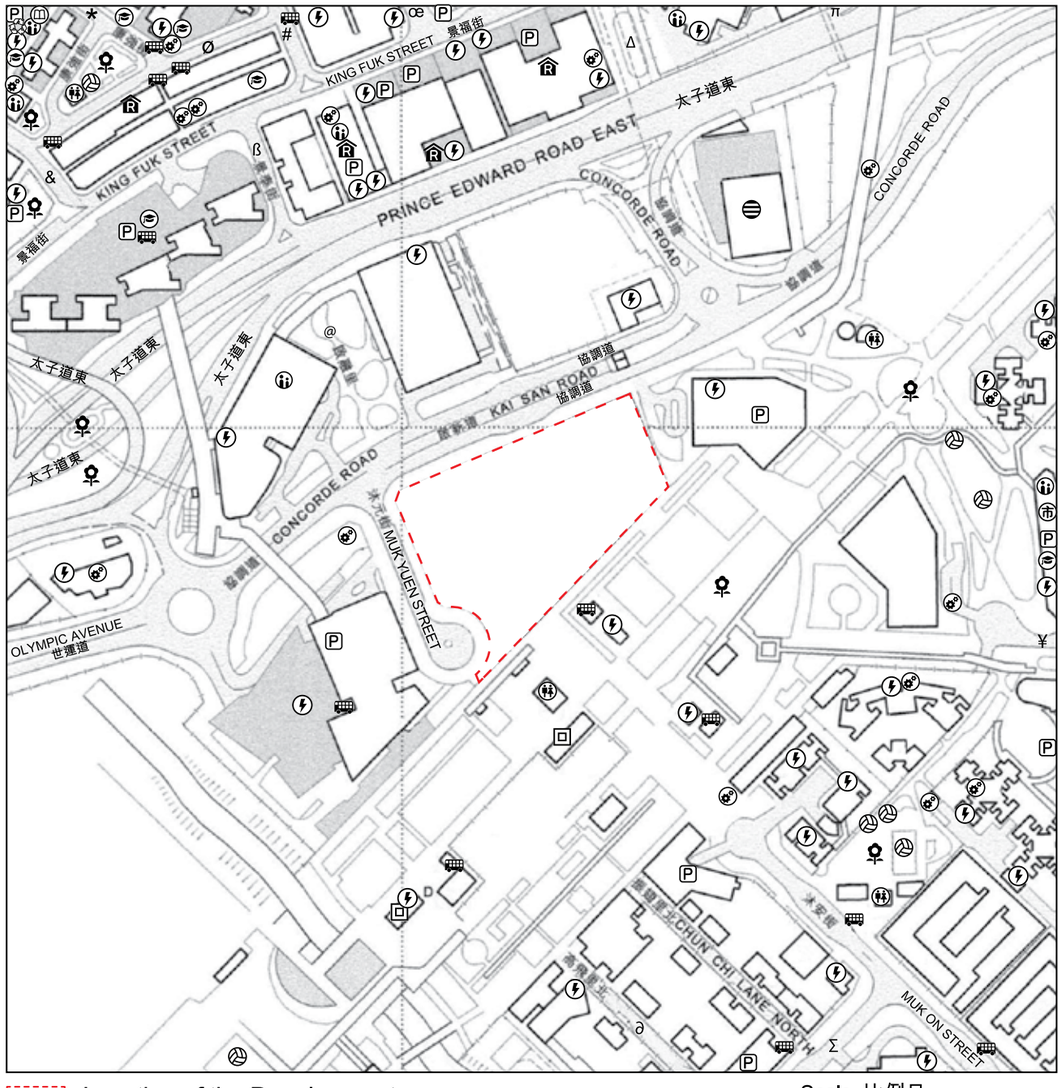
LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 50 100 150 200 250

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：

* 彝倫街 YI LUN STREET	# 爵祿街 TSEUK LUK STREET	& 崇齡街 SHUNG LING STREET	ß 景泰街 KING TAI STREET
∞ 三祝街 SAM CHUK STREET	Δ 啟新道 KAI SAN ROAD	π 四美街 SZE MEI STREET	@ 啟融里 KAI YUNG LANE
¥ 沐翠街 MUK CHUI STREET	Σ 沐寧街 MUK NING STREET	∂ 高飛里北 KO FEI LANE NORTH	Ø 康強街 HONG KEUNG STREET

N

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 11-NE-A dated 30 September 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考日期為2025年9月30日之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-NE-A，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- 香港鐵路的通風井 Ventilation Shaft for the Mass Transit Railway
- 發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)
- 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- 公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)
- 公廁 Public Convenience
- 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 警署 Police Station
- 宗教場所 (包括教堂、廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 學校 (包括幼稚園) School (including Kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)
- 公園 Public Park
- 圖書館 Library
- 垃圾收集站 Refuse Collection Point

