

TOWER 1(1A & 1B)
第1座(1A及1B)

52/F FLOOR PLAN
52樓樓面平面圖



AL109

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE
期數的住宅物業的樓面平面圖

	Tower 座	Floor 樓層	Flats 單位		
			A	B	C
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 (1A)	52/F 52樓	150, 175	150, 175, 200	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500	3050, 3400, 3500, 3550, 3850	3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	Tower 1 (1B)	52/F 52樓	150, 175	150, 175	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)			3500	3500	3500

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.

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- (I) The restriction on the minimum number of residential units (as referred to in Special Condition No. (16)(b)(i)(xiv)(I) of the Land Grant) in Phase IV (including Phase IVA and IVB): 1459
- (II) Special Condition No. (16) (k) of the Land Grant stipulates that except with the prior written consent of the Director of Lands ("the Director"), the Grantee shall not carry out or permit or suffer to be carried out any works in connection with any residential flat erected or to be erected on Site C1, Site G, Site H, Site I, Site J, Site N and Site O, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such flat being internally linked to and accessible from any adjoining or adjacent residential flat erected or to be erected on Site C1, Site G, Site H, Site I, Site J, Site N and Site O. The decision of the Director as to what constitutes works resulting in a flat being internally linked to and accessible from any adjoining or adjacent residential flat shall be final and binding on the Grantee.
- (III) Clause 15 of the Third Schedule to the approved form of Sub-Deed of Mutual Covenant and Management Agreement stipulates that:
 - (a) Without prejudice to Clause 19(a) of Section E of the Principal Deed and Clause 3 of this Schedule, no Owner shall carry out or permit or suffer to be carried out any works in connection with any Phase IV Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Phase IV Residential Unit being internally linked to and accessible from any adjoining or adjacent Phase IV Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.
 - (b) The Manager shall deposit in the management office of Phase IV the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent referred to in Clause 15(a) of this Schedule for inspection by all Owners of Phase IV free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund for Phase IV.
- (IV) The total number of residential units provided in the Phase: 1040

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。

備註:

- 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
- (I) 第(16)(b)(i)(xiv)(I)條批地特別條款中對於第IV期(包括第IVA期及第IVB期)中住宅單位的最少數目的限制: 1459
- (II) 批地文件第(16)(k)條批地特別條款規定，除非獲地政署署長(「署長」)事先書面同意，業主不得進行或准許或容許與現已或將會建於地盤C1、地盤G、地盤H、地盤I、地盤J、地盤N及地盤O的任何住宅單位有關的任何工程(包括但不限於拆除或改動任何分隔牆、任何地板或天花板或任何間隔結構)而引致該等單位可由內部連接及進入任何現已或將會建於地盤C1、地盤G、地盤H、地盤I、地盤J、地盤N及地盤O的毗連或鄰近住宅單位。署長對於甚麼是構成一個單位可由內部連接及進入任何毗連的或鄰近的住宅單位的工程之決定應為最終並對業主有約束力。
- (III) 已批核的公共契約及管理協議中第三附錄第15條規定:
 - (a) 在不影響主公契中第E節第19(a)條及本公契中此附錄第3條的情況下，除非得到地政總署署長或不時地替代地政總署署長的其他政府機關之預先書面同意(地政總署署長或其替代政府機關有絕對酌情權去給予或拒絕給予該等同意，而地政總署署長或其替代政府機關一旦給予該等同意，有絕對權力去提出任何條款及條件(包括徵收費用)，任何業主均不可於任何第IV期住宅單位進行或准許或容許任何工程(包括但不限於拆除或改動任何間隔牆、任何地板或天花板或任何間隔結構)而引致該第IV期住宅單位可由內部連接及進入任何鄰近的或鄰近的第IV期住宅單位。
 - (b) 經理人需於第IV期管理辦公室存放關於本附錄第15(a)條所述的地政總署署長或不時地替代地政總署署長的其他政府機關的同意資料紀錄，以供所有第IV期業主免費查閱。任何第IV期業主均可在交付合理費用後，印取該等資料的副本，而該等費用將會存入第IV期之特別基金。
- (IV) 期數所提供的住宅單位總數: 1040