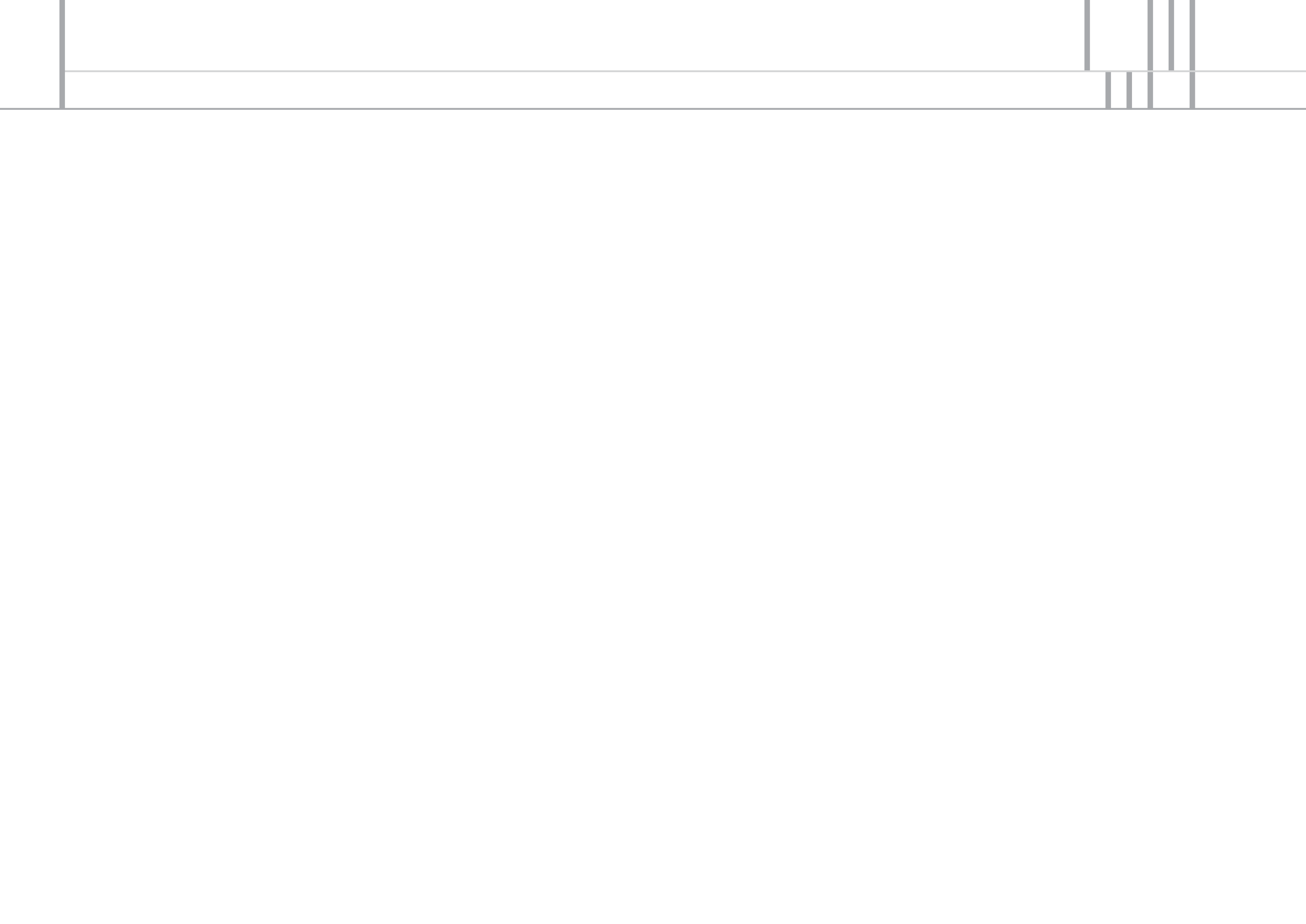


23-39 BLUE POOL ROAD
藍塘道 23-39

售樓說明書 SALES BROCHURE



一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址：www.srpe.gov.hk)，參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)、以及/或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部及內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項——

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會
網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

地產代理監管局
網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

香港地產建設商會
電話 : 2826 0111
傳真 : 2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

Notes to Purchasers of First-hand Residential Properties

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

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

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council		
Website	:	www.consumer.org.hk
Telephone	:	2929 2222
Email	:	cc@consumer.org.hk
Fax	:	2856 3611

Estate Agents Authority		
Website	:	www.eaa.org.hk
Telephone	:	2111 2777
Email	:	enquiry@eaa.org.hk
Fax	:	2598 9596

Real Estate Developers Association of Hong Kong		
Telephone	:	2826 0111
Fax	:	2845 2521

Sales of First-hand Residential Properties Authority

Transport and Housing Bureau

August 2017

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

發展項目的資料

INFORMATION ON THE DEVELOPMENT

發展項目名稱：

藍塘道 23-39

發展項目所位於的街道的名稱：

藍塘道

由差餉物業估價署署長為識別發展項目的目的而編配的街道門牌號數：

23,25,27,29,31,33,35,37 及 39 號

每幢多單位建築物的樓層總數：

3

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

地下, 一樓, 二樓, 天台, 上層天台

每幢有不依連續次序的多單位建築物內被略去的樓層號數：

不適用

每幢多單位建築物內的庇護層：

沒有

Name of the Development:

23-39 Blue Pool Road

Name of the street at which the Development is situated:

Blue Pool Road

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development:

No. 23, 25, 27, 29, 31, 33, 35, 37 & 39

Number of storeys of each multi-unit building:

3

Floor numbering in each multi-unit building as provided in the approved building plans for the Development:

G/F, 1/F, 2/F, R/F, Upper Roof

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order:

Nil

Refuge Floors of each multi-unit building:

Nil

賣方及有參與發展項目的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方：

樂古有限公司

賣方的控權公司：

恒隆集團有限公司
恒隆地產有限公司
Spring Investments Limited
Newhart Investments Limited

發展項目的認可人士，如發展項目的認可人士以其專業身分擔任某商號或法團的經營人、董事或僱員，該商號或法團：

呂元祥建築師事務所(香港)有限公司之呂元祥博士

發展項目的承建商：

泰昇建築工程有限公司

就發展項目中的住宅物業出售而代表賣方行事的律師事務所名稱：

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：

不適用

已為發展項目的建造貸款的任何其他人：

恒隆地產融資有限公司

Vendor:

Lockoo Limited

Holding Company of the Vendor:

Hang Lung Group Limited
Hang Lung Properties Limited
Spring Investments Limited
Newhart Investments Limited

Authorized Person and the firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity:

Dr. Ronald Lu of Ronald Lu & Partners (Hong Kong) Ltd

Building Contractor for the Development:

Tysan Building Construction Company Ltd.

Solicitors acting for the Vendor for the sale of residential properties in the Development:

Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development:

Not Applicable

Any other person who has made a loan for the construction of the Development:

HLP Treasury Limited

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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；	否
(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	否
(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；	否
(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；	否
(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；	否
(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或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(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；	否
(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；	否
(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；	否
(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份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(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。	否

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(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;	No
(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;	No
(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;	No
(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 the Vendor, holding company or contractor;	No
(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;	No
(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;	No
(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;	No
(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;	No

(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;	No
(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;	No
(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.	No

發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目沒有構成圍封牆的一部份的非結構的預製外牆。
There is no non-structural prefabricated external walls forming part of the enclosing wall in the Development.

發展項目有構成圍封牆的一部份的幕牆。
There are curtain walls forming part of the enclosing wall in the Development.

每幢建築物幕牆的厚度範圍為130毫米至250毫米。
The range of thickness of curtain wall of each building is 130 to 250mm.

每個住宅物業的幕牆的總面積表
Schedule of total area of the curtain walls of each residential property

住宅物業的描述* Description of Residential Property*	每個住宅物業的幕牆總面積 (平方米) Total Area of Curtain Walls of each residential property(sq. metre)
藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	10.153
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	10.358
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	10.153
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	10.358
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	10.153
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	10.358
藍塘道29號A單位 Unit A, No. 29 Blue Pool Road	10.153
藍塘道29號B單位 Unit B, No. 29 Blue Pool Road	10.358
藍塘道31號A單位 Unit A, No. 31 Blue Pool Road	10.153
藍塘道31號B單位 Unit B, No. 31 Blue Pool Road	10.358
藍塘道33號A單位 Unit A, No. 33 Blue Pool Road	10.153
藍塘道33號B單位 Unit B, No. 33 Blue Pool Road	10.358
藍塘道35號A單位 Unit A, No. 35 Blue Pool Road	10.153
藍塘道35號B單位 Unit B, No. 35 Blue Pool Road	10.358
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	10.153
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	10.358
藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	10.153
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	10.358

*備注: 於經批准圖則中,每個住宅物業亦有於下列右邊表格縱行所示的相應描述。
*Remarks: Each residential property also has the corresponding description under the approved building plans as stated in the column on the right side in the table below

藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	10號屋A單位 Unit A, House 10
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	10號屋B單位 Unit B, House 10
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	9號屋A單位 Unit A, House 9
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	9號屋B單位 Unit B, House 9
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	8號屋A單位 Unit A, House 8
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	8號屋B單位 Unit B, House 8
藍塘道29號A單位 Unit A, No. 29 Blue Pool Road	7號屋A單位 Unit A, House 7
藍塘道29號B單位 Unit B, No. 29 Blue Pool Road	7號屋B單位 Unit B, House 7
藍塘道31號A單位 Unit A, No. 31 Blue Pool Road	6號屋A單位 Unit A, House 6
藍塘道31號B單位 Unit B, No. 31 Blue Pool Road	6號屋B單位 Unit B, House 6
藍塘道33號A單位 Unit A, No. 33 Blue Pool Road	5號屋A單位 Unit A, House 5
藍塘道33號B單位 Unit B, No. 33 Blue Pool Road	5號屋B單位 Unit B, House 5
藍塘道35號A單位 Unit A, No. 35 Blue Pool Road	3號屋A單位 Unit A, House 3
藍塘道35號B單位 Unit B, No. 35 Blue Pool Road	3號屋B單位 Unit B, House 3
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	2號屋A單位 Unit A, House 2
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	2號屋B單位 Unit B, House 2
藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	1號屋A單位 Unit A, House 1
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	1號屋B單位 Unit B, House 1

物業管理的資料

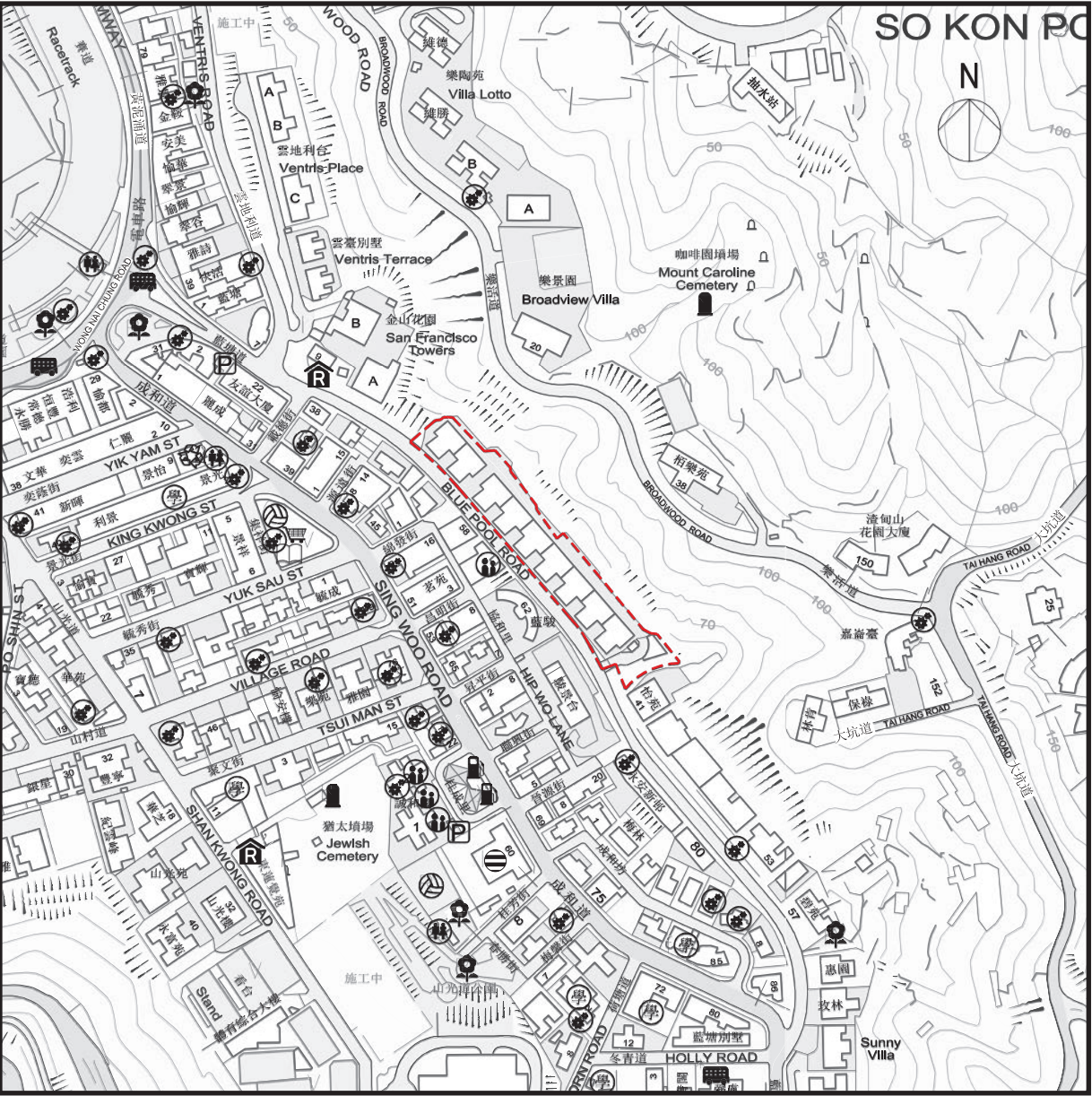
INFORMATION ON PROPERTY MANAGEMENT

於本售樓說明書編制時根據公契的最新擬稿獲委任的管理人：
第一太平戴維斯物業管理有限公司

The manager to be appointed under the latest draft deed of mutual covenant as at the date on which this sales brochure is printed:
Savills Property Management Limited

發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



Scale 比例 0 50 100 150 200 250M米

發展項目的所在位置
Location of the Development

資料來源 Source of Information :

測繪圖編號11-SE-C，修訂日期 2019年7月11日。測繪圖編號11-SW-D，修訂日期2019年9月19日。
Survey sheet No. 11-SE-C dated 11 Jul 2019. Survey sheet No. 11-SW-D dated 19 Sep 2019.

位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號122/2017。

The location plan reproduced with permission of the Director of Lands. The Government of Hong Kong SAR Licence No. 122/2017.

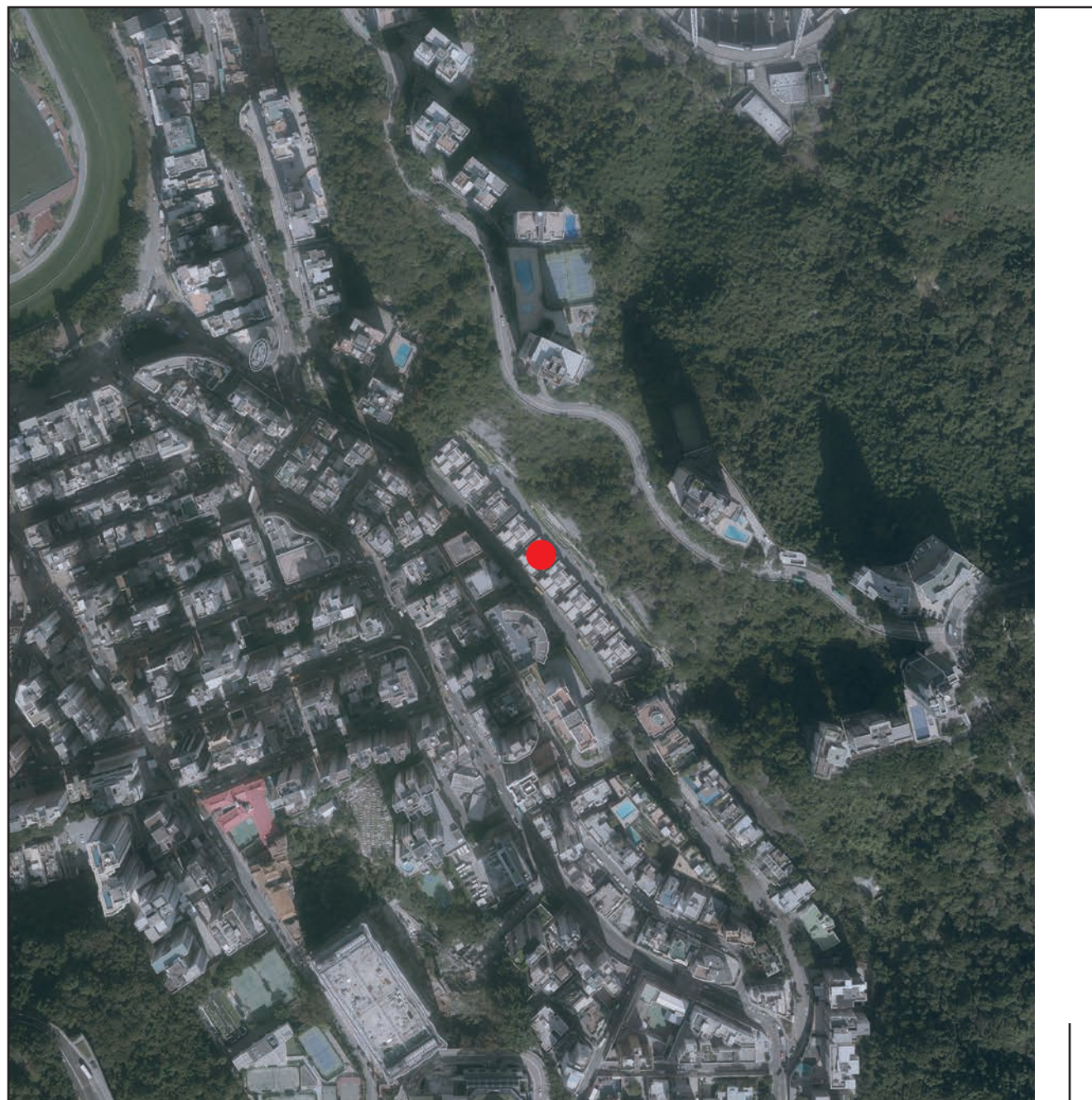
圖例 Legends

- 圖書館 A library
- 油站 A petrol filling station
- 發電廠 (包括電力分站) A power plant (including electricity sub-stations)
- 墳場 A cemetery
- 垃圾收集站 A refuse collection point
- 市場 (包括濕貨市場及批發市場) A market (including a wet market and a wholesale market)
- 警署 A police station
- 公眾停車場 (包括貨車停泊處) A public carpark (including a lorry park)
- 公廁 A public convenience
- 公共交通總站 (包括鐵路車站) A public transport terminal (including a rail station)
- 公用事業設施裝置 A public utility installation
- 宗教場所 (包括教堂、廟宇及祠堂) A religious institution (including a church, a temple and a Tsz Tong)
- 學校 (包括幼稚園) A school (including a kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院)
Social welfare facilities (including an elderly centre and a home for the mentally disabled)
- 體育設施 (包括運動場及游泳池) Sports facilities (including a sports ground and a swimming pool)
- 公園 A public park

於發展項目的所在位置圖中未能顯示之街道全名:
Street Names not shown in full in the location plan of the Development:

藍塘道 Blue Pool Road	綿發街 Min Fat Street	春勝街 Chun Shing Street
樂活道 Broadwood Road	昌明街 Cheong Ming Street	桂芳街 Kwai Fong Street
成和道 Sing Woo Road	昇平街 Shing Ping Street	桂成里 Kwai Sing Lane
梅馨街 Mui Hing Street	聯興街 Lun Hing Street	集祥街 Tsap Tseung Street
載德街 Tsoi Tak Street	晉源街 Tsun Yuen Street	雲地利道 Ventris Road
源遠街 Yuen Yuen Street	普善街 Po Shin Street	
成和坊 Sing Woo Crescent	宏德街 Wang Tak Street	

備註 Remarks:
由於發展項目的邊界不規則的技術問題，此位置圖所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
Due to technical reasons that the boundary of the Development is irregular, this location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
賣方建議準買方到該發展地盤作實地考察，以對該發展項目，其周邊地區環境及附近的公共設施有較佳了解。
The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.



This blank area falls outside the coverage of the aerial photograph.
此空白範圍不為本鳥瞰照片所覆蓋。

● 發展項目的位置
Location of the Development

摘錄自地政總署測繪於 2019 年 1 月 25 日 8,000 呎飛行高度拍攝之鳥瞰照片，編號為 E055785C。
Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height 8,000 feet. Photo No. E055785C, dated 25 Jan 2019.

備註 Note:

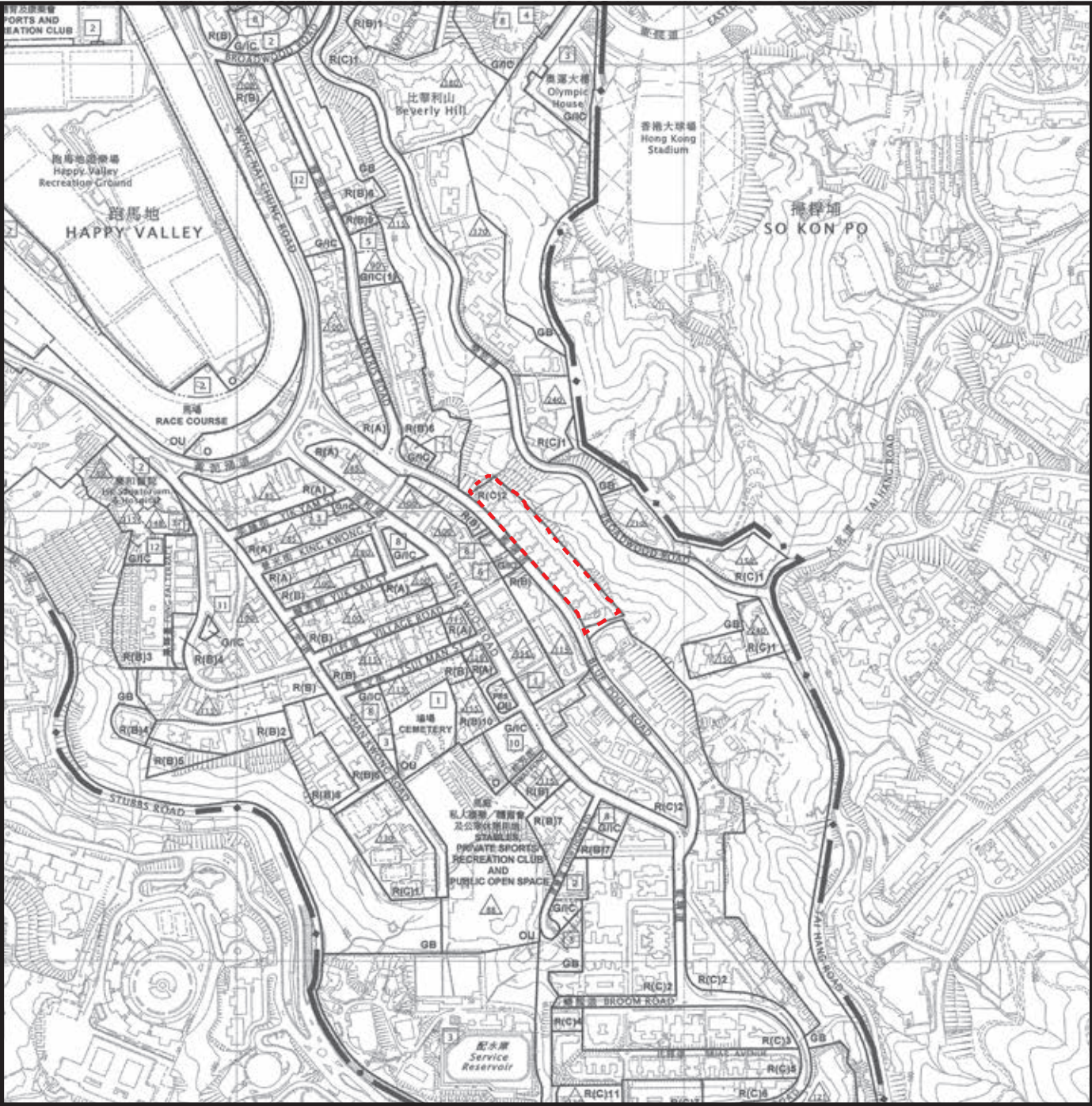
由於發展項目的邊界不規則的技術問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》所規定的範圍。
Due to technical reason that the boundary of the Development is irregular, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

「香港特別行政區政府地政總署測繪版權所有未經許可不得複製」

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關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



Scale 比例 0 100 200 300 400 500M米

發展項目的所在位置
Location of the Development

圖例 NOTATION

地帶 ZONES

- C 商業 Commercial
- R(A) 住宅 (甲類) Residential (Group A)
- R(B) 住宅 (乙類) Residential (Group B)
- R(C) 住宅 (丙類) Residential (Group C)
- G/C 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses
- GB 綠化地帶 Green Belt

交通 COMMUNICATIONS

- 鐵路及車站 (地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Metres Above Principal Datum)
- 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- PFS 加油站 Petrol Filling Station
- NBA 非建築用地 Non-Building Area

按照城市規劃條例第 7 條展示的修訂

Amendments Exhibited Under Section 7 of the Town Planning Ordinance

- 修訂項目 A1 項 Amendment Item A1
- 修訂項目 A2 項 Amendment Item A2

備註 Note:

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《一手宅物業銷售條例》的規定。
Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan may have shown more than the area required under the Residential Properties (First - hand Sales) Ordinance.

摘錄自 2019 年 5 月 24 日刊憲之黃泥涌 (港島規劃區第 7 區) 分區計劃大綱圖 - 編號 S/H7/20。
The extract of the Hong Kong Planning Area No. 7-Wong Nai Chung Outline Zoning Plan (Plan No. S/H7/20) gazetted on 24 May 2019.

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。
The map, 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.



Scale 比例 0 100 200 300 400 500M米

發展項目的所在位置
Location of the Development

圖例 NOTATION

地帶 ZONES

- C 商業 Commercial
- R(A) 住宅 (甲類) Residential (Group A)
- R(B) 住宅 (乙類) Residential (Group B)
- R(C) 住宅 (丙類) Residential (Group C)
- G/I/C 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses
- GB 綠化地帶 Green Belt

交通 COMMUNICATIONS

- STATION 鐵路及車站 (地下) Railway and Station (Underground)
- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- 建築物高度管制區界線 Building Height Control Zone Boundary
- △ 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Metres Above Principal Datum)
- △ 《註釋》內訂明建築物之間的空隙限制 Building Gap Restriction As Stipulated On The Notes
- 8 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
- 非建築用地 Non-Building Area

按照城市規劃條例第5條展示的修訂
Amendments Exhibited Under Section 5 of the Town Planning Ordinance

- 修訂項目F5項 Amendment Item F5
- 修訂項目J1項 Amendment Item J1
- 修訂項目J3項 Amendment Item J3

備註 Note:
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題示的範圍可能超過《一手住宅物業銷售條例》的規定。
Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan have shown more that the area required under the Residential Properties (First-hand Sales) Ordinance.
摘錄自2019年1月18日刊憲之銅鑼灣(港島規劃區第6區)修訂分區計劃大綱圖。編號S/H6/17。
The extract of the Hong Kong Planning Area No.6-Causeway Bay Outline Zoning Plan (Plan No. S/H6/17) gazetted on 18 January 2019.
地圖為規劃署護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。
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關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



Scale 比例 0 100 200 300 400 500M米

發展項目的所在位置
Location of the Development

圖例 NOTATION

地帶 ZONES

- C 商業 Commercial
- R(B) 住宅(乙類) Residential (Group B)
- R(C) 住宅(丙類) Residential (Group C)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- OU 其他指定用途 Other Specified Uses
- GB 綠化地帶 Green Belt
- CP 郊野公園 Country Park

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- PFS 加油站 Petrol Filling Station

備註 Note:

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《一手宅物業銷售條例》的規定。
Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan may have shown more than the area required under the Residential Properties (First - hand Sales) Ordinance.

摘錄自2007年10月18日刊憲之渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱圖-編號S/H13/12。
The extract of the Hong Kong Planning Area No. 13-Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan (Plan No. S/H13/12) gazetted on 18 Oct 2007.

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。
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Scale 比例 0 100 200 300 400 500M米

發展項目的所在位置
Location of the Development

圖例 NOTATION

地帶 ZONES

- C 商業 Commercial
 R(B) 住宅(乙類) Residential (Group B)
 R(C) 住宅(丙類) Residential (Group C)
 G/IC 政府、機構或社區 Government, Institution or Community
 O 休憩用地 Open Space
 OU 其他指定用途 Other Specified Uses
 GB 綠化地帶 Green Belt
 CP 郊野公園 Country Park

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
 郊野公園界線 Boundary of Country Park
 建築物高度管制區界線 Building Height Control Zone Boundary
 最高建築物高度 (在主水平基準上若干米)
Maximum Building Height (In Metres Above Principal Datum)
 最高建築物高度 (樓層數目) Maximum Building Height (In Number of Storeys)
 PFS 加油站 Petrol Filling Station
 非建築用地 Non-Building Area

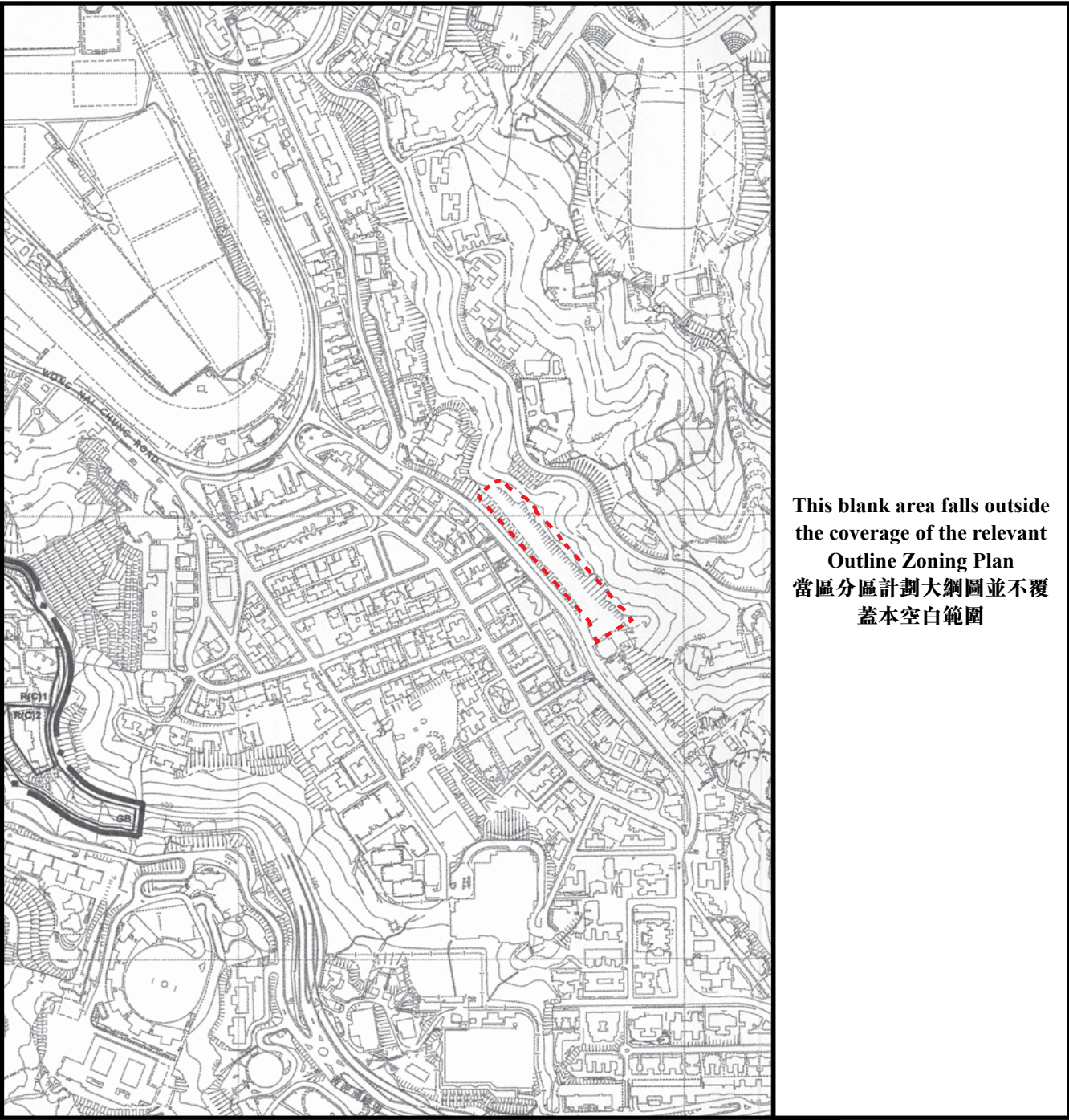
備註 Note:
 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手宅物業銷售條例》的規定。
 Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan may have shown more than the area required under the Residential Properties (First - hand Sales) Ordinance.

摘錄自2018年4月6日刊憲之山頂區(港島規劃區第14區)分區計劃大綱圖-編號S/H14/13。
 The extract of the Hong Kong Planning Area No. 14-The Peak Area Outline Zoning Plan (Plan No. S/H14/13) gazetted on 6 Apr 2018.

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。
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關於發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



Scale 比例 0 100 200 300 400 500M米

發展項目的所在位置
Location of the Development

圖例 NOTATION

地帶 ZONES

- CDA 綜合發展區 Comprehensive Development Area
- R(B) 住宅(乙類) Residential (Group B)
- R(C) 住宅(丙類) Residential (Group C)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space
- GB 綠化地帶 Green Belt

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme

備註 Note:

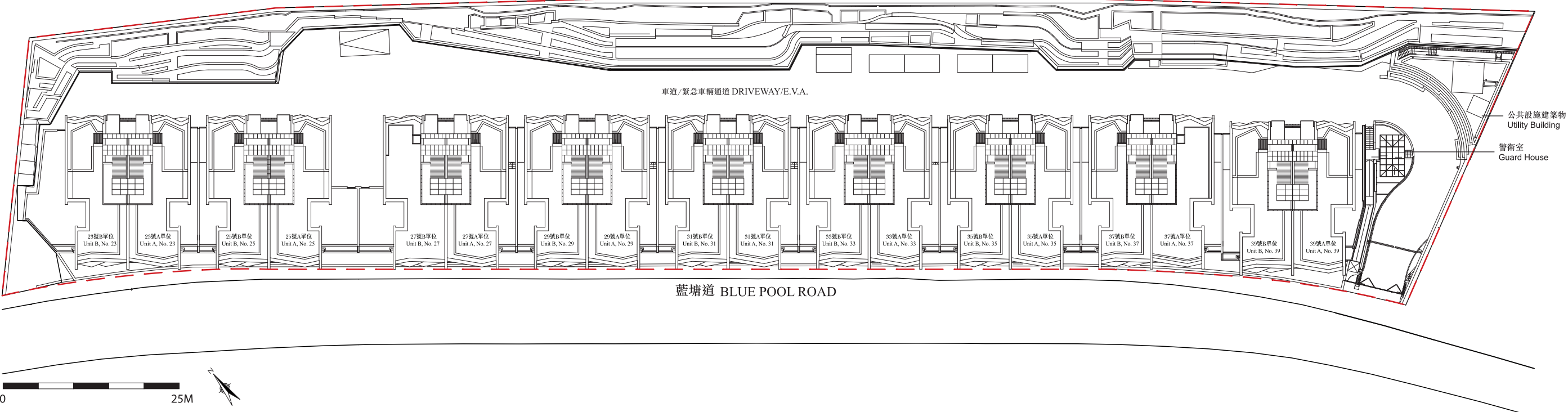
由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手宅物業銷售條例》的規定。
Due to technical reasons that the boundary of the Development is irregular, this Outline Zoning Plan may have shown more than the area required under the Residential Properties (First - hand Sales) Ordinance.

