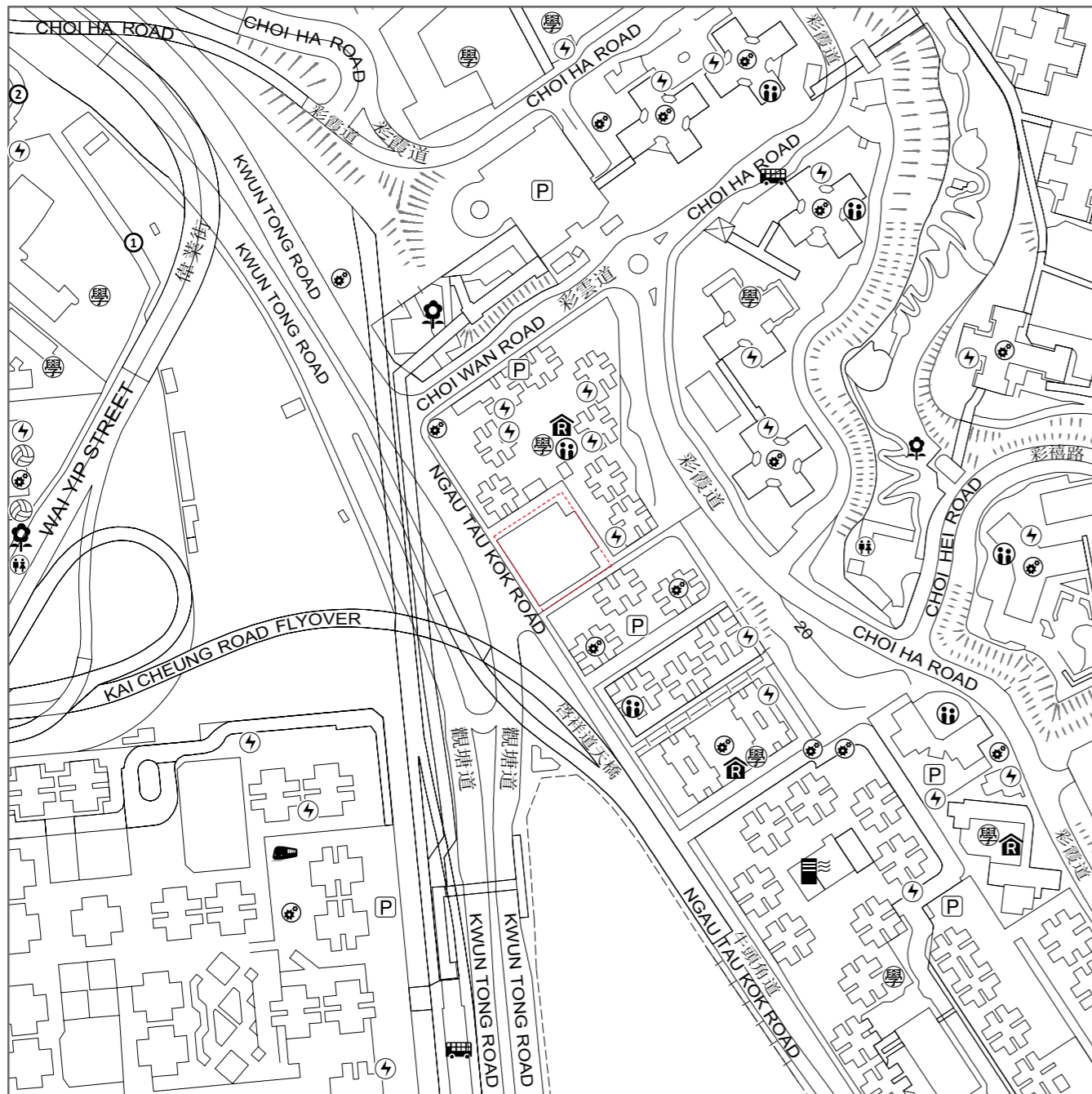



# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



 Boundary of the Development  
發展項目的邊界

Scale 比例：  
0 50 100 150 200 250M(米)



This location plan is made with reference to Survey Sheet No. T11-NE-A and T11-NE-C with adjustments where necessary. 此所在位置圖參考測繪圖編號T11-NE-A及T11-NE-C，經修正處理。

The Data/Map is/are provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.

