

- ORIGINAL SITE AREA: APPROX. 942.966 s.m.
- SURRENDERED SITE AREA: APPROX. 120 s.m.
- REMAINING SITE AREA AFTER SURRENDER: APPROX. 822.966 s.m.

EXISTING PERMITTED PLOT RATIO UNDER B(2)R	=	3.75
EXISTING PERMITTED PLOT RATIO UNDER OZP	=	0.6
BONUS PLOT RATIO AFTER SURRENDER	=	20% OF PERMITTED PLOT RATIO OR 5 TIMES OF SURRENDERED AREA DIVIDED BY SITE AREA WHICHEVER IS THE LESS
	=	0.75 OR 0.729 WHICHEVER IS THE LESS
	=	0.729
PERMITTED PLOT RATIO CONSIDERING BONUS PLOT RATIO UNDER OZP	=	EXISTING PERMITTED PLOT RATIO + BONUS PLOT RATIO
	=	0.6 + 0.729
	=	1.329
PROPOSED PLOT RATIO	=	1.013 < 1.35

**BLOCK PLAN OF SURRENDER AND
CALCULATION OF BONUS GFA**
SCALE: 1:150

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

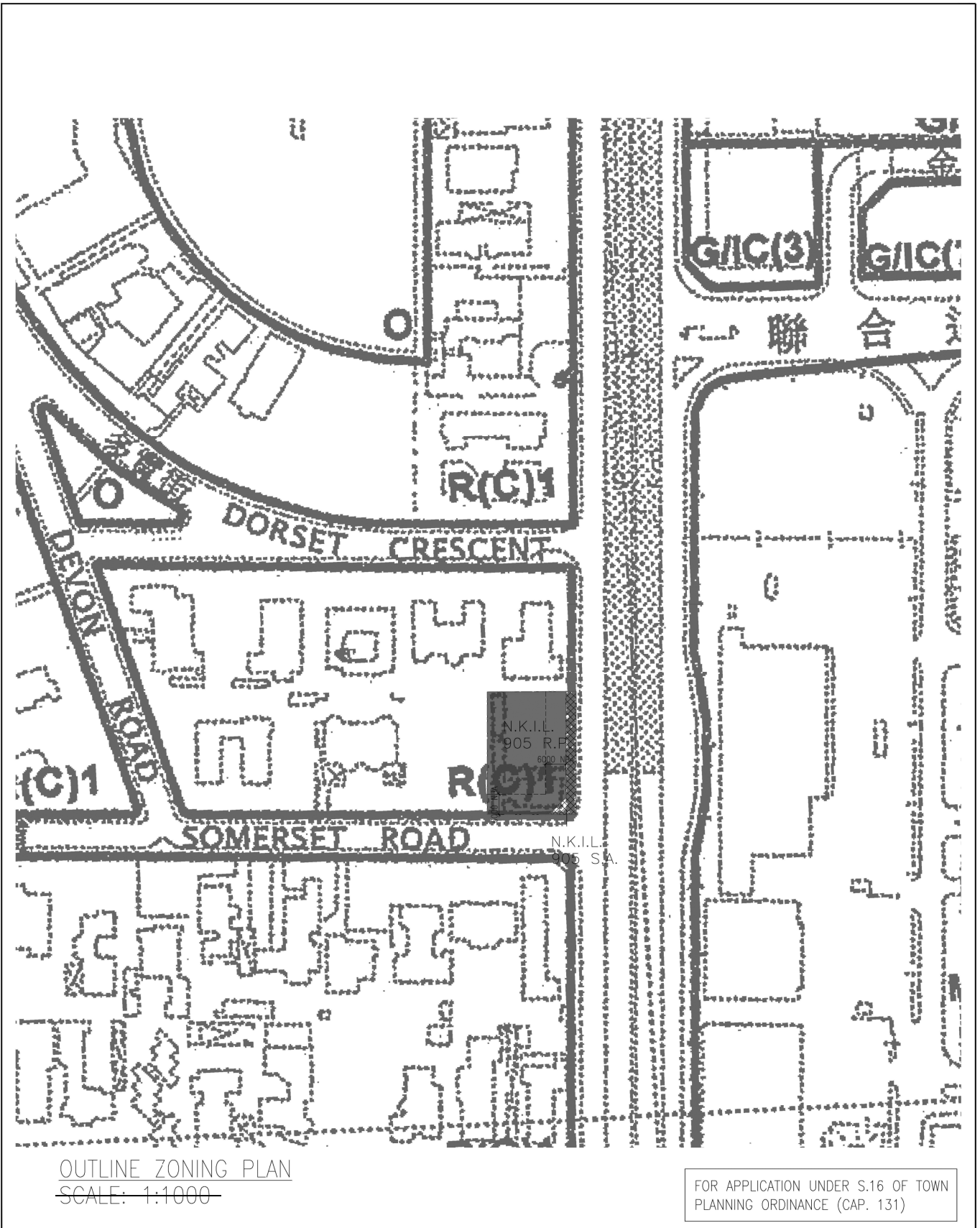
BD REF.	FSD REF.	REV.	DESCRIPTION	DATE
		B	1ST AMENDMENT	04/09/2019
		A	1ST AMENDMENT	03/09/2019
			(S) AMENDMENT	23/04/2019
CLIENT(S)				
 GREAT MEGA DESIGN & BUILD LTD <small>A PLATYNE LTD. (INCORPORATED IN HONG KONG) T: +852 230 8897 F: +852 230 8814</small>				
AUTHORIZED PERSON				
<small>SO CHU WANG Michele Preiss Authorized Person A/PS/1116 STRUCTURAL ENGINEER</small>				
PROJECT TITLE				
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - NKLL 905 SA & RP.				
LOCATION				
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - NKLL 905 SA & RP.				
DRAWING TITLE				
BLOCK PLAN OF SURRENDER AND CALCULATION OF BONUS GFA				
DATE	SCALE			
04/10/2017	1:150 @ A3			
DRAWN	CHECKED			
ML	PS			
DWG. NO.	REV.			
P-009	B			
NOTE				
<small>ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RESOLVE DRAWING AMBIGUITIES SHOWN IN THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE FIRM AND/OR ITS AFFILIATIONS.</small>				

參考編號
REFERENCE No.

A/K18/333

繪圖
DRAWING
A - 1

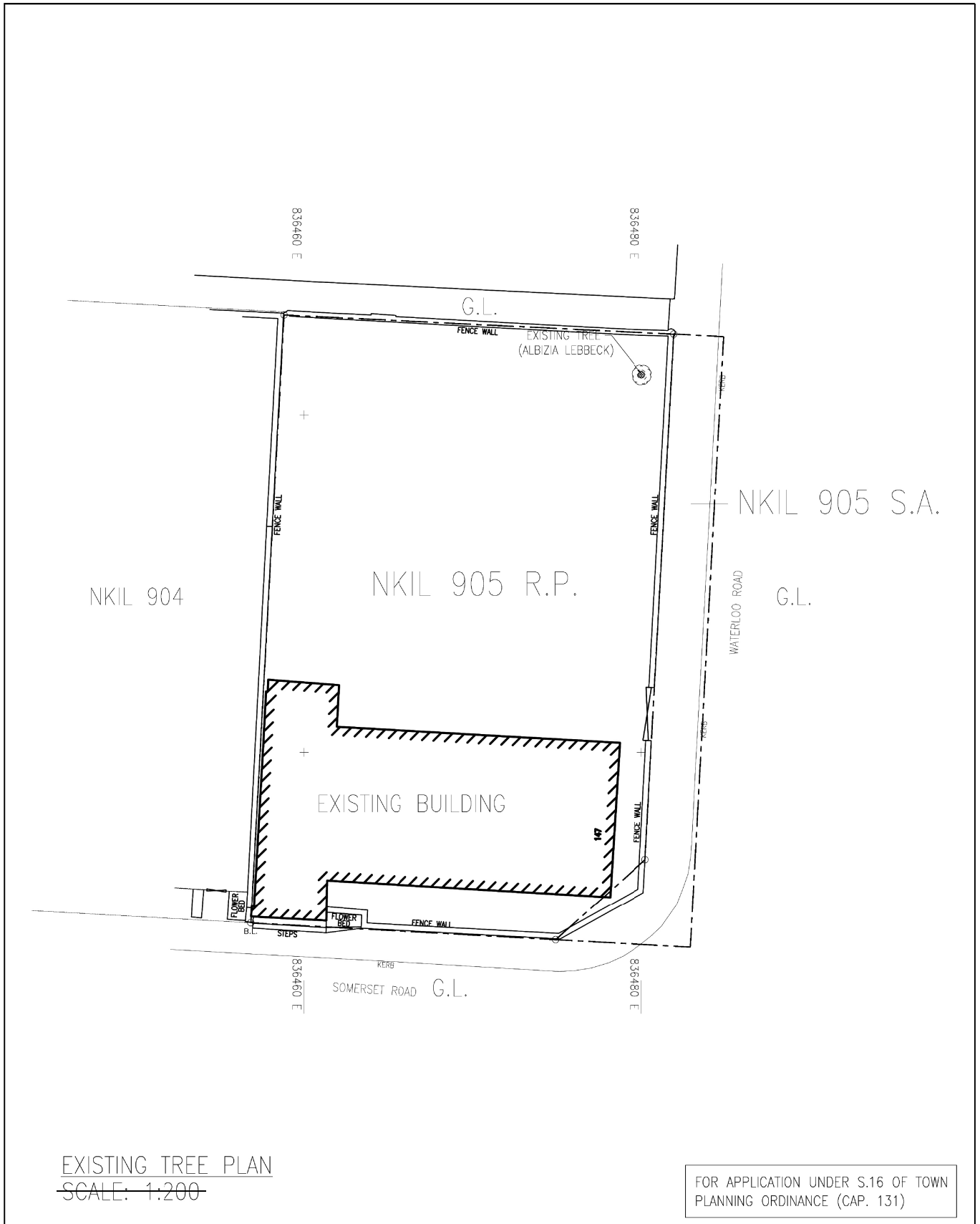
(資料來源：於2019年9月4日收到申請人提交的資料)
(SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 4.9.2019)



BO REF:	FSD REF:
REV. DESCRIPTION DATE	REV. DESCRIPTION DATE
FIRST SUBMISSION 15/01/2018	FIRST SUBMISSION 15/01/2018
CLIENT(S)	
<small>A PLAN MADE BY: STRUCTURAL ENGINEERING WORKS, INC. 11-460-290-2889 F: 462-728-0824 T: 462-728-0890 F: 462-728-0824</small>	
AUTHORIZED PERSON	
<small>SO CH WANG MILES: 2015(25) American Professional 449310116 STRUCTURAL ENGINEER</small>	
PROJECT TITLE	
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON	
LOCATION	
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - N.K.I.L. 905 S.A. & R.P.	
DRAWING TITLE	
SITE PLAN & OUTLINE ZONING PLAN	
DATE	SCALE
04/10/2017	1:1000 @ A3
DRAWN	CHECKED
M.L.	P.S.
DWG. NO.	REV.
P-001	
NOTE	
<small>ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RE-SIZE DRAWING. ALL MATTERS SHOWN IN REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.</small>	

