133 PORTOFINO

SALES BROCHURE

售 樓 說 明 書

133 PORTOFINO

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.

- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.

- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.

- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.

- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.

- Check recent transaction prices of comparable properties for comparison.

- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.

- Read through the sales brochure and in particular, check the following information in the sales brochure -

  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";

  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;

  - interior and exterior fittings and finishes and appliances;

  - the basis on which management fees are shared;

  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and

  - whether individual owners have responsibility to maintain slopes.

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

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1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following–
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

- Check the Government land grant on whether individual owners are liable to pay Government rent.

- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a "consumption table" is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.

- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.

- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.

- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.

- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.

- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.

- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;

  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and

  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.

- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-sale Consent" has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.

- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

For first-hand completed residential properties

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority -

Website	: www.srpa.gov.hk
Telephone	: 2817 3313
Email	: enquiry_srpa@hd.gov.hk
Fax	: 2219 2220

Other useful contacts:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料 。

- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。

- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。

- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。

- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。

- 查閱同類物業最近的成交價格，以作比較。

- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。

- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。

- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：（i）露台；（ii）工作平台；以及（iii）陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。

- 閱覽售樓說明書，並須特別留意以下資訊：

  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；

  - 室內和外部的裝置、裝修物料和設備；

  - 管理費按甚麼基準分擔；

  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及

  - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。

- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。

- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

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1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

2 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。

- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。

- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。

- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價 5% 的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。

- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱 。

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。

- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。

  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

- 收樓日期

  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或

    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	: www.srpa.gov.hk
電話	: 2817 3313
電郵	: enquiry_srpa@hd.gov.hk
傳真	: 2219 2220

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017 年 8 月

INFORMATION ON THE DEVELOPMENT
發展項目的資料

Name of the Development
133 PORTOFINO

發展項目的名稱
133 PORTOFINO

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
133 Hong Kin Road*
*This provisional street number is subject to confirmation when the Development is completed.

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
康健路 133 號*
*此臨時門牌號數有待發展項目建成時確認。

Total number of storeys of each multi-unit buildings
Tower 1 : 4 storeys (excluding B2/F, B1/F, Roof and Top Roof)
Tower 2 : 5 storeys (excluding B2/F, B1/F, Roof and Top Roof)
Tower 3 : 5 storeys (excluding B2/F, B1/F, Roof and Top Roof)

每幢多單位建築物的樓層的總數
第1座：4層（不包括地庫2層、地庫1層、天台及頂層天台）
第2座：5層（不包括地庫2層、地庫1層、天台及頂層天台）
第3座：5層（不包括地庫2層、地庫1層、天台及頂層天台）

The floor numbering in each multi-unit building as provided in the approved building plans for the Development
Tower 1 : B2/F, B1/F, G/F, 1/F-3/F, 5/F, Roof and Top Roof
Tower 2 : B2/F, B1/F, G/F, 1/F-3/F, 5/F, Roof and Top Roof
Tower 3 : B2/F, B1/F, G/F, 1/F-3/F, 5/F, Roof and Top Roof

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座：地庫2層、地庫1層、地下、1樓-3樓、5樓、天台及頂層天台
第2座：地庫2層、地庫1層、地下、1樓-3樓、5樓、天台及頂層天台
第3座：地庫2層、地庫1層、地下、1樓-3樓、5樓、天台及頂層天台

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
Tower 1 - Tower 3 : 4/F is omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
第1座-第3座：不設4樓

Refuge floor (if any) of each multi-unit building
Not Applicable

每幢多單位建築物內的庇護層（如有的話）
不適用

Total Number of Houses
7

洋房的總數
7

House numbering as provided in the approved building plans for the Development
House 1, 2, 3, 5, 6, 7 and 8

發展項目的經批准的建築圖則所規定的門牌號數
洋房1、2、3、5、6、7及8

Omitted house number
House 4

被略去的門牌號數
洋房4

Estimated material date for the Development as provided by the authorized person for the Development
30 September 2020

The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.

For the purpose of the Agreement for Sale and Purchase (under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase) without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

由發展項目的認可人士提供的發展項目的預計關鍵日期
2020年9月30日

預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

為買賣合約的目的（根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor
Joy Rise Limited

賣方
悅紀有限公司

Holding companies of the Vendor
Tsim Sha Tsui Properties Limited
Sino Land Company Limited
King Chance Development Limited
Modern Ace Investments Limited

賣方的控權公司
尖沙咀置業集團有限公司
信和置業有限公司
會連發展有限公司
Modern Ace Investments Limited

Authorized person for the Development
Choy Ka Hung

發展項目的認可人士
蔡家雄

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity
SPIRAL Architectural Design Limited

認可人士以其專業身分擔任經營人，董事或僱員的商號或法團
思博建築設計有限公司

Building contractor for the Development
Wecon Construction & Engineering Limited

發展項目的承建商
偉工建築有限公司

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Woo Kwan Lee & Lo

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
胡關李羅律師行

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
China Construction Bank (Asia) Corporation Limited

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
中國建設銀行(亞洲)股份有限公司

Any other person who has made a loan for the construction of the Development
Sing-Ho Finance Company Limited

已為發展項目的建造提供貸款的任何其他人
信和財務有限公司

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	Not Applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not Applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person. 賣方或該項目承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	Not Applicable 不適用
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person. 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	Not Applicable 不適用
(g)	The vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not Applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目的承建商屬法團，而賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	Not Applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	Not Applicable 不適用

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	Not Applicable 不適用
(l)	The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	Not Applicable 不適用
(m)	The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not Applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	Not Applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1%的已發行股份。	Not Applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	Not Applicable 不適用
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	Not Applicable 不適用
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	Not Applicable 不適用

There will not be non-structural prefabricated external walls forming part of the enclosing walls in the Development.

發展項目將不會有構成圍封牆一部分的非結構的預製外牆。

There will be curtain walls forming part of the enclosing walls of the Development.

The range of thickness of the curtain walls of each building is 200mm.

Schedule of total area of the curtain walls of each residential property: -

發展項目將會有構成圍封牆的一部分的幕牆。

每幢建築物的幕牆的厚度範圍為200毫米。

每個住宅物業的幕牆總面積表：-

House 洋房	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
House 1 洋房1	2.854
House 2 洋房2	2.815
House 3 洋房3	2.820
House 5 洋房5	3.264
House 6 洋房6	3.384
House 7 洋房7	3.374
House 8 洋房8	3.161

Tower 座號	Floor 樓層	Unit 單位	Total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積(平方米)
Tower 1 第1座	1/F 1樓	A	3.174
		B	1.740
	2/F-3/F 2樓-3樓	A	3.174
		B	1.740
	5/F 5樓	A	3.174
		B	1.740
Tower 2 第2座	G/F 地下	A	1.661
	1/F 1樓	A	1.350
		B	1.350
	2/F-3/F 2樓-3樓	A	1.520
		B	1.520
	5/F 5樓	A	1.520
		B	1.520
Tower 3 第3座	G/F 地下	A	0.935
	1/F 1樓	A	3.185
		B	1.740
	2/F-3/F 2樓-3樓	A	3.185
		B	1.740
	5/F 5樓	A	3.185
		B	1.740

INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

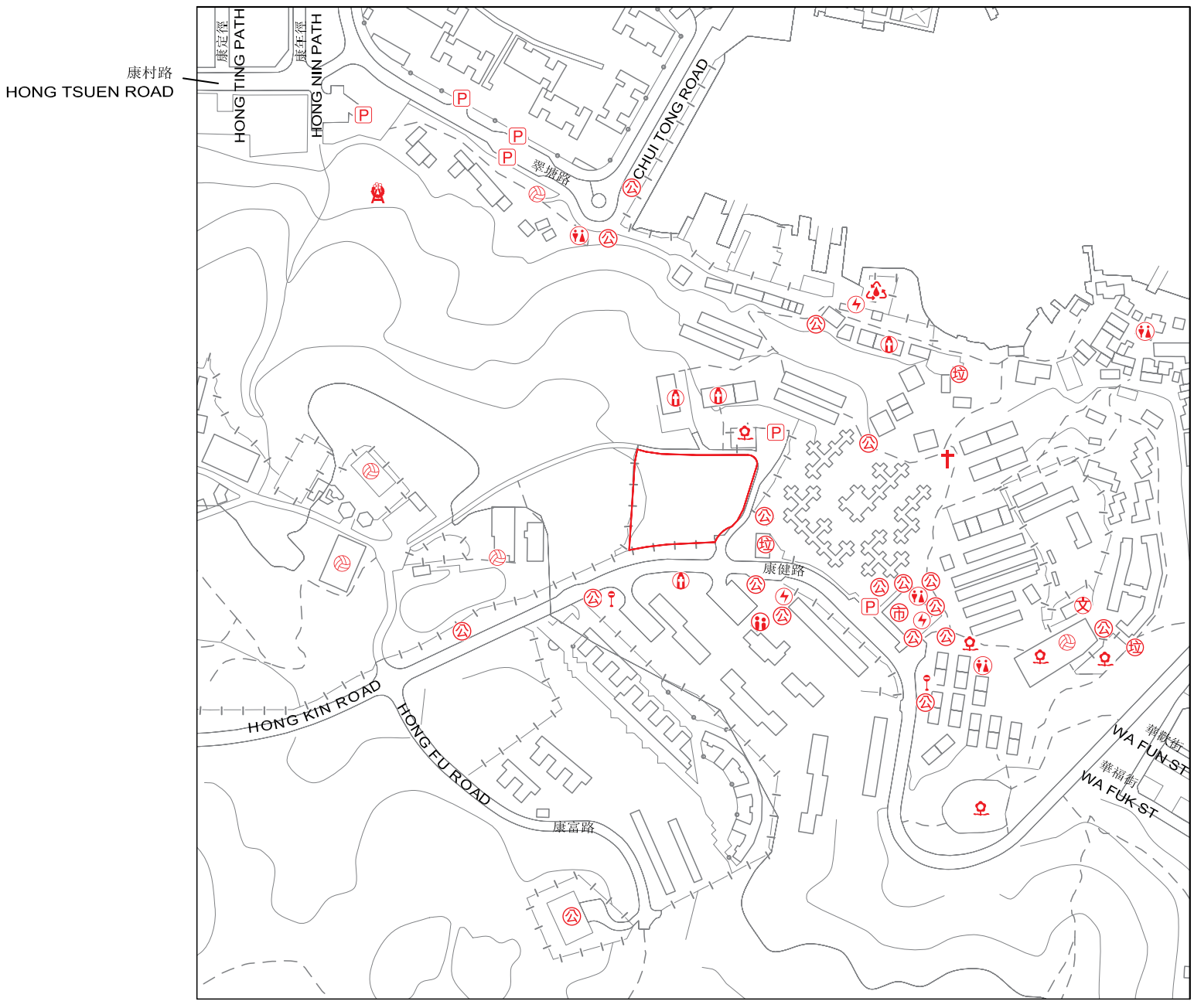
The person appointed as the Manager of the Development under the latest draft deed of mutual covenant : -

Sino Estates Management Limited

根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：-

信和物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



Location of the Development
發展項目的位置

Scale : 0 50 100 150 200 250M(米)
比例：

S
南

The Location Plan is prepared with reference to the Survey Sheet No. 8-SW-C dated 5 December 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

The Location Plan is reproduced with permission of the Director of Lands. The Government of Hong Kong SAR Licence No. 82/2019.

所在位置圖參考於2019年12月5日之地政總署測繪處之測繪圖編號8-SW-C而擬備，有需要的地方經修正處理。

所在位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號82/2019。

Legend 圖例

- Cemetery
  墳場
- Funeral parlour
  殯儀館
- Market (including a wet market and a wholesales market)
  市場（包括濕貨市場及批發市場）
- Public convenience
  公廁
- Power plant (including electricity sub-stations)
  發電廠（包括電力分站）
- Public park
  公園
- Public transport terminal (including a rail station)
  公共交通總站（包括鐵路車站）
- Public utility installation
  公用事業設施裝置
- Public carpark (including a lorry park)
  公眾停車場（包括貨車停泊處）
- Refuse collection point
  垃圾收集站
- Religious institution (including a church, a temple and a Tsz Tong)
  宗教場所（包括教堂、廟宇及祠堂）
- School (including a kindergarten)
  學校（包括幼稚園）
- Sewage treatment works and facilities
  污水處理廠及設施
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)
  社會福利設施（包括老人中心及弱智人士護理院）
- Sports facilities (including a sports ground and a swimming pool)
  體育設施（包括運動場及游泳池）

Notes:

1. Due to technical reasons (such as the shape of the Development), the Location Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片

Location of the Development
發展項目的位置

S
南

The Aerial Photograph is adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 3,000 feet, photo No. E062521C, dated 9 September 2019.

Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved - reproduction by permission only.

鳥瞰照片摘錄自地政總署測繪處於2019年9月9日在3,000呎飛行高度拍攝，編號為E062521C之鳥瞰照片。

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。

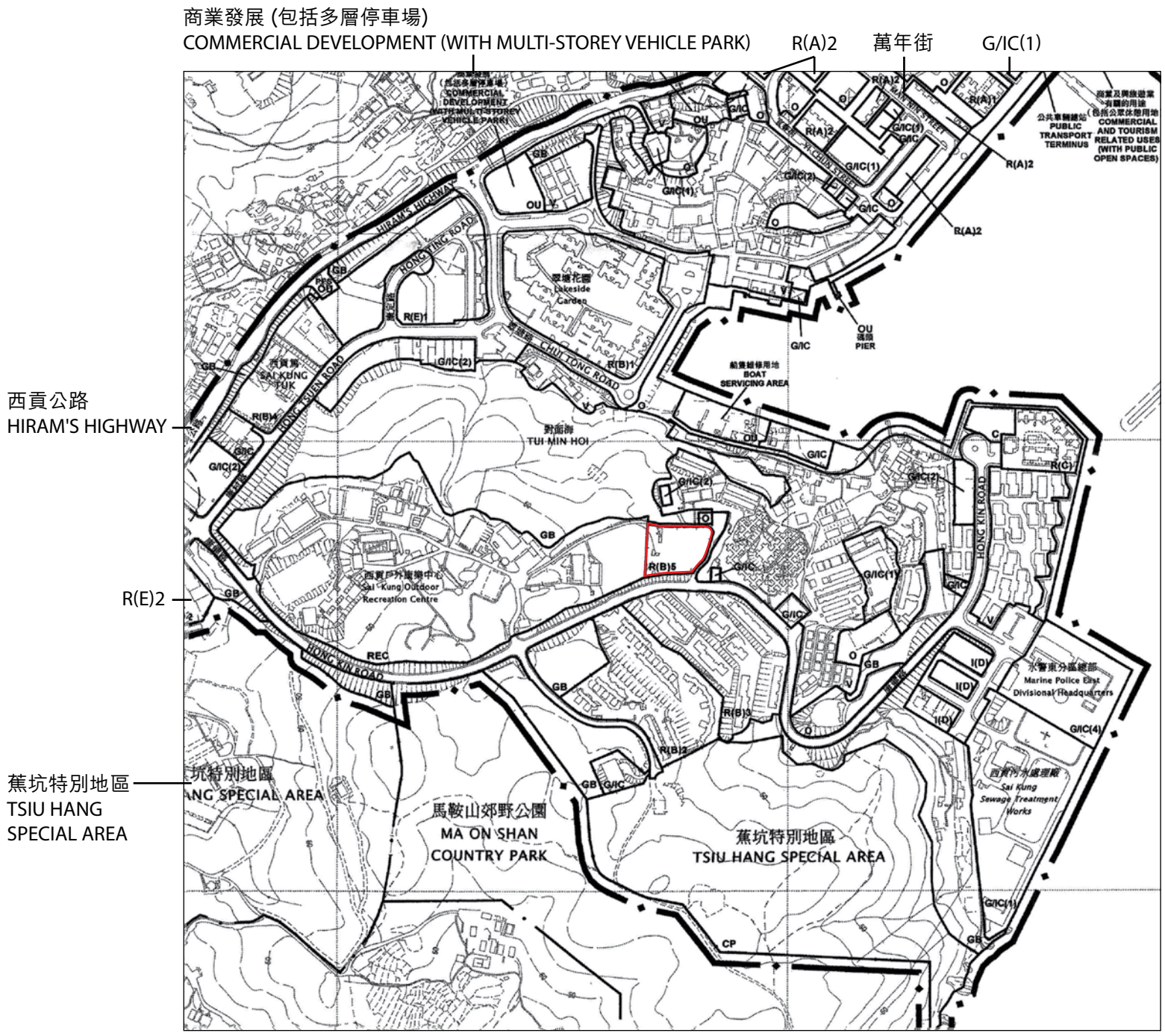
Notes :

1. Due to technical reasons (such as the shape of the Development), the Aerial Photograph may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

The Outline Zoning Plan is adopted from part of the approved Sai Kung Town Outline Zoning Plan Outline Zoning Plan No. S/SK-SKT/6, gazetted on 14 June 2013.

This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖摘錄自2013年6月14日憲報公布之西貢市分區計劃大綱核准圖，圖則編號為 S/SK-SKT/6。

此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

Commercial 商業	C
Residential (Group A) 住宅 (甲類)	R(A)
Residential (Group B) 住宅 (乙類)	R(B)
Residential (Group C) 住宅 (丙類)	R(C)
Residential (Group E) 住宅 (戊類)	R(E)
Village Type Development 鄉村式發展	V
Industrial (Group D) 工業 (丁類)	I(D)
Government, Institution or Community 政府、機構或社區	G/IC
Open Space 休憩用地	O
Recreation 康樂	REC
Other Specified Uses 其他指定用途	OU
Green Belt 綠化地帶	GB
Country Park 郊野公園	CP

Communications 交通

Major Road and Junction 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

Boundary of Country Park / Special Area 郊野公園 / 特別地區界線

Petrol Filling Station 加油站 P F S

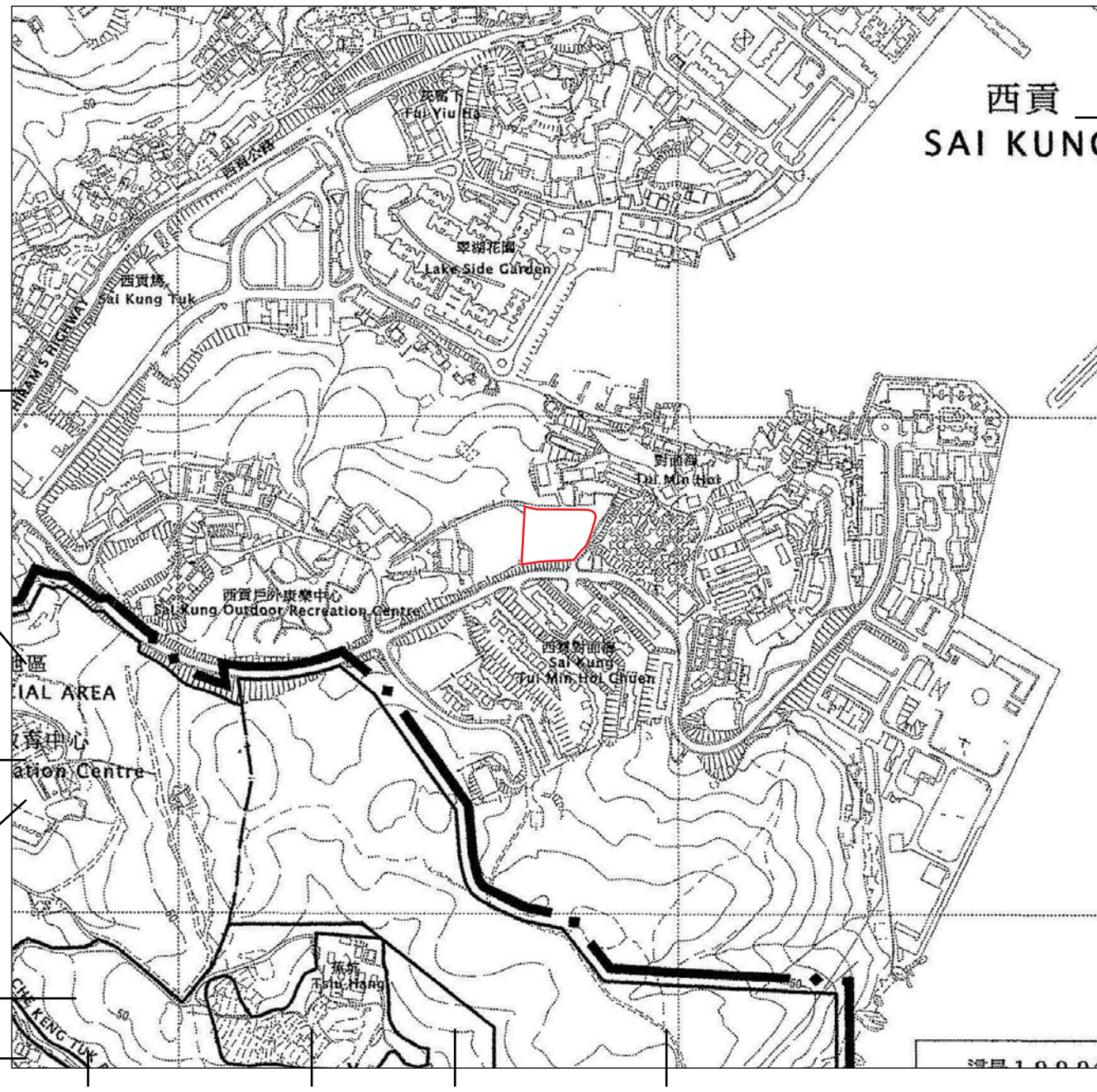
Notes:

1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale : 0 100 200 300 400 500M(米)
比例：

S
南

The Outline Zoning Plan is adopted from part of the draft Hebe Haven Outline Zoning Plan No. S/SK-HH/7, gazetted on 21 June 2019.

This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖摘錄自2019年6月21日憲報公布之白沙灣分區計劃大綱草圖，圖則編號為 S/SK-HH/7。

此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

Village Type Development 鄉村式發展 V

Conservation Area 自然保育區 CA

Country Park 郊野公園 CP

Communications 交通

Major Road and Junction 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

Boundary of Country Park / Special Area
郊野公園 / 特別地區界線

Notes:

1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖

The Outline Zoning Plan is adopted from part of the approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11, gazetted on 27 October 2006.

This Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

分區計劃大綱圖摘錄自2006年10月27日憲報公布之北港及沙角尾分區計劃大綱核准圖，圖則編號為 S/SK-PK/11。

此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Legend 圖例

Zones 地帶

Residential (Group D) 住宅（丁類） R(D)

Government, Institution or Community 政府、機構或社區 G/IC

Green Belt 綠化地帶 GB

Communications 交通

Major Road and Junction 主要道路及路口

Miscellaneous 其他

Boundary of Planning Scheme 規劃範圍界線

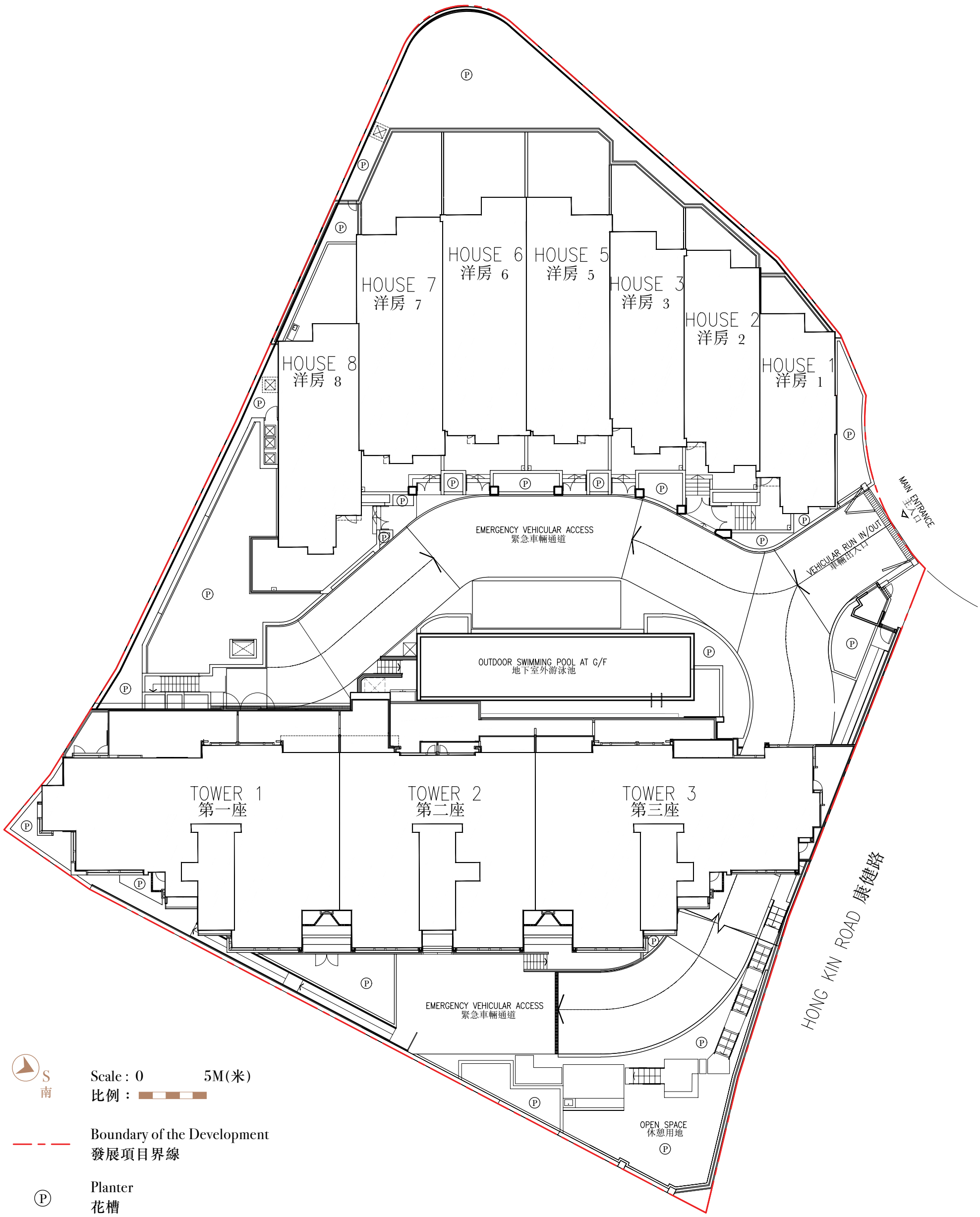
Notes:

1. Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan may show more area than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註：

1. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》所要求。
2. 賣方建議準買家到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



The estimated date of completion of the buildings or facilities within the Development as provided by the Authorized Person for the Development: 31 March 2020

由發展項目的認可人士提供的位於發展項目內的建築物或設施的預計落成日期：2020年3月31日

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

Legend of terms and abbreviations used on the floor plans
樓面平面圖中所使用名詞及簡稱之圖例

A.F.	=	Architectural Feature	=	建築裝飾
A.F. ABOVE	=	Architectural Feature Above	=	建築裝飾置上
A.F. BELOW	=	Architectural Feature Below	=	建築裝飾置下
A/C OUTDOOR UNIT	=	Air-Conditioner Outdoor Unit	=	空調機室外機
ACP	=	Air-Conditioner Platform	=	空調機平台
BAL / BAL.	=	Balcony	=	露台
BAL. ABOVE	=	Balcony Above	=	露台置上
BALUSTRADE	=	Balustrade	=	欄杆
BATH 1	=	Bathroom 1	=	浴室 1
BATH 2	=	Bathroom 2	=	浴室 2
BATH 3	=	Bathroom 3	=	浴室 3
BR1	=	Bedroom 1	=	睡房 1
BR2	=	Bedroom 2	=	睡房 2
BR3	=	Bedroom 3	=	睡房 3
C.L.	=	Cat Ladder	=	豎梯
C.W.	=	Curtain Wall	=	玻璃幕牆
C.W. ABOVE	=	Curtain Wall Above	=	玻璃幕牆置上
CANOPY ABOVE	=	Canopy Above	=	簷篷置上
CARPORT	=	Carport	=	車庫
COMMON AREA FOR MAINTENANCE	=	Common Area for Maintenance	=	公用維修範圍
COVER OF BALCONY	=	Cover of Balcony	=	露台上蓋
COVER OF U.P.	=	Cover of Utility Platform	=	工作平台上蓋
COVERED LANDSCAPE & PLAY AREA	=	Covered Landscape and Play Area	=	有蓋園景及休憩區
COVERED WALKWAY & ACP	=	Covered Walkway and Air-Conditioner Platform	=	有蓋行人通道及空調機平台
DINING	=	Dining Room	=	飯廳
DN	=	Down	=	落
DOG HOUSE	=	Dog House	=	機電管道房
DOG HOUSE & GAS CAB.	=	Dog House and Gas Cabinet	=	機電管道房及氣體錶櫃
DOGHOUSE FOR P.W.	=	Dog House for Pipe Well	=	管道井之機電管道房
ELV DUCT	=	Extra Low Voltage Duct	=	特低電壓管
EMC	=	Electrical Meter Cabinet	=	電錶櫃
EMR	=	Electrical Meter Room	=	電錶房
FLAT ROOF	=	Flat Roof	=	平台
FOR A/C OUTDOOR UNIT	=	for Air-Conditioner Outdoor Unit	=	供空調機室外機用
FOYER	=	Foyer	=	玄關
GARDEN	=	Garden	=	花園
GMD	=	Gas Meter Duct	=	氣體錶槽
HR	=	Hose Reel	=	消防喉轆
HR AT H/L	=	Hose Reel AT High Level	=	消防喉轆高位
JBATH	=	Junior Master Bathroom	=	少主人浴室
JMBR	=	Junior Master Bedroom	=	少主人睡房
KIT	=	Kitchen	=	廚房
LAV.	=	Lavatory	=	洗手間
LAV1	=	Lavatory 1	=	洗手間 1
LAV2	=	Lavatory 2	=	洗手間 2
LIFT	=	Lift	=	升降機
LIFT LOBBY	=	Lift Lobby	=	升降機大堂
LIV/DIN	=	Living Room / Dining Room	=	客廳 / 飯廳
LIVING	=	Living Room	=	客廳
LOBBY	=	Lobby	=	大堂
MBATH	=	Master Bathroom	=	主人浴室
MBR	=	Master Bedroom	=	主人睡房
METAL FINS	=	Metal Fins	=	金屬鰭
METAL GATE	=	Metal Gate	=	金屬閘門
METAL GRILLE	=	Metal Grille	=	金屬欄柵
METAL RAILING	=	Metal Railing	=	金屬扶手
NOTIONAL ROUTE FOR MAINTENANCE	=	Notional Route for Maintenance	=	擬定維修通道
P.D.	=	Pipe Duct	=	管槽
PLANTER	=	Planter	=	花槽
PRIVATE ROOF	=	Private Roof	=	私人天台
PW	=	Pipe Well	=	管井
R.C. CANOPY	=	Reinforced Concrete Canopy	=	鋼筋混凝土上蓋
R.C. CANOPY ABOVE	=	Reinforced Concrete Canopy Above	=	鋼筋混凝土上蓋置上
R.C. CANOPY FOR BALCONY	=	Reinforced Concrete Canopy for Balcony	=	露台鋼筋混凝土上蓋
R.C. CANOPY FOR U.P.	=	Reinforced Concrete Canopy for Utility Platform	=	工作平台鋼筋混凝土上蓋
ROOF	=	Roof	=	天台
ROOF REFUGE	=	Roof Refuge	=	天台庇護處
STAIRHOOD	=	Stairhood	=	梯屋
TRS	=	Temporary Refuge Space	=	臨時庇護處
U.P.	=	Utility Platform	=	工作平台
U.P. ABOVE	=	Utility Platform Above	=	工作平台置上
UP	=	Up	=	上
UTIL	=	Utility	=	工作間
WMR	=	Water Meter Room	=	水錶房

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

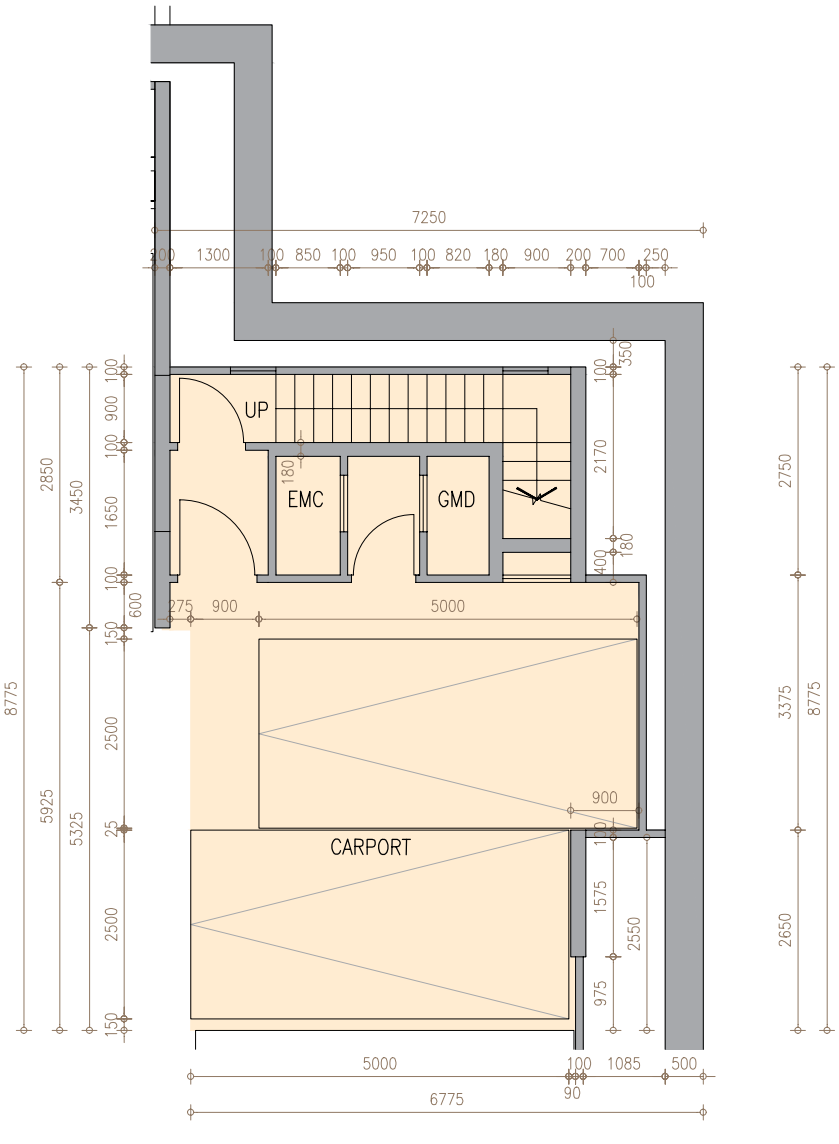
Notes :

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential units. For details, please refer to the latest approved building plans and/or approved drainage plans.
- There are sunken slabs (for mechanical & electrical services of units above) and/or ceiling bulkheads for the air-conditioning fittings and/or mechanical & electrical services at some residential units.
- There are exposed pipes installed in some utilities and some lavatories.
- There are exposed pipes located at the upper part of some utility platforms and some balconies.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown in the floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for indication of approximate location only.

