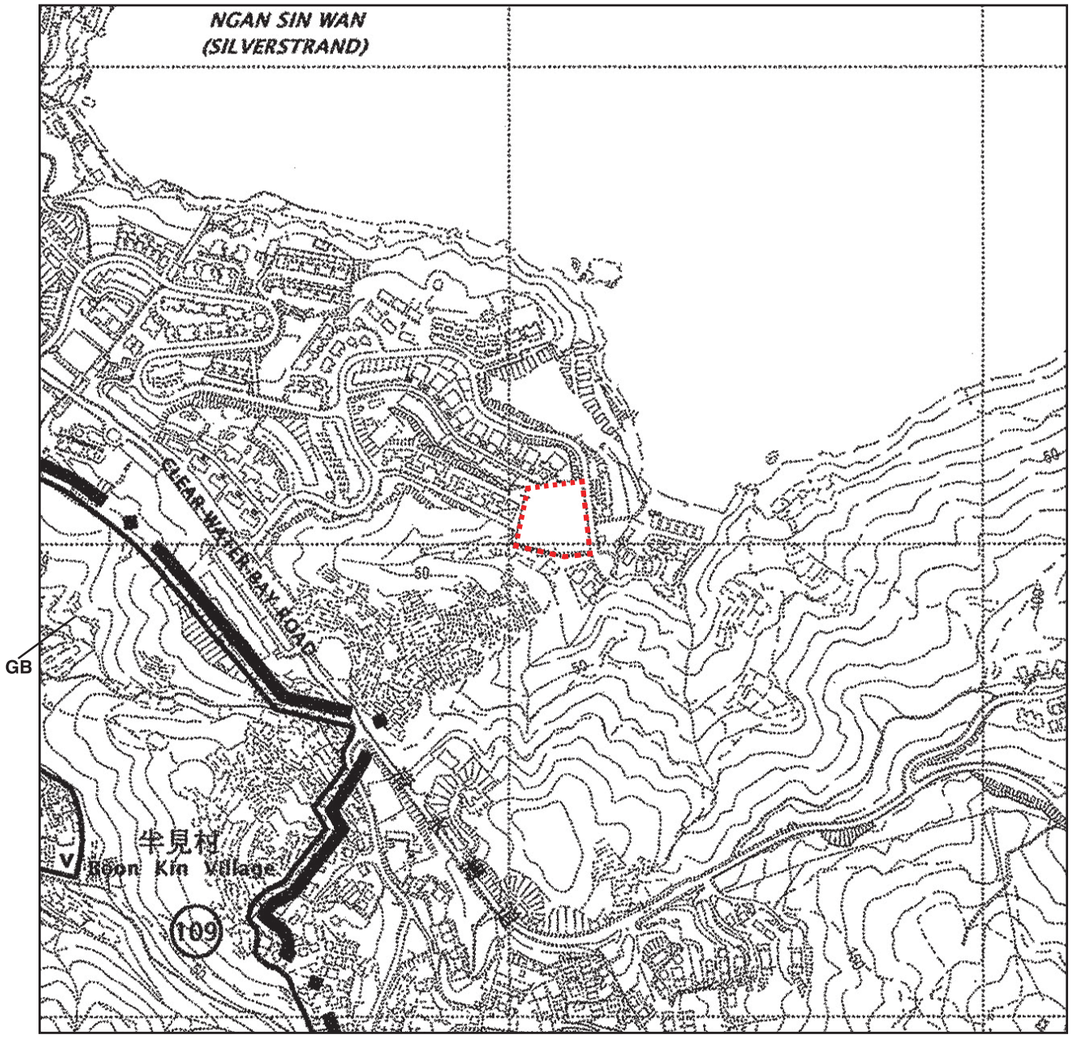


Scale 比例： 0 100 200 300 400 500Metres (米)

Part of the Approved Tseung Kwan O Outline Zoning Plan with plan No. S/TKO/26 gazetted on 26th October 2018, with adjustment where necessary.
摘錄自2018年10月26日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/26，有需要處經修正處理。

N

LOCATION OF THE DEVELOPMENT
發展項目位置

NOTATION 圖例

ZONES 地帶

GB Green Belt 綠化地帶
V Village Type Development 鄉村式發展

COMMUNICATION 交通

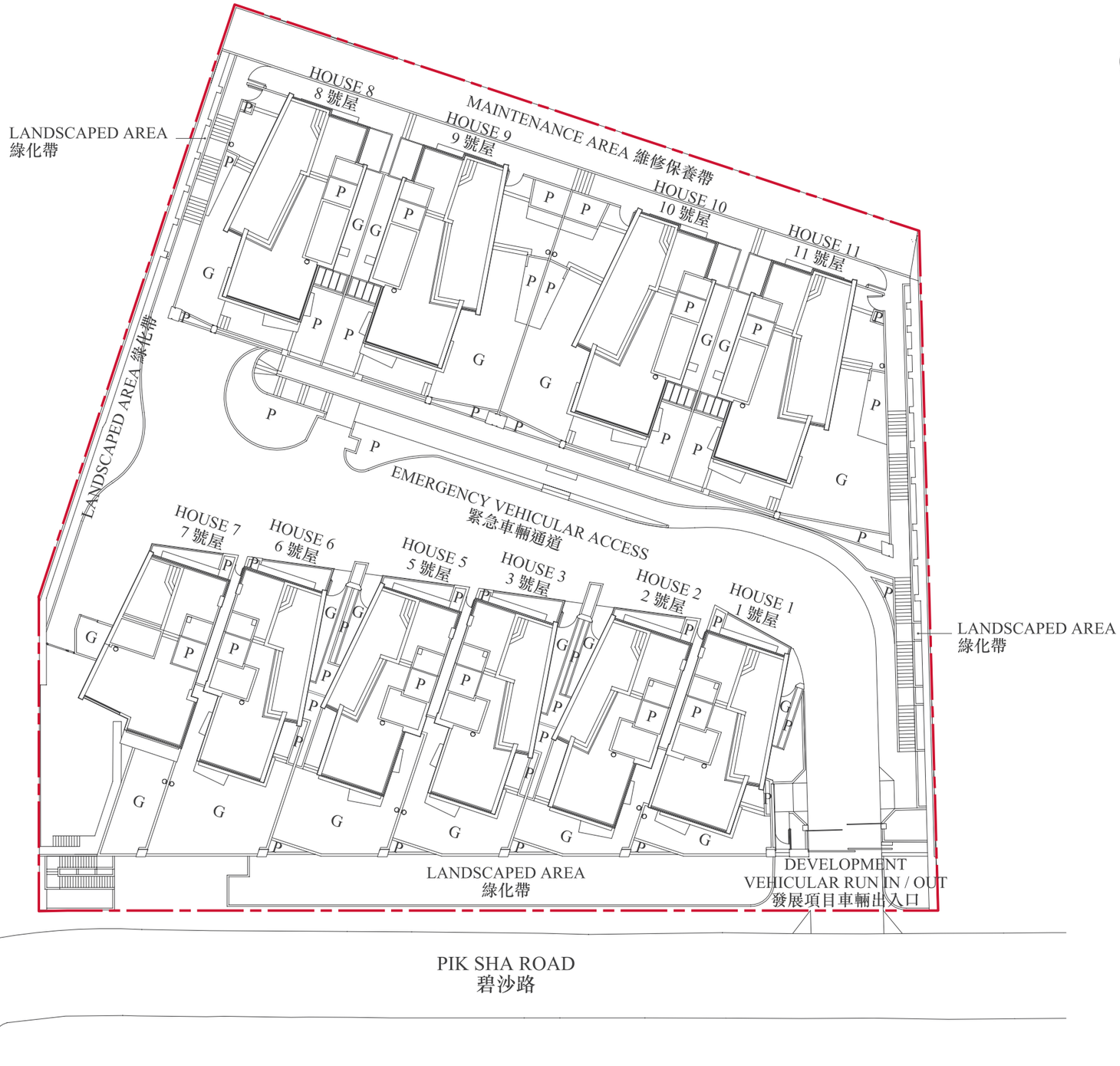
Major Road and Junction 主要道路及路口

MISCELLANEOUS 其他

Boundary of Planning Scheme 規劃範圍界線
109 Planning Area Number 規劃區編號

Remarks:
1. The last updated version of Outline Zoning Plan and the schedule attached thereto as of the date of printing of this sales brochure are available for free inspection during opening hours at the sales office.
2. The above Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
4. Due to technical reasons (such as the irregular boundary of the Development), the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 在印製本售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表可於售樓處在開放時間內供免費查閱。
2. 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
3. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
4. 因技術原因（例如發展項目之不規則界線），分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。



LEGEND 圖例

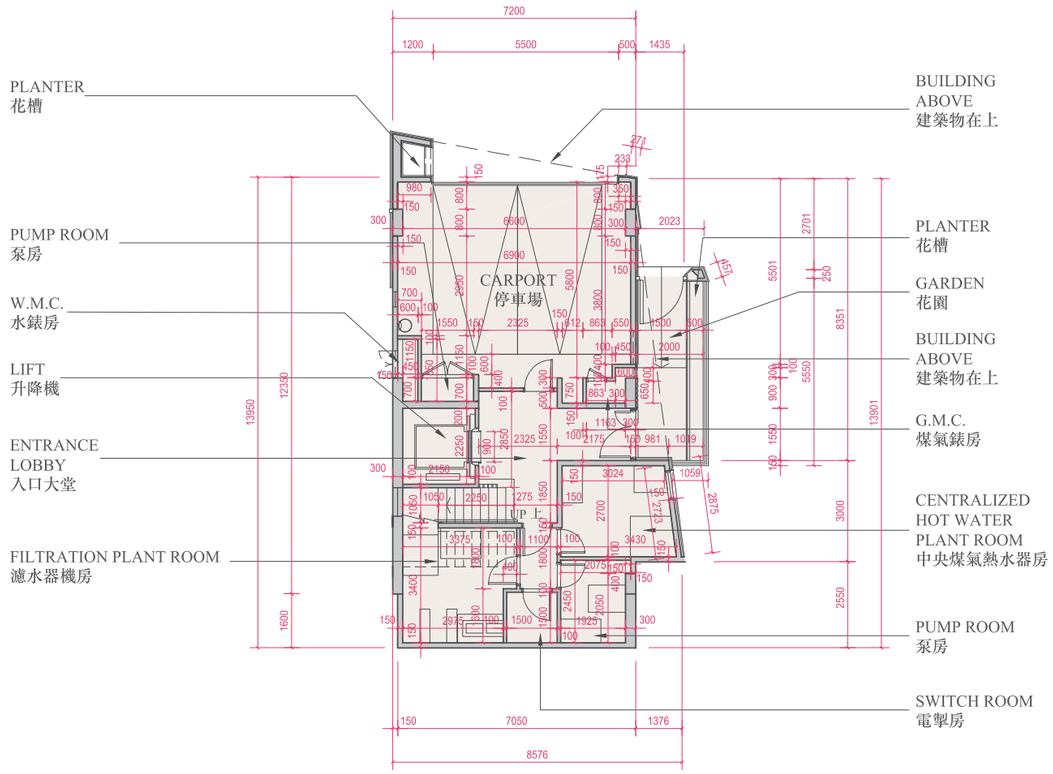
BOUNDARY OF THE DEVELOPMENT
發展項目範圍的地界線

G GARDEN
花園

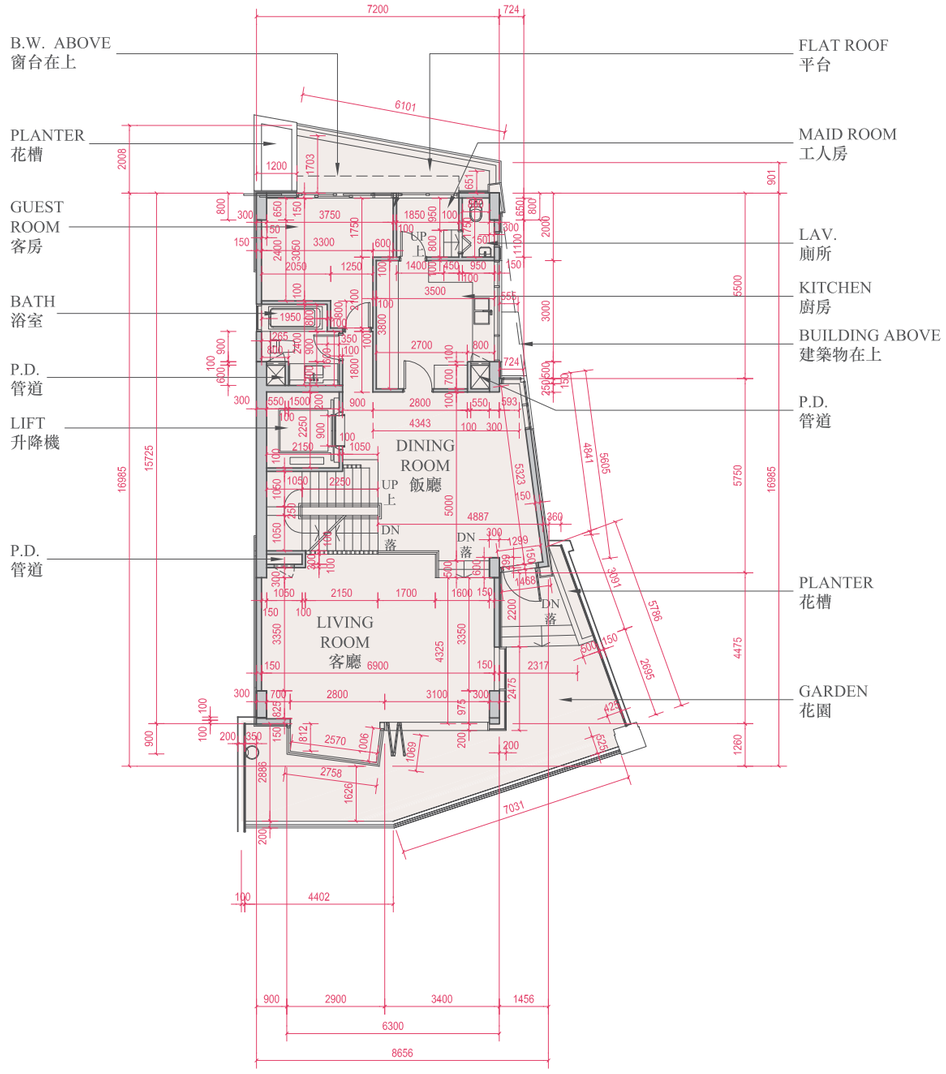
P PLANTER
花槽

SCALE 比例：
0 10 20m (米)

