

Version 1

Parking spaces etc.
excluded from
gross floor area
calculation

- () (a) For the purpose of calculating the total gross floor area referred to in Special Condition No. () () hereof,
- (i) there shall not be taken into account
 - (I) the spaces provided in accordance with Special Conditions Nos. () (as may be varied under Special Condition No. () hereof) and () hereof if they are provided below ground level; and
 - (II) the spaces provided in accordance with Special Condition No. () hereof (as may be varied under Special Condition No. () hereof) if they are provided at or below ground level;
 - (ii) if the spaces provided in accordance with Special Conditions Nos. () (as may be varied under Special Condition No. () hereof) and () hereof are provided at or above ground level or the spaces provided in accordance with Special Condition No. () hereof (as may be varied under Special Condition No. () hereof) are provided above ground level, 50% of such spaces together with 50% of the other areas including but not limited to lift lobbies, landings, pedestrian access routes, manoeuvring and circulation areas and plant rooms serving such spaces shall be taken into account for the calculation of the total gross floor area stipulated in Special Condition No. () () hereof as to which the decision of the Director shall be final and binding on the Purchaser.
- (b) Notwithstanding sub-clause (a)(ii) of this Special Condition, the Director at his sole discretion may subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director exclude any spaces and other areas referred to in sub-clause (a)(ii) of this Special Condition from the calculation of total gross floor area stipulated in Special Condition No. () () hereof as to which the decision of the Director shall be final and binding on the Purchaser.
- (c) For the purpose of this Special Condition, the decision of the Director as to what constitutes ground level or whether any space is at, above or below ground level shall be final and binding on the Purchaser.

OR

Version 2

Parking, loading
and unloading
spaces etc. excluded
from gross floor
area calculation

- () (a) For the purpose of calculating the total gross floor area stipulated in Special Condition No. () () hereof,
- (i) there shall not be taken into account-

- (I) the Residential Parking Spaces, the Visitors' Parking Spaces, and the Parking Spaces for Disabled Persons and the Motor Cycle Parking Spaces (hereinafter collectively referred to as "the Spaces"), if they are provided below the ground level;
 - (II) the Loading and Unloading Spaces if they are provided at or below the ground level; and
 - (III) the Bicycle Parking Spaces; and
 - (IV) the Spaces provided in any one (but not more than one) floor at or above the ground level of any building erected or to be erected on the lot if there are at least two floors below the ground level of such building, which in the opinion of the Building Authority fully utilize the lot (as to which the opinion of the Building Authority shall be conclusive), and are provided for the purpose of parking, loading and unloading of motor vehicles, and the Spaces, for that reason, have been excluded by the Building Authority from the calculation of the gross floor area under the Buildings Ordinance.
- (ii) other than the spaces referred to in sub-clause (a)(i)(IV) of this Special Condition, if the Spaces are provided at or above the ground level or the Loading and Unloading Spaces are provided above the ground level, 50% of such spaces together with 50% of the other areas including but not limited to lift lobbies, landings, pedestrian access routes, manoeuvring and circulation areas and plant rooms serving such spaces shall be taken into account for the calculation of the total gross floor area stipulated in Special Condition No. () () hereof as to which the decision of the Director shall be final and binding on the Purchaser.

(b) Notwithstanding sub-clause (a)(ii) of this Special Condition, the Director at his sole discretion may subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director exclude any spaces and other areas referred to in sub-clause (a)(ii) of this Special Condition from the calculation of the total gross floor area stipulated in Special Condition No. () () hereof as to which the decision of the Director shall be final and binding on the Purchaser.

(c) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or whether any space is at, above or below the ground level and what constitute other areas serving those spaces as specified in sub-clause (a)(ii) of this Special Condition shall be final and binding on the Purchaser.