

DOMESTIC GROSS FLOOR AREA	
SITE AREA : 22445 SQ.M.	
<b>GROSS FLOOR AREA ( TOWER 1 )</b>	
G / F :	563 SQ. M. (1 STOREY)
1-31 / F (TYPE A)	17453 SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	5630 SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	705 SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	228 SQ. M. (10 STOREYS)
<b>TOTAL :</b>	<b>24579 SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)
<b>GROSS FLOOR AREA ( TOWER 2 )</b>	
G / F :	563 SQ. M. (1 STOREY)
1-21 / F (TYPE A)	11823 SQ. M. (21 STOREYS)
23-42 / F (TYPE B)	10420 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	478 SQ. M. (21 STOREYS)
U. P. / BAL. (TYPE B)	420 SQ. M. (20 STOREYS)
<b>TOTAL :</b>	<b>23704 SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)
<b>GROSS FLOOR AREA ( TOWER 3 )</b>	
G / F :	110 SQ. M. (1 STOREY)
2-21 / F (TYPE A) :	11260 SQ. M. (20 STOREYS)
23-42 / F (TYPE B)	10420 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE A)	455 SQ. M. (20 STOREYS)
U. P. / BAL. (TYPE B)	420 SQ. M. (20 STOREYS)
<b>TOTAL :</b>	<b>22665 SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)
<b>GROSS FLOOR AREA ( TOWER 4 )</b>	
G / F :	863 SQ. M. (1 STOREY)
1-34 / F (TYPE A)	29342 SQ. M. (34 STOREYS)
36-42 / F (TYPE B)	5810 SQ. M. (7 STOREYS)
U. P. / BAL. (TYPE A)	1250 SQ. M. (34 STOREYS)
U. P. / BAL. (TYPE B)	245 SQ. M. (7 STOREYS)
<b>TOTAL :</b>	<b>37510 SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)
<b>GROSS FLOOR AREA ( TOWER 5 )</b>	
G / F :	881 SQ. M. (1 STOREY)
1-31 / F (TYPE A)	26753 SQ. M. (31 STOREYS)
33-42 / F (TYPE B)	8300 SQ. M. (10 STOREYS)
U. P. / BAL. (TYPE A)	1139 SQ. M. (31 STOREYS)
U. P. / BAL. (TYPE B)	350 SQ. M. (10 STOREYS)
<b>TOTAL :</b>	<b>37423 SQ. M. (43 STOREYS)</b> (INCLUDING 1 REFUGE FLOOR)
<b>TOTAL GROSS FLOOR AREA</b>	
T1 + T2 + T3 + T4 + T5 = 145881 SQ. M. (APPROX.)	
PLOT RATIO : 145881 / 22445 = 6.5	
CLASS "A" SITE, DOMESTIC BUILDING	
HEIGHT OF BUILDING	
OVER 61 m	
SITE COVERAGE (>15m) : 3595 / 22445	
= 16.02 % < 33.33 % (APPROX.)	
CLUB HOUSE AREA: 3650 SQ.M. (max. 3750 SQ.M.)	
BUILDING HEIGHT :	
T1 / T2 / T4 / T5 : 150.45 mPD	
T3 : 153.60 mPD	
NON DOMESTIC GROSS FLOOR AREA	
HEIGHT OF BUILDING : OVER 18 m BUT NOT	
EXCEEDING 21 m	
SITE COVERAGE : 1740 / 22445	
= 7.75 % (APPROX.) < 95%	
<b>GROSS FLOOR AREA (SHOPPING ARCADE )</b>	
G / F :	1300 SQ. M.
1 / F :	1590 SQ. M.
2 / F :	1450 SQ. M.
3 / F :	1270 SQ. M.
<b>TOTAL :</b>	<b>5610 SQ. M. (4 STOREYS)</b>
PLOT RATIO : 5610 / 22445 = 0.25	

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
A	GENERAL REVISION	NC	DY	DY	26 / 08 / 22
B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
C	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
D	GENERAL REVISION	IL	DY	DY	22 / 03 / 23
E	GENERAL REVISION	NC	DY	DY	11 / 04 / 23
F	GENERAL REVISION	NC	DY	DY	07 / 06 / 23
G	GENERAL REVISION	NC	DY	DY	26 / 10 / 23

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**MG 建築師設計香港有限公司**  
 Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.  
 Telephone : (852) 22 345 647  
 Facsimile : (852) 22 345 648  
 Website : www.mgdesignhk.com

Project Title  
**PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.**

Drawing Title  
**MASTER LAYOUT PLAN ROOF**

Project No. 22/HK/FL01  
 Issue Date: 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE: 1:1000  
 Drawing No. A-P-101 (G)

Authority's / Client's Approval

AREA OF EXCAVATION: 1950 SQ.M. (APPROX.)

