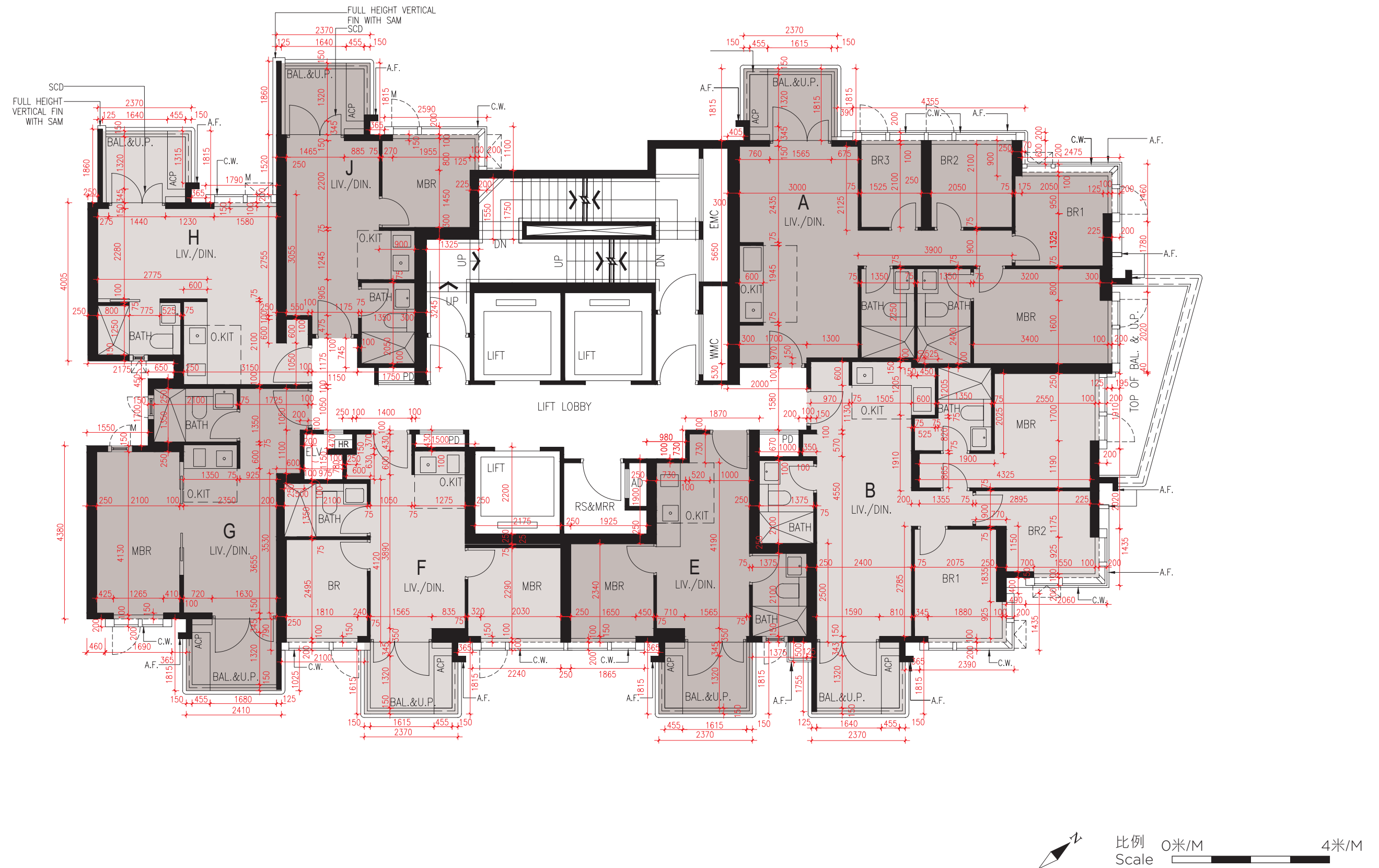


10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

32樓平面圖
32/F Plan



10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A	B	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	32樓 32/F	4450 4000 3950	4450 4000 3950	4450 4000 3950	4450 4000 3950	4000 3950	4000 3950	4000 3950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		200 150	200 150	200 150	200 150	150	200 150	200 150

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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)

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.
(Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)

