

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

平面圖圖例 Legend For Floor Plan

AB, FOR 3/F-10/F ONLY	= 減音露台 (擋音式) , 只用於3樓至10樓 ACOUSTIC BALCONY (BAFFLE TYPE), FOR 3/F - 10/F ONLY
AB, FOR 3/F-15/F ONLY	= 減音露台 (擋音式) , 只用於3樓至15樓 ACOUSTIC BALCONY (BAFFLE TYPE), FOR 3/F - 15/F ONLY
ACP	= 空調機平台 AIR-CONDITIONER PLATFORM
AC PLINTH	= 空調機台 AIR-CONDITIONER PLINTH
AD	= 風管槽 AIR DUCT
A.F.	= 建築裝飾 ARCHITECTURAL FEATURE
AW, FOR 3/F ONLY	= 減音窗 (擋音式) , 只用於3樓 ACOUSTIC WINDOW (BAFFLE TYPE), FOR 3/F ONLY
BAL. & U.P.	= 露台及工作平台 BALCONY AND UTILITY PLATFORM
BATH	= 浴室 BATHROOM
BR	= 睡房 BEDROOM
BR 1	= 睡房1 BEDROOM 1
BR 2	= 睡房2 BEDROOM 2
BR 3	= 睡房3 BEDROOM 3
C.W.	= 幕牆 CURTAIN WALL
DN	= 落 DOWN
ELV	= 特低壓電線槽 EXTRA LOW VOLTAGE ELECTRICAL DUCT
ELV ROOM	= 特低壓機房 EXTRA LOW VOLTAGE ROOM
EMC	= 電錶柜 ELECTRICAL METER CABINET
FLAT ROOF FOR _	= _單位平台 FLAT ROOF FOR_
FLUSH WATER PUMP ROOM	= 沖廁水泵房 FLUSH WATER PUMP ROOM
FULL HEIGHT VERTICAL FIN WITH SAM	= 垂直減音簷連吸音物料 FULL HEIGHT VERTICAL FIN WITH SOUND ABSORPTION MATERIAL
HR	= 消防喉轆 HOSE REEL
INACCESSIBLE FLAT ROOF	= 無法進入的平台 INACCESSIBLE FLAT ROOF
LIV./DIN.	= 客廳及飯廳 LIVING ROOM AND DINING ROOM
LIFT	= 升降機 LIFT
LIFT LOBBY	= 升降機大堂 LIFT LOBBY
LIFT SHAFT	= 升降機槽 LIFT SHAFT
MBR	= 主人睡房 MASTER BEDROOM
M	= 固定窗戶 (連或不連維修窗) FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW)
M, FOR 3/F - 17/F ONLY	= 固定窗戶 (連或不連維修窗) , 只用於3樓至17樓 FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW), FOR 3/F - 17/F ONLY
M, FOR 3/F - 20/F ONLY	= 固定窗戶 (連或不連維修窗) , 只用於3樓至20樓 FIXED GLAZING (WITH/WITHOUT MAINTENANCE WINDOW), FOR 3/F - 20/F ONLY
MS	= 維修空間 MAINTENANCE SPACE
O.KIT	= 開放式廚房 OPEN KITCHEN
PD	= 管道槽 PIPE DUCT
ROOF (OF 32/F FLAT A)	= 天台 (32樓A單位) ROOF (OF 32/F FLAT A)
ROOF (OF 32/F FLAT B)	= 天台 (32樓B單位) ROOF (OF 32/F FLAT B)
ROOF (REFUGE FLOOR)	= 天台 (庇護層) ROOF (REFUGE FLOOR)
RS&MRR	= 垃圾及物料回收房 REFUSE STORAGE AND MATERIAL RECOVERY ROOM