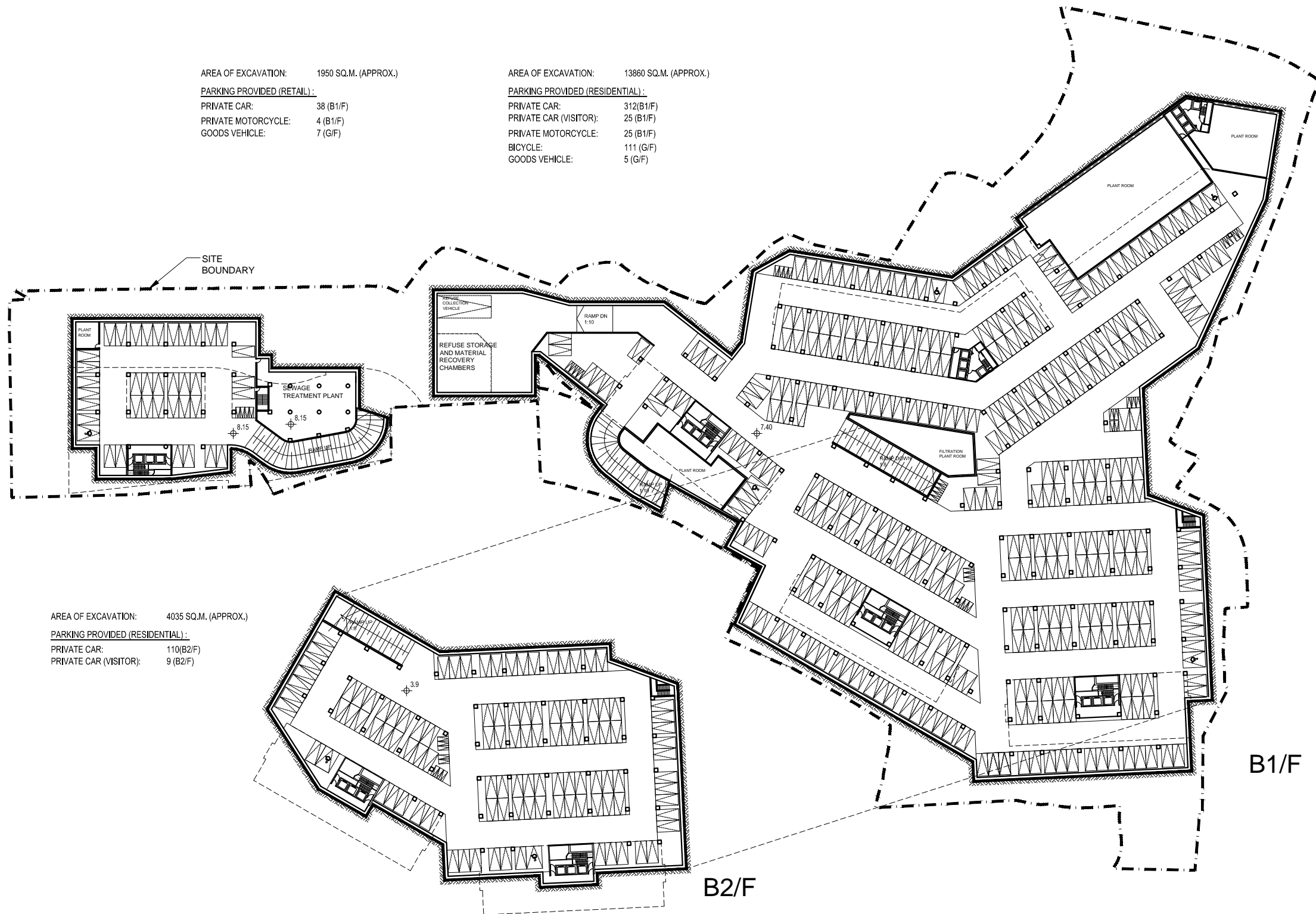
PARKING PROVIDED (RETAIL):

PRIVATE CAR: 38 (B1/F)  
 PRIVATE MOTORCYCLE: 4 (B1/F)  
 GOODS VEHICLE: 7 (G/F)

AREA OF EXCAVATION: 13860 SQ.M. (APPROX.)

PARKING PROVIDED (RESIDENTIAL):

PRIVATE CAR: 312(B1/F)  
 PRIVATE CAR (VISITOR): 25 (B1/F)  
 PRIVATE MOTORCYCLE: 25 (B1/F)  
 BICYCLE: 111 (G/F)  
 GOODS VEHICLE: 5 (G/F)



AREA OF EXCAVATION: 4035 SQ.M. (APPROX.)

PARKING PROVIDED (RESIDENTIAL):

PRIVATE CAR: 110(B2/F)  
 PRIVATE CAR (VISITOR): 9 (B2/F)

B1/F

B2/F



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-	DESIGN DRAWING	NC	DY	DY	08 / 08 / 22
A	GENERAL REVISION	NC	DY	DY	26 / 08 / 22
B	GENERAL REVISION	NC	DY	DY	08 / 09 / 22
C	GENERAL REVISION	CM	DY	DY	29 / 09 / 22
D	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
E	GENERAL REVISION	NC	DY	DY	19 / 06 / 23
F	GENERAL REVISION	NC	DY	DY	26 / 10 / 23
G	GENERAL REVISION	NC	DY	DY	17 / 11 / 23

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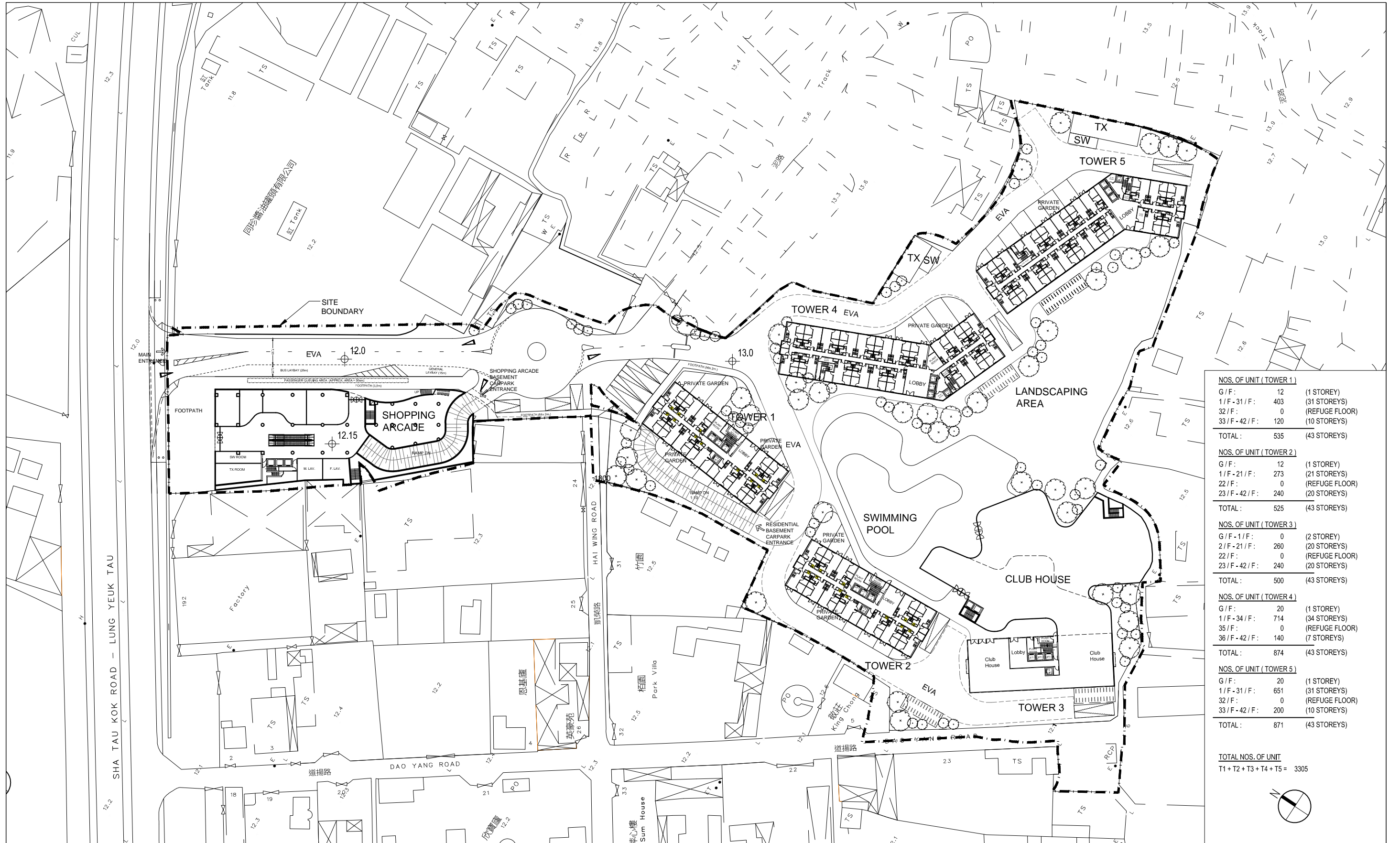
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Drawing Title  
**MASTER LAYOUT PLAN BASEMENT B1/F & B2/F**

