

茲證明城市規劃委員會已根據城市規劃條例第 4A (3) 條的規定而於二零零二年十二月九日批准本總綱發展藍圖。

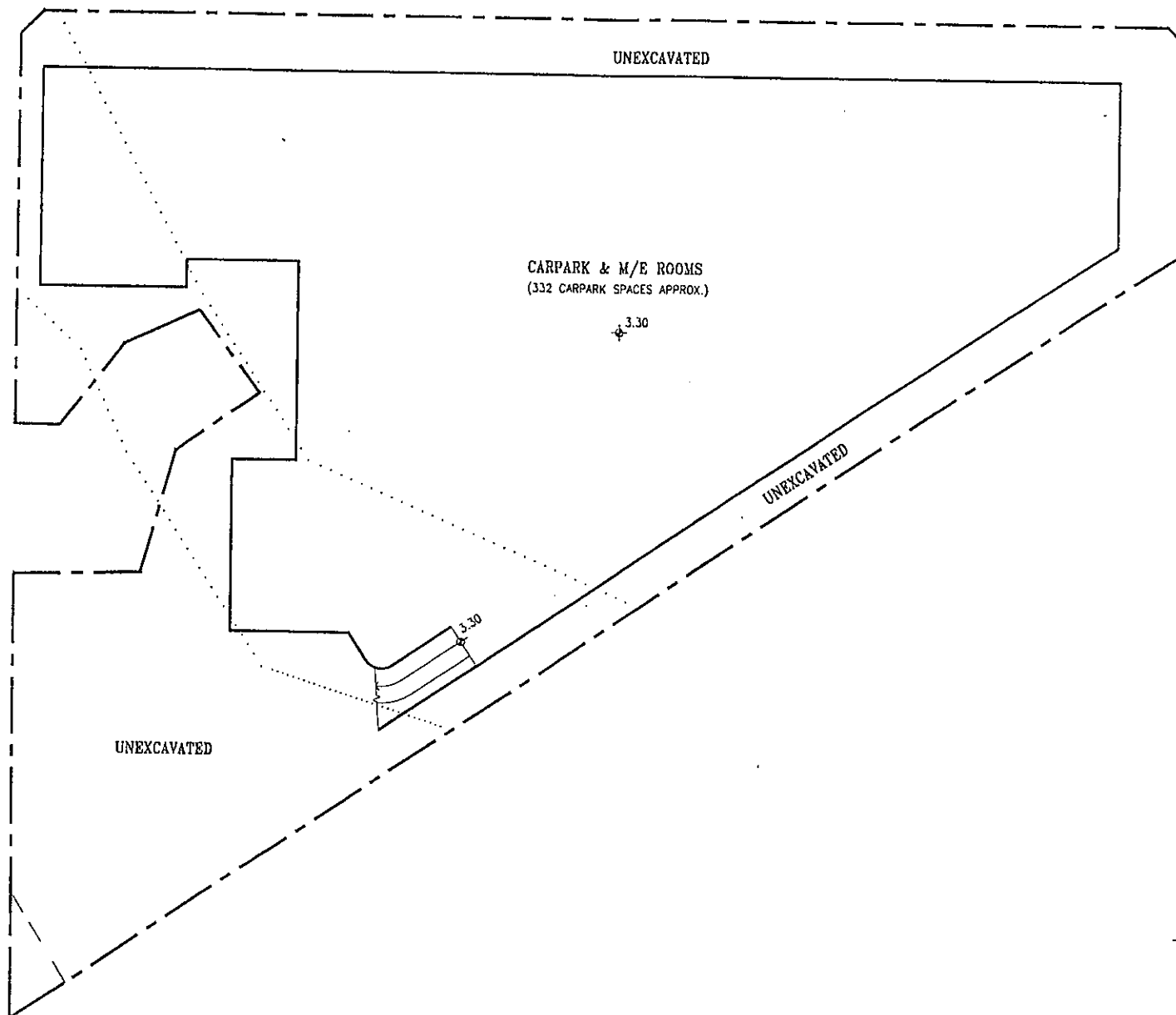
I hereby certify, as required under S.4A(3) of the Town Planning Ordinance, that this Master Layout Plan was approved by the Town Planning Board on 9.12.2002.

signed Thomas TSO 曹萬泰
Chairman, Town Planning Board 城市規劃委員會主席 簽署



SUN HUNG KAI
ENGINEERING CO., LTD.