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 2
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(資料來源：於2019年6月20日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 20.6.2019)

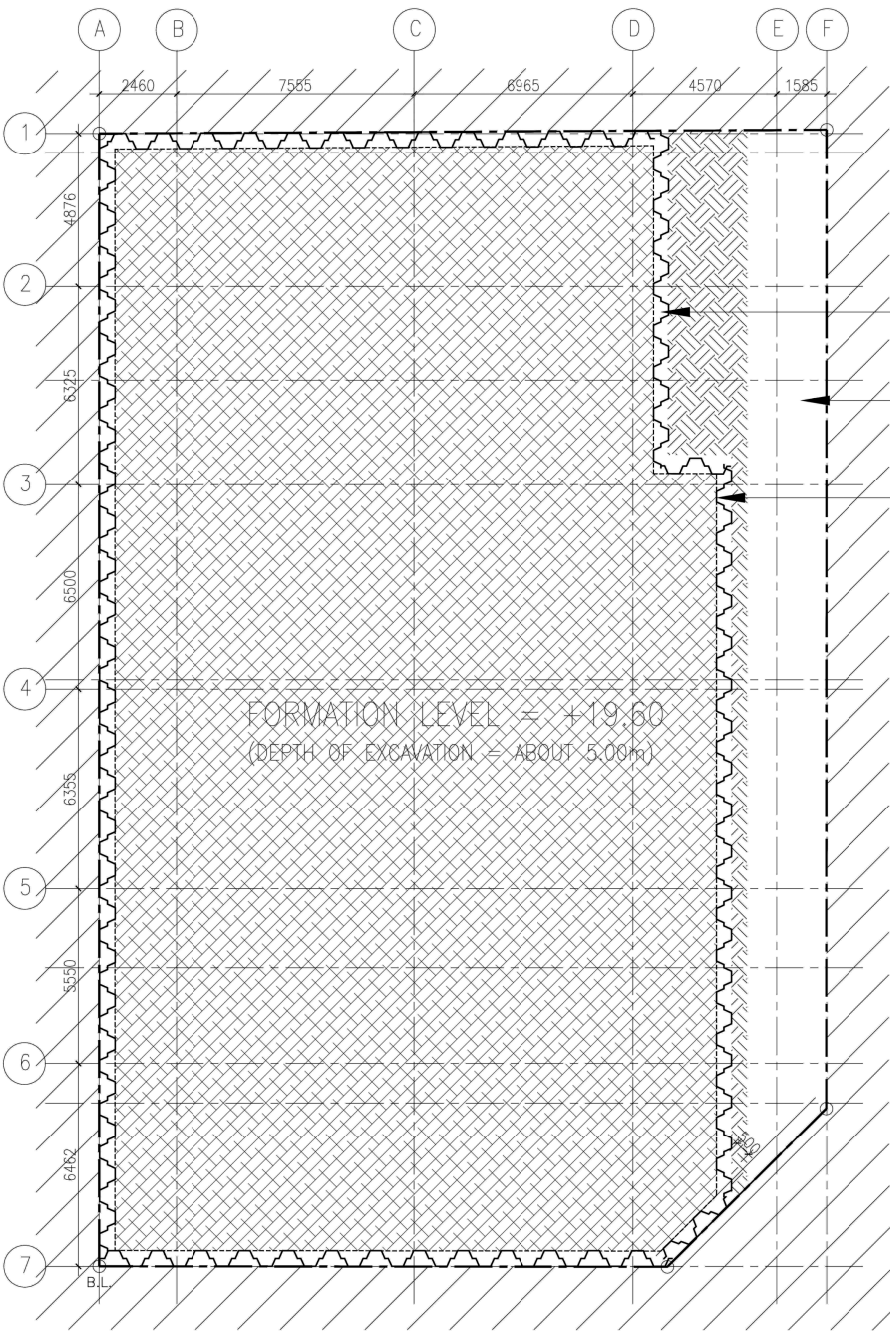


BD REF.	FSD REF.	
REV.	DESCRIPTION	DATE
A	1ST AMENDMENT	30/07/2019
	FIRST SUBMISSION	15/07/2018
CLIENT(S)		
AUTHORIZED PERSON		
SO CHAI WANG (MKS, P-REGS) Authorized Person A9531118 STRUCTURAL ENGINEER		
PROJECT TITLE PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON		
LOCATION NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - NKIL 905 S.A. & R.P.		
DRAWING TITLE		
EXISTING TREE PLAN		
DATE	SCALE	
04/10/2017	1:200 @ A3	
DRAWN	CHECKED	
ML	PS	
DWG. NO.	REV.	
P-002	A	
NOTE		
ALWAYS VERIFY MEASUREMENTS AND DETAILS ON SITE. DO NOT ATTEMPT TO RE-SCALE DRAWING. ALL MATTERS SHOWN IN RED IN THE PROPERTY OF THE FIRMA AND/OR ITS AFFILIATIONS.		

 A. KUAN YAN TING, DIRECTOR GENERAL, HONGKONG T: +852 3033 3881 F: +852 3033 3814

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 3
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(資料來源：於2019年8月2日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 2.8.2019)



SHEET PILING
 UNEXCAVATED ZONE FOR TREE PRESERVATION
 EXTENT OF EXCAVATION (AREA = ABOUT 776 s.m.)

PLAN FOR EXTENT OF EXCAVATION
 SCALE: 1:150

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

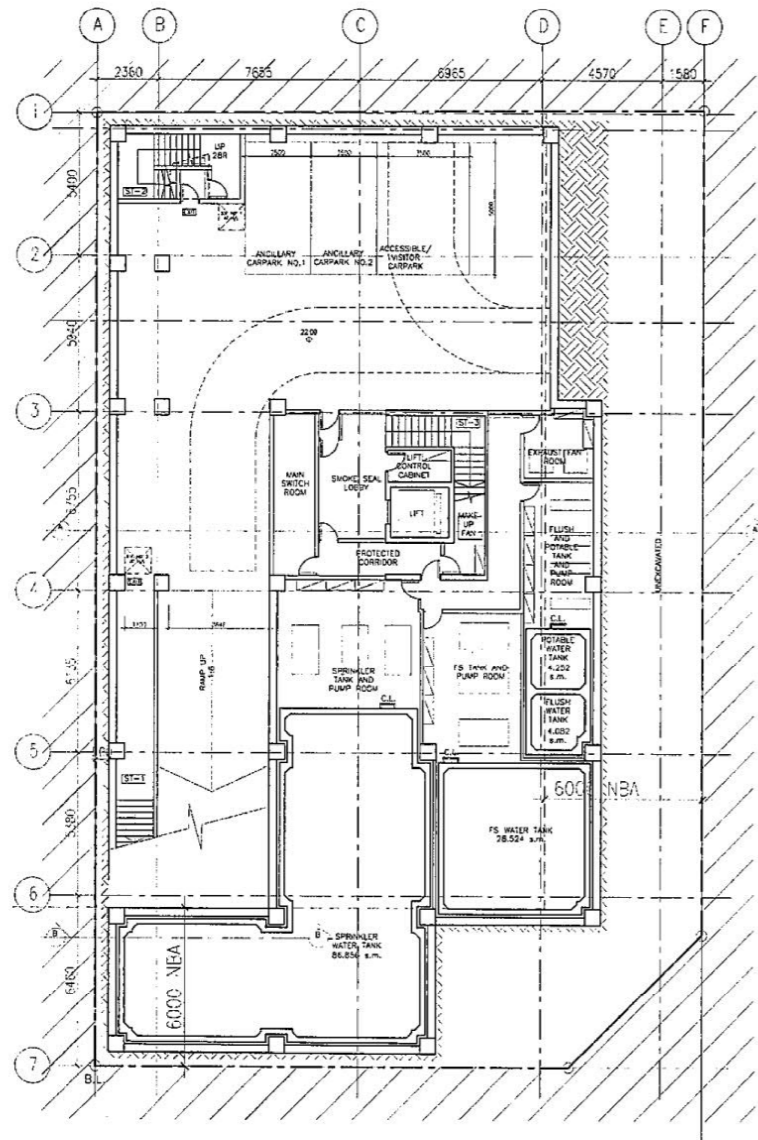
BO REF.	FSD REF.
REV. DESCRIPTION DATE	
A 2nd SUBMISSION 17/04/2018	
FIRST SUBMISSION 15/01/2018	
CLIENT(S)	
AUTHORIZED PERSON	
SO CHI WANG Authorized Person A493/1116 STRUCTURAL ENGINEER	
PROJECT TITLE	
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON	
LOCATION	
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON N.K.L.L. 905 S.A. & R.P.	
DRAWING TITLE	
PLAN FOR EXTENT OF EXCAVATION	
DATE	SCALE
04/10/2017	1:150 @ A3
DRAWN	CHECKED
ML	PS
DWG. NO.	REV.
P-007	A
NOTE	
ALWAYS VERIFY MEASUREMENTS AND RE-SCALE DRAWING. ALL MATTERS SHOWN IN THIS DRAWING(S) ARE AND WILL FOREVER REMAIN THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.	