10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

備註：

1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
 - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
 - (ii) 就本條款(d)而言—
 - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
 - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
 - (III) 除本特別條款第(d)(ii)(IV)及(d)(ii)(V)條另有規定外，露台、工作平台或陽台的樓面面積須從圍封該露台、工作平台或陽台的圍封牆的外部開始量度，包括該露台、工作平台或陽台內部的間隔及柱的面積，但不包括—
 - (A) 批地文件特別條款第(16)(a)(v)條所指的任何公用部分；及
 - (B) 緊連該物業的任何圍封牆所覆蓋的面積；
 - (IV) 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
 - (V) 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
 - (VI) 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；及
 - (iii) 就本批地文件條款而言(特別條款第(19)、(20)及(21)條除外)，地政總署署長對何謂構成一個住宅單位的決定是最終決定及對買方具約束力。
2. 已核准的公契及管理協議附表4第5(d)(i)及5(d)(ii)段規定如下：
 - d) (i) 除非事先獲得地政總署署長或任何其他不時替代其位的政府機構的書面同意，否則任何業主不得進行或允許或容忍他人進行任何與住宅單位相關而可導致該住宅單位內部相連及通往任何毗連或毗鄰的住宅單位的工程，包括但不限於拆卸或更改任何分隔牆或任何樓板或天台樓板或任何間隔結構，而地政總署署長具有全權酌情給予同意或拒絕同意，倘若給予同意，業主須遵從地政總署署長按其全權酌情附加的任何條款及條件(包括支付費用)。
 - (ii) 管理人須在發展項目管理處備存由地政總署署長或任何其他不時替代其位的政府機構提供，關於以上第(i)分條項下發出之同意書的資料，供所有業主免費參閱，而所有業主均有權在繳交合理費用以支付複印產生之開支後獲取該資料之副本，而所收到之費用須撥入特別基金。
3. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
4. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
5. 每個住宅物業的樓板的厚度不包括灰泥。
6. 請參閱本節首頁為住宅物業樓面平面圖而設之備註及名詞及簡稱的圖例。
7. 不設4樓、13樓、14樓及24樓。

Notes:

1. The restriction on the minimum size of residential units (as referred to in Special Condition No.(6) (d) of the Government Grant) is as follows:
 - (d) (i) the saleable area of each residential unit erected or to be erected on the lot shall not be less than 26 square metres;
 - (ii) for the purpose of this sub-clause (d)-
 - (I) the expression “saleable area” means the floor area of a residential unit (including the floor area of any balcony, utility platform and verandah but excluding the areas of any cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room);
 - (II) subject to sub-clause (d)(ii)(IV) of this Special Condition, the floor area of a residential unit shall be measured from the exterior of the enclosing walls of the residential unit and shall include the area of the internal partitions and columns within such unit but shall exclude any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant;
 - (III) subject to sub-clauses (d)(ii)(IV) and (d)(ii)(V) of this Special Condition, the floor area of a balcony, utility platform or verandah shall be measured from the exterior of the enclosing walls of the balcony, utility platform or verandah and shall include the area of the internal partitions and columns within such balcony, utility platform or verandah but shall exclude—
 - (A) any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
 - (B) the area covered by any enclosing wall that abuts onto the residential unit;
 - (IV) if any enclosing wall separates a residential unit, balcony, utility platform or verandah from an adjoining residential unit, balcony, utility platform or verandah, the measurement is to be taken from the middle of the wall;
 - (V) if a balcony, utility platform or verandah is enclosed other than by a solid wall, the floor area of such balcony, utility platform or verandah shall be measured from the external boundary of the balcony, utility platform or verandah; and
 - (VI) the decision of the Director of Lands as to the calculation of the saleable area of a residential unit (including but not limited to what constitute cockloft, bay window, parking space, yard, terrace, garden, flat roof, stairhood, roof and air-conditioning plant room, how they are measured and what area is included or excluded from their measurement) shall be final and binding on the Purchaser; and
 - (iii) for the purposes of these Conditions of the Government Grant (other than Special Conditions Nos. (19), (20) and (21) of the Government Grant), the decision of the Director of Lands as to what constitutes a residential unit shall be final and binding on the Purchaser.
2. Paragraphs 5(d)(i) and 5(d)(ii) in Schedule 4 to the approved form of Deed of Mutual Covenant and Management Agreement stipulates that :-
 - (d) (i) No Owner shall carry out or permit or suffer to be carried out any works in connection with any residential unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such residential unit being internally linked to and accessible from any adjoining or adjacent residential unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - (ii) The Manager shall deposit in the management office of the Development the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under (i) above 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.
3. The dimensions in the floor plans are all structural dimensions in millimetre.
4. The floor-to-floor height refers to 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.
5. The thickness of the floor slabs excludes plaster of each residential property.
6. Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
7. There are no designations of 4th, 13th, 14th and 24th floors.

天台平面圖
Roof Plan



10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A	B	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	天台 Roof	不適用 Not Applicable						
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)								

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。(註：此乃根據《一手住宅物業銷售條例》(第621章)附表1第1部第10(2)(e)條所規定的陳述，並不適用於發展項目。)

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.
(Note: This statement is required under Section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) but is not applicable to the Development.)