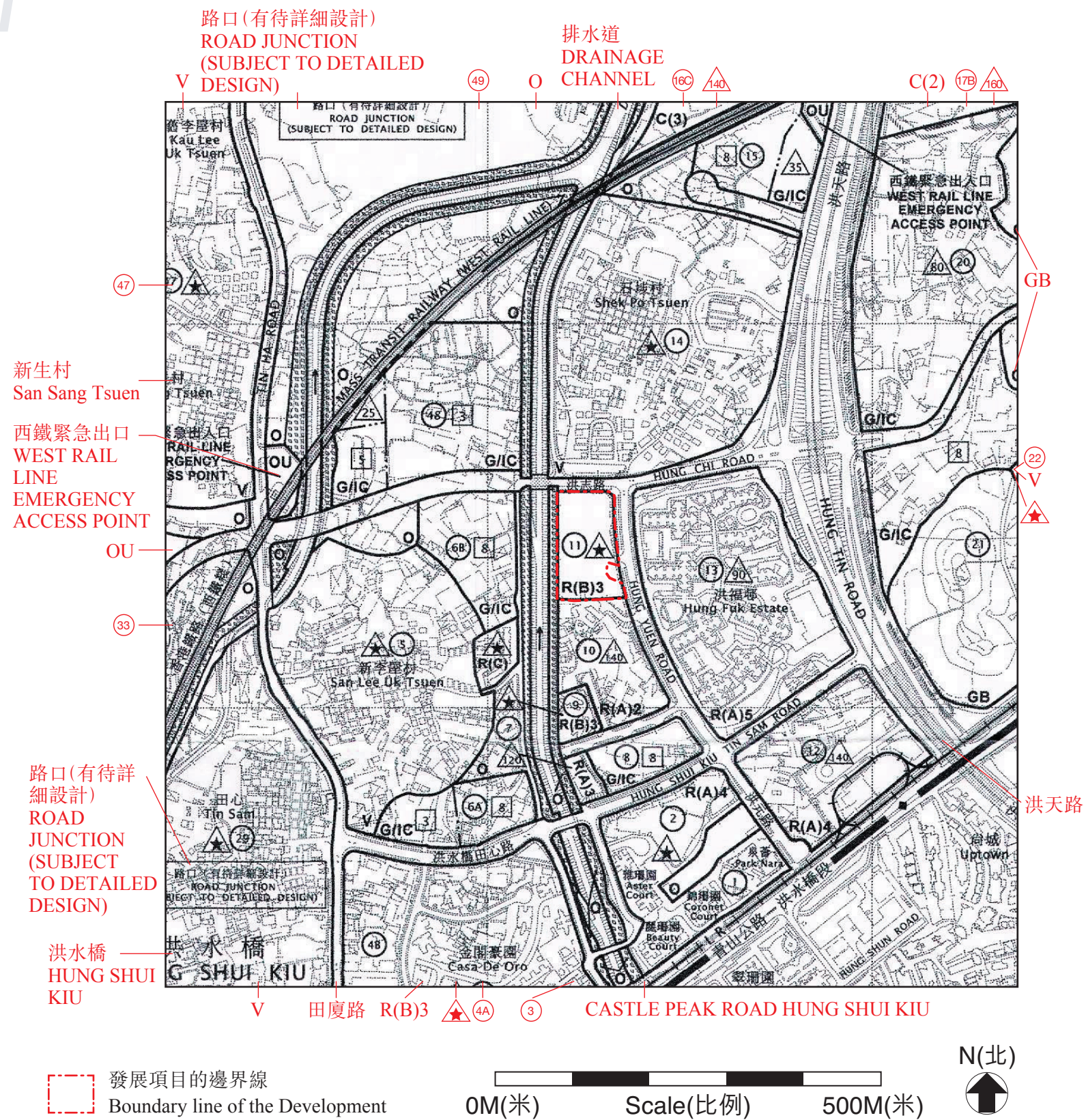


關於發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the development



圖例 NOTATION

地帶

- 商業
- 綜合發展區
- 住宅(甲類)
- 住宅(乙類)
- 住宅(丙類)
- 鄉村式發展
- 工業
- 政府、機構或社區
- 休憩用地
- 其他指定用途
- 綠化地帶

交通

- 鐵路及車站(高架)
- 輕鐵
- 環保運輸服務

- 主要道路及路口
- 高架道路
- 行人專用區或街道

其他

- 規劃範圍界線
- 規劃區編號
- 建築物高度管制區界線
- 最高建築物高度  
(在主水平基準上若干米)
- 《註釋》內訂明最高建築物  
高度限制
- 最高建築物高度(樓層數目)
- 加油站
- 指定為「河畔長廊」的地區

ZONES

- COMMERCIAL
- COMPREHENSIVE DEVELOPMENT AREA
- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- RESIDENTIAL (GROUP C)
- VILLAGE TYPE DEVELOPMENT
- INDUSTRIAL
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES
- GREEN BELT

COMMUNICATIONS

- RAILWAY AND STATION (ELEVATED)
- LIGHT RAIL
- ENVIRONMENTALLY FRIENDLY TRANSPORT SERVICES
- MAJOR ROAD AND JUNCTION
- ELEVATED ROAD
- PEDESTRIAN PRECINCT / STREET

MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- PLANNING AREA NUMBER
- BUILDING HEIGHT CONTROL ZONE BOUNDARY
- MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- MAXIMUM BUILDING HEIGHT  
RESTRICTION AS STIPULATED ON THE NOTES
- MAXIMUM BUILDING HEIGHT (IN  
NUMBER OF STOREYS)
- PETROL FILLING STATION
- AREA DESIGNATED FOR 'RIVERSIDE  
PROMENADE'

備註 Notes :