SCALE : 1 : 800
DATE : FEBRUARY, 2003
CODE : \PLAN\S-16\KAI-TE\NEW-SCH5\PR5\030217\SITE.DWG



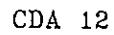
BASEMENT PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

S SUN HUNG KAI
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PROPOSED NEW ROAD 6/L5



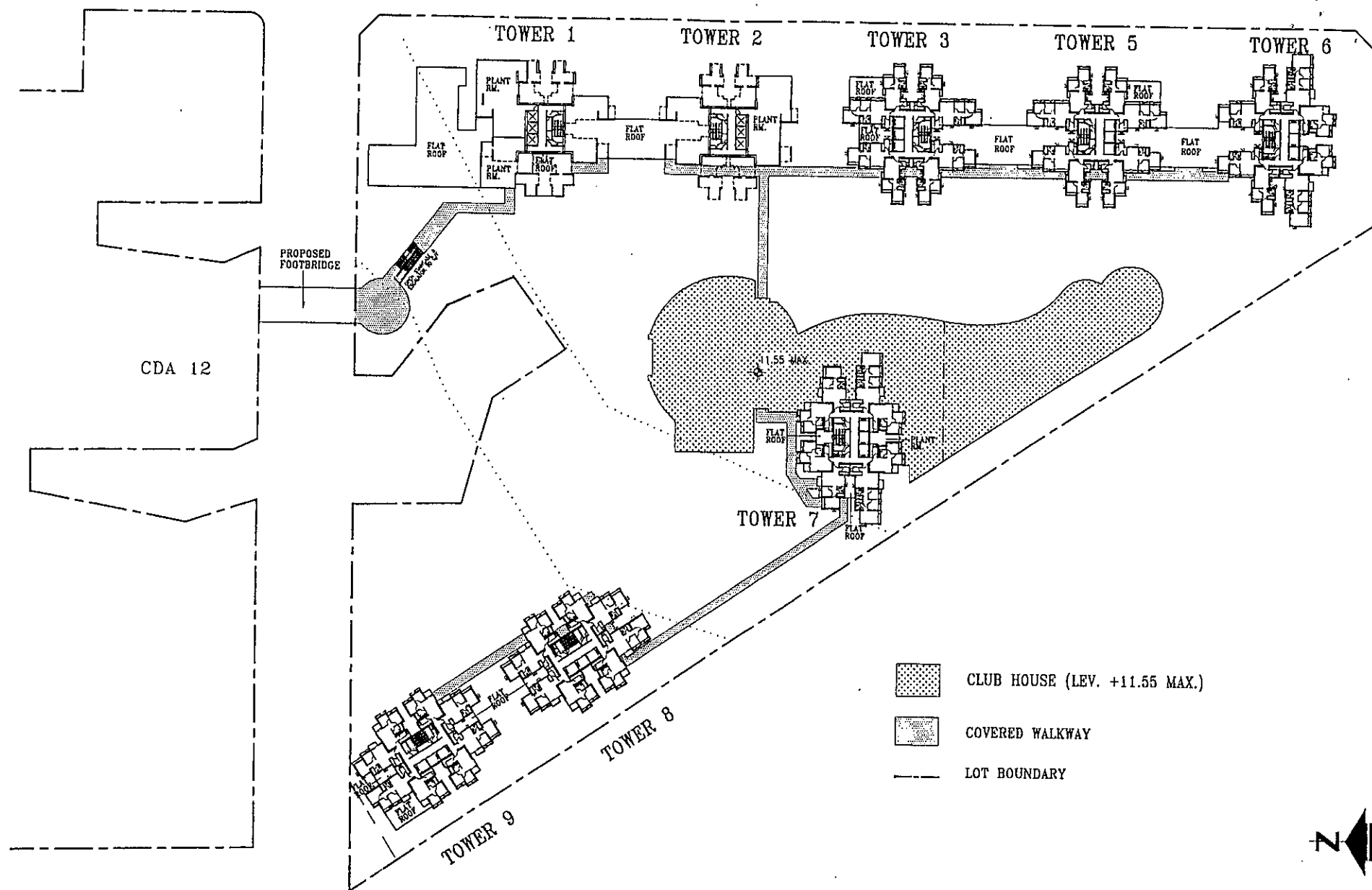
	CLUB HOUSE (LEV. +7.55 MAX. / +8.75 MAX.)
	RESIDENTIAL ENTRANCE LIFT LOBBY
	CARETAKER



