

# Lake Villa

## AREA TABLE 面積表

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平方呎 / SQ.FT.

Tower 座數	Unit 單位	Floor 樓層	Gross Floor Area 建築面積	Total Saleable Area 總銷售面積	Balcony 露台面積	Utility Platform 工作平台面積	Bay Window 窗台面積	Flat Roof 平台面積	Apportioned Common Area 已攤分之公用面積
2	A	61 & 62/F	2,266	1,790	46	16	67	856	476
	B	61 & 62/F	2,103	1,662	43	16	15	666	441
	C	61 & 62/F	2,400	1,896	49	16	68	918	504
3	A	63 & 65/F	2,291	1,810	46	16	68	851	481
	B	63 & 65/F	2,103	1,661	43	16	15	671	442
	C	63 & 65/F	2,432	1,921	50	16	69	925	511
5	A	66 & 67/F	2,296	1,814	47	16	70	847	482
	B	66 & 67/F	2,097	1,657	43	16	15	671	440
	C	66 & 67/F	2,425	1,915	50	16	70	936	510
8	B	67 - 69/F	2,537	2,004	46	16	71	1,224	533
	C	67 - 69/F	2,311	1,826	45	16	71	865	485

- Residential floors of Tower 2 are on 5/F and above. There are no 13, 14, 24, 34, 40-49, 53, 54 & 58/F. Refuge floor is located on 30/F.
- Residential floors of Tower 3 are on 5/F and above. There are no 13, 14, 24, 34, 40-49, 53, 54, 58 & 64/F. Refuge floor is located on 30/F.
- Residential floors of Tower 5 are on 5/F and above. There are no 13, 14, 24, 34, 40-49, 53, 54, 58 & 64/F. Refuge floor is located on 30/F.
- Residential floors of Tower 8 are on 5/F and above. There are no 13, 14, 24, 34, 40-49, 53, 54, 58 & 64/F. Refuge floor is located on 30/F.
- Balconies and Utility Platforms are non-enclosed areas.
- Total Saleable Area includes area of Balconies, Utility Platforms, Bay Windows and non-structural prefabricated external walls.
- Gross Floor Area includes Total Saleable Area and Apportioned Common Area. Apportioned Common Area includes, but not limited to, clubhouse, landscaped garden, play areas, property management office, visitor car parking spaces, refuse rooms, lift lobbies, lift shafts, staircases, etc. (to the extent forming common parts).
- Please refer to the sales brochure and floor plans for related information of relevant residential units.
- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Agreement for Sale and Purchase.
- The area table of residential units, which form a part of the sales brochure, is available for distribution together with the sales brochure and floor plans and shall be read in conjunction with the sales brochure and floor plans.

- 第二座住宅單位由5樓開始，不設13、14、24、34、40-49、53、54及58樓。30樓為隔火層。
- 第三座住宅單位由5樓開始，不設13、14、24、34、40-49、53、54、58及64樓。30樓為隔火層。
- 第五座住宅單位由5樓開始，不設13、14、24、34、40-49、53、54、58及64樓。30樓為隔火層。
- 第八座住宅單位由5樓開始，不設13、14、24、34、40-49、53、54、58及64樓。30樓為隔火層。
- 露台及工作平台為不可封閉的地方。
- 總銷售面積包括露台、工作平台、窗台及非結構預製外牆。
- 建築面積包括總銷售面積及已攤分的公用地方面積。已攤分的公用地方面積包括但不限於：會所、休憩花園、兒童遊樂場、物業管理處、訪客泊車位、垃圾處理設施、電梯大堂、電梯槽及樓梯等(如有關面積屬公用部份)。
- 請參閱售樓書及平面圖有關於上述住宅單位的其他資料。
- 上述所列的面積是以英制的平方呎列明，均以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎。住宅單位的銷售面積乃根據買賣合約所訂定為準。
- 此住宅單位面積表乃售樓書的一部份並隨售樓書及平面圖一起派發，及須與售樓書及平面圖一併細閱。

Address : No. 599 Sai Sha Road, Shatin Vendor : Kowloon-Canton Railway Corporation Vendor's Agent in administering the Development : MTR Corporation Limited Developer : Shine Harvest International Limited Parent/Holding Company of the Developer# : Sino Land Company Limited Vendor's Solicitors : Gallant Y.T. Ho & Co. / Arculli Fong & Ng\* / Baker & McKenzie / Clifford Chance Authorized Person : Dr. Ronald Lu of Ronald Lu & Partners (Hong Kong) Limited Architect : Ronald Lu & Partners (Hong Kong) Limited Main Superstructure Contractor : China Overseas Building Construction Limited Bank which has given an Undertaking to provide finance to complete the Development : The Hongkong and Shanghai Banking Corporation Limited

#Parent/Holding companies of the Developer includes Treford Investment Limited (the holding company of Shine Harvest International Ltd.), King Chance Development Limited (the holding company of Treford Investment Limited) and Sino Land Company Limited (the holding company of King Chance Development Limited).

\*A partner of the solicitors firm, Messrs Arculli Fong & Ng, is a Non-Executive Director of the parent or holding company of the joint venture partner.

地址：沙田西沙路599號 賣方：九廣鐵路公司 管理此物業發展項目的賣方代理人：香港鐵路有限公司 發展商：順豐國際有限公司 發展商之母公司/控股公司#：信和置業有限公司 賣方代表律師：何耀棟律師事務所/夏佳理方和吳正和律師事務所\*/貝克·麥堅時律師事務所/高偉紳律師行 認可人士：呂元祥建築師事務所(香港)有限公司之呂元祥博士 建築師：呂元祥建築師事務所(香港)有限公司 上蓋建築總承建商：中國海外房屋工程有限公司 承諾提供建築經費融資以完成物業發展項目建築之銀行：香港上海滙豐銀行有限公司

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\*夏佳理方和吳正和律師事務所的一位合夥人乃發展商[順豐國際有限公司]的母公司或控股公司的非執行董事。

Sales Agent 售樓代理：



信和地產代理有限公司  
Sino Real Estate Agency Limited

香港九龍尖沙咀梳士巴利道尖沙咀中心11至12樓  
11th - 12th Floor, Tsim Sha Tsui Centre, Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong  
售樓熱線 Sales Hotline : 2721 8388 傳真 Fax : 2724 8080  
網址 Website : www.sino.com 電郵 Email address : sales@sino.com



信和置業  
Sino Land



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