參考編號
 REFERENCE No.
 A/K18/333

繪圖
 DRAWING
 A - 4

(資料來源：於2019年6月20日收到申請人提交的資料)
 (SOURCE : THE APPLICANT'S SUBMISSION RECEIVED ON 20.6.2019)

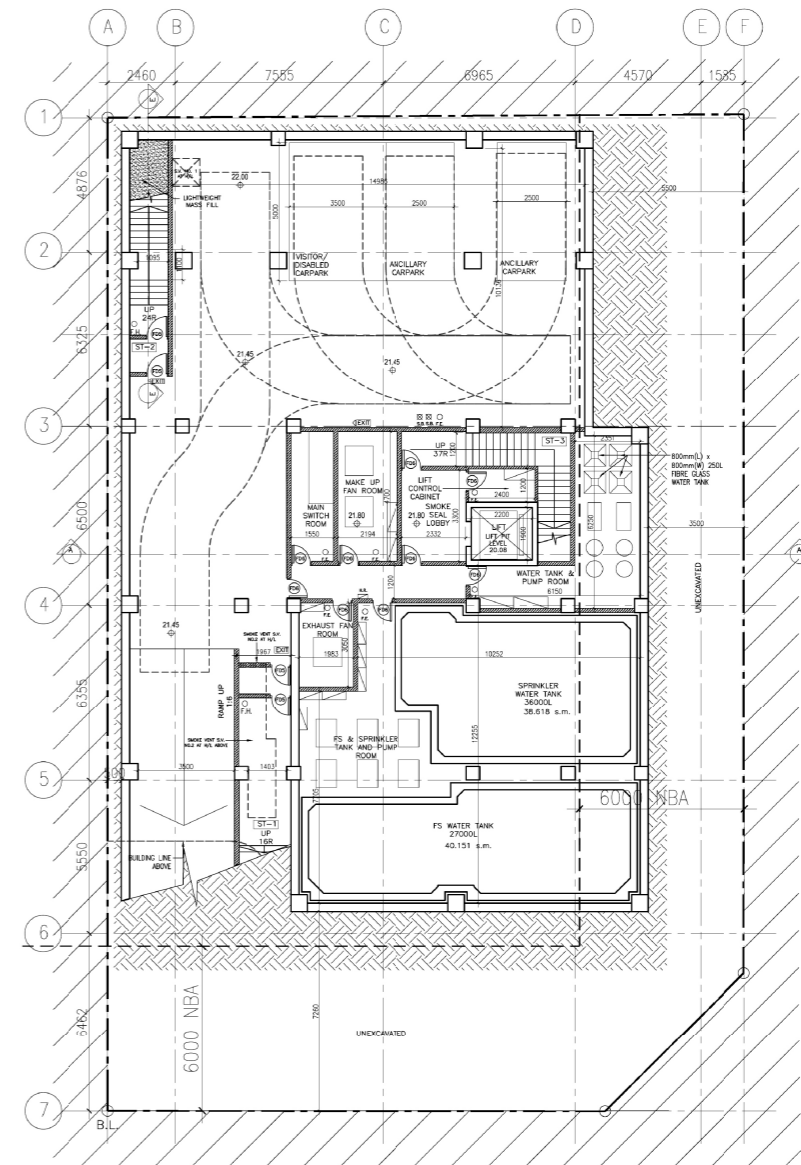


BASEMENT FLOOR PLAN
SCALE: 1:150

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

BO REF:	FSD REF:	
REV:	DESCRIPTION	DATE
B	2ND SUBMISSION	04/10/2018
A	1ST SUBMISSION	19/08/2018
<p>DATE: 14/10/2018 SCALE: 1:150 @ A1 DRAWN: PS CHECKED: PS DWG. NO.: REV. B P403</p>		
<p>NOTE: ALWAYS NOTIFY MANAGEMENT AND ALLIANCE ENGINEERS OF ANY CHANGES TO THE DRAWING. ALL CHANGES MUST BE APPROVED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING.</p>		
<p>PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>		
<p>LOCATION: NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>		
<p>DRAWING TITLE: BASEMENT FLOOR PLAN</p>		
<p>CLIENT(S): GREAT MEGA DESIGN & BUILD LTD</p>		
<p>STRUCTURAL ENGINEER: AUTHORIZED PERSON</p>		

先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326



BASEMENT FLOOR PLAN
SCALE: 1:150

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

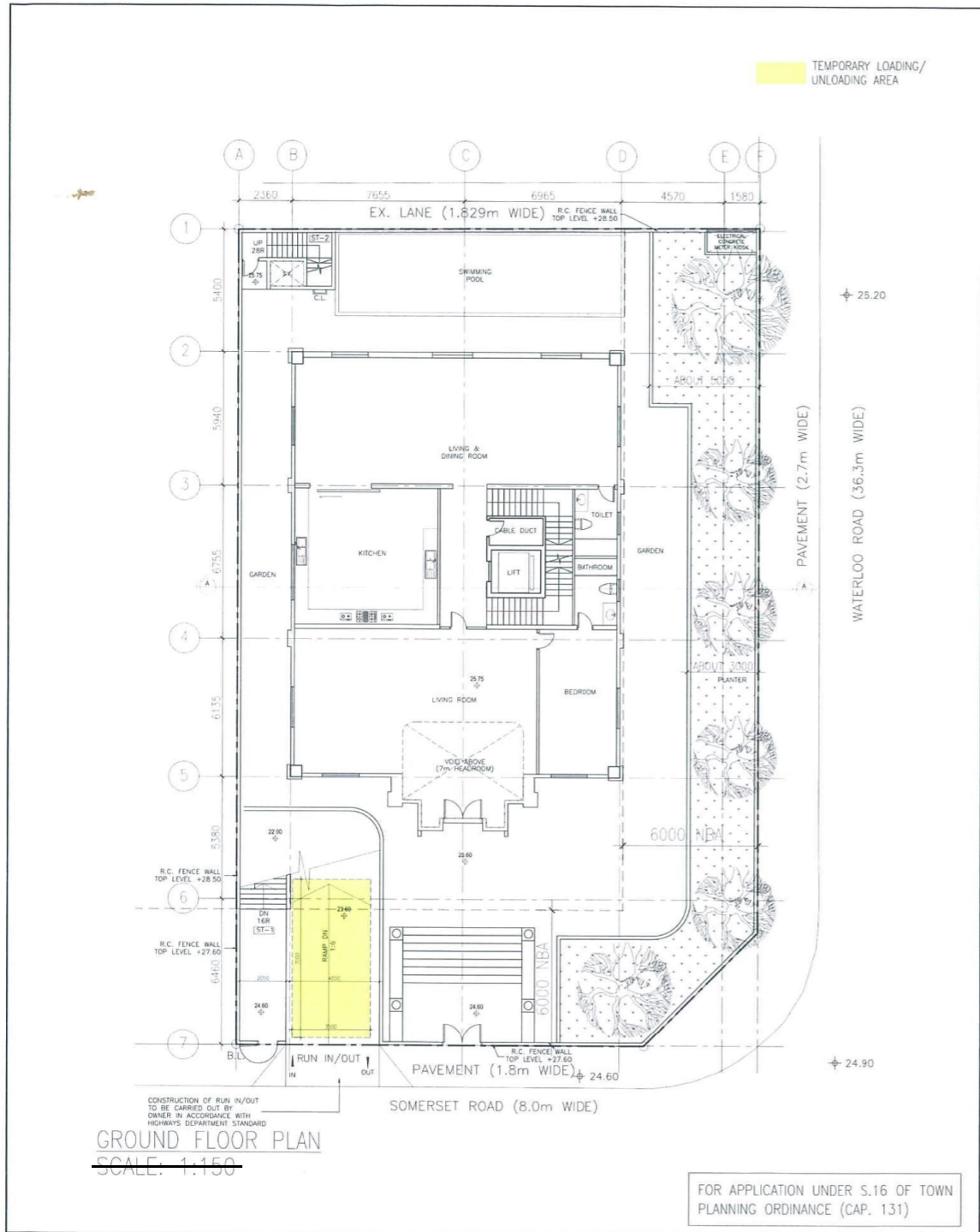
BO REF:	FSD REF:	
REV:	DESCRIPTION	DATE
C	2ND SUBMISSION	30/07/2019
B	1ST SUBMISSION	23/04/2019
A	PRELIMINARY	15/01/2019
<p>DATE: 14/10/2018 SCALE: 1:150 @ A1 DRAWN: PS CHECKED: PS DWG. NO.: REV. C P403</p>		
<p>NOTE: ALWAYS NOTIFY MANAGEMENT AND ALLIANCE ENGINEERS OF ANY CHANGES TO THE DRAWING. ALL CHANGES MUST BE APPROVED BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING.</p>		
<p>PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>		
<p>LOCATION: NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>		
<p>DRAWING TITLE: BASEMENT FLOOR PLAN</p>		
<p>CLIENT(S): GREAT MEGA DESIGN & BUILD LTD</p>		
<p>STRUCTURAL ENGINEER: AUTHORIZED PERSON</p>		

現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

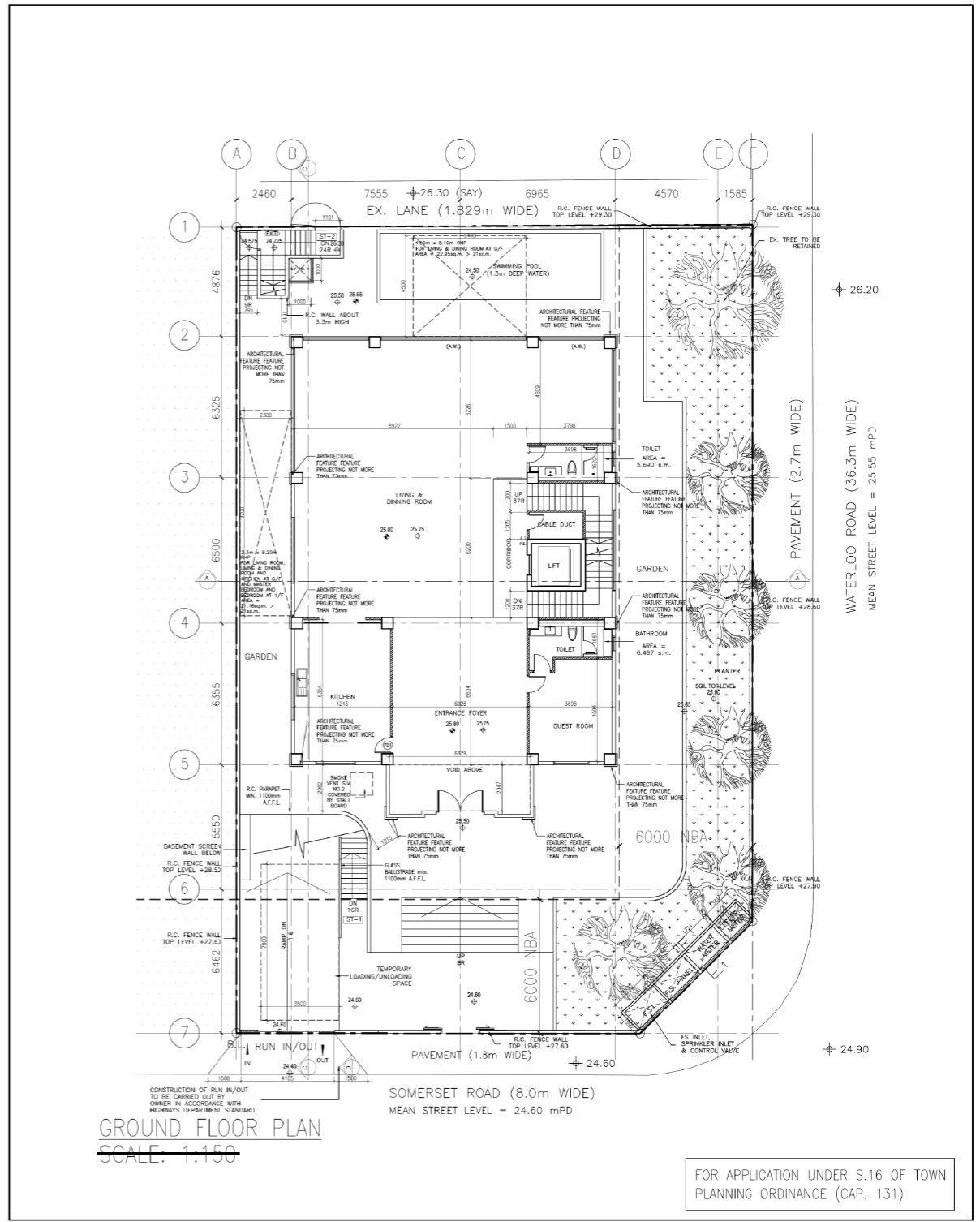
(資料來源: 由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

