



香港大學
THE UNIVERSITY OF HONG KONG

**Invitation for Expression of Interest (EOI) for
Transformation of Middleton Towers to Student Hostels**

In view of the shortage of student housing at the university and the significant increase in student enrollment in coming years, the University of Hong Kong (“the University”) explores opportunity to collaborate with private partner to transform the Middleton Towers in Pokfulam from the existing staff quarters into modern student hostels through renovation or redevelopment. This initiative not only seeks to enhance the quality of life for students but also reinforces the university's commitment to providing a supportive and enriching campus experience.

1. Project Overview

The project is set to transform the three existing staff quarters towers into modern hostels to provide **900 – 1,000 beds** for undergraduate students, capitalizing on its strategic location and architectural potential. Situated on an 8,900 square meter site, Middleton Towers offers a unique opportunity to create a vibrant student community.

Key site details include:

- | | |
|------------------------------------|----------------------------|
| • Site Location: | 140 Pokfulam Road |
| • Site Area: | About 8,900 m ² |
| • Maximum Site Coverage: | 17.5% |
| • Maximum Plot Ratio: | 2.1 |
| • Maximum Domestic Floors: | 12 |
| • Building Use under Lease: | Staff quarters |

This project will leverage the site's existing infrastructure while introducing innovative designs that align with the university's vision for sustainable and student-centric living spaces. The transformation of Middleton Towers into student hostels is expected to foster a sense of community and enhance the overall campus experience by providing students with comfortable, secure, and convenient housing options.

..../2

ESTATES OFFICE 物業處

17/F, KENNEDY TOWN CENTRE, 23 BELCHER'S STREET, KENNEDY TOWN, HONG KONG
香港堅尼地城卑路乍街 23 號堅城中心十七樓
TELPHONE 電話 (852) 3917 0211 FAX 傳真 (852) 2855 0346 E-MAIL 電子郵件 estates@estates.hku.hk

2. Project Scope

- **Design and Construction:** The private partner will design and construct modern student hostels, ensuring compliance with all relevant building codes and university requirements. The facility will include residential units, common areas, study rooms, recreational facilities, and necessary facilities to support the community, such as a grocery store, etc.
- **Facilities Management:** Post-construction, the private partner will manage the day-to-day operations, maintenance, and services for the hostels, ensuring a high standard of living and learning environment for students.
- **Sustainability and Innovation:** The project will incorporate sustainable building practices and innovative technologies to enhance energy efficiency and reduce environmental impact, including Modular Integrated Construction (MiC) for the domestic flat portion.

3. Role of the University

- **Land Provision:** HKU will provide the land on which Middleton Towers currently stands for the duration of the BOT agreement. The University will be involved in liaison with Planning Department on section 16 planning application and Lands Department on lease modifications, as necessary.
- **Vacant Possession:** HKU will be responsible for obtaining vacant possession.
- **MiC Experience Sharing:** The University endeavor to share experience on MiC construction with the private partner.

4. BOT Term

The BOT agreement will span a certain period to be nominated by the partner, during which the partner will build, operate, and maintain the student hostels. At the end of the term, the facility will be transferred to the university in a well-maintained condition, free of encumbrances.

5. Hostel Room Requirements

The student hostels will be designed to provide comfortable and functional living spaces with the following specifications:

- **Room Area:** Each room will be approximately 8 square meters (excluding bathroom), providing ample space for students to live and study.
- **Room Configuration:** Options will include en-suite single rooms or configurations where a bathroom is shared between two single rooms, catering to different preferences and budgets.
- **Common Area:** A common living area with pantry shared by 6-10 units shall be provided to encourage the student communication.
- **Benchmarking:** Jockey Club Student Village IV in Wong Chuk Hang, New Student Hostel Development in High West Site.

6. Reference Rental Rate

The rental rates for students will be set in alignment with market conditions and comparable student accommodation facilities in HKU. The reference rate is anticipated to be approximately **\$5,900 to \$10,000 per month per single room**, inclusive of utilities, internet access, and basic maintenance services. This rate will be periodically reviewed and adjusted in consultation with the university to ensure affordability and sustainability.

7. Submission Requirements

Please refer to Part D in the EOI Form

8. Submission Instructions

Please complete and return the attached EOI Form along with supporting documents (in hard copy and soft copy contained inside a CD-ROM), by hand or by post in a sealed plain envelope marked with heading “**Confidential - Expression of Interest for Transformation of Middleton Towers to Student Hostels**” to the Quotation Box, 17th Floor, Kennedy Town Centre, 23 Belcher’s Street, Kennedy Town, Hong Kong.

9. Deadline for Submission: Before 12:00 noon, August 18, 2025 (Monday)

All late submissions will not be considered.

10. Further Information

Interested parties may request additional information or clarifications by contacting our Mr. Joseph Kong at tel. no. 3917 0216/ Ms. Bella Fan at tel. no. 3917 0206/ Ms. Kitty Lo at tel. no. 3917 0226.

Please note that this EOI is not a tender and does not constitute commitment by the University to proceed with any development or enter into any agreement. The information provided will be used solely for the purpose of shortlisting potential developers for subsequent tender or negotiation processes.

We look forward to receiving your expression of interest and exploring potential collaboration opportunities.

Expression of Interest (“EOI”) Form
Transformation of Middleton Towers to Student Hostels

The University of Hong Kong (“the University”) is currently shortlisting estate developers for collaboration to transform the Middleton Towers in Pokfulam from the existing staff quarters into modern student hostels through renovation or redevelopment.

