

Summary of Gross Floor Area (GFA) Concessions and Carparking Provision 總樓面面積寬免及泊車位設施的資料摘要

Building Name and Address 建築物名稱及地址: 2 KING SAU LANE, TUEN MUN

BD Ref. 屋宇署檔案編號: 2 / 9226 / 19 /

Name of Authorized Person 認可人士姓名: LEE MING YEN JENNIFER Registration No. 註冊編號: AP(A)54/90

Date 日期: 31.12.2025

Table 1: Summary of GFA Concessions

表一: 總樓面面積寬免的資料摘要

Approved GFA (m <sup>2</sup> ) 批准總樓面面積 (平方米)		GFA Concessions subject to Overall Cap <sup>2</sup> (m <sup>2</sup> ) 受整體上限 <sup>2</sup> 限制的總樓面面積寬免(平方米)				Bonus GFA <sup>1</sup> (m <sup>2</sup> ) 額外總樓面面積 <sup>1</sup> (平方米)		Disregarded / Exempted GFA <sup>1</sup> 不計算及可獲豁免的總樓面面積 <sup>1</sup>													
								Green amenity features, etc (m <sup>2</sup> ) 環保設施等(平方米)				Mandatory & Non-mandatory Plant rooms (m <sup>2</sup> ) 強制及非強制機房 (平方米)				Carpark and loading/unloading <sup>3</sup> Area (m <sup>2</sup> ) 停車場及上落客貨範圍 <sup>3</sup> (平方米)				Hotel Concession (m <sup>2</sup> ) 旅館項目的寬免 (平方米)	
								Domestic 住用部分		Non-domestic 非住用部分		Domestic 住用部分		Non-domestic 非住用部分		Domestic 住用部分		Non-domestic 非住用部分			
Domestic 住用部分	3490.66	m <sup>2</sup>	%	m <sup>2</sup>	%	37	0	5	112.7	0	2.1	73.606	2.1	0	1	0	1	0	3	0	
								6	0.8	0	2.2	407.793	2.2	0					4	0	
		348.84	9.9935	0				7	139.991	0	2.3	0	2.3	0							
Non-domestic 非住用部分								8	0.10	0											
								9	0.11	0											
								10	0.13	0											
								11	71.246	0											
								12	84.17A <sup>4</sup>	0											
								13	0.17B <sup>4</sup>	0											
								14	3.065	0											
								15	34.594	0											
								16	62.349	0											
								17A <sup>4</sup>	0.21	0											
								17B <sup>4</sup>	0.22	0											
								18	43.935	0											
								19	0.24	0											
								20	0.25	0											
								21	91.634	0											
								22	0.28	0											
								23	0.29	0											
								26	0.30	0											
								27	0.31	0											
								28	0.32	0											
								29	0.33	0											
								30	0.34	0											
								31	0.35	0											
								32	0.36	0											
								33	0.38	0											
								34	43.095	0											
								35	0	0											
								36	0	0											
								38	0	0											
Total: 總計:	3490.66						0		685.909	0		481.399	0		0		0		0	0	

Notes 註釋:

1. Item numbers and description of the features are listed in Appendix G of Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-2.

有關設施的編號及描述, 請參考《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)ADM-2附錄G。

2. For new building plans submitted for approval on or after 1.4.2011, Items 2, 3, 5, 6, 11, 12, 14, 15, 17B to 20, 22, 25, 26 and 29 are subject to 10% overall cap on GFA concessions under PNAP APP-151.

2011年4月1日或之後呈交審批的新建築圖則, 第2.3, 5, 6, 11, 12, 14, 15, 17B 至 20, 22, 25, 26 及 29項均須按照《作業備考》APP-151遵守10%總樓面面積整體上限的規定。

3. Excluding Public Transport Terminal under Item 32.

不包括已填寫在第32項的公共交通總站。

4. Item 17A, includes trellis and horizontal screen / covered walkway with the provision of greenery to the Building Authority's satisfaction as stipulated under PNAP APP-42, is not subject to 10% overall cap. The horizontal screen / covered walkway under Item 17B is subject to 10% overall cap.

第17A項的花棚及符合《作業備考》APP-42提供綠化的要求並達至建築事務監督滿意程度的橫向屏障 / 有蓋人行道, 則可不須受總樓面面積整體寬免上限的限制。而第17B項則均須遵守10%總樓面面積寬免整體上限的規定。

5. By signing the DVD Rom containing this document, I make this solemn declaration conscientiously believing the information contained in this document is true.

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6. Any person making a false declaration or misrepresenting a material fact shall be guilty of a criminal offence and subject to prosecution.

任何人如作出虛假聲明或就重要事項作出失實陳述即屬觸犯刑事罪行, 可能會被檢控。

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**Table 2: Summary of Carparking Provision**

表二：泊車位設施的資料摘要

Type of parking space and loading/unloading bay <sup>2</sup> 泊車位及上落客貨處類別 <sup>2</sup>	No. of carparking spaces and loading/unloading bays with GFA disregarded <sup>1</sup> 獲不計算入總樓面面積的泊車位及上落客貨處數目 <sup>1</sup>				
	Private Cars 私家車	Light Goods Vehicles 輕型貨車	Motorcycles 電單車	Others 其他	Loading/ unloading bays 上落客貨處
Private car park 私人停車場	13		2		1
Public car park 公眾停車場					

**Notes 註釋：**

1. Include all carparking spaces and loading/unloading bays located at car parks with 100% or 50% GFA disregarded.

包括所有位於已獲全部或五成不計算入總樓面面積的停車場內的泊車位及上落客貨處。

2. Type of parking space and loading/unloading bay may refer to Chapter 8 of the Hong Kong Planning Standards and Guidelines.

泊車位及上落客貨處類別可參考香港規劃標準與準則第八章。

(Rev. 09/2022)