



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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	Not Applicable
(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.	The Building Contractor, Chun Fai Construction Company Limited, is an associate corporation of the Vendor and its holding companies.

(a) 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。	不適用
(b) 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。	不適用
(c) 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家人。	不適用
(d) 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。	不適用
(e) 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。	不適用
(f) 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。	不適用
(g) 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。	不適用
(h) 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。	不適用
(i) 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律師事務所的經營人的家人。	不適用
(j) 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。	不適用
(k) 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。	不適用
(l) 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。	不適用
(m) 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。	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的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。	不適用
(o) 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。	不適用
(p) 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。	不適用
(q) 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。	不適用
(r) 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分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。	不適用
(s) 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。	承建商駿輝建築有限公司屬賣方及其控權公司的有聯繫法團。



Information on Design of the Development
發展項目的設計的資料

There are no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

發展項目沒有非結構的預製外牆及幕牆構成圍封牆的一部份。

Information on Property Management
物業管理的資料

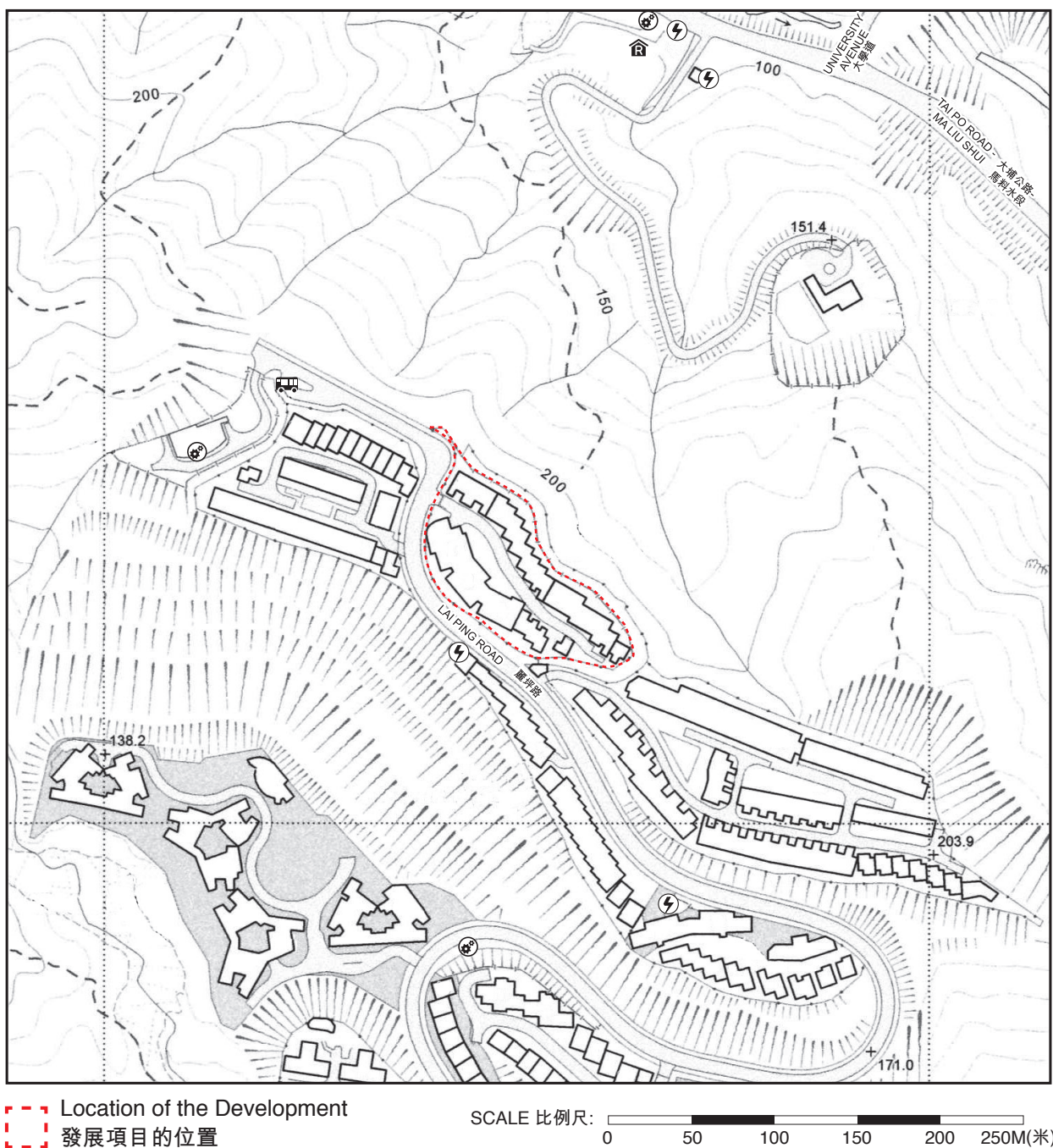
The Manager to be appointed under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed or (as the case may be) the deed of mutual covenant that has been executed
Royal Elite Service Company Limited

