

Apex 2 座

每單位不分割份數	單位	A	B	C	D
樓層					
地面層及1樓(複式)		-	3200	3196	-
2樓		1748	2765	-	1735
3樓		1729	2708	-	1728
5樓		2891	2710	-	-
6樓		2969	2824	-	-

Apex 3 座

每單位不分割份數	單位	A	B	C	D
樓層					
地面層及1樓(複式)		-	3188	3234	-
2樓		1737	2771	-	1794
3樓		1729	2714	-	1786
5樓		2947	2716	-	-
6樓		3025	2830	-	-

備註：
Apex 1 座、Apex 2 座及Apex 3 座內不設4樓。

(ii) 住宅洋房

街道	洋房編號	每棟洋房的不分割份數
RUE DU PREMIER	Premier 1 洋房	5,753
	Premier 2 洋房	5,630
	Premier 3 洋房	5,630
	Premier 5 洋房	5,720
	Premier 6 洋房	7,349
	Premier 7 洋房	7,296
	Premier 8 洋房	7,358
	Premier 9 洋房	7,380
	Premier 10 洋房	5,714
	Premier 11 洋房	5,665
	Premier 12 洋房	5,659
	Premier 15 洋房	5,712
RUE DU SOMMET	Sommet 1 洋房	7,343
	Sommet 2 洋房	7,257
	Sommet 3 洋房	7,266
	Sommet 5 洋房	7,273
	Sommet 6 洋房	7,274
	Sommet 7 洋房	7,279
	Sommet 8 洋房	5,722
	Sommet 9 洋房	5,924
	Sommet 10 洋房	5,160
	Sommet 11 洋房	5,076
	Sommet 12 洋房	5,071
	Sommet 15 洋房	5,142

備註：
不設Premier 4 洋房、Premier 13洋房、Premier 14洋房、Sommet 4洋房、Sommet 13洋房及Sommet 14洋房。

C. 有關發展項目的管理人的委任年期

帝譽服務有限公司將被委任為管理人，任期起初為公契日期計兩年，其後繼續任職管理沙田市第566號地段(“該土地”)、發展項目、綠色間黑色斜線區域(按照公契定義)，至其委任經(在業主立案法團成立之前)業主委員會藉業主大會由業主親身或由其代表以多數票決議，並有持有不少於50%該土地及發展項目總不分割份數(不包括分配予公用地方及公共設施的)的業主支持，事先至少3個月向管理人發出終止委任的書面通知終止或經管理人事先至少3個月向業主委員會(或如果沒有業主委員會，向每位業主送達(通過送交業主本人，郵遞至業主最後為人所知的地址或放置在業主的單位或投入該單位的信箱))發送和在發展項目一個顯眼處張貼一份書面辭職通知書終止職務為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支之基準

發展項目各業主應如下攤付管理開支：

- (a) 各單位業主須就發展項目公用地方及發展項目公用設施管理開支按其持有單位的管理份數佔發展項目管理份數總額的比例分擔。
- (b) 各住宅單位或住宅洋房業主須再就住宅公用地方及住宅公用設施管理開支按其持有住宅單位或住宅洋房的管理份數減除洋房住宅停車位的管理份數數目佔住宅部份中住宅單位及住宅洋房管理份數減除住宅洋房的洋房住宅停車位的管理份數總額的比例分擔。
- (c) 各住宅大樓中之住宅單位業主須再就住宅大樓公用地方及住宅大樓公用設施管理開支按其持有住宅大樓中之住宅單位的管理份數佔住宅大樓中住宅單位管理份數總額的比例分擔。
- (d) 各住宅洋房業主須再就住宅洋房公用地方及住宅洋房公用設施管理開支按其持有住宅洋房的管理份數佔所有住宅洋房管理份數總額的比例分擔。
- (e) 各住宅洋房業主須再就停車場公用地方及停車場公用設施管理開支按其持有住宅洋房之洋房住宅停車位的管理份數佔所有分開住宅停車位、所有電單車停車位及所有洋房住宅停車位管理份數總額的比例分擔。

附註(＃)：每個住宅物業獲分配的不分割份數與管理份數相同，但整個發展項目之不分割份數總數與整個發展項目之管理份數總數不同，基於公用地方及公用設施並不獲分配任何管理份數。

E. 計算管理按金的基準：

每個單位應付之管理費按金將相等於首年預算管理開支其每月應負擔部份之三倍。

F. 擁有人在發展項目中保留作自用的範圍：

沒有

備註：
請查閱公契以了解全部詳情。完整公契文本可免費於售樓處在開放時間內應要求提供查閱，並可在支付所需影印費後取得公契之副本。



Summary of Land Grant 批地文件的摘要

- A. Lot number of the land on which the Development is situated : Sha Tin Town Lot No.566.
- B. Land grant of Sha Tin Town Lot No.566: New Grant No.21563 (“the Land Grant”).
- C. Term of years under the Land Grant : 50 years commencing from the 25th day of April 2013.
- D. User restrictions applicable to that land; facilities that are required to be constructed and provided for the Government, or for public use; grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land; and the lease conditions are onerous to a purchaser :

General Condition No.5 (c)

Indemnity by Purchaser

- 5. (c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as “the Director”, and whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.

General Condition No.7

Maintenance

- 7. (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions 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.
- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

General Condition No.9

Private streets, roads and lanes

- 9. Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

Special Condition No.(2)

Building covenant

- (2) The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, byelaws 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 30th day of June 2018.

Special Condition No.(3)

User

- (3) 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.

Special Condition No.(6)

Recreational facilities

- (6) (a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “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.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (4)(c) hereof; subject to Special Condition No. (34)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof;
 - (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

- (d) In the event that the lot is developed for use as a single family residence, sub-clauses (b) and (c) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.

Special Condition No.(7)

Preservation of trees

- (7) 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.

Special Condition No.(8)

Landscaping

- (8) (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition. No site formation work shall be commenced on the lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (7) hereof.
- (b) (i) The landscape master plan shall be at a scale of 1:500 or larger and shall contain information on the landscaping proposals including a survey and treatment of existing trees, site layout and formation levels, conceptual form of building development, illustrative layout of hard and soft landscaping areas and such other information as the Director may require.
- (ii) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
- (iii) Not less than 50% of the 20% referred to in sub-clause (b) (ii) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (iv) The decision of the Director on which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(ii) of this Special Condition shall be final and binding on the Purchaser;
- (v) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape master plan in all respects to the satisfaction of the Director and no amendment, variation, alteration, modification or substitution of the approved landscape master plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (14)(a)(v) hereof.
- (f) In the event that the lot is developed for use as a single family residence, sub-clauses (b)(iii) and (e) of this Special Condition shall not apply. The decision of the Director as to whether the lot is developed for use as a single family residence shall be final and binding on the Purchaser.

Special Condition No.(17)

Residential Parking Spaces

- (17) (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 (hereinafter referred to as “the Residential Parking Spaces”) at the following rates:

- (I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residences) are provided within the lot, at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for one residential unit

- (II) where a detached, semi-detached or terraced house or houses which is or are intended for use as single family residences are provided within the lot, at the rates of:

- (A) one space for each such house where its gross floor area is less than 160 square metres and 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(A) is a decimal number, the same shall be rounded up to the next whole number; and

- (B) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purposes of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of spaces to be provided shall be the aggregate of the respective number of spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition. For the purpose of these Conditions, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:

- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (4)(c) hereof; and



- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (4)(c) hereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:

The total gross floor area of the Residential Common Area

X

The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition

Visitors’ parking spaces

- (iii) Additional spaces 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 shall be provided, subject to a minimum of two spaces being provided, at the following rates:
- (I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of one space for every such block of residential units; or
- (II) at such other rates as may be approved by the Director.

For the purpose of this sub-clause (a)(iii), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units or a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (iv) The spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (19) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (19) hereof) of this Special Condition shall not be used for any purpose other than those respectively set out in sub-clauses (a)(i) and (a)(iii) of this Special Condition 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.

Parking Spaces for the Disabled Persons

- (b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (19) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No. (19) hereof) of this Special Condition, the Purchaser 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 (which spaces to be so reserved and designated are hereinafter referred to as “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 spaces provided under sub-clause (a) (iii) of this Special Condition (as may be varied under Special Condition No. (19) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a) (iii) of this Special Condition (as may be varied under Special Condition No.(19) hereof) 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.

Motor Cycle Parking Spaces

- (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 (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i) (I) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (19) hereof) unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (19) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c) (i) of this Special Condition 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.

Dimension of parking spaces

- (d) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No. (19) hereof), (a)(i) (II) and (a)(iii) (as may be varied under Special Condition No. (19) hereof) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the Motor Cycle Parking Spaces (as may be varied under Special Condition No. (19) hereof) shall measure 1.0 metre in width and 2.5 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

Special Condition No.(18)

Loading and unloading requirements

- (18) (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units or residential units. The decision of the Director as to whether each such house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. 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.

Special Condition No.(21)

Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

(21) (a) Notwithstanding that these Condition 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 the 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. For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in this sub-clause (a). The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons.

Special Condition No.(26)

Cutting away

(26) (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 or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser 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 Purchaser shall at all times during the term hereby agreed to be granted 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) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (25) hereof.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser 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 Purchaser 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.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser 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 Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

Special Condition No.(28)

Anchor maintenance

(28) Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Purchaser 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 Purchaser 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.

Special Condition No.(30)

Green Hatched Black Area

(30) (a) The Purchaser 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 areas shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, 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 hereby agreed to be granted, the Purchaser 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 decision shall be final and binding on the Purchaser), have also been affected. The Purchaser 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 Purchaser 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 Purchaser 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 these Conditions, the Director may at any time by notice in writing call upon the Purchaser 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 Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof.



Summary of Land Grant 批地文件的摘要

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim for compensation whatsoever shall be made against the Government or the Director or his or their duly authorized officers by the Purchaser 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 sub-clause (a) of this Special Condition.

Special Condition No.(31)

Damage to Services

- (31) The Purchaser 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 (hereinafter referred to as “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 any part thereof or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area (hereinafter collectively referred to as “the Services”). The Purchaser 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 Purchaser shall comply with and at his 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 Purchaser 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 Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area 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 Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area 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 Purchaser shall pay to the Government on demand the cost of such works.

Special Condition No.(32)

Construction of drains and channels

- (32) (a) The Purchaser 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 Purchaser 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.

Connecting drains and sewers

- (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 Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser 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 Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser 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 Purchaser 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 Purchaser shall pay to the Government on demand the cost of such works.

Special Condition No.(35)

No grave or columbarium permitted

- (35) 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.

Unless otherwise defined in this sale brochure, capitalized terms used in the above shall have the same meanings of such terms in the Land Grant.

Note :

For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

- A. 發展項目所在土地之地段編號：沙田市地段第566號。
- B. 沙田市地段第566號之批地文件：新批地文件第21563號（「批地文件」）。
- C. 「批地文件」之批租年期：由2013年4月25日開始為期50年。
- D. 適用於該土地的用途限制；按規定須興建並提供予政府或供公眾使用的設施；有關買方在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任；及對買方造成負擔的租用條件：

批地一般條款第5(c)條

「買方」作出彌償

5. (c) 如違反「此等條款」，或有導致毗連或毗鄰土地或該地段受損或出現泥土或地下水污染，而地政總署署長（下稱「署長」）認為（其意見將作終論並對「買方」約束）有關損害或泥土或地下水污染乃因「買方」使用該地段或於該處任何發展項目或重建項目或其任何部份又或「買方」於該地段進行任何活動或執行任何工程所致，則不論「買方」使用該地段、發展、重建、進行活動或執行工程乃遵從或違反「此等條款」，「買方」必須就任何由此招致或產生的訴訟、法律程序、責任、索求、費用、開支及損失（不論屬經濟或其他性質）向「政府」作出彌償，並確保其獲彌償保障。

批地一般條款第7條

維修

7. (a) 「買方」應在整個批租期已建造或重建（本詞指此一般條款(b)款所預期的重新發展工程）遵照「此等條款」：
- (i) 依照經批核的設計和分佈和任何核准建築圖則維修所有建築物，不可作任何更改或修改；及
- (ii) 維修現已或此後將會按照「此等條款」或日後任何合約修訂條文建造的所有建築物至維修充足及良好狀態，以及在批租期屆滿或提前終止時以維修充足及良好狀態交還此等建築物。
- (b) 如於批租期內任何時間拆卸該地段或其任何部份的現有建築物，「買方」必須另建良好健全而總建築面積最少相等的同類型建築物替代，或經「署長」批核類型及價值的建築物替代。倘如上所述拆卸建築物，「買方」應在拆卸後一個曆月內向「署長」申請同意於該地段進行重建。「買方」接獲同意書後，必須在三個曆月內展開必要的重建工程，並於「署長」指定的期限內以「署長」滿意的方式完成重建。

批地一般條款第9條

私家街、道路及後巷

9. 「此等條款」訂明拓建的任何私家街、道路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬何情況，此等私家街、道路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、道路及後巷，「政府」將進行該處的路面、路緣石、排水渠（包括污水和雨水渠）、渠道及路燈建設工程，費用則由「買方」支付，其後則以公帑維修。如上述私家街、道路及後巷仍屬於本文協定批授的地方之一部份，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道和進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，「買方」須承擔路燈安裝工程資本開支，並且允許工人及車輛自由進出該批租地段範圍，以便安裝及維修路燈。

批地特別條款第(2)條

建築契諾

- (2) 「買方」須發展該地段，即全面遵照「此等條款」和在任何時間於香港生效的有關建築、衛生及規劃的所有條例、附例和規例，在該處建造一座或多座建築物，上述的一座或多座建築物應在2018年6月30日或之前建成並適宜佔用。

批地特別條款第(3)條

用途

- (3) 該地段或其任何部份或現已或將會建於該處的任何建築物或建築物部份除作私人住宅用途外概不可作任何其他用途。

批地特別條款第(6)條

康樂設施

- (6) (a) 「買方」可於該地段興建、建造及提供經「署長」書面批准的康樂設施及其附屬設施（以下統稱「該等設施」）。「該等設施」的類型、大小、設計、高度及分佈亦須「署長」的事先批核。

- (b) 計算批地特別條款第(4)(c)條的總建築面積時，受限於本文批地特別條款第34(d)，根據本批地特別條款(a)分條於該地段提供的「該等設施」的任何部份如乃供現已或將會建於該地段的一座或所有多座住宅大廈全體居民和彼等的真正訪客公用與共享，不會連計在內，而「署長」認為並非作此用途的「該等設施」的其餘部份則會計算在內。
- (c) 倘若「該等設施」任何部份根據本批地特別條款(b)分條可豁免計入的總建築面積（以下簡稱「豁免設施」）：
- (i) 「豁免設施」須劃為批地特別條款第(14)(a)(v)條所訂的「公用地方」一部份；
- (ii) 「買方」須自費維修「豁免設施」，以保持其維修充足及狀態良好，及妥善運作該「豁免設施」，以令「署長」滿意；及
- (iii) 「豁免設施」只可供現已或將會建於該地段的一座或多座住宅大廈居民及彼等之真正訪客使用，其他人等不可使用。
- (d) 倘若該地段被發展用作單一家庭之居所，此批地特別條款(b)及(c)分條將不適用。「署長」對該地段是否被發展用作單一家庭居所的決定將為最終者及對「買方」有約束力。

批地特別條款第(7)條

樹木保育

- (7) 如非事前獲「署長」書面同意，不可移除或干預任何現於該地段或毗連土地生長的樹木，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件。

批地特別條款第(8)條

園景美化

- (8) (a) 「買方」應自費提交一份園景設計總圖予「署長」審批，依據批地特別條款(b)分條之要求述明該地段內所提供的園景美化位置，分佈和布局。在該地段或其部份不可進行地盤平整工程直至園景設計總圖獲得「署長」之書面批准與及已獲發給批地特別條款第(7)條所提及的保育樹木建議同意書（如需要）。
- (b) (i) 園景設計總圖比例應為1：500或更大，並須載明園景美化建議資料，包括現有樹木普查及處理方案、地盤布局和平整面水平高度、建築物發展概念模式、硬及軟的園景區圖解佈局，以及「署長」指定的其他資料。
- (ii) 不少於百份之二十的該地段面積應栽種有樹木、灌木和其他植物。
- (iii) 此批地特別條款第(b)(ii)分條所指的百份之二十中，不少於百份之五十（以下稱“綠化地方”）應設於「署長」以其獨有酌情權決定的位置和水平高度以令綠化地方可由行人看到和任何進入該地段的人到達。
- (iv) 「署長」就那些「買方」建議的園景工程構成此批地特別條款第(b)(ii)分條所指的百份之二十的決定將為最終者與及對「買方」有約束力。
- (v) 「署長」以其獨有酌情權可以接受「買方」建議的其他非種植性特徵物用以代替種植樹木、灌木和其他植物。
- (c) 「買方」應自費按照經批核的園景設計總圖在該地段進行園景美化達至「署長」滿意，如非事前獲「署長」書面同意，不得作任何修改、更改、改動、改變或取代。
- (d) 「買方」於其後應自費保養和維修園景美化工程，以維持其安全、清潔、整齊、整潔及健康情況，全面達至「署長」滿意。
- (e) 依據此批地特別條款作園景美化的地方須指定及/或為批地特別條款第(14)(a)(v)條內所指的公用地方。
- (f) 倘若該地段被發展作單一家庭居所之用，此批地特別條款之(b)(iii)及(e)分條將不適用。「署長」對於該地段是否被發展作單一家庭居所之用的決定將為最終者及對「買方」有約束力。

批地特別條款第(17)條

「住宅車位」

- (17)(a) (i) 該地段內須提供達至「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何其下的規例及任何修訂立法獲得發牌，並屬於現已或將會建於該地段的一座或多座建築物的住客及其真正賓客、訪客或被邀請者的車輛（以下稱「住宅停車位」），其比率如下：



Summary of Land Grant 批地文件的摘要

- (I) 如該地段內提供一幢或多幢住宅單位（擬用作單一家庭居所之獨立分離、半分離或排列連接式洋房除外），其數目比率將參照下列列表按該地段已建或擬建的住宅單位的個別大小計算（除非「署長」同意採用與下列列表不同之比率或住宅停車位數目）：

每個住宅單位面積	將予提供的住宅停車位數目
少於40平方米	每13.3個住宅單位或其部份1個停車位
不少於40平方米但少於70平方米	每8個住宅單位或其部份1個停車位
不少於70平方米但少於100平方米	每3.2個住宅單位或其部份1個停車位
不少於100平方米但少於160 平方米	每1.6個住宅單位或其部份1個停車位
不少於160平方米	每1個住宅單位或其部份1個停車位

- (II) 如該地段內提供一座或多座擬用作單一家庭居所之獨立分離、半分離或排列連接式洋房，其數目比率為：

- (A) 如其總建築面積少於160平方米則每座上述洋房一個停車位又如其總建築面積不少於160平方米但少於220平方米則每座上述洋房1.5個停車位，惟倘若按本(a)(i)(II)(A)分條將提供之停車位數目為一小數，該數目將被完全向上進位至下一個整數；及
- (B) 如其總建築面積不少於220平方米則每座上述洋房兩個停車位。

為本(a)(i)分條之目的，「署長」之決定甚麼構成一座獨立分離、半分離或排列連接式洋房及每一該等洋房是否構成或擬用作單一家庭居所將為最終者及對「買方」有約束力。

- (ii) 為本批地特別條款之(a)(i)(I)分條之目的，須提供之停車位總數目應為按照本批地特別條款(a)(i)(I)分條列表依據各住宅單位大小而計算出停車位數目之總和。為「此等條款」的目的“每個住宅單位面積”一詞，在建築面積而言為下列(I)及(II)之和：

- (I) 一個住宅單位只供該單位住戶獨有使用及享用之建築面積，須由該單位之包圍外牆或護牆之外圍起量度。但若包圍外牆分開兩個毗連單位，在這情況下須由外牆之中間部份起量度，並包括該單位之內部間隔及支柱，但為免疑問，不包括依據批地特別條款第(4)(c)條計算建築面積時不需計入其中的該單位之所有樓面面積；及
- (II) 該住宅單位的按比例之「住宅公用地方」（下面設有定義）建築面積，計算時，在各個住宅單位圍牆之外，供該地段已建或擬建一幢或多幢建築物之住戶共同使用及享用的住宅公用地方的總建築面積但，為了避免疑問，不包括依據批地特別條款第(4)(c)條計算建築面積時不須計入其中的所有樓面面積（該住宅公用地方下稱「住宅公用地方」）須按以下公式向每一間住宅單位分攤：

「住宅公用地方」
之總建築面積

X

根據批地特別條款第(a)(ii)(I)分條所計出之
該住宅單位之建築面積

根據批地特別條款第(a)(ii)(I)分條所計出之
所有住宅單位之總建築面積

訪客停車位

- (iii) 須加設用作停泊根據《道路交通條例》及任何其下的規例及任何修訂立法已獲發牌，並屬於該地段已建或擬建的一幢或多幢建築物之住戶的真正賓客、訪客或被邀請使用者的汽車的額外停車位，其數目按以下比率（惟最少數目為兩個停車位）：-
- (I) 如已建或擬建於該地段的任何一座住宅單位內提供多於75個單位，則其比率為每一該等住宅單位座數提供一個停車位；或
- (II) 「署長」批准的其他比率。

為本(a)(iii)分條之目的，一座擬用作單一家庭居所之獨立分離、半分離或排列連接式洋房將不被視為一座住宅單位或一個住宅單位。「署長」之決定就甚麼構成一座獨立分離、半分離或排列連接式洋房及每一該等屋宇是否構成或擬用作單一家庭居所將為最終者及對「買方」有約束力。

- (iv) 根據批地特別條款(a)(i)(I)分條（可能根據本文批地特別條款第(19)條有所修訂），(a)(i)(II)分條及(a)(iii)分條（可能根據本文批地特別條款第(19)條有所修訂）提供的停車位除作本批地特別條款(a)(i)及(a)(iii)分條分別訂明的用途外，不得作任何其他用途，尤其該等停車位不可用作存放、陳列或展示車輛作出售或其他用途或用作提供汽車清潔及美容服務。

「傷殘人士車位」

- (b) (i) 從根據本批地特別條款(a)(i)(I)分條（可經由依據批地特別條款(19)條有所修訂），(a)(i)(II)分條及(a)(iii)分條（可經由依據批地特別條款(19)條有所修訂）提供的車位當中，「買方」應按照建築事務監督的要求及批准，預留和劃定車位，以供《道路交通條例》、其任何附屬規例及相關修訂法例界定的傷殘人士車輛停泊（該等將如上預留和劃定的車位以下稱「傷殘人士停車位」），然而從根據本批地特別條款(a)(iii)分條（可經由依據批地特別條款(19)條有所修訂）提供的車位中如上預留和劃定停車位數目不可少於1個，但「買方」不可把根據本批地特別條款(a)(iii)分條（可經由依據批地特別條款(19)條有所修訂）提供的所有車位預留和劃定車位變作為「傷殘人士停車位」。
- (ii) 「傷殘人士停車位」除供《道路交通條例》、其任何附屬規例及相關修訂法例界定為傷殘人士車輛並且是屬於現已或將會建於該地段一座或多座建築物的住客及其真正賓客、訪客或被邀請使用者的車輛停泊外，不可作任何其他用途，其中特別禁止在該些停車位存放、陳列或展示車輛作出售或其他用途或供應作汽車清洗及美容服務。

「電單車停車位」

- (c) (i) 該地段內應提供達致「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌並屬於現已或將會建於該地段一座或多座建築物的住客及其真正賓客、訪客或被邀請使用者的電單車（下稱「電單車停車位」）其比率為依照本批地特別條款(a)(i)(I)及(a)(iii)分條（可經由依據批地特別條款(19)條有所修訂）規定提供的車位總額的百分之十，除非「署長」同意其他比率，但假若提供車位數目依照本(c)(i)分條是小數，該數目須上調至下一個整數。
- (ii) 「電單車停車位」（可經由依據批地特別條款(19)條有所修訂）除作本批地特別條款(c)(i)分條訂明的用途外，不得作任何其他用途，其中特別禁止在該些停車位存放、陳列或展示車輛作出售或其他用途或供應作汽車清洗及美容服務。

停車位尺寸

- (d) (i) 除「傷殘人士停車位」外，根據本批地特別條款(a)(i)(I)分條（可經由依據批地特別條款(19)條有所修訂），(a)(i)(II)分條及(a)(iii)分條（可經由依據批地特別條款(19)條有所修訂）規定提供的每個車位尺寸應為2.5米闊及5.0米長，淨空高度最少2.4米。
- (ii) 每個「傷殘人士停車位」尺寸應按照建築事務監督的要求及批准。
- (iii) 每個「電單車停車位」尺寸（可經由依據批地特別條款(19)條有所修訂）應為1.0米闊及2.5米長，淨空高度最少2.4米或「署長」批准的其他高度下限。

