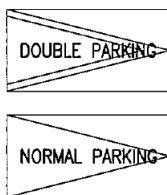


LEGEND :



FLOOR	CAR PARK PROVISION			
	PRIVATE CAR	ACCESSIBLE	MOTOR CYCLE	LGV / UL BAY
BASEMENT 1	27	1	4	0
BASEMENT 2	41	1	0	0
G/F	0	0	0	5
TOTAL	70		4	5

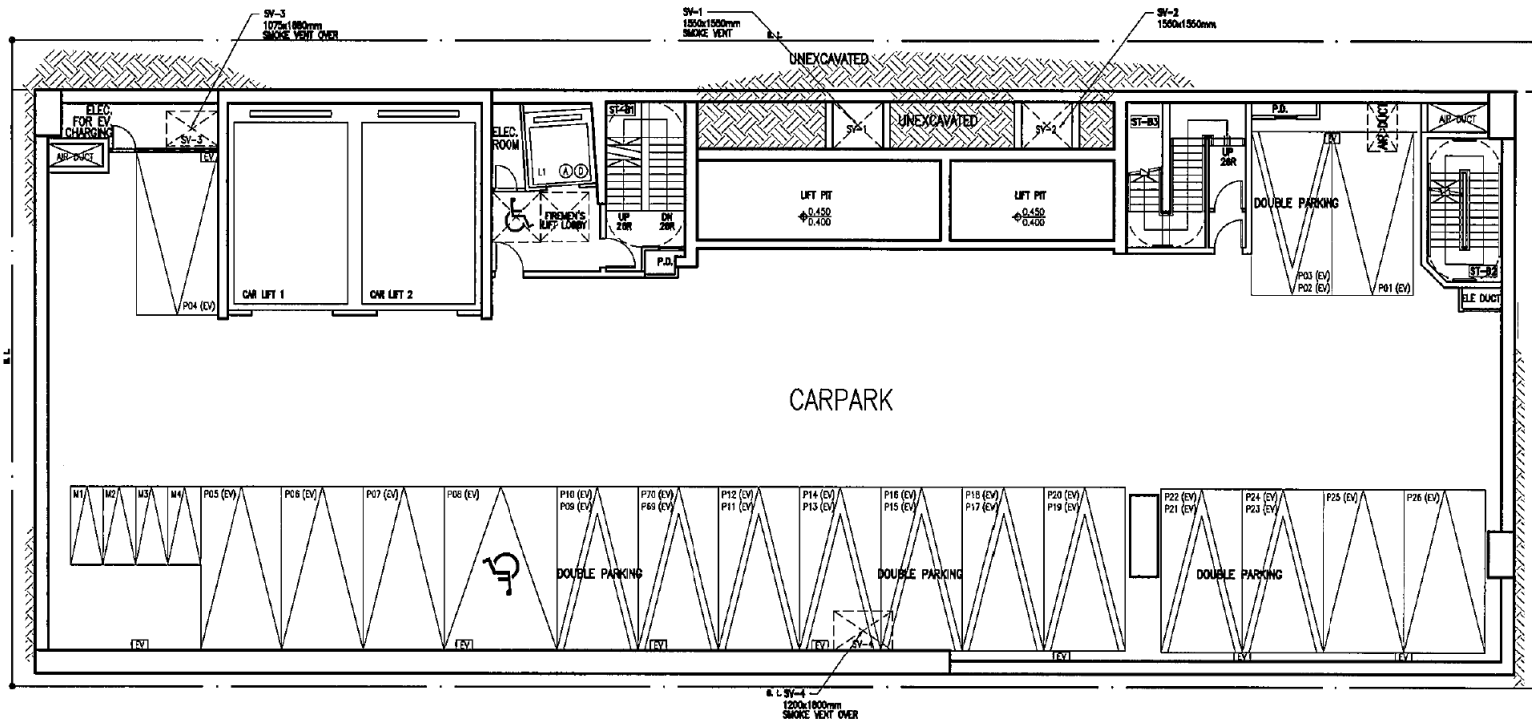
### BASEMENT 2

PRIVATE CAR PARKING : = 41 Nos. (2.50 x 5.00 x 2.40m. H.)  
 ACCESSIBLE PARKING : = 1 No. (3.50 x 5.00 x 2.40m. H.)  
 MOTOR CYCLE PARKING : = 0 Nos. (1.00 x 2.40 x 2.40m. H.)

<p><b>GYU Limited</b> 余鏗強建築工程 設計師樓有限公司 Gabriel Yu 余鏗強</p>	<p>PROJECT</p> <p>PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 &amp; 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.</p>	<p>PLAN</p> <p>BASEMENT 2</p>	DRAWN	CHECKED
			DRAWING NO. FIG-01	REV. C

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 <b>DRAWING</b> A - 1
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(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)