For interested companies, please duly complete and submit “Expression of Interest” form (Parts A, Part B, Part C and Part D with necessary information) in a sealed plain envelope marked “**Confidential - Expression of Interest for Transformation of Middleton Towers to Student Hostels**” and addressed to the Estates Office, Quotation Box at 17/F, Kennedy Town Centre, 23 Belcher’s Street, Kennedy Town, Hong Kong by hand or by post, by the deadline of **12:00 noon on August 18, 2025 (Monday)**. All EOI submission after the above-mentioned deadline shall **not** be considered.

Part A. General Information on the Company

Full Name of the Company:

Year in which the Company was established:

Registered Address:

Contact Details:

(Tel)

(Fax)

(Email)

Contact Person/ Position:

(Name)

(Position)

Part B. Indication of Interest *

☐

The Company is interested in submitting the tender and submits herewith its details in this EOI form.

Part C. Supporting Documents *

Please provide the following documents:-

☐

A copy of Business Registration Certificate

** : Please tick the appropriate box/ boxes above*

Part D. Submittals

Interested estate developers are requested to submit an EOI including the following information:

- Company profile and corporate structure
- Relevant development experience, including similar projects completed in Hong Kong or overseas
- Financial capability and resources to undertake the development
- Preliminary development concept or approach (optional)
- Details of key personnel proposed for the project
- Any proposed partnerships or joint ventures

Declaration:

- a) The Company hereby confirms that all the information provided by the Company in this EOI form and the attachments (if any) are true, correct and accurate.
- b) The Company understands that the University is under no obligation to invite any company which has submitted an expression of interest to submit a tender.
- c) The Company also acknowledges that the University reserves the right to cancel this expression of interest exercise and/or the tender exercise at any time without prior notification and without giving any reasons at the University's absolute discretion.

Signed for and on behalf of the Company:

Signature with Company Chop

Full Name

Company Name

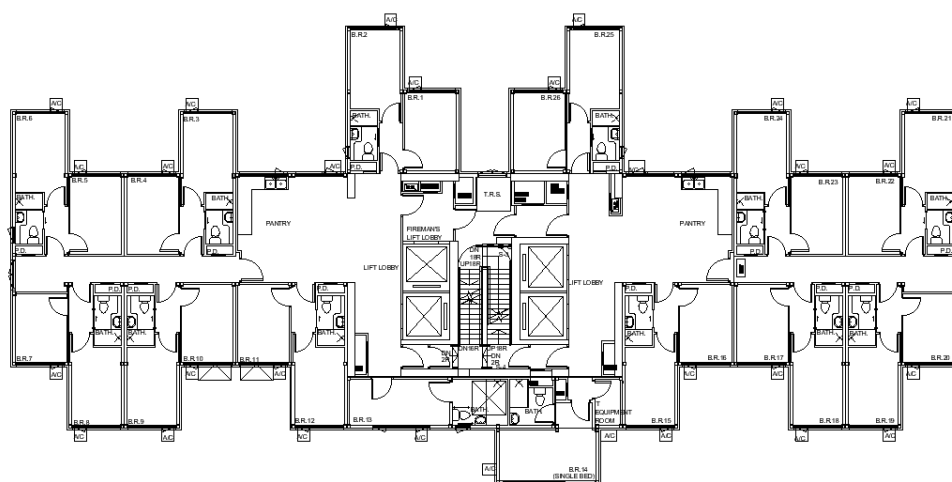
Existing Condition



Aerial Photo



Typical Plan of Student Hostel in High West Development



*Remarks: The site photo and location plan attached in **Appendix** are for reference only.

NB.

Now RBL 825 R.P

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Sec. A reverted to Govt. in Feb. 1977.

This Indenture made the 22nd day of May
 One thousand Nine hundred and seventy — Between Our Sovereign Lady ELIZABETH II
 by the Grace of God of the United Kingdom of Great Britain and Northern Ireland and of Her other
 Realms and Territories Queen Head of the Commonwealth Defender of the Faith (hereinafter referred to
 as "Her said Majesty" which expression shall where the context admits be deemed to include Her Heirs
 Successors and Assigns) of the one part and THE UNIVERSITY OF HONG KONG ^{as a body politic and for} corporate incorporated
 under and by virtue of the University of Hong Kong Ordinance whose office is situate
 at Pok Fu Lam Road Victoria in the Colony of Hong Kong —

(hereinafter referred to as "the said Lessee" ^{which} ~~which expression shall where the context admits be deemed~~
~~to include~~ ^{as}

of the other part Whereas the Governor and Commander-in-Chief of the Colony of Hong Kong and
 its Dependencies (who and whose successors in Office and the Officer for the time being administering
 the Government of the Colony are hereinafter referred to as "the Governor") is duly authorized to
 enter into these presents in the name and on behalf of Her said Majesty Now This Indenture Witnesseth
 that

in consideration of the yearly rent covenants and stipulations hereinafter reserved and contained by and on
 the part and behalf of the said Lessee to be paid done and performed Her said Majesty Doth hereby
 grant and demise unto the said Lessee ^{those three} All ~~that~~ ⁱⁿ ~~pieces~~ ^{of} parcels of ground situate lying and being at
 Pok Fu Lam in the said Colony Which said pieces or parcels of ground hereby expressed
 to be demised contains in the whole One hundred thousand two hundred square feet or

N.B. 8939 m² (370 m² reserved by Govt.)

thereabouts and are more particularly delineated and described on the plan annexed hereto and thereon coloured red and red hatched black and are collectively known as RURAL BUILDING LOT NO.825 TOGETHER with a free and uninterrupted right for the said Lessee its tenants servants visitors workmen and other persons authorized by the said Lessee in that behalf from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of the said pieces or parcels of ground to pass and repass on along over by and through that portion of Crown Land coloured brown on the said plan and thereon marked "Right of Way" so as to give access to and egress from Pok Fu Lam Road.

