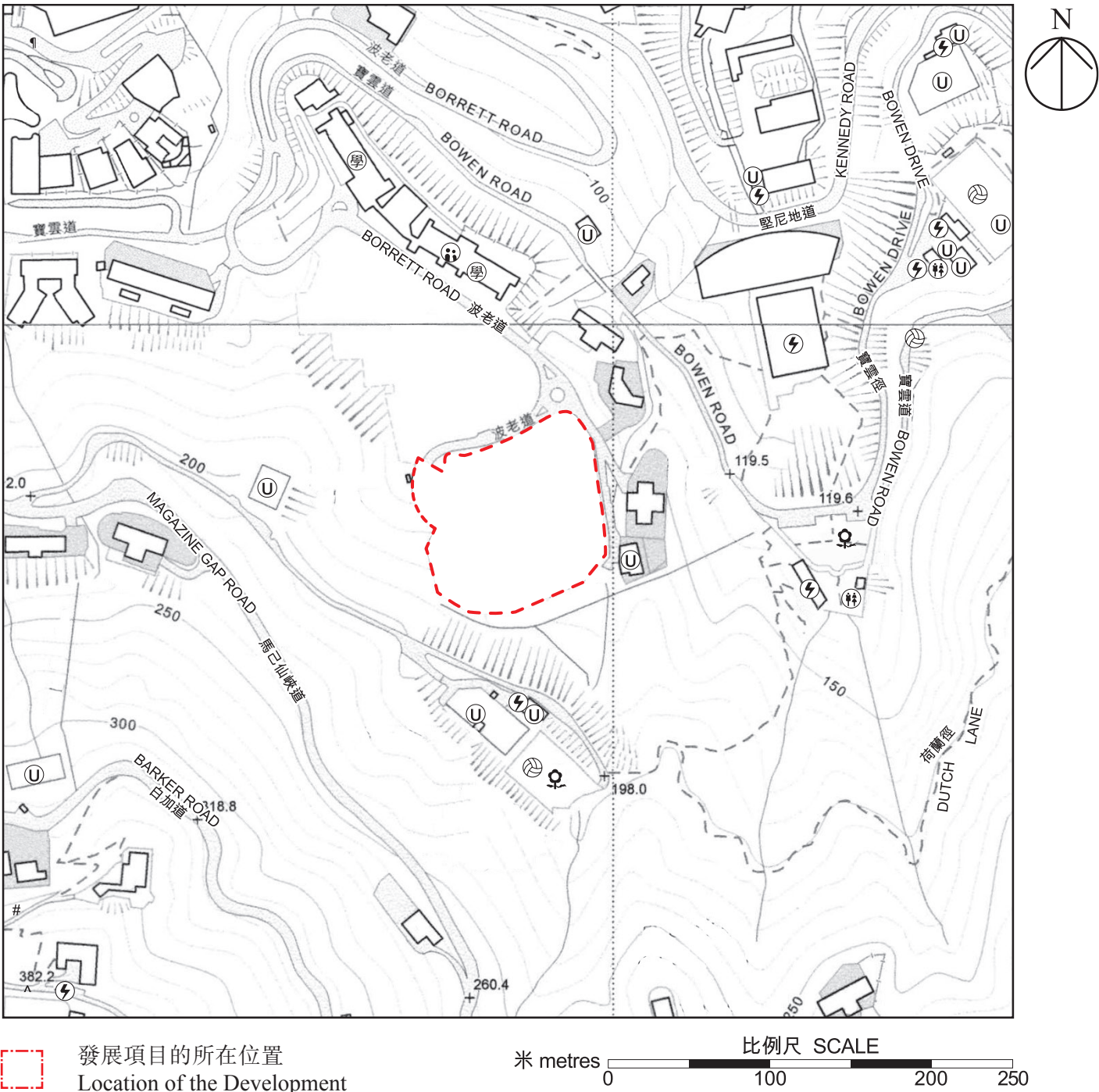


發展項目的所在位置圖
Location plan of the development



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此所在位置圖是參考於2021年7月27日及2021年10月25日出版之地政總署測繪處之測繪圖，測繪圖編號分別為11-SW-D及11-SW-B，並由賣方擬備。
This Location Plan is prepared by the Vendor with reference to the Survey Sheet Nos. 11-SW-D and 11-SW-B dated 27th July 2021 and 25th October 2021 respectively from Survey and Mapping Office of the Lands Department.

因技術原因(例如發展項目之形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the shape of the Development), the location plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

註：賣方建議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。
Remark: 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.

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

雷丹彌徑 Lloyd Path ^ 施勳道 Severn Road ¶ 麥當勞道 MacDonnell Road

圖例 NOTATION

- 公園
A Public Park
- 發電廠 (包括電力分站)
A Power Plant (Including electricity sub-stations)
- 公用事業設施裝置
A Public Utility Installation
- 體育設施 (包括運動場及游泳池)
Sports Facilities (Including a sports ground and a swimming pool)
- 公廁
A Public Convenience
- 學校 (包括幼稚園)
A School (Including a 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 an elderly centre and a home for the mentally disabled)