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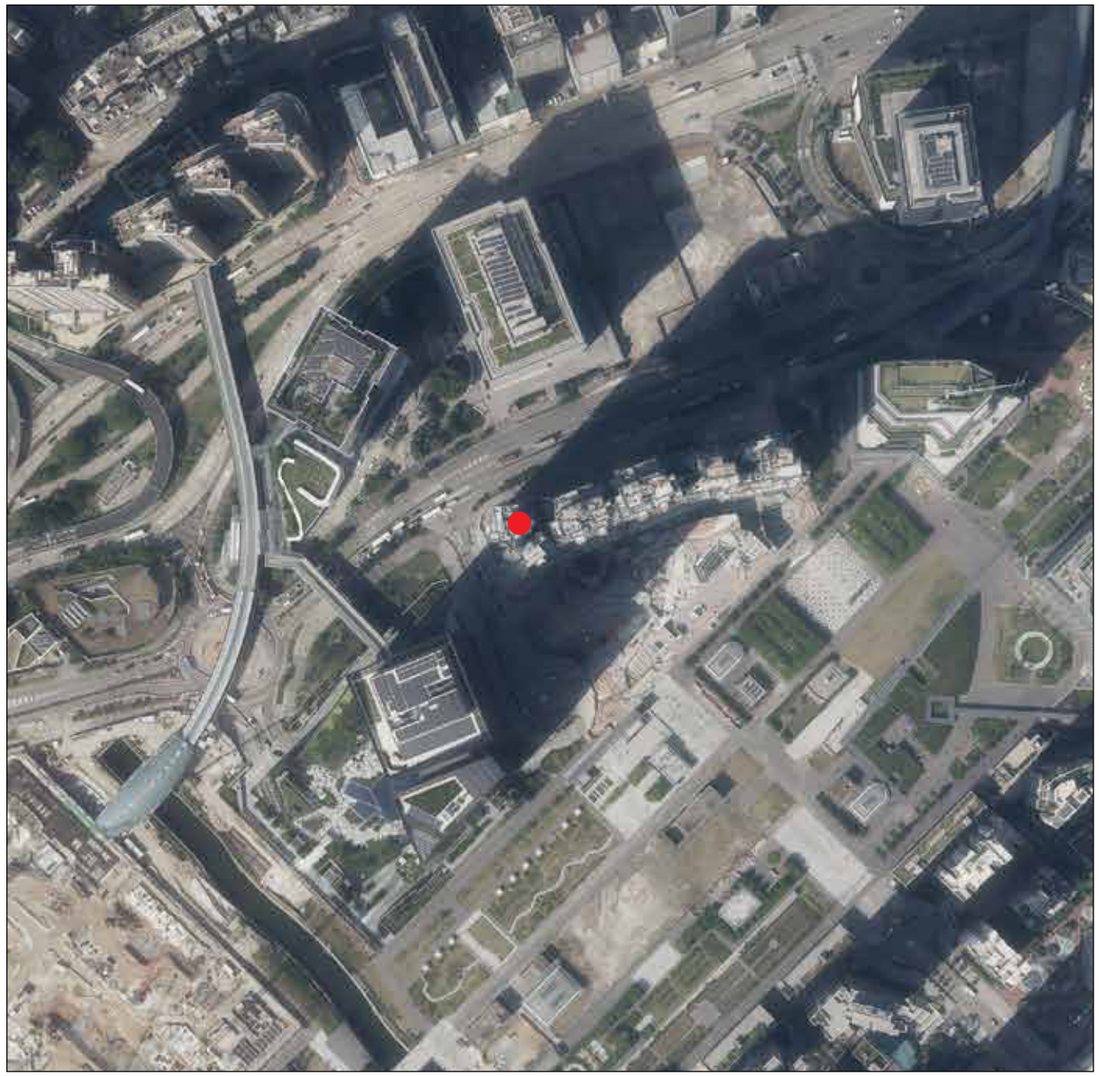
Notes :
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註 :
1. 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的了解。
2. 由於發展項目的邊界不規則的技術原因，此位置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 PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E242828C, date of flight : 8 November 2024.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E242828C，飛行日期：2024年11月8日。