And all the easements and appurtenances whatsoever to the said pieces or parcels of ground belonging or in any-wise appertaining Except and Reserved unto Her said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said pieces or parcels of ground and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said pieces or parcels of ground or any part or parts thereof as Her said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for Her said Majesty Her Agents Servants and Workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part or parts of the said pieces or parcels of ground to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any

part or parts thereof respectively thereby doing as little damage as possible to the said pieces or parcels of ground And also Save and Except full power to Her said Majesty to make and conduct in through and under the said pieces or parcels of ground all and any public or common sewers drains or watercourses To have and to hold the said pieces or parcels of ground together with the easements and appurtenances and subject to the exceptions and reservations aforesaid (all hereinafter referred to as "the demised premises") unto the said Lessee _____

from the Seventeenth _____ day of March One thousand eight hundred and eighty four _____ for and during and unto the full end and term of ONE HUNDRED AND FIFTY YEARS _____ from then next ensuing and fully to be complete and ended Yielding and Paying therefor yearly and every year during the term hereby granted the sum of Two thousand three hundred

dollars in Current Money of the said Colony (hereinafter referred to as "the said yearly Rent") by equal half-yearly payments on the Twenty-fourth day of June and the Twenty-fifth day of December in every year free and clear of and from all Taxes Rates Charges Assessments and Deductions whatsoever charged upon or in respect of the demised premises or any part thereof the first half-yearly payment of the said yearly Rent becoming due and to be made on the 24th day of June One thousand nine hundred and Seventy _____ And the said Lessee _____

Doth hereby covenant with Her said Majesty by these presents in manner following that is to say that the said Lessee will yearly and every year during the said term hereby granted well and truly pay or cause to be paid to Her said Majesty the said yearly Rent clear of all deductions as aforesaid on the several days and times and in the manner hereinbefore reserved and made payable _____

And will during the whole of the said term hereby granted bear pay and discharge all taxes rates charges and assessments whatsoever which now are or shall be hereafter assessed or charged upon or in respect of the demised premises or any part thereof And will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessee's own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said pieces or parcels of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty's Director of Public Works (hereinafter referred to as "the said Director") AND in the event of the demolition at any time during the continuance of this demise of the said messuage or tenement messuages or tenements or any other erections and buildings now or at any time hereafter standing upon the said pieces or parcels of ground or any of them or any part thereof the said Lessee will replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the said Director AND in the event of demolition as aforesaid the said Lessee will within one month of such demolition apply to the said Director for consent to carry out building works for the redevelopment of the said pieces or parcels of ground and upon receiving such consent will within three months thereof commence the necessary work of redevelopment and will complete the same to the satisfaction of and within such time limit as shall be laid down by the said Director

And the said messuage or tenement messuages or tenements erections buildings and premises so being well and sufficiently repaired sustained and amended at the end or sooner determination of the term hereby granted will peaceably and quietly deliver up to Her said Majesty And will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear And that it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly AND that the said Lessee will not use or allow to be used the said

pieces or parcels of ground or any part thereof or any building or buildings
erected thereon or any part of such building or buildings for any purposes other
than for housing the staff and employees of the said Lessee and dependant members
of the families of such staff and employees non-paying guests and domestic servants
employed by them or by the said Lessee and will prevent the use occupation or
enjoyment of the said pieces or parcels of ground or any part thereof or any building
or buildings or part of any building or buildings thereon by any other person // AND
will obtain the approval in writing of the said Director to the design disposition
and height of any building or buildings erected or to be erected on the said pieces
or parcels of ground AND will not erect or allow to be erected on the said pieces
or parcels of ground any building or buildings other than blocks of flats of
European type not exceeding twelve storeys in height AND will not erect or allow
to be erected any building or buildings on the area of the said pieces or parcels
of ground coloured red hatched black on the said plan (it being agreed and declared
that such area may be counted for the purpose of the permitted coverage mentioned
in the following covenant) AND will not develop or redevelop or permit the
development or redevelopment of the said pieces or parcels of ground or any section
thereof in such manner as would result in the roofed-over area of the said pieces
or parcels of ground being such that

- $\frac{100}{25}$ X roofed-over area of a 1 - 3 storey building
- plus $\frac{100}{22.5}$ X roofed-over area of a 4 storey building
- plus $\frac{100}{20}$ X roofed-over area of a 5 - 7 storey building
- plus $\frac{100}{17.5}$ X roofed-over area of a 8 - 12 storey building

