

An aerial photograph of a city, likely Hong Kong, showing a dense cluster of high-rise buildings. In the center, there is a large green area with a prominent white building, possibly a government or institutional building. The text is overlaid on this image.

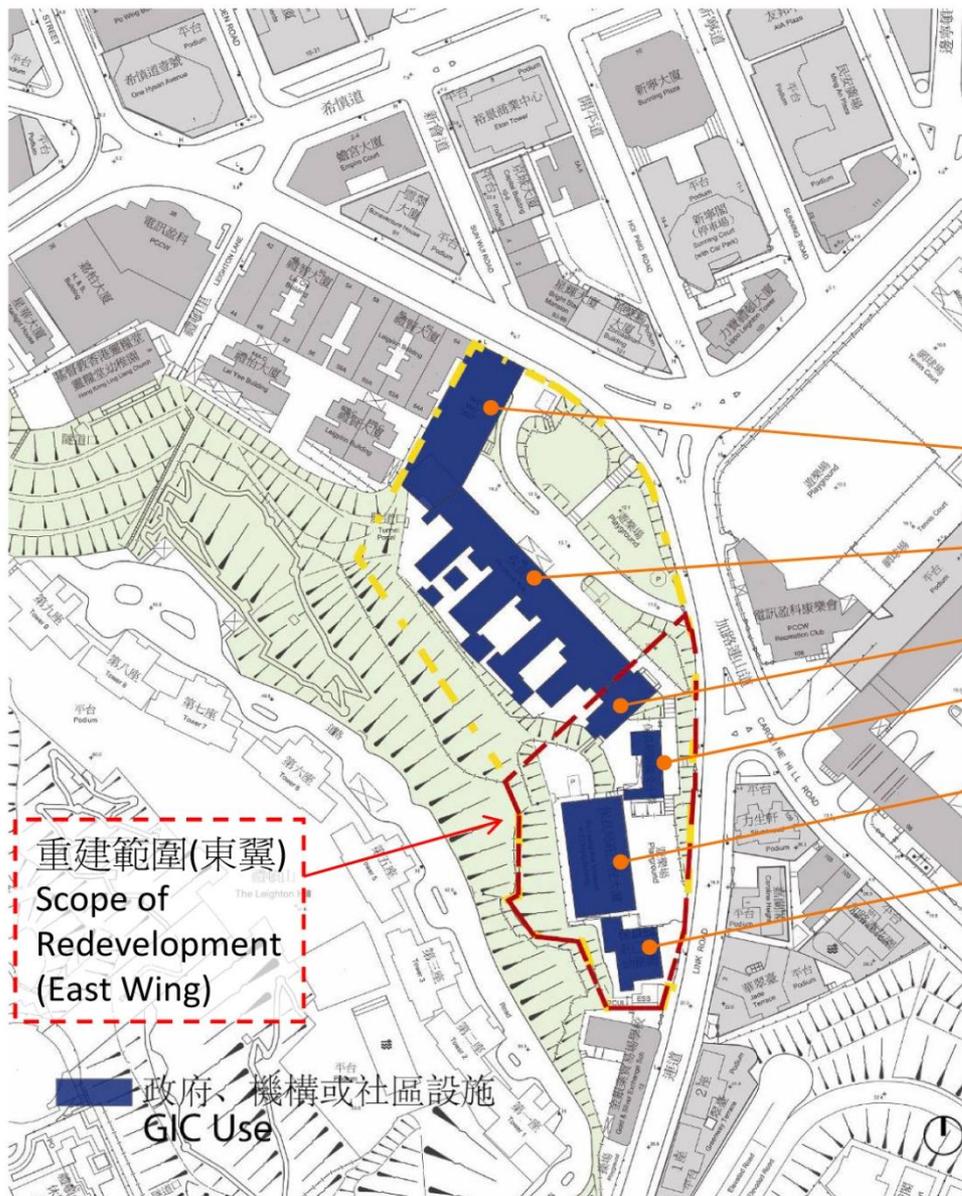
**禮頓道66號保良局總部
東翼重建計劃**
**Redevelopment of
East Wing of
Po Leung Kuk Headquarters at
66 Leighton Road**

