

Annex 4: Letter to District Lands Office Dated 19 Nov 2021



District Lands Office / Hong Kong East
19/F, Southorn Centre
130 Hennessy Road
Wanchai, Hong Kong

Walter Cheung
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Attentions: Mr. Arnold Chu

Room 1208,
1111 King's Road,
Taikoo Shing, Hong Kong

23 November 2021

Your Ref: (1) in LD DLO/HE 1067/47A MOD V

Our Ref: PS/2019/VPS/0306/L633/WAC/HIN/ENL/bs

EA LICENCE: C-023750
T: (852) 2801 6100
savills.com

BY FAX, BY EMAIL AND BY HAND
(FAX : 2834 4324)

Dear Sir,

RE: PROPOSED LEASE MODIFICATION FOR
(i) PROPOSED TUNNEL T1 LINKING LEE GARDEN ONE AND LEE GARDEN THREE; AND
(ii) PROPOSED TUNNEL T2 LINKING LEE GARDEN ONE AND LEE GARDEN TWO
LEE GARDEN ONE – IL 457 s.L, IL 457 R.P., IL 29 s.DD, IL 29 s.L R.P., IL 29 s.MM
LEE GARDEN TWO – IL 29 s.G, IL 457 s.A, IL 457 s.O, IL 457 s.F, IL 457 s.C R.P., IL 457 s.C ss.1,
IL 457 s.D R.P., IL 457 s.D ss. 1, IL 457 s.E R.P., IL 457 s.E ss.1, IL 457 s.E ss.2, IL 457 s.G R.P.,
IL 457 s.G ss.1, IL 457 s.H, IL 461 s.C ss.1, IL 461 s.C ss.2, IL 461 s.C ss.3 AND IL 461 s.C R.P.,
LEE GARDEN THREE – IL 29 s.J ss.1 R.P., IL 29 s.J ss.2 AND IL 29 s.J R.P.,
(COLLECTIVELY DESCRIBED BELOW AS THE “LOTS”)

We refer to the paragraph 4.1 of the DLC Notes and the DLC on 30 September 2021.

Please find the attached letter for the advice from ARUP on “the nature and scale of physical and/or structural operations involved in the proposed works below ground” for the construction of Tunnels T1 and T2.

Besides, please also note the receiving level of Tunnel 1 at Lee Garden Three is changed from B2/F (at S.16 Stage) to B3/F.

Please do not hesitate to contact the undersigned at 2840 4698 or our Mr. CH Kwok at 2842 4571 / Mr. Enoch Lee at 2840 4685 for any queries.

Yours faithfully,
For and on behalf of

Savills Valuation and Professional Services Limited



Walter Cheung
MHKIS RPS (GP)
Director

Encl.

c.c. Client
AP
MVA
Arup

Our ref 229731-CON/JP/at/21-0004
Your ref PS/2019/VPS/0306/L546/WAC/HIN/ENL/bs

ARUP

By Email

Savills Valuation and Professional Services Limited
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19 November 2021

Dear Sirs,

Proposed Construction Methodology and Tentative Programme for Tunnel T1 and T2 Connecting Lee Garden One to Lee Garden Three and Lee Garden One to Lee Garden Two Respectively

We refer to the paragraph 4.1 of the DLC Notes and the DLC on 30 September 2021. It is understood that further advice/clarification would be required on “the nature and scale of physical and/or structural operations involved in the proposed works below ground” for construction of Tunnels T1 and T2.

Based on our review together with construction consultant Gammon, underground mining method with horizontal pipe piles would be adopted for constructing T1 and T2. While T1 is longer (~26m) than T2 (~12m) and thus more critical, the work sequence described below and attached are illustrated by using T1 as an example. Similar approach would also be adopted for T2.

The works area/starting area of excavation will be at basement B2&3 levels of Lee Garden One, for T1 and/or T2. A number of existing Car Parking Spaces and Driveway will be temporarily suspended to facilitate the construction works. On the wall where the proposed opening is located, the following work sequence will be performed:

- i. Insertion of pipe piles and grouting at the top of proposed tunnel, penetrating underneath the government land, to the other end of the tunnel;
- ii. Excavation and removal of excavation material starts;
- iii. Concrete lining applies to the tunnel inner surface as the excavation advances;
- iv. Repeat above steps (ii) and (iii) until reaching the other end of the tunnel.

