

14.公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」、「住宅公用地方與設施」及「商業公用地方與設施」，並在適用的情況下包括《建築物管理條例》（第344章）附表1所列舉的適當及相關公用部分。

「屋苑公用地方與設施」指提供屋苑整體公用及共享的屋苑地方與設施，包括但不限於地基、柱、樑、樓板及不屬於或構成「住宅公用地方」或住宅單位或「商業發展」或廣告牌一部分的其他結構性支承物、斜坡及護土牆(如有的話)、提供安裝或使用天線廣播分導或電訊網絡設施的地方、現有通行權、現有通道、所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑外牆部分及地方、公共天線、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、機械設備和其他類似的裝置、設施或服務，以及由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的其他地方、裝置及設施。

「住宅公用地方與設施」指提供住宅發展整體公用及共享的住宅發展地方與設施，包括但不限於並非屬於「屋苑公用地方」或「商業發展」或廣告牌或住宅單位一部分的屋苑外牆(包括其建築鱗片及特色、毗連住宅單位而用作安放冷氣機之平台(包括通風用之百葉窗(如有的話))，或指定用作安放冷氣機的其他地方(如有的話)、該屋苑之玻璃幕牆結構(不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的部分)，但不包括露台、工作平台、平台或構成相關住宅單位的指明天台部分的玻璃欄杆、金屬欄杆或欄杆、康樂地方與設施、管理員、看守員及管理職員的辦公室及/或櫃枱、所有在附於公契的圖則上顯示為「住宅公用地方」的部分、所有升降機、電線、電纜、導管、喉管、排水渠、位於康樂地方與設施的運動及康樂設施、專屬住宅發展的所有機電裝置及設備，以及由首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的其他地方、裝置及設施。

「商業公用地方與設施」指提供商業發展整體公用及共享的商業發展地方與設施，包括但不限於所有在附於公契的圖則上顯示為「商業公用地方」的屋苑地方、所有在附於公契的圖則上顯示為「商業公用地方」的屋苑外牆部分、電纜、水管、電線、管槽、排水渠、機械設備和其他類似的裝置、設施或服務，以及由首位擁有人按照公契的條款在任何時候指定用作「商業公用地方與設施」的其他地方、裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

樓層 \ 室	A	B	C	D	E
5樓	17/2,900	18/2,900	15/2,900	15/2,900	20/2,900
6樓至12樓及15樓	18/2,900	19/2,900	15/2,900	15/2,900	15/2,900
16樓至23樓及25樓至27樓	17/2,900	19/2,900	15/2,900	15/2,900	15/2,900
28樓至32樓	17/2,900	19/2,900	15/2,900	15/2,900	18/2,900
33樓	17/2,900	26/2,900	21/2,900	-	-

備註：不設4樓、13樓、14樓及24樓。

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支(包括管理人酬金)。該應繳的份額比例，應與分配給該擁有人的住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳交的四個月管理費。

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

備註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

14.公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344).

“Estate Common Areas and Facilities” means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and includes but not limited to the foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of the Residential Common Areas or the Residential Units or the Commercial Development or the Advertising Spaces, the Slopes and Retaining Walls (if any), areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, the Existing Right of Way, the Existing Service Lane, all those portions of the external walls of the Estate and all those areas shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant, communal aerial, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services and such additional areas, devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas and Facilities” means those parts and facilities of the Residential Development intended for the common use and benefit of the Residential Development as a whole and includes but not limited to the external walls of the Estate which do not form part of the Estate Common Areas or the Commercial Development or the Advertising Spaces or the Residential Units including the architecture fins and features thereon, the air-conditioner platforms (including the louvers thereof (if any)) adjacent to the Residential Units or such other area(s), if any, as may be designated for that purpose, the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units) BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units, the Recreational Areas and Facilities, office and/or counter for caretaker, watchman and management staff, all those areas shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities, all mechanical and electrical installations and equipment exclusively for the Residential Development and such additional areas, devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Commercial Common Areas and Facilities” means those parts and facilities of the Commercial Development intended for the common use and benefit of the Commercial Development as a whole and includes but not limited to all those areas of the Estate shown as the Commercial Common Areas on the plans annexed to the Deed of Mutual Covenant, all those portions of the external walls of the Estate shown as the Commercial Common Areas on the plans annexed to the Deed of Mutual Covenant, cables, pipes, wires, ducts, drains, plant and machinery and other like installations, facilities or services and such additional areas, devices and facilities of the Estate as may at any time be designated as the Commercial Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

2. The number of undivided shares assigned to each residential property in the development

Floor \ Flat	A	B	C	D	E
5/F	17/2,900	18/2,900	15/2,900	15/2,900	20/2,900
6/F-12/F and 15/F	18/2,900	19/2,900	15/2,900	15/2,900	15/2,900
16/F-23/F and 25/F-27/F	17/2,900	19/2,900	15/2,900	15/2,900	15/2,900
28/F-32/F	17/2,900	19/2,900	15/2,900	15/2,900	18/2,900
33/F	17/2,900	26/2,900	21/2,900	-	-

Note: 4/F, 13/F, 14/F and 24/F are omitted.