因技術原因(例如發展項目之不規則形狀),分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。

Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

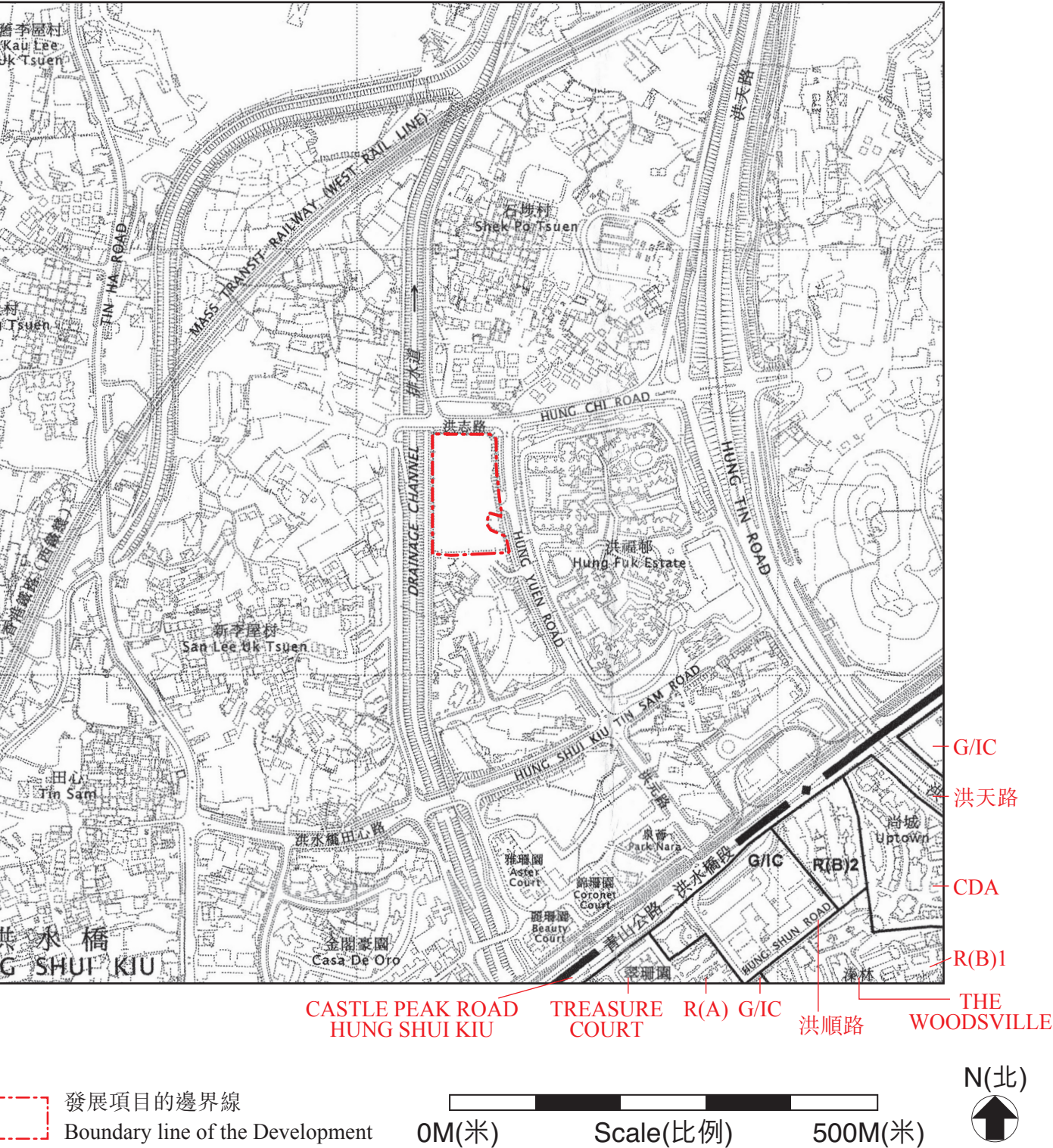
賣方亦建議準買方到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

摘錄自憲報公佈日期為2018年10月26日之洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2。  
Extracted from approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 gazetted on 26th October 2018.

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圖例 NOTATION

地帶

綜合發展區	CDA
住宅 (甲類)	R(A)
住宅 (乙類)	R(B)
住宅 (丙類)	R(C)
住宅 (丁類)	R(D)
鄉村式發展	V
工業	I
露天貯物	OS
政府、機構或社區	G/IC
休憩用地	O
其他指定用途	OU
未決定用途	U
綠化地帶	GB
自然保育區	CA

交通

主要道路及路口	
---------	--

其他

規劃範圍界線	
加油站	P F S

ZONES

COMPREHENSIVE DEVELOPMENT AREA
RESIDENTIAL (GROUP A)
RESIDENTIAL (GROUP B)
RESIDENTIAL (GROUP C)
RESIDENTIAL (GROUP D)
VILLAGE TYPE DEVELOPMENT
INDUSTRIAL
OPEN STORAGE
GOVERNMENT, INSTITUTION OR COMMUNITY
OPEN SPACE
OTHER SPECIFIED USES
UNDETERMINED
GREEN BELT
CONSERVATION AREA

COMMUNICATIONS

MAJOR ROAD AND JUNCTION
-------------------------

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME
PETROL FILLING STATION

備註 Notes :

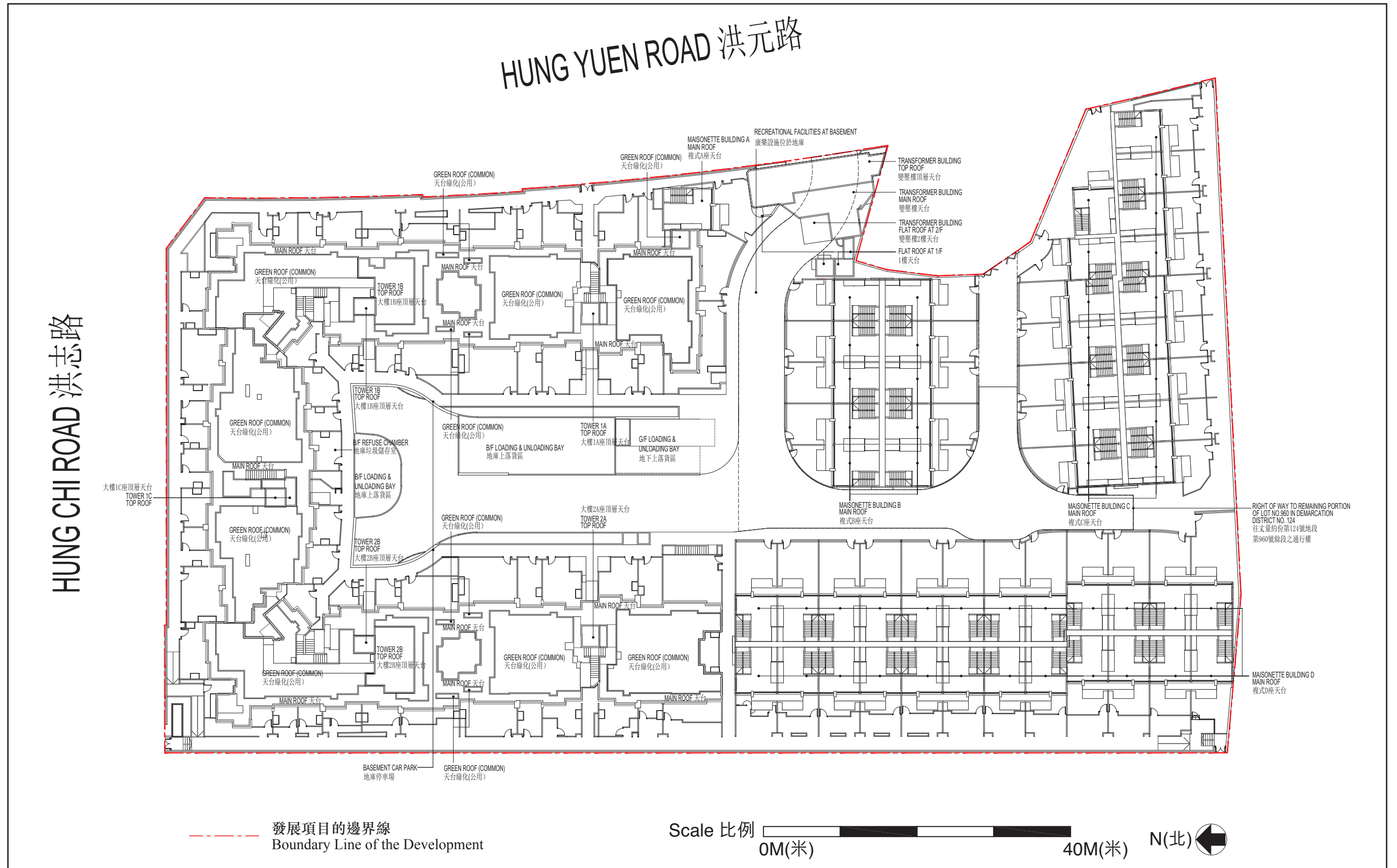
因技術原因 (例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。  
Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。  
The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

摘錄自憲報公佈日期為2021年8月20日之唐人新村分區計劃大綱核准圖編號S/YL-TYST/14。  
Extracted from approved Tong Yan San Tsuen Outline Zoning Plan, Plan No. S/YL-TYST/14 gazetted on 20th August 2021.