HOUSE 1
1號屋



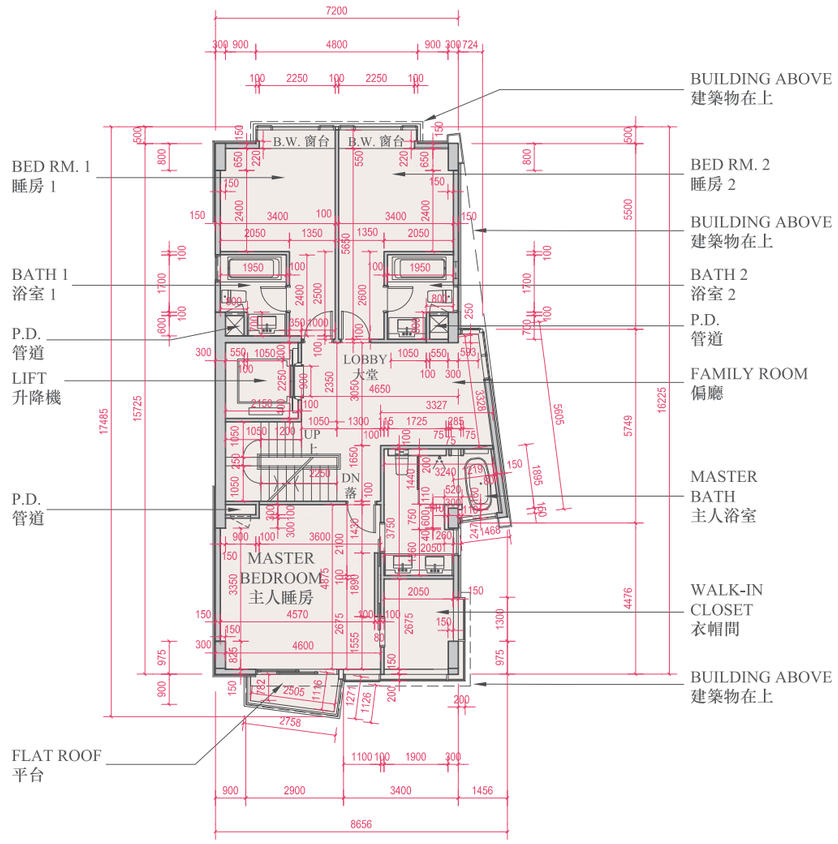
Lower Ground Floor Plan
下層地下平面圖



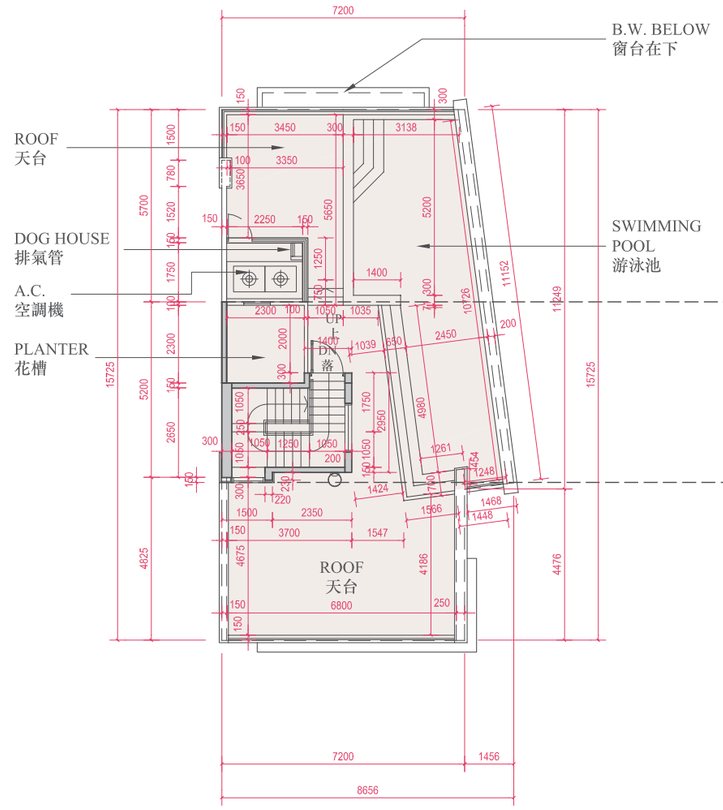
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

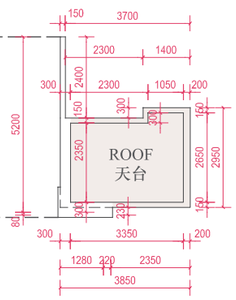
HOUSE 1
1號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0
10m (米)

HOUSE 1
1號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200	2800, 3250
Ground Floor 地下	150, 175, 200, 225	3250, 3300, 3350, 3600, 3700, 3850, 4050
1/F 一樓	150, 200, 300	3300
Roof 天台	125	N/A 不適用

ABBREVIATION 縮寫

A.C. = AIR-CONDITIONER 空調機
BATH = BATHROOM 浴室
B.W. = BAY WINDOW 窗台
B.W. ABOVE = BAY WINDOW ABOVE 窗台在上
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DN = DOWN 落
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LAV. = LAVATORY 廁所
MASTER BATH = MASTER BATHROOM 主人浴室
P.D. = PIPE DUCT 管道
W.M.C. = WATER METER CABINET 水錶房

Remarks:
- The dimensions of floor plans are all structural dimensions in millimeter.
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備註：
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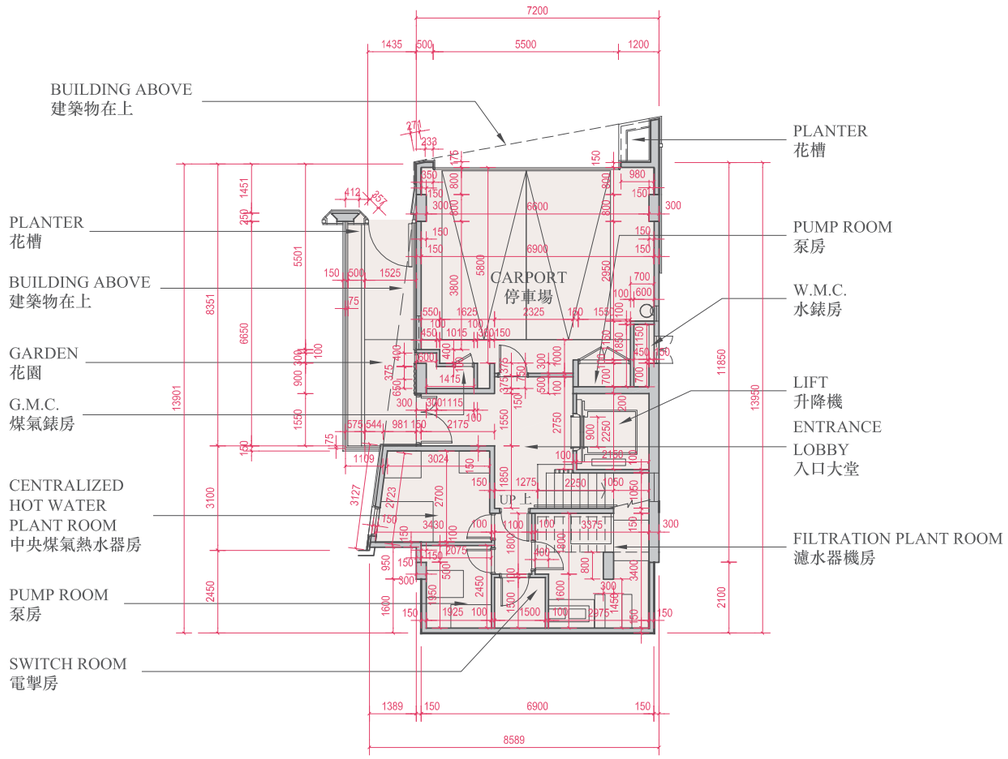
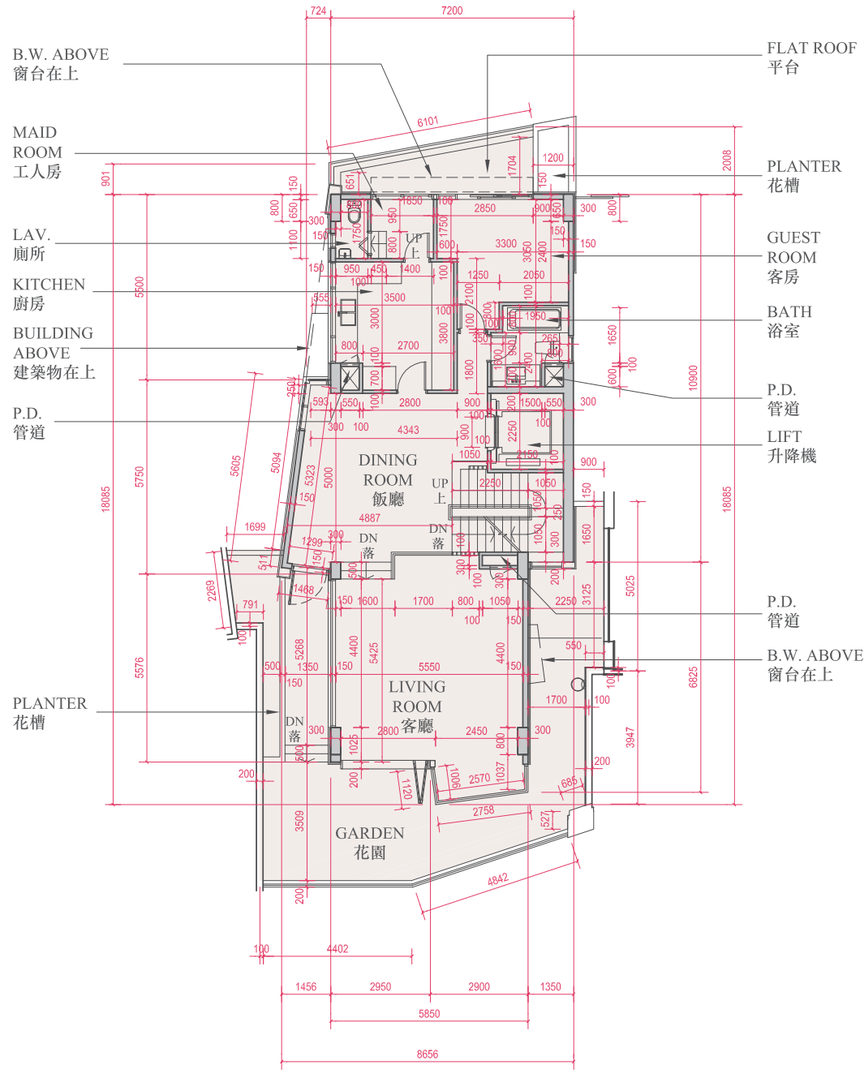
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

HOUSE 2
2號屋



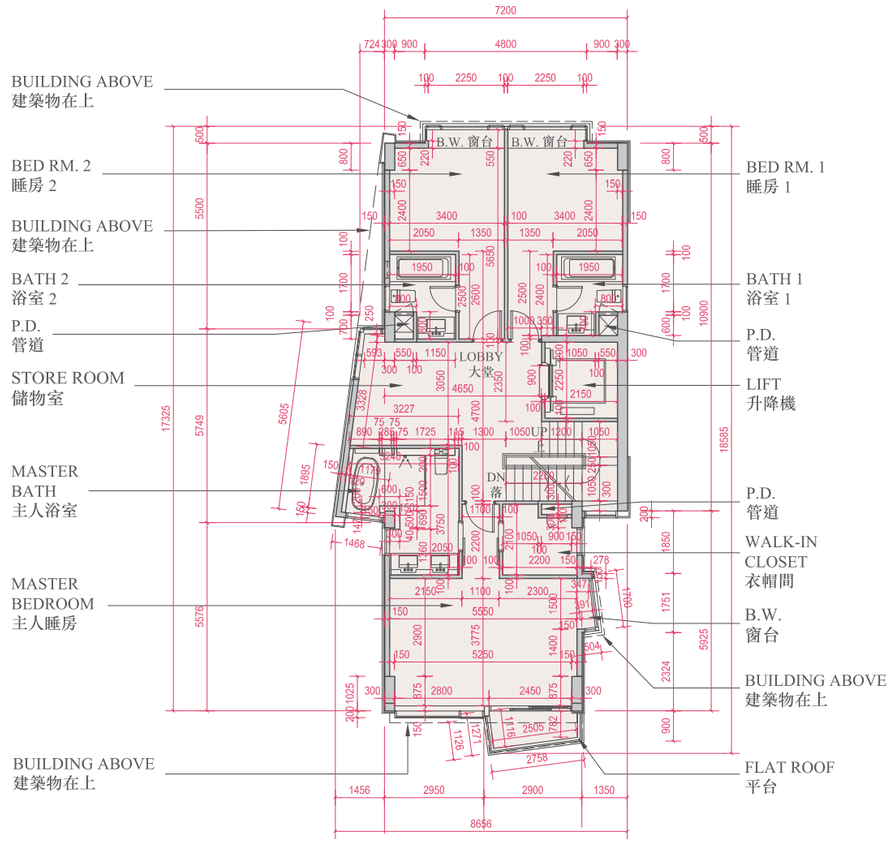
Lower Ground Floor Plan
下層地下平面圖



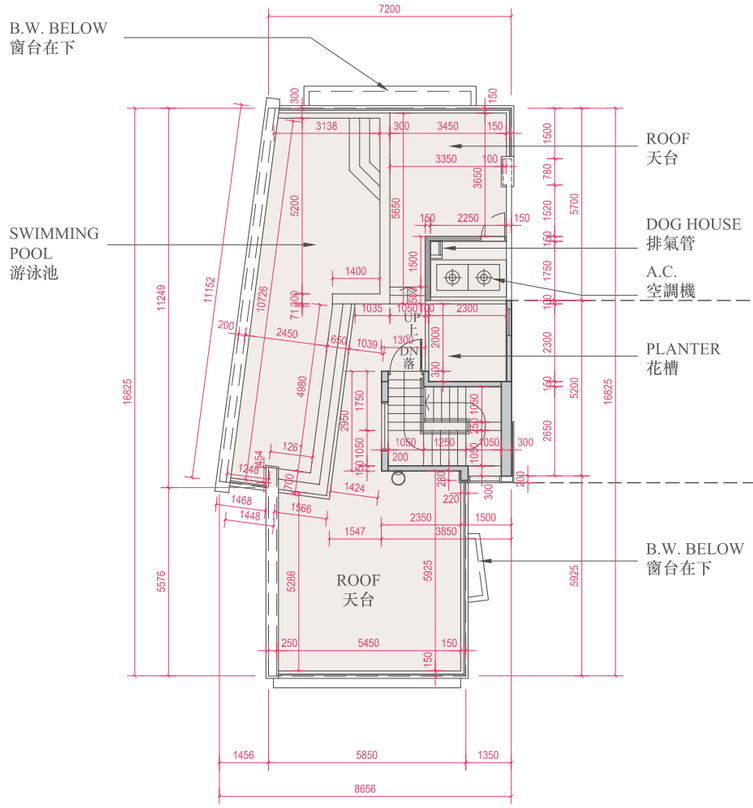
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

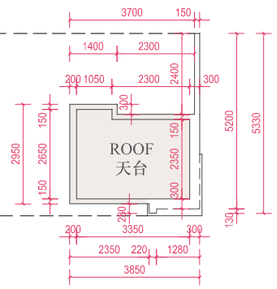
HOUSE 2
2號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 2
2號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200, 300	2800, 3250
Ground Floor 地下	150, 175, 200	3250, 3300, 3350, 3600, 3700, 3850, 4050
1/F 一樓	150, 200, 300	3300
Roof 天台	125	N/A 不適用

