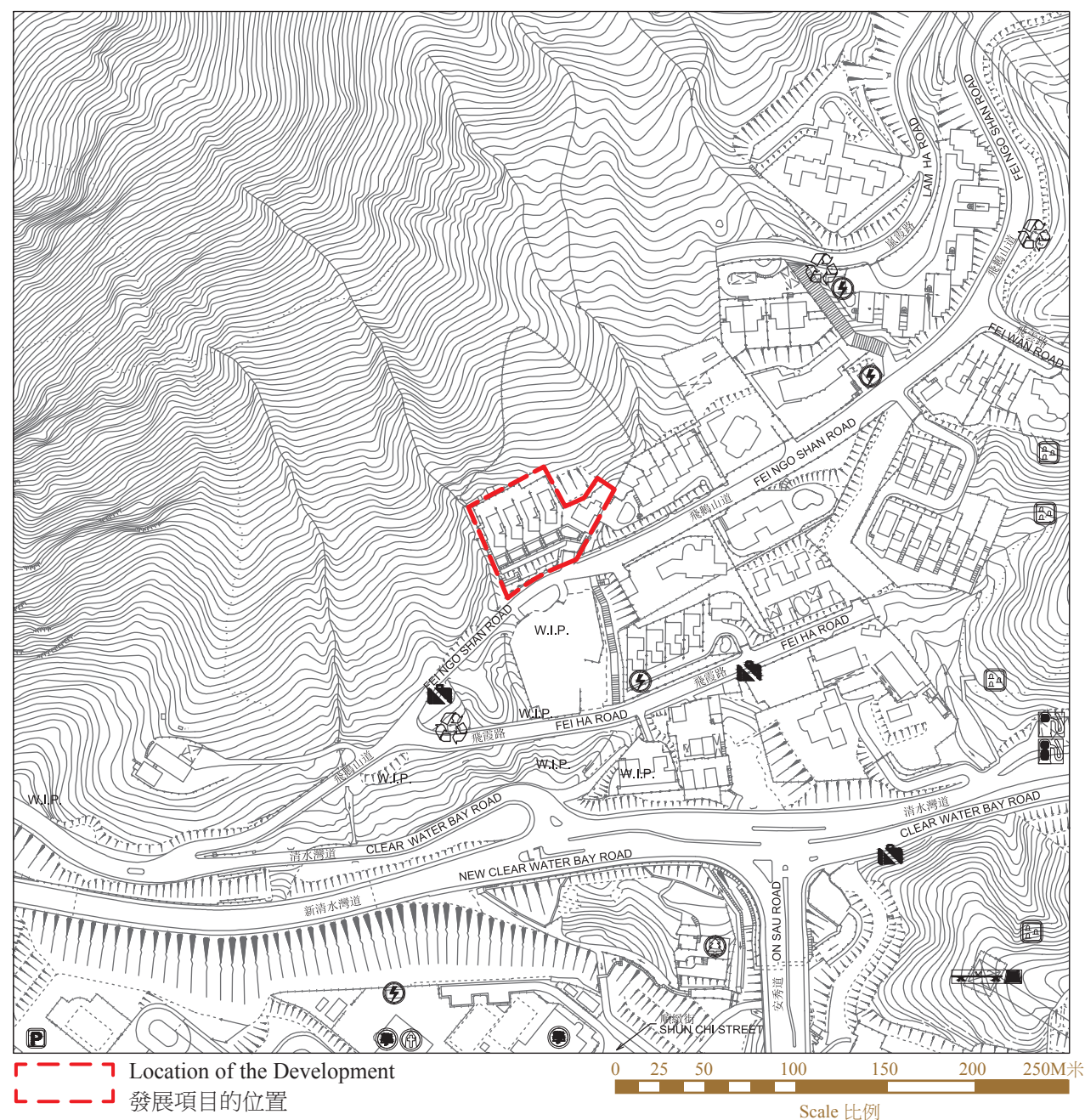


07 | LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Notation 圖例：

- A cemetery
墳場
- A public carpark (including a lorry park)
公眾停車場(包括貨車停泊處)
- A petrol filling station
油站
- A LPG filling station
石油氣加氣站
- A public utility installation
公用事業設施裝置
- A school (including a kindergarten)
學校(包括幼稚園)
- A power plant (including electricity sub-stations)
發電廠(包括電力分站)
- A pylon
輸電塔架
- A refuse collection point
垃圾收集站
- A public park
公園
- W.I.P. work in progress
工程進行中
- A religious institution (including a church, a temple and a Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂)

The above location plan is prepared by the Vendor with reference to Digital Topographic Map iB1000 / Sheet Nos. 11-NE-8C dated 2 May 2019, 11-NE-8D dated 25 July 2019, 11-NE-13A dated 26 September 2019 and 11-NE-13B dated 26 September 2019 from Survey and Mapping Office of the Lands Department.