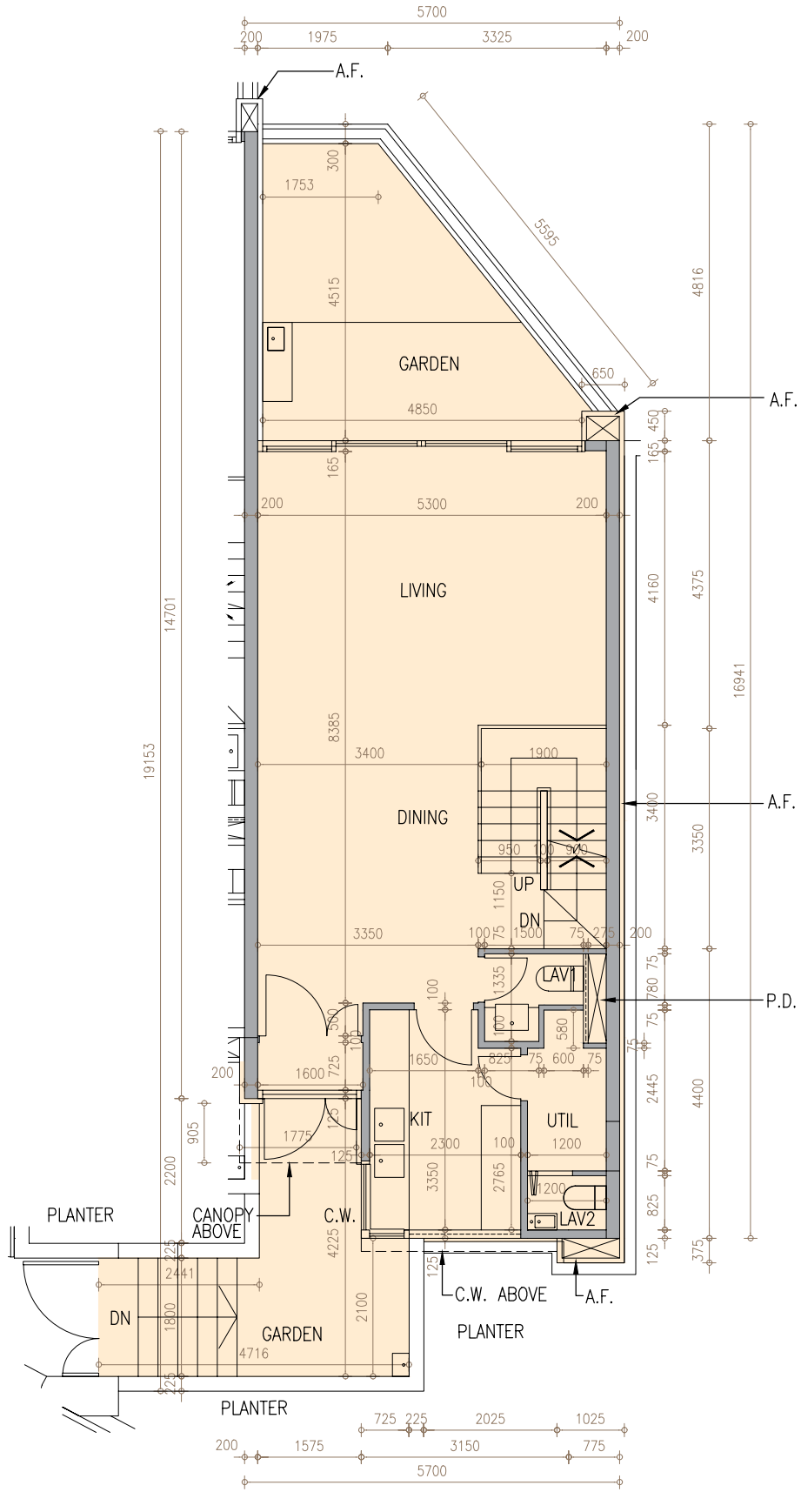
備註：

- 部份樓層外牆範圍設有建築裝飾、金屬格柵及/或外露喉管，詳細資料請參考最新批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或空調機平台及/或外牆上/附近設有外露及/或外牆裝飾板內藏之公用喉管，詳細資料請參考最新批准的建築圖則及/或排水設施圖。
- 部份住宅單位天花有跌級樓板(用以安裝樓上單位之機電設備)及/或假天花內裝置空調裝備及/或其他機電設備。
- 部份工作間及部份洗手間內裝有外露喉管。
- 部份工作平台及部份露台上方裝有外露喉管。
- 露台及工作平台為非封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作示意大概位置之用途。

HOUSE 1
洋房1



B2/F 地庫2層



LEVEL 1 第1層

S 南

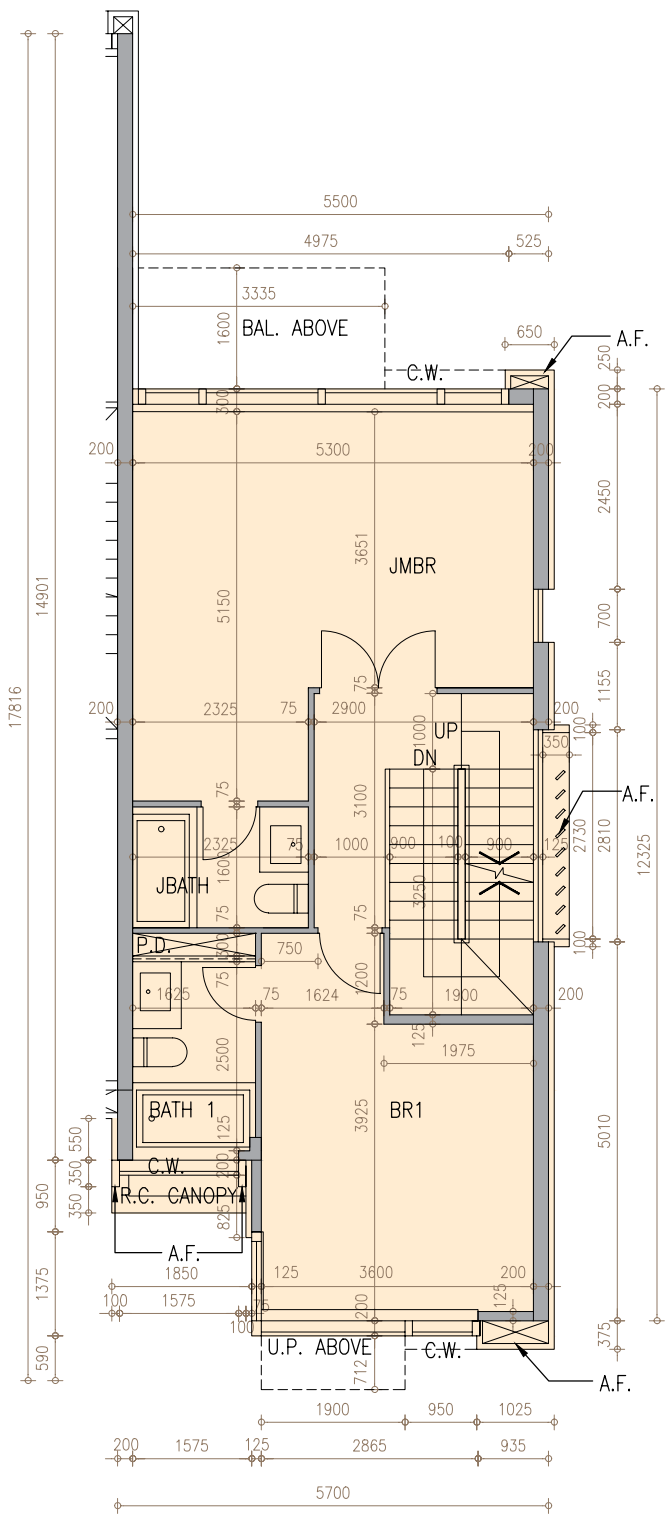
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 1 洋房1	200, 250	250
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)		3800	4200
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. 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。			

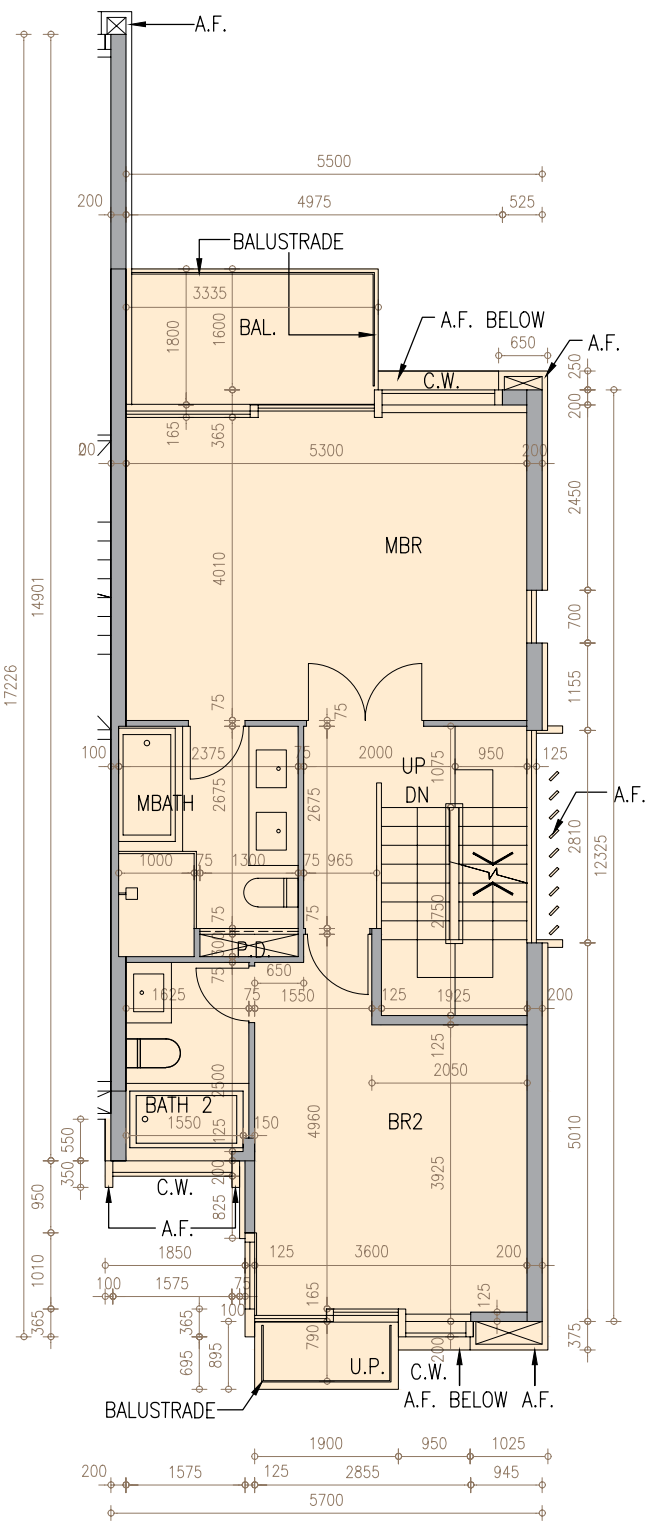
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

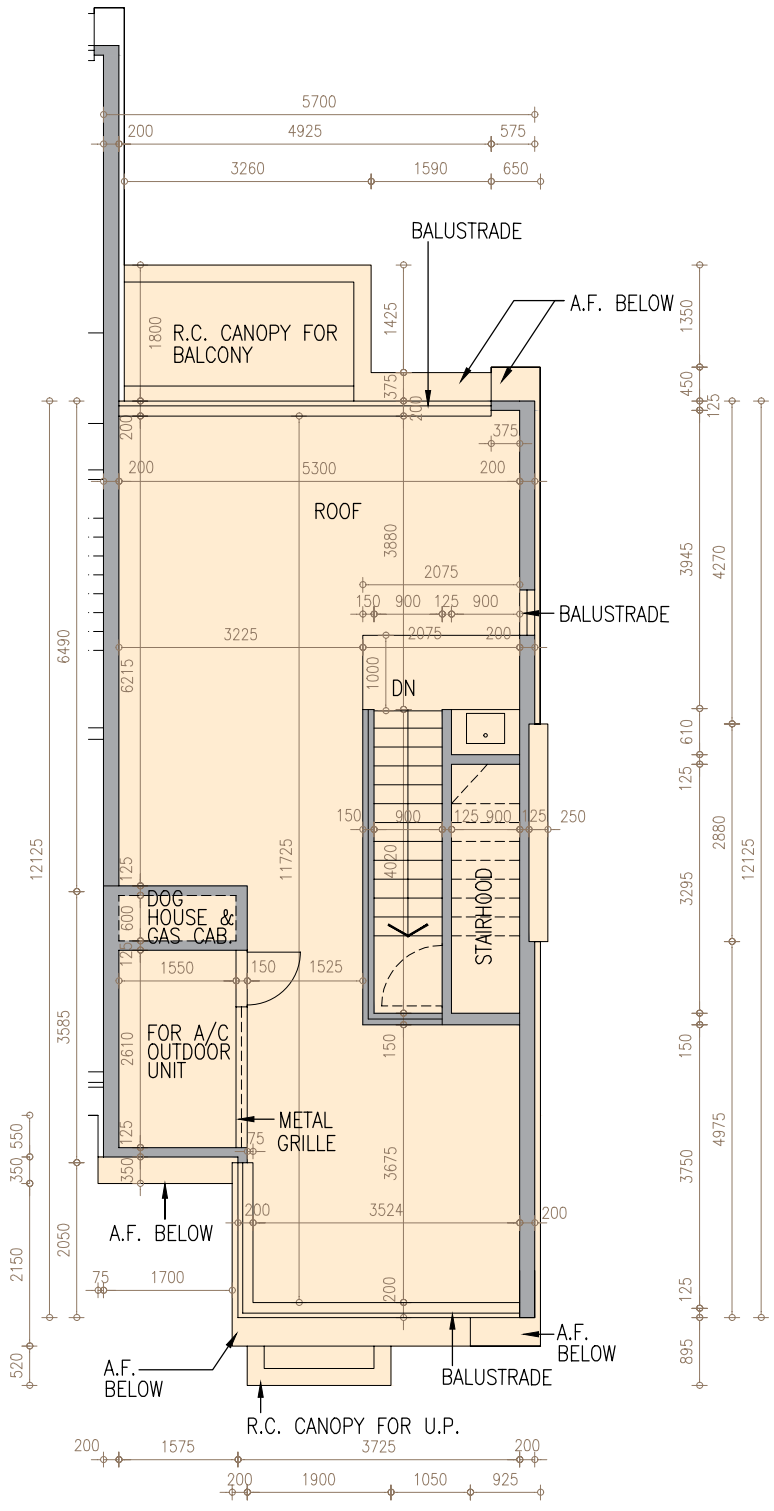
HOUSE 1
洋房1



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

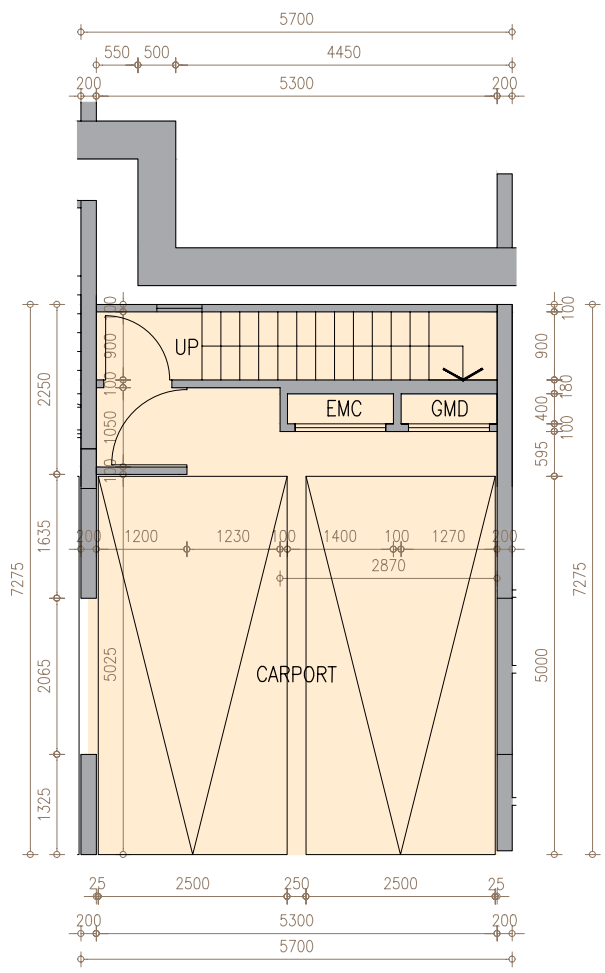
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 1 洋房1	250	175, 250, 575*	Not Applicable 不適用
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)		3200	3200, 3525, 3850	Not Applicable 不適用
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. 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。				

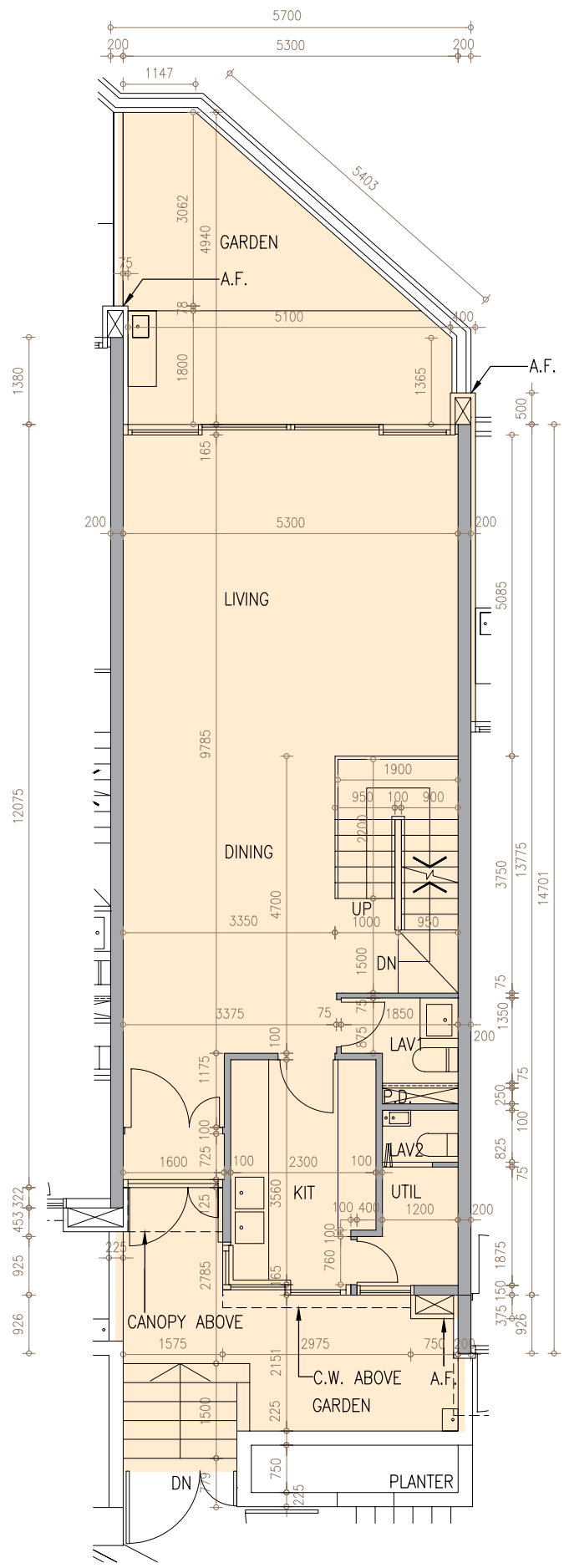
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 2
洋房2



B2/F 地庫2層



LEVEL 1 第1層

S 南

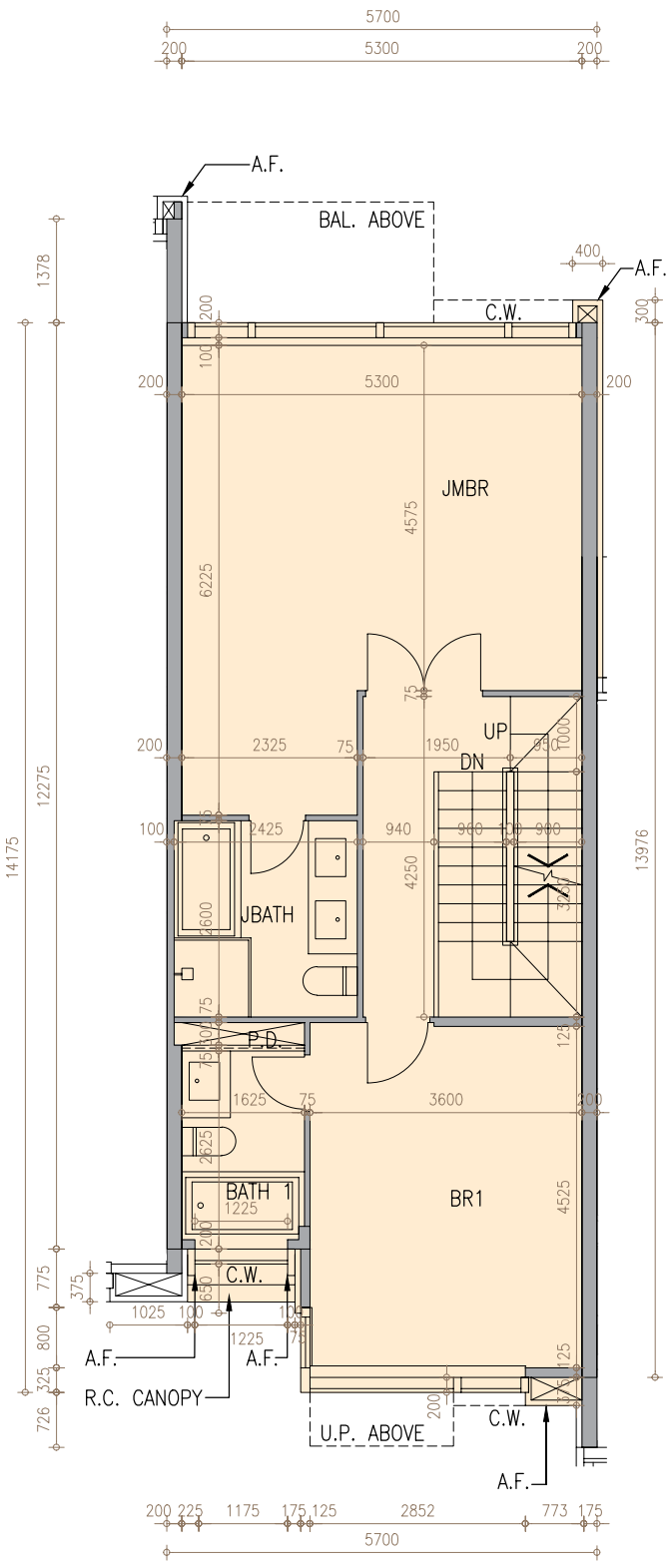
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 2 洋房2	200	250
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)		3800	4200
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. 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。			

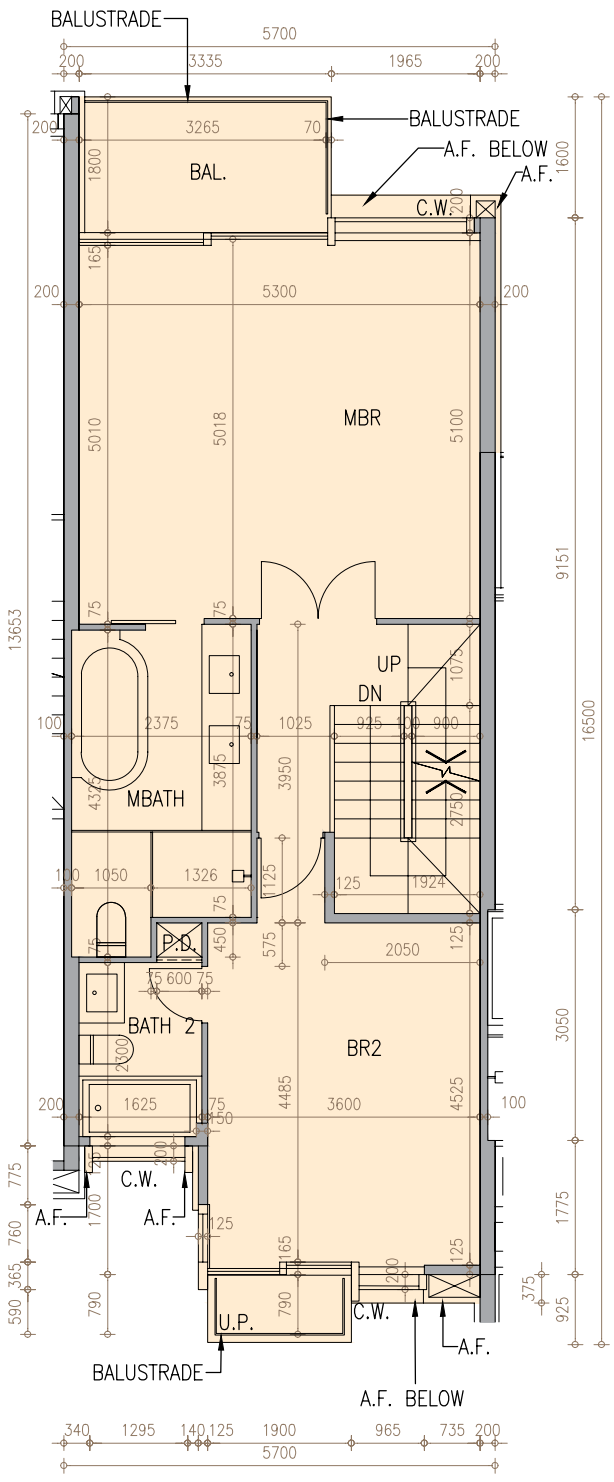
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

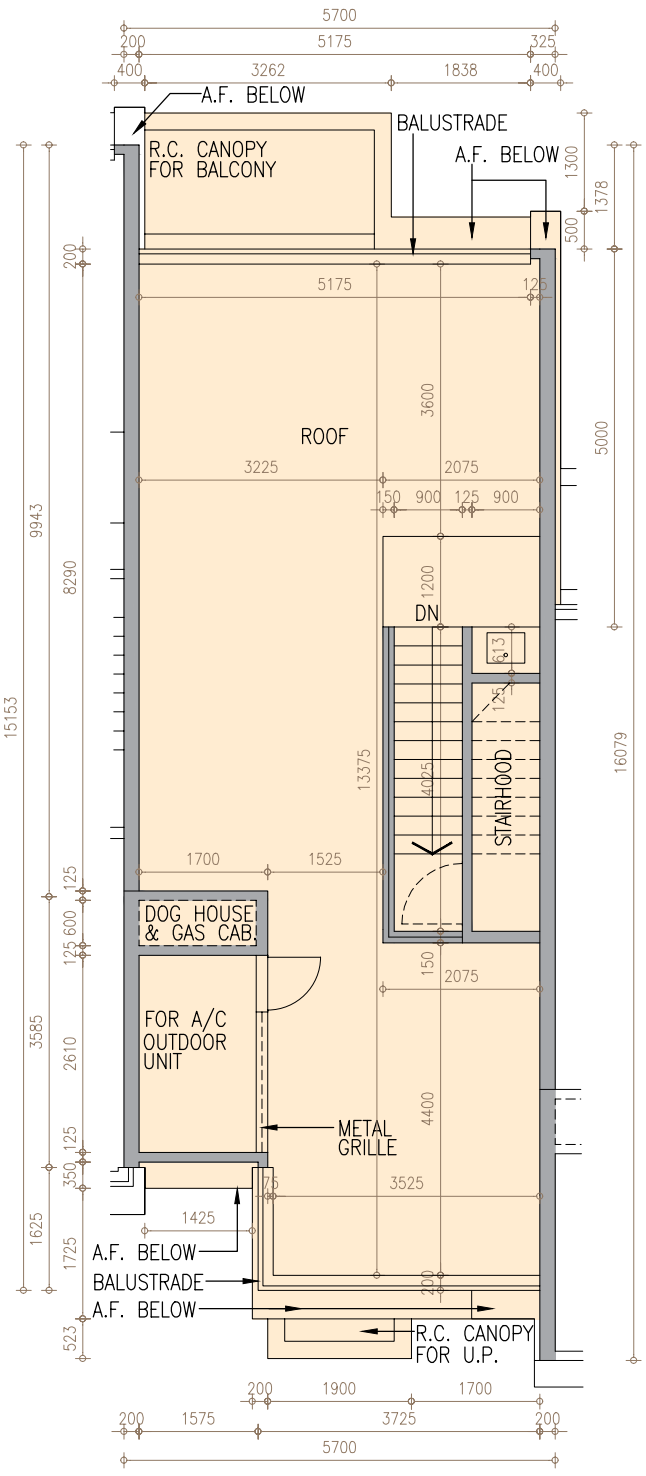
HOUSE 2
洋房2



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

Scale : 0 5M(米)
比例 :

