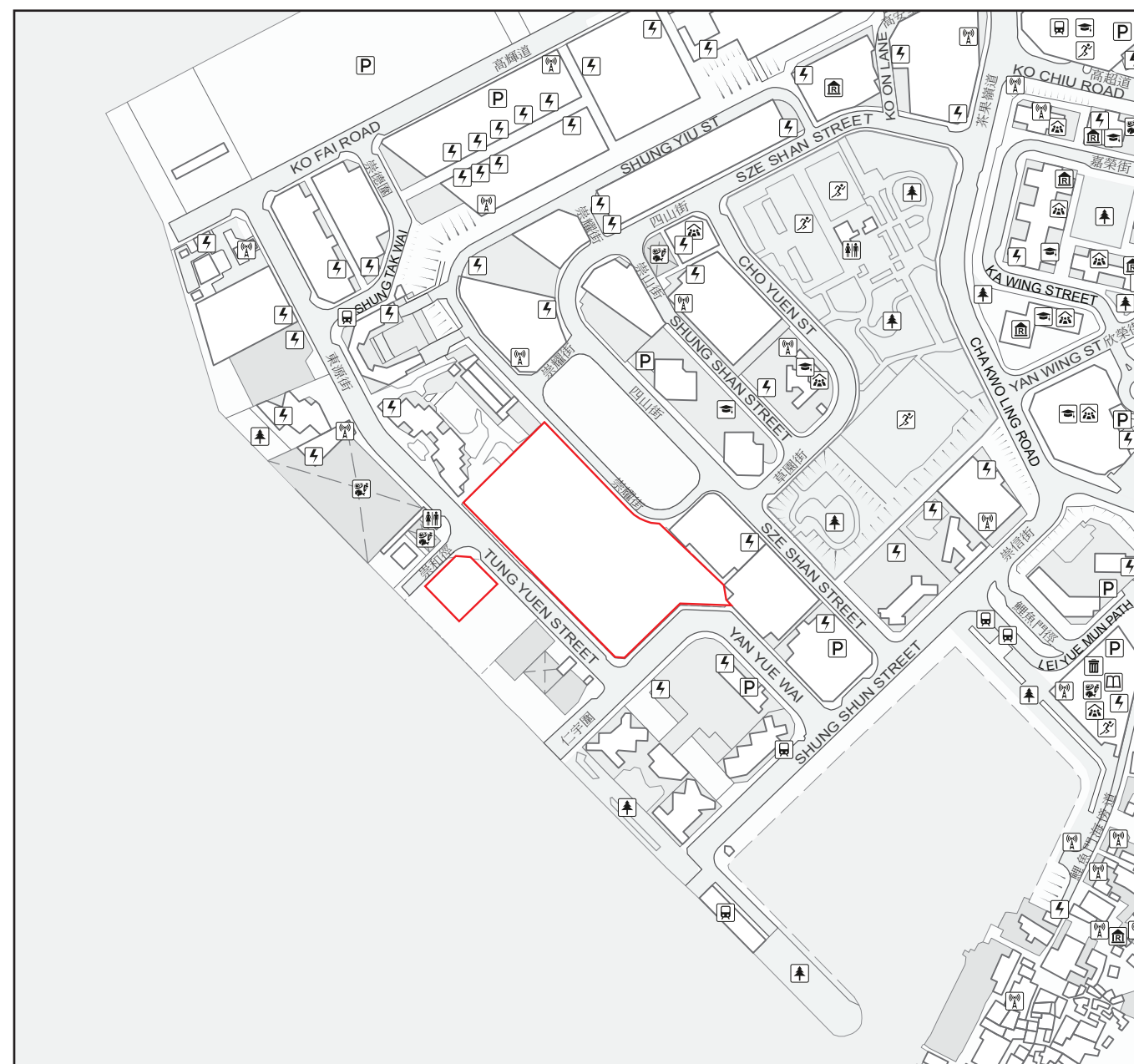


The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SE-B dated 3 July 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2026年7月3日出版之數碼地形圖，圖幅編號T11-SE-B，有需要處經修正處理。