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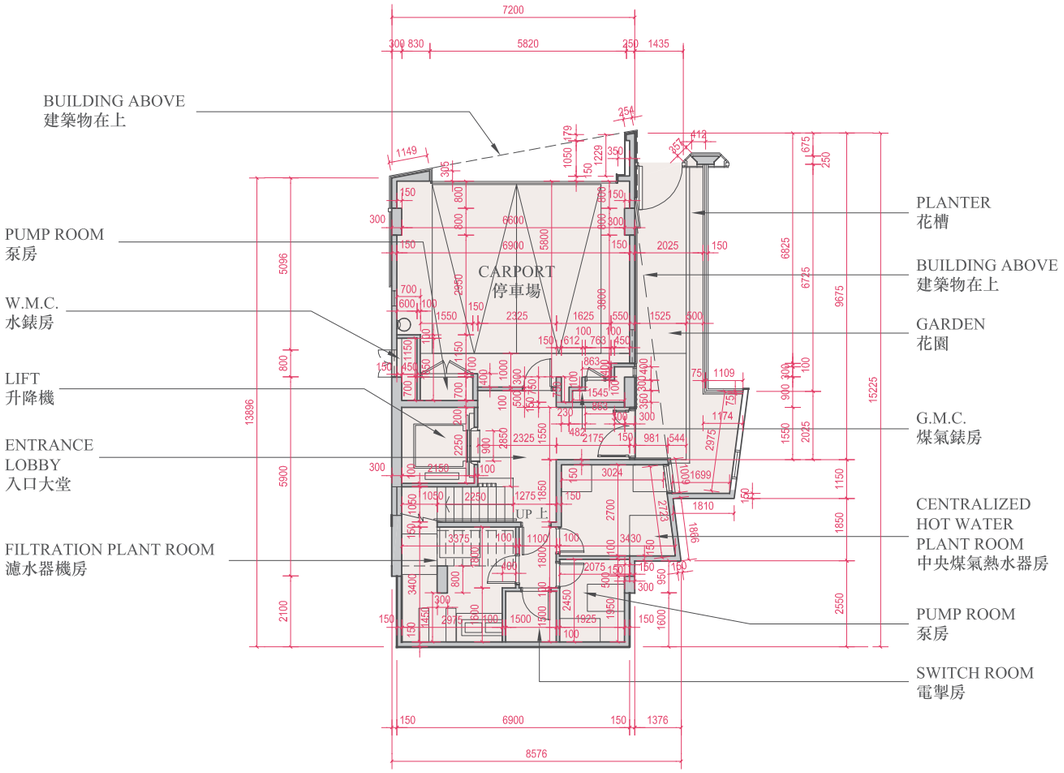
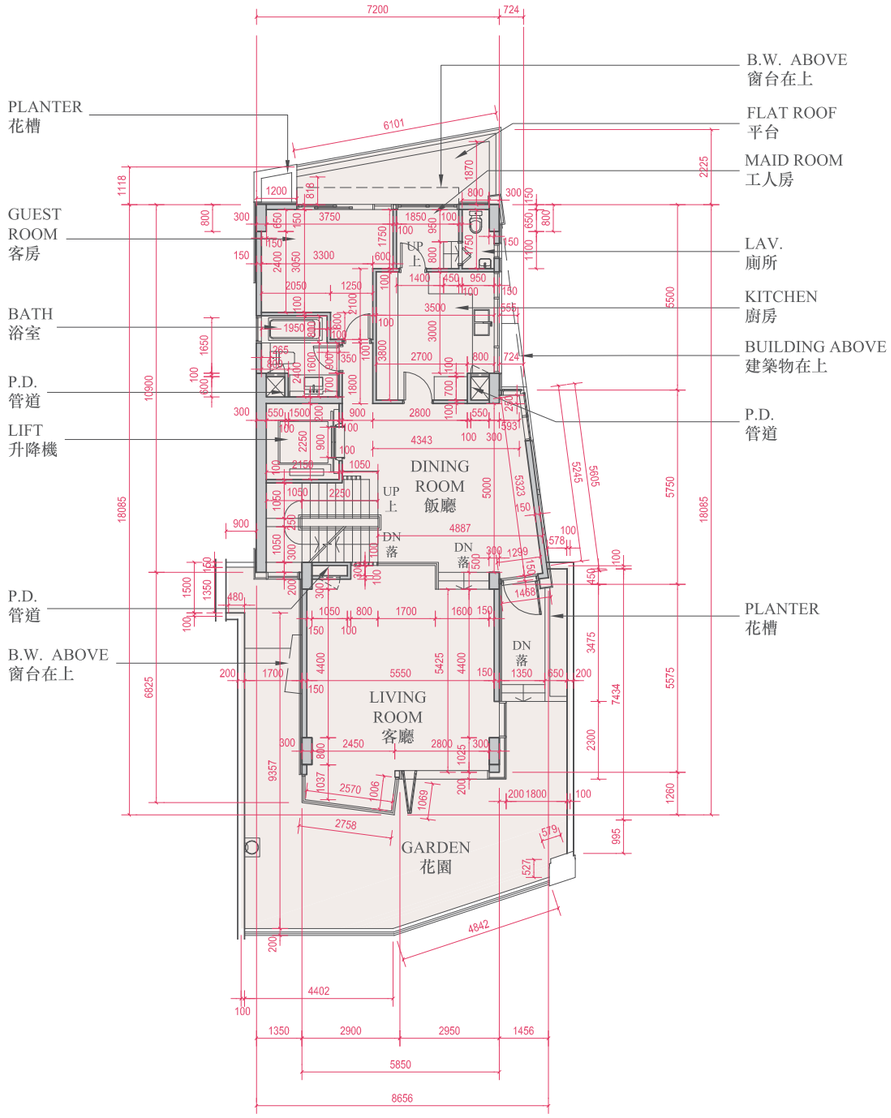
HOUSE 3
3號屋



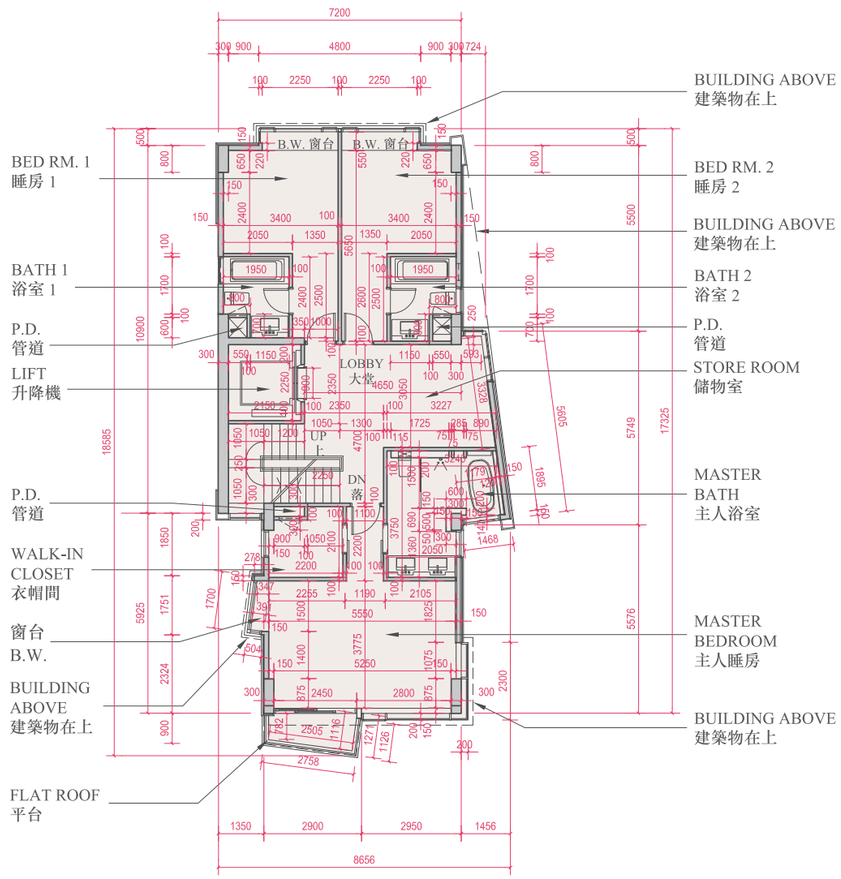
Lower Ground Floor Plan
下層地下平面圖



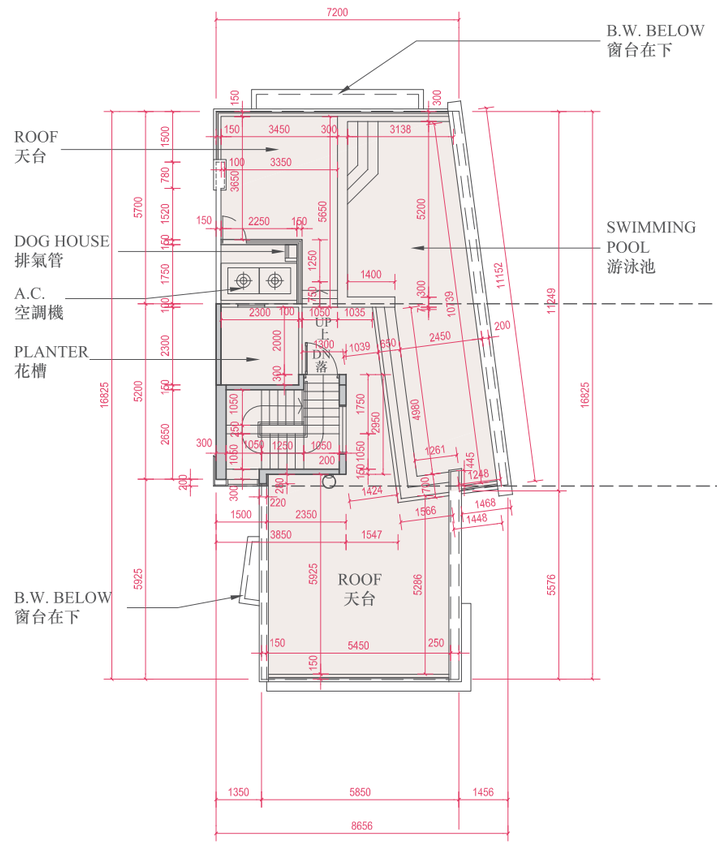
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

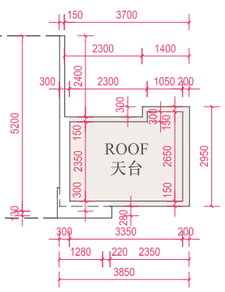
HOUSE 3
3 號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 3
3號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
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Ground Floor 地下	150, 175, 200	3250, 3300, 3350, 3600, 3700, 3850, 4050
1/F 一樓	150, 200, 300	3300
Roof 天台	125	N/A 不適用

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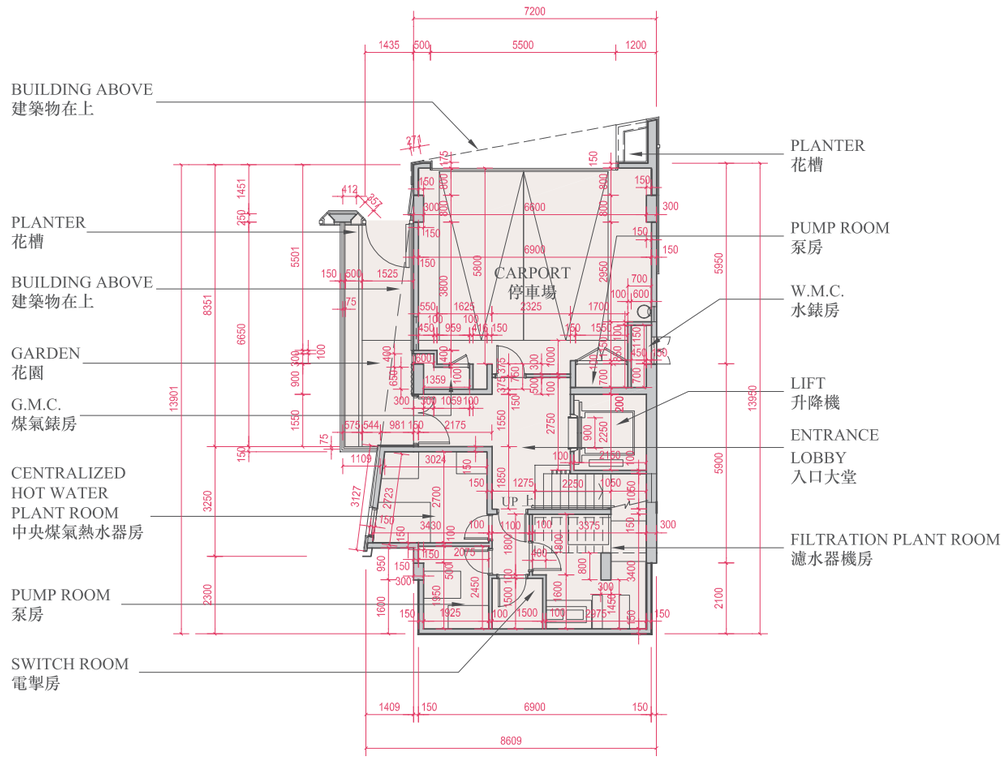
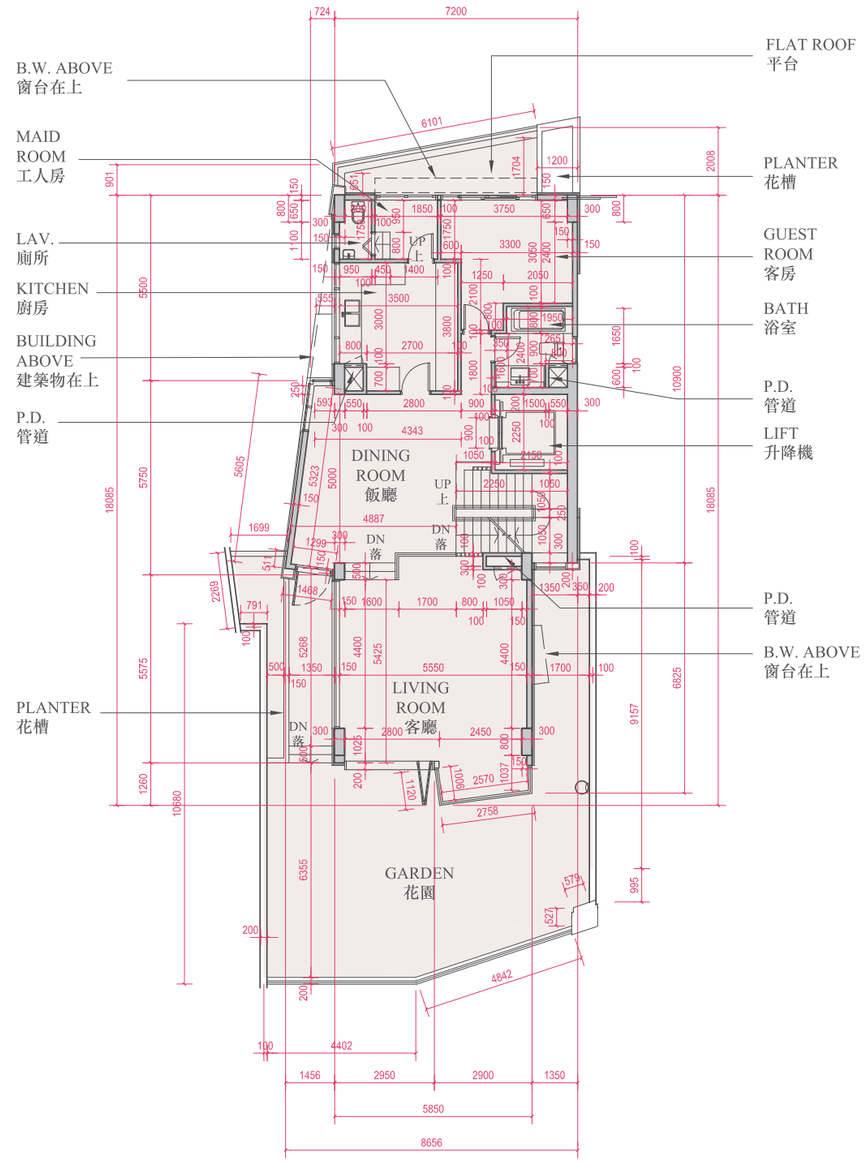
HOUSE 5
5號屋