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

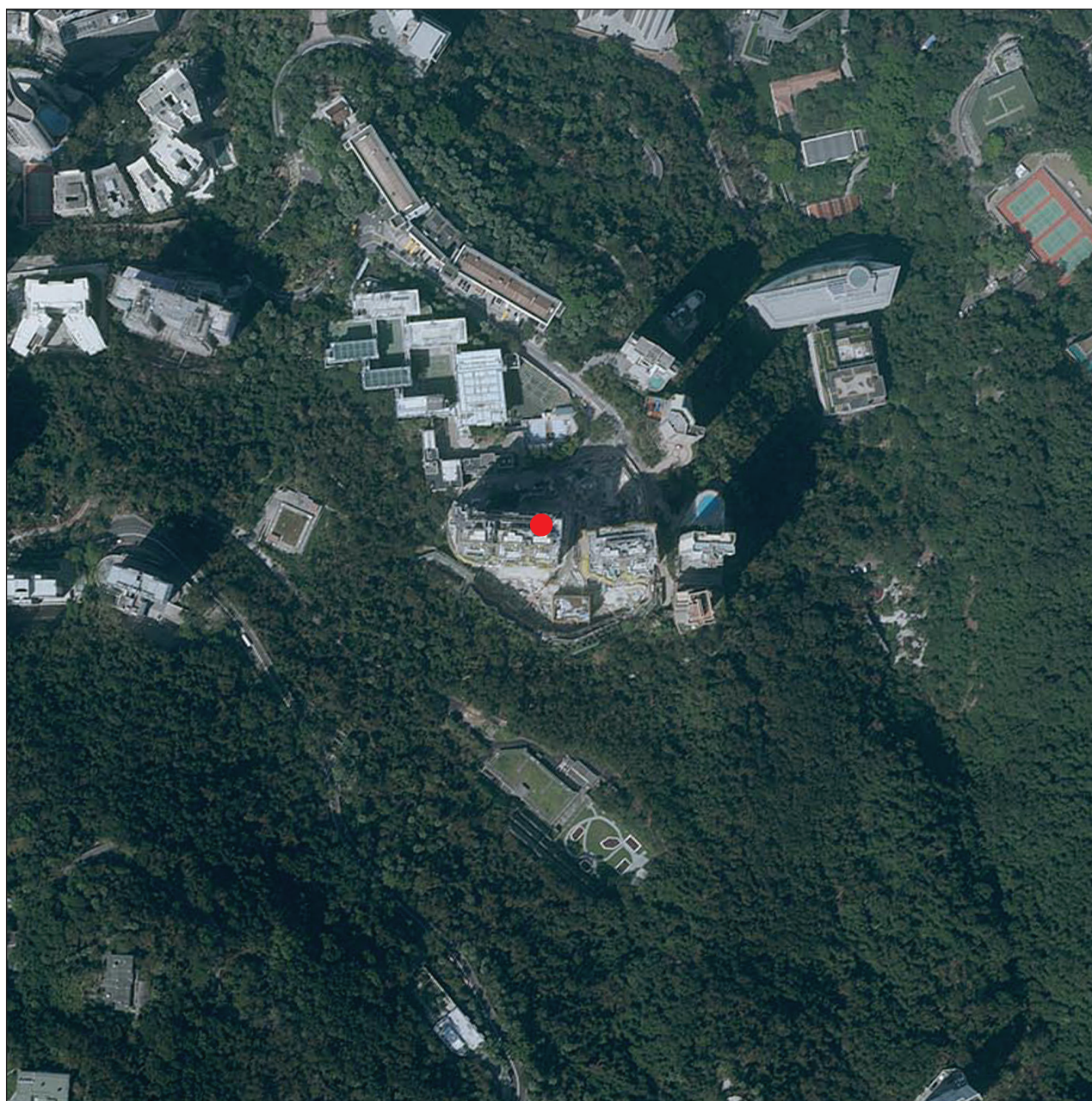


● Location of the Phase
期數的位置

摘錄自地政總署測繪處於2021年1月6日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E119076C。
Extracted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height 6,900 feet, Photo No. E119076C, dated 6th January 2021.

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因技術原因(例如期數之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the shape of the Phase), the aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.