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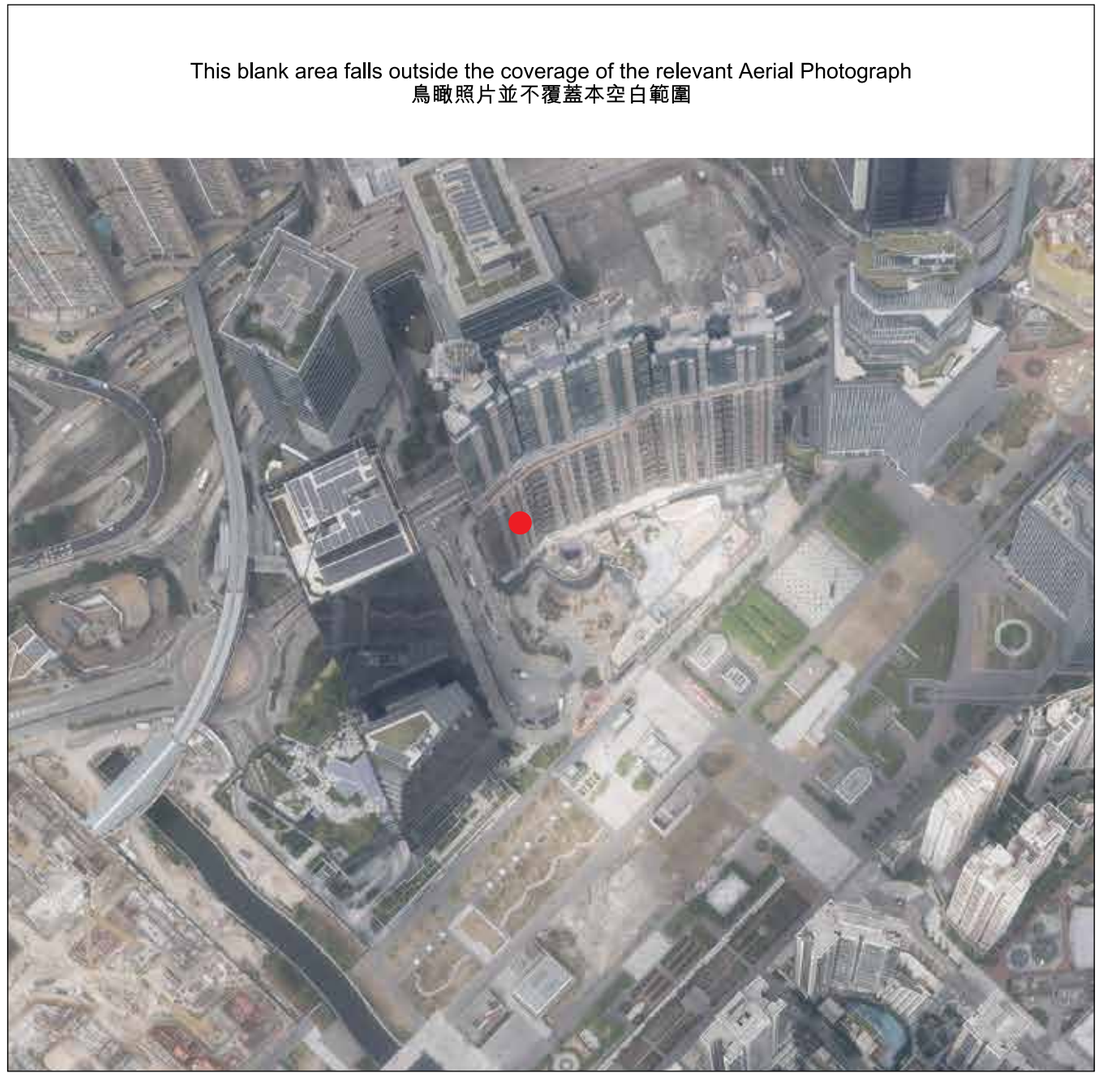
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. 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 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數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。
3. 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。

AERIAL PHOTOGRAPH OF THE PHASE
期數的鳥瞰照片



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 3,000 feet, photo No. E248434C, date of flight : 7 January 2025.
摘錄自地政總署測繪處在3,000呎的飛行高度拍攝之鳥瞰照片，照片編號為E248434C，飛行日期：2025年1月7日。

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Notes :
1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
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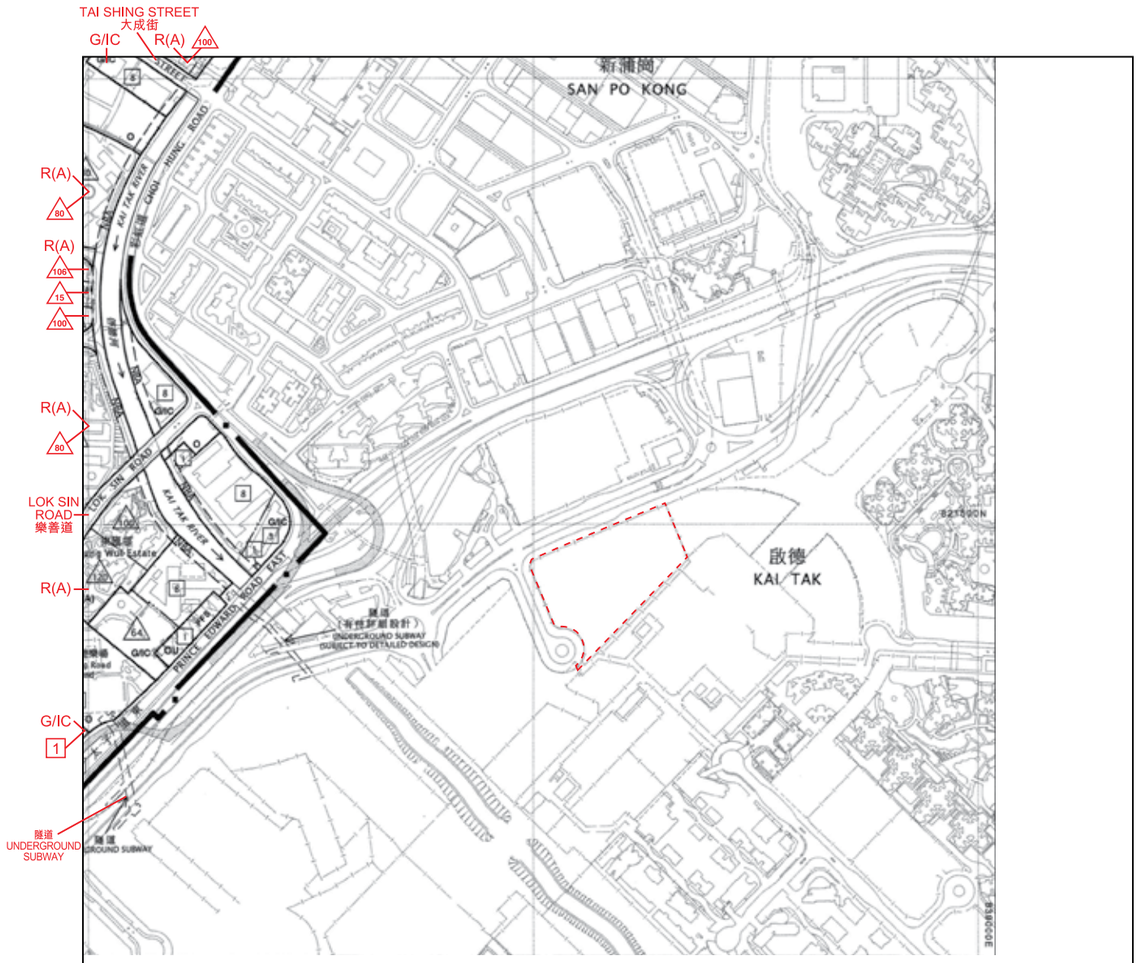
3. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Notes :
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4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
5. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

