

關注中環長江集團中心公眾用地及設施及臨時入伙紙問題

背景

區議會交運會曾討論長江中心外的巴士站被發展商延遲十多個月仍未交回公眾使用的問題，引發市民關注長江中心外的公眾設施及用地的情況。其實長江中心發展前的用地包括有公眾停車場，油站及公廁等設施。

問題

1. 請問地政總署及屋宇署長江中心的發展商在地契中需要為公眾興建的設施及用地包括甚麼，請用圖詳細列明？這些設施及用地依據地契規定應在何時要交回政府？結果這些設施及用地何時才交回政府？請詳細列明日期，是否有延遲？如果有延遲有沒有罰則？
2. 請問地政總署現時這些設施及用地由那些政府部門或由發展商繼續管理及維修？
3. 請問地政總署及屋宇署長江中心的公眾停車場共有多少個停車位？長江中心內的停車場有多少個屬於長江中心的發展商？請政府部門用圖列出公眾停車場車位的位置與發展商私人停車位的位置分別？請問現時公眾停車場車位是否有被私人佔用？公眾停車位與發展商私人停車位如何分開管理？公眾停車位的收入與發展商私人停車位的收入如何分別？請問公眾停車位是否有雙層的停車架？如有，是否政府所容許？
4. 請問地政總署、屋宇署及運輸署長江中心未重建前的公眾停車場是否在紅棉道有出入口方便車輛可由皇后大道中進入可由紅棉道出？請問現時長江中心的公眾停車場可否在紅棉道有通道出入？請問長江中心是否有通道往花旗銀行中心？如果有，這通道是否開放給長江中心公眾停車場的車輛使用？如果不能，原因為何？
5. 請問屋宇署現時長江中心是否只有臨時入伙紙？請問屋宇署長江中心何時落成及入伙？為何現時仍然只有臨時入伙紙？一般情況下，請問屋宇署只會簽發臨時入伙紙多久？
6. 請問屋宇署及地政總署現時長江中心對出的行人天橋是否公眾行人天橋？行人天橋的業權屬於誰？行人天橋下的廣告招牌業權屬誰？由誰人管理？廣告招牌的收益屬誰？
7. 請問運輸署是否有考慮將長江中心外的巴士站改為私家車上落客地點？如果不會，運輸署計劃在將那些巴士線在上址設站？
8. 請問地政總署、運輸署及屋宇署在設計該巴士站前有沒有諮詢中西區區議會？有關的圖則是否有提供給發展商或發展商自行設計給政府部門審批？為何該巴士站遲遲未有完工的原因何在？
9. 請問地政總署從前的油站是否沒有在重建後的長江中心設置？原因為何？這油站用地的面積結果是否獲長江中心的發展商補償？
10. 請問地政總署及屋宇署長江中心的發展計劃的樓面面積有多少？發展商是否有獲得額外的樓面面積？當年發展商需要向政府補地價多少用以發展長江中心？

文件提交人：甘乃威 阮品強 何俊麒 梁耀祖 鄭麗琼 楊浩然

2004 年 4 月 16 日

關注中環長江集團中心公眾用地及設施及臨時入伙紙問題

屋宇署的回覆:

1. 有關地契條文事宜，由地政總署負責，相信地政總署會提供有關資料。
3. 根據本署的記錄，長江中心共有 800 個公眾停車位，246 個私人停車位及 13 個電單車位。隨函附上有關圖則，以紅色線圍繞的部分為公眾車位。

根據本署記錄，雙層的停車架曾於一九九八年十月至二零零二年六月期間提供，但只屬過渡臨時性質，該設施是在得到運輸署的不反對情況下興建。現在長江中心提供的 800 個公眾停車位已無停車架式的。至於上述設施有否被私人佔用及其管理和收入的安排，均並非受《建築物條例》的規管。

4. 由於重建前的公眾停車場屬於政府建築物，因此本署並沒有該停車場出入口的資料。根據本署的核准圖則，車輛可從花園道或皇后大道中駛入長江中心的公眾停車場，可從皇后大道中離開。在長江中心地下有穿越花園道的行車隧道通往花旗銀行中心。
5. 現時長江中心是獲簽發臨時佔用許可證（即臨時入伙紙）。由於長江中心，不同樓宇部份在不同時期落成，所以只獲屋宇署分別簽發臨時入伙紙。一般情況下，臨時入伙紙為期十二月個月，到期可獲續期，直至樓宇獲簽發正式佔用許可證（即入伙紙）。長江中心已於二零零四年四月廿八日向屋宇署申請正式入伙紙，該項申請現正在處理中。
6. 長江中心對出花園道的行人天橋是由發展商因應地契條文負責興建。有關業權問題不在本署的管轄範圍。此橋的建築圖則是在一九九八年獲屋宇署核准。根據《建築物條例》，所有核准圖則的建築工程（例如此行人天橋），均不當作賦予任何土地業權

或豁免任何租契或特許任何條款。

8. 有關的巴士站設施位於政府土地，不屬本署管轄範圍，相信地政總署或運輸署會提供有關的資料。
10. 長江中心獲批准的總樓面面積為 143,109.199 平方米，發展商並沒有獲得額外的樓面面積。

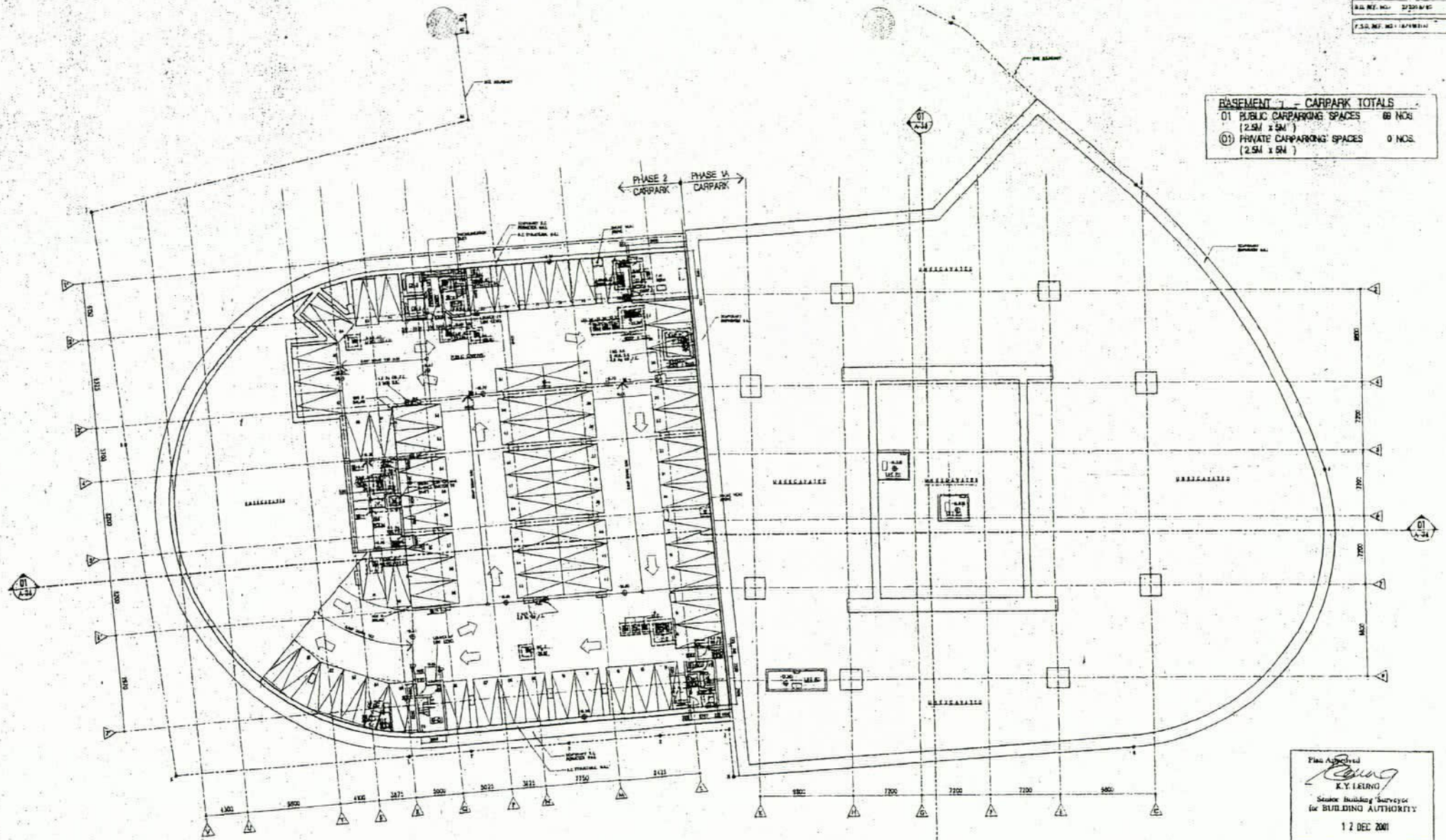
(二〇〇四年五月三日收到)

中西區區議會秘書處

二〇〇四年五月

BASEMENT 7 - CARPARK TOTALS

01 PUBLIC CARPARKING SPACES (2.5M x 5M)	69 NOS.
03 PRIVATE CARPARKING SPACES (2.5M x 5M)	0 NOS.



Plan Approved
K.Y. LEUNG
 K.Y. LEUNG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 DEC 2001

01
 A-05
BASEMENT 7 FLOOR PLAN
 0 2 5 10m

IMPOSED LGD - 4.0 Mpa FOR PHASE 2
 CARPARK AND DRIVE ADELS

FIRE SERVICES REQUIRE-
 MENTS INCORPORATED
 DATE - 1 MAR 2004
 (WONG JAC-TUNG)
 Senior Structure Officer

REVISION PLAN
AMENDMENT

STATEMENT 1: THE WORKS SHOWN ON THESE PLANS ARE TYPE 1
 WORKS WHICH IN RESPECT OF WHICH THE
 BUILDING AUTHORITY'S CONSENT IS APPLICABLE.