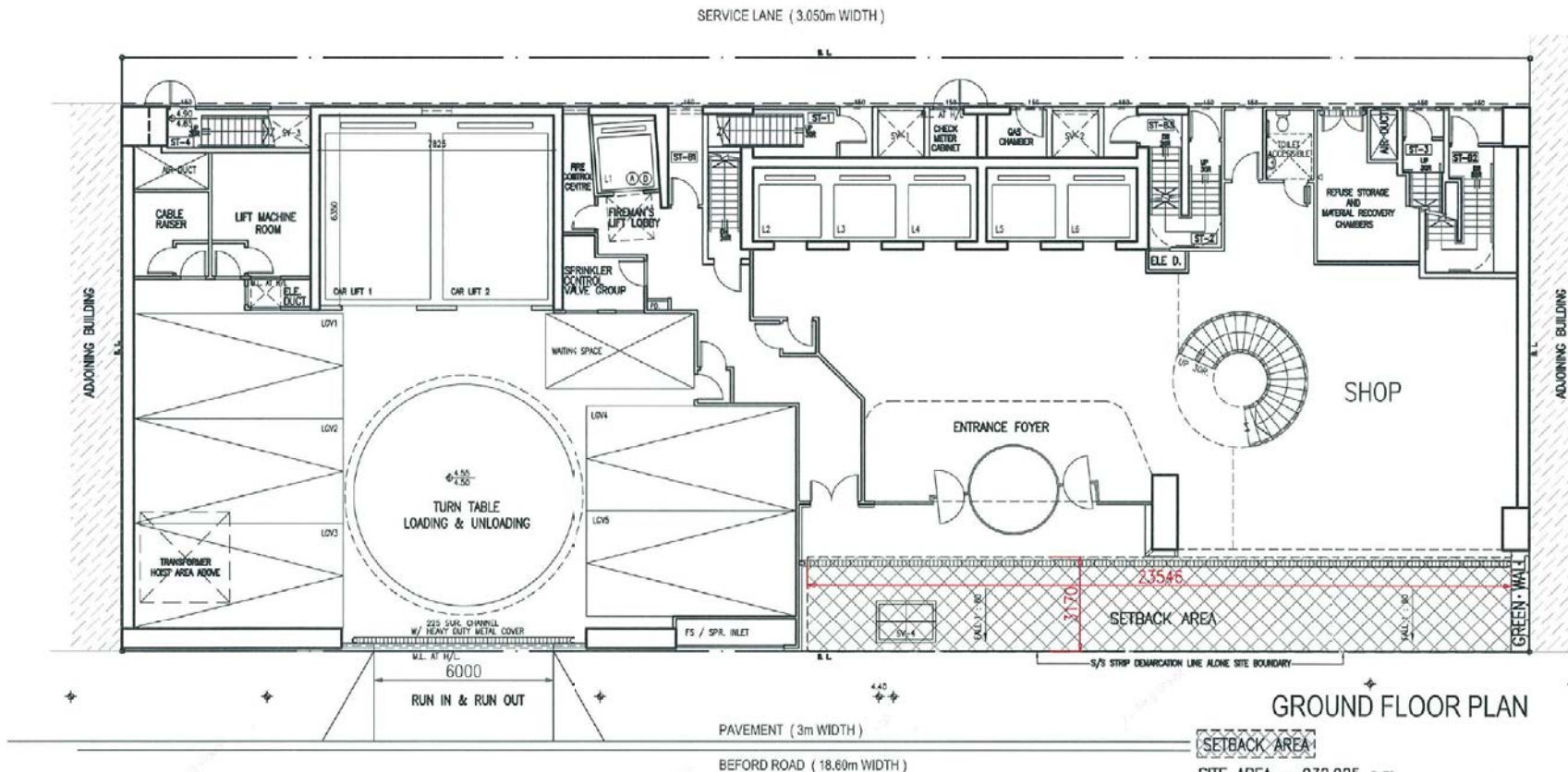
**BASEMENT 1**

PRIVATE CAR PARKING : = 27 Nos. (2.50 x 5.00 x 2.40m. H.)  
 ACCESSIBLE PARKING : = 1 No. (3.50 x 5.00 x 2.40m. H.)  
 MOTOR CYCLE PARKING : = 4 Nos. (1.00 x 2.40 x 2.40m. H.)

 <p><b>GYU Limited</b>          余鍊強建築工程          設計師樓有限公司  <b>Gabriel Yu 余鍊強</b></p>	<p>Authorized Person,          Registered Structural          Engineer, Property          Development Consultant</p>	PROJECT	PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 & 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.	PLAN	<b>BASEMENT 1</b>	DRAWN	CHECKED						
						<table border="1"> <tr> <td>DRAWING NO.</td> <td>REV.</td> <td>DATE: 14/05/2020</td> </tr> <tr> <td>FIG-02</td> <td>C</td> <td></td> </tr> <tr> <td>SCALE</td> <td colspan="2">1:150</td> </tr> </table>	DRAWING NO.	REV.	DATE: 14/05/2020	FIG-02	C		SCALE
DRAWING NO.	REV.	DATE: 14/05/2020											
FIG-02	C												
SCALE	1:150												

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 DRAWING <b>A - 2</b>
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(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)



GROUND FLOOR PLAN

SETBACK AREA

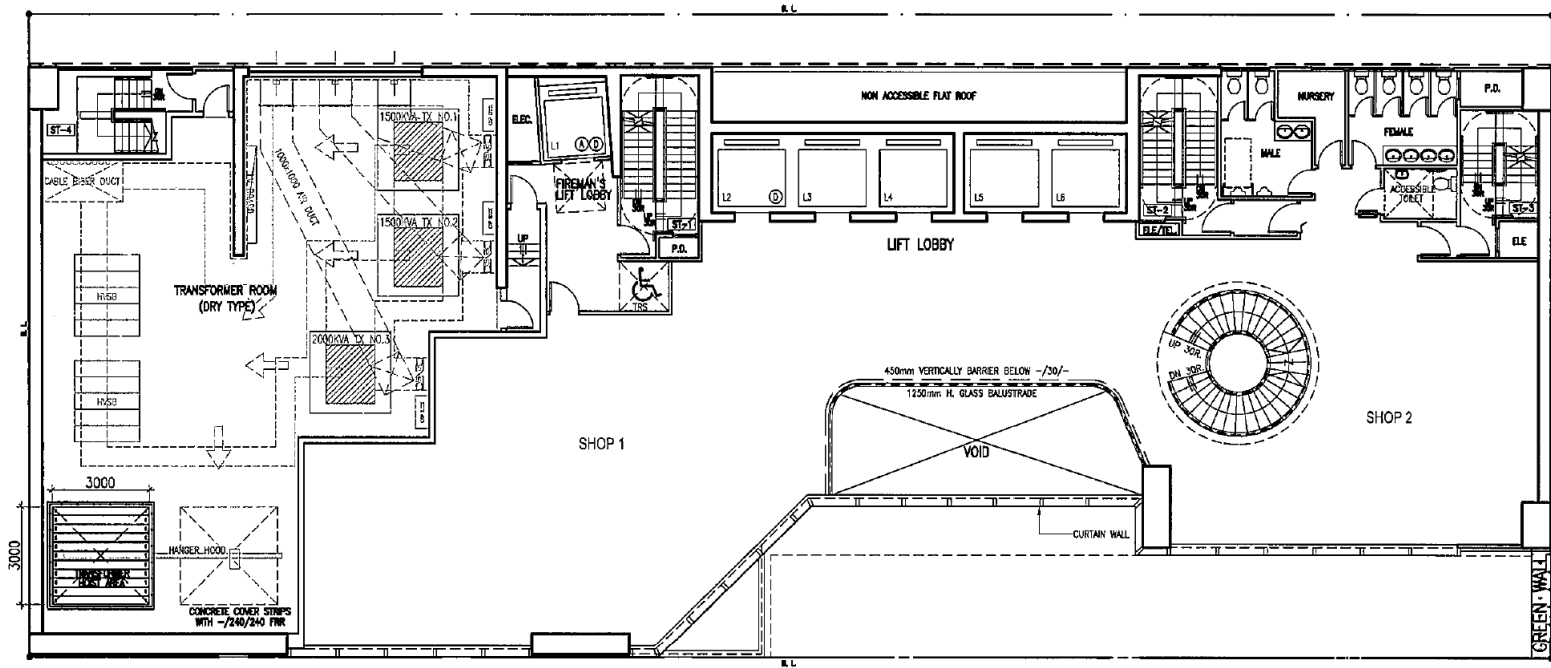
SITE AREA = 932.925 s.m.  
 SET BACK AREA = 23.546 x 3.170 = 74.641 s.m.  
 74.641 s.m. / 932.925 s.m. = 8.00% > 8%

CAR PARK PROVISION :  
 LIGHT GOODS VEHICLES L/UL BAY : = 5 Nos. (3.50 x 7.00 x 3.60m. H.)


