物業樓齡及面積資訊服務
INFO-HOTLINE SERVICE ON PROPERTY AGE AND FLOOR AREA

查詢人供給的資料 Information supplied by Enquirer

查詢人的傳真號碼
Enquirer's Fax Number : 23233908

估價編號或帳目編號
Assessment No. or Account No. : 153864716308

日期
Date : 15-Aug-2007

時間
Time : 11:50:42

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

資訊服務編號
Info-hotline Serial Number

1009271439

物業地址或名稱	Address or description of tenement
書局街23號	23 SHU KUK ST
美輪大廈	MAYLUN APARTMENTS
十八樓 J室	17/F FLAT J

供差餉或地租評估的物業類別
Property Type for Rates or Government Rent Purposes : Private Domestic Properties 私人住宅物業

實用面積（平方米）
Saleable Area (m^2) : 43.6

最早發出入伙文件日期
Date of Issue of the Earliest Occupation Document : 11-Jul-1959

窗台面積（平方米）
Bay Window Area (m^2) :

附註 （1平方米 = 10.764平方尺）
Remarks : （1 m^2 = 10.764 ft^2）

資料提供日期
Date of Provision of Information : 15-Aug-2007

實用面積的定義 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、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。原來設計爲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爲實用面積的一部分。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 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, 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

謹請注意，此項查詢服務的收費只爲收回運作成本，並不包括任何利潤元素。由資訊系統發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是爲評估差餉及地租而設。此資訊系統所發放的資料只爲查詢人提供快捷參考用途。除用作爲評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只爲評估差餉及地租的用途，本署或本署職員因此毋須爲引用此等資料作其他用途而導致的損害或損失負上責任。在此情況下，使用本資訊系統的查詢人最好從正本文件及圖則核實資料，如有需要，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 Info-hotline System 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 Info-hotline System are strongly advised to verify the information from the original documents and plans, and where necessary, consult their own professional advisers.