摘錄自2010年9月17日刊憲之半山區東部(港島規劃區第12區)分區計劃大綱圖-編號S/H12/12。
The extract of the Hong Kong Planning Area No. 12-Mid-Levels East Outline Zoning Plan (Plan No. S/H12/12)gazetted on 17 Sept 2010.

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。
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發展項目的布局圖

LAYOUT PLAN OF THE DEVELOPMENT



--- 發展項目的地界線
Boundary Line of the Development

備注：於經批准圖則中,每個住宅物業亦有於下列右邊表格縱行所示的相應描述。
Remarks: Each residential property also has the corresponding description under the approved building plans as stated in the column on the right side in the table below.

藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	10號屋A單位 Unit A, House 10
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	10號屋B單位 Unit B, House 10
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	9號屋A單位 Unit A, House 9
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	9號屋B單位 Unit B, House 9
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	8號屋A單位 Unit A, House 8
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	8號屋B單位 Unit B, House 8
藍塘道29號A單位 Unit A, No. 29 Blue Pool Road	7號屋A單位 Unit A, House 7
藍塘道29號B單位 Unit B, No. 29 Blue Pool Road	7號屋B單位 Unit B, House 7

藍塘道31號A單位 Unit A, No. 31 Blue Pool Road	6號屋A單位 Unit A, House 6
藍塘道31號B單位 Unit B, No. 31 Blue Pool Road	6號屋B單位 Unit B, House 6
藍塘道33號A單位 Unit A, No. 33 Blue Pool Road	5號屋A單位 Unit A, House 5
藍塘道33號B單位 Unit B, No. 33 Blue Pool Road	5號屋B單位 Unit B, House 5
藍塘道35號A單位 Unit A, No. 35 Blue Pool Road	3號屋A單位 Unit A, House 3
藍塘道35號B單位 Unit B, No. 35 Blue Pool Road	3號屋B單位 Unit B, House 3
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	2號屋A單位 Unit A, House 2
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	2號屋B單位 Unit B, House 2

藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	1號屋A單位 Unit A, House 1
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	1號屋B單位 Unit B, House 1

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖的圖例 Legend For Floor Plans of Residential Properties in the Development	
A/C	Air-conditioner 冷氣機
ADJOINING UNIT	Adjoining Unit 毗鄰單位
BALCONY	Balcony 露台
BATH	Bathroom 浴室
BATH 1	Bathroom 1 浴室 1
BATH 2	Bathroom 2 浴室 2
BATH 3	Bathroom 3 浴室 3
BATH 4	Bathroom 4 浴室 4
BEDROOM 1	Bedroom 1 睡房 1
BEDROOM 2	Bedroom 2 睡房 2
BEDROOM 3	Bedroom 3 睡房 3
BEDROOM 4	Bedroom 4 睡房 4
BOUNDARY (BLUE POOL ROAD)	Boundary (Blue Pool Road) 邊界(藍塘道)
BUILDING LINE ABOVE	Building Line Above 建築線置上
CANOPY	Canopy 簷篷
CANOPY ABOVE	Canopy Above 簷篷置上
CLOSET	Closet 衣帽間
DINING	Dining Room 飯廳
DN	Down 落
FAMILY ROOM	Family Room 起居室
FLAT ROOF	Flat Roof 平台
FOYER	Foyer 玄關
GAS METER ROOM	Gas Meter Room 煤氣錶房
GARAGE	Garage 車房
HARD PAVE COURTYARD	Hard Pave Courtyard 硬質道路庭院
JACUZZI	Jacuzzi 按摩浴池
KITCHEN	Kitchen 廚房
LAVATORY	Lavatory 廁所
LIFT	Lift 升降機
LIVING	Living Room 客廳
L.C.C.	Lift Control Cabinet 升降機控制櫃
MASTER BATH	Master Bathroom 主人浴室
MASTER BEDROOM	Master Bedroom 主人睡房
PEDESTRIAN PATH	Pedestrian Path 行人路

發展項目的住宅物業的樓面平面圖的圖例 Legend For Floor Plans of Residential Properties in the Development	
P.D.	Pipe Duct 管導槽
POTTED PLANTER	Potted Planter 盆栽植物
ROLLER SHUTTER	Roller Shutter 捲閘
ROOF	Roof 天台
SAUNA	Sauna Room 桑拿房
STORE	Store Room 儲物室
SHOWER COLUMN	Shower Column 沐浴區
SKYLIGHT	Skylight 天窗
SKYLIGHT ABOVE	Skylight Above 天窗置上
UP	Up 上
UTILITY	Utility Room 多用途房
UTILITY BATH	Utility Bathroom 多用途浴室
VOID	Void 中空
VOID ABOVE	Void Above 中空置上
WATER HEATER AREA 1	Water Heater Area 1 熱水爐區域 1
WATER HEATER AREA 2	Water Heater Area 2 熱水爐區域 2

備註 Note:
於經批准圖則中,每個住宅物業亦有於下列右邊表格縱行所示的相應描述。
Each residential property also has the corresponding description under the approved building plans as stated in the column on the right side in the table below.

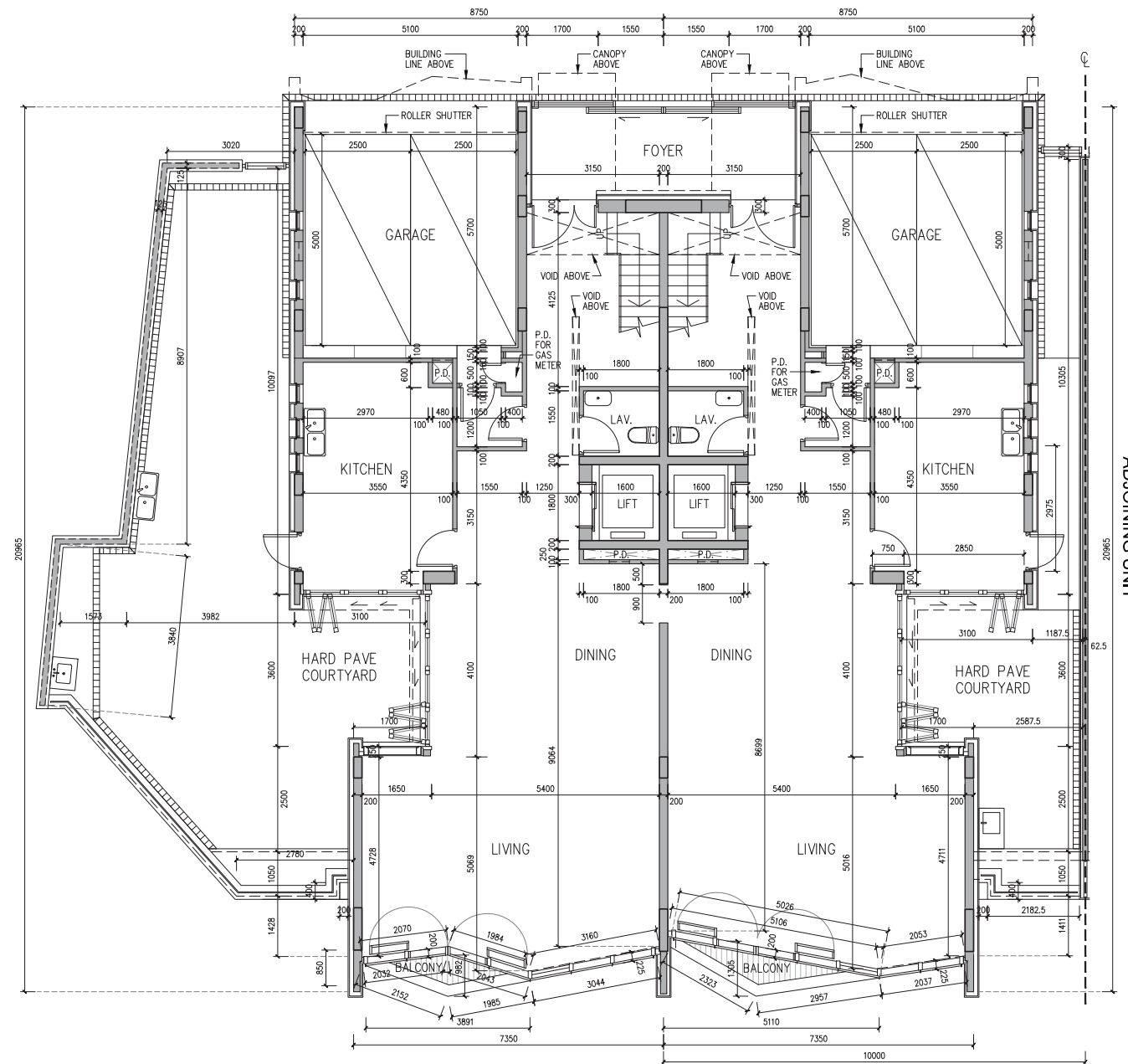
藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	10號屋A單位 Unit A, House 10	藍塘道31號B單位 Unit B, No. 31 Blue Pool Road	6號屋B單位 Unit B, House 6
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	10號屋B單位 Unit B, House 10	藍塘道33號A單位 Unit A, No. 33 Blue Pool Road	5號屋A單位 Unit A, House 5
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	9號屋A單位 Unit A, House 9	藍塘道33號B單位 Unit B, No. 33 Blue Pool Road	5號屋B單位 Unit B, House 5
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	9號屋B單位 Unit B, House 9	藍塘道35號A單位 Unit A, No. 35 Blue Pool Road	3號屋A單位 Unit A, House 3
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	8號屋A單位 Unit A, House 8	藍塘道35號B單位 Unit B, No. 35 Blue Pool Road	3號屋B單位 Unit B, House 3
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	8號屋B單位 Unit B, House 8	藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	2號屋A單位 Unit A, House 2
藍塘道29號A單位 Unit A, No. 29 Blue Pool Road	7號屋A單位 Unit A, House 7	藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	2號屋B單位 Unit B, House 2
藍塘道29號B單位 Unit B, No. 29 Blue Pool Road	7號屋B單位 Unit B, House 7	藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	1號屋A單位 Unit A, House 1
藍塘道31號A單位 Unit A, No. 31 Blue Pool Road	6號屋A單位 Unit A, House 6	藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	1號屋B單位 Unit B, House 1

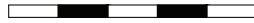
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道23號A及B單位 – 地下平面圖（最新審批建築圖則）

Unit A and B, No. 23 Blue Pool Road – G/F Floor Plan (Latest Approved Building Plans)



Scale 比例  0 1 2 3 4 5M米

地下平面圖
G/F Plan

Note:
備註：

左面所示的樓面平面圖是根據由建築事務監督於2019年8月9日（地下平面圖）審批的最新建築圖則制訂（「最新審批建築圖則」）。有關最新審批建築圖則所顯示的建築工程及改動於本售樓說明書印制當日並未開始動工。就相關指明住宅單位根據建築事務監督於2014年6月13日（二樓、天台及上層天台）及2016年7月19日（地下及一樓）審批的建築圖則，請參閱本售樓說明書的第24頁至第27頁，當中顯示相關指明住宅單位根據最新審批建築圖則的建築工程及改動並未開始動工前的狀況。

The floor plans on the left are prepared based on the latest building plans approved by the Building Authority on 9 August 2019 (G/F Plan) (the “Latest Approved Building Plans”). The building works and alterations as exhibited in such Latest Approved Building Plans have not been commenced as at the date of printing of this Sales Brochure. Please refer to pages 24 to 27 of the Sales Brochure for the previous building plans approved by the Building Authority on 13 June 2014 (2/F, Roof & Upper Roof) and 19 July 2016 (G/F & 1/F) of the relevant residential property which show the condition of the relevant residential property when the building works and alterations as exhibited in the Latest Approved Building Plans have not been commenced.

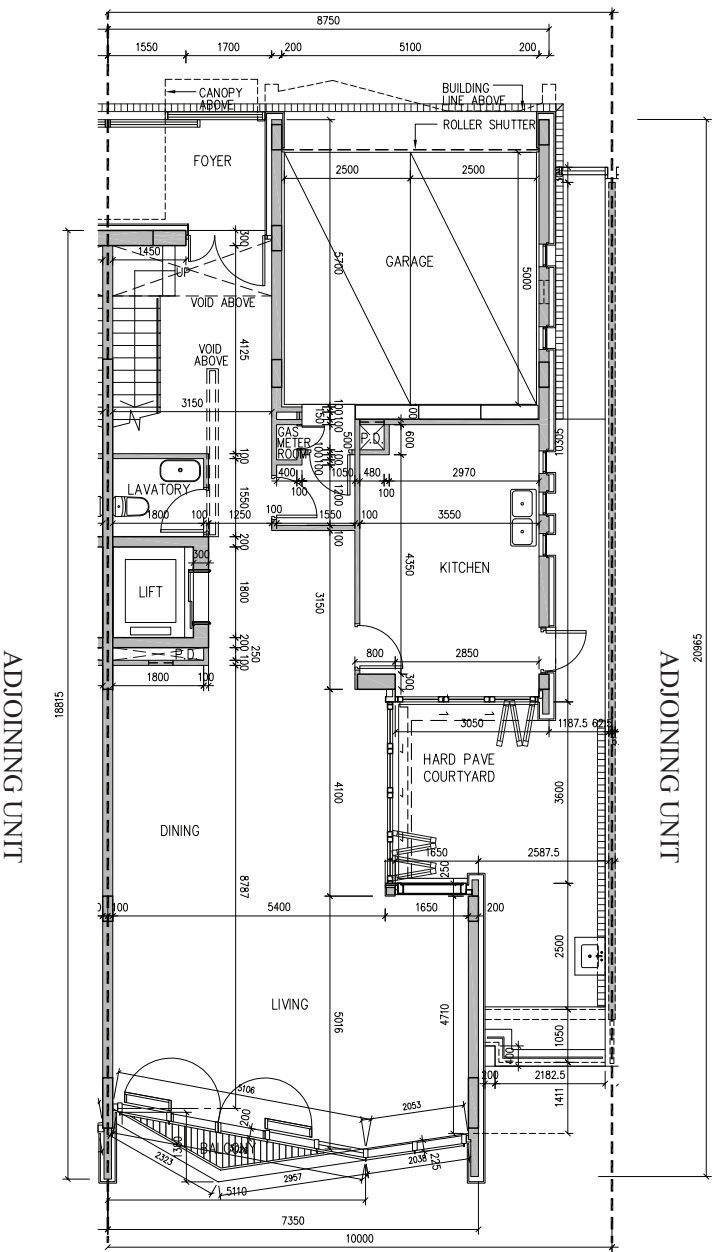
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發展項目的住宅物業的樓面平面圖

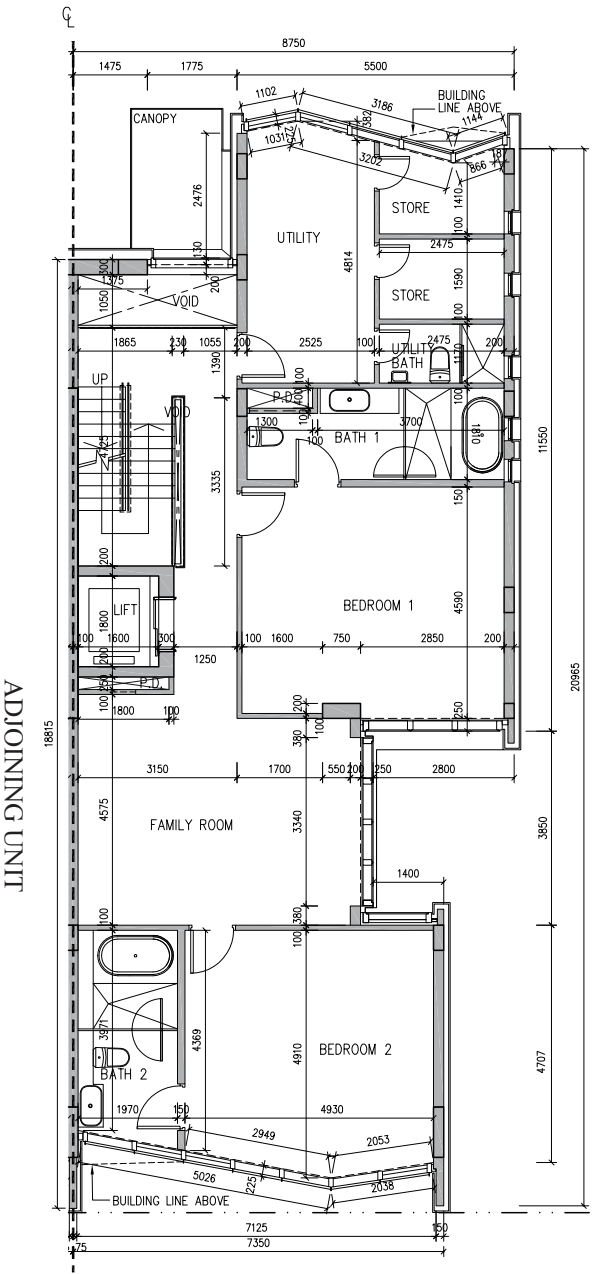
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道23號A單位 – 地下至上層天台平面圖

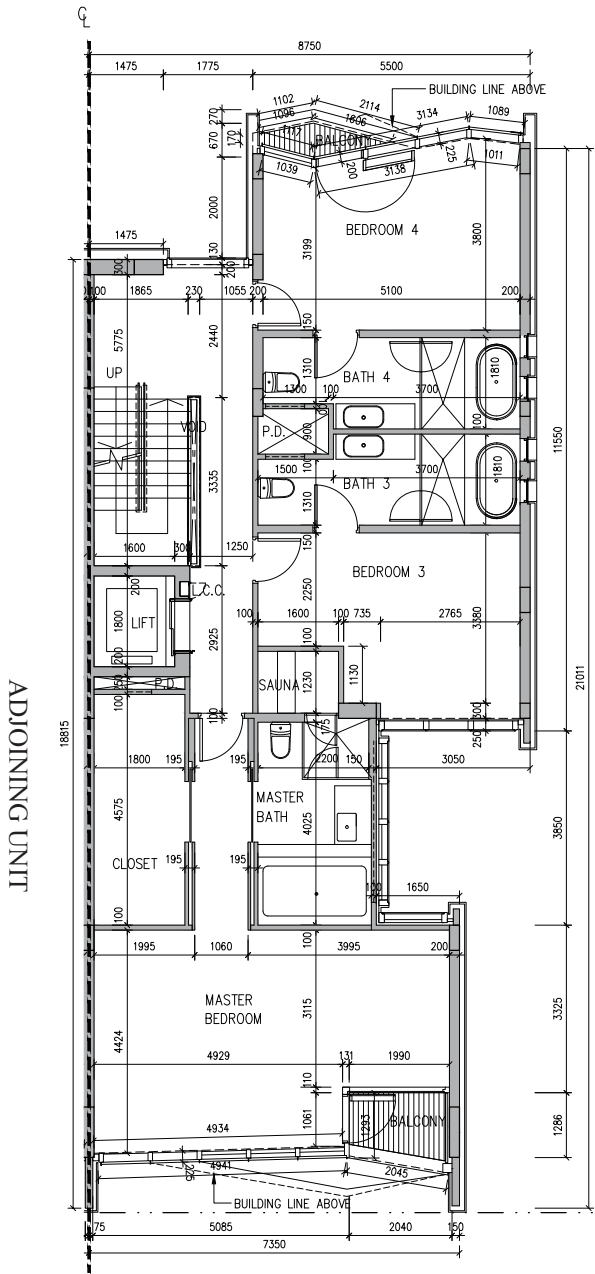
Unit A, No. 23 Blue Pool Road – G/F to Upper Roof Floor Plan



地下平面圖
G/F Plan



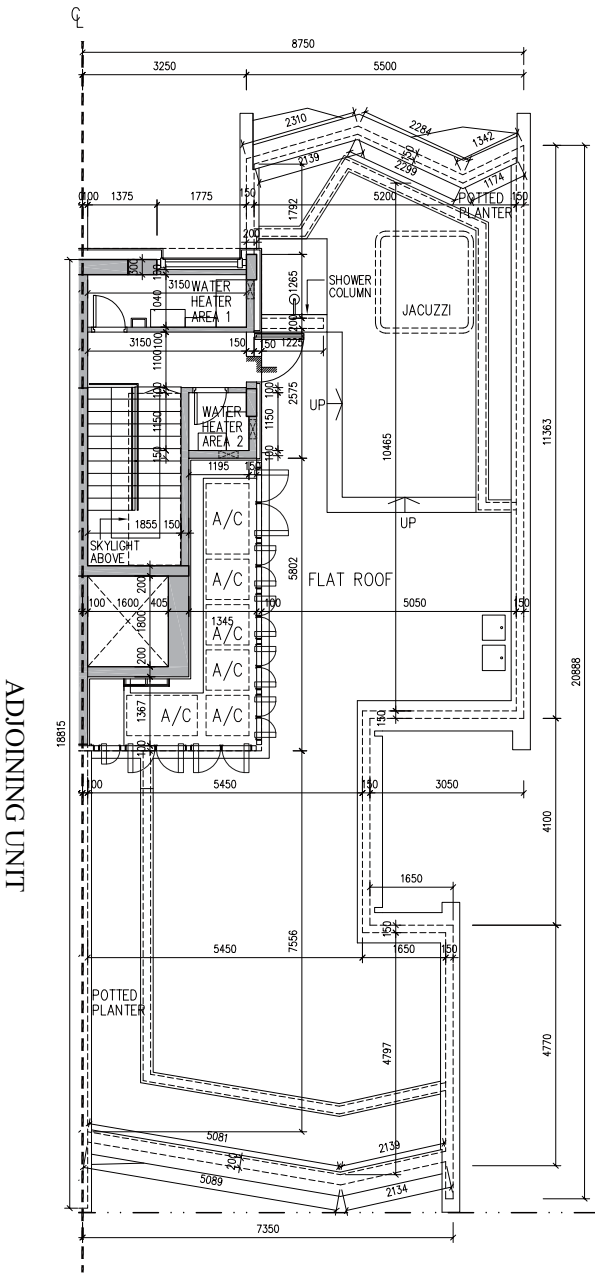
一樓平面圖
1/F Plan



二樓平面圖
2/F Plan

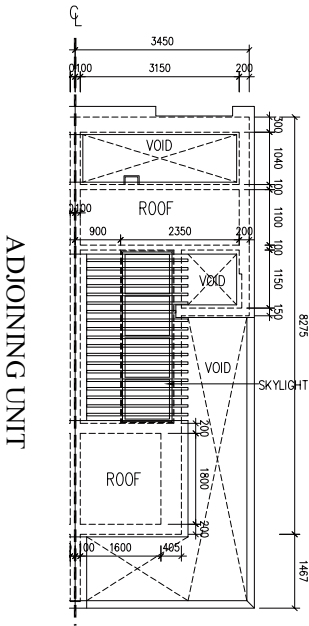
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

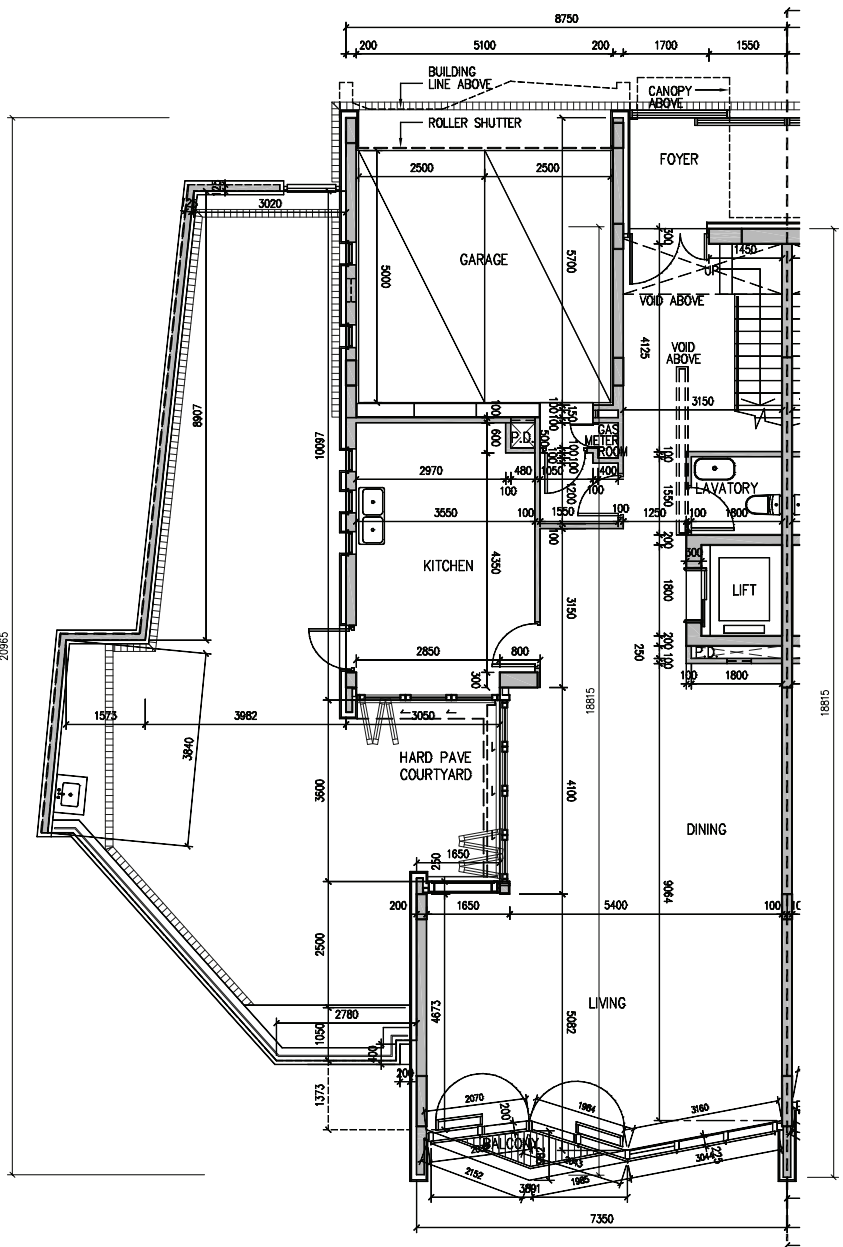
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

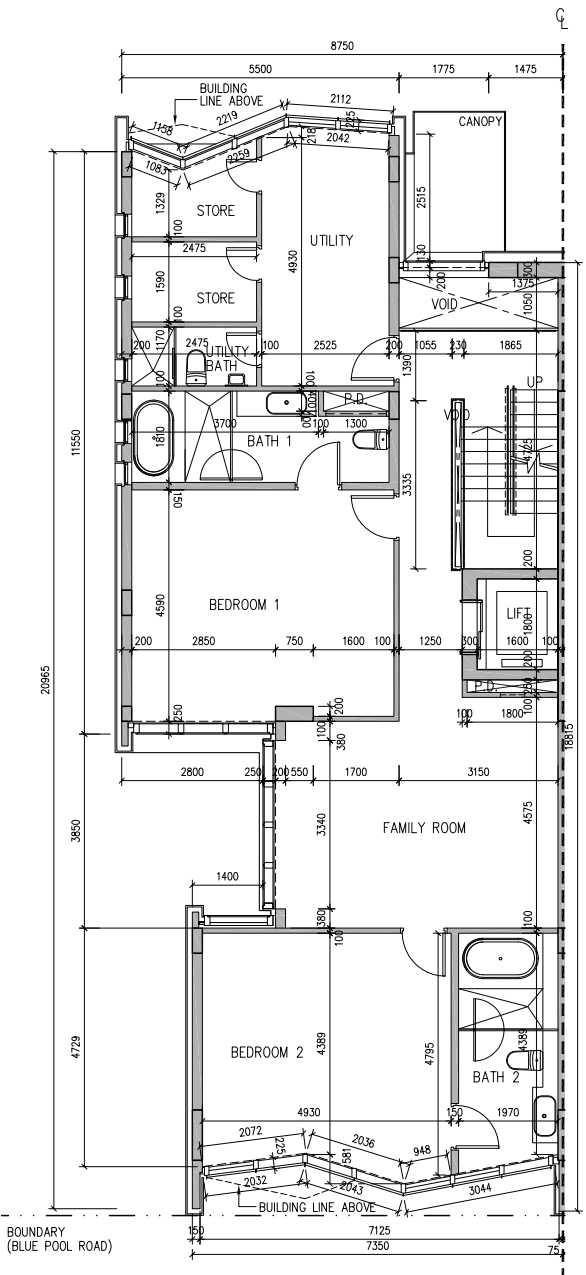
藍塘道23號B單位 – 地下至上層天台平面圖

Unit B, No. 23 Blue Pool Road – G/F to Upper Roof Floor Plan



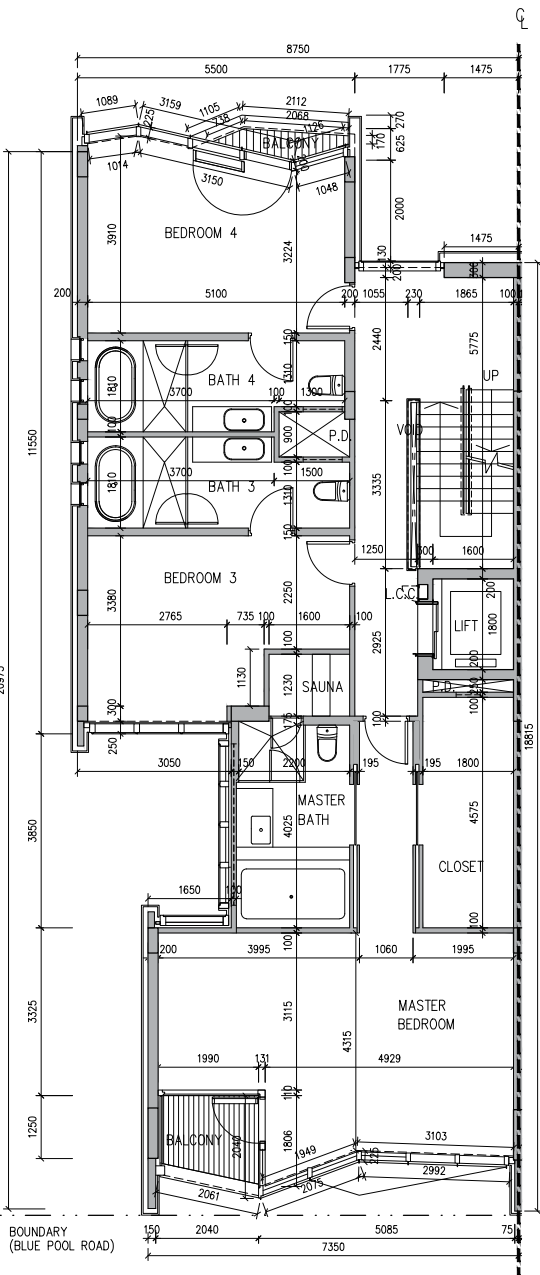
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