資料 / 地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

### NOTATION 圖例

- |  |  |
|--|--|
|  Power plant (including Electricity Sub-stations)<br>發電廠 (包括電力分站)                       |  School (including Kindergarten)<br>學校 (包括幼稚園)  |
|  Public carpark (including Lorry Park)<br>公眾停車場 (包括貨車停泊處)                               |  Public park<br>公園  |
|  Public convenience<br>公廁   |  Ventilation shaft for the Mass Transit Railway<br>香港鐵路的通風井   |
|  Public utility installation<br>公用事業設施裝置  |  Public Transport Terminal (Including Rail Station)<br>公共交通總站 (包括鐵路車站)  |
|  Religious institution<br>(including Church, Temple and Tsz Tong)<br>宗教場所 (包括教堂、廟宇及祠堂)  |  Railway Depot<br>鐵路車廠  |
|  Sports Facilities (including Sports Ground and<br>Swimming Pool)<br>體育設施 (包括運動場及游泳池) |  Social welfare facilities<br>(including Elderly Centre and Home for the Mentally<br>Disabled)<br>社會福利設施 (包括老人中心及弱智人士護理院) |

Street Names not shown in full in the location plan of the Development:  
於發展項目的所在位置圖中未能顯示之街道全名：

- ① 啓泰里 Kai Tai Lane      ② 啓業道 Kai Yip Road

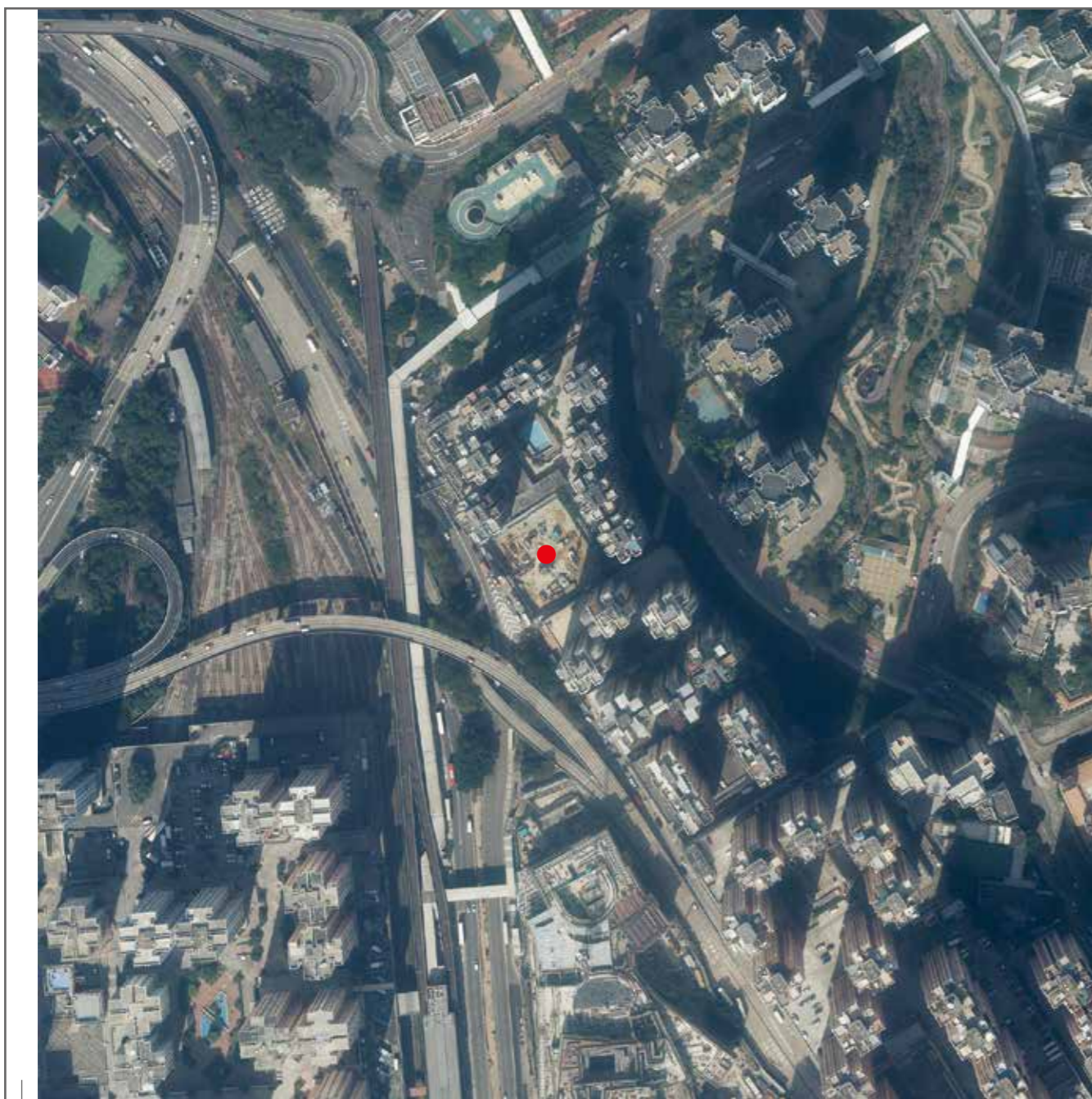
### Notes :