SCD	= 自閉式門 SELF-CLOSING DOOR
TRAP DOOR	= 維修活門 TRAP DOOR
TOP OF BAL. & U.P.	= 露台及工作平台之頂蓋 TOP OF BALCONY AND UTILITY PLATFORM
TOP OF A.F.	= 建築裝飾上蓋 TOP OF ARCHITECTURAL FEATURE
TOP OF VERTICAL FIN WITH SAM	= 垂直減音簷連吸音物料上蓋 TOP OF VERTICAL FIN WITH SOUND ABSORPTIVE MATERIAL
U.P. & BAL. ABOVE	= 上層露台及工作平台 UTILITY PLATFORM AND BALCONY ABOVE
UP	= 上 UP
WMC	= 水錶箱 WATER METER CABINET

備註：

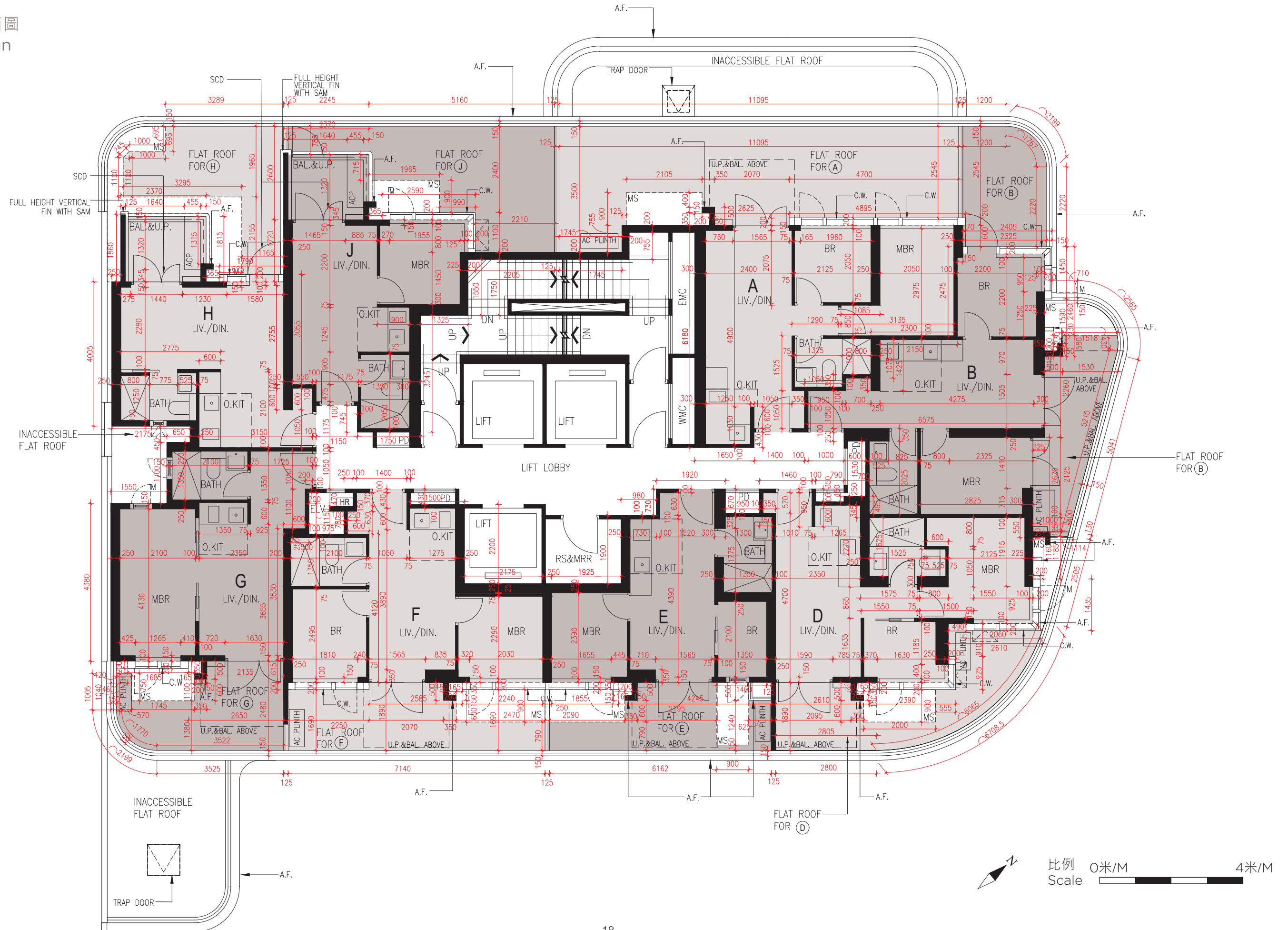
1. 部分樓層外牆範圍或設有建築裝飾。
2. 部分住宅單位的露台及/或平台及/或天台及/或工作平台及/或冷氣機平台及/或外牆或其鄰近地方設有外露及/或藏於外牆覆蓋層內之公用喉管。
3. 部分住宅單位的客廳、飯廳、睡房、浴室以及開放式廚房設有跌級樓板及/或假陣及/或假天花，用以裝置冷氣系統及/或機電設備。
4. 部分單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作一般性標誌。
7. 開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/ adjacent to balcony and/or flat roof and/or roof and/or utility platform and/or air-conditioning platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, bathrooms and open kitchens of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans only.
7. Dotted line in a residential unit with Open Kitchen delineates the extent of Open Kitchen area.