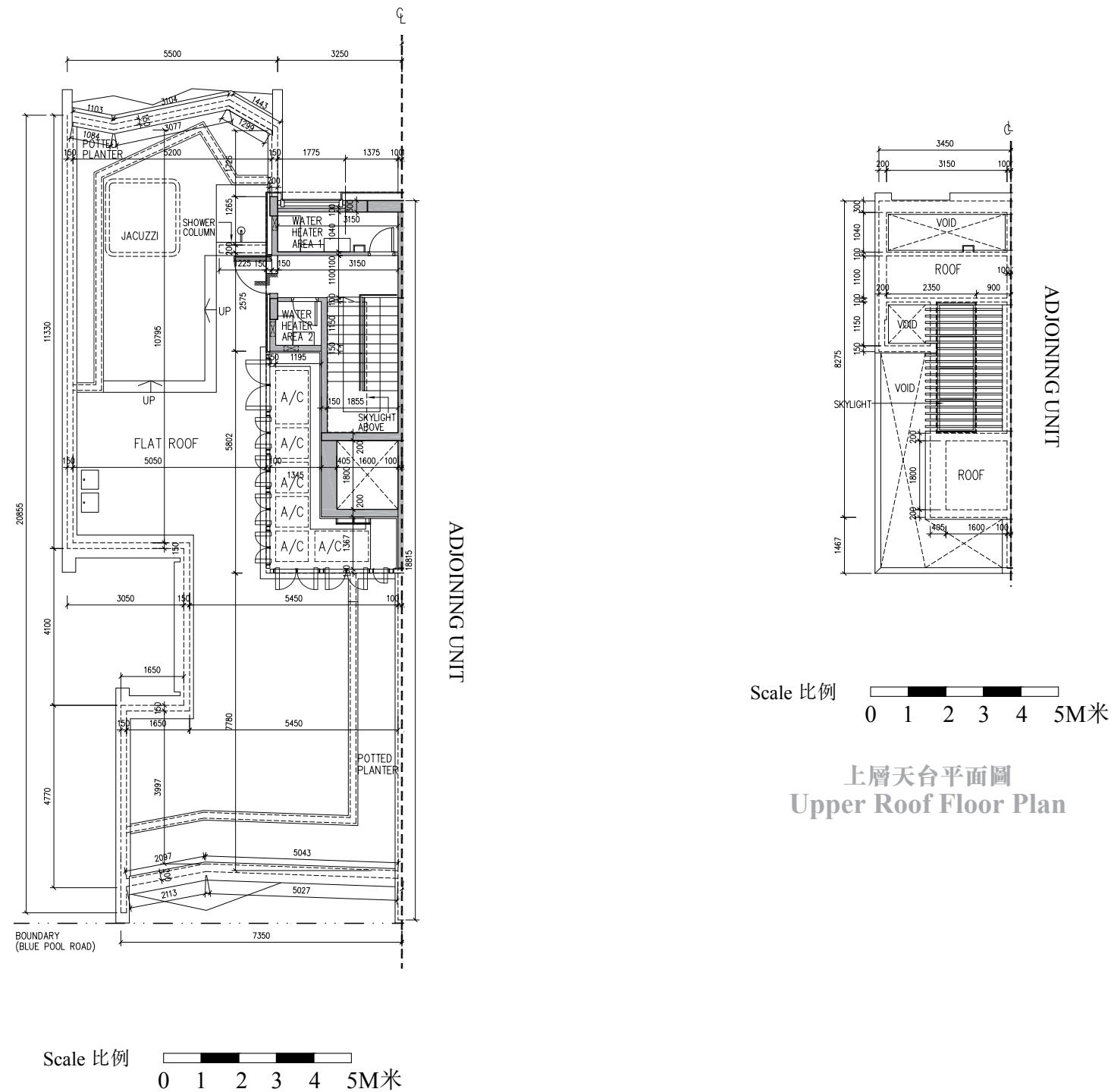


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

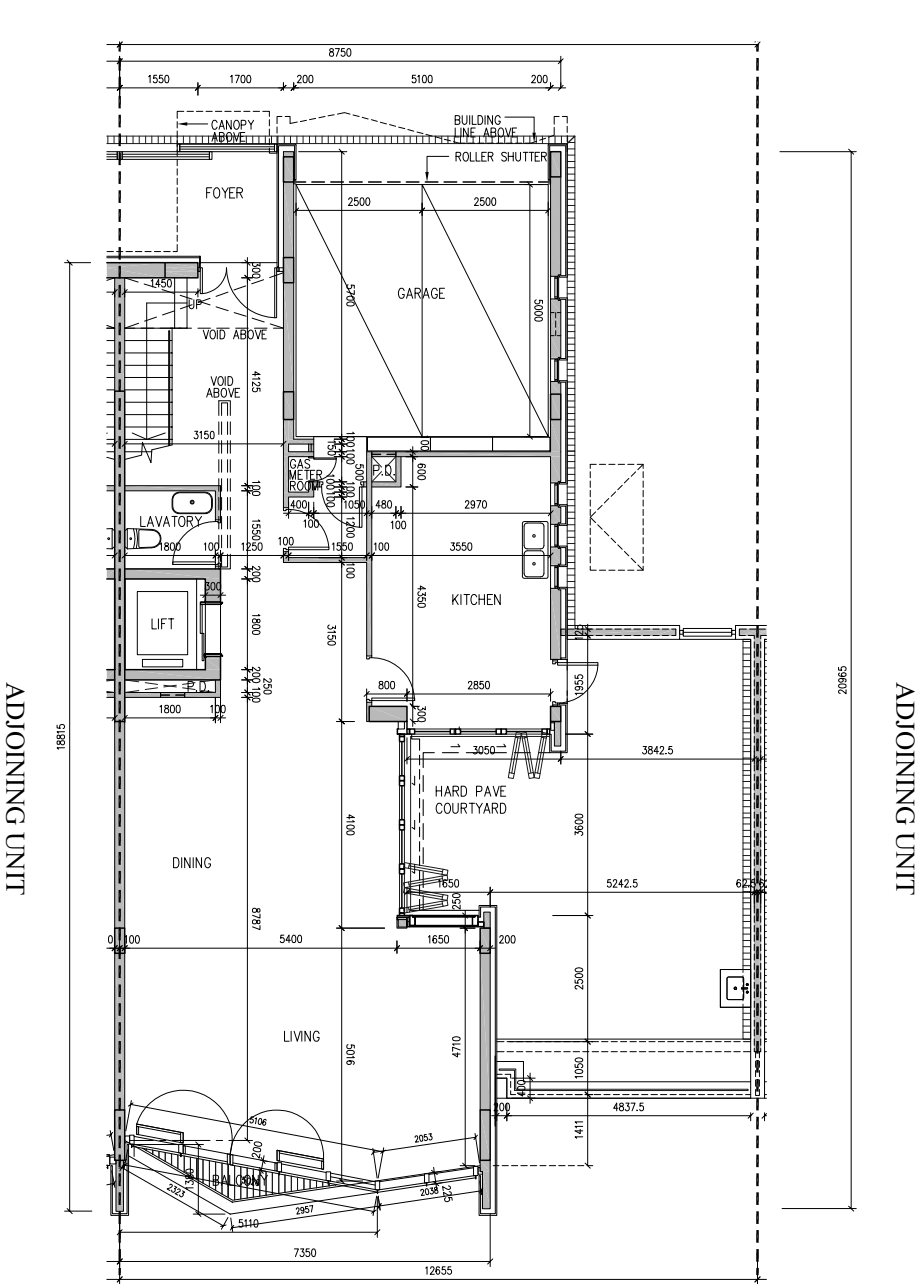
1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 2. 平面圖所列之數字為以毫米標示之尺寸。
-
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

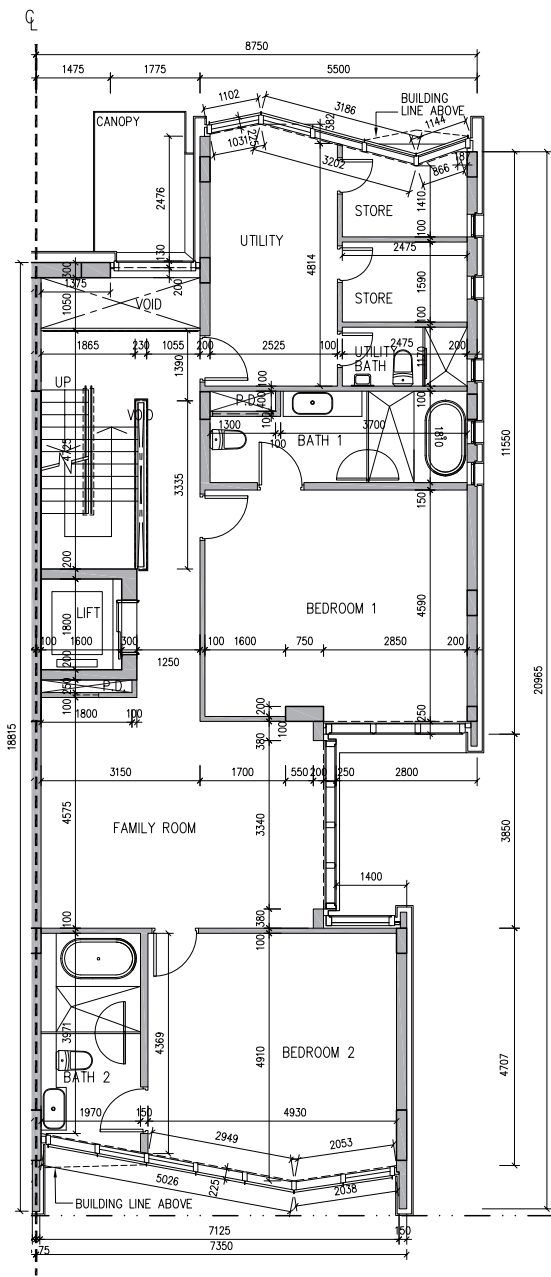
藍塘道25號A單位 – 地下至上層天台平面圖

Unit A, No. 25 Blue Pool Road – G/F to Upper Roof Floor Plan



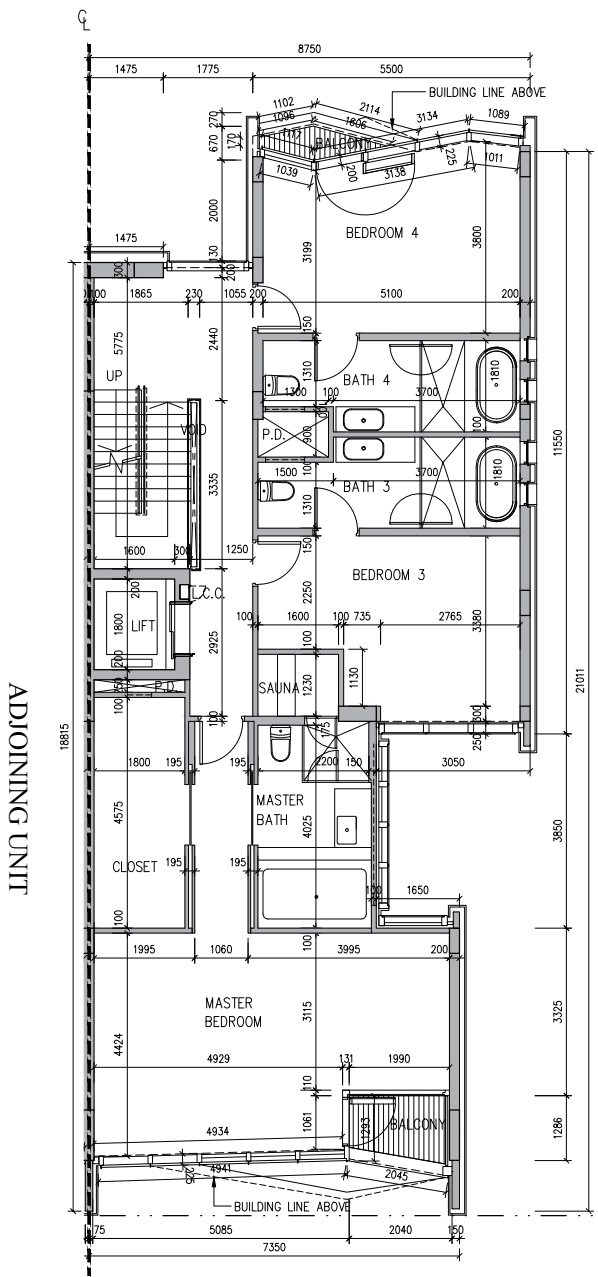
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

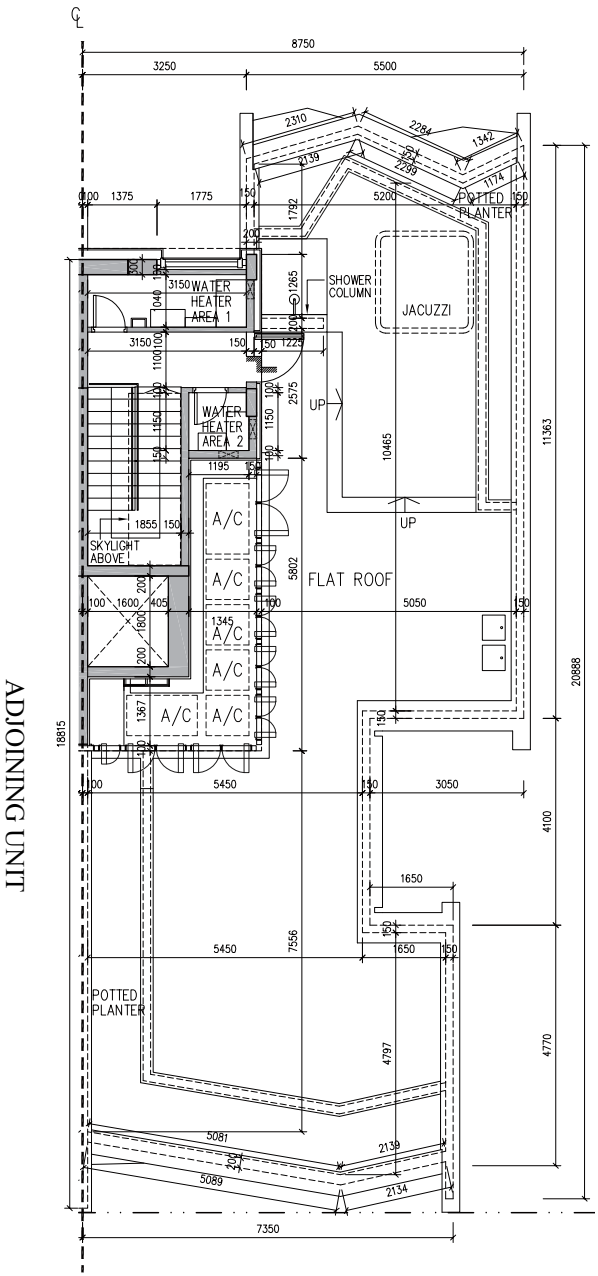


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

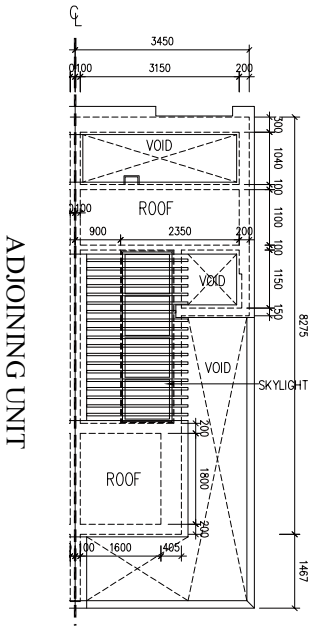
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

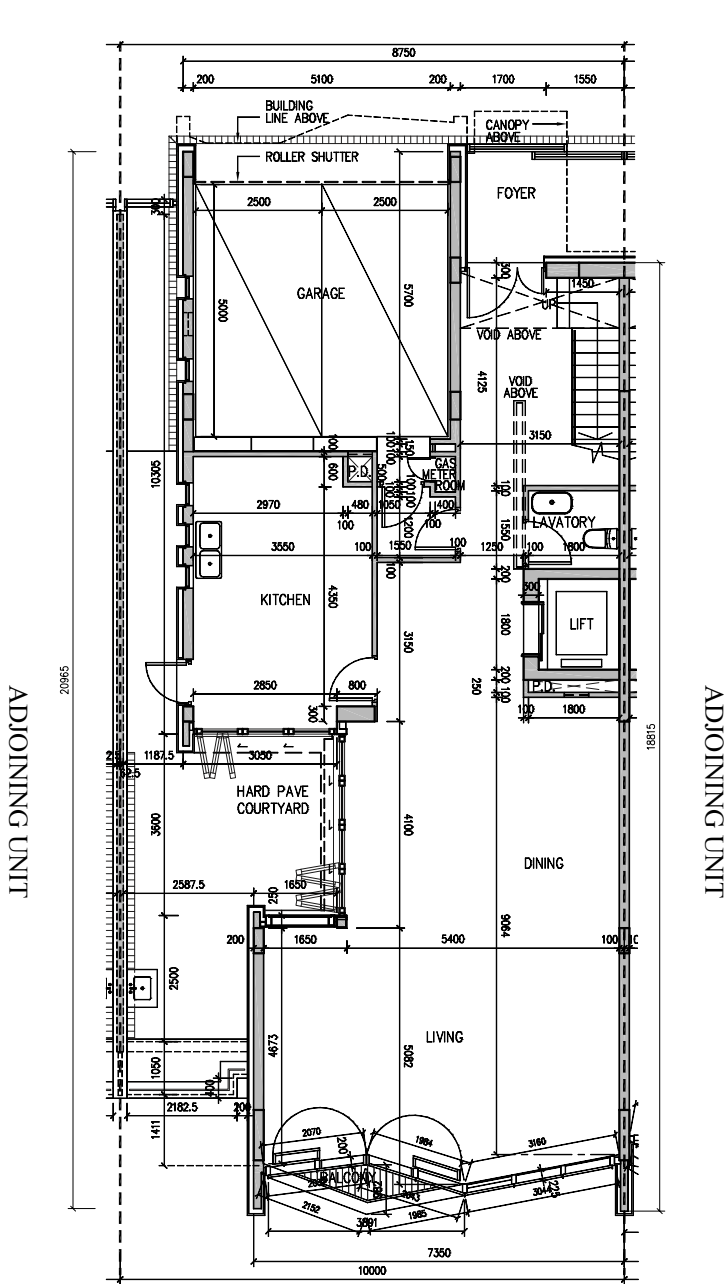
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

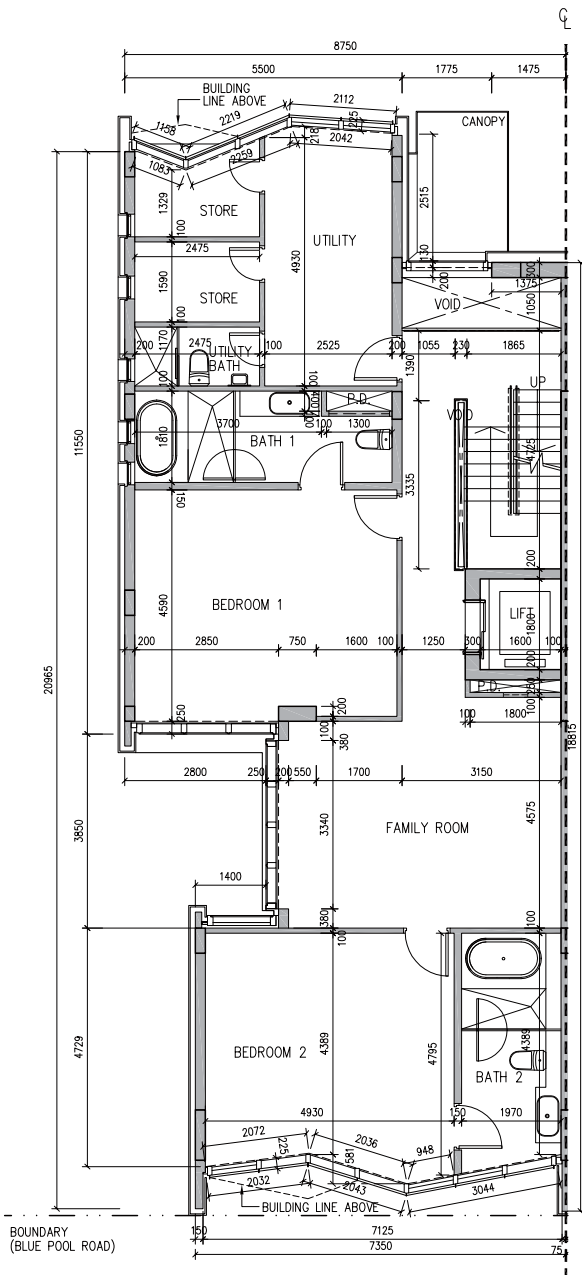
藍塘道25號B單位 – 地下至上層天台平面圖

Unit B, No. 25 Blue Pool Road – G/F to Upper Roof Floor Plan



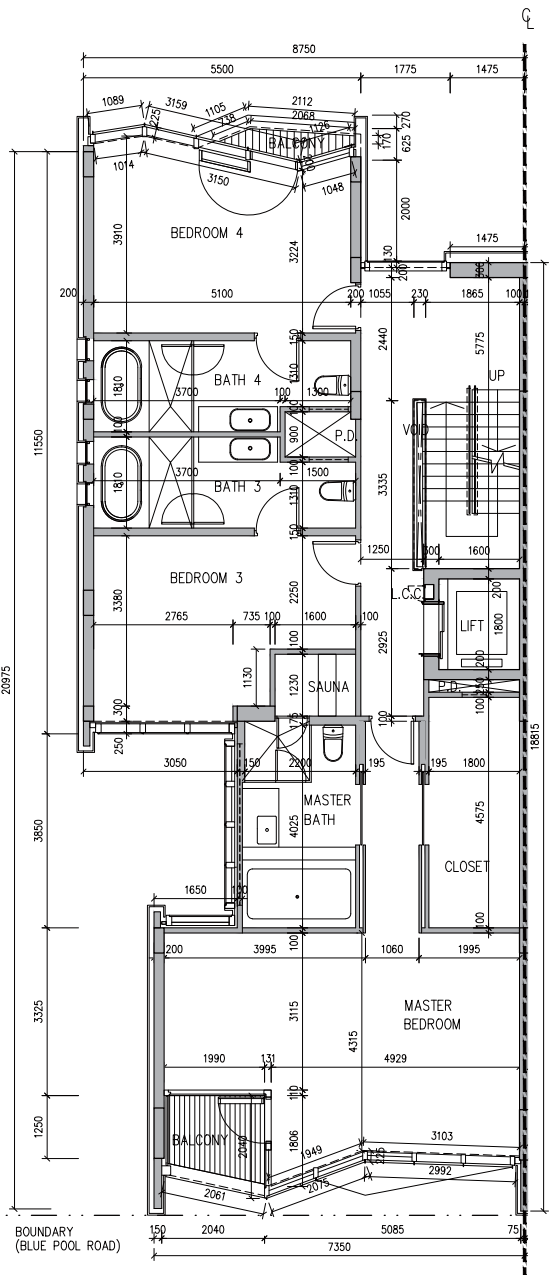
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

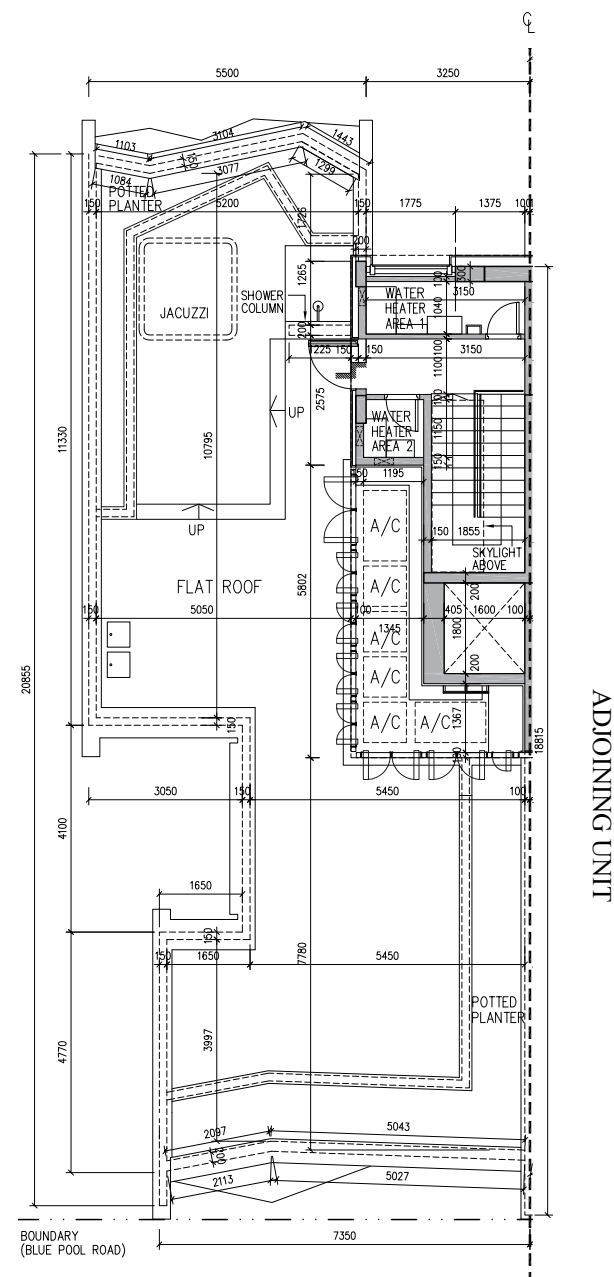


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

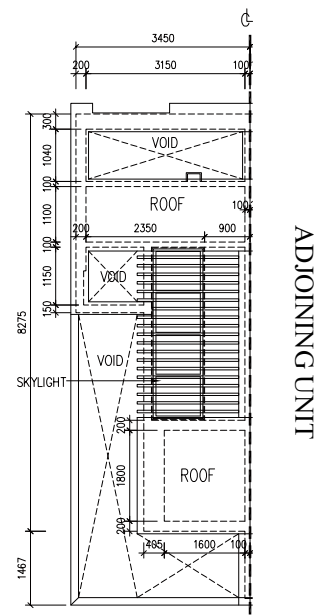
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
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 - The dimensions in floor plans are all in millimetre.

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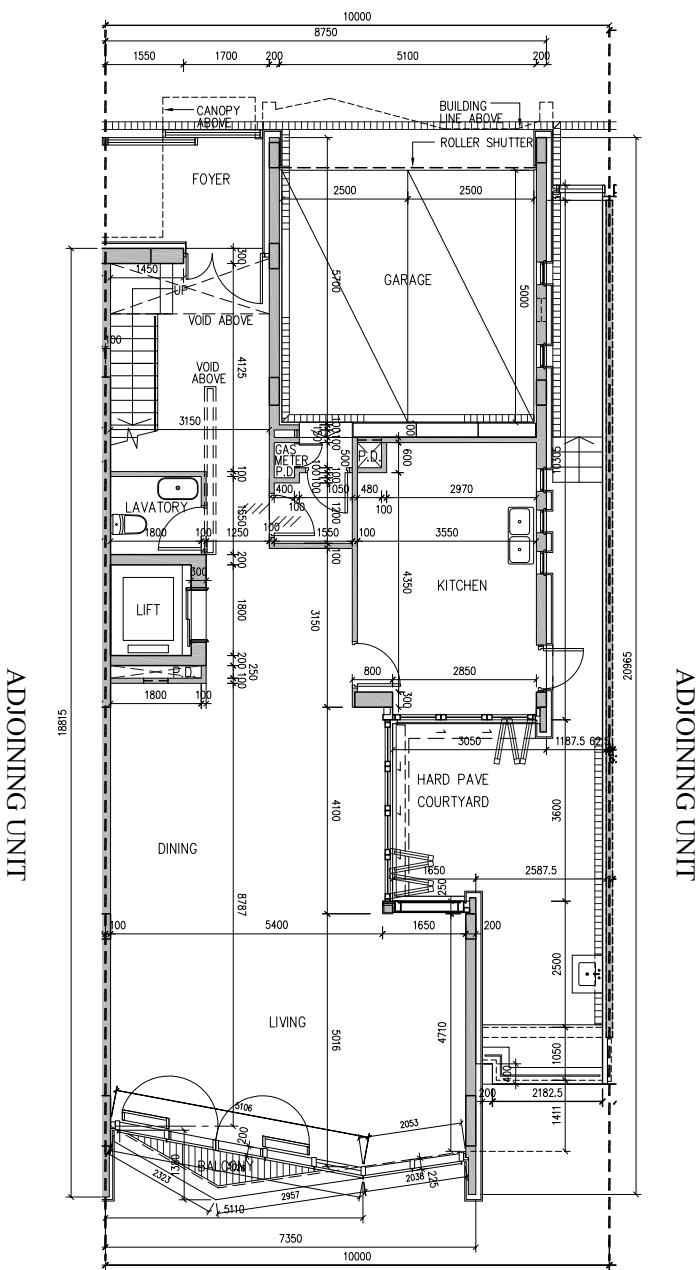
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發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

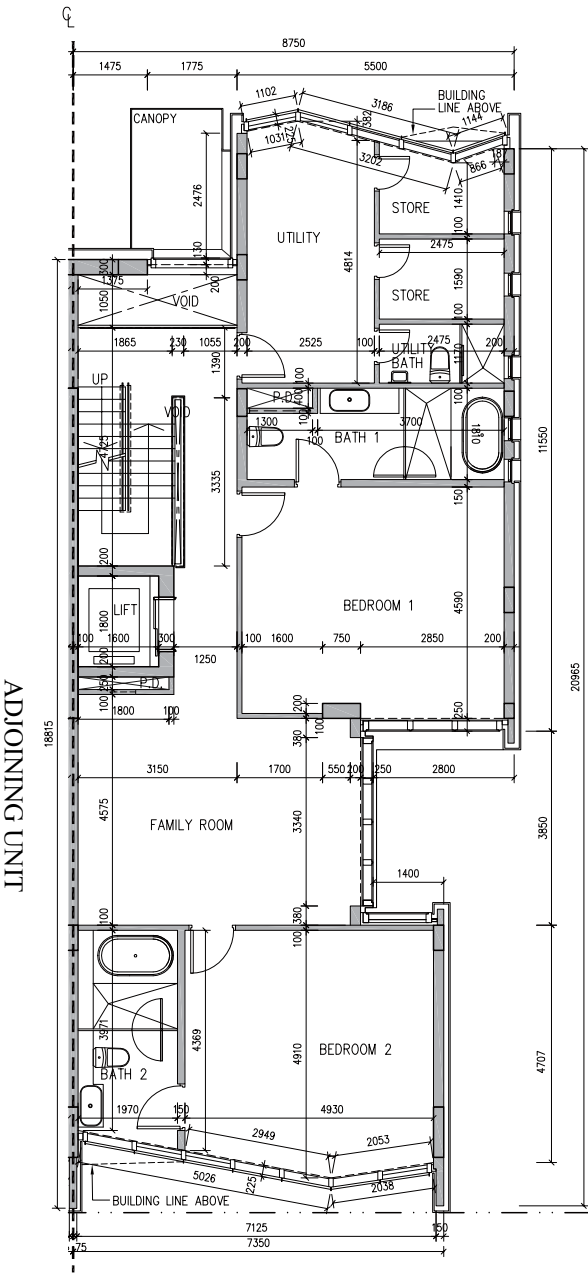
藍塘道27號A單位 – 地下至上層天台平面圖

Unit A, No. 27 Blue Pool Road – G/F to Upper Roof Floor Plan



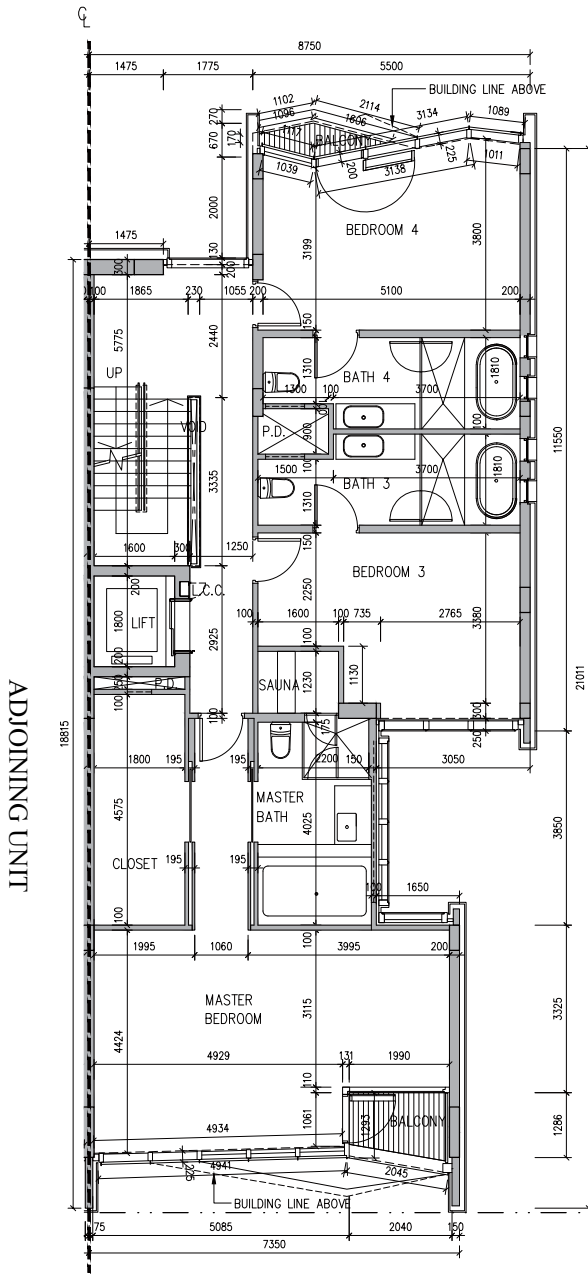
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

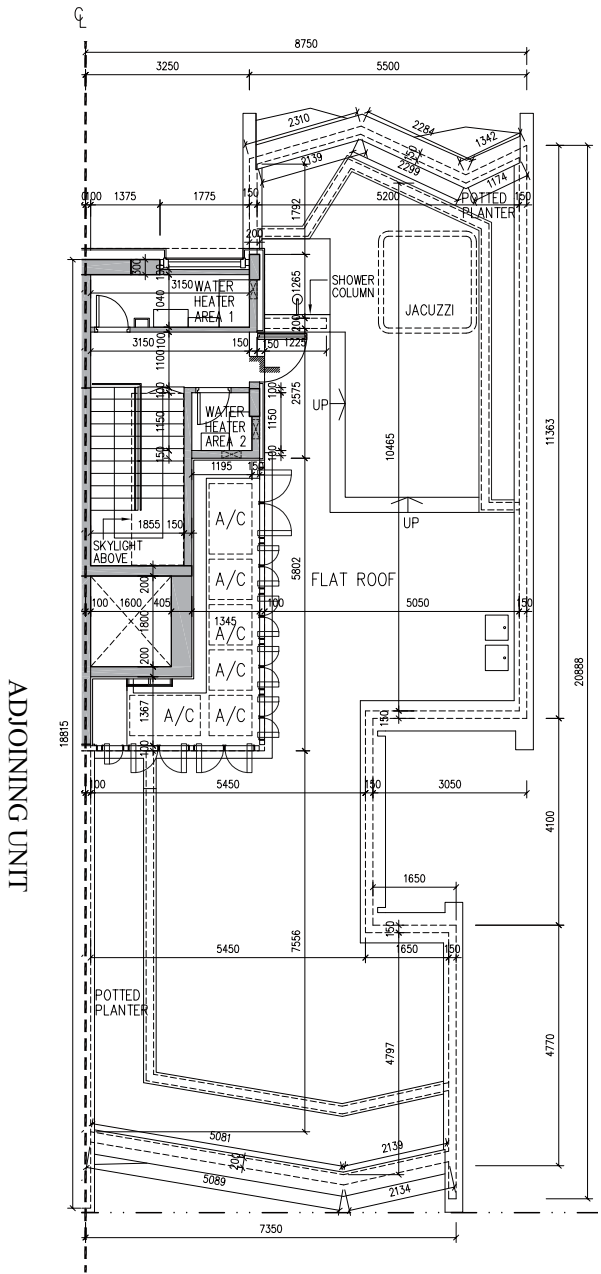


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

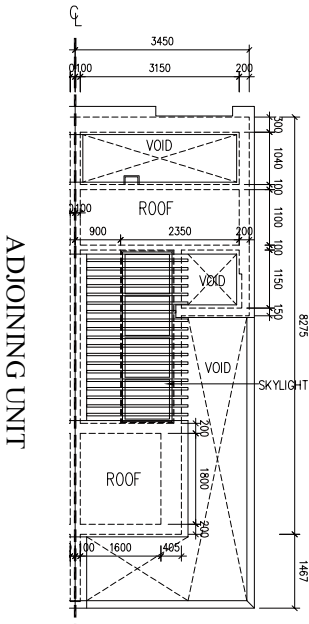
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