RECEIVED BY
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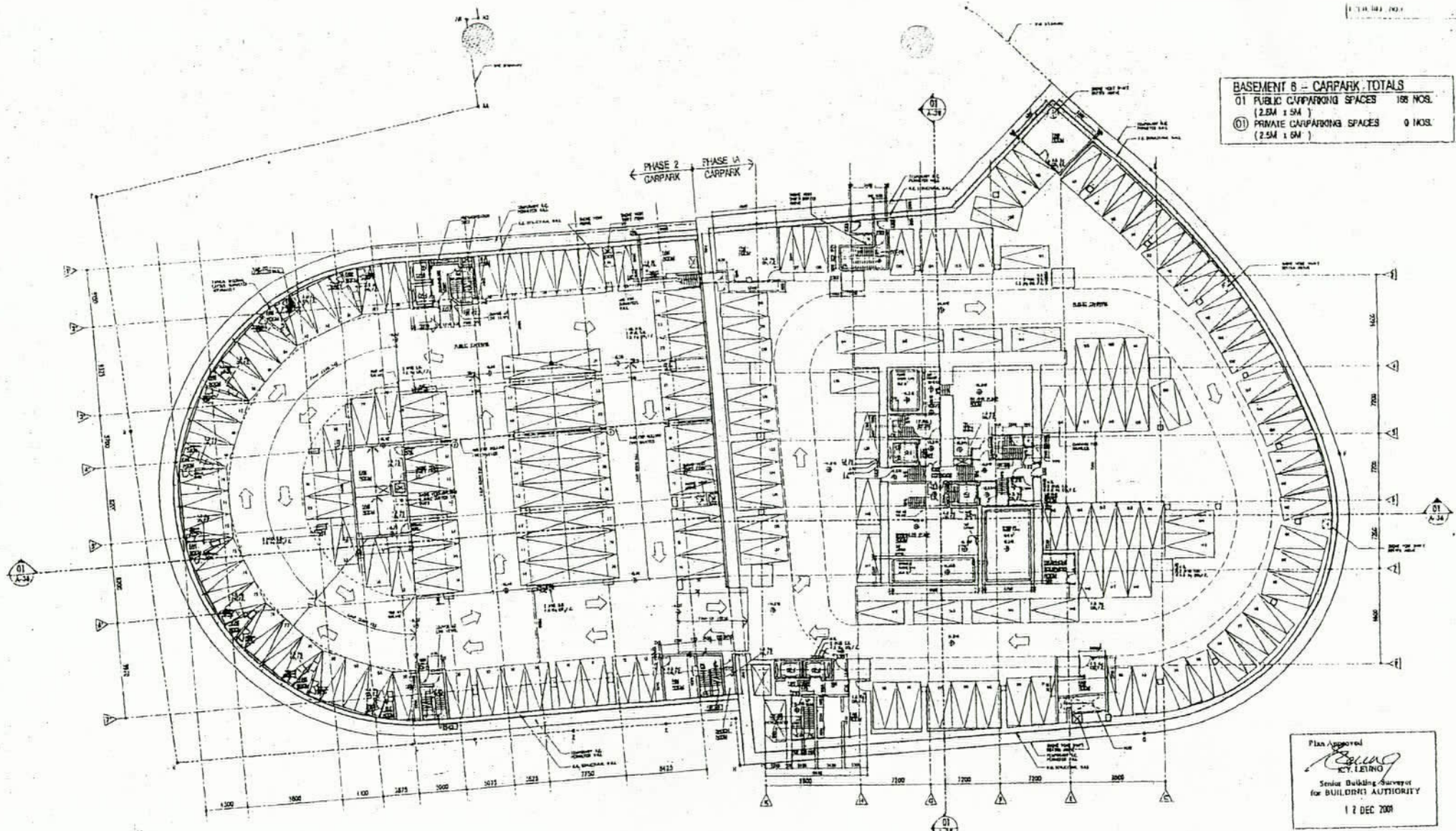
DESIGNED BY
 CHECKED BY
 APPROVED BY

LEO A DALY / CESAR PELLI & ASSOCIATES
 PLANNING - ARCHITECTURE - INTERIORS - STRUCTURE
 28/F, 2/F, 1/F, 10/F, 11/F, 12/F, 13/F, 14/F, 15/F, 16/F, 17/F, 18/F, 19/F, 20/F, 21/F, 22/F, 23/F, 24/F, 25/F, 26/F, 27/F, 28/F, 29/F, 30/F, 31/F, 32/F, 33/F, 34/F, 35/F, 36/F, 37/F, 38/F, 39/F, 40/F, 41/F, 42/F, 43/F, 44/F, 45/F, 46/F, 47/F, 48/F, 49/F, 50/F, 51/F, 52/F, 53/F, 54/F, 55/F, 56/F, 57/F, 58/F, 59/F, 60/F, 61/F, 62/F, 63/F, 64/F, 65/F, 66/F, 67/F, 68/F, 69/F, 70/F, 71/F, 72/F, 73/F, 74/F, 75/F, 76/F, 77/F, 78/F, 79/F, 80/F, 81/F, 82/F, 83/F, 84/F, 85/F, 86/F, 87/F, 88/F, 89/F, 90/F, 91/F, 92/F, 93/F, 94/F, 95/F, 96/F, 97/F, 98/F, 99/F, 100/F

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 9887

BASEMENT 7 FLOOR PLAN
 SCALE: 1:100
 SHEET NO. 11
 A-05

BASEMENT 6 - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES 188 NOS.
 (2.5M x 5M)
 01 PRIVATE CARPARKING SPACES 0 NOS.
 (2.5M x 6M)



Plan Approved
Raymond K. Leung
 Senior Building Surveyor
 for BUILDING AUTHORITY
 17 DEC 2004

01 BASEMENT 6 FLOOR PLAN
 A-06

IMPOSED LOAD - 4.0 kN/m² FOR PHASE 2 CARPARKING AND DRIVE AHEADS
 IMPOSED LOAD - 5.0 kN/m² FOR PHASE 1A CARPARKING

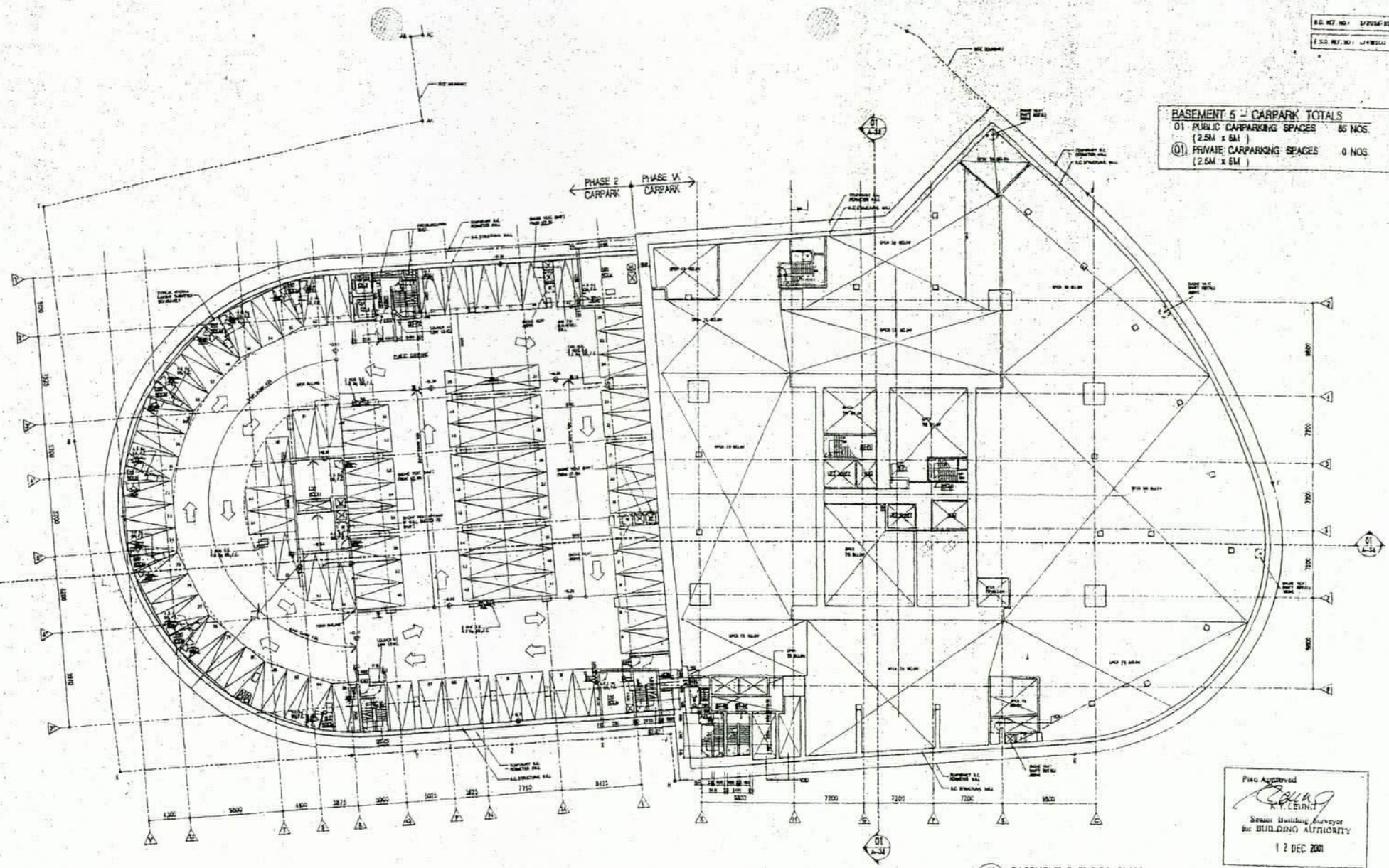
FIRE SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (WELLES JON-TOM)
 Senior Structural Officer

REVISION PLAN

RECEIVED BY
 102 JUN 12 04 05
 BUILDING AUTHORITY

PROJECT: Cheung Kong Center Queen's Road Central/Garden Road IL 8887	ARCHITECT: LEO A. DALY / CESAR PELLI & ASSOCIATES PLANNING - ARCHITECTURE - INTERIORS - INTERIOR DESIGN 27/F FLOOR, 7000 CONVENT ROAD, 6/F, THE SHANTON OF 2000 12, 200 WILSON ROAD, 2/F, HONG KONG	DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	DATE OF ISSUE: 28 DEC 2004	710595-18
				A-06

BASEMENT 5 - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES (2.5M x 5M) 85 NOS.
 01 PRIVATE CARPARKING SPACES (2.5M x 6M) 0 NOS.