參考編號
REFERENCE No.
A/K18/333

繪圖
DRAWING
A - 5



BO REF.	FSD REF.	
REV.	DESCRIPTION	DATE
A	2ND SUBMISSION	17/04/2018
	FIRST SUBMISSION	15/07/2018
CLIENT(S)		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON		
LOCATION		
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON, N.K. 11, 995 S.A. & R.P.		
DRAWING TITLE		
GROUND FLOOR PLAN		
DATE		
14/07/2019		
SCALE		
1:150 (B/A)		
DRAWN		
PS		
CHECKED		
PS		
REV.		
FROM		
NOTE		
ALWAYS VERIFY REQUIREMENTS AND REGULATIONS OF THE APPLICANT AND THE APPLICANT'S ARCHITECTURAL DESIGNER FOR THE APPLICANT'S PROJECT. THIS DRAWING IS AN UNREVISED COPY OF THE ORIGINAL DRAWING. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.		



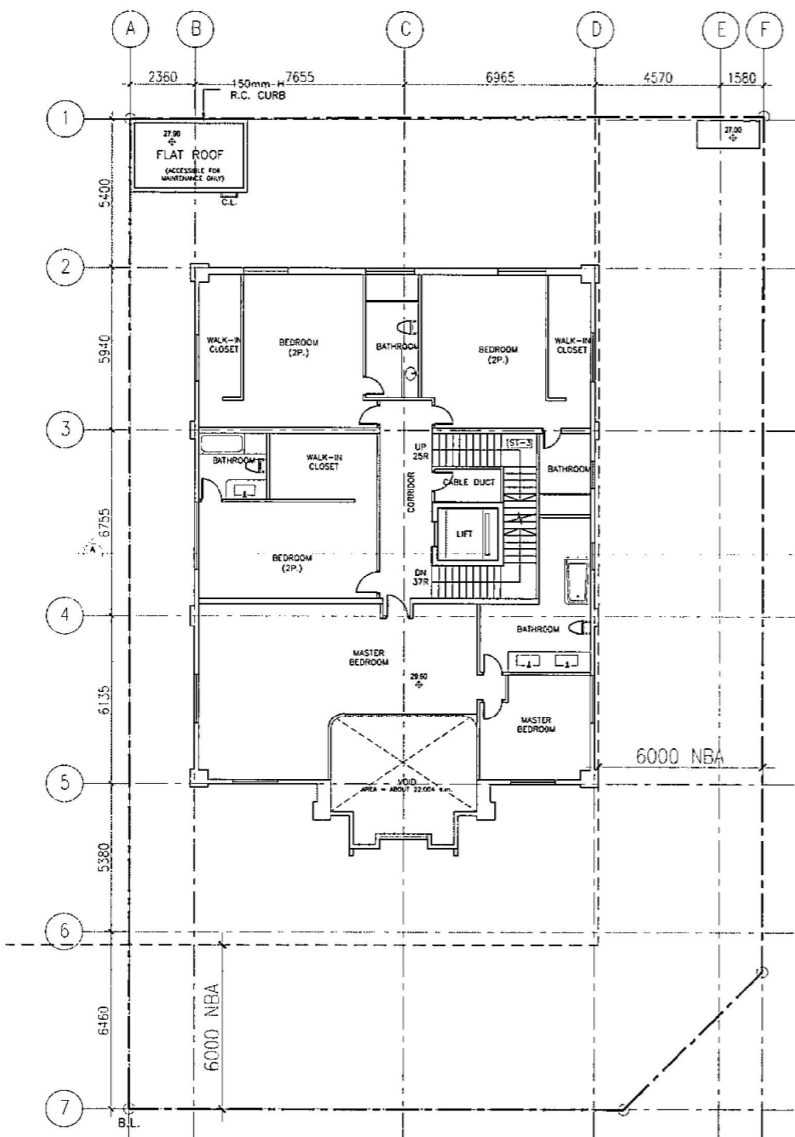
BO REF.	FSD REF.	
REV.	DESCRIPTION	DATE
C	2ND AMENDMENT	30/07/2019
B	ST AMENDMENT	28/06/2019
A	2ND SUBMISSION	17/04/2018
	FIRST SUBMISSION	15/07/2018
CLIENT(S)		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON		
LOCATION		
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON, N.K. 11, 995 S.A. & R.P.		
DRAWING TITLE		
GROUND FLOOR PLAN		
DATE		
04/10/2017		
SCALE		
1:150 (B/A)		
DRAWN		
PS		
CHECKED		
PS		
REV.		
FROM		
NOTE		
ALWAYS VERIFY REQUIREMENTS AND REGULATIONS OF THE APPLICANT AND THE APPLICANT'S ARCHITECTURAL DESIGNER FOR THE APPLICANT'S PROJECT. THIS DRAWING IS AN UNREVISED COPY OF THE ORIGINAL DRAWING. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.		

先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326

現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

(資料來源: 由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 6
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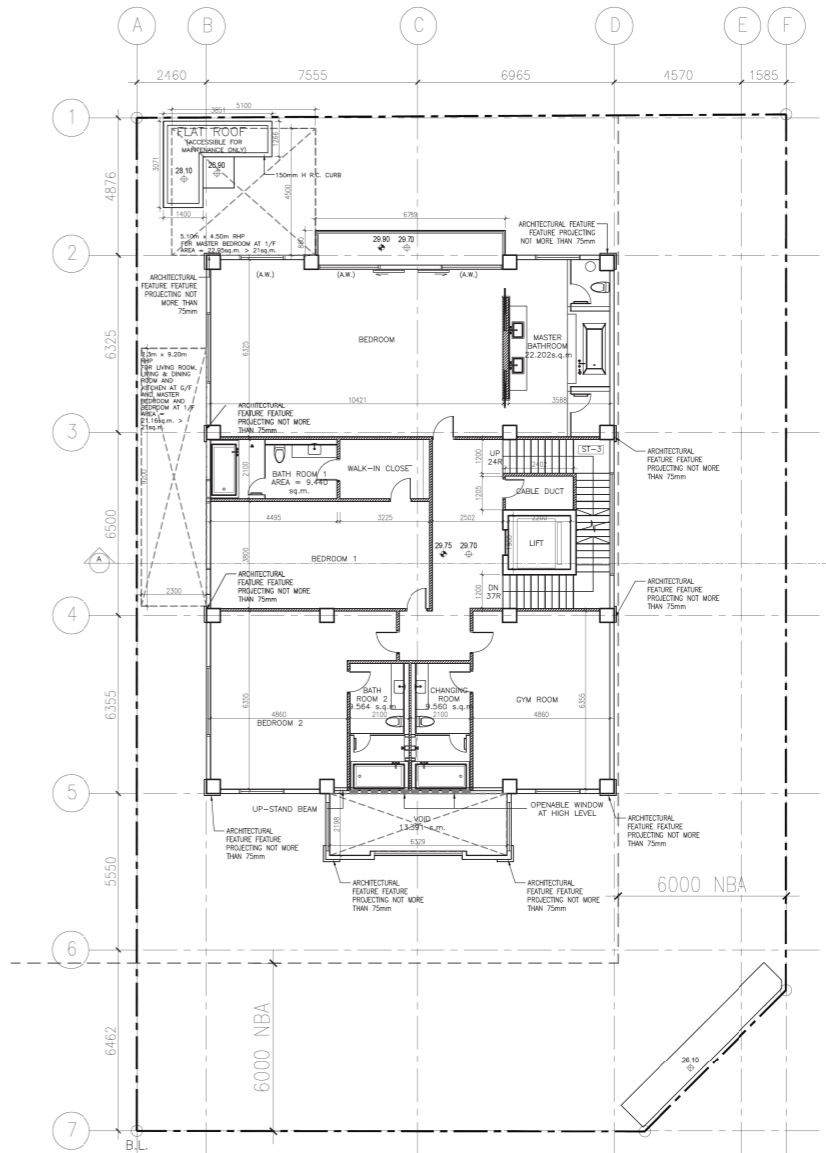


FIRST FLOOR PLAN
SCALE: 1:150

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

BO REF.	FSD REF.
REV. DESCRIPTION DATE	A. SUBMISSION 15/07/18
ML. CHECKED PS	REV. A
DATE 1/10/2017	SCALE 1:150
DRAWN BY PS	CHECKED PS
DWG. NO. 2/05	REV. A
<p>NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHOWN IN RED IN THIS DRAWING ARE TO BE TAKEN FROM THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.</p>	
<p>PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>	
<p>LOCATION: NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON, N.K.L.L. 995 S.A. & B.P.</p>	
<p>DRAWING TITLE: FIRST FLOOR PLAN</p>	
<p>AUTHORIZED PERSON: ARCHITECT/ENGINEER/STRUCTURAL ENGINEER</p>	
<p>CLIENTS: GREAT MEGA DESIGN & BUILD LTD</p>	