 <p>GYU Limited          余鍾強建築工程          設計師樓有限公司          Gabriel Yu 余鍾強</p>	<p>Authorized Person,          Registered Structural          Engineer, Property          Development Consultant</p>	PROJECT	PLAN	DRAWN	CHECKED											
		<p>PROPOSED COMMERCIAL DEVELOPMENT          ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 &amp; 7782          AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.</p>	<p>GROUND FLOOR</p>	<table border="1"> <tr> <td>DRAWING NO.</td> <td>REV</td> <td>DATE</td> <td>14/05/2026</td> </tr> <tr> <td>FIG-03</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td colspan="3">←→50</td> </tr> </table>	DRAWING NO.	REV	DATE	14/05/2026	FIG-03	C			SCALE	←→50		
DRAWING NO.	REV	DATE	14/05/2026													
FIG-03	C															
SCALE	←→50															

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 DRAWING <b>A - 3</b>
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(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)

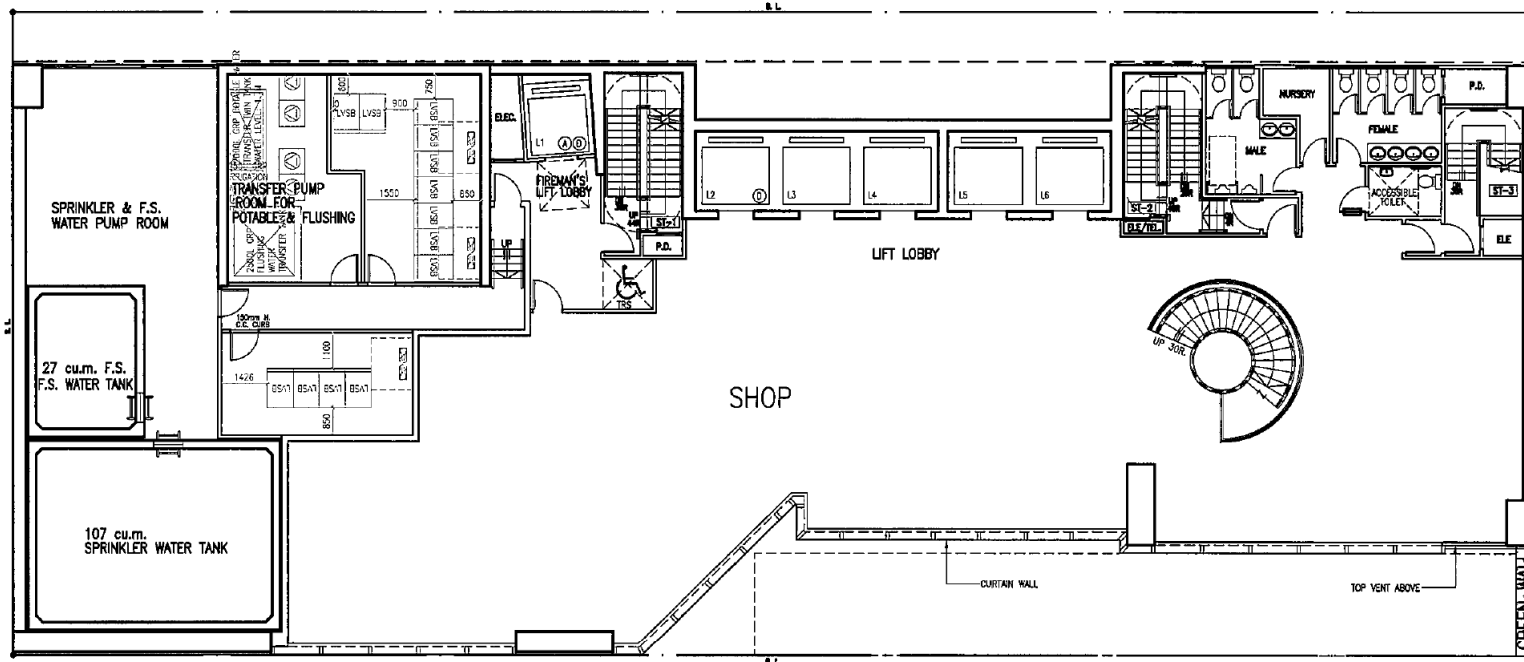


1st FLOOR PLAN


 <p>GYU Limited 余錫強建築工程 設計師樓有限公司 Gabriel Yu 余錫強</p> <p>Authorized Person, Registered Structural Engineer, Property Development Consultant</p>	PROJECT	PLAN	DRAWN	CHECKED
	<p>PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 &amp; 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.</p>		1st FLOOR	
			DRAWING NO.	REV.
		FIG-04	C	
		SCALE	1:150	

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 DRAWING <b>A - 4</b>
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(資料來源: 由申請人提供)  
(Source : submitted by the Applicant)