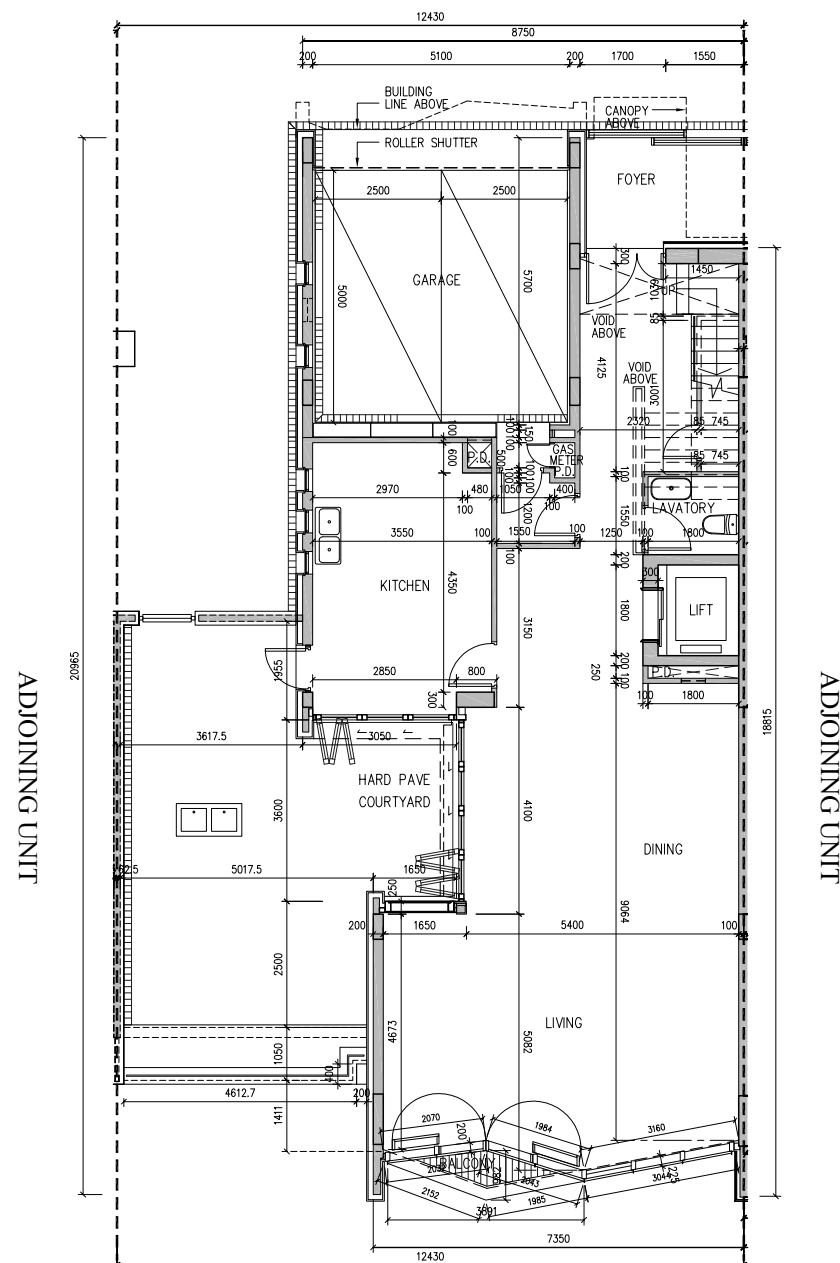
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

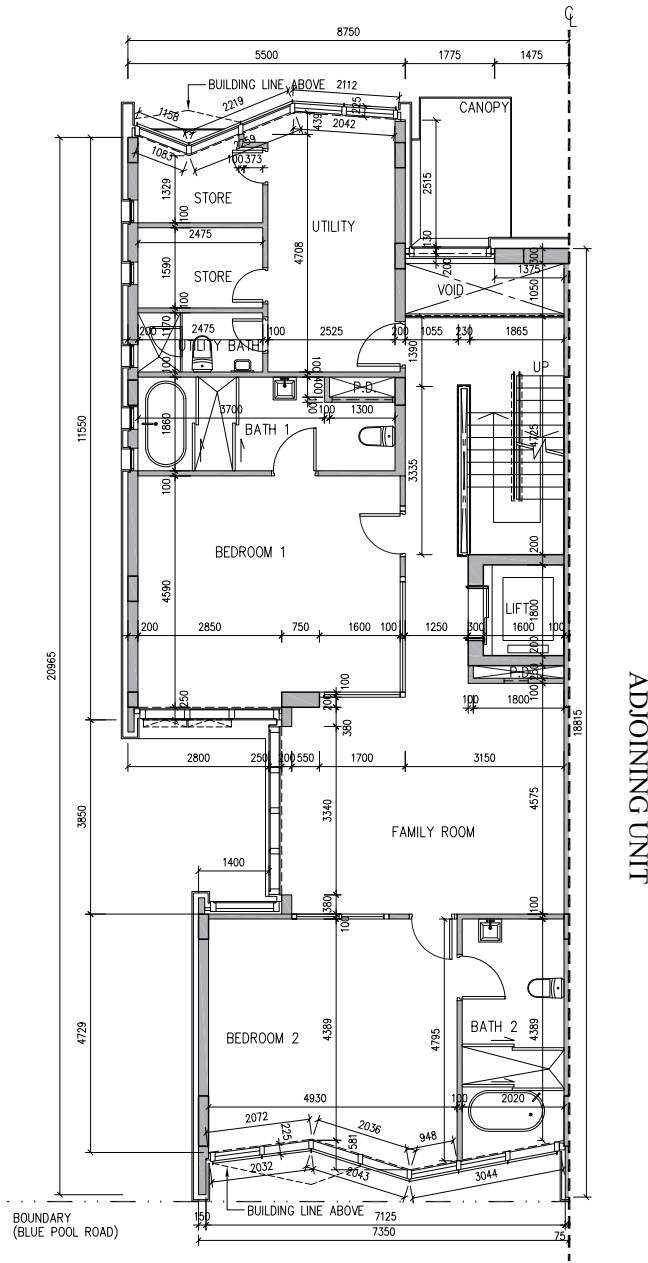
藍塘道27號B單位 – 地下至上層天台平面圖

Unit B, No. 27 Blue Pool Road – G/F to Upper Roof Floor Plan



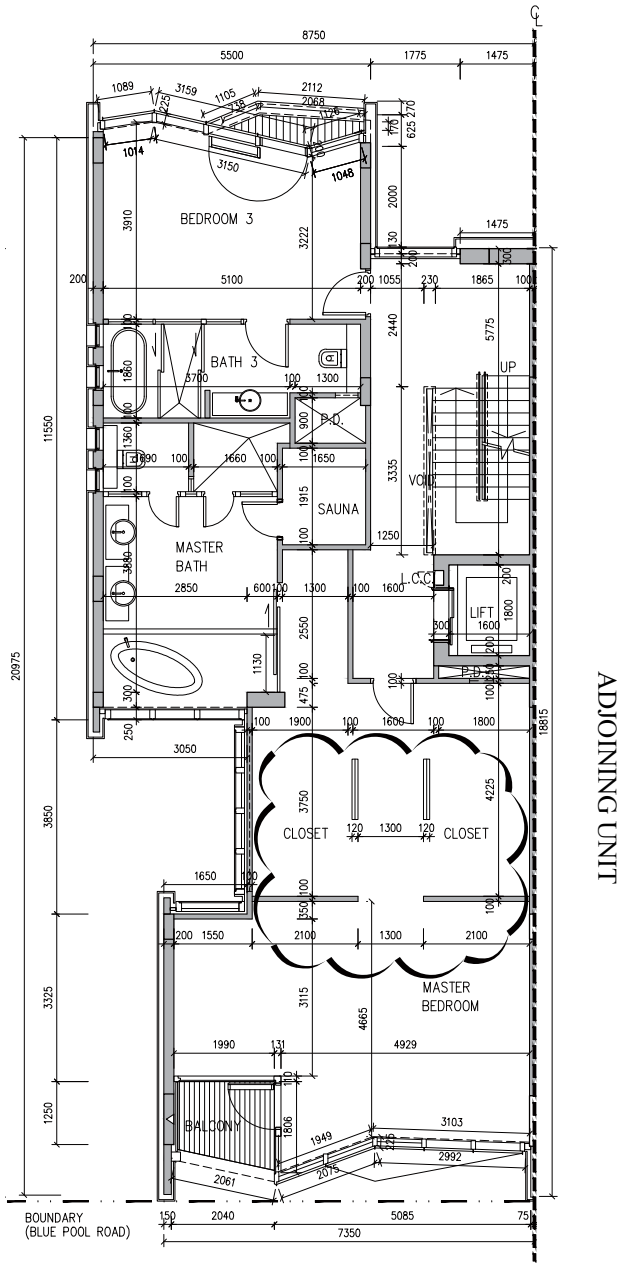
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。

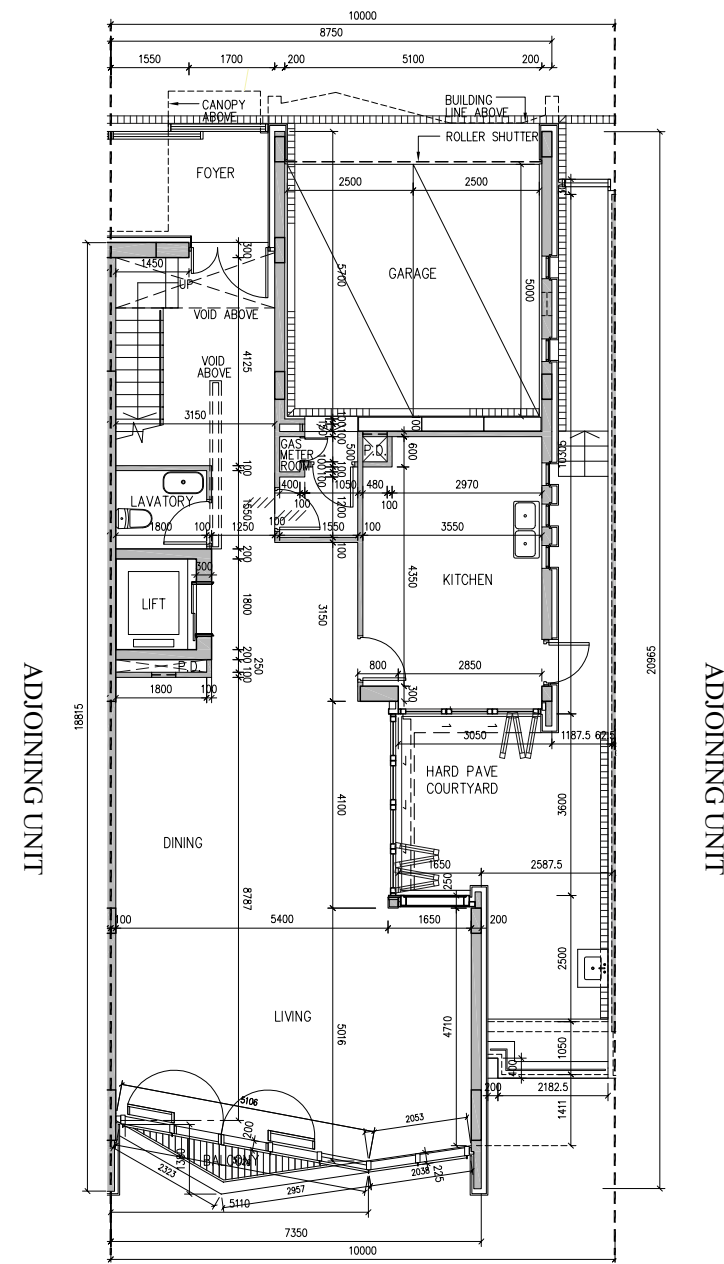
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

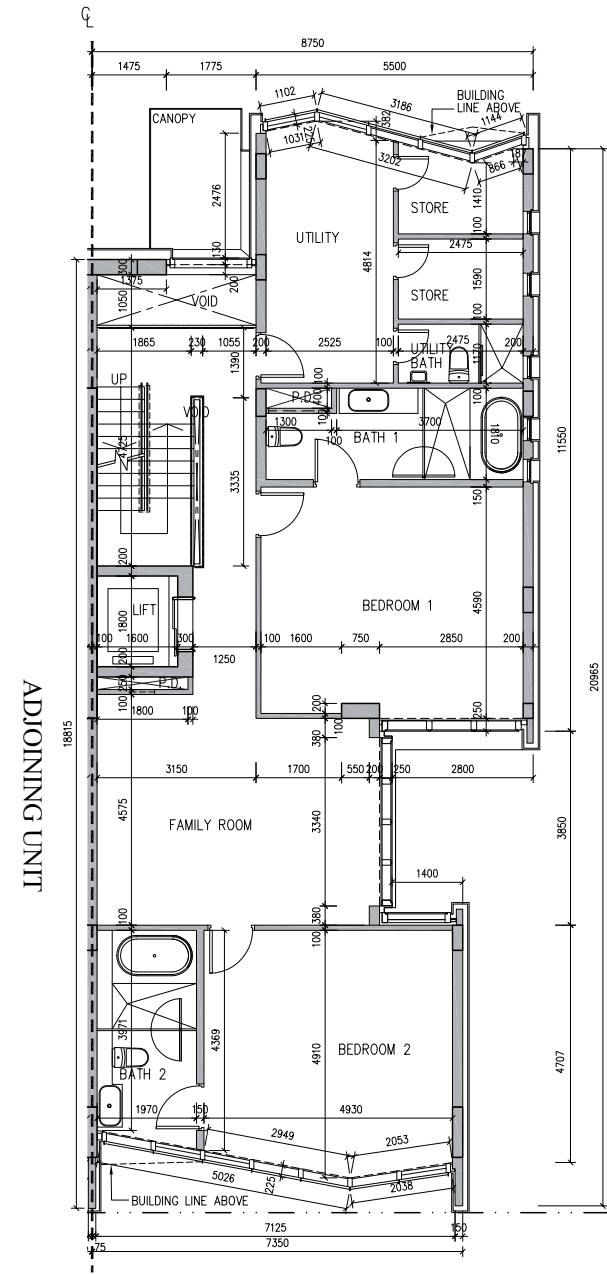
藍塘道29號A單位 – 地下至上層天台平面圖

Unit A of No. 29 Blue Pool Road – G/F to Upper Roof Floor Plan



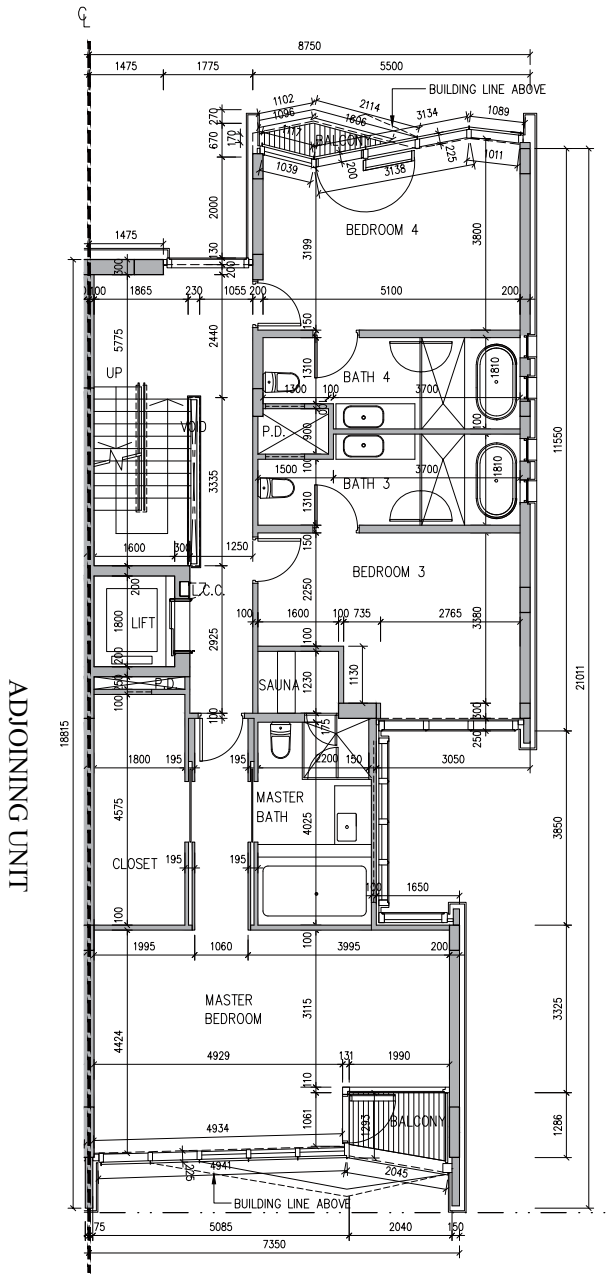
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

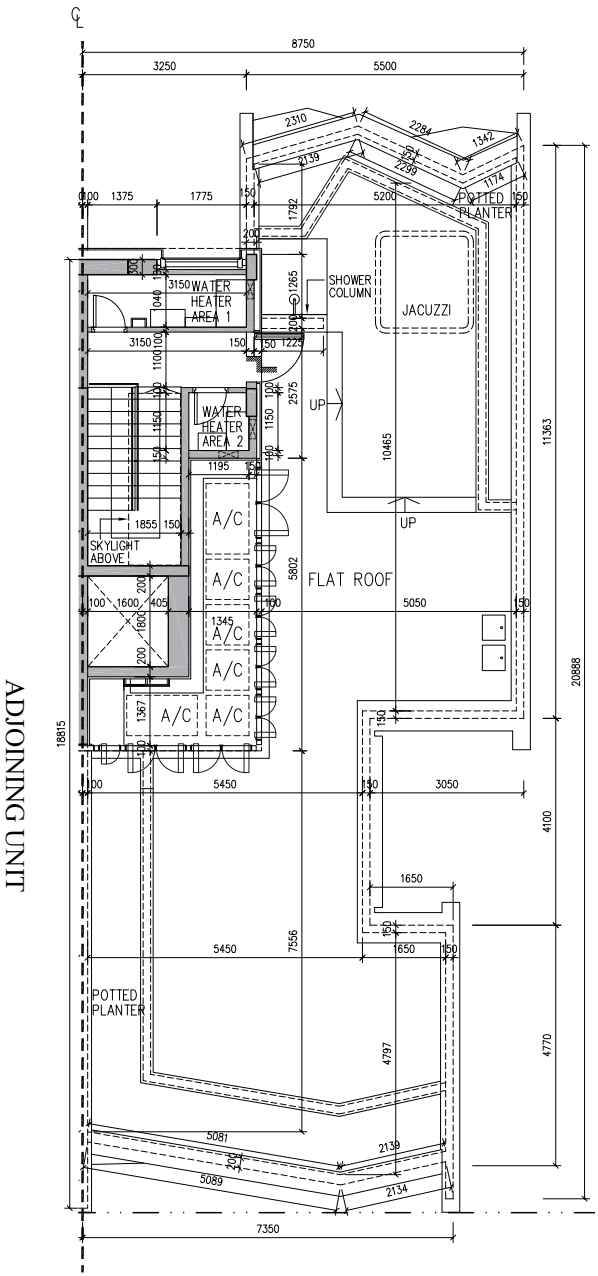


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

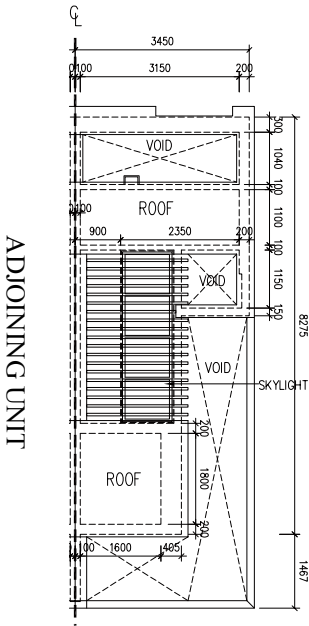
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道29號A單位 Unit A of No. 29 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道29號A單位 Unit A of No. 29 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

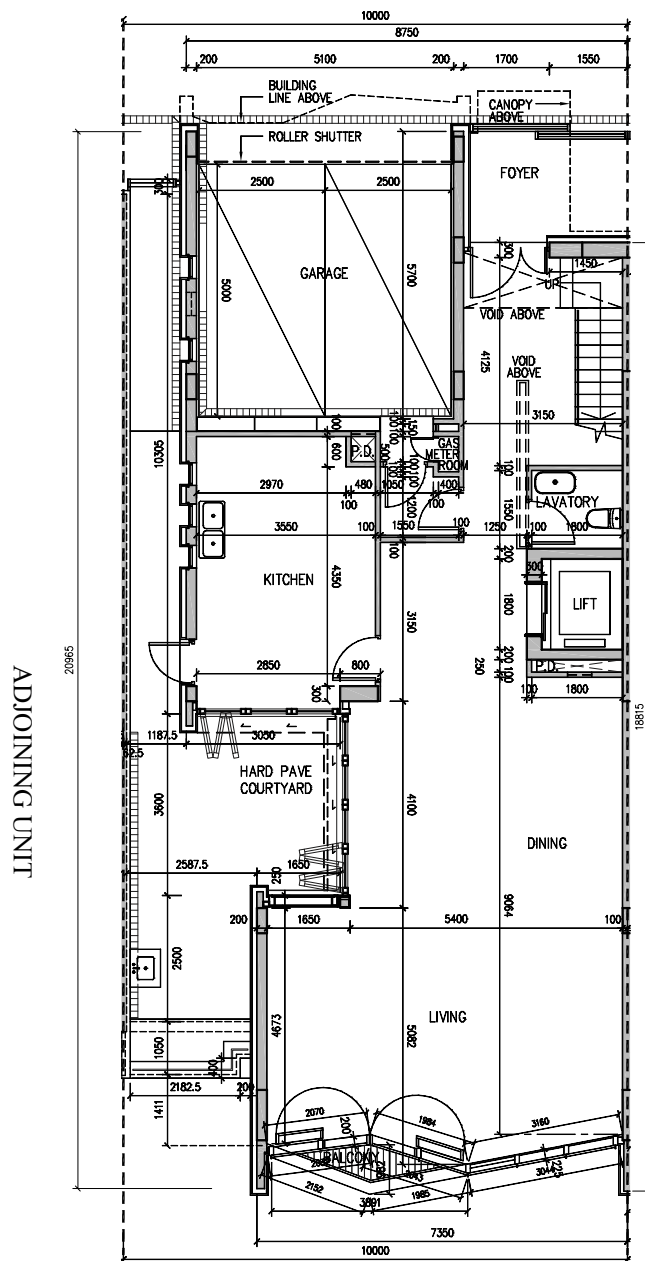
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

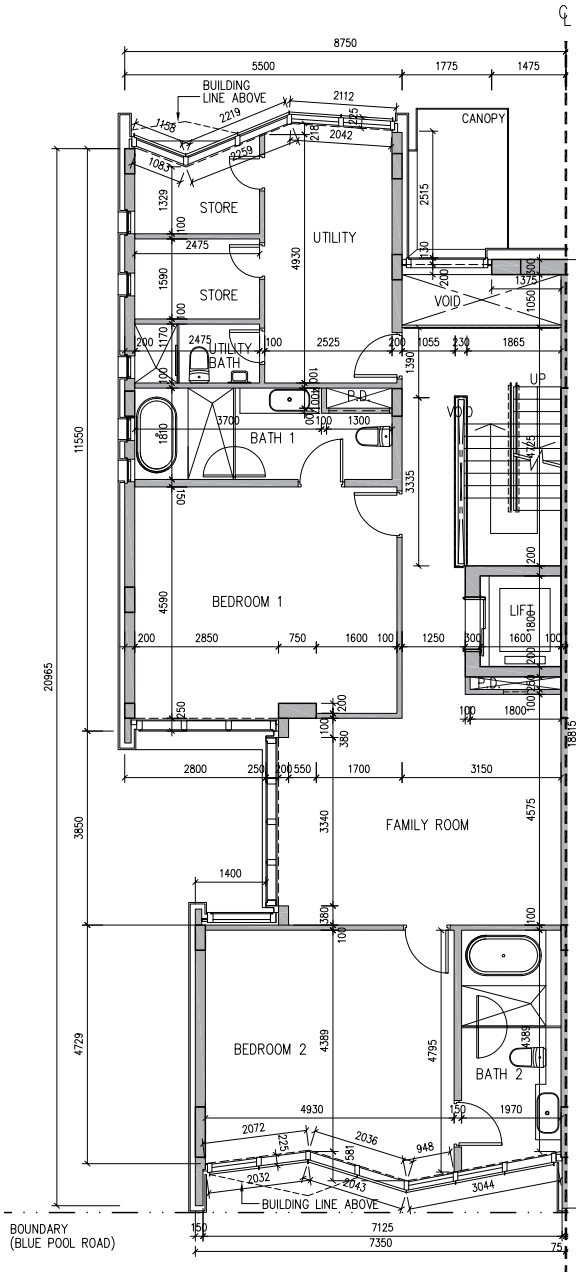
藍塘道29號B單位 – 地下至上層天台平面圖

Unit B of No. 29 Blue Pool Road – G/F to Upper Roof Floor Plan



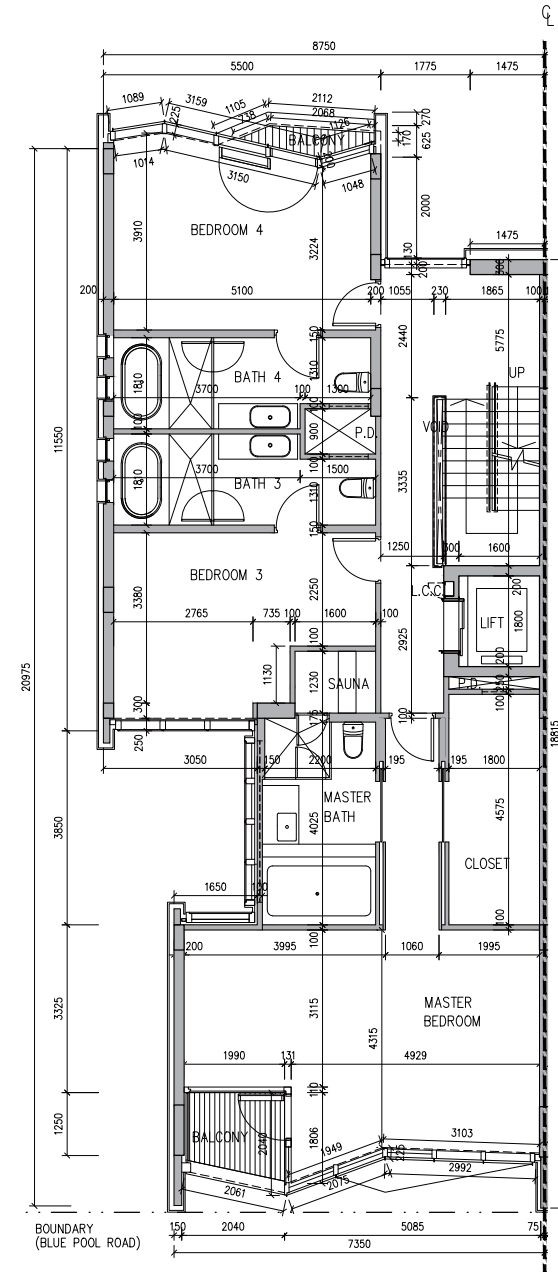
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

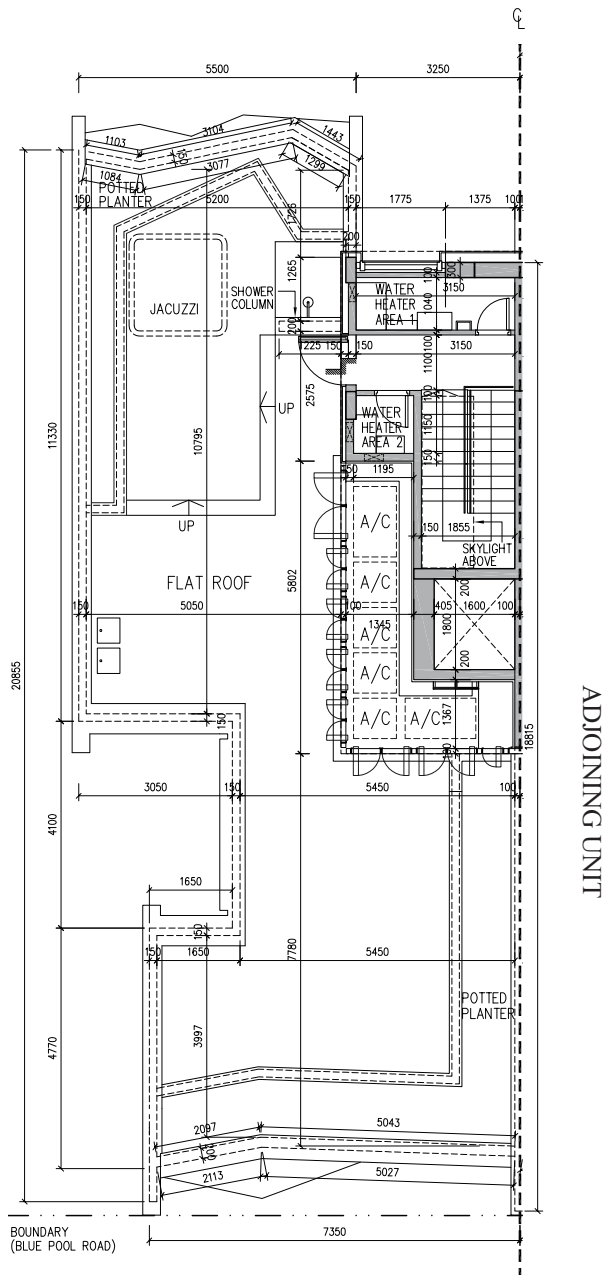


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

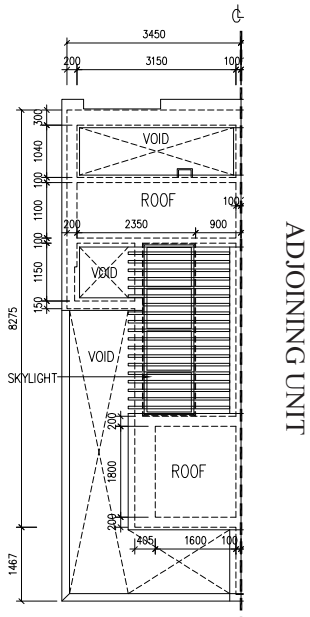
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道29號B單位 Unit B of No. 29 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道29號B單位 Unit B of No. 29 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

2. 平面圖所列之數字為以毫米標示之尺寸。
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

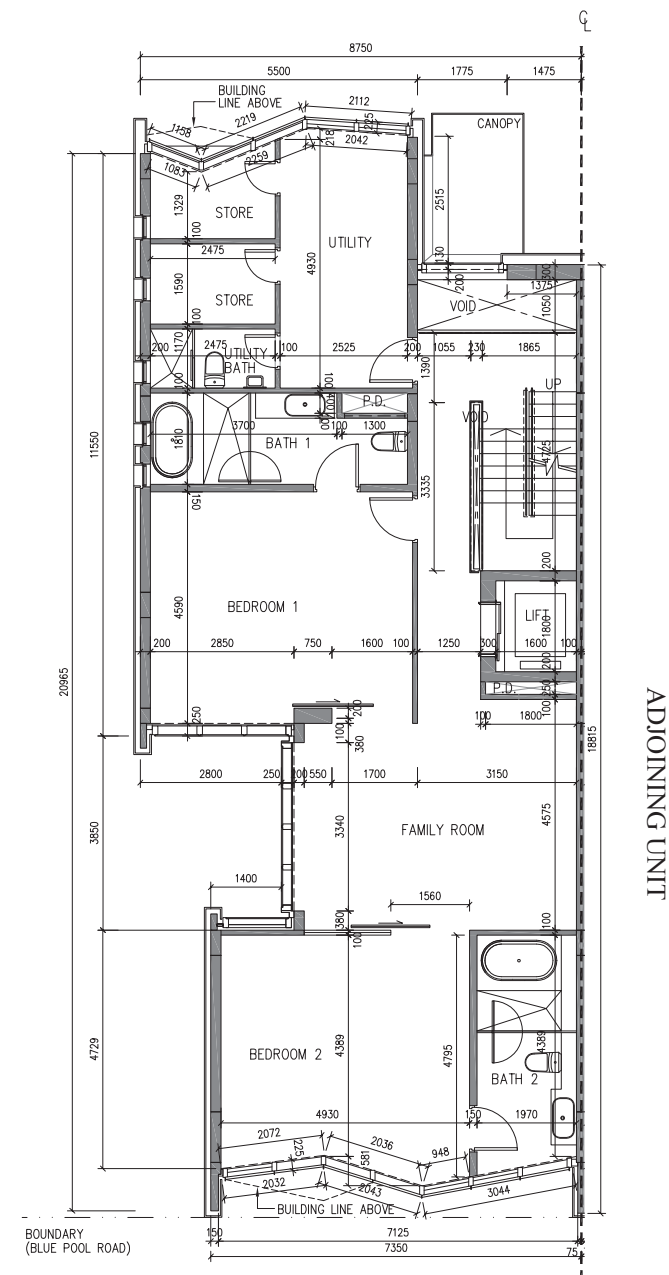
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道29號B單位 – 一樓平面圖(顯示「現狀」)

Unit B of No. 29 Blue Pool Road – 1/F Floor Plan (showing the “as-is” condition)