先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326



FIRST FLOOR PLAN
SCALE: 1:150

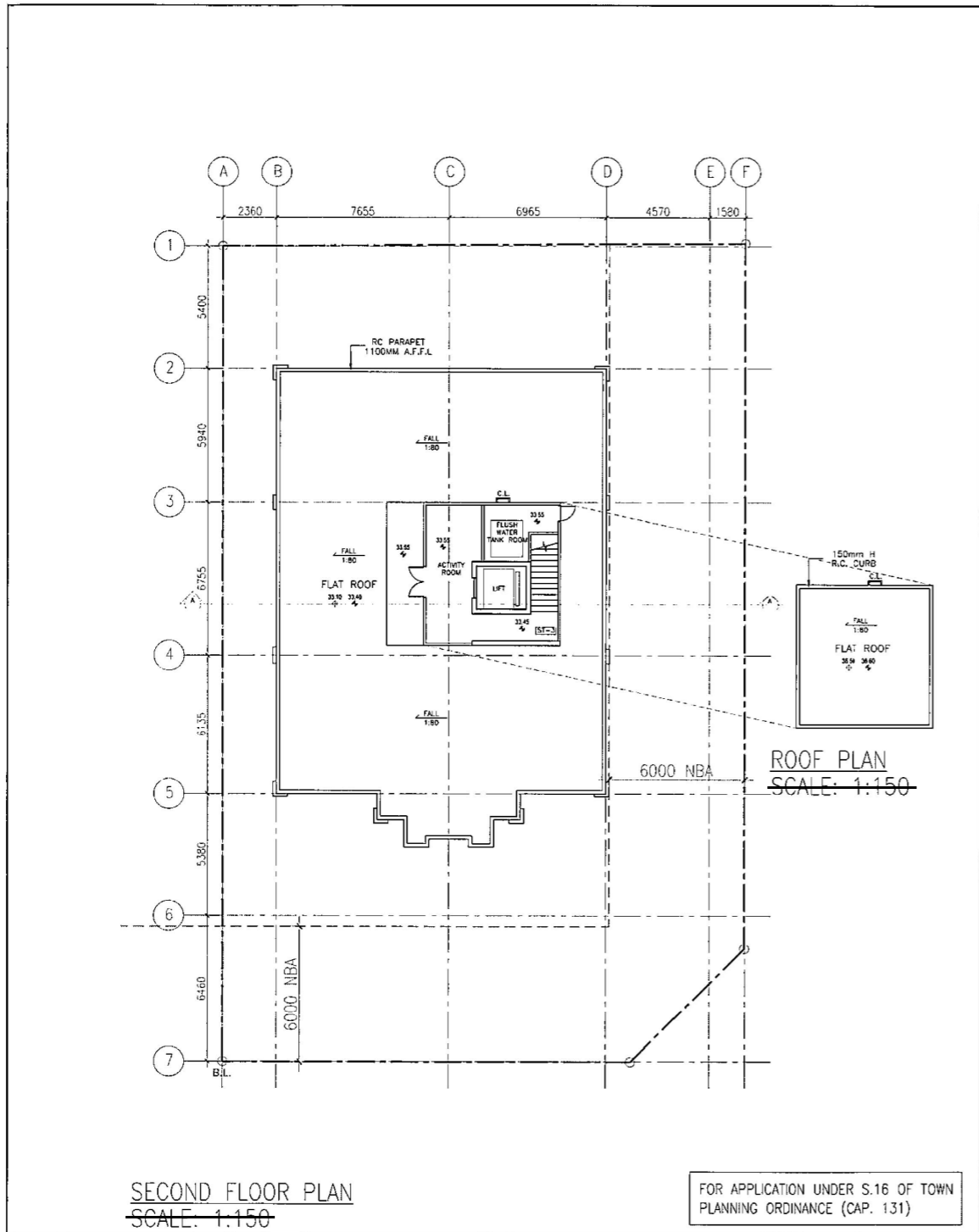
FOR APPLICATION UNDER S.16 OF TOWN
PLANNING ORDINANCE (CAP. 131)

BO REF.	FSD REF.
REV. DESCRIPTION DATE	C. REVISION 02/02/19
B. SET AMENDMENT 28/04/19	A. SUBMISSION 15/07/18
ML. CHECKED PS	REV. A
DATE 01/10/2017	SCALE 1:150
DRAWN BY PS	CHECKED PS
DWG. NO. 2/05	REV. A
<p>NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHOWN IN RED IN THIS DRAWING ARE TO BE TAKEN FROM THE PROPERTY OF THE FIRM AND/OR ITS AFFILIATIONS.</p>	
<p>PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON</p>	
<p>LOCATION: NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON, N.K.L.L. 995 S.A. & B.P.</p>	
<p>DRAWING TITLE: FIRST FLOOR PLAN</p>	
<p>AUTHORIZED PERSON: ARCHITECT/ENGINEER/STRUCTURAL ENGINEER</p>	
<p>CLIENTS: GREAT MEGA DESIGN & BUILD LTD</p>	

現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

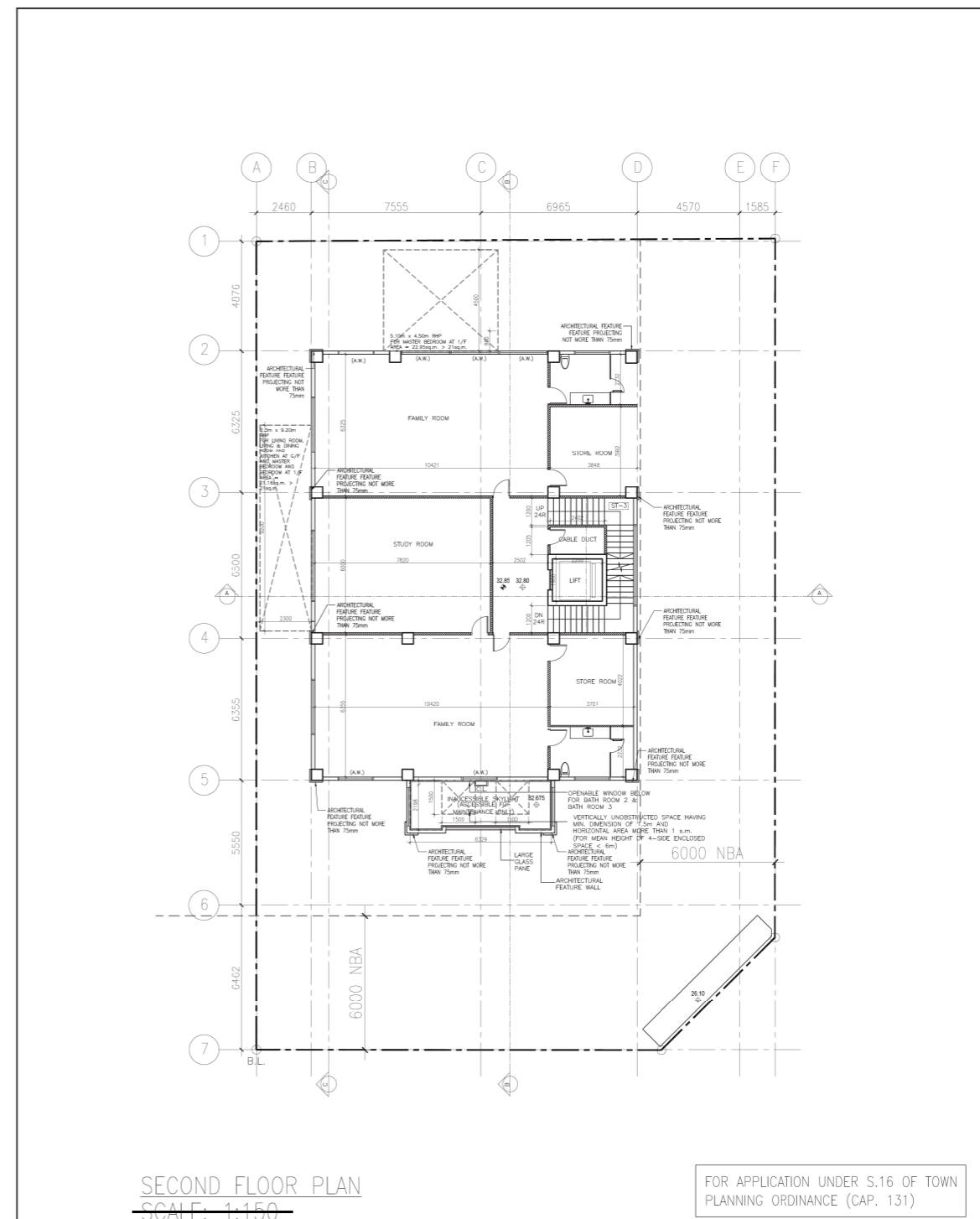
(資料來源: 由申請人於2019年9月4日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 4.9.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 7
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BO REF.	FSD REF.	
REV.	DESCRIPTION	DATE
FIRST SUBMISSION 19/01/18		
CLIENT(S)		
GREAT MEGA DESIGN & BUILD LTD		
AUTHORISED PERSON		
STRUCTURAL ENGINEER		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON		
LOCATION		
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON N.T.L. 995 S.A. 812		
DRAWING TITLE		
SECOND FLOOR PLAN		
DATE	SCALE	
14/01/18	1:150 @ A3	
DRWN	CHECKED	
PS	PS	
DWG. NO.	REV.	
P-008	A	
NOTE		
ALWAYS REFER TO THE PREVIOUS APPROVED APPLICATION AND SCALE DRAWING FOR ALL DETAILS SHOWN IN THIS DRAWING UNLESS SPECIFICALLY NOTED OTHERWISE IN THE NOTES OF THIS DRAWING.		