NOTATION 圖例

	Library 圖書館		Public Utility Installation 公用事業設施裝置
	Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)		Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
	Refuse Collection Point 垃圾收集站		School (including Kindergarten) 學校 (包括幼稚園)
	Market (including Wet Market and Wholesale Market) 市場 (包括濕貨市場及批發市場)		Social Welfare Facilities (including Elderly Centre and 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 Lorry Park) 公眾停車場 (包括貨車停泊處)		Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
	Public Convenience 公廁		Public Park 公園
	Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)		

Street name(s) not shown in full on 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：

KO ON LANE 高安里

LEI YUE MUN PRAYA ROAD 鯉魚門海傍道

SHUNG WO PATH 崇和徑

Notes:

1. The Vendor advises prospective purchasers to conduct 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 the 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。



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 the Lands Department at a flying height of 6,900 feet, Photo No. E259898C, date of flight: 12 September 2025.

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E259898C，飛行日期：2025年9月12日。

Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. 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 Phase is irregular.

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. 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。



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 the Lands Department at a flying height of 6,900 feet, Photo No. E259899C, date of flight: 12 September 2025.

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E259899C，飛行日期：2025年9月12日。

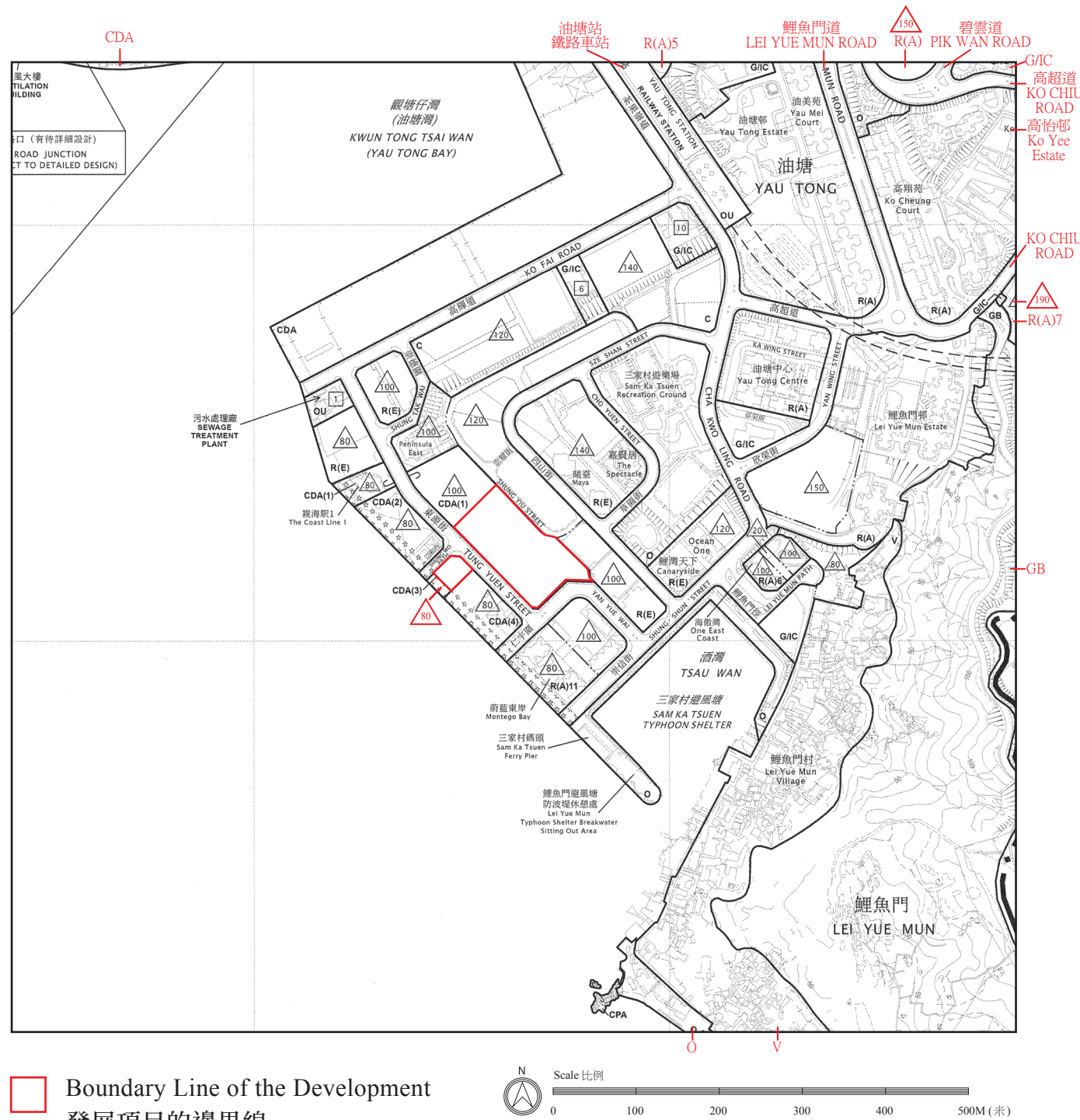
Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. 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 Phase is irregular.