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2樓平面圖
2/F Plan



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每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat							
		A	B	D	E	F	G	H	J
層與層之間的高度(毫米) The floor-to-floor height (mm)	2樓 2/F	3325 3250 3025 2950	3325 3025 2950	3325 3250 3025 3000	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
樓板(不包括灰泥)厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)		175 150	175 150	175 150	175 150	175 150	150	175 150	175 150

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.)

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備註：

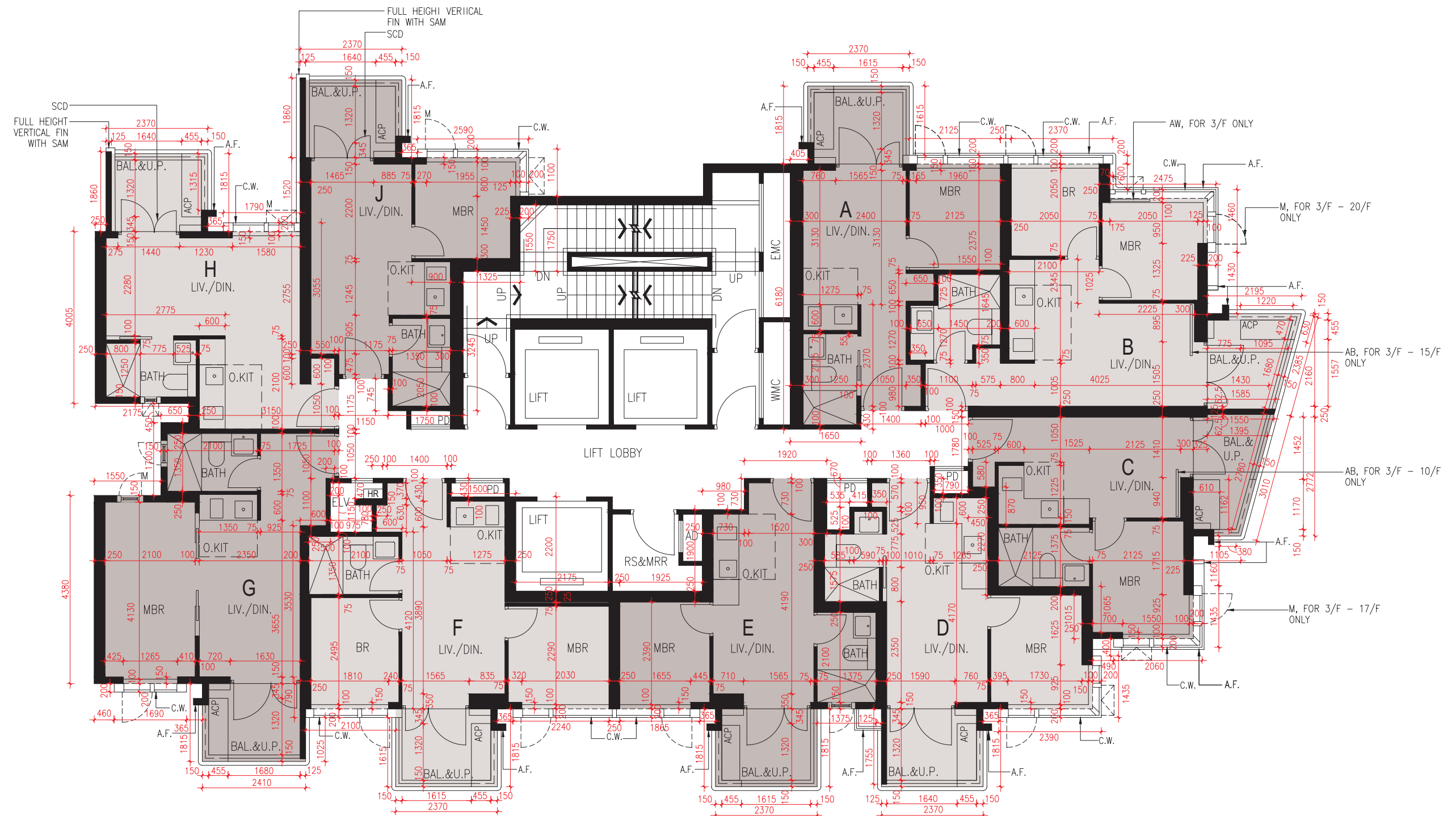
1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
 - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
 - (ii) 就本條款(d)而言—
 - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
 - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
 - (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.