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# 發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

## GLOSSARY 詞彙表

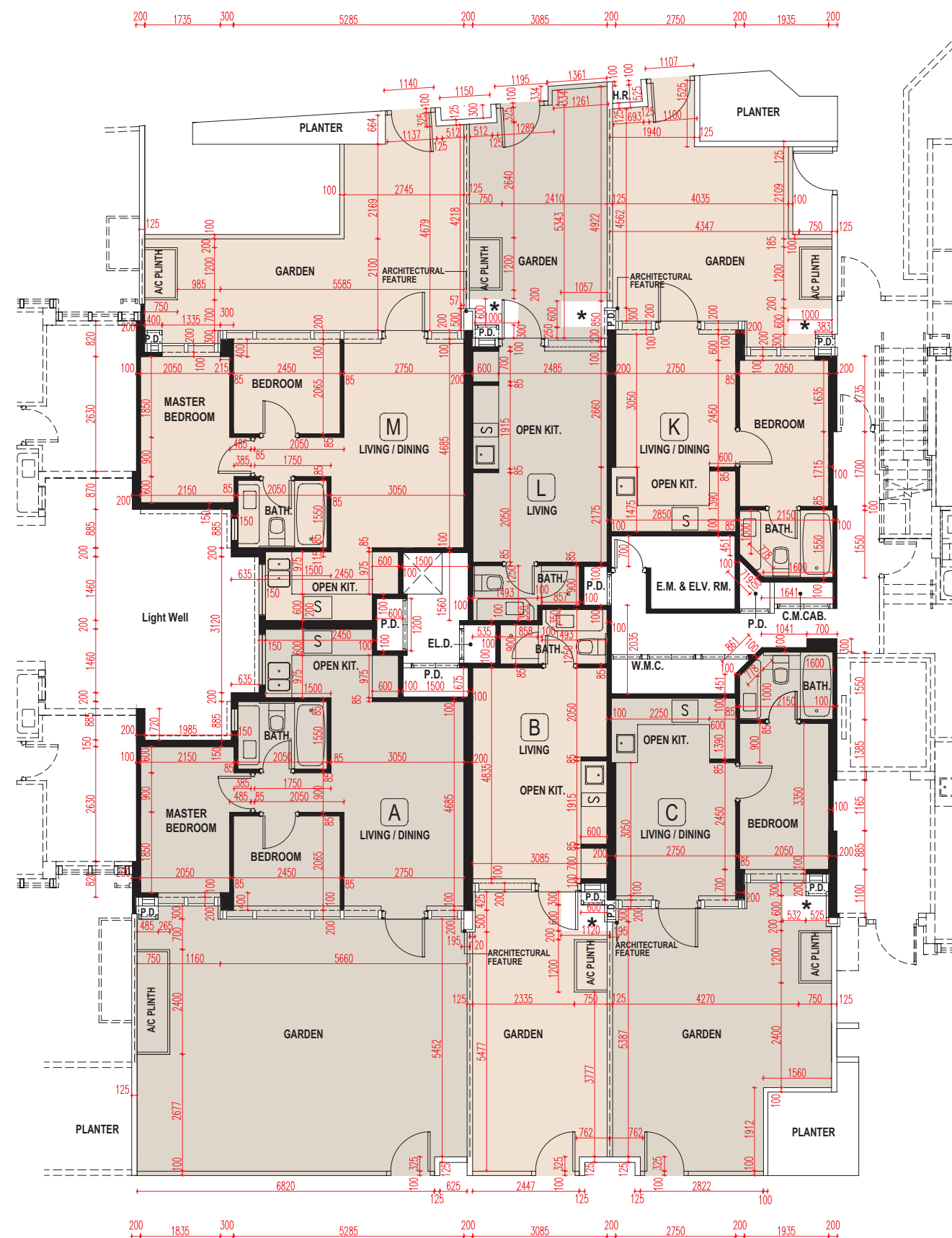
A/C PLATFORM = Air-conditioner Platform 空調機平台	GARDEN = 花園	V.D. = Ventilation Duct 通風槽
AC PLINTH = Air-conditioner Plinth 空調機基座	GAS/FS/CABLE RISER DUCT = Gas / Fire Services / Cable Riser Duct 煤氣 / 消防 / 電線管道槽	W.M.C. = Water Meter Cabinet 水錶櫃
A.D. = Air Duct 氣喉槽	H.R. = Hose Reel 消防喉轆	W.M.R. = Water Meter Room 水錶房
ARCHITECTURAL FEATURE = 建築裝飾	KIT. = Kitchen 廚房	WATER HEATER CABINET = 熱水爐櫃
AT 1/F ONLY = 只位於1樓	LAV. = Lavatory 洗手間	
BATH. = Bathroom 浴室	LIFT = 升降機	
BEDROOM = 睡房	LIFT LOBBY = 升降機大堂	
C.M.CAB. = Check Meter Cabinet 檢錶櫃	Light Well = 天井	
Cable Tray Above = 電纜盤置上	LIVING = Living Room 客廳	
CANOPY = 遮雨蓬	LIVING / DINING = Living / Dining Room 客飯廳	
COMMON FLAT ROOF (AT 1/F ONLY) = 公用平台 (只位於一樓)	MAISONETTE BUILDING A = 複式A座	
D.H. = Dog House 機電箱	MANAGEMENT OFFICE = 管理處辦公室	
D.H. AT L/L = Dog House at Low Level 機電箱在低位置	MASTER BEDROOM = 主人睡房	
DN = Down 落	OPEN KIT. = Open Kitchen 開放式廚房	
E/M RISER CABINET = Electrical/Mechanical Riser Cabinet 機電上喉櫃	OPEN STAIR = 露天樓梯	
EL.D. = Electric Duct 電線槽	P.D. = Pipe Duct 管道槽	
ELV.D. = Electric Low Voltage Duct 低壓電槽	PL.D. = Plumb Duct 供水管槽	
ELV.R. = Electric Low Voltage Room 低壓電房	PART PLAN AT 2/F, 3/F AND 5/F = 二樓、三樓及五樓局部平面圖	
E.M. & ELV. RM. = Electric Meter and Electric Low Voltage Room 電錶及低電壓房	PLANTER = 花槽	
E.M. & ELV. RM. (A) = Electric Meter and Electric Low Voltage Room (A) 電錶及低電壓房 (A)	ROOF = 天台	
E.M. & ELV. RM. (B) = Electric Meter and Electric Low Voltage Room (B) 電錶及低電壓房 (B)	S = Stove 煮食爐	
E.M.D. = Electrical and Mechanical Duct 機電槽	SPRINKLER WATER TANK = 花灑水缸	
E.M.R. = Electric Meter Room 電錶房	TEL.D. = Telephone Duct 電話線槽	
F.S.D. = Fire Services Duct 消防設備槽	TBE ROOM = Telecommunications and Broadcasting Equipment Room 電訊及廣播設備房	
FLAT ROOF = 平台	UP = 上	
	UTILITY = Utility Room 工作間	