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager’s appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager’s remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

6. The area (if any) in the development retained by the owner for that owner’s own use

Not applicable.

Note: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

15.批地文件的摘要

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位處於內地段第7512號、內地段第7513號、內地段第7514號及內地段第7515號（統稱「發展地段」）。

2. 「發展地段」是根據4份政府租契持有，即(i)日期為1964年3月23日的內地段第7512號政府租契；(ii)日期為1965年1月13日的內地段第7513號政府租契；(iii)日期為1964年6月10日的內地段第7514號政府租契；及(iv)日期為1963年8月6日的內地段第7515號政府租契（統稱「租契」）。每份「租契」的批租年期由1921年9月5日開始75年，其後有權續期75年。

3. 「租契」規定：如非事先獲得政府的許可，「發展地段」不得被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。

根據4份日期分別為(i)2014年7月23日並登記於土地註冊處註冊摘要編號為14080400860016；(ii)2014年7月23日並登記於土地註冊處註冊摘要編號為14080400860022；(iii)2015年1月26日並登記於土地註冊處註冊摘要編號為15020901590011；及(iv)2015年7月22日並登記於土地註冊處註冊摘要編號為15081200810054的厭惡性行業牌照，政府經已批准「發展地段」的註冊業主在「發展地段」上經營或從事製糖、油料（加油站除外）、售肉、食物供應及旅館的行業或業務，但須受該牌照施加的條件所規限。

4. 「租契」規定「承租人」、其遺囑執行人、遺產管理人或受讓人：「此後不時及無論何時及在每當需要時或情況要求時，由「承租人」自費妥善地及足夠地修葺、維持、支持、保養、鋪飾、清洗、洗滌、潔淨、卸空、修改及保存現時或嗣後任何時間位於該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的修葺、清洗及修改工程，以達致令女皇陛下的工務司滿意為止。」

5. 「租契」規定「承租人」、其遺囑執行人、遺產管理人或受讓人：「於本文協定的批租年期內須不時按需要而要求、承擔、支付及准許以合理份數和比例計算的費用及收費，以支付建造、建築、修葺及修改為該批租的處所所需的、或在該批租的處所內的、或屬於該批租的處的所有或任何道路、通道、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，或需與鄰近或毗鄰樓宇共用的該等設施的任何部分。有關的付款比例由該工務司釐定及確定，並可當作欠繳地租的性質追討。」

6. 「租契」規定：「女皇陛下、其工務司或獲指派代表女皇陛下行事的其他人有權在該批租年期內，每年兩次或多次在日間的合理時間內進入該批租的處所從而視察、搜查及觀看該物業的狀況。每當視察時發現有任何頹敗、損壞及需要維修及修正的地方時，須就該處所或其某部分向「承租人」發出書面通

知，或在該處所或其部分留下書面通知，要求「承租人」在三個曆月內，就上述問題進行維修及修正。「承租人」須於其後三個曆月內就上述問題進行維修及修正。」

7. 「租契」規定：「如因應改善殖民地，或不論任何其他公共目的所需，女皇陛下授予全權可向「承租人」在發出三個曆月的通知後，並且根據該工務司公平客觀地估值該地段及在其上面的建築物，向「承租人」作出全面合理的賠償，從而收回、進入及再佔管該批租的處的所有部份或任何部分。本項權利一旦行使，本文所訂的年期及產業權將分別終止、終結及無效。」

8. 內地段第7513號政府租契載有以下保留條款：女皇陛下及內地段第7514號的「承租人」及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時地和於任何時間自由地及不受阻礙地為了適當地使用及享用內地段第7514號的所有目的而經越、再經越、上落、行經及通過在該批租的處所以粉紅色綠斜線顯示在該圖則的部分所豎設的樓梯及樓梯平台（「該通行權」）。根據一份日期為2016年2月24日並登記於土地註冊處註冊摘要編號為16030401960012的解除責任契據，政府已解除「該通行權」，以便終絕及完全終結「該通行權」。

