



估價編號或帳目編號 : 294-00087-4122-0G  
Assessment No. or Account No.  
樓宇落成證明書發出日期 : 29-Jun-1982  
Completion Certificate issued on  
資料提供日期 : 17-Apr-2010  
Date of Provision of Information  
時間 : 10:16:20  
Time

差餉物業估價署所提供的資料 Information provided by Rating and Valuation Department

交易參考編號 Transaction Reference Number : RVD1004171131574	物業地址或名稱 : 振華道20號 安基苑 基仁閣(A座) 四樓 3號室	Address or description of tenement : 20 CHUN WAH RD ON KAY COURT KAY YAN HOUSE (BLK A) 3/F FLAT 3
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document : 900152		

供差餉或地租評估的物業類別 : 房屋委員會轄下的居者有其屋計劃  
Property Type for Rates or Government Rent Purposes : Home Ownership Scheme under Housing Authority

實用面積 (平方米) : 40.30  
Saleable Area (m<sup>2</sup>) : 40.30  
附註 : (1 平方米 = 10.764 平方尺)  
Remarks : (1 m<sup>2</sup> = 10.764 ft<sup>2</sup>)

窗台面積 (平方米) :  
Bay Window Area (m<sup>2</sup>) :

實用面積定義 Definition of Saleable Area

實用面積是指個別單位獨立使用的樓面面積，包括露台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。天井、窗台、冷氣機房、花槽、平台、附屬天台及車位並不包括在內。遇到極厚的牆，所採納的厚度最多不能超逾230毫米。原來設計為天井或單位附屬平台的空間，如建有上蓋、大部分圍起及當作單位不可分割的部分使用，在評估差餉或地租時可被視為實用面積的一部分。有關房屋委員會或房屋協會興建的物業，其實用面積由該委員會或協會提供。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Open yards, bay windows, air-conditioning plant rooms, flower boxes, open terraces, attached roofs and carports are excluded. A maximum thickness of 230 mm is adopted as the thickness of unduly thick walls. Where space designed as an open yard or an open flat roof attached to a flat is covered and substantially enclosed and used as an integral part of the flat, it may have been included as part of the Saleable Area for rating or Government rent purposes. For properties built by the Housing Authority or Housing Society, the saleable area is based on the area supplied by the said Authority or Society.

重要通告 IMPORTANT NOTES

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