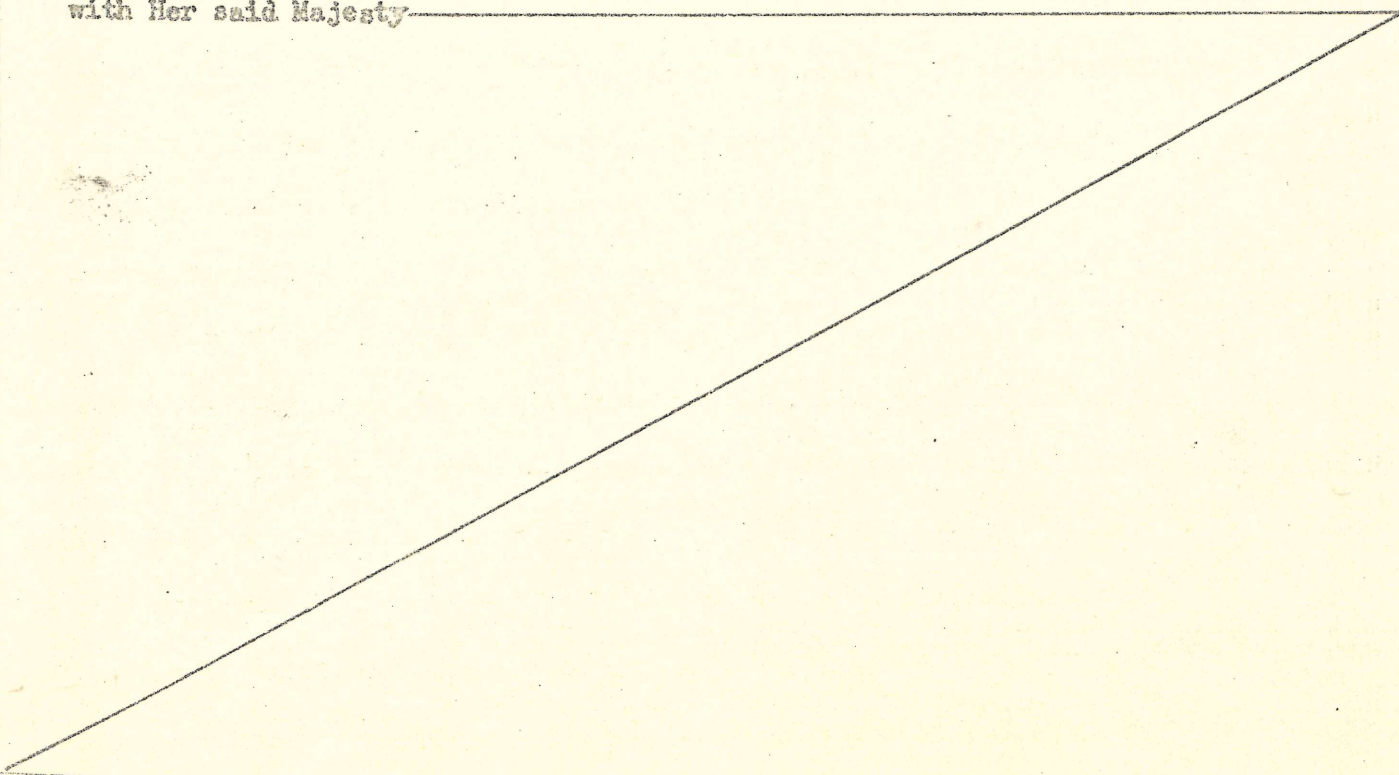
would be greater than the area of the said pieces or parcels of ground AND will
not sub-divide the said pieces or parcels of ground by assignment deed of partition
or otherwise in such a way as to leave any portion of the said pieces or parcels of
ground with a roofed-over area in excess of the limitations stated in the immediately
preceding covenant AND will provide space within the said pieces or parcels of
ground to the satisfaction of the said Director for the parking of private cars of

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residents of the building or buildings erected on the said pieces or parcels of ground at the rate of not less than one car per flat and will not use or allow to be used the space so provided for any other purpose (it being agreed and declared that properly accessible car ports to meet the requirements of this covenant will be permitted under the proposed building or buildings at ground floor level in addition to the number of storeys stated in the foregoing covenant) AND will not assign mortgage charge demise underlet or part with the possession of or otherwise dispose of or encumber the said pieces or parcels of ground or any part thereof or any building or buildings erected thereon or any part of such building or buildings or enter into any agreement so to do AND where any cutting away removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation levelling and development of the demised premises or any part thereof the said Lessee will construct or bear the cost of the construction of such retaining walls or other support as shall or may at any time become necessary to protect and support such hillside and banks and the demised premises and to obviate and prevent any falling away landslips or subsidence occurring thereafter and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip subsidence or falling away occurring at any time whether in or from adjacent hillside or banks or in or from the demised premises as a result of any default by the said Lessee under this covenant the said Lessee will at its own expense reinstate and make good the same and will indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof and will if required by the said Director so to do by notice in writing carry out such construction and or maintenance or reinstate and make good any falling away landslip or subsidence and if the said Lessee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the said Lessee will on demand repay to the Government of Hong Kong the cost thereof AND will at its own expense construct and maintain to the satisfaction of the said Director such