Scale 比例 0 1 2 3 4 5M米

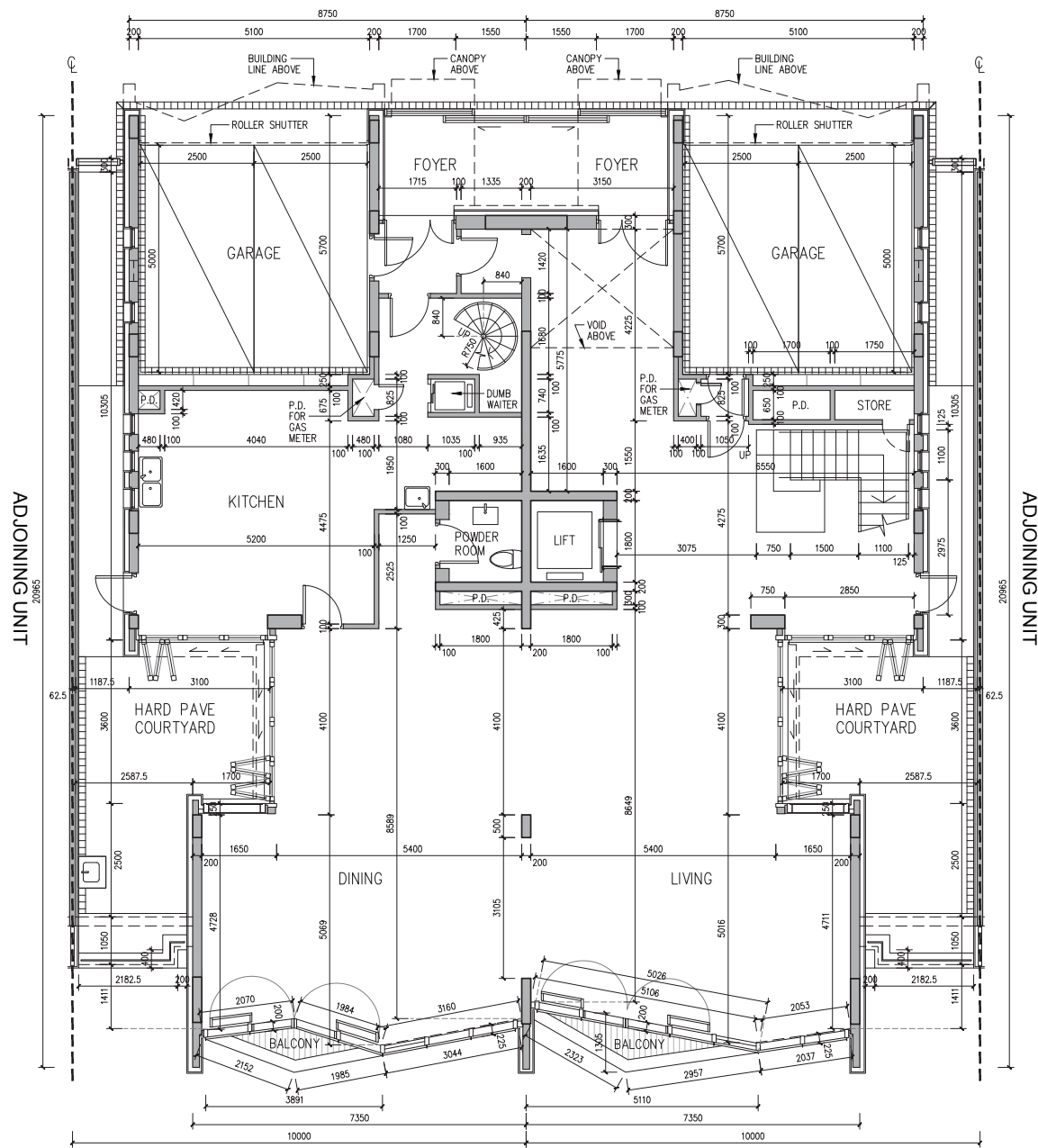
一樓平面圖
1/F Plan

發展項目的住宅物業的樓面平面圖

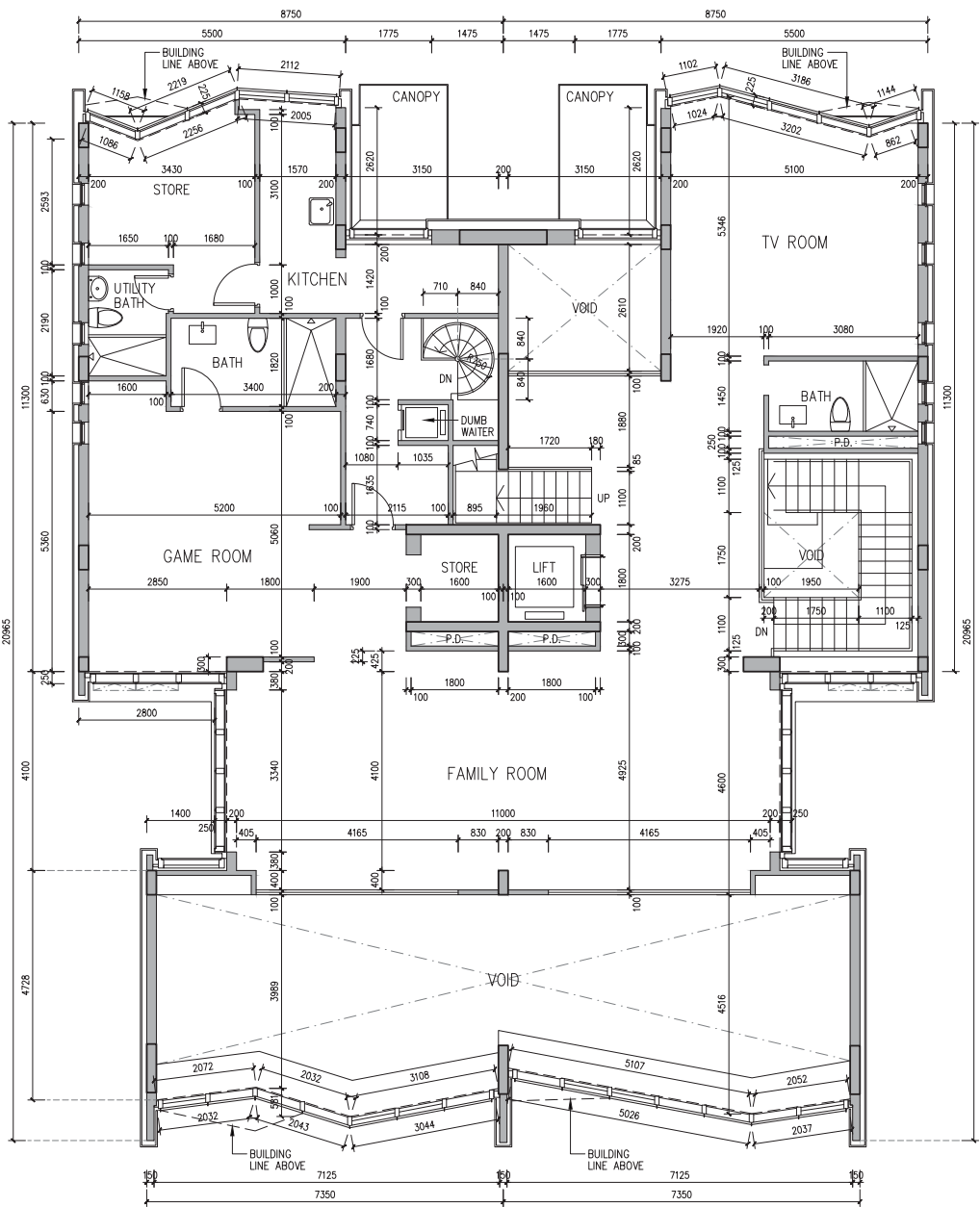
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道31號A及B單位 – 地下至天台平面圖（最新審批建築圖則）

Unit A and B of No. 31 Blue Pool Road – G/F to Roof Floor Plan (Latest Approved Building Plans)



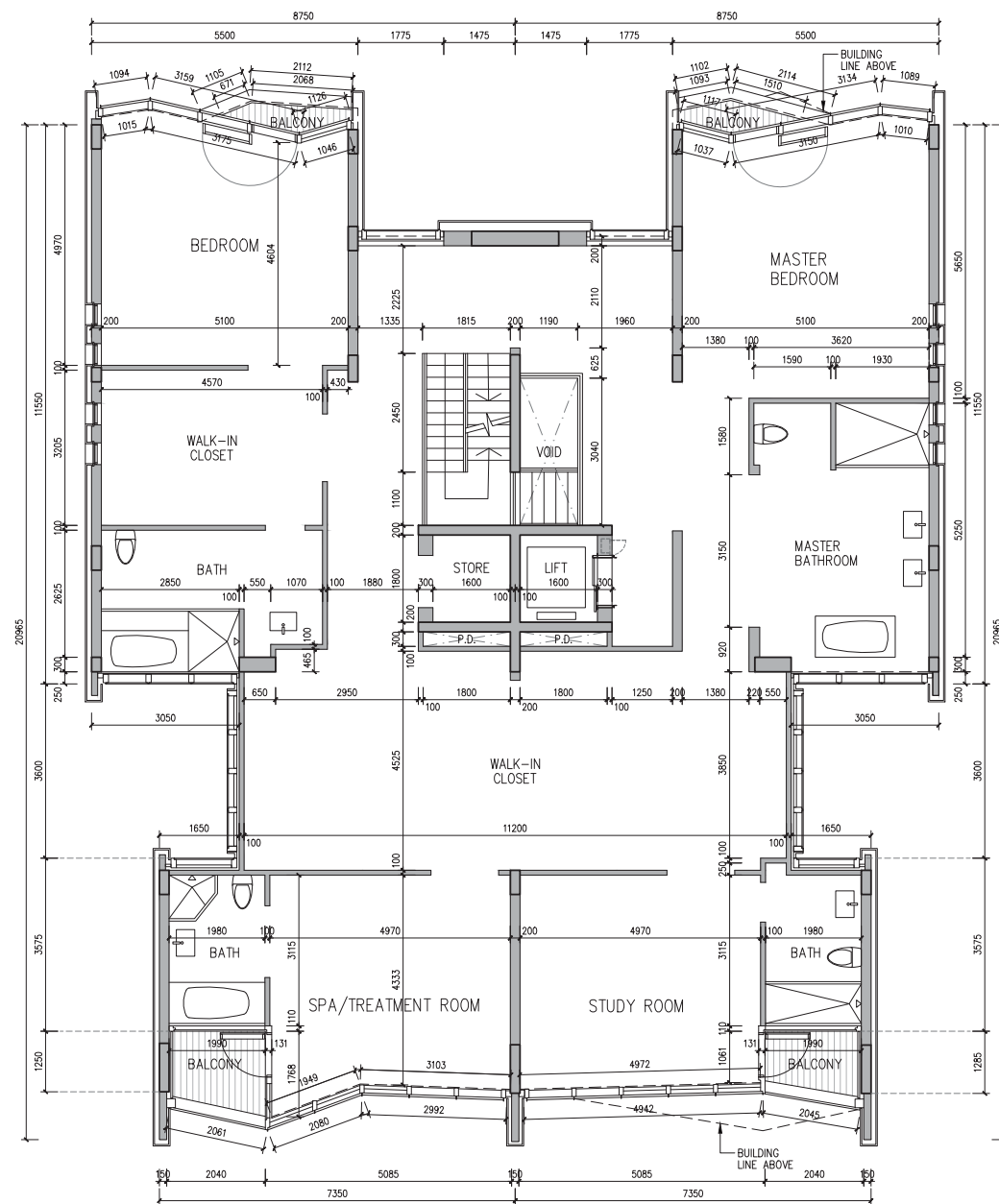
地下平面圖
G/F Plan



一樓平面圖
1/F Plan

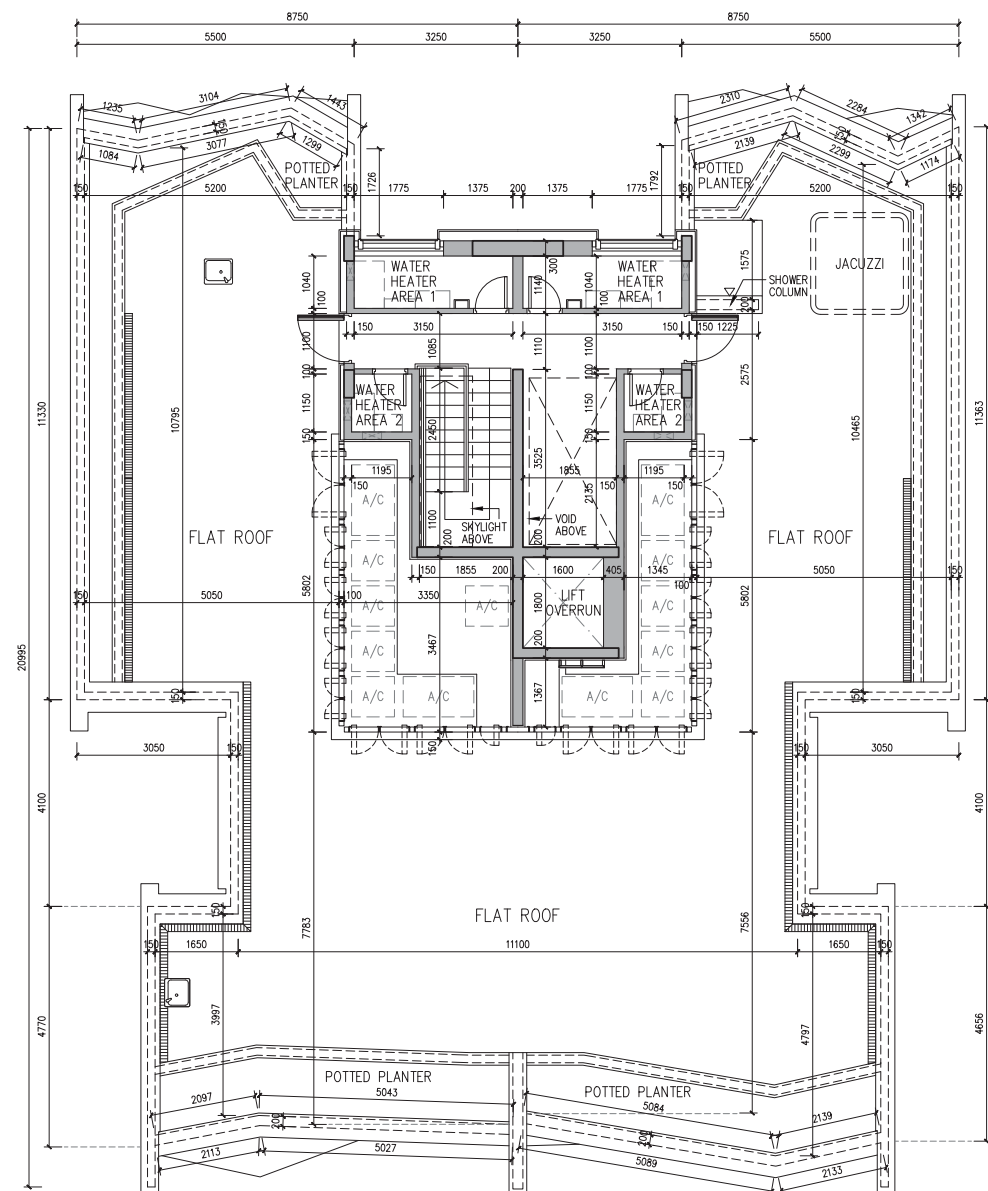
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan

Note:
備註：

左面所示的樓面平面圖是根據由建築事務監督於2019年10月17日審批的最新建築圖則制訂（「最新審批建築圖則」）。有關最新審批建築圖則所顯示的建築工程及改動於本售樓說明書印制當日並未開始動工。就相關指明住宅單位根據建築事務監督於2014年6月13日（二樓、天台及上層天台）及2016年7月19日（地下及一樓）審批的建築圖則，請參閱本售樓說明書的第44頁至第47頁，當中顯示相關指明住宅單位根據最新審批建築圖則的建築工程及改動並未開始動工前的狀況。

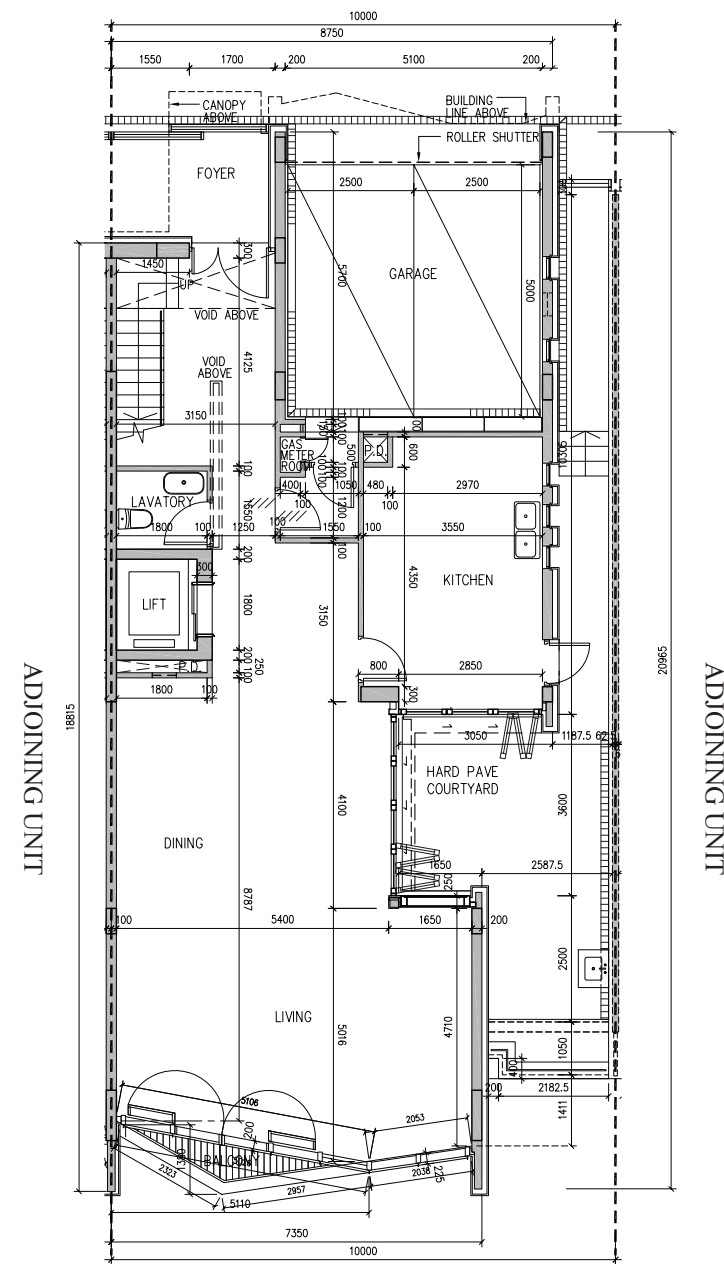
The floor plans on the left are prepared based on the latest building plans approved by the Building Authority on 17 October 2019 (the “Latest Approved Building Plans”). The building works and alterations as exhibited in such Latest Approved Building Plans have not been commenced as at the date of printing of this Sales Brochure. Please refer to pages 44 to 47 of the Sales Brochure for the previous building plans approved by the Building Authority on 13 June 2014 (2/F, Roof & Upper Roof) and 19 July 2016 (G/F & 1/F) of the relevant residential property which show the condition of the relevant residential property when the building works and alterations as exhibited in the Latest Approved Building Plans have not been commenced.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

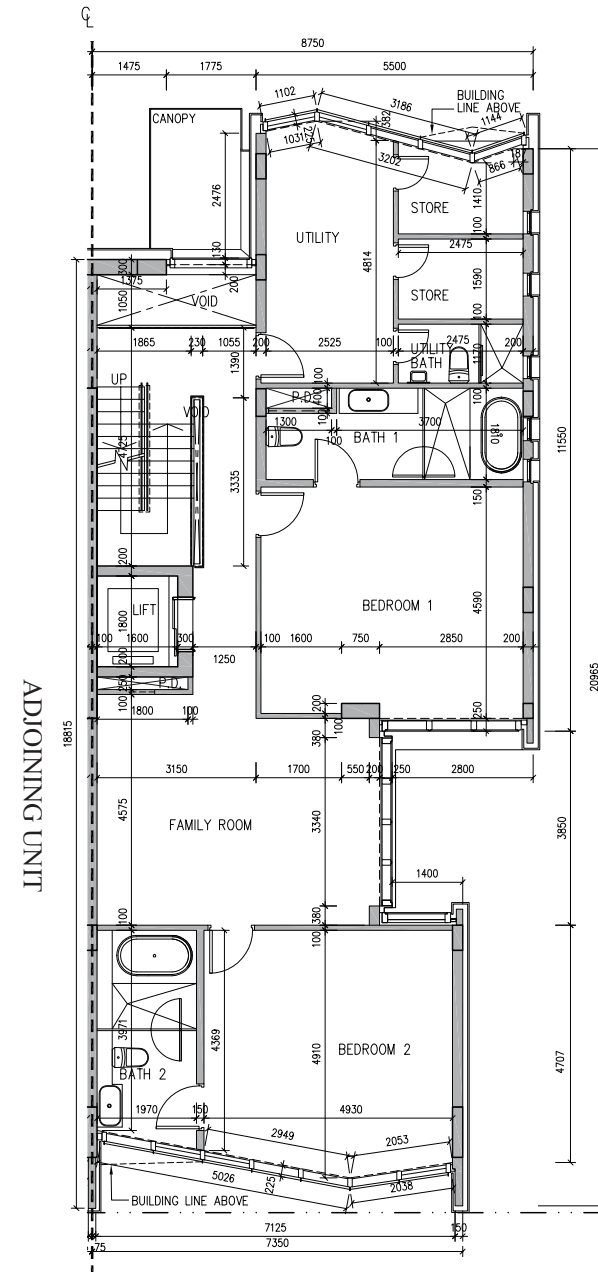
藍塘道31號A單位 – 地下至上層天台平面圖

Unit A of No. 31 Blue Pool Road – G/F to Upper Roof Floor Plan



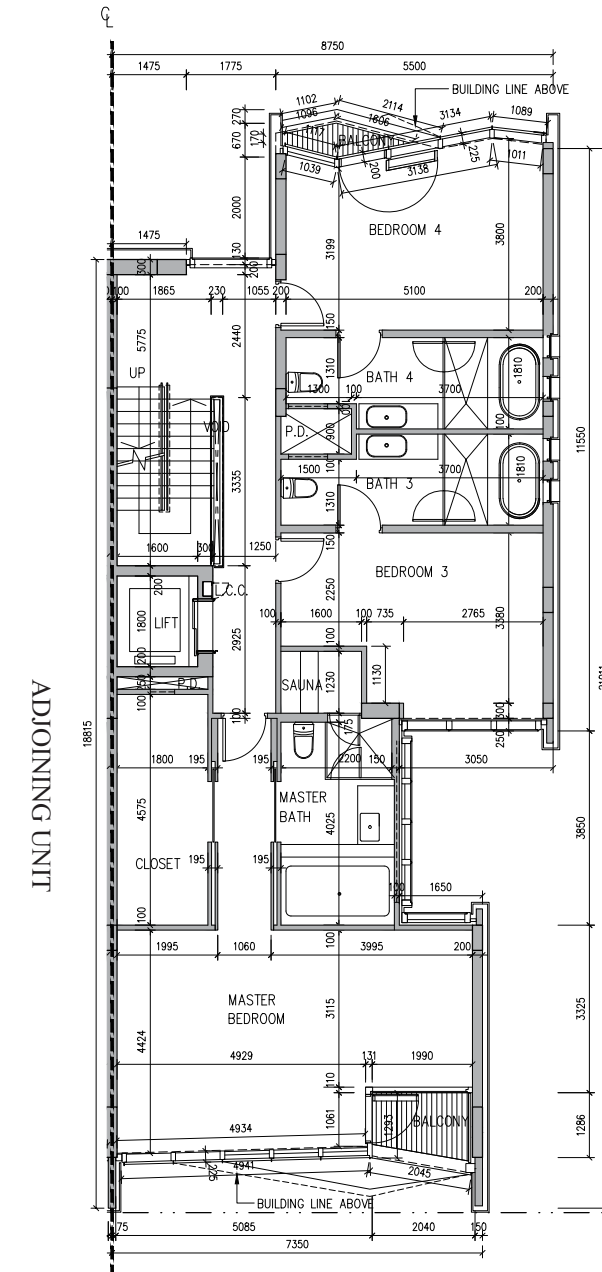
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。

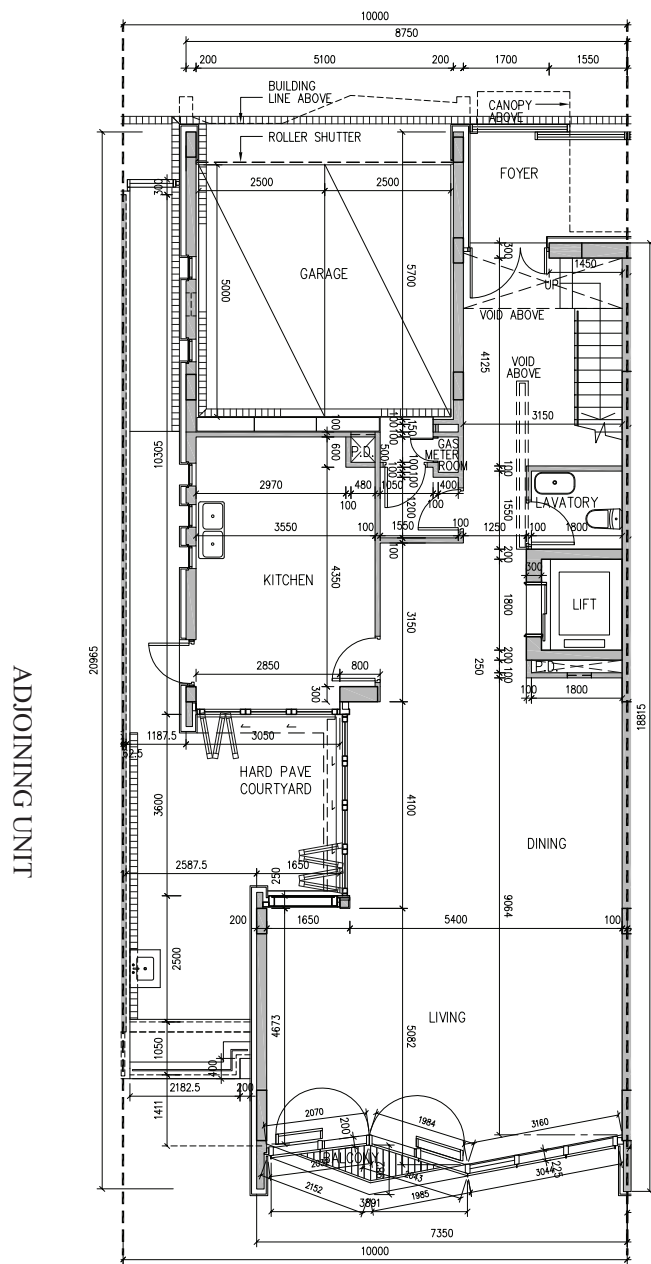
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

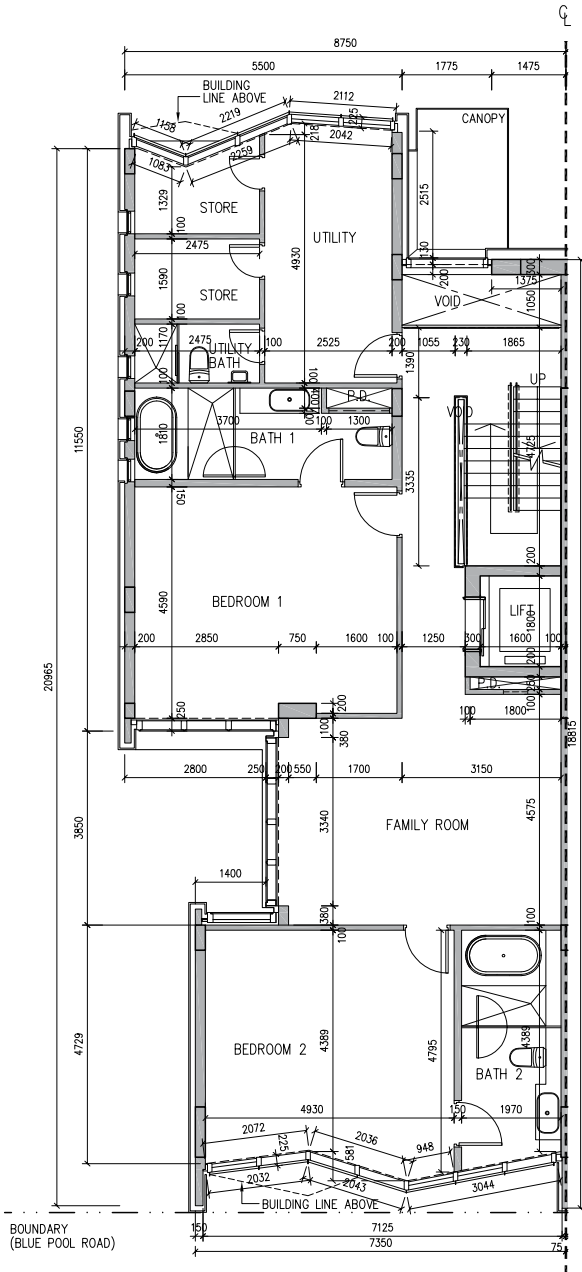
藍塘道31號B單位 – 地下至上層天台平面圖

Unit B of No. 31 Blue Pool Road – G/F to Upper Roof Floor Plan



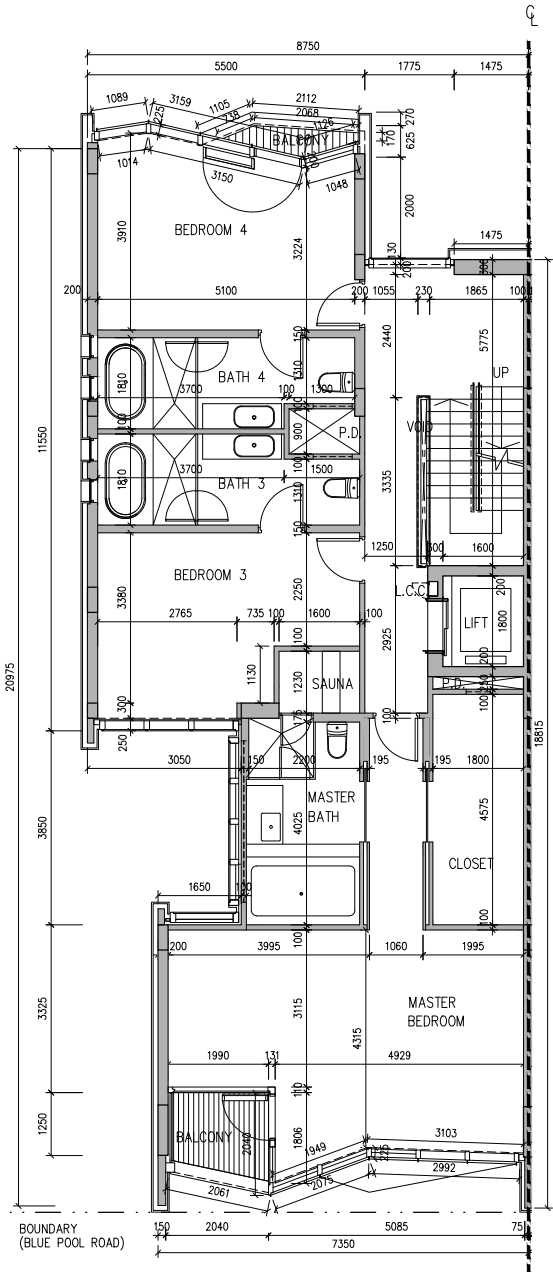
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

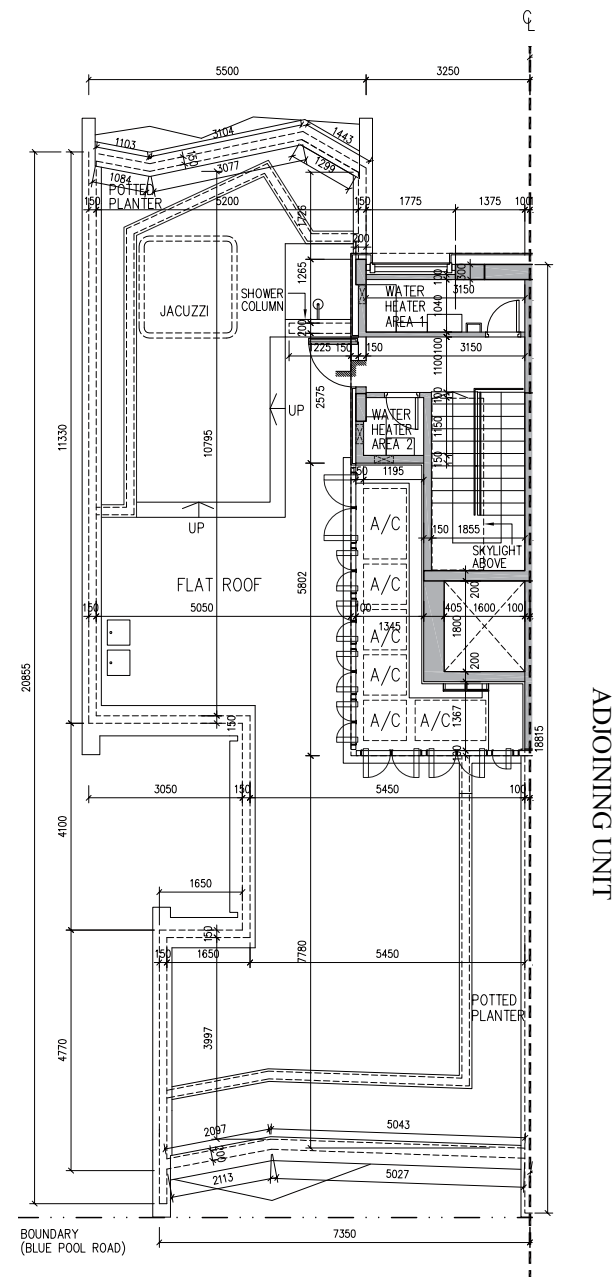


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

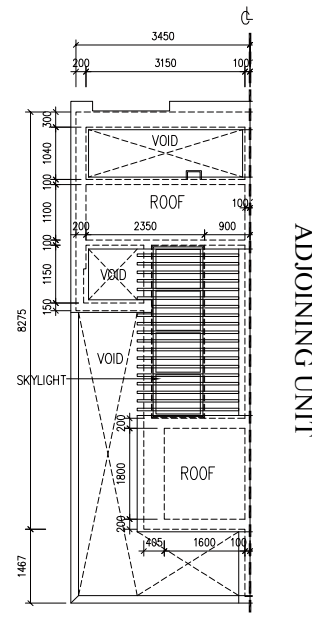
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道31號B單位 Unit B of No. 31 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道31號B單位 Unit B of No. 31 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

2. 平面圖所列之數字為以毫米標示之尺寸。
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

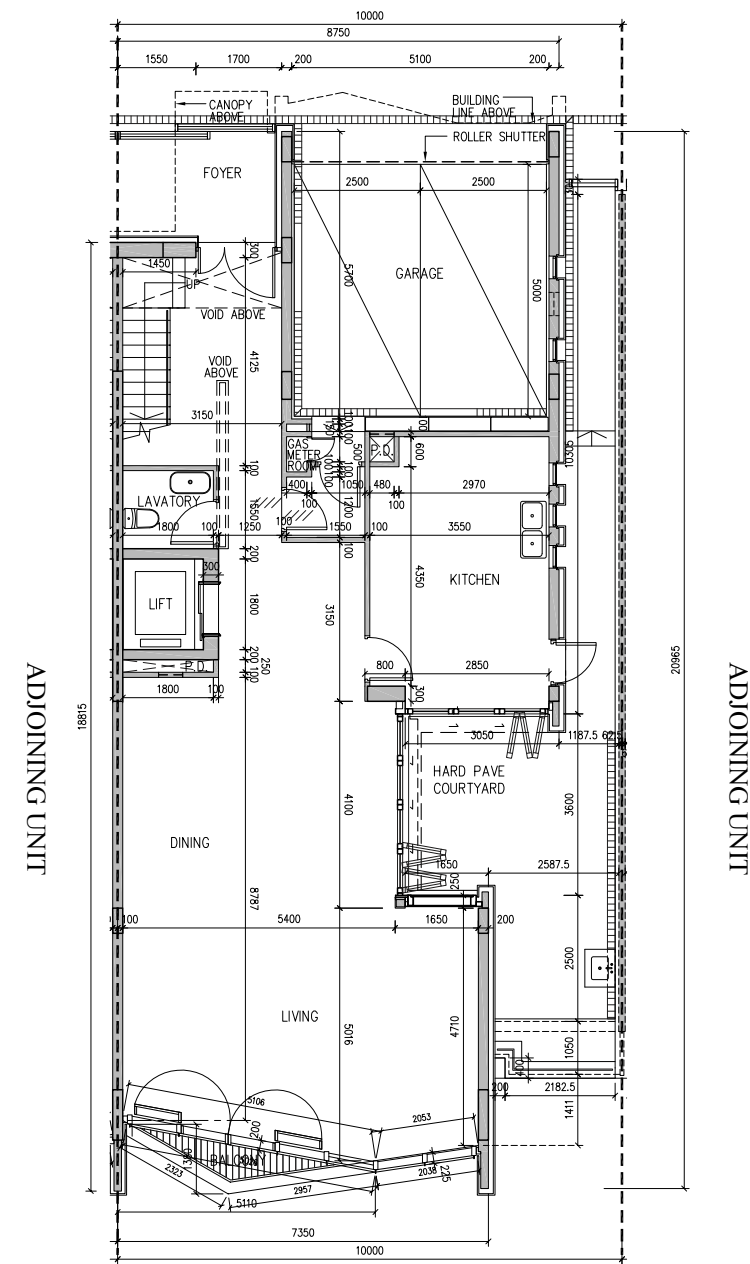
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

