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TOWER 1 4/F – 25/F (FLATS A, B, C, D, E, F, G & H)
第1座 4樓至25樓(A、B、C、D、E、F、G及H單位)



Scale 比例 : 0 2 4M(米)

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

	Floor 樓層	Tower 1 第1座							
		Flat 單位							
		A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	4/F – 25/F 4樓至25樓	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150	125, 150
The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	4/F – 24/F 4樓至24樓	2950	2950	2950	2950	2950	2950	2950	2950
	25/F 25樓	2950, 3250	2950, 3250	2950, 3250	2950, 3250	2950, 3250	2950, 3250	2950, 3250	2950, 3250

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

Notes:

- Please refer to page 21 of this sales brochure for the meanings of the terms and abbreviations shown on the floor plan.
- According to Special Condition No. (12)(d) of the Land Grant, the total number of residential units erected or to be erected on Fanling Sheung Shui Town Lot No. 282 (“the lot”) shall not be less than 620.
- According to Special Condition No. (63) of the Land Grant, except with the prior written consent of the Director of Lands, the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential units erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director of Lands as to what constitutes works resulting in a residential unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Grantee.
- According to Clause 16 of Subsection B of Section V of the Deed of Mutual Covenant incorporating Management Agreement in respect of the Development (“DMC”):
 - Except with the prior written consent of the Director of Lands, no Owner (as defined in the DMC) shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit (as defined in the DMC), including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit.
 - The Manager (as defined in the DMC) shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under Special Condition No. (63) of the Government Grant (as defined in the DMC) for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund (as defined in the DMC).
- The total number of residential units provided in the Development is 644.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。）

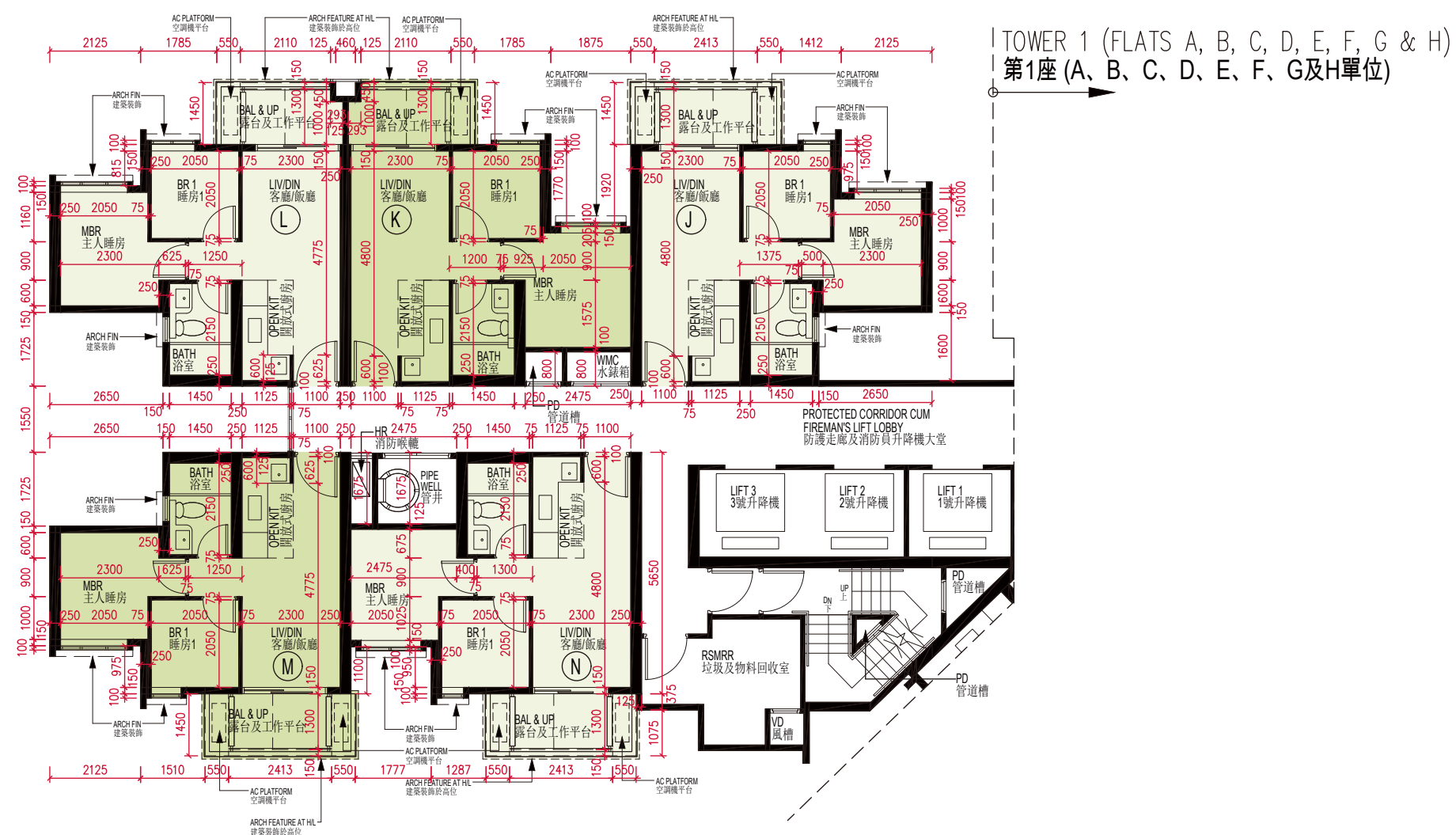
備註：

- 樓面平面圖中顯示之名詞及簡稱之詞彙表詳列於本售樓說明書第21頁。
- 根據批地文件特別條款第(12)(d)條，在粉嶺上水市地段第282號（「該地段」）上已建或擬建之住宅單位總數須不少於620個。
- 根據批地文件特別條款第(63)條，除非獲得地政總署署長事先書面同意，承批人不得進行或准許或容受他人進行任何與已建或擬建於該地段的任何住宅單位有關的工程，包括但不限於拆卸或改動任何間隔牆、任何地台或天台樓板或任何間隔構築物，致使該住宅單位內部連結及可通往建於或擬建於該地段的任何毗連或毗鄰住宅單位。地政總署署長就何謂致使一個住宅單位內部連結及可通往任何毗連或毗鄰住宅單位的工程的決定為最終決定並對承批人有約束力。
- 根據發展項目之公契及管理協議（「公契」）第V節第B分節第16條：
 - 除非獲得地政總署署長事先書面同意，業主（按公契界定）不得進行或准許或容受他人進行任何與任何住宅單位（按公契界定）有關的工程，包括但不限於拆卸或改動任何間隔牆、任何地台或天台樓板或任何間隔構築物，致使該住宅單位內部連結及可通往任何毗連或毗鄰住宅單位。
 - 管理人（按公契界定）須將由地政總署署長提供的載有根據政府批地書（按公契界定）特別條款第(63)條給予的同意的紀錄存放在管理處，以供所有業主免費查閱，並供所有業主在自費繳付合理的費用後獲取有關紀錄的副本，因此收到的一切收費須撥入特別基金（按公契界定）。
- 發展項目提供的住宅物業總數為644個。

10 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

TOWER 1 4/F – 25/F (FLATS J, K, L, M & N)
第1座 4樓至25樓 (J、K、L、M及N單位)



Scale 比例 : 0 2 4M(米)

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