2015年1月6日

現時發展

Existing Development

現時整體規劃圖 (Existing Master Layout Plan)



現時規劃 Existing Development

總部地盤面積 12272平方米 (Site Area: 12272 sq.m.)
 [根據土地契約延伸第20016號內地段第9011號之租契條件]
 [Under Lease Conditions of Lease Extension No. 20016 of Inland Lot No. 9011]
 地盤類別:乙類 (Class of Site: B)

建築物Building	總樓面面積(平方米) G.F.A. (sq.m)	用途Uses
港大保良社區書院 HKU SPACE PLK Community College	16130	政府、 機構或 社區 設施 GIC
中座大樓 Main Bldg	2814	
托兒園大樓 Nursery Bldg	890	
郭羅桂珍兒童綜合服務大樓 PLK Kwok Law Kwai Chun Children Service Bldg	678	
莊啟程大廈 Vickwood K.T. Chong Bldg	7698	
工藝院 Vocational Training Bldg	770	
電掣房 Transformer & Switch Room	N/A	
總和Total	28980	

	現時Existing
覆蓋率Site Coverage	31.49%
地積比率Plot Ratio	2.36

重建發展方案

Redevelopment Proposal

重建整體規劃圖

(Proposed Master Layout Plan of Redevelopment)



重建發展規模 (Redevelopment Scale)

表 1.2.1
(總局範圍總樓面面積計算)

Table 1.2.1
(GFA Calculation of Headquarters)

	總樓面面積(平方米) Total GFA (sqm)
E1 滬大保良社區書院 Existing HKU SPACE PLK Community College	16130
E2 中座大樓 Main Building	2815
E3 電掣房 Transformer & Switch Room	N/A
P1 重建範圍 Proposed Redevelopment	18780

表 1.2.2
(重建範圍之總樓面面積計算)

Table 1.2.2
(GFA Calculation for Proposed Redevelopment)

總樓面面積 (平方米) Total GFA (sqm)	
18/F	340
17/F	340
16/F	565
15/F	565
13/F	565
14/F	780
12/F	780
11/F	780
10/F	890
9/F	890
8/F	890
7/F	1275
6/F	797.5
5/F	797.5
4/F	1325
3/F	1475
2/F	1475
1/F	1475
G/F	1475
LG1/F	650
LG2/F	650
總樓面面積總和 Grand Total GFA	18780

表 1.2.3
(總局範圍總地積比率)

Table 1.2.3
(Site Coverage / Plot Ratio of Headquarters)