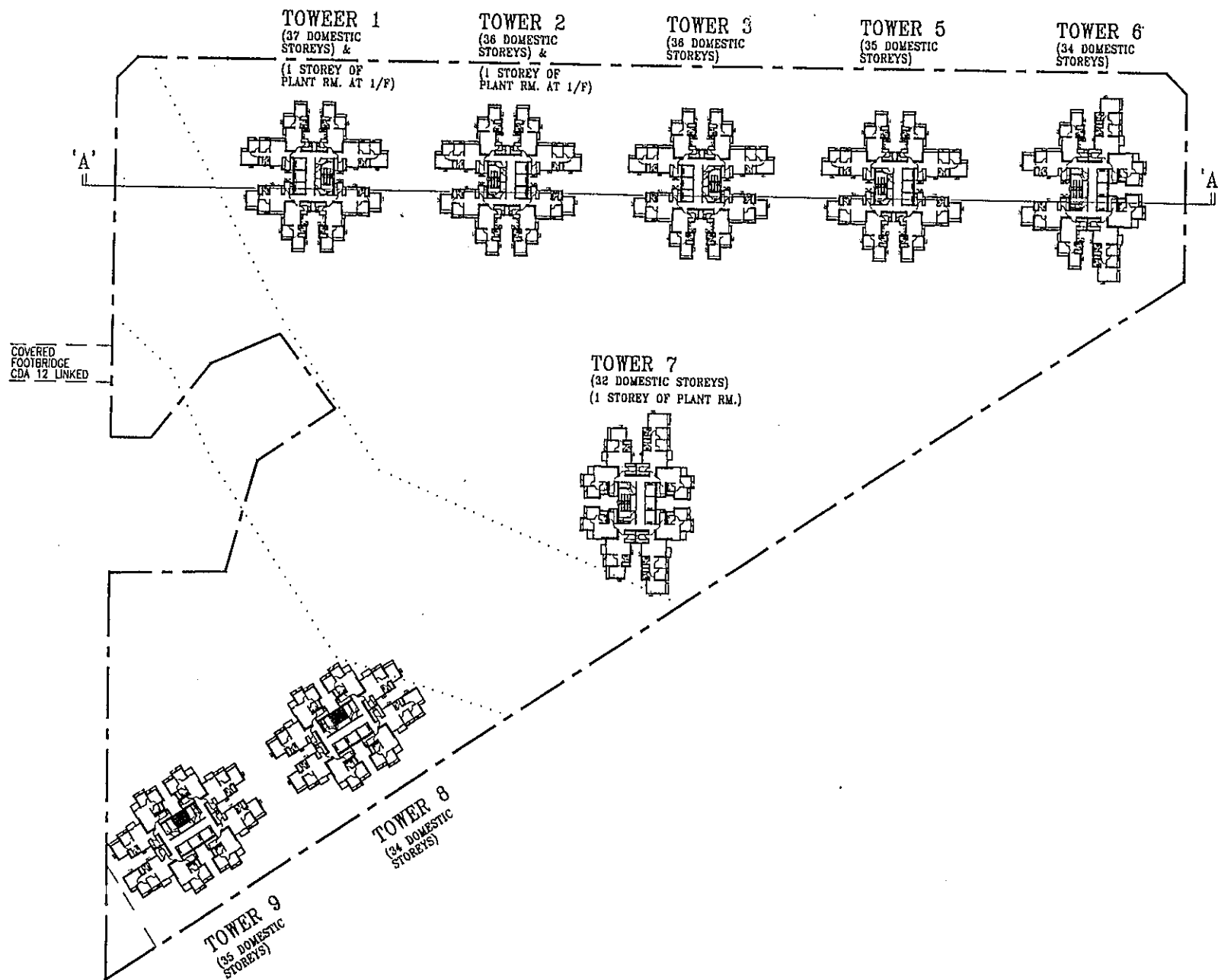
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3



