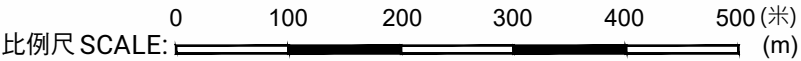


彩興苑  
Choi Hing Court

圖例 NOTATION

地帶 ZONES					
<div>CDA</div>	綜合發展區	Comprehensive Development Area	<div>G/IC</div>	政府、機構或社區	Government, Institution or Community
<div>R(A)</div>	住宅(甲類)	Residential (Group A)	<div>O</div>	休憩用地	Open Space
<div>R(B)</div>	住宅(乙類)	Residential (Group B)	<div>OU</div>	其他指定用途	Other Specified Uses
<div>V</div>	鄉村式發展	Village Type Development	<div>GB</div>	綠化地帶	Green Belt
交通 COMMUNICATIONS					
<div><div>車站</div><div>Station</div></div>	地下鐵路及車站	Railway and Station (Underground)	<div></div>	高架道路	Elevated Road
<div></div>	主要道路及路口	Major Road and Junction			
其他 MISCELLANEOUS					
<div></div>	規劃範圍界線	Boundary of Planning Scheme	<div>PFS</div>	加油站	Petrol Filling Station

本空白範圍位於發展項目的界線的500米以內，但並不被有關分區計劃大綱圖覆蓋。  
This blank area which situates within 500 metres from the boundary of the Development falls outside the coverage of the relevant Outline Zoning Plan.



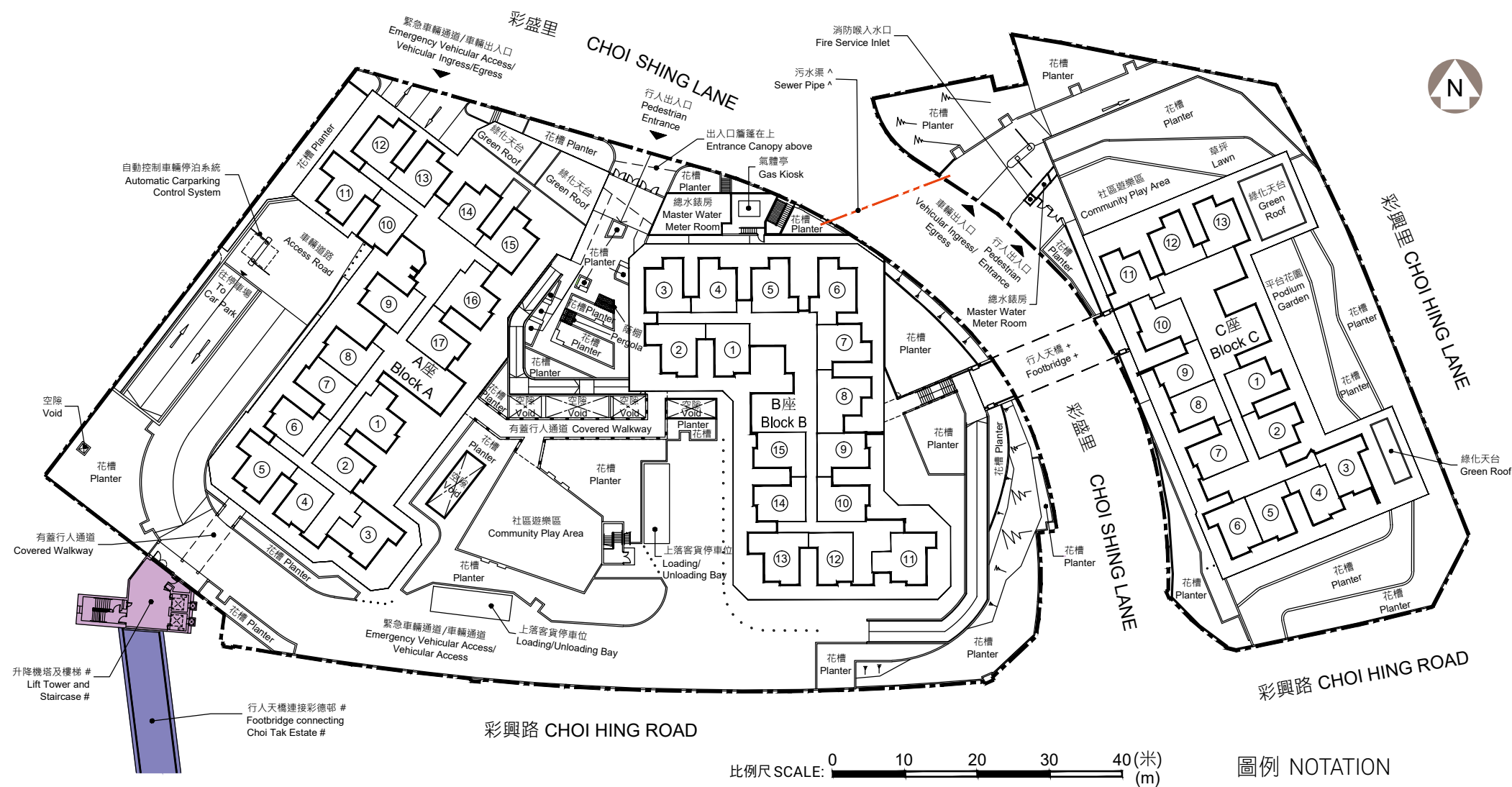
摘錄自2004年11月12日刊憲之牛池灣分區計劃大綱核准圖，圖則編號為S/K12/16。  
Adopted from part of the approved Ngau Chi Wan Outline Zoning Plan No. S/K12/16 gazetted on 12 November 2004.