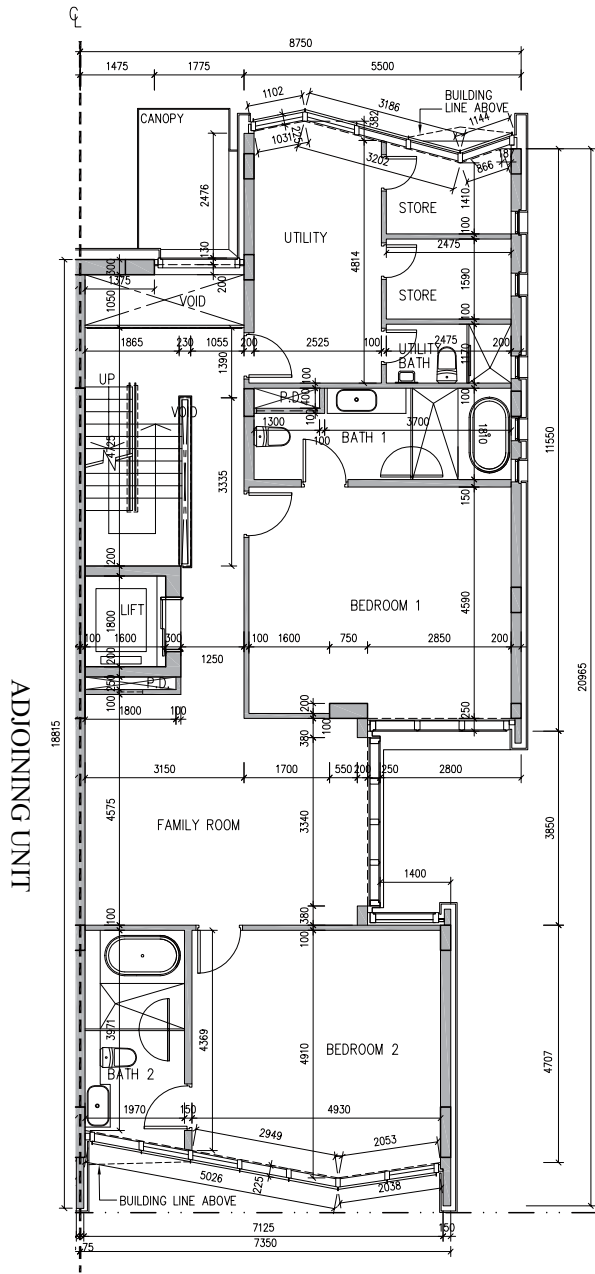
藍塘道33號A單位 – 地下至上層天台平面圖

Unit A of No. 33 Blue Pool Road – G/F to Upper Roof Floor Plan



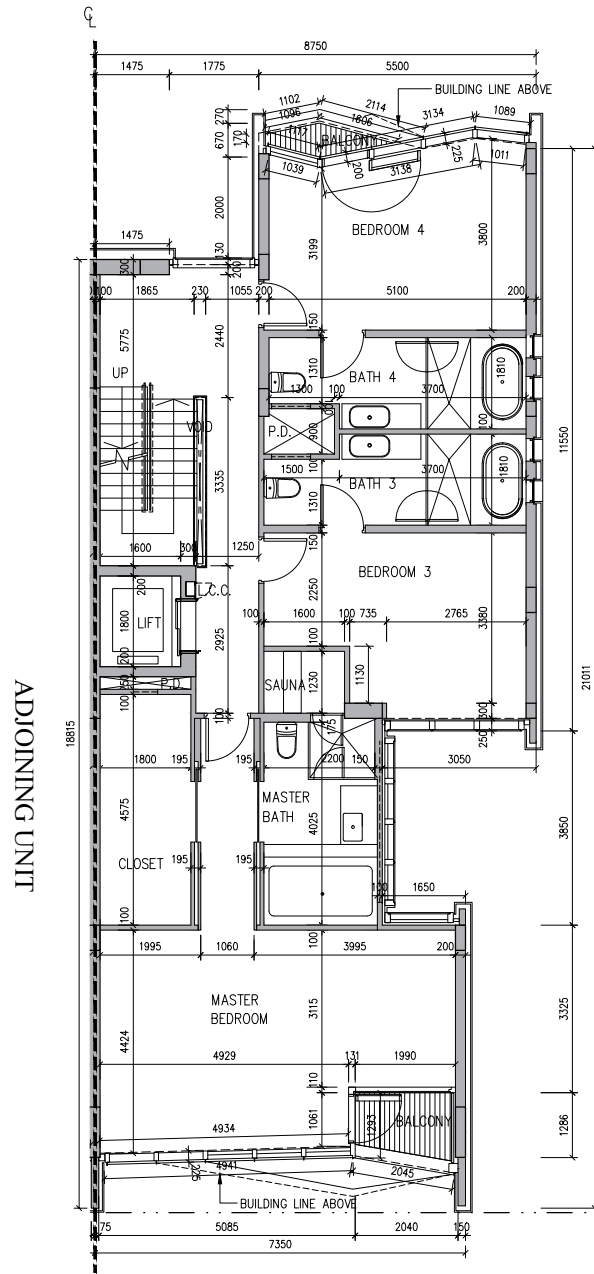
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

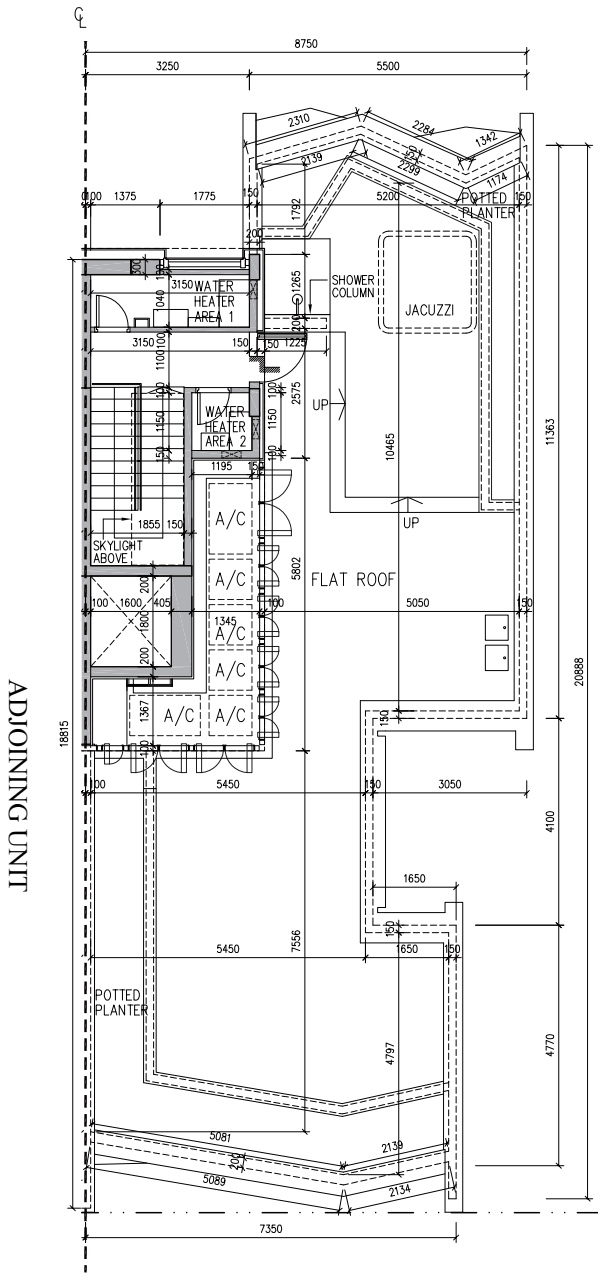


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

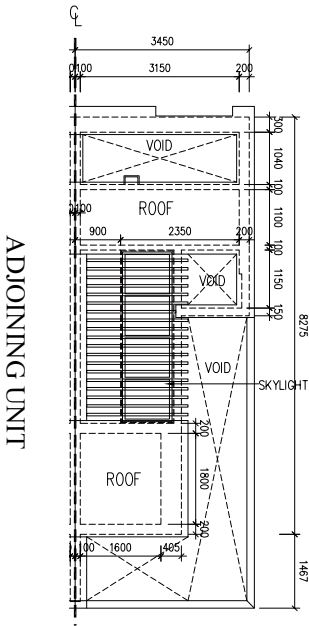
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道33號A單位 Unit A of No. 33 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道33號A單位 Unit A of No. 33 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

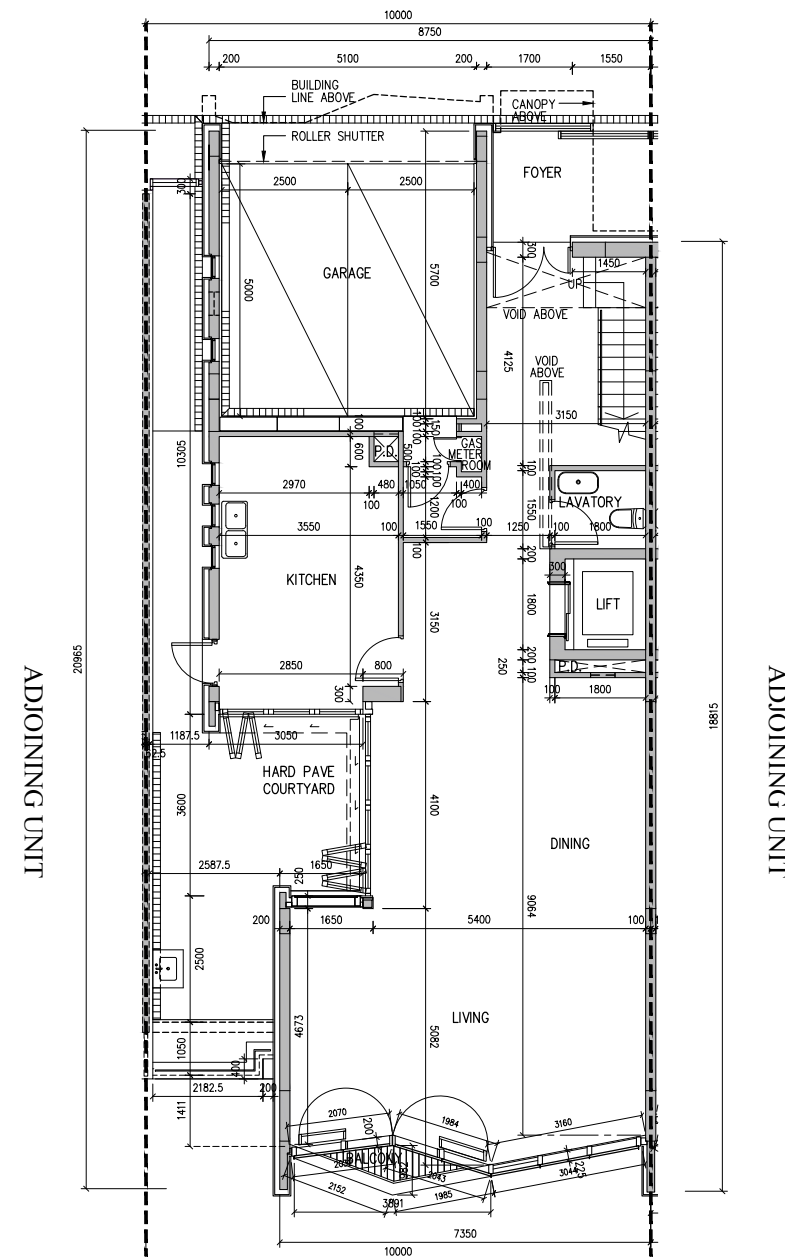
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

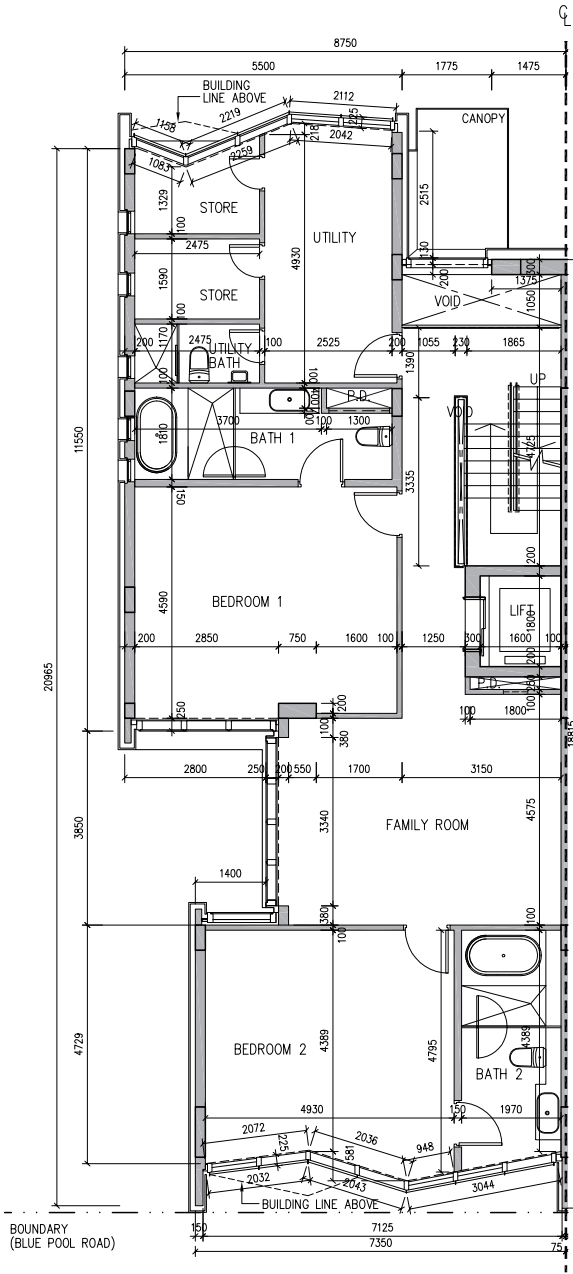
藍塘道33號B單位 – 地下至上層天台平面圖

Unit B of No. 33 Blue Pool Road – G/F to Upper Roof Floor Plan



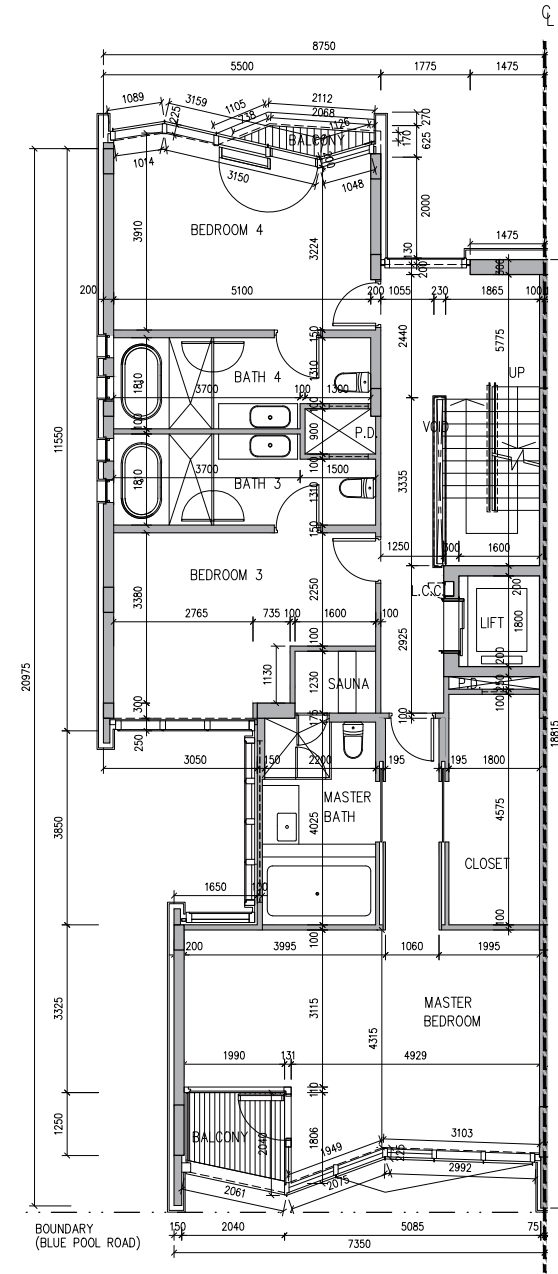
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

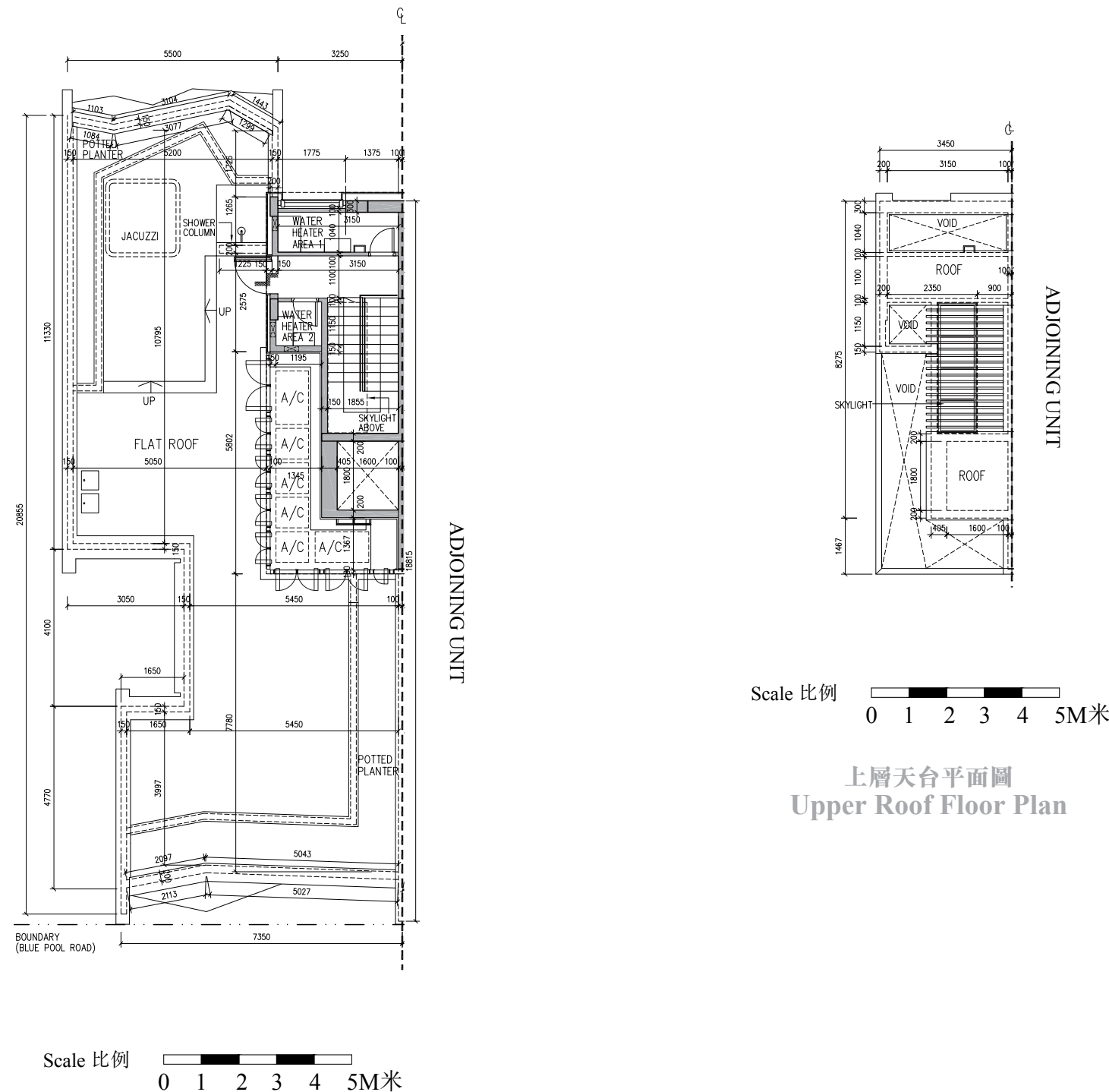


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道33號B單位 Unit B of No. 33 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道33號B單位 Unit B of No. 33 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

2. 平面圖所列之數字為以毫米標示之尺寸。
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

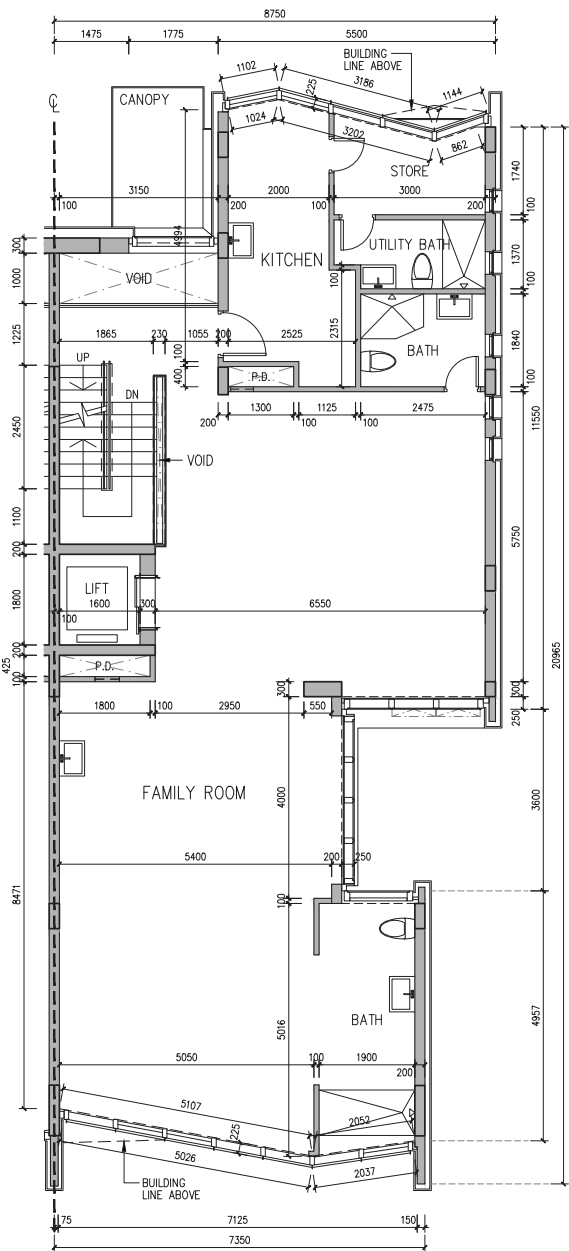
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

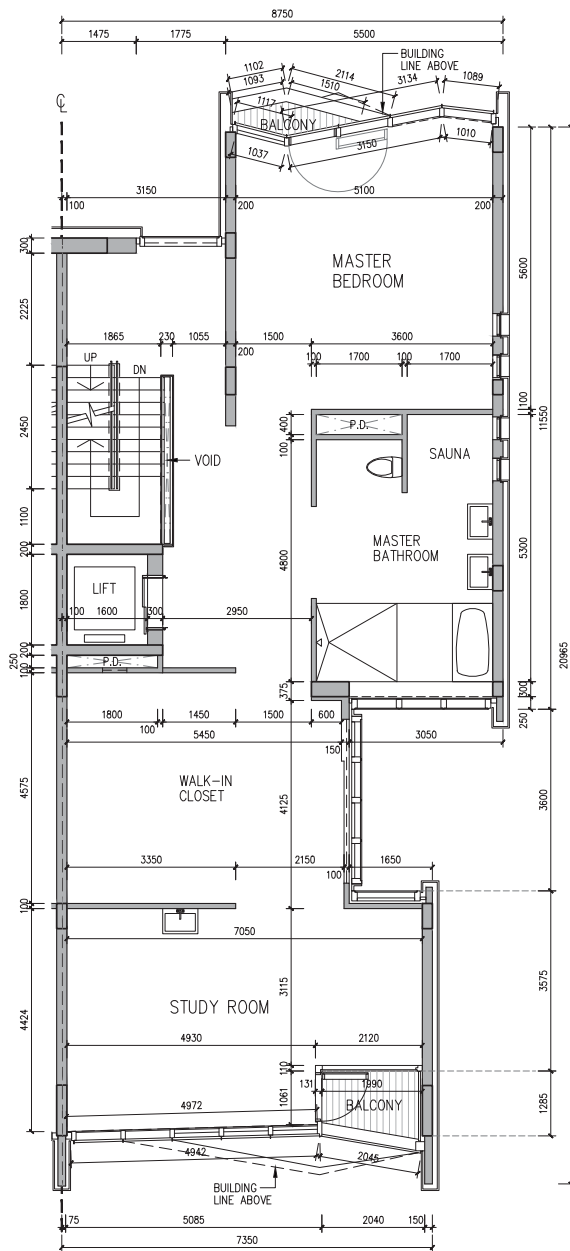
藍塘道35號A單位 – 一樓至天台平面圖（最新審批建築圖則）

Unit A, No. 35 Blue Pool Road – 1/F to Roof Floor Plan (Latest Approved Building Plans)



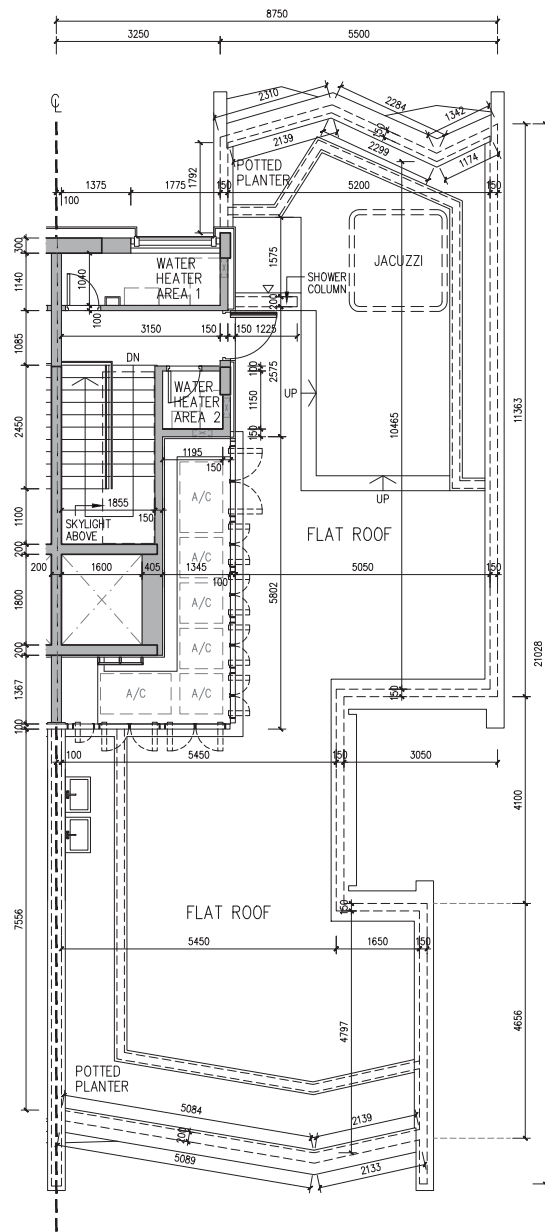
Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan

Note:

備註：

於第51A頁所示的樓面平面圖是根據由建築事務監督於2019年9月30日（一樓、二樓及天台平面圖）審批的最新建築圖則制訂（「最新審批建築圖則」）。有關最新審批建築圖則所顯示的建築工程及改動於本售樓說明書印制當日並未完工。就相關指明住宅單位根據建築事務監督於2014年6月13日（二樓、天台及上層天台）及2016年7月19日（地下及一樓）審批的建築圖則，請參閱本售樓說明書的第52頁至第53頁，當中顯示相關指明住宅單位根據最新審批建築圖則的建築工程及改動並未開始動工前的狀況。

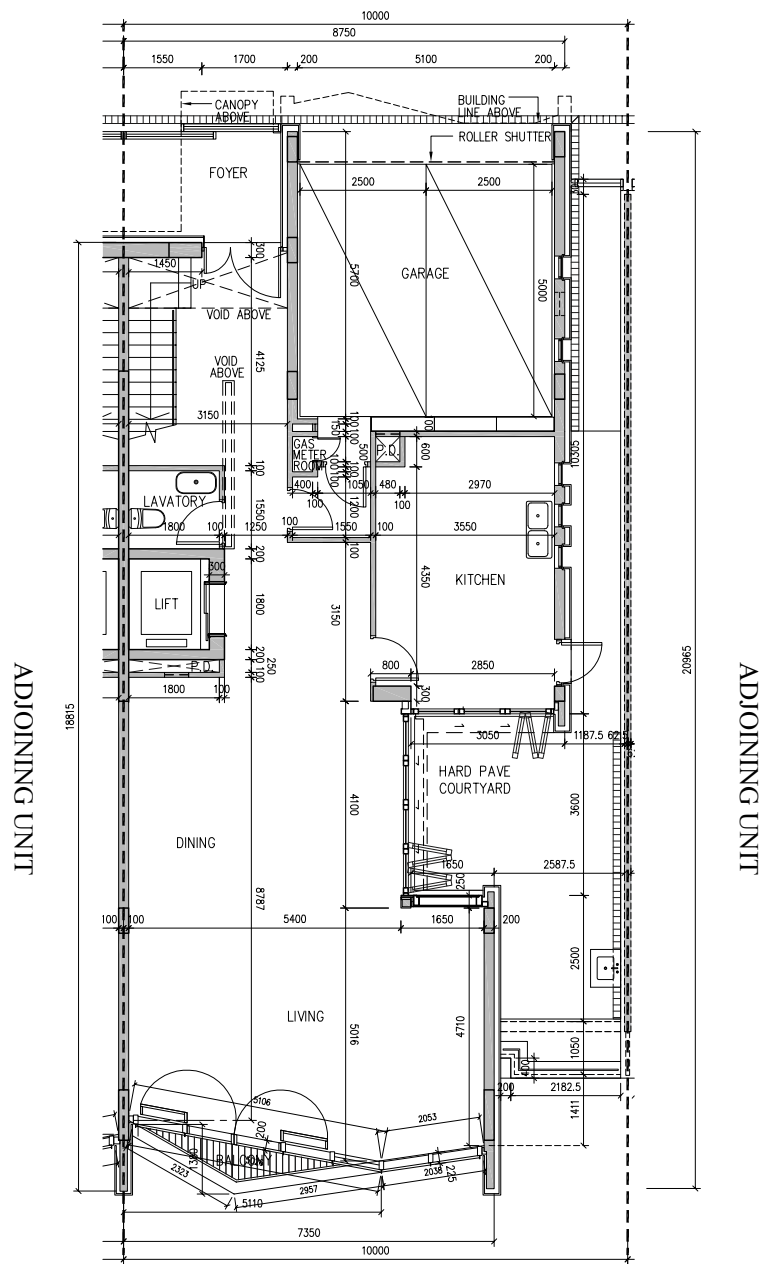
The floor plans on page 51A are prepared based on the latest building plans approved by the Building Authority on 30 September 2019 (1/F, 2/F & Roof Floor Plan) (the “Latest Approved Building Plans”). The building works and alterations as exhibited in such Latest Approved Building Plans have not been completed as at the date of printing of this Sales Brochure. Please refer to pages 52 to 53 of the Sales Brochure for the previous building plans approved by the Building Authority on 13 June 2014 (2/F, Roof & Upper Roof) and 19 July 2016 (G/F & 1/F) of the relevant residential property which show the condition of the relevant residential property when the building works and alterations as exhibited in the Latest Approved Building Plans have not been commenced.

