industries

- Put up for tender as soon as possible the first batch of sites in Hung Shui Kiu and Yuen Long for the development of multi-storey buildings for modern industries, so as to promote development of industries and accommodate brownfield operations affected by government development projects. The first batch of buildings is expected to be completed in 2027-28 at the earliest. (DEVB)

Unlocking Tso/Tong lands in the New Territories

- Continue to review the management issues of Tso/Tong in the New Territories together with the Heung Yee Kuk New Territories, the Development Bureau and other relevant departments, with a view to unlocking the development potential of Tso/Tong lands. (HYAB)

Resumption of private land for development

- Continue to resume private land needed for developments. Our target is to resume over 700 hectares of land from 2023-24 to 2027-28 (with the total area exceeding five times of the 140 hectares of land resumed in the past five years), and further resume about 200 hectares of land in the ensuing three years. (DEVB)



Enhancing compensation and rehousing arrangements for development clearances

- Continue to implement the relaxed rehousing and ex-gratia allowance arrangements for squatter households put in place in 2018, and the enhanced ex-gratia compensation and ex-gratia allowance arrangements for landowners and business undertakings adopted in 2022. The ex-gratia allowances applicable to farmers will be gradually improved. (DEVB)

Kau Yi Chau Artificial Islands

- The newly established Committee on the Financing of Major Development Projects will put forward proposals on the financial arrangements for the reclamation of the Kau Yi Chau Artificial Islands, associated infrastructure and strategic transport infrastructure. (FSTB, DEVB)

Streamlining Procedures to Enhance Efficiency

Streamlining statutory and administrative procedures

- Shorten the time required for turning “primitive land” into “spade-ready sites” based on the streamlined procedures and arrangements under the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023. (DEVB)
- Continue to implement the various measures introduced for streamlining development-related administrative procedures, so as to minimise repetitive handling among departments and enhance transparency and certainty in the approval process. (DEVB)

Extending standard rates arrangement for charging land premium

- Regularise the arrangement for charging land premium at standard rates for redevelopment of old industrial buildings and extend the arrangement to agricultural land in the New Territories by phase by end-2023. (DEVB)

Streamlining the arrangement for extension of land leases

- Introduce a bill by end-2023 to extend land leases expiring from 2025 onwards in a streamlined manner. (DEVB)

Approval of building plans

- Substantially expedite the approval of building plans through the Dedicated Processing Units established under the Buildings Department (BD) to process submissions of general building plans for large-scale private residential projects and further streamline the approval requirements for general building plans. (DEVB)

Development of an initial roadmap for Building Information Modeling

- Promulgate by end-2023 a roadmap on the adoption of Building Information Modeling (BIM) for preparation of building plans and submission to departments for approval, with a view to achieving full use of BIM in preparing and approving building plans of private development projects. (DEVB)
- Request the Hong Kong Housing Society, the URA and the MTRCL to take the lead in using BIM to produce building plans for residential projects for approval by the BD from the second quarter of 2024. (DEVB)

Urban Renewal and Redevelopment of Old Districts

Study on new mechanism for large-scale redevelopment

- Embark on a study by end-2023 on using part of the reclaimed land outside the Kau Yi Chau central business district to facilitate the implementation of redevelopment projects in old districts by the URA and the private sector. (DEVB)

Improving the targeted result of relaxing the compulsory sale regime

- Introduce an amendment bill into the Legislative Council (LegCo) by end-2023 to lower the compulsory sale application thresholds in a more targeted manner, and set up a dedicated office within 2024 to support minority owners. (DEVB)

Restructuring old districts in Yau Mong

- Continue to implement the recommendations of the Yau Mong District Study, including commencing “Nullah Road Urban Waterway” in Mong Kok East and the “Street Consolidation Areas” in Yau Ma Tei South over the next five years. (DEVB)

“Planning-led” district studies

- Recommend in phases starting from the latter half of 2024 large-scale urban renewal master plans and restructuring proposals for Tsuen Wan and Sham Shui Po. (DEVB)

Building Safety and Management

Review of the Buildings Ordinance

- Review the Buildings Ordinance and put forth legislative proposals to streamline the prosecution procedures, lower the prosecution threshold and increase the penalties, so as to effectively combat unauthorized building works and penalise owners who fail to comply with building/window inspection notices and repair orders, as well as to ensure the quality and safety of building works. (DEVB)