● Location of the Phase
期數的位置

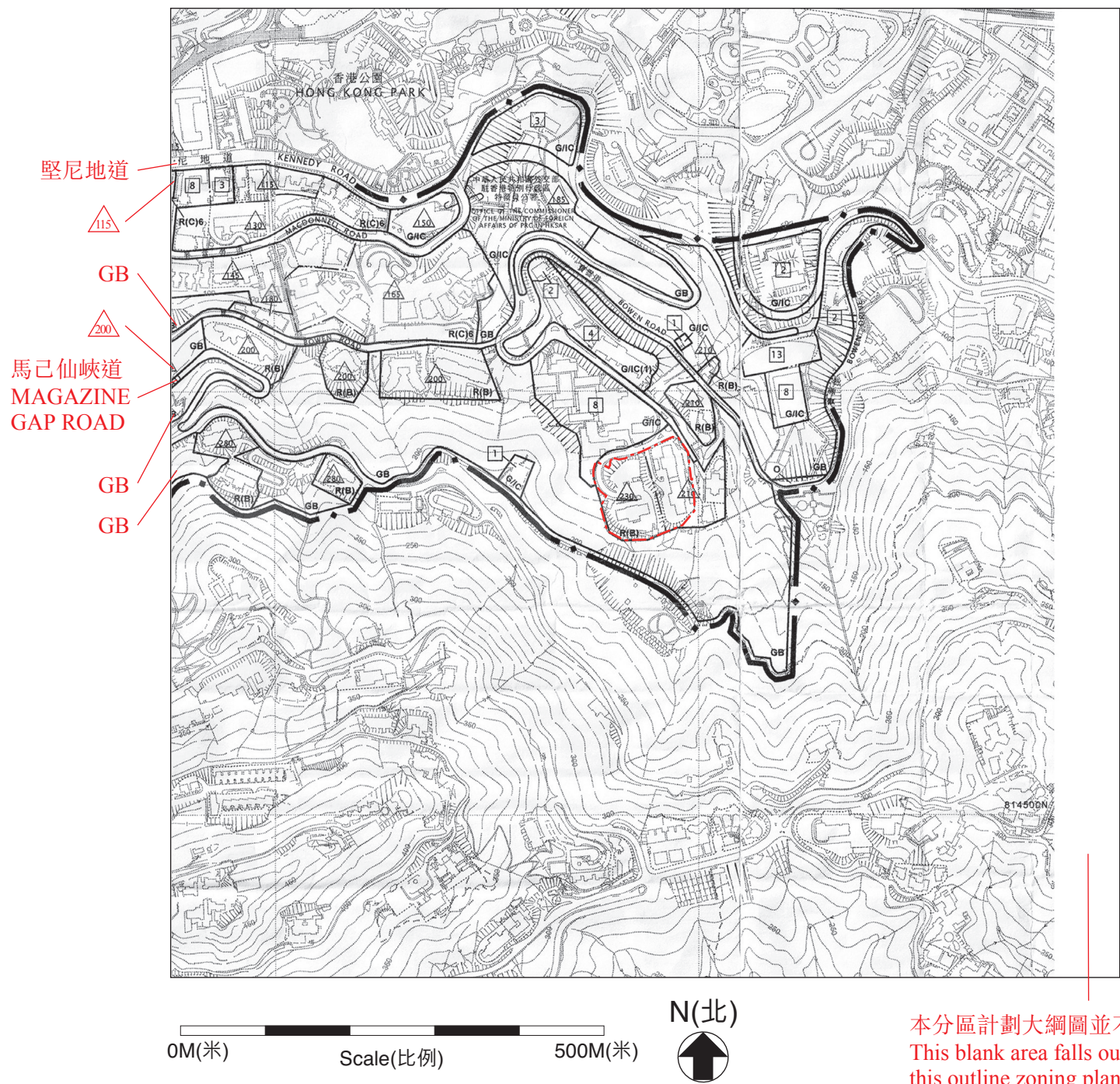
摘錄自地政總署測繪處於2018年10月5日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E047474C。
Extracted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height 6,900 feet, Photo No. E047474C, dated 5th October 2018.

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因技術原因(例如期數之形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the shape of the Phase), the aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.



本分區計劃大綱圖並不覆蓋本空白範圍。
 This blank area falls outside the coverage of
 this outline zoning plan.

摘錄自憲報公佈日期為2010年3月19日之半山區西部(港島規劃區第11區)分區計劃大綱核准圖編號S/H11/15，經修正處理之處以紅色表示。

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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》所要求。

註：賣方建議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。

Extracted from approved Hong Kong Planning Area No.11 - Mid-Levels West Outline Zoning Plan No. S/H11/15 gazetted on 19th March 2010, with adjustment where necessary as shown in red.

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

Remark: 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.

圖例 NOTATION

地帶

商業

C

ZONES

COMMERCIAL

住宅(甲類)

R(A)

RESIDENTIAL (GROUP A)

住宅(乙類)

R(B)

RESIDENTIAL (GROUP B)

住宅(丙類)

R(C)

RESIDENTIAL (GROUP C)

政府、機構或社區

G/C

GOVERNMENT, INSTITUTION OR COMMUNITY

休憩用地

O

OPEN SPACE

其他指定用途

OU

OTHER SPECIFIED USES

綠化地帶

GB

GREEN BELT

郊野公園

CP

COUNTRY PARK

交通

主要道路及路口

MAJOR ROAD AND JUNCTION

高架道路

ELEVATED ROAD

其他

規劃範圍界線

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

郊野公園界線

BOUNDARY OF COUNTRY PARK

建築物高度

管制區界線

BUILDING HEIGHT CONTROL ZONE BOUNDARY

最高建築物高度

(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

最高建築物高度

(樓層數目)