上述位置圖是參考地政總署測繪處之數碼地形圖iB1000/編號11-NE-8C（最近更新日期為2019年5月2日）、11-NE-8D（最近更新日期為2019年7月25日）、11-NE-13A（最近更新日期為2019年9月26日）及11-NE-13B（最近更新日期為2019年9月26日），並由賣方擬備。

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Note 備註：

Due to the technical reason that the boundary of the Development is irregular, the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap 621).

由於發展項目邊界不規則的技術原因，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

08 | AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片



Development Site Boundary
發展項目邊界

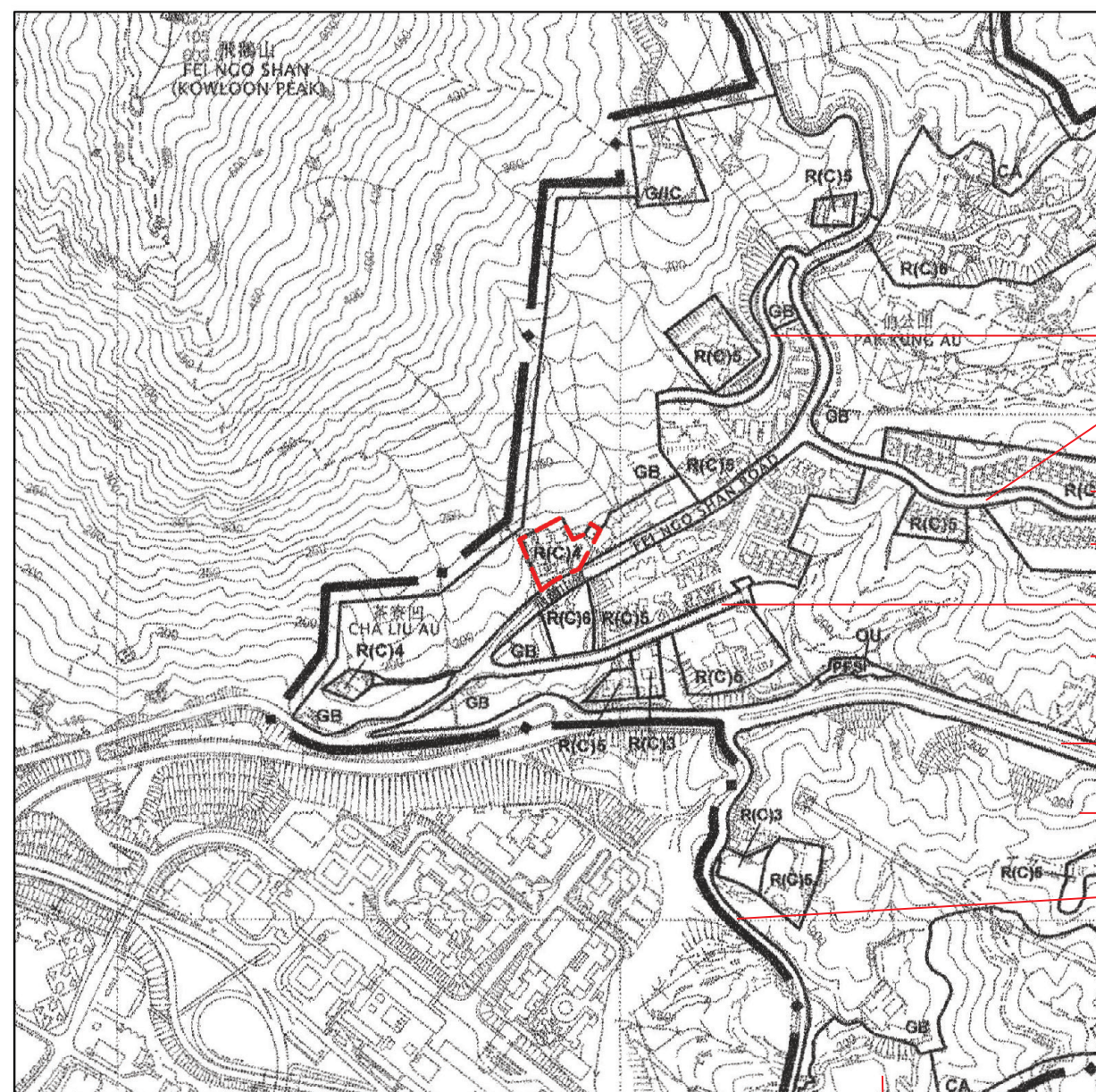
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E053069C dated 23 January 2019.
摘錄自地政總署測繪處於2019年1月23日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E053069C。