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. 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。

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



Extract from the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (Plan no. S/K15/29), gazetted on 12 June 2026, with adjustments where necessary as shown in red.

摘錄自 2026 年 6 月 12 日刊憲之茶果嶺、油塘、鯉魚門分區計劃大綱核准圖（圖則編號 S/K15/29），有需要處經修正處理，以紅色表示。

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.

地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。

NOTATION 圖例

Zones 地帶

C	Commercial 商業
CDA	Comprehensive Development Area 綜合發展區
R(A)	Residential (Group A) 住宅 (甲類)
R(E)	Residential (Group E) 住宅 (戊類)
V	Village Type Development 鄉村式發展
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
CPA	Costal Protection Area 海洋保護區

Communications 交通

	Railway and Station 鐵路及車站
	Railway and Station (Underground) 鐵路及車站 (地下)
	Major Road and Junction 主要道路及路口

Miscellaneous 其他

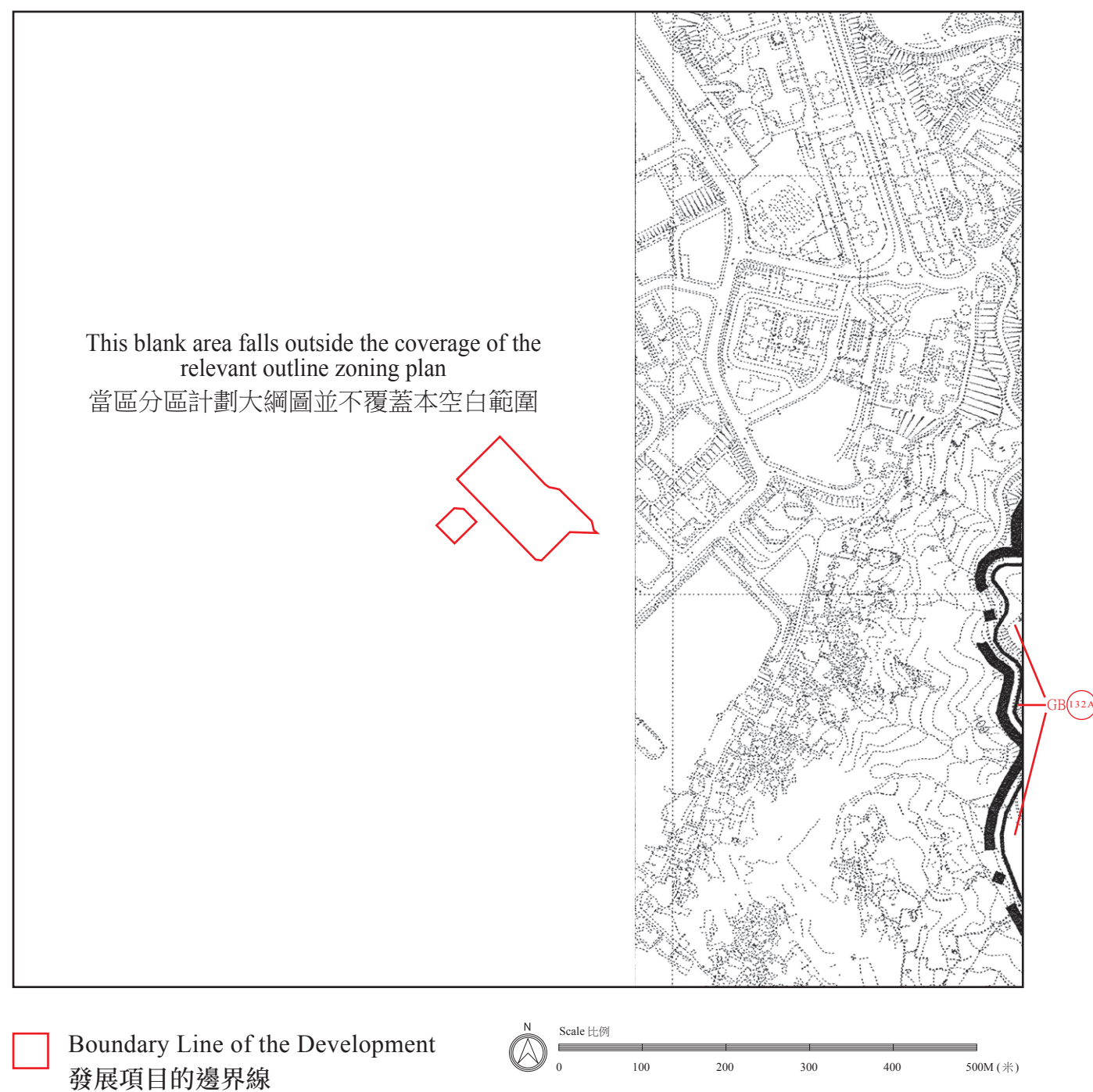
	Boundary of Planning Scheme 規劃範圍界線
	Building Height Control Zone Boundary 建築物高度管制區界線
	Maximum Building Height (In Metres Above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
	Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層樓目)
	Area Designated for 'Waterfront Promenade' 指定為「海濱長廊」的地區

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning 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：

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，此分區計劃大綱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。



Extract from the approved Tseung Kwan O Outline Zoning Plan (Plan no. S/TKO/32), gazetted on 17 October 2025, with adjustments where necessary as shown in red.

摘錄自 2025 年 10 月 17 日刊憲之將軍澳分區計劃大綱核准圖 (圖則編號 S/TKO/32)，有需要處經修正處理，以紅色表示。

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.