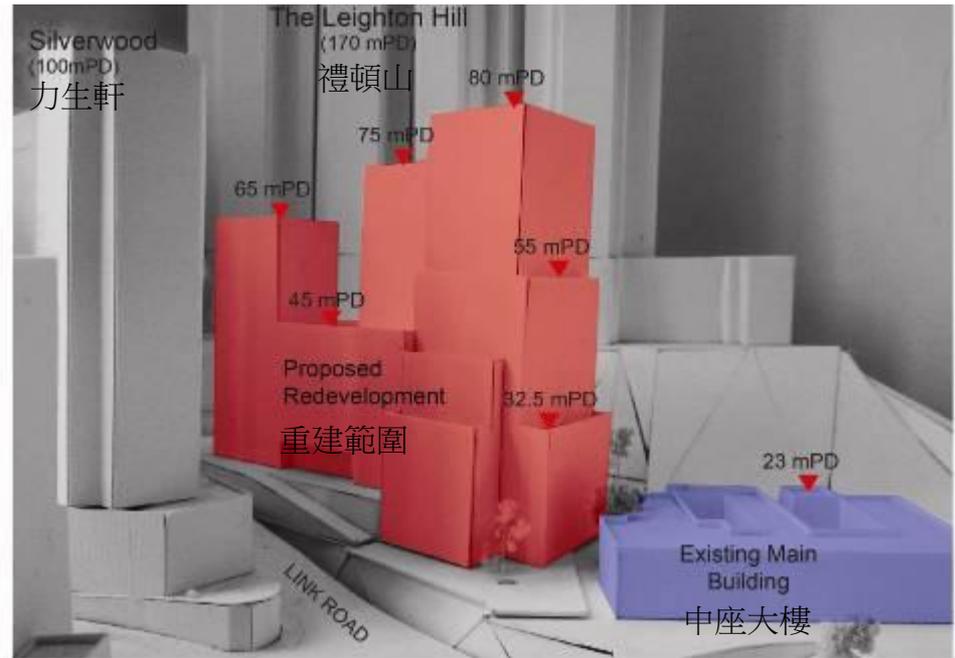
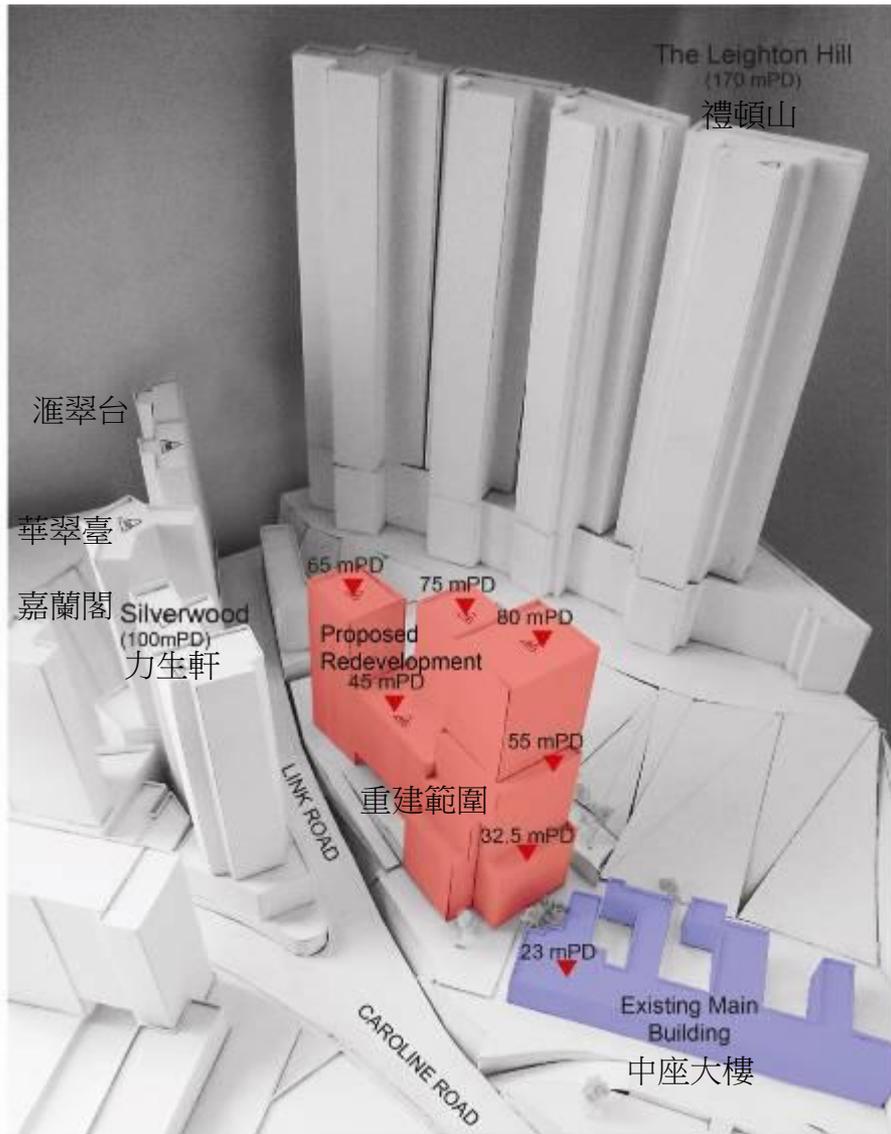
覆蓋率 Site Coverage (=3980/12272)	32%
總樓面面積 GFA (sqm) [A]	37725
總地盤面積(平方米) Site Area (sqm) [B]	12272
地積比率 Plot Ratio = [A]/[B]	3.07