- 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.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

### 備註：

- 賣方建議準買家到該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。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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 Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E117238C, Date of Flight: 7th December 2020.  
摘錄自地政總署測繪處在飛行高度6,900呎拍攝之鳥瞰照片，編號為E117238C，飛行日期：2020年12月7日。

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鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

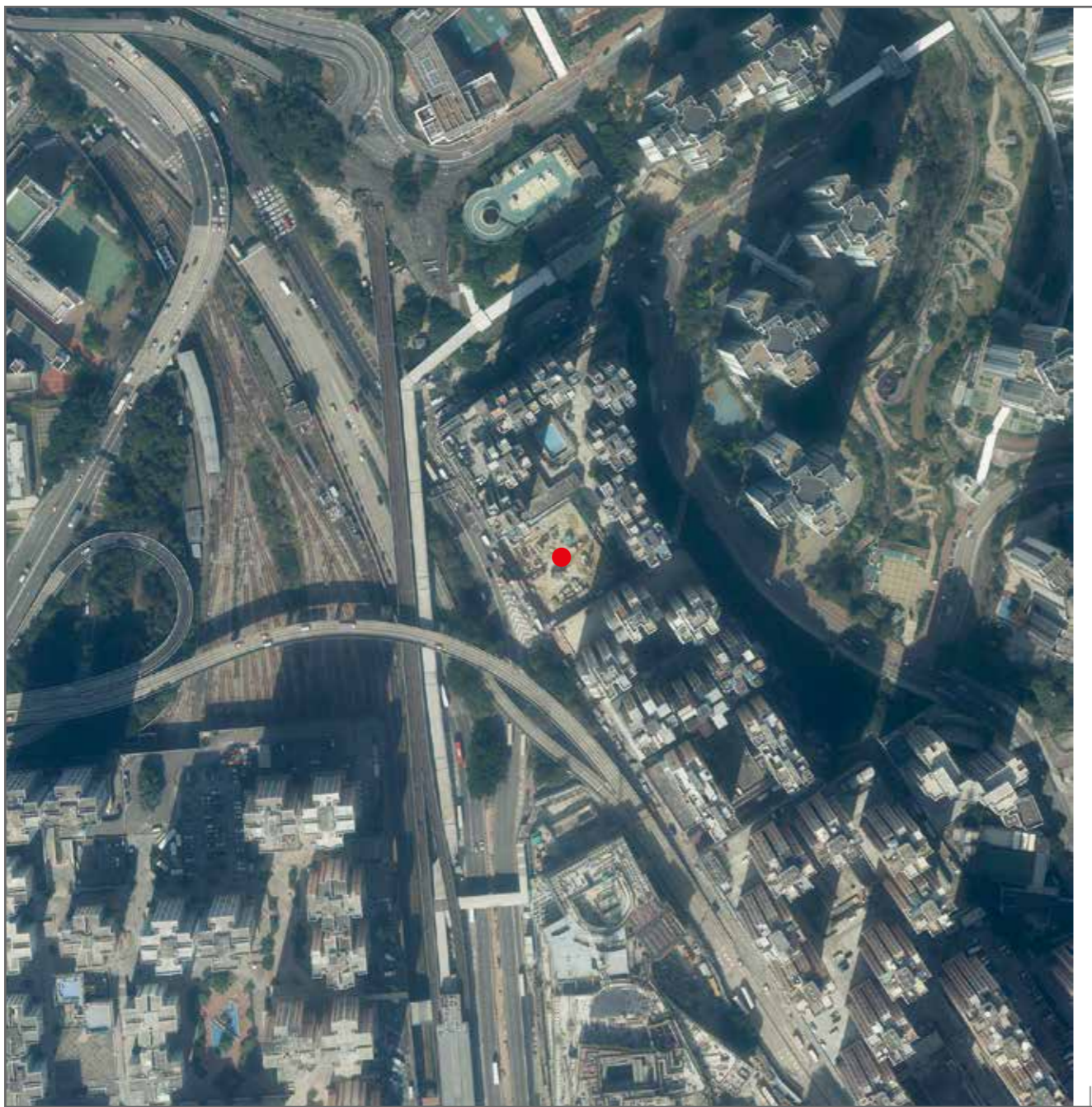
Remark:

The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



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 Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet. Photograph No. E117239C, Date of Flight: 7th December 2020.  
摘錄自地政總署測繪處在飛行高度6,900呎拍攝之鳥瞰照片，編號為E117239C，飛行日期：2020年12月7日。

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Remark:

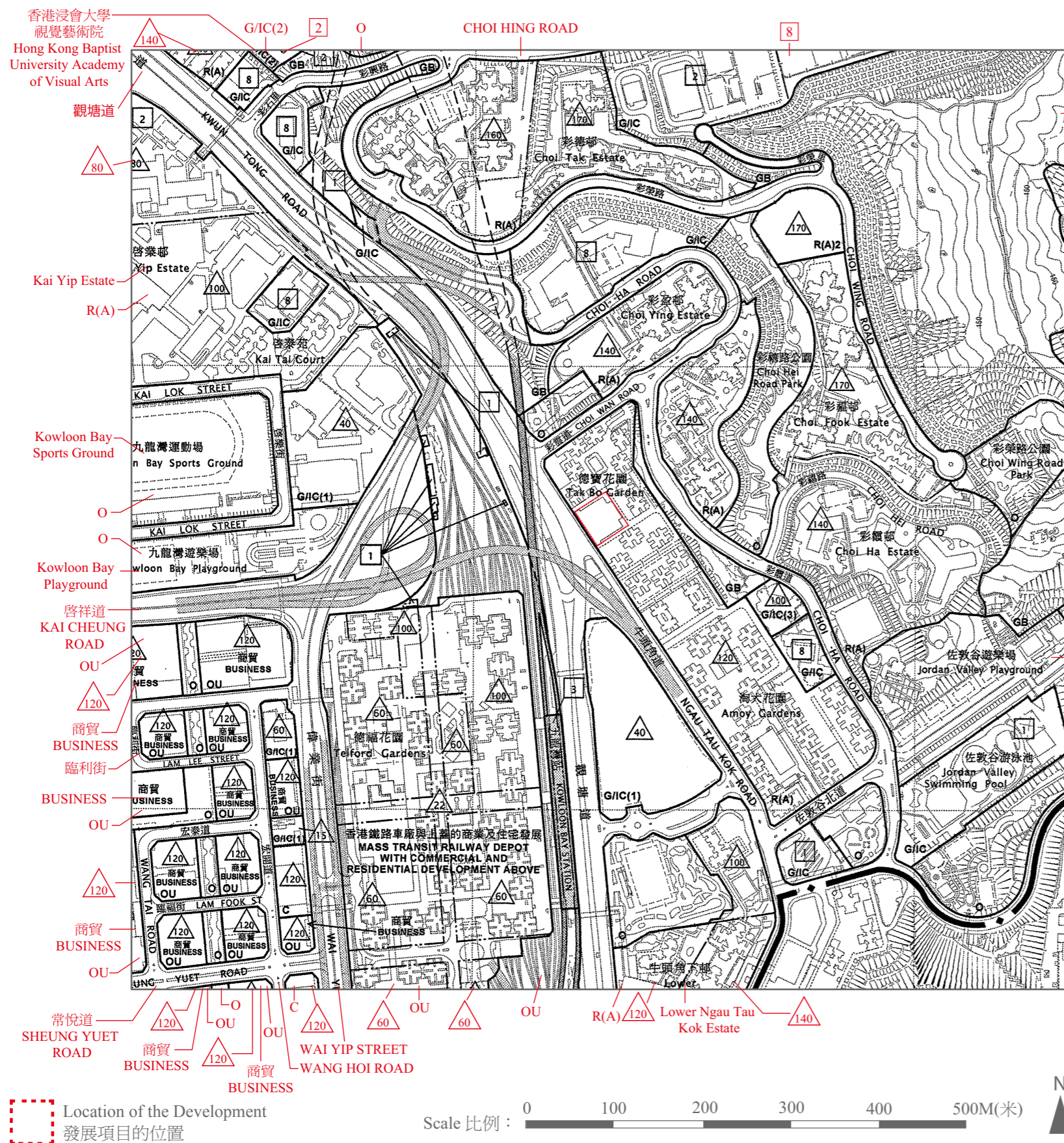
The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



Excerpt from part of the Approved Ngau Tau Kok & Kowloon Bay (Kowloon Planning Areas No.13 & 17) Outline Zoning Plan, Plan No. S/K13/30, gazetted on 8 May 2020, with adjustments where necessary as shown in red.

摘錄自2020年5月8日刊憲之牛頭角及九龍灣（九龍規劃區第13及17區）分區計劃大綱核准圖，圖則編號為S/K13/30，有需要經修正處理，以紅色表示。

### NOTATION 圖例

#### ZONES 地帶

	COMMERCIAL 商業
	RESIDENTIAL (GROUP A) 住宅 (甲類)
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	OPEN SPACE 休憩用地
	OTHER SPECIFIED USES 其他指定用途
	GREEN BELT 綠化地帶

#### COMMUNICATIONS 交通

	RAILWAY AND STATION (UNDERGROUND) 鐵路及車站 (地下)
	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

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	BUILDING HEIGHT CONTROL ZONE BOUNDARY 建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度管制區界線
	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)

#### Notes:

- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- 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.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