## 適用於本節各樓面平面圖之備註 Remarks applicable to the floor plans of this section:

- 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeters.
- 部分樓層外牆範圍設有建築裝飾及/或外露喉管，詳情請參閱發展項目最新經批准之一般建築圖則及其他相關圖則。  
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans of the Development.
- 部分住宅物業的平台、天台及花園側外牆有公用去水渠及/或電機喉管。  
Common drain pipes and/or electrical and mechanical services are located on the external walls adjacent to flat roofs, roofs and gardens of some residential properties.
- 部分住宅物業客飯廳、睡房、走廊、浴室、工作間、開放式廚房及/或廚房之裝飾橫樑或假天花內裝置冷氣系統及/或喉管及/或其他機電設備。  
There are ceiling bulkheads or false ceiling in living/dining rooms, bedrooms, corridors, bathrooms, utility rooms, open kitchens and/or kitchens of some residential properties for installing the air-conditioning system and/or conduit and/or other mechanical and electrical services.
- 樓面平面圖所示之裝置如洗滌盤、煮食爐、浴缸、坐廁、面盆等只供展示其大約位置而非其展示實際大小、設計及形狀。  
The indications of fittings such as sinks, cooker hobs, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.



A單位、B單位、C單位、K單位、L單位及M單位  
Unit A, Unit B, Unit C, Unit K, Unit L and Unit M



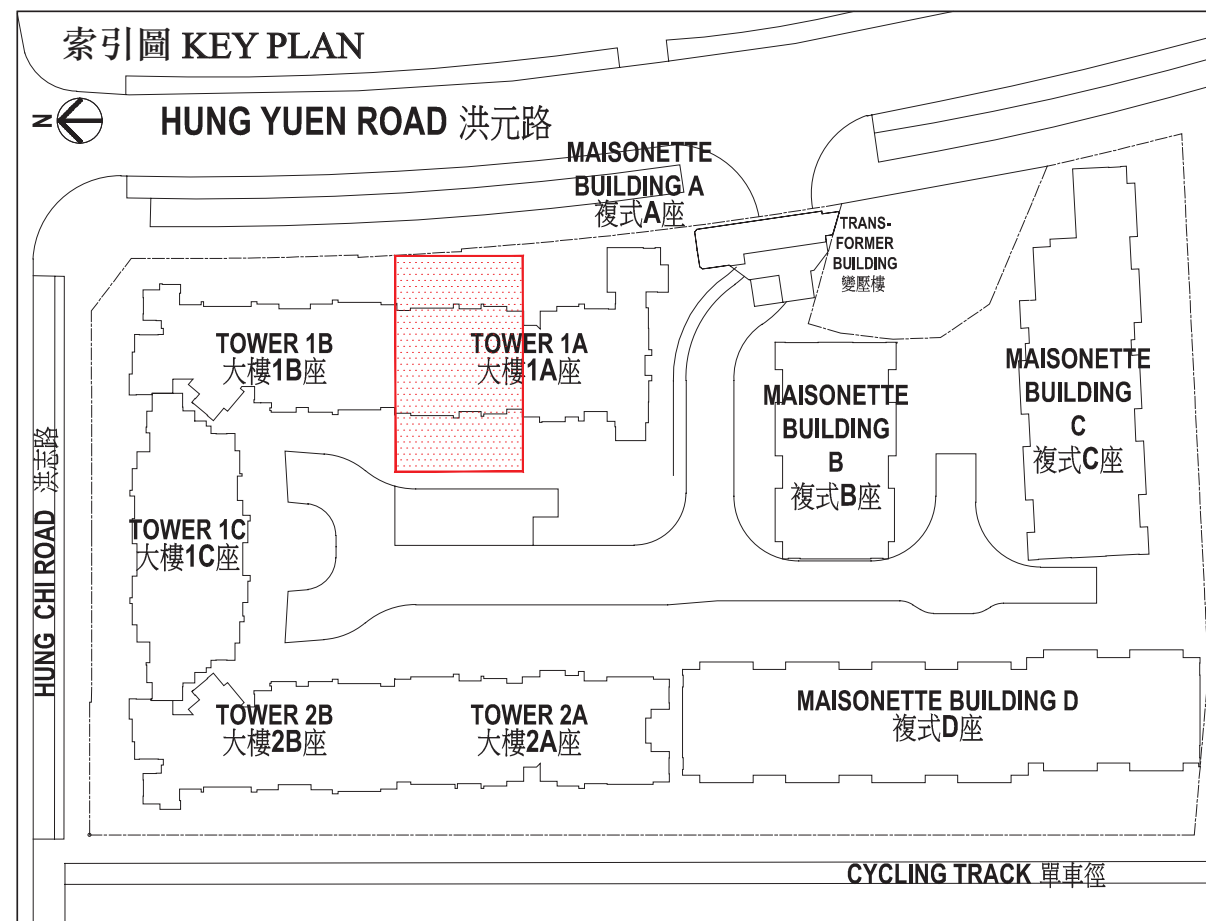
\* 某些公用地方位於發展項目中某些住宅單位內，且進出該等公用地方時需要經過該等住宅單位。該等公用地方在該等住宅單位的樓面平面圖上以「\*」顯示，僅供識別。

There are certain common areas situated within certain residential units in the Development which have to be accessed through the said residential units. For the purpose of identification, such common areas are shown marked with " \* " on the floor plans of such residential units.

比例 SCALE  
0 5米/M



A單位、B單位、C單位、K單位、L單位及M單位  
Unit A, Unit B, Unit C, Unit K, Unit L and Unit M



每個住宅物業的樓板（不包括灰泥）的厚度：200毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 200mm

每個住宅物業的層與層之間的高度：3.15米

The floor-to-floor height of each residential property: 3.15m

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。（註：此根據《一手住宅物業銷售條例》附表1第一節第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Note: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

備註：

- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。

Remarks:

- 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
- 2) Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of Maisonette Units are omitted.

