



估價編號 : 281-41049-2723-0G 最早發出樓宇落成文件日期 : 21-Jan-1991  
Assessment No. : 281-41049-2723-0G Date of Issue of the Earliest Completion Document : 21-Jan-1991  
資料提供日期 : 24-Nov-2019 時間 : 15:37:40 面積對算值 : 1 平方米 = 10.764 平方呎  
Date of Provision of Information : 24-Nov-2019 Time : 15:37:40 Area Conversion Factor : 1 m<sup>2</sup> = 10.764 ft<sup>2</sup>

### 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 : RVD1911241752577	物業地址或名稱 : 鳳德道111號 鳳德邨 銀鳳樓 16樓 1634號室	Address or description of tenement : 111 FUNG TAK RD FUNG TAK ESTATE NGAN FUNG HOUSE 16/F FLAT 1634
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document :		

供差餉或地租評估的物業類別 : 房屋委員會轄下的租者置其屋計劃  
Property Type for Rates or Government Rent Purposes : Tenants Purchase Scheme under Housing Authority

實用面積 : 32.90 平方米 m<sup>2</sup>  
Saleable Area

\*\* 此物業的「實用面積」由房屋委員會提供。

The "Saleable Area" of this property is based on the area supplied by the Housing Authority.

面積資料最後更新日期 : 11-Feb-2009  
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。窗台、平台、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 exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

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