批地特別條款第(18)條

起卸貨物規定

- (18) (a) 該地段內應提供達致「署長」滿意的車位作貨車上落貨用途，其比率為現已或將會建於該地段的一座或多座建築物內每800個住宅單位或其部份一個車位或「署長」批准的其他比率，但每一座現已或將會建於該地段的住宅單位大廈最少一個上落貨停車位，該上落貨停車位應設於每座住宅單位大廈毗鄰或其內。為本條款(a)分條的目的，一座擬用作單一家庭居所之獨立分離、半分離或排列連接式洋房將不被視為一座住宅單位大廈或一個住宅單位。「署長」之決定就是否每一座該等洋房構成或擬作單一家庭居所將為最終及對「買方」有約束力。
- (b) 根據本批地特別條款(a)分條提供的每個車位尺寸應為3.5米闊及11.0米長，淨空高度最少4.7米。此等車位除供該地段的一座或多座建築物的相關的貨車上落貨外，不得作任何其他用途。

批地特別條款第(21)條

「住宅停車位」及「電單車停車位」的轉讓限制

(21) (a) 儘管「此等條款」經已遵守及遵行至「署長」滿意程度，「住宅停車位」及「電單車停車位」不可以：

- (i) 轉讓，除非：
 - (I) 連同賦予現已或將會建於該地段一座或多座建築物一個或多個住宅單位獨有享用及管用的權利之該地段不分割份數一併轉讓；或
 - (II) 承讓人當時已擁有現已或將會建於該地段一座或多座建築物一個或多個住宅單位獨有享用及管用的權利之該地段不分割份數；或

(ii) 轉租，除非租予現已或將會建於該地段一座或多座建築物內住宅單位的住客。

但無論如何轉讓予該地段現已或將會興建的建築物中之任何一個住宅單位的業主或轉租予該地段現已或將會興建的建築物中任何一個住宅單位的住客之「住宅車位」及「電單車車位」總數不得超過三個。為免疑慮，一座擬用作單一家庭居所之獨立分離、半分離或排列連接式洋房將被視作一個本(a)分條所指之住宅單位。「署長」之決定一個獨立分離、半分離或排列連接式洋房是否構成或擬用作一個單一家庭居所將為最終及對「買方」有約束力。

- (b) 儘管有本批地特別條款(a)分條的規定，「買方」可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅停車位」及「電單車停車位」，但承讓方只可以為「買方」的全資附屬公司。
- (c) 本批地特別條款(a)分條不適用於以整體方式轉讓、轉租、按揭或押記該地段。
- (d) 本批地特別條款(a)及(b)分條不適用於「傷殘人士停車位」。

批地特別條款第(26)條

削土工程

(26) (a) 如該地段內或任何「政府」土地現時或以往曾經配合或因應該地段或其任何部份的形成平整或發展事宜或因其他「買方」須按「此等條款」或其他目的要進行的工程進行削土、移土或土地後移工程，或建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲「署長」書面同意，「買方」亦須於當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支撐結構、防護結構、排水或輔助其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生任何崩塌、山泥傾瀉或地陷。「買方」應在本文協定的整個批地年期內自費維修上述土地、斜坡處理工程、護土牆或其他支撐結構、防護結構、排水、輔助工程或其他工程，以保持其維修充足及狀態良好達至「署長」滿意程度。

- (b) 本批地特別條款(a)分條的規定概不妨礙「政府」在「此等條款」中的權利，其中特別是本文批地特別條款第(25)條。
- (c) 無論何時，如因「買方」進行任何形成、平整、發展或其他工程或因其他事故導致或引起該地段內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生任何崩塌、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以達至「署長」滿意，同時須就「政府」、其代理及承辦商作出彼等因為或由於該等崩塌、山泥傾瀉或地陷所蒙受或招致的所有費用、收費、損害、需索及索償作出彌償。
- (d) 在本文訂明關於違反「此等條款」的任何權利或補救之上，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支撐結構、防護結構、排水或輔助或其他工程，或還原並修葺任何崩塌、山泥傾瀉或地陷範圍，如「買方」疏忽或未能在通知書訂明的期限內執行通知書的指示以達至「署長」滿意，「署長」可即時執行和進行任何必要工程。「買方」必須在接獲通知時向「政府」償還有關費用，以及任何行政及專業費用與收費。

批地特別條款第(28)條

維修地樁

(28) 如該地段的發展或重建項目或其任何部份已安裝預應力地樁，「買方」應自費在預應力地樁的整個服務年限期內對其定期維修及監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程報告和資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。

批地特別條款第(30)條

「綠色加黑色斜線區域」

(30) (a) 「買方」須自資履行及完成「署長」在其絕對酌情權下要求有關於本批地文件附圖中以綠色加黑色斜線顯示之區域（以下統稱「綠色加黑色斜線區域」）之土力勘察及斜坡處理、山崩防止、減輕及補救工程以致署長滿意，又須於批地年期內所有時間，自資保養「綠色加黑色斜線區域」，包括其中之所有土地、斜坡處理工程、擋土構築物、排水及任何其他工程，以保持其良好及充份維修之狀況，達致「署長」滿意程度。批地年期內任何時間倘若於在「綠色加黑色斜線區域」內發生任何山崩、下陷或崩塌，「買方」須自資使其復原或將其修復以致「署長」滿意連帶任何「署長」認為亦受影響之毗連或鄰接地（「署長」之決定將為最終決定及對「買方」有約束力）。「買方」須彌償政府，其代理人及承建商因此類山崩、下陷或崩塌所引致之一切任何申索、訴訟、費用、損害賠償及使費。「買方」須確保於任何時候於該「綠色加黑色斜線區域」都不會有非法挖掘或堆存及經「署長」事前的書面批准，「買方」可以豎立欄柵或其他障礙以防止該等非法挖掘或堆存。在違反「此等條款」而有之任何其他權利及補救之上，「署長」可於任何時間以書面通知要求「買方」履行該等土力工程勘察、斜坡處理、山崩防止、減輕及補救工程以保養，恢復及修復任何因山崩、下陷或崩塌而受影響之土地、構築物或工程，又如「買方」在該通知指定期限內忽視或未能遵守該通知以達致「署長」滿意，「署長」可於該期限屆滿後執行及履行所須工程而「買方」須應要求付還政府有關費用。

- (b) 儘管有本批地特別條款(a)分條之規定，「買方」在「綠色加黑色斜線區域」或其任何部分在本批地特別條款下的義務和權利，在「政府」向「買方」發出終止通知時絕對終止，而買方不能就因為終止而產生的任何該等損失、損害或干擾，或由此引伸的任何費用向「政府」、「署長」或其授權的政府人員提出索償。但是，該終止不影響「政府」就任何先前違反、不履行或不遵守本批地特別條款(a)分條的任何權利或補救。

批地特別條款第(31)條

「服務」受損

(31) 「買方」時刻均須採取所有正當及合適的謹慎、技術和預防措施，尤其是在進行建造、維修、更新或修理工程（以下稱「工程」），藉以避免損壞、滋擾或阻礙位於或貫穿、在上面、在下面或毗鄰該地段或其任何部份或「綠色加黑色斜線區域」或全個該地段或其任何部份及「綠色加黑色斜線區域」的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人徑、街道設施、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置（以下統稱「服務設施」）。「買方」執行任何此等「工程」之前，必須進行或達致進行適當調查和查詢，以核實「服務設施」的現在位置及水平，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批，直至「署長」以書面批准「工程」及建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。「買方」須自費達至「署長」全面滿意程度修理、修復及還原「工程」導致或引起該地段或「綠色加黑色斜線區域」或全個該地段或其任何部份及「綠色加黑色斜線區域」或任何「服務設施」蒙受的損害、滋擾或阻塞（除明渠、污水管、雨水渠或總水管其應由「署長」修復外，和除非「署長」另作決定，「買方」須在「政府」通知時支付有關的費用）。如「買方」未能在該地段或其任何部份或「綠色加黑色斜線區域」或全個該地段或其任何部份及「綠色加黑色斜線區域」或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以致令「署長」滿意，「署長」可按其視為必要的情況下執行此等改道、重鋪、修理、修復或還原工程，「買方」須在「政府」通知時支付有關的費用。



Summary of Land Grant

批地文件的摘要

批地特別條款第(32)條

建造排水渠及渠道

(32) (a) 「買方」應按「署長」視為需要，自費以達至「署長」滿意程度在該地段邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流及輸送所有落下或流進該地段的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」暴雨渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及需索，「買方」必須承擔全責並向「政府」及其人員作出彌償。

接駁排水渠及污水管

(b) 連接任何由該地段至政府雨水渠及污水管的排水管及污水管之工程（當已鋪設或委託鋪設）可由「署長」履行，惟因而引致的任何損失或損害「署長」不須向「買方」負責，而「買方」須於政府提出索求時繳付予政府該等連接工程之費用。或者，該等連接工程可由「買方」自資履行致「署長」滿意及在此情況時，任何建築於政府土地之連接工程部份須由「買方」自資保養，並須於政府提出索求時由「買方」交予政府由政府日後出資保養，而「買方」須於政府提出索求時繳付予政府有關該等連接工程之技術審核費用。「署長」可於「買方」未有履行該等建築於政府土地連接工程的任何部份之保養時，履行其認為有需要之保養工程，而「買方」須於政府提出索求時繳付予政府該等工程之費用。

批地特別條款第(35)條

不許有墳墓或骨灰龕

(35) 該地段不可建立或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺體，不論放於屬陶泥金塔或骨灰盅或其他內。

除非本售樓說明書另設定義，否則上述名詞具有批地文件中該等名詞的相同定義。

註：有關詳細資料，請參閱批地文件，其文本存放在售樓處在開放時間內應要求免費供閱覽，亦可付費獲取其影印本。

Not Applicable.

不適用。

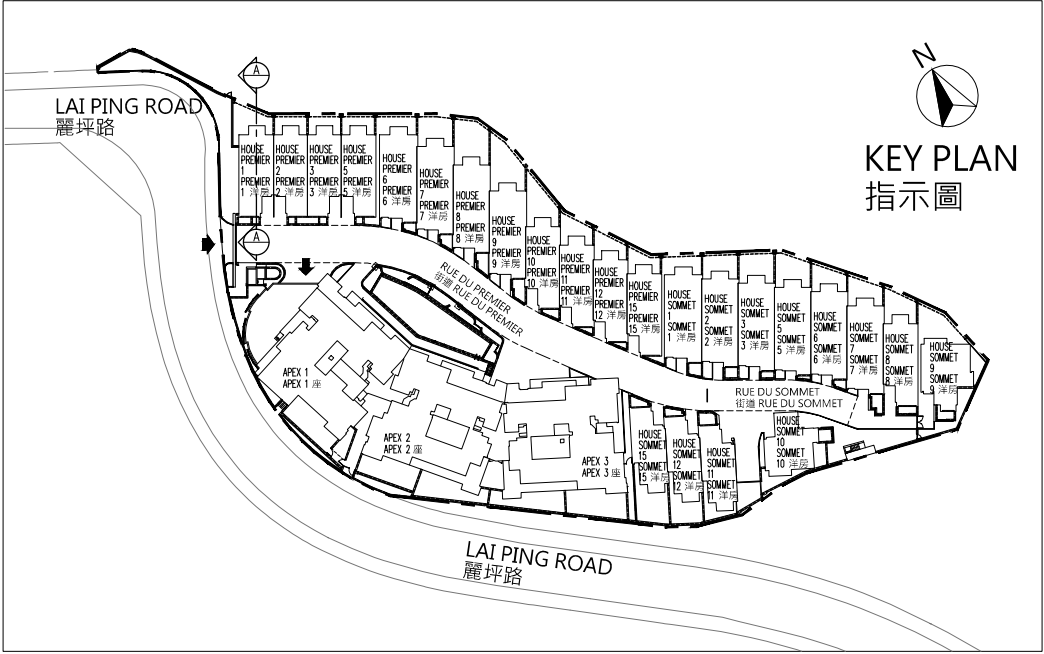


Warning to Purchasers 對買方的警告

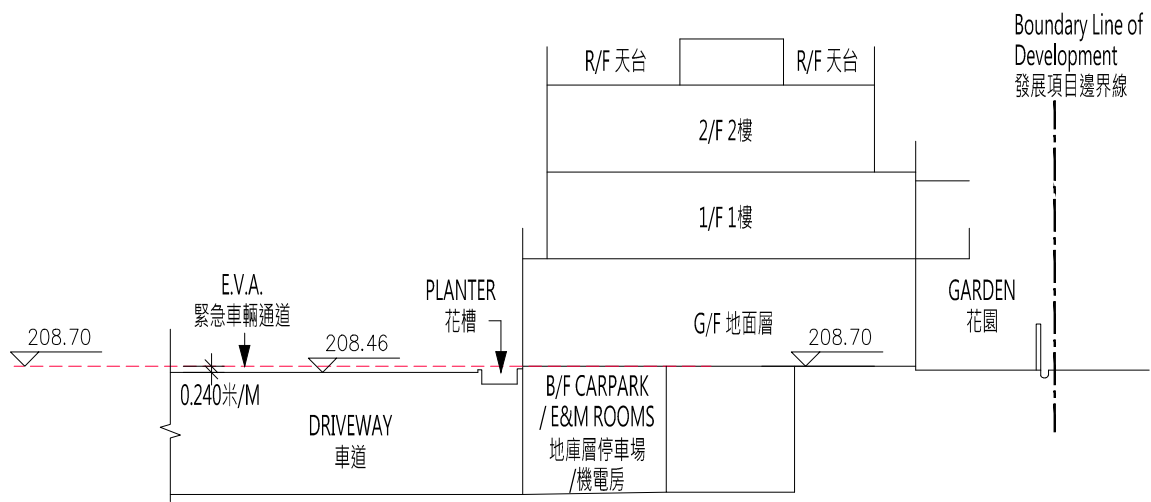
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that 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; and
 - (iii) in the case of paragraph (c)(ii), 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) 現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；及
 - (iii) 如屬(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。

Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Premier 1
Premier 1 洋房



House Premier 1
Premier 1 洋房



CROSS - SECTION PLAN A
橫截面圖A

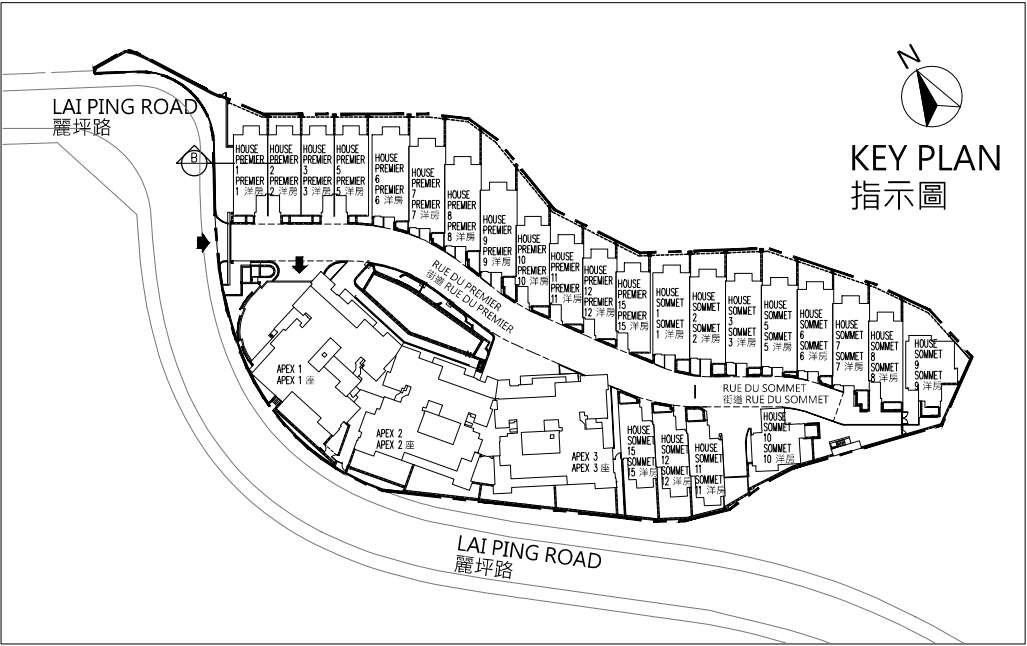
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.46 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.46 米。
- ----- Dotted line denotes the level of the lowest residential floor.
- ----- 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。



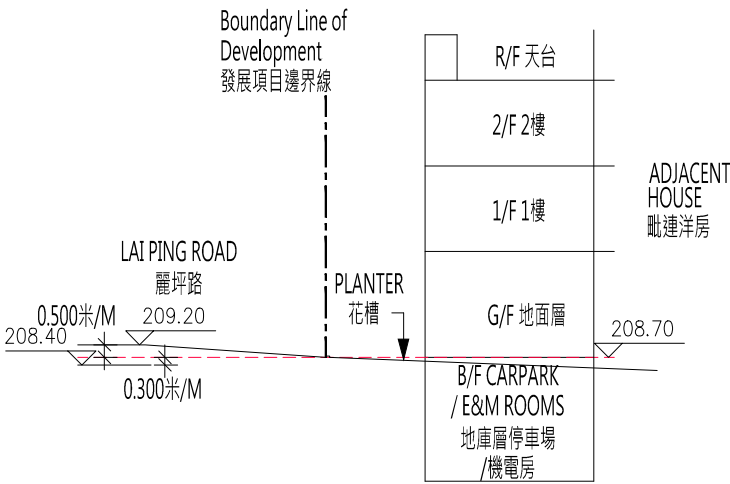
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

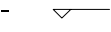
House Premier 1
Premier 1 洋房



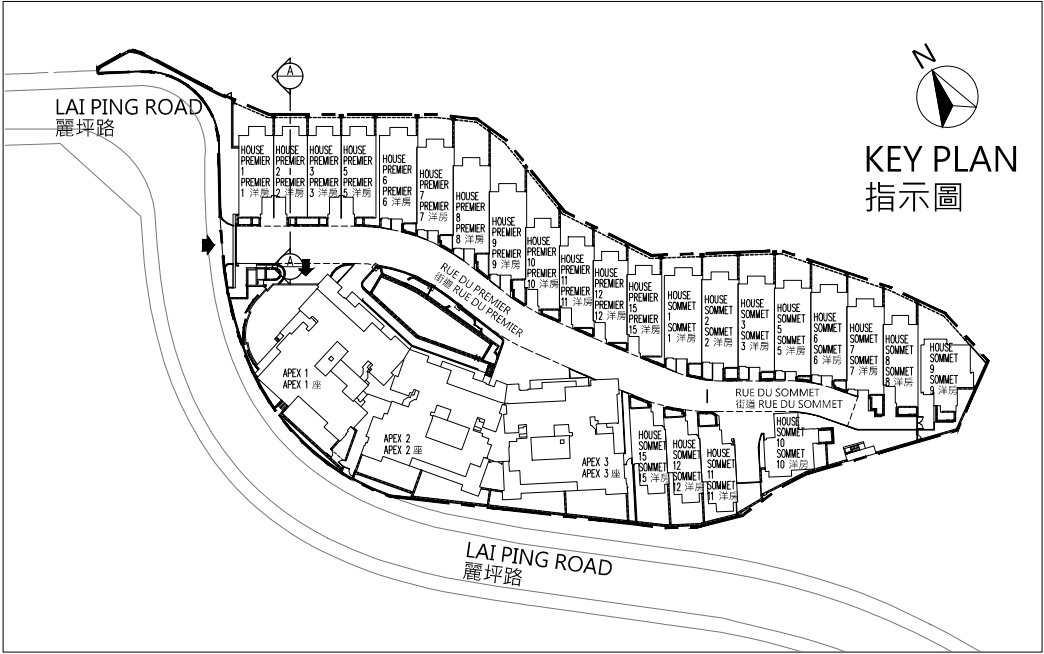
House Premier 1
Premier 1 洋房



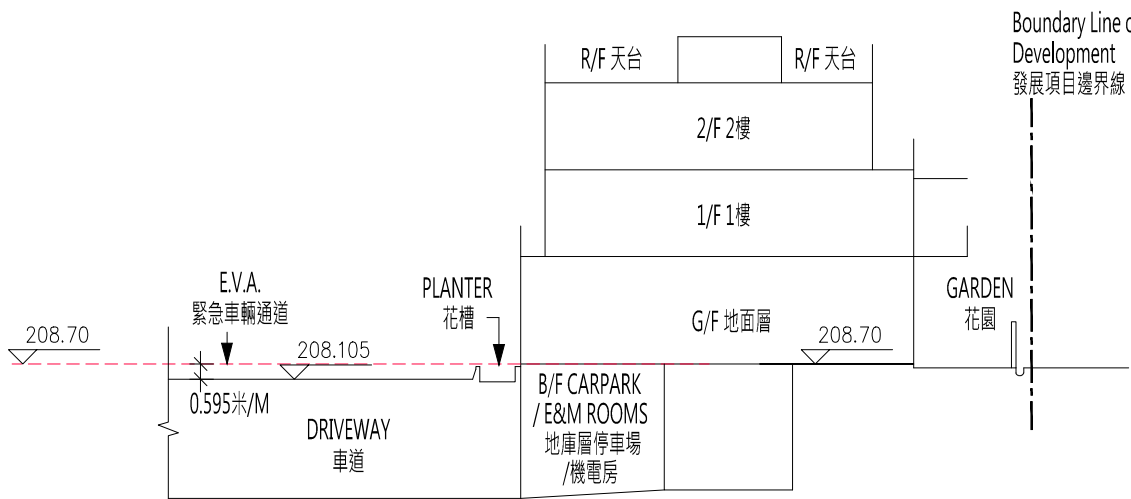
CROSS - SECTION PLAN B
橫截面圖B

- The part of Lai Ping Road adjacent to the building is 208.40 to 209.20 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上208.40 米至209.20 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。

House Premier 2
Premier 2 洋房



House Premier 2
Premier 2 洋房



CROSS - SECTION PLAN A
橫截面圖A

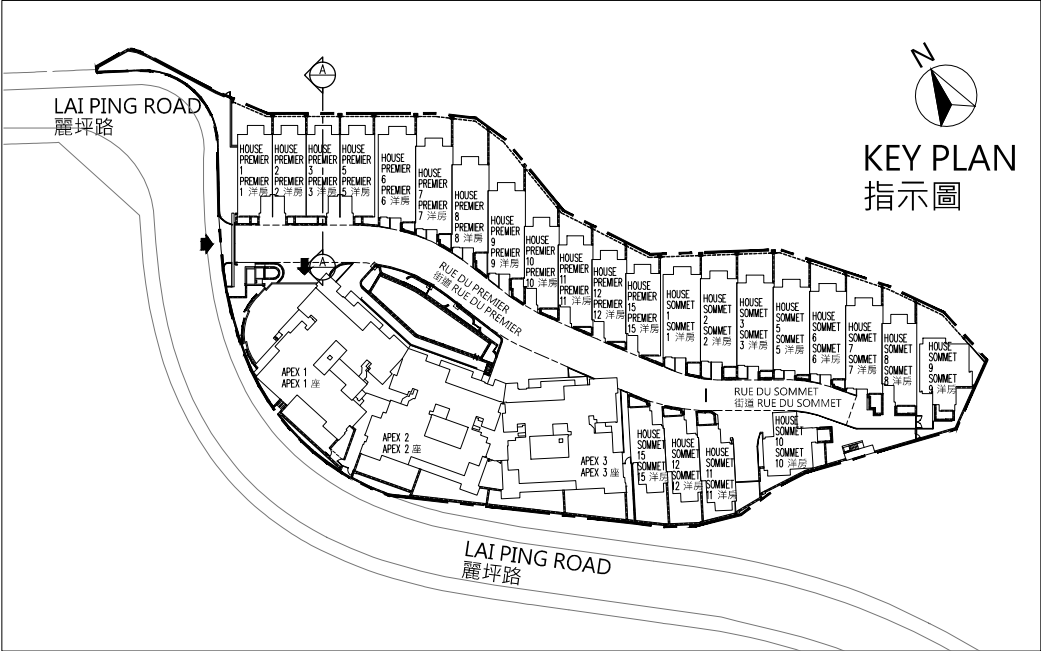
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.105 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.105 米。