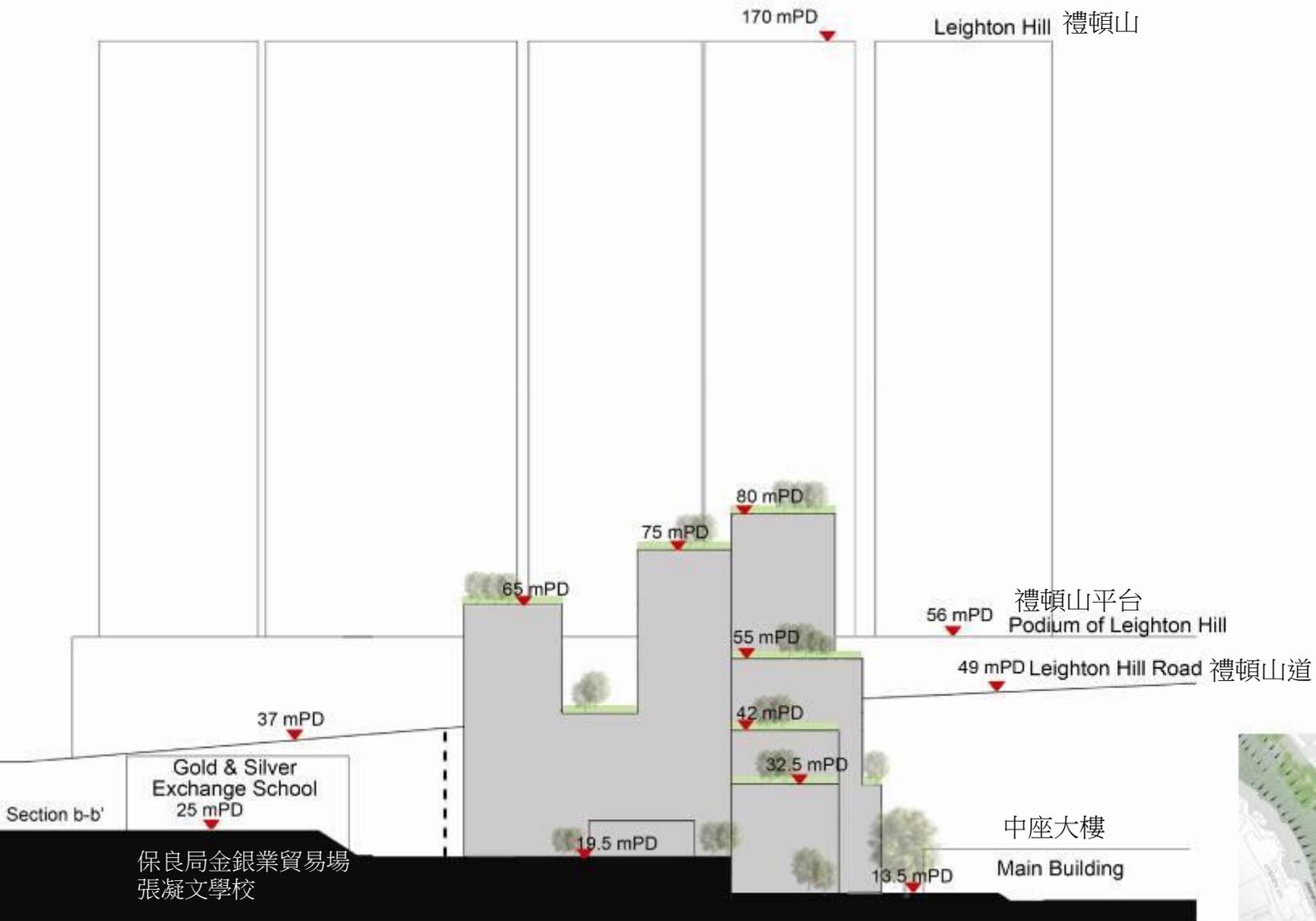
模擬效果圖 (Artist Perspective)