Enhancing property management

- Introduce an amendment bill into LegCo by end-2023 to amend the Building Management Ordinance so as to encourage owners' attendance at owners' corporation (OC) meetings and enhance the transparency and accountability in respect of the operation of OCs, thereby further facilitating owners to discharge their building management responsibility. (HYAB)
- Continue to engage community organisations/ non-governmental organisations to reach out to owners of “three-nil” buildings under the Building Management Professional Advisory Service Scheme, thereby encouraging the formation of OCs. (HYAB)
- Continue to implement the licensing regime under the Property Management Services Ordinance. As at end-September 2023, nearly 750 property management companies and 12 600 property management practitioners have been licensed, benefitting around 28 000 buildings and over 3.6 million residents. (HYAB)



- Establish the “Fire Services Department Building Improvement Support Centre” under the Fire Services Department by end-2023 to provide support for owners and occupiers of old commercial, residential or industrial buildings for complying with requirements of relevant legislation on enhancing fire safety of old buildings. (SB)

Strengthening Transport Network

Major Transport Infrastructure Development Blueprint

- Promulgate the blueprint by end-2023 to plan for the implementation of all major transport infrastructure in a holistic manner, with a view to improving the railway and major road networks. (TLB)
- Take forward three major transport infrastructure projects, including two railways and one major road, for driving the development of new towns in the eastern part of the Northern Metropolis. (TLB)
- Implement green and smart transit systems, which are lighter and more convenient, in East Kowloon, Kai Tak, and Hung Shui Kiu/ Ha Tsuen, with a view to facilitating the commuting of the public and strengthening the connectivity among various local developments and facilities as well as their linkage with the railway network. (TLB)
- Enhance the Three Railways and Three Major Roads proposals, including the provision of three intermediate stations at Northeast Tsuen Wan, Northeast Kwai Chung and Tsuen King Circuit on the Central Rail Link and transit to the Tsuen Wan Line. (TLB)

Cross-boundary railway projects

- Pursue cross-boundary railway projects through the Task Force for Hong Kong-Shenzhen Co-operation on Cross-Boundary Railway Infrastructure. Among these projects, the second stage study of the Hong Kong-Shenzhen Western Rail Link (Hung Shui Kiu-Qianhai) is expected to be completed by mid-2024, while the detailed planning and design of the Northern Link Spur Line connecting the new Huanggang Port in Shenzhen is expected to commence within 2024. (TLB)

Local railway projects

- Continue to take forward various local railway projects in a proactive and orderly manner. Among them, the construction works of the Tung Chung Line Extension, Oyster Bay Station, Tuen Mun South Extension and Northern Link Phase 1 (Kwu Tung Station) commenced in 2023, while those of Hung Shui Kiu Station and Northern Link Main Line will also commence in 2024 and 2025 respectively, for progressive completion from 2027 onwards. (TLB)

Road projects

- Continue to take forward various road projects, among which the detailed design of Route 11 (section between Yuen Long and North Lantau) and Tuen Mun Bypass is expected to commence within 2024. (TLB)

Addressing the manpower demand of the transport sector

- Continue to adopt a multi-pronged approach to address the manpower shortage problem of the transport sector, including implementation of the Labour Importation Scheme for Transport Sector - Public Light Bus/Coach Trade, promotion of training and retraining of local employees, and provision of appropriate employment support services. (TLB)

Convenient and safe mobility

- Implement free-flow tolling at the remaining government tolled tunnels by end-2023 to enable motorists to pay tolls remotely and efficiently. (TLB)
- Implement time-varying tolls at the three harbour crossings by end-2023 to alleviate traffic congestion at peak hours. (TLB)
- Formulate the initial recommendations under the Traffic and Transport Strategy Study by end-2023 and then start rolling out various smart mobility pilot schemes progressively. (TLB)
- Amend legislation to enable the Police to issue fixed penalty notices against traffic offences by electronic means, thereby enhancing the efficiency of traffic enforcement and strengthening the deterrent effect. (TLB)
- Amend legislation to further regulate the use of mobile communication devices while driving, the use of child restraining devices in private cars, and the wearing of helmets by cyclists. (TLB)