根據公契在本售樓說明書的印製日期的最新擬稿或（視乎情況）已簽立的公契獲委任的管理人
帝譽服務有限公司



Location Plan of the Development

發展項目的所在位置圖



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 7-NE-C dated 5th February 2020 from Survey and Mapping Office of the Lands Department.

此位置圖是參考於2020年2月5日出版之地政總署測繪處之測繪圖，圖幅編號7-NE-C，並由賣方擬備。

NOTATION 圖例

- | | |
|---|---|
|  Power Plant (including Electricity Sub-stations)
發電廠(包括電力分站) |  Public Transport Terminal (including 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 |  Religious Institution (including Church, Temple and Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂) |

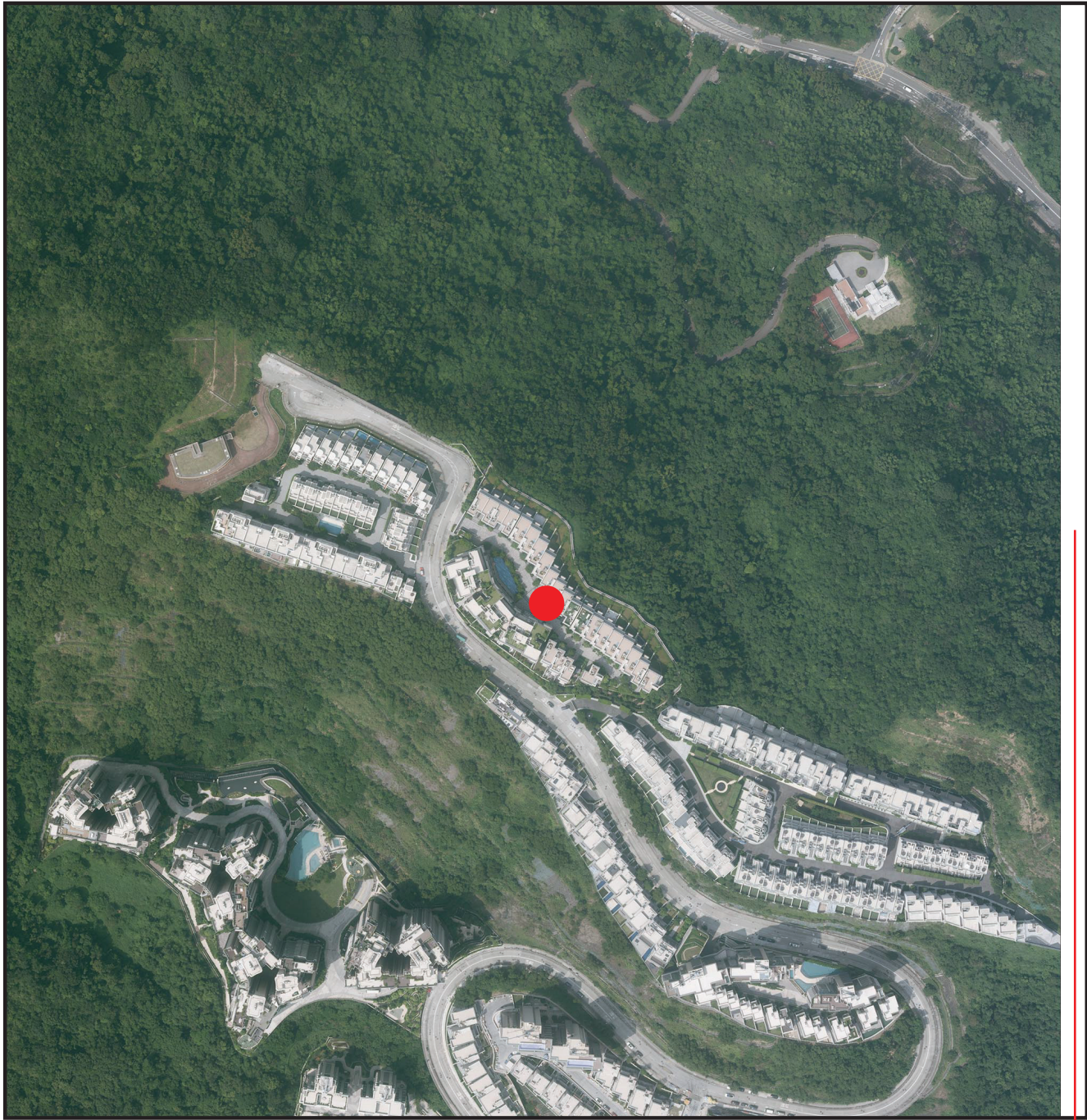
The map reproduced with permission of the Director of Lands.© The Government of Hong Kong SAR Licence No.132/2017.