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Note 備註:

Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Development Site Boundary
 發展項目邊界

0 100 200 300 400 500M米
 Scale 比例



Notation 圖例：

ZONES

RESIDENTIAL (GROUP C)

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

PETROL FILLING STATION

地帶

R(C)

住宅(丙類)

G/IC

政府、機構或社區

OU

其他指定用途

GB

綠化地帶

CA

自然保育區

交通



主要道路及路口

其他



規劃範圍界線

P F S

加油站

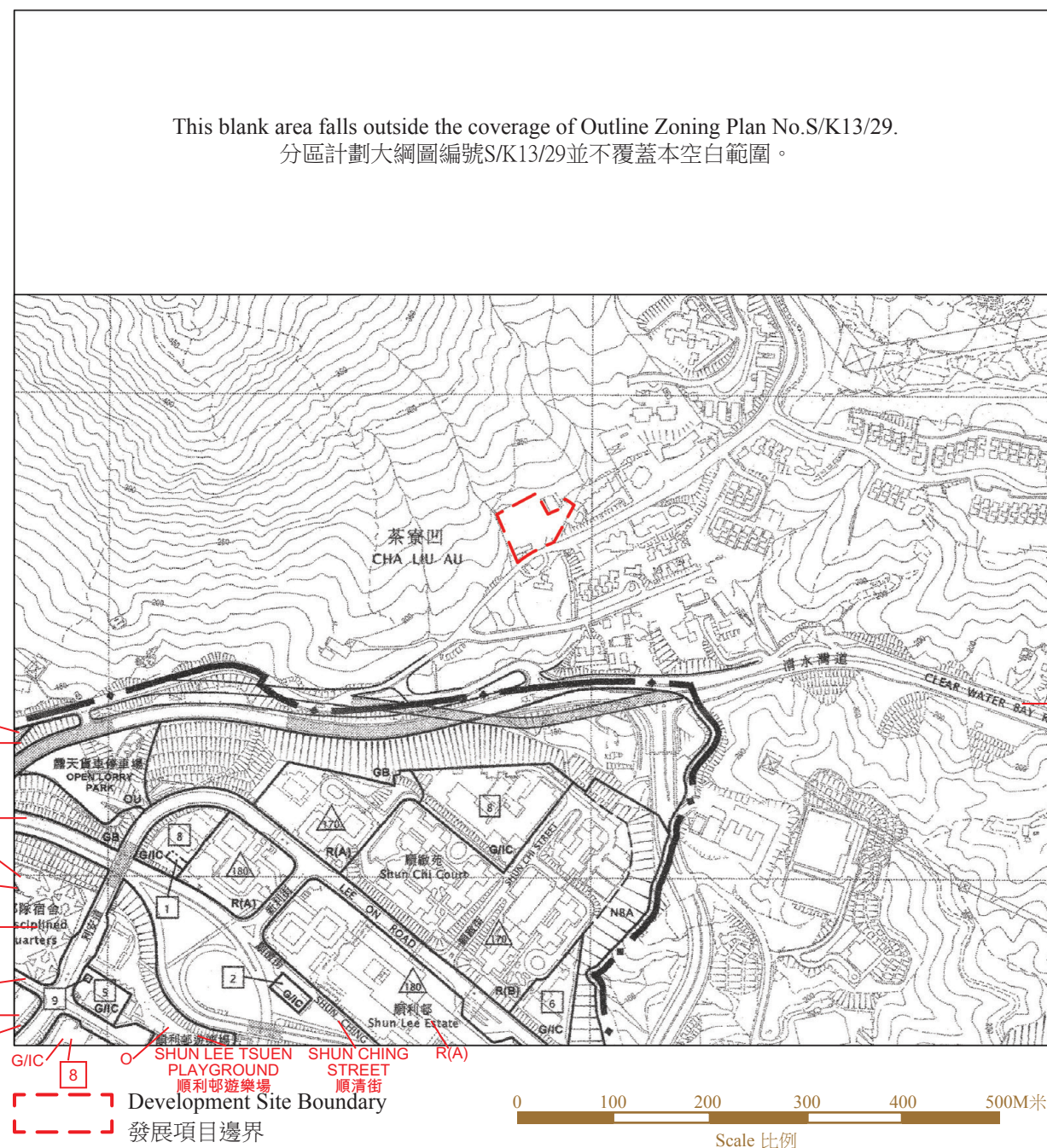
Adopted from Approved Tseng Lan Shue Outline Zoning Plan No.S/SK-TLS/8 gazetted on 24 March 2006 with adjustment to show the Development site boundary and other information in red.
 摘錄自2006年3月24日刊憲之井欄樹分區計劃大綱核准圖，圖則編號為S/SK-TLS/8，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註：

Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Notation 圖例：

ZONES

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

ELEVATED ROAD

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

BUILDING HEIGHT CONTROL ZONE BOUNDARY

MAXIMUM BUILDING HEIGHT
 (IN METRES ABOVE PRINCIPAL DATUM)

MAXIMUM BUILDING HEIGHT
 (IN NUMBER OF STOREYS)

NON-BUILDING AREA

地帶

住宅 (甲類)

住宅 (乙類)

政府、機構或社區

休憩用地

其他指定用途

綠化地帶

交通

主要道路及路口

高架道路

其他

規劃範圍界線

建築物高度管制區界線

最高建築物高度
 (在主水平基準上若干米)

最高建築物高度
 (樓層數目)

非建築用地

Adopted from Draft Ngau Tau Kok and Kowloon Bay (Kowloon Planning Areas No.13 & 17) Outline Zoning Plan No.S/K13/29 gazetted on 13 April 2017 with adjustment to show the Development site boundary and other information in red.
 摘錄自2017年4月13日刊憲之牛頭角及九龍灣（九龍規劃區第13及17區）分區計劃大綱草圖，圖則編號為S/K13/29，經處理並以紅色顯示發展項目邊界及其他資料。

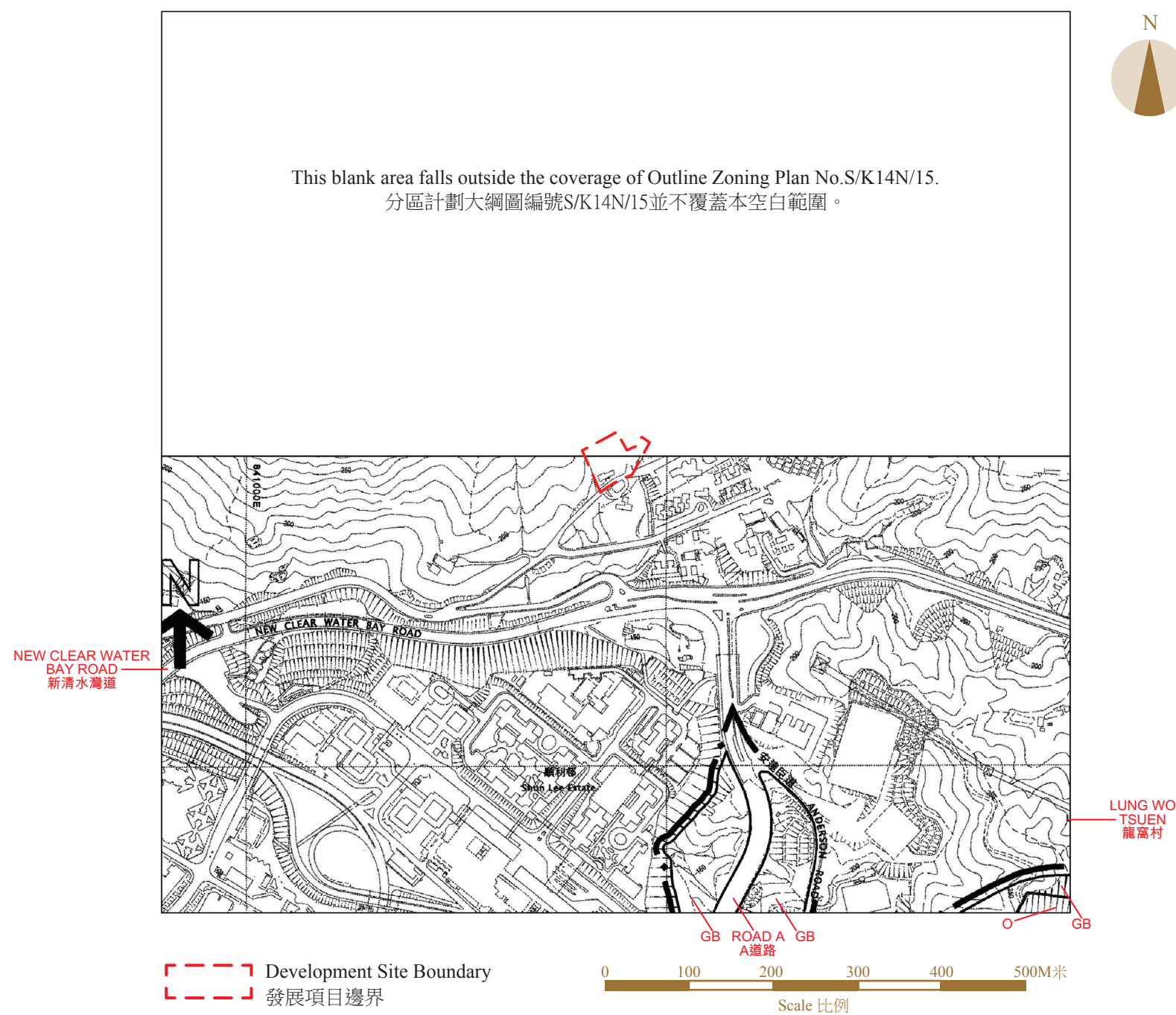
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Note 備註：

Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

因技術原因 (例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

09 | OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Notation 圖例：

ZONES

OPEN SPACE

GREEN BELT

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

地帶	
	休憩用地
	綠化地帶
交通	
	主要道路及路口
其他	
	規劃範圍界線

Adopted from Approved Kwun Tong (North)(Kowloon Planning Area No.14 Part) Outline Zoning Plan No.S/K14N/15 gazetted on 15 January 2016 with adjustment to show the Development site boundary and other information in red.
 摘錄自2016年1月15日刊憲之觀塘北部（九龍規劃區第14區部分）分區計劃大綱核准圖，圖則編號為S/K14N/15，經處理並以紅色顯示發展項目邊界及其他資料。

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Note 備註：

Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》（第621章）所要求的範圍。

10 | LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



LEGEND OF TERMS ON LAYOUT PLAN:
布局圖名詞：

COMMON AREA	公用地方
FEI NGO SHAN ROAD	飛鵝山道
FILTRATION PLANT AREA	濾水機位置
FOOTPATH	行人路
GARDEN	花園
HOUSE 1	1 號洋房
HOUSE 2	2 號洋房
HOUSE 3	3 號洋房
HOUSE 5	5 號洋房
HOUSE 6	6 號洋房
LAWN	草坪
PASSAGE	通道
P. = PLANTER	花槽
REFUSE COLLECTION AREA	廢物收集處
SWIMMING POOL	泳池

10 | LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖

LATEST LAYOUT PLAN 現狀布局圖



House 1, 2, 3, 5 & 6, the garden and the podium part have been altered by way of exempted works and minor works under the Buildings Ordinance after completion of the Development. The approximate locations of the alterations that can be indicated on the latest layout plan are indicated thereon and the details of such alterations are set out below (the below numberings refer to the marked alterations on the plan):

- a. Relocation of sink.
- b. Alteration of metal railing design.
- c. Addition of new stone floor paving in garden.
- d. Addition of new metal signboard with maintenance access on top of existing fence wall.
- e. Alteration of fence wall design.
- f. Removal of handrail and erection of new metal fence.
- g. Alteration of the height of planter wall.

1、2、3、5 及 6 號洋房、花園及平台部份在發展項目落成後進行獲《建築物條例》豁免及小型工程。該等改動的位置如能在現狀布局圖中顯示就於其上標出。該等改動的詳情列出如下(下文編號對應圖中改動編號)：

- a. 更改洗手盆位置。
- b. 更改金屬欄杆設計。
- c. 加建花園新石鋪地台。
- d. 加建新金屬告示面板及維修出入口於現有圍牆上。
- e. 更改圍牆設計。
- f. 移除扶手及豎立新金屬圍欄。
- g. 更改花槽高度。

LEGEND OF TERMS ON LAYOUT PLAN:
布局圖名詞：

COMMON AREA	公用地方
FEI NGO SHAN ROAD	飛鵝山道
FILTRATION PLANT AREA	濾水機位置
FOOTPATH	行人路
GARDEN	花園
HOUSE 1	1 號洋房
HOUSE 2	2 號洋房
HOUSE 3	3 號洋房
HOUSE 5	5 號洋房
HOUSE 6	6 號洋房
LAWN	草坪
PASSAGE	通道
P. = PLANTER	花槽
REFUSE COLLECTION AREA	廢物收集處
SWIMMING POOL	泳池