Project No. 22/HK/FL01 Issue Date: 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE: 1:1000  
 Drawing No. A-P-102 (G)

Authority's / Client's Approval



NOS. OF UNIT ( TOWER 1 )		
G / F :	12	(1 STOREY)
1 / F - 31 / F :	403	(31 STOREYS)
32 / F :	0	(REFUGE FLOOR)
33 / F - 42 / F :	120	(10 STOREYS)
<b>TOTAL :</b>	<b>535</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 2 )		
G / F :	12	(1 STOREY)
1 / F - 21 / F :	273	(21 STOREYS)
22 / F :	0	(REFUGE FLOOR)
23 / F - 42 / F :	240	(20 STOREYS)
<b>TOTAL :</b>	<b>525</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 3 )		
G / F - 1 / F :	0	(2 STOREY)
2 / F - 21 / F :	260	(20 STOREYS)
22 / F :	0	(REFUGE FLOOR)
23 / F - 42 / F :	240	(20 STOREYS)
<b>TOTAL :</b>	<b>500</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 4 )		
G / F :	20	(1 STOREY)
1 / F - 34 / F :	714	(34 STOREYS)
35 / F :	0	(REFUGE FLOOR)
36 / F - 42 / F :	140	(7 STOREYS)
<b>TOTAL :</b>	<b>874</b>	<b>(43 STOREYS)</b>
NOS. OF UNIT ( TOWER 5 )		
G / F :	20	(1 STOREY)
1 / F - 31 / F :	651	(31 STOREYS)
32 / F :	0	(REFUGE FLOOR)
33 / F - 42 / F :	200	(10 STOREYS)
<b>TOTAL :</b>	<b>871</b>	<b>(43 STOREYS)</b>

**TOTAL NOS. OF UNIT**  
 T1 + T2 + T3 + T4 + T5 = 3305

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C	GENERAL REVISION	NC	DY	DY	13 / 12 / 22
D	GENERAL REVISION	NC	DY	DY	11 / 04 / 23
E	GENERAL REVISION	NC	DY	DY	07 / 06 / 23
F	GENERAL REVISION	NC	DY	DY	26 / 10 / 23

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Drawing Title  
**MASTER LAYOUT PLAN**  
 G/F

Project No.  
**22/HK/FL01**

Issue Date.  
**08/08/2022**

Cad File No.  
 MLP.dwg

SCALE.  
 1 : 1000

Drawing No.  
**A-P-103 (F)**

Authority's / Client's Approval



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-	DESIGN DRAWING	NC	DY	DY	08/08/22
A	GENERAL REVISION	NC	DY	DY	26/08/22
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C	GENERAL REVISION	NC	DY	DY	26/10/23