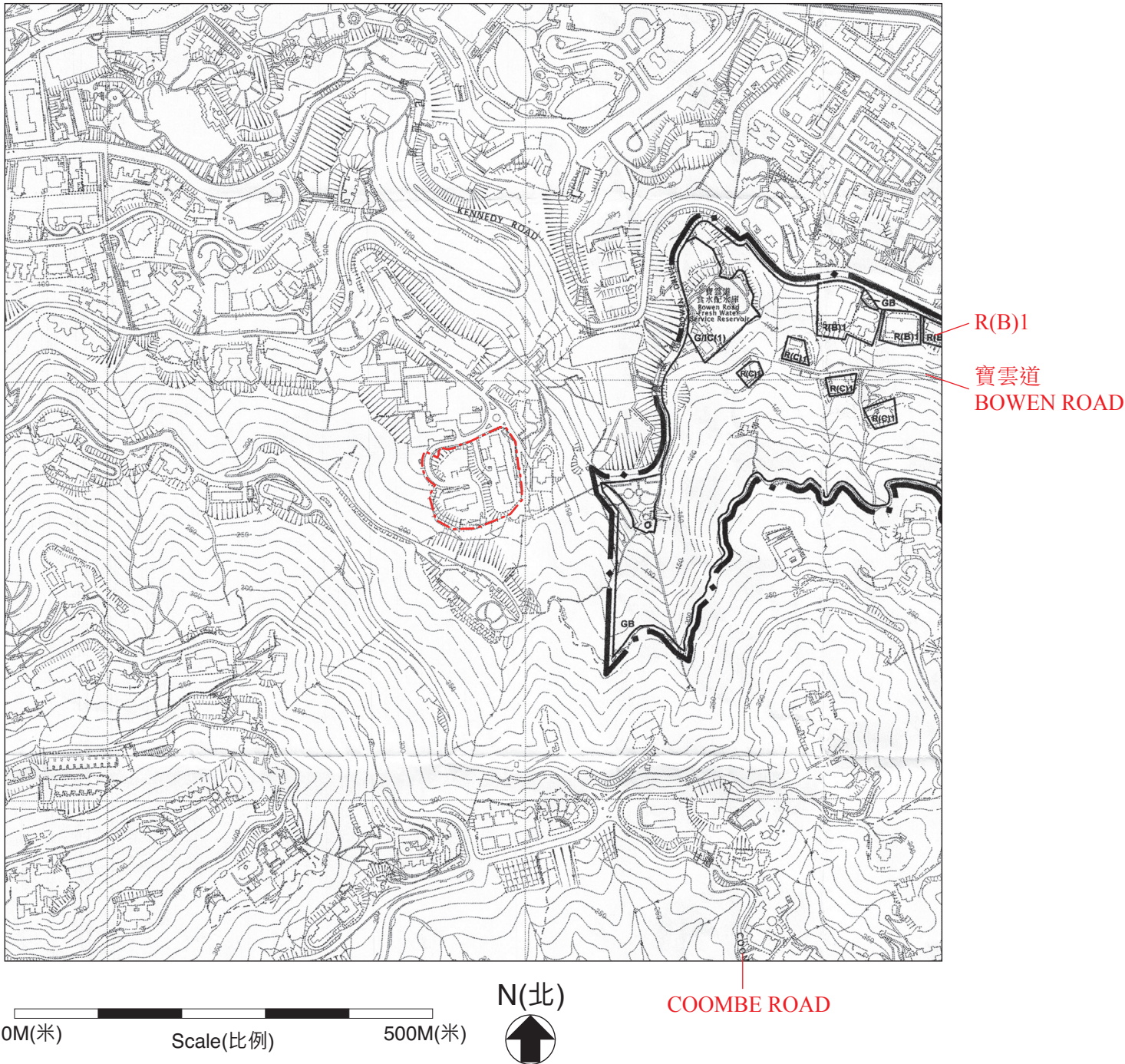
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

加油站

PETROL FILLING STATION

發展項目邊界

BOUNDARY OF THE DEVELOPMENT



摘錄自憲報公佈日期為2010年9月17日之半山區東部（港島規劃區第12區）分區計劃大綱核准圖編號S/H12/12，經修正處理之處以紅色表示。

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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》所要求。

註：賣方建議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。

Extracted from approved Hong Kong Planning Area No.12 - Mid-Levels East Outline Zoning Plan No. S/H12/12 gazetted on 17th September 2010, with adjustment where necessary as shown in red.

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

Remark: 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.

圖例 NOTATION

地帶

綜合發展區
住宅(乙類)
住宅(丙類)
休憩用地
綠化地帶

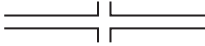
CDA
R(B)
R(C)
O
GB

ZONES

COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP C)
OPEN SPACE
GREEN BELT