1ST FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

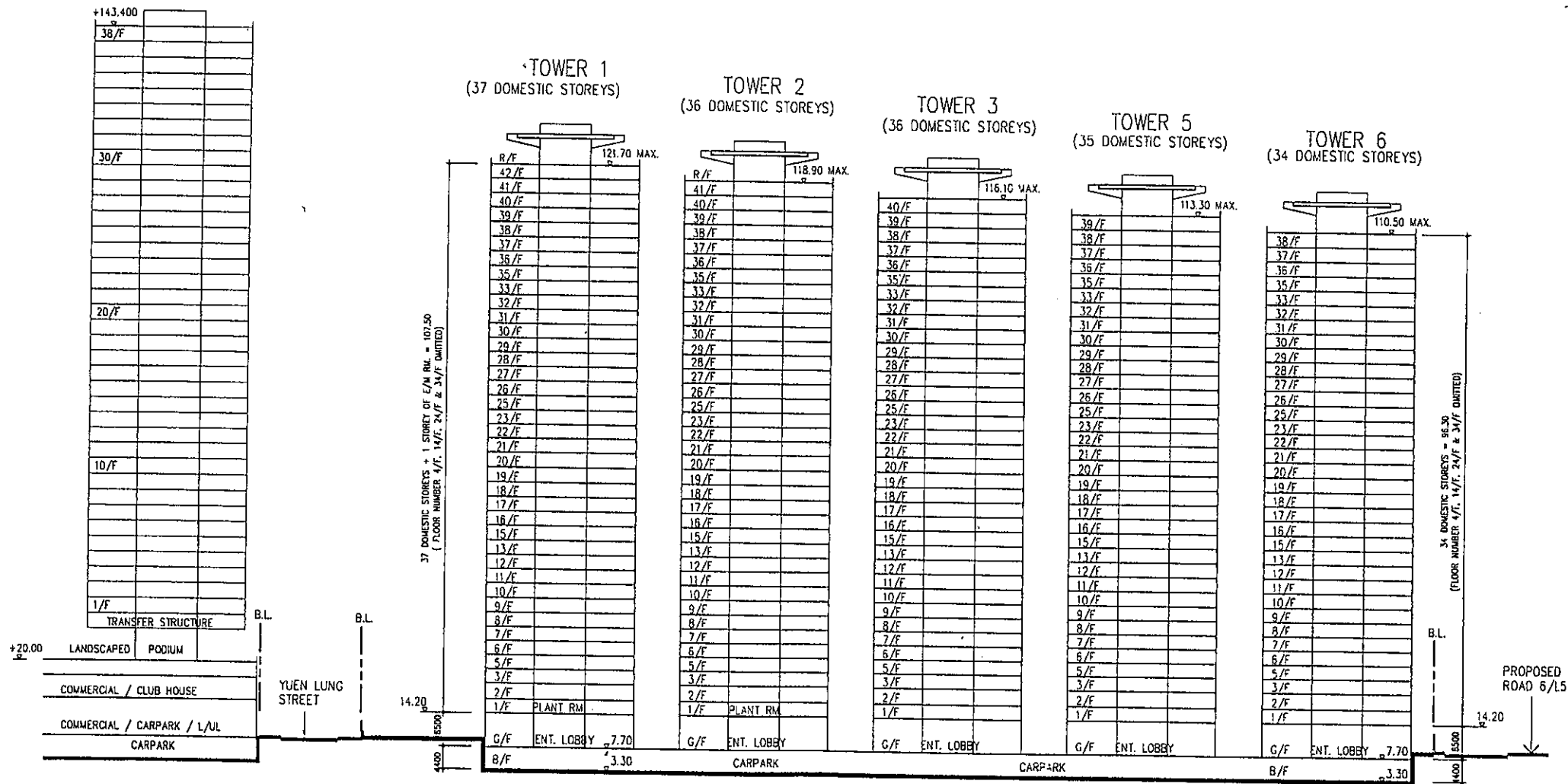


OVERALL TYPICAL FLOOR PLAN
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
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CDA 12
FOR REFERENCE ONLY
RESIDENTIAL BLOCK
(38 DOMESTIC STOREYS)



DIAGRAMMATIC SECTION 'A' - 'A'
PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
ENGINEERING CO., LTD.
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REV.

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SUMMARY

SITE AREA = 21,933 s.m. ABOUT
 PERMITTED PLOT RATIO FOR DOMESTIC = 5 (109,665 s.m.)

PROPOSED DISTRIBUTION

FLOOR	USE
BASEMENT	CARPARK
GROUND FL.	ENTRANCE LOBBIES RESIDENT'S CLUB CARPARK
1ST FL.	DOMESTIC / LANDSCAPED DECK
1ST - 42ND FL. (FL. NO. 4/F, 14/F, 24/F & 34/F OMITTED)	DOMESTIC

PROPOSED G.F.A.

TOTAL G.F.A. OF DOMESTIC :
 (8 RESIDENTIAL TOWERS BET'N 32 ~ 37 STOREYS)
 (TOWER NO. 4 OMITTED) = 109,665 s.m.

