

Our Ref.: KW/TPN/2640A/L02

14 May 2025

Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

By Post and Email

Dear Sir/Madam,

**Planning Application for
Minor Relaxation of Building Height Restriction for Residential Development
at No. 5 Lincoln Road,
Kowloon Tong, Kowloon
(New Kowloon Inland Lot No. 714)
(Planning Application No. A/K18/349)**

We refer to the captioned planning application.

We would like to submit revised DWG. No. P-01 and DWG. No. P-08 of the Proposed Layout Plan for the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at [REDACTED] Thank you.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
Encl.
RK/AL

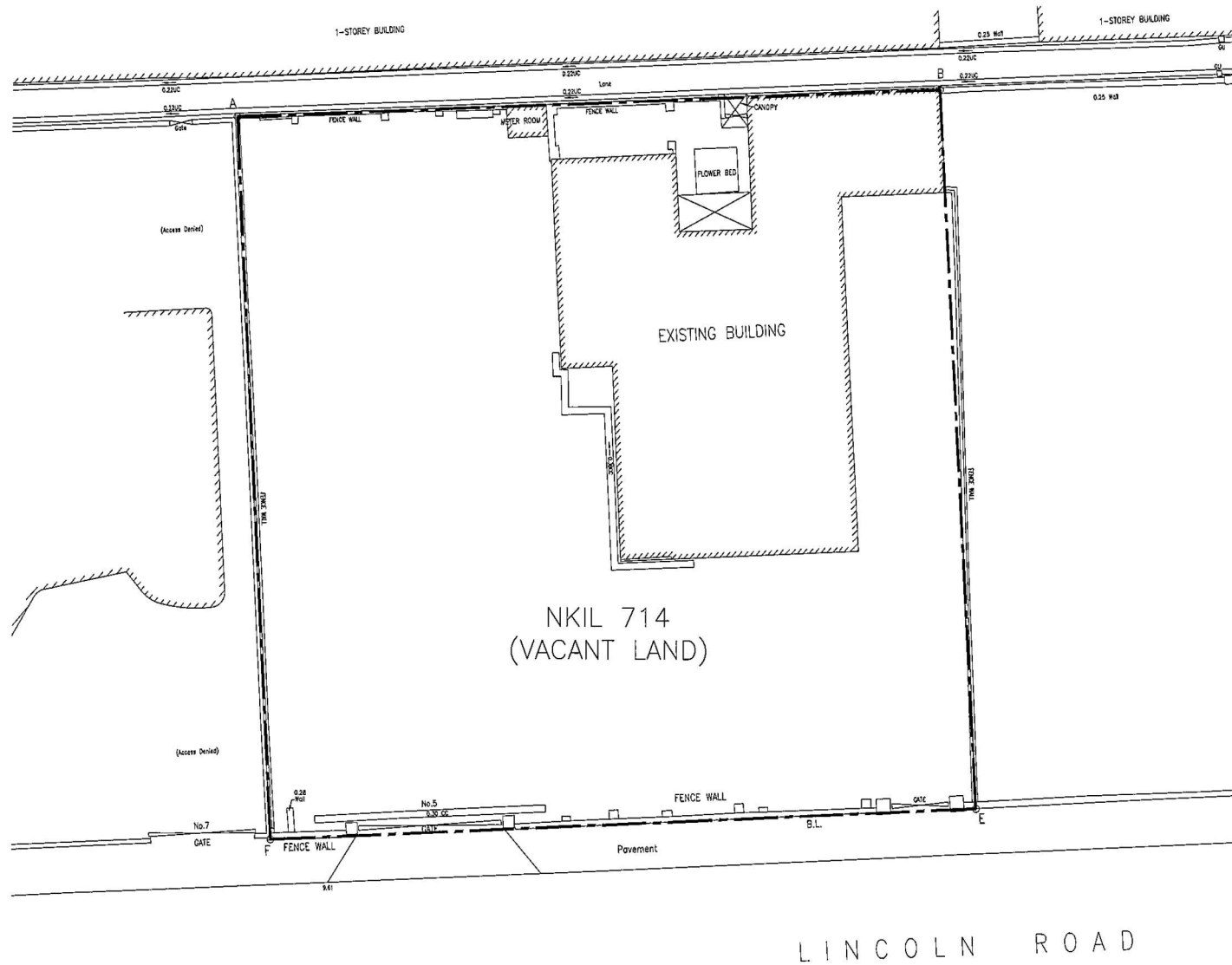
c.c.
DPO/Kln (Attn.: Mr. Ryan Kwok Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
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BD REF. FSD REF.

REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHI WANG
MARS, RPS(BS)
Authorized Person AP(S)1/116
STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

EXISTING TREE PLAN

DATE	SCALE
13 MAR 2025	AS SHOWN

DRAWN	CHECKED
BW	ML

DWG. NO.	REV.
P-01	A

NOTE

ALWAYS VERIFY MEASUREMENTS AND
DETAILS ON SITE. DO NOT ATTEMPT TO
RE-SCALE DRAWING. ALL MATTERS SHOWN IN
THIS DRAWING(S) ARE AND WILL FOREVER
REMAIN THE PROPERTY OF THE FIRM AND/OR
ITS AFFILIATIONS.