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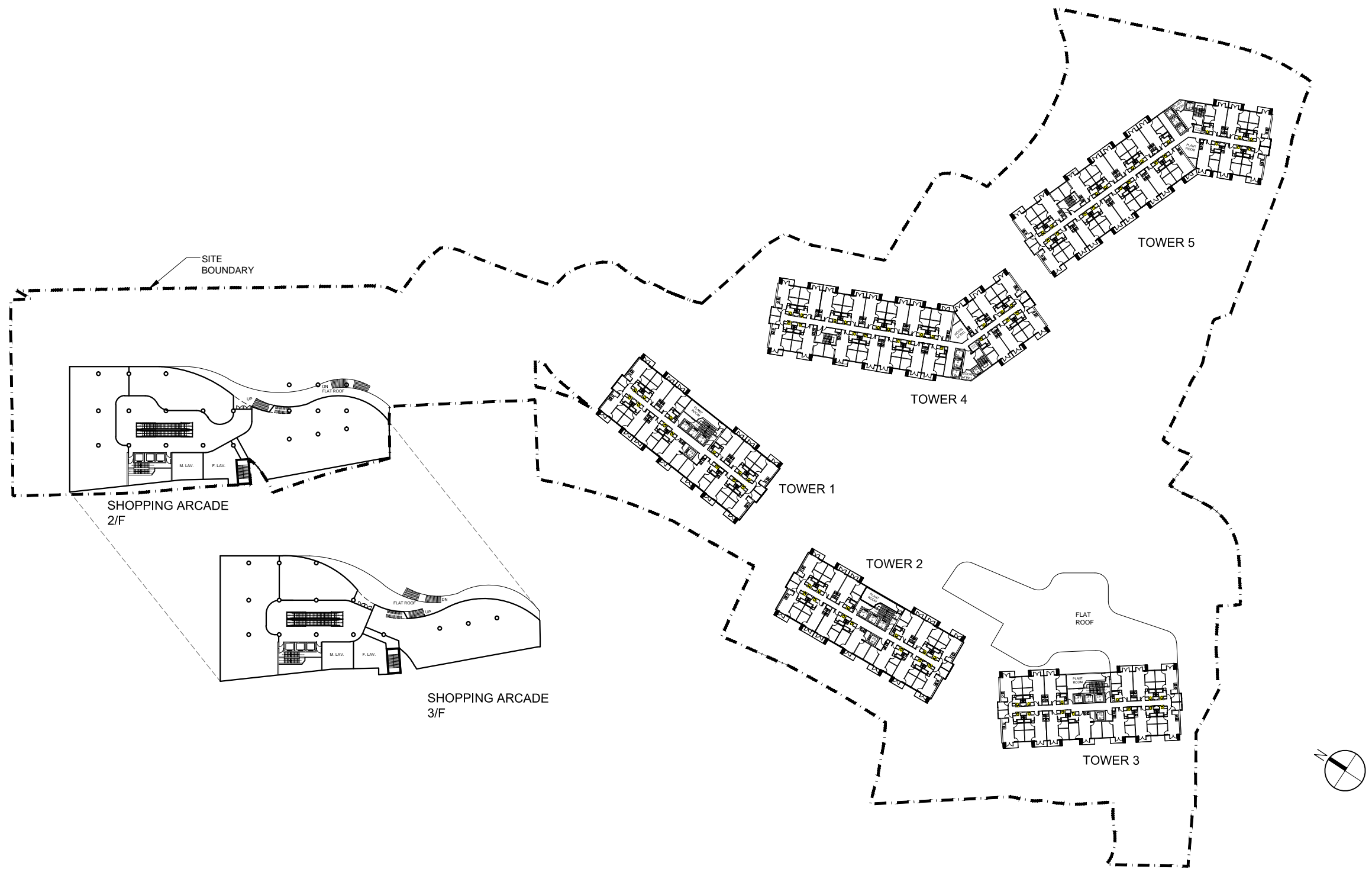
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Drawing Title  
**MASTER LAYOUT PLAN 1/F**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-104 (C)

Authority's / Client's Approval



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-	DESIGN DRAWING	NC	DY	DY	08/08/22
A	GENERAL REVISION	NC	DY	DY	26/08/22
B	GENERAL REVISION	NC	DY	DY	13/12/22
C	GENERAL REVISION	NC	DY	DY	26/10/23

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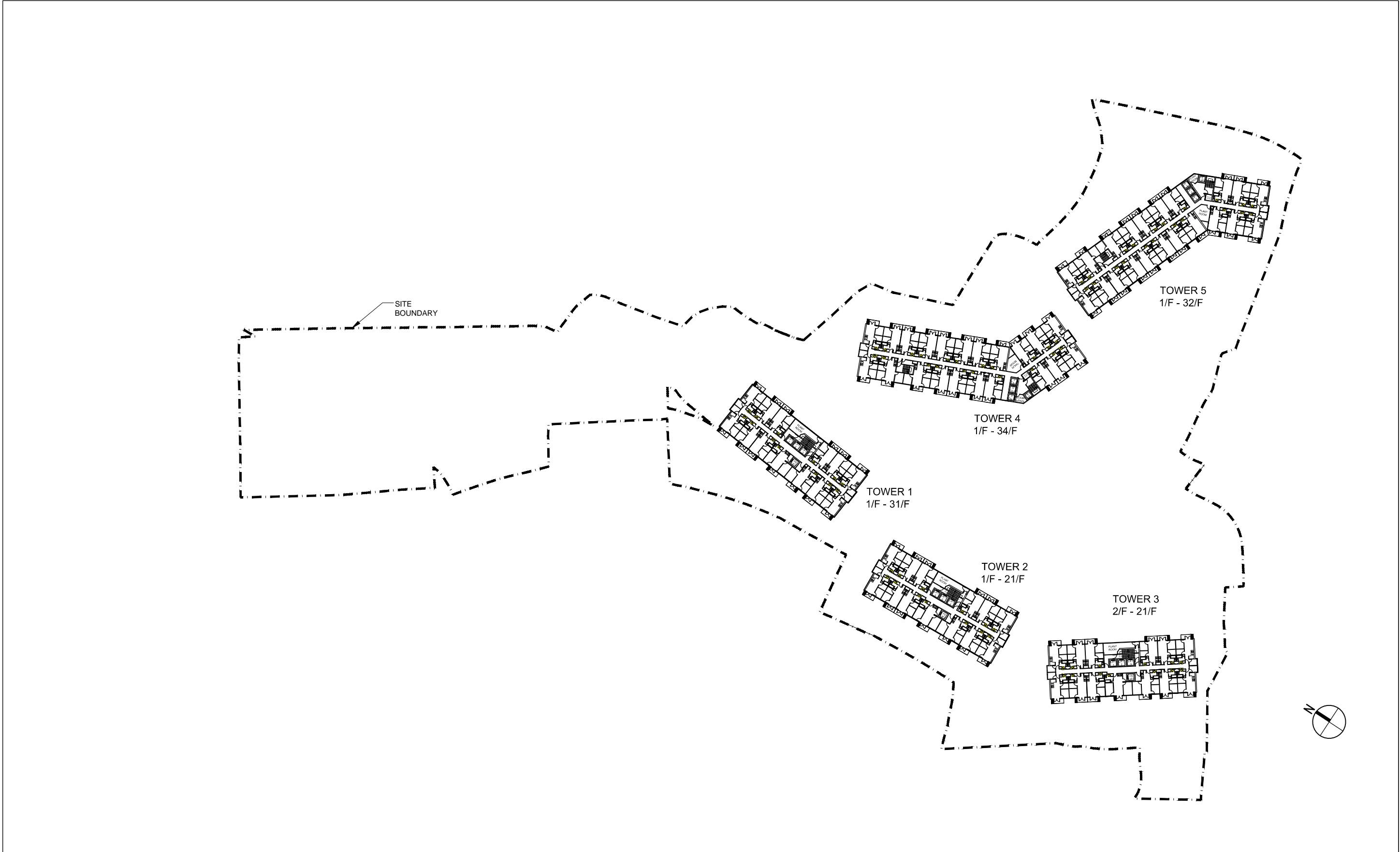
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 Telephone : (852) 22 345 647  
 Facsimile : (852) 22 345 648  
 Website : www.mgdesignhk.com