先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326

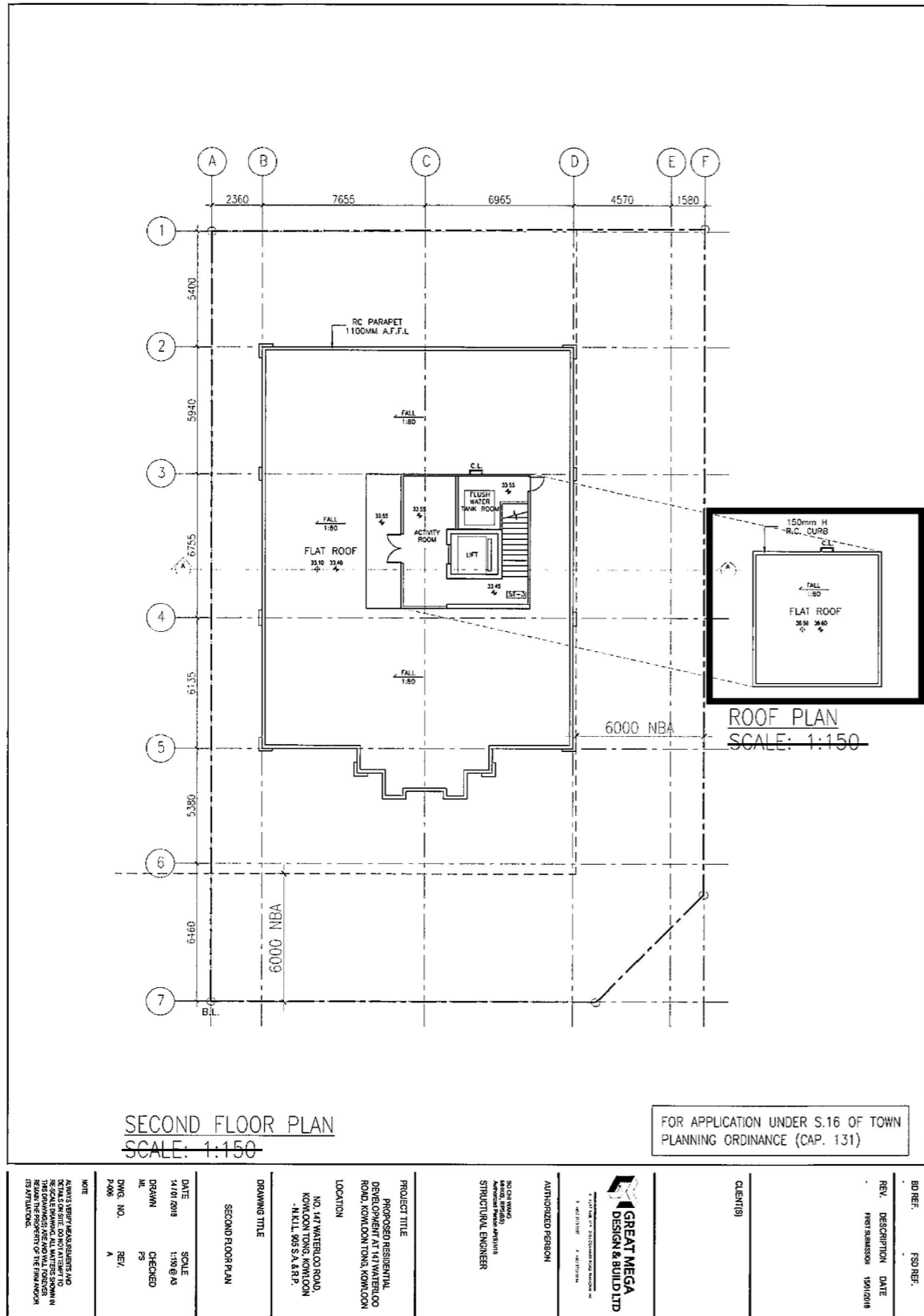


BO REF.	FSD REF.	
REV.	DESCRIPTION	DATE
FIRST SUBMISSION 23/04/19		
CLIENT(S)		
GREAT MEGA DESIGN & BUILD LTD		
AUTHORISED PERSON		
STRUCTURAL ENGINEER		
PROJECT TITLE		
PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON		
LOCATION		
NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON N.T.L. 995 S.A. 812		
DRAWING TITLE		
SECOND FLOOR PLAN		
DATE	SCALE	
04/10/2017	1:150 @ A3	
DRWN	CHECKED	
ML	PS	
DWG. NO.	REV.	
P-008A	A	
NOTE		
ALWAYS REFER TO THE PREVIOUS APPROVED APPLICATION AND SCALE DRAWING FOR ALL DETAILS SHOWN IN THIS DRAWING UNLESS SPECIFICALLY NOTED OTHERWISE IN THE NOTES OF THIS DRAWING.		

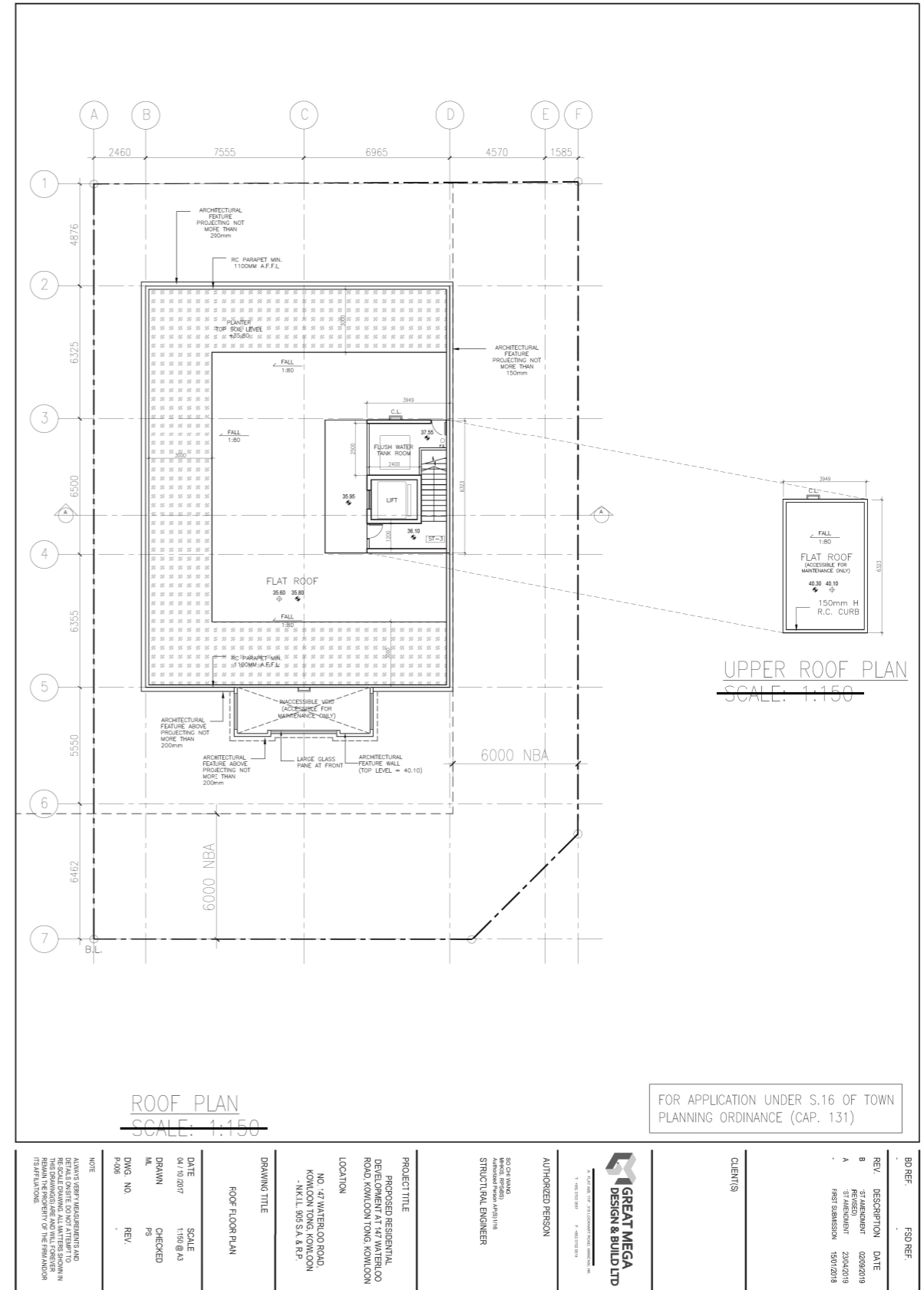
現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

(資料來源: 由申請人於2019年9月4日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 4.9.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 8
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先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326



現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

(資料來源: 由申請人於2019年9月4日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 4.9.2019)

參考編號
REFERENCE No.
A/K18/333

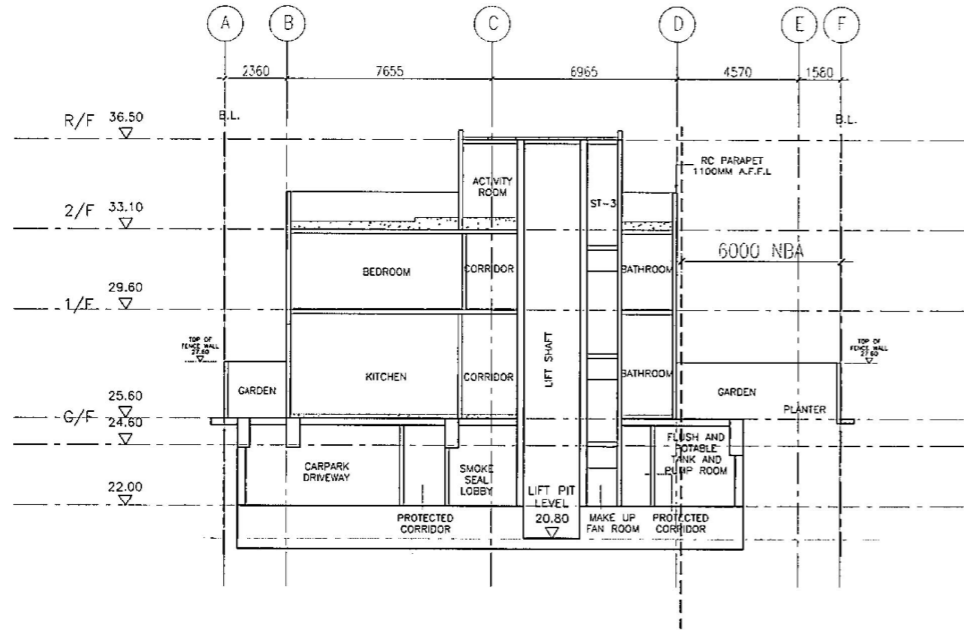
繪圖
DRAWING
A - 9

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	= 822.966 s.m. (EXCLUDING RESUMED LAND OF 120 s.m.)
CLASS OF SITE	= B
BUILDING HEIGHT	= ROOF LEVEL - GROUND FLOOR LEVEL = 36.50 - 24.60 = 11.90m
PROPOSED PLOT RATIO	= 564.726 / 822.966 = 0.6862
GROUND FLOOR	= 277.940 s.m.
FIRST FLOOR	= 255.936 s.m.
SECOND FLOOR	= 30.850 s.m.
ROOF FLOOR	= 0 s.m.
TOTAL GFA	= 564.726 s.m.
PERMITTED SITE COVERAGE	= 75%
PROPOSED SITE COVERAGE	= 301.809 / 822.966 = 36.67% (PRO.) < 75% (PER.)

AREA OF GFA CONCESSION

BASEMENT:	
1. CARPARK AREA	= 234.099 s.m.
2. ESSENTIAL PLANTS	= 320.332 s.m.
3. INDEPENDENT STAIRCASES	= 31.479 s.m.
TOTAL BASEMENT AREA	= 585.910 s.m.
G/F:	
1. INDEPENDENT STAIRCASES	= 11.433 s.m.
1/F:	
1. VOID	= 22.004 s.m.
2/F:	
1. FLUSH WATER TANK ROOM	= 7.508 s.m.
R/F:	
TOTAL	= 626.855 s.m.



SECTION A-A
SCALE: 1:150

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

BO REF:	FSD REF:
REV. DESCRIPTION DATE	DATE SCALE
A 1st REVISION 15/07/2018	1:150 @ A3
B 2nd REVISION 15/07/2018	CHECKED
C 3rd REVISION 15/07/2018	PS
D 4th REVISION 15/07/2018	REV. A
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON
LOCATION	NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - KALL 399 S.A. & P.
DRAWING TITLE	SECTION A-A CALCULATIONS
CLIENT(S)	GREAT MEGA DESIGN & BUILD LTD
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PERSON
NOTE	NOTE
1. ALWAYS VERIFY REQUIREMENTS AND DETAILS OF SITE. DO NOT ATTEMPT TO EXCEED THE LIMITS OF THE DRAWING. THIS DRAWING IS FOR INFORMATION IN THE APPLICATION ONLY AND SHALL BE FORWARDED TO THE AUTHORITIES FOR THEIR APPROVAL.	1. ALWAYS VERIFY REQUIREMENTS AND DETAILS OF SITE. DO NOT ATTEMPT TO EXCEED THE LIMITS OF THE DRAWING. THIS DRAWING IS FOR INFORMATION IN THE APPLICATION ONLY AND SHALL BE FORWARDED TO THE AUTHORITIES FOR THEIR APPROVAL.

