



估價編號 : 298-04000-0751-0Q 最早發出入伙文件日期 : 18-Apr-2019  
Assessment No. : 298-04000-0751-0Q Date of Issue of the Earliest Occupation Document : 18-Apr-2019  
資料提供日期 : 25-Aug-2020 時間 : 11:05:35 面積對算值 : 1 平方米 = 10.764 平方呎  
Date of Provision of Information : 25-Aug-2020 Time : 11:05:35 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 : RVD2008251960681	物業地址或名稱 : 鯉魚門徑1號 海傲灣 2座 27樓 L室	Address or description of tenement : 1 LEI YUE MUN PATH ONE EAST COAST TOWER 2 27/F FLAT L
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 : 24.6 平方米 m<sup>2</sup>  
Saleable Area

露台/陽台面積 : 2.0 平方米 m<sup>2</sup>  
Balcony/Verandah Area

工作平台面積 : -- 平方米 m<sup>2</sup>  
Utility Platform Area

\*\* 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.

### 重要通告 IMPORTANT NOTES

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