Project Title  
**PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.**

Drawing Title  
**MASTER LAYOUT PLAN 2/F**

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-105 (C)

Authority's / Client's Approval



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-	DESIGN DRAWING	NC	DY	DY	08/08/22
A	GENERAL REVISION	NC	DY	DY	26/08/22
B	GENERAL REVISION	NC	DY	DY	13/12/22

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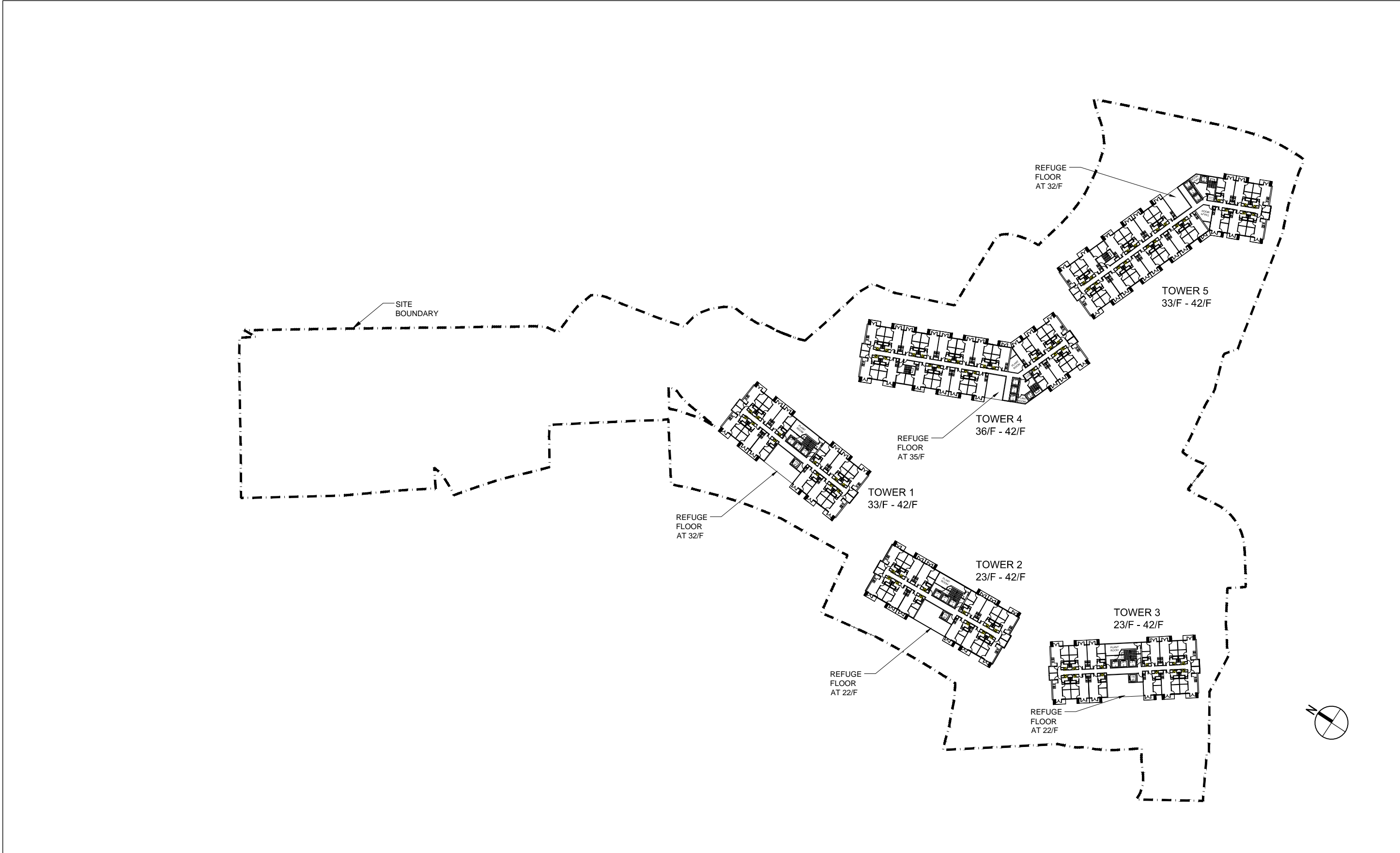
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Project Title  
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Drawing Title  
 MASTER LAYOUT PLAN  
 TYPICAL FLOOR TYPE A

Project No. 22/HK/FL01  
 Issue Date. 08/08/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-106 (B)

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Project Title  
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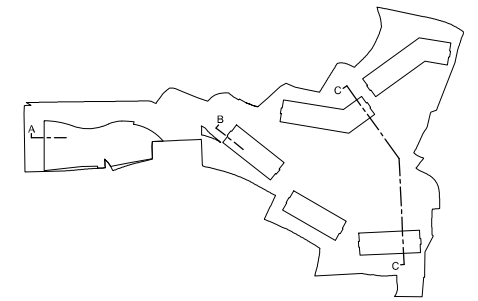
Drawing Title  
**MASTER LAYOUT PLAN TYPICAL FLOOR TYPE B**

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. MLP.dwg  
 SCALE. 1:1000  
 Drawing No. A-P-107 (-)