#### 備註:

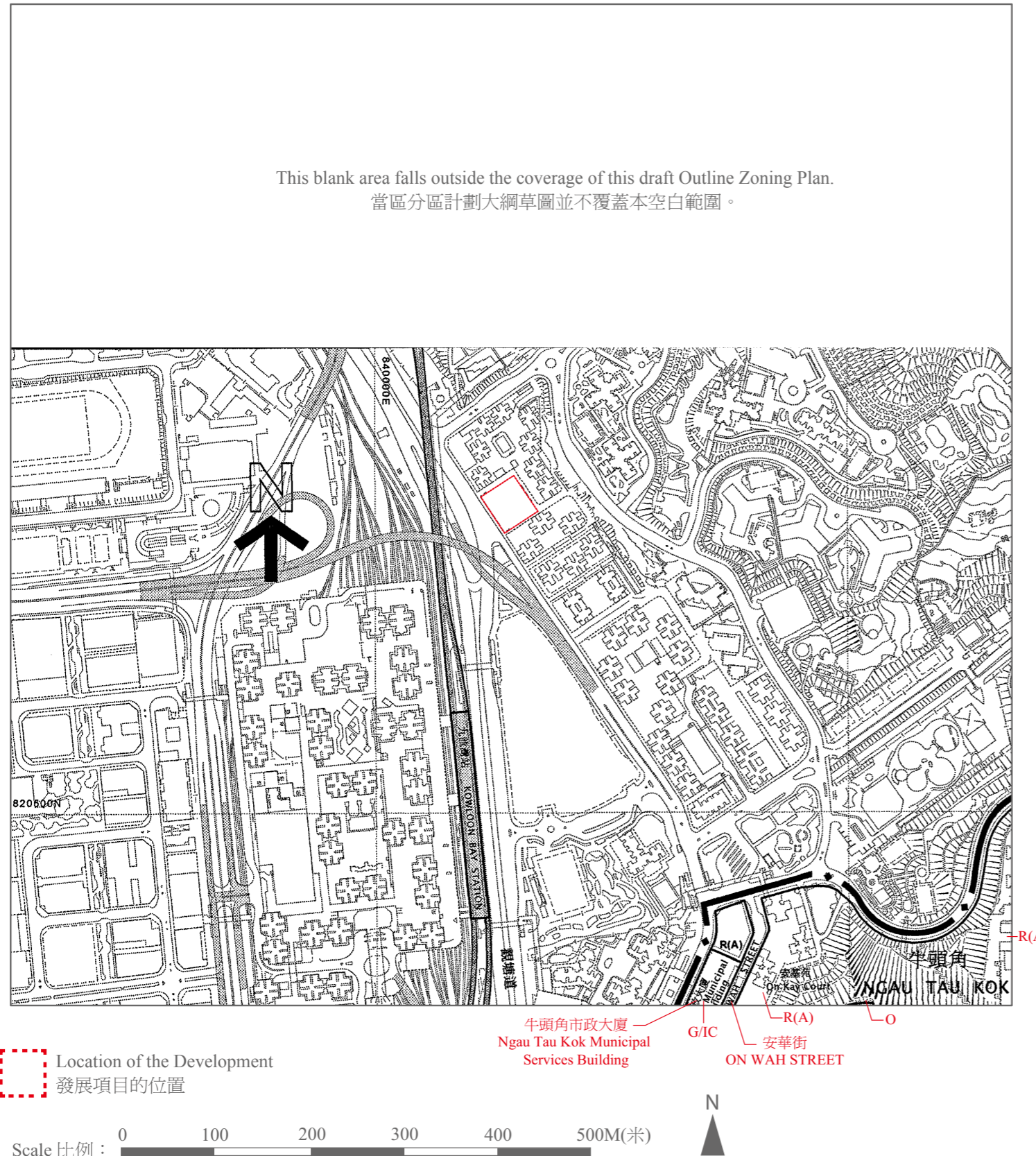
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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此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。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



Excerpt from part of the Draft Kwun Tong (South) (Kowloon Planning Area No.14 (Part)) Outline Zoning Plan, Plan No. S/K14S/23, gazetted on 19 March 2021, with adjustments where necessary as shown in red. 摘錄自2021年3月19日刊憲之觀塘南部(九龍規劃區第14區(部分))分區計劃大綱草圖，圖則編號為S/K14S/23，有需要經修正處理，以紅色表示。

### NOTATION 圖例

#### ZONES 地帶

	RESIDENTIAL (GROUP A) 住宅(甲類)
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	OPEN SPACE 休憩用地

#### COMMUNICATIONS 交通

	MAJOR ROAD AND JUNCTION 主要道路及路口
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#### MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
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#### Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. 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.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

#### 備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家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。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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