-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。

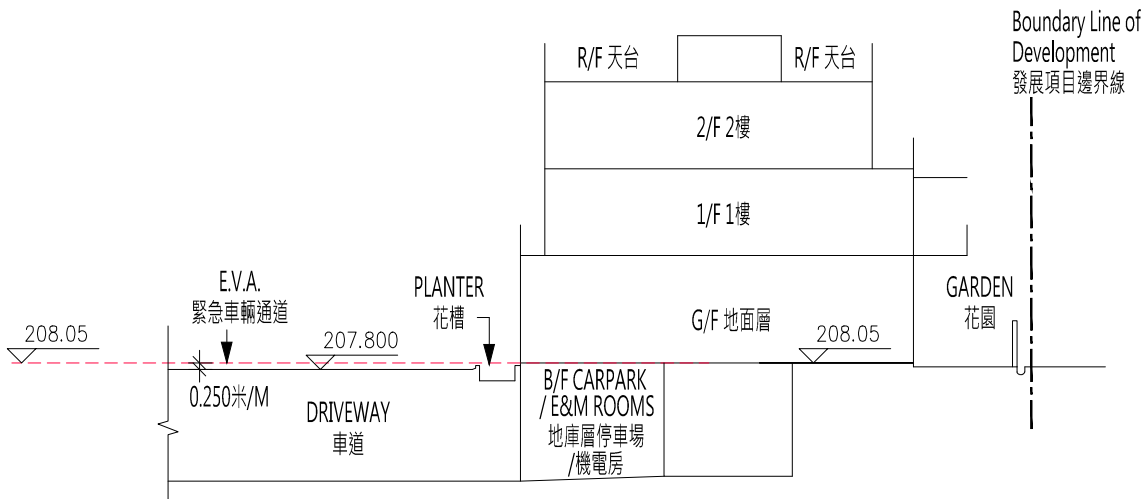


Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Premier 3
Premier 3 洋房



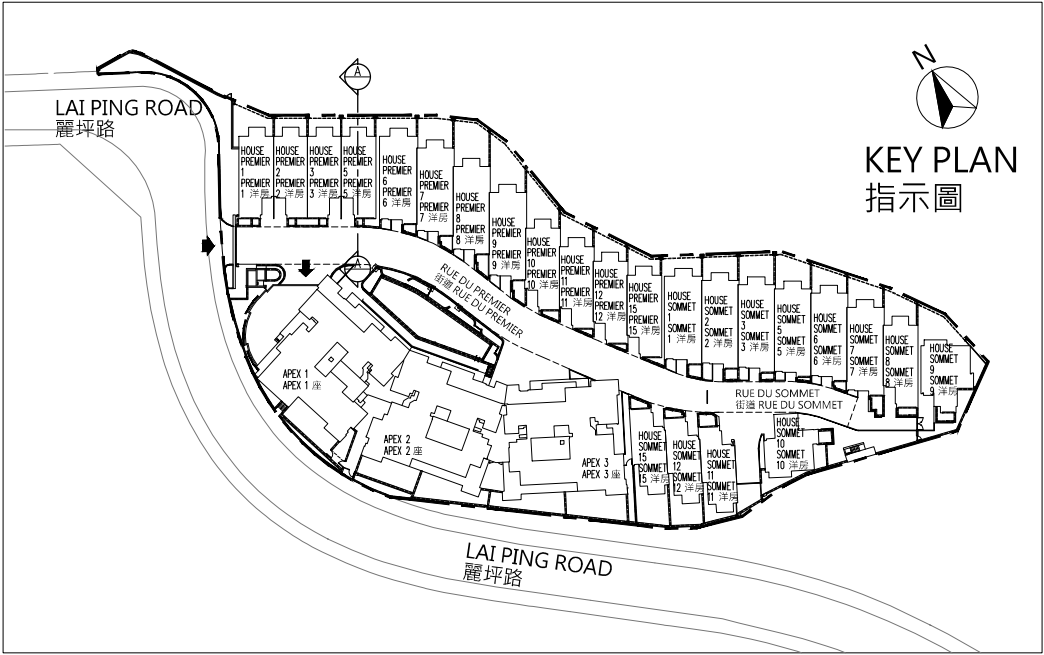
House Premier 3
Premier 3 洋房



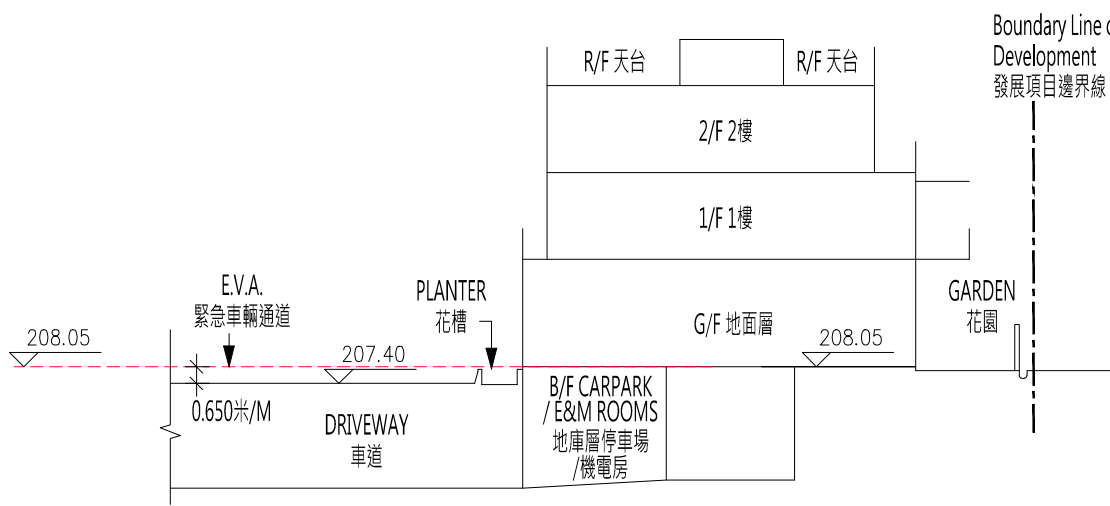
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.80 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.80 米。
- --- Dotted line denotes the level of the lowest residential floor.
- --- 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

House Premier 5
Premier 5 洋房



House Premier 5
Premier 5 洋房



CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。

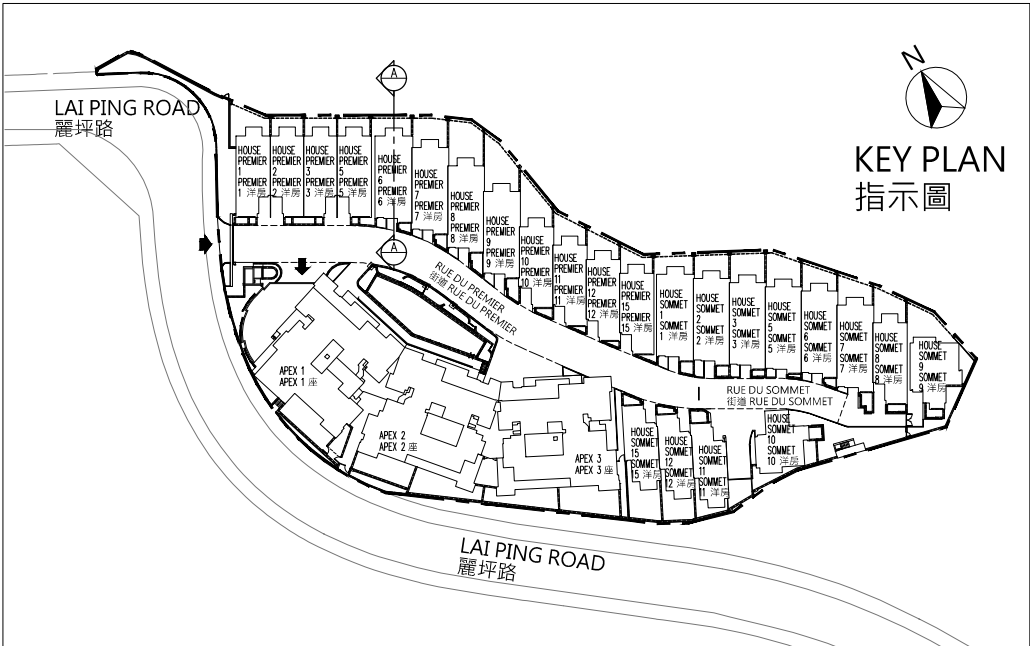
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。

- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

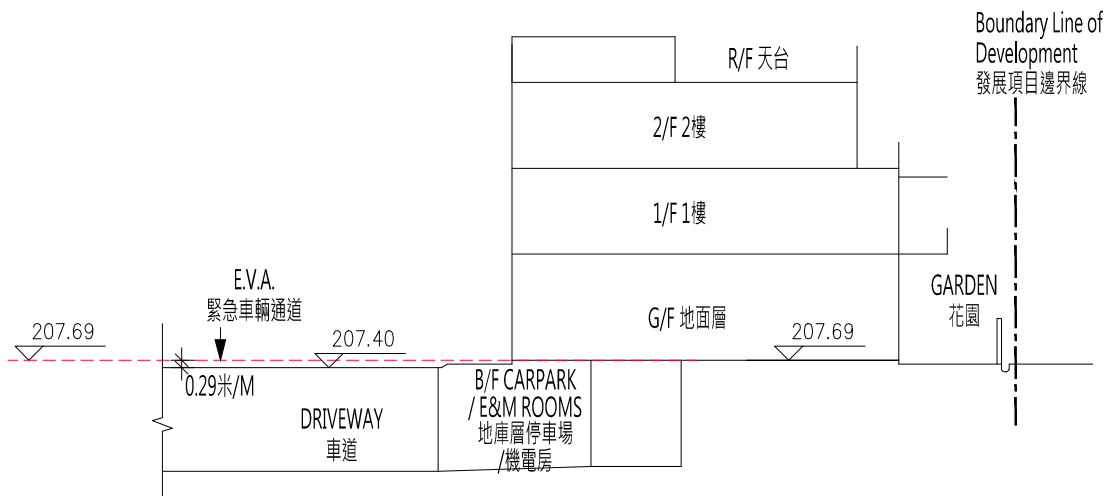


Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Premier 6
Premier 6 洋房



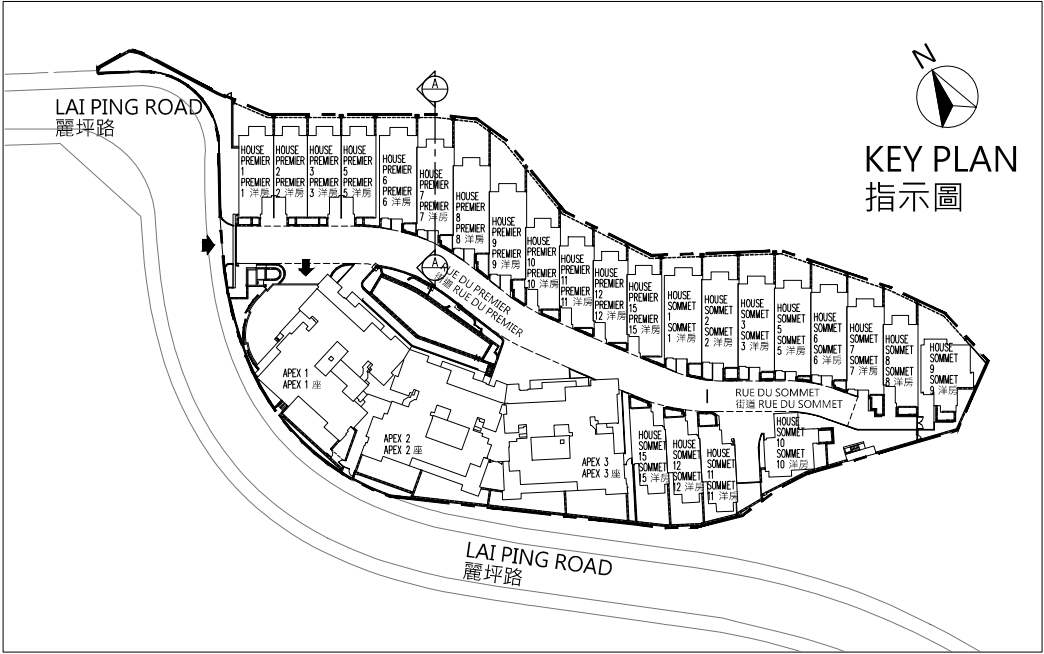
House Premier 6
Premier 6 洋房



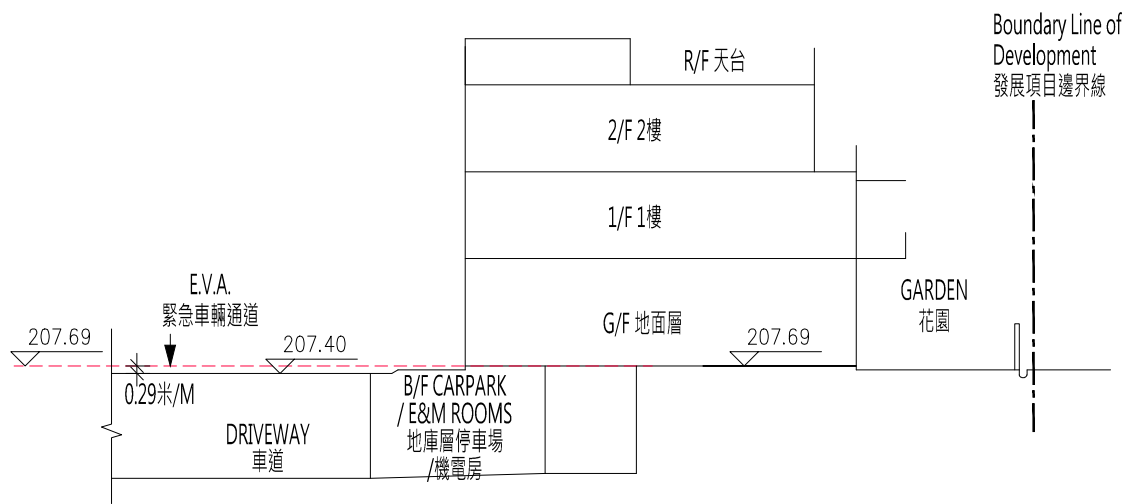
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。
- - - - - Dotted line denotes the level of the lowest residential floor.
- - - - - 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

House Premier 7
Premier 7 洋房



House Premier 7
Premier 7 洋房



CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。

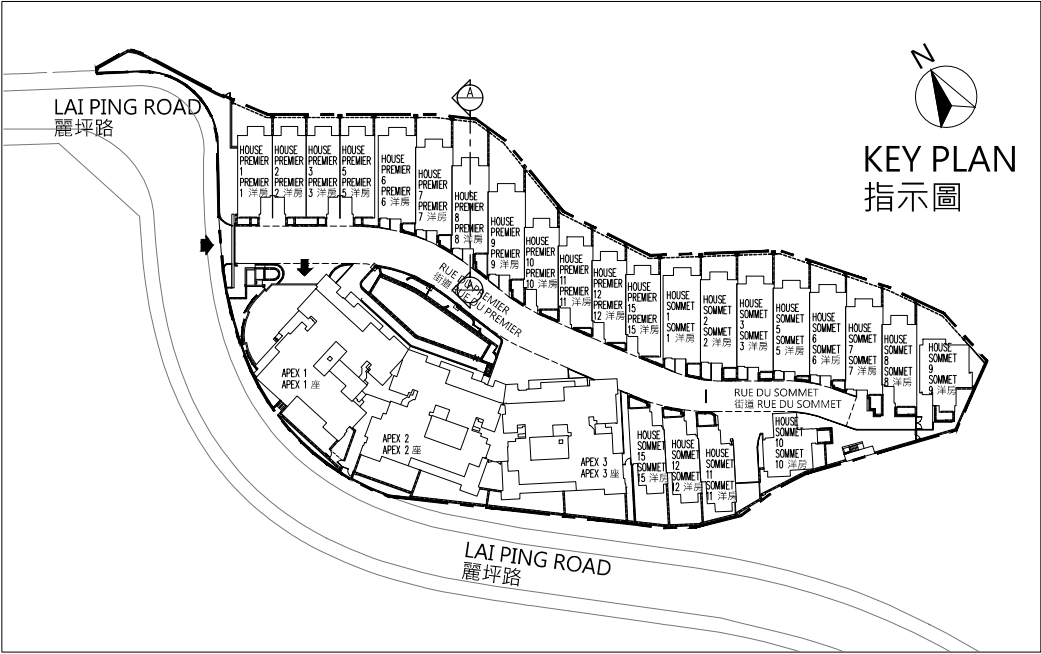
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。



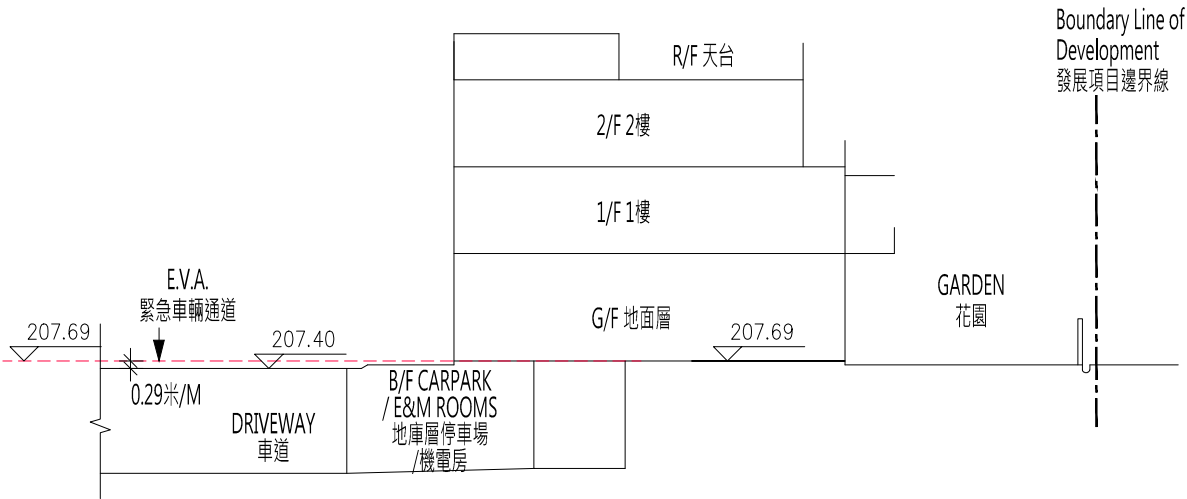
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

House Premier 8
Premier 8 洋房



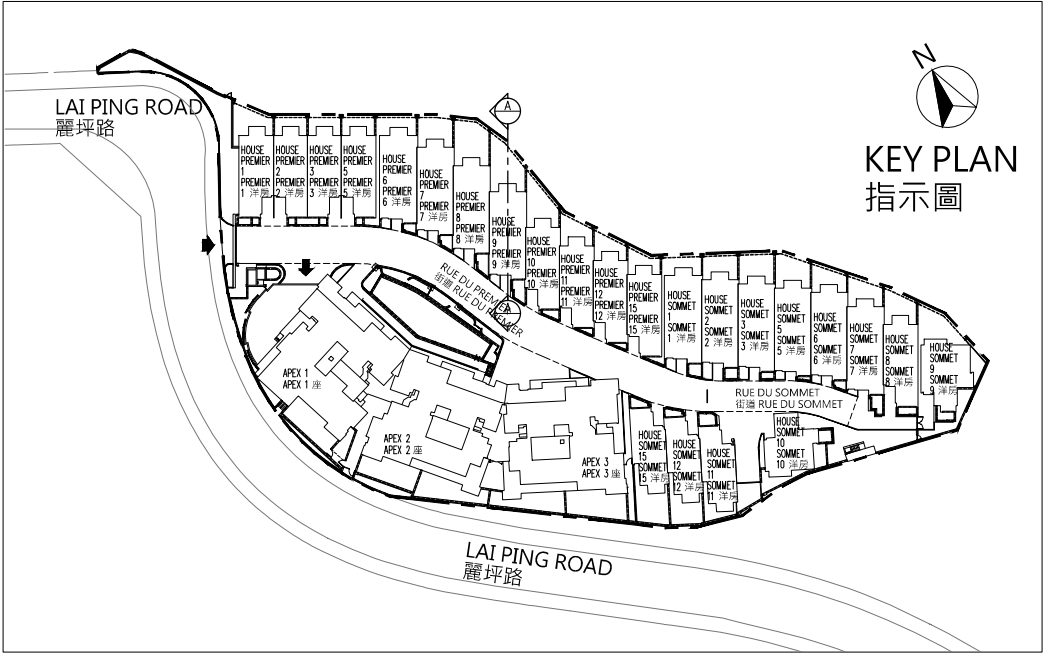
House Premier 8
Premier 8 洋房



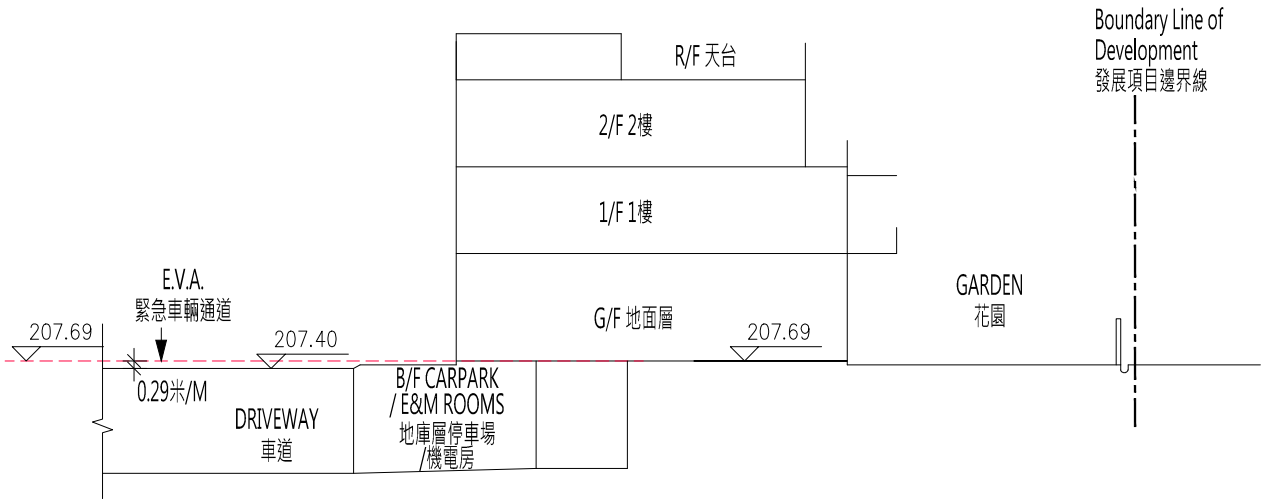
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

House Premier 9
Premier 9 洋房



House Premier 9
Premier 9 洋房



CROSS - SECTION PLAN A
橫截面圖A

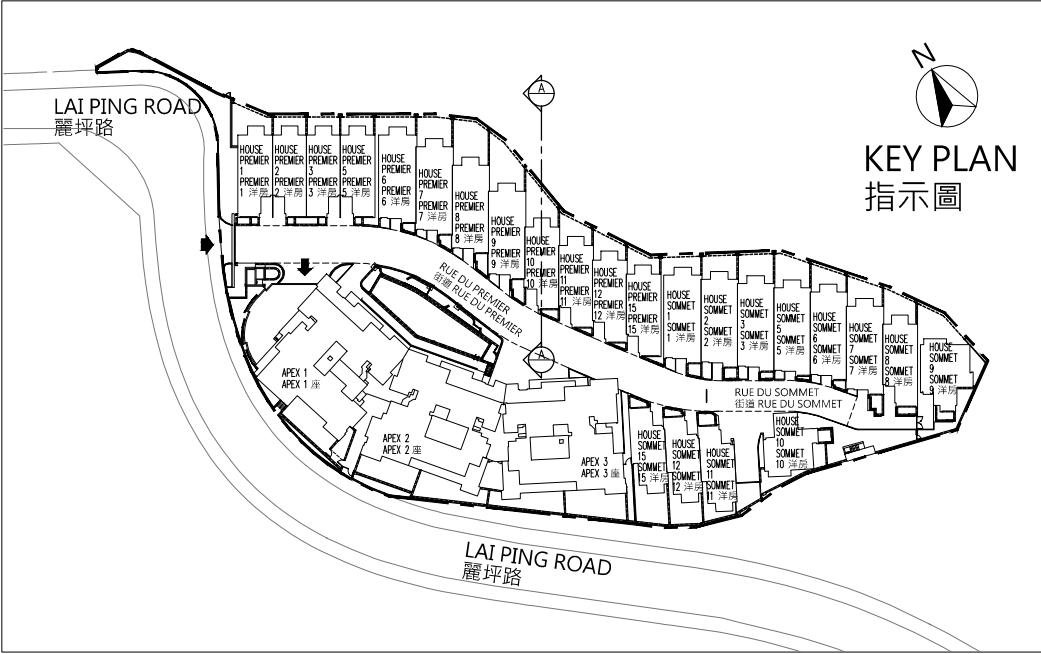
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 metres above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。