01 BASEMENT 5 FLOOR PLAN
 A-07

IMPOSED LOAD - 4.0 kPa FOR PHASE 2 CARPARKING AND DRIVE AHEADS

FIRE SERVICES REQUIRED - 10EN15 INCORPORATED
 DATE - 1 MAR 2004
 Cheung Kong
 Senior Structural Engineer

Plan Approved
Cheung Kong
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 DEC 2001

REVISION PLAN

AMENDMENT

STATEMENT: THE WORKS SHOWN ON THIS PLAN ARE TYPE 1 BUILDING WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

RECEIVED BY
 2004/07/12 P 4:05
 A.S. Chan

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DESIGNED BY
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 CHECKED BY
 APPROVED BY

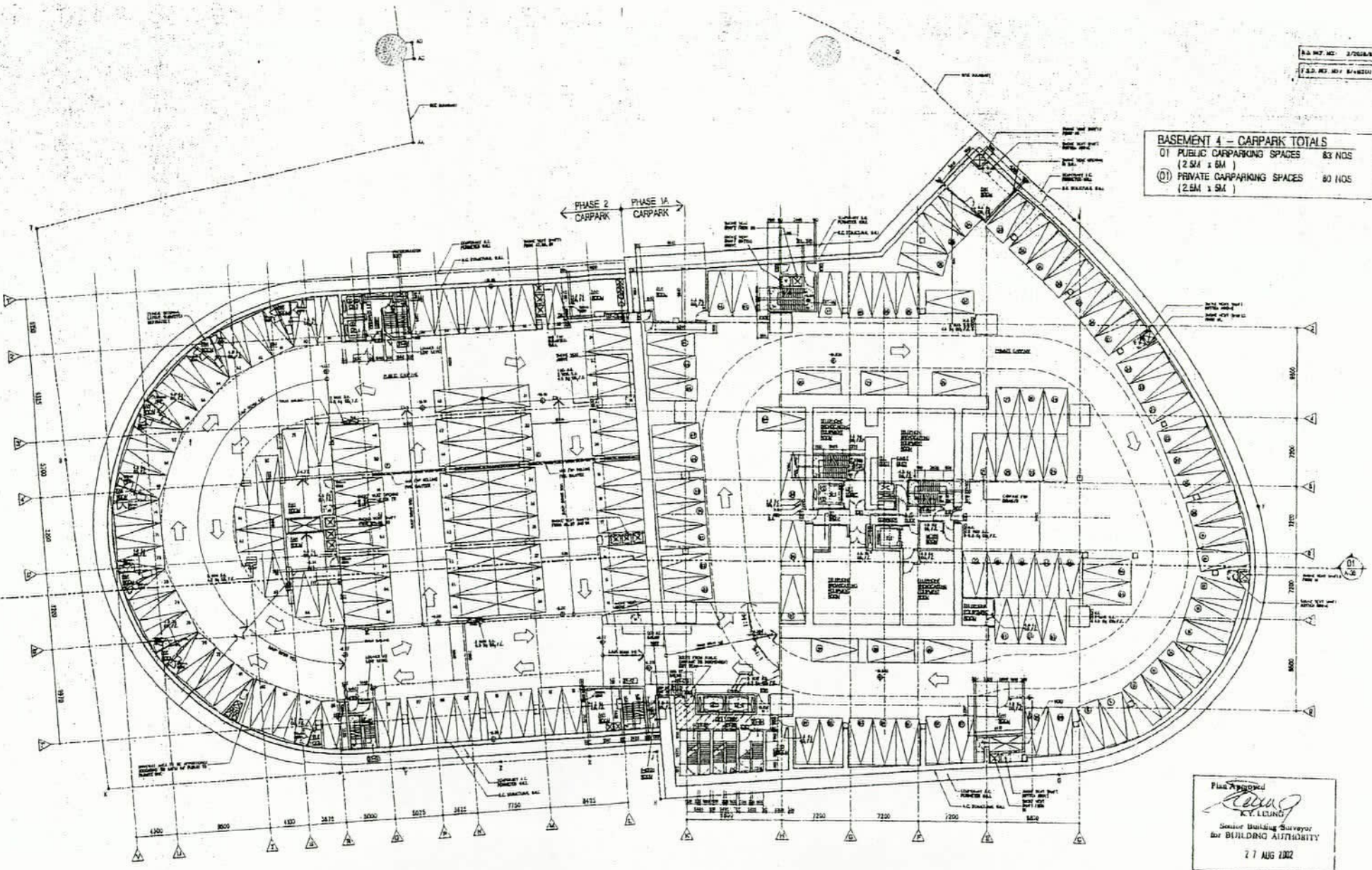
LEO A DALY / CESAR PELLI & ASSOCIATES
 PLANNING - ARCHITECTURE - ENGINEERING - INTERIORS
 NORTH AVENUE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

BASEMENT 5 FLOOR PLAN
 SCALE: 1:100
 DATE OF ISSUE: 12 DEC 2001
 DRAWN BY: A-07

B.O. NO. 101 / 2/2004/AS
 F.S.D. NO. 101 / 2/2004/AS

BASEMENT 4 - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES 83 NOS
 (2.5M x 5M)
 02 PRIVATE CARPARKING SPACES 80 NOS
 (2.5M x 5M)



RECEIVED BY
 28th AUG 13 P 3 30
 BUILDING AUTHORITY

Plan Approved
K.Y. LUNG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 27 AUG 2002

01 BASEMENT 4 FLOOR PLAN
 A-08

IMPOSED LOAD - 4.0 kPa FOR PHASE 2 CARPARKING AND DRIVE AHEADS
 IMPOSED LOAD - 8.0 kPa FOR PHASE 1A CARPARKING

FILE SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (WANG GORRALL)
 Senior Building Officer

RECORD PLAN

AMENDMENT

STATEMENT: DO NOT SIGN ON THESE PLANS AND THE BUILDING WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY DEPARTMENT & APPLIED FOR

NO	REVISION	DATE	BY	CHKD BY

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 SHUN YEH ARCHITECTS & ENGINEERS LTD.



LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - INTERIORS - LIGHTING - MECHANICAL - ELECTRICAL - SANITARY - PLUMBING - PAVEMENTS - SITEWORK - LANDSCAPE ARCHITECTURE - CONSTRUCTION MANAGEMENT - PROJECT MANAGEMENT - INTERIOR DESIGN - FURNITURE DESIGN - SIGNAGE DESIGN - VIDEO DESIGN - AV DESIGN - LIGHTING DESIGN - SECURITY DESIGN - ACCESSIBILITY DESIGN - SUSTAINABLE DESIGN - WELLNESS DESIGN - BIOPHILIC DESIGN - HEALTHCARE DESIGN - EDUCATION DESIGN - RETAIL DESIGN - HOUSING DESIGN - COMMERCIAL DESIGN - CULTURAL DESIGN - HISTORIC PRESERVATION DESIGN - ARCHITECTURAL RESEARCH - ARCHITECTURAL HISTORY - ARCHITECTURAL THEORY - ARCHITECTURAL EDUCATION - ARCHITECTURAL PRACTICE - ARCHITECTURAL CRITICISM - ARCHITECTURAL THEORY - ARCHITECTURAL HISTORY - ARCHITECTURAL THEORY - ARCHITECTURAL PRACTICE - ARCHITECTURAL CRITICISM