- 註：
- 1. 賣方建議買方到該發展項目作實地考察，以對該發展項目、其周邊地區環境及附近的公共設施有較佳的了解。
  - 2. 由於該發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。
  - 3. 政府可根據《城市規劃條例》，隨時更改分區計劃大綱圖。
  - 4. 在售楼說明書印製日期適用的最新版本的分區計劃大綱圖可於房委會客務中心開放時間內免費查閱。

- Notes :
- 1. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
  - 2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.
  - 3. The Government may revise the Outline Zoning Plan in accordance with the Town Planning Ordinance as and when necessary.
  - 4. The latest version of Outline Zoning Plan as at the date of printing of the sales brochure is available for free inspection during opening hours at the HA Customer Service Centre.



## 10



<sup>^</sup>請參閱第112頁的有關資料D項。

Please refer to item D of Relevant Information on page 112.

# 請參閱第112頁的有關資料E項。

Please refer to item E of Relevant Information on page 112.

+ 請參閱第54及55頁內的批地文件的摘要中第10段。

Please refer to paragraph 10 of Summary of Land Grant on pages 54 and 55.

圖例 NOTATION

	地界	Lot Boundary
①	A座2樓-33樓單位室號	Block A Flat Number on 2/F - 33/F
	B座1樓-30樓單位室號	Block B Flat Number on 1/F - 30/F
	C座1樓-27樓單位室號	Block C Flat Number on 1/F - 27/F

A座1樓平面圖

Block A 1/F Floor Plan





發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development

圖例 NOTATION

BATH	浴室	Bathroom
ELECT METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	簷篷 / 平台	Canopy/Flat Roof
	有蓋設備維修通道	Services Opening with Cover

