



估價編號
Assessment No. : 298-04000-0361-0K 最早發出入伙文件日期 : 18-Apr-2019
資料提供日期
Date of Provision of Information : 13-Jun-2021 時間 : 21:51:44 面積對算值 : 1 平方米 = 10.764 平方呎
Area Conversion Factor : 1 m² = 10.764 ft²

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

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|-----------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------|
| 交易參考編號 Transaction Reference Number: RVD2106131202592 | 物業地址或名稱: 鯉魚門徑1號 海傲灣 2座 9樓 F室 | Address or description of tenement: 1 LEI YUE MUN PATH ONE EAST COAST TOWER 2 9/F FLAT F |
| 物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document: 043219 | | |

供差餉或地租評估的物業類別

: 私人住宅物業

Property Type for Rates or Government Rent Purposes

: Private Domestic Property

實用面積
Saleable Area : 18.7 平方米 m²

露台/陽台面積
Balcony/Verandah Area : 2.0 平方米 m²

工作平台面積
Utility Platform Area : -- 平方米 m²

** 此物業的「實用面積」包括上列的「露台/陽台面積」及/或「工作平台面積」(如有)。

The "Saleable Area" of this property includes the "Balcony/Verandah Area" and/or the "Utility Platform Area" as stated above, if any.

牆身的全厚度已計算在此物業的「實用面積」內。

Full wall thickness is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期

: 05-Aug-2020

Last Update Date of Floor Area Information

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、陽台、工作平台及其他類似設施, 但不包括公用洗手間, 如樓梯、升降機槽、人牆暗渠、大堂及牆的中線所包括的面積。窗台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, 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 centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意, 此項查詢服務的收費只為收回運作成本, 並不包括任何利潤元素。由「物業資訊網」發放的資料, 乃摘自差餉物業估價署的物業資料庫, 該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料均為地租外, 本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途, 本署或本署職員因此毋須為引用此等資料作其他用途而導致之損害或損失負責。在最好情況下, 使用本「物業資訊網」系統, 更應諮詢所聘專業人士的意見。

The charge for this enquiry service is purely aimed at recovering the operation cost and does not reflect any profit making element. Please note that the information released by the Property Information Online is extracted from the Rating and Valuation Department's property database which is primarily set up for rates and Government rent purposes. Such information is released for quick reference only. The Department in no way warrants the accuracy of the information for any purposes other than rates and Government rent assessments. Neither the Department nor any of its staff shall be responsible for or held responsible for any damages or loss caused by applying such information for any purposes other than rates and Government rent assessments. Users of this Property Information Online system are strongly advised to verify the information from the original documents and plans, and where necessary, consult their own professional advisers.



入伙紙所載資料 Information contained in Occupation Permit

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|---------------------------------------------------------|----------------|-----------------------------------------------|---------------|
| 物業地址或名稱 Property address or description : | | 1 Lei Yue Mun Path, Yau Tong Inland Lot No.42 | |
| 入伙紙編號 Permit Number : | KN 15/2019(OP) | 入伙紙發出日期 Permit issued on : | 18-April-2019 |
| 屋宇署檔案號碼 Buildings Department's Reference Number : | BD 2/4009/15 | 入伙紙類別 Permit Type : | FULL PERMIT |

許可物業用途
Permitted occupation purposes :

- Basement 2 Floor : Plant rooms and ancillary accommodation for non-domestic use.
- Basement 1 Floor : Carparking spaces, plant rooms and ancillary accommodation for non-domestic use.
- Ground Floor : Lift lobbies, restaurant, caretaker's offices, carparking spaces, loading and unloading spaces, plant rooms and ancillary accommodation for non-domestic use.
- 1st Floor : Restaurant, carparking spaces, plant rooms and ancillary accommodation for non-domestic use.
- 2nd to 3rd Floor : Carparking spaces, plant rooms and ancillary accommodation for non-domestic use.

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註釋 EXPLANATORY NOTES

上述資料摘錄自屋宇署發出的有關估價物業的「一般用途限制」，經由差餉物業估價署的「一般用途限制」，以符合《物業(規例)的規定。

The above information is extracted from the relevant Occupation Permit issued by the Buildings Department. It is released by the Rating and Valuation Department via its Property Information Online for the purpose of ascertaining the user restrictions of the property concerned in compliance with the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.

入伙紙所載資料(接上頁) Information contained in Occupation Permit (Continued)

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| 入伙紙類別 Permit Type : | FULL PERMIT | | |

許可物業用途
Permitted occupation purposes :

5th Floor : 2 flats for domestic use; outdoor swimming pool, covered landscaped and play area, resident's recreational facilities, owner's committee office, caretaker's office, plant rooms and ancillary accommodation for non-domestic use.

Tower 1
6th to 31st Floor : 17 flats per floor for domestic use and ancillary accommodation for non-domestic use.
Roof/Floor : Refuge roof, plant rooms and ancillary accommodation for non-domestic use.

Tower 2
6th to 31st Floor : 11 flats per floor for domestic use and ancillary accommodation for non-domestic use.
Roof/Floor : Refuge roof, plant rooms and ancillary accommodation for non-domestic use.
(The designations of 4th, 13th, 14th, 24th Floors are omitted.)

註釋 EXPLANATORY NOTES

上述資料摘錄自屋宇署發出的有關估價師的「用資途限制」, 以符合《地產(代理)的規定》。

The above information is extracted from the relevant Occupation Permit issued by the Buildings Department. It is released by the Rating and Valuation Department via its Property Information Online for the purpose of ascertaining the user restrictions of the property concerned in compliance with the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.