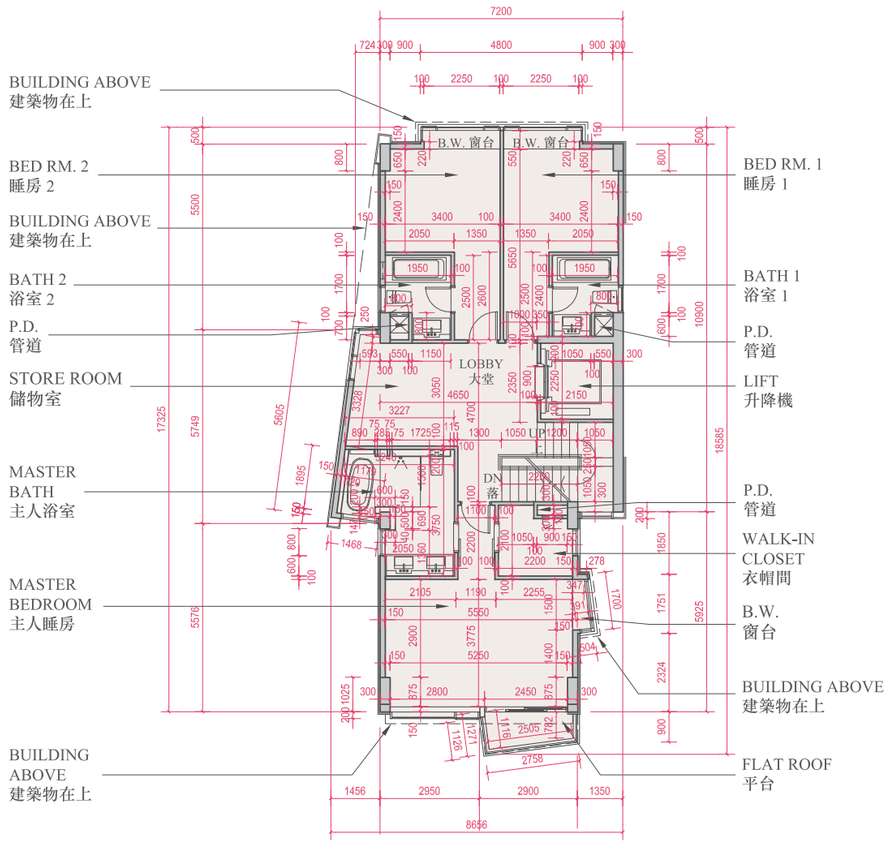
Lower Ground Floor Plan
下層地下平面圖



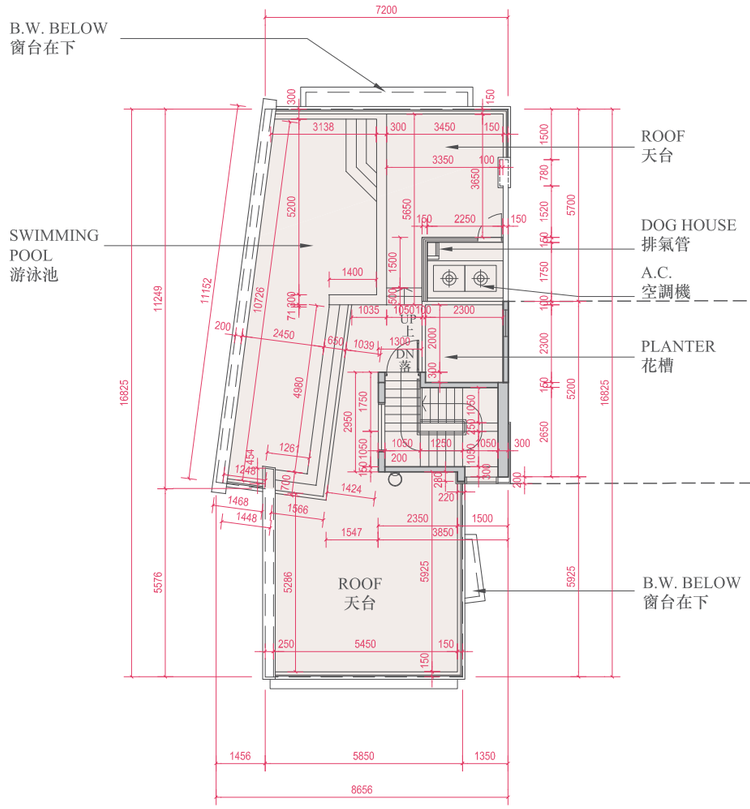
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

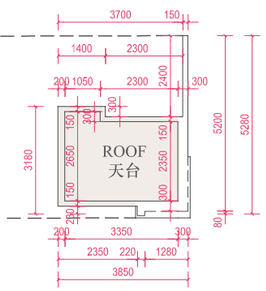
HOUSE 5
5號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 5
5號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
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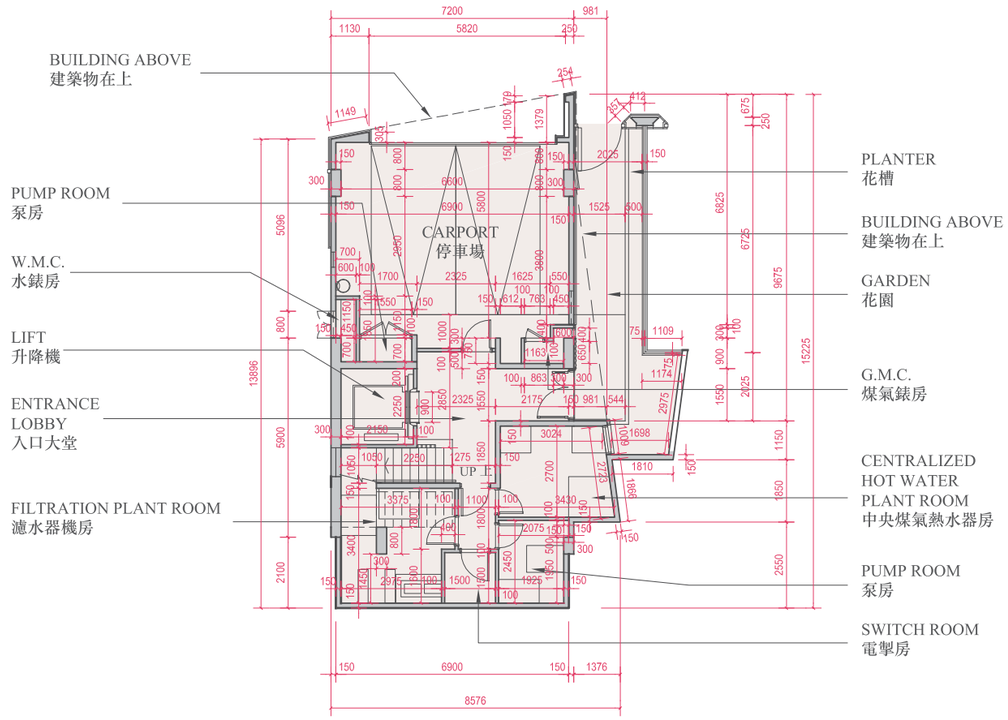
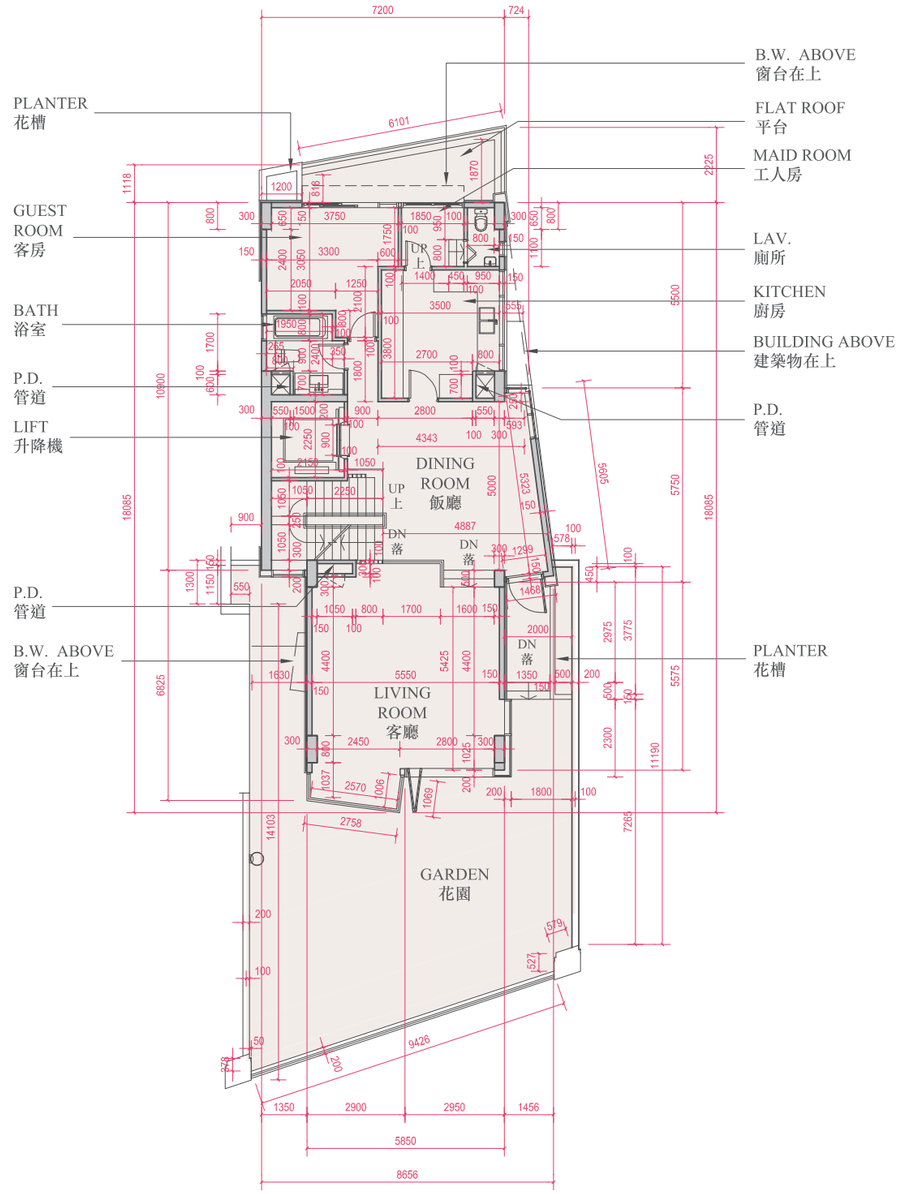
- 部份獨立屋客廳、飯廳、睡房、浴室、廁所及/或廚房有假天花及/或有跌級樓板以內藏冷氣系統及/或機電設備。
- 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

HOUSE 6
6號屋



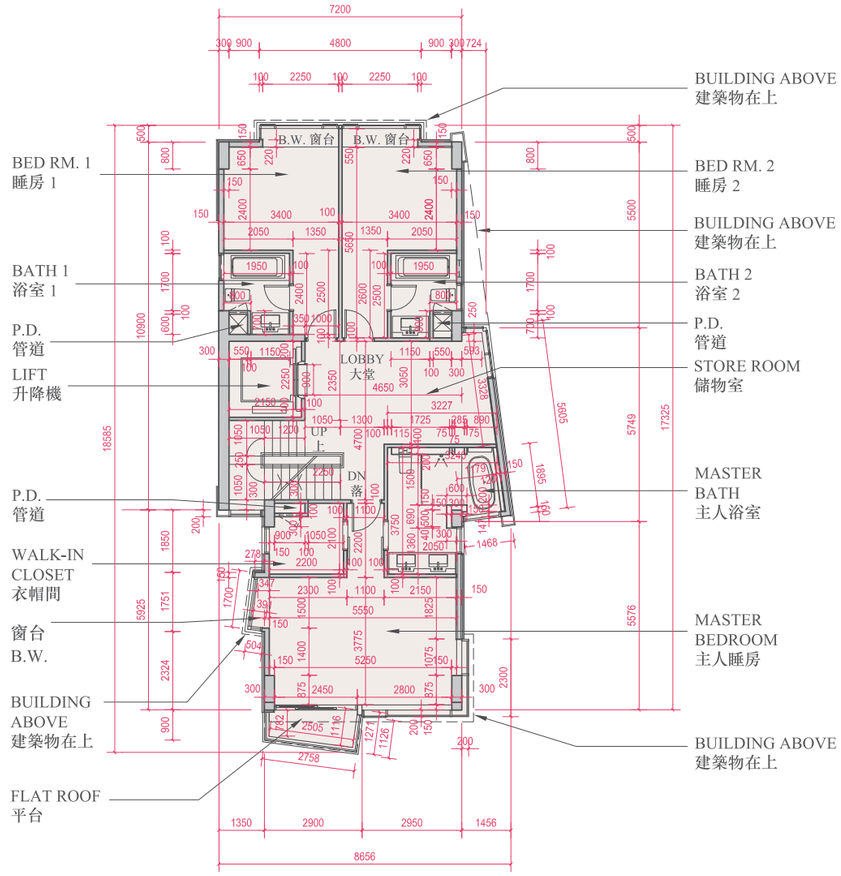
Lower Ground Floor Plan
下層地下平面圖



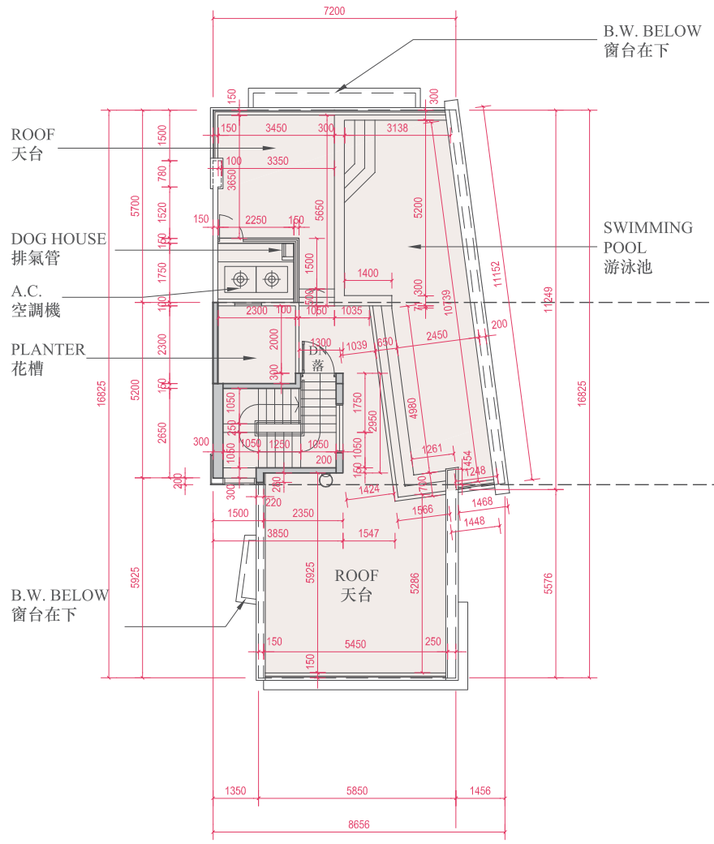
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

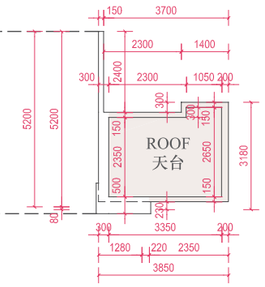
HOUSE 6
6號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 6
6號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200, 300	2800, 3250
Ground Floor 地下	150, 175, 200	3250, 3300, 3350, 3600, 3700, 3850, 4050
1/F 一樓	150, 200, 300	3300
Roof 天台	125	N/A 不適用

ABBREVIATION 縮寫

A.C. = AIR-CONDITIONER 空調機
BATH = BATHROOM 浴室
B.W. = BAY WINDOW 窗台
B.W. ABOVE = BAY WINDOW ABOVE 窗台在上
B.W. BELOW = BAY WINDOW BELOW 窗台在下
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DN = DOWN 落
G.M.C. = GAS METER CABINET 煤氣錶房
LAV. = LAVATORY 廁所
MASTER BATH = MASTER BATHROOM 主人浴室
P.D. = PIPE DUCT 管道
W.M.C. = WATER METER CABINET 水錶房

Remarks:
- The dimensions of floor plans are all structural dimensions in millimeter.
- There may be architectural features and/or exposed pipes on external walls of some houses.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall of some houses.
- There are ceiling bulkheads and/or sunken slab at some houses at Living Room, Dining Room, Bedrooms, Bathrooms, Lavatory and/or Kitchen of some houses for the air-conditioning system and/or Mechanical and Electrical services.
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- 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.