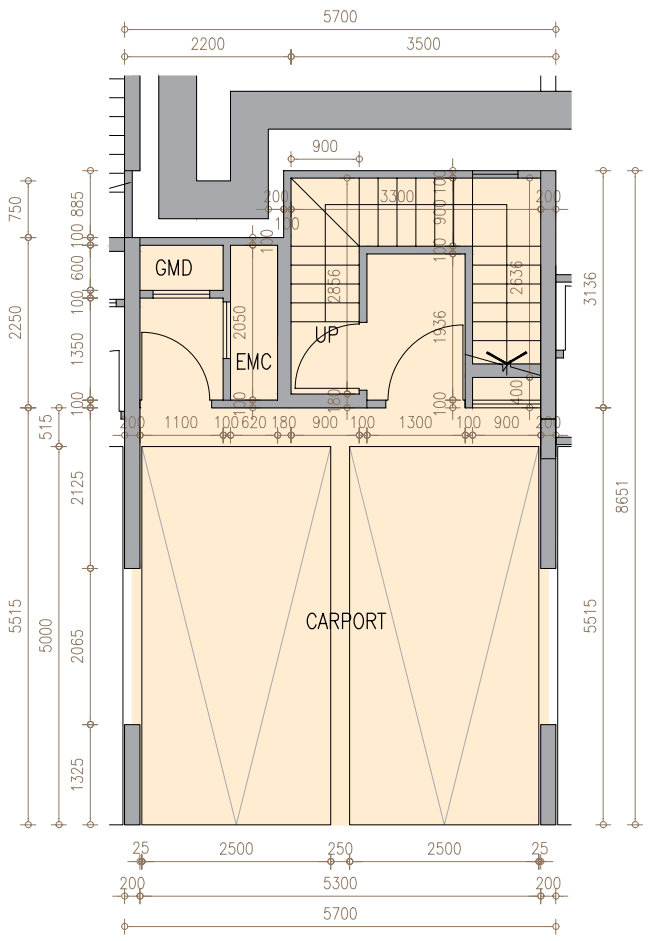
Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 2 洋房2	250	175, 250, 575*	Not Applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3200	3200, 3525, 3850	Not Applicable 不適用

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.
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。

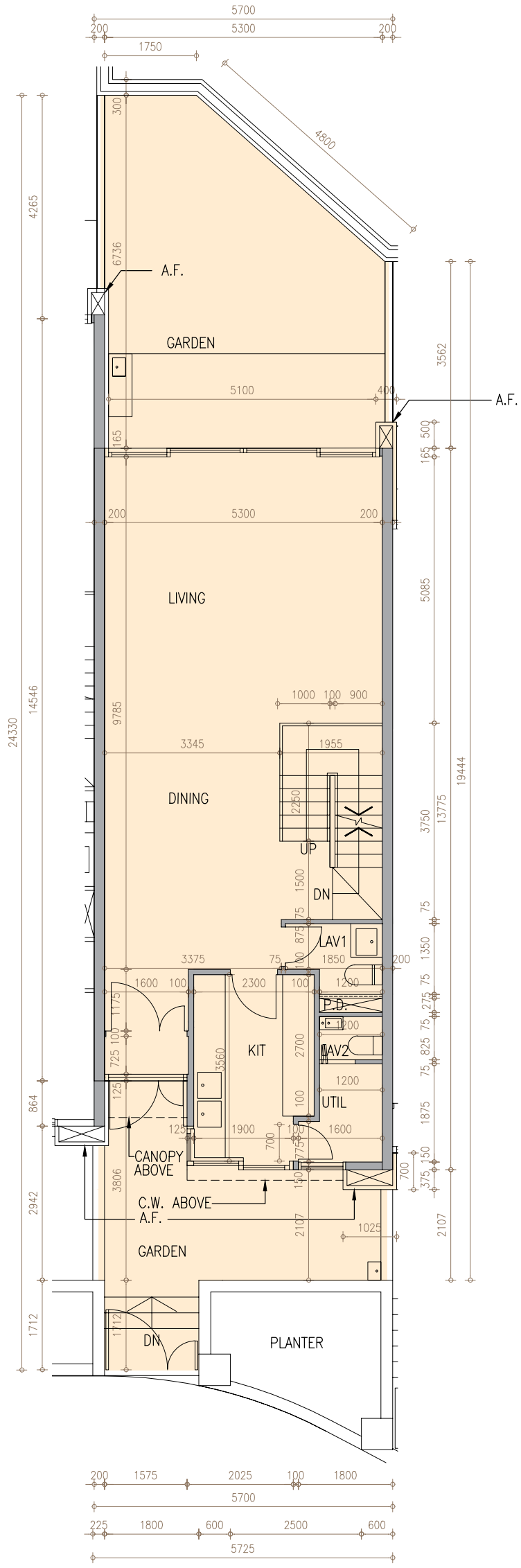
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 3
洋房3



B2/F 地庫2層



LEVEL 1 第1層

S 南

Scale : 0 5M(米)
比例：

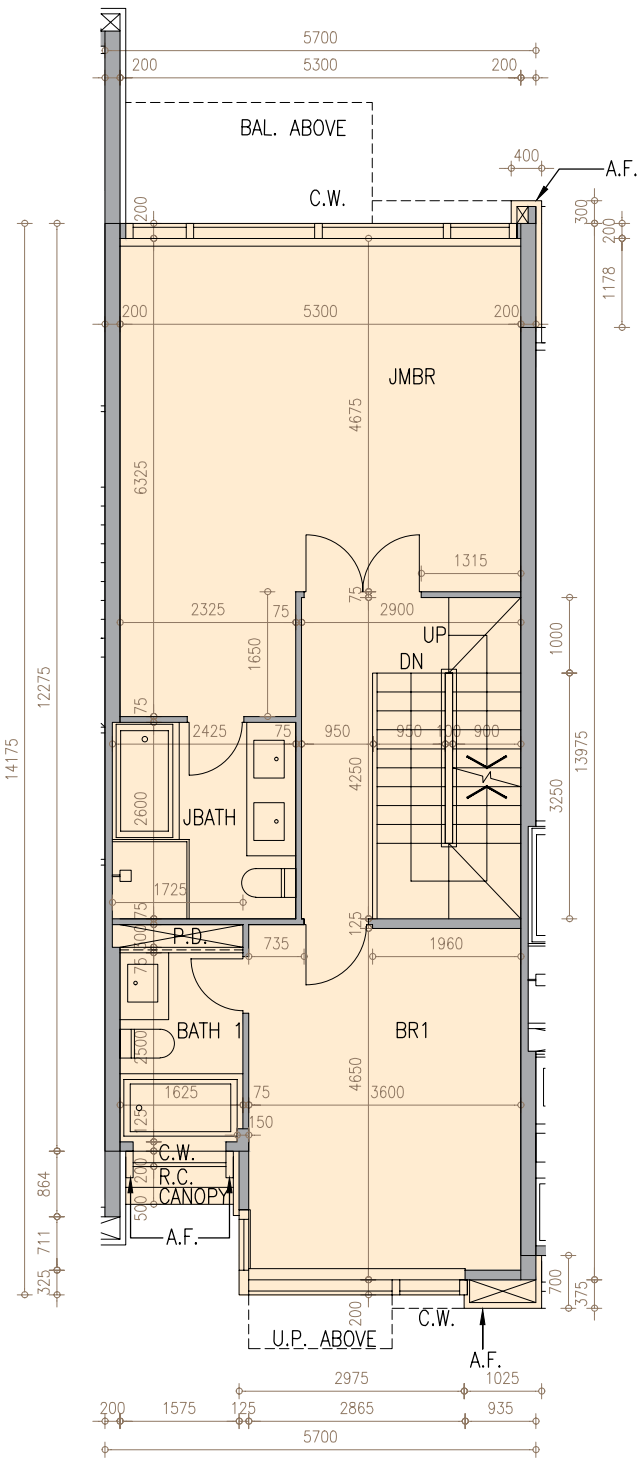
Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 3 洋房3	200	250
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3800	4200

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.
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。

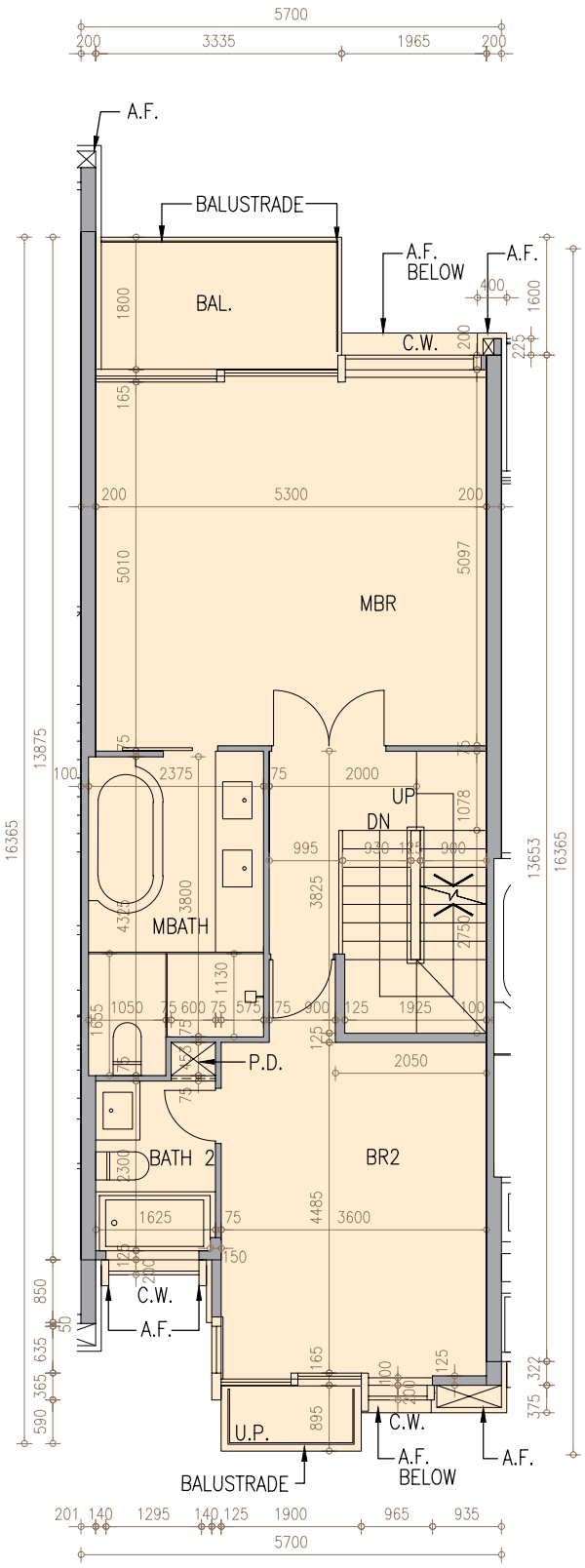
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

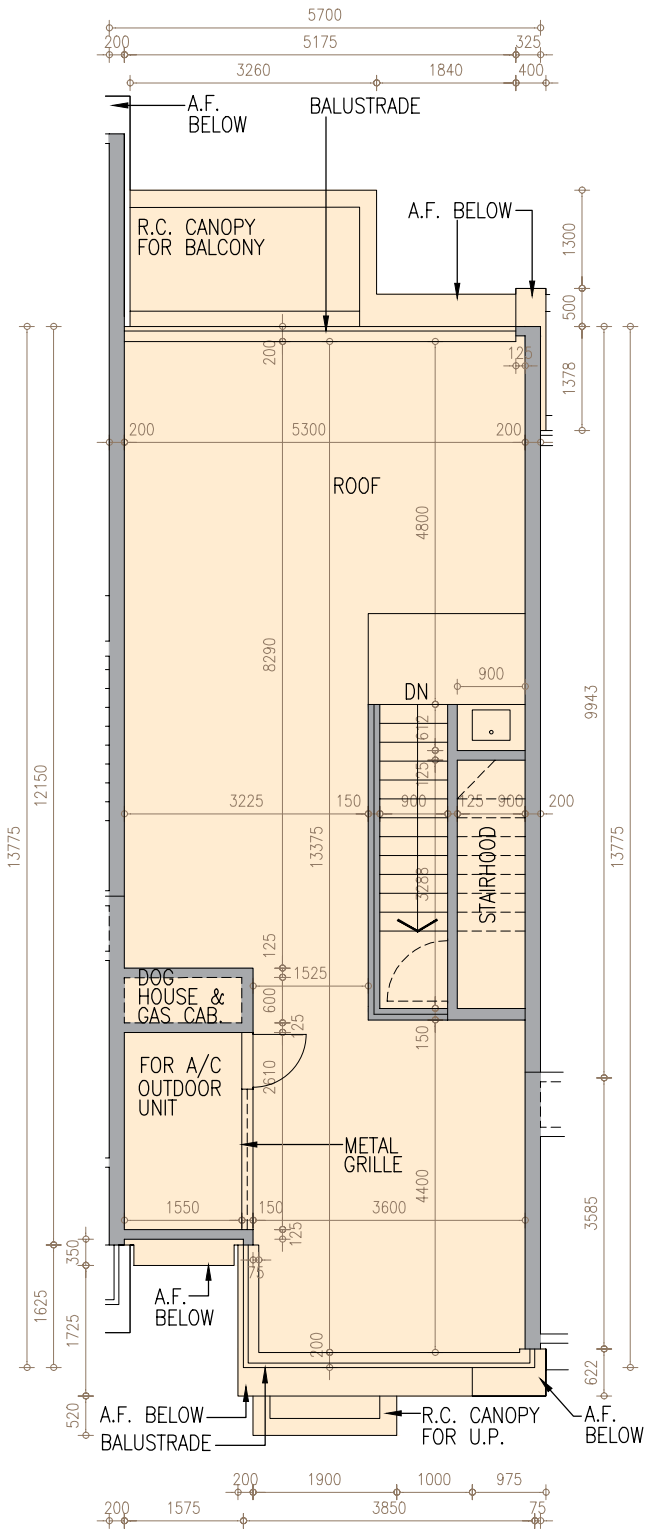
HOUSE 3
洋房3



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

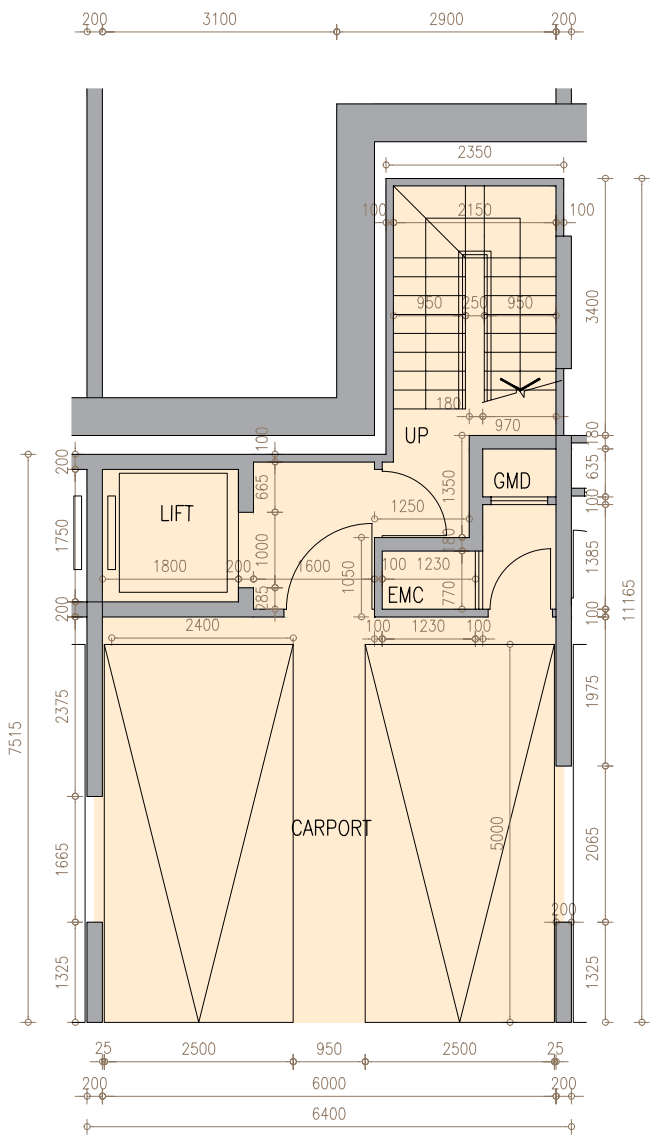
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 3 洋房3	250	175, 250, 575*	Not Applicable 不適用
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)		3200	3200, 3525, 3850	Not Applicable 不適用
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. 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。				

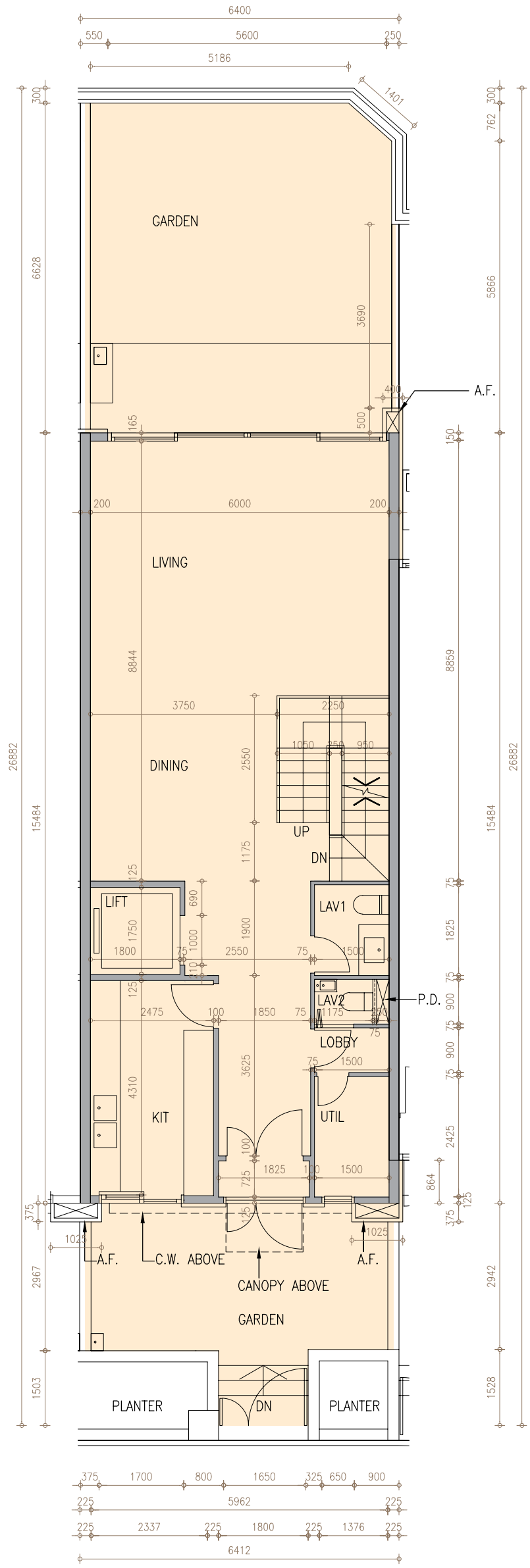
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 5
洋房5



B2/F 地庫2層



LEVEL 1 第1層

S 南

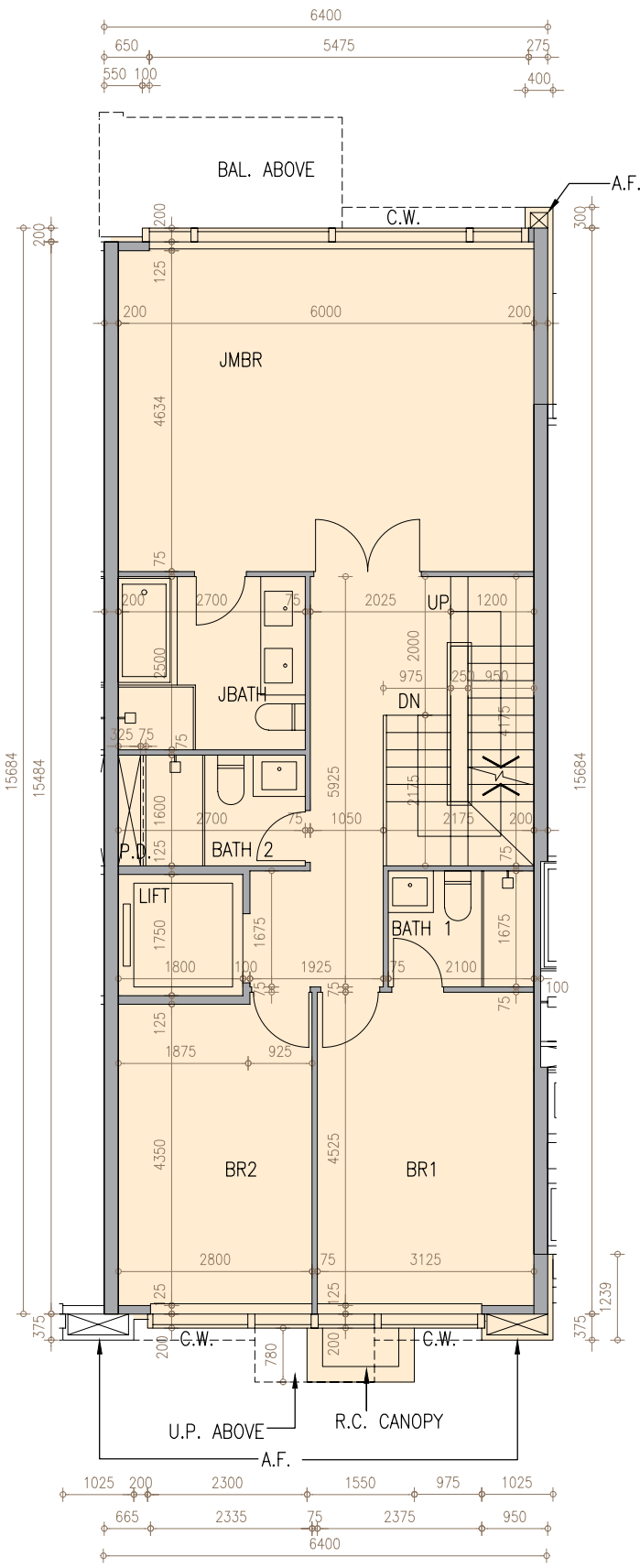
Scale : 0 5M(米)
比例：

Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 5 洋房5	200	250
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)		3800	4200
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. 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。			

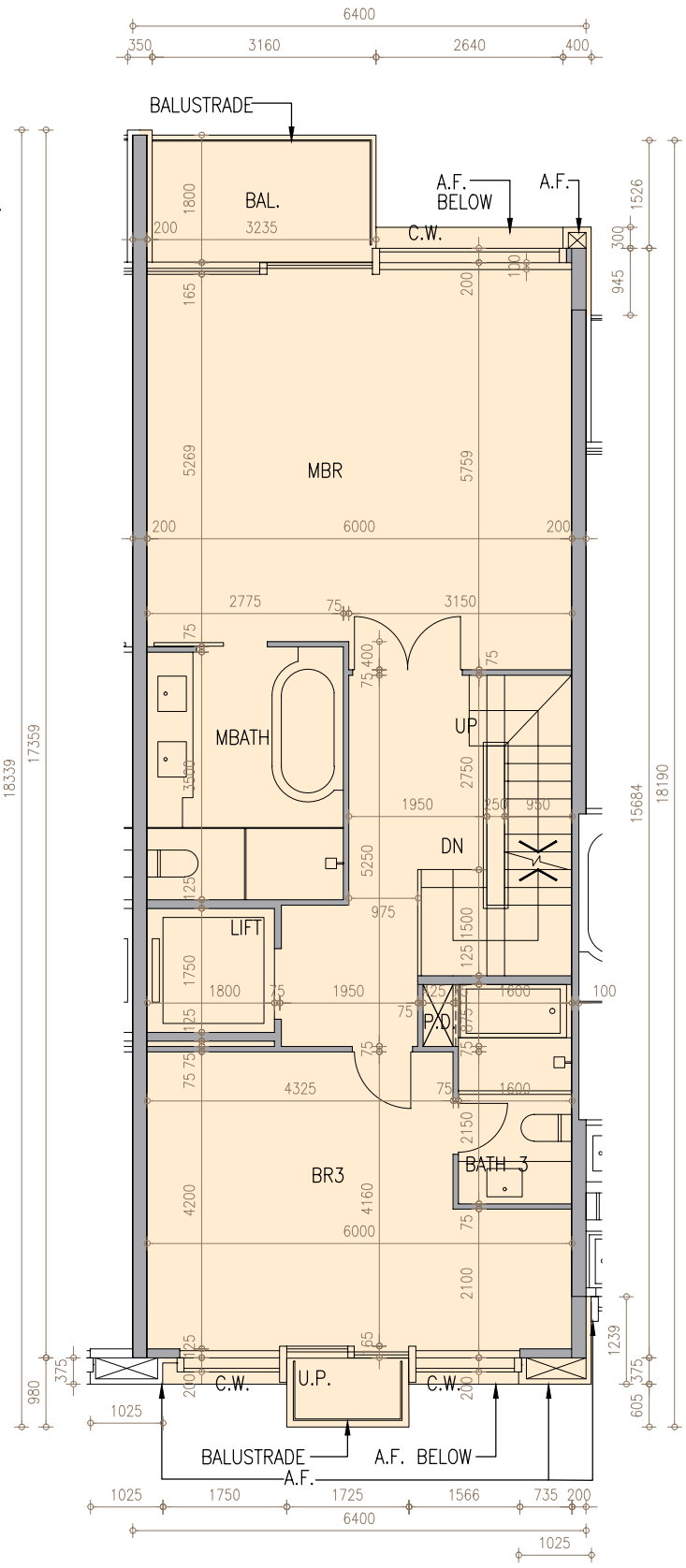
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

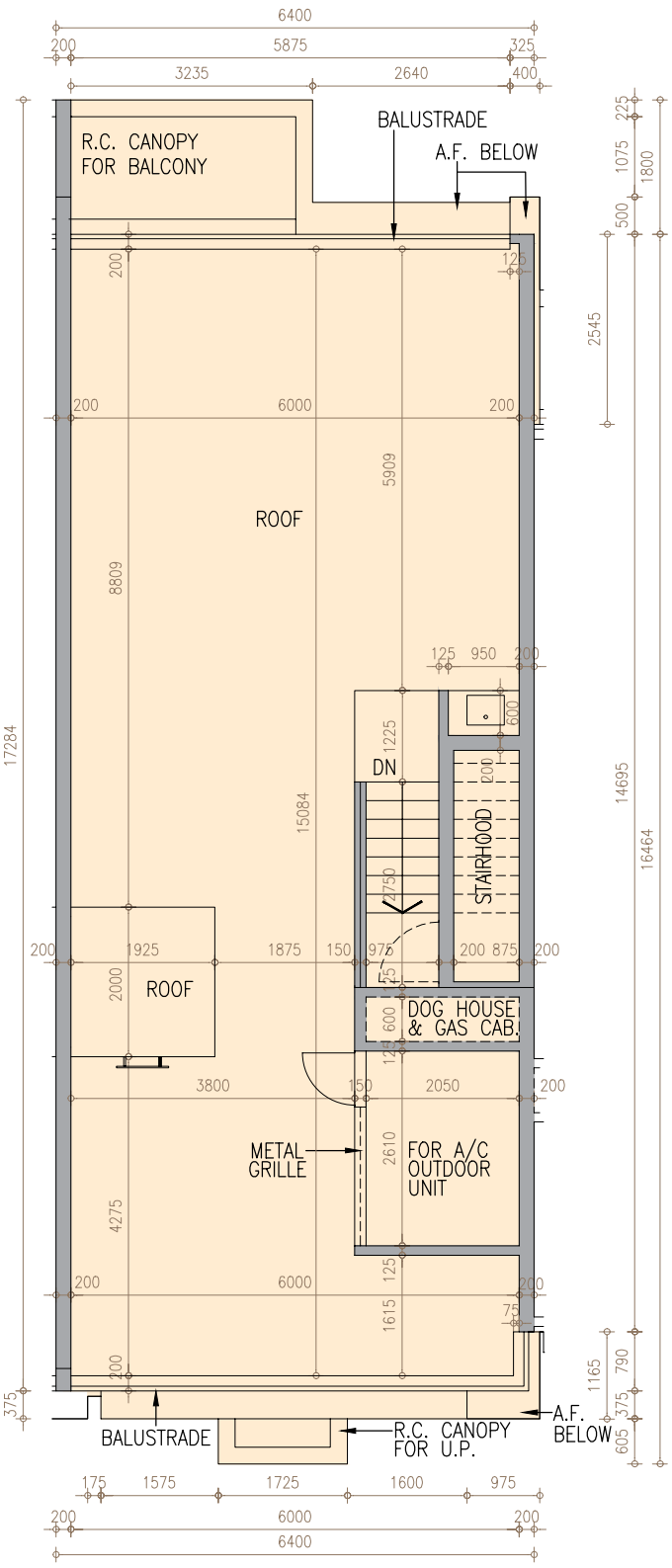
HOUSE 5
洋房5



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

Scale : 0 5M(米)
比例 :

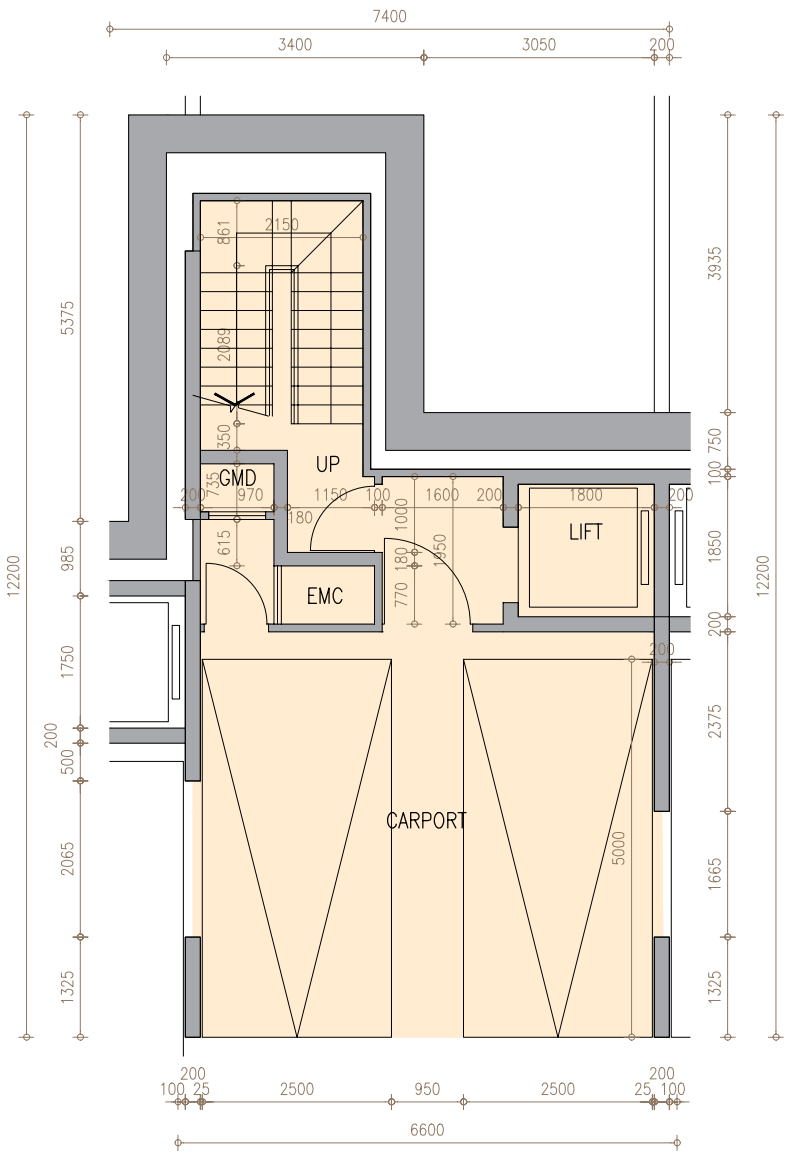
Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 5 洋房5	250	175, 250, 575*	Not Applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3200	3200, 3525, 3850	Not Applicable 不適用

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.
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。

