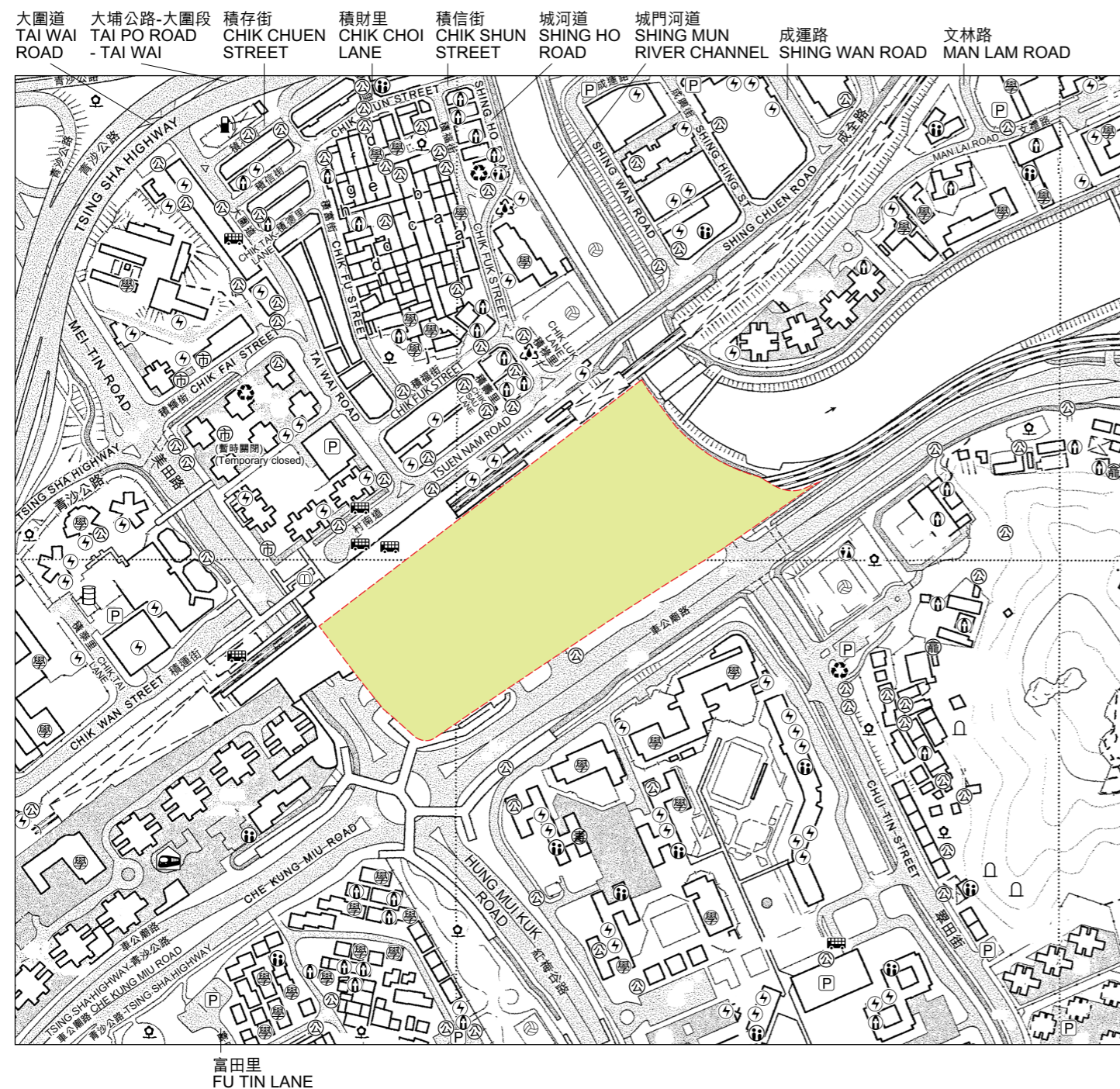


Location plan of the development

發展項目的所在位置圖

The Location Plan is prepared based on a reproduction of Survey Sheet No. 7-SW-D dated 27 April 2020 with adjustments where necessary.