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。
4. 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。
5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

N

Adopted from part of the Approved Wang Tau Hom & Tung Tau Outline Zoning Plan, Plan No. S/K8/25, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖，圖則編號為S/K8/25，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

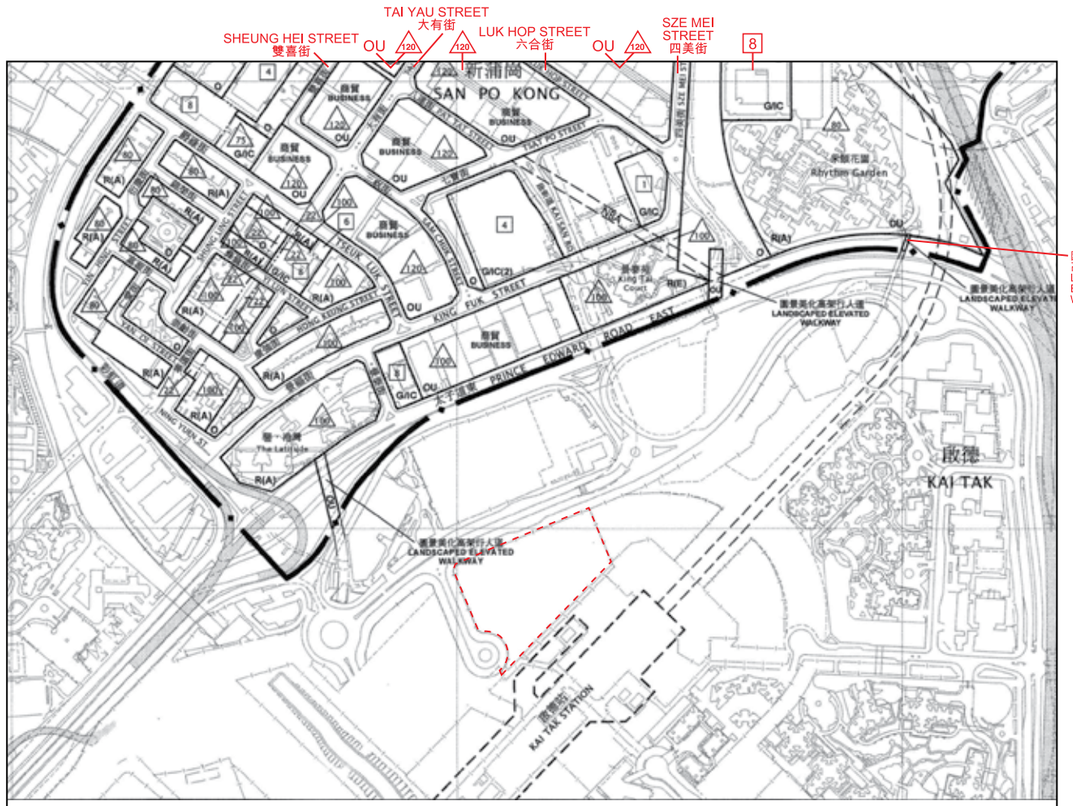
COMMUNICATIONS 交通

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)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

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



This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Notes :
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備註 :
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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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5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

N

Adopted from part of the Approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan, Plan No. S/K11/31, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖，圖則編號為S/K11/31，經處理以紅色顯示發展項目邊界及其他資料。