地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132/2017。

- Note:
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

- 備註：
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
 2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

These blank areas fall outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only. 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。

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E063084C, date of flight: 12th September 2019. 摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E063084C，飛行日期：2019年9月12日。

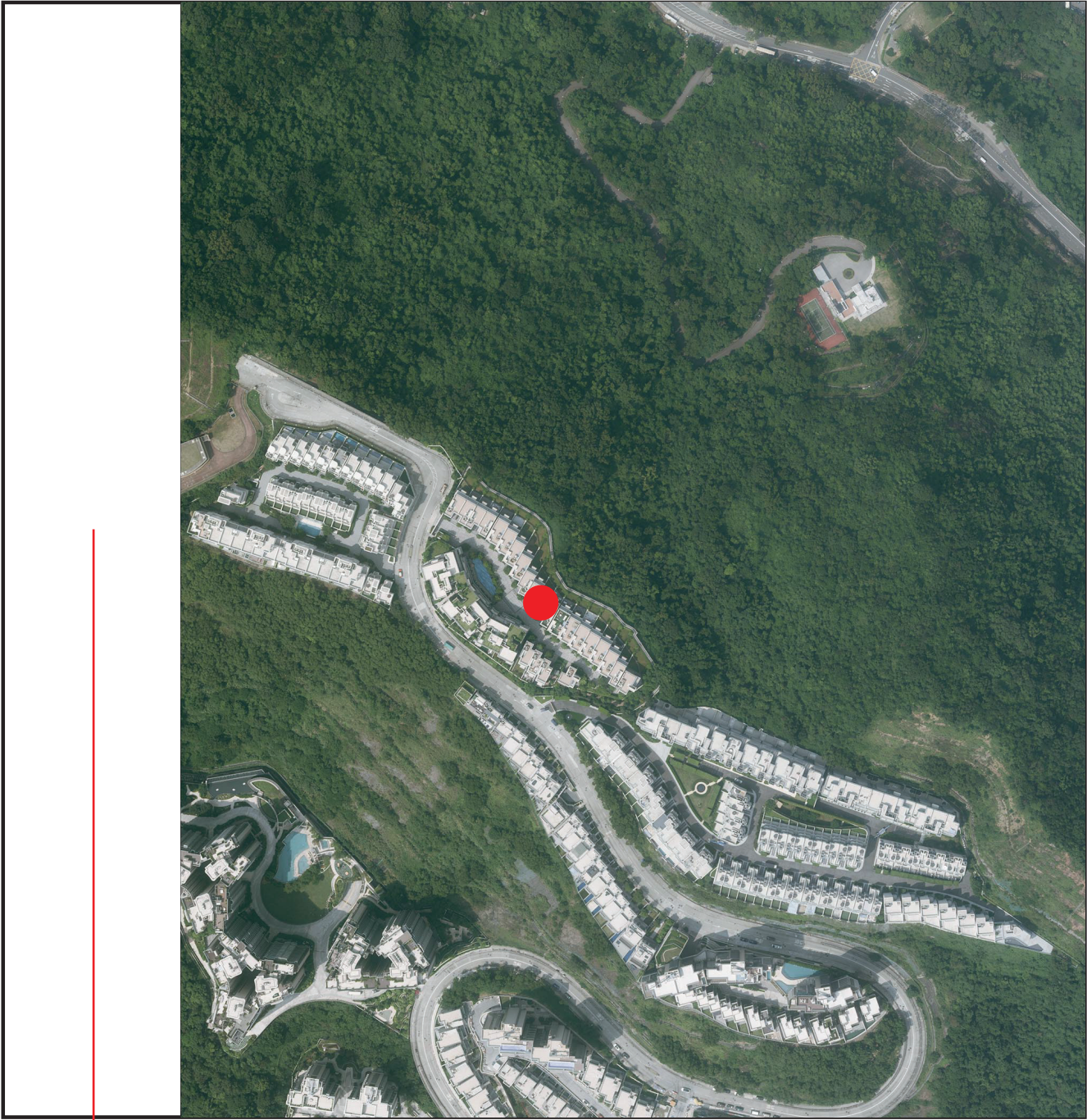
Note: 備註：

1. Copy of the Aerial Photograph of the Development is available for free inspection at the sales office during opening hours. 1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。

2. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular. 2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



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

These blank areas fall outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋本空白範圍