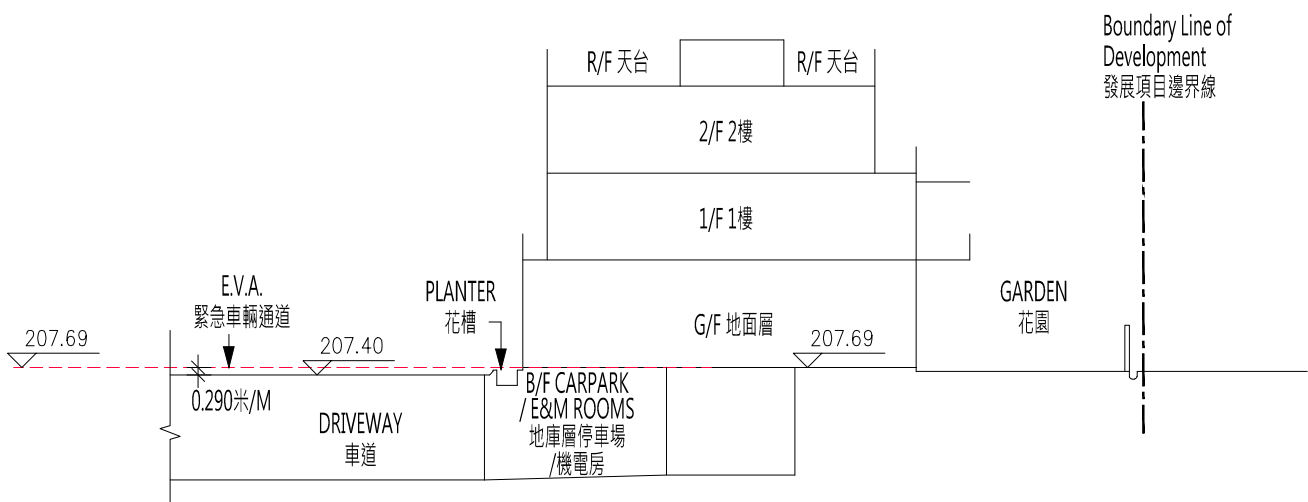
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

House Premier 10
Premier 10 洋房



House Premier 10
Premier 10 洋房



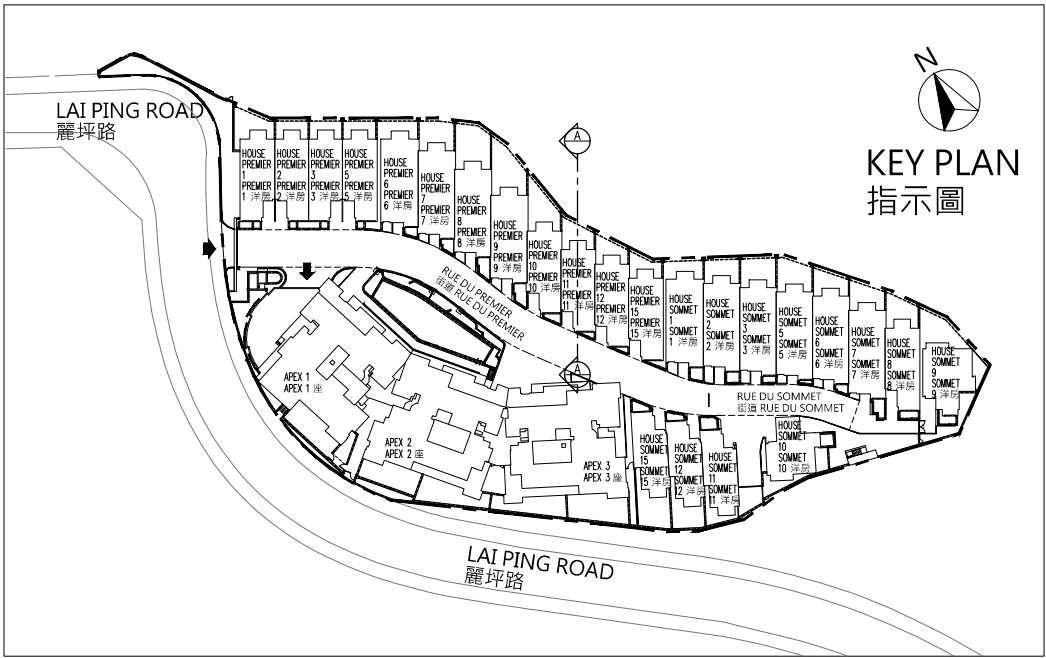
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。

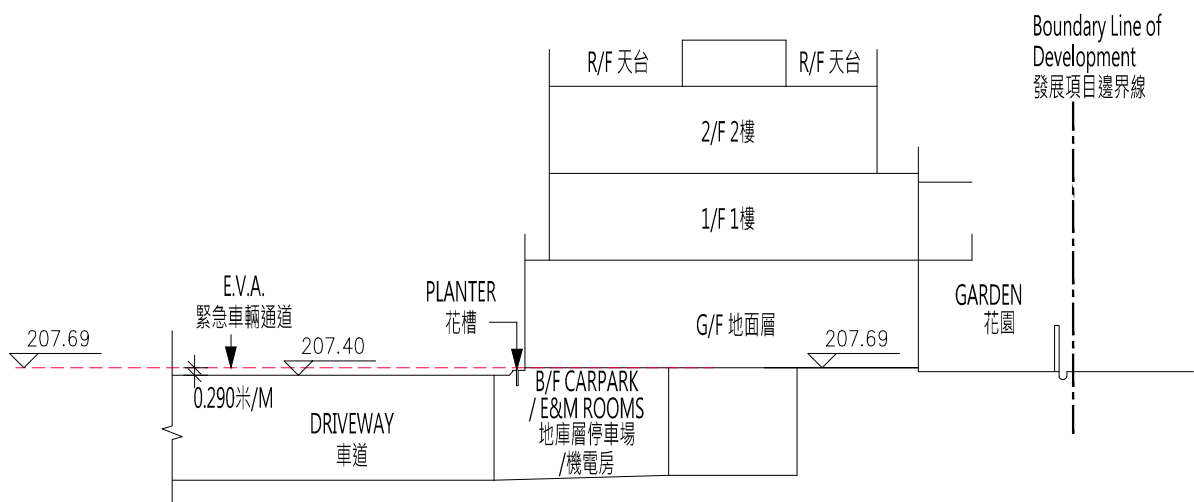
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。

- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度(米)。

House Premier 11
Premier 11 洋房

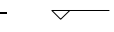
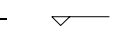


House Premier 11
Premier 11 洋房



CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.40 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.40 米。

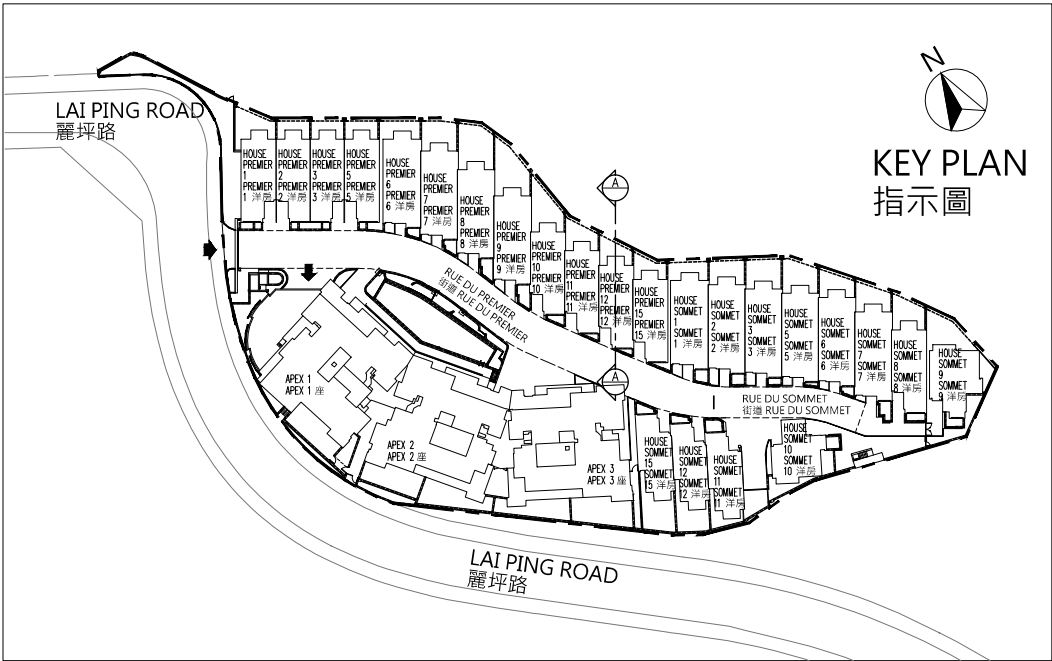
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。



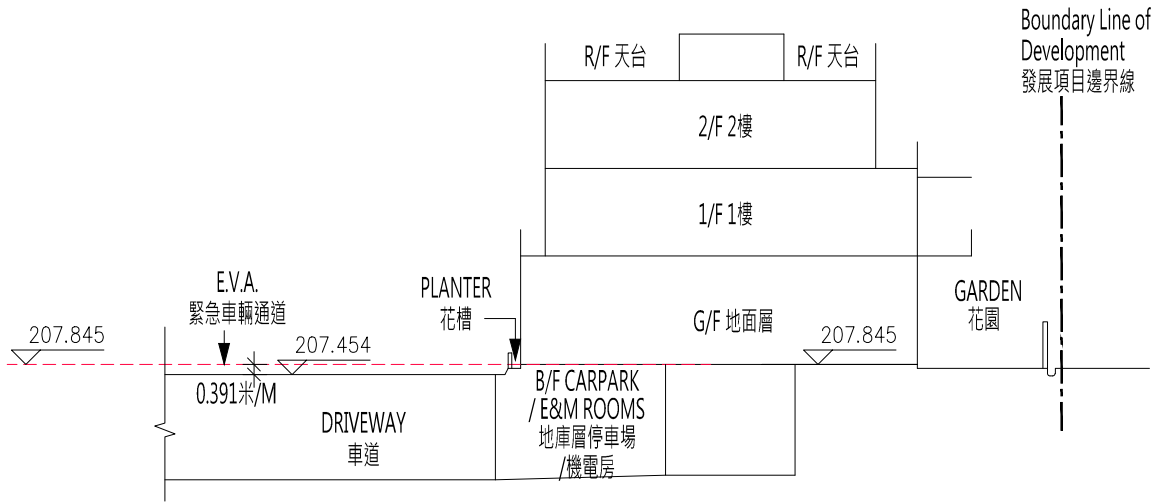
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

House Premier 12
Premier 12 洋房



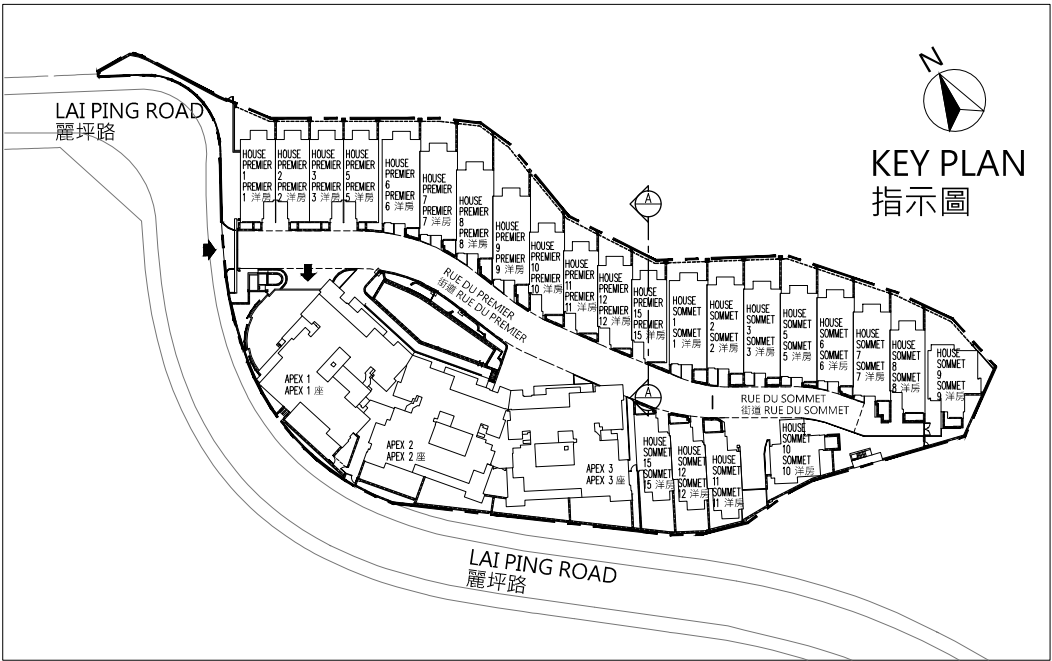
House Premier 12
Premier 12 洋房



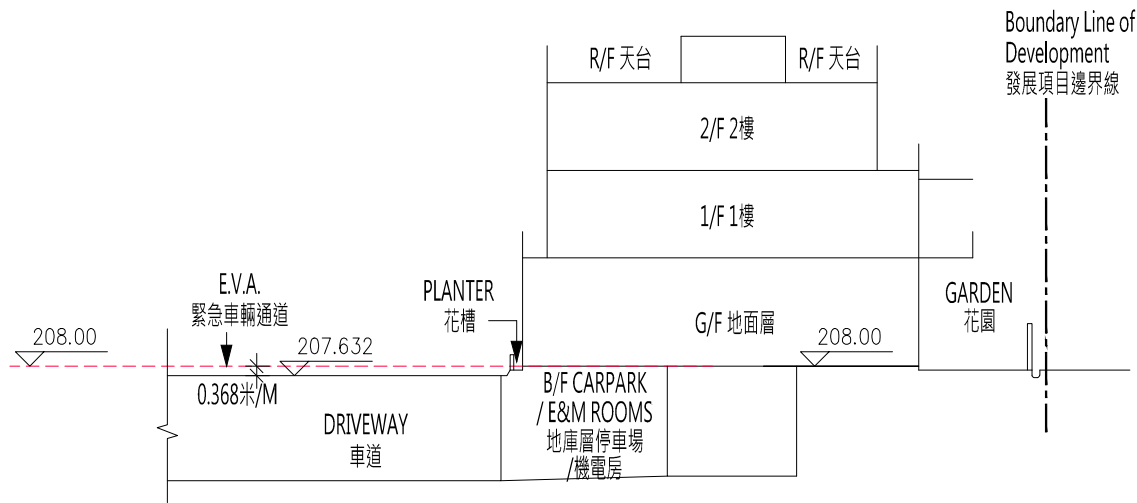
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.454 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.454 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

House Premier 15
Premier 15 洋房



House Premier 15
Premier 15 洋房



CROSS - SECTION PLAN A
橫截面圖A

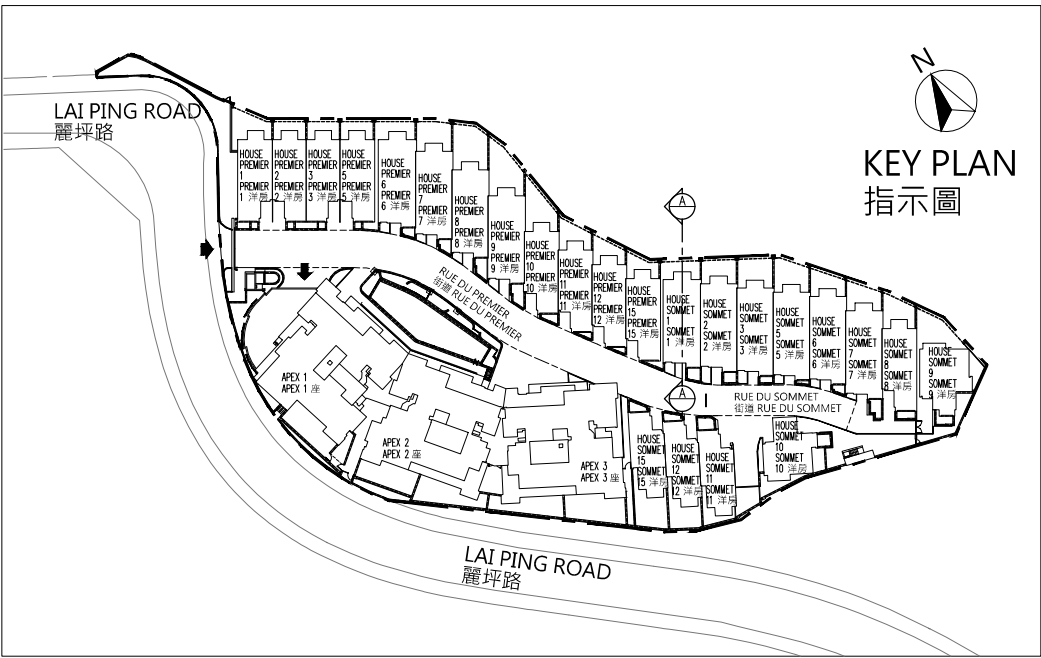
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.632 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.632 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。



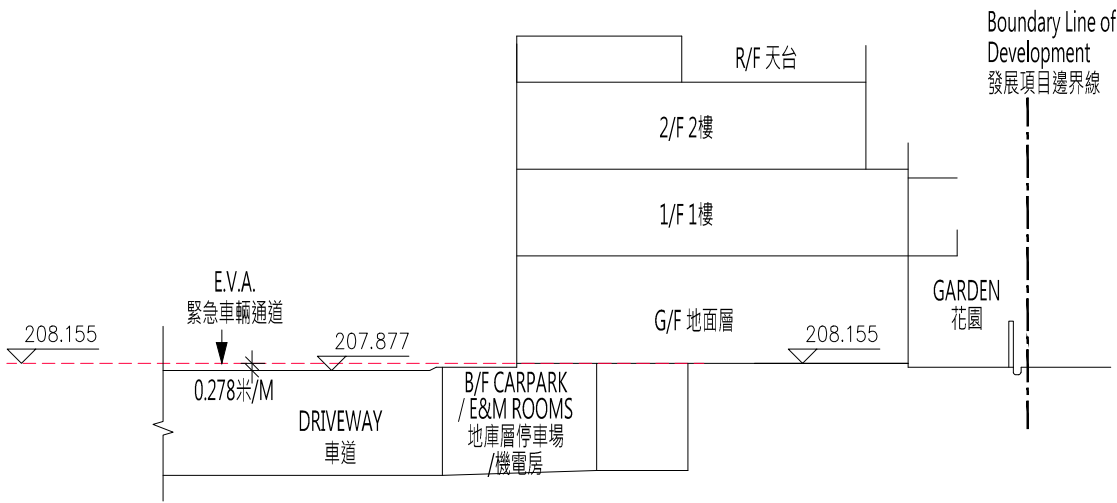
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

House Sommet 1
Sommet 1 洋房



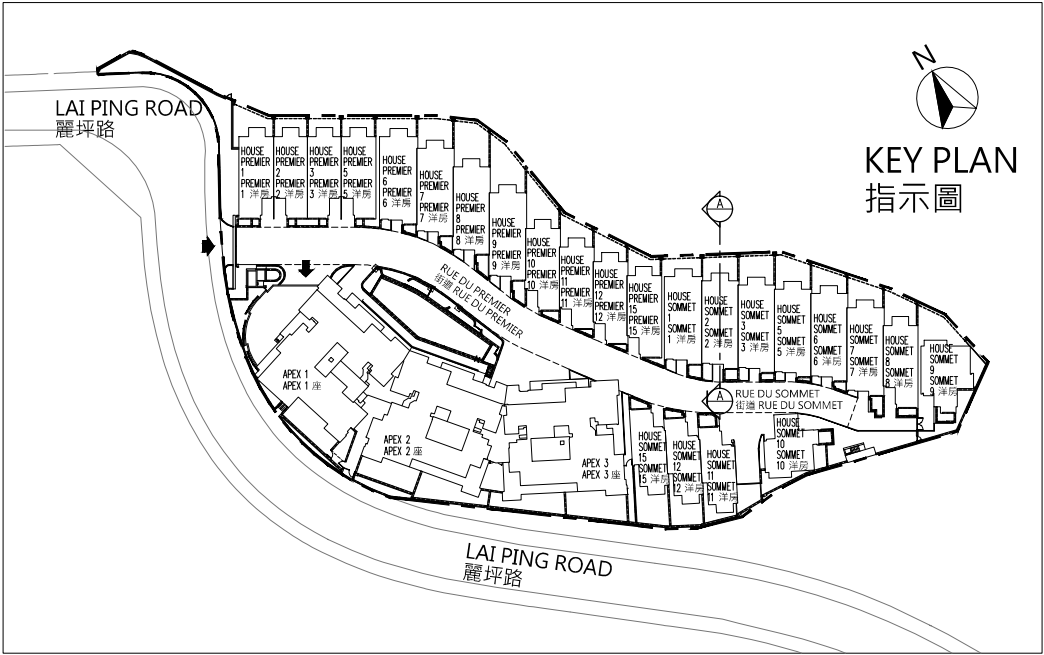
House Sommet 1
Sommet 1 洋房



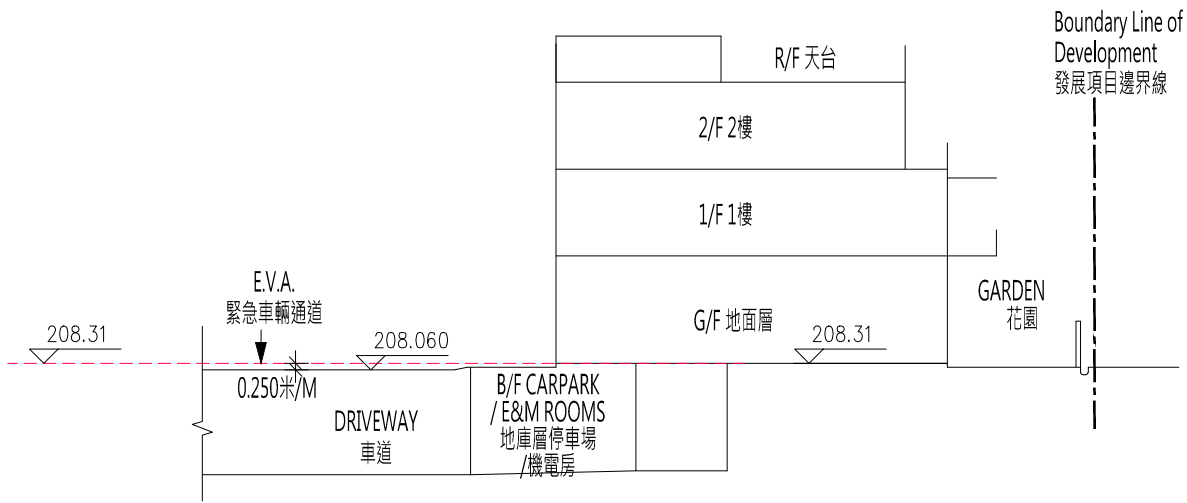
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.877 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.877 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