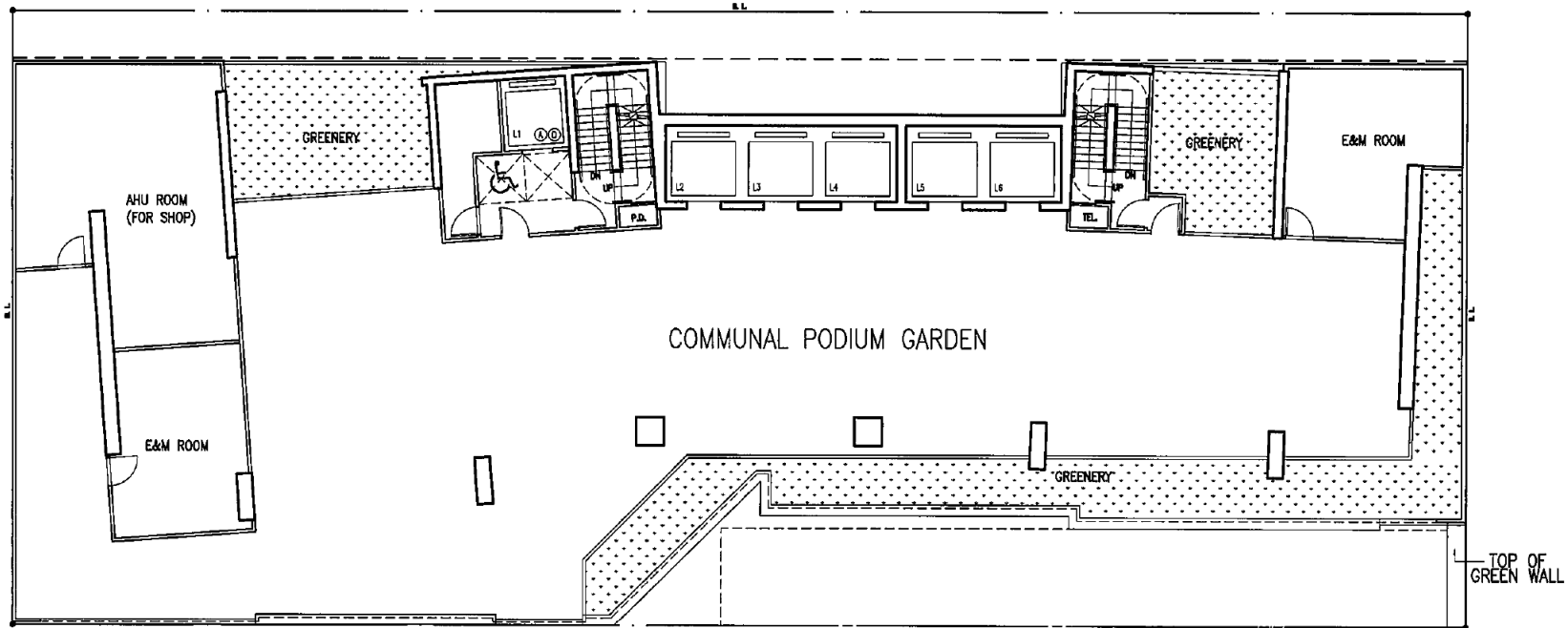


2nd FLOOR PLAN

 <p>GYU Limited 余鏗強建築工程 設計師樓有限公司 Gabriel Yu 余鏗強</p>	<p>Authorized Person, Registered Structural Engineer, Property Development Consultant</p>	PROJECT	PLAN	DRAWN	CHECKED
		PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 & 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.	2nd FLOOR		
				DRAWING NO. FIG-05	REV. C
				SCALE	1:150

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 DRAWING <b>A - 5</b>
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(資料來源: 由申請人提供)  
(Source : submitted by the Applicant)



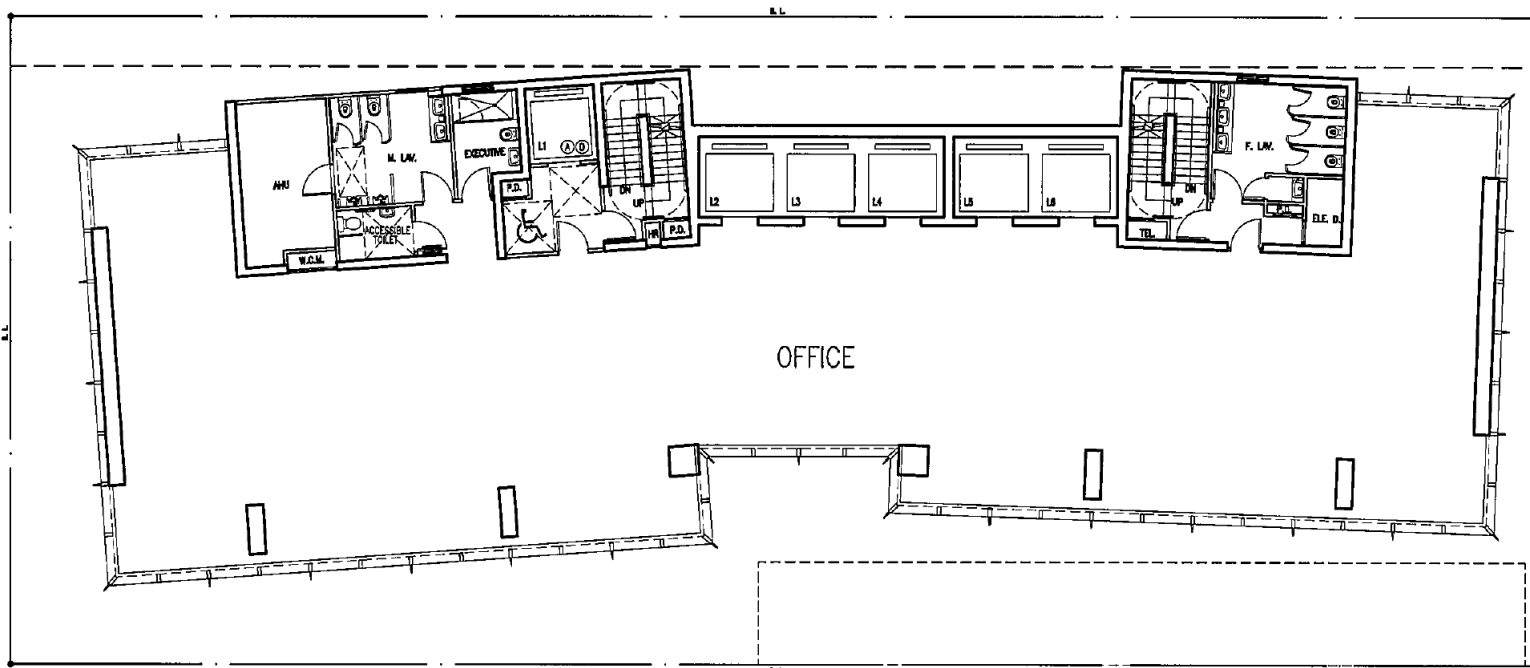
3rd FLOOR PLAN

GREENERY = 116 s.m.


	GYU Limited 余鍾強建築工程 設計師樓有限公司 <b>Gabriel Yu 余鍾強</b>	Authorized Person, Registered Structural Engineer, Property Development Consultant	PROJECT <b>PROPOSED COMMERCIAL DEVELOPMENT</b> ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 & 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.	PLAN  <b>3rd FLOOR</b>	DRAWN CHECKED <hr/> DRAWING NO. REL. DATE: 14/03/2022 FIG-06 C SCALE: 1/400

(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)