9. 內地段第7514號政府租契載有以下保留條款：女皇陛下及內地段第7513號的「承租人」及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時地和於任何時間自由地及不受阻礙地為了適當地使用及享用內地段第7513號的所有目的而經越、再經越、上落、行經及通過在該批租的處所以粉紅色綠斜線顯示在該圖則的部分所豎設的樓梯及樓梯平台（「該通行權」）。根據一份日期為2016年2月24日並登記於土地註冊處註冊摘要編號為16030401960012的解除責任契據，政府已解除「該通行權」，以便終絕及完全終結「該通行權」。

10. 內地段第7515號政府租契載有以下保留條款：女皇陛下及內地段第7516號的「承租人」及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時地和於任何時間自由地及不受阻礙地為了適當地使用及享用內地段第7516號的所有目的而經越、再經越、上落、行經及通過在該批租的處所以粉紅色綠斜線顯示在該圖則的部分所豎設的樓梯及樓梯平台（「該通行權」）。根據一份日期為2014年10月14日並登記於土地註冊處註冊摘要編號為14101702630010的解除責任契據，政府已解除「該通行權」，以便終絕及完全終結「該通行權」。

11. 內地段第7512號政府租契載有以下保留條款：女皇陛下及內地段第7511號的「承租人」及其租客、傭僕、訪客、工人及其他獲授權的代行人員有權在本批租年期內不時地和於任何時間自由地及不受阻礙地為了適當地使用及享用內地段第7511號的所有目的而經越、再經越、上落、行經及通過在該批租的處所以粉紅色綠斜線顯示在該圖則的部分所豎設的樓梯及樓梯平台（「該通行權」）。根據一份日期為2016年9月26日並登記於土地註冊處註冊摘要編號為16100702650012的解除責任契據，政府已解除「該通行權」，以便終絕及完全終結「該通行權」。

15.批地文件的摘要

SUMMARY OF LAND GRANT

SUMMARY OF LAND GRANT

1. The development is situated on Inland Lot No. 7512, Inland Lot No. 7513, Inland Lot No. 7514 and Inland Lot No. 7515 (collectively “the Lots”).
2. The Lots are respectively held under four Government Leases, namely, (i) the Government Lease of Inland Lot No. 7512 dated 23rd March 1964; (ii) the Government Lease of Inland Lot No. 7513 dated 13th January 1965; (iii) the Government Lease of Inland Lot No. 7514 dated 10th June 1964; and (iv) the Government Lease of Inland Lot No. 7515 dated 6th August 1963 (collectively “the Leases”). Each of the Lots is held for a term of 75 years commencing from 5th September 1921 with a right of renewal for a further term of 75 years.
3. The Leases stipulate that the Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger, or any other noisy noisome or offensive trade or business whatever, without the previous licence of the Government.

By four Offensive Trade Licences respectively (i) dated 23rd July 2014 and registered in the Land Registry by Memorial No. 14080400860016; (ii) dated 23rd July 2014 and registered in the Land Registry by Memorial No. 14080400860022; (iii) dated 26th January 2015 and registered in the Land Registry by Memorial No. 15020901590011; and (iv) dated 22nd July 2015 and registered in the Land Registry by Memorial No. 15081200810054, the Government has granted licences to the registered owner of the Lots to carry out the trade or business of sugar-baker, oilman (excluding petrol filling station), butcher, victualler and tavern-keeper in or upon the Lots subject to the conditions imposed therein.
4. The Leases require the Lessees and their respective Executors, Administrators and Assigns “will from time to time and at all times hereafter when where and as often as need or occasion shall require at the said Lessees own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and Keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of Her said Majesty’s Director of Public Works.”
5. The Leases require the Lessees and their respective Executors, Administrators and Assigns “will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads lanes pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.”
6. The Leases provide that “it shall and may be lawful to and for Her said Majesty by the said Director or other persons deputed to act for Her twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following within which time the said Lessees will repair and amend the same accordingly.”