House Sommet 2
Sommet 2 洋房



House Sommet 2
Sommet 2 洋房



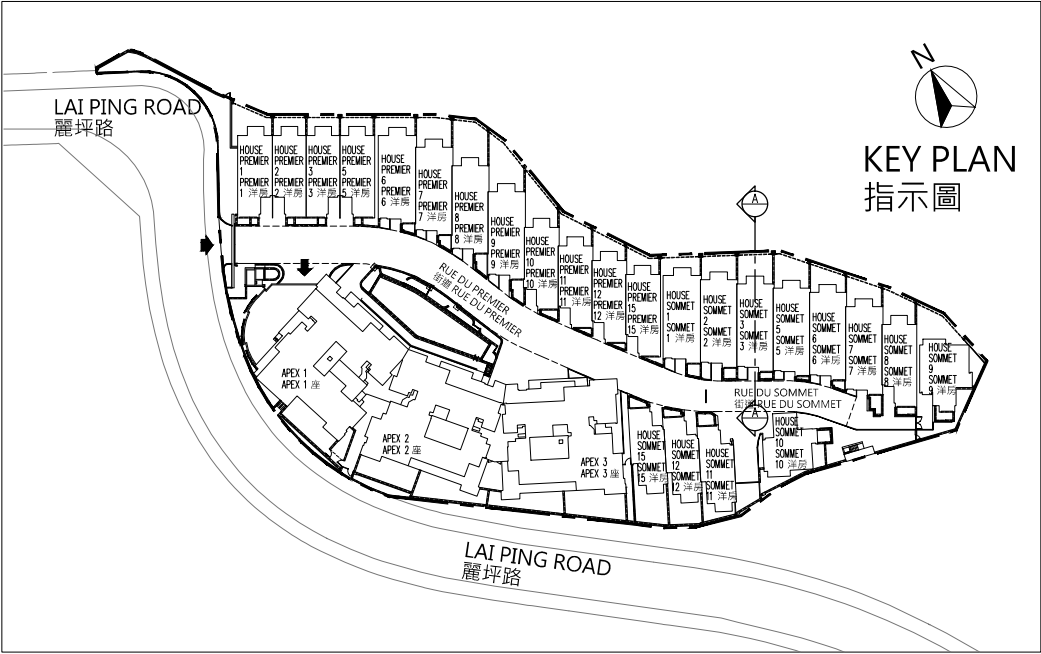
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.06 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.06 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

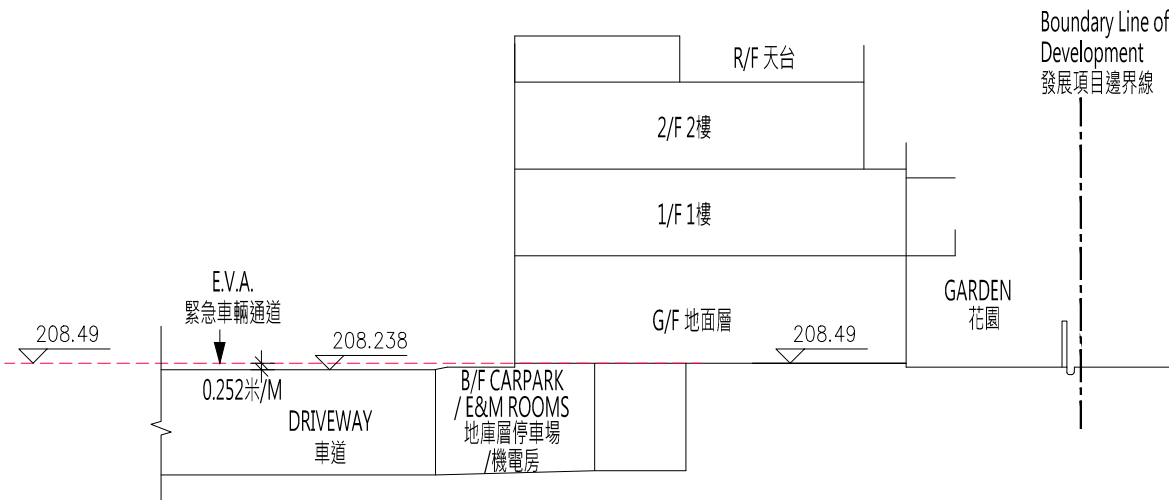


Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Sommet 3
Sommet 3 洋房



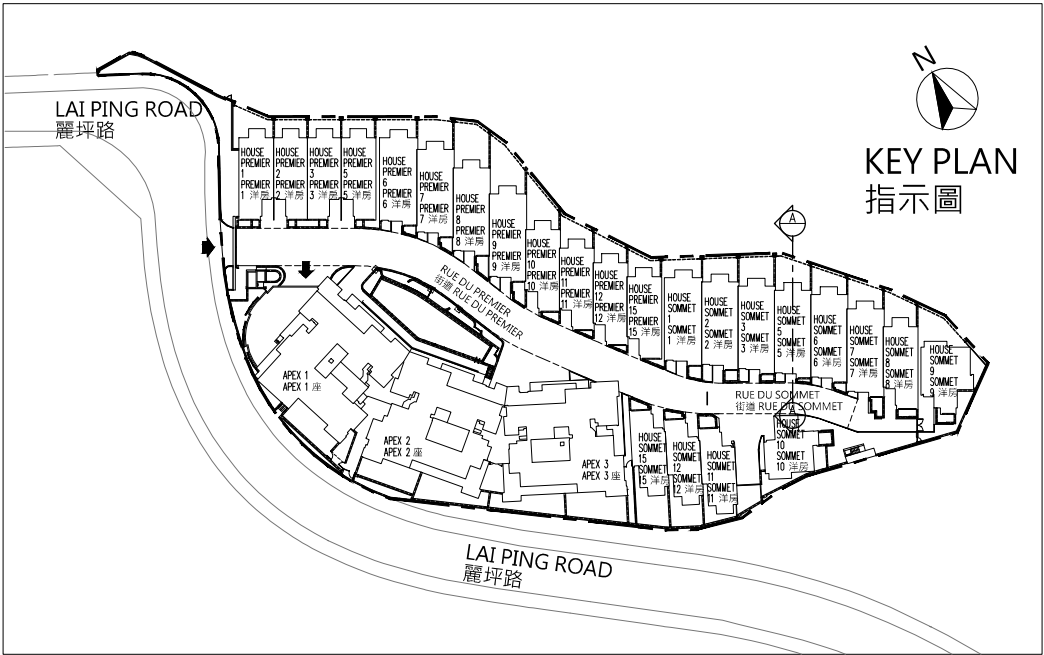
House Sommet 3
Sommet 3 洋房



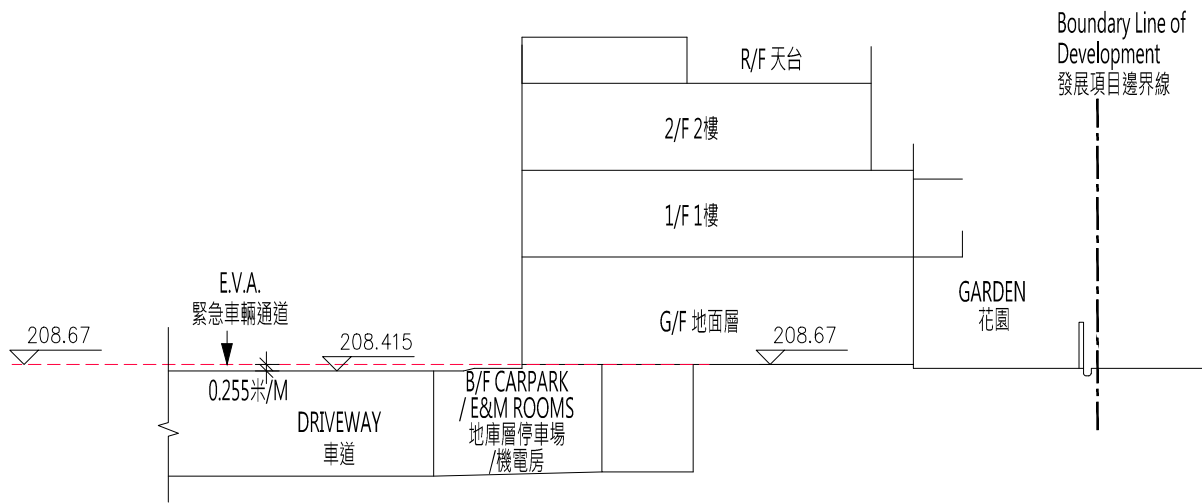
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.238 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.238 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

House Sommet 5
Sommet 5 洋房



House Sommet 5
Sommet 5 洋房



CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.415 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.415 米。

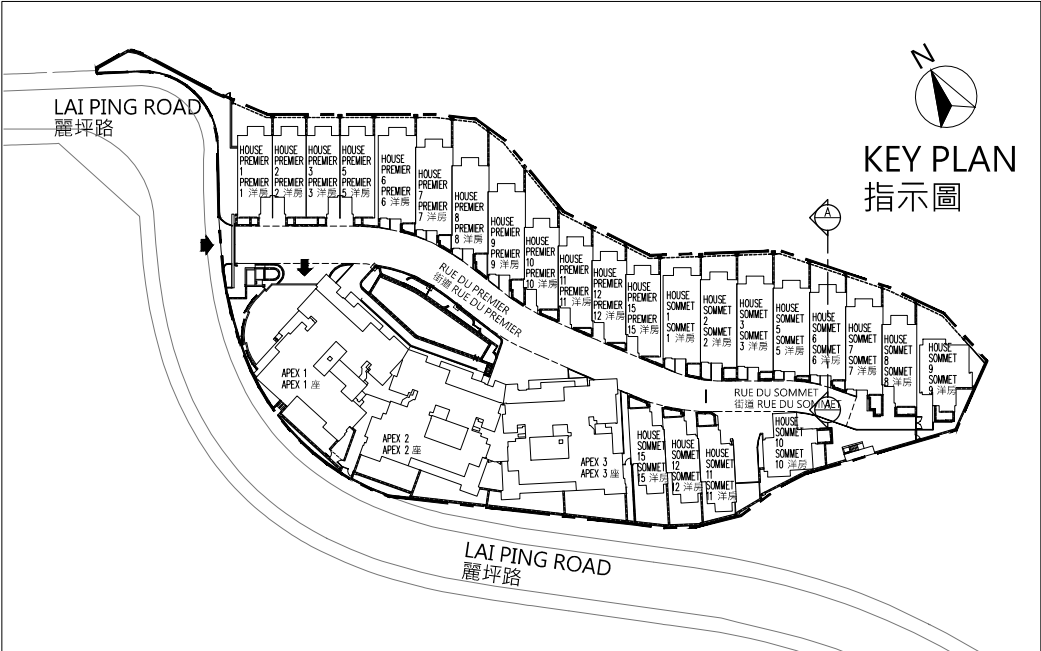
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。

- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

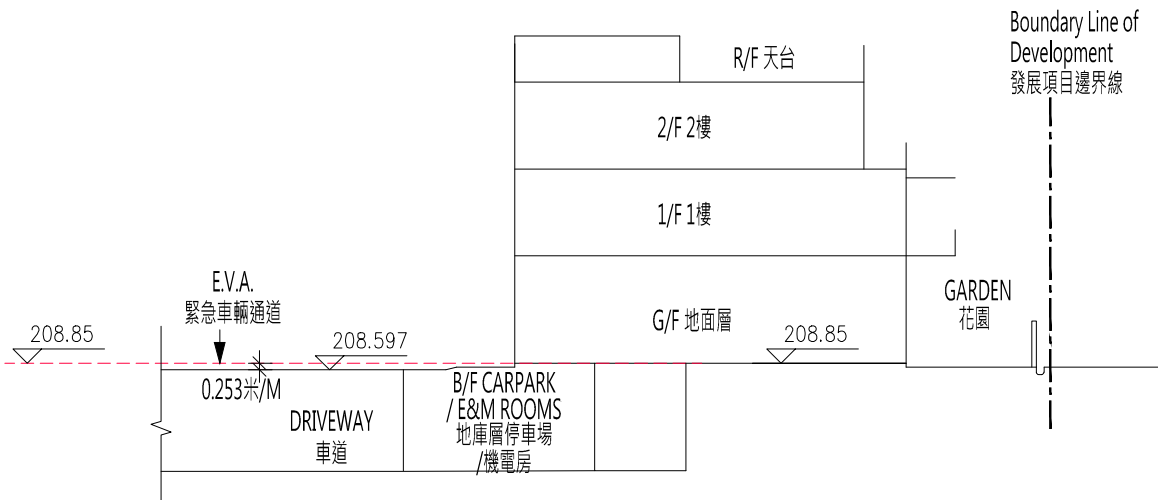


Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Sommet 6
Sommet 6 洋房



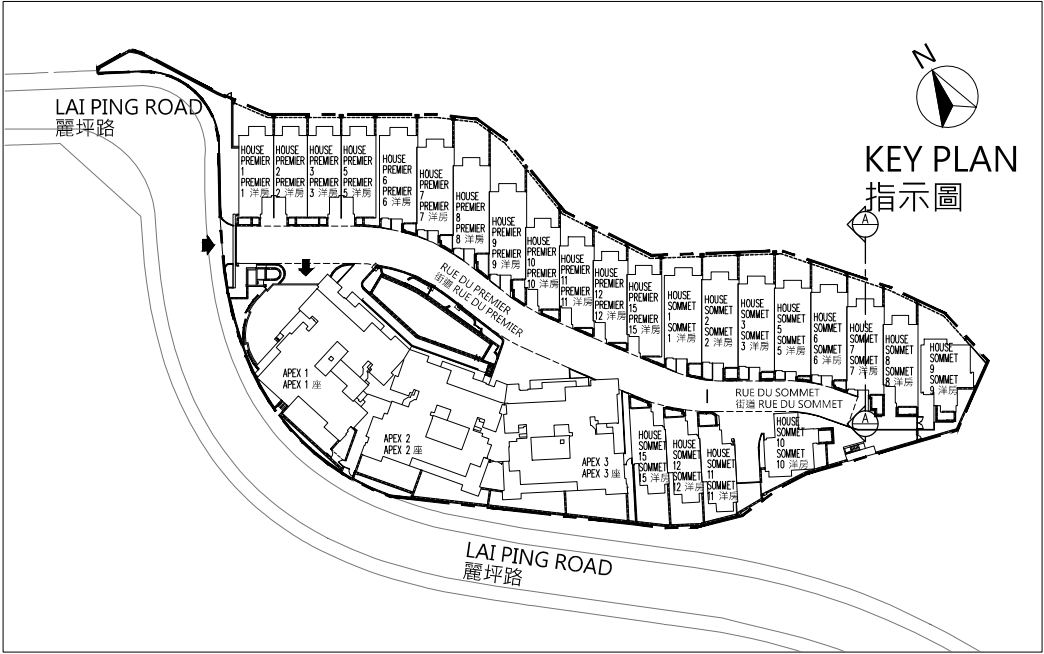
House Sommet 6
Sommet 6 洋房



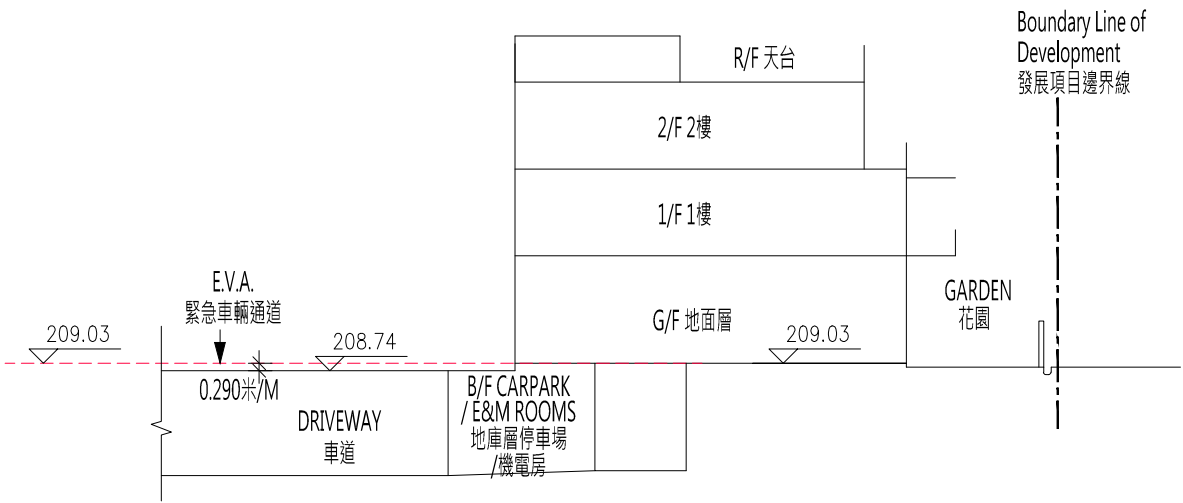
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.597 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.597 米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。

House Sommet 7
Sommet 7 洋房



House Sommet 7
Sommet 7 洋房



CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.74 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.74 米。

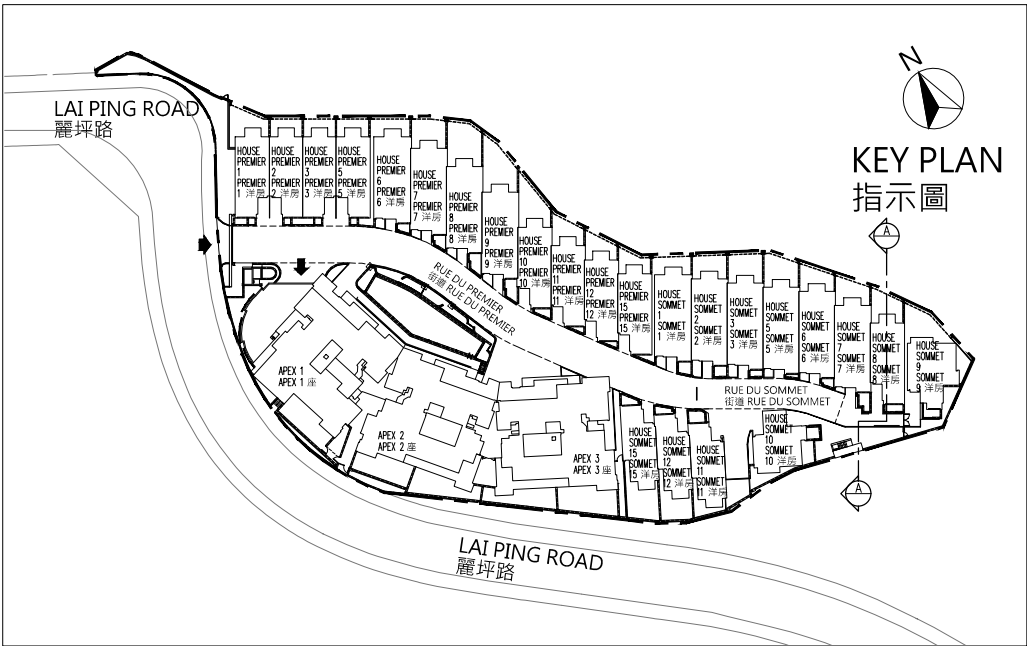
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。



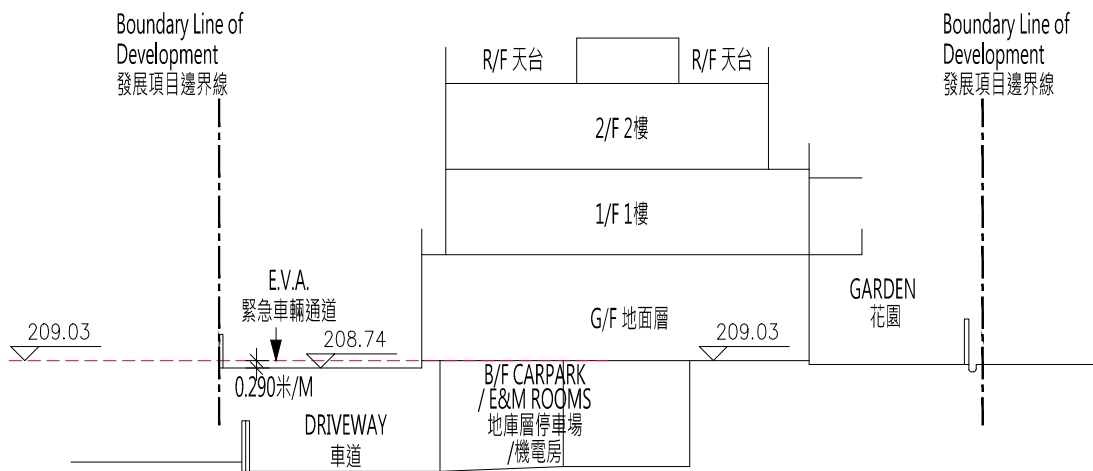
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

House Sommet 8
Sommet 8 洋房



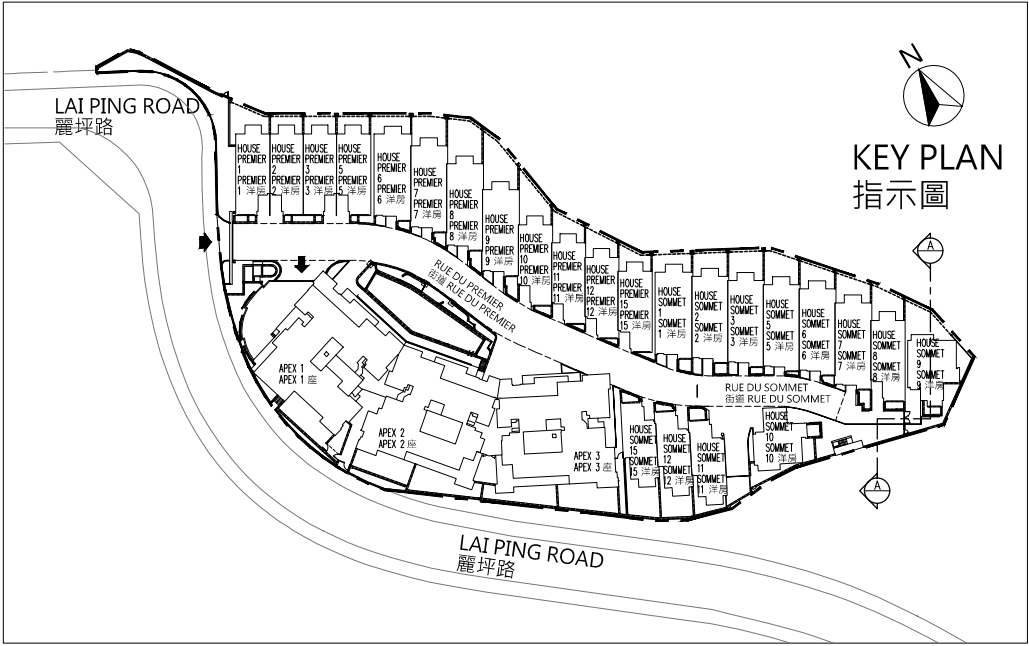
House Sommet 8
Sommet 8 洋房



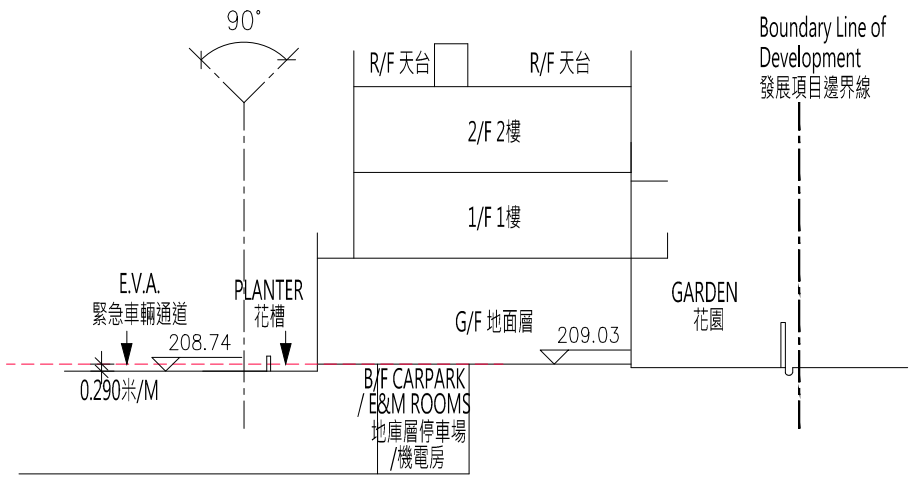
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.74 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.74 米。
- --- Dotted line denotes the level of the lowest residential floor.
- --- 虛線為最低住宅樓層水平。
- --- Denotes height (in metres) above the Hong Kong Principal Datum.
- --- 代表香港主水平基準以上的高度 (米)。