Authority's / Client's Approval







SECTION C-C

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22

Rev	Description	Drawn	Checked	Approved	Date

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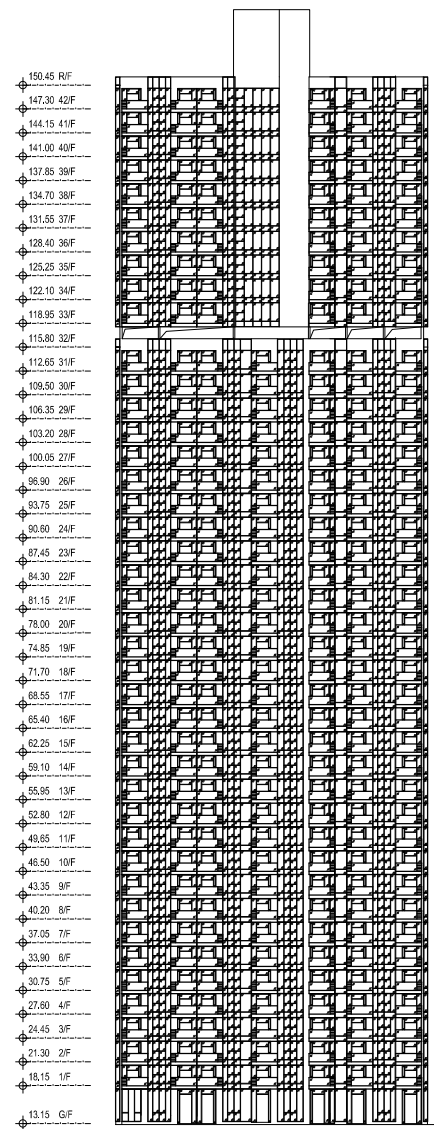
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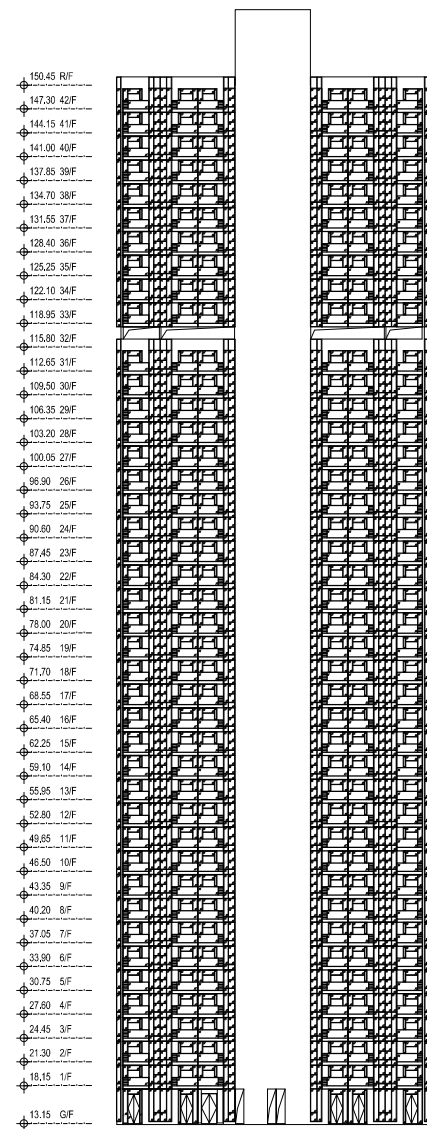
Drawing Title  
**SECTION**

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. section.dwg  
 SCALE. 1 : 1000  
 Drawing No. A-S-102 (-)

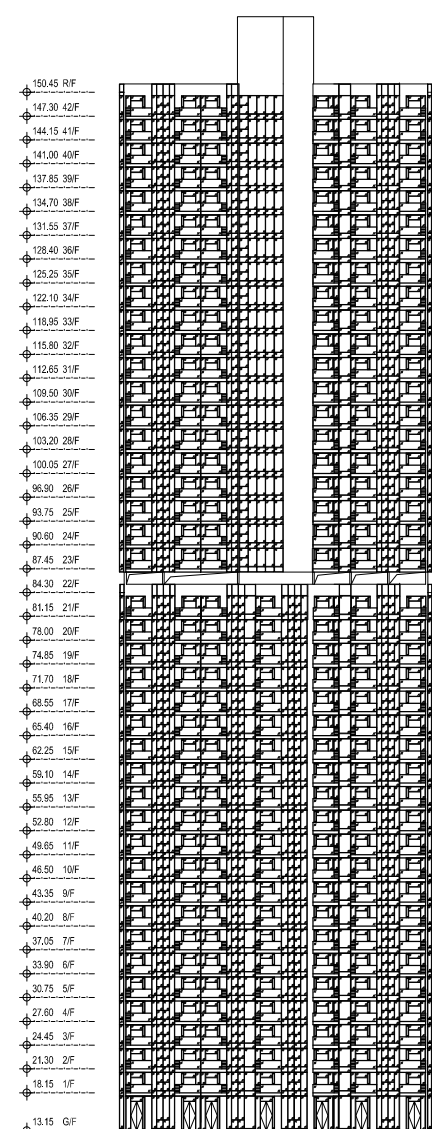
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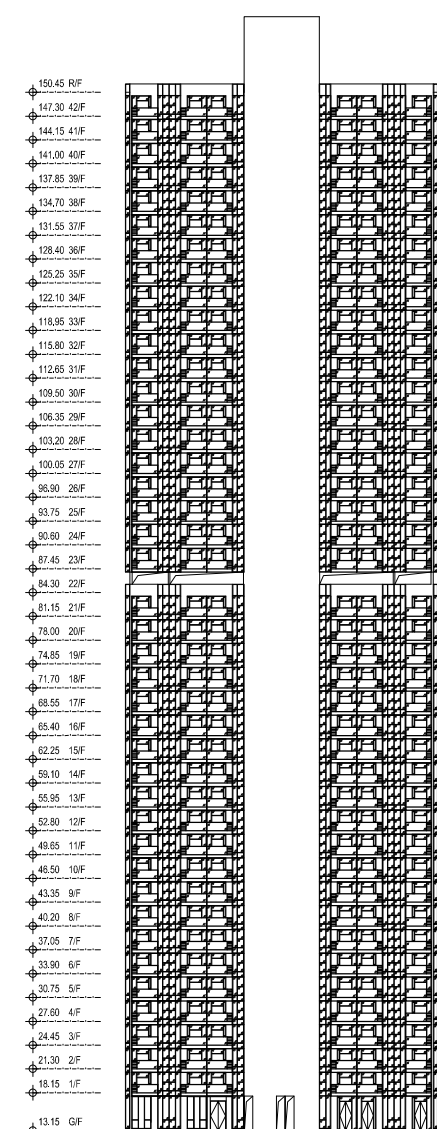
A - TOWER 1 ELEVATION