7. The Leases provide that “Her said Majesty shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.”
8. The Government Lease of Inland Lot No. 7513 contains the exceptions and reservations that Her said Majesty and the Lessee or Lessees of Inland Lot No. 7514 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Inland Lot No. 7514 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the said plan (“the Right of Way”). By a Deed of Release dated 24th February 2016 and registered in the Land Registry by Memorial No. 16030401960012, the Government has released the Right of Way to the intent that the Right of Way shall be extinguished and absolutely determined.
9. The Government Lease of Inland Lot No. 7514 contains the exceptions and reservations that Her said Majesty and the Lessee or Lessees of Inland Lot No. 7513 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Inland Lot No. 7513 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the said plan (“the Right of Way”). By a Deed of Release dated 24th February 2016 and registered in the Land Registry by Memorial No. 16030401960012, the Government has released the Right of Way to the intent that the Right of Way shall be extinguished and absolutely determined.
10. The Government Lease of Inland Lot No. 7515 contains the exceptions and reservations that Her said Majesty and the Lessee or Lessees of Inland Lot No. 7516 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Inland Lot No. 7516 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the said plan (“the Right of Way”). By a Deed of Release dated 14th October 2014 and registered in the Land Registry by Memorial No. 14101702630010, the Government has released the Right of Way to the intent that the Right of Way shall be extinguished and absolutely determined.
11. The Government Lease of Inland Lot No. 7512 contains the exceptions and reservations that Her said Majesty and the Lessee or Lessees of Inland Lot No. 7511 and their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Inland Lot No. 7511 to pass and repass up down on along over by and through the staircase and landings erected on that portion of the said demised premises coloured pink hatched green on the said plan (“the Right of Way”). By a Deed of Release dated 26th September 2016 and registered in the Land Registry by Memorial No. 16100702650012, the Government has released the Right of Way to the intent that the Right of Way shall be extinguished and absolutely determined.

16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

1. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施
不適用。
2. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地
不適用。
3. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分
不適用。

1. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not applicable.
2. Any facilities or open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development
Not applicable.
3. Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)
Not applicable.

17. 對買方的警告

WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用的上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

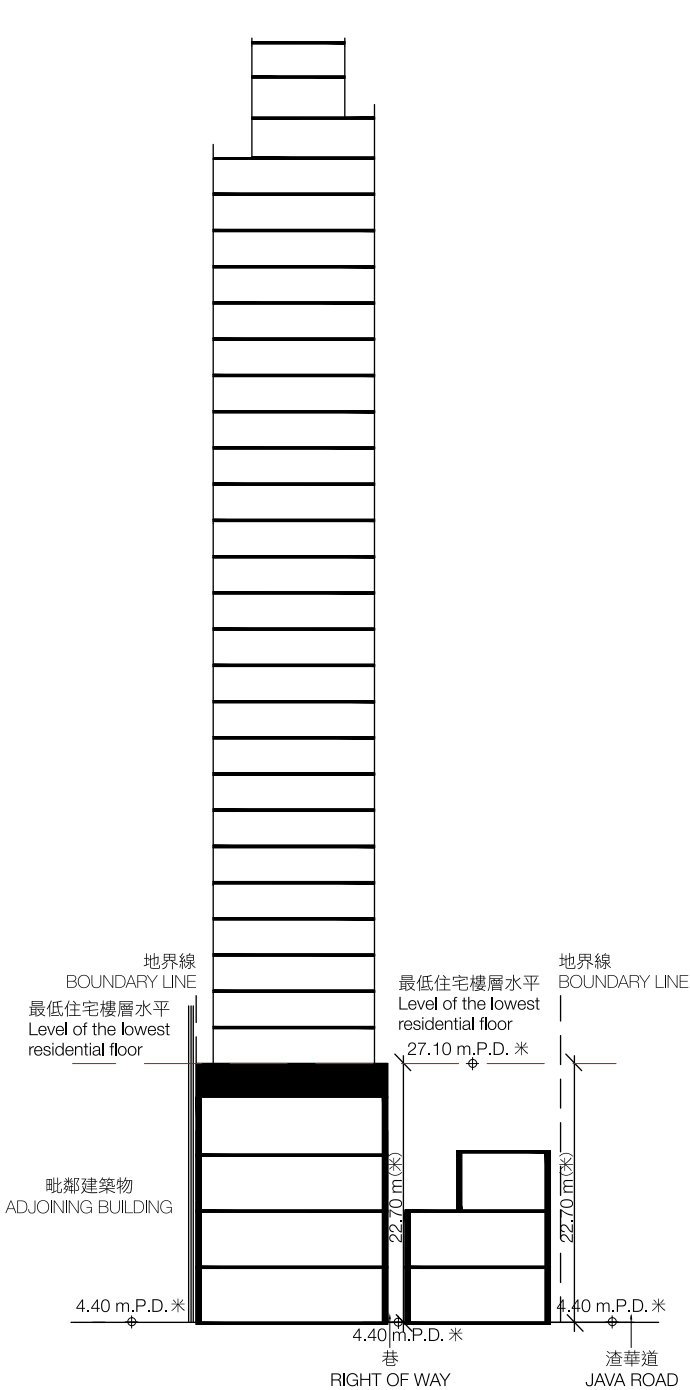
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
 - (i) that firm may not be able to protect your interests; and
 - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