drains or channels as the said Director may consider necessary to intercept and carry off into the nearest stream course catchpit channel or storm-water drain storm or rain water falling on or flowing from the hillside on to the demised premises and the approach road and will be solely liable for and will indemnify the Government of Hong Kong and its Officers from and against all actions claims and demands arising out of any damage or nuisance caused by such storm or rain water and will at all times during the continuance of this demise maintain and repair such drains and channels whether within the boundaries of the said pieces or parcels of ground or on Crown Land AND in the event of any damage or obstruction being caused to any millah sewer storm-water drain watermain or other properties belonging to the Government of Hong Kong within or adjoining the said pieces or parcels of ground by the said Lessee its servants or agents the said Lessee will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government of Hong Kong at the cost of the said Lessee) AND will not remove or allow to be removed any tree growing on the said pieces or parcels of ground without the written consent of Her said Majesty's Forestry Officer AND upon any redevelopment of the said pieces or parcels of ground the said Lessee will not erect or allow to be erected thereon any building or buildings which does or do not accord with the alignment of the said pieces or parcels of ground as set out by the said Director and in the event of any building or buildings being erected otherwise than in due accord with such alignment the said Lessee will demolish such building or buildings when called upon by the said Director so to do and will rebuild upon the correct alignment and if the said Lessee shall fail so to demolish the building or buildings as aforesaid then it shall be lawful for the said Director to cause such building or buildings to be demolished and the said Lessee will on demand pay to the said Director such a sum as the said Director shall certify to be the cost of such demolition (it being agreed and declared that a certificate purported to have been signed by or on behalf of the said Director as to the alignment of any building or buildings or as to the cost of the demolition shall be final and conclusive evidence as between the parties hereto as to the facts certified therein)

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AND will uphold maintain and repair the road or path on that portion of Crown Land coloured brown on the said plan and everything forming portion of or pertaining to such road or path to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government of Hong Kong in respect of any alteration to Pok Fu Lam Road to which the right-of-way hereinbefore granted gives access which absorbs a portion of such road or path or affects the gradient thereof or makes necessary any alteration thereto and will carry out at its own expense any such alteration to the said road or path necessitated by any such alteration to Pok Fu Lam Road PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the said Lessee and persons authorized by it as aforesaid shall not have an exclusive right to pass and repass on along over by and through the said road or path on the said portion of Crown Land coloured brown on the said plan and that Her said Majesty shall have the right at any time to grant to the Lessees of other lots in the vicinity a like or similar right and shall have the right at any time to take over the whole or any portion of the said road or path for the purpose of a public road without payment of any compensation to the said Lessee or other Lessees to whom rights-of-way over the whole or any portion of the said road or path shall have been granted AND the said Lessee DOETH HEREBY FURTHER COVENANT with Her said Majesty



~~And~~ that the said Lessee or any other person or persons will not during the continuance of this demise use exercise or follow in or upon the demised premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf ~~And will not assign mortgage charge underlet~~


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or otherwise alienate all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in the said Colony and paying the prescribed fees therefor. ^{it} ~~Provided~~ ^{also} ~~always~~ ^{it} and it is hereby ^{Further} agreed and declared that in case the said yearly Rent or any part thereof

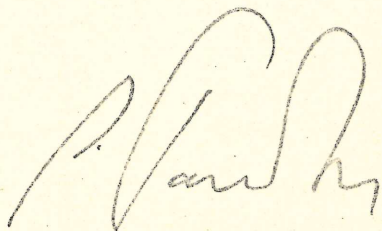
shall be in arrear and unpaid for the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid (whether lawfully demanded or not) or in case of the breach or non-performance of any of the covenants and conditions herein contained and by or on the part of the said Lessee to be performed then and in either of the said cases it shall be lawful for Her said Majesty by the Governor or other person duly authorized in that behalf into and upon the demised premises or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as in Her former estate as if these presents had not been made and the said Lessee and all other occupiers of the demised premises thereout to expel this Indenture or anything contained herein to the contrary notwithstanding ~~Provided also and it is hereby further agreed and declared that Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months' notice being given to the said Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessee at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.~~

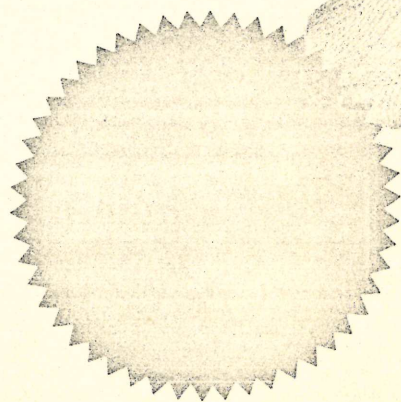
Assistant

—IN WITNESS whereof the Registrar General being duly authorized by the Governor so to do hath executed these Presents for and on behalf of the Governor by setting his hand and seal hereunto the day and year first above written.

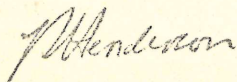
Signed, Sealed and Delivered by
Piers Jacobs, Assistant
Registrar General, for and on
behalf of the Governor in the
presence of:—


S. H. WONG
Assistant Registrar
Land Office, Hong Kong.





Examined and certified to be correct.



Dated 22nd May 1970 .

Lease


OF

Rural Building Lot No.825
(No.140 Pok Fu Lam Road)

Term: 150 years commencing 17th March 1884.

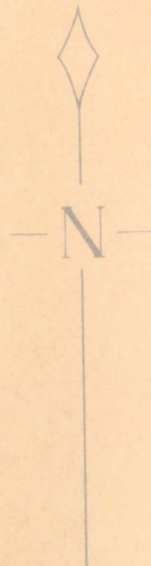
Annual Crown Rent \$ 2,300.00

Registered C/L Card


S. H. WONG
p. Land Officer.

PRINTED BY THE GOVERNMENT PRINTER, HONG KONG.