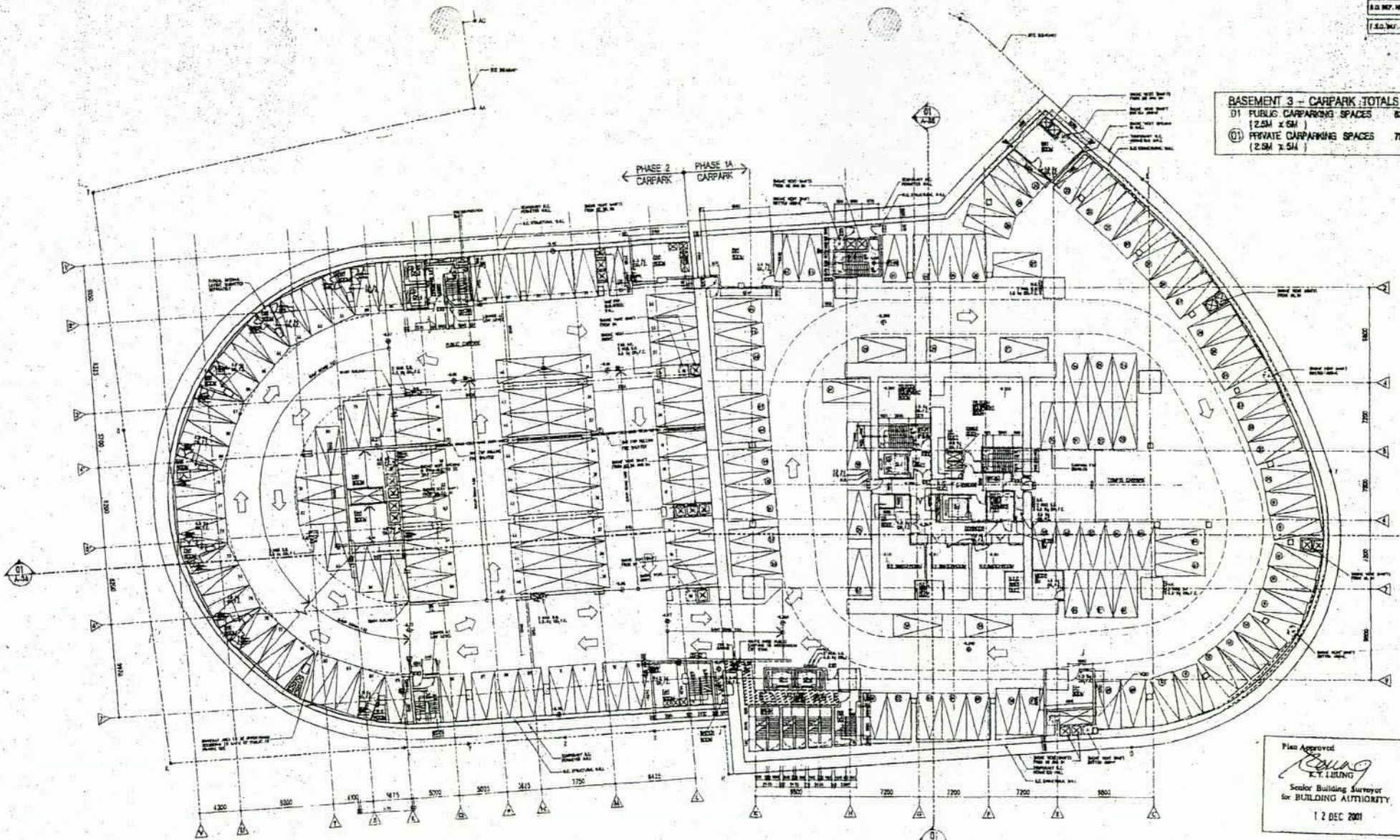
PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

BASEMENT 4 FLOOR PLAN

JOB NO: 710295 03

A-08

BASEMENT 3 - CARPARK TOTALS
 (01) PUBLIC CARPARKING SPACES 83 NOS
 (2.5M x 5M)
 (01) PRIVATE CARPARKING SPACES 70 NOS
 (2.5M x 5M)



Plan Approved
Cheung K.Y. LUNG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 DEC 2001

(01) BASEMENT 3 FLOOR PLAN
 A-09

IMPOSED LOAD - 4.0 kPa FOR PHASE 2 CARPARKING AND DRIVE AISLES
 IMPOSED LOAD - 6.0 kPa FOR PHASE 1A CARPARKING

FIRE SERVICES REQUIRED - MOMENTS INCORPORATED
 DATE - 1 MAR 2004
 (BY) CHEUNG K. Y. LUNG
 Senior Structural Engineer

AMENDMENT

STATEMENT 1: SHE MEMOS SHOWN ON THESE PLANS ARE TYPE 1. EXEMPT MEMOS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S COMMENT IS APPLICABLE FOR

RECEIVED BY
 103 MAY 12 10 05
 BUILDING AUTHORITY

NO	REVISION	CHK	APP	DATE

NEW HUI ARCHITECTS & ENGINEERS LTD

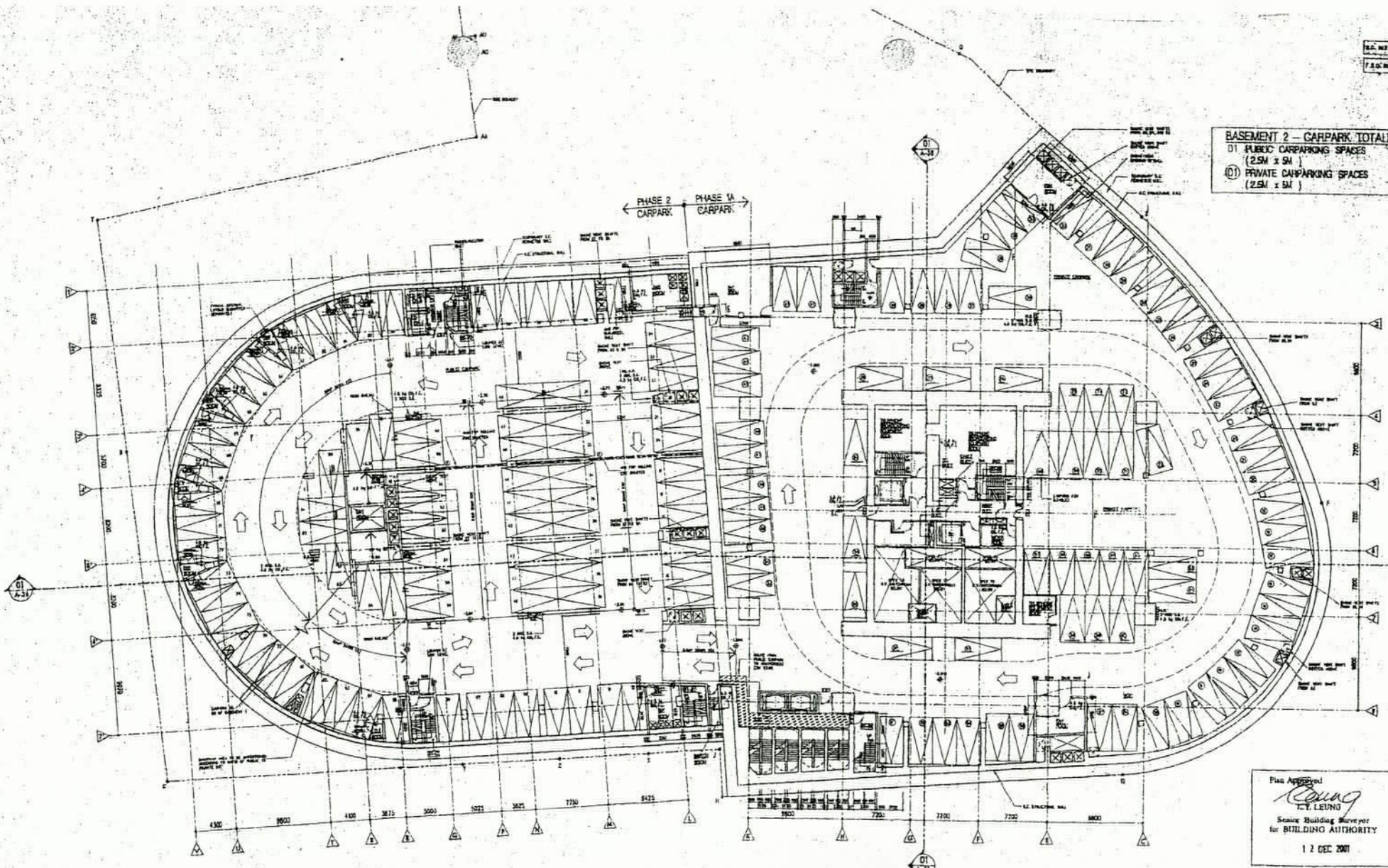
LEO A. DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - ARCHITECTURE - ENGINEERING - INTERIORS
 10TH FLOOR, 7500 CORNHILL AVENUE, SAN FRANCISCO, CA 94109
 TEL: 415 774 2000 FAX: 415 774 2001

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

BASEMENT 3 FLOOR PLAN
 SHEET NO. A-09
 JOB NO. 710595 03
 DATE OF ISSUE: 12 DEC 2001

BASEMENT 2 - CARPARK TOTALS

01 PUBLIC CARPARKING SPACES (2.5M x 5M)	83 NOS.
01 PRIVATE CARPARKING SPACES (2.5M x 5M)	78 NOS.



Plan Approved
Raymond T.Y. LEUNG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 DEC 2001

01 BASEMENT 2 FLOOR PLAN
 A-10

IMPOSED LOAD - 4.8 kPa FOR PHASE 2 CARPARKING AND DRIVE ASLES
 IMPOSED LOAD - 8.0 kPa FOR PHASE 1A CARPARKING

FIRE SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (SIGNED) *Raymond T.Y. Leung*
 Senior Station Officer

received at
 188 MAY 12 P 4-05
 Building Department

NO.	REVISION	DATE	BY	CHKD BY	APP'D BY

LEO A DALY / CESAR PELLI & ASSOCIATES
Leo Daly

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - INTERIORS - ENGINEERS - PLUMBERS
 107th FLOOR THE CHINA TRADING CENTER 100 HONG KONG STREET
 TEL: 2528 8888 / FAX: 2528 8888

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 FL 8887

BASEMENT 2 FLOOR PLAN	JOB NO.: 710695.03
SCALE: 1:500	DWG CODE: A-10/001
DATE OF ISSUE: 12 DEC 01	ISSUED BY: [Signature]
A-10	