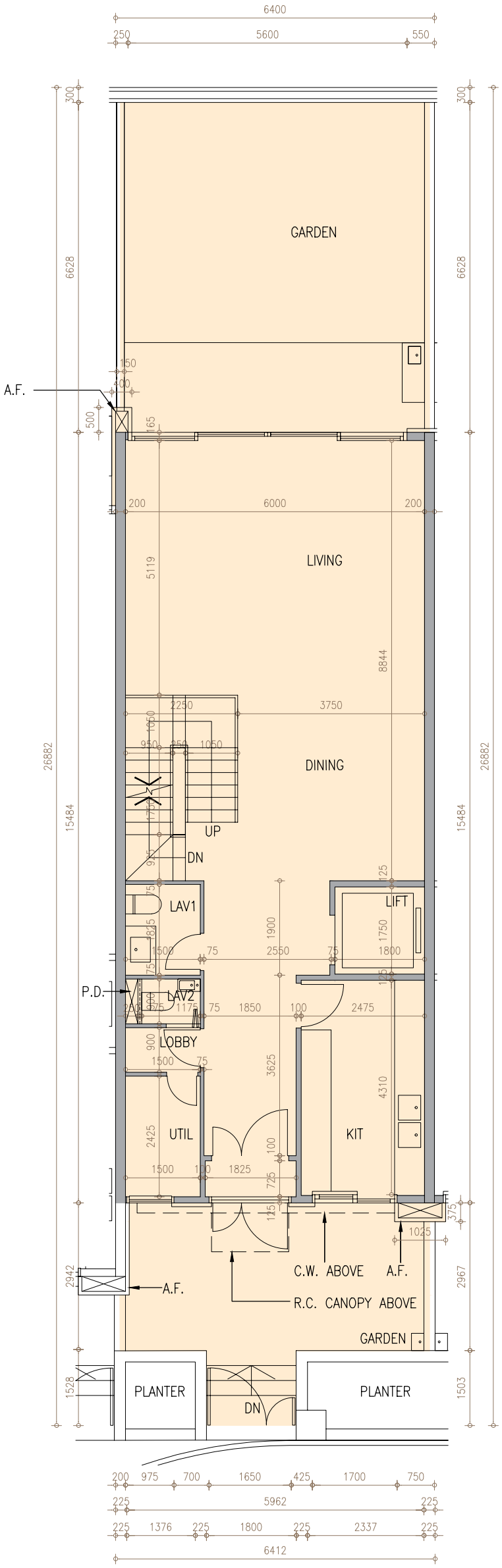
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 6
洋房6



B2/F 地庫2層



LEVEL 1 第1層

S 南

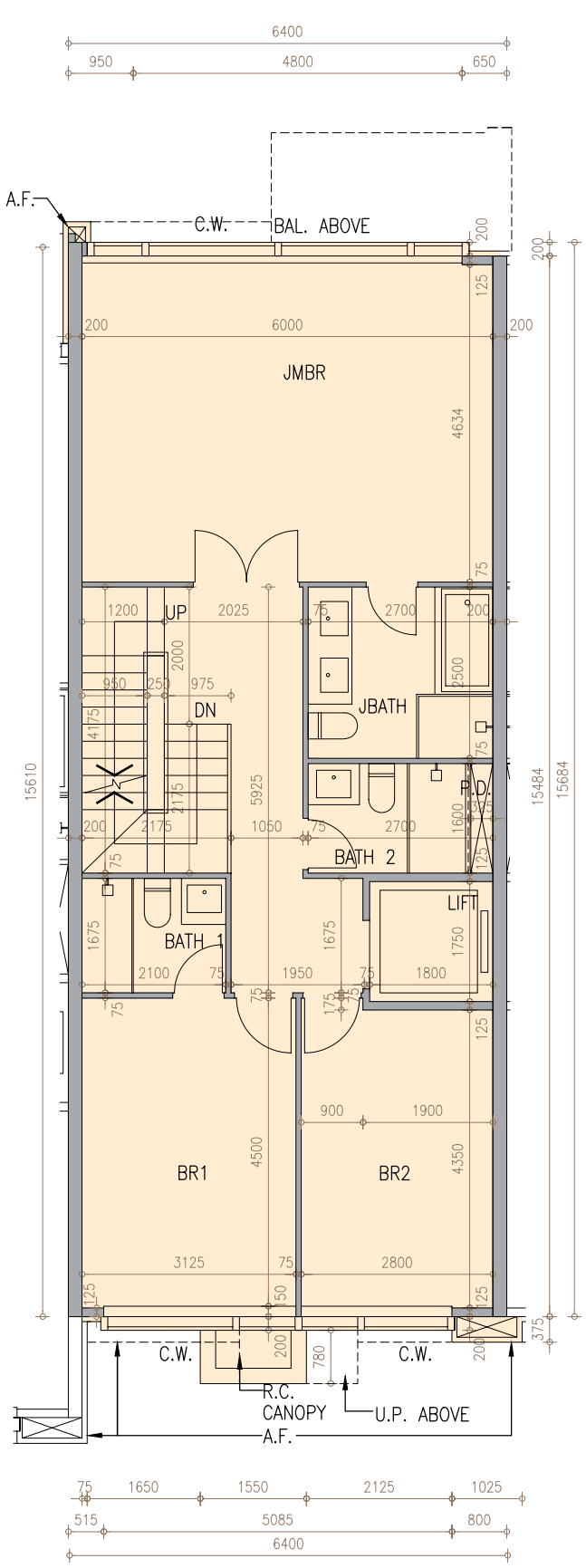
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 6 洋房6	200	250
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)		3800	4200
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. 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。			

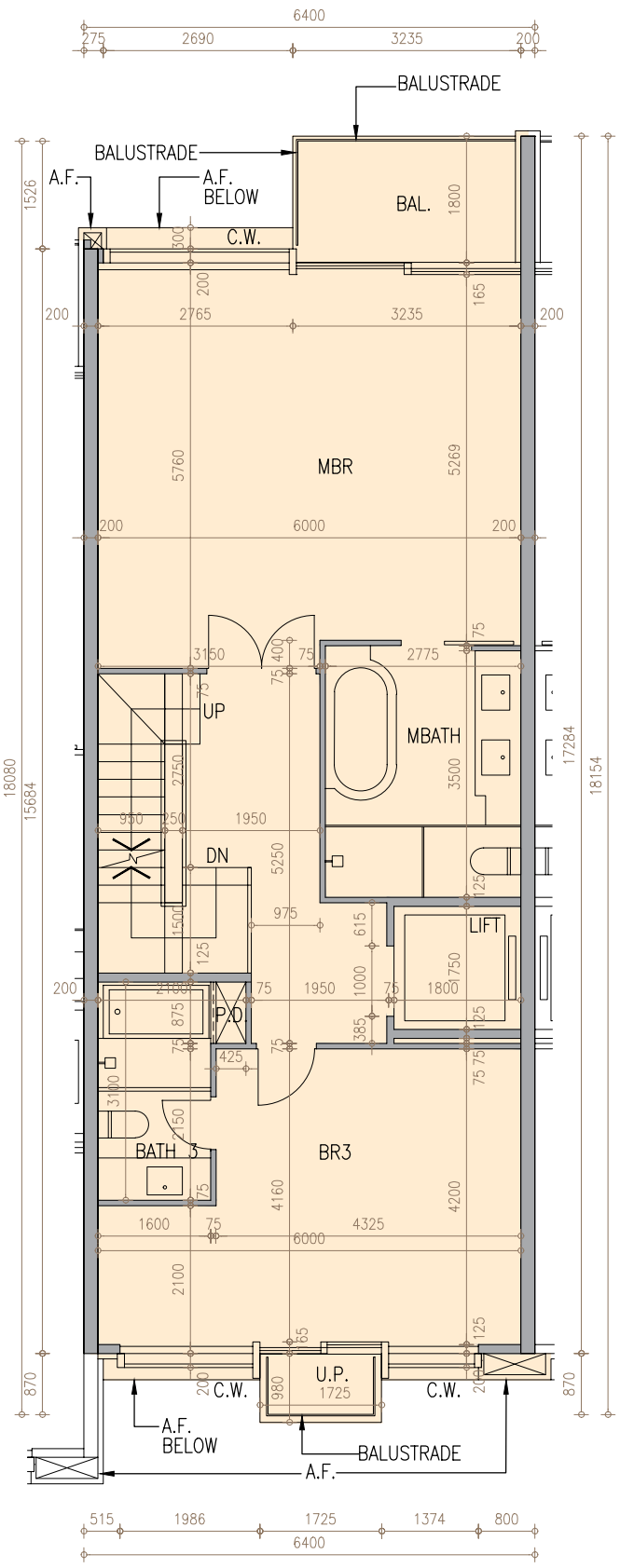
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

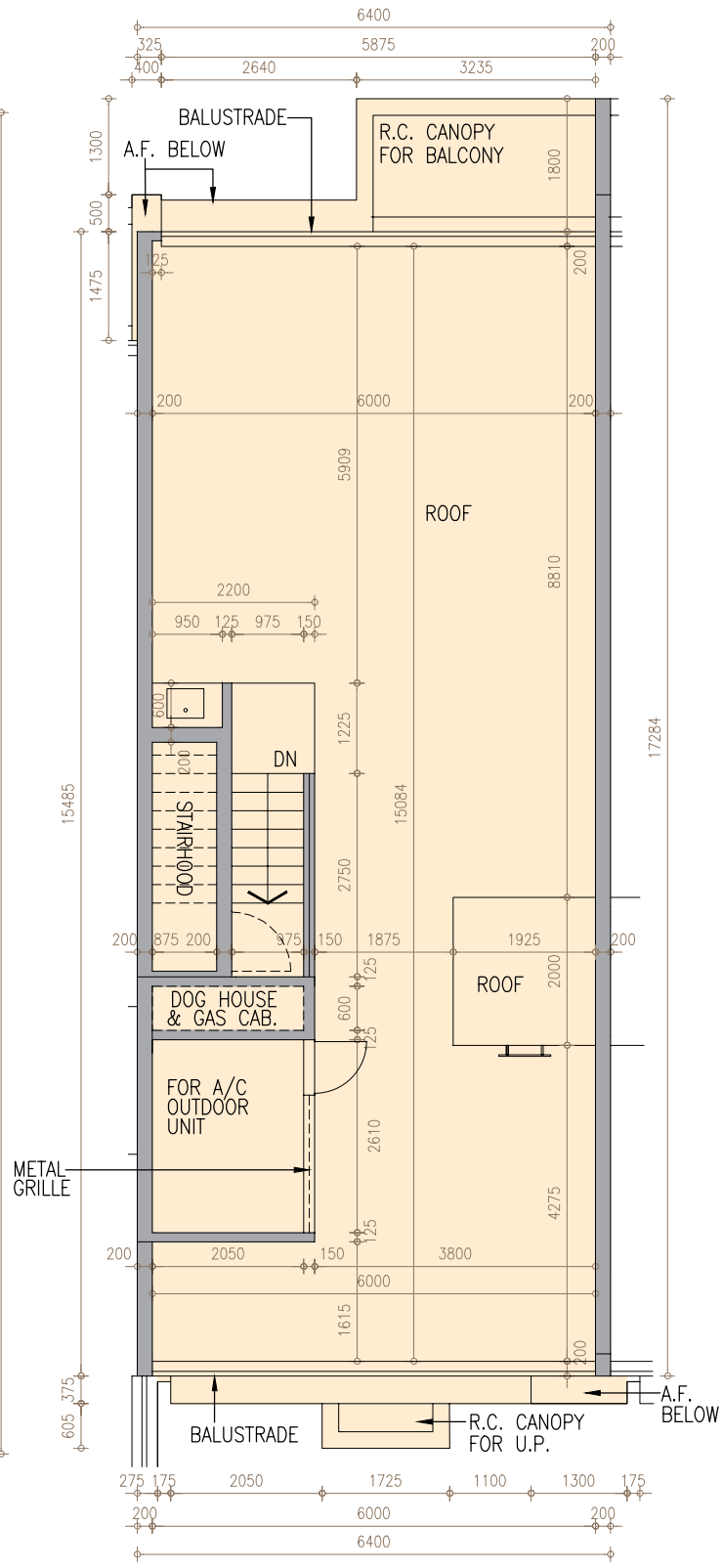
HOUSE 6
洋房6



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

Scale : 0 5M(米)
比例：

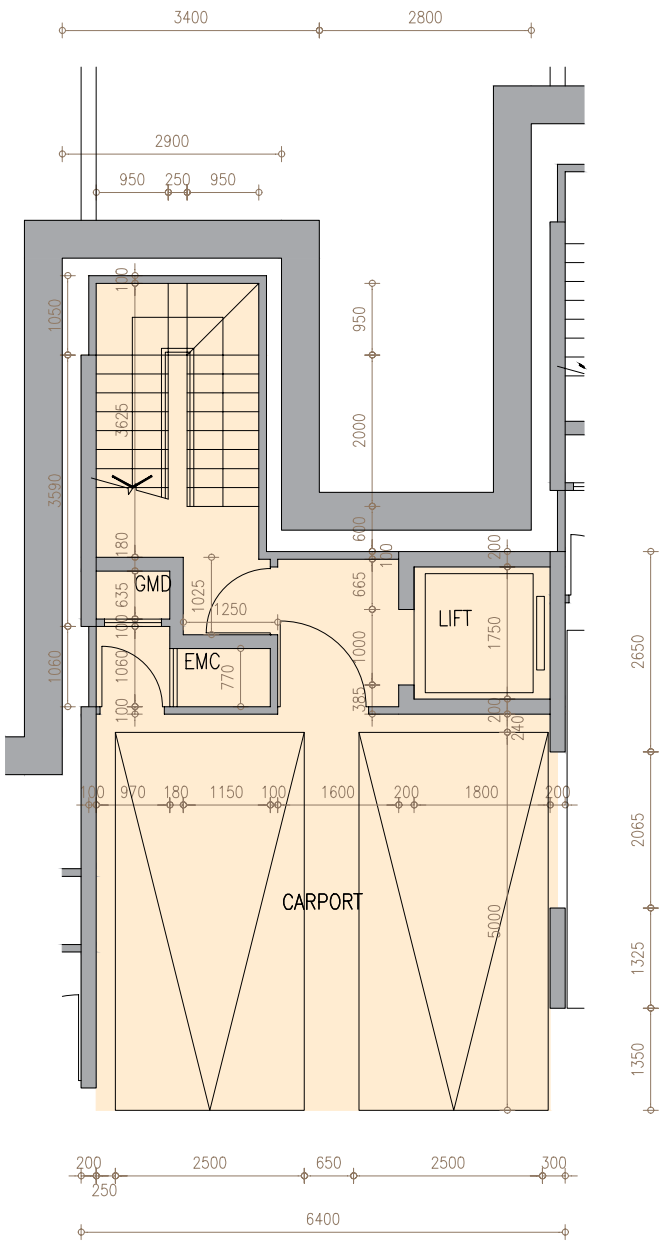
Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 6 洋房6	250	175, 250, 575*	Not Applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3200	3200, 3525, 3850	Not Applicable 不適用

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.
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。

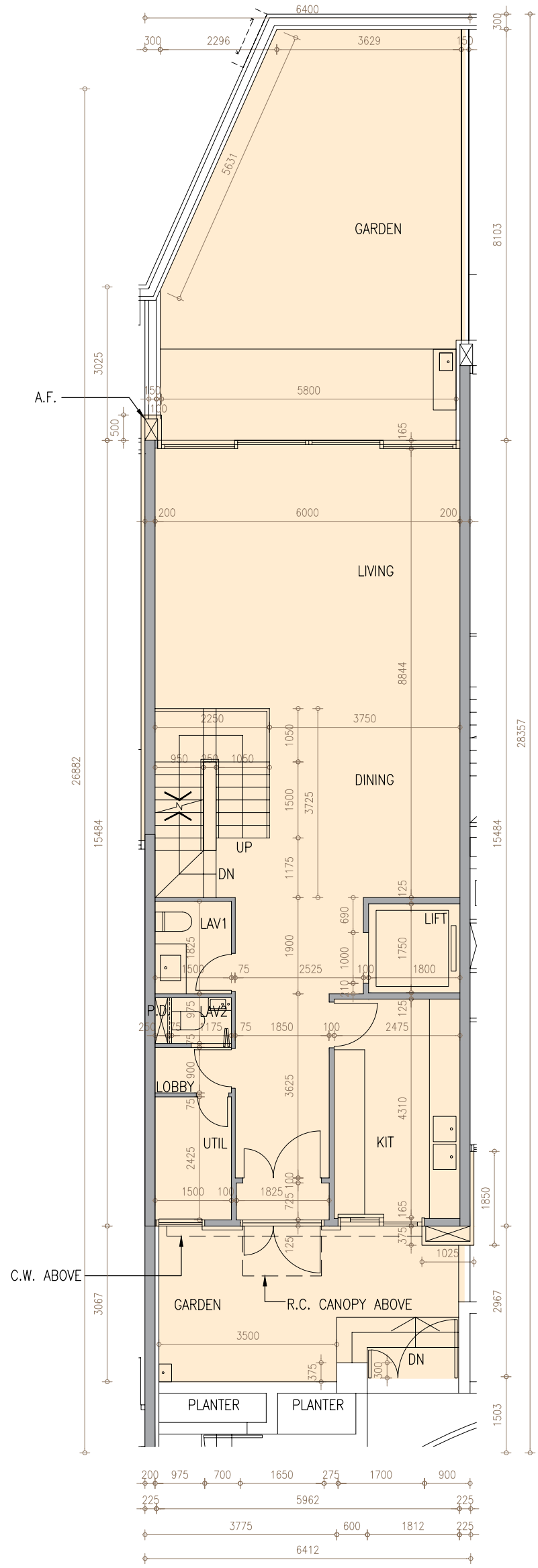
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 7
洋房7



B2/F 地庫2層



LEVEL 1 第1層

S 南

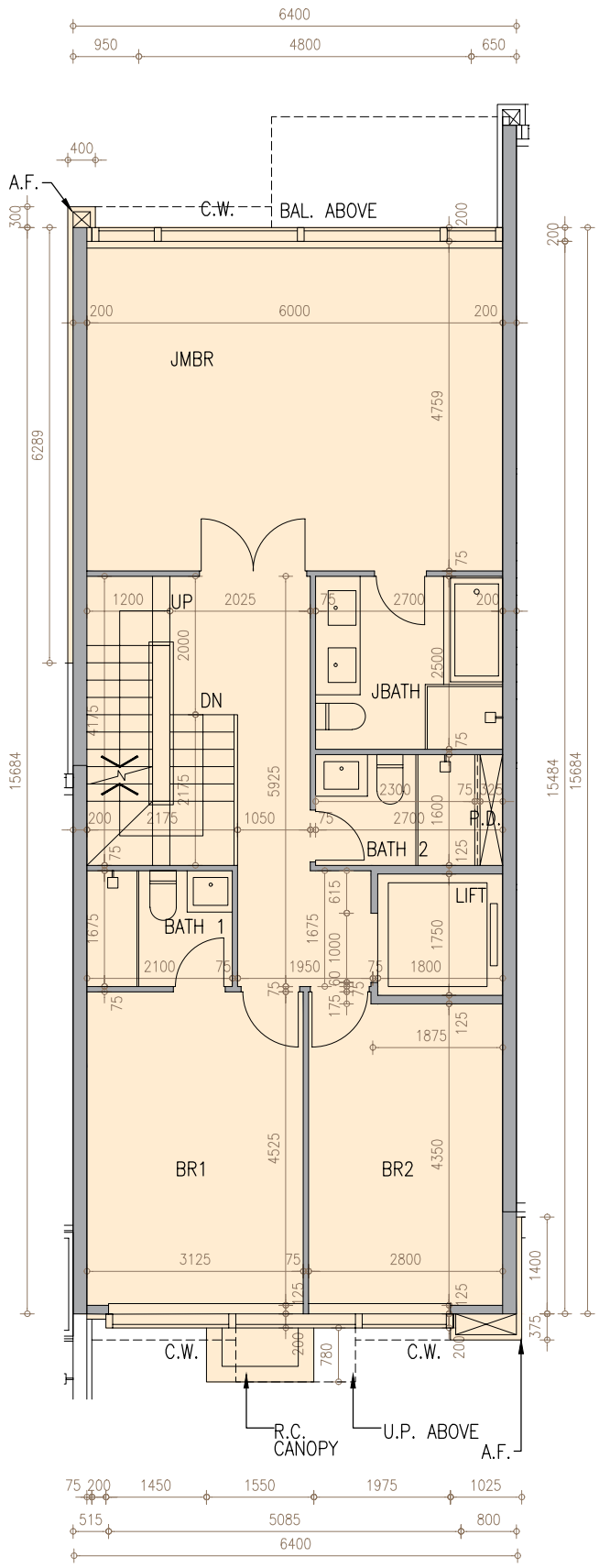
Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 7 洋房7	200	250
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)		3800	4200
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. 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。			

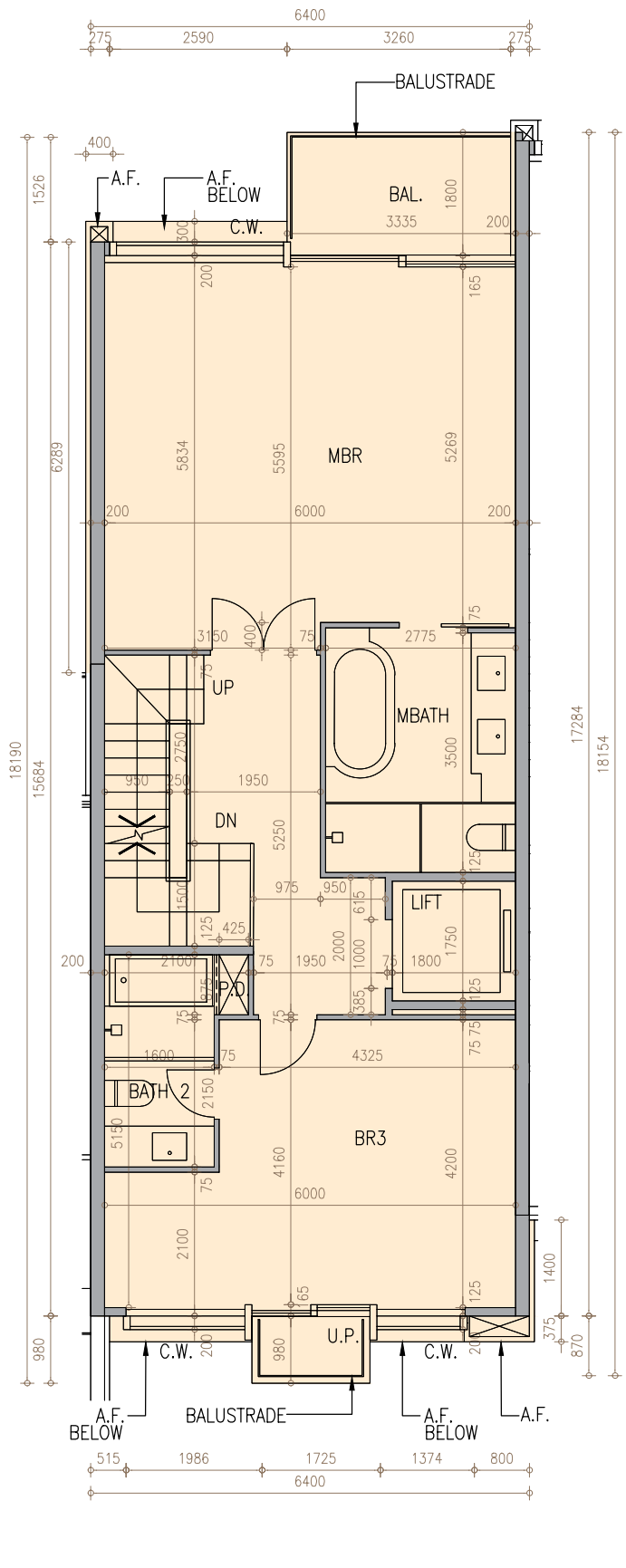
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

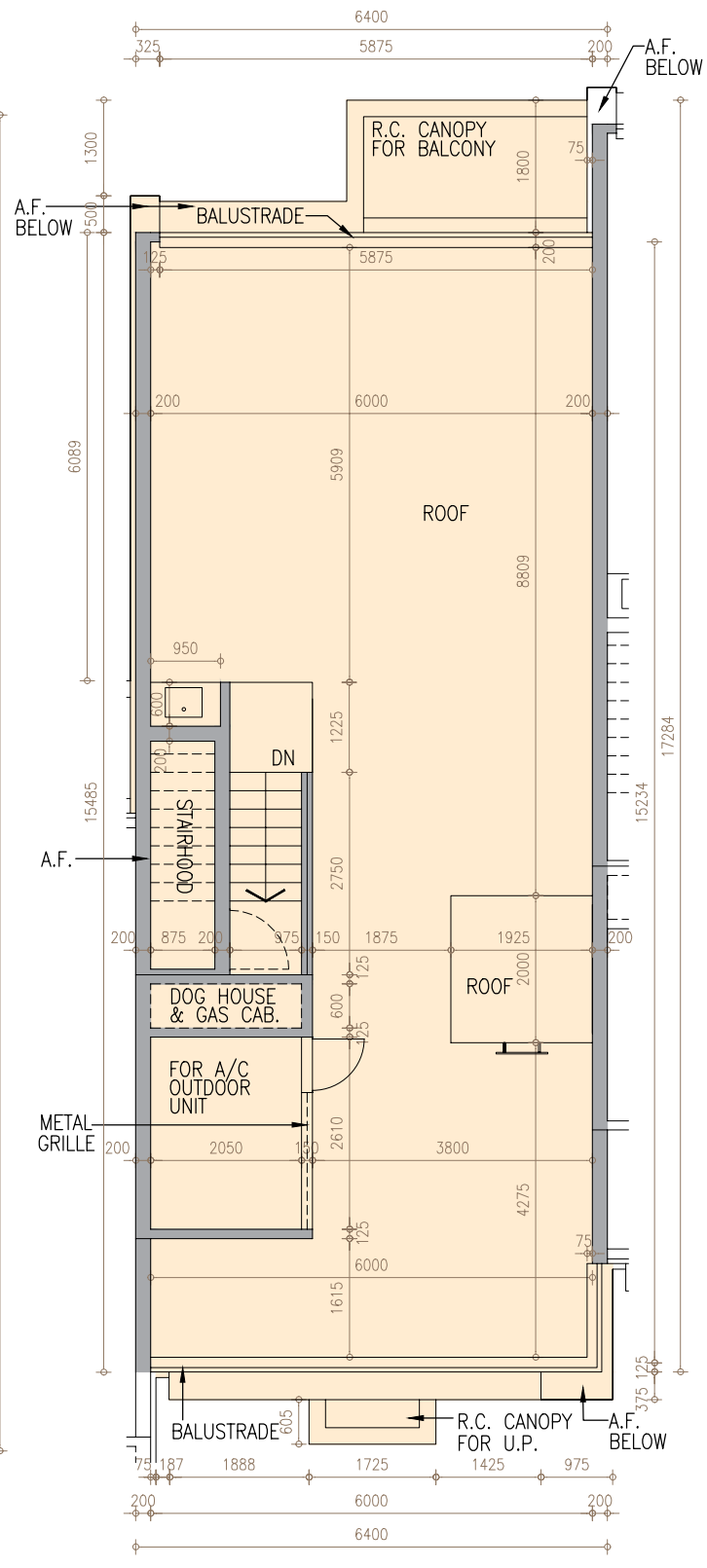
HOUSE 7
洋房7



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

Scale : 0 5M(米)
比例 :

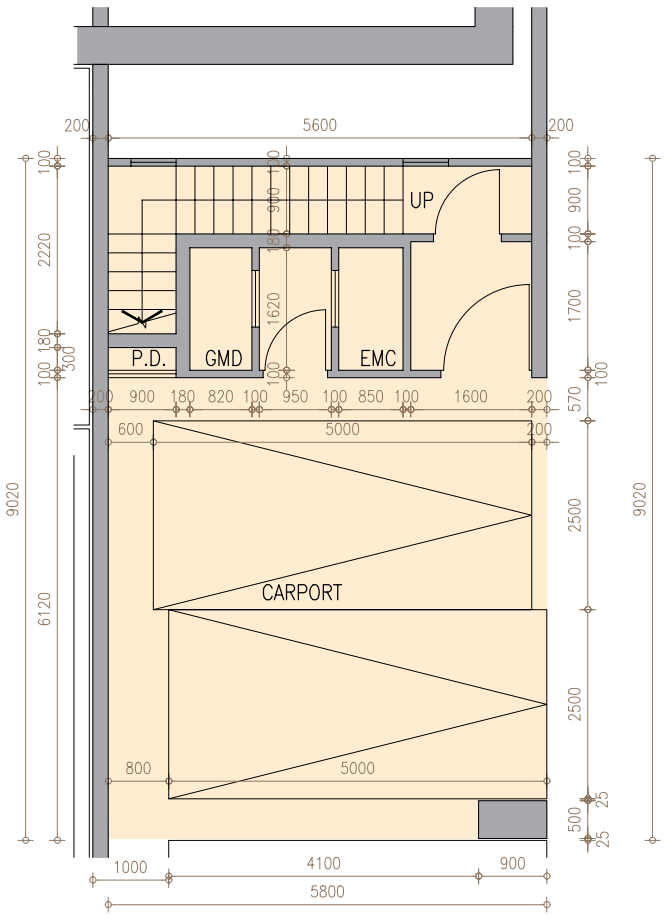
Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 7 洋房7	250	175, 250, 575*	Not Applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3200	3200, 3525, 3850	Not Applicable 不適用

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.
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。

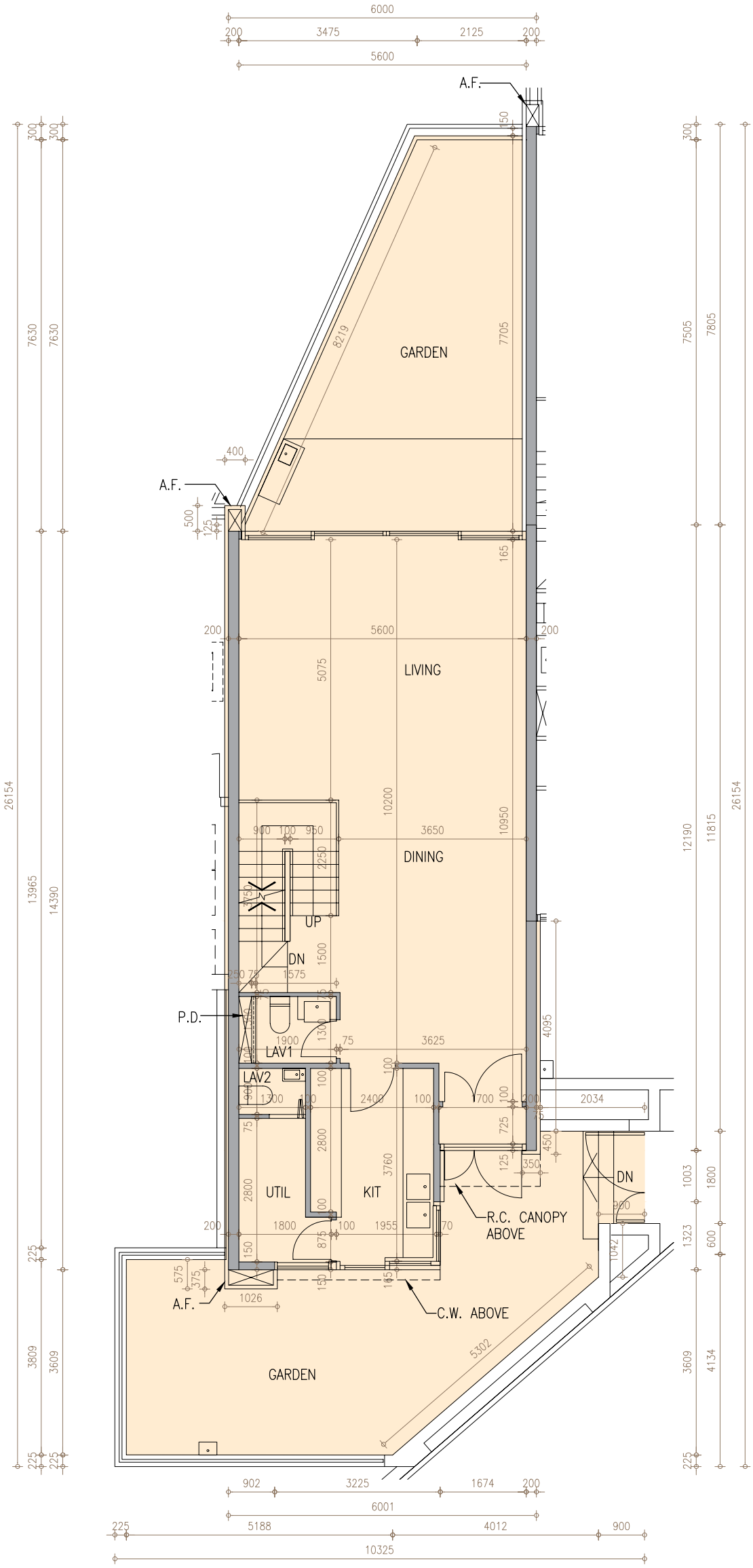
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