備註：
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 部份獨立屋外牆設有建築裝飾及/或外露喉管。
- 部份獨立屋的平台及/或外牆處/旁邊設有外露及/或隱藏外牆裝飾板內之公用喉管。
- 部份獨立屋客廳、飯廳、睡房、浴室、廁所及/或廚房有假天花及/或有跌級樓板以內藏冷氣系統及/或機電設備。
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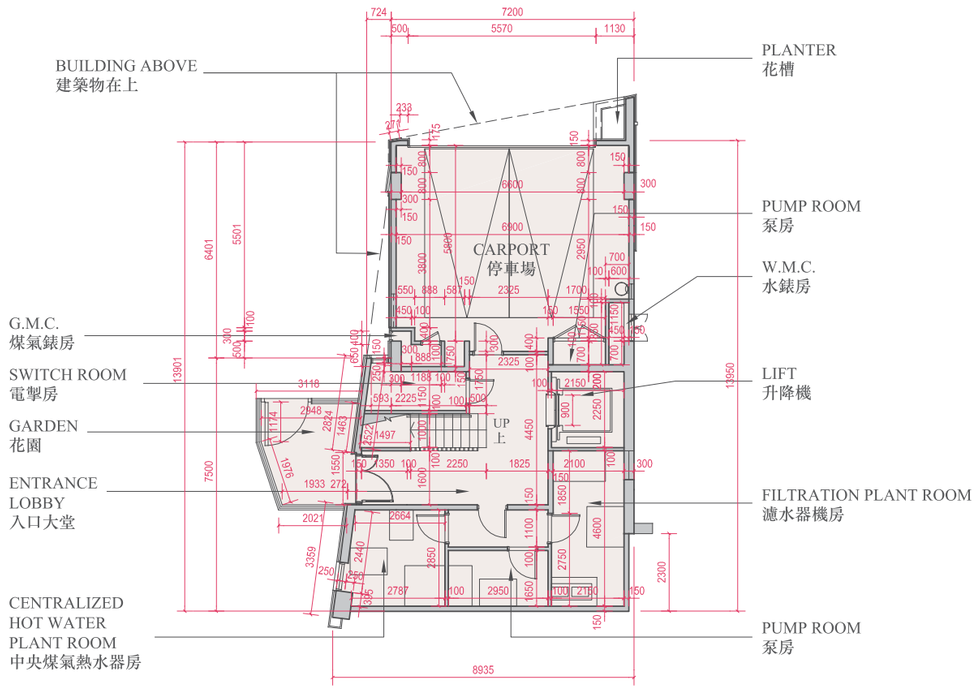
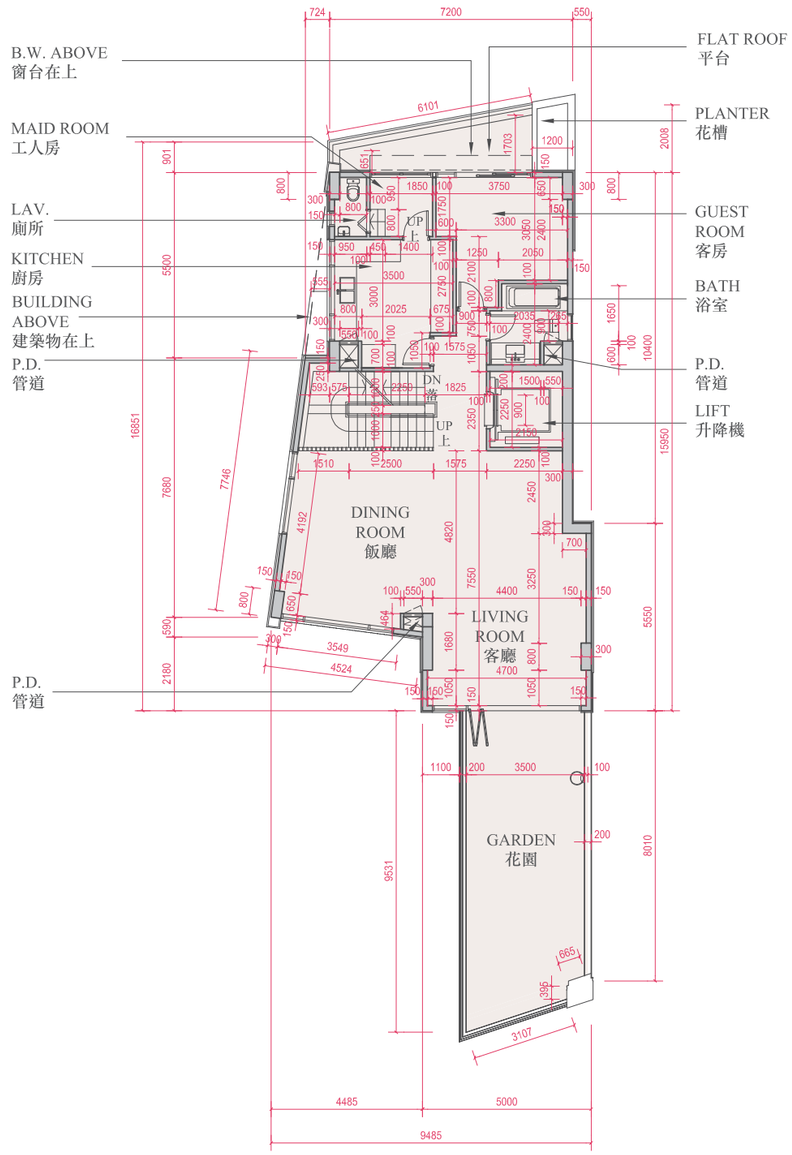
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

HOUSE 7
7號屋



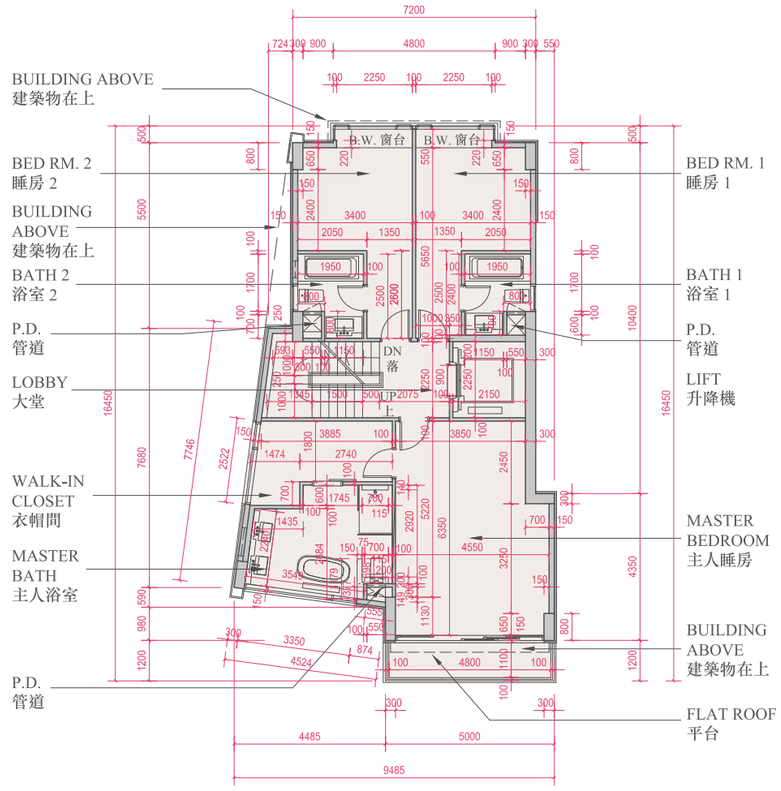
Lower Ground Floor Plan
下層地下平面圖



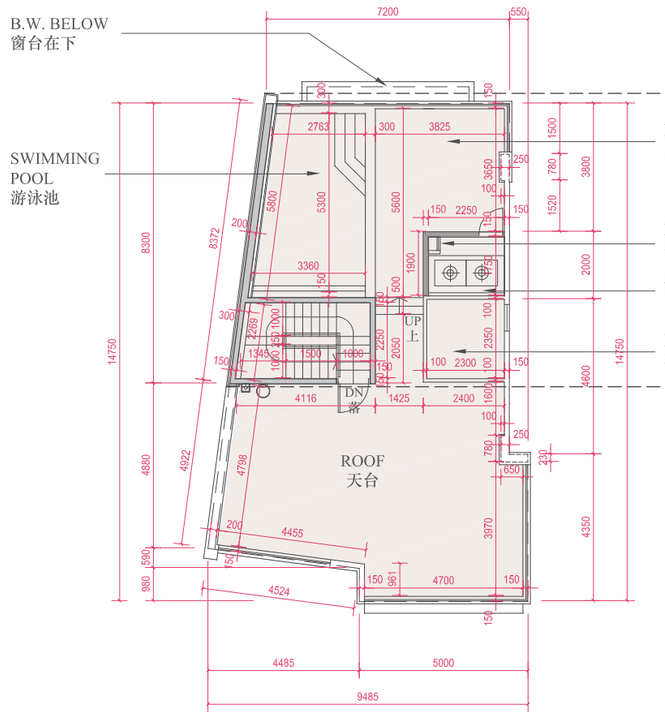
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

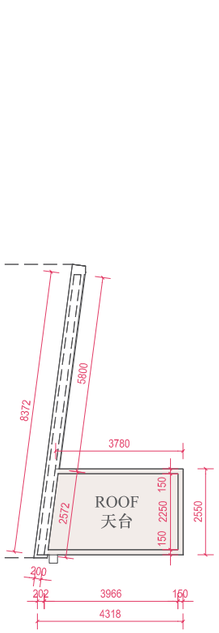
HOUSE 7
7號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 7
7號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200	3250
Ground Floor 地下	150, 175, 200, 250, 300	3150, 3250, 3300, 3350, 3400, 3600
1/F 一樓	150, 175, 200, 250	3300
Roof 天台	125	N/A 不適用

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DN = DOWN 落
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LAV. = LAVATORY 廁所
MASTER BATH = MASTER BATHROOM 主人浴室
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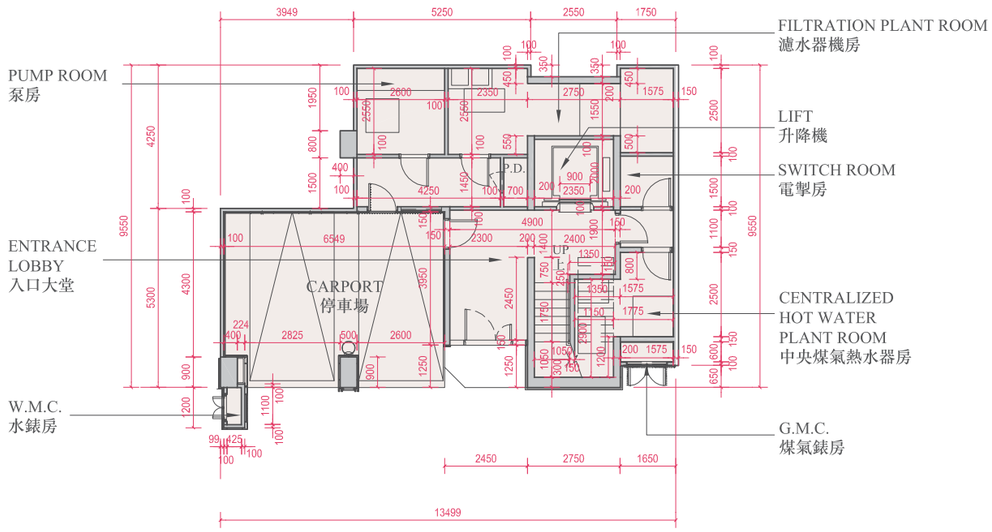
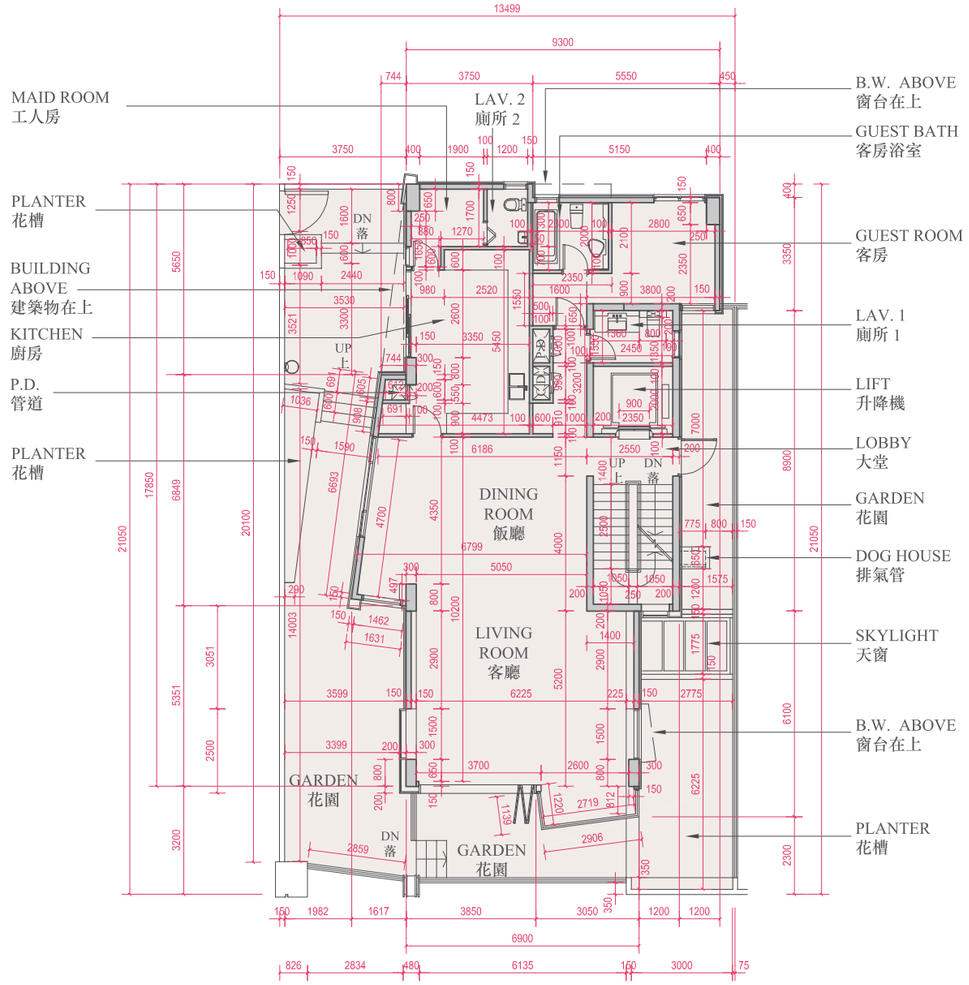
HOUSE 8
8號屋



