

Annex B

Private Treaty Grant for the “Tourist Corridor” at Ngong Ping - Basic Terms and Conditions

- Location : Ngong Ping, Lantau Island as shown coloured pink and pink hatched black on the Plan at **Annex A**.
- Lease term : 30 years from the date on which possession of the lot is given and co-terminous with the franchise for the Tung Chung Cable Car Project.
- Area to be granted : about 1.59 ha (subject to survey)
- Government rent : 3% of the rateable value from time to time of the lot.
- Premium and administrative fee : to be assessed by the Director of Lands on full market value basis.
- User : a “Theme Village” for non-industrial purposes excluding residential, hotel, office, godown and petrol filling station uses.
- Type of development : tourist facilities complementary to the Tung Chung Cable Car Project.
- Commencement of operation : the same date as that for the commencement of the operation period of the Tung Chung Cable Car System.
- Development conditions: : Total gross floor area for the lot shall not exceed 6,000 square metres. The minimum gross floor area shall be 3,600 square metres (including a maximum gross floor area of 3,000 square metres for refreshment kiosk, fast food shop and restaurant for Area (a) as shown on the Plan at **Annex A**).
- (i) The maximum building heights for Area (a) and Area (b) should be 9m and 6m respectively. Minor relaxation in height may

Annex B

be considered, subject to the approval of the Director on conditions to be imposed, including land premium.

- (ii) Design and disposition subject to the approval of the Director.
- (iii) Termination of the PTG in the event of breach of the user restriction.
- (iv) Termination of the PTG in the event of revocation or early termination of the Grantee's franchise for the Tung Chung Cable Car Project with compensation payable to the Grantee.
- (v) Absolute restriction on alienation except the right to assign with prior consent of the Chief Executive in Council.
- (vi) Streamcourse diversion and reprovisioning of existing vehicular access and footpaths.
- (vii) No vehicular access to the lot except between points as shown on the Plan at **Annex A** or such other points as may be approved by the Director.