發展項目的住宅物業的樓面平面圖

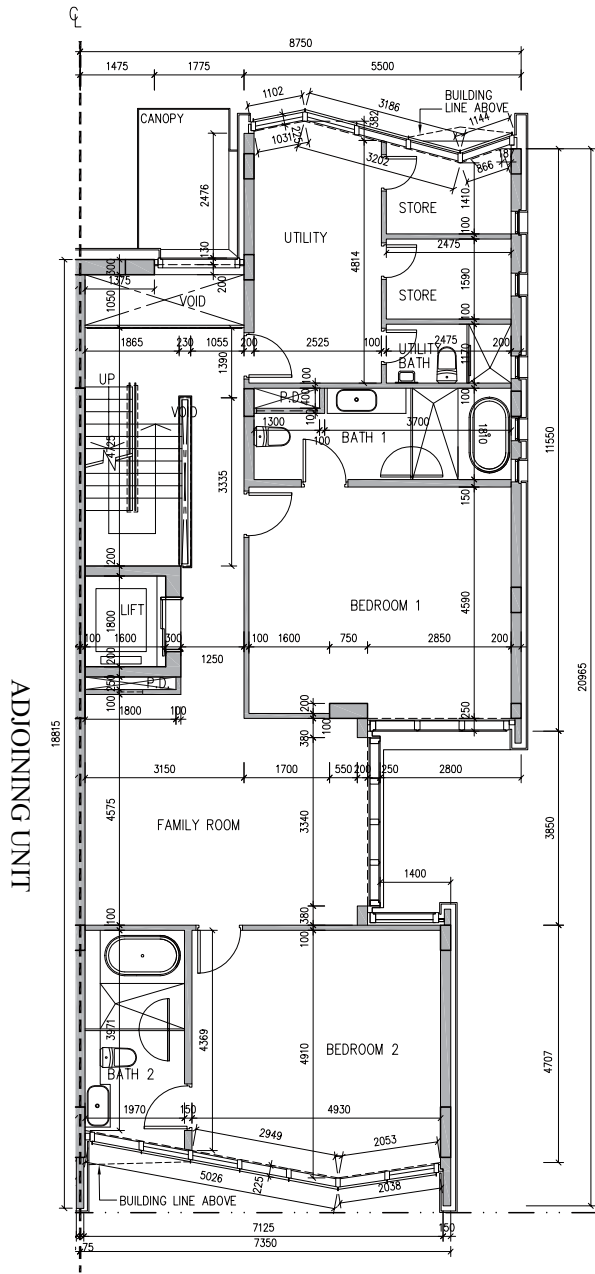
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道35號A單位 – 地下至上層天台平面圖

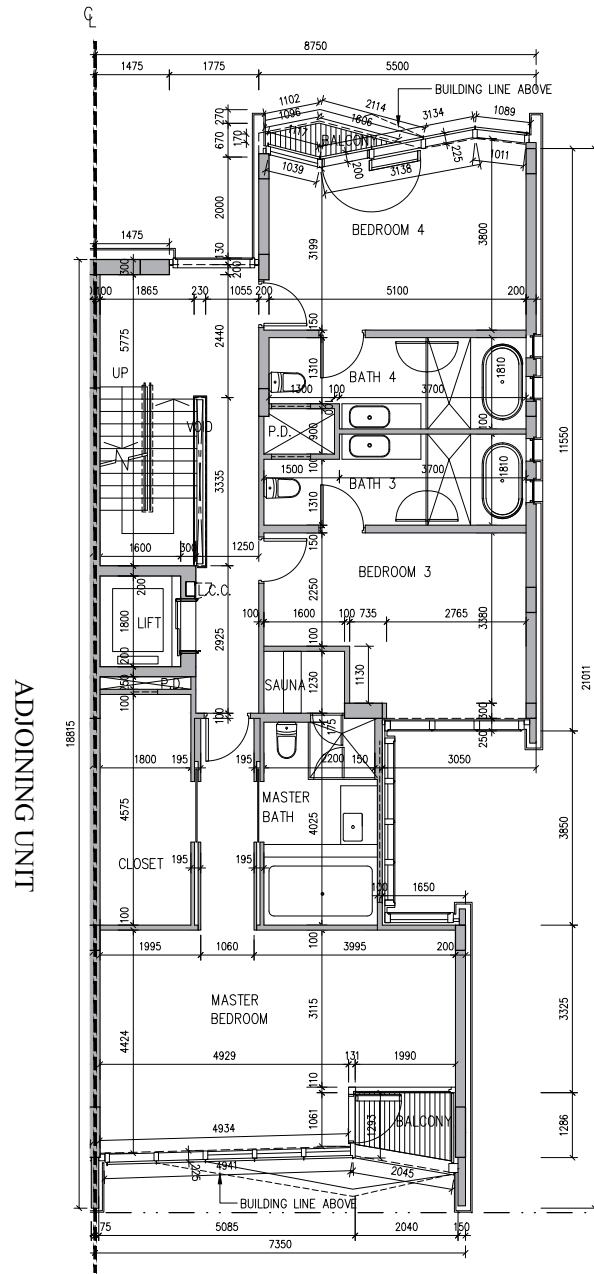
Unit A of No. 35 Blue Pool Road – G/F to Upper Roof Floor Plan



地下平面圖
G/F Plan



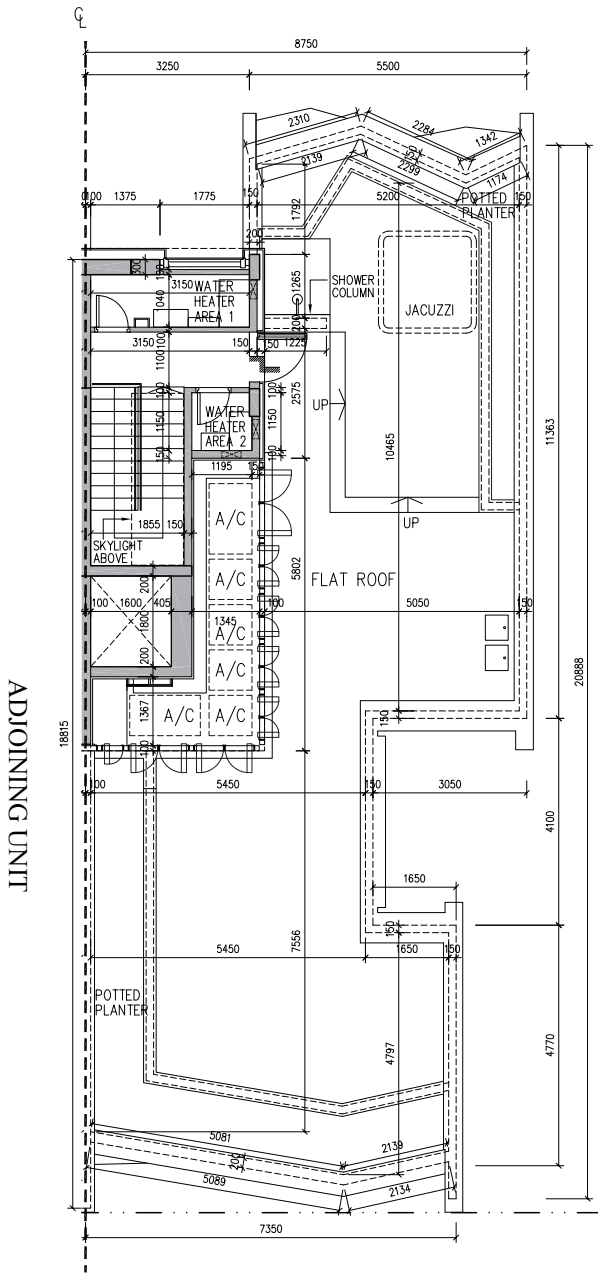
一樓平面圖
1/F Plan



二樓平面圖
2/F Plan

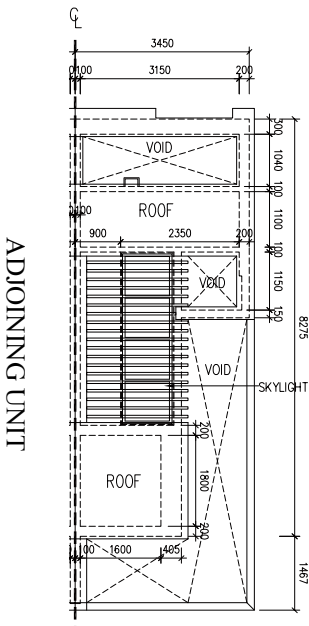
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道35號A單位 Unit A of No. 35 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道35號A單位 Unit A of No. 35 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

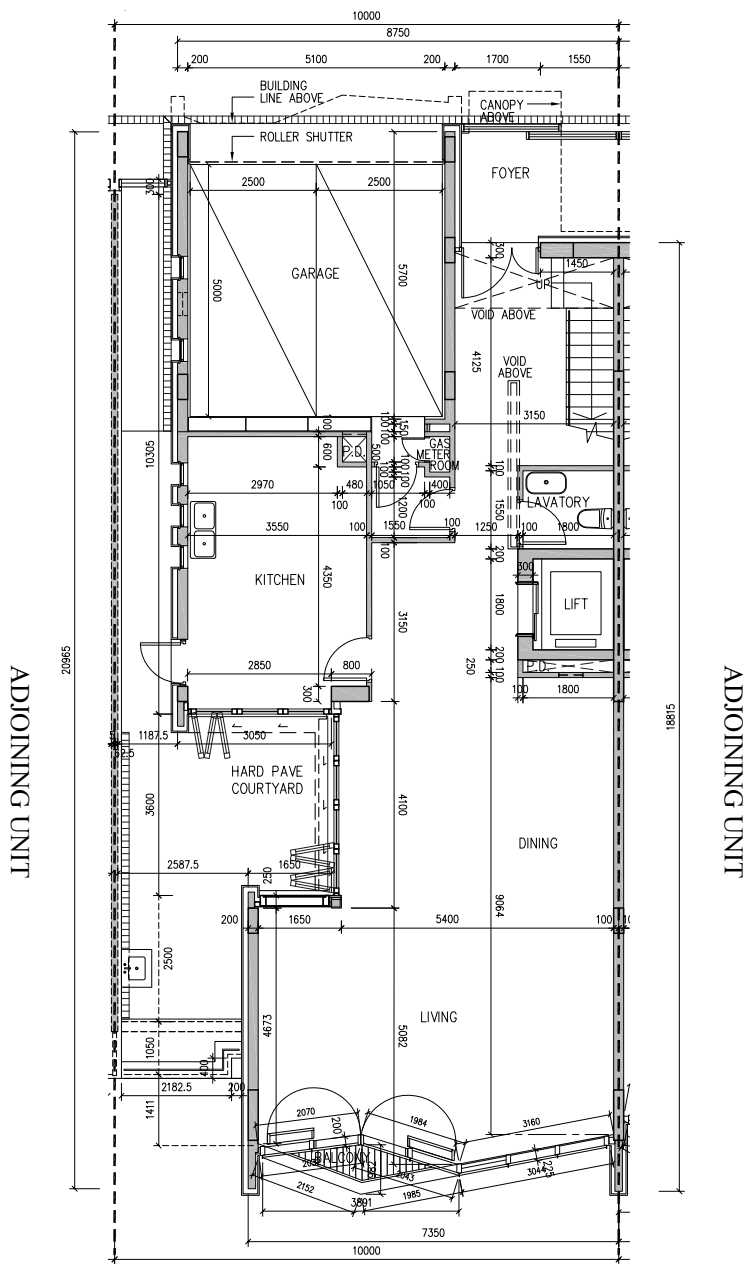
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

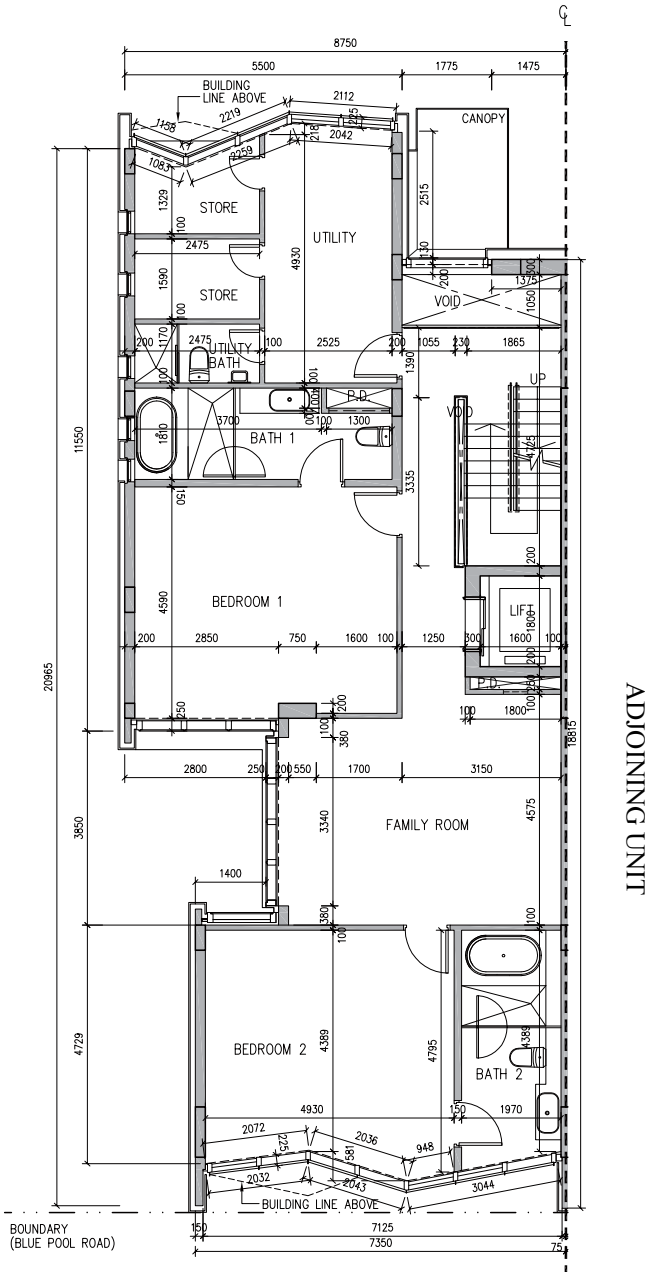
藍塘道35號B單位 – 地下至上層天台平面圖

Unit B of No. 35 Blue Pool Road – G/F to Upper Roof Floor Plan



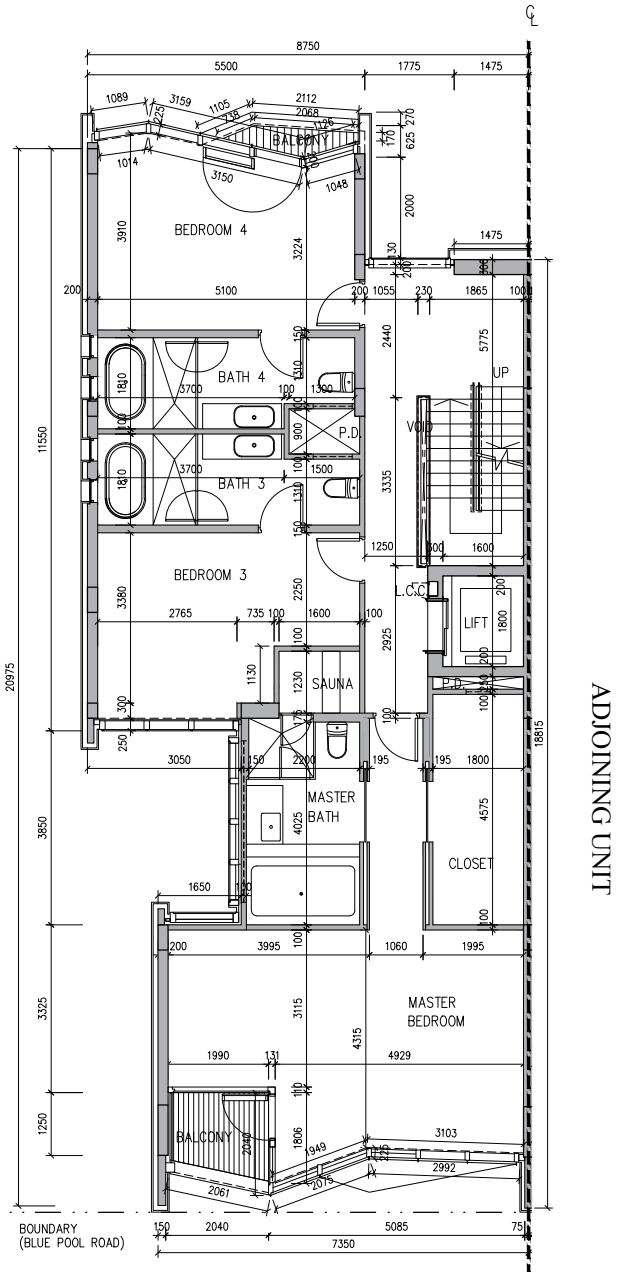
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 平面圖所列之數字為以毫米標示之尺寸。

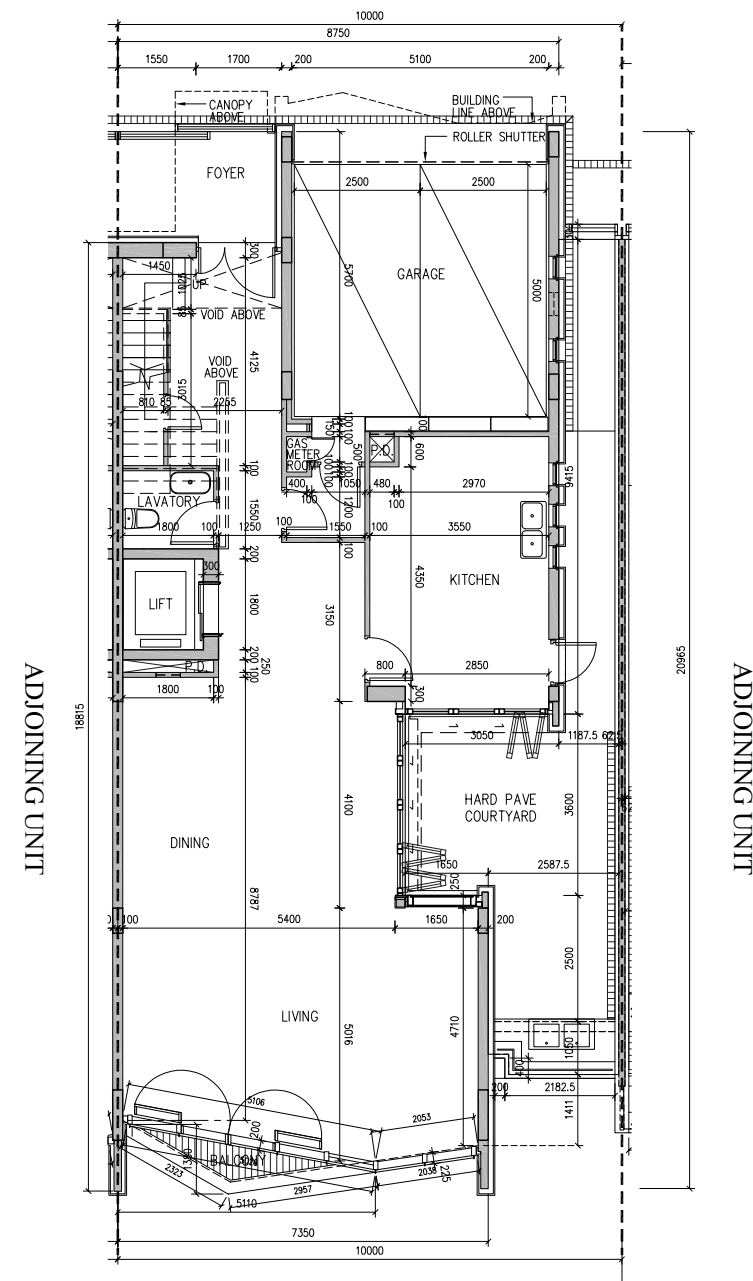
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

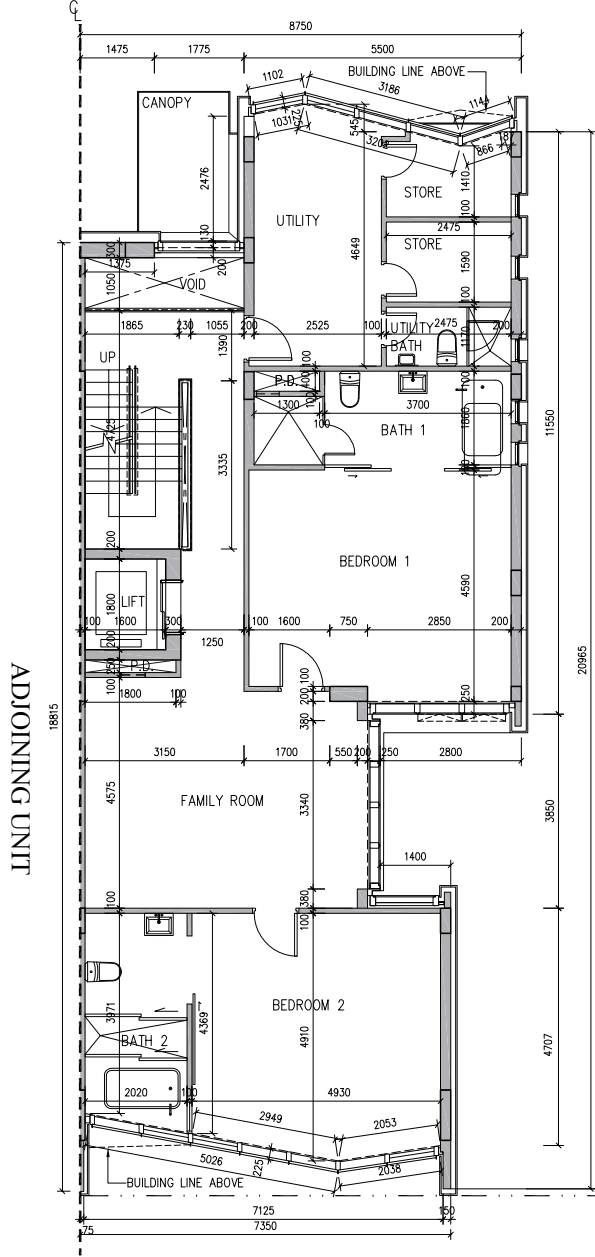
藍塘道37號A單位 – 地下至上層天台平面圖

Unit A, No. 37 Blue Pool Road – G/F to Upper Roof Floor Plan



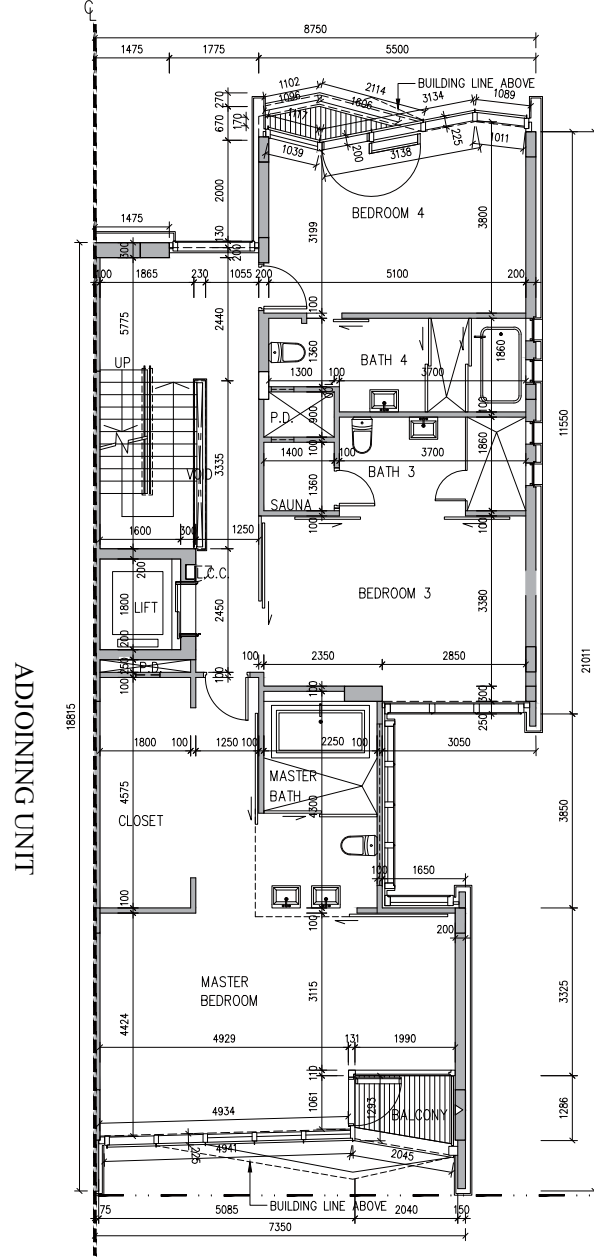
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

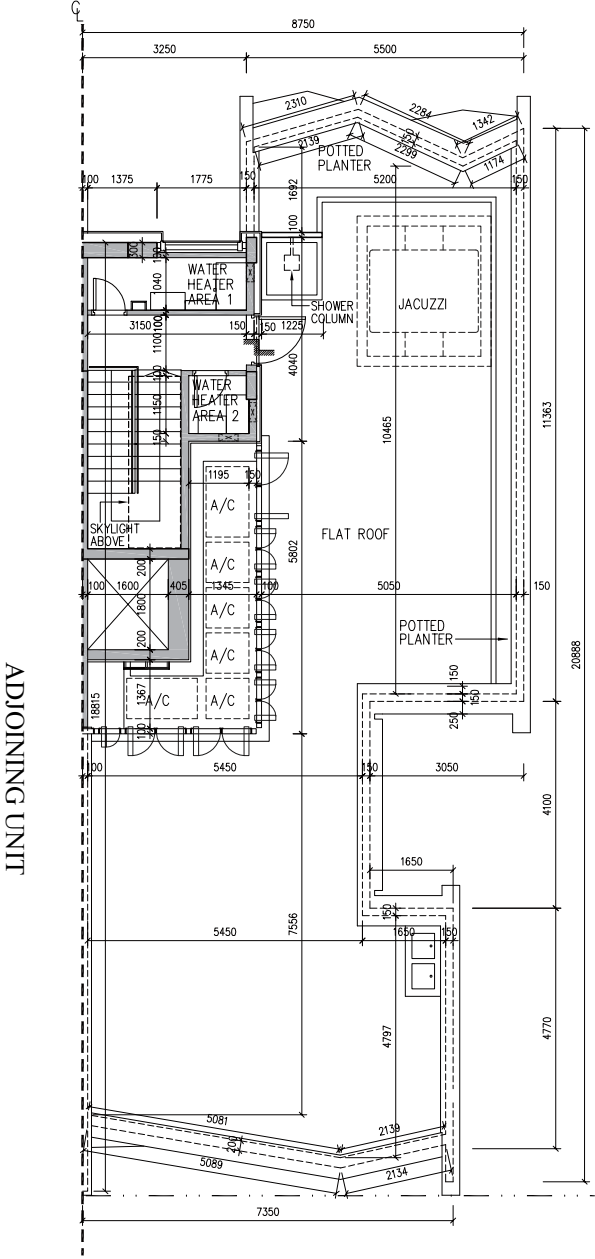


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

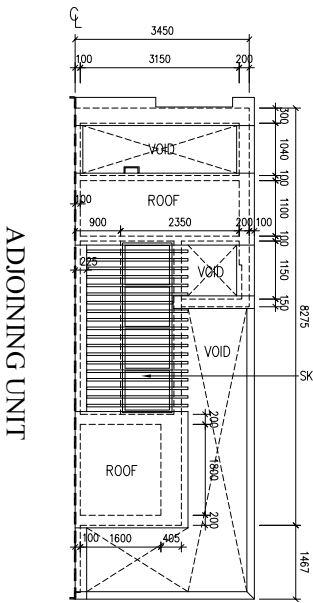
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

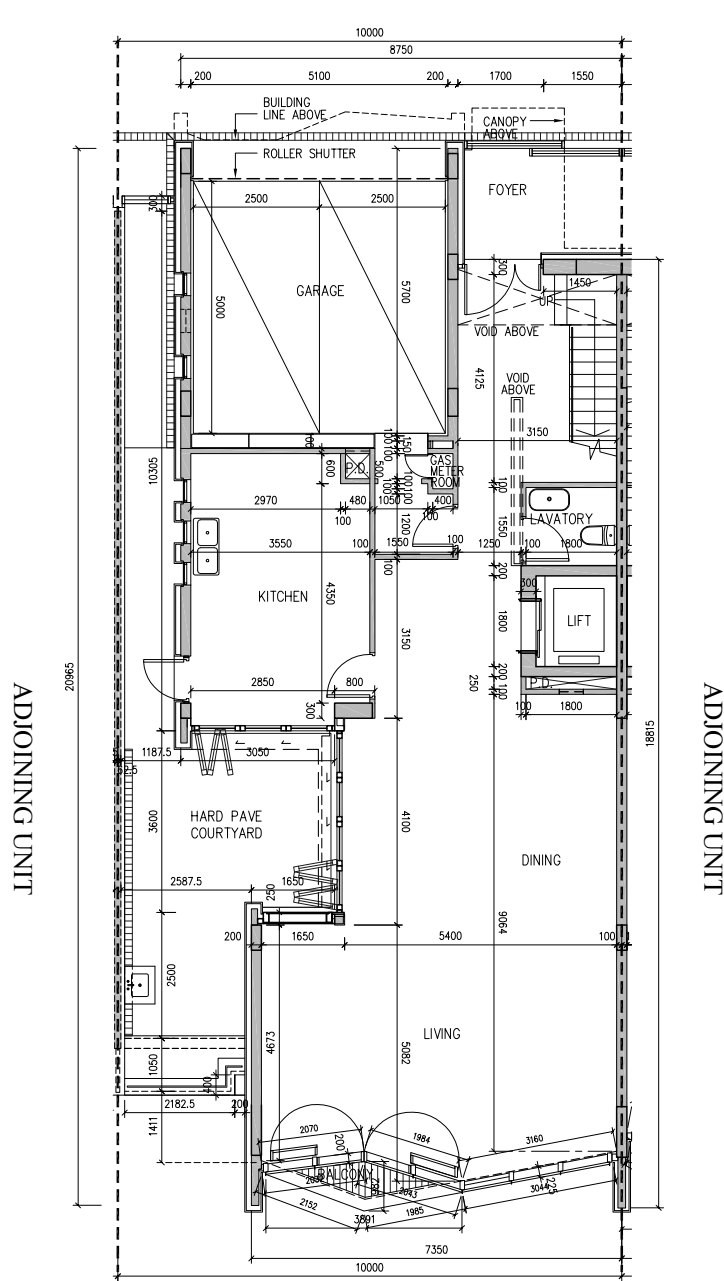
住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

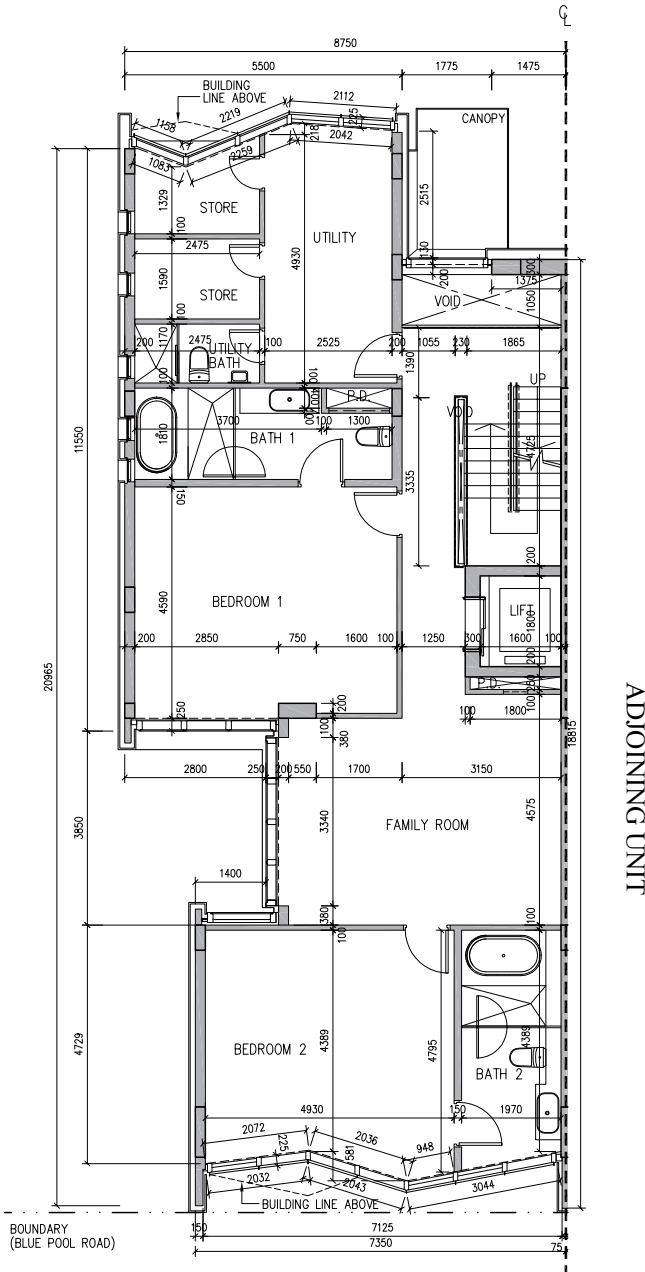
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道37號B單位 – 地下至上層天台平面圖
Unit B, No. 37 Blue Pool Road – G/F to Upper Roof Floor Plan



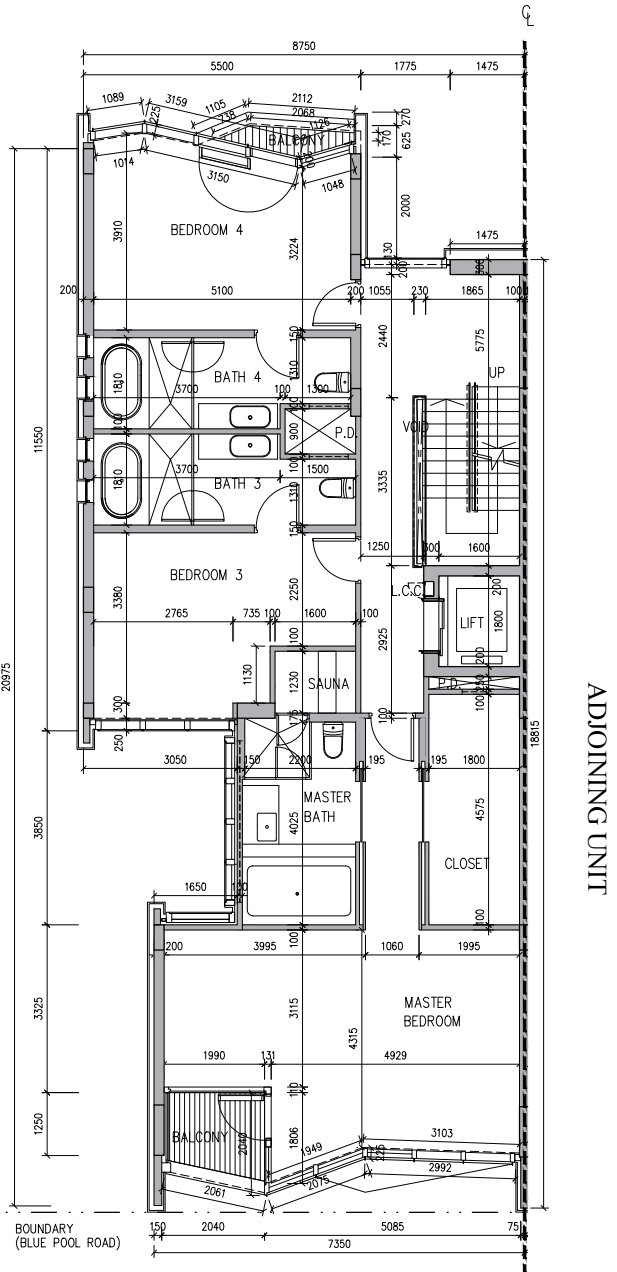
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

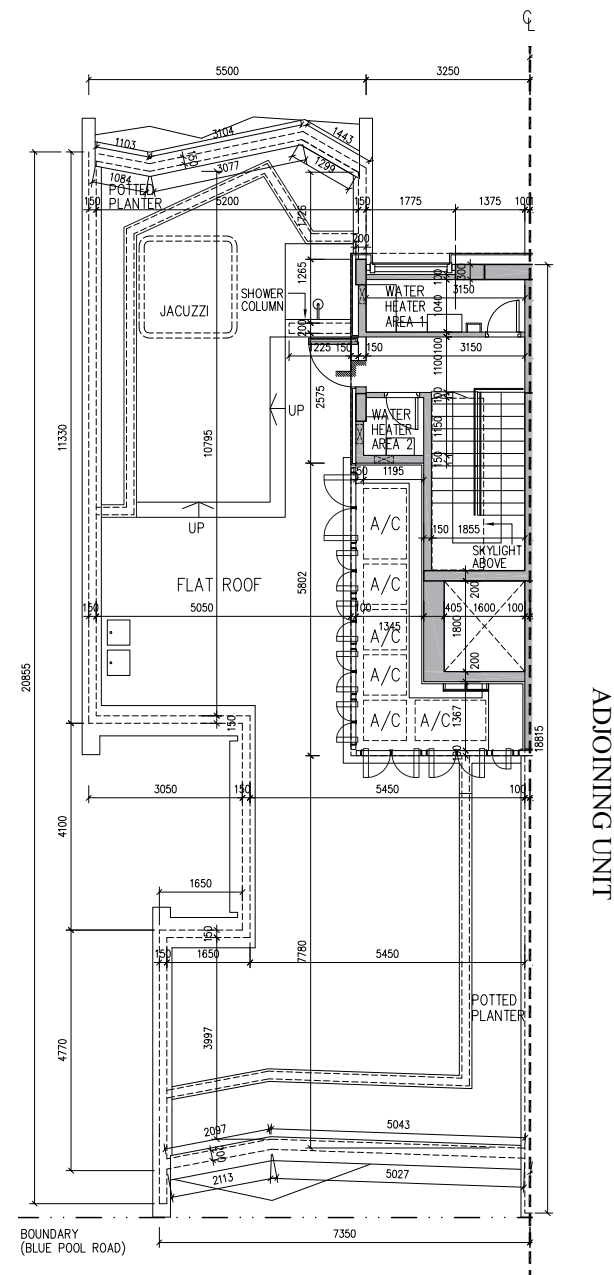


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

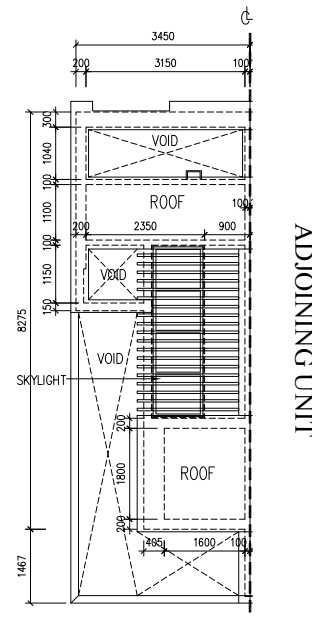
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