R.O. REF. NO. - 2/2004/001
 E.S.D. REF. NO. - 2/2004/001

LOADING/UNLOADING VEHICLES

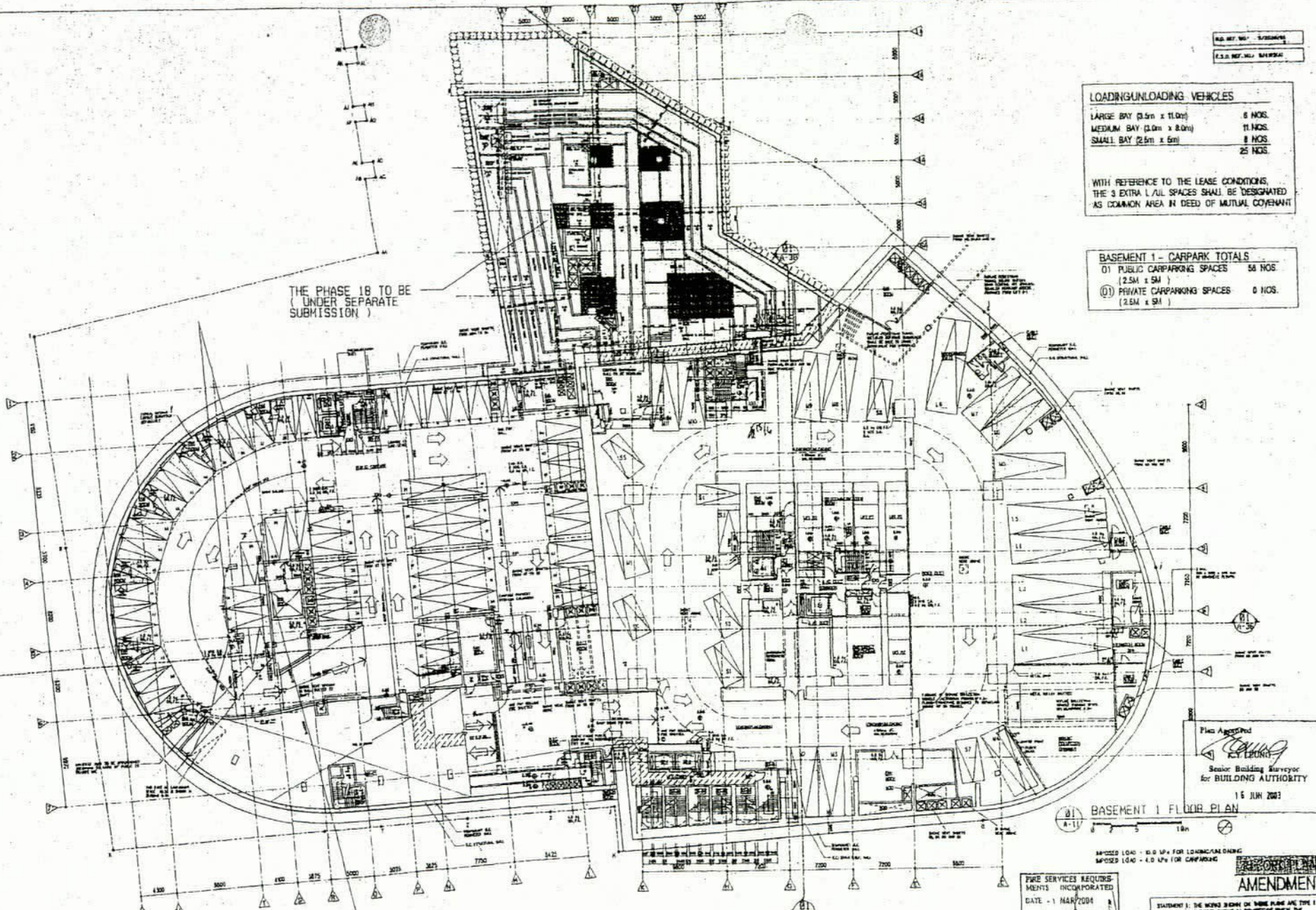
LARGE BAY (3.5m x 11.0m)	6 NOS.
MEDIUM BAY (3.0m x 8.0m)	11 NOS.
SMALL BAY (2.5m x 5m)	25 NOS.

WITH REFERENCE TO THE LEASE CONDITIONS,
 THE 3 EXTRA L/U/L SPACES SHALL BE DESIGNATED
 AS COMMON AREA IN DEED OF MUTUAL COVENANT

BASEMENT 1 - CARPARK TOTALS

01 PUBLIC CARPARKING SPACES (2.5M x 5M)	58 NOS.
02 PRIVATE CARPARKING SPACES (2.5M x 5M)	0 NOS.

THE PHASE 1B TO BE
 (UNDER SEPARATE
 SUBMISSION)



Plan Approved
[Signature]
 Senior Building Surveyor
 for BUILDING AUTHORITY
 15 JUN 2004

FIRE SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (Where Applicable)
 Senior Structural Officer

STATEMENT 1: THE WORKS SHOWN ON THESE PLANS ARE TYPE 1
 BUILDING WORKS IN RESPECT OF WHICH THE
 BUILDING REGULATIONS APPLY

AMENDMENT

BASEMENT 1 FLOOR PLAN

PROJECT NO.	710605 03
DATE	15 JUN 2004
SCALE	1:100
DATE OF ISSUE	15 JUN 2004
REVISION	15

RECEIVED BY
 Mr ZL 3 sep 04 17:28
 B.L.D. DEPT.
 BUILDINGS DEPARTMENT

NO.	DATE	DESCRIPTION	BY	CHECKED BY
11	22 MAY 03	STAIR ST-06 REVISED		
12				
13				

[Signature]
 CHIEF ARCHITECT

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - INTERIORS - PLANNING - SERVICES
 28/F, 280, QUEEN'S ROAD CENTRAL, HONG KONG
 TEL: 2862 0000 / FAX: 2862 0001

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8857

REV. NO. / DATE
 P.D. NO. / DATE

LOWER GROUND FLOOR - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES 54 NOS
 (2.5M x 5M)
 02 PRIVATE CARPARKING SPACES 0 NOS
 (2.5M x 5M)

SECTION AT FUEL OIL STORAGE
 A-12

SECTION AT PUMP ROOM STAIRS
 A-12

THE PHASE IS TO BE UNDER SEPARATE SUBMISSION

PART PLAN BETWEEN LG & G/F
 A-12

LOWER GROUND FLOOR PLAN
 A-12

Plan Approved
 Senior Building Surveyor
 for BUILDING AUTHORITY
 16 JUN 2003

FINE SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (WU) (S) (P)
 Senior Services Engineer

AMENDMENT
 STATEMENT 1: BE NONE BENE OF THIS PLAN ARE TYPE 1 RACING WITHIN IN RESPECT OF WHICH THE RACING AUTHORITY CONSENT IS REQUIRED FOR.

NO	REVISION	DATE	BY	CHECKED BY	DATE
16	START ST-08 REVISION	20 MAY 02			
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LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

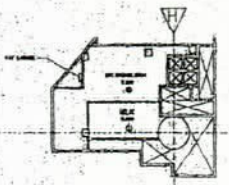
LOWER GROUND FLOOR PLAN
 DATE: 1 JUN 03
 DRAWN: [Name]
 CHECKED: [Name]
 DATE OF PLAN: 16 JUN 03
 SHEET NO.: A-12
 TOTAL SHEETS: 15

GROUND FLOOR - CARPARK TOTALS
 (1) PUBLIC CARPARKING SPACES 0 NOS.
 (2.5M x 5M)
 (2) PRIVATE CARPARKING SPACES 8 NOS.
 (2.5M x 5M)
 MOTORCYCLE SPACES 13 NOS.

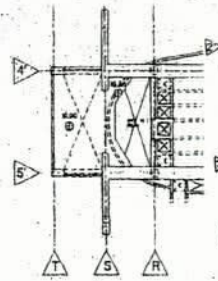
ALL LAY-BY SPACES SHALL BE DESIGNATED AS COMMON AREA IN THE DEED OF MUTUAL COVENANT

THE PHASE 1B TO BE (UNDER SEPARATE SUBMISSION)

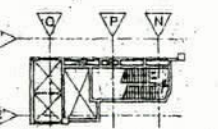
REG. NO. 11578/99
 F.R.S. NO. 11578/99



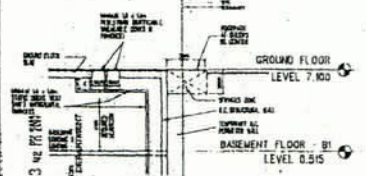
84 PART PLAN @ -9.50
 A-13



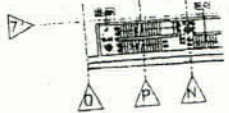
85 PART PLAN @ -10.00
 A-13



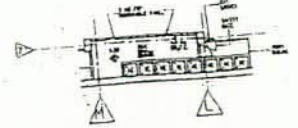
86 PART PLAN @ -10.065
 A-13



83 STATIC SMOKE VENT SECTION
 A-13



82 PART PLAN @ -10.90
 A-13



87 PART PLAN @ -9.50
 A-13

81 GROUND FLOOR PLAN - SOUTH
 A-13

IMPOSED LOAD - 3.5 kN/m² FOR GROUND FLOOR LOBBY
 IMPOSED LOAD - 4.5 kN/m² FOR CARPARKING
 IMPOSED LOAD - APPROPRIATE HIGHWAY LOADING FOR ACCESS RAMPS TO BASEMENT AND FIRE SERVICE VEHICLES.
 APPLICANT TO PROVIDE CLEAR DEMARCATION ON GROUND TO DIFFERENTIATE WHITEWASH RESPONSIBILITIES OF PRIVATE LOT & GOVERNMENT LAND.