18.發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

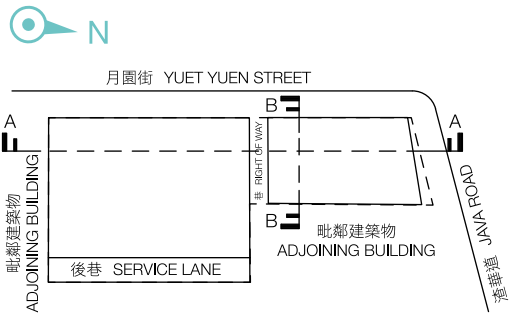
橫截面圖 A-A
Cross - Section Plan A-A

		高層天台	UPPER ROOF
		升降機機房	LIFT MACHINE ROOM
		天台 (避火層)	ROOF (REFUGE FLOOR)
33樓	33/F	住宅樓層	RESIDENTIAL UNITS
32樓	32/F	住宅樓層	RESIDENTIAL UNITS
31樓	31/F	住宅樓層	RESIDENTIAL UNITS
30樓	30/F	住宅樓層	RESIDENTIAL UNITS
29樓	29/F	住宅樓層	RESIDENTIAL UNITS
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
3樓	3/F	花園 / 機電樓層	LANDSCAPE GARDEN / E & M FLOOR
2樓	2/F	康樂設施 / 機電樓層	RECREATIONAL FACILITIES/ E & M FLOOR
1樓	1/F	商舖 / 機電樓層	SHOP/ E & M FLOOR
地下	G/F	商舖 / 入口大堂	SHOP/ ENTRANCE LOBBY



1. 毗鄰建築物的一段巷為香港主水平基準以上4.4米。
2. 毗鄰建築物的一段渣華道為香港主水平基準以上4.4米。
3. 建築物最低住宅樓層水平為香港主水平基準以上27.10米。
4. 紅色虛線為最低住宅樓層水平。

1. The part of Right of Way adjacent to the building is 4.4 metres above the Hong Kong Principal Datum.
2. The part of Java Road adjacent to the building is 4.4 metres above the Hong Kong Principal Datum.
3. The level of the lowest residential floor is 27.10 metres above the Hong Kong Principal Datum.
4. Red dotted line denotes the level of the lowest residential floor.