HOUSE 8
洋房8



B2/F 地庫2層



LEVEL 1 第1層

S 南

Scale : 0 5M(米)
比例：

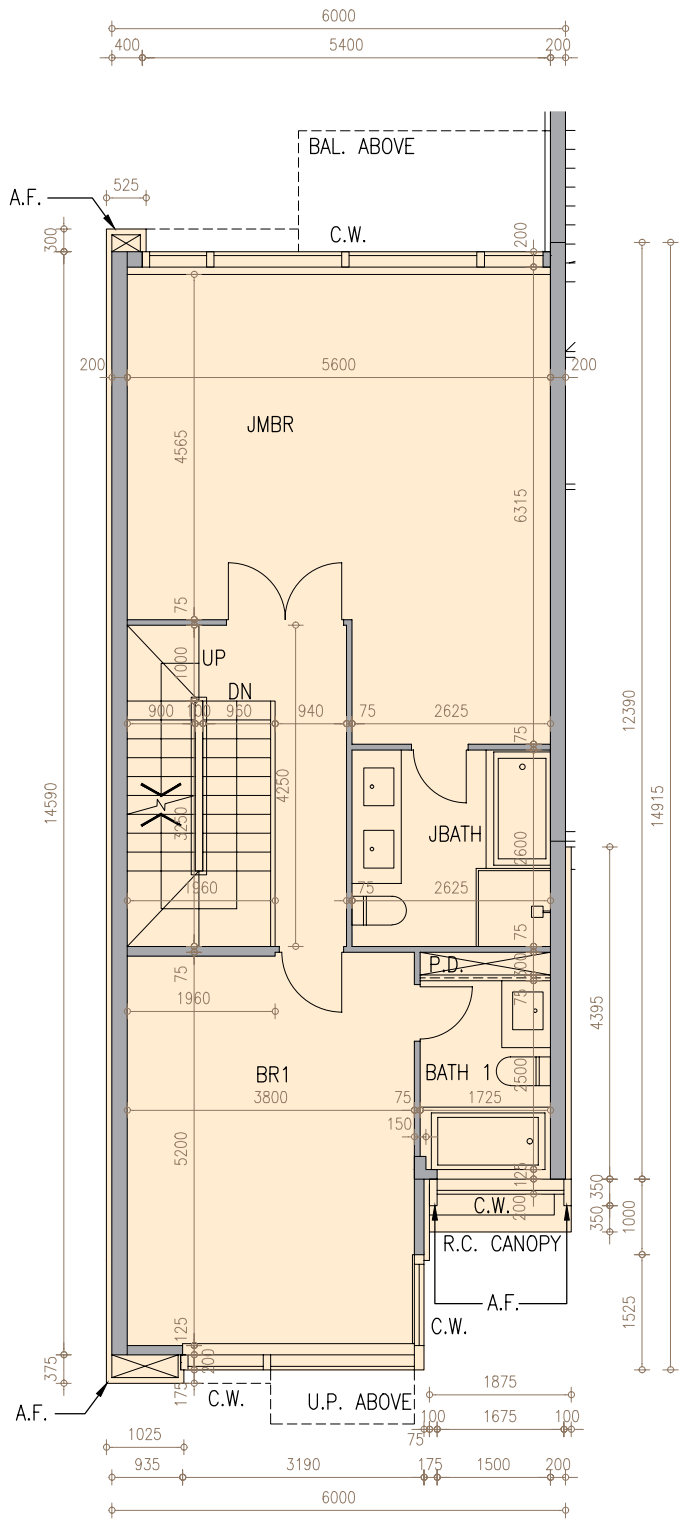
Description 描述	Floor 樓層 / House 洋房	B2/F 地庫2層	LEVEL 1 第1層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 8 洋房8	200	250
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度(毫米)		3800	4200

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.
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。

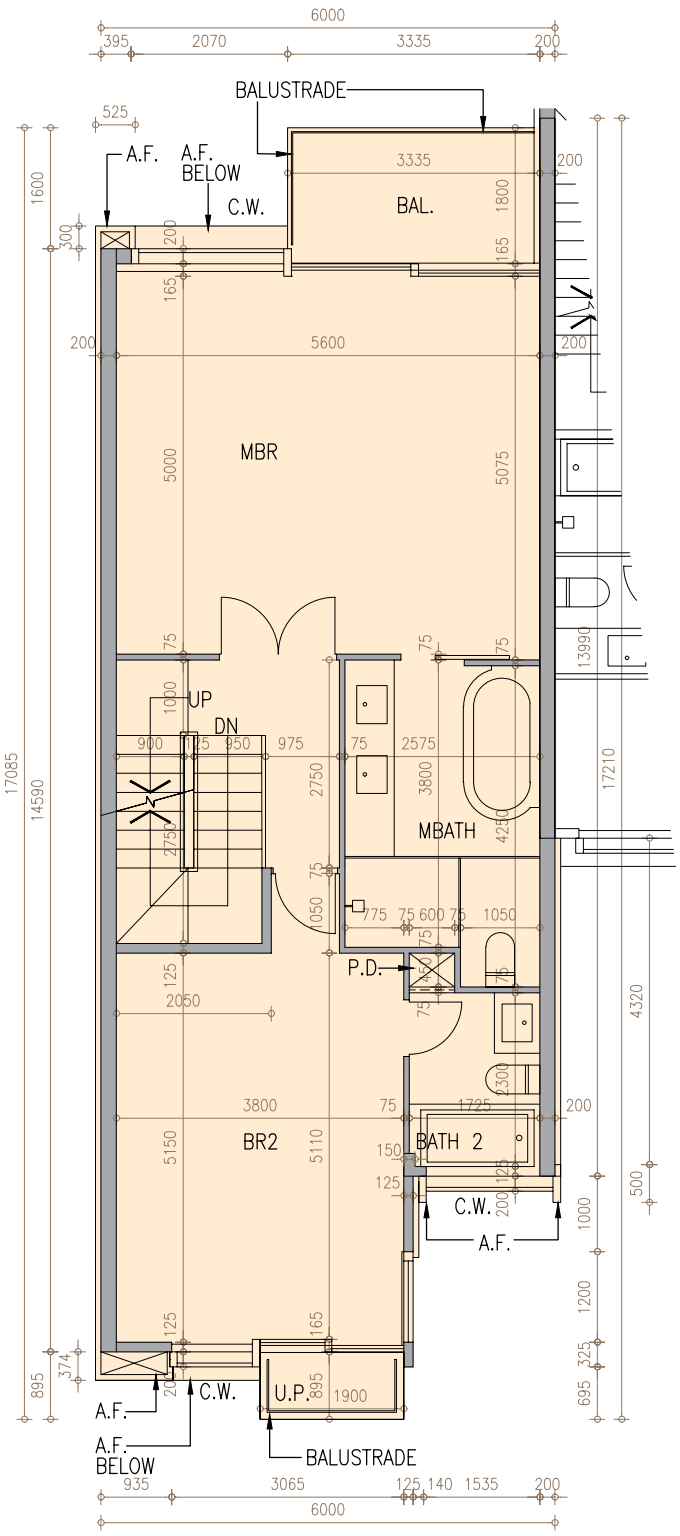
Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

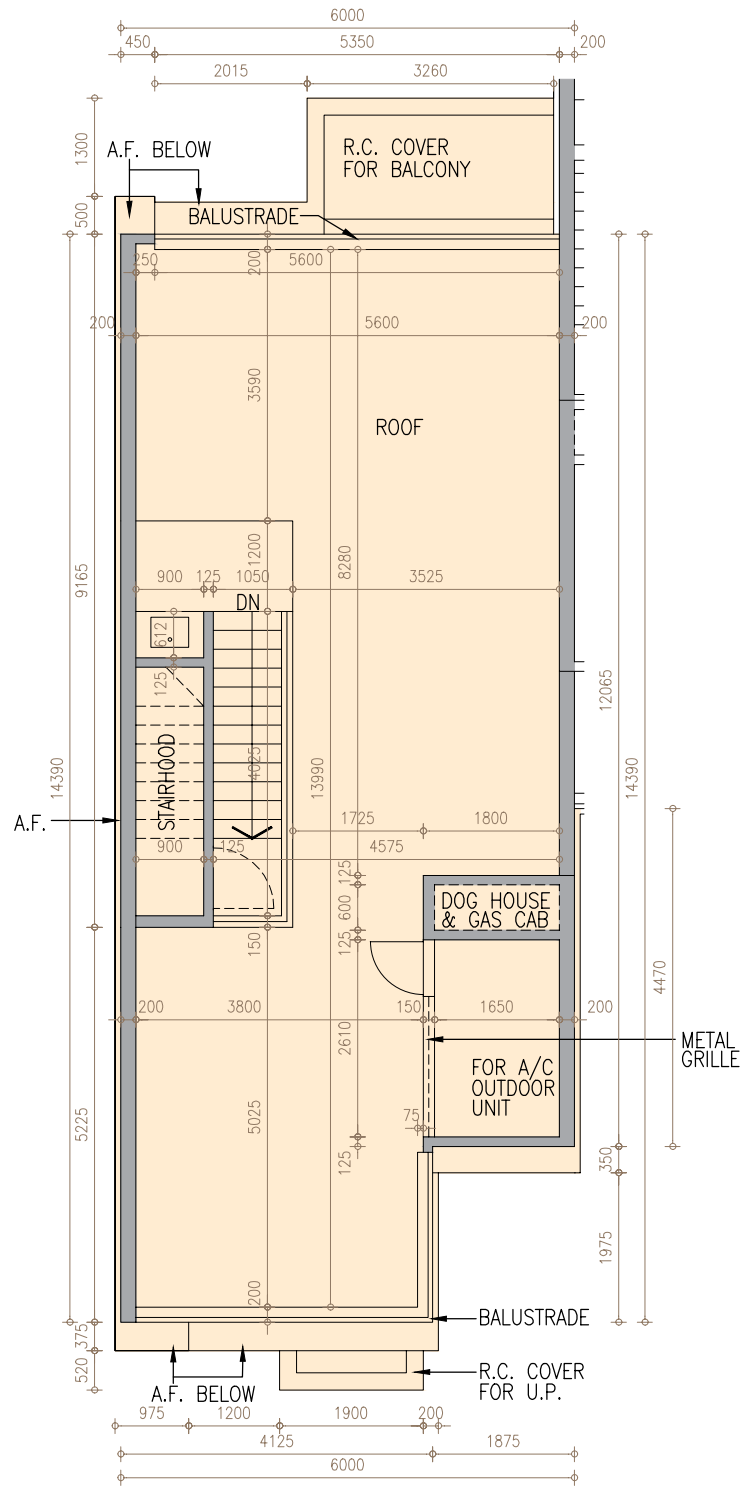
HOUSE 8
洋房8



LEVEL 2 第2層



LEVEL 3 第3層



LEVEL 5 第5層

S 南

Scale : 0 5M(米)
比例 :

Description 描述	Floor 樓層 / House 洋房	LEVEL 2 第2層	LEVEL 3 第3層	LEVEL 5 第5層
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	House 8 洋房8	250	175, 250, 575*	Not Applicable 不適用
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)		3200	3200, 3525, 3850	Not Applicable 不適用

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.
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。

Notes:
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3 * Including 325mm thick mass concrete fill.

備註：
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 1 第1座	1/F 1樓	150, 200	150, 200, 225
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)			3050, 3500, 3950	3050, 3250, 3500, 3950

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.

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。

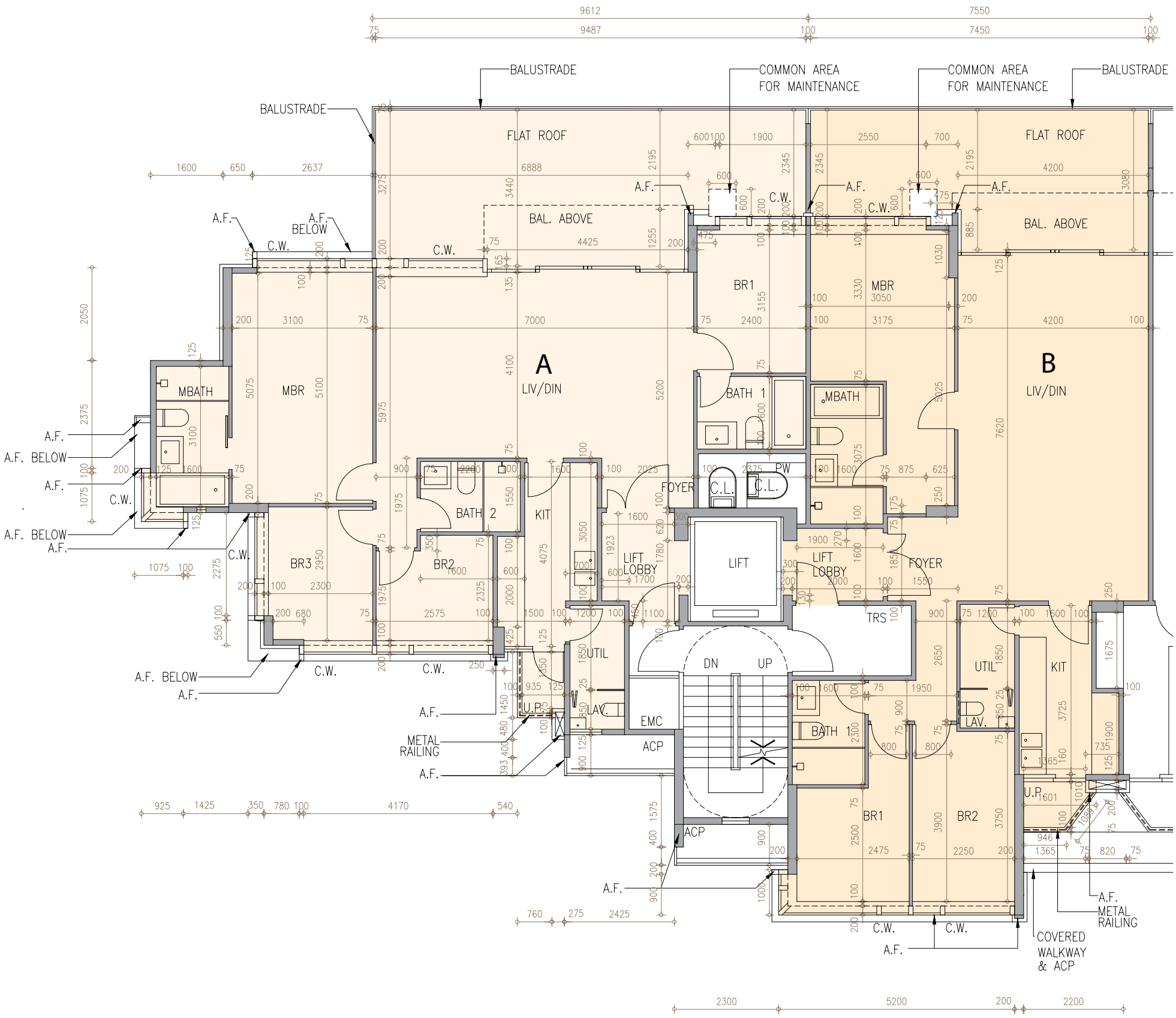
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 1 | 1/F
第1座 | 1樓



Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 1 | 2/F-3/F & 5/F
第1座 | 2樓-3樓及5樓

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 1 第1座	2/F-3/F 2樓-3樓	150, 200	150, 200, 225
		5/F 5樓	175, 200, 325#, 350#, 500*	175, 200, 225, 325#, 550*
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)		2/F-3/F 2樓-3樓	3500	3500
		5/F 5樓	3500, 3550, 3750, 3950	3500, 3550, 3750, 3950, 4100, 4275

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.

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。

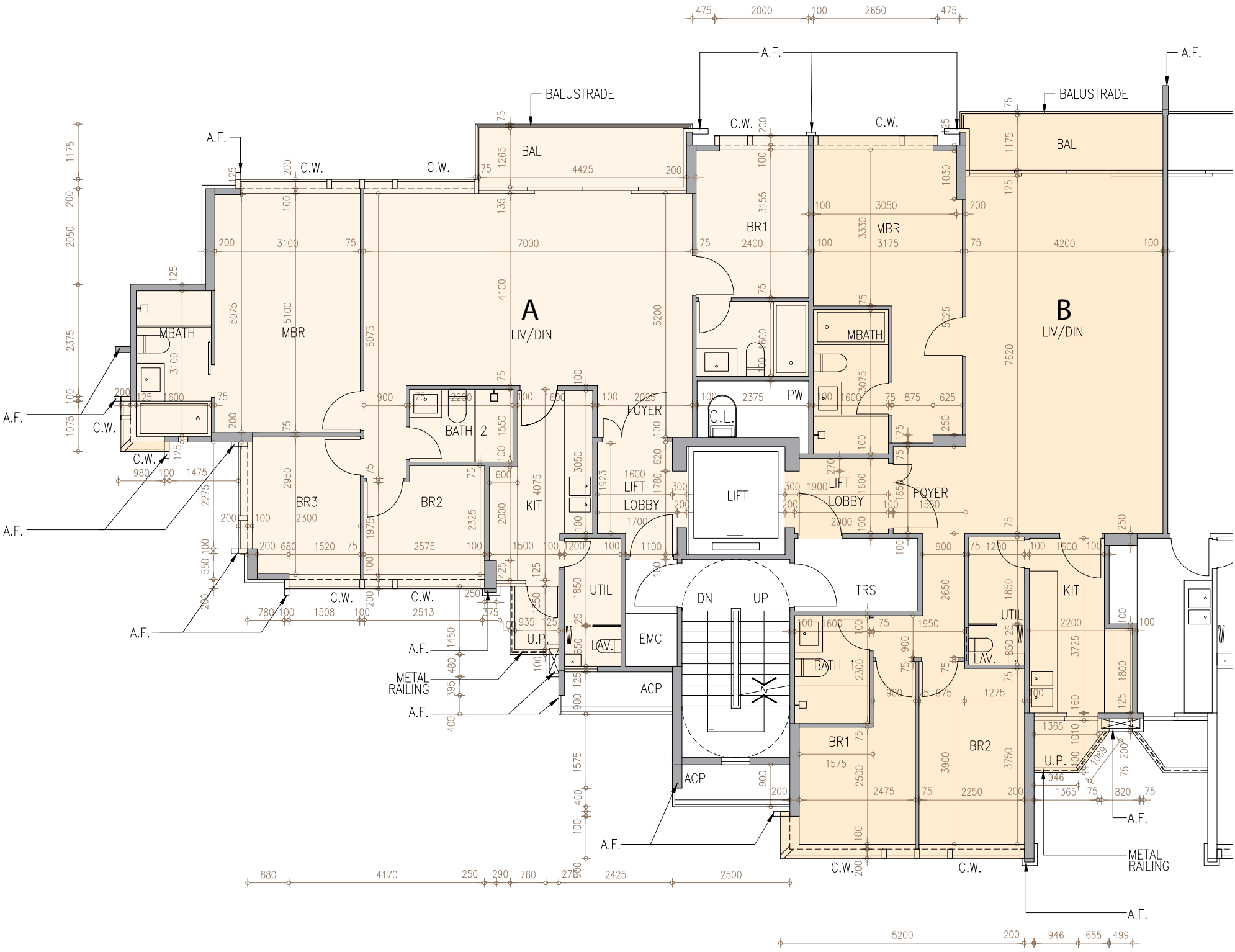
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3 * 包括325毫米厚之混凝土填充層。
4 # 包括150毫米厚之混凝土填充層。

TOWER 1 | 2/F-3/F & 5/F
第1座 | 2樓-3樓及5樓



S
南

Scale : 0 5M(米)
比例：

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。
4. # 包括150毫米厚之混凝土填充層。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 1 第1座	Roof 天台	Not Applicable 不適用	Not Applicable 不適用
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)			Not Applicable 不適用	Not Applicable 不適用

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.

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。

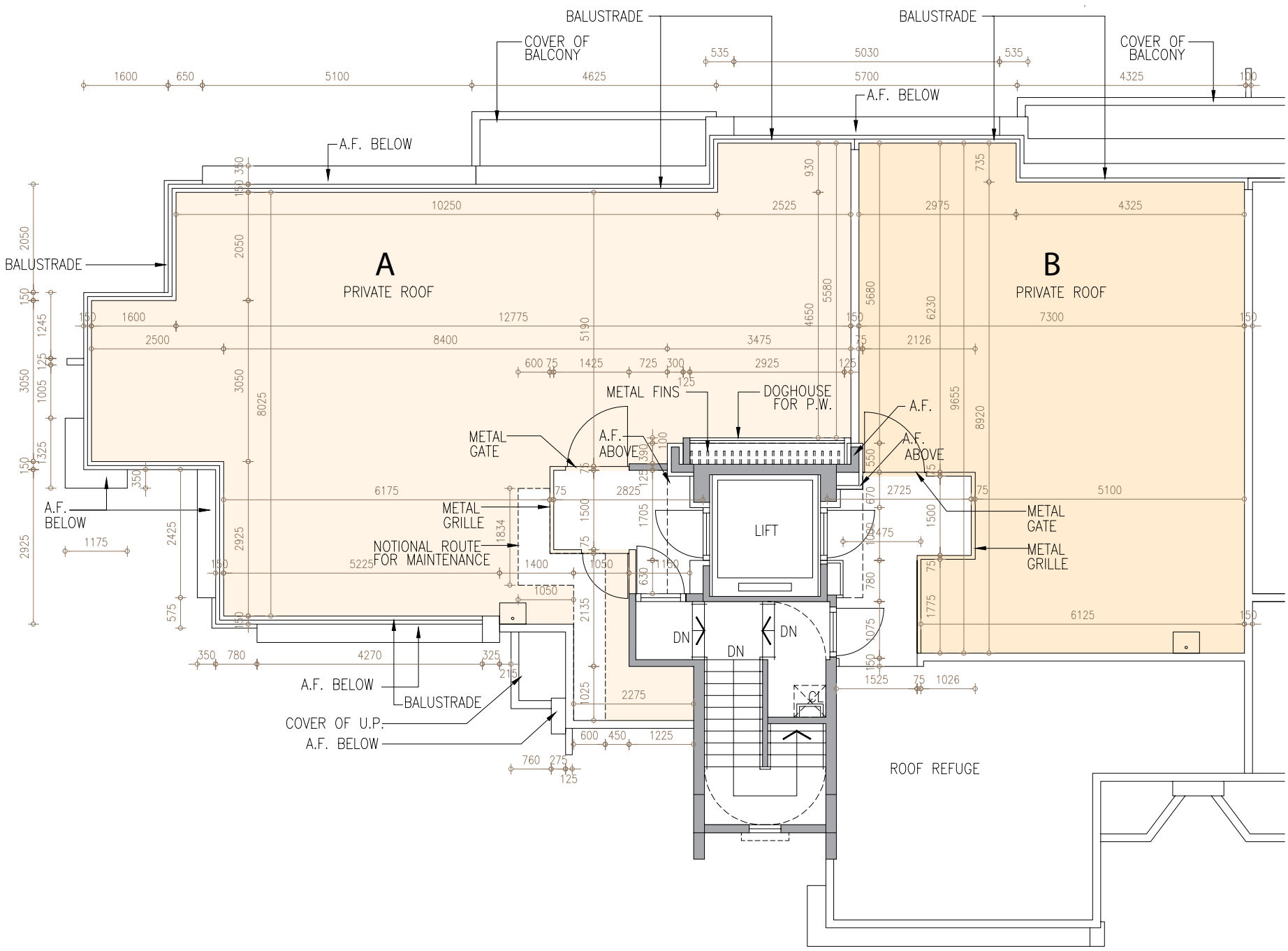
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 1 | ROOF
第1座 | 天台



S 南

Scale : 0 5M(米)
比例：

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 2 第2座	G/F 地下	150, 200, 225
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)			3050, 3450, 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.

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。

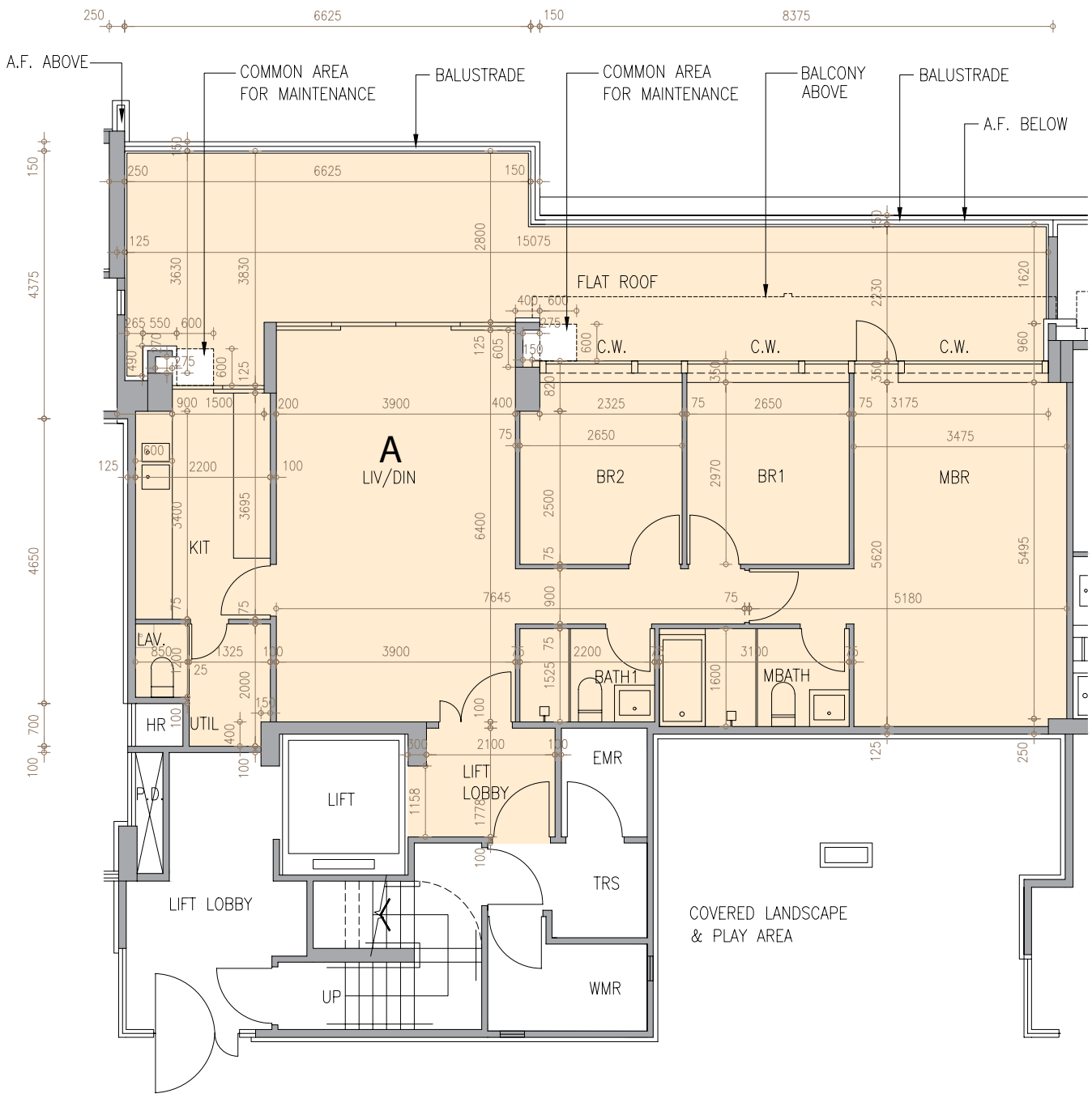
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 2 | G/F
第2座 | 地下



S 南

Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 2 第2座	1/F 1樓	150, 200, 225	150, 200, 225
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)			3050, 3500, 3700, 3950	3050, 3500, 3700, 3950

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.

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。

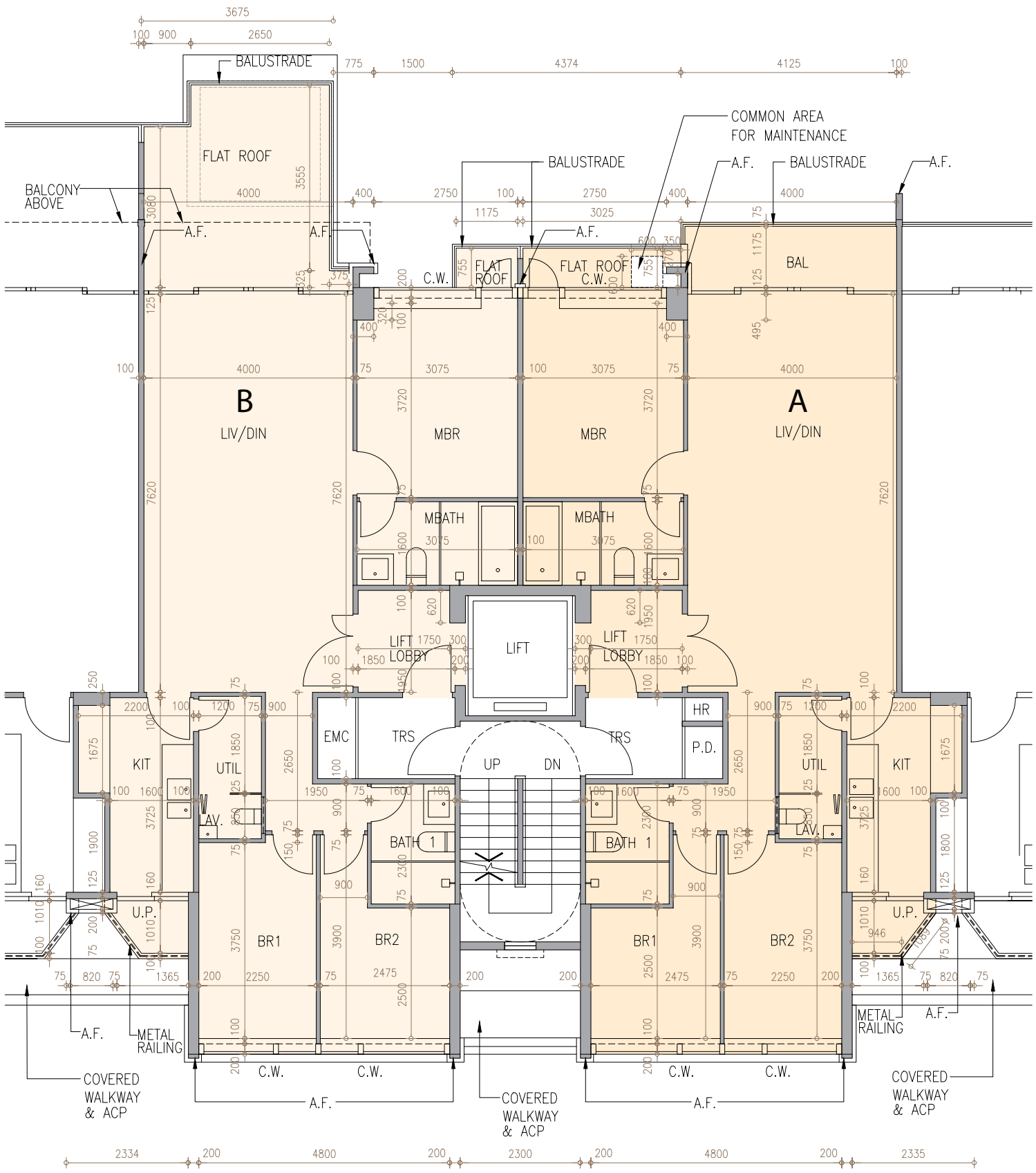
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 2 | 1/F
第2座 | 1樓



S
南

Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 2 | 2/F-3/F & 5/F
第2座 | 2樓-3樓及5樓

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 2 第2座	2/F-3/F 2樓-3樓	150, 200, 225	150, 200, 225
		5/F 5樓	175, 200, 225, 325#, 550*	175, 200, 225, 325#, 550*
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)		2/F-3/F 2樓-3樓	3500	3500
		5/F 5樓	3500, 3550, 3750, 3850, 3950, 4100	3500, 3550, 3750, 3850, 3950, 4100

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.