B - TOWER 1 ELEVATION



C - TOWER 2 ELEVATION



D - TOWER 2 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13/12/22

Rev	Description	Drawn	Checked	Approved	Date

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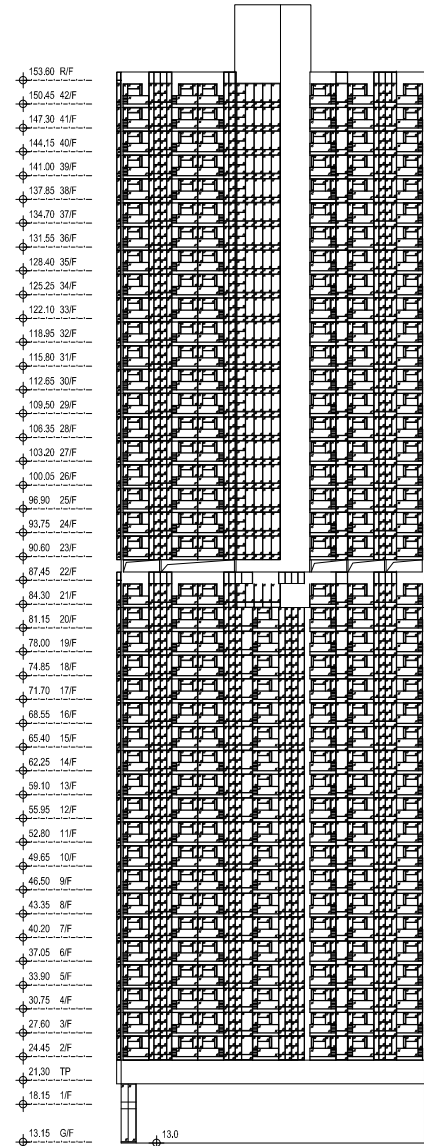
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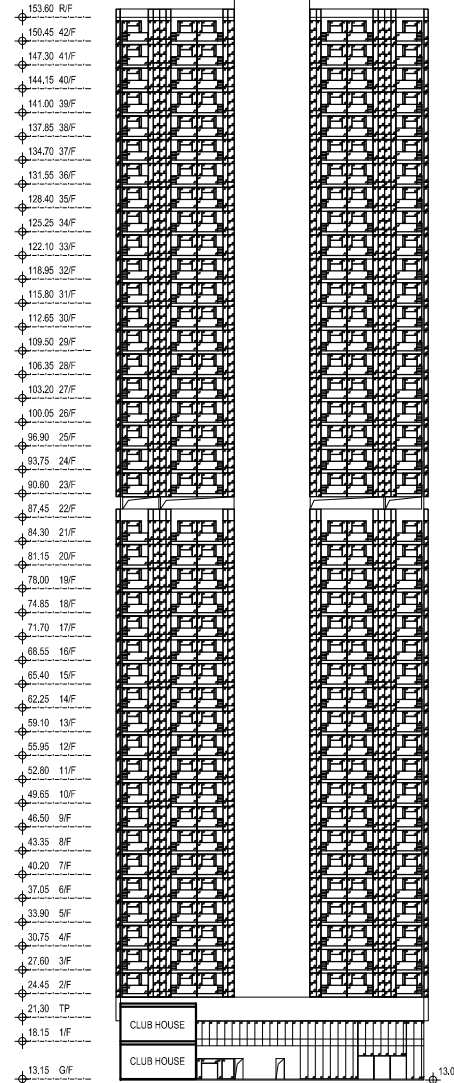
Drawing Title  
**TOWER 1 & TOWER 2 ELEVATIONS**

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. section.dwg  
 SCALE. 1:1000  
 Drawing No. A-E-101 (-)