參考編號 REFERENCE No.  <b>A/K3/588</b>	<b>繪圖</b> <b>DRAWING</b> <b>A - 6</b>
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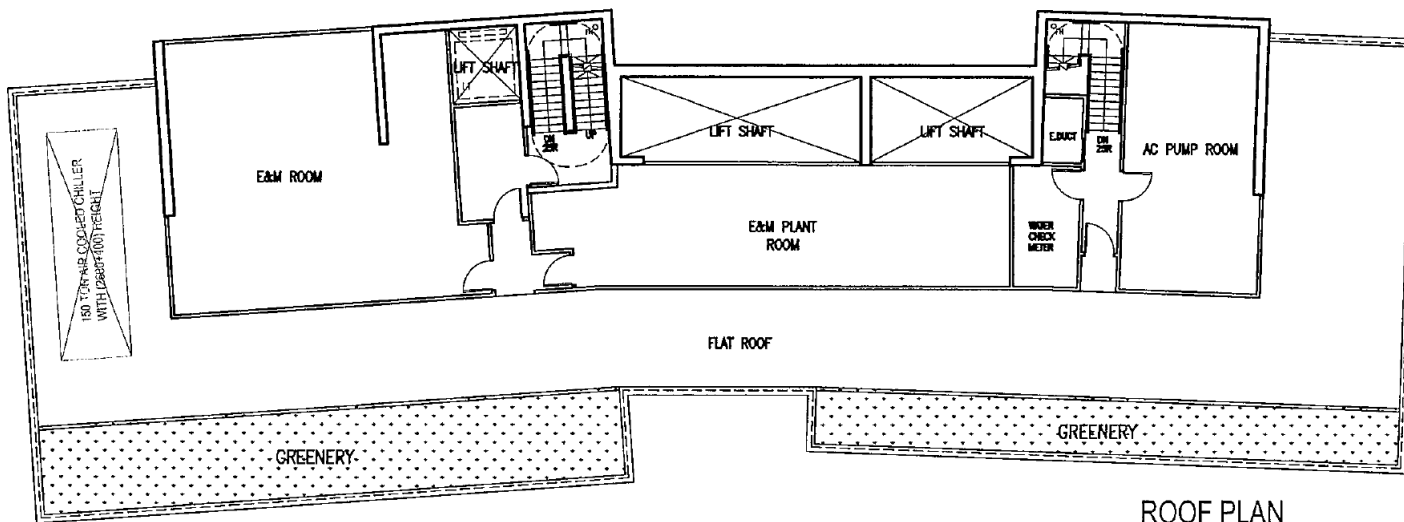


TYPICAL FLOOR PLAN  
 (6th, 10th-15th, 18th-19th, 22nd-25th & 29th FLOOR)  
 (OMITTED 4/F, 13/F, 14/F & 24/F)

 <p>GYU Limited          余鍊強建築工程          設計師樓有限公司          Gabriel Yu 余鍊強</p>	<p>Authorized Person,          Registered Structural          Engineer, Property          Development Consultant</p>	PROJECT	PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 & 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.	PLAN	TYPICAL FLOOR	DRAWN	CHECKED	
		DRAWING NO.	REV.	DATE: 14/05/2023				
		FIG-08	C					
SCALE	1:150							

(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)

參考編號 REFERENCE No. <b>A/K3/588</b>	繪圖 DRAWING <b>A - 7</b>
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ROOF PLAN

GREENERY = 80 s.m.

GREENERY	AREA
GREEN WALL	= 45.390 s.m.
3/F	= 116 s.m.
ROOF	= 80 s.m.
TOTAL	= 241.390 s.m
PERCENTAGE	= 241.390 s.m. / 932.925 = 25.87%

	<b>GYU Limited</b> 余鍊強建築工程 設計師樓有限公司 <b>Gabriel Yu 余鍊強</b>	Authorized Person, Registered Structural Engineer, Property Development Consultant	<b>PROJECT</b> PROPOSED COMMERCIAL DEVELOPMENT ON LOT KIL. 7772, 7773, 7774, 7775, 7780, 7781 & 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.	<b>PLAN</b> ROOF FLOOR	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;"><b>DRAWN</b></td> <td style="text-align: right;"><b>CHECKED</b></td> </tr> <tr> <td style="font-size: 8px;">DRAWING NO.</td> <td style="font-size: 8px;">REV. DATE: 14/05/2020</td> </tr> <tr> <td style="font-size: 8px;">FIG-19</td> <td style="font-size: 8px;">C</td> </tr> <tr> <td style="font-size: 8px;">SCALE</td> <td style="font-size: 8px;">1:100</td> </tr> </table>	<b>DRAWN</b>	<b>CHECKED</b>	DRAWING NO.	REV. DATE: 14/05/2020	FIG-19	C	SCALE	1:100
	<b>DRAWN</b>	<b>CHECKED</b>											
DRAWING NO.	REV. DATE: 14/05/2020												
FIG-19	C												
SCALE	1:100												
<b>Gabriel Yu 余鍊強</b>													

參考編號 REFERENCE No. <h2 style="text-align: center;">A/K3/588</h2>	繪圖 <b>DRAWING</b> A - 8
--	-------------------------------

(資料來源: 由申請人提供)  
 (Source : submitted by the Applicant)





**GYU Limited**  
 余謙強建築工程  
 設計師樓宇有限公司  
**Gabriel Yu 余謙強**  
 Authorized Person,  
 Registered Structural  
 Engineer, Property  
 Development Consultant