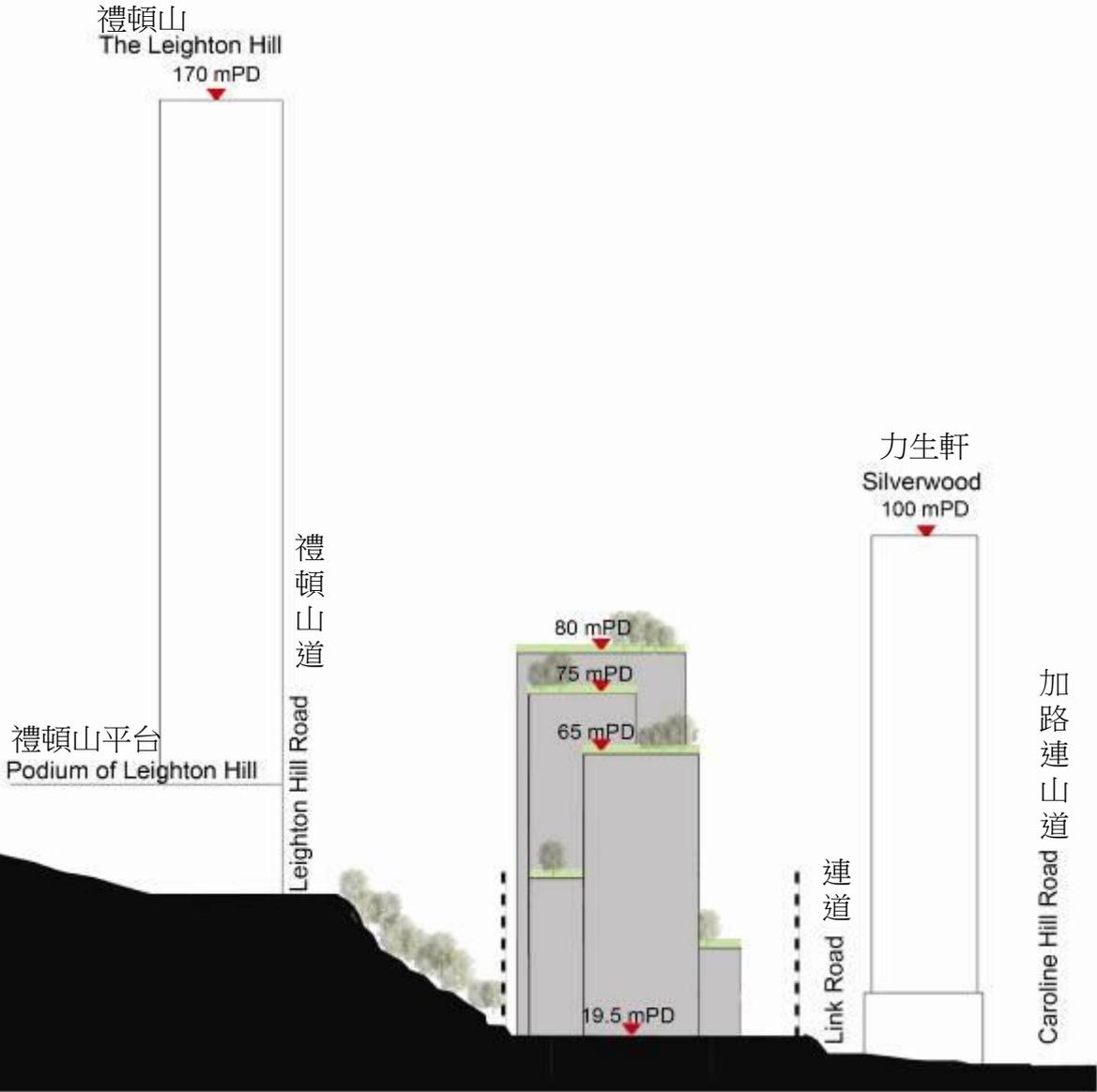
模型 (Model)



剖面圖一 (Section 1)



剖面圖二 (Section 2)



Section c-c'