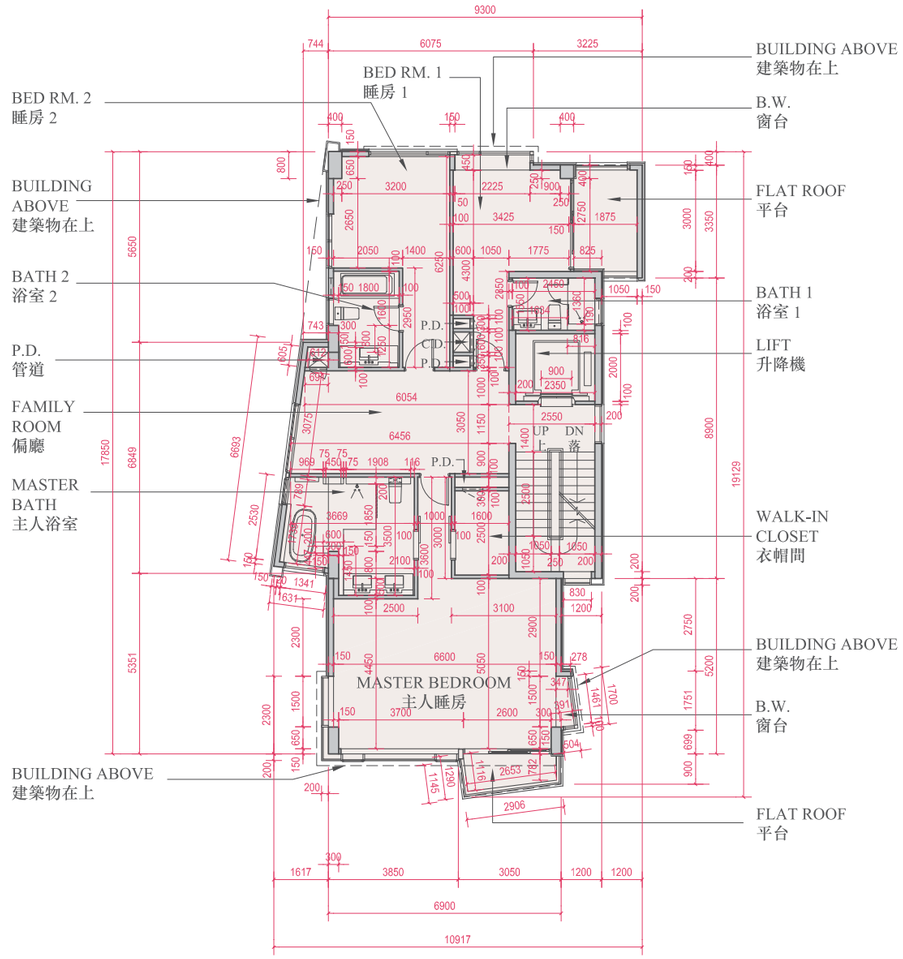
Lower Ground Floor Plan
下層地下平面圖



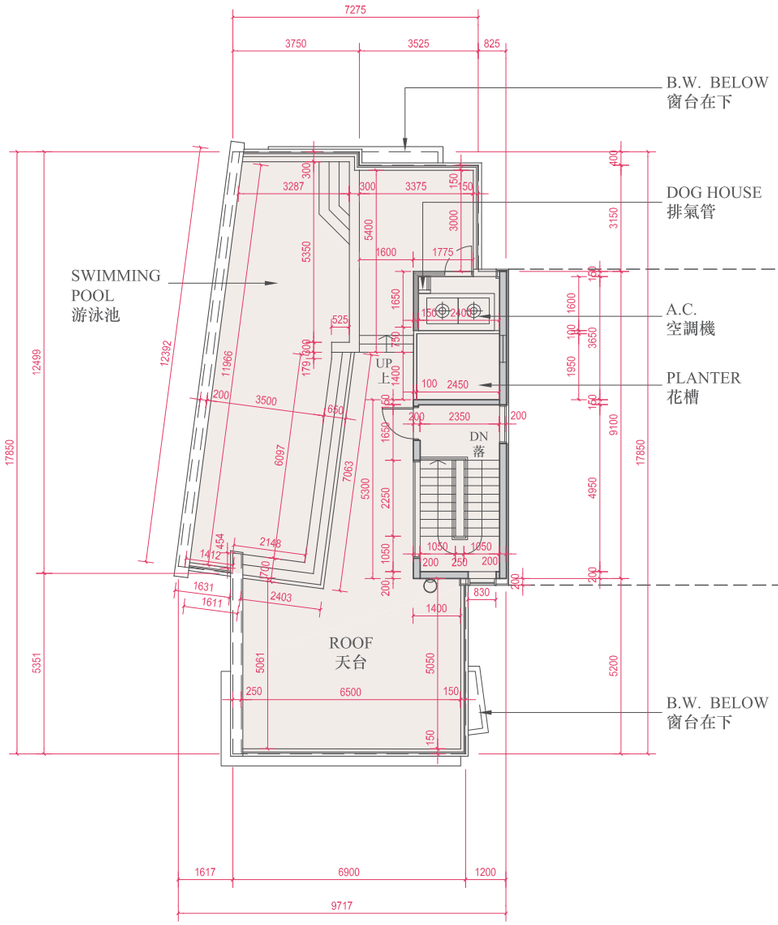
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

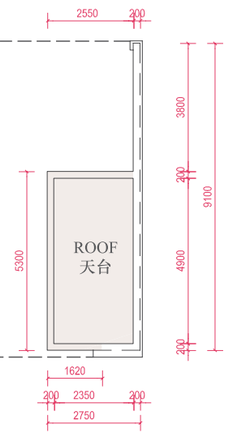
HOUSE 8
8號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 8
8號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200, 250	2550, 2800, 2950
Ground Floor 地下	150, 175, 200, 225, 300	3550, 3600, 3700, 3900
1/F 一樓	150, 175, 200, 300	3200
Roof 天台	125	N/A 不適用

Remarks:
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B.W. BELOW = BAY WINDOW BELOW 窗台在下
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C.D. = CABLE DUCT 管道
DN = DOWN 落
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GUEST BATH = GUEST BATHROOM 客房浴室
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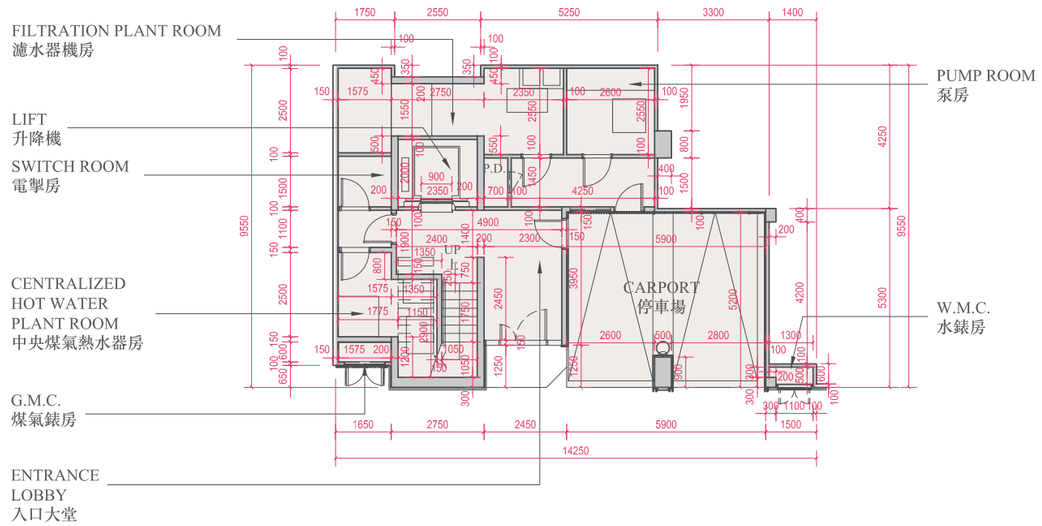
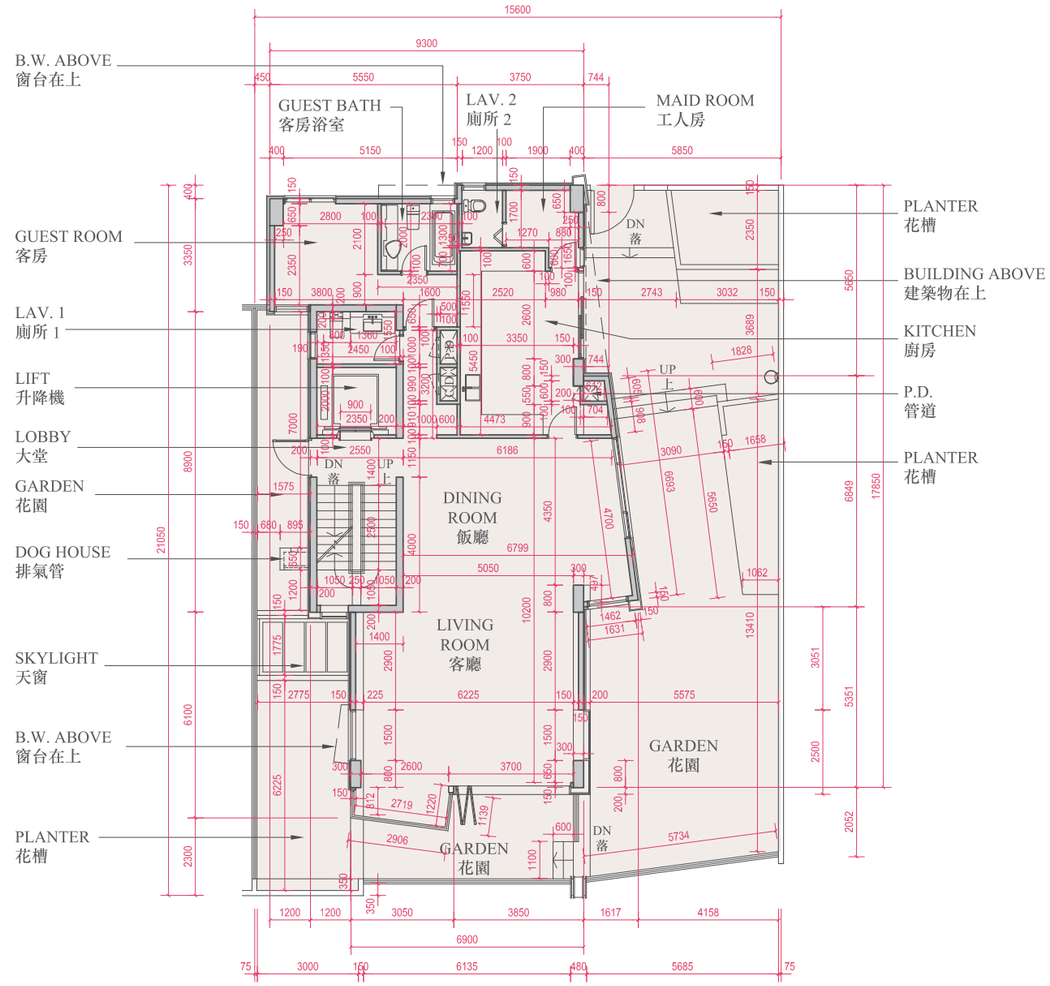
HOUSE 9
9號屋



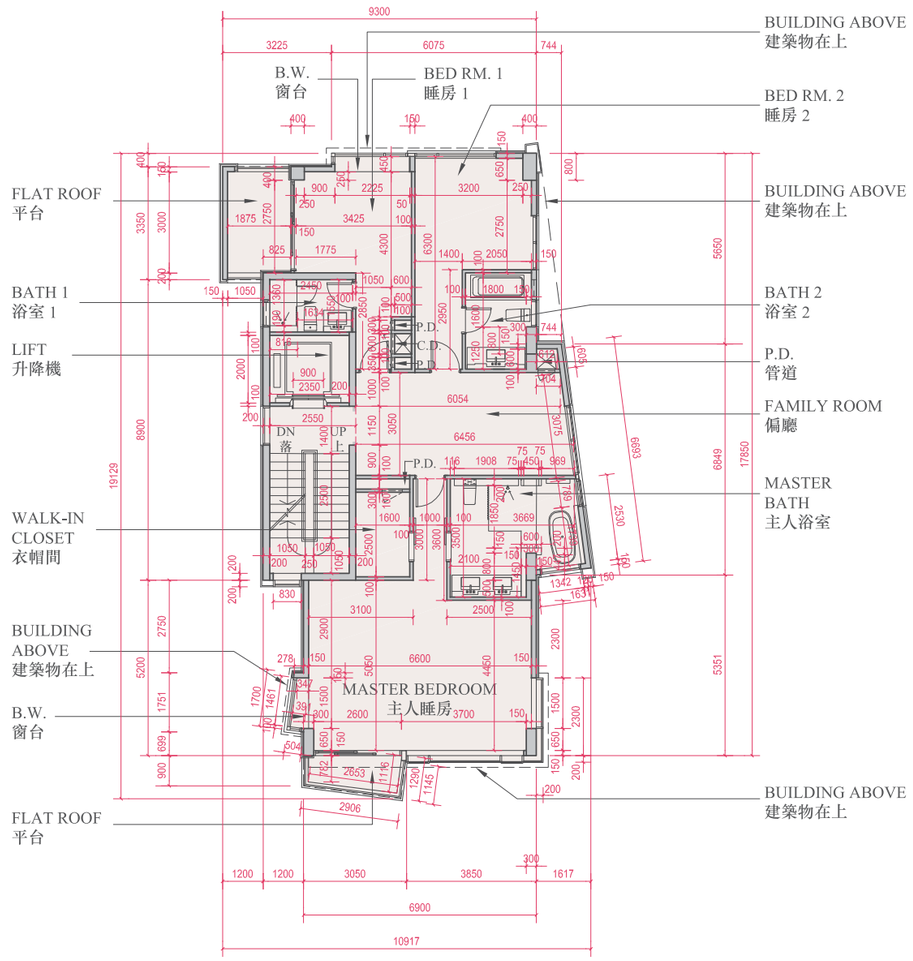
Lower Ground Floor Plan
下層地下平面圖



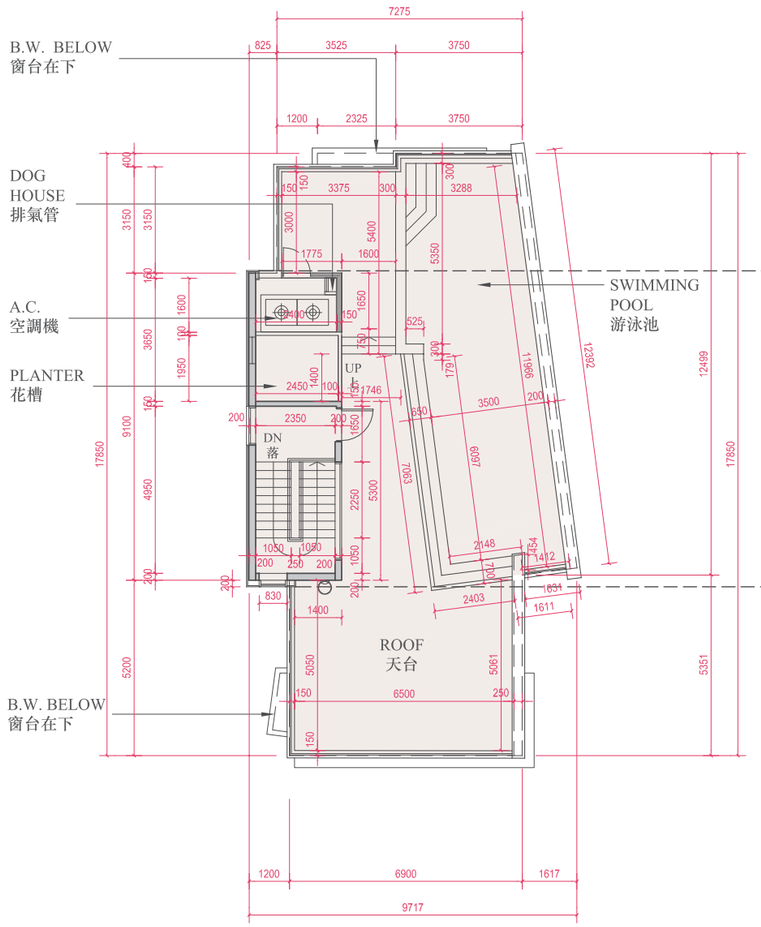
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