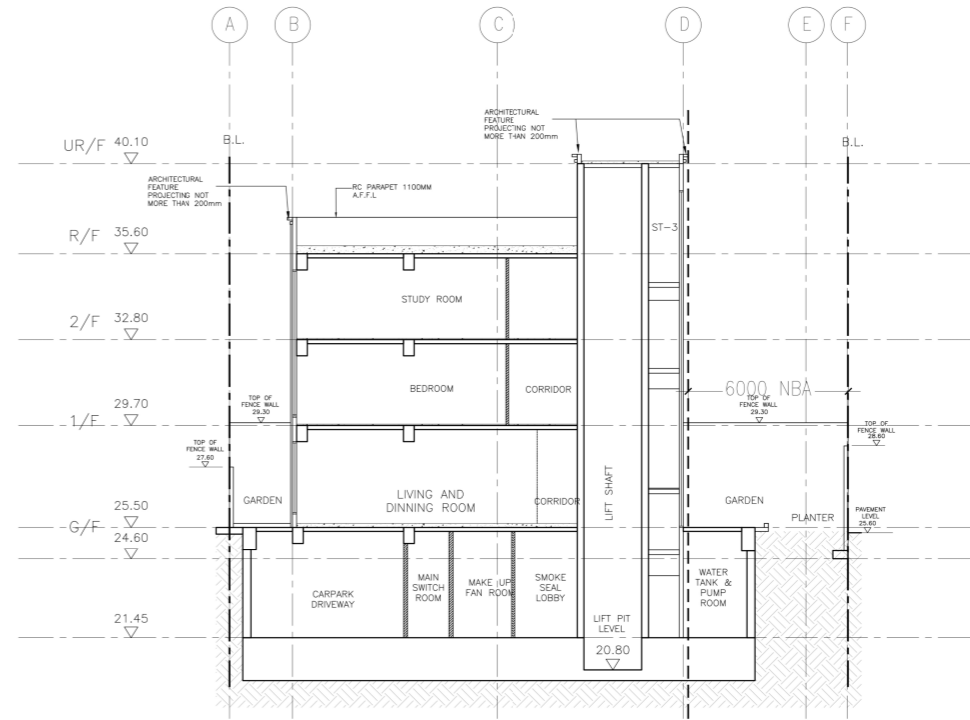
先前獲准的申請編號 A/K18/326
PREVIOUS APPROVED APPLICATION No. A/K18/326

SITE COVERAGE AND PLOT RATIO CALCULATION

SITE AREA	= 822.966 s.m. (EXCLUDING RESUMED LAND OF 120 s.m.)
CLASS OF SITE	= B
BUILDING HEIGHT	= ROOF LEVEL - GROUND FLOOR LEVEL = 35.60 - 24.60 = 11.00m
PROPOSED PLOT RATIO	= 834.043 / 822.966 = 1.013 < 1.26
GROUND FLOOR	= 286.484 s.m.
FIRST FLOOR	= 277.069 s.m.
SECOND FLOOR	= 270.490 s.m.
ROOF FLOOR	= 0 s.m.
TOTAL GFA	= 834.043 s.m.
PERMITTED SITE COVERAGE	= 75%
PROPOSED SITE COVERAGE	= 313.121 / 822.966 = 38.05% (PRO.) < 75% (PER.)

AREA OF GFA CONCESSION

BASEMENT:	
1. CARPARK AREA	= 231.544 s.m.
2. ESSENTIAL PLANTS	= 176.987 s.m.
3. INDEPENDENT STAIRCASES	= 24.793 s.m.
4. LIFT SHAFT, SMOKE LOBBY & INTERNAL STAIRCASE	= 28.634 s.m.
TOTAL BASEMENT AREA	= 461.958 s.m.
G/F:	
1. INDEPENDENT STAIRCASES	= 7.403 s.m.
2. NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	= 7.100 s.m.
3. F.S.I., WATER METER CABINET, FS PANEL, ELECTRICAL METER	= 7.938 s.m.
1/F:	
1. VOID	= 13.391 s.m.
2. BALCONY	= 2.987 s.m.
3. NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	= 6.112 s.m.
2/F:	
1. NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	= 8.004 s.m.
R/F:	
1. FLUSH WATER TANK ROOM	= 7.508 s.m.
TOTAL	= 522.401 s.m.



SECTION A-A
SCALE: 1:150

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

BO REF:	FSD REF:
REV. DESCRIPTION DATE	DATE SCALE
A 1st REVISION 16/09/2019	1:150 @ A3
B 2nd REVISION 02/09/2019	CHECKED
C 3rd REVISION 23/04/2019	PS
D 4th REVISION 15/07/2019	REV. D
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT AT 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON
LOCATION	NO. 147 WATERLOO ROAD, KOWLOON TONG, KOWLOON - KALL 399 S.A. & P.
DRAWING TITLE	SECTION A-A CALCULATIONS
CLIENT(S)	GREAT MEGA DESIGN & BUILD LTD
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PERSON
NOTE	NOTE
1. ALWAYS VERIFY REQUIREMENTS AND DETAILS OF SITE. DO NOT ATTEMPT TO EXCEED THE LIMITS OF THE DRAWING. THIS DRAWING IS FOR INFORMATION IN THE APPLICATION ONLY AND SHALL BE FORWARDED TO THE AUTHORITIES FOR THEIR APPROVAL.	1. ALWAYS VERIFY REQUIREMENTS AND DETAILS OF SITE. DO NOT ATTEMPT TO EXCEED THE LIMITS OF THE DRAWING. THIS DRAWING IS FOR INFORMATION IN THE APPLICATION ONLY AND SHALL BE FORWARDED TO THE AUTHORITIES FOR THEIR APPROVAL.

現時申請編號 A/K18/333
CURRENT APPLICATION No. A/K18/333

(資料來源: 由申請人於2019年9月16日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 16.9.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 10
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(資料來源：由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 11
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(資料來源：由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

參考編號
REFERENCE No.
A/K18/333

繪圖
DRAWING
A - 12



(資料來源：由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

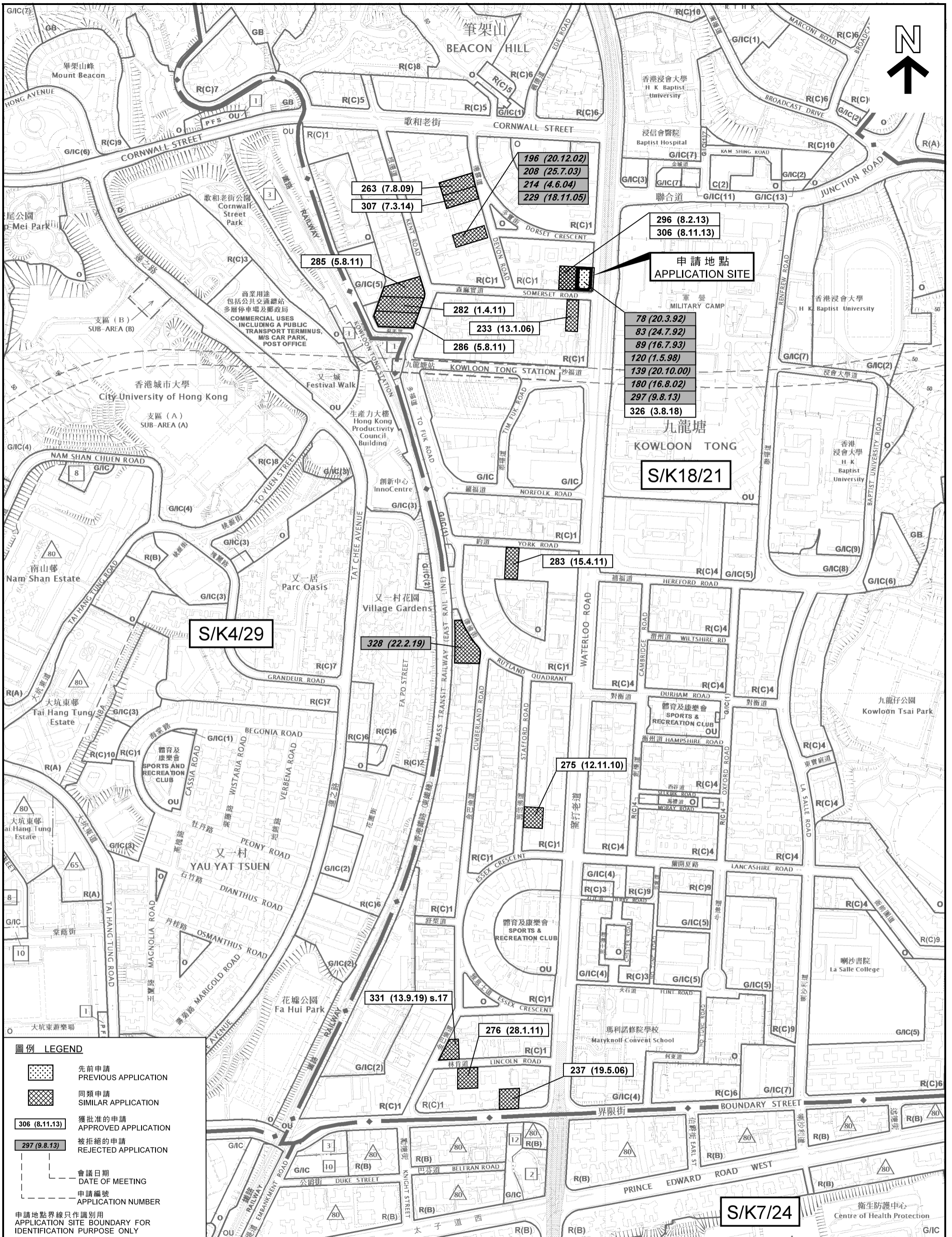
參考編號
REFERENCE No.
A/K18/333

繪圖
DRAWING
A - 13



(資料來源：由申請人於2019年8月2日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 2.8.2019)

參考編號 REFERENCE No. A/K18/333	繪圖 DRAWING A - 14
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圖例 LEGEND

	先前申請 PREVIOUS APPLICATION
	同類申請 SIMILAR APPLICATION
	獲批准的申請 APPROVED APPLICATION
	被拒絕的申請 REJECTED 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	