PLAN OF RURAL BUILDING LOT No. 825



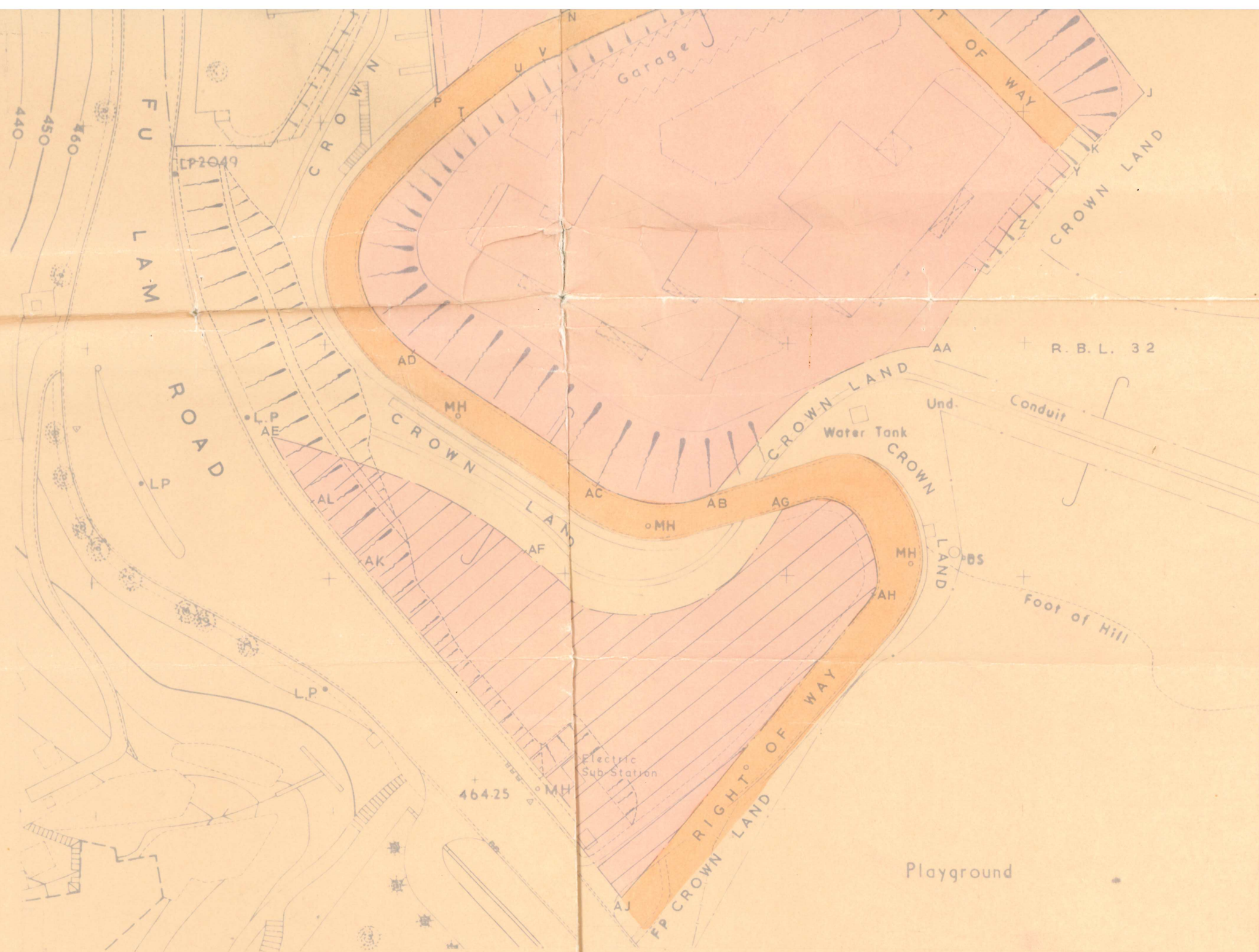
SIDE	DISTANCE in feet
AB	27.97
BC	33.01 (ON CURVE)
CD	38.07
DE	48.00
EF	63.00
FG	54.00
GH	34.00
HJ	105.00
JK	29.69
KL	118.64
LM	64.62 (ON CURVE)
MN	82.78
NP	69.71 (ON CURVE)
PQ	118.25
QR	70.87
RS	15.38
SA	40.55
TU	30.50
UV	11.06 (ON CURVE)
VW	102.52
WX	53.79



19.22
 70.74
 20.26
 37.51
 77.13
 83.61
 97.20
 36.89
 30.78
 22.12
 74.30

ON CURVE
 19.21'
 42.47'
 70.67'
 33.32'

CD	38.07
DE	48.00
EF	63.00
FG	54.00
GH	34.00
HJ	105.00
JK	29.69
KL	118.64
LM	64.62 (ON CURVE)
MN	82.78
N ²	69.71 (ON CURVE)
PQ	118.25
QR	70.87
RS	15.38
SA	40.55
TU	30.50
UV	11.06 (ON CURVE)
VW	102.52
WX	53.79 (ON CURVE)
XY	116.23
YZ	35.75
ZAA	63.75
AA AB	111.74 (ON CURVE)
AB AC	53.16 (ON CURVE)
AC AD	101.31
AD T	126.52 (ON CURVE)
AE AF	119.21 (ON CURVE)
AF AG	142.47 (ON CURVE)
AG AH	70.67 (ON CURVE)
AH AJ	168.07
AJ AK	186.02
AK AL	32.18
AL AE	33.32 (ON CURVE)



COLOURED RED & RED HATCHED BLACK AREA 100,200 SQ. FT.