地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。

NOTATION 圖例

Zones 地帶

GB Green Belt
綠化地帶

Miscellaneous 其他

Boundary of Planning Scheme
規劃範圍界線

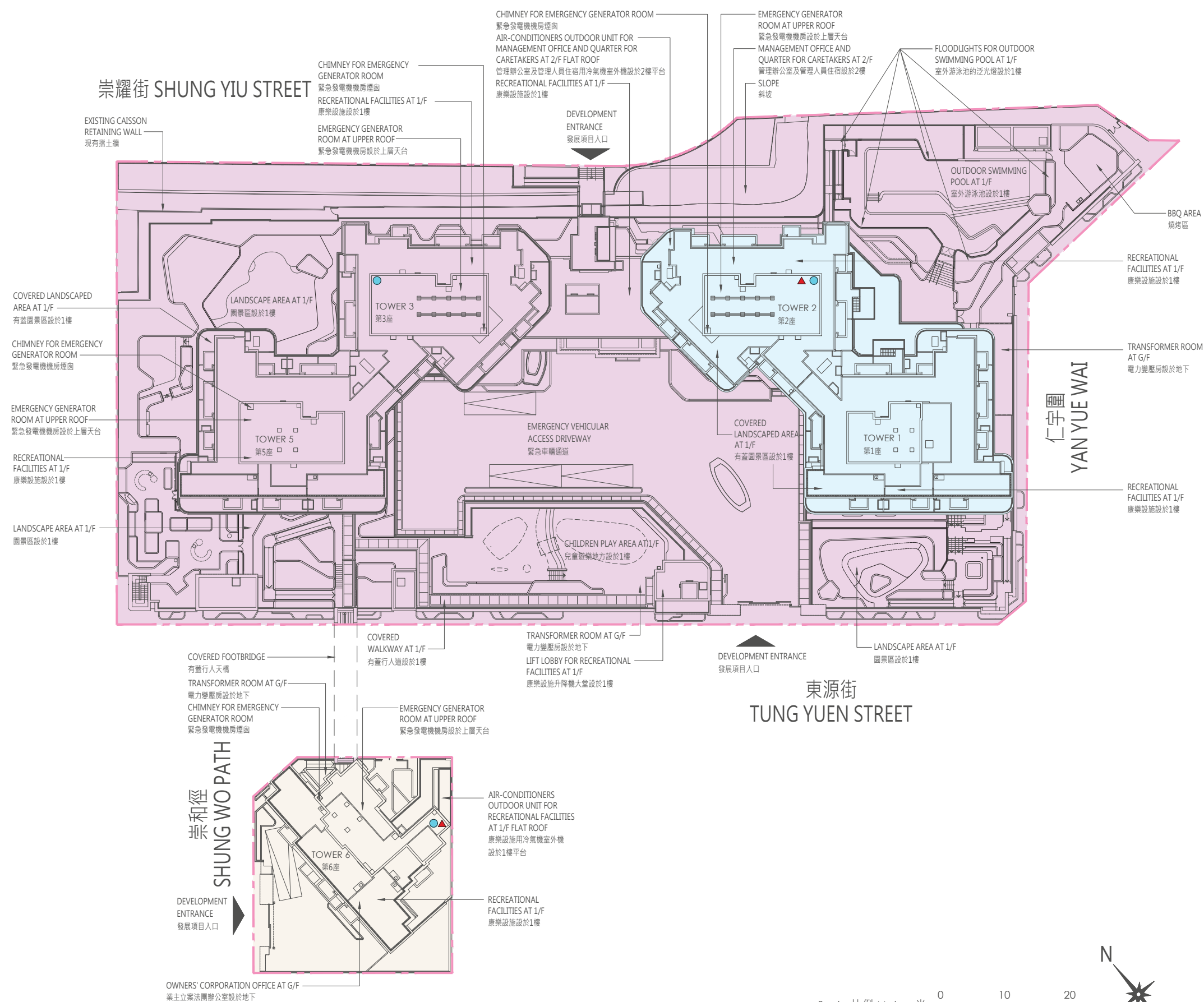
Planning Area Number
規劃區編號

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning 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：

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，此分區計劃大綱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。

**LEGEND 圖例**

- Phase 1 of the Development
發展項目的第1期
- Phase 2 of the Development
發展項目的第2期
- Phase 3 of the Development
發展項目的第3期
- Lightning Rod at Top Roof
避雷針於頂層天台
- TV/FM Antenna At Top Roof
電視/電台天線於頂層天台
- Boundary of the Development
發展項目的界線

The estimated date of completion of buildings and facilities within each phase as provided by Authorized Person for the Development:

Phase 1: 8th May 2028

Phase 2: 8th May 2028

Phase 3: 8th May 2028

由發展項目的認可人士提供的每一期數的建築物及設施的預計落成日期為：

第1期：2028年5月8日

第2期：2028年5月8日

第3期：2028年5月8日

Notes:

This plan shows the layout of the Development from an aerial view only. The boundaries and areas of the phases on different floors could be different from those shown here.

備註：

本圖僅顯示從上空鳥瞰可見之發展項目佈局。各期數於不同樓層上的邊界和範圍可能與本圖所示者不同。