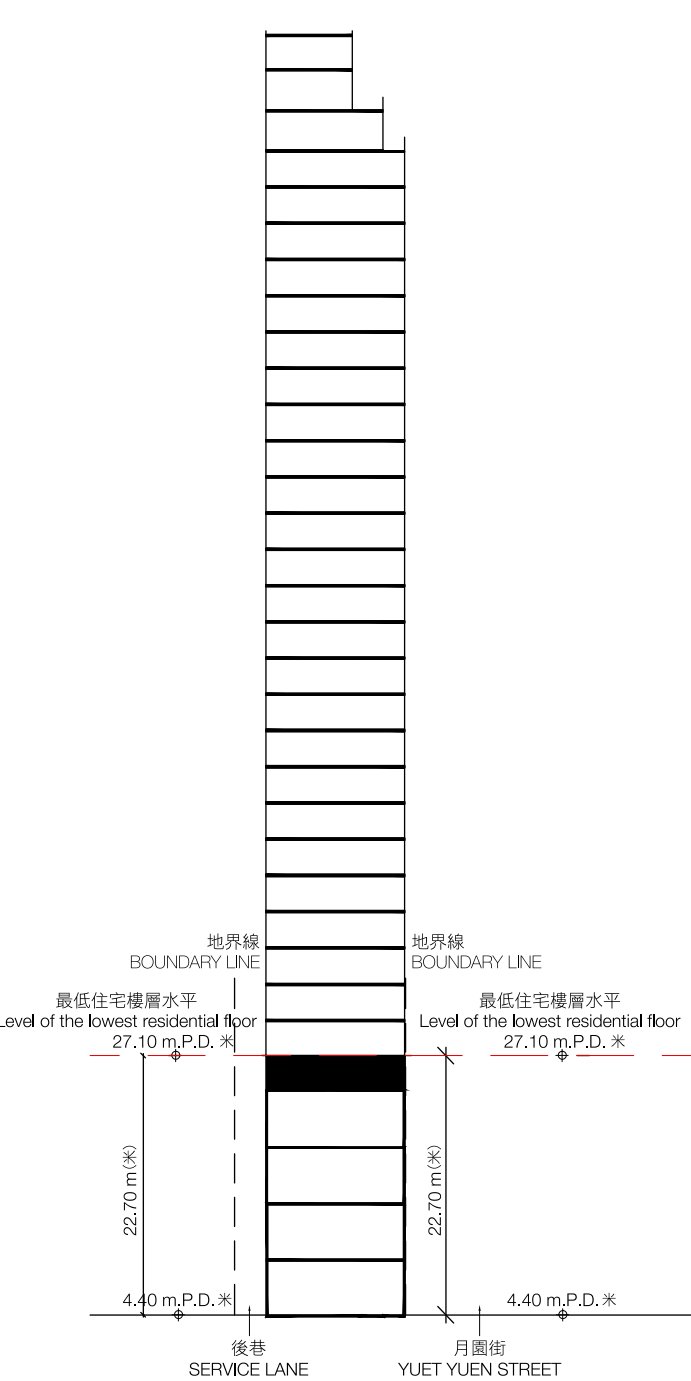
橫截面圖 B-B
Cross - Section Plan B-B



18.發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

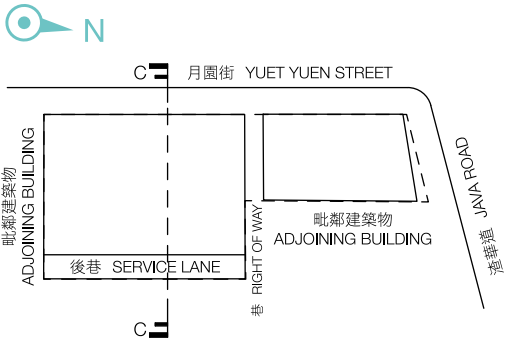
橫截面圖 C-C
Cross - Section Plan C-C



		高層天台	UPPER ROOF
		升降機機房	LIFT MACHINE ROOM
		天台 (避火層)	ROOF (REFUGE FLOOR)
33樓	33/F	住宅樓層	RESIDENTIAL UNITS
32樓	32/F	住宅樓層	RESIDENTIAL UNITS
31樓	31/F	住宅樓層	RESIDENTIAL UNITS
30樓	30/F	住宅樓層	RESIDENTIAL UNITS
29樓	29/F	住宅樓層	RESIDENTIAL UNITS
28樓	28/F	住宅樓層	RESIDENTIAL UNITS
27樓	27/F	住宅樓層	RESIDENTIAL UNITS
26樓	26/F	住宅樓層	RESIDENTIAL UNITS
25樓	25/F	住宅樓層	RESIDENTIAL UNITS
23樓	23/F	住宅樓層	RESIDENTIAL UNITS
22樓	22/F	住宅樓層	RESIDENTIAL UNITS
21樓	21/F	住宅樓層	RESIDENTIAL UNITS
20樓	20/F	住宅樓層	RESIDENTIAL UNITS
19樓	19/F	住宅樓層	RESIDENTIAL UNITS
18樓	18/F	住宅樓層	RESIDENTIAL UNITS
17樓	17/F	住宅樓層	RESIDENTIAL UNITS
16樓	16/F	住宅樓層	RESIDENTIAL UNITS
15樓	15/F	住宅樓層	RESIDENTIAL UNITS
12樓	12/F	住宅樓層	RESIDENTIAL UNITS
11樓	11/F	住宅樓層	RESIDENTIAL UNITS
10樓	10/F	住宅樓層	RESIDENTIAL UNITS
9樓	9/F	住宅樓層	RESIDENTIAL UNITS
8樓	8/F	住宅樓層	RESIDENTIAL UNITS
7樓	7/F	住宅樓層	RESIDENTIAL UNITS
6樓	6/F	住宅樓層	RESIDENTIAL UNITS
5樓	5/F	住宅樓層	RESIDENTIAL UNITS
		結構轉接層	TRANSFER PLATE
3樓	3/F	花園 / 機電樓層	LANDSCAPE GARDEN / E & M FLOOR
2樓	2/F	康樂設施 / 機電樓層	RECREATIONAL FACILITIES/ E & M FLOOR
1樓	1/F	商舖 / 機電樓層	SHOP/ E & M FLOOR
地下	G/F	商舖 / 入口大堂	SHOP/ ENTRANCE LOBBY

1. 毗鄰建築物的一段後巷為香港主水平基準以上4.4米。
2. 毗鄰建築物的一段月園街為香港主水平基準以上4.4米。
3. 建築物最低住宅樓層水平為香港主水平基準以上27.10米。
4. 紅色虛線為最低住宅樓層水平。

1. The part of service lane adjacent to the building is 4.4 metres above the Hong Kong Principal Datum.
2. The part of Yuet Yuen Street adjacent to the building is 4.4 metres above the Hong Kong Principal Datum.
3. The level of the lowest residential floor is 27.10 metres above the Hong Kong Principal Datum.
4. Red dotted line denotes the level of the lowest residential floor.