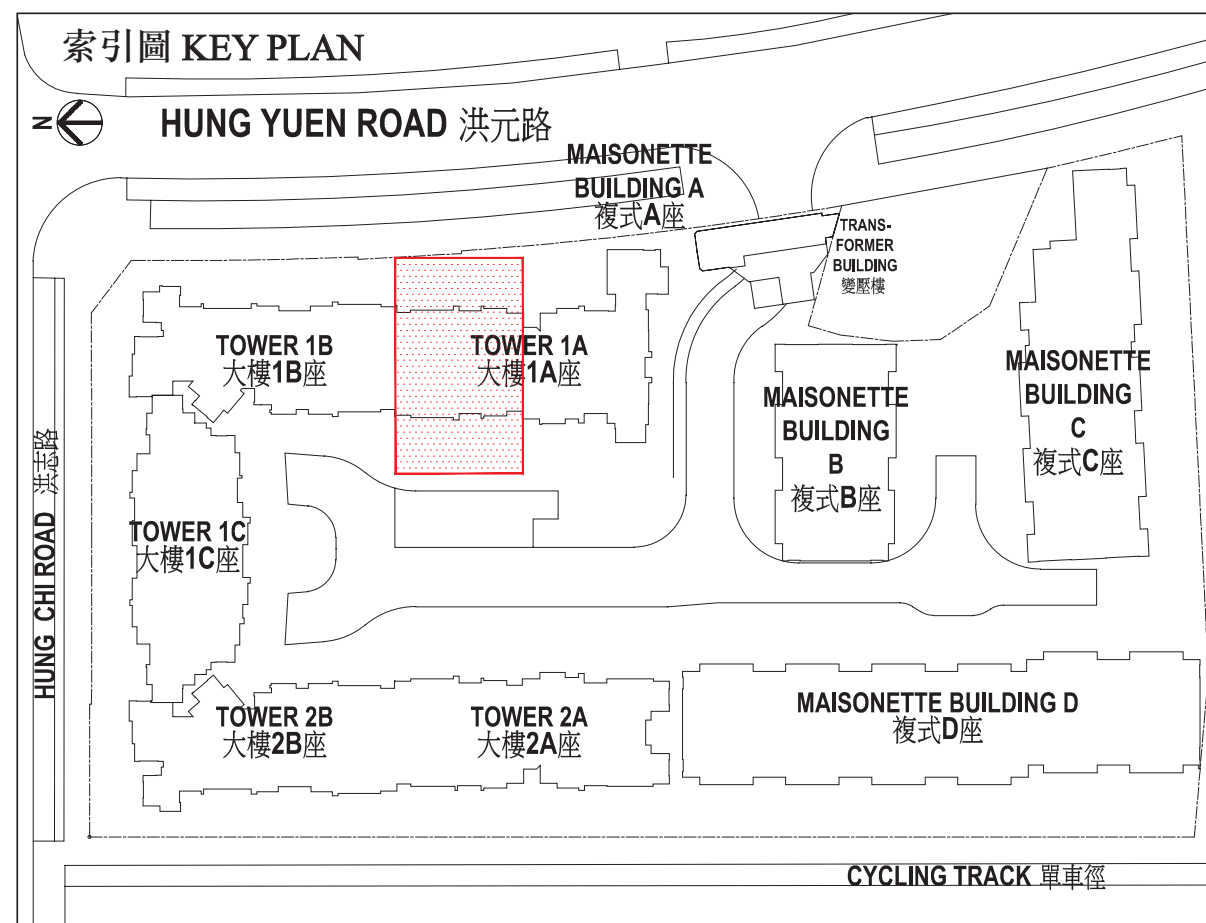


A單位、B單位、C單位、K單位、L單位及M單位  
Unit A, Unit B, Unit C, Unit K, Unit L and Unit M





A單位、B單位、C單位、K單位、L單位及M單位  
Unit A, Unit B, Unit C, Unit K, Unit L and Unit M



每個住宅物業的樓板（不包括灰泥）的厚度：150毫米及175毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm and 175mm

每個住宅物業的層與層之間的高度：1樓至3樓：3.15米；5樓：3.5米

The floor-to-floor height of each residential property: 1/F to 3/F: 3.15m; 5/F: 3.5m

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。（註：此根據《一手住宅物業銷售條例》附表1第一節第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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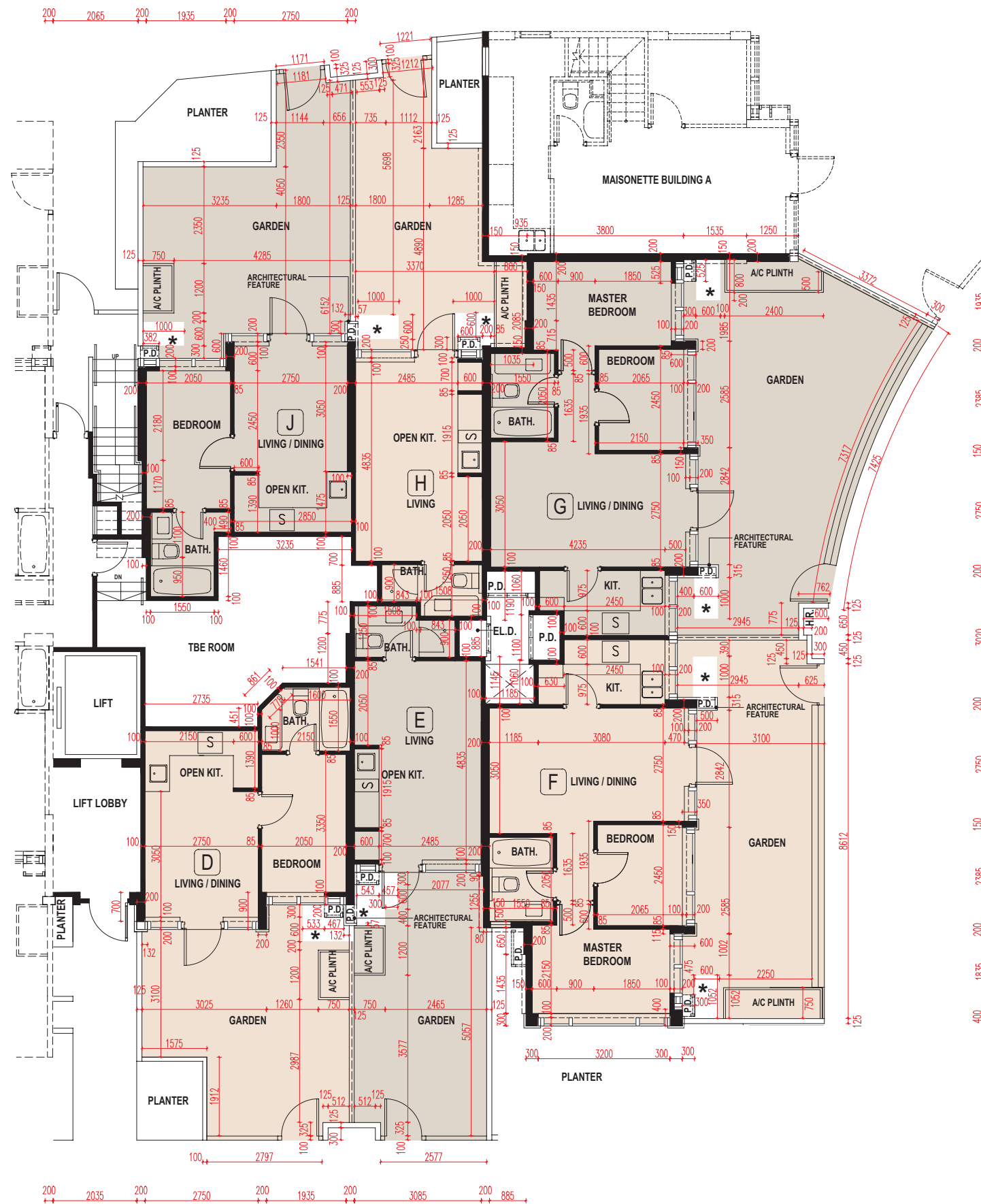
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- 2) 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。