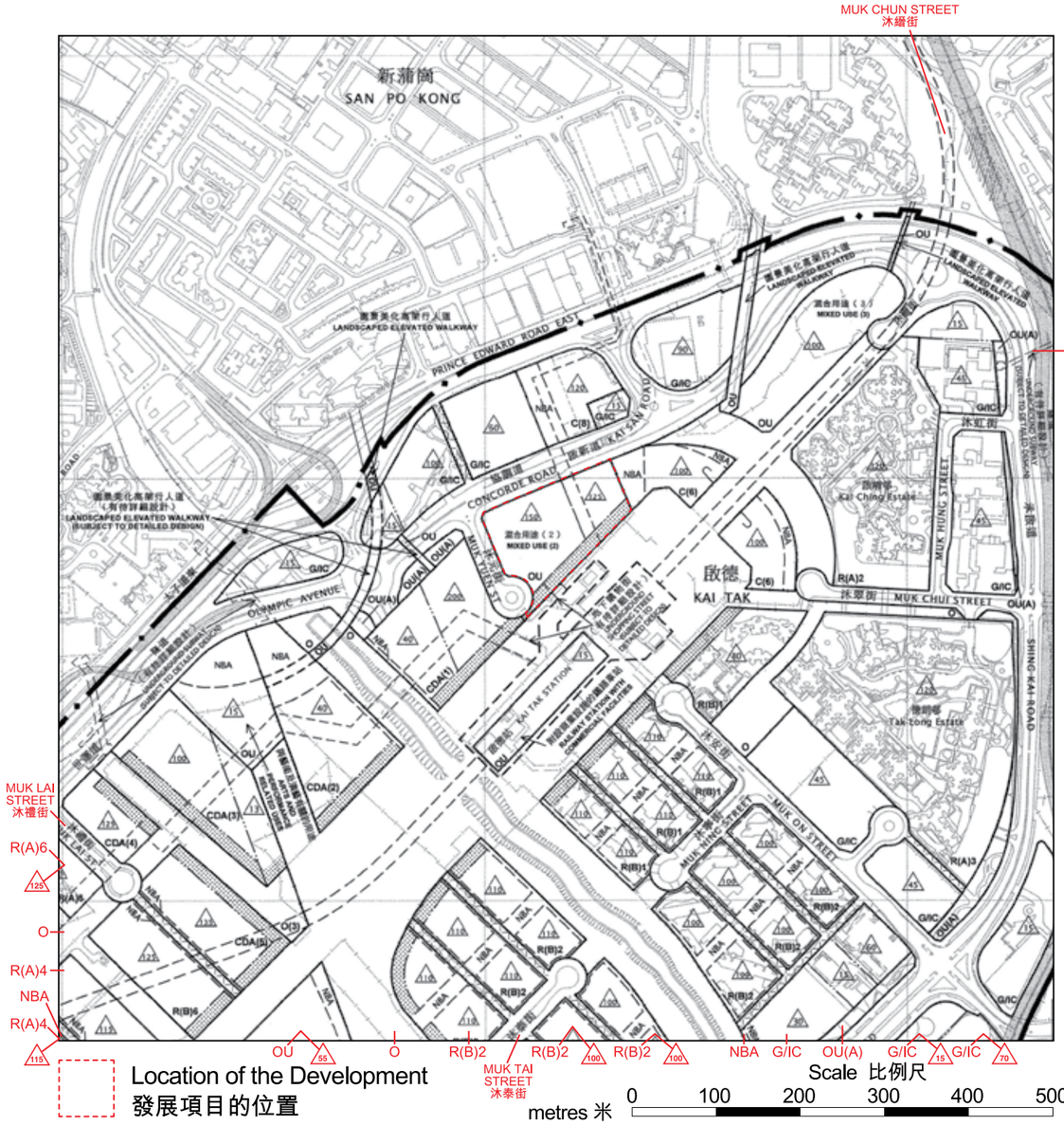
NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
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)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）
NON-BUILDING AREA	NBA	非建築用地

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



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備註 :
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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。
4. 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。
5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

Adopted from part of the Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/8, gazetted on 28 October 2022, with adjustments to show the Development boundary and other information in red.
摘錄自2022年10月28日刊憲之啟德分區計劃大綱核准圖，圖則編號為S/K22/8，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
OTHER SPECIFIED USES (AMENITY AREA)	OU(A)	其他指定用途（美化市容地帶）

