



估價編號 : 681-54486-8664-0C
Assessment No. : 681-54486-8664-0C
資料提供日期 : 19-Mar-2015
Date of Provision of Information : 19-Mar-2015
最早發出入伙文件日期 : 28-Jun-1989
Date of Issue of the Earliest Occupation Document : 28-Jun-1989
時間 : 20:45:08
面積對算值 : 1 平方米 = 10.764 平方呎
Time : 20:45:08
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

交易參考編號 Transaction Reference Number : RVD1503191239207	物業地址或名稱 : 沙田 沙田正街1號 蔚景園 2座 27樓 C室	Address or description of tenement : 1 SHA TIN CENTRE ST SCENERY COURT BLK 2 27/F FLAT C SHA TIN
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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 : 35.2 平方米 m²
Saleable Area : 35.2 m²
附註 此物業有下列附屬設施，並不包括在「實用面積」內。
Remarks This property has the following ancillary accommodation which has not been included in the "Saleable Area".
(i) 窗台面積 Bay Window Area : 2.2 平方米 m²

** 計算此物業的「實用面積」時，所採納的牆身厚度最多不超過 230 毫米。

A maximum wall thickness of 230 mm is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期 : 11-Feb-2009
Last Update Date of Floor Area Information : 11-Feb-2009

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

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，乃摘取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只為查詢人提供快捷參考用途。除用作為評估差餉及地租外，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的損害或損失負責上責任。在此情況下，使用本「物業資訊網」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 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.

物業資訊網入伙文件對照編號
PIO Serial Number of Occupation Document :

027925

入伙紙所載資料 Information contained in Occupation Permit

物業地址或名稱
Property address or description :

Sha Tin on Lot No. S.T.T.L. 268

入伙紙編號
Permit Number : NT 110/89入伙紙發出日期
Permit issued on : 28-Jun-1989屋宇署檔案號碼
Buildings Department's BLD(B) 2/9036/87
Reference Number :入伙紙類別
Permit Type : FULL PERMIT許可物業用途
Permitted occupation purposes :Schedule

- Level 1 : Car parking spaces, loading/unloading area, open swimming pool with changing rooms and ancillary accommodation for non-domestic use.
- Level 2 : Car parking spaces and ancillary accommodation for non-domestic use.
- Level 3 : Shops, landscaped garden and ancillary accommodation for non-domestic use.
- Level 4 : Covered play areas, landscaped garden and ancillary accommodation for non-domestic use.
- Level 5 to Level 27 (inclusive) : 2 tower blocks each with 8 flats on each level for domestic use.

註釋 EXPLANATORY NOTES

上述資料摘錄自屋宇署發出的有關佔用許可證，經由差餉物業估價署的物業資訊網發放，用以查證有關物業的「用途限制」，以符合《地產代理常規（一般責任及香港住宅物業）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.