Remarks:

- 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
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D單位、E單位、F單位、G單位、H單位及J單位  
Unit D, Unit E, Unit F, Unit G, Unit H and Unit J

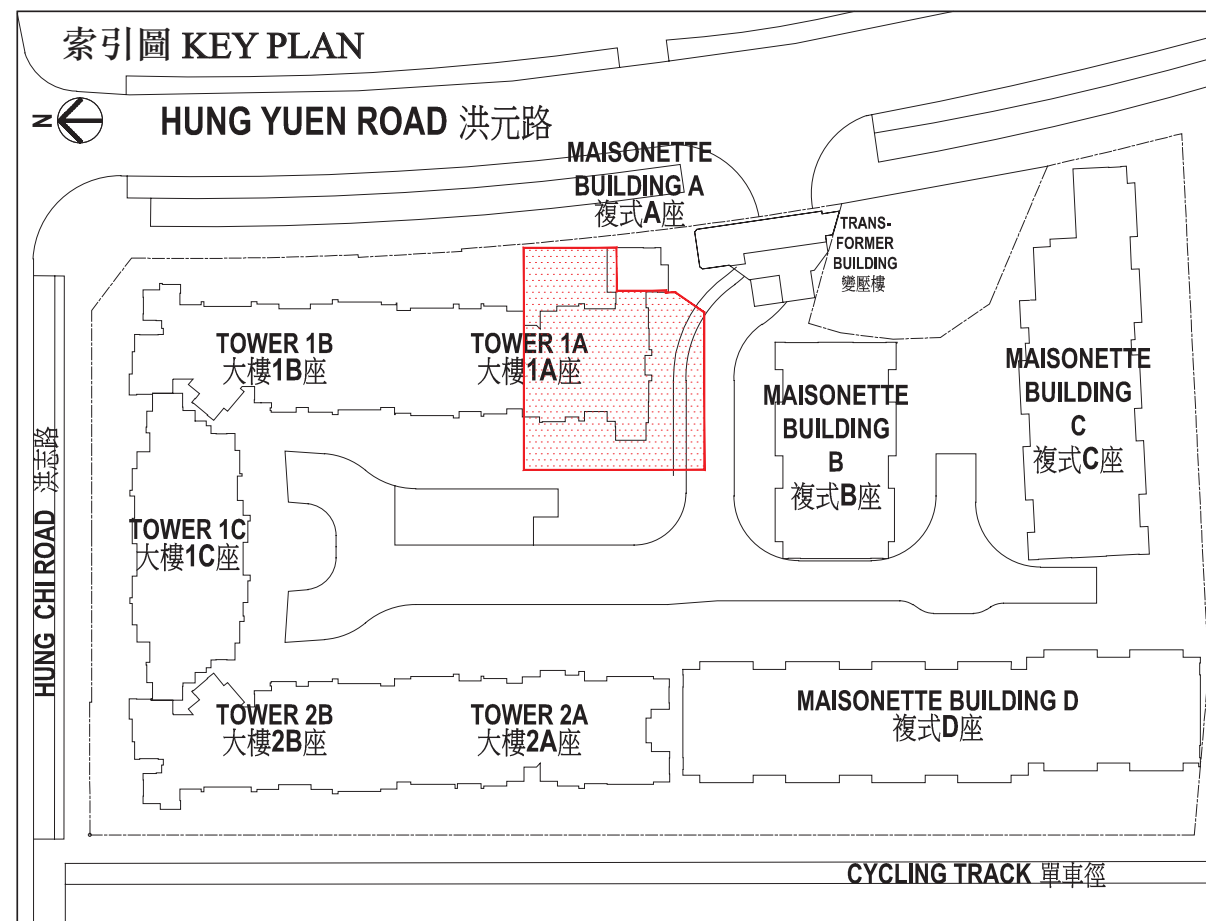


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There are certain common areas situated within certain residential units in the Development which have to be accessed through the said residential units. For the purpose of identification, such common areas are shown marked with " \* " on the floor plans of such residential units.

比例 SCALE  
0 5米/M

D單位、E單位、F單位、G單位、H單位及J單位  
Unit D, Unit E, Unit F, Unit G, Unit H and Unit J



每個住宅物業的樓板 (不包括灰泥) 的厚度：200毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 200mm

每個住宅物業的層與層之間的高度：3.15米

The floor-to-floor height of each residential property: 3.15m

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。(註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。)

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. (Note: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

備註：

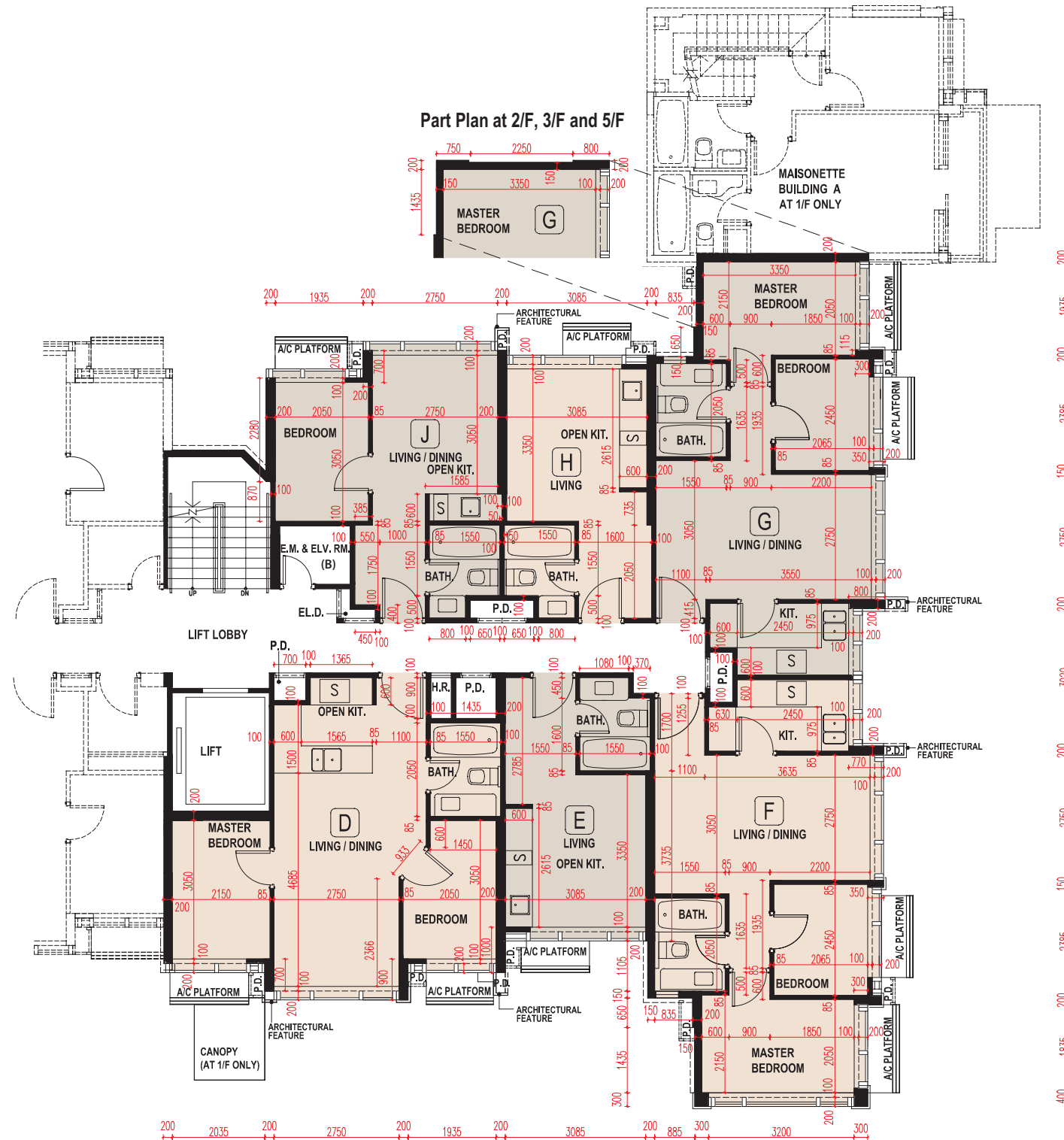
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- 2) 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。