SPECIAL CONDITION 10 (a) APPLIES



FOR SUPERINTENDENT OF CROWN LANDS & SURVEY
 DATE 26-9-69

SIDE	BEARING ° ' "	DISTANCE in feet	CO-ORDINATE		DATA
			Pt	N	E
A B	98 12 10	27.97	A	46246.95	116067.60
B C	121 23 40	32.98	B	46242.96	116095.58
C D	110 19 10	38.07	C	46225.78	116123.43
D E	97 42 00	48.00	D	46212.56	116159.13
E F	143 34 00	63.00	E	46206.13	116206.70
F G	168 03 00	54.00	F	46155.44	116244.11
G H	107 27 00	34.00	G	46102.61	116255.29
H J	143 34 00	105.00	H	46092.41	116287.73
J K	224 49 40	29.69	J	46007.93	116350.09
K L	314 58 10	118.64	K	45986.87	116329.16
L M	277 41 20	60.39	L	46070.72	116245.22
M N	246 29 30	82.78	M	46078.80	116185.37
N P	239 01 10	69.32	N	46045.78	116109.46
P Q	356 16 30	118.25	P	46010.10	116050.03
Q R	357 52 20	70.87	Q	46128.10	116042.35
R S	19 05 40	15.38	R	46198.92	116039.72
S A	34 17 50	40.55	S	46213.45	116044.75

T U	53 17 30	30.50	T	45998.80	116061.13
U V	59 59 50	11.04	U	46017.03	116085.58
V W	66 33 40	102.52	V	46022.55	116095.14
W X	93 05 20	49.54	W	46063.33	116189.20
X Y	136 16 20	116.23	X	46060.66	116238.67
Y Z	224 49 40	35.75	Y	45976.67	116319.01
Z A A	212 51 50	63.75	Z	45951.31	116293.81
A A A B	235 13 10	107.73	A A	45897.76	116259.22
A B A C	272 22 10	50.52	A B	45836.31	116170.74
A C A D	305 14 10	101.31	A C	45838.40	116120.26
A D T	13 02 40	104.65	A D	45896.85	116037.51

A E A F	115 43 40	118.20	A E	45860.83	115977.13
A F A G	80 26 30	115.19	A F	45809.52	116083.61
A G A H	132 16 20	53.64	A G	45828.65	116197.20
A H A J	219 09 00	168.07	A H	45792.57	116236.89
A J A K	320 53 10	186.02	A J	45662.23	116130.78
A K A L	223 31 10	32.18	A K	45806.52	116042.12
A L A E	328 50 40	33.19	A L	45852.43	115994.30

CURVE DATA		CURVE DATA		CURVE DATA	
SIDE	ON CURVE	SIDE	ON CURVE	SIDE	ON CURVE
B C	33.01'	W X	53.79'	A E A F	119.21'
L M	64.62'	A A A B	111.74'	A F A G	142.47'
N P	69.71'	A B A C	53.16'	A G A H	70.67'
U V	11.06'	A D T	126.52'	A L A E	33.32'