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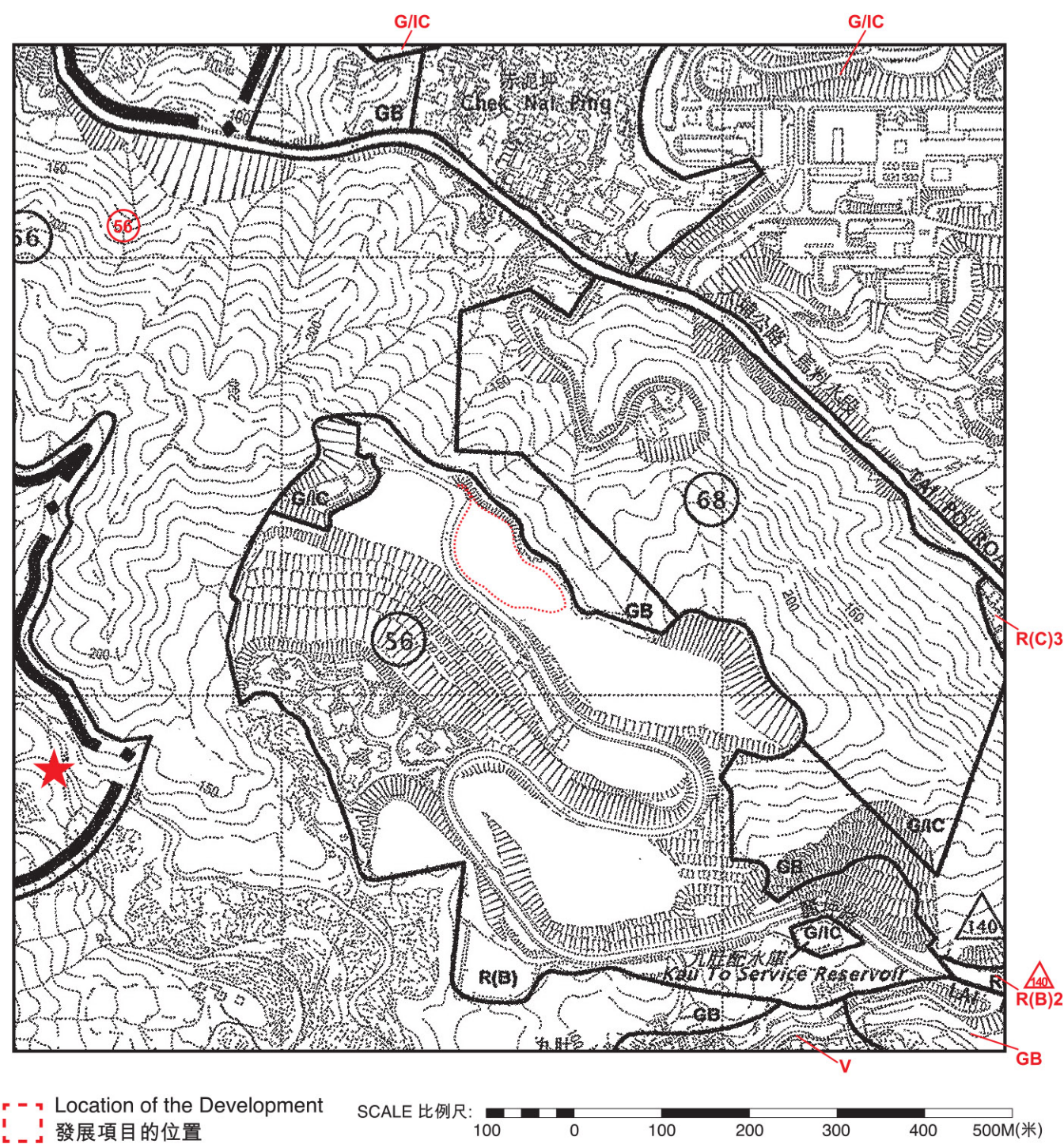
備註：
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2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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Outline Zoning Plan Relating to the Development
 關乎發展項目的分區計劃大綱圖等



Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/34, gazetted on 8th June 2018, with adjustments where necessary as shown in red.

摘錄自2018年6月8日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/34，有需要處經修正處理，並以紅色顯示。

NOTATION 圖例

ZONES 地帶

R(B)	RESIDENTIAL (GROUP B) 住宅(乙類)
R(C)	RESIDENTIAL (GROUP C) 住宅(丙類)
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
V	VILLAGE TYPE DEVELOPMENT 鄉村式發展
GB	GREEN BELT 綠化地帶

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION	主要道路及路口
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MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線
PLANNING AREA NUMBER	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度(在主水平基準上若干米)