Remarks:

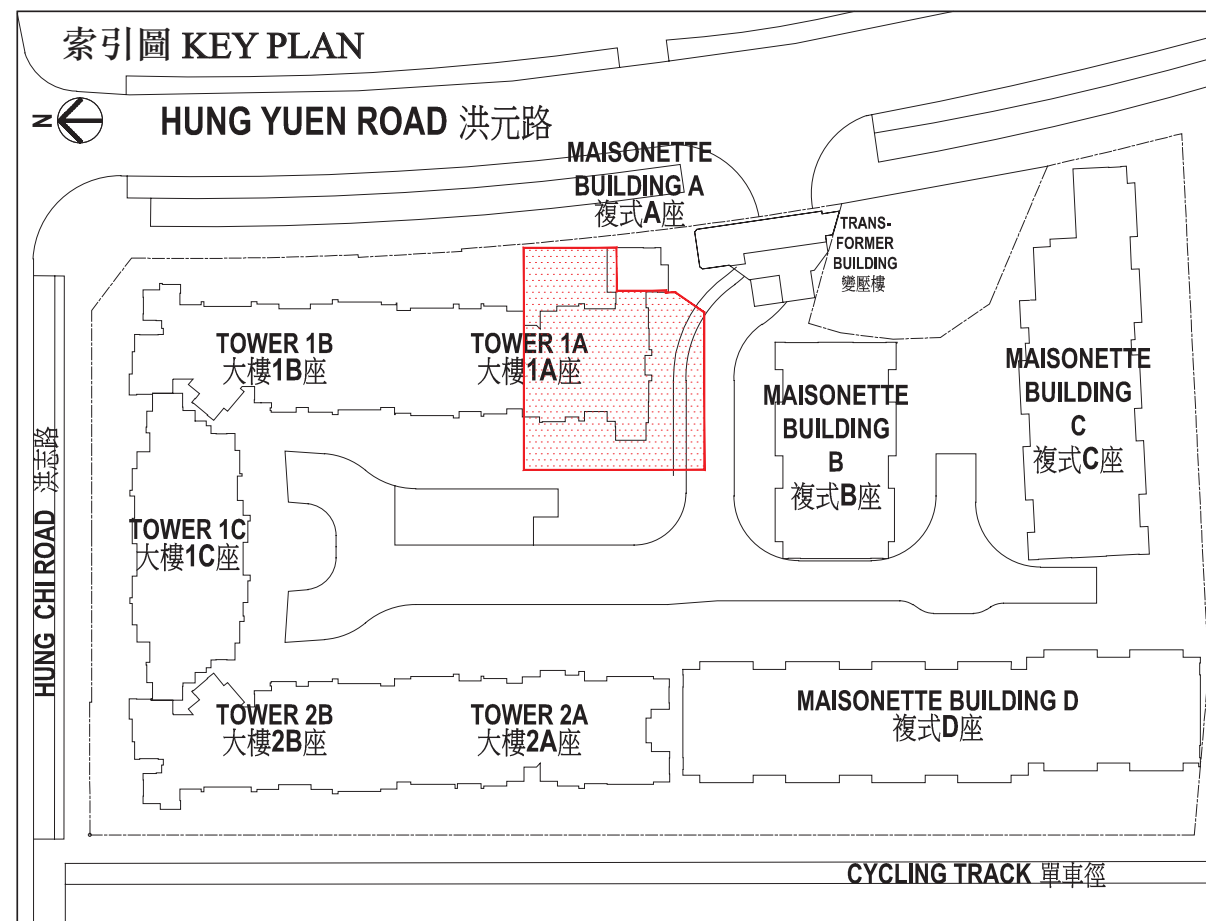
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D單位、E單位、F單位、G單位、H單位及J單位  
Unit D, Unit E, Unit F, Unit G, Unit H and Unit J