交通

主要道路及路口



COMMUNICATIONS

MAJOR ROAD AND JUNCTION

其他

規劃範圍界線



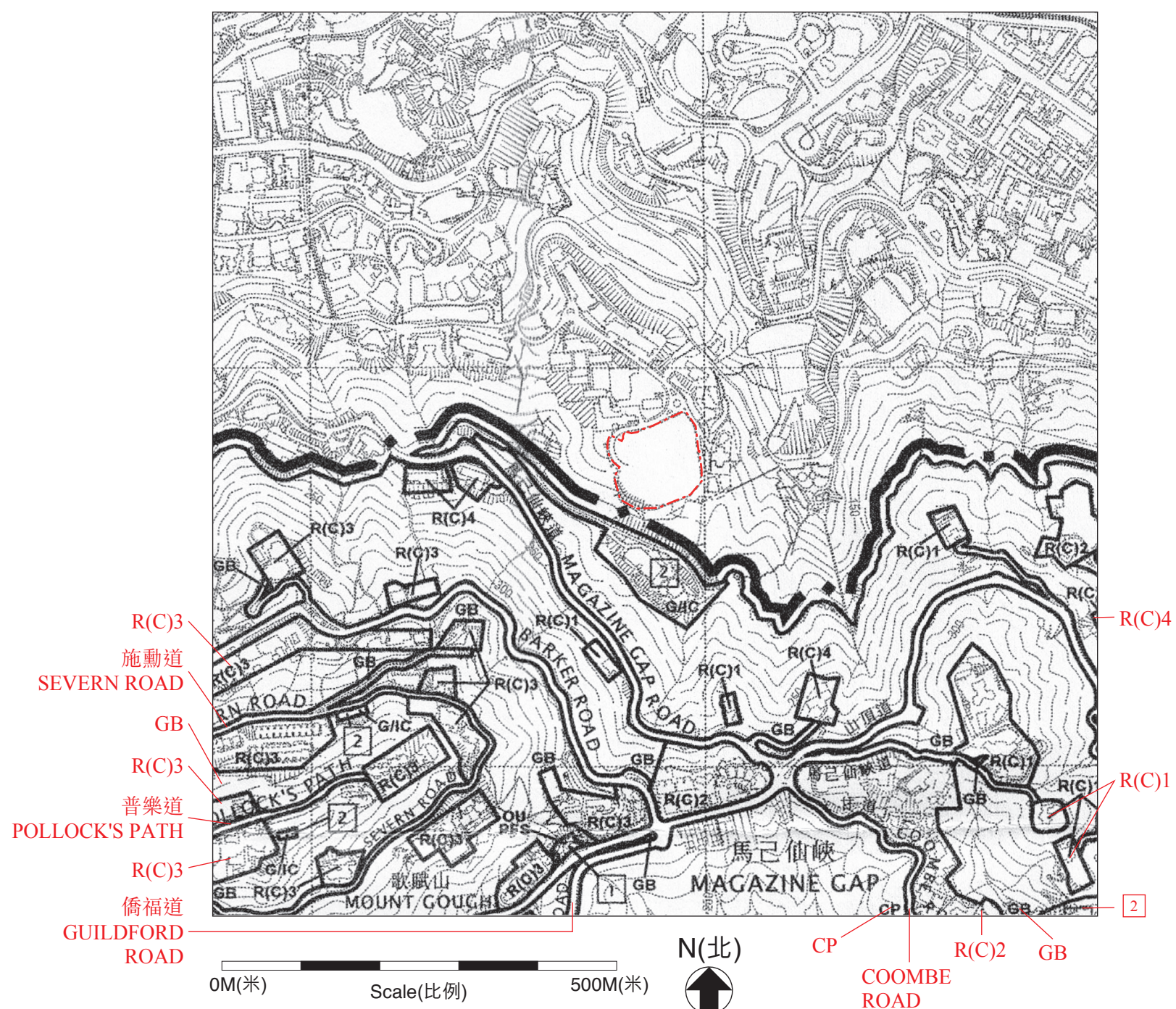
MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

發展項目邊界



BOUNDARY OF THE DEVELOPMENT



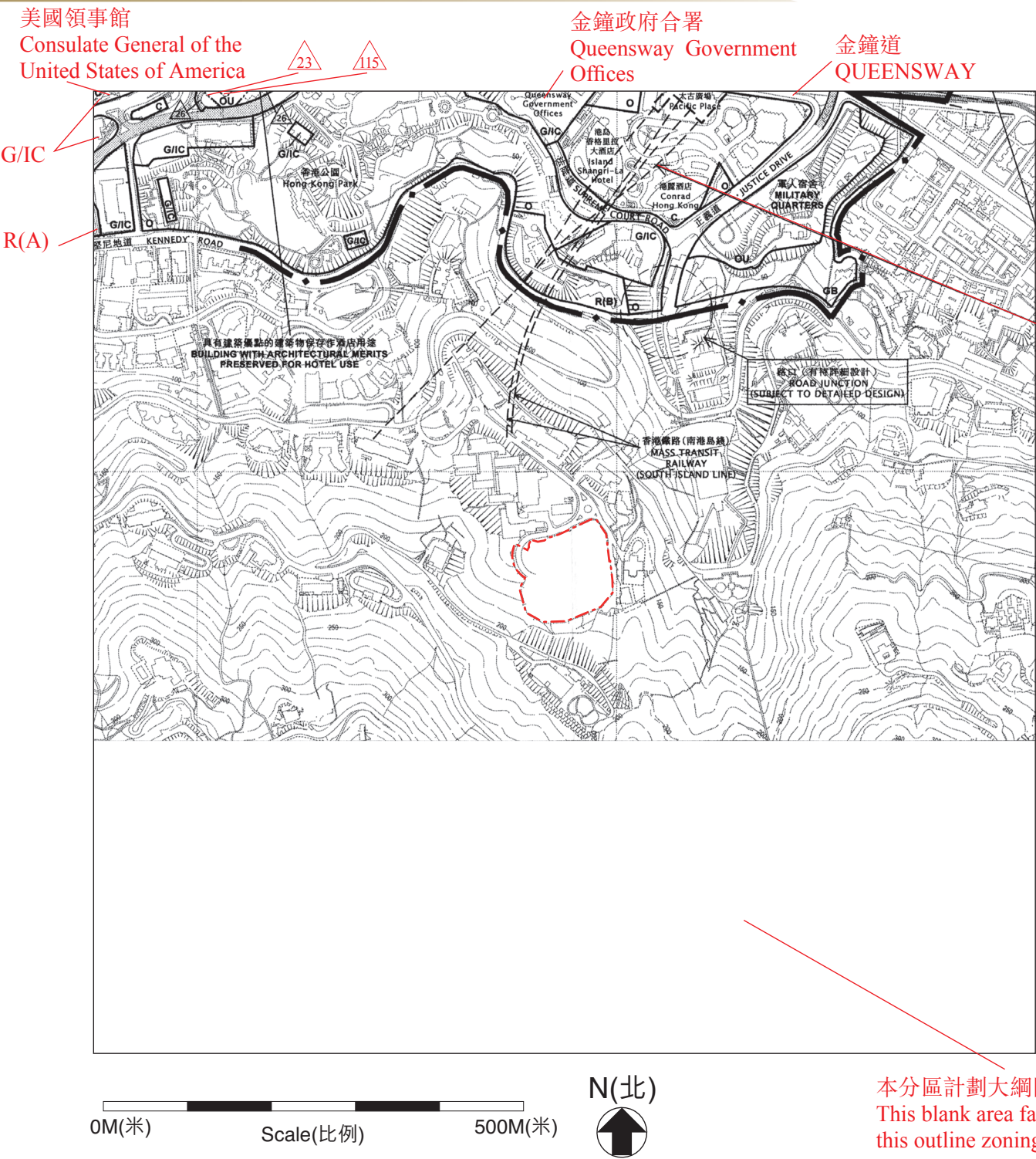
摘錄自憲報公佈日期為2018年4月6日之山頂區（港島規劃區第14區）分區計劃大綱核准圖編號S/H14/13，經修正處理之處以紅色表示。
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 因技術原因（例如發展項目之形狀），分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
 註：賣方建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