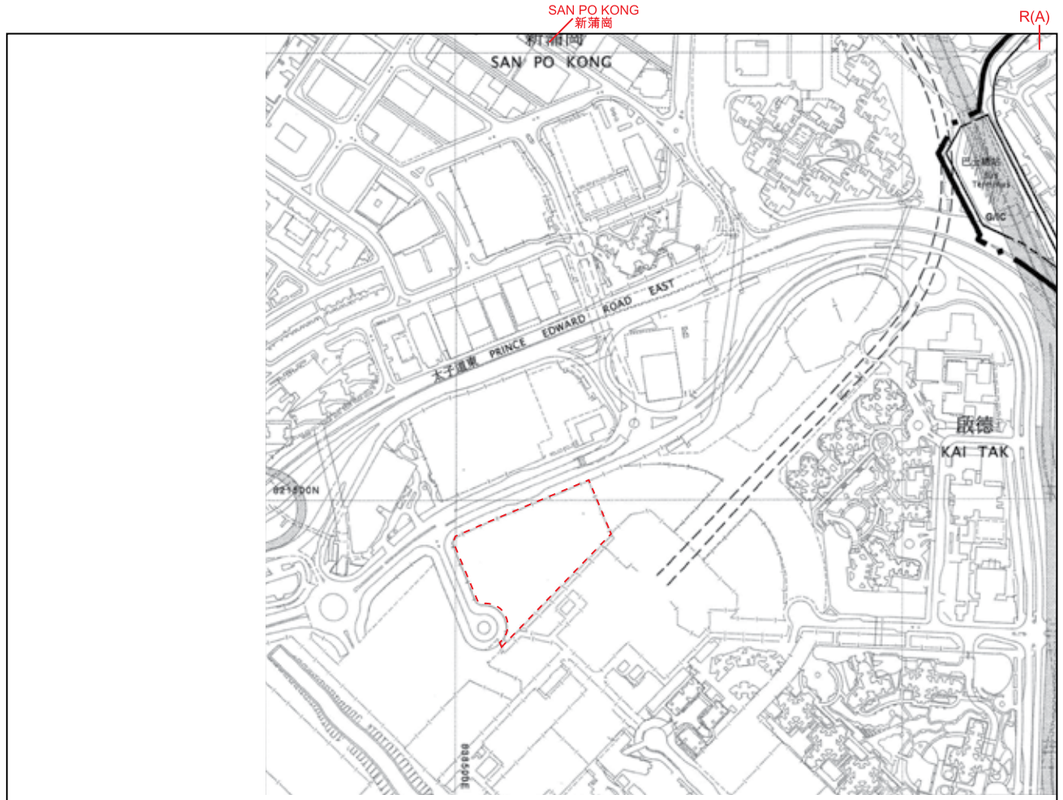
COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
RAILWAY AND STATION (ELEVATED)	車站 STATION	鐵路及車站（高架）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

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)	15	最高建築物高度（在主水平基準上若干米）
PETROL FILLING STATION	P F S	加油站
AREA DESIGNATED FOR 'SHOP AND SERVICES' AND 'EATING PLACE' USES ONLY		只限於指定為「商店及服務行業」和「食肆」用途的地區
NON-BUILDING AREA	NBA	非建築用地

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



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Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

N

Adopted from part of the Approved Ngau Chi Wan Outline Zoning Plan, Plan No. S/K12/18, gazetted on 5 May 2023, with adjustments to show the Development boundary and other information in red.
摘錄自2023年5月5日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為S/K12/18，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES		地帶
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
COMMUNICATIONS		**交通**
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
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

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備註 :
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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。
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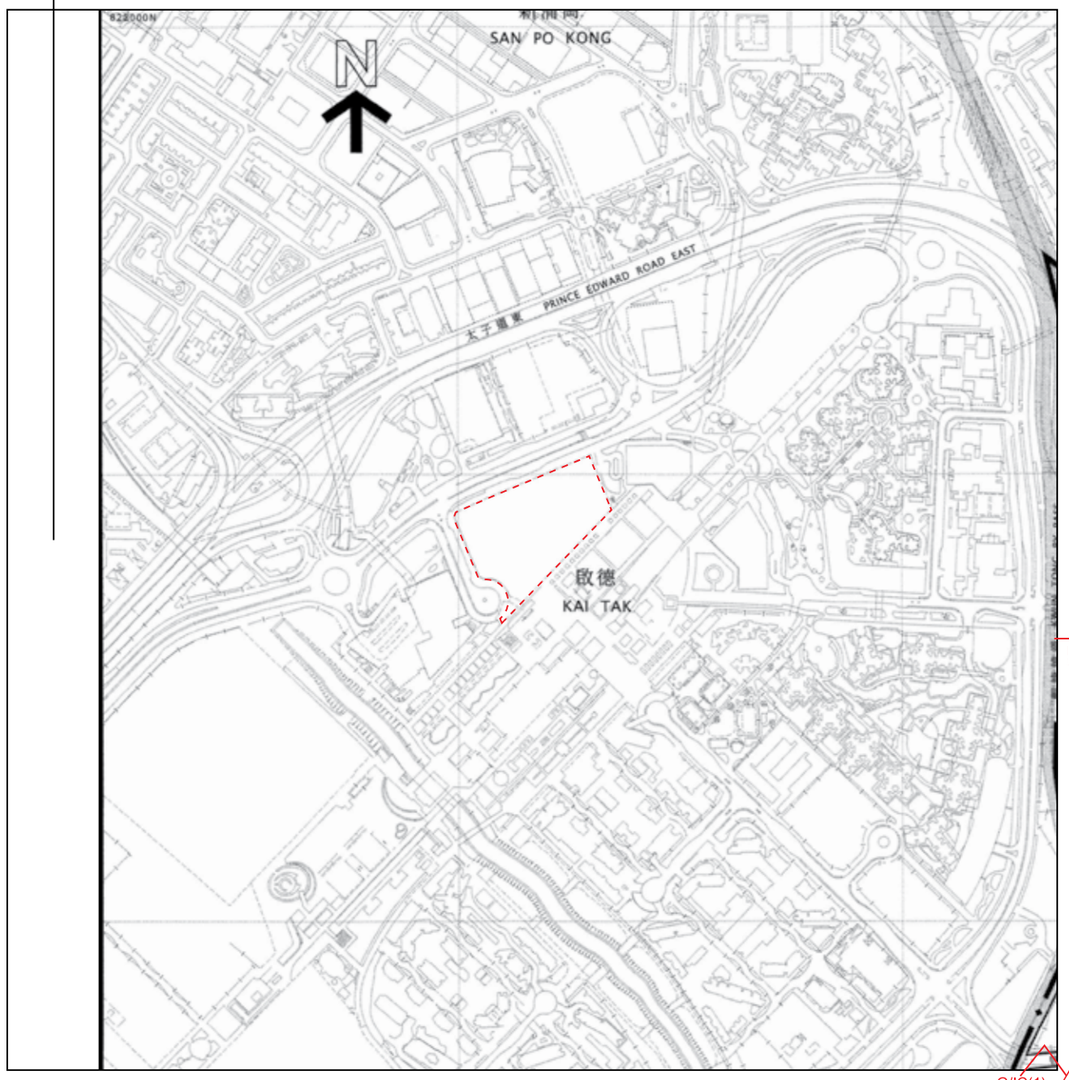
5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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