所在位置圖依據日期為2020年4月27日之測繪圖(編號7-SW-D)複印後擬備，有需要處經修正處理。



Scale 比例 0 100 200 300 400 500M(米)

Location of the Development 發展項目的位置

Legend 圖例

- | | | | |
|--|--|--|---|
| | Addiction treatment centre
戒毒院所 | | Public park
公園 |
| | Cemetery
墳場 | | Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) |
| | Columbarium
骨灰龕 | | Public utility installation
公用事業設施裝置 |
| | Oil depot
油庫 | | Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| | Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) | | School (including a kindergarten)
學校 (包括幼稚園) |
| | Refuse collection point
垃圾收集站 | | Sewage treatment works and facilities
污水處理廠及設施 |
| | Power plant (including electricity sub-stations)
發電廠 (包括電力分站) | | Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
| | Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | | Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
| | Public convenience
公廁 | | Railway depot
鐵路車廠 |
| | Library
圖書館 | | Petrol filling station
油站 |

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

- | | | | |
|--------------------------|-------|---------------------------|-------|
| a: FIRST STREET TAI WAI | 大圍第一街 | f: SIXTH STREET TAI WAI | 大圍第六街 |
| b: SECOND STREET TAI WAI | 大圍第二街 | g: SEVENTH STREET TAI WAI | 大圍第七街 |
| c: THIRD STREET TAI WAI | 大圍第三街 | h: EIGHTH STREET TAI WAI | 大圍第八街 |
| d: FOURTH STREET TAI WAI | 大圍第四街 | i: NINTH STREET TAI WAI | 大圍第九街 |
| e: FIFTH STREET TAI WAI | 大圍第五街 | j: TENTH STREET TAI WAI | 大圍第十街 |

Remarks :

- Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 36/2020.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

- 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
- 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號36/2020。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Aerial photograph of the phase 期數的鳥瞰照片

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. E068081C, dated 1 October 2019.
摘錄自地政總署測繪處於2019年10月1日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E068081C。



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

● Location of the Phase
期數的位置

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香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

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. E068079C, dated 1 October 2019.
摘錄自地政總署測繪處於2019年10月1日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E068079C。



This blank area falls outside the coverage of the aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Remarks :

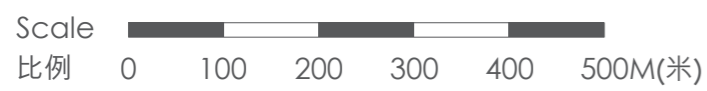
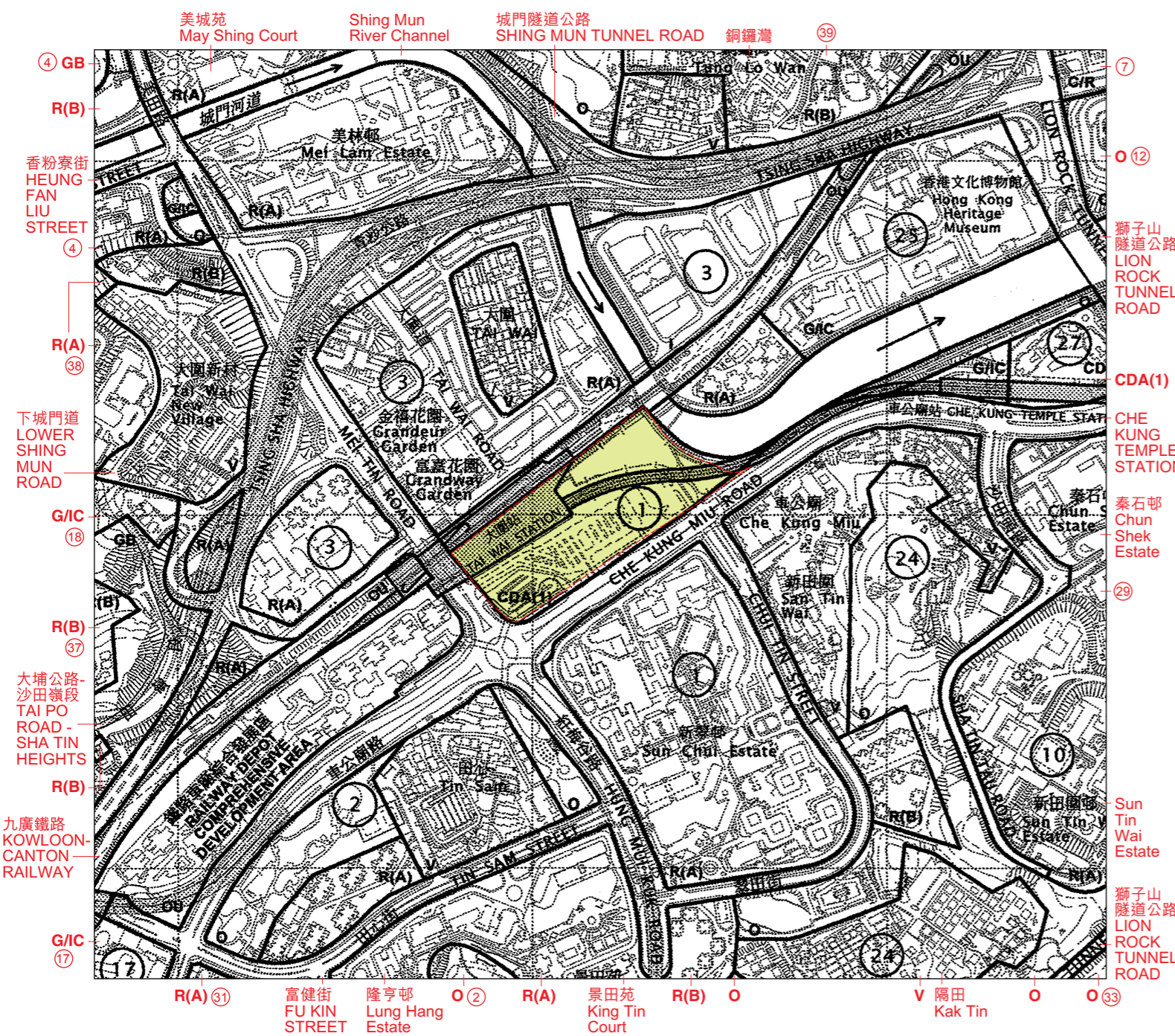
1. The aerial photographs are available for free inspection during normal office hours at the sales office.
2. Due to technical reasons as a result of the irregular boundary of the Phase, the aerial photographs have shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