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3樓、5樓至12樓、15樓至23樓、25樓至31樓平面圖
3/F, 5/F-12/F, 15/F-23/F, 25/F-31/F Plan



比例 0米/M 4米/M
Scale

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層與層之間的高度(毫米) The floor-to-floor height (mm)	3樓、 5樓至12樓、 15樓至23樓、 25樓至30樓 3/F, 5/F-12/F, 15/F-23/F, 25/F-30/F	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3000	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
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層與層之間的高度(毫米) The floor-to-floor height (mm)	31樓 31/F	3325 3025	3325 3250 3050 3025 2950	3325 3250 3025 2950	3325 3250 3025	3325 3250 3025 2925	3325 3250 3025 2950	3325 3250 3025 2950	3325 3250 3025 2975	3325 3250 3025 2950
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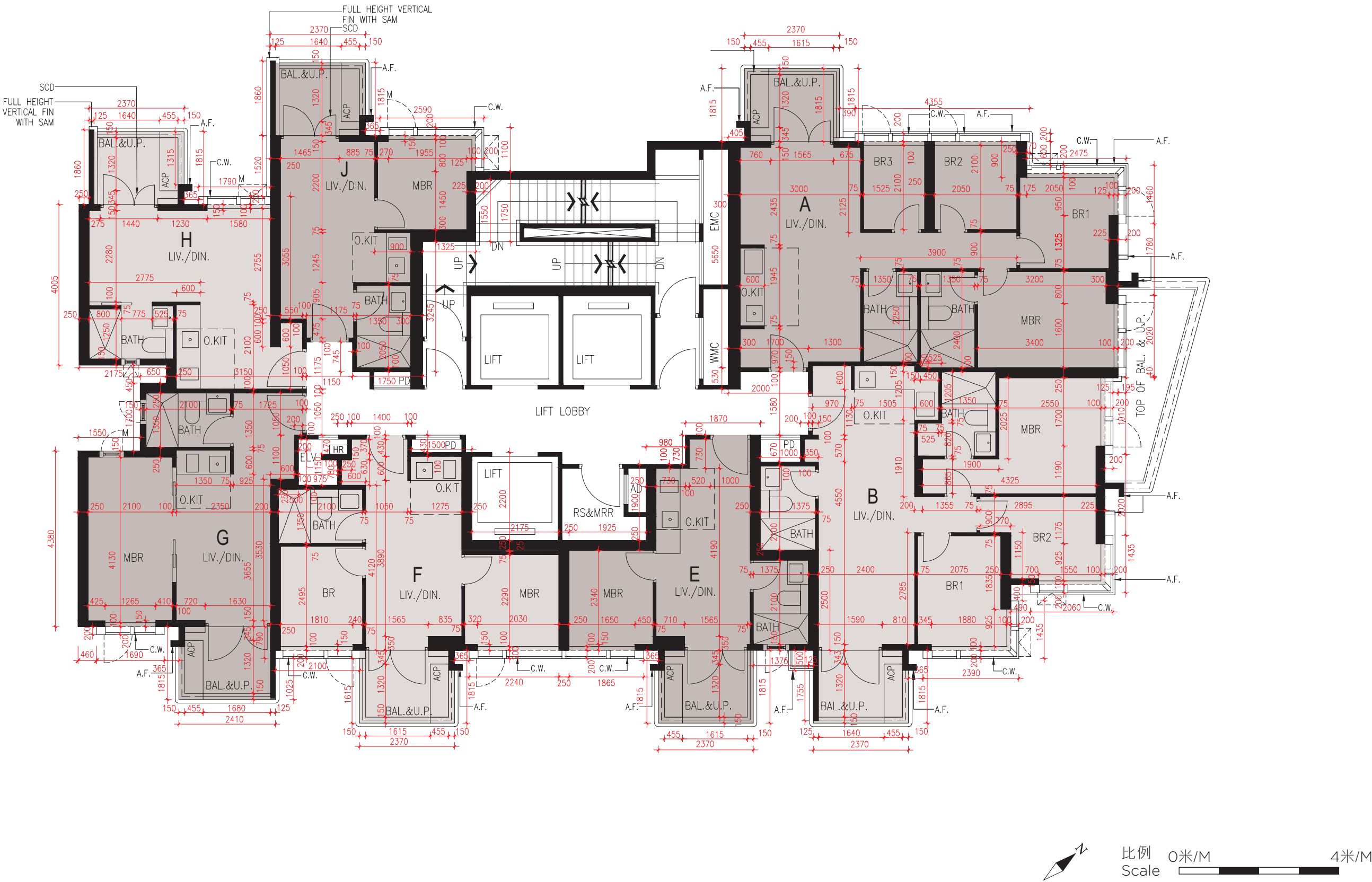
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 - 緊連該物業的任何圍封牆所覆蓋的面積；
 - 如任何圍封牆將住宅單位、露台、工作平台或陽台與毗鄰的住宅單位、露台、工作平台或陽台分隔，須從該牆壁的中間開始量度；
 - 露台、工作平台或陽台如並非由實心牆壁圍封，該露台、工作平台或陽台的樓面面積須從該露台、工作平台或陽台的外部分界開始量度；及
 - 地政總署署長就住宅單位實用面積計算的決定(包括但不限於何謂構成閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房，其量度方式及面積是否納入或排除計算)是最終決定及對買方具約束力；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。
- 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：
 - (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。
- 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。
- 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。
- 每個住宅物業的樓板的厚度不包括灰泥。
- 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。
- 不設4樓、13樓、14樓及24樓。

Notes:

- 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)-
 - 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);
 - 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;
 - 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—
 - any of the Common Areas referred to in Special Condition No. (16)(a)(v) of the Government Grant; and
 - the area covered by any enclosing wall that abuts onto the residential unit;
 - 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;
 - 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
 - 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.
- 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.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- 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.
- The thickness of the floor slabs excludes plaster of each residential property.
- Please refer to the first page of this section for legend of the terms and abbreviations in studying the floor plans.
- There are no designations of 4th, 13th, 14th and 24th floors.