FIRE SERVICES REQUIREMENTS - UNINCORPORATED
 DATE - 1 MAR 2004
 (WONG KONG-ANG)
 Senior Statistician



AMENDMENT

NOTE: THE WORKS SHOWN ON THESE PLANS ARE TYPE 1 BUILDING WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY CONSENT IS APPLICABLE FOR.

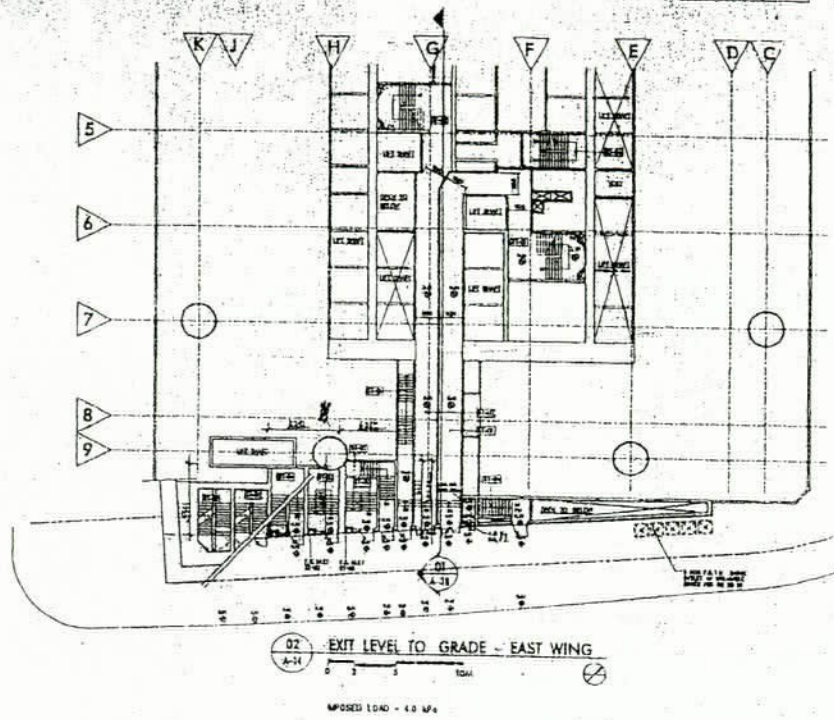
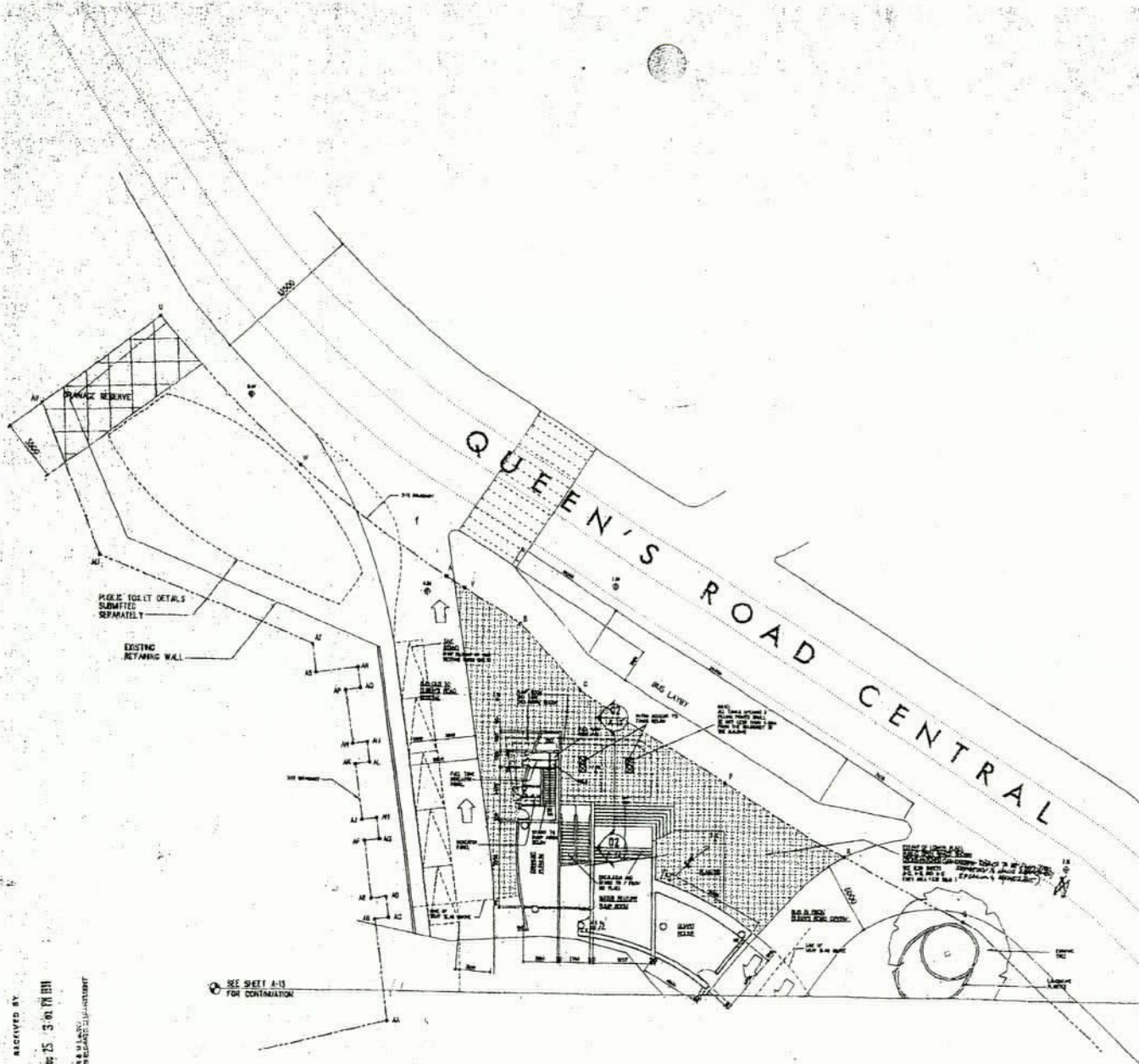
NO.	GENERAL REVISION	DATE	BY	CHKD BY	DATE	NO.	REVISION	DATE	BY	CHKD BY

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]

LEO A DALY / CESAR PELLI & ASSOCIATES
 CHIEF ARCHITECT: [Signature]
 ARCHITECT: [Signature]

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

PROJECT: GROUND FLOOR PLAN - SOUTH	REG. NO.: 710695.03
DATE OF ISSUE: 15 JUN 2003	SCALE: 1/50
DATE OF REV.:	NO. OF SHEETS: 15
PROJECT NO.:	SHEET NO.: A-13



Plan Approved
 Winston Y. Lau
 Senior Building Surveyor
 for BUILDING AUTHORITY
 12 APR 2004

01
 A-14
 GROUND FLOOR PLAN - NORTH

IMPOSED LOAD - 5.0 kPa FOR GROUND FLOOR LOBBY
 IMPOSED LOAD - 4.0 kPa FOR CARPARKING
 IMPOSED LOAD - APPROPRIATE HIGHWAY LOADING FOR ACCESS RAMPS TO BASEMENT AND FIRE SERVICE VEHICLES

FIRIS SERVICES REQUIREMENTS INCORPORATED
 DATE - 1 MAR 2004
 (W. J. CHENG)
 Senior Services Officer

BD
 20 APR 2004

NO.	REVISION	DATE	SAID

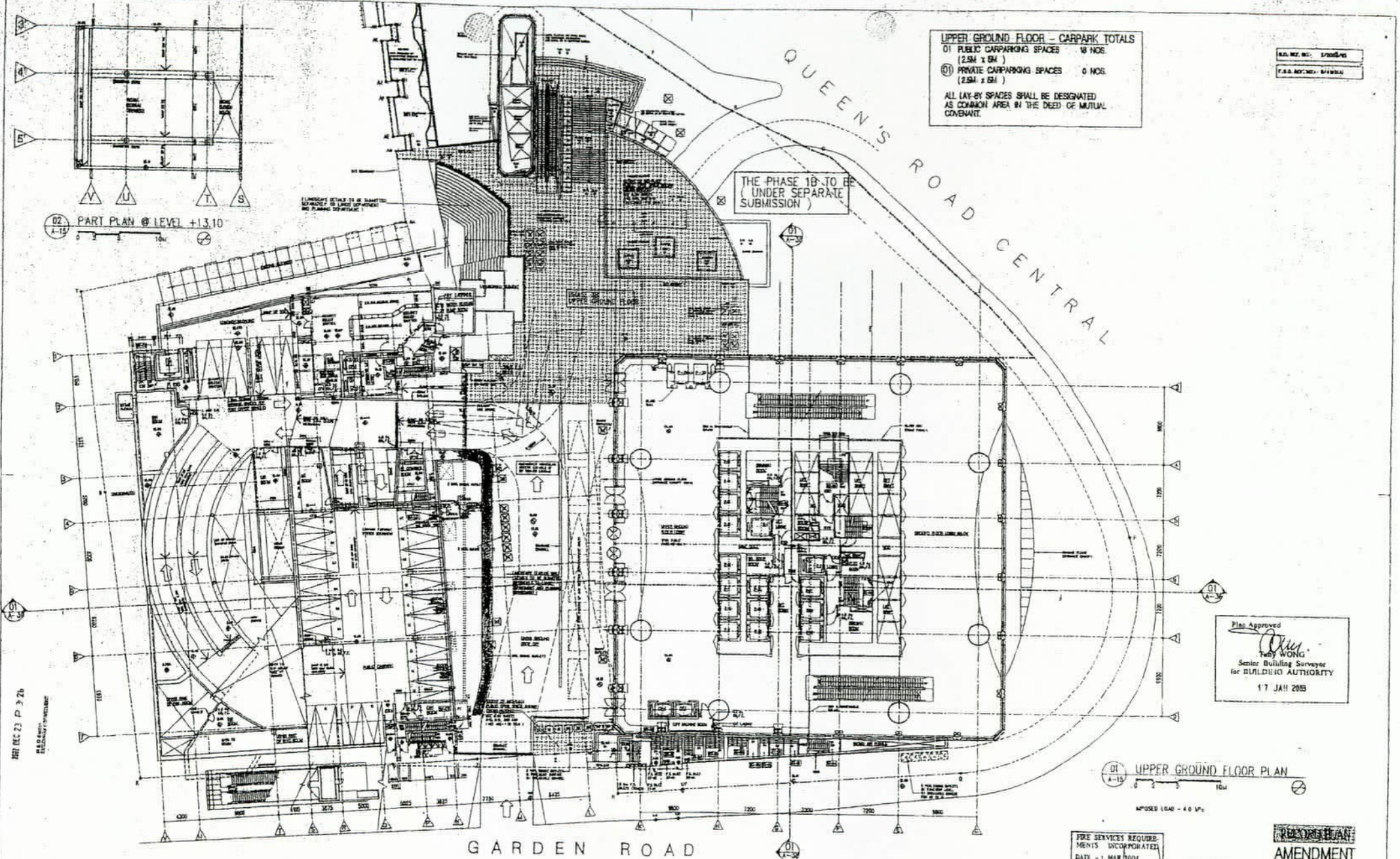
DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Signature]



LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - INTERIORS - ENGINEERS - INTERIORS
 TRAVEL PLANNING - THE CONNECTICUT AVIATION AUTHORITY, CT, USA
 TEL: 312 863-4400 / FAX: 312 863-4400

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

GROUND FLOOR PLAN - NORTH		JOB NO.: 512195.02
SCALE: 1:100	DATE OF ISSUE: 02/2004/04	SHEET NO.: A-14



UPPER GROUND FLOOR - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES 18 NOS.
 (2.5M x 5M)
 02 PRIVATE CARPARKING SPACES 0 NOS.
 (2.5M x 5M)
 ALL LAY-BY SPACES SHALL BE DESIGNATED
 AS COMMON AREA IN THE DEED OF MUTUAL
 COVENANT.

BLDG. NO.: 17050501
 P.S.A. NO.: 17050501

THE PHASE 1B TO BE
 UNDER SEPARATE
 SUBMISSION

Plan Approved
Yau WONG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 17 JAN 2005

FIRE SERVICES REQUIRE-
 MENTS INCORPORATED
 DATE - 1 MAR 2004
 CHEUNG KONG
 Senior Station Officer

REVISION
 AMENDMENT
 STATEMENT: THE WORKS SHOWN ON THESE PLANS ARE THE 1
 BUILDING WORKS IN RESPECT OF WHICH THE
 BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

UPPER GROUND FLOOR PLAN
 JOB NO.: 17050501
 SHEET NO.:
 A-15
 SCALE: 1:400
 DATE OF ISSUE: 17 JAN 2005

NO.	REVISION	DATE	BY	CHKD BY	DATE
14	GENERAL REVIEW				
13					
12					
11					
10					
9					
8					
7					
6					
5					
4					
3					
2					
1					

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS - INTERIORS - ENGINEERS - PLANNERS
 1001 ABERCROMBIE STREET, SUITE 1000, HONG KONG
 TEL: 2862 8888 FAX: 2862 8889


Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

BA REF. NO. 2003/045
 FILE NO. 2003/045

THE PHASE 1B TO BE
 (UNDER SEPARATE
 SUBMISSION)

1/F - CARPARK TOTALS
 01 PUBLIC CARPARKING SPACES 02 NOS
 (2.5M x 5M)
 01 PRIVATE CARPARKING SPACES 0 NOS
 (2.5M x 5M)

PHASE 1B
 UPPER GROUND FLOOR

Plan Approved

 Tony WONG
 Senior Building Surveyor
 for BUILDING AUTHORITY
 17 JAN 2003

01
 A-16
 1/F FLOOR PLAN @ LEVEL 1
 1:500

PUB SERVICES REQUIRE-
 MENTS INCORPORATED
 DATE - 1 MAR 2004
 (WONG CHING)
 Senior Station Officer

AMENDMENT

STATEMENT 4: THE WORKS SHOWN ON THESE PLANS ARE TYPE 1
 OR TYPE 2 WORKS IN RESPECT OF WHICH THE
 BUILDING AUTHORITY CONSENT IS APPLICABLE

NO.	REVISION	DATE	BY	CHKD	REASON	DATE	BY	CHKD
16	REVISION							

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS

LEO A DALY / CESAR PELLI & ASSOCIATES
 ARCHITECTS
 18, 19 & 20/F, 200 QUEEN'S ROAD CENTRAL, HONG KONG

PROJECT: Cheung Kong Center
 Queen's Road Central/Garden Road
 IL 8887

1/F FLOOR PLAN

APP NO. 710025 03
 DRAW NO. A-16

RECEIVED BY
 REF. NO. 23 P. 3 26
 PLANNING
 BUILDING AUTHORITY

關注中環長江集團中心公眾用地及設施及臨時入伙紙問題

地政總署的回覆:

問題一及二

長江中心屬內地段 8887 (以下稱"該地段")，根據該地段的地契，承批人須於該地段發展計劃中負責興建的設施如下：

- (1) 沿花園道及皇后大道中(即附圖 I 所示綠色及粉紅色加黑斜線部份)鋪設行人路及道路(包括沿皇后大道中綠色部份劃作巴士站)。
- (2) 興建有蓋行人通道(包括樓梯、自動電梯及升降機等)以連接現有通往花旗銀行中心行人天橋及位於皇后大道中與花園道交界的行人天橋。
- (3) 興建公眾停車場 (包括 800 個公共車位)
- (4) 公共休憩用地。
- (5) 受發展計劃影響之原有政府設施，包括：
 - (i) 公共廁所；
 - (ii) 郵政局、其專用起卸貨物月台(1 個)及專用車位(4 個)。

跟據地契條款，承批人須於 2002 年 11 月 3 日或之前完成上述設施。

除上述項目(1)及(4)外，其他設施均於指定日期前完成，而項目(5)(即公共廁所及郵政局等)，亦已按照地契要求交還有關政府部門。另外項目(4)亦已於 2003 年 11 月 30 日完成並開放于公眾使用，至於項目(1)，目前只剩沿皇后大道中部份，須承批人完成修補工程，經由路政署驗收後，便開放于公眾使用。

就承批人未能於指定日期完成之項目，承批人須向政府繳交延長期限之罰款。

問題三

關於長江中心的車位數目，請參考屋宇署提供的資料。

根據該地段的地契，承批人須管理及保養八百個公眾停車位，所指之公眾停車位其實是指該些車位必須提供給公眾泊車之出租車位。由於公眾及私人停車位均屬 批人所有，因此，本署並無關於車位收入方面的資料。

本署最近巡視長江中心發現部份公眾停車位被劃作私用，已去信要求承批人立刻將受影響車位還原。

問題四

由於以往的花園道政府公眾停車場由運輸署管理，本署沒有這方面的資料。

至於現時長江中心的公眾停車場的出入通道設計，請參考屋宇署提供的資料。

問題六

該地段地契特別條款第十條規定承批人需要興建行人天橋以連接通往花旗銀行及位於花園道與皇后大道中交界的行人天橋，並須在批租期內開放給公眾人仕二十四小時使用，並負責管理及保養。

長江中心在附圖 I 所示位置懸有一廣告，廣告位於該地段範圍內，由於屬私人物業，本署沒有關於這廣告管理及收益的資料。

問題七

資料由運輸署提供。

問題八

根據本署記錄，政府曾向中西區區議會諮詢對該地段的發展計劃的意見。至於在皇后大道中加設巴士站的要求由運輸署提出，這方面的資料由運輸署提供。

由於地段在施工時需在地盤外豎立圍板以保障行人及道路使用者安全，此項臨時工程措施對該巴士站的工程進度有影響。目前承批人正與路政署接觸，完成所需之細節，以便交還巴士站給路政署。

問題九

以往位於花園道政府公眾停車場地下的油站是由政府產業署以短期租約租給加德士油公司經營，當時由政府產業署通知油公司結束租約。前身油站用地已計算在該地段內，而油站用並無包括在發展計劃之內。