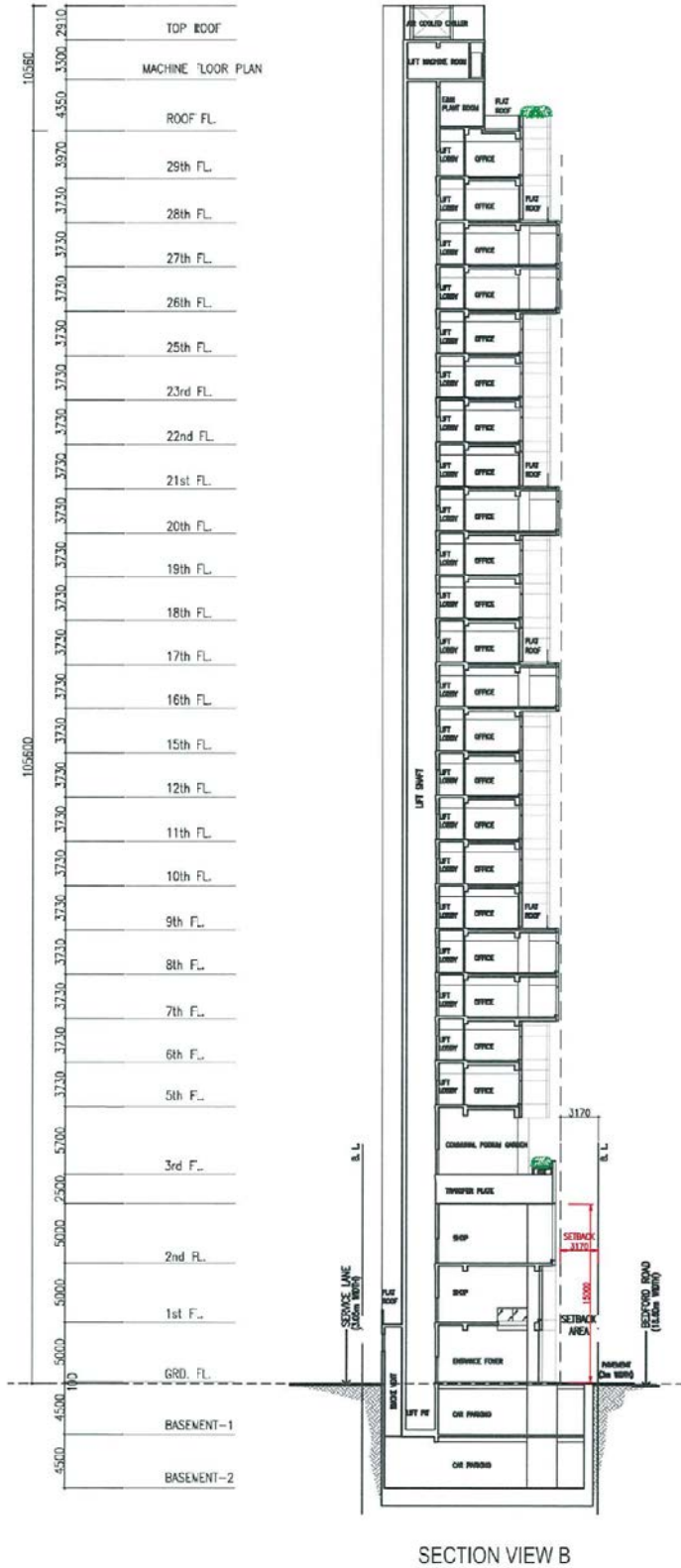
PROJECT

**PROPOSED COMMERCIAL DEVELOPMENT**  
 ON LOT K/L. 7772, 7773, 7774, 7775, 7780, 7781 & 7782  
 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.

PLAN

**SECTION VIEW B**

DRAWN		CHECKED	
DRAWING NO.	REV.	DATE	REVISION
FIG-23	C		
SCALE			
1:100			

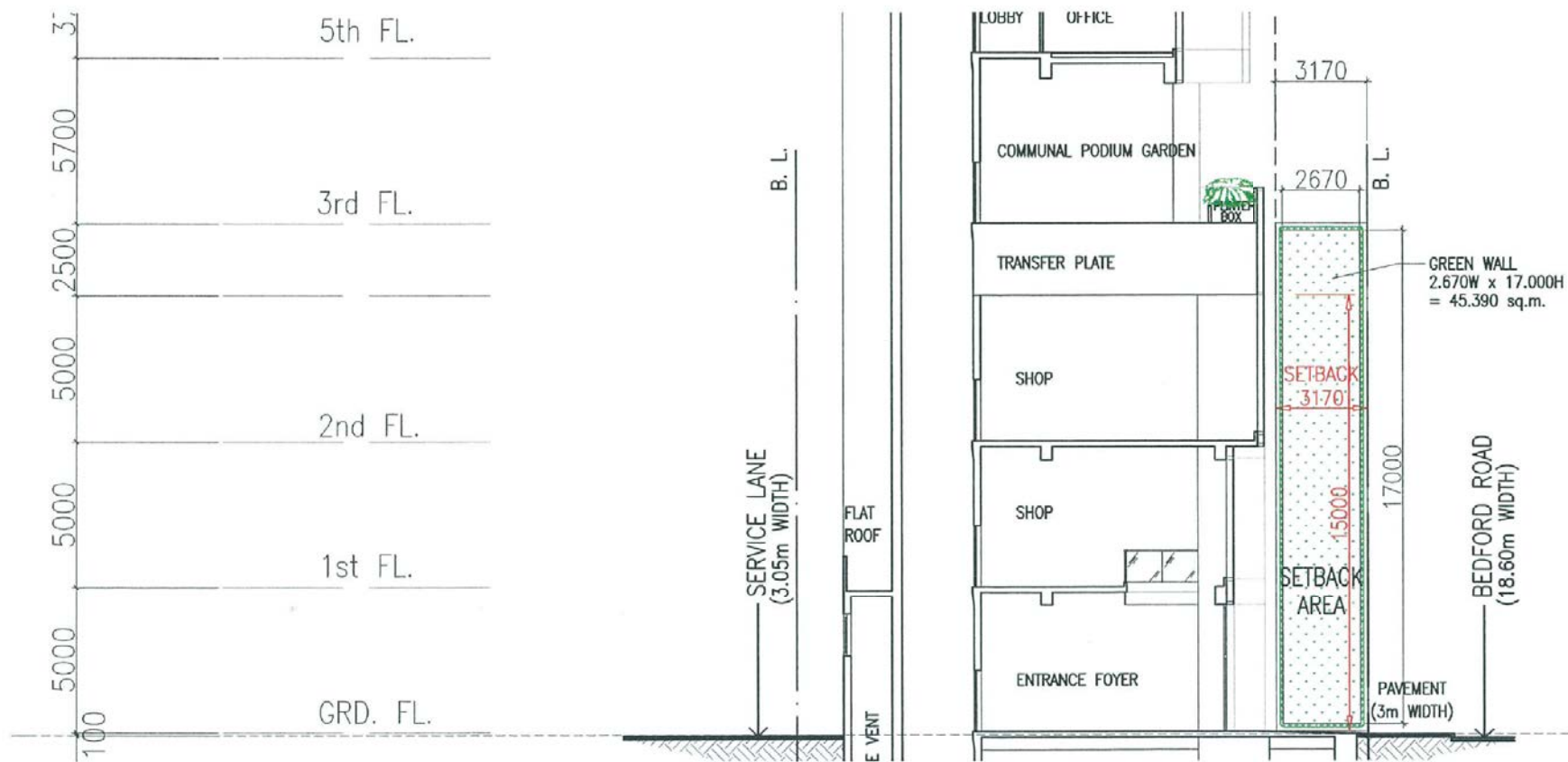


SECTION VIEW B

參考編號  
 REFERENCE No.  
**A/K3/588**

繪圖  
 DRAWING  
**A - 9**

(資料來源：由申請人提供)  
 (Source : submitted by the Applicant)



 <p>GYU Limited 余鍾強建築工程 設計師樓有限公司 Gabriel Yu 余鍾強</p>	<p>Authorized Person, Registered Structural Engineer, Property Development Consultant</p>	PROJECT	PLAN	DRAWN	CHECKED											
		<p>PROPOSED COMMERCIAL DEVELOPMENT ON .OT KIL. 7772, 7773, 7774, 7775, 7780, 7781 &amp; 7782 AT Nos. 100-114 BEDFORD ROAD, KOWLOON, H.K.</p>	<p>SECTION FOR GREEN WALL</p>	<table border="1"> <tr> <th>DRAWING NO.</th> <th>REV.</th> <th>DATE</th> <th>14/09/2020</th> </tr> <tr> <td>FIG-25</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td colspan="3">1:150</td> </tr> </table>	DRAWING NO.	REV.	DATE	14/09/2020	FIG-25	-			SCALE	1:150		
DRAWING NO.	REV.	DATE	14/09/2020													
FIG-25	-															
SCALE	1:150															