Authority's / Client's Approval



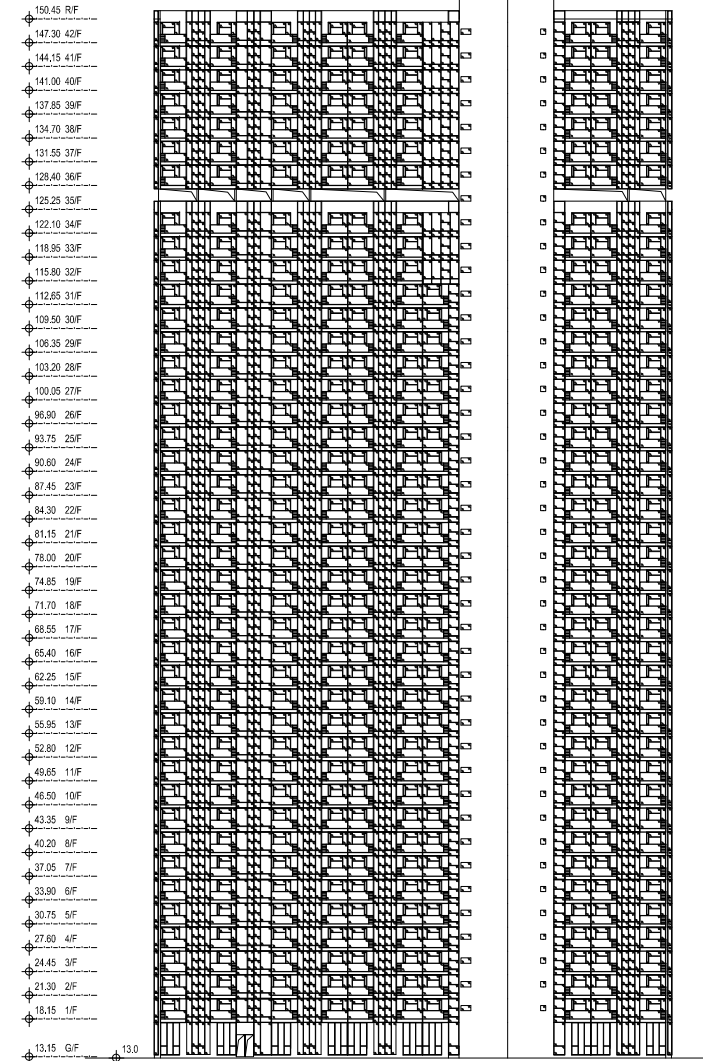
E - TOWER 3 ELEVATION



F - TOWER 3 ELEVATION



G - TOWER 4 ELEVATION



H - TOWER 4 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22

Rev	Description	Drawn	Checked	Approved	Date

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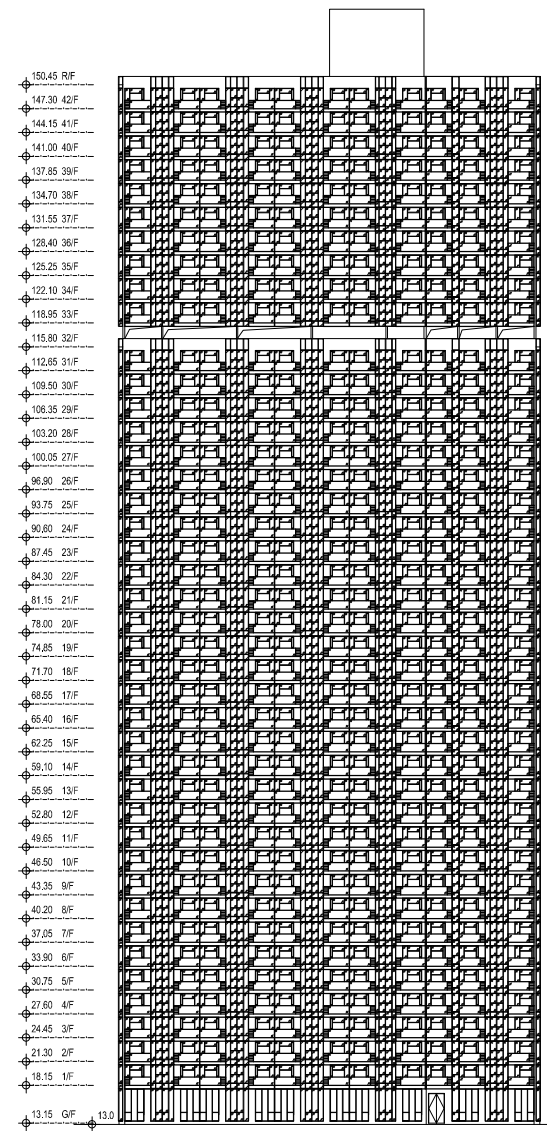
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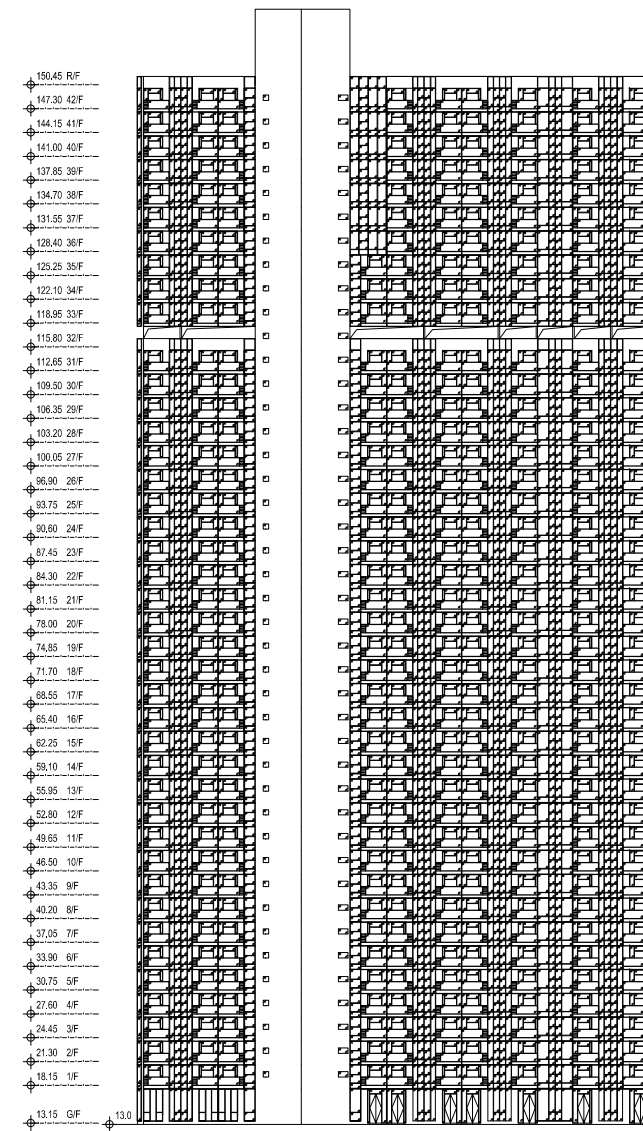
Drawing Title  
**TOWER 3 & TOWER 4 ELEVATIONS**

Project No. 22/HK/FL01  
 Issue Date. 13/12/2022  
 Cad File No. section.dwg  
 SCALE. 1:1000  
 Drawing No. A-E-102 (-)

Authority's / Client's Approval



J - TOWER 5 ELEVATION



K - TOWER 5 ELEVATION

Rev	Description	Drawn	Checked	Approved	Date
-	DESIGN DRAWING	NC	DY	DY	13 / 12 / 22

Rev	Description	Drawn	Checked	Approved	Date

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**MG DESIGN H.K. LTD.**  
Architecture Planning Interior  
**建築師設計香港有限公司**

Unit 507, 5/F, MegaCube, 8 Wang Kwong Road, Kowloon Bay, Kowloon, H.K.

Telephone : (852) 22 345 647  
Facsimile : (852) 22 345 648  
Website : www.mgdesignhk.com

Project Title	PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D. 83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.
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Drawing Title	TOWER 5 ELEVATIONS
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Project No.	22/HK/FL01	Issue Date.	13/12/2022
Cad File No.	section.dwg		
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Drawing No.	A-E-103 (-)		

Authority's / Client's Approval	
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