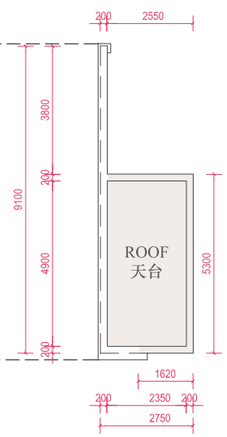
HOUSE 9
9號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 9
9號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200	2550, 2800, 2950
Ground Floor 地下	150, 175, 200, 225, 300	3550, 3600, 3700, 3900
1/F 一樓	150, 175, 200, 300	3200
Roof 天台	125	N/A 不適用

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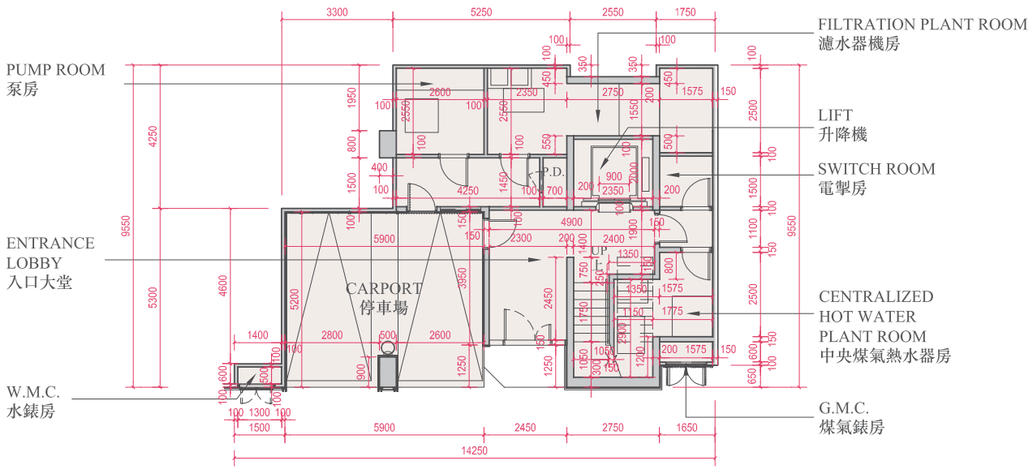
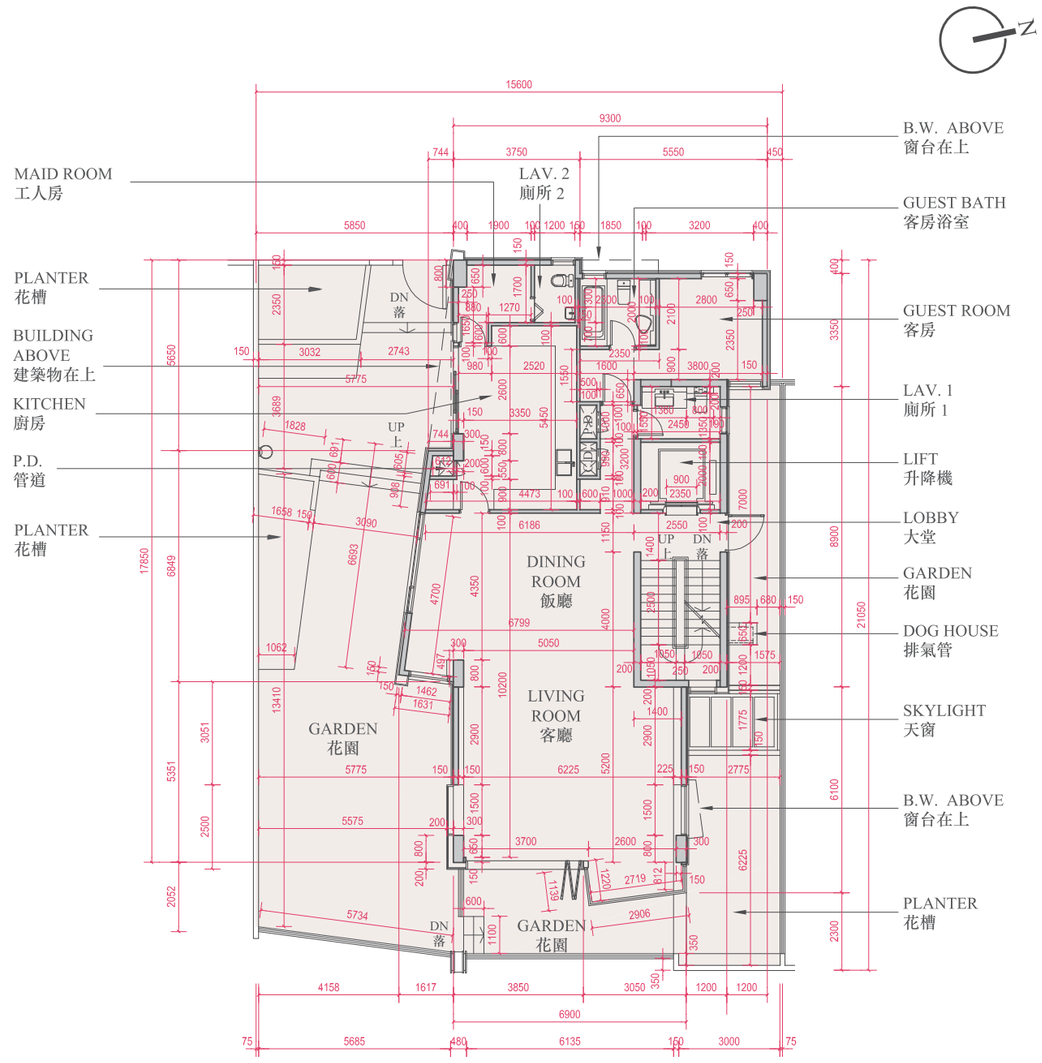
HOUSE 10
10號屋



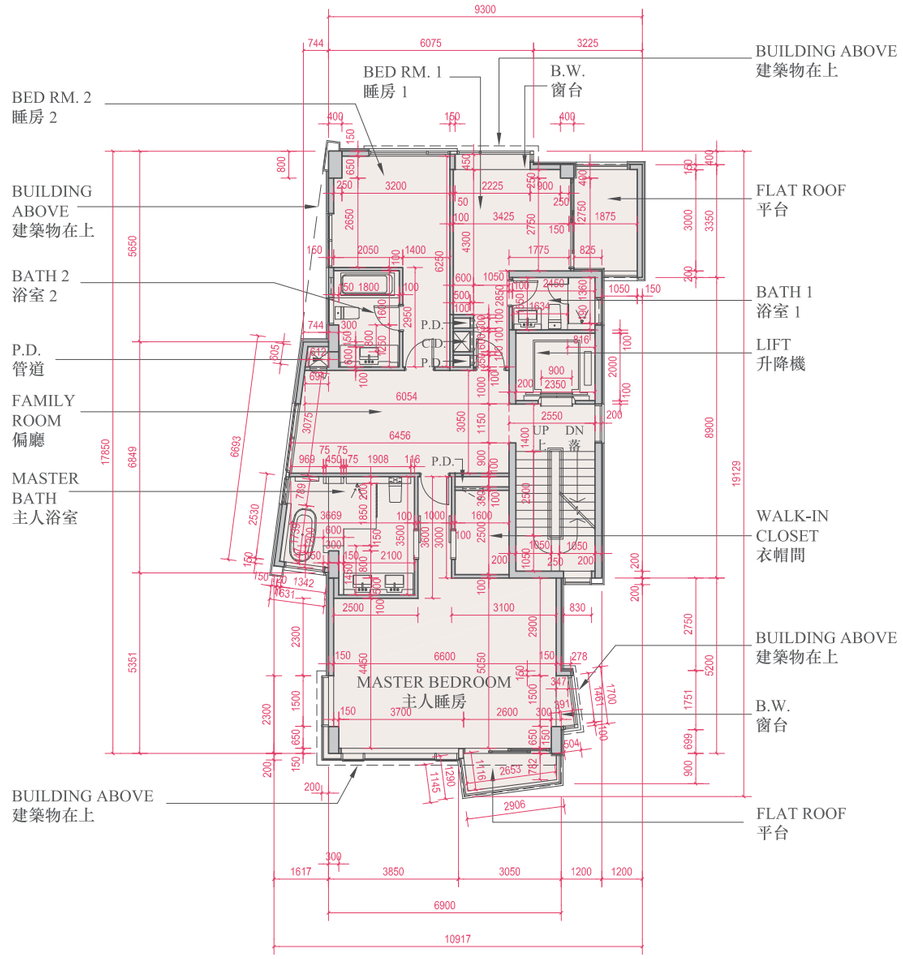
Lower Ground Floor Plan
下層地下平面圖



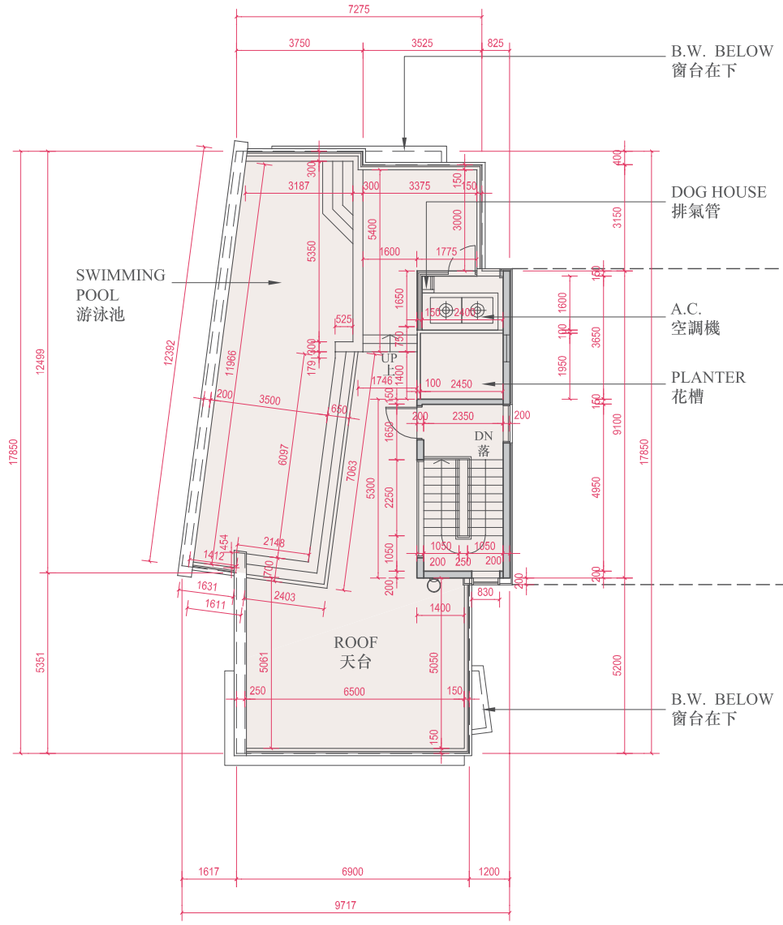
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

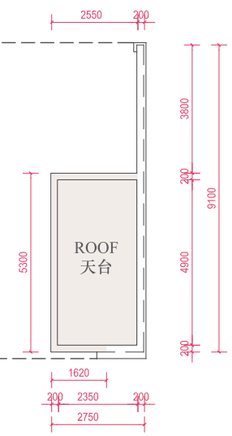
HOUSE 10
10號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖



Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 10
10號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200	2550, 2800, 2950
Ground Floor 地下	150, 175, 200, 225, 300	3550, 3600, 3700, 3900
1/F 一樓	150, 175, 200, 300	3200
Roof 天台	125	N/A 不適用

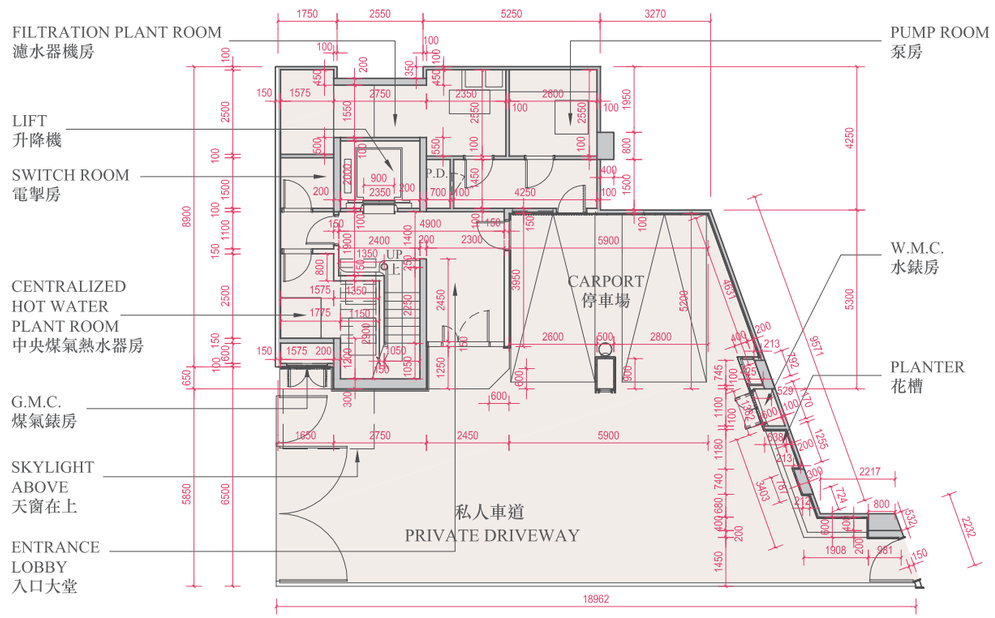
Remarks:
- The dimensions of floor plans are all structural dimensions in millimeter.
- There may be architectural features and/or exposed pipes on external walls of some houses.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall of some houses.
- There are ceiling bulkheads and/or sunken slab at some houses at Living Room, Dining Room, Bedrooms, Bathrooms, Lavatory and/or Kitchen of some houses for the air-conditioning system and/or Mechanical and Electrical services.
- 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.
- 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.