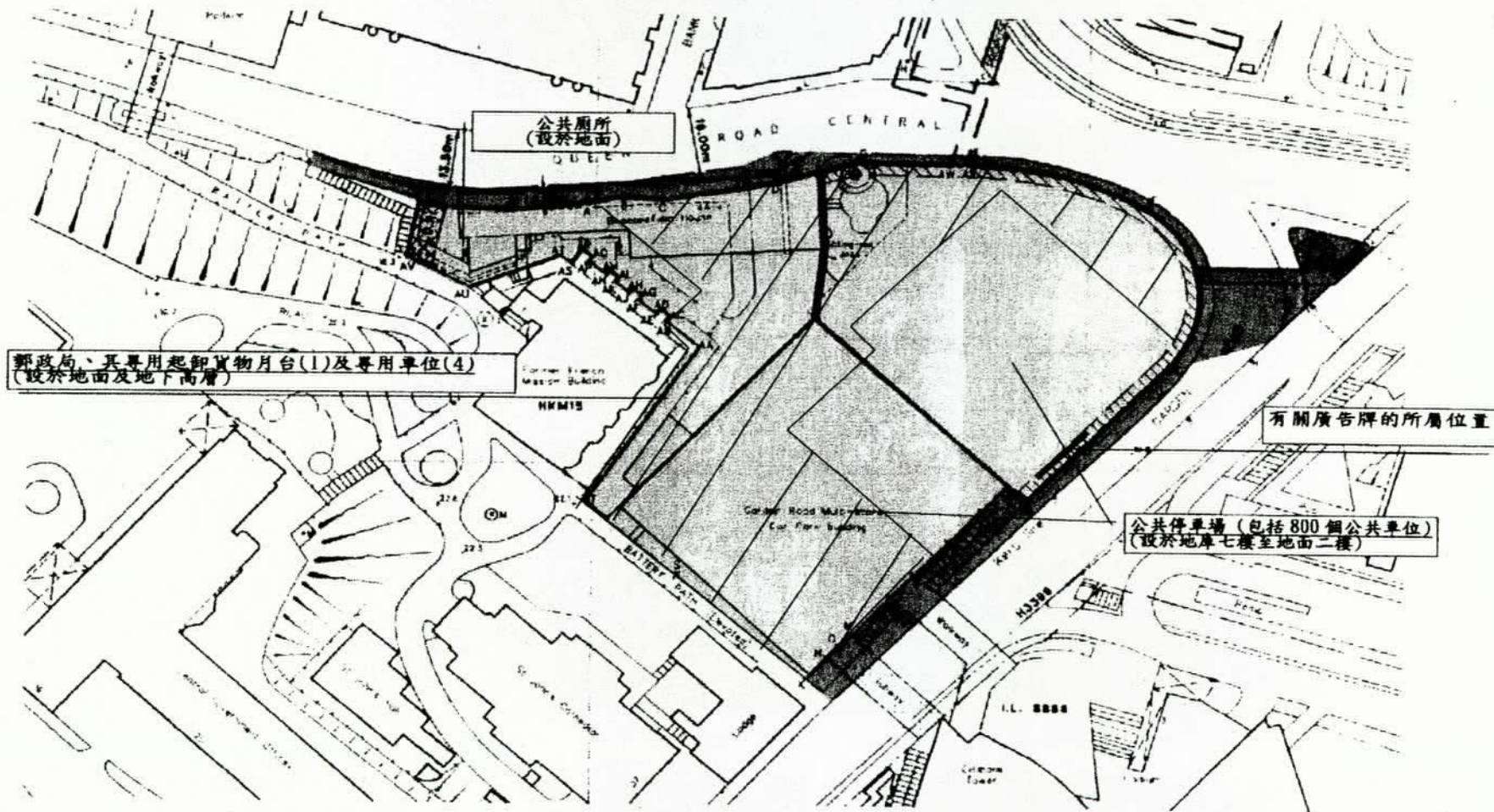
問題十

該地段補地價金額為\$3,027.4M。至於目前長江中心之樓面面積，請參考屋宇署提供的資料。

(二〇〇四年五月四日收到)

中西區區議會秘書處
二〇〇四年五月

附圖一



COLOURED PINK, PINK HATCHED BLACK AND PINK CROSS-HATCHED BLACK AREA 9 656 SQUARE METRES (ABOUT)



公共休憩用地(設於地面及地下高層)

關注長江集團中心公眾用地及設施及臨時入伙紙問題

運輸署的回覆:

4. 請問地政署、屋宇署及運輸署，長江中心未重建前的公眾停車場，是否在紅棉路有出入口，方便車輛可由皇后大道中進入可由紅棉路出？請問現時長江中心的公眾停車場可否在紅棉路有通道出入？請問長江中心是否有通道往花旗銀行中心？如果有，這通道是否開放給長江中心公眾停車場的車輛使用？如果不能，原因為何？

答：據運輸署資料顯示，未重建前的花園道公眾停車場，是可經由在花園道下的隧道通往花旗銀行中心及紅棉路，車輛可由皇后大道中及紅棉路進出。現時長江中心的公眾停車場是可由花園道及皇后大道中進入，出口則設在皇后大道中。當時考慮到其隧道在設計上的限制及避免加重皇后大道中的擠塞，故把隧道改為單程東行，即只可由現時長江中心通道往花旗銀行中心，再出紅棉路，而不能由紅棉路進入長江中心。這通道是開放給長江中心公眾停車場的車輛使用。

7. 請問運輸署，是否有考慮將長江中心外的巴士站改為私家車上落點？如果不會，運輸署計劃在將那些巴士線在上址設站能？

答：本署計劃遷移7條原先在皇后大道中匯豐銀行對面上落乘客的巴士線至長江中心對出的巴士站，這7條巴士線包括6、6A、6X、61、66、621及681號線。

8. 請問地政署、運輸署及屋宇署，在設計該巴士站前，有沒有諮詢中西區區議會？有關的圖則，是否有提供給發展商或發展商自行設計給政府部門審批？為何該巴士站遲遲未有完工的原因何在？

答：根據資料顯示，有關的停車灣位用作為巴士站的建議，是發展商約於1995年所提交的城市規劃條例16條款申請時落實的，本署的紀錄未有顯示當年是否曾有諮詢中西區區議會。有關的圖則是發展商自行設計給政府部門審批的。由於有關地契條文的事宜，均由地政署負責，相信地政署將提供巴士站完工時限的資料。

(二〇〇四年五月五日收到)

中西區區議會秘書處
二〇〇四年五月

關注中環長江集團中心公眾用地及設施及臨時入伙紙問題 跟進問題

地政署

1. 長江中心的公共休憩用地在2003年11月30日才完成,比較指定的日期延遲達一年之久,請問地政署是否有向承批人要求罰款? 如有,要求多少金額?承批人有沒有繳交罰款?如果地政署沒有要求罰款,原因為何?
2. 請問負責的部門是否已經驗收了該公共休憩用地?
3. 地政署已向承批人商討因延長限期交回巴士站要求繳交罰款,請問地政署索取多少罰款? 進展如何?
4. 請問地政署為何承批人遲遲未能交回巴士站的原因為何?
5. 依據地政署的紀錄,2001年曾有廣告掛於行人天橋上,由於位置在政府土地上亦未經政府批准,請問地政署是甚麼公司掛上廣告?請問該廣告掛了多久?請問地政署有沒有要求該公司繳交廣告費及罰款?
6. 請問地政署現時有沒有計劃將該廣告位出租或掛上政府廣告?
7. 請問地政署該天橋及該廣告位置由那機構負責清潔及管理?
8. 依據地政署回覆最近巡視長江中心發現部份公眾停車位被劃作私用,請問地政署總共有多少個停車位被劃作私用?這些被私用的停車位被用作甚麼用途?
9. 請問為甚麼公眾的停車位的收入屬承批人所有?政府與承批人的合約條款如何?
10. 請問地政署如何確保公眾停車位不會再被劃作私用?請問公眾停車位被劃作私用在地契條款上有沒有罰則?
11. 請問地政署會否要求承批人在公眾停車位的地下劃上「公眾使用」的字句使公眾可以監察?
12. 請問地政署會多久才會巡視長江中心確保公眾設施不會被用作私用?

屋宇署

1. 屋宇署回應表示長江中心不同樓宇部份在不同時期落成,請問不同樓宇部份在那些日期落成?請列明日期?
2. 請問屋宇署容許發展商可取多久的臨時入伙紙?
3. 請問在過去有那些樓宇取得最長的臨時入伙紙時限有多久?
4. 為何長江中心在我們提出問題後才申請正式入伙紙?
5. 請問屋宇署用甚麼標準審批長江中心永久的入伙紙?
6. 請問屋宇署長江中心何時才可獲得永久入伙紙?

路政署

1. 請問何時才可以完成驗收長江中心有關大道中行人路及巴士站的工作?請問路政署何時才收到可以進行驗收的申請?現時該申請有甚麼問題?

文件提交人:甘乃威

2004年5月12日

建築事務監督滿意的程度，從而避免對使用該建築物的人構成危險，則屬例外；

(d) 建築物的圖則經消防處處長按第 16(1)(b)(ii)條所述予以證明，但許可證申請人沒有向建築事務監督交出由消防處處長以訂明表格發出的證明書，證明消防處處長信納上述圖則所顯示的消防裝置及設備已予裝設，並處於有效操作和令人滿意的狀況；(由 1964 年第 3 號第 3 條增補)

(e) 規例規定須將供水接駁至建築物作任何用途，而建築事務監督並不信納已在每方面均符合規例所有規定的情況下將供水接駁至該建築物作每項上述用途；或(由 1966 年第 16 號第 6 條增補)

(f) 建築事務監督認為任何根據第 17(1)條 B 欄內第 6(g)項表現檢討沒有述明或列出理由證明建築工程在建造期間曾受充分檢查與監察，或建築工程所根據的岩土設計假定均屬真確。(由 1982 年第 41 號第 6 條增補。由 1990 年第 52 號第 5 條修訂；由 2000 年第 39 號第 4 條修訂)

(7) 在建築事務監督接獲以有關的指明的表格提出的臨時佔用許可證或佔用許可證申請之日起計滿 14 天後，除非建築事務監督已藉向建築物擁有人送達的書面通知，拒絕發出許可證，並指明拒絕理由，否則須當作已批予許可證。(由 1993 年第 68 號第 12 條修訂)

(8) 根據本條就任何新建築物呈交的臨時佔用許可證或佔用許可證申請，如在建築事務監督接獲第 17 條規定的與該建築物的建築工程有關的表現檢討後 60 天內呈交，則就第(7)款而言，須當作在建築事務監督接獲表現檢討 60 天後接獲。(由 1982 年第 41 號第 6 條增補)

(由 1961 年第 37 號第 2 條代替)