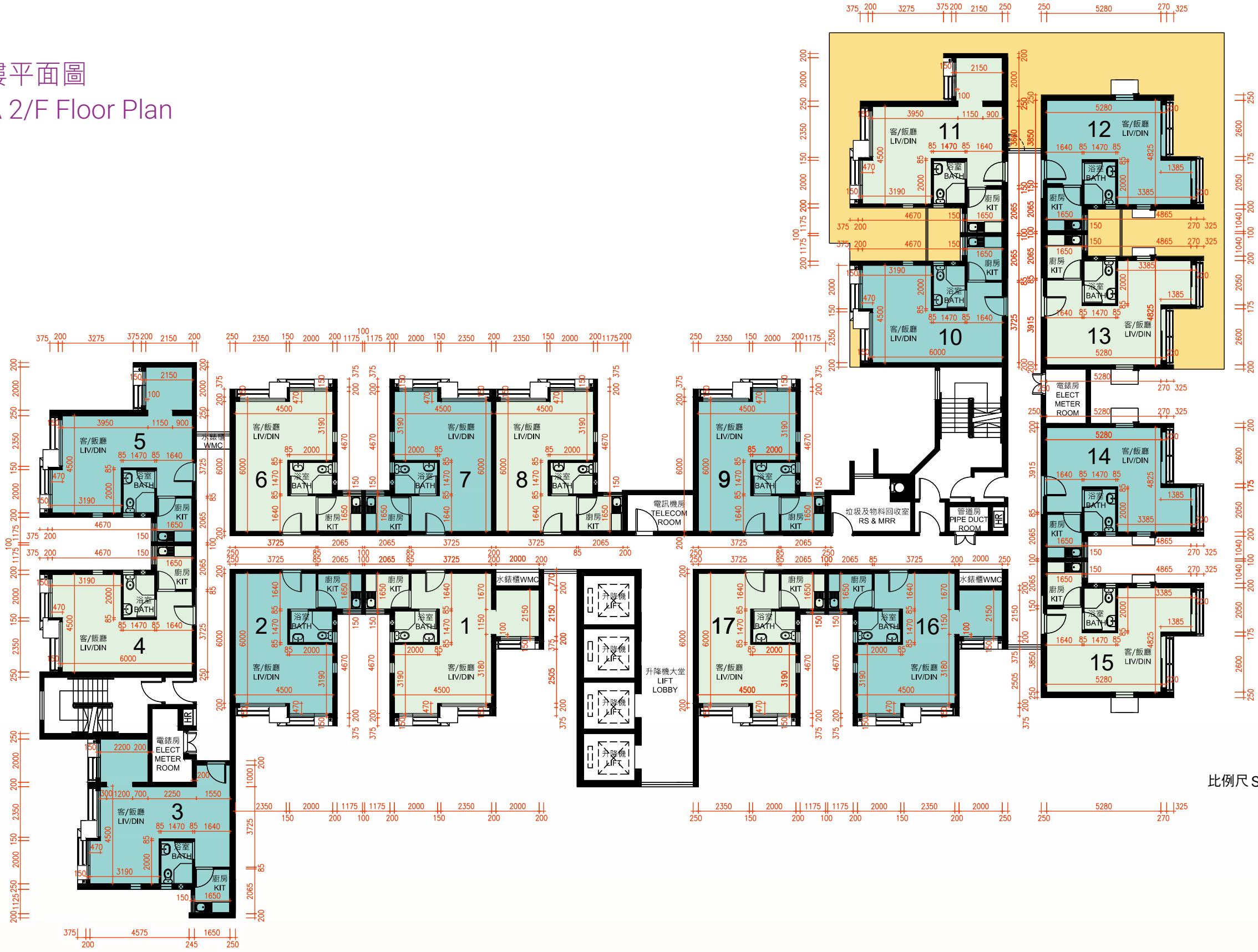
1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)
4. 有關減音窗及固定窗，請參閱第108頁的有關資料的A項及第114頁至第116頁的參考圖。
5. 所有單位的廚房及浴室內的供水喉管均為外露。而部份單位的客/飯廳亦有外露供水喉管，其位置請參閱第112頁的有關資料的F項及第117頁至119頁的參考圖。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
3. 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. (Not applicable to the Development)
4. Please refer to item A of Relevant Information on page 108 and Reference Plan on page 114 to page 116 regarding acoustic windows and fixed windows.
5. Water supply pipes inside Kitchen and Bathroom are exposed in all flats. Please refer to item F of Relevant Information on page 112 and Reference Plan on page 117 to page 119 regarding the exposed water supply pipes passing through Living/Dining Room in some of the flats.

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.