This blank area falls outside the coverage of the relevant Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。



Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

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.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. ©The Government of Hong Kong SAR.
5. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

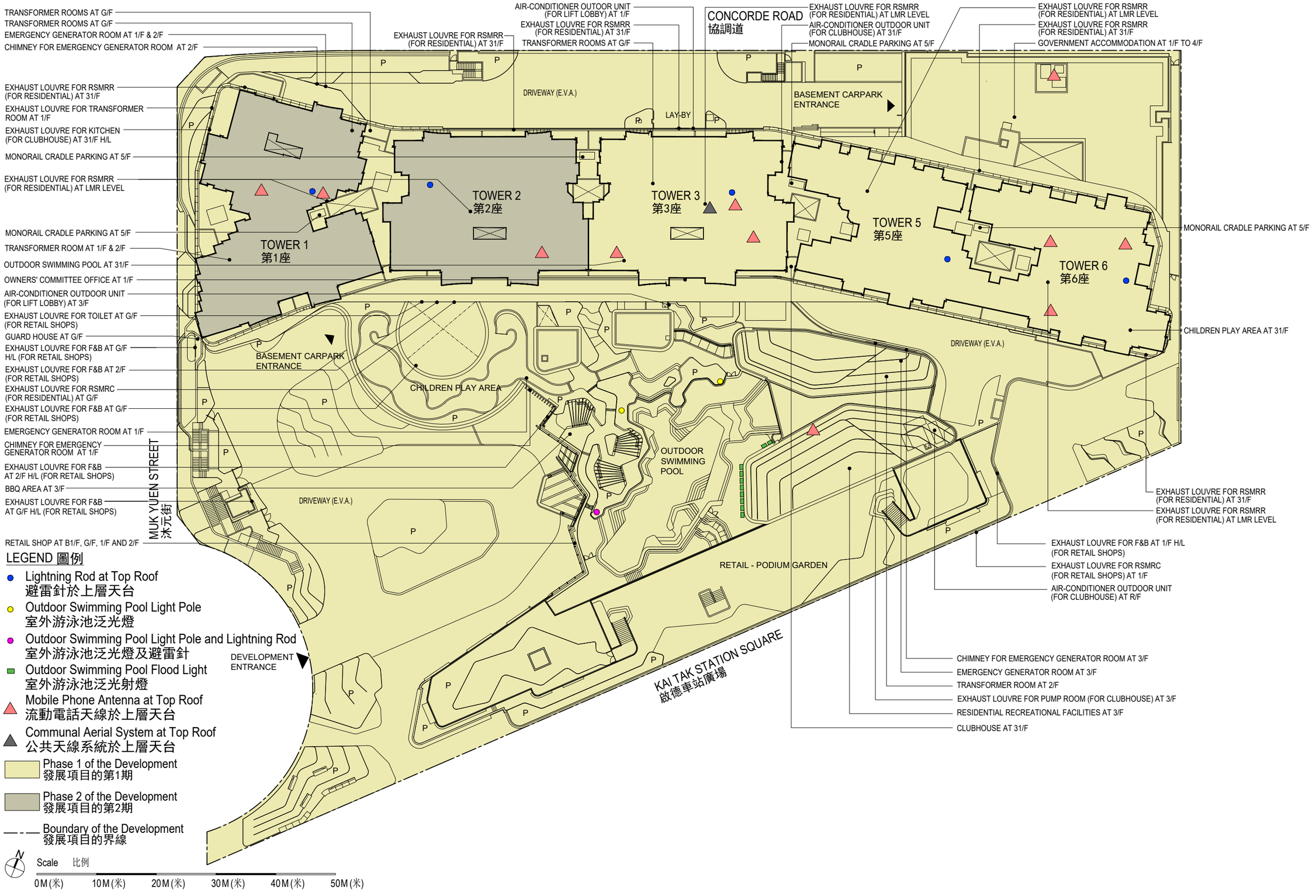
備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
5. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

Adopted from part of the Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan, Plan No. S/K13/33, gazetted on 21 March 2025, with adjustments to show the Development boundary and other information in red.
摘錄自2025年3月21日刊憲之牛頭角及九龍灣分區計劃大綱草圖，圖則編號為S/K13/33，經處理以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES		地帶
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
COMMUNICATIONS		**交通**
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
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	120	最高建築物高度（在主水平基準上若干米）