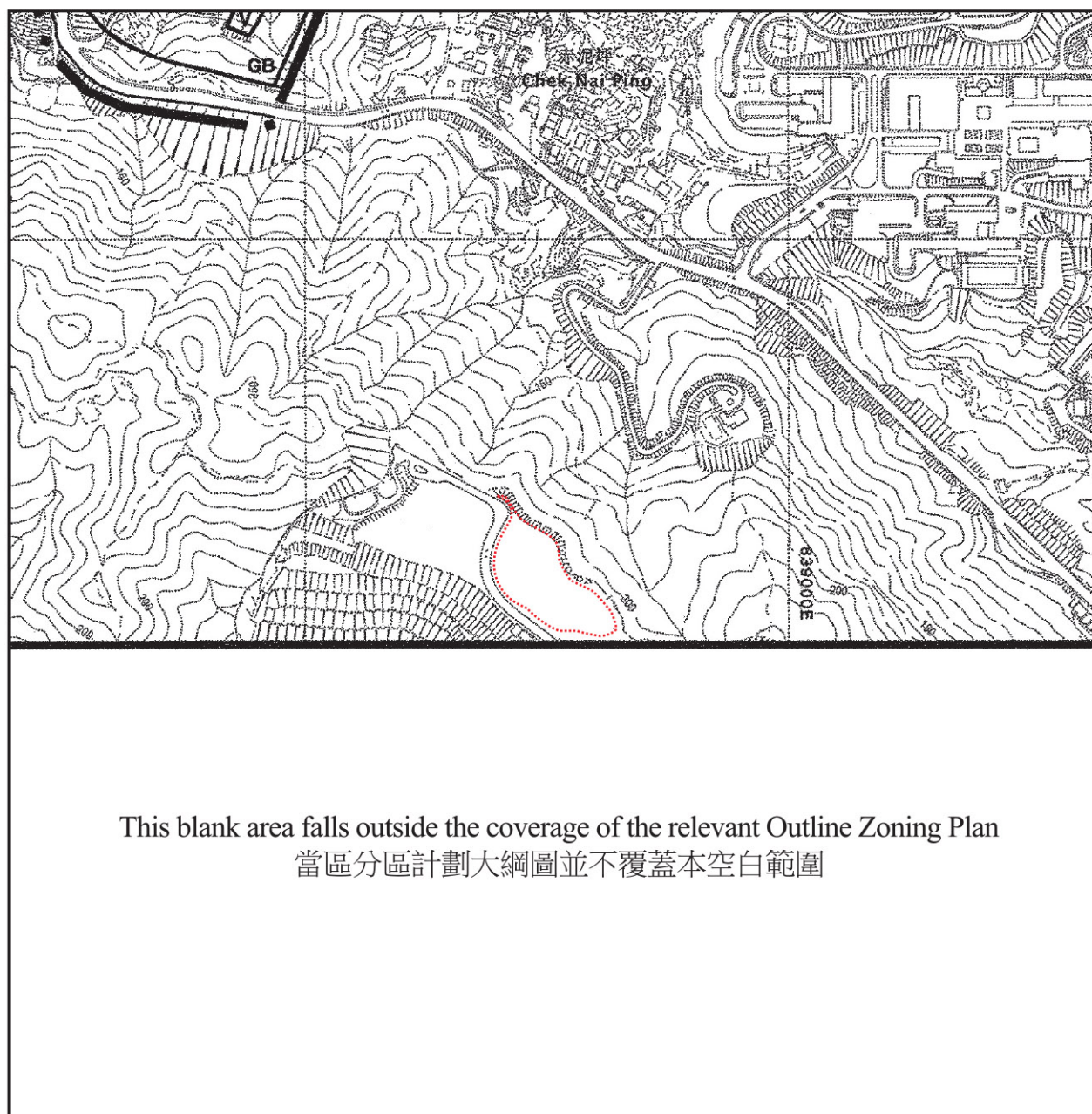
THIS AREA IS NOT COVERED UNDER OUTLINE ZONING PLAN OR DEVELOPMENT PERMISSION AREA PLAN, OR THE PLAN DEEMED TO BE A DRAFT PLAN.
 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

- Note:
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
 - The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
 - The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
 - The 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.

- 備註：
- 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
 - 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
 - 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
 - 此地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。



Outline Zoning Plan Relating to the Development 關乎發展項目的分區計劃大綱圖等



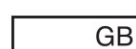
 Location of the Development
發展項目的位置

SCALE 比例尺:  100 0 100 200 300 400 500M(米)

Adopted from part of the Approved Tai Po Outline Zoning Plan No. S/TP/28, gazetted on 31st August 2018, with adjustments where necessary as shown in red.