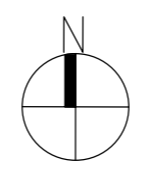
1. 該等鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因期數的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development 關乎發展項目的分區計劃大綱圖等

Part of the approved Sha Tin Outline Zoning Plan with plan No. S/ST/34 gazetted on 8 June 2018, with adjustments where necessary as shown in red.
 摘錄自2018年6月8日憲報公布之沙田分區計劃大綱核准圖，圖則編號為S/ST/34，經修正處理之處以紅色表示。



Location of the Development
 發展項目的位置



Notation 圖例

Zones 地帶

Comprehensive Development Area 綜合發展區	CDA
Commercial / Residential 商業 / 住宅	C/R
Residential (Group A) 住宅(甲類)	R(A)
Residential (Group B) 住宅(乙類)	R(B)
Village Type Development 鄉村式發展	V
Industrial 工業	I
Government, Institution Or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB

Communications 交通

Railway And Station (Elevated) 鐵路及車站(高架)	
Major Road And Junction 主要道路及路口	
Elevated Road 高架道路	

Miscellaneous 其他

Planning Area Number 規劃區編號	①
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Remarks:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The above Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- Due to technical reasons that the boundary of the Development is irregular, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

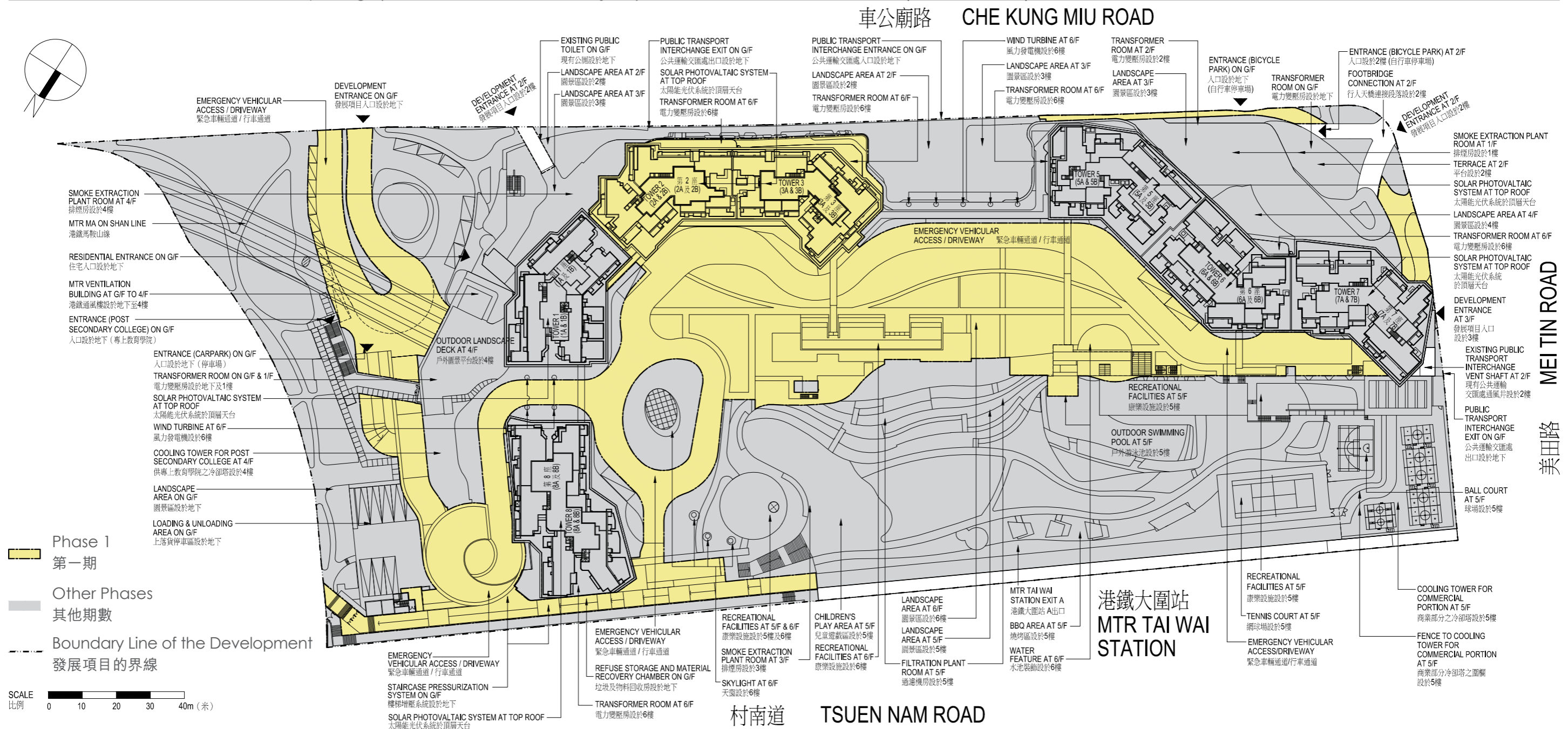
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Layout plan of the development 發展項目的布局圖

The estimated date of completion of the buildings and facilities in the Development, as provided by the Authorized Person for the Development:

由發展項目的認可人士提供的發展項目內的建築物及設施的預計落成日期：

Phase 期數	Buildings and Facilities 建築物及設施	Estimated Date of Completion 預計落成日期
1	Tower 2, Tower 3 and Facilities of Phase 1 第2座、第3座及第1期之設施	30 June 2022 2022年6月30日