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



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

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON LAYOUT PLAN
布局圖中所使用之名詞及簡稱之圖例

AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT R/F = AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT MAIN ROOF	= 位於天台之冷氣室外機(供會所用)
AIR-CONDITIONER OUTDOOR UNIT (FOR CLUBHOUSE) AT X/F	= 位於X樓之冷氣室外機(供會所用)
AIR-CONDITIONER OUTDOOR UNIT (FOR LIFT LOBBY) AT X/F	= 位於X樓之冷氣室外機(供升降機大堂用)
BASEMENT CARPARK ENTRANCE	= 地庫停車場入口
BBQ AREA AT 3/F	= 位於3樓之燒烤場
CHILDREN PLAY AREA	= 兒童遊樂場
CHILDREN PLAY AREA AT 31/F	= 位於31樓之兒童遊樂場
CHIMNEY FOR EMERGENCY GENERATOR ROOM AT X/F	= 位於X樓之緊急發電機機房煙囪
CLUBHOUSE AT 31/F	= 位於31樓之會所
DEVELOPMENT ENTRANCE	= 發展項目入口
DRIVEWAY (E.V.A.) = DRIVEWAY (EMERGENCY VEHICULAR ACCESS)	= 緊急車輛通道
EMERGENCY GENERATOR ROOM AT 1/F & 2/F	= 位於1樓及2樓之緊急發電機房
EMERGENCY GENERATOR ROOM AT X/F	= 位於X樓之緊急發電機房
EXHAUST LOUVRE FOR RSMRC (FOR RESIDENTIAL) AT G/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER (FOR RESIDENTIAL) AT G/F	= 位於地下之垃圾及物料回收站(供住宅用)排氣百葉
EXHAUST LOUVRE FOR RSMRC (FOR RETAIL SHOPS) AT 1/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER (FOR RETAIL SHOPS) AT 1/F	= 位於1樓之垃圾及物料回收站(供商鋪用)排氣百葉
EXHAUST LOUVRE FOR RSMRR (FOR RESIDENTIAL) AT 31/F = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM (FOR RESIDENTIAL) AT 31/F	= 位於31樓之垃圾及物料回收房(供住宅用)排氣百葉
EXHAUST LOUVRE FOR RSMRR (FOR RESIDENTIAL) AT LMR LEVEL = EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM (FOR RESIDENTIAL) AT LIFT MACHINE ROOM LEVEL	= 位於升降機機房層之垃圾及物料回收房(供住宅用)排氣百葉
EXHAUST LOUVRE FOR F&B AT G/F H/L (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F HIGH LEVEL (FOR RETAIL SHOPS)	= 位於地下高位之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT G/F (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F (FOR RETAIL SHOPS)	= 位於地下之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT 2/F (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT G/F (FOR RETAIL SHOPS)	= 位於2樓之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR F&B AT X/F H/L (FOR RETAIL SHOPS) = EXHAUST LOUVRE FOR FOOD AND BEVERAGE AT X/F HIGH LEVEL (FOR RETAIL SHOPS)	= 位於X樓高位之餐飲排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR PUMP ROOM (FOR CLUBHOUSE) AT 3/F	= 位於3樓之泵房排氣百葉(供會所用)
EXHAUST LOUVRE FOR TOILET AT G/F (FOR RETAIL SHOPS)	= 位於地下之廁所排氣百葉(供商鋪用)
EXHAUST LOUVRE FOR KITCHEN (FOR CLUBHOUSE) AT 31/F H/L = EXHAUST LOUVRE FOR KITCHEN (FOR CLUBHOUSE) AT 31/F HIGH LEVEL	= 位於31樓高位之廚房排氣百葉(供會所用)
EXHAUST LOUVRE FOR TRANSFORMER ROOM AT 1/F	= 位於1樓之變壓器房排氣百葉
GOVERNMENT ACCOMMODATION AT 1/F TO 4/F	= 位於1樓至4樓之政府樓宇
GUARD HOUSE AT G/F	= 位於地下之警衛室
LAY-BY	= 停車區
MONORAIL CRADLE PARKING AT 5/F	= 位於5樓之吊運車停泊處
OUTDOOR SWIMMING POOL	= 室外游泳池
OUTDOOR SWIMMING POOL AT 31/F	= 位於31樓之室外游泳池
OWNERS' COMMITTEE OFFICE AT 1/F	= 位於1樓之業主委員會的辦公室
P = PLANTER	= 花槽

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

RESIDENTIAL RECREATIONAL FACILITIES AT X/F	=	位於X樓之住客康樂設施
RETAIL - PODIUM GARDEN	=	商業-平台花園
RETAIL SHOP AT B1/F, G/F, 1/F AND 2/F	=	位於地庫1層、地下、1樓及2樓之商鋪
TRANSFORMER ROOM AT 1/F & 2/F	=	位於1樓及2樓之變壓器房
TRANSFORMER ROOM AT X/F	=	位於X樓之變壓器房
TRANSFORMER ROOMS AT G/F	=	位於地下之變壓器房