House Sommet 9
Sommet 9 洋房



House Sommet 9
Sommet 9 洋房



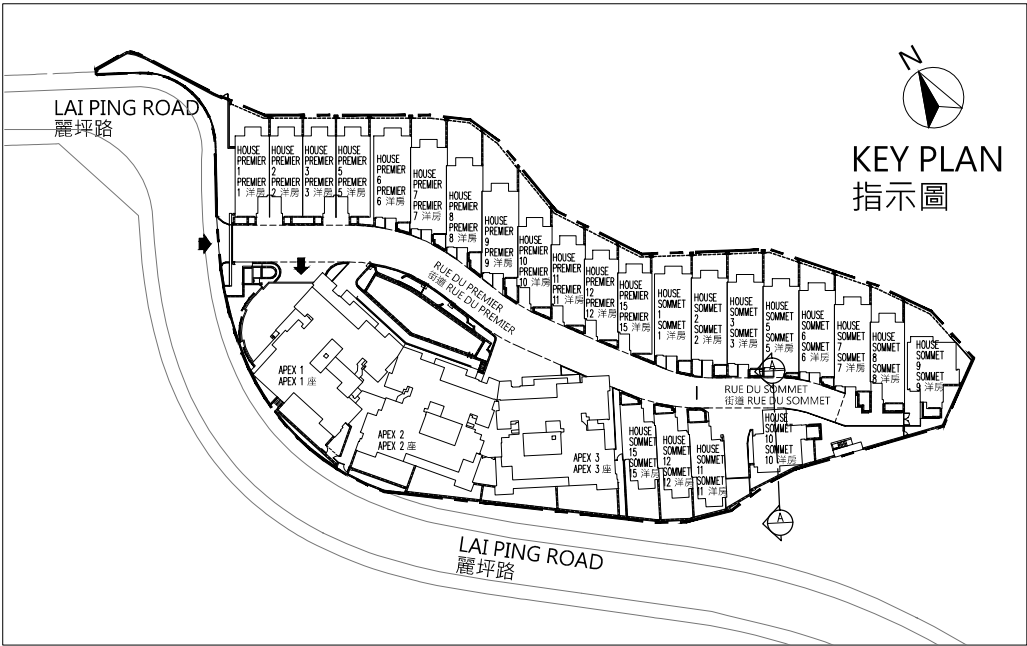
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.74 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.74 米。
- ----- Dotted line denotes the level of the lowest residential floor.
- ----- 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

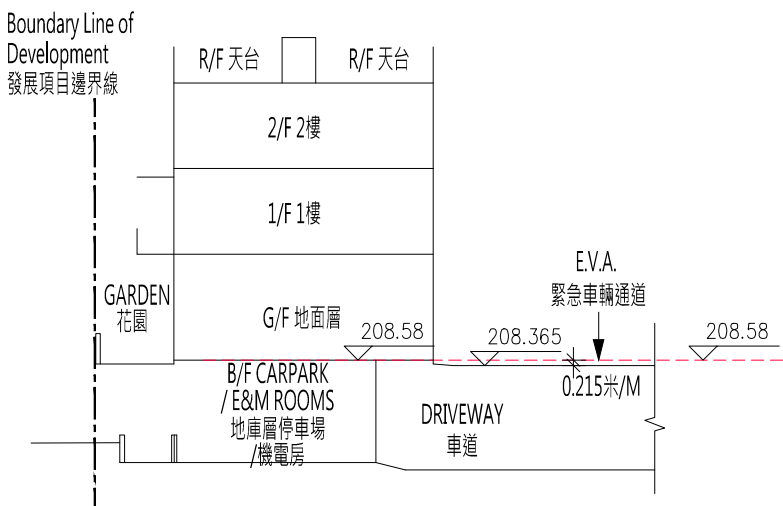


Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

House Sommet 10
Sommet 10 洋房



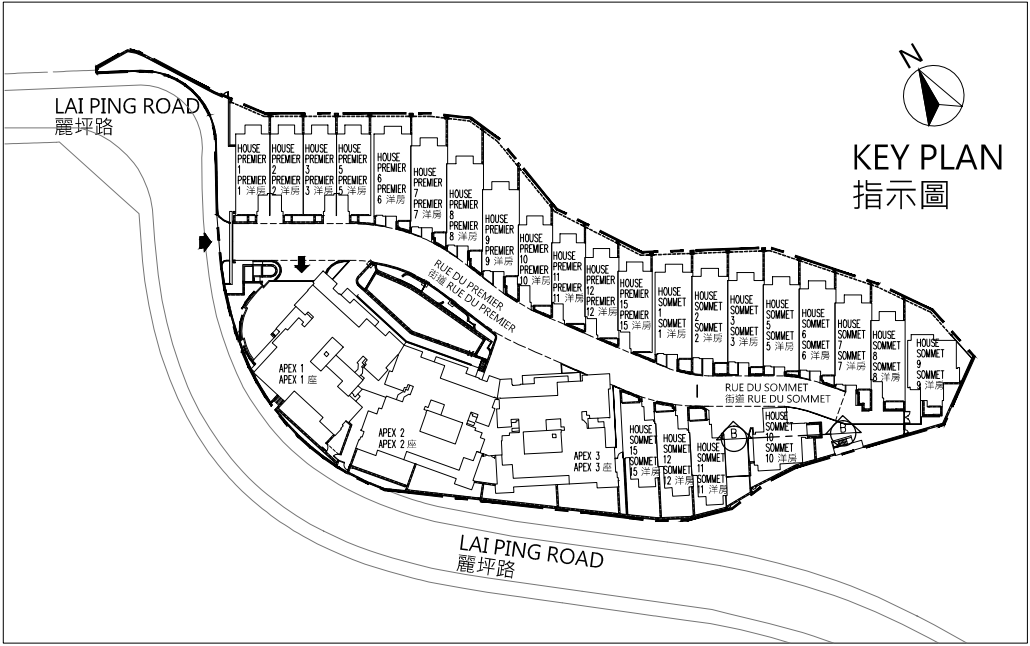
House Sommet 10
Sommet 10 洋房



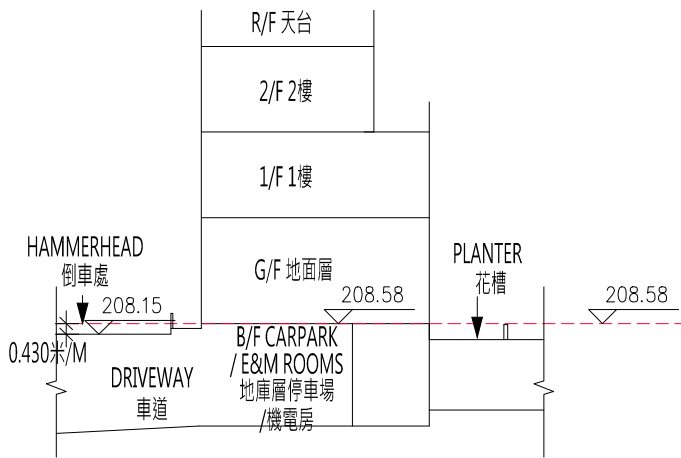
CROSS - SECTION PLAN A
橫截面圖A

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.365 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.365 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。

House Sommet 10
Sommet 10 洋房



House Sommet 10
Sommet 10 洋房



CROSS - SECTION PLAN B
橫截面圖B

- The part of Hammerhead adjacent to the building is 208.15 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段倒車處為香港主水平基準以上208.15 米。
- - - - - Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- — Denotes height (in metres) above the Hong Kong Principal Datum.
- — 代表香港主水平基準以上的高度 (米)。



KEY PLAN
指示圖

LAIPING ROAD
麗坪路

RUE DU SOMMET
首頂路

HOUSE PRIMER 1 PRIMER 1座
HOUSE PRIMER 2 PRIMER 2座
HOUSE PRIMER 3 PRIMER 3座
HOUSE PRIMER 4 PRIMER 4座
HOUSE PRIMER 5 PRIMER 5座
HOUSE PRIMER 6 PRIMER 6座
HOUSE PRIMER 7 PRIMER 7座
HOUSE PRIMER 8 PRIMER 8座
HOUSE PRIMER 9 PRIMER 9座
HOUSE PRIMER 10 PRIMER 10座
HOUSE PRIMER 11 PRIMER 11座
HOUSE PRIMER 12 PRIMER 12座
HOUSE PRIMER 13 PRIMER 13座
HOUSE PRIMER 14 PRIMER 14座
HOUSE PRIMER 15 PRIMER 15座
HOUSE SOMMET 1 SOMMET 1座
HOUSE SOMMET 2 SOMMET 2座
HOUSE SOMMET 3 SOMMET 3座
HOUSE SOMMET 4 SOMMET 4座
HOUSE SOMMET 5 SOMMET 5座
HOUSE SOMMET 6 SOMMET 6座
HOUSE SOMMET 7 SOMMET 7座
HOUSE SOMMET 8 SOMMET 8座
HOUSE SOMMET 9 SOMMET 9座
HOUSE SOMMET 10 SOMMET 10座
HOUSE SOMMET 11 SOMMET 11座
HOUSE SOMMET 12 SOMMET 12座
HOUSE SOMMET 13 SOMMET 13座
HOUSE SOMMET 14 SOMMET 14座
HOUSE SOMMET 15 SOMMET 15座
APEX 1 APEX 1座
APEX 2 APEX 2座
APEX 3 APEX 3座
LAIPING ROAD
麗坪路

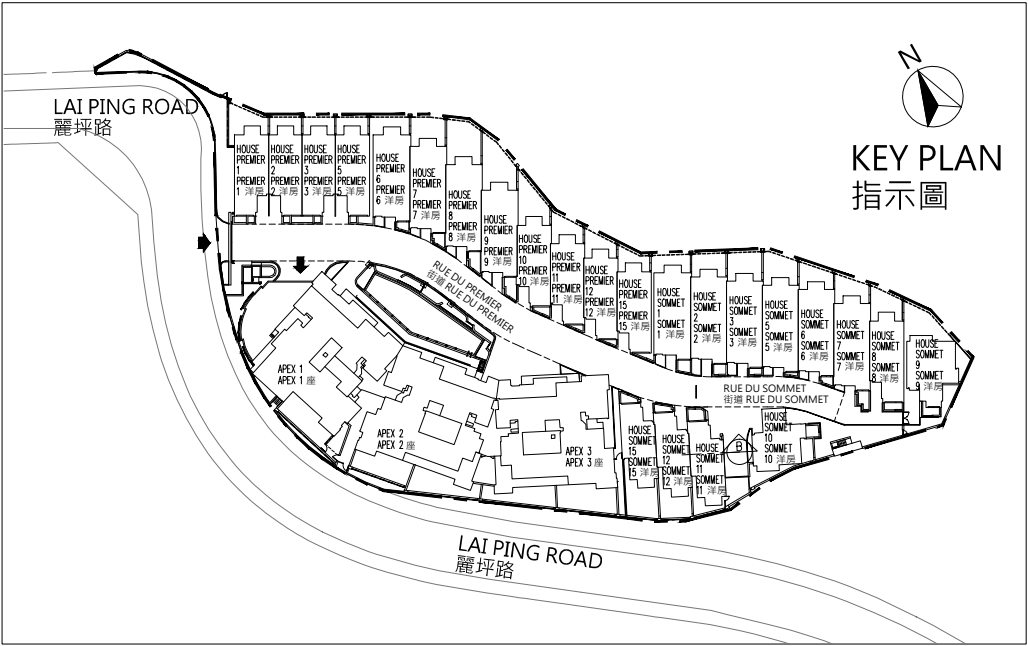
The site plan illustrates the proposed development layout. Key features include:

- Building Footprint:** A multi-story building with levels labeled R/F天台 (Rooftop Terrace), 2/F 2樓 (2nd Floor), 1/F 1樓 (1st Floor), and G/F 地面層 (Ground Floor). The ground floor includes a GARDEN 花園, F.S. AND SPRINKLER PUMP ROOM 消防及灑水系統泵房, B/F CARPARK / E&M ROOMS 地庫層停車場/機電房, and a DRIVEWAY 車道.
- Landscaping:** A PLANTER 花槽 is located near the ground floor entrance.
- Infrastructure:** LAI PING ROAD 麗坪路 is shown to the left, with a width of 3.160米/M. A drainage ditch with a depth of 0.38米/M is located near the driveway.
- Boundary and Levels:** The Boundary Line of Development 發展項目邊界線 is indicated by a dashed line. Elevation markers include 205.28, 208.44, 208.060, and 208.44.
- Emergency Access:** An E.V.A. 緊急車輛通道 (Emergency Vehicle Access) is marked near the driveway.

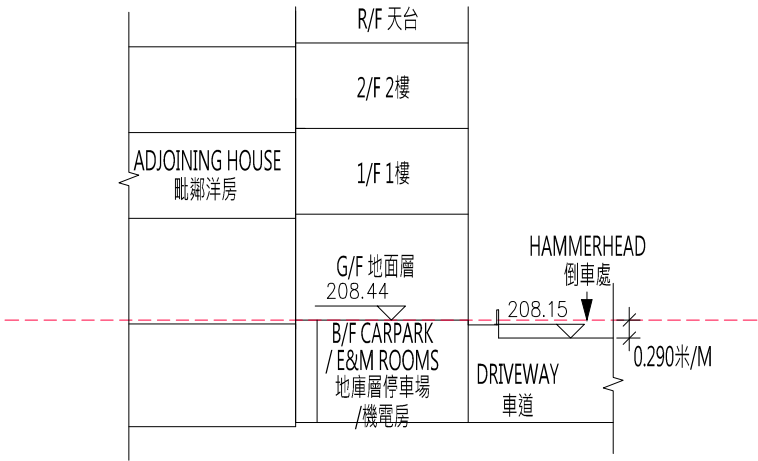
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 205.28 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上205.28 米。
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 208.06 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上208.06 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。

House Sommet 11
Sommet 11 洋房



House Sommet 11
Sommet 11 洋房



CROSS - SECTION PLAN B
橫截面圖B

- The part of Hammerhead adjacent to the building is 208.15 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段倒車處為香港主水平基準以上208.15 米。
- ----- Dotted line denotes the level of the lowest residential floor.
- ----- 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。



KEY PLAN
指示圖

LAI PING ROAD
麗坪路

HOUSE PREMIER 1 PREMIER (1 座房)
HOUSE PREMIER 2 PREMIER (2 座房)
HOUSE PREMIER 3 PREMIER (3 座房)
HOUSE PREMIER 4 PREMIER (4 座房)
HOUSE PREMIER 5 PREMIER (5 座房)
HOUSE PREMIER 6 PREMIER (6 座房)
HOUSE PREMIER 7 PREMIER (7 座房)
HOUSE PREMIER 8 PREMIER (8 座房)
HOUSE PREMIER 9 PREMIER (9 座房)
HOUSE PREMIER 10 PREMIER (10 座房)
HOUSE PREMIER 11 PREMIER (11 座房)
HOUSE PREMIER 12 PREMIER (12 座房)
HOUSE PREMIER 13 PREMIER (13 座房)
HOUSE PREMIER 14 PREMIER (14 座房)
HOUSE PREMIER 15 PREMIER (15 座房)

HOUSE SOMMET 1 SOMMET (1 座房)
HOUSE SOMMET 2 SOMMET (2 座房)
HOUSE SOMMET 3 SOMMET (3 座房)
HOUSE SOMMET 4 SOMMET (4 座房)
HOUSE SOMMET 5 SOMMET (5 座房)
HOUSE SOMMET 6 SOMMET (6 座房)
HOUSE SOMMET 7 SOMMET (7 座房)
HOUSE SOMMET 8 SOMMET (8 座房)
HOUSE SOMMET 9 SOMMET (9 座房)
HOUSE SOMMET 10 SOMMET (10 座房)
HOUSE SOMMET 11 SOMMET (11 座房)
HOUSE SOMMET 12 SOMMET (12 座房)
HOUSE SOMMET 13 SOMMET (13 座房)
HOUSE SOMMET 14 SOMMET (14 座房)
HOUSE SOMMET 15 SOMMET (15 座房)

APEX 1 APEX (1 座)
APEX 2 APEX (2 座)
APEX 3 APEX (3 座)

RUE DU PREMIER
前街 RUE DU PREMIER

RUE DU SOMMET
前街 RUE DU SOMMET

LAI PING ROAD
麗坪路

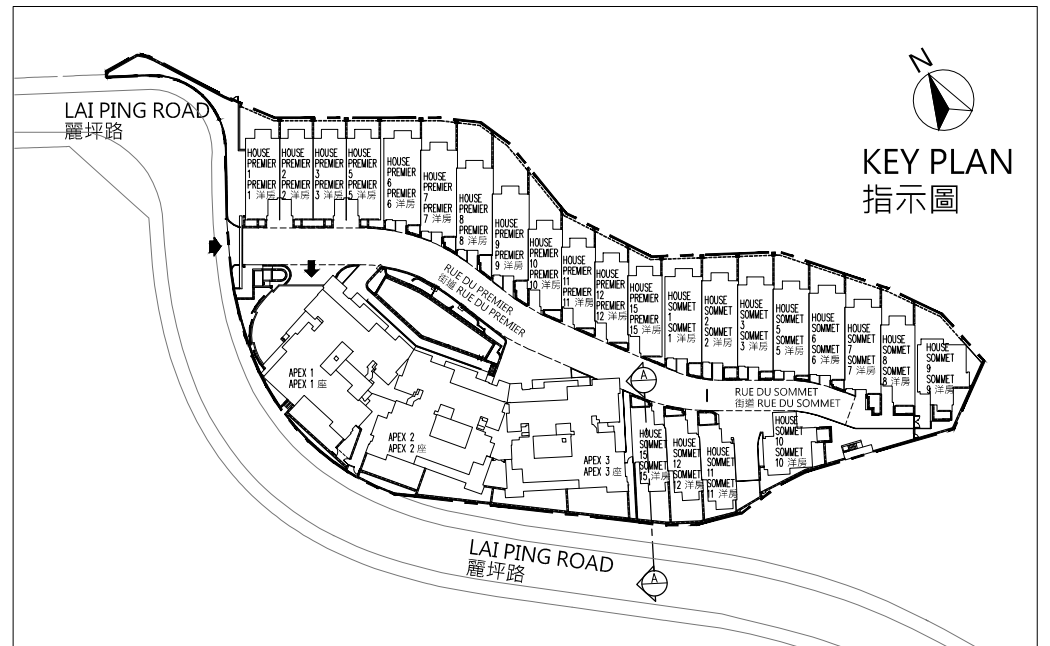
The site plan illustrates the proposed development layout. Key features include:

- Building Structure:** A multi-story building with a ground floor (G/F 地面層) and upper floors (1/F 1樓, 2/F 2樓). The roof is labeled R/F 天台.
- Landscaping:** A garden (GARDEN 花園) is located to the left of the building. A planter (PLANTER 花槽) is situated near the driveway.
- Parking and Driveway:** A basement carpark (B/F CARPARK 地庫層停車場) and an emergency vehicle access (E.V.A. 緊急車輛通道) are shown. A driveway (DRIVEWAY 車道) with a width of 0.403m is also indicated.
- Infrastructure:** A fire and sprinkler pump room (F.S. AND SPRINKLER PUMP ROOM 消防及灑水系統泵房) is located near the garden. A road (LAI PING ROAD 麗坪路) is shown with a width of 2.800m.
- Dimensions and Levels:** Various dimensions and levels are marked, including 205.48, 208.28, 207.877, and 208.28.
- Boundary Line:** A dashed line indicates the boundary of the development (Boundary Line of Development 發展項目邊界線).

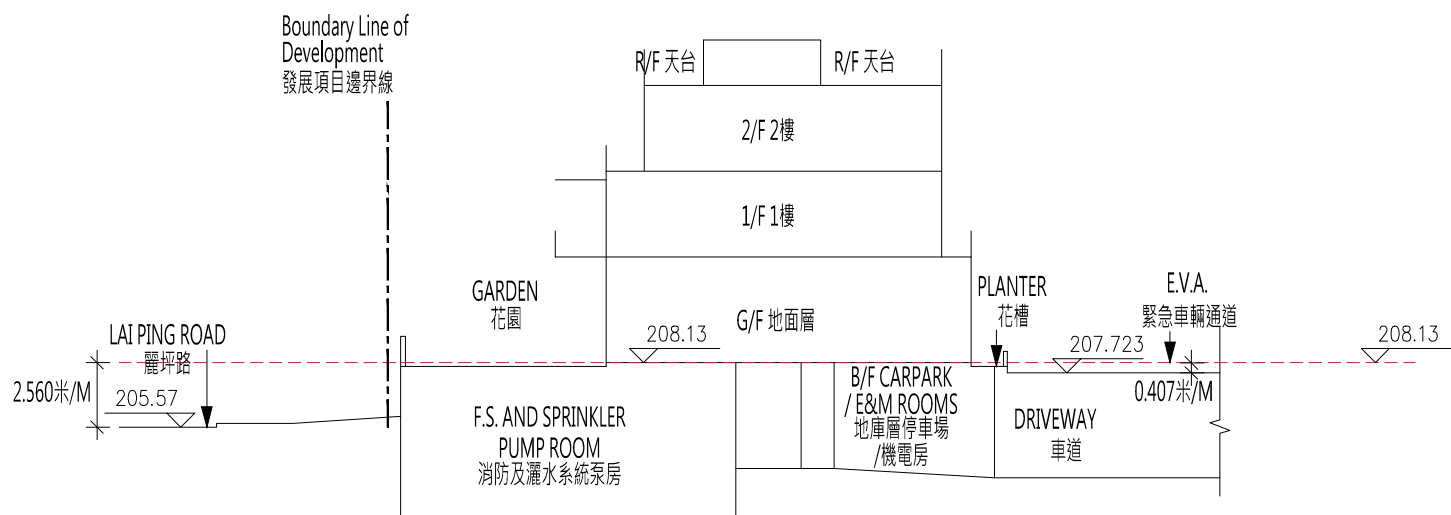
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 205.48 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上205.48 米。
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.877 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.877 米。
- — — — Dotted line denotes the level of the lowest residential floor.
- — — — 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

House Sommet 15
Sommet 15 洋房



House Sommet 15
Sommet 15 洋房



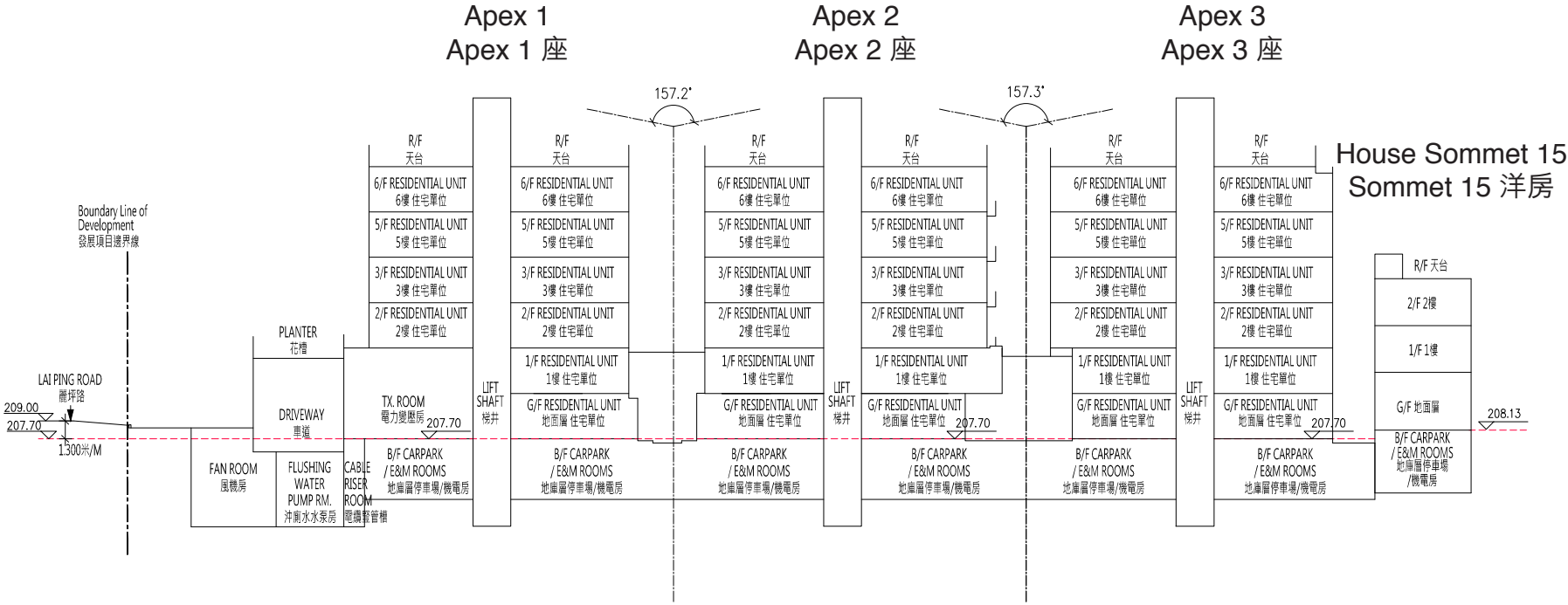
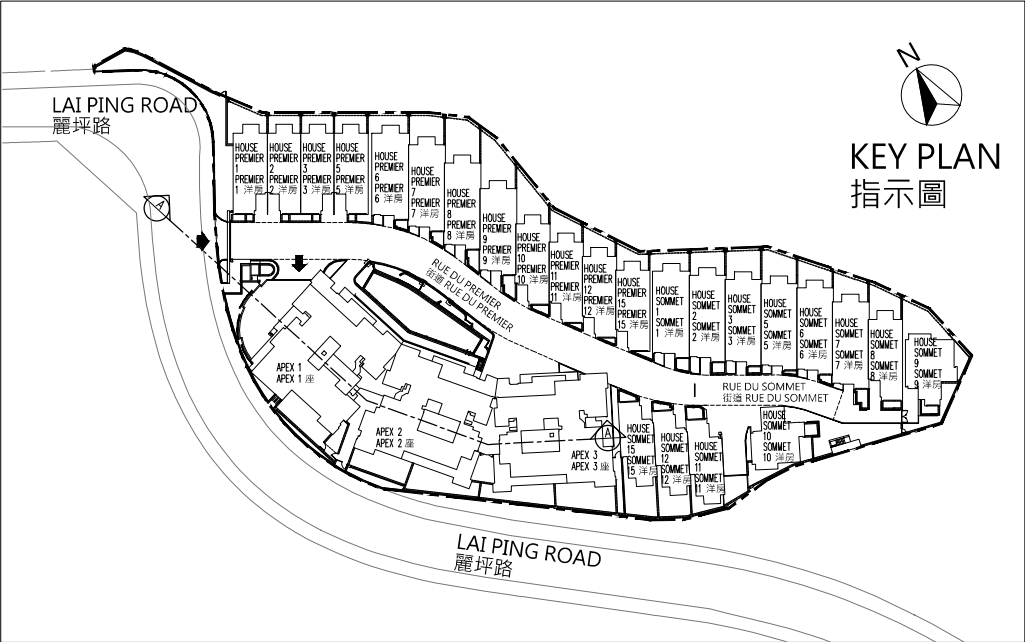
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 205.57 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上205.57 米。
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.723 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上207.723 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。