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。

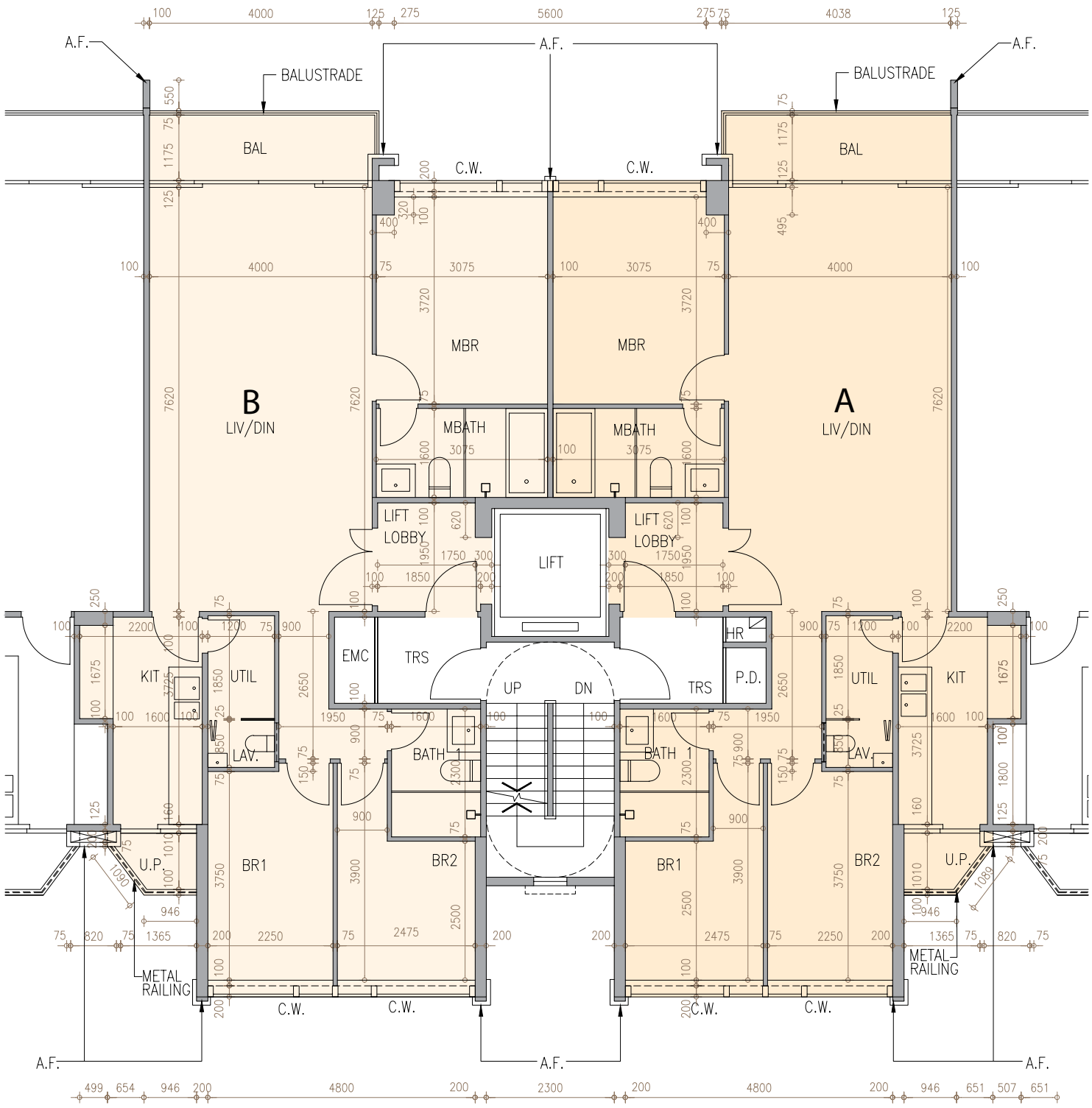
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3 * 包括325毫米厚之混凝土填充層。
4 # 包括150毫米厚之混凝土填充層。

TOWER 2 | 2/F-3/F & 5/F
第2座 | 2樓-3樓及5樓



S
南

Scale : 0 5M(米)
比例：

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3. * 包括325毫米厚之混凝土填充層。
4. # 包括150毫米厚之混凝土填充層。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 2 第2座	Roof 天台	Not Applicable 不適用	Not Applicable 不適用
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)			Not Applicable 不適用	Not Applicable 不適用

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.

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。

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

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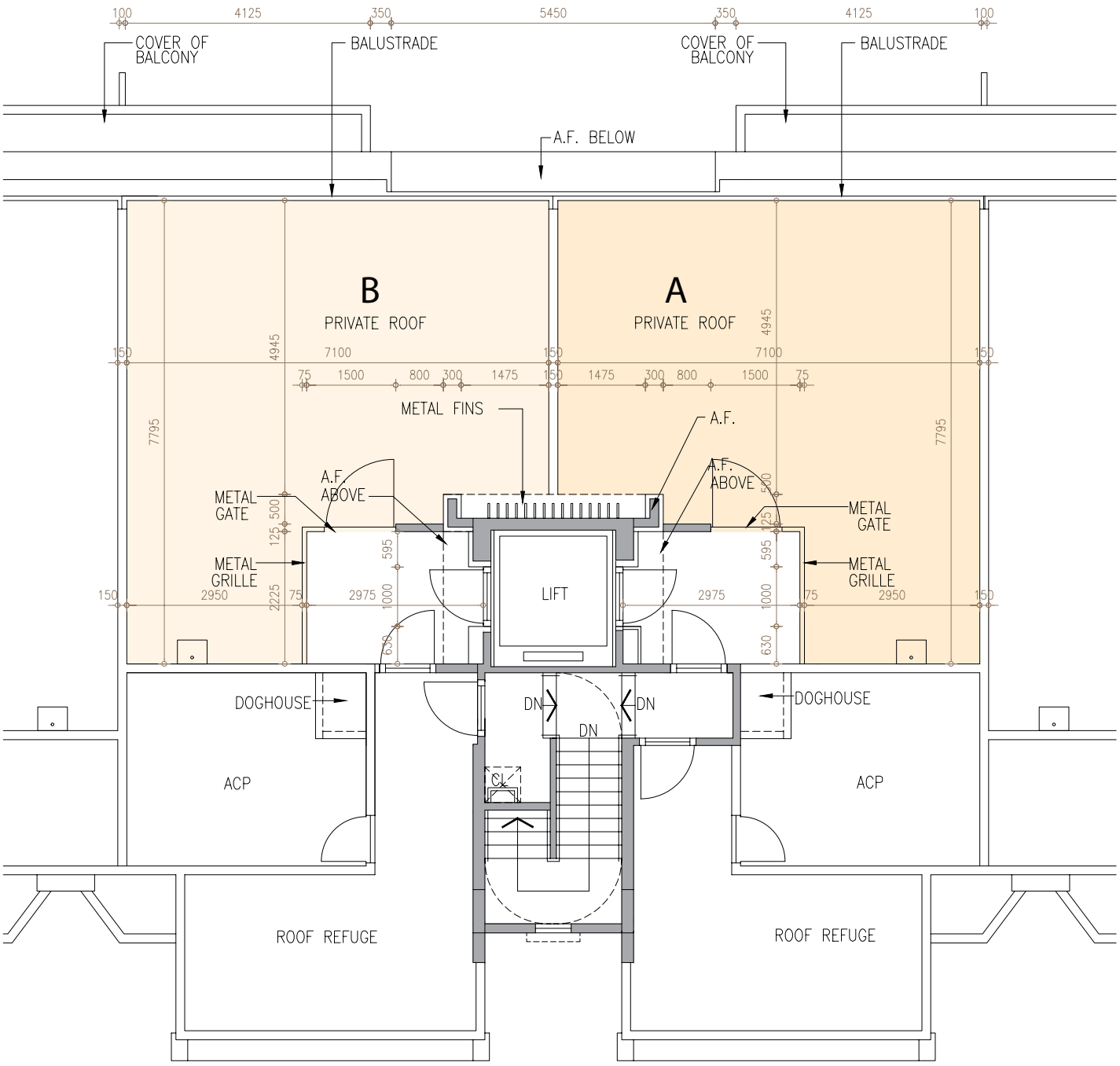
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 2 | ROOF
第2座 | 天台



S
南

Scale : 0 5M(米)
比例：

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

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1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 3 第3座	G/F 地下	150, 175, 200
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)			3050, 3450, 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.

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。

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

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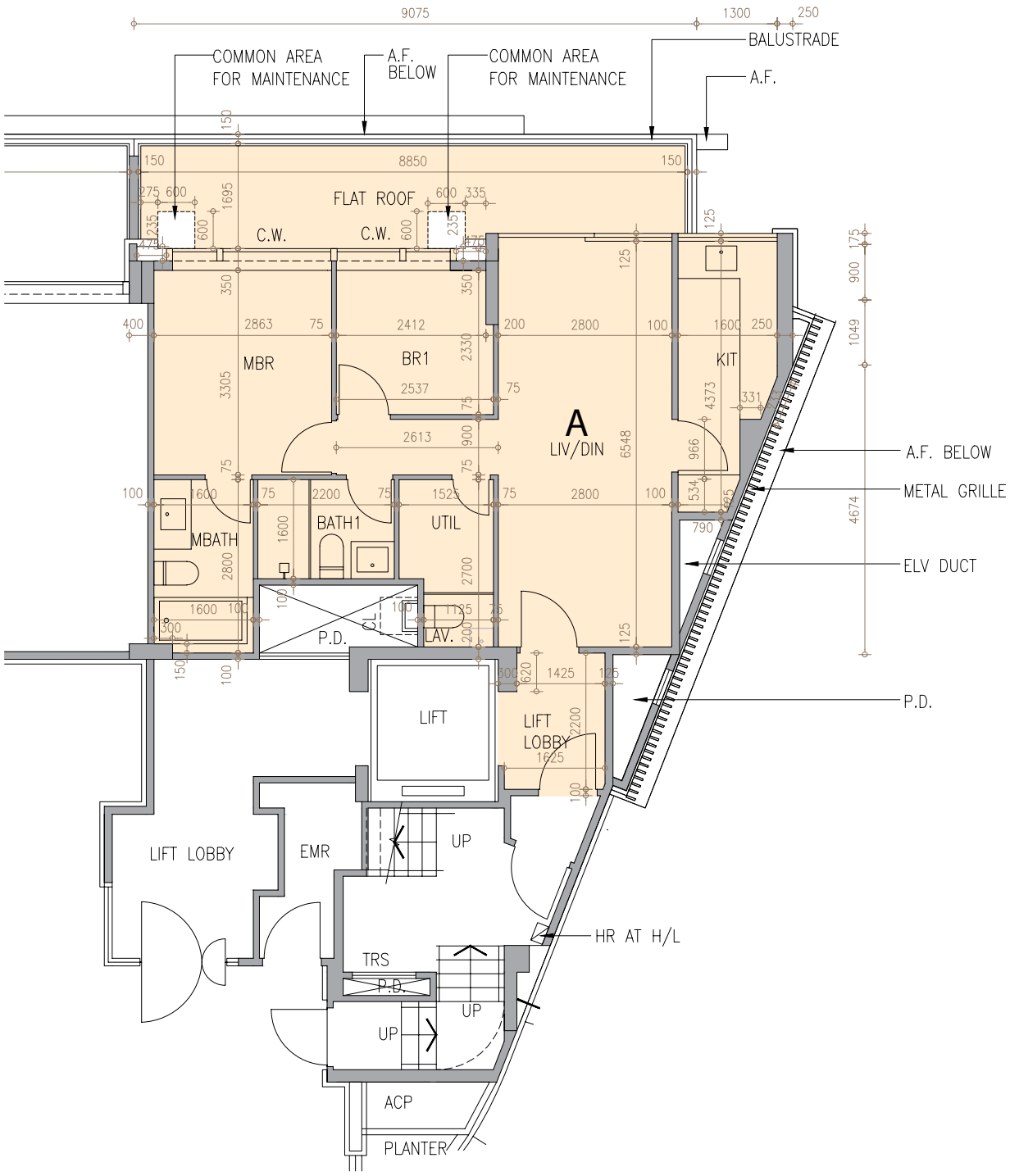
TOWER 3 | G/F
第3座 | 地下



S 南

Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 3 第3座	1/F 1樓	150, 200	150, 200, 225
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)			3050, 3450, 3500, 3900, 3950	3050, 3250, 3450, 3500, 3950

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.

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。

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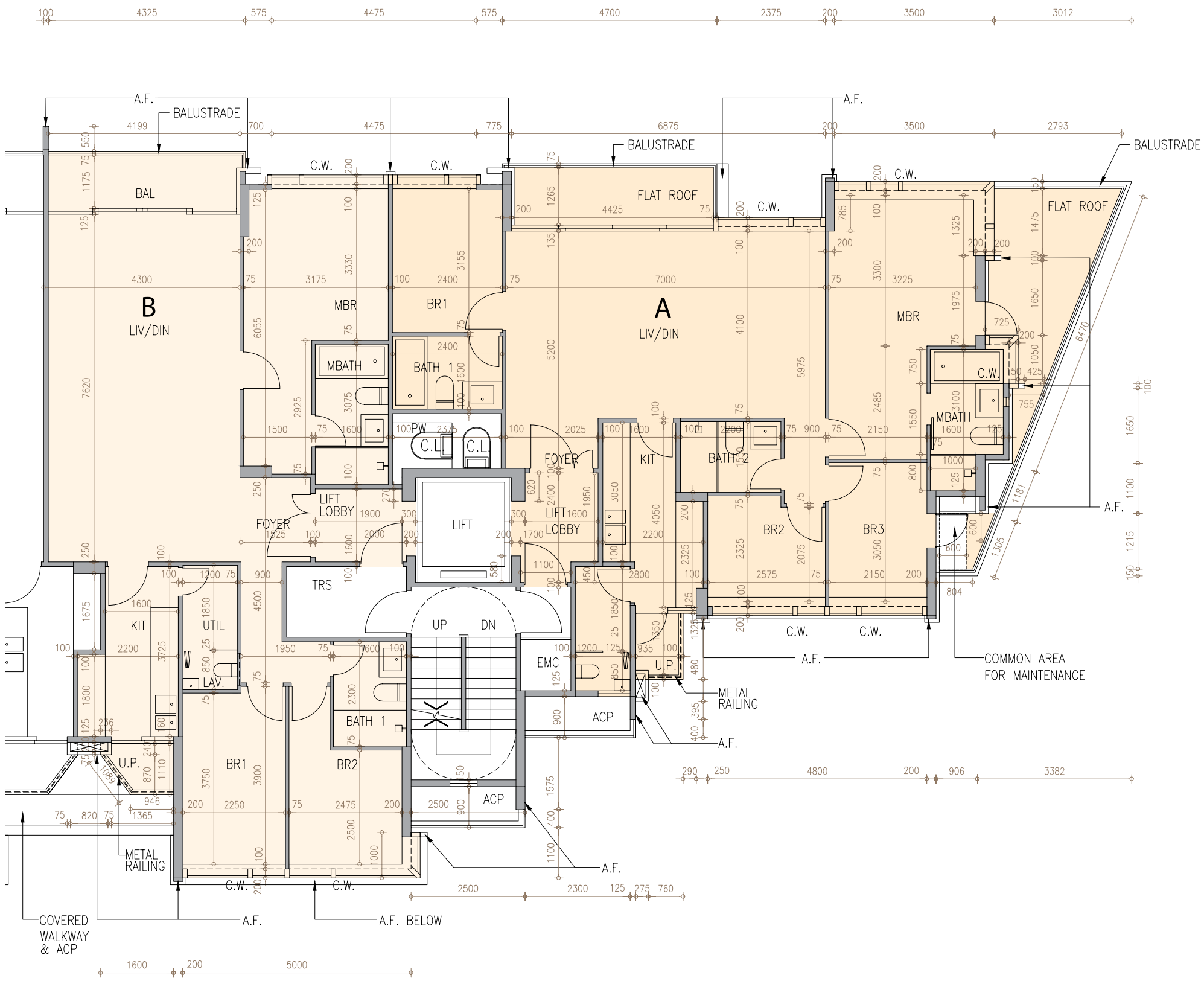
TOWER 3 | 1/F
第3座 | 1樓



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Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
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TOWER 3 | 2/F-3/F & 5/F
第3座 | 2樓-3樓及5樓

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 3 第3座	2/F-3/F 2樓-3樓	150, 200	150, 200, 225
		5/F 5樓	175, 200, 325#, 375#, 500*	175, 200, 225, 325#, 550*
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)		2/F-3/F 2樓-3樓	3500	3500
		5/F 5樓	3500, 3550, 3750, 3950	3500, 3550, 3750, 3950, 4100, 4275

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.

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。

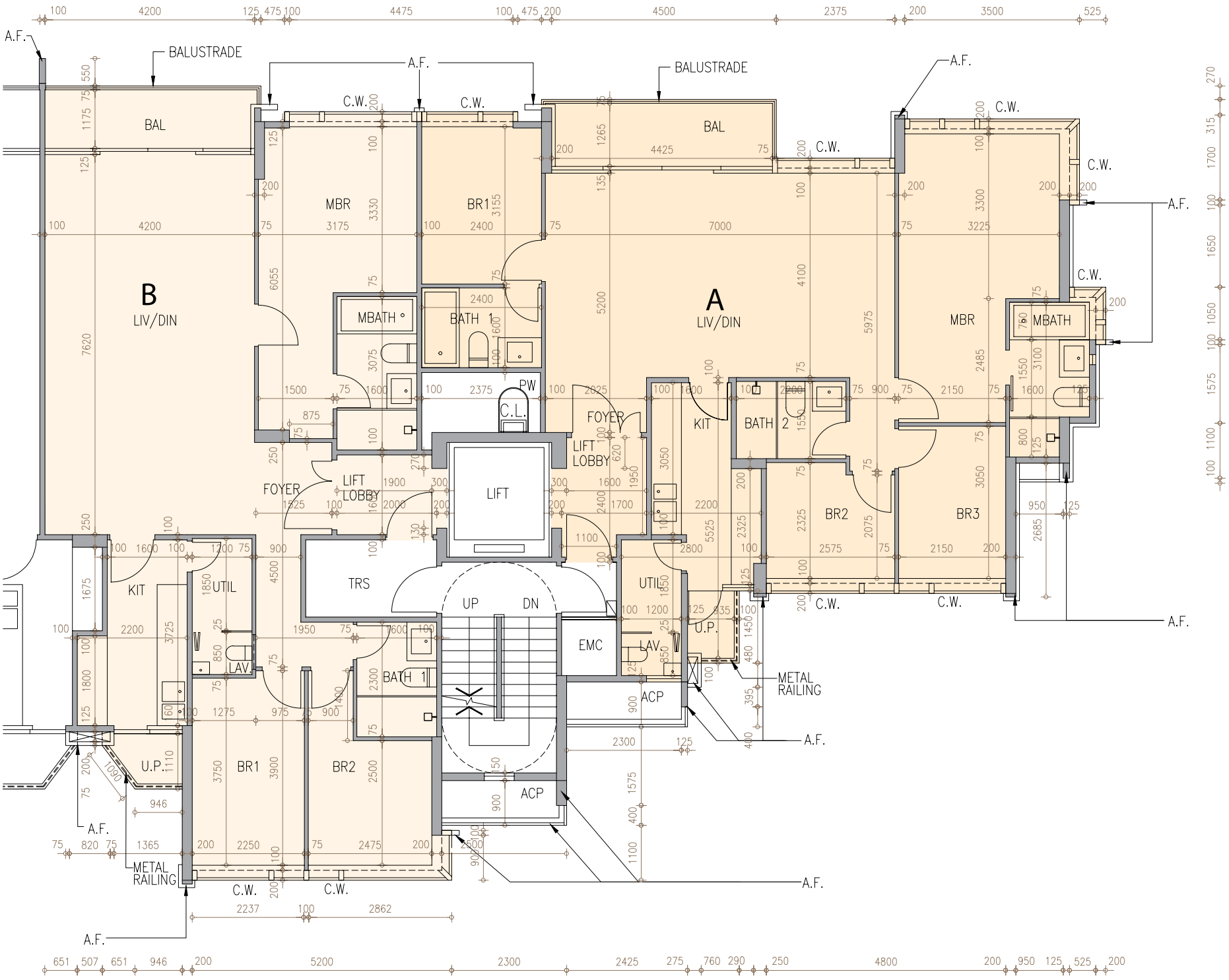
Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。
3 * 包括325毫米厚之混凝土填充層。
4 # 包括150毫米厚之混凝土填充層。

TOWER 3 | 2/F-3/F & 5/F
第3座 | 2樓-3樓及5樓



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Scale : 0 5M(米)
比例：

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.
3. * Including 325mm thick mass concrete fill.
4. # Including 150mm thick mass concrete fill.

備註：

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3. * 包括325毫米厚之混凝土填充層。
4. # 包括150毫米厚之混凝土填充層。

Description 描述	Tower 座	Unit 單位 / Floor 樓層	A	B
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度(不包括灰泥)(毫米)	Tower 3 第3座	Roof 天台	Not Applicable 不適用	Not Applicable 不適用
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)			Not Applicable 不適用	Not Applicable 不適用

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.

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。

Notes:

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2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

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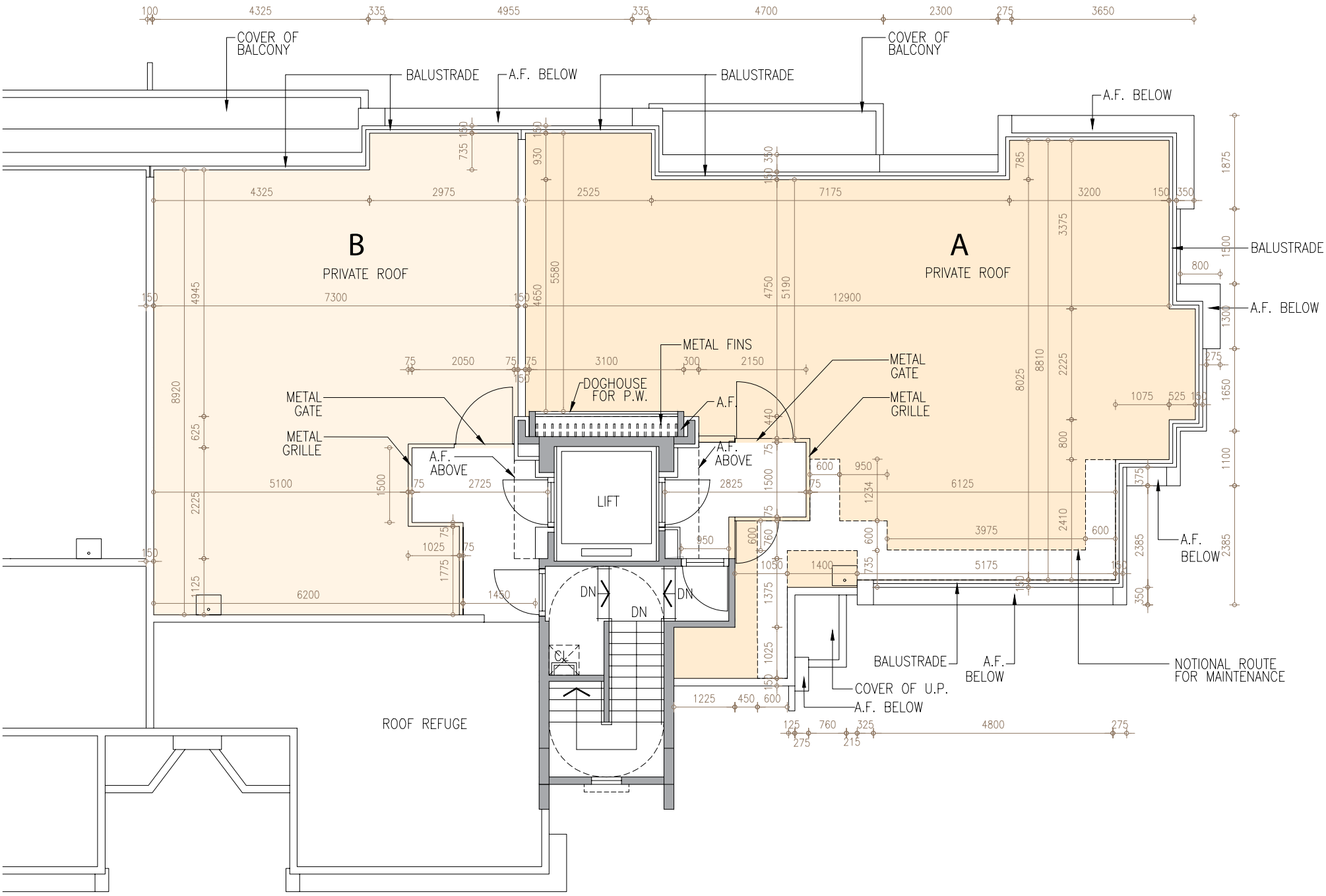
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

TOWER 3 | ROOF
第3座 | 天台



S 南

Scale : 0 5M(米)
比例 :

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. Please refer to page 20 of this sales brochure for legend of the terms and abbreviations in studying the floor plans of residential properties.

備註 :

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第20頁之圖例以協助閱讀此部分的住宅物業的樓面平面圖及其顯示之名稱和簡稱。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

HOUSE
洋房

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 洋房1	220.456 (2373) Balcony 露台：6.173 (66) Utility Platform 工作平台：1.500 (16)	-	-	-	-	27.684 (298)	32.467 (349)	52.082 (561)	2.799 (30)	-	-
House 2 洋房2	240.291 (2586) Balcony 露台：6.173 (66) Utility Platform 工作平台：1.500 (16)	-	-	-	-	32.101 (346)	29.495 (317)	61.468 (662)	2.793 (30)	-	-
House 3 洋房3	245.325 (2641) Balcony 露台：6.173 (66) Utility Platform 工作平台：1.500 (16)	-	-	-	-	45.525 (490)	29.195 (314)	61.464 (662)	2.793 (30)	-	-
House 5 洋房5	321.401 (3460) Balcony 露台：5.993 (65) Utility Platform 工作平台：1.500 (16)	-	-	-	-	58.493 (630)	32.078 (345)	83.716 (901)	2.555 (28)	-	-
House 6 洋房6	321.589 (3462) Balcony 露台：5.993 (65) Utility Platform 工作平台：1.500 (16)	-	-	-	-	58.805 (633)	32.078 (345)	83.759 (902)	2.555 (28)	-	-
House 7 洋房7	324.318 (3491) Balcony 露台：6.173 (66) Utility Platform 工作平台：1.500 (16)	-	-	-	-	58.393 (629)	31.132 (335)	83.660 (901)	2.555 (28)	-	-
House 8 洋房8	272.087 (2929) Balcony 露台：6.173 (66) Utility Platform 工作平台：1.500 (16)	-	-	-	-	62.838 (676)	34.546 (372)	67.425 (726)	2.793 (30)	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

TOWER 1
第1座

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	1/F 1樓	A	109.043 (1174) Balcony 露台：- (-) Utility Platform 工作平台：1.501 (16)	-	-	-	28.334 (305)	-	-	-	-	-	-
		B	102.819 (1107) Balcony 露台：- (-) Utility Platform 工作平台：1.500 (16)	-	-	-	19.610 (211)	-	-	-	-	-	-
	2/F-3/F 2樓-3樓	A	115.117 (1239) Balcony 露台：6.073 (65) Utility Platform 工作平台：1.501 (16)	-	-	-	-	-	-	-	-	-	-
		B	108.157 (1164) Balcony 露台：5.338 (57) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	5/F 5樓	A	115.117 (1239) Balcony 露台：6.073 (65) Utility Platform 工作平台：1.501 (16)	-	-	-	-	-	-	90.025 (969)	-	-	-
		B	108.157 (1164) Balcony 露台：5.338 (57) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	61.028 (657)	-	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

TOWER 2
第2座

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	G/F 地下	A	99.924 (1076) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	37.565 (404)	-	-	-	-	-	-
	1/F 1樓	A	99.979 (1076) Balcony 露台：5.155 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	1.612 (17)	-	-	-	-	-	-
		B	94.821 (1021) Balcony 露台：- (-) Utility Platform 工作平台：1.500 (16)	-	-	-	13.568 (146)	-	-	-	-	-	-
	2/F-3/F 2樓-3樓	A	99.975 (1076) Balcony 露台：5.155 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	99.975 (1076) Balcony 露台：5.155 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	5/F 5樓	A	99.975 (1076) Balcony 露台：5.155 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	44.372 (478)	-	-	-
		B	99.975 (1076) Balcony 露台：5.155 (55) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	44.372 (478)	-	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目中的住宅物業的面積

TOWER 3
第3座

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	G/F 地下	A	65.382 (704) Balcony 露台：- (-) Utility Platform 工作平台：- (-)	-	-	-	12.979 (140)	-	-	-	-	-	-
	1/F 1樓	A	108.930 (1173) Balcony 露台：- (-) Utility Platform 工作平台：1.501 (16)	-	-	-	14.021 (151)	-	-	-	-	-	-
		B	108.153 (1164) Balcony 露台：5.338 (57) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	2/F-3/F 2樓-3樓	A	115.037 (1238) Balcony 露台：6.107 (66) Utility Platform 工作平台：1.501 (16)	-	-	-	-	-	-	-	-	-	-
		B	108.157 (1164) Balcony 露台：5.338 (57) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	-	-	-	-
	5/F 5樓	A	115.037 (1238) Balcony 露台：6.107 (66) Utility Platform 工作平台：1.501 (16)	-	-	-	-	-	-	85.394 (919)	-	-	-
		B	108.157 (1164) Balcony 露台：5.338 (57) Utility Platform 工作平台：1.500 (16)	-	-	-	-	-	-	61.026 (657)	-	-	-

The saleable area of the residential property and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks:

1. The area as specified above in square feet are converted from the area in square metre at a rate of 1 square = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.

住宅物業的實用面積以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎表達之面積由以平方米表達之面積以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表達之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

B1/F
地庫1層

Number, Dimensions and Area of Parking Space
停車位數目、尺寸及面積

Category of parking space 車位類別	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Residential Parking Space 住客停車位	5	5 x 2.5	12.5
Disable Car Park Space 傷健人士車位	1	5 x 3.5	17.5
Motor-Cycle Parking Space 電單車停車位	2	1 x 2.4	2.4
Loading & Unloading Space 上落貨車位	1	3.5 x 11	38.5

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

B2/F
地庫2層

Number, Dimensions and Area of Parking Space
停車位數目、尺寸及面積

Category of parking space 車位類別	Number 數目	Dimensions (LxW)(m) 尺寸(長x闊)(米)	Area of each parking space (sq.m) 每個停車位面積(平方米)
Residential Parking Space of House 1 洋房1之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 2 洋房2之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 3 洋房3之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 5 洋房5之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 6 洋房6之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 7 洋房7之住客停車位	2	5 x 2.5	12.5
Residential Parking Space of House 8 洋房8之住客停車位	2	5 x 2.5	12.5
Residential Parking Space 住客停車位	25	5 x 2.5	12.5
Visitor Car Park Space 訪客停車位	3	5 x 2.5	12.5
Motor-Cycle Parking Space 電單車停車位	3	1 x 2.4	2.4

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

(a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("Preliminary Agreement").

(b) The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

(c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-
   (i) the Preliminary Agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

(a) 在簽署臨時買賣合約(「臨時合約」))時須支付款額為5%的臨時訂金。

(b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。

(c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

A. Common Parts of the Development

1. The draft Deed of Mutual Covenant and Management Agreement of the Development ("the DMC") provides the following for Common Areas and Common Facilities :-

"Carpark Common Areas" means all spaces and areas in the Carpark intended for use in common by Owners of the Parking Spaces including (but not limited to) fan room, electric vehicle charger room, accessory areas, circulation passages, void spaces, driveways, ramps, entrances, exits and other spaces or areas containing the Carpark Common Facilities, EXCLUDING those areas designated as being part of the Estate Common Areas, the Residential Common Areas, the Towers Common Areas and the Premises.

"Carpark Common Facilities" means such facilities, equipment, machines, apparatus and installations in, under or above the Lot and the Estate for the general benefit and service of the Parking Spaces only but no Owner of Parking Spaces has the exclusive right to use or enjoy, and shall include (but not limited to) lighting, security system, fire service installation system, air-conditioning and mechanical ventilation system (if any) and other electrical, mechanical and sanitary installations within the Carpark Common Areas and are for the common use and benefit of the Owners of the Parking Spaces EXCLUDING those being part of the Estate Common Facilities, the Residential Common Facilities, the Towers Common Facilities.

"Estate Common Areas" means such of the lift lobby, transformer room, switch room, master water meter room, extra low voltage room, electrical meter cabinet, planter, such part or parts of the Slopes and Retaining Walls within the Lot, lift shaft, waste water sump pump room, check meter, pipe duct, FS inlet, fire control centre, caretaker's office, FS Tank & Pump Room, Sprinkler Tank & Pump Room and other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Estate, EXCLUDING those areas designated as being part of the Residential Common Areas, the Towers Common Areas, the Carpark Common Areas and the Premises.