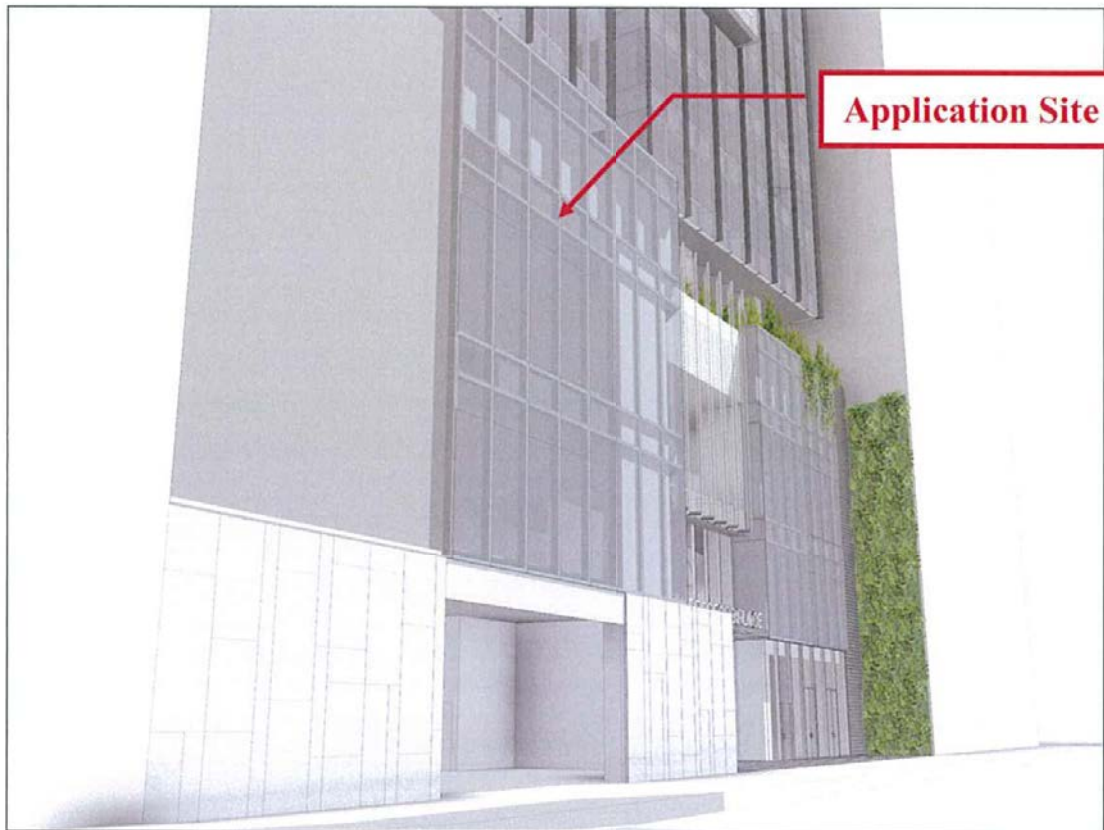
(資料來源: 由申請人提供)  
(Source : submitted by the Applicant)

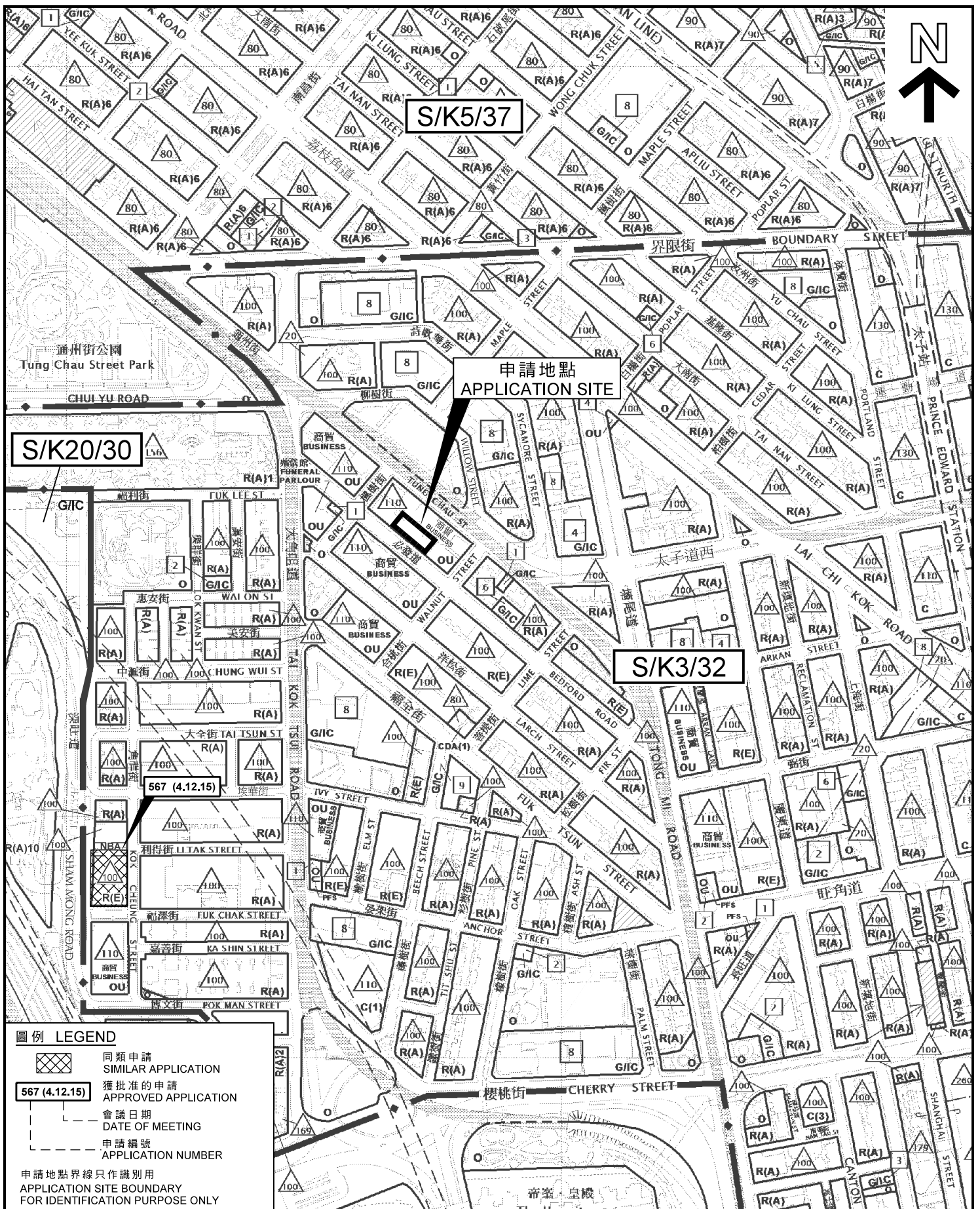
<p>參考編號 REFERENCE No. A/K3/588</p>	<p>繪圖 DRAWING A - 10</p>
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View Angle 1