D單位、E單位、F單位、G單位、H單位及J單位  
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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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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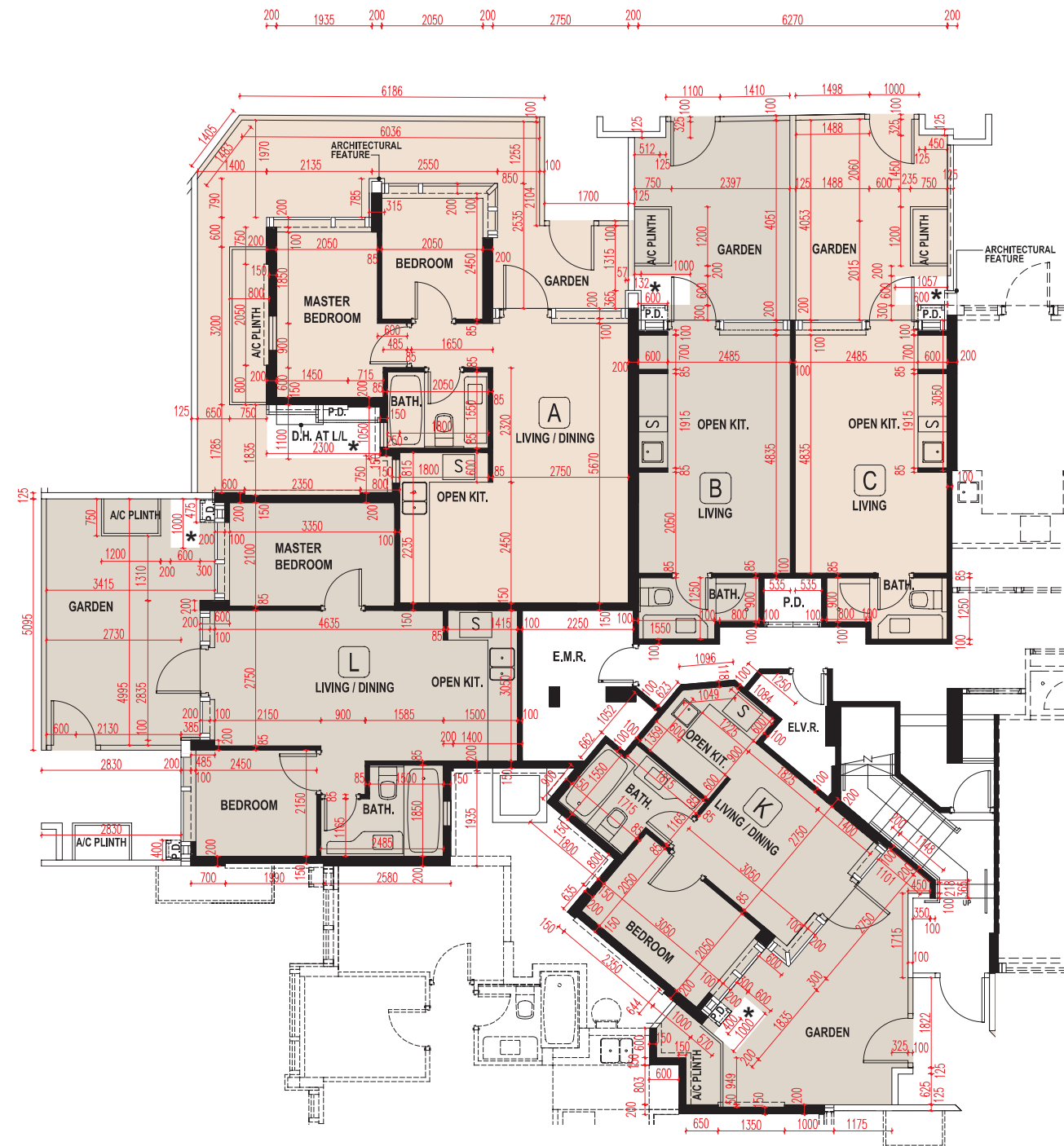
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Remarks:

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A單位、B單位、C單位、K單位及L單位  
Unit A, Unit B, Unit C, Unit K and Unit L

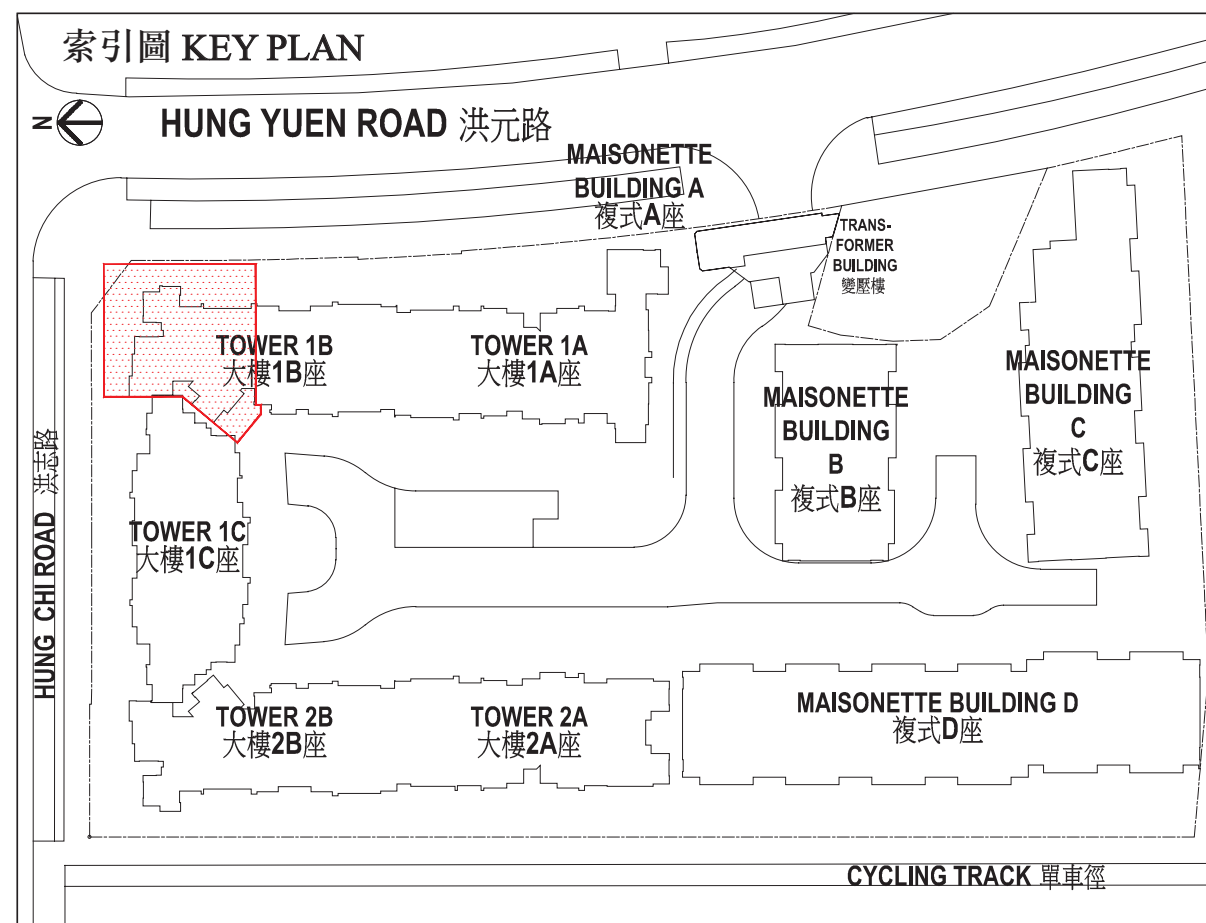


\* 某些公用地方位於發展項目中某些住宅單位內，且進出該等公用地方時需要經過該等住宅單位。該等公用地方在該等住宅單位的樓面平面圖上以「\*」顯示，僅供識別。

There are certain common areas situated within certain residential units in the Development which have to be accessed through the said residential units. For the purpose of identification, such common areas are shown marked with " \* " on the floor plans of such residential units.

比例 SCALE  
0 5米/M

A單位、B單位、C單位、K單位及L單位  
Unit A, Unit B, Unit C, Unit K and Unit L



每個住宅物業的樓板（不包括灰泥）的厚度：200毫米

The thickness of the floor slabs (excluding plaster) of each residential property: 200mm

每個住宅物業的層與層之間的高度：3.15米

The floor-to-floor height of each residential property: 3.15m

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。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

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. (Note: This statement requested under Section 10(2)(e) in Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

備註：

- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 大樓1A座、1B座、1C座、2A座及2B座住宅樓層不設4樓及I單位。複式單位不設4號、13號、14號、24號、34號、44號及54號單位。

Remarks:

- 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
- 2) Residential floor 4/F and Unit I of Towers 1A, 1B, 1C, 2A and 2B are omitted. Units 4, 13, 14, 24, 34, 44 and 54 of Maisonette Units are omitted.