"Estate Common Facilities" means all equipment, facilities and systems designated as being for the use, benefit or service of the Estate Common Areas and without limiting the generality of the foregoing, include :-

(a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;

(b) Fire fighting installation and equipment;

(c) Lamp posts, traffic lights and lighting within the Estate;

(d) Lightning conductor of the Estate;

(e) Lift installation and equipment; and

(f) Other facilities and systems (other than those facilities designated as being part of the Residential Common Facilities or the Towers Common Facilities or the Carpark Common Facilities) for the use and benefit of the Estate and not for the use and benefit of any particular Owner.

"General Common Areas" means the Estate Common Areas, the Carpark Common Areas, the Residential Common Areas and the Towers Common Areas.

"General Common Facilities" means the Estate Common Facilities, the Carpark Common Facilities, the Residential Common Facilities and the Towers Common Facilities.

"Residential Common Areas" means such of the Recreational Areas and Facilities, swimming pool filtration plant room, the Greenery Areas, flushing/potable pump room, telecommunications and broadcasting equipment room, planters, gas valve cabinet, flat roof, covered walkways, Visitors' Carparking Space, the loading and unloading bay provided pursuant to Special Condition No.(23)(a) of the Land Grant, refuse storage & material recovery chamber and covered landscape and play area designated as being for the common use of the Owners of the Residential Accommodation, such areas and spaces containing the Residential Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Residential Accommodation, EXCLUDING those areas designated as being part of the Estate Common Areas, the Towers Common Areas and the Carpark Common Areas and the Premises.

"Residential Common Facilities" means all those facilities, equipment, machines, apparatus and installations in, under or above the Lot and the Estate designated as being for the general benefit and service of the Residential Accommodation only but to which no Owner of a Residential Unit has the exclusive right to use or enjoy the same including (but not limited to) lighting, communal television antennae, water tanks, satellite dishes, recreational facilities, security system, fire service installation system and such electrical, mechanical and sanitary installations which are designated as being for the common use and benefit of the Owners of the Residential Accommodation EXCLUDING those facilities designated as being part of the Estate Common Facilities, the Towers Common Facilities and the Carpark Common Facilities.

"Towers Common Areas" means such of the Roofs (unless otherwise specifically included in the premises assigned), pipe duct, water meter cabinet, electrical meter cabinet, water meter room, temporary refuge space, electrical meter room, extra low voltage duct, Top Roofs, flat roof, roof refuge area, lift lobbies, lift pits and lift shafts, staircases, corridors, external walls of the Towers Accommodation, such areas and spaces containing the Towers Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the Towers Accommodation, EXCLUDING those areas being part of the Estate Common Areas, the Carpark Common Areas, the Residential Common Areas and such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner.

"Towers Common Facilities" means all those facilities, equipment, machines, apparatus and installations in, under or above the Lot and the Estate for the general benefit and service of the Towers Accommodation only but no Owner of Unit has the exclusive right to use or enjoy and shall include (but not limited to) lifts, lighting, communal television antennae (if any), water tanks, satellite dishes, gondola lightning pole, recreational facilities, security system, fire service installation system and other electrical, mechanical and sanitary installations which are for the common use and benefit of the Owners of the Towers Accommodation EXCLUDING those being part of the Estate Common Facilities or the Residential Common Facilities or the Carpark Common Facilities.

B. Number of Undivided Shares Assigned to Each Residential Property in the Development

Please refer to the table entitled "Allocation of Undivided Shares of Residential Properties in the Development".

C. Term of Years for which the Manager of the Development is Appointed

The Manager shall be appointed from the date of the DMC for an initial term of two (2) years. The appointment of the Manager may be terminated by the Manager or the Owners' Committee by giving not less than three (3) months' notice in writing in accordance with the terms of the DMC.

D. Basis on which the Management Expenses are Shared among the Owners of the Residential Properties in the Development

The Management Expenses shall be apportioned between the Owners of the Estate in the following manner :-

(a) Where any expenditure relates to the Residential Common Areas or the Residential Common Facilities providing services to the Owners of the Units and the Houses (including the due portion of the expenditure relating to the Carpark Common Areas and the Carpark Common Facilities payable by the Owners of the Residential Accommodation under Clause 6.4.2(d) of the DMC), the expenditure shall form part of the Management Expenses of the Residential Accommodation and shall be borne by the Owners of the Units and the Houses according to the proportions borne by the number of the Management Shares of their respective Units and Houses to the total number of Management Shares allocated to all the Units and the Houses.

(b) Where any expenditure relates to the Towers Common Areas or the Towers Common Facilities providing services to the Owners of the Units, the expenditure shall form part of the Management Expenses of the Towers Accommodation and shall be borne by the Owners of the Units according to the proportions borne by the number of the Management Shares of their respective Units to the total number of Management Shares allocated to all the Units.

(c) Where any expenditure relates to the House Accommodation providing services to the Owners of the Houses (including the due portion of the expenditure relating to the Carpark Common Areas and the Carpark Common Facilities payable by the Owners of the House Accommodation under Clause 6.4.2(d) of the DMC), the expenditure shall form part of the Management Expenses of the House Accommodation and shall be borne by the Owners of the Houses according to the proportions borne by the number of the Management Shares of their respective Houses to the total number of Management Shares allocated to all the Houses.

(d) Where any expenditure relates to the Carpark Common Areas or the Carpark Common Facilities providing services to the Owner of the Parking Spaces, the expenditure shall form part of the Management Expenses of the Carpark and shall be borne by the Owners of the Parking Spaces (other than the Visitors' Carparking Space and the House Parking Space) according to the proportions borne by the number of Management Shares of their respective Parking Spaces to the total number of Management Shares allocated to all the Parking Spaces (other than the Visitors' Carparking Space and the House Parking Space) Provided that (i) the Owners of the Residential Accommodation shall bear 57/639 parts or shares of such expenditure and such share of the expenditure attributable to the Carpark Common Areas and Carpark Common Facilities shall be deemed as part of the expenditure relating to the Residential Common Areas or the Residential Common Facilities and (ii) the Owners of the House Accommodation shall bear 182/639 parts or shares of such expenditure attributable to the Carpark Common Areas and the Carpark Common Facilities and such share of the expenditure attributable to the Carpark Common Areas and the Carpark Common Facilities shall be deemed as part of the expenditure relating to the House Accommodation.

(e) Where any expenditure relates to (i) the Estate Common Areas and/or the Estate Common Facilities or (ii) does not fall under any of the sub-paragraphs (a), (b), (c) and (d) of Clause 6.4.2 of the DMC, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion borne by the number of Management Shares of each Premises to the total number of Management Shares of the Estate.

(f) Notwithstanding anything contained in sub-clauses (a) to (e) hereof, (i) where any expenditure relates solely to or is solely for the benefit of any Premises and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that Premises will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such Premises and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

E. Basis on which the Management Fee Deposit is Fixed

The amount of Management Deposit shall be equivalent to 3 months' Management Fee.

F. Area (if any) in the Development Retained by the Owner for that Owner's Own Use

Not applicable.

Allocation of Undivided Shares of Residential Properties in the Development

(A) Units

Tower 1

Floor \ Unit	A	B
1/F	1,119	1,048
2/F	1,151	1,082
3/F	1,151	1,082
5/F	1,241	1,143

Tower 2

Floor \ Unit	A	B
G/F	1,037	-
1/F	1,001	962
2/F	1,000	1,000
3/F	1,000	1,000
5/F	1,044	1,044

Tower 3

Floor \ Unit	A	B
G/F	667	-
1/F	1,103	1,082
2/F	1,150	1,082
3/F	1,150	1,082
5/F	1,236	1,143

(B) Houses

House 1	2,320
House 2	2,529
House 3	2,592
House 5	3,391
House 6	3,393
House 7	3,419
House 8	2,888

Note:

(1) There is no designation of 4/F.

(2) Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection free of charge during office hours at the sales office upon request and copies will be provided on payment of photocopying charges.

(3) Unless otherwise defined, capitalized terms used in the above shall have the same meaning of such terms of the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

A. 發展項目的公用部分

1. 發展項目公共契約及管理協議(「公契」)擬稿訂明下列有關公用地方及公用設施的條文：

「停車場公用地方」指停車場內擬供停車位業主共同使用的所有範圍與地方，包括(但不限於)風機房、電動汽車充電房、附屬地方、運轉通道、中空地方、行車道、斜路、入口、出口及設有停車場公用設施的其他範圍或地方，但不包括被劃為屋苑公用地方、住宅公用地方、大廈公用地方及單位一部分的該等地方。

「停車場公用設施」指於該地段及屋苑之內、之下或之上，僅為停車位的一般利益及服務而設亦非供任何停車位業主獨家使用或享用的該等設施、設備、機器、器具及裝置，其中包括(但不限於)照明設施、保安系統、消防服務裝置系統、空調及機械通風系統(如有)及其他設於停車場公用地方內及供停車位業主共用與共享的電力、機械及衛生裝置，但不包括屋苑公用設施、住宅公用設施、大廈公用設施一部分的該等設施。

「屋苑公用地方」指升降機大堂、電力變壓房、電掣房、總水錶房、特低壓房、電錶櫃、花槽、該地段內斜坡及護土牆的部分、升降機槽、污水水泵房、檢測儀錶、喉管、消防入水掣、消防控制中心、管理員辦事處、消防水箱及泵房、灑水器水箱及泵房和設有屋苑公用設施的其他地方與範圍和位於屋苑任何部分並供屋苑業主共用與共享的其他地方與範圍，但不包括被劃為住宅公用地方、大廈公用地方、停車場公用地方及單位一部分的該等地方。

「屋苑公用設施」指為屋苑公用地方的使用、利益或服務而設的所有設備、設施及系統。茲毋損前文之一般規定，屋苑公用設施包括：-

(a) 現時或於任何時間位於屋苑之內、之下或之上或跨越其中的該等下水道、排水道、水道、管道、溝渠、電線與電纜及其他服務設施(不論有否鋪設管道)，以將水、污水、氣體、電力及任何其他服務供應至屋苑或其任何部分；

(b) 滅火裝置與設備；

(c) 屋苑內燈柱、交通燈及照明設施；

(d) 屋苑的避雷裝置；

(e) 升降機裝置及設備；及

(f) 為屋苑的使用及利益而設及並非為任何個別業主的使用及利益而設的其他設施及系統(被劃為住宅公用設施或大廈公用設施或停車場公用設施一部分的設施除外)。

「一般公用地方」指屋苑公用地方、停車場公用地方、住宅公用地方及大廈公用地方。

「一般公用設施」指屋苑公用設施、停車場公用設施、住宅公用設施及大廈公用設施。

「住宅公用地方」指供住宅部分業主共同使用而設的該等康樂地方與設施、游泳池、濾水器機房、綠化地方、沖廁水/食水泵房、電訊及廣播服務室、花槽、氣閥櫃、平台、有蓋行人道、訪客停車位、根據批地文件特別條件第(23)(a)條而設的上落貨停車區，垃圾儲存及物料回收室、有蓋園景及遊戲區，及設有住宅公用設施的該等地方與範圍，以及位於屋苑任何部分並供住宅部分業主共用與共享的其他地方與範圍，但不包括被劃為屋苑公用地方、大廈公用地方及停車場公用地方及單位一部分的該等地方。

「住宅公用設施」指該地段及屋苑之內、之下或之上，僅供住宅部分一般利益及服務而設亦非供任何住宅單位業主獨家使用或享用的設施、設備、機器、器具及裝置，其中包括(但不限於)照明設施、公共電視天線、水箱、衛星碟形天線、康樂設施、保安系統、消防服務裝置系統及其他供住宅部分業主共用與共享的電力、機械及衛生裝置，但不包括被劃為屋苑公用設施、大廈公用設施、停車場公用設施一部分的該等設施。

「大廈公用地方」指天台(指定納入受轉讓物業的天台除外)、喉管、水錶櫃、電錶櫃、水錶房、臨時避火處、電錶房，特低壓管道、頂層天台、平台、天台庇護地方、升降機大堂、升降機坑及升降機槽、樓梯、走廊、大廈部分的外牆，及設有大廈公用設施的該等地方與範圍，以及位於屋苑任何部分並供大廈部分業主共用與共享的其他地方與範圍，但不包括屋苑公用地方、停車場公用地方、住宅公用地方及屋苑內任何個別業主享有專有權利及特權持有、使用、佔用及享用之地方一部分的該等地方。

「大廈公用設施」指該地段及屋苑之內、之下或之上，僅為大廈部分一般利益及服務而設亦非供任何單位業主獨家使用或享用的設施、設備、機器、器具及裝置，其中包括(但不限於)升降機、照明設施、公共電視天線(如有)、水箱、衛星碟形天線、吊船避雷桿、康樂設施、保安系統、消防服務裝置系統以及其他供大廈部分業主共用與共享的電力、機械及衛生裝置，但不包括屋苑公用設施或住宅公用設施或停車場公用設施的部分。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

請見「發展項目住宅物業不分割份數分配表」。

C. 發展項目的管理人的委任年期

管理人的最初任期為由公契的日期起計兩年。管理人的任期可由管理人或業主委員會根據公契條款給予對方不少於三個月書面通知以終止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

屋苑的業主須按下列方式分攤管理開支：-

(a) 如任何開支涉及為各單位及洋房業主提供服務之住宅公用地方或住宅公用設施(包括公契第6.4.2(d)條下住宅部分業主須繳付涉及停車場公共地方與停車場公共設施的支出之適當部分)，有關開支將計入住宅部分的管理開支，並由各單位及洋房業主按照彼等各自所持單位及洋房管理份數佔所有單位及洋房管理份數總額的比例分擔。

(b) 如任何開支涉及為各單位業主提供服務之大廈公用地方或大廈公用設施，有關開支將計入大廈部分的管理開支，並由各單位業主按照彼等各自所持單位管理份數佔所有單位管理份數總額的比例分擔。

(c) 如任何開支涉及為各洋房業主提供服務之洋房部分(包括公契第6.4.2(d)條下洋房部分業主須繳付涉及停車場公共地方與停車場公共設施的支出之適當部分)，有關開支將計入洋房部分的管理開支，並由各洋房業主按照彼等各自所持洋房管理份數佔所有洋房管理份數總額的比例分擔。

(d) 如任何開支涉及為各停車位業主提供服務之停車場公用地方或停車場公用設施，有關開支將計入停車場的管理開支，並由停車位(訪客停車位及洋房停車位除外)業主按照彼等各自所持之停車位管理份數佔所有停車位(訪客停車位及洋房停車位除外)管理份數總額的比例分擔，惟(i)住宅部分業主須分擔該等開支的 57/639 部分或份數，而屬停車場公共地方與停車場公共設施的該開支份數將被

視為有關住宅公用地方或住宅公用設施開支的一部分；及(ii)洋房部分業主須分擔屬停車場公共地方與停車場公共設施的該等開支的 182/639 部分或份數，而屬停車場公共地方與停車場公共設施的該開支份數將被視為洋房部分開支的一部分。

(e) 如任何開支涉及(i)屋苑公用地方及/或屋苑公用設施，或(ii)不屬於公契第6.4.2條第(a)、(b)、(c)及(d)任何一分段，有關開支將計入屋苑整體管理開支，並由屋苑所有業主按照每個單位管理份數佔屋苑管理份數總額的比例分擔。

(f) 儘管上述第(a)至(e)分段有所規定，(i)凡任何開支純粹涉及或純粹為任何單位的利益而設，及沒有其他業主(具獨家權利及特權持有、使用及佔用該單位的業主除外)由此得到任何重大利益，該等開支須全數由該單位的業主承擔；及(ii)凡任何開支純粹涉及或純粹為一組業主的利益而設，但並不涉及其他業主或並非為其他業主的利益而設，該等開支須全數由該等業主按彼等各自管理份數分攤。

E. 計算管理費按金的基準

管理費按金為相當於三個月的管理費。

F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

發展項目住宅物業不分割份數分配表

(A) 單位

第1座

樓層 \ 單位	A	B
1樓	1,119	1,048
2樓	1,151	1,082
3樓	1,151	1,082
5樓	1,241	1,143

Tower 2

樓層 \ 單位	A	B
地下	1,037	-
1樓	1,001	962
2樓	1,000	1,000
3樓	1,000	1,000
5樓	1,044	1,044

Tower 3

樓層 \ 單位	A	B
地下	667	-
1樓	1,103	1,082
2樓	1,150	1,082
3樓	1,150	1,082
5樓	1,236	1,143

(B) 洋房

洋房1	2,320
洋房2	2,529
洋房3	2,592
洋房5	3,391
洋房6	3,393
洋房7	3,419
洋房8	2,888

註：

(1) 發展項目不設4樓。

(2) 請參閱公契最新擬稿件以了解全部詳情。完整的公契最新擬稿文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得公契之複印本。

(3) 除非另設定義，否則上述名詞具有公契中該等名詞的相同意義。

1. The Development is constructed on Lot No.1181 in Demarcation District No.215 ("**the Lot**") which is held under Conditions of Sale No.22123 dated 20th May 2015 ("**the Land Grant**").

2. The Lot is granted for a term of 50 years commencing from 20th May 2015.

3. Special Condition No.(8) of the Land Grant stipulates that :-

   The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

4. General Condition No.(7) of the Land Grant stipulates that :-

   (a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in General Condition No.(7)(b) of the Land Grant) in accordance with the Land Grant:

      (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and

      (ii) maintain all buildings erected or which may thereafter be erected in accordance with the Land Grant or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

5. Special Condition No.(2) of the Land Grant stipulates that :-

   The Grantee acknowledges that as at 20th May 2015, there are some buildings, structures and foundations existing on the Lot (collectively "**the Existing Structures**"). Without prejudice to the generality of the provisions of General Condition No.(5) of the Land Grant, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot as existing on 20th May 2015 subject to the existence of the Existing Structures, and no objection or claim whatsoever shall be made or raised by the Grantee in respect of or on account of the same. The Grantee shall at his own expenses and in all respects to the satisfaction of the Director of Lands ("**the Director**") demolish and remove the Existing Structures from the Lot. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the Existing Structures or the subsequent demolition and removal thereof by the Grantee. The Grantee shall indemnify and shall keep indemnified the Government from and against all liabilities, claims, losses, costs, demands, actions or other proceedings whatsoever, arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the Existing Structures.

6. Special Condition No.(3) of the Land Grant stipulates that :-

   (a) The Grantee shall:

      (i) on or before the 31st March 2020* (or such other date as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

         (I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant ("**the Green Area**"); and

         (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (collectively "**the Structures**") so that building, vehicular and pedestrian traffic may be carried on the Green Area;

      (ii) on or before the 31st March 2020* (or such other date as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

      (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No.(4) of the Land Grant.

   (b) In the event of the non-fulfilment of the Grantee's obligations under Special Condition No.(3)(a) of the Land Grant within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

   (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No.(3)(a) of the Land Grant or the exercise of the rights by the Government under Special Condition No.(3)(b) of the Land Grant or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

   * Note: The said date has been extended to 30th June 2020.

7. Special Condition No.(4) of the Land Grant stipulates that :-

   For the purpose only of carrying out the necessary works specified in Special Condition No.(3) of the Land Grant, the Grantee shall on 20th May 2015 be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Land Grant has been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) of the Land Grant or otherwise.

8. Special Condition No.(5) of the Land Grant stipulates that :-

   The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special condition No.(3) of the Land Grant.

9. Special Condition No.(6) of the Land Grant stipulates that :-

   (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

      (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the Lot and the Green Area for the purpose of inspecting, checking and

supervising any works to be carried out in compliance with Special Condition No.(3)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of free and unrestricted ingress, egress and regress to, from and through the Lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free and unrestricted ingress, egress and regress to, from and through the Lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition No.(6)(a) of the Land Grant shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under Special Condition No.(6)(a) of the Land Grant.

10. Special Condition No.(7) of the Land Grant stipulates that :-

The Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st March 2020*.

* Note: The said date has been extended to 30th June 2020.

11. Special Condition No.(9) of the Land Grant stipulates that :-

Subject to the Land Grant, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.(7) of the Land Grant) of the Lot or any part thereof:

(a) any building or buildings erected or to be erected on the Lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the Lot or any part thereof or upon any area or areas outside the Lot specified in the Land Grant, nor may any development or use of the Lot or any part thereof, or of any area or areas outside the Lot specified in the Land Grant take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) any building or buildings erected or to be erected on the Lot shall not exceed 5 storeys excluding any basement. The decision of the Director as to what constitutes a basement shall be final and binding on the Grantee; and

(d) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the Lot shall not have any projected façade length of 60 metres or more. For the purpose of this sub-clause only,

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Grantee; and

(II) the decision of the Director as to what constitutes the projected façade length of a building or a group of buildings erected or to be erected on the Lot shall be final and binding on the Grantee.

12. Special Condition No.(11) of the Land Grant stipulates that :-

The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (“**the Facilities**”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

13. Special Condition No.(12) of the Land Grant stipulates that :-

No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

14. Special Condition No.(13) of the Land Grant stipulates that :-

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No.(13)(b) of the Land Grant.

(b) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(c) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

15. Special Condition No.(17) of the Land Grant stipulates that :-

No building shall be erected on the Lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.

16. Special Condition No.(20) of the Land Grant stipulates that :-

Every assignment, mortgage, charge, underletting for more than three years or other alienation of the Lot or any part thereof or any interest therein shall be registered at the Land Registry.

17. Special Condition No.(22) of the Land Grant stipulates that :-

(a) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging

to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Residential Parking Spaces**") at a prescribed rate unless the Director consents to another rate.

(ii) Four additional spaces or such other number as may be approved by the Director shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot ("**the Visitors' Parking Spaces**").

(iii) The Residential Parking Spaces and Visitors' Parking Spaces provided under the Land Grant (both as may be varied under Special Condition No.(24) of the Land Grant) shall not be used for any purpose other than those respectively stipulated in the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the Residential Parking Spaces and Visitors' Parking Spaces provided under the Land Grant (both as may be varied under Special Condition No.(24) of the Land Grant), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation ("**the Parking Spaces for the Disabled Persons**") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the Visitors' Parking Spaces provided under the Land Grant (as may be varied under Special Condition No.(24) of the Land Grant) and that the Grantee shall not reserve or designate all of the Visitor's Parking Spaces provided under the Land Grant (as may be varied under Special Condition No.(24) of the Land Grant) to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees ("**the Motor Cycle Parking Spaces**") at a prescribed rate or at such other rates as may be approved by the Director.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No.(24) of the Land Grant) shall not be used for any purpose other than the purpose set out in Special Condition No.22(c)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

18. Special Condition No.(23) of the Land Grant stipulates that :-

(a) One space shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles ("**Parking Space for Loading and Unloading of Goods Vehicles**").

(b) Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

19. Special Condition No.(26) of the Land Grant stipulates that :-

(a) Notwithstanding that the Land Grant shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

(i) assigned except

(I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

(II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

(b) Special Condition No.(26)(a) of the Land Grant shall not apply to the Parking Spaces for the Disable Persons.

20. Special Condition No.(28) of the Land Grant stipulates that :-

A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with Special Conditions Nos.(22) (as may be varied under Special Condition No.(24) of the Land Grant) and (23) of the Land Grant, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No.(18)(c) of the Land Grant and a building mortgage under Special Condition No.(18)(d) of the Land Grant or such other transactions as the Director may approve) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos.(22) and (23) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

21. Special Condition No.(30) of the Land Grant stipulates that :-

(a) The Lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by the Grantee in that behalf from time to time and at all times during the term granted by the Land Grant for all purposes connected with the proper use and enjoyment of the Lot to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed to the Land Grant (**"the Brown Area"**) at such levels as may be approved by the Director.

(b) The Grantee shall on or before the 31st March 2020* or such other date as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in Special Condition No.(30)(a) of the Land Grant is given. Free access shall be provided to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted at all times during the construction of the paved way.

(c) The Grantee shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

(d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.

(e) The grant of the right of way referred to in Special Condition No.(30)(a) of the Land Grant shall not give the Grantee the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Grantee or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(f) In the event of the non-fulfilment of the Grantee's obligations under Special Condition No.(30)(b) and (c) of the Land Grant, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(g) Notwithstanding the grant of the right of way referred to in Special Condition No.(30)(a) of the Land Grant, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (collectively **"the Brown Area Services"**) which are now or may thereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the Brown Area Services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under Special Condition No.(30)(g), and no claim whatsoever nor objection shall be made against him or them by the Grantee.

* Note: The said date has been extended to 30th June 2020.

22. Special Condition No.(31) of the Land Grant stipulates that :-

The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the Lot at such premium as he may determine.

23. Special Condition No.(32) of the Land Grant stipulates that :-

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot of any part thereof or any other works required to be done by the Grantee under the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term granted by the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(c) In addition to any other rights or remedies in the Land Grant provided for breach of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

24. Special Condition No.(33) of the Land Grant stipulates that :-

No rock crushing plant shall be permitted on the Lot without the prior written approval of the Director.

25. Special Condition No.(34) of the Land Grant stipulates that :-

Where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

26. Special Condition No.(35) of the Land Grant stipulates that :-

(a) In the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding Special Condition No.(35)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

27. Special Condition No.(36) of the Land Grant stipulates that :-

(a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (“**the Green Hatched Black Area**”) as the Director in his absolute discretion may require and shall, at all times during the term granted by the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term granted by the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

(b) Notwithstanding Special Condition No.(36)(a) of the Land Grant, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under Special Condition No.(36) of the Land Grant shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of Special Condition No.(36)(a) of the Land Grant.

28. Special Condition No.(37) of the Land Grant :-

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or the Green Area or the Brown Area or the Green Hatched Black Area or any part of any of them (collectively “**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or the Green Area or the Brown Area or the Green Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Green Area or the Brown Area or the Green Hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

29. Special Condition No.(38) of the Land Grant :-

(a) The Grantee shall within six calendar months from 20th May 2015 (or such other extended period as may be approved by the Director) at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (“**DIA**”) containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impact as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Grantee shall at his own expense implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him. The Grantee shall thereafter at his own expense maintain such structures and facilities that are constructed or installed to implement the said recommendations in the approved DIA, save and except for those structures and facilities that have been taken over by the Director of Drainage Services, in all respects to the satisfaction of the Director of Drainage Services.

30. Special Condition No.(39) of the Land Grant :-

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

(b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

31. Special Condition No.(41) of the Land Grant :-

Wherever in the Land Grant it is provided that the Government or its duly authorized officers shall or may carry out works of any description on the Lot or any part thereof or outside the Lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers.

32. Special Condition No.(43) of the Land Grant :-

No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

Notes:

1. The expression "Grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. Please refer to the Land Grant for full details. A copy of the Land Grant is available for inspection free of charge during opening hours at the sales office upon request and copies will be provided on payment of photocopying charges.

1. 發展項目興建於依據日期為2015年5月20日的賣地條件第22123號（「**批地文件**」）而持有的丈量約份第215約地段第1181號段（「**該地段**」）上。

2. 該地段批地年期為由2015年5月20日起計50年。

3. 批地文件特別條件第(8)條規定：

   該地段或其部分或在其上現存或擬建的任何建築物或其部分不得作私人住宅用途以外用途。

4. 批地文件一般條件第(7)條規定：

   (a) 承授人須於批地年期的期間按批地文件對已建或重建建築物（該詞指批地文件一般條件第(7)(b)條所指的重建）：

      (i) 按經批准的設計、配置或高度及任何經批准建築圖則維持一切建築物，不得對其作出修訂或更改；及

      (ii) 維持已建或此後按批地文件或任何其後的合同性修改興建的一切建築物處於修繕妥當及良好的保養狀態直至批地年期結束或提前終止而交還為止。

5. 批地文件特別條件第(2)條規定：

   承授人確認於2015年5月20日該地段有現存建築物、結構物及地基（統稱「**現存構築物**」）。茲毋損批地文件一般條件第(5)條，承授人將被視為滿意並已接受於2015年5月20日該地段就存有現存構築物的狀況及條件，即不得就同一事宜作出或提出任何反對或索償。承授人須自費從該地段拆除及移除現存構築物，並在各方面達致地政總署署長（統稱「**署長**」）滿意。政府將不會就現存構築物的存在或承授人其後拆卸及移除而致或遭受的任何損失、損害、滋擾或騷擾負責或承擔任何法律責任。承授人須就任何現存構築物的存在或承授人其後拆卸及移除而直接或間接引起或與之有關所有負債、索償、損失、費用、要求、法律行動或其他訴訟向政府賠償並確保政府免責。

6. 批地文件特別條件第(3)條規定：

   (a) 承授人須：

      (i) 於2020年3月31日*（或按署長批准的其他日期）或之前，自費以署長批准的方式、物料、標準、樓層、定線和設計進行下列工程，並在各方面達致署長滿意：

         (I) 鋪設及平整該些在批地文件附錄圖則上用綠色顯示的日後興建公共道路範圍（「**綠色範圍**」）；及

         (II) 提供及興建按署長行使其全權酌處權要求興建的橋樑、隧道、高架路、地下通道、涵洞、高架橋、天橋、行人路、道路或其他結構物（統稱「**構築物**」）

      以便建築、車輛及行人往來可於綠色範圍進行；

      (ii) 於2020年3月31日*（或按署長批准的其他日期）或之前，自費以署長滿意的方式在綠色範圍表面整飾、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、下水道、排水溝、連接至總水喉的消防栓連水管、街燈、交通標誌、街道設施及路標；及

      (iii) 以達致署長滿意的程度，自費維持綠色範圍連同構築物及一切於其上或其內的結構物、路面、溝渠、下水道、排水溝、消防栓、服務系統、街燈、交通標誌、街道設施、路標及機器直至綠色範圍的管有權按照批地文件特別條件第(4)條交還予政府為止。

   (b) 如承授人不在批地文件特別條件(3)(a)條指定期限內履行該條所載的責任，政府可執行必要工程，費用則由承授人承擔。承授人需在政府通知時支付相等於有關費用的款項，金額由署長指定，而其決定將作終論並對承授人約束。

   (c) 政府概無須就承授人或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔任何責任（不管其是否因承授人履行批地文件特別條件(3)(a)條所訂責任或政府行使批地文件特別條件(3)(b)條所訂權利或其他原因而導致或引致），承授人不得就此向政府索償。

   * 註：該日期已延至2020年6月30日。

7. 批地文件特別條件第(4)條規定：

   只限為進行批地文件特別條件第(3)條所訂的必要工程的目的，承授人將於2015年5月20日獲授予綠色範圍的管有權。綠色範圍應在政府要求時交回政府，而於任何情況下，倘署長發信表示其滿意接受承授人已履行批地文件條件，綠色範圍即被視作已交回政府。承授人管有綠色範圍期間，必須在所有合理時間允許所有政府及公共車輛和行人免費通行及經越綠色範圍，並需確保任何工程不會干預或妨礙通行（不論該等工程是否根據批地文件特別條件第(3)條進行）。

8. 批地文件特別條件第(5)條規定：

   承授人不得在未得到署長的書面同意前使用綠色範圍作存儲用途或豎立任何臨時結構物或作除進行批地文件特別條件第(3)條訂明的工程以外的任何用途。

9. 批地文件特別條件第(6)條規定：

   (a) 承授人須於擁有綠色範圍管有權時之所有合理時間：

      (i) 允准政府、署長及其官員、承辦商及代理及署長授權的任何人士暢通無阻地進出、返回及通過該地段及綠色範圍，以便檢查、檢驗及監督遵照批地文件特別條件第(3)(a)條規定進行的工程，以便執行、檢查、檢驗及監督任何遵照批地文件特別條件第(3)(b)條規定進行的工程，以及任何署長認為必須在綠色範圍進行的其他工程；

      (ii) 允准政府及獲政府授權的相關公共事業公司暢通無阻地應其要求進出、返回及通過該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及期後維修所有必要的水管、電線、管道、電纜槽及其他導體和輔助設備，藉此提供電話、電力、氣體（如有）及其他服務，為該地段或其他毗連或毗鄰土地或樓宇服務。承授人須與政府及其妥善授權的相關公共事業公司充分合作，以處理關乎上述擬於綠色範圍進行的工程之所有事宜；及

      (iii) 允准水務監督官員及其授權的其他人士按需要暢通無阻地進出、返回及通過該地段及綠色範圍，以進行任何關於運作、維持、修理、更換及更改綠色範圍內任何其他水務裝置的工程。

   (b) 倘因政府、署長及其官員、承辦商及代理及根據批地文件特別條件(6)(a)條獲授權的任何其他人士或公共事業公司行使權利而導致或引致承授人或任何人士招致或蒙受任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商及代理及根據批地文件特別條件(6)(a)條獲授權的任何人士或公共事業公司無須就此承擔任何責任。