位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道147號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON

SCALE 1:5 000 比例尺
METRES 100 0 100 200 300 400 METRES

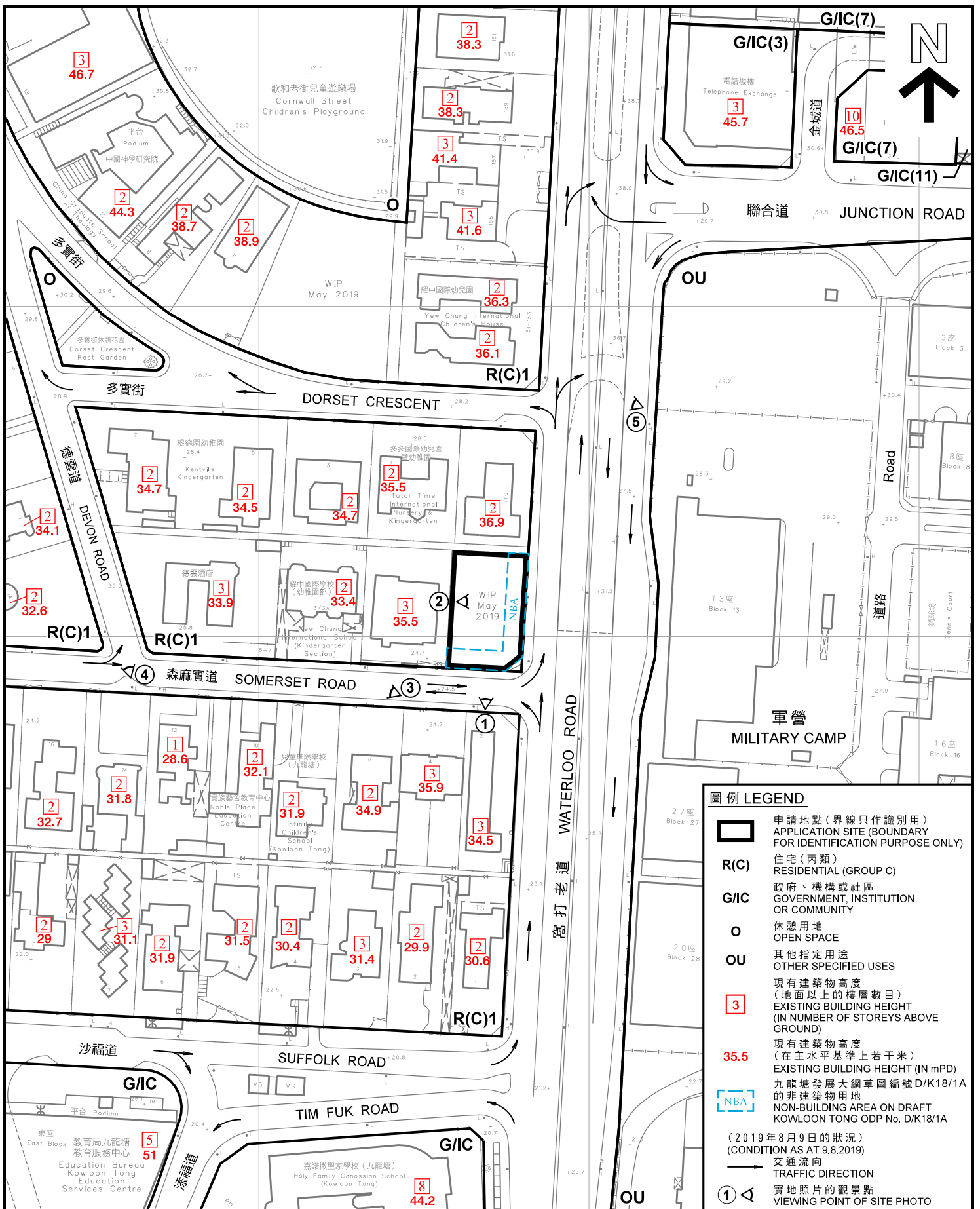
規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 1

本摘要圖於2019年9月18日擬備，所根據的資料為於2015年7月21日核准的分區計劃大綱圖編號S/K4/29、於2015年9月8日核准的分區計劃大綱圖編號S/K7/24以及於2017年12月5日核准的分區計劃大綱圖編號S/K18/21
EXTRACT PLAN PREPARED ON 18.9.2019 BASED ON OUTLINE ZONING PLAN No. S/K4/29 APPROVED ON 21.7.2015. S/K7/24 APPROVED ON 8.9.2015 AND S/K18/21 APPROVED ON 5.12.2017



圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- R(C)** 住宅(丙類)
RESIDENTIAL (GROUP C)
- G/IC** 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
- 3 現有建築物高度
(地面以上的樓層數目)
EXISTING BUILDING HEIGHT
(IN NUMBER OF STOREYS ABOVE GROUND)
- 35.5 現有建築物高度
(在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN mPD)
- N/A 九龍塘發展大綱草圖編號 D/K18/1A
的非建築物用地
NON-BUILDING AREA ON DRAFT
KOWLOON TONG ODP No. D/K18/1A
- (2019年8月9日的狀況)
(CONDITION AS AT 9.8.2019)
- 交通流向
TRAFFIC DIRECTION
- 1 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

本摘要圖於2019年9月16日擬備，
所根據的資料為測量圖編號
11-NW-10A和C
EXTRACT PLAN PREPARED ON 16.9.2019
BASED ON SURVEY SHEETS No.
11-NW-10A & C

平面圖 SITE PLAN

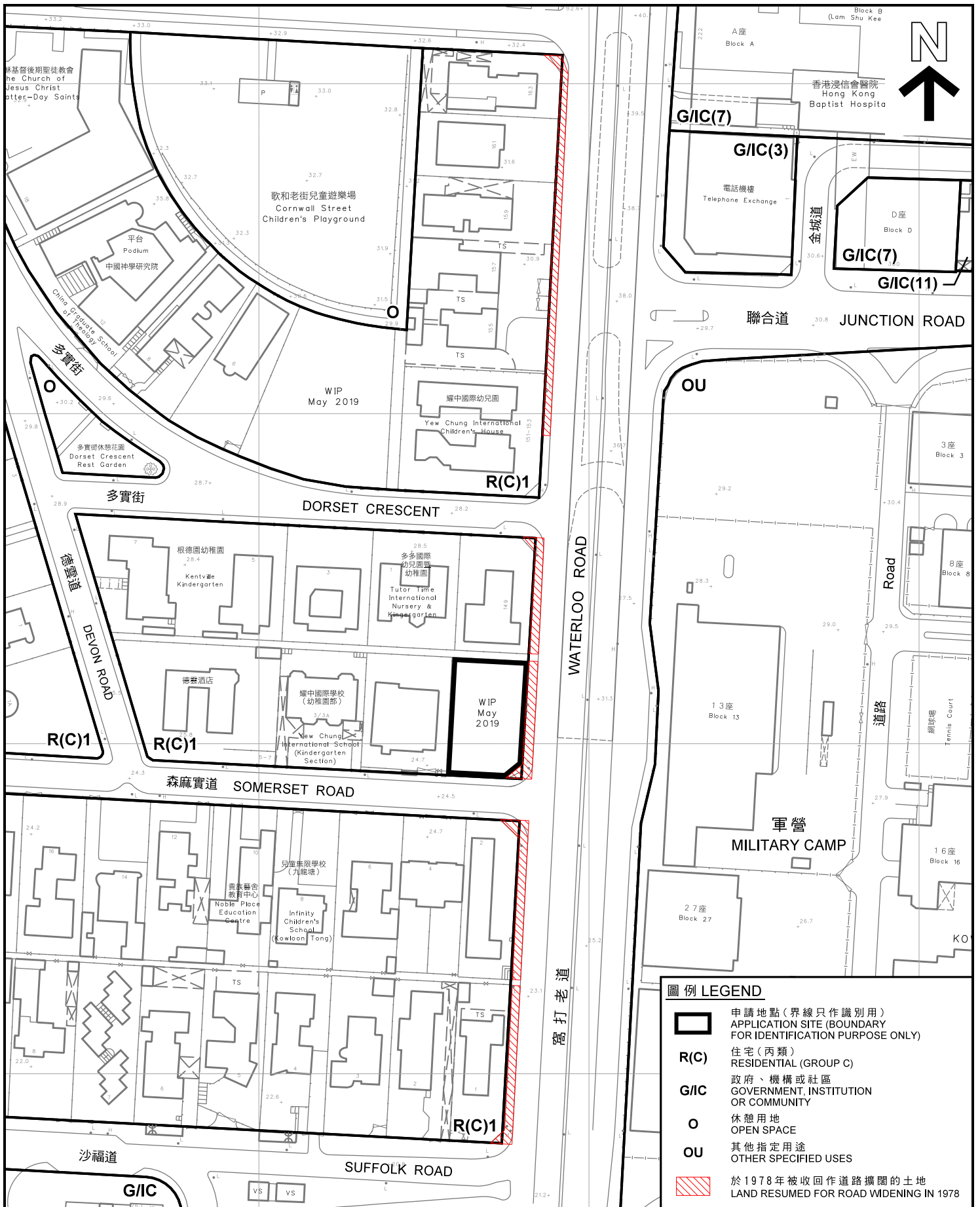
擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道147號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON
SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 2



平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道 147 號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON

SCALE 1 : 1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 3

本摘要圖於2019年9月17日擬備，
所根據的資料為測量圖編號
11-NW-10A和C

EXTRACT PLAN PREPARED ON 17.9.2019
BASED ON SURVEY SHEETS No.
11-NW-10A & C



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2019年9月16日擬備，
所根據的資料為攝於2019年8月9日
及2019年6月28日的實地照片
PLAN PREPARED ON 16.9.2019
BASED ON SITE PHOTOS
TAKEN ON 9.8.2019 AND 28.6.2019

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道147號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道 147 號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 5

本圖於2019年9月16日擬備，所根據的資料為攝於2019年9月13日的實地照片
PLAN PREPARED ON 16.9.2019
BASED ON SITE PHOTOS
TAKEN ON 13.9.2019

5



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

擬議略為放寬地積比率及建築物高度限制以作准許的屋宇發展
九龍九龍塘窩打老道 1 4 7 號
PROPOSED MINOR RELAXATION OF PLOT RATIO AND
BUILDING HEIGHT RESTRICTIONS FOR
PERMITTED HOUSE DEVELOPMENT
147 WATERLOO ROAD, KOWLOON TONG, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K18/333

圖 PLAN
A - 6

本圖於2019年9月16日擬備，所根據的資料為攝於2019年9月13日的實地照片
PLAN PREPARED ON 16.9.2019
BASED ON SITE PHOTO
TAKEN ON 13.9.2019