Extracted from approved Hong Kong Planning Area No.14 - The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6th April 2018, with adjustment where necessary as shown in red.
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 Due to technical reasons (such as the shape of the Development), the outline zoning plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 Remark: 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.

圖例 NOTATION

地帶		ZONES	其他		MISCELLANEOUS
商業	C	COMMERCIAL	規劃範圍界線	— ♦ —	BOUNDARY OF PLANNING SCHEME
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)	郊野公園界線	— · —	BOUNDARY OF COUNTRY PARK
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)	建築物高度管制區界線	— — — — —	BUILDING HEIGHT CONTROL ZONE BOUNDARY
政府、機構或社區	G/I/C	GOVERNMENT, INSTITUTION OR COMMUNITY	最高建築物高度(在主水平基準上若干米)	△ 165	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
休憩用地	O	OPEN SPACE	最高建築物高度(樓層數目)	2	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
其他指定用途	OU	OTHER SPECIFIED USES	加油站	P F S	PETROL FILLING STATION
綠化地帶	GB	GREEN BELT	非建築用地	[NBA]	NON-BUILDING AREA
郊野公園	CP	COUNTRY PARK	發展項目邊界	□	BOUNDARY OF THE DEVELOPMENT
交通		COMMUNICATIONS			
主要道路及路口	==+==	MAJOR ROAD AND JUNCTION			

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



行政長官會同行政會議於2012年3月27日根據鐵路條例(第519章)批准沙田至中環鐵路方案，有關方案所述的鐵路顯示在這份圖則上只供參考之用。
 THE RAILWAY AS DESCRIBED IN THE RAILWAY SCHEME FOR THE SHATIN TO CENTRAL LINK AUTHORIZED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER THE RAILWAYS ORDINANCE (CHAPTER 519) ON 27.3.2012 IS SHOWN ON THIS PLAN FOR INFORMATION ONLY.

本分區計劃大綱圖並不覆蓋本空白範圍。
 This blank area falls outside the coverage of this outline zoning plan.

摘錄自憲報公佈日期為2019年5月24日之中區(港島規劃區第4區)分區計劃大綱草圖編號S/H4/17，經修正處理之處以紅色表示。
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 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》所要求。
 註：賣方建議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。

Extracted from draft Hong Kong Planning Area No.4 - Central District Outline Zoning Plan No. S/H4/17 gazetted on 24th May 2019, with adjustment where necessary as shown in red.
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 Due to technical reasons (such as the shape of the Development), the outline zoning plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 Remark: 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.

圖例 NOTATION

地帶		ZONES		交通		COMMUNICATIONS
商業	C	COMMERCIAL		鐵路及車站	車站	RAILWAY AND STATION
綜合發展區	CDA	COMPREHENSIVE DEVELOPMENT AREA		(地下)	STATION	(UNDERGROUND)
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)		主要道路及路口		MAJOR ROAD AND JUNCTION
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)		高架道路		ELEVATED ROAD
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY		其他		MISCELLANEOUS
休憩用地	O	OPEN SPACE		規劃範圍界線		BOUNDARY OF PLANNING SCHEME
其他指定用途	OU	OTHER SPECIFIED USES		建築物高度		BUILDING HEIGHT CONTROL
綠化地帶	GB	GREEN BELT		管制區界線		ZONE BOUNDARY
				最高建築物高度	26	MAXIMUM BUILDING HEIGHT
				(在主水平基準上若干米)		(IN METRES ABOVE PRINCIPAL DATUM)
				發展項目邊界		BOUNDARY OF THE DEVELOPMENT

關於發展項目的分區計劃大綱圖
 Outline zoning plan relating to the development

- (C)