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	= 107 AREA
CLASS OF SITE	= 948.25m ²
BUILDING HEIGHT	= 4
ROOF LEVEL - GROUND FLOOR LEVEL	= 21.85 - 10
	= 11.85m
PROPOSED PLOT RATIO	= 557.02 / 948.25
	= 0.587
GROUND FLOOR	= 208.87m ²
FIRST FLOOR	= 221.73m ²
SECOND FLOOR	= 128.36m ²
ROOF	= -
TOTAL GFA	= 557.02m ²

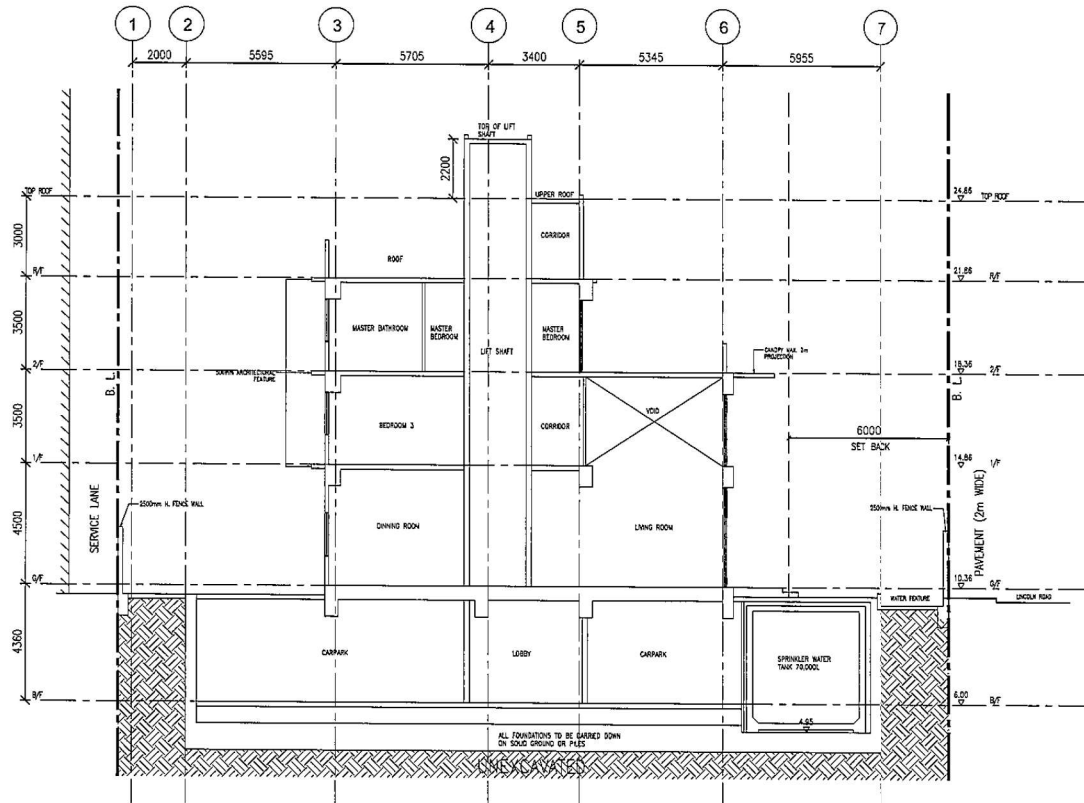
PERMITTED SITE COVERAGE	= 66.8%
PROPOSED SITE COVERAGE	= 220.36 / 948.25
	= 23.34% (PRO.) < 66.8% (PER.)

AREA OF GFA CONCESSION

BASEMENT:	
1. CARPARK AREA	= 433.36 m ²
2. ESSENTIAL PLANTS	= 186.12 m ²
3. INDEPENDENT STAIRCASES	= 18.82 m ²
4. LIFT SHAFT, STAIR LOBBY, PIPE DUCT & LIFT CONTROL PANEL	= 17.82 m ²
TOTAL BASEMENT AREA	= 674.96 m ²
G/F:	
1. INDEPENDENT STAIRCASE FOR EMERGENCY EXIT	= 13.45 m ²
2. F.S.I. ELECTRICITY METER ROOM & POTABLE WATER METER	= 6.08 m ²
1/F:	
1. VOID	= 21.97m ²
TOTAL	= 42.11m ²

TOTAL CONSTRUCTION AREA

BASEMENT FLOOR	= 728.09m ²
GROUND FLOOR	= 220.36m ²
FIRST FLOOR	= 221.73m ²
SECOND FLOOR	= 128.36m ²
ROOF	= 25.02m ²
TOTAL GFA	= 1323.53m ²



SECTION A-A
SCALE: 1:100

FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

BD REF.

FSD REF.

REV.	DESCRIPTION	DATE
A	1ST SUBMISSION	13 MAR 2025

CLIENT(S)

AUTHORIZED PERSON

SO CHAI WANG
MOKSIS REPRESENTATIVE
Authorized Person AP(S)1115

STRUCTURAL ENGINEER

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT AT
3 LINCOLN ROAD, KWLOON TONG,
KOWLOON
(N.K.I.L. 713)

DRAWING TITLE

CALCULATION & SECTION A-A

DATE	SCALE
13 MAR 2025	AS SHOWN
DRAWN	CHECKED
BW	ML
DWG. NO.	REV.
P-08	A

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