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：

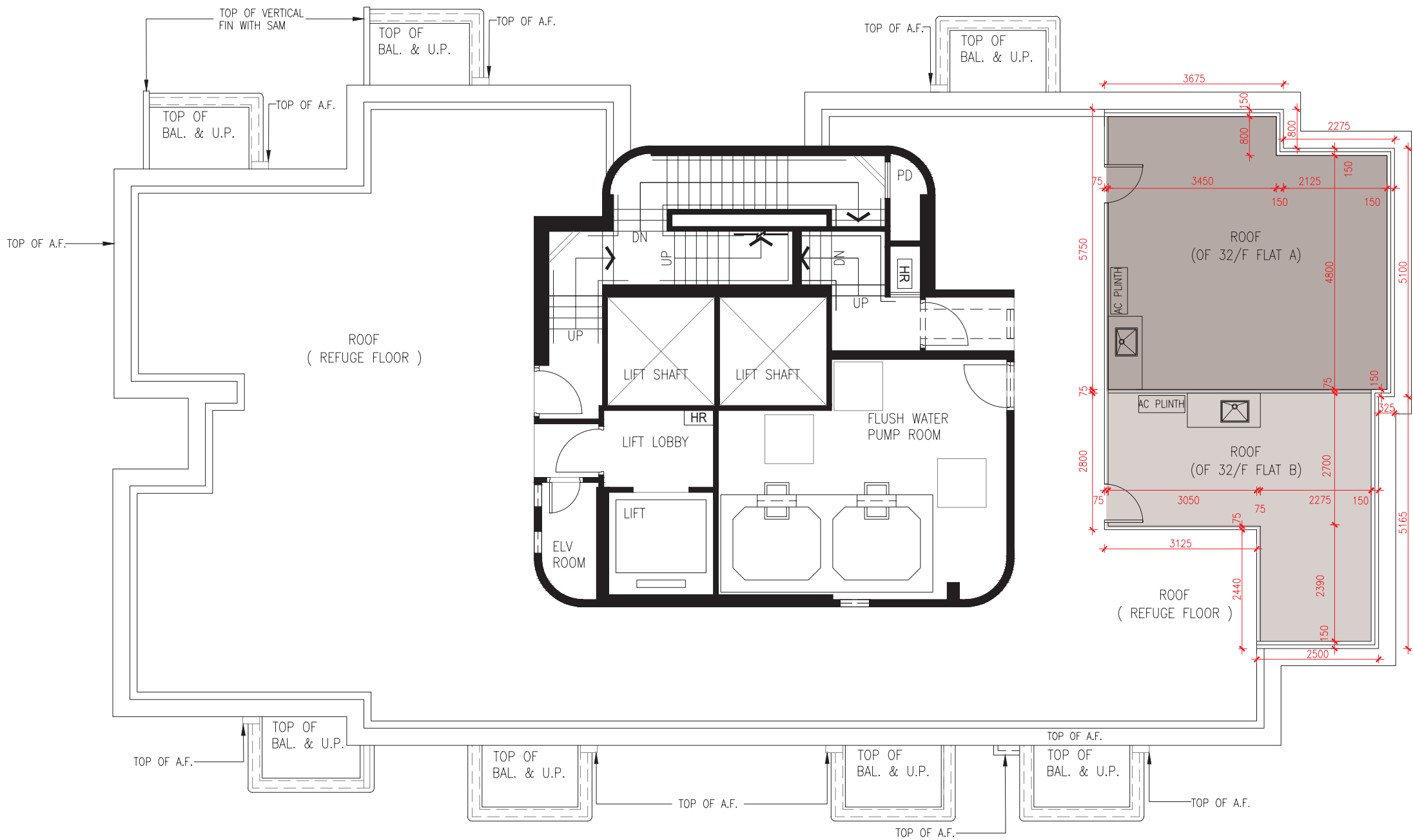
1. 根據批地文件特別條款第(6)(d)條對住宅單位最小面積的限制規定如下：
 - d) (i) 在該地段已建成或擬建的每個住宅單位的實用面積不可少於26平方米；
 - (ii) 就本條款(d)而言—
 - (I) 「實用面積」指住宅單位的樓面面積(包括露台、工作平台及陽台的樓面面積，但不包括任何閣樓、窗台、停車位、庭院、前庭、花園、平台、梯屋、天台及空調機房的面積)；
 - (II) 除本特別條款第(d)(ii)(IV)條另有規定外，住宅單位的樓面面積須從圍封該住宅單位的圍封牆的外部開始量度，並包括該單位內部的間隔及柱的面積，但不包括批地文件特別條款第(16)(a)(v)條所指的公用部分；
 - (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.

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

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.)

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.