把位於永豐街的「商業(6)」地帶內支區(b)的建築物高度限制由主水平基準上120米修訂為主水平基準上135米。

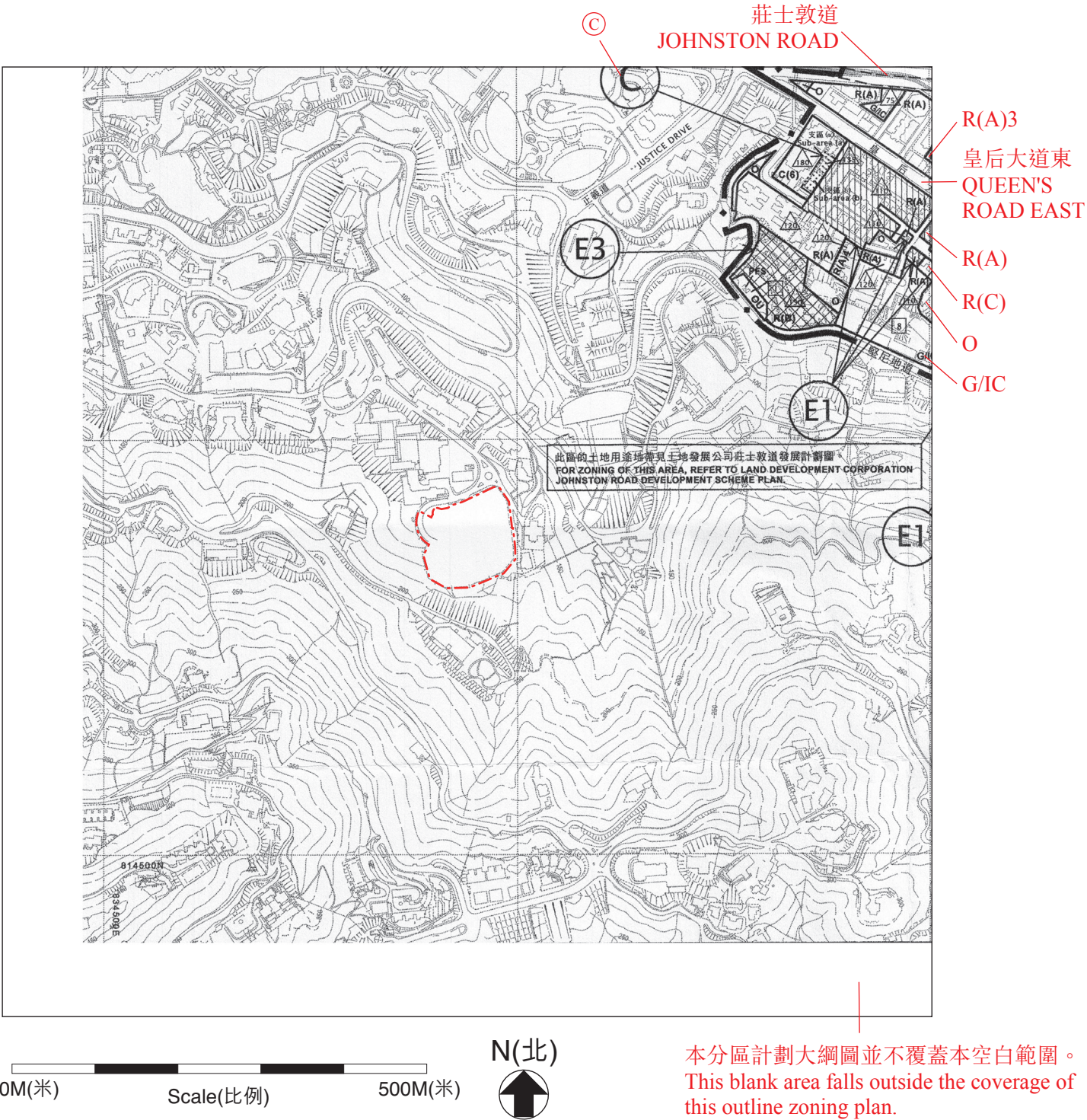
Revision of the building height restriction for the sub-area (b) of the "C(6)" zone at Wing Fung Street from 120mPD to 135mPD.
- (E1)

把涵蓋皇后大道東以南的「住宅(甲類)」地帶的建築物高度限制由主水平基準上100米修訂為主水平基準上110米。

Revision of the building height restriction for the "Residential (Group A)" ("R(A)") zone to the south of Queen's Road East from 100mPD to 110mPD.
- (E3)

把位於萬茂臺的「住宅(乙類)」地帶的建築物高度限制由主水平基準上140米修訂為主水平基準上150米。

Revision of the building height restriction for the "Residential (Group B)" ("R(B)") zone at Monmouth Terrace from 140mPD to 150mPD.



摘錄自憲報公佈日期為2018年5月4日之灣仔(港島規劃區第5區)分區計劃大綱草圖編號S/H5/28，經修正處理之處以紅色表示。

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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》所要求。

註：賣方建議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。

Extracted from draft Hong Kong Planning Area No.5 - Wan Chai Outline Zoning Plan S/H5/28 gazetted on 4th May 2018, with adjustment where necessary as shown in red.