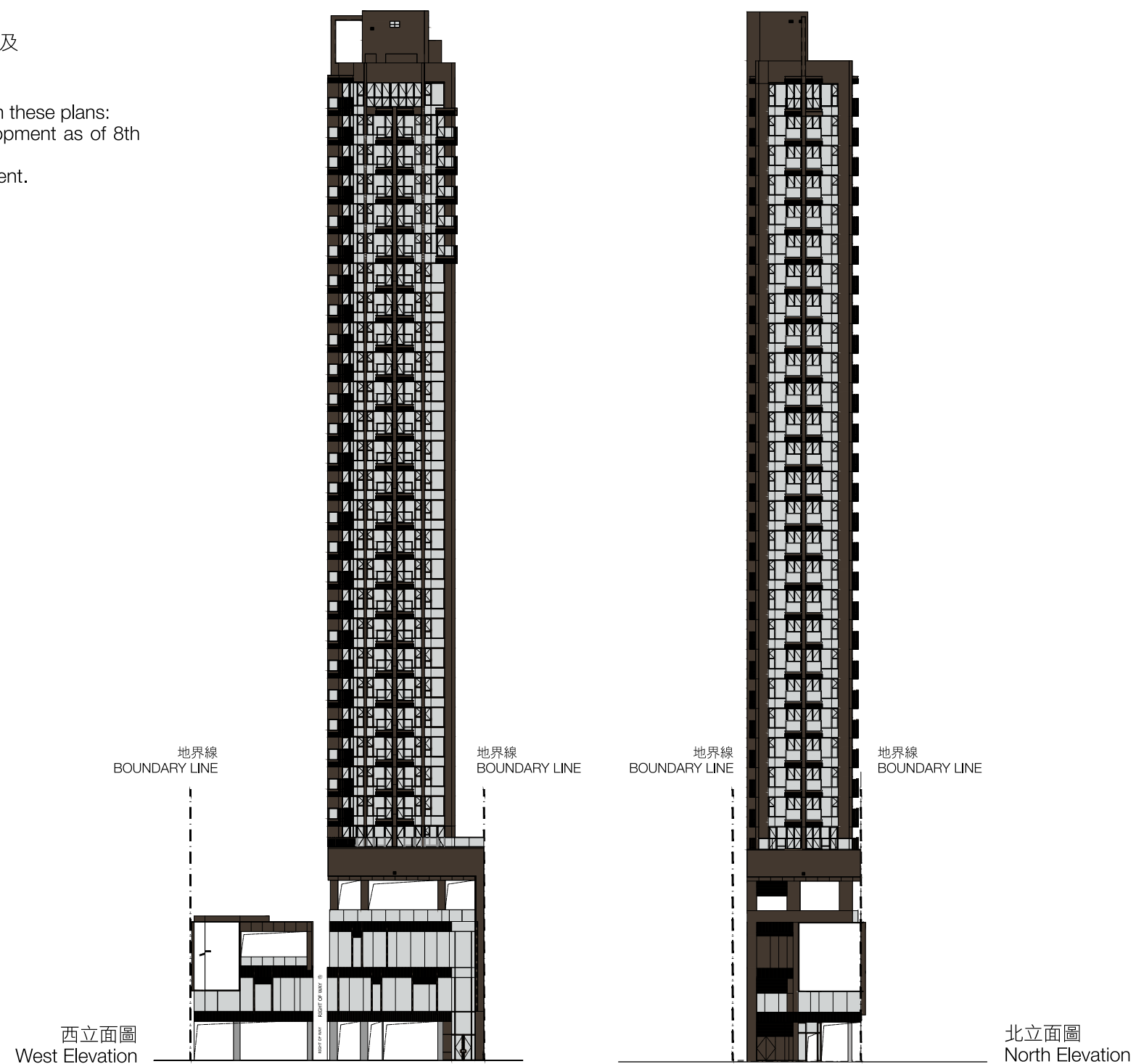
19. 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2018年6月8日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 8th June 2018 specified by the authorized person; and
2. are in general accordance with the outward appearance of the development.