ABBREVIATION 縮寫

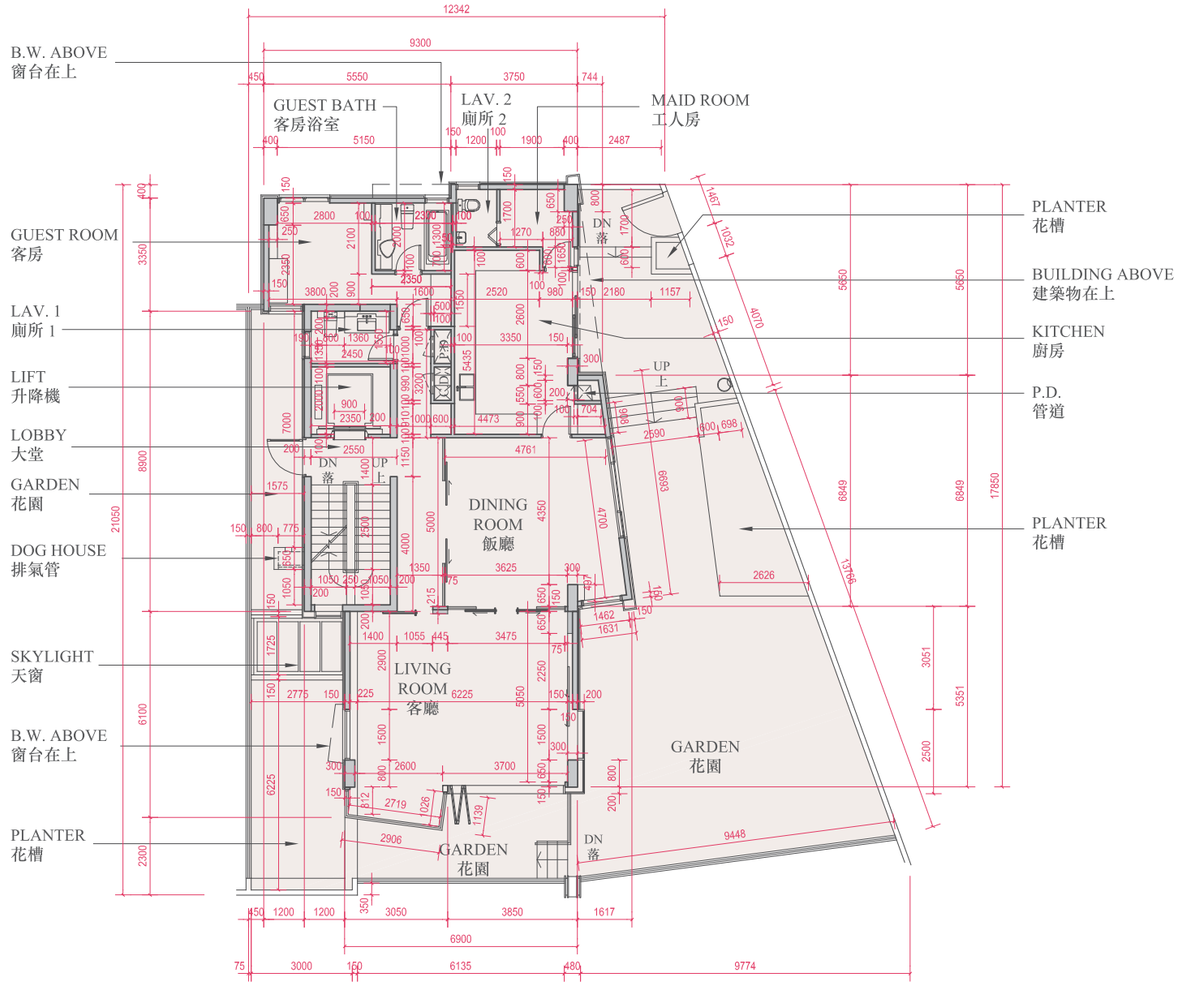
A.C. = AIR-CONDITIONER 空調機
BATH = BATHROOM 浴室
B.W. = BAY WINDOW 窗台
B.W. ABOVE = BAY WINDOW ABOVE 窗台在上
B.W. BELOW = BAY WINDOW BELOW 窗台在下
BED RM. = BEDROOM 睡房
C.D. = CABLE DUCT 管道
DN = DOWN 落
G.M.C. = GAS METER CABINET 煤氣錶房
GUEST BATH = GUEST BATHROOM 客房浴室
LAV. = LAVATORY 廁所
MASTER BATH = MASTER BATHROOM 主人浴室
P.D. = PIPE DUCT 管道
W.M.C. = WATER METER CABINET 水錶房

備註：
- 平面圖所列之數字為以毫米標示之建築結構尺寸。
- 部份獨立屋外牆設有建築裝飾及/或外露喉管。
- 部份獨立屋的平台及/或外牆處/旁邊設有外露及/或隱藏外牆裝飾板內之公用喉管。
- 部份獨立屋客廳、飯廳、睡房、浴室、廁所及/或廚房有假天花及/或有跌級樓板以內藏冷氣系統及/或機電設備。
- 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 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。

HOUSE 11
11號屋



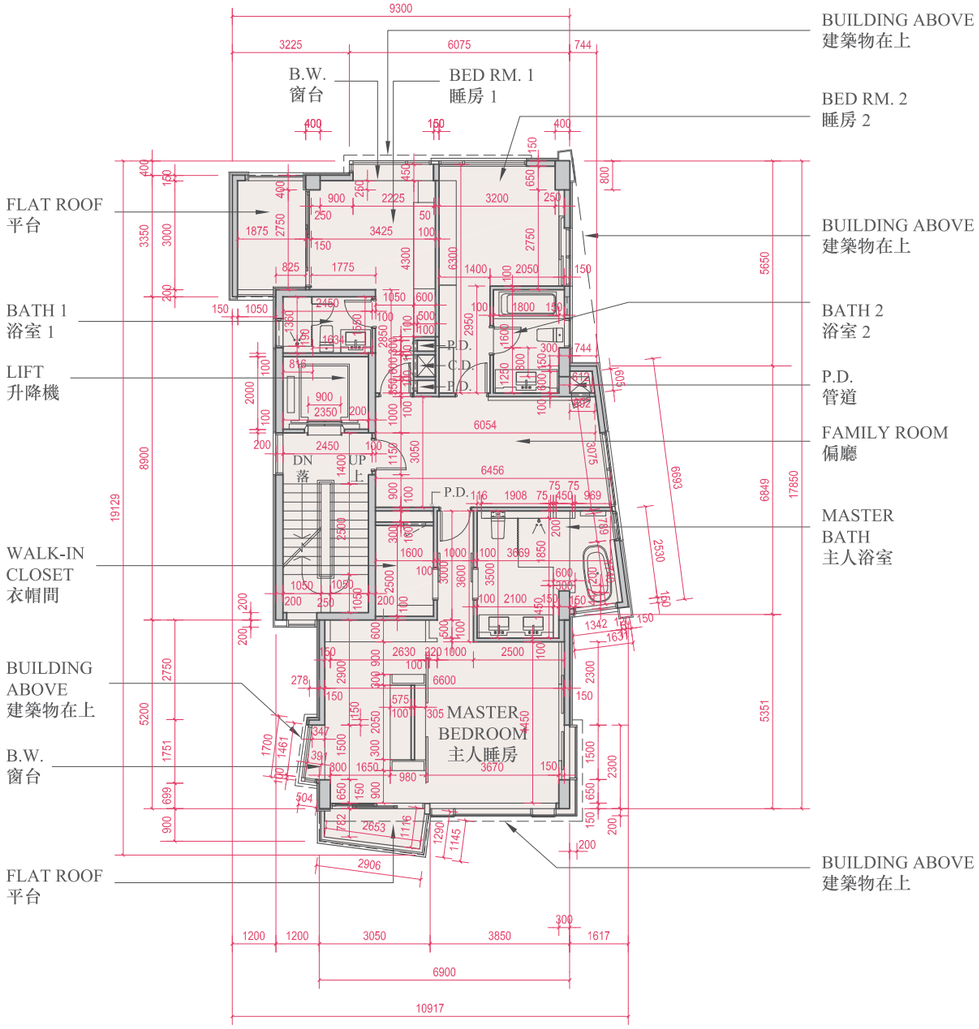
Lower Ground Floor Plan
下層地下平面圖



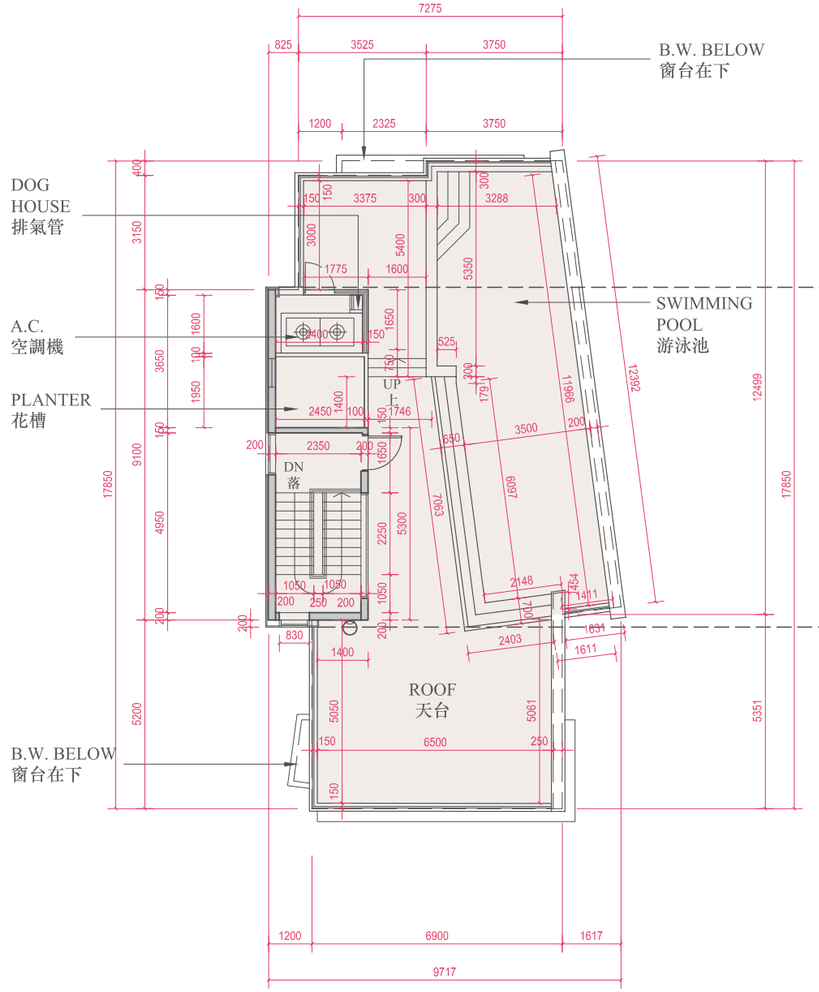
Ground Floor Plan
地下平面圖

SCALE 比例：
0 10m (米)

HOUSE 11
11號屋



1/F Plan
一樓平面圖



Roof Plan
天台平面圖

Upper Roof Plan
上層天台平面圖

SCALE 比例：
0 10m (米)

HOUSE 11
11號屋

Floor 樓層	The thickness of floor slabs (excluding plaster) of each house (mm) 每座獨立屋的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each house (mm) 每座獨立屋的層與層之間的高度 (毫米)
Lower Ground Floor 下層地下	150, 175, 200	2550, 2800, 2950
Ground Floor 地下	150, 175, 200, 225, 300	3550, 3600, 3700, 3900
1/F 一樓	150, 175, 200, 300	3185
Roof 天台	125	N/A 不適用

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- 部份獨立屋外牆設有建築裝飾及/或外露喉管。
- 部份獨立屋的平台及/或外牆處/旁邊設有外露及/或隱藏外牆裝飾板內之公用喉管。
- 部份獨立屋客廳、飯廳、睡房、浴室、廁所及/或廚房有假天花及/或有跌級樓板以內藏冷氣系統及/或機電設備。
- 層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- 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。

Description of Residential Property 物業的描述	Saleable Area (including Balcony, Utility Platform and Verandah (if any)) sq. metre (sq. ft) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft) 其他指明項目的面積(不計算入實用面積)平方米(平方呎)									
House Number 獨立屋編號		Air-Conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 1 號屋	305.448 (3,288) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	2.400 (26)	-	9.137 (98)	44.812 (482)	39.366 (424)	110.376 (1,188)	8.534 (92)	-	-
House 2 2 號屋	304.267 (3,275) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	3.072 (33)	-	9.140 (98)	65.290 (703)	39.177 (422)	110.277 (1,187)	8.534 (92)	-	-
House 3 3 號屋	305.290 (3,286) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	3.072 (33)	-	10.086 (109)	79.280 (853)	39.194 (422)	110.277 (1,187)	8.534 (92)	-	-
House 5 5 號屋	304.225 (3,275) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	3.072 (33)	-	9.140 (98)	89.304 (961)	39.219 (422)	110.277 (1,187)	8.534 (92)	-	-
House 6 6 號屋	305.117 (3,284) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	3.072 (33)	-	10.086 (109)	109.537 (1,179)	39.366 (424)	110.277 (1,187)	8.534 (92)	-	-
House 7 7 號屋	303.282 (3,265) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	2.400 (26)	-	11.991 (129)	38.737 (417)	39.347 (424)	107.122 (1,153)	8.659 (93)	-	-
House 8 8 號屋	370.444 (3,987) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	1.602 (17)	-	8.193 (88)	115.351 (1,242)	33.224 (358)	132.233 (1,423)	11.633 (125)	-	-
House 9 9 號屋	370.272 (3,986) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	1.602 (17)	-	8.193 (88)	158.308 (1,704)	30.230 (325)	132.233 (1,423)	11.633 (125)	-	-
House 10 10 號屋	370.272 (3,986) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	1.602 (17)	-	8.193 (88)	158.308 (1,704)	30.230 (325)	132.233 (1,423)	11.633 (125)	-	-
House 11 11 號屋	370.427 (3,987) Balcony 露台 : - Utility Platform 工作平台 : - Veranda 陽台 : -	-	1.602 (17)	-	8.193 (88)	162.445 (1,749)	128.819 (1,387)	132.233 (1,423)	11.633 (125)	-	-

1. The saleable area of each residential property and the floor area of a balcony, a utility platform and a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The area of other specified items (not included in the saleable area) to the extent that it forms part of the residential property are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:
1. The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. There are no balcony, utility platform and verandah in the residential properties in the Development.

1. 每個住宅物業的實用面積及構成住宅物業的一部分的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。

2. 構成住宅物業的一部分的其他指明項目的面積（不計算入實用面積），是按《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：
1. 以平方米列出的面積是以1平方米＝10. 764平方呎換算至平方呎並四捨五入至整數。
2. 發展項目的住宅物業沒有露台、工作平台及陽台。

Lower Ground Floor Plan
下層地下平面圖

LEGEND 圖例

Residential Parking Spaces 住客停車位

Remarks: Each of parking spaces shown above forms part of a House.
備註：以上展示之每個停車位皆為有關獨立屋之部份。

SCALE 比例：
0 10 20m (米)

Location, Numbers, Dimensions and Areas of Parking Spaces of Houses 獨立屋停車位位置、數目、尺寸及面積				
House Number 獨立屋編號	Location 位置	Number 數目	Dimensions of each parking space (L x W) (m) 每個停車位尺寸 (長 x 闊) (米)	Area of each parking space (sq. metre) 每個停車位之面積 (平方米)
House 1 1 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 2 2 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 3 3 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 5 5 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 6 6 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 7 7 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 8 8 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 9 9 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 10 10 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5
House 11 11 號屋	Lower Ground Floor 下層地下	2	5 x 2.5	12.5