A 座2樓平面圖  
Block A 2/F Floor Plan



比例尺 SCALE: 0 5(米)  
(m)



圖例 NOTATION

BATH	浴室	Bathroom
ELECT METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	簷篷 / 平台	Canopy/Flat Roof

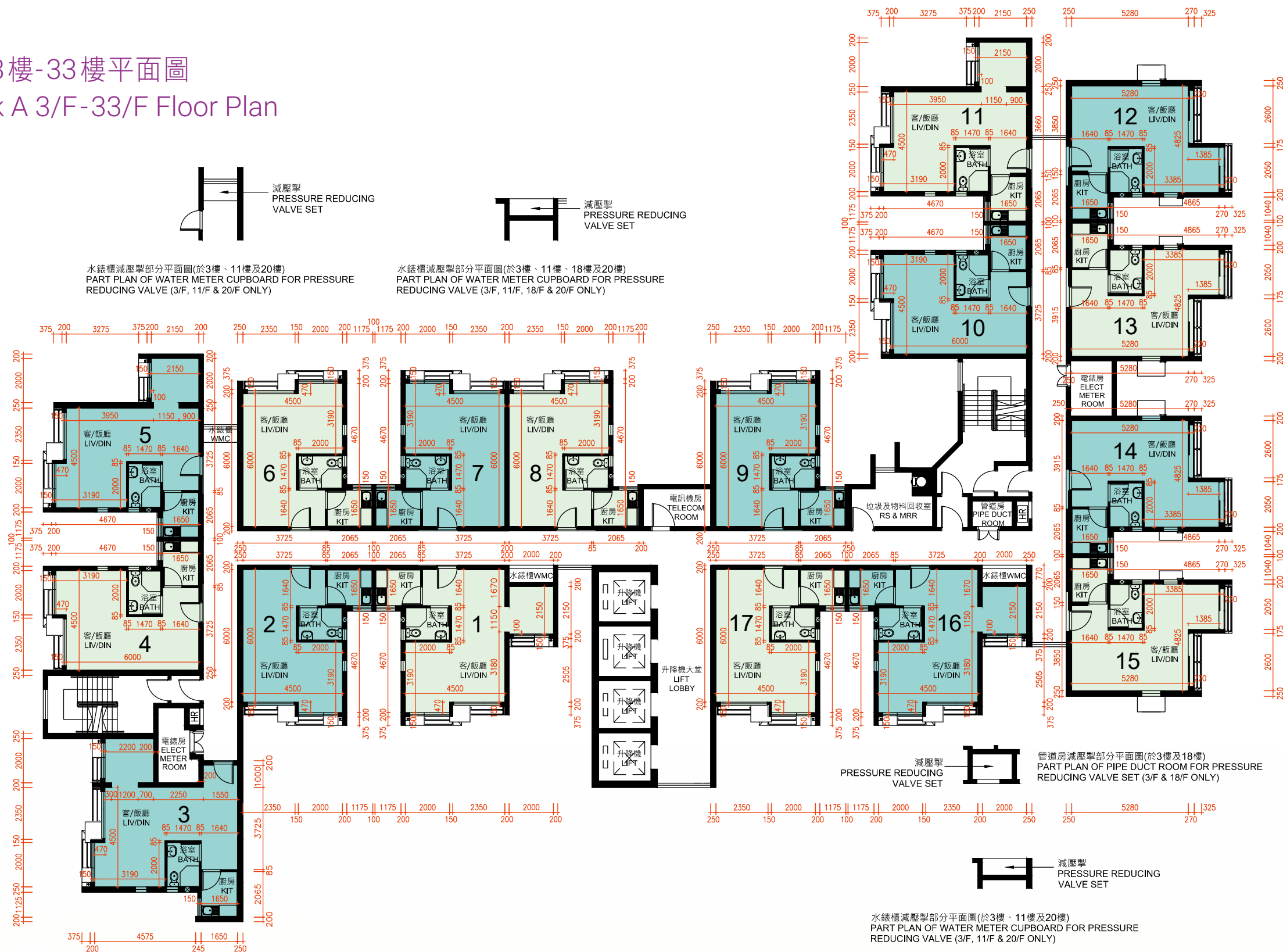
1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於該發展項目)
4. 有關減音窗及固定窗，請參閱第108頁的有關資料的A項及第114頁至第116頁的參考圖。
5. 所有單位的廚房及浴室內的供水喉管均為外露。而部份單位的客/飯廳亦有外露供水喉管，其位置請參閱第112頁的有關資料的F項及第117頁至119頁的參考圖。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
3. 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. (Not applicable to the Development)
4. Please refer to item A of Relevant Information on page 108 and Reference Plan on page 114 to page 116 regarding acoustic windows and fixed windows.
5. Water supply pipes inside Kitchen and Bathroom are exposed in all flats. Please refer to item F of Relevant Information on page 112 and Reference Plan on page 117 to page 119 regarding the exposed water supply pipes passing through Living/Dining Room in some of the flats.