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

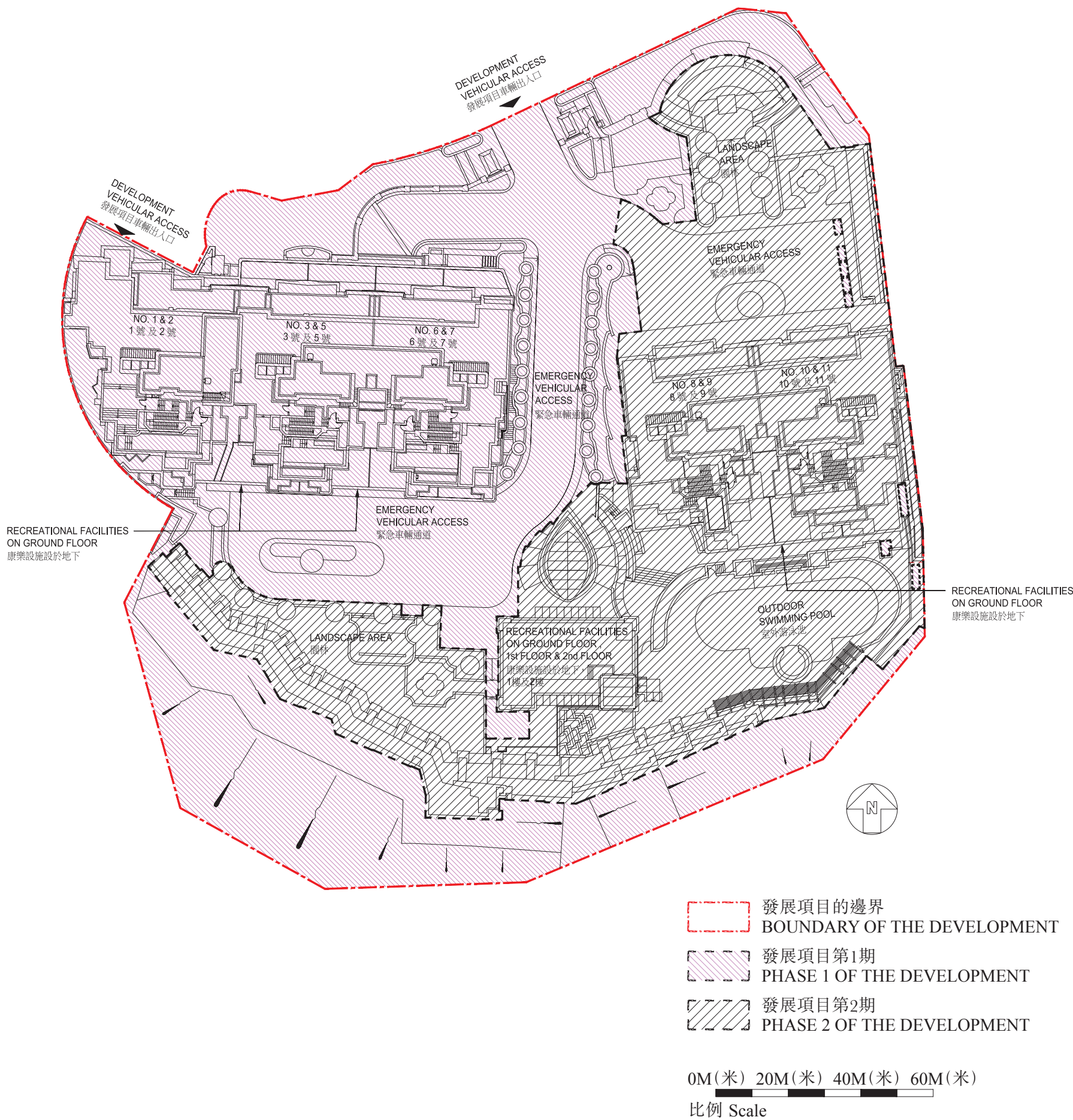
Remark: The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

圖例 NOTATION

地帶		ZONES
商業	C	COMMERCIAL
住宅(甲類)	R(A)	RESIDENTIAL (GROUP A)
住宅(乙類)	R(B)	RESIDENTIAL (GROUP B)
住宅(丙類)	R(C)	RESIDENTIAL (GROUP C)
住宅(戊類)	R(E)	RESIDENTIAL (GROUP E)
政府、機構或社區	G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY
休憩用地	O	OPEN SPACE
其他指定用途	OU	OTHER SPECIFIED USES
交通		COMMUNICATIONS
鐵路及車站(地下)	STATION	RAILWAY AND STATION (UNDERGROUND)
主要道路及路口		MAJOR ROAD AND JUNCTION
高架道路		ELEVATED ROAD

鐵路專用範圍	RAILWAY RESERVE	RAILWAY RESERVE
其他		MISCELLANEOUS
規劃範圍界線		BOUNDARY OF PLANNING SCHEME
土地發展公司/市區重建局發展計劃圖範圍		LAND DEVELOPMENT CORPORATION/URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA
建築物高度管制區界線		BUILDING HEIGHT CONTROL ZONE BOUNDARY
最高建築物高度(在主水平基準上若干米)	135	MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
最高建築物高度(樓層數目)	8	MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
加油站	P F S	PETROL FILLING STATION
非建築用地	NBA	NON-BUILDING AREA
發展項目邊界		BOUNDARY OF THE DEVELOPMENT

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



發展項目的認可人士提供的未落成的建築物及設施的預計落成日期：發展項目第2期：2022年6月30日

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

THE ESTIMATED DATE OF COMPLETION OF THE BUILDING AND FACILITIES NOT YET COMPLETED AS PROVIDED BY THE AUTHORIZED PERSON FOR THE DEVELOPMENT: Phase 2 of the Development: 30th June 2022

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