Some renderings provided by Gammon showing the work sequence for T1 are enclosed for your easy understanding.

In addition, our construction consultant has also estimated that the overall duration for T1 excavation works would be approximately 36 months.

We trust the above has demonstrated that the works will not render physical construction at street level and will not affect the usage of Hysan Avenue and/or Yun Ping Road during the above-mentioned tunnel construction.

Should you have any inquiries, please feel free to contact our Stephen Deng at 2908-4176 or the undersigned at 2268-3845.

Yours faithfully



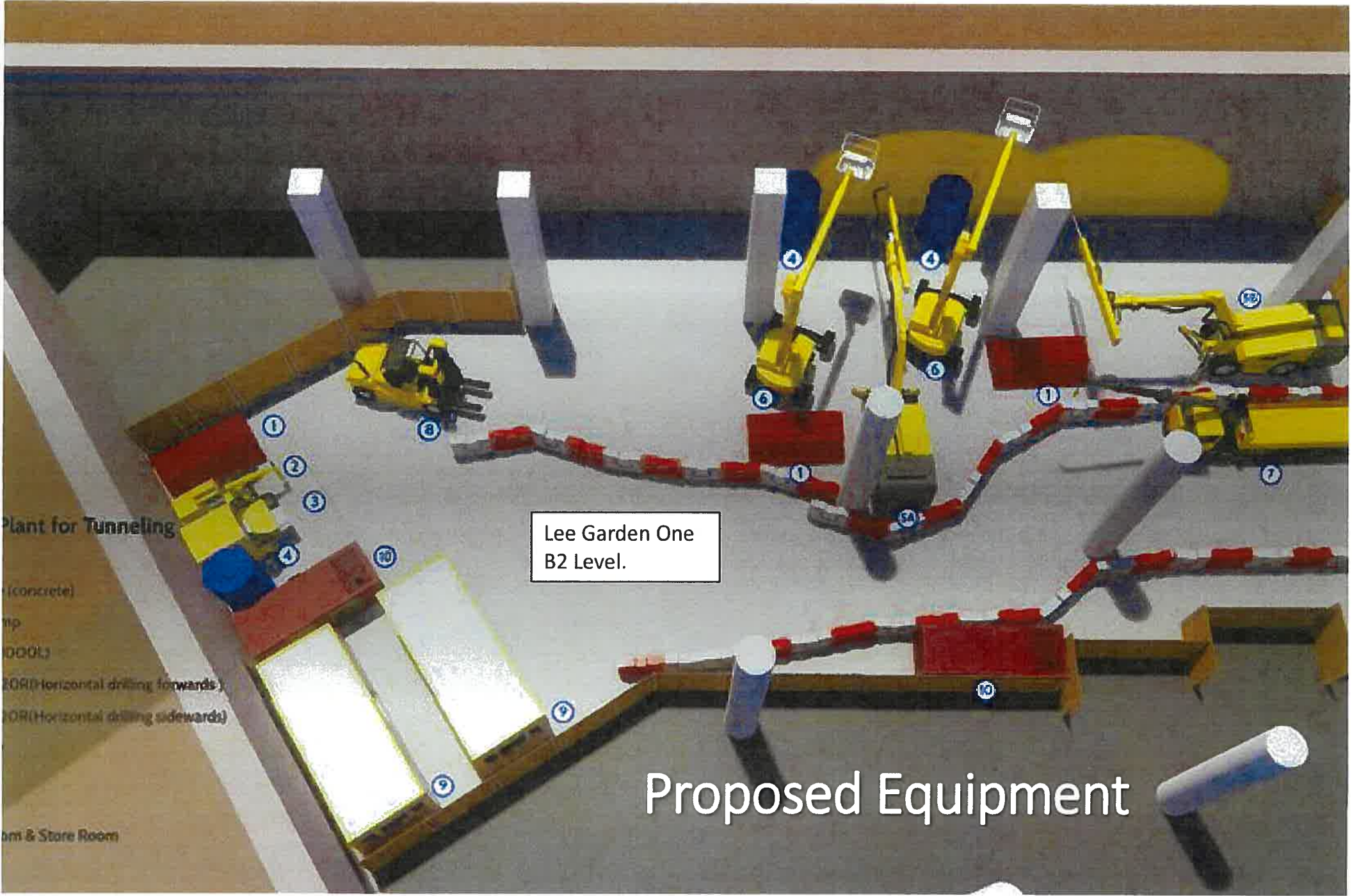
Johnson Po
Associate Director

Encl.

c.c. Hysan – Winnie Wong, Keith Yue, Francis Wong, Kenny Cheng
RLP – Anthony Cheung, Tommy Li, Cindy Ng
MVA – Rebecca Chan, Charles Lee

An aerial photograph of a city street grid, overlaid with a semi-transparent grey map. A blue triangle marker is positioned at the intersection of a street in the lower-left quadrant. A rectangular area in the upper-middle section of the map is highlighted with a blue grid pattern. The text "Tunnel Feasibility Study" is centered over the map in a white, sans-serif font.