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.

# A 座3樓-33樓平面圖 Block A 3/F-33/F Floor Plan





圖例 NOTATION

BATH	浴室	Bathroom
ELECT METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
LIV/DIN	客 / 飯廳	Living/Dining Room
RS & MRR	垃圾及物料回收室	Refuse Storage and Material Recovery Room
WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room

1. 每個住宅物業的層與層之間的高度為2.75米(33樓除外)。33樓每個住宅物業的層與層之間的高度為2.79米及2.925米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160毫米及215毫米(33樓除外)。33樓每個住宅物業的樓板(不包括灰泥)的厚度為200毫米及335毫米。
3. 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。(不適用於該發展項目)
4. 有關減音窗及固定窗，請參閱第108頁的有關資料的A項及第114頁至第116頁的參考圖。
5. 所有單位的廚房及浴室內的供水喉管均為外露。而部份單位的客/飯廳亦有外露供水喉管，其位置請參閱第112頁的有關資料的F項及第117頁至119頁的參考圖。。

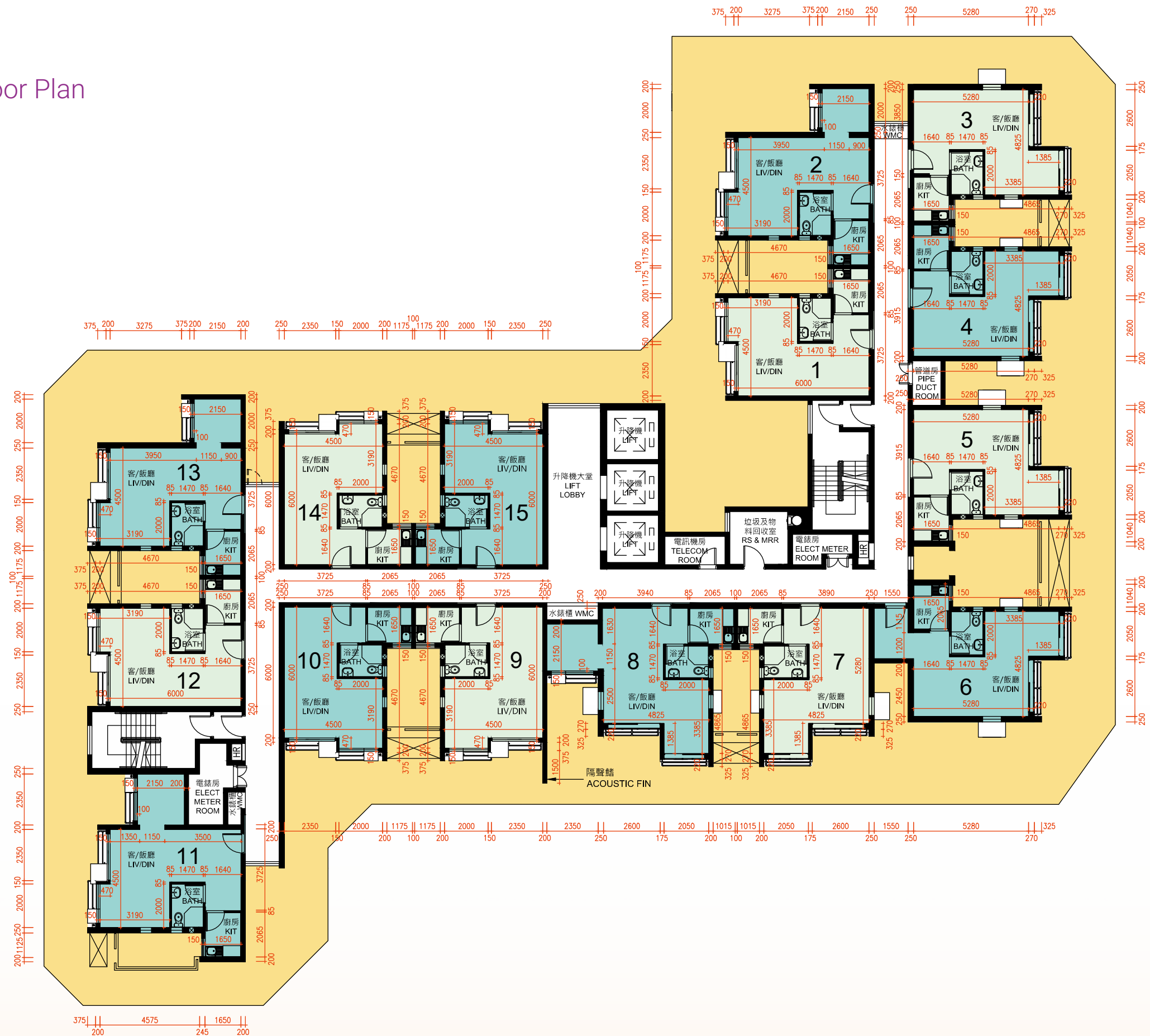
註：平面圖所列之數字為以毫米標示之建築結構尺寸。

1. The floor-to-floor height of each residential property is 2.75m (except 33/F). The floor-to-floor heights of each residential property on 33/F are 2.79m and 2.925m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm (except 33/F). The thicknesses of the floor slabs (excluding plaster) of each residential property on 33/F are 200mm and 335mm.
3. 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. (Not applicable to the Development)
4. Please refer to item A of Relevant Information on page 108 and Reference Plan on page 114 to page 116 regarding acoustic windows and fixed windows.
5. Water supply pipes inside Kitchen and Bathroom are exposed in all flats. Please refer to item F of Relevant Information on page 112 and Reference Plan on page 117 to page 119 regarding the exposed water supply pipes passing through Living/Dining Room in some of the flats.