AREA OF RESIDENT'S CLUB PROVIDED :
 (NOT MORE THAN 3% OF TOTAL G.F.A.) = 3,289.950 s.m. MAX.

CARPARKING PROVISION

PRIVATE CAR
 (1 SPACE / 6 UNIT TO 1 SPACE / 5 UNIT) = 371 NOS. TO 445 NOS.

VISITOR'S CAR
 (5 NOS. OF CARPARK / EACH TOWER) = 40 NOS.

MOTORCYCLE
 (5% OF CARPARK PROVISION) = 21 NOS. TO 25 NOS.

LOADING / UNLOADING BAY
 (1 BAY FOR EVERY 800 FLATS OR EACH TOWER) = 8 NOS.

UNIT MIX SCHEDULE

	G.F.A.		NOS. OF UNIT	% BY UNIT NO.
	(s.m.)	(s.f.)		
SIZE RANGE	70.0~100.0	750~1,080	32	1.45
	60.0~70.0	650~750	128	5.82
	55.0~60.0	590~650	348	15.73
	47.0~55.0	510~590	814	27.91
	40.0~47.0	430~510	1080	49.09
TOTAL			2200 MAX.	100.00

DEVELOPMENT PARAMETERS

PROPOSED RESIDENTIAL DEVELOPMENT AT Y.L.T.L. 503 KAI TEI, YUEN LONG, N.T.

SUN HUNG KAI
 ENGINEERING CO., LTD.

SCALE : NIL
 DATE : FEBRUARY, 2003
 CODE : \PLAN\S-16\KAI-TEI\NEW-SCH5\PR5\030217\DEV-SCH.DW

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