NOTATION 圖例

ZONES 地帶

	VILLAGE TYPE DEVELOPMENT 鄉村式發展
	GREEN BELT 綠化地帶

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

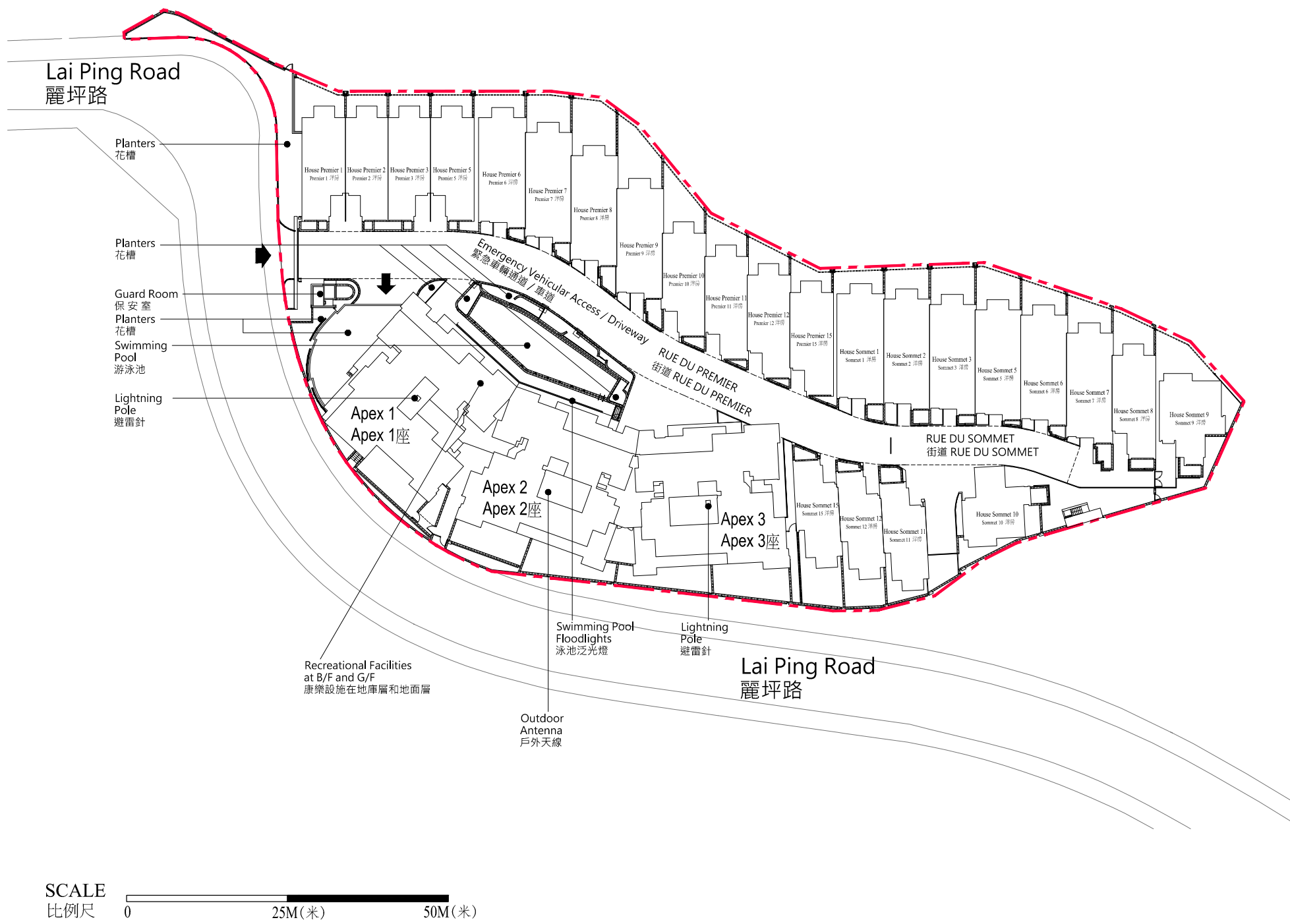
Note:

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2. 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地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。

Layout Plan of the Development
發展項目的布局圖



- BOUNDARY LINE OF DEVELOPMENT
發展項目邊界線
- ➡ ACCESS TO DEVELOPMENT FROM LAI PING ROAD
由麗坪路進入發展項目之入口
- ⬇ ACCESS TO CARPARK
停車場入口