Note: The dimensions on the floor plan are all structural dimensions in millimetre.



B座1樓平面圖  
Block B 1/F Floor Plan



比例尺 SCALE: 0 5(米)  
(m)

發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development

圖例 NOTATION

BATH	浴室	Bathroom
ELECT METER ROOM	電錶房	Electrical Meter Room
HR	消防喉轆	Hose Reel
KIT	廚房	Kitchen
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WMC	水錶櫃	Water Meter Cupboard
TELECOM ROOM	電訊機房	Telecommunications Room
	簷篷 / 平台	Canopy/Flat Roof
	有蓋設備維修通道	Services Opening with Cover

1. 每個住宅物業的層與層之間的高度為2.75米。
2. 每個住宅物業的樓板(不包括灰泥)的厚度為160 毫米及215毫米。
3. 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。(不適用於該發展項目)
4. 有關減音窗及固定窗，請參閱第108頁的有關資料的A項及第114頁至第116頁的參考圖。
5. 所有單位的廚房及浴室內的供水喉管均為外露。而部份單位的客/飯廳亦有外露供水喉管，其位置請參閱第112頁的有關資料的F項及第117頁至119頁的參考圖。

1. The floor-to-floor height of each residential property is 2.75m.
2. The thicknesses of the floor slabs (excluding plaster) of each residential property are 160mm and 215mm.
3. 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. (Not applicable to the Development)
4. Please refer to item A of Relevant Information on page 108 and Reference Plan on page 114 to page 116 regarding acoustic windows and fixed windows.
5. Water supply pipes inside Kitchen and Bathroom are exposed in all flats. Please refer to item F of Relevant Information on page 112 and Reference Plan on page 117 to page 119 regarding the exposed water supply pipes passing through Living/Dining Room in some of the flats.

註：平面圖所列之數字為以毫米標示之建築結構尺寸。

Note: The dimensions on the floor plan are all structural dimensions in millimetre.