Tunnel Feasibility Study



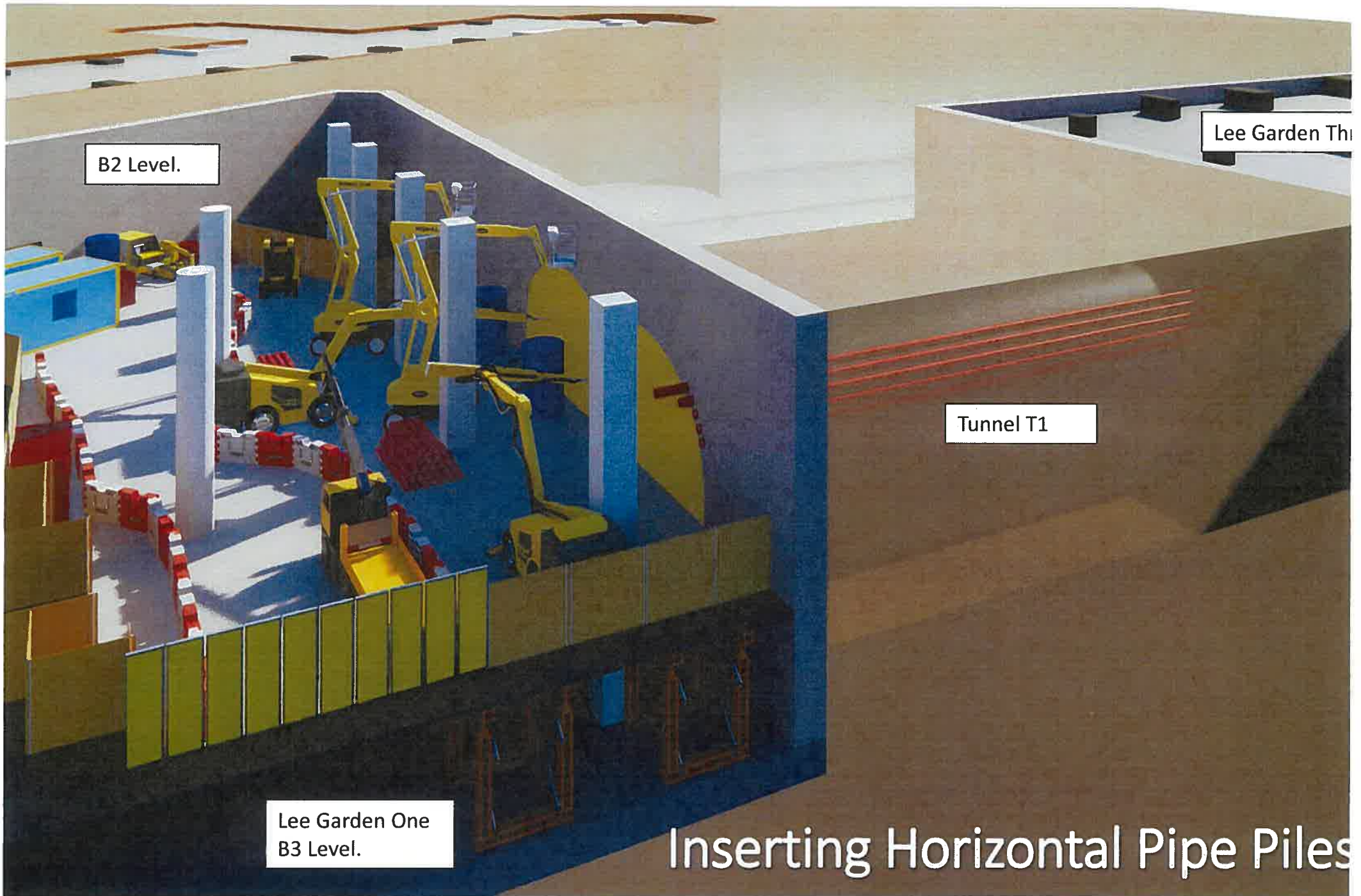
Plant for Tunneling

(concrete)
mp
DDOL)
HOR(Horizontal drilling forwards)
HOR(Horizontal drilling sideways)

am & Store Room

Lee Garden One
B2 Level.