Cross-section Plan of Building in the Development
發展項目中的建築物的橫截面圖

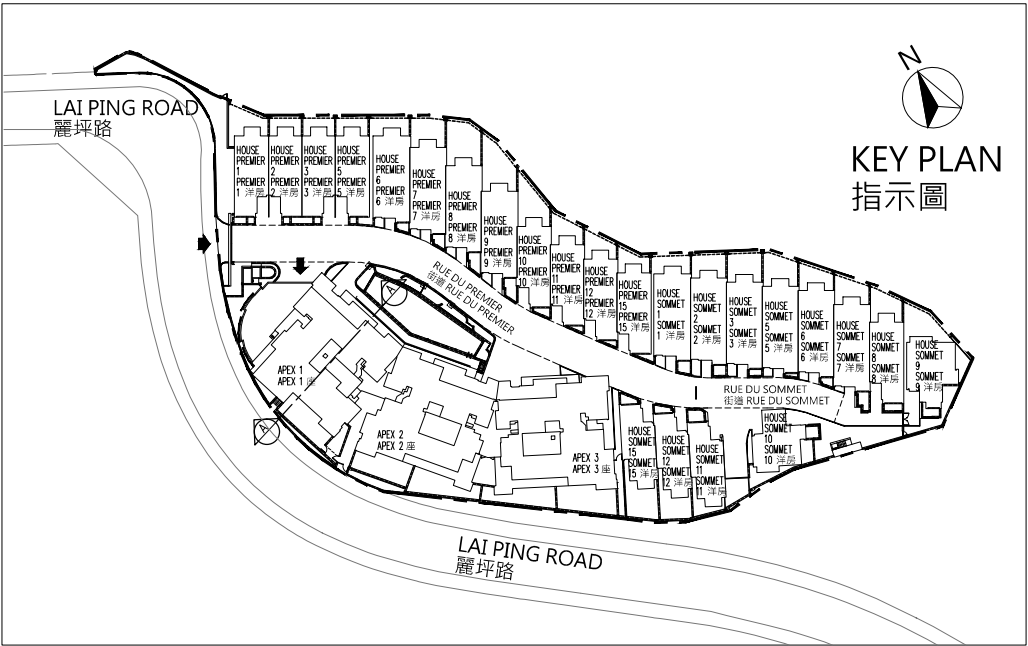
Apex 1, Apex 2 and Apex 3
Apex 1 座、Apex 2 座及 Apex 3 座



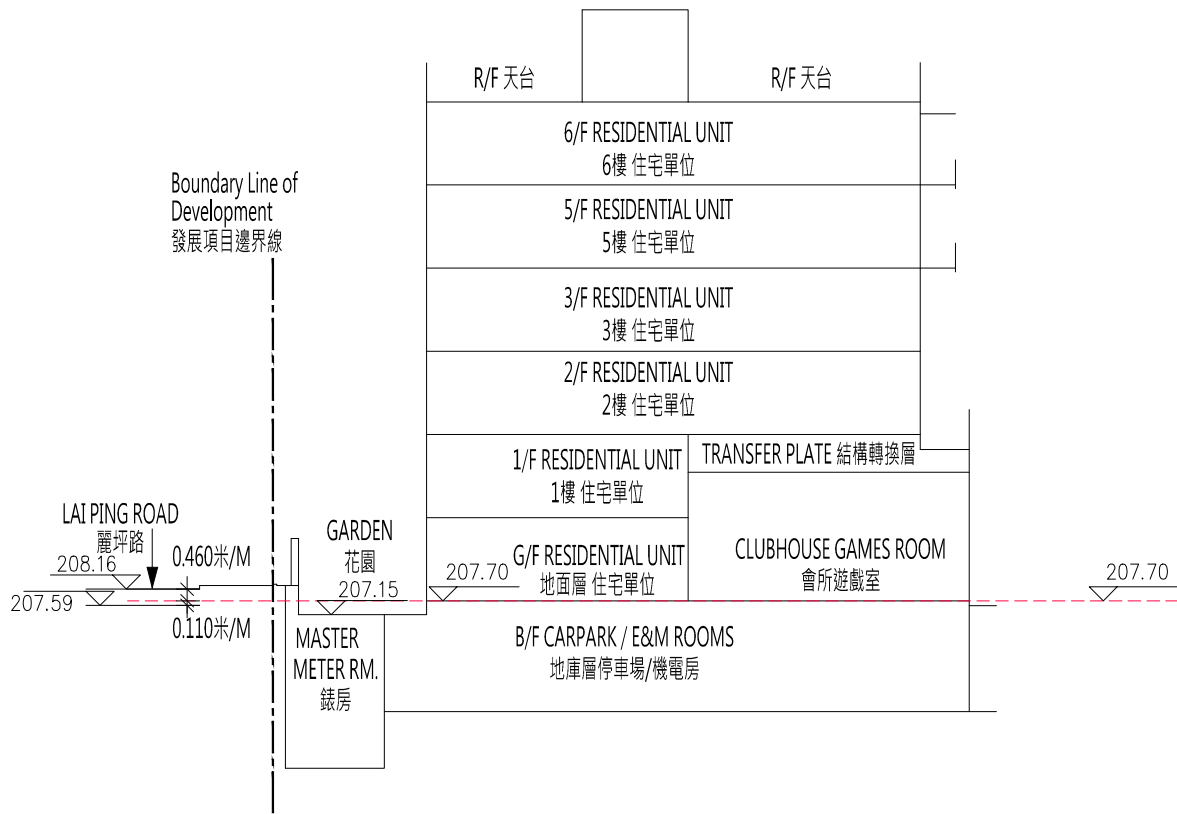
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 209.00 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上209.00 米。
- ----- Dotted line denotes the level of the lowest residential floor.
- ----- 虛線為最低住宅樓層水平。
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- ▽ 代表香港主水平基準以上的高度 (米)。

Apex 1
Apex 1 座



Apex 1
Apex 1 座



CROSS - SECTION PLAN A
橫截面圖A

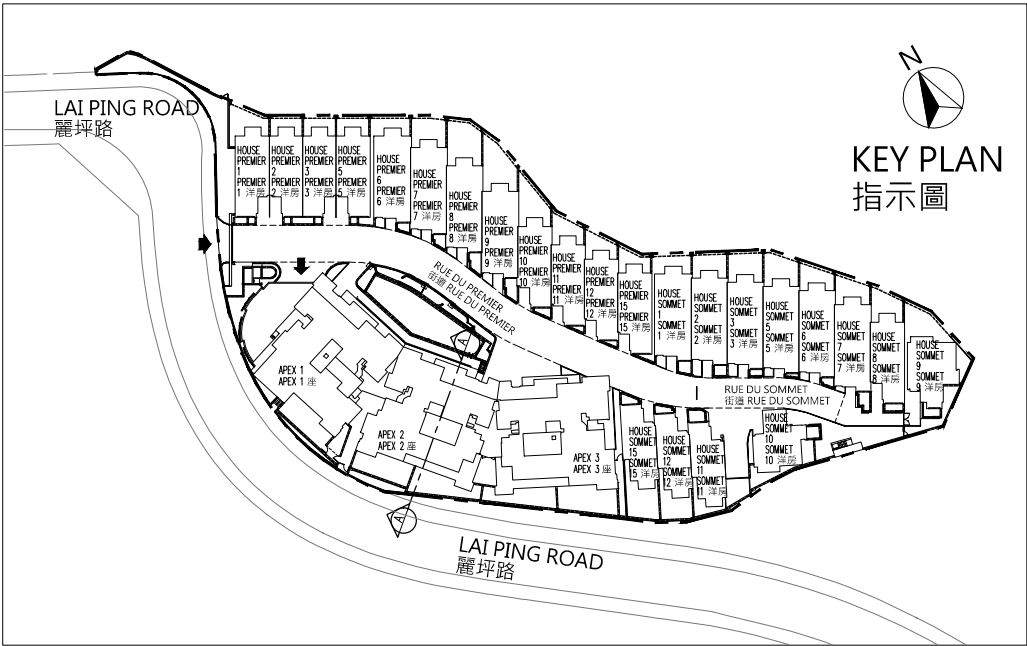
- The part of Lai Ping Road adjacent to the building is 207.59 to 208.16meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上207.59 米至208.16米。
- Dotted line denotes the level of the lowest residential floor.
- 虛線為最低住宅樓層水平。
- Denotes height (in metres) above the Hong Kong Principal Datum.
- 代表香港主水平基準以上的高度 (米)。



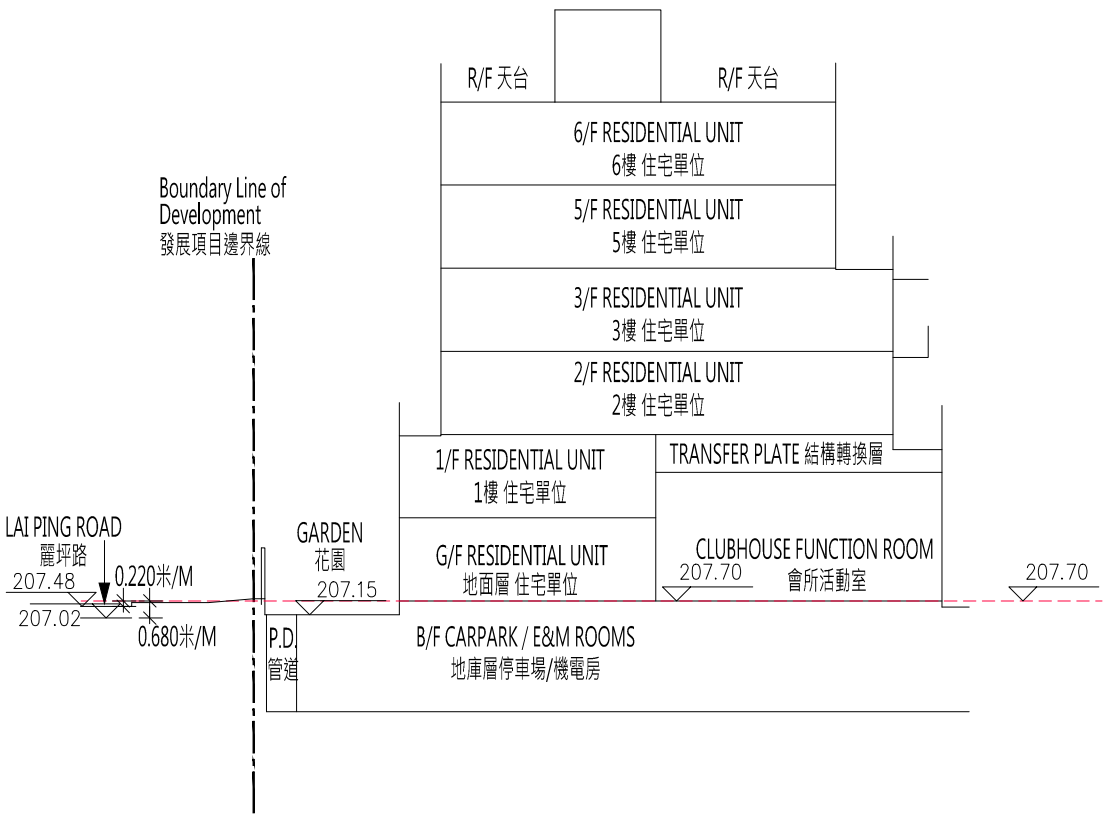
Cross-section Plan of Building in the Development

發展項目中的建築物的橫截面圖

Apex 2
Apex 2 座



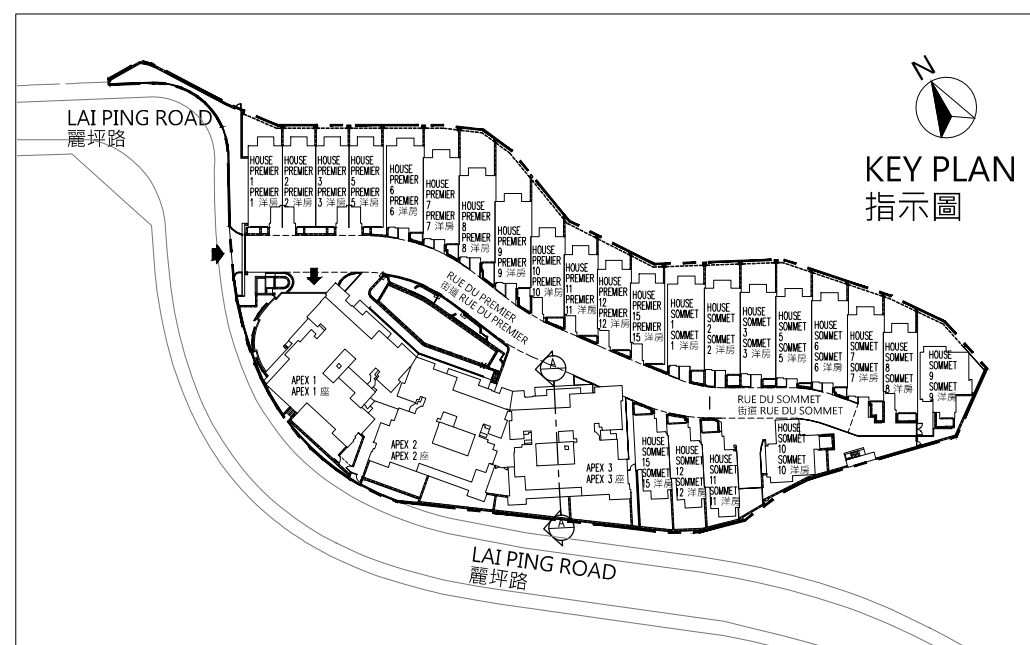
Apex 2
Apex 2 座



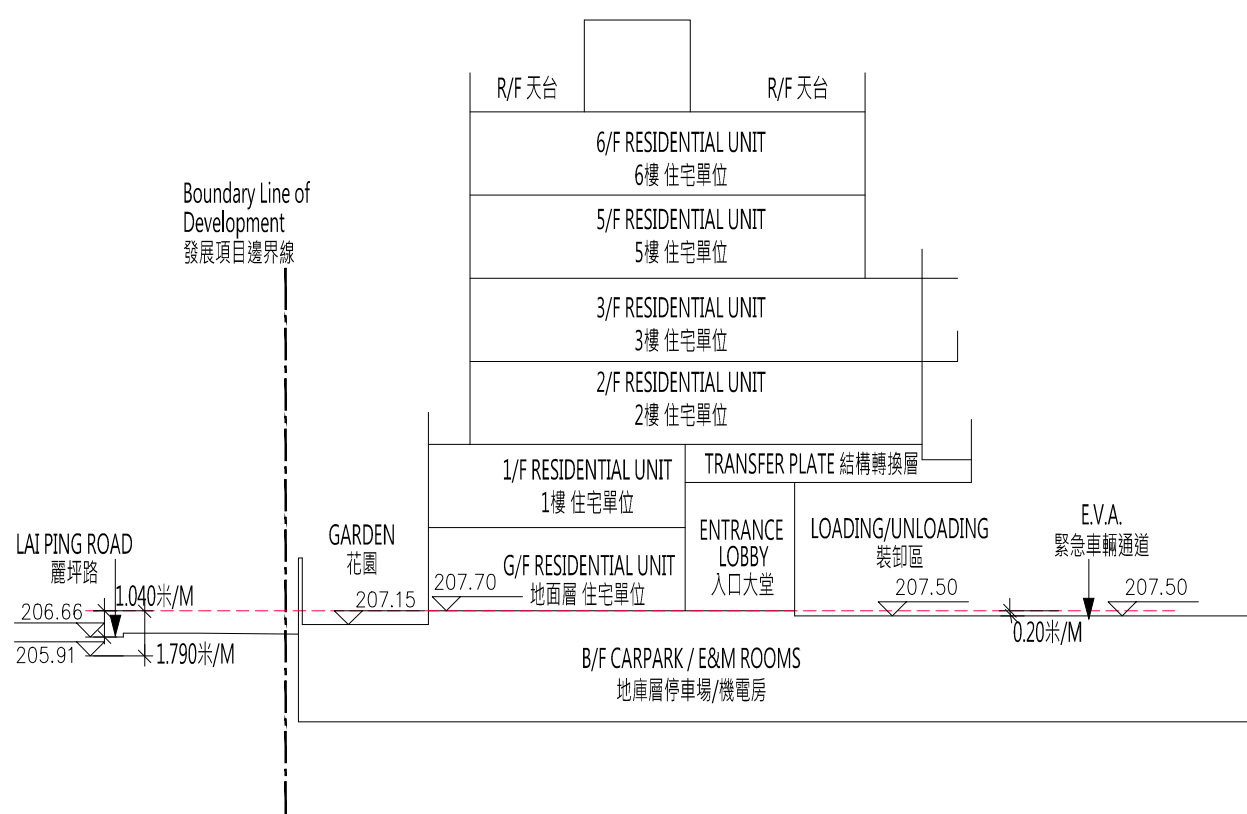
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 207.02 to 207.48meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上207.02 米至207.48米。
- - - - - Dotted line denotes the level of the lowest residential floor.
- - - - - 虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。

Apex 3
Apex 3 座



Apex 3
Apex 3 座



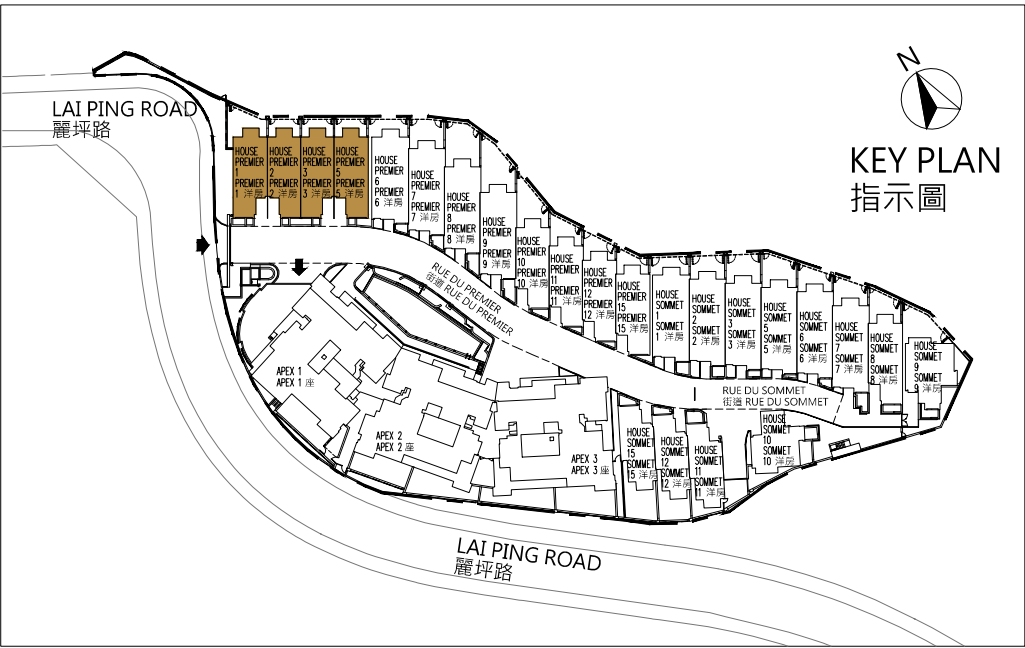
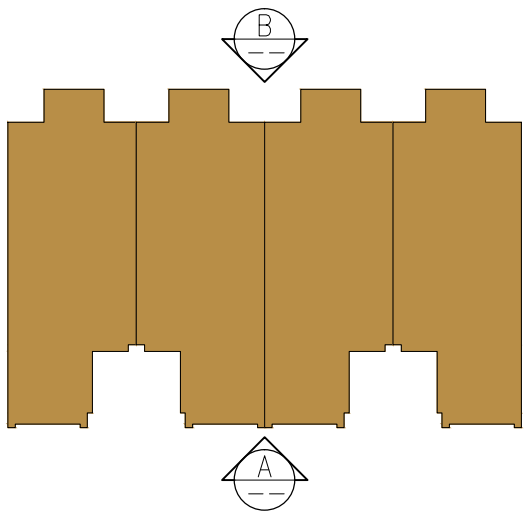
CROSS - SECTION PLAN A
橫截面圖A

- The part of Lai Ping Road adjacent to the building is 205.91 to 206.66 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段麗坪路為香港主水平基準以上205.91米至206.66米。
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 207.50 meters above Hong Kong Principal Datum (HKPD).
- 毗連建築物的一段緊急車輦通道為香港主水平基準以上207.50 米。
-  Dotted line denotes the level of the lowest residential floor.
-  虛線為最低住宅樓層水平。
-  Denotes height (in metres) above the Hong Kong Principal Datum.
-  代表香港主水平基準以上的高度 (米)。



Elevation Plan 立面圖

House Premier 1, 2, 3, 5
Premier 1、2、3、5 洋房



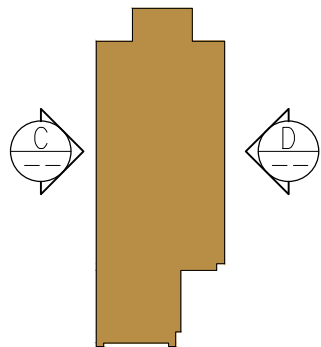
ELEVATION A
立面圖 A

ELEVATION B
立面圖 B

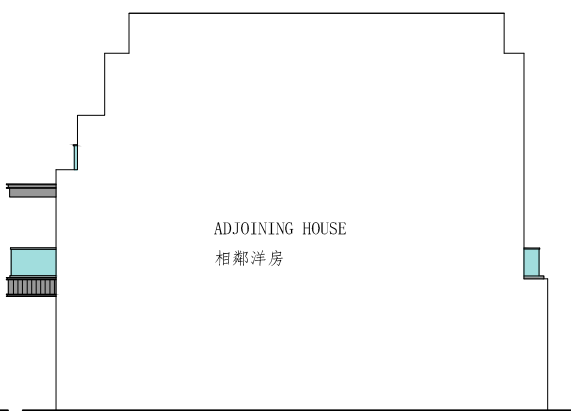
Authorized Person for the Development certified that the elevations shown on this plan:-
(a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:-
(a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
(b) 大致上與發展項目外觀一致。

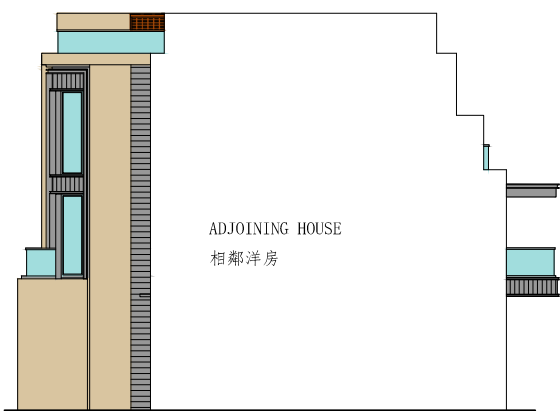
House Premier 1, 3
Premier 1、3洋房



House Premier 1 ELEVATION C
Premier 1 洋房立面圖 C



House Premier 3 ELEVATION C
Premier 3 洋房立面圖 C



House Premier 1,3 ELEVATION D
Premier 1,3 洋房立面圖 D

Authorized Person for the Development certified that the elevations shown on this plan:-

- (a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
- (b) are in general accordance with the outward appearance of the Development.