2	Tower 5, Tower 6, Tower 7 and Facilities of Phase 2 第5座、第6座、第7座及第2期之設施	31 August 2022 2022年8月31日
3	Tower 1, Tower 8 and Facilities of Phase 3 第1座、第8座及第3期之設施	4 August 2023 2023年8月4日
4	Commercial Development, Bicycle Park, Public Transport Interchange and Facilities of Phase 4 商業發展項目、自行車停車場、公共運輸交匯處及第4期之設施	30 June 2022 2022年6月30日
5	Post Secondary College (Structural Shell and External Façade) and Facilities of Phase 5 專上教育學院(結構外殼及外正面)及第5期之設施	30 June 2022 2022年6月30日



Remarks :

- Floodlights will be provided for lighting of the outdoor swimming pool of the Development in the evening. Prospective purchasers please note the impact (if any) of the illumination of such lighting system on individual residential unit.
- Mass Transit Railway ("MTR") ventilation building, cooling tower for Post Secondary College and commercial portion, fence to cooling tower for commercial portion and existing vent shaft for Public Transport Interchange forming parts of the Development may affect the view of the residential properties at lower floors.
- MTR ventilation building, residents' clubhouse water feature, cooling tower for Post Secondary College and commercial portion, smoke extraction system for commercial portion, staircase pressurization system serving basement and existing vent shaft for Public Transport Interchange forming parts of the Development may emit sounds and affect the enjoyment to the residential properties.

備註：

- 發展項目之室外泳池會裝設泛光燈以供室外泳池的晚間照明。請準買家注意該等照明系統的照明對個別住宅單位造成的影響 (如有)。
- 組成發展項目一部分的港鐵通風樓、專上教育學院和商業部分之冷卻塔、商業部分冷卻塔之圍欄及公共運輸交匯處的通風口可能會影響位於低層住宅物業的景觀。
- 組成發展項目一部分的港鐵通風樓、住客會所的水池裝飾、專上教育學院和商業部分之冷卻塔、商業部分之排煙系統、地庫之樓梯增壓系統及公共運輸交匯處的通風口可能釋放聲音及對享用住宅物業造成影響。