DESCRIPTION OF SETTING OUT MARKS

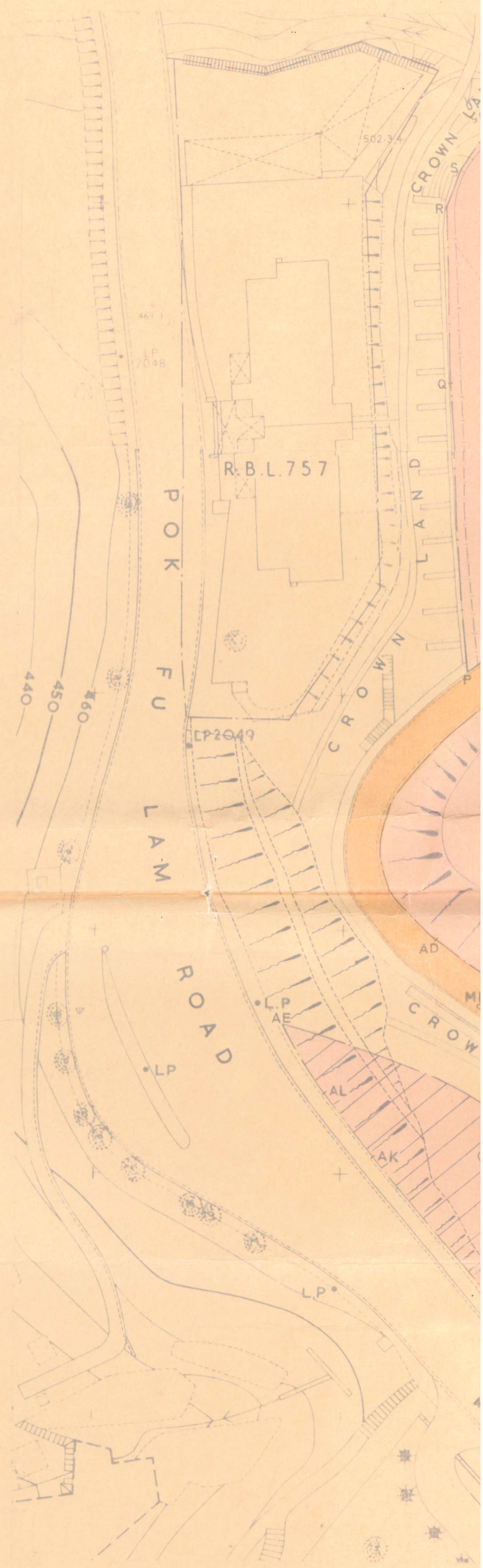
Owner

SPECIAL CONDITIONS

Middleton Tower

PROPOSED FUTURE ROAD AND LANE ALIGNMENT

SIDE	DISTANCE in feet
A B	27.97
B C	33.01 (ON CURVE)
C D	38.07
D E	48.00
E F	63.00
F G	54.00
G H	34.00
H J	105.00
J K	29.69
K L	118.64
L M	64.62 (ON CURVE)
M N	82.78
N P	69.71 (ON CURVE)
P Q	118.25
Q R	70.87
R S	15.38
S A	40.55
T U	30.50
U V	11.06 (ON CURVE)
V W	102.52
W X	53.79 (ON CURVE)
X Y	116.23
Y Z	35.75
Z A A	63.75
A A A B	111.74 (ON CURVE)
A B A C	53.16 (ON CURVE)
A C A D	101.31
A D T	126.52 (ON CURVE)
A E A F	119.21 (ON CURVE)
A F A G	142.47 (ON CURVE)
A G A H	70.67 (ON CURVE)
A H A J	168.07
A J A K	186.02
A K A L	32.18
A L A E	33.32 (ON CURVE)



COLOURED RED &

J K	224 49 40	29.69	J	46 007.93	116 350.09
K L	314 58 10	118.64	K	45 986.87	116 329.16
L M	277 41 20	60.39	L	46 070.72	116 245.22
M N	246 29 30	82.78	M	46 078.80	116 185.37
N P	239 01 10	69.32	N	46 045.78	116 109.46
P Q	356 16 30	118.25	P	46 010.10	116 050.03
Q R	357 52 20	70.87	Q	46 128.10	116 042.35
R S	19 05 40	15.38	R	46 198.92	116 039.72
S A	34 17 50	40.55	S	46 213.45	116 044.75
T U	53 17 30	30.50	T	45 998.80	116 061.13
U V	59 59 50	11.04	U	46 017.03	116 085.58
V W	66 33 40	102.52	V	46 022.55	116 095.14
W X	93 05 20	49.54	W	46 063.33	116 189.20
X Y	136 16 20	116.23	X	46 060.66	116 238.67
Y Z	224 49 40	35.75	Y	45 976.67	116 319.01
Z A A	212 51 50	63.75	Z	45 951.31	116 293.81
A A A B	235 13 10	107.73	A A	45 897.76	116 259.22
A B A C	272 22 10	50.52	A B	45 836.31	116 170.74
A C A D	305 14 10	101.31	A C	45 838.40	116 120.26
A D T	13 02 40	104.65	A D	45 896.85	116 037.51
A E A F	115 43 40	118.20	A E	45 860.83	115 977.13
A F A G	80 26 30	115.19	A F	45 809.52	116 083.61
A G A H	132 16 20	53.64	A G	45 828.65	116 197.20
A H A J	219 09 00	168.07	A H	45 792.57	116 236.89
A J A K	320 53 10	186.02	A J	45 662.23	116 130.78
A K A L	322 31 10	32.18	A K	45 806.56	116 012.12
A L A E	328 50 40	33.19	A L	45 832.43	115 994.30

CURVE DATA					
SIDE	ON CURVE	SIDE	ON CURVE	SIDE	ON CURVE
B C	33.01'	W X	53.79'	A E A F	119.21'
L M	64.62'	A A A B	111.74'	A F A G	142.47'
N P	69.71'	A B A C	53.16'	A G A H	70.67'
U V	11.06'	A D T	126.52'	A L A E	33.32'

DESCRIPTION OF SETTING OUT MARKS

Owner

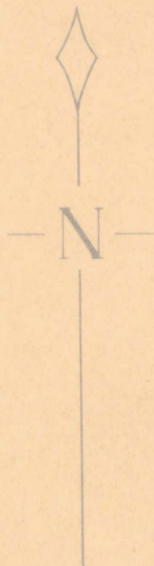
SPECIAL CONDITIONS

Middleton Tower

PROPOSED FUTURE ROAD AND LANE ALIGNMENT

AREA TO BE FORMED

AREA TO BE SURRENDERED FOR
LANE / ROAD WIDENING



SIDE	DISTANCE in feet
A B	27.97
B C	33.01 (ON CURVE)
C D	38.07
D E	48.00
E F	63.00
F G	54.00
G H	34.00
H J	105.00
J K	29.69
K L	118.64
L M	64.62 (ON CURVE)
M N	82.78
N P	69.71 (ON CURVE)
P Q	118.25
Q R	70.87
R S	15.38
S A	40.55
T U	30.50
U V	11.06 (ON CURVE)
V W	102.52
W X	53.79 (ON CURVE)
X Y	116.23
Y Z	35.75
Z A A	63.75
A A A B	111.74 (ON CURVE)
A B A C	53.16 (ON CURVE)
A C A D	101.31
A D T	126.52 (ON CURVE)
A E A F	119.21 (ON CURVE)
A F A G	142.47 (ON CURVE)
A G A H	70.67 (ON CURVE)
A H A J	168.07
A J A K	186.02
A K A L	32.18
A L A E	33.32 (ON CURVE)



SPECIAL CONDITION 10 (a) APPLIES

FEET 50

SCALE

SURVEY SHEET No(s) 212-NE- 10 / 14
PLAN No H 3107/L

Crown La