View Angle 2





- 圖例 LEGEND**
- 同類申請  
SIMILAR APPLICATION
  - 獲批准的申請  
APPROVED APPLICATION
  - 會議日期  
DATE OF MEETING
  - 申請編號  
APPLICATION NUMBER

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年5月20日擬備，所根據的資料為：於2019年10月8日核准的分區計劃大綱圖編號S/K3/32，於2016年12月6日核准的分區計劃大綱圖編號S/K5/37，以及於2014年9月23日核准的分區計劃大綱圖編號S/K20/30

EXTRACT PLAN PREPARED ON 20.5.2020  
BASED ON OUTLINE ZONING PLANS No. S/K3/32 APPROVED ON 8.10.2019, S/K5/37 APPROVED ON 6.12.2016, AND S/K20/30 APPROVED ON 23.9.2014

**位置圖 LOCATION PLAN**

擬議略為放寬地積比率限制，以作准許的辦公室、商店及服務行業用途  
九龍必發道100號至114號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED OFFICE AND SHOP AND SERVICES USES 100 - 114 BEDFORD ROAD, KOWLOON

SCALE 1:5 000 比例尺

0 100 200 METRES

規劃署  
PLANNING DEPARTMENT

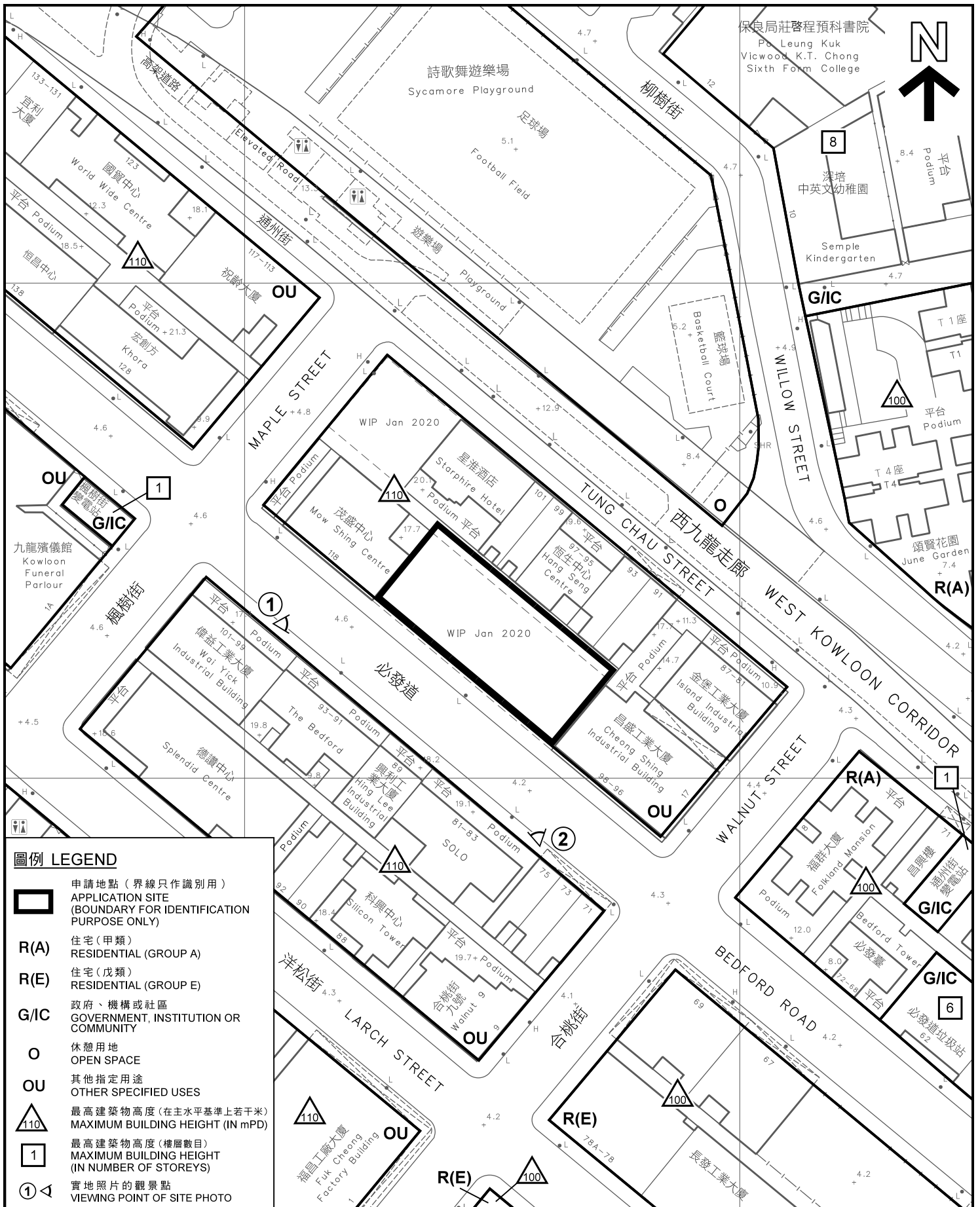


參考編號  
REFERENCE No.

A/K3/588

圖 PLAN

A - 1



**圖例 LEGEND**

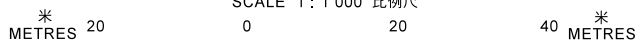
- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(E)** 住宅(戊類)  
RESIDENTIAL (GROUP E)
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- 最高建築物高度 (在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN MPD)
- 最高建築物高度 (樓層數目)  
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

**平面圖 SITE PLAN**

擬議略為放寬地積比率限制，  
以作准許的辦公室、商店及服務行業用途  
九龍必發道100號至114號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE AND SHOP AND SERVICES USES  
100 - 114 BEDFORD ROAD, KOWLOON

SCALE 1:1 000 比例尺



規劃署  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**A/K3/588**

圖 PLAN  
**A - 2**

本摘要圖於2020年5月22日擬備，  
所根據的資料為測量圖編號  
11-NW-14C  
EXTRACT PLAN PREPARED ON 22.5.2020  
BASED ON SURVEY SHEET No.  
11-NW-14C



照片 1 — 申請地點  
PHOTO 1 - APPLICATION SITE



照片 2 — 申請地點  
PHOTO 2 - APPLICATION SITE

界線只作識別用  
BOUNDARY FOR  
IDENTIFICATION PURPOSE ONLY

本摘要圖於2020年5月11日擬備，  
所根據的資料為攝於  
2020年5月7日的實地照片  
PLAN PREPARED ON 11.5.2020  
BASED ON SITE PHOTOS  
TAKEN ON 7.5.2020

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，  
以作准許的辦公室、商店及服務行業用途  
九龍必發道100號至114號  
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
FOR PERMITTED OFFICE AND SHOP AND SERVICES USES  
100 - 114 BEDFORD ROAD, KOWLOON

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/K3/588

圖 PLAN  
A - 3