Proposed Equipment



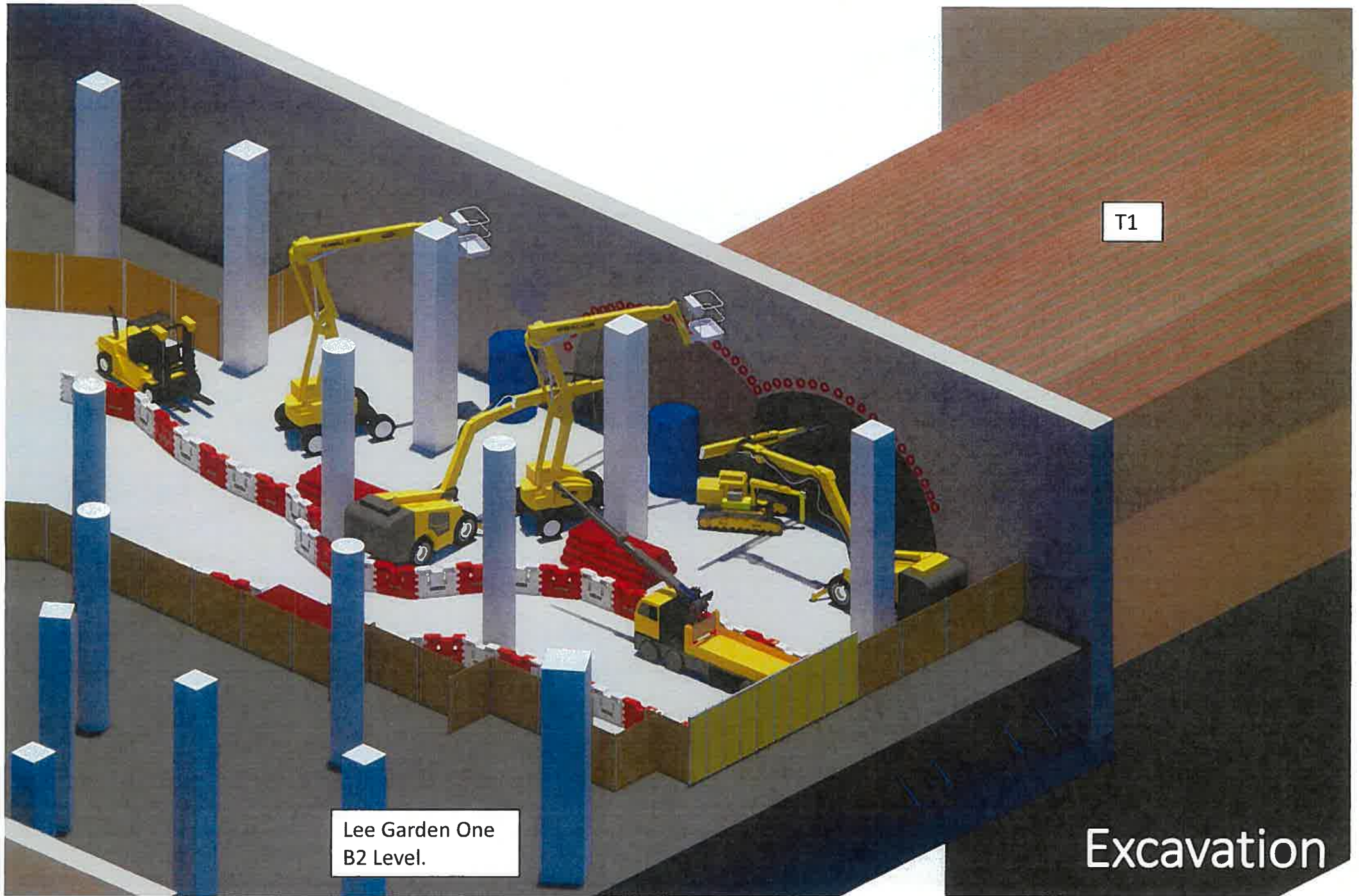
B2 Level.