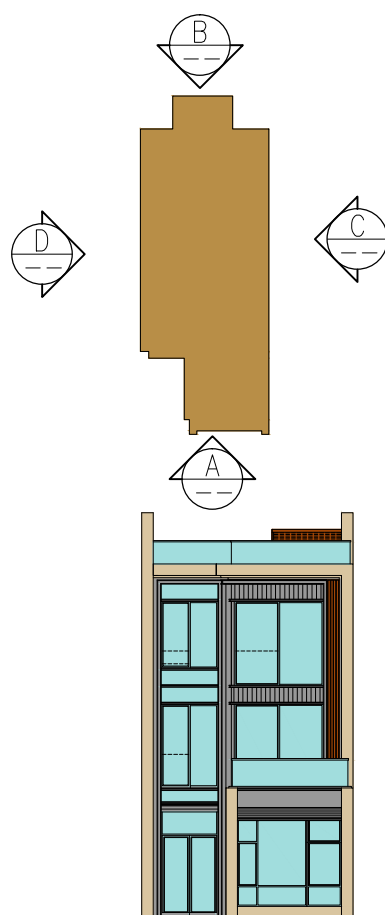
發展項目的認可人士證明本圖顯示的立面:-

- (a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- (b) 大致上與發展項目外觀一致。

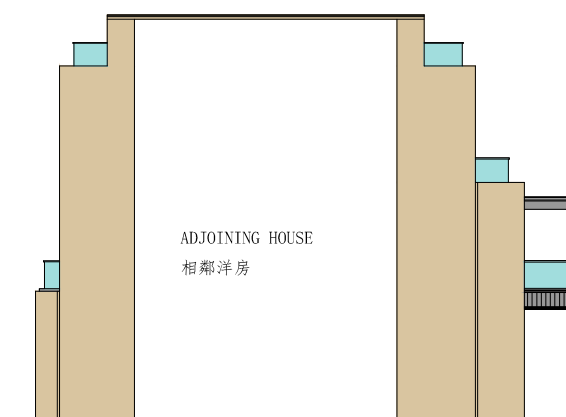


Elevation Plan 立面圖

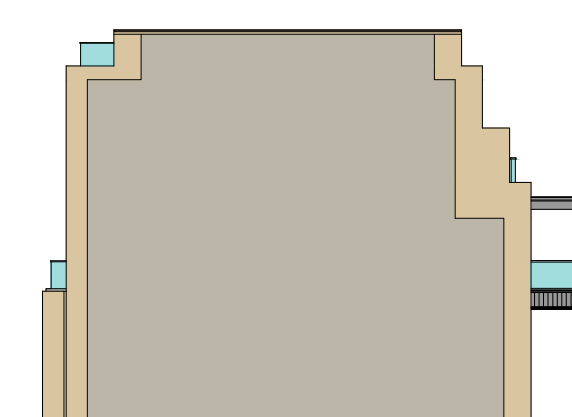
House Premier 2, 5, 10, 11, 12, 15 &
House Sommet 8
Premier 2、5、10、11、12、15 洋房及
Sommet 8 洋房



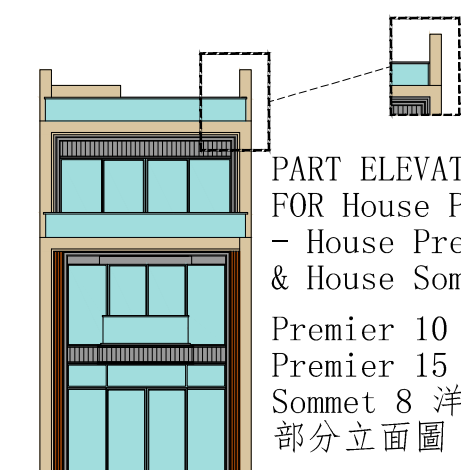
House Premier 10,11,12 & 15
House Sommet 8 ELEVATION A
Premier 10,11,12 & 15 洋房
及 Sommet 8 洋房立面圖 A



House Premier 2,10,11,12 &
House Sommet 8 ELEVATION C
Premier 2,10,11,12 洋房
及 Sommet 8 洋房立面圖 C

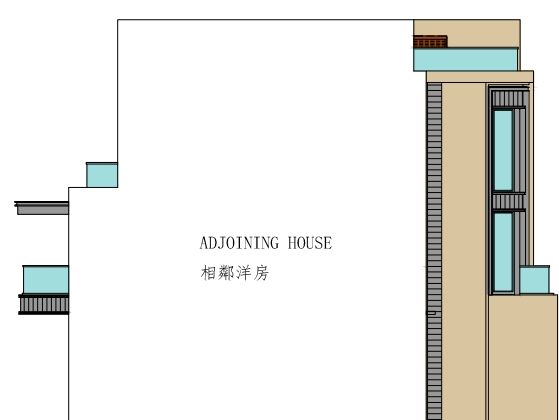


House Premier 5,15 ELEVATION C
Premier 5,15 洋房立面圖 C

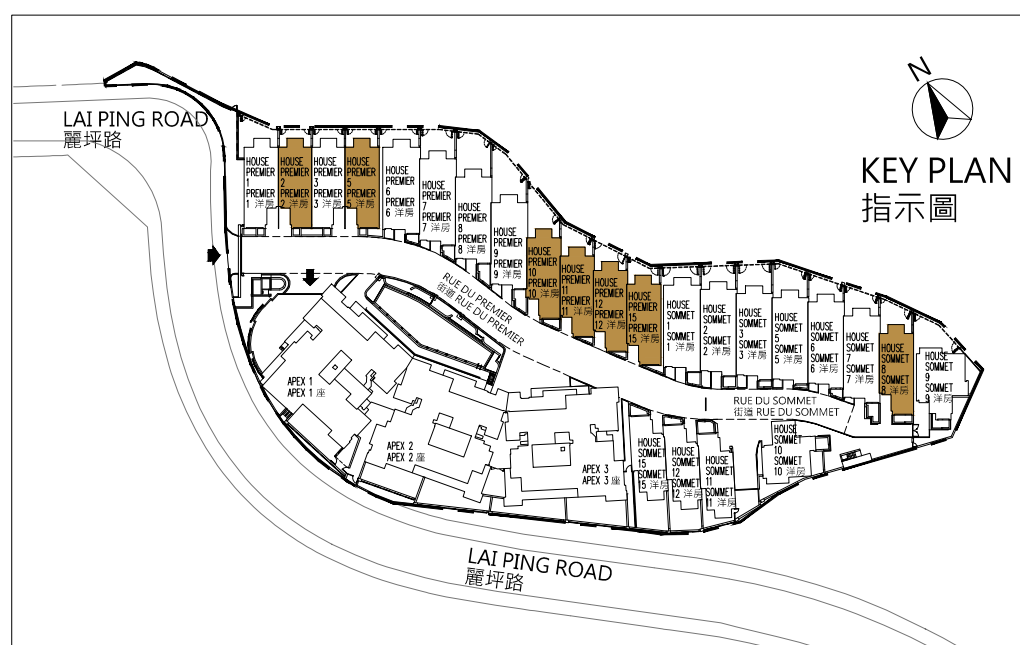


House Premier 10,11,12 & 15
House Sommet 8 ELEVATION B
Premier 10,11,12 & 15 洋房
及 Sommet 8 洋房立面圖 B

PART ELEVATION
FOR House Premier 10
- House Premier 15
& House Sommet 8
Premier 10 洋房 -
Premier 15 洋房,
Sommet 8 洋房
部分立面圖



ELEVATION D
立面圖 D



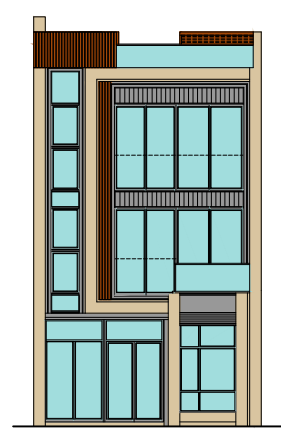
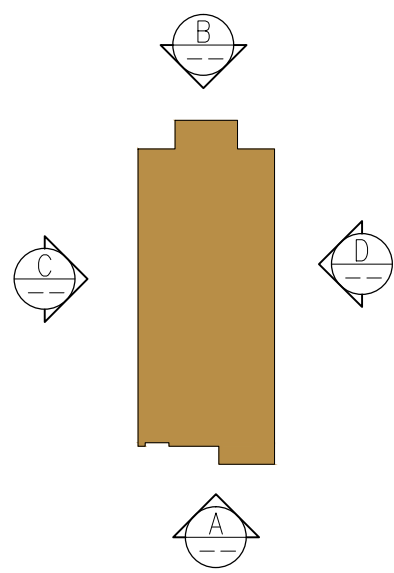
Authorized Person for the Development certified that the elevations shown on this plan:-

- (a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017; and
- (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:-

- (a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- (b) 大致上與發展項目外觀一致。

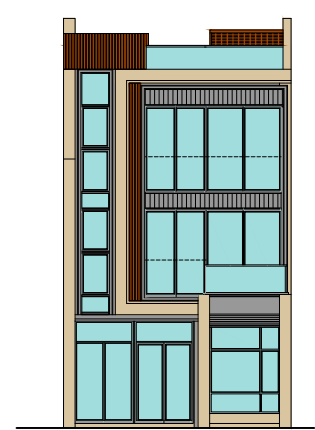
House Premier 6, 7, 8, 9 &
House Sommet 1, 2, 3, 5, 6, 7
Premier 6、7、8、9 洋房及
Sommet 1、2、3、5、6、7 洋房



House Premier 6,7,8,9 & House Sommet 6 ELEVATION A
Premier 6,7,8,9 洋房 及 Sommet 6 洋房立面圖 A

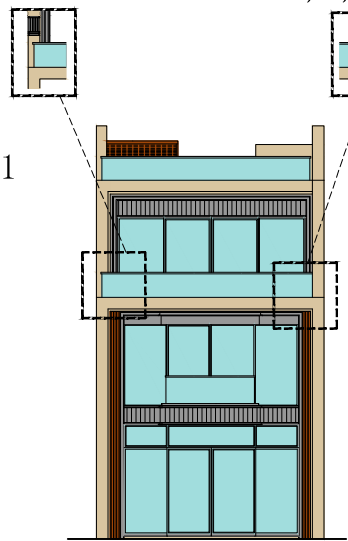


House Sommet 1,2,3,5 ELEVATION A
Sommet 1,2,3,5 洋房立面圖 A



House Sommet 7 ELEVATION A
Sommet 7 洋房立面圖 A

PART ELEVATION
FOR House Sommet 1
To House Sommet 3
Sommet 1 洋房
- Sommet 3 洋房
部分立面圖



PART ELEVATION
FOR House Premier 6
& Sommet 1
Premier 6 洋房
及 Sommet 1 洋房
部分立面圖

ELEVATION B
立面圖 B

Authorized Person for the Development certified that the elevations shown on this plan:-

- (a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
- (b) are in general accordance with the outward appearance of the Development.

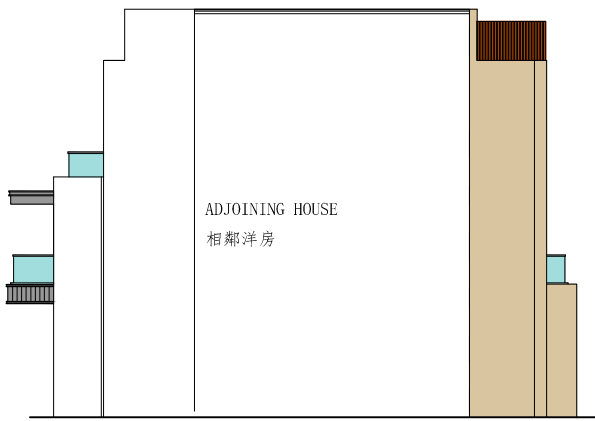
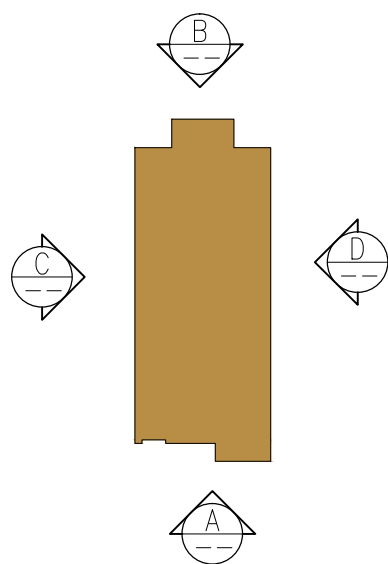
發展項目的認可人士證明本圖顯示的立面:-

- (a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
- (b) 大致上與發展項目外觀一致。

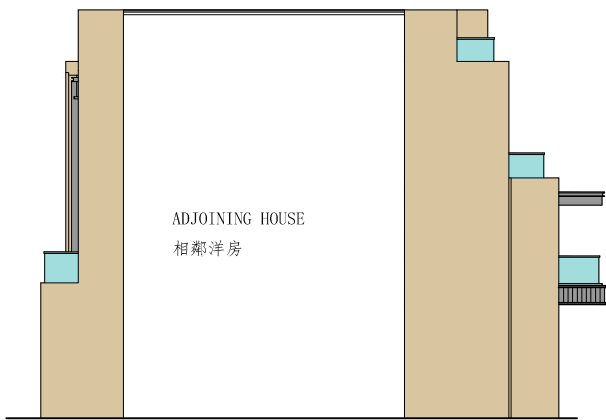


Elevation Plan
立面圖

House Premier 6, 7, 8, 9 &
House Sommet 1, 2, 3, 5, 6, 7
Premier 6、7、8、9 洋房及
Sommet 1、2、3、5、6、7 洋房



House Premier 6,7,8,9 & House Sommet 1,2,3,5,6,7 ELEVATION C
Premier 6,7,8,9 洋房 及 Sommet 1,2,3,5,6,7 洋房立面圖 C

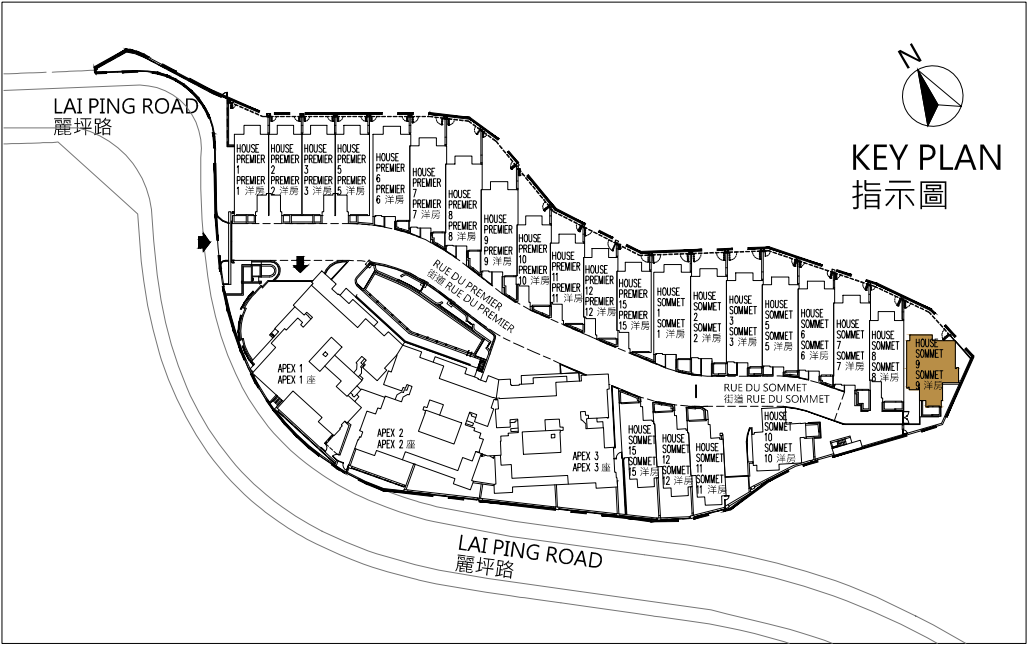
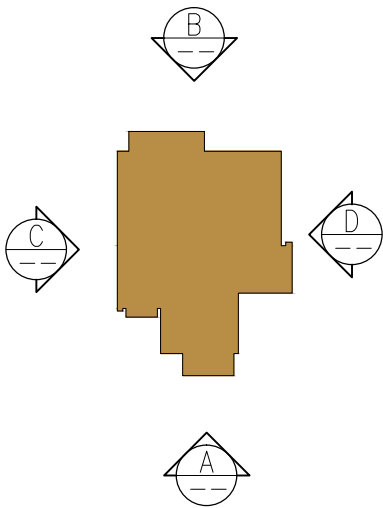


House Premier 6,7,8,9 & House Sommet 1,2,3,5,6,7 ELEVATION D
Premier 6,7,8,9 洋房 及 Sommet 1,2,3,5,6,7 洋房立面圖 D

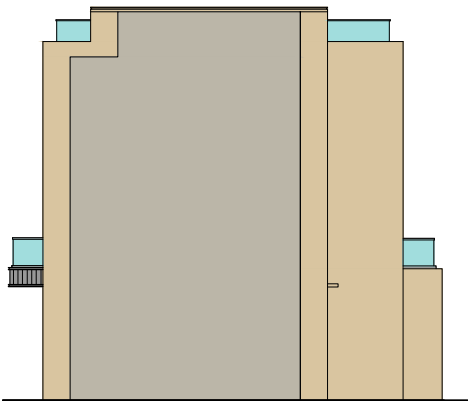
Authorized Person for the Development certified that the elevations shown on this plan:-
(a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:-
(a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
(b) 大致上與發展項目外觀一致。

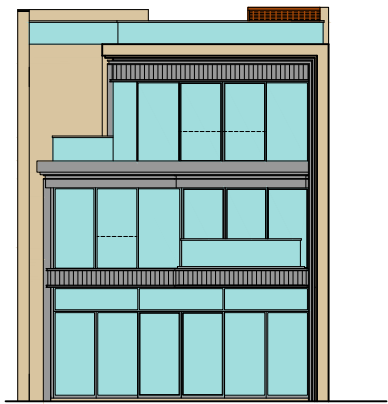
House Sommet 9
Sommet 9 洋房



ELEVATION A
立面圖 A



ELEVATION C
立面圖 C



ELEVATION B
立面圖 B



ELEVATION D
立面圖 D

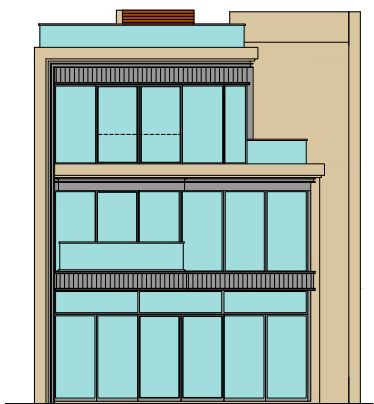
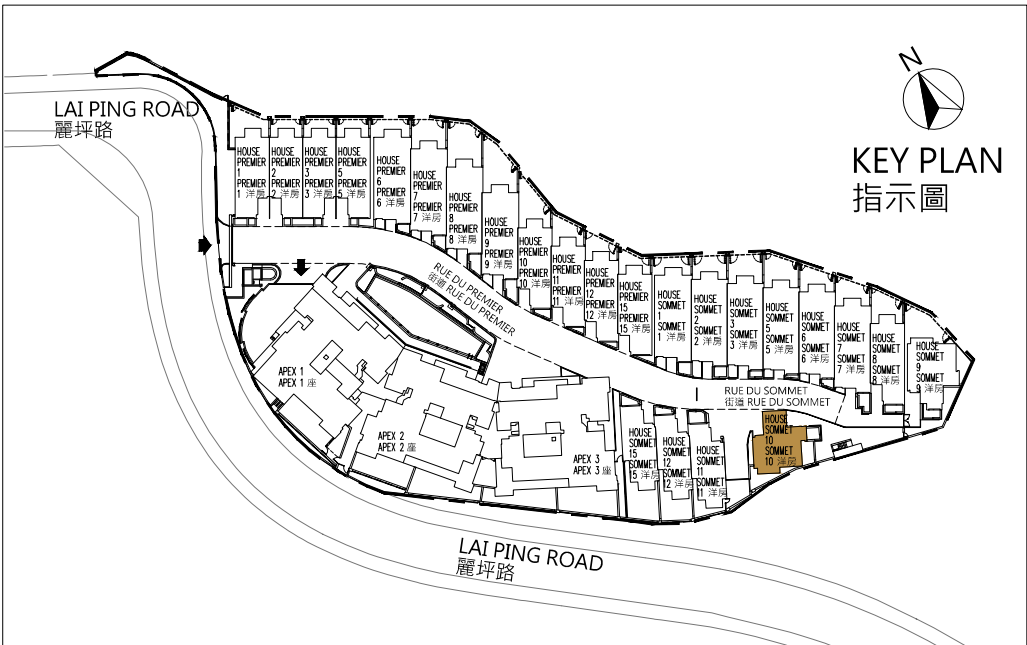
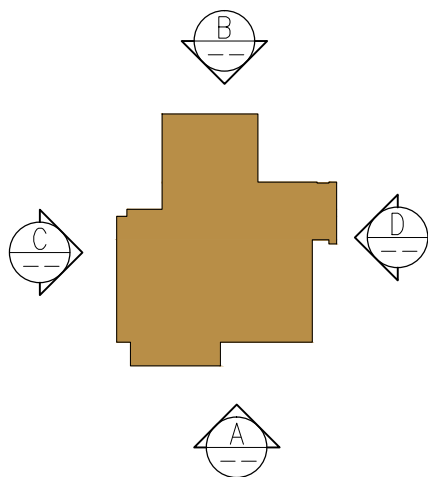
Authorized Person for the Development certified that the elevations shown on this plan:-
 (a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
 (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:-
 (a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
 (b) 大致上與發展項目外觀一致。

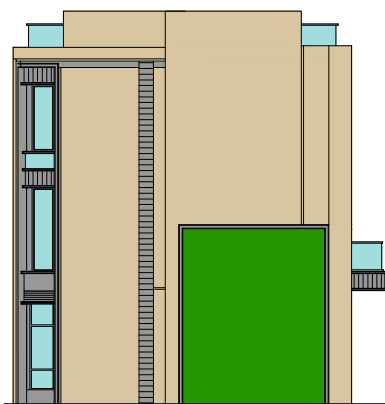


Elevation Plan
立面圖

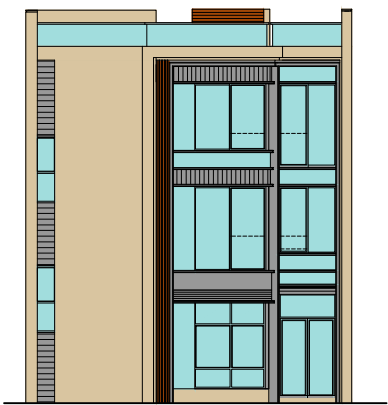
House Sommet 10
Sommet 10 洋房



ELEVATION A
立面圖 A



ELEVATION C
立面圖 C



ELEVATION B
立面圖 B



ELEVATION D
立面圖 D

Authorized Person for the Development certified that the elevations shown on this plan:-
(a) are prepared on the basis of the approved building plans for the Development as of 20 April 2015, 28 January 2016, 12 August 2016, 15 December 2016, 3 February 2017 and 5 April 2017 ; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面:-
(a) 以2015年4月20日、2016年1月28日、2016年8月12日、2016年12月15日、2017年2月3日及2017年4月5日的情況為準的發展項目的經批准的建築圖則為基礎擬備; 及
(b) 大致上與發展項目外觀一致。