19. 立面圖

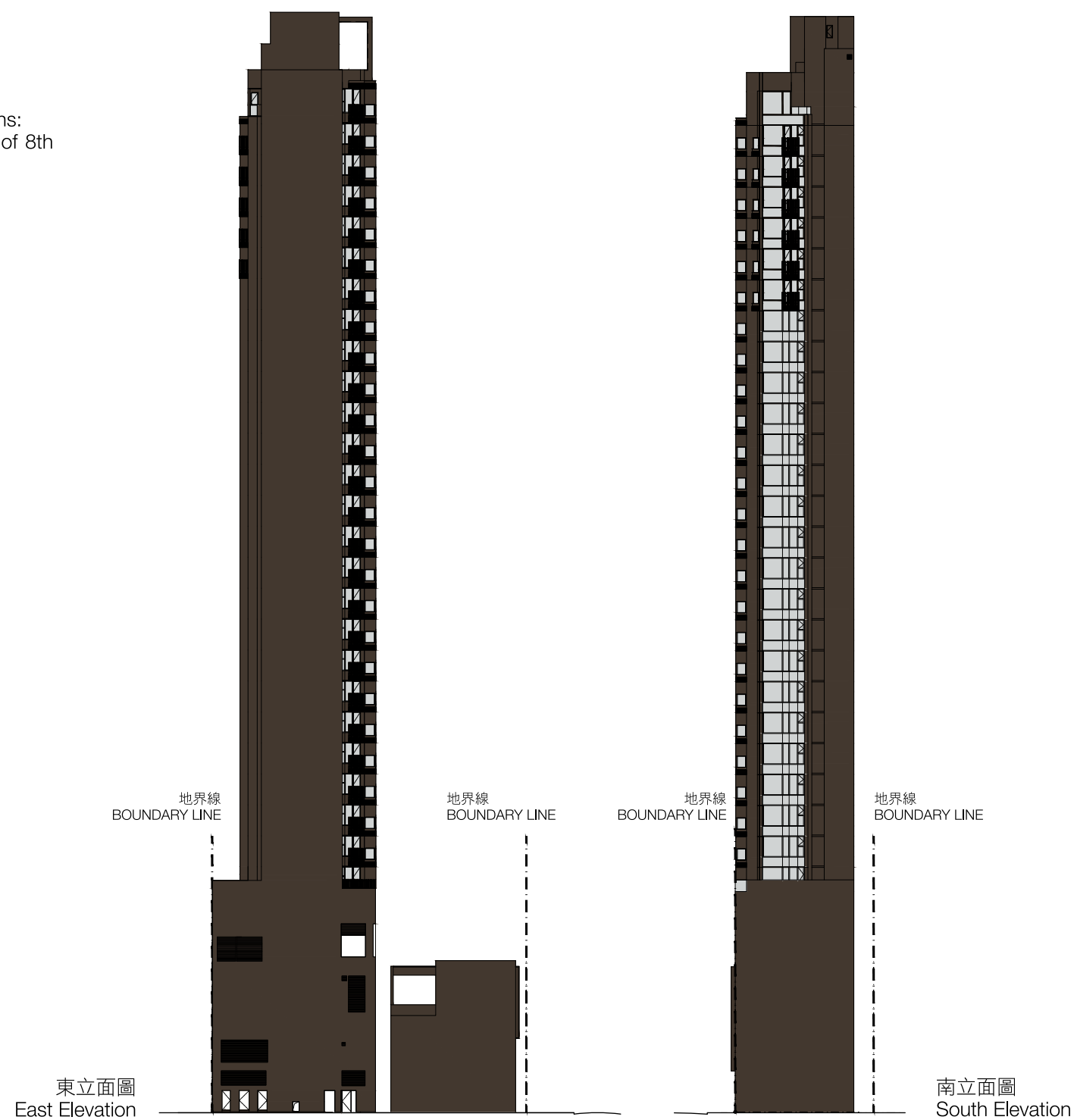
ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2018年6月8日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 8th June 2018 specified by the authorized person; and
2. are in general accordance with the outward appearance of the development.



20.發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋面積 Covered Area	沒有上蓋遮蓋面積 Uncovered Area
康樂設施（包括供住客使用的任何康樂設施） Recreational Facilities (including any recreational facilities for residents' use)	2樓 2/F	133.968 平方米 sq. metre 1442 平方呎 sq. ft.	—
平台（供住客使用的公用花園） Flat Roof (Communal Garden for residents' use)	3樓 3/F	85.686 平方米 sq. metre 922 平方呎 sq. ft.	—

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

21. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 –
住宅物業每一已簽立的公契。
(b) 無須為閱覽付費。

1. Copies of outline zoning plan relating to the development are available for inspection at www.ozp.tpb.gov.hk.
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold –
Every deed of mutual covenant in respect of the residential property that has been executed.
(b) The inspection is free of charge.