10. 批地文件特別條件第(7)條規定：

    承授人須履行批地文件的條款及遵守一切不時適用於香港有關建築物、衛生及規劃的法律法規，於該地段上興建建築物以

發展該地段，該等建築物須於2020年3月31日*或之前建成並適宜佔用。

* 註：該日期已延至2020年6月30日。

11. 批地文件特別條件第(9)條規定：

遵照批地文件，如該地段或其任何部分進行發展或重建(上述詞語純粹指批地文件一般條件第(7)條所載的重建項目)：

(a) 該地段上現存或擬建的任何建築物須在各方面符合建築物條例、其附屬規例及任何修訂法例；

(b) 該地段或其部分或批地文件指定該地段之外任何區域建造的任何建築物或該發展或用途不得在任何方面違反城市規劃條例、其附屬規例及任何修訂法例；

(c) 該地段上現存或擬建的任何建築物不得超逾5層(地庫除外)。署長對地庫的界定將作終論並對承授人約束；及

(d) 除獲署長事先書面批准外，該地段上現存或擬建的任何一座建築物或建築物群正面伸展長度不得為60米或以上。只限此分條的目的：

(I) 署長對於建築物的界定之決定為終論並約束承授人；及

(II) 署長對於該地段現存或擬建建築物或建築物群的正面伸展長度的界定之決定為終論並約束承授人。

12. 批地文件特別條件第(11)條規定：

承授人可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附屬設施(「**康樂設施**」)。康樂設施的類型、大小、設計、高度及規劃須經署長事先書面批准。

13. 批地文件特別條件第(12)條規定：

除獲署長事先書面同意外(署長於簽發同意書時可施加其認為適當的移植、補償美化或重植條件)，承授人不得移除或干擾於該地段或鄰近地方生長的樹木。

14. 批地文件特別條件第(13)條規定：

(a) 承授人須自費將園景設計圖呈交署長審批，園景設計圖須標明將在該地段提供及符合批地文件特別條件第(13)(b)條要求的園景工程的位置、規劃及佈局；

(b) 承授人須自費依照獲批准的園景設計圖於該地段進行園景工程，並在各方面達致署長滿意及未經署長事先書面同意前，不得修改、變動、更改、修訂或取代獲批准的園景設計圖；

(c) 承授人往後須自費維護及維持該等園景工程，使其安全、整潔、整齊、井然及健康，並在各方面達致署長滿意；

15. 批地文件特別條件第(17)條規定：

不得在該地段興建根據建築物條例(新界適用)條例、其附屬規例及任何修訂法例可獲豁免遵守建築物條例、其附屬規例及任何修訂法例之類別的建築物。

16. 批地文件特別條件第(20)條規定：

每份關於該地段或其部分或其權益的轉讓契、按揭、押記、超過三年之轉租或其他讓與均須於土地註冊處註冊。

17. 批地文件特別條件第(22)條規定：

(a) (i) 承授人須於該地段內按指定比率(除非署長同意另一比率)提供車位，供根據道路交通條例、其附屬規例及任何修訂法例發牌並屬於該地段現存或擬建建築物的住宅單位的住戶及其真正客人、訪客或獲邀請人士之車輛停泊(「**住宅車位**」)，以達致署長滿意。

(ii) 承授人須於該地段內提供額外四個或署長規定的其他數目的車位，供根據道路交通條例、其附屬規例及任何修訂法例發牌並屬於該地段現存或擬建建築物的住宅單位住戶之真正客人、訪客或獲邀請人士之車輛停泊(「**訪客車位**」)，以達致署長滿意。

(iii) 根據批地文件提供的住宅車位及訪客車位(兩者均可按批地文件特別條件第(24)條修訂)不得作批地文件所規定以外的其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

(b) (i) 在根據批地文件提供的住宅車位及訪客車位(兩者均可按批地文件特別條件第(24)條修訂)中，承授人須保留及指定建築事務監督規定及批准供道路交通條例、其附屬規例及任何修訂法例界定的傷殘人士停泊車輛之車位(「**傷殘人士停泊車位**」)。然而，承授人須在根據批地文件提供的訪客車位(可按批地文件特別條件第(24)條修訂)中保留及指定最少一個傷殘人士停泊車位，但不能保留及指定按批地文件提供的所有訪客車位(可按批地文件特別條件第(24)條修訂)為傷殘人士停泊車位。

(ii) 傷殘人士停泊車位除用作停泊根據道路交通條例、其附屬規例及任何修訂法例界定的傷殘人士，及屬於該地段現存或擬建的建築物的住戶及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途。此等停泊車位尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

(c) (i) 承授人須於該地段內按指定比率或署長同意的另一比率提供電單車車位，供根據道路交通條例、其附屬規例及任何修訂法例發牌並屬於該地段現存或擬建建築物的住宅單位的住戶及其真正客人、訪客或獲邀請人士之電單車停泊(「**電單車車位**」)，以達致署長滿意。

(ii) 電單車車位(可根據批地文件特別條件第(24)條修訂)不得作批地文件特別條件第(22)(c)(i)條規定以外的其他用途，尤其不得用作存放、展示或展覽車輛以供出售或其他用途，或用作提供汽車清潔及美容服務。

18. 批地文件特別條件第(23)條規定：

(a) 承授人須指定一個貨車裝卸車位(「**貨車裝卸車位**」)，以達致署長滿意。

(b) 該車位不得用作有關該地段大廈的貨車裝卸之外的其他用途。

19. 批地文件特別條件第(26)條規定：

(a) 即使已履行與遵守批地文件達致署長滿意，住宅車位及電單車車位不得：

(i) 轉讓，除非

(I) 連同該地段附有該地段現存或擬建建築物的住宅單位的專用權及管有權的不分割份數一同轉讓；或

(II) 轉讓予一名已擁有該地段附有該地段現存或擬建建築物的住宅單位的專用權及管有權的不分割份數的人士；或

(ii) 出租，除非出租予該地段現存或擬建建築物的住宅單位的住戶。

但是，在任何情況下，不得轉讓予任何一位該地段現存或擬建建築物的住宅單位的業主或出租予住宅單位的住戶總數多於3個住宅車位及電單車車位。

(b) 批地文件特別條件第(26)(a)條不適用於傷殘人士停泊車位。

20. 批地文件特別條件第(28)條規定：

經署長批准根據批地文件特別條件第(22)(可按批地文件特別條件第(24)條修訂)及(23)條標示在該地段內提供的所有車位、裝卸車位的圖則或認可人士(根據建築物條例、其附屬規例及任何修訂法例界定)核實的副本須提交給署長。在上述提交前不能進行影響該地段或其部分或該地段現存或擬建的任何建築物或其部分的交易(除了按批地文件特別條件第(18)(c)條訂立租賃協議或租契或與此租賃協議或租契有關的協議及按批地文件特別條件第(18)(d)條訂立建築按揭或署長可批准的其他交易)。上述經批准圖則標示的車位及裝卸車位不可用作批地文件特別條件第(22)及(23)條指定用途之外的用途。承授人須根據該經批准圖則保養車位、裝卸車位及其他區域，包括但不限於升降機、梯台、調度及迴旋區，未經署長事先書面批准，不得對其作出更改。除經批准圖則標示的車位外，不得使用該地段或其中任何建築物或結構物作泊車用途。

21. 批地文件特別條件第(30)條規定：

(a) 承授人與其受傭人、訪客、工人及其他承授人授權代表人士於批地年期內不時及時刻為着達致完善使用及享用該地段的所有事宜進出、往返及經越批地文件附錄圖則上以棕色顯示的範圍(「**棕色範圍**」)，又或通行署長全權酌情批准的該地段其他樓層。

(b) 承授人須於2020年3月31日*或按署長指定的其他日期或之前，採用署長批准的方式及物料，根據署長要求或批准的標準在批地文件特別條件第(30)(a)條下給予通行權的棕色範圍自費興建鋪築路面道路及相關的街道設施、交通輔助設施、街燈、污水管、排水渠及其他結構物。於興建鋪築路面道路期間，承授人須時刻允許該地段附近其他地段獲授全部或部分棕色範圍通行權的業主自由進出。

(c) 承授人須自費保養、維修及修理棕色範圍及所有附屬該處和與該處有關的物件，以達致署長滿意。承授人將對該處全部負責，猶如該處的絕對擁有人一樣。

(d) 對於公路更改工程所導致承授人獲授通行權的棕色範圍及該處坡度之影響，承授人不得就此提出索償。承授人須自費進行由其興建的鋪築路面道路的其後更改工程，以達致署長滿意。

(e) 根據批地文件特別條件第(30)(a)條所授予的通行權並不向承授人授予棕色範圍的獨家權利。政府將有權向附近其他地段擁有人於現時或將來任何時間授予棕色範圍的通行權，或接管棕色範圍之全部或任何部分以作公共街道。政府毋須就此向承授人或任何獲授棕色範圍之全部或任何部分的其他擁有人作出任何賠償。

(f) 倘若承授人未能履行批地文件特別條件第(30)(b)及(c)條的責任，政府可執行必要建築、保養及維修工程，費用由承授人承擔並在政府通知時支付予政府。該費用由署長規定，其決定將作終論並約束承授人。

(g) 儘管批地文件特別條件第(30)(a)條所授予的通行權有關規定，政府於向承授人發出不少於十四天書面通知後(緊急情況除外)有權利和權力並應署長全權酌情認為適合在棕色範圍之內、上、下或毗鄰鋪設、安裝、重鋪、改道、拆除、重置、取代、檢查、操作、修理、維修及更新任何政府或其他排水道、下水道、水道或渠道、污水道、明渠、總水喉、水管、電纜、電線、線、公用服務設施或其他工程或裝置(統稱「**棕色範圍服務**」)，並修復因此引起的任何及所有損害。政府、署長及其人員、承建商及代理及任何署長授權的人士及彼等工人，不論是否備有工具、設備、裝置、機器或汽車，有權時刻暢通無阻地進出、返回及通過棕色範圍，以便進行上述工程。未經署長事先書面許可，承授人不得騷擾或允許任何人騷擾棕色範圍服務。除修復因行使上述權利和權力而致的任何及所有損害以外，政府、署長及其官員、承辦商及代理及署長授權的任何人士及彼等工人毋須就行使批地文件特別條件第(30)(g)條所載權利而導致或引致承授人所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。承授人亦不可就此等損失、損害、滋擾或騷擾向該等人士索償或提出反對。

* 註：該日期已延至2020年6月30日。

22. 批地文件特別條件第(31)條規定：

除獲署長事先書面批准外，承授人不可分割、移除或移後任何鄰近或毗連該地段的政府土地，或對任何政府土地進行任何形式的建築、填土或任何斜坡處理工程。署長可全權酌情在給予有關批准時訂立其認為適合之條款及條件，包括以其決定的地價溢價批出額外政府土地以擴展該地段。

23. 批地文件特別條件第(32)條規定：

(a) 倘若任何土地遭分割、移除或移後，或倘若任何建造、填土或任何斜坡處理工程經進行(不論有否獲得署長事先書面同意，亦不論是位於該地段內或任何政府土地內，旨在或有關構建、平整或發展該地段或其部分或承授人按批地文件須進行的任何其他工程或作任何其他用途)，承授人須自費開展和建設可能需要的斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程，以承托及確保該地段或毗鄰該地段的政府土地或租用土地的安全，及防止和避免其後出現塌方、山泥傾瀉或地陷的情況。承授人須在批地文件批地年期期間時刻自費維持該地段、斜坡處理工程、擋土牆或其他承托、防護、排水或任何其他附屬工程於修繕妥當及良好的保養狀況，以達致署長滿意。

(b) 倘若因為任何構建、平整、發展或承授人進行其他工程或任何其他原因導致任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承授人須自費進行恢復及修復塌方、山泥傾瀉或地陷，以達致署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。

(c) 除了批地文件所規定對違反批地文件的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、興建及保養上述土地、斜坡處理工程、護土牆或其他承托物、保護物及排水系統或附屬工程或其他工程或復原及修復任何塌方、山泥傾瀉或地陷，及倘若承授人不理會或未能在通知指定的時期內執行該通知的要求以達致署長滿意，署長可立即執行與進行任何必要工程，而承授人須在政府要求時償還政府因此產生的費用連同任何行政費或專業費用及收費。

24. 批地文件特別條件第(33)條規定：

除獲署長事先書面批准外，該地段上不得設有碎石機器設備。

25. 批地文件特別條件第(34)條規定：

如已裝置預應力地錨，當發展或重新發展該地段或其部分時，承授人須自費在預應力地錨整個使用壽命期內就其進行定期維持及定期監測，以達致署長滿意。承授人須提供予署長其不時行使絕對酌處權要求的關於所有該等監測工作的報告及資料。倘若承授人疏忽或未能進行所需的檢查工程，署長可立即進行該等檢查工程，承授人須在政府要求時付還該等開支予政府。

26. 批地文件特別條件第(35)條規定：

(a) 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材(「**廢料**」)遭侵蝕、流入或傾倒至公共巷徑、道路、路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業(「**政府產業**」)，承授人須自費清理廢料並修復對政府產業造成的損壞。承授人須對該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、索償及要求向政府作出彌償。

(b) 儘管批地文件特別條件第(35)(a)條有所規定，署長可以（惟沒有義務）應承授人要求清理廢料並修復對政府產業造成的損壞，而承授人須在政府要求時支付有關費用予政府。

27. 批地文件特別條件第(36)條規定：

(a) 承授人須按署長運用絕對酌情權所可能要求，自費在批地文件附錄圖則上用綠色間黑斜線顯示的範圍(「**綠色間黑斜線範圍**」)，進行與完成土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，以達致署長滿意。承授人必須在批地文件批地年期內任何時候自費保養綠色間黑斜線範圍於修繕妥當及良好的保養狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土結構物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地文件批地年期內任何時候於綠色間黑斜線範圍發生任何山泥傾瀉、地陷或塌方，承授人須自費復原及修復該綠色間黑斜線範圍以及署長認為(其決定為終論並約束承授人)受影響的相鄰或相連範圍，以達致署長滿意。承授人須就上述山泥傾瀉、地陷或塌方而招致的一切索償、訴訟、費用、損害賠償及開支對政府、其代理人及承建商作出彌償。承授人並須時刻確保不會在綠色間黑斜線範圍出現非法挖掘或傾倒廢物及如獲署長事前書面批准，承授人可架設圍欄或其他屏障防止非法挖掘或傾倒廢物。倘若有違反批地文件的情況，除任何其他權利或補償外，署長可隨時書面通知承授人進行任何土力勘察、斜坡維護、防止山泥傾瀉、緩解及補救工程，並且維修、復原及修復任何受山泥傾瀉、地陷或塌方影響的土地、結構物或工程。倘若承授人疏忽或未能按照通知於通知指定期限內採取措施以達致署長滿意，署長可於通知期限屆滿後即時執行及進行任何所須工程，而承授人須在政府要求時向政府償還相關費用。

(b) 儘管批地文件特別條件第(36)(a)條有所規定，承授人於批地文件特別條件第(36)條就綠色間黑斜線範圍或其部分的責任及權利將於政府向承授人給予相關通知時完全終止，且承授人不得對政府、署長或其授權人員就該終止所導致及蒙受的損失、損害或干擾或任何支出而向該等人士提出索償。惟該等決定將不影響政府就先前對批地文件特別條件第(36)(a)條的違反、不履行或不遵守的任何權利或補償。

28. 批地文件特別條件第(37)條規定：

承授人須在任何時候，特別是進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切合理及足夠的謹慎、技巧及預防措施，避免對該地段或綠色範圍或棕色範圍或綠色間黑斜線範圍或該地段或該等範圍任何部分之上、上面、下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行任何工程之前必須進行或促使他人進行適當的勘測及必要的查詢，確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議予署長，供其全面審批，及必須在取得署長對服務及上述建議的書面批准後方能進行工程。承授人須自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段或綠色範圍或棕色範圍或綠色間黑斜線範圍或該地段或該等範圍任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞（除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長負責修復，而承授人須在政府要求時向政府支付工程的費用），以達致署長滿意。倘若承授人未能該地段或綠色範圍或棕色範圍或綠色間黑斜線範圍或該地段或該等範圍任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程，以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原及修復工程，而承授人須在政府要求時向政府支付工程的費用。

29. 批地文件特別條件第(38)條規定：

(a) 承授人須於2015年5月20日或署長批准的任何延展期後6個公曆月內自費提交或促使他人提交排污影響評估(「**排污影響評估**」)予渠務署署長書面審批，以在各方面達致渠務署署長滿意。排污影響評估須包含渠務署署長可能需要的資料及詳情，包括但不限於發展該地段引起的所有不利的排污影響以及緩解措施、改善工程及其他措施和工程的建議。

(b) 承授人須自費於渠務署署長指定的限期內實施經審批的排污影響評估內的建議，以在各方面達致渠務署署長滿意。承授人須其後自費保養因實施上述經審批的排污影響評估內的建議而興建或安裝的該等結構物和設施(已被渠務署署長接管的結構物和設施除外)，以在各方面達致渠務署滿意。

30. 批地文件特別條件第(39)條規定：

(a) 承授人需自費建造及維修署長認為需要的水渠及渠道（無論是否位於該地段範圍內或政府土地上），以將落在該地段上的暴雨水或雨水收集並排去至就近的水道、水井、渠道或政府排水渠，達致署長滿意。承授人須就暴雨或雨水造成任何損害或滋擾所引起的一切訴訟、申索及要求單獨負責及向政府及其人員作出彌償。

(b) 該地段任何排水渠及污水管連接至已鋪設並已啟用的政府雨水渠及污水渠之工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責，而承授人須在政府要求時向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該情況下，若在政府土地內興建上述連接工程任何一段，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須在政府要求時向政府支付有關上述連接工程的技術檢查之費用。若承授人未能保養在政府土地內興建的上述連接工程任何一段，署長可進行其認為必要的保養工程，而承授人須在政府要求時向政府支付該等工程費用。

31. 批地文件特別條件第(41)條規定：

每當批地文件規定政府或其正式授權人員將會或可能在該地段或其部分或該地段以外展開的任何形式的工程(不論是否代表承授人或由於承授人未能展開此等工程或由於其他原因)，而該等工程的費用由承授人承擔或承授人須在政府要求時向政府或其正式授權人員支付或償還該等工程的費用，該費用應包括政府或其正式授權人員釐定的監督及恆常的費用。

32. 批地文件特別條件第(43)條規定：

不得於該地段豎立或建造墳墓或骨灰甕，亦不得於該地段以陶罐、骨灰甕或其他形式安葬或存放任何人類骸骨或動物骸骨。

註：

1. 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

2. 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. Green Area as referred to in Special Condition No.(3) to (6) of the Land Grant

(1) Relevant provisions of the Land Grant that concern the above facilities :

Special Condition No.(3) of the Land Grant stipulates that :-

"(a) The Purchaser shall:

(i) on or before the 31st March 2020* (or such other date as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "**the Green Area**"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "**the Structures**")

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st March 2020* (or such other date as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No.(4) hereof.

(b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

* Note: The said date has been extended to 30th June 2020.

Special Condition No.(4) of the Land Grant stipulates that :-

"For the purpose only of carrying out the necessary works specified in Special Condition No.(3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) hereof or otherwise."

Special Condition No.(5) of the Land Grant stipulates that :-

"The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special condition No.(3) hereof."

Special Condition No.(6) of the Land Grant stipulates that :-

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(3)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(3)(b)hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free and unrestricted ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause(a) of this Special Condition."

2. Brown Area as referred to in Special Condition No.(30) of the Land Grant

(1) Relevant provisions of the Land Grant that concern the above facilities :

Special Condition No.(30) of the Land Grant stipulates that :-

"(a) The lot is granted together with a right for the Purchaser and his servants, visitors, workmen and other persons authorized by the Purchaser in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed hereto (hereinafter referred to as "**the Brown Area**") at such levels as may be approved by the Director.

(b) The Purchaser shall on or before the 31st March 2020* or such other date as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given. Free access shall be provided to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have granted at all times during the construction of the paved way.

(c) The Purchaser shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof.

(d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Purchaser who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.

(e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Purchaser the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Purchaser or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(f) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

(g) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Purchaser, not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as "**the Brown Area Services**") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Purchaser shall not disturb or allow anybody to disturb the Brown Area Services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under this sub-clause (g), and no claim whatsoever nor objection shall be made against him or them by the Purchaser."

* Note: The said date has been extended to 30th June 2020.

(2) Relevant provisions of the Deed of Mutual Covenant that concern the above facilities :

Clause 1.1 stipulates that:-

""Right of Way Areas"	The area shown coloured Brown on the plan annexed to the Conditions which areas is required to be upheld, maintained and repaired in accordance with Special Condition No.(30) of the Conditions."

Clause 6.2.1 stipulates that:-

"During the term of its appointment as the Manager, the Manager shall, subject to the provisions of the Building Management Ordinance and subject also to Clauses 6.1.1 and 6.1.2 hereof, manage the Land and the Estate in a proper manner and in accordance with the provisions of this Deed and each Owner hereby appoints the Manager as agent for all Owners in respect of any matters concerning the General Common Areas and the General Common Facilities duly authorized in accordance with the provisions of this Deed with full power to enforce the provisions of this Deed against the other Owners. Subject to the provisions of the Building Management Ordinance, the Manager shall be responsible for and shall have full

authority to do all such acts and things for and on behalf of all Owners as may be necessary or expedient for the proper management of the Estate in accordance with the provisions of this Deed Provided that the Manager shall not carry out any improvements to facilities or services which involves expenditure in excess of 10% of the current annual management budget except with the prior approval by a resolution of the Owners passed at an Owners' meeting convened under this Deed. Without in any way limiting the generality of the foregoing the Manager shall have the following powers and duties :-

...

(58) To manage, uphold repair and maintain, the Right of Way Area pursuant to and subject to the conditions of the Conditions."

Clause 6.4.1 stipulates that:-

"The Owners of the Estate shall pay to the Manager monthly in advance in the manner hereinafter provided the Management Expenses which shall be made up of the following :-

...

(l) The cost and expense of maintaining the building structures or such part or parts thereof that are required to be maintained under the Conditions.

(v) The expenses for the upholding, maintenance and repair of the Right of Way Area."

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Please refer to paragraph A above.

2. The facilities mentioned in this paragraph B are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities through the management expenses apportioned to the residential properties concerned.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 Sub. Leg. F)

Not Applicable.

In relation to any of the above facilities mentioned in paragraphs A and B above that are for public use, the general public has the right to use the facilities in accordance with the Land Grant.

Notes:

1. The expression as mentioned in this section "Director" means "the Director of Lands", unless otherwise specified.
2. The expression "Purchaser" as mentioned in this section means the "Purchaser" under the Land Grant and "Grantee" under Summary of Land Grant, and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(3)至(6)條所指的「綠色範圍」

(1) 批地文件條文

批地文件特別條件第(3)條規定：

「(a) 買方須：

(i) 於2020年3月31日*(或按署長批准的其他日期)或之前，自費以署長批准的方式、物料、標準、樓層、定線和設計進行下列工程，並在各方面達致署長滿意：

(I) 鋪設及平整該些在此附錄的圖則上用綠色顯示的日後興建公共道路範圍(以下稱為「**綠色範圍**」)；及

(II) 提供及興建按署長行使其全權酌處權要求興建的橋樑、隧道、高架路、地下通道、涵洞、高架橋、天橋、行人路、道路或其他結構物(以下統稱為「**構築物**」)

以便建築、車輛及行人往來可於綠色範圍進行；

(ii) 於2020年3月31日*(或按署長批准的其他日期)或之前，自費以署長滿意的方式在綠色範圍表面整飾、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、下水道、排水溝、連接至總水喉的消防栓連水管、街燈、交通標誌、街道設施及路標；及

(iii) 以達致署長滿意的程度，自費維持綠色範圍連同構築物及一切於其上或其內的結構物、路面、溝渠、下水道、排水溝、消防栓、服務系統、街燈、交通標誌、街道設施、路標及機器直至綠色範圍的管有權按照特別條件第(4)條交還予政府為止。

(b) 如買方不在此特別條件(a)分條指定期限內履行該條所載的責任，政府可執行必要工程，費用則由買方承擔。買方需在政府通知時支付相等於有關費用的款項，金額由署長指定，而其決定將作終論並對買方約束。

(c) 政府概無須就買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔任何責任(不管其是否因買方履行此特別條件(a)分條所訂責任或政府行使此特別條件(b)分條所訂權利或其他原因而導致或引致)，買方不得就此向政府索償。」

批地文件特別條件第(4)條規定：

「只限為進行特別條件第(3)條所訂的必要工程的目的，買方將於此協議日期獲授予綠色範圍的管有權。綠色範圍應在政府要求時交還予政府，而於任何情況下，倘署長發信表示其滿意接受買方已履行本文件之條件，綠色範圍即被視作已交回政府。買方管有綠色範圍期間，必須在所有合理時間允許所有政府及公共車輛和行人免費通行及經越綠色範圍，並需確保任何工程不會干預或妨礙通行(不論該等工程是否根據特別條件第(3)條進行)。」

批地文件特別條件第(5)條規定：

「買方不得在未得到署長的書面同意前使用綠色範圍作存儲用途或豎立任何臨時結構物或作除進行特別條件第(3)條訂明的工程以外的任何用途。」

批地文件特別條件第(6)條規定：

「(a) 買方須於擁有綠色範圍管有權時之所有合理時間：

(i) 允准政府、署長及其官員、承辦商及代理及署長授權的任何人士暢通無阻地進出、返回及通過該地段及綠色範圍，以便檢查、檢驗及監督遵照特別條件第(3)(a)條規定進行的工程，以便執行、檢查、檢驗及監督任何遵照特別條件第(3)(b)條規定進行的工程，以及任何署長認為必須在綠色範圍進行的其他工程；

(ii) 允准政府及獲政府授權的相關公共事業公司暢通無阻地應其要求進出、返回及通過該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及期後維修所有必要的水管、電線、管道、電纜槽及其他導體和輔助設備，藉此提供電話、電力、氣體(如有)及其他服務，為該地段或其他毗連或毗鄰土地或樓宇服務。買方須與政府及其妥善授權的相關公共事業公司充分合作，以處理關乎上述擬於綠色範圍進行的工程之所有事宜；及

(iii) 允准水務監督官員及其授權的其他人士按需要暢通無阻地進出、返回及通過該地段及綠色範圍，以進行任何關於運作、維持、修理、更換及更改綠色範圍內任何其他水務裝置的工程。

(b) 倘因政府、署長及其官員、承辦商及代理及根據此特別條件(a)分條獲授權的任何其他人士或公用事業公司行使權利而導致或引致買方或任何人士招致或蒙受任何損失、損害、滋擾或騷擾，政府、署長及其官員、承辦商及代理及根據此特別條件(a)分條獲授權的任何人士或公用事業公司無須就此承擔任何責任。」

* 註：該日期已延至2020年6月30日。

2. 批地文件特別條件第(30)條所指的「棕色範圍」

(1) 批地文件條文

批地文件特別條件第(30)條規定：

「(a) 買方與其受僱人、訪客、工人及其他買方授權代表人士於批地年期內不時及時刻為着達致完善使用及享用該地段的所有事宜進出、往返及經越在此附錄的圖則上以棕色顯示的範圍(以下稱為「**棕色範圍**」)，又或通行署長全權酌情批准的該地段其他樓層。

(b) 買方須於2020年3月31日*或按署長指定的其他日期或之前，採用署長批准的方式及物料，根據署長要求或批准的標準在此特別條件(a)分條下給予通行權的棕色範圍自費興建鋪築路面道路及相關的街道設施、交通輔助設施、街燈、污水管、排水渠及其他結構物。於興建鋪築路面道路

期間，買方須時刻允許該地段附近其他地段獲授全部或部分棕色範圍通行權的業主自由進出。

(c) 買方須自費保養、維修及修理棕色範圍及所有附屬該處和與該處有關的物件，以達致署長滿意。買方將對該處全部負責，猶如該處的絕對擁有人一樣。

(d) 對於公路更改工程所導致獲授通行權的棕色範圍及該處坡度之影響，買方不得就此提出索償。買方須自費進行由其興建的鋪築路面道路的其後更改工程，以達致署長滿意。

(e) 根據此特別條件(a)分條所授予的通行權並不向買方授予棕色範圍的獨家權利。政府將有權向附近其他地段擁有人於現時或將來任何時間授予棕色範圍的通行權，或接管棕色範圍之全部或任何部分以作公共街道。政府毋須就此向買方或任何獲授棕色範圍之全部或任何部分的其他擁有人作出任何賠償。

(f) 倘若買方未能履行此特別條件(b)及(c)分條的責任，政府可執行必要建築、保養及維修工程，費用由買方承擔並在政府通知時支付予政府。該費用由署長規定，其決定將作終論並約束買方。

(g) 儘管此特別條件(a)分條所授予的通行權有關規定，政府於向買方發出不少於十四天書面通知後(緊急情況除外)有權利和權力並應署長全權酌情認為適合在棕色範圍之內、上、下或毗鄰鋪設、安裝、重鋪、改道、拆除、重置、取代、檢查、操作、修理、維修及更新任何政府或其他排水道、下水道、水道或渠道、污水道、明渠、總水喉、水管、電纜、電線、線、公用服務設施或其他工程或裝置(以下統稱為「**棕色範圍服務**」)，並修復因此引起的任何及所有損害。政府、署長及其人員、承建商及代理及任何署長授權的人士及彼等工人，不論是否備有工具、設備、裝置、機器或汽車，有權時刻暢通無阻地進出、返回及通過棕色範圍，以便進行上述工程。未經署長事先書面許可，買方不得騷擾或允許任何人騷擾棕色範圍服務。除修復因行使上述權利和權力而致的任何及所有損害以外，政府、署長及其官員、承辦商及代理及署長授權的任何人士及彼等工人毋須就行使此(g)分條所載權利而導致或引致買方所蒙受或招致的任何損失、損害、滋擾或騷擾承擔責任。買方亦不可就此等損失、損害、滋擾或騷擾向該等人士索償或提出反對。」

* 註：該日期已延至2020年6月30日。

(2) 公契條文

第1.1條規定：

「「通行權範圍」 該條件附錄圖則上以棕色顯示的範圍，須按該條件特別條件第(30)條進行保養、維修及修理。」

第6.2.1條規定：

「在管理人獲委任期間，受限於《建築物管理條例》的條文及受限於此公契第6.1.1條及第6.1.2條，管理人須以適合的方式依據此公契的條文管理該土地及該屋苑，及各業主現委任管理人為所有業主的代理人，以根據此公契的條文獲正式授權處理任何關於一般公用地方及一般公用設施的事宜，並賦有全權對其他業主執行此公契的條文。受限於《建築物管理條例》的條文，管理人須按此公契的條文負責並獲授全權代表全部業主就適當地管理該屋苑作必要及有利的行動及事情。惟管理人不得就任何設施或服務進行支出超出現時年度管理預算的10%的改善工程，除獲得按此公契召開的業主大會決議時通過的事前批准外。茲在任何方面毋損上述的一般性，管理人有下列權力及職責：

…

(58) 根據及受限於該條件的條文管理、保養修理及維修通行權範圍。」

第6.4.1條規定：

「屋苑業主須以此公契規定的方式每月預先繳付管理費用，費用由以下事項組成：

…

(l) 根據該條件須為大廈結構及其部分作的維修成本和費用。

(v) 保養、維修及修理通行權範圍的費用。」

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

1. 請參照以上第A段。

2. 第B段所提及之設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

C. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F) 第22(1)條而撥供公眾用途的任何部分

不適用。

關於任何上述於第A段及第B段所述的供公衆使用的任何該等設施，公衆有權按照批地文件使用該等設施。

備註：
1. 除非另有指明，本節所載的「署長」一詞所指的是「地政總署署長」。
2. 本節所載的「買方」指批地文件訂明的「買方」及批地文件的摘要訂明的「承授人」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES
公共設施及公眾休憩用地的資料

Plan showing the location of the Green Area and Brown Area
顯示綠色範圍及棕色範圍的圖則

Legend 圖例

BROWN AREA 棕色範圍

GREEN AREA 綠色範圍

Notes:
1. This plan is extracted from the land grant.
2. It is not practicable to show the structures and the brown area services.

備註：
1. 此圖摘錄自批地文件。
2. 在切實可行範圍內未能於上圖顯示構築物及棕色範圍服務。

WARNING TO PURCHASERS
對買方的警告

(a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

(b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:

   (i) that firm may not be able to protect the purchaser's interests; and

   (ii) the purchaser may have to instruct a separate firm of solicitors.

(d) In the case of paragraph (c)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

(a) 謹此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

(b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見 。

(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：

   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所。

(d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。