Lee Garden Th

Tunnel T1

Lee Garden One
B3 Level.

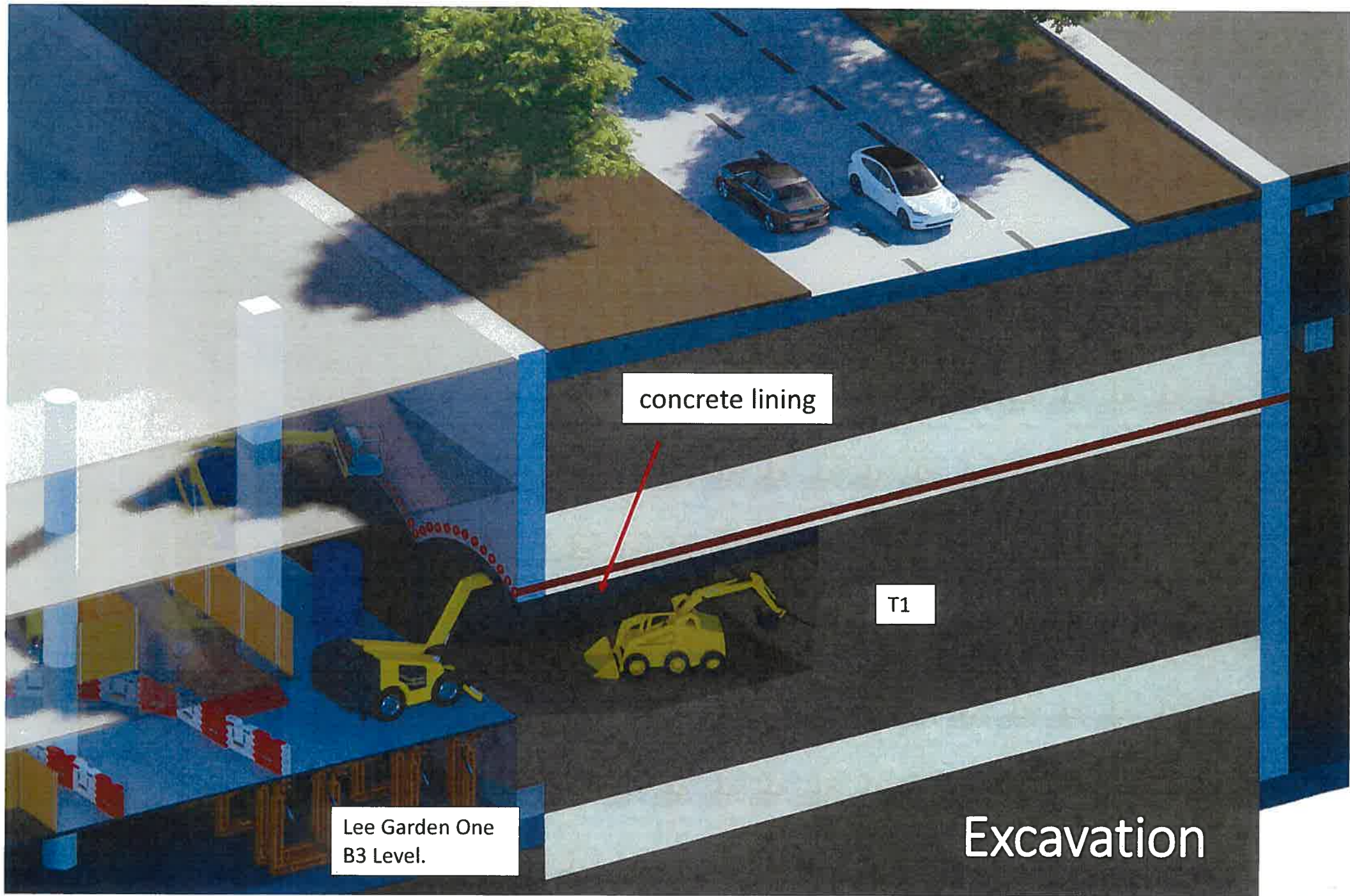
Inserting Horizontal Pipe Piles



T1

Lee Garden One
B2 Level.

Excavation



concrete lining

T1

Lee Garden One
B3 Level.

Excavation

Tunnel Works Completed with Finishing and MEP

T1

T2

Lee Garden On