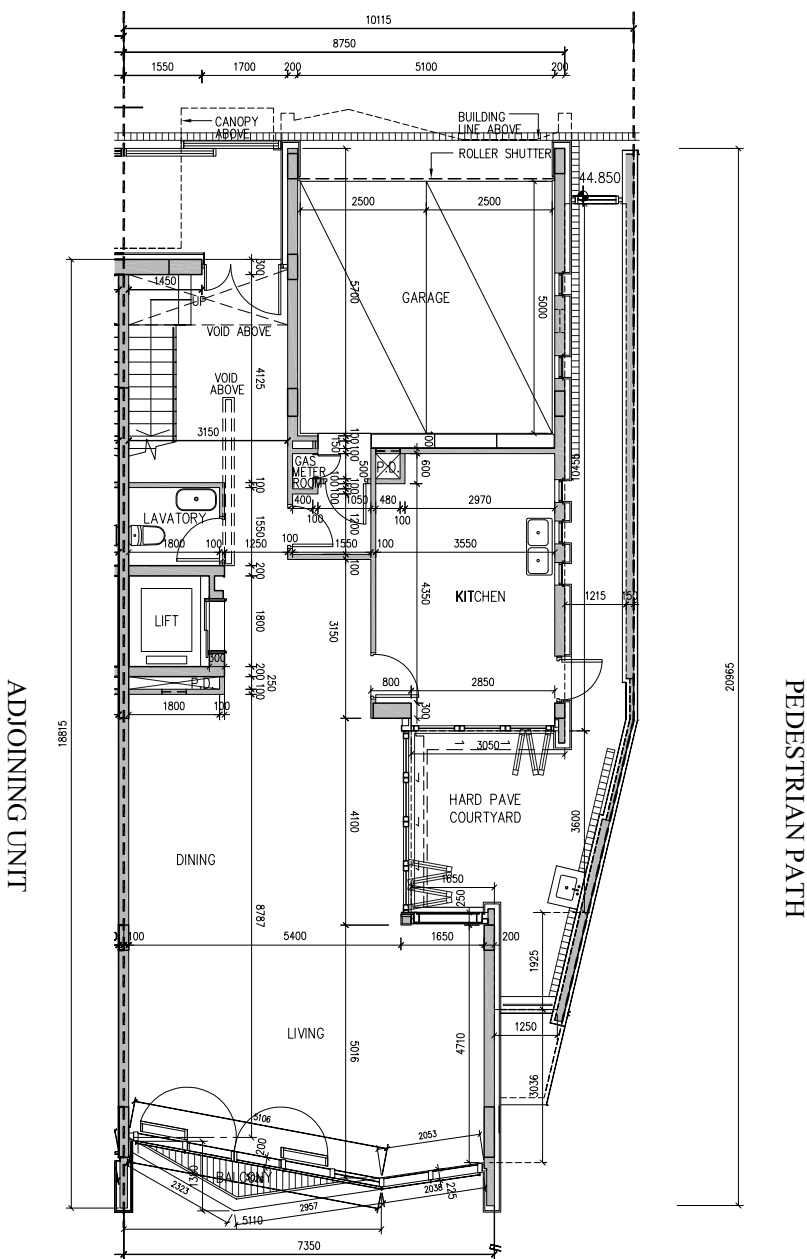
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
-
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

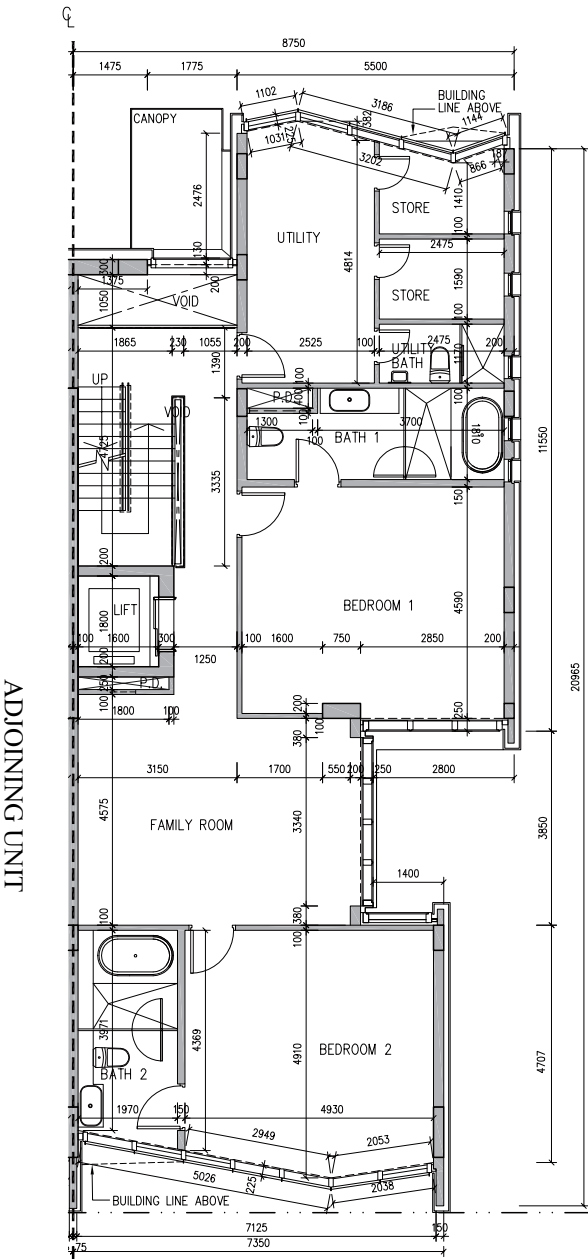
藍塘道39號A單位 – 地下至上層天台平面圖

Unit A, No. 39 Blue Pool Road – G/F to Upper Roof Floor Plan



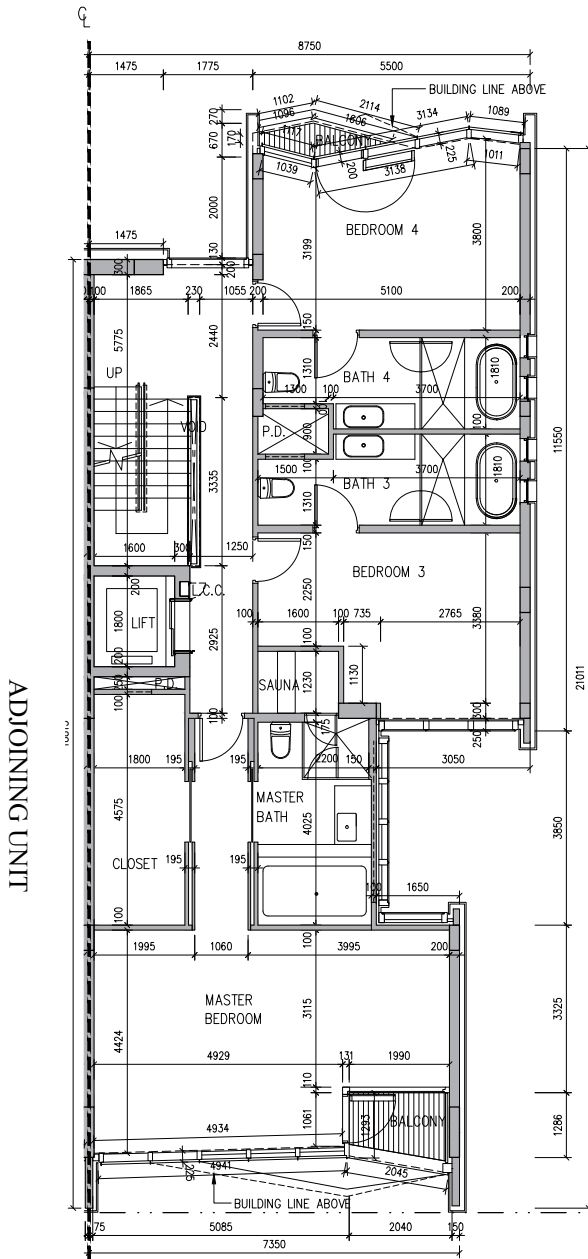
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

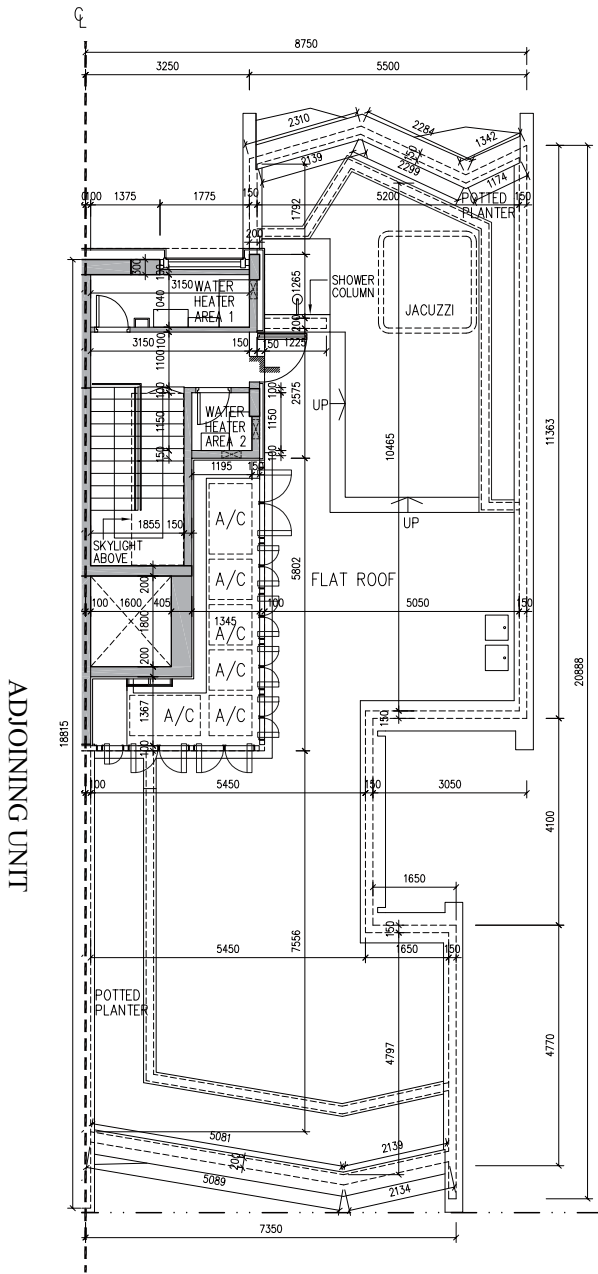


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

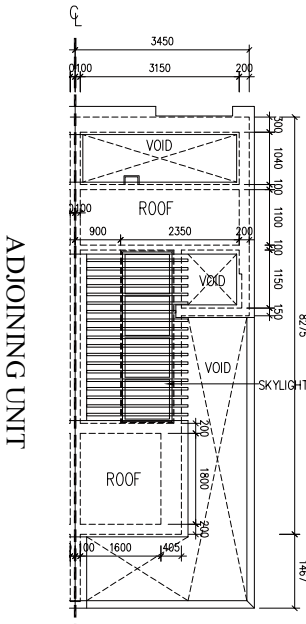
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

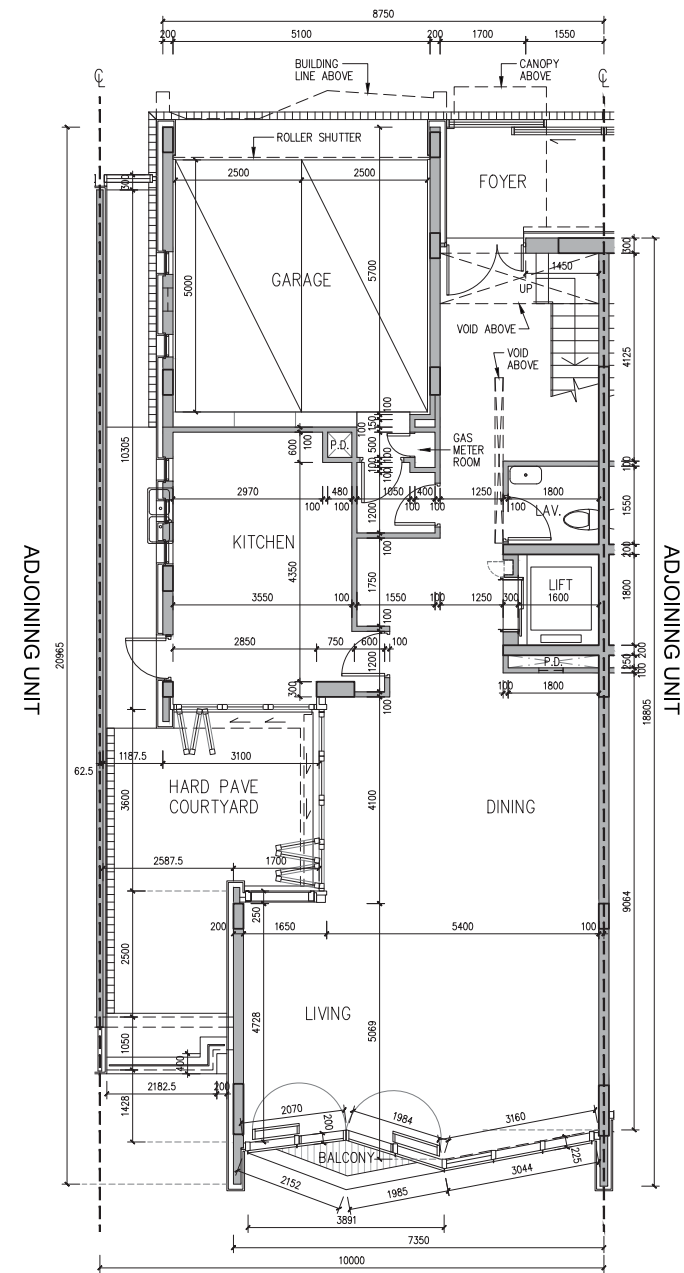
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - 平面圖所列之數字為以毫米標示之尺寸。
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- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - The dimensions in floor plans are all in millimetre.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

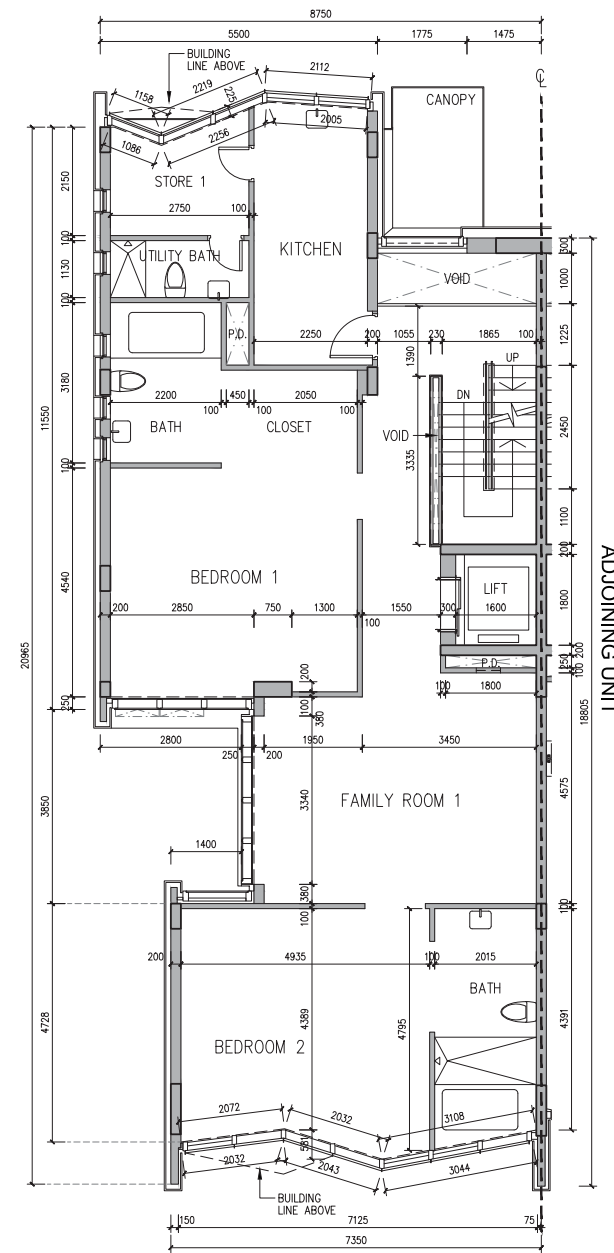
藍塘道39號B單位- 地下至天台平面圖 (最新審批建築圖則)

Unit B, No. 39 Blue Pool Road – G/F to Roof Floor Plan (Latest Approved Building Plans)



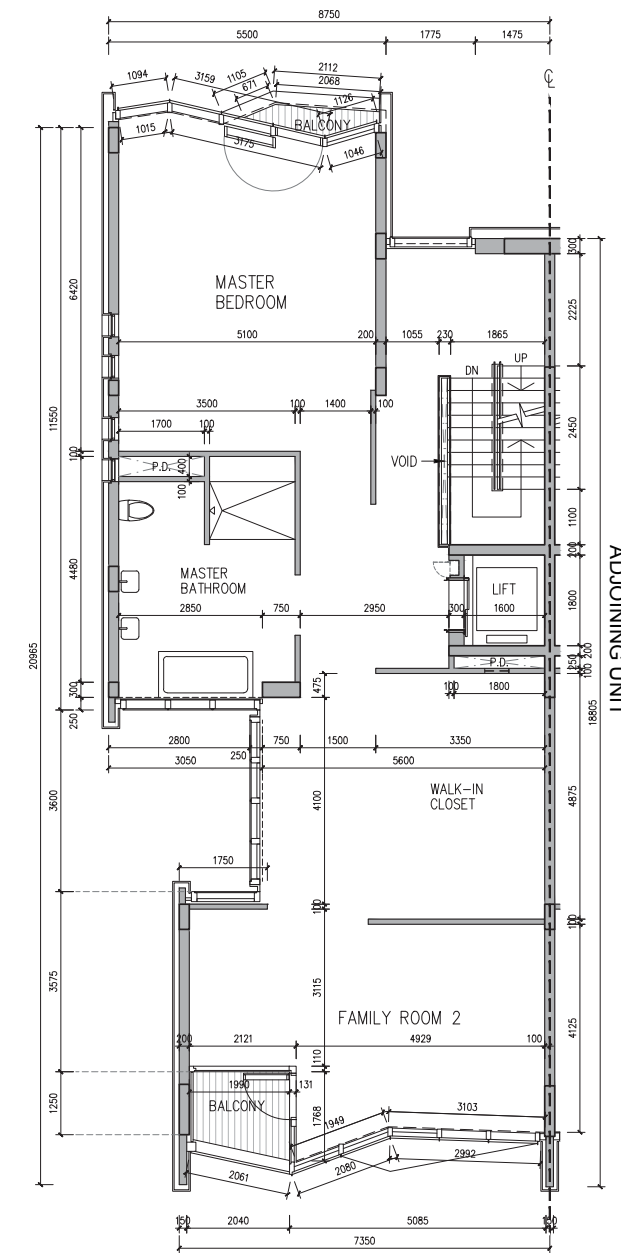
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan



Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

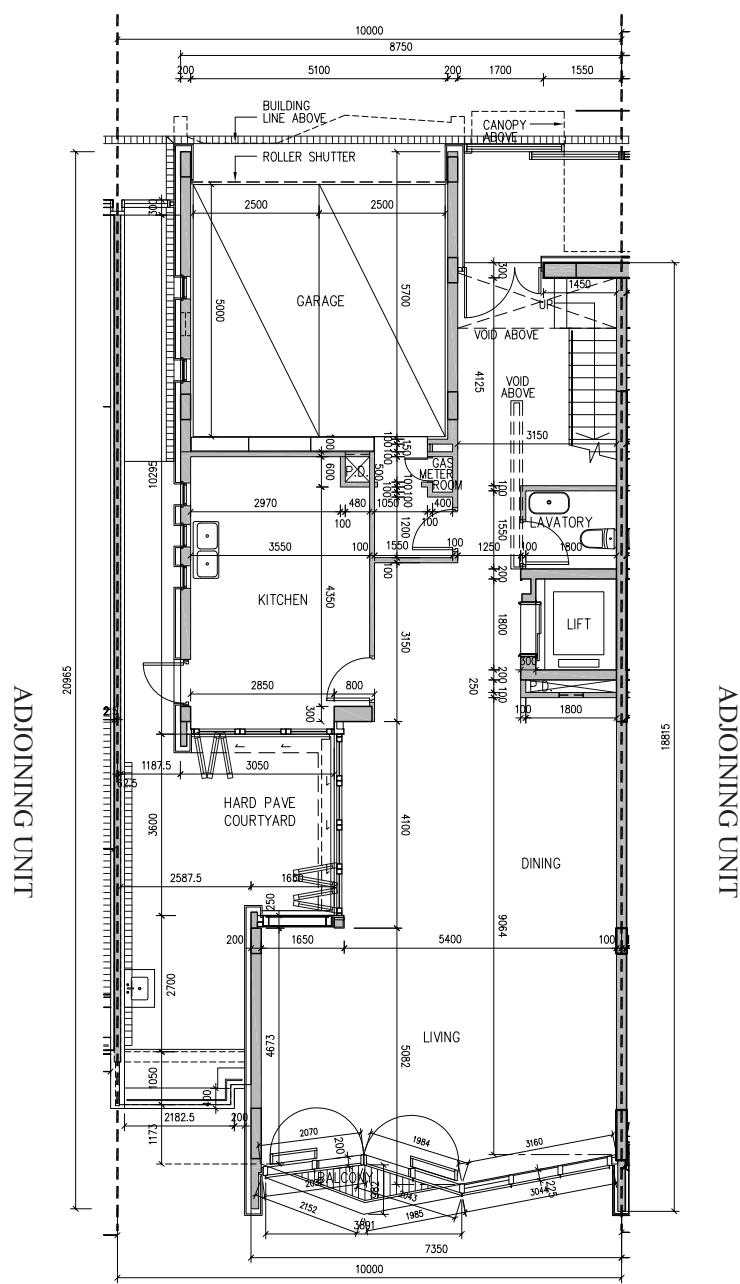


The floor plans on the left are prepared based on the latest building plans approved by the Building Authority on 30 September 2019 (the “Latest Approved Building Plans”). The building works and alterations as exhibited in such Latest Approved Building Plans have not been completed as at the date of printing of this Sales Brochure. Please refer to pages 53K to 53L of the Sales Brochure for the previous building plans approved by the Building Authority on 13 June 2014 (2/F, Roof & Upper Roof) and 19 July 2016 (G/F & 1/F) of the relevant residential property which show the condition of the relevant residential property when the building works and alterations as exhibited in the Latest Approved Building Plans have not been commenced.

發展項目的住宅物業的樓面平面圖

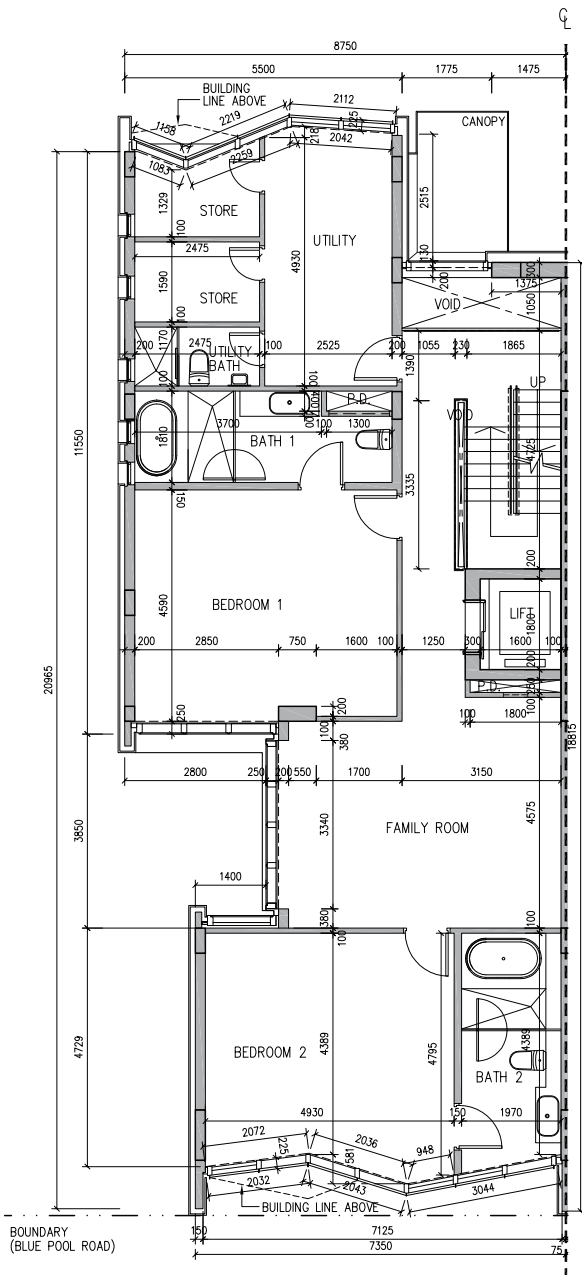
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

藍塘道39號B單位 – 地下至上層天台平面圖
Unit B, No. 39 Blue Pool Road – G/F to Upper Roof Floor Plan



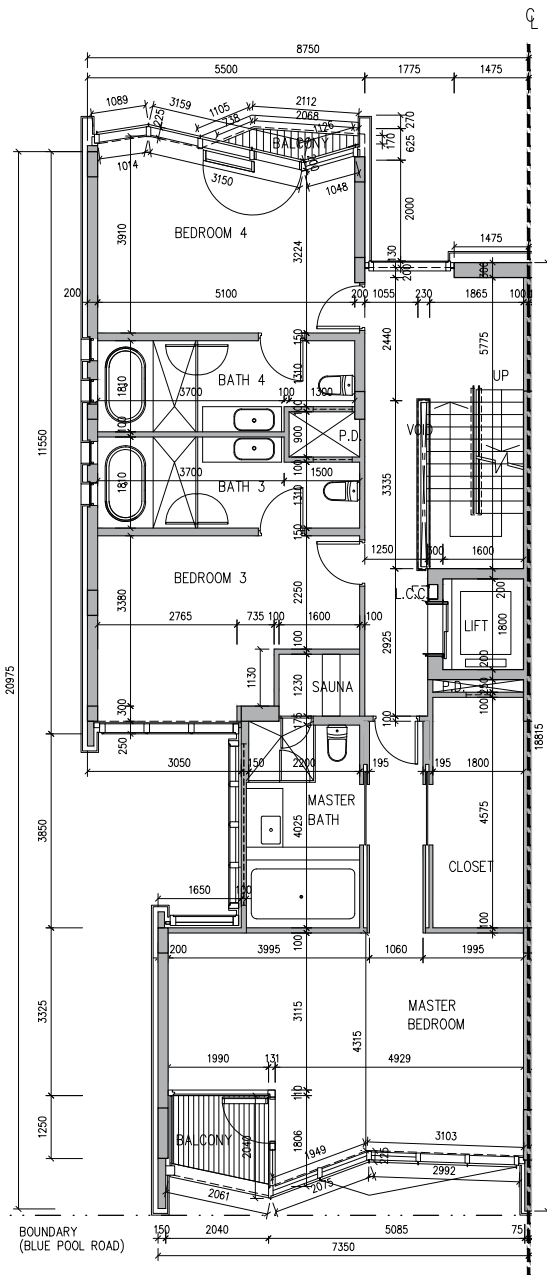
Scale 比例 0 1 2 3 4 5M米

地下平面圖
G/F Plan



Scale 比例 0 1 2 3 4 5M米

一樓平面圖
1/F Plan

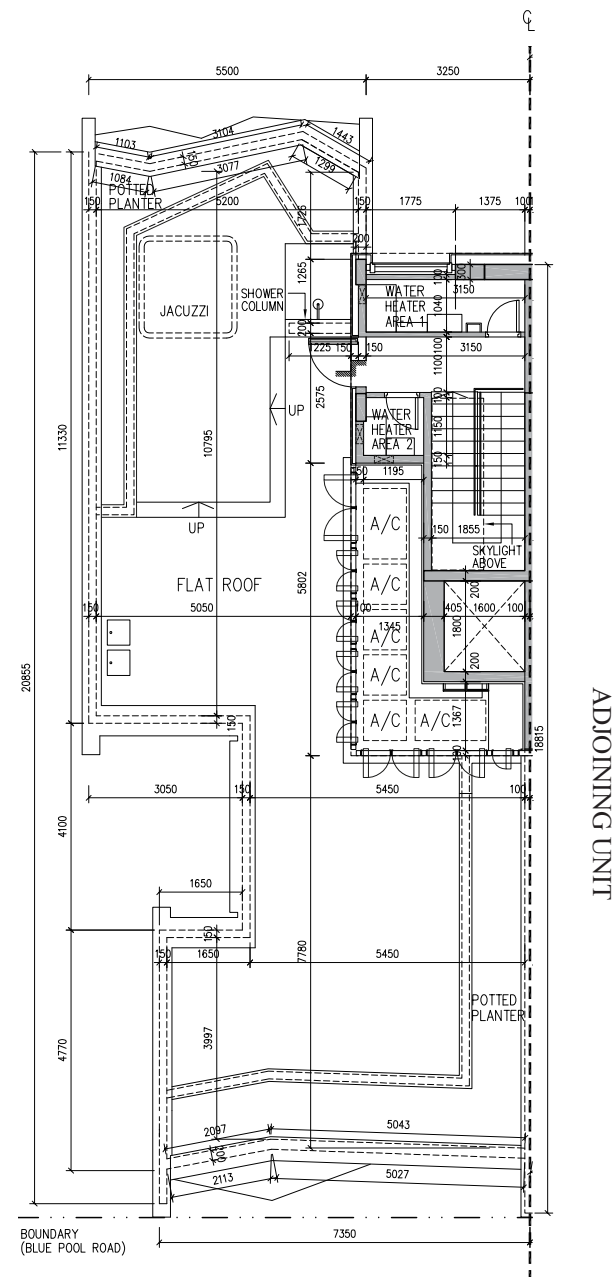


Scale 比例 0 1 2 3 4 5M米

二樓平面圖
2/F Plan

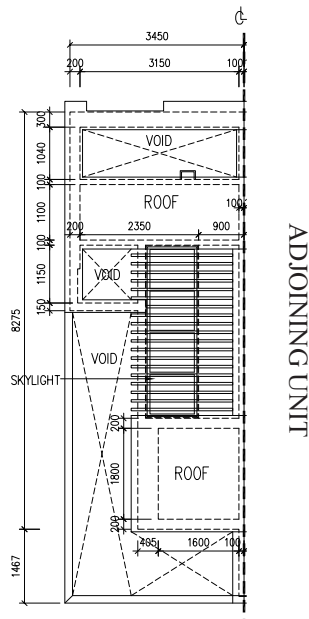
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



Scale 比例 0 1 2 3 4 5M米

天台平面圖
Roof Floor Plan



Scale 比例 0 1 2 3 4 5M米

上層天台平面圖
Upper Roof Floor Plan

住宅物業的描述 Description of Residential Property	樓層 Floor	樓板 (不包括灰泥) 的厚度 (毫米) Thickness of floor slabs (excluding plaster) (mm)
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	1/F	150, 250
	2/F	100, 150, 250
	R/F	150, 250
	UR/F	150

住宅物業的描述 Description of Residential Property	樓層 Floor	層與層間的高度 (米) Floor-to-Floor Height (m)
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	G/F	4
	1/F	3.25
	2/F	3.25
	R/F	2.4

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

2. 平面圖所列之數字為以毫米標示之尺寸。
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

2. The dimensions in floor plans are all in millimetre.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

住宅物業的描述 Description of Residential Property	實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方呎)) Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.))	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. m. (sq. ft.)									
		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
藍塘道23號A單位* Unit A, No. 23 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道23號B單位* Unit B, No. 23 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	84.210 (906)
藍塘道25號A單位* Unit A, No. 25 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	50.756 (546)
藍塘道25號B單位* Unit B, No. 25 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道27號A單位* Unit A, No. 27 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道27號B單位* Unit B, No. 27 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	48.708 (524)

1.

實用面積是按《一手住宅物業銷售條例》第 8 條計算。
The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2.

露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3.

其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。
The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並四捨五入至整數。
The areas in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

住宅物業的描述 Description of Residential Property	實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方呎)) Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.))	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. m. (sq. ft.)									
		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
藍塘道29號A單位* Unit A, No. 29 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道29號B單位* Unit B, No. 29 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道31號A單位* Unit A, No. 31 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道31號B單位* Unit B, No. 31 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道33號A單位* Unit A, No. 33 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道33號B單位* Unit B, No. 33 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)

1. 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。
The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並四捨五入至整數。
The areas in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

住宅物業的描述 Description of Residential Property	實用面積 (包括露台，工作平台及陽台 (如有) 平方米 (平方呎)) Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. m. (sq. ft.)									
		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
藍塘道35號A單位* Unit A, No. 35 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道35號B單位* Unit B, No. 35 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道37號A單位* Unit A, No. 37 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	35.420 (381)
藍塘道37號B單位* Unit B, No. 37 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	36.498 (393)
藍塘道39號A單位* Unit A, No. 39 Blue Pool Road*	424.685 (4,571) 露台 Balcony : 7.639 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	124.875 (1,344)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	29.327 (316)
藍塘道39號B單位* Unit B, No. 39 Blue Pool Road*	427.270 (4,599) 露台 Balcony : 7.651 (82) 工作平台 Utility platform : – (–) 陽台 Verandah : – (–)	–	–	–	123.115 (1,325)	–	30.875 (332)	12.208 (131)	10.171 (109)	–	37.004 (398)

1. 實用面積是按《一手住宅物業銷售條例》第 8 條計算。
The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. 露台、工作平台及陽台 (如有) 之樓面面積是按《一手住宅物業銷售條例》第 8 條計算。
The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. 其他指明項目的面積 (不包括在實用面積內) 是按《一手住宅物業銷售條例》附表 2 第 2 部計算。
The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

以平方米列出的面積以 1 平方米 = 10.764 平方呎換算至平方呎並四捨五入至整數。
The areas in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

備註 Note:
於經批准圖則中,每個住宅物業亦有於下列右邊表格縱行所示的相應描述。
Each residential property also has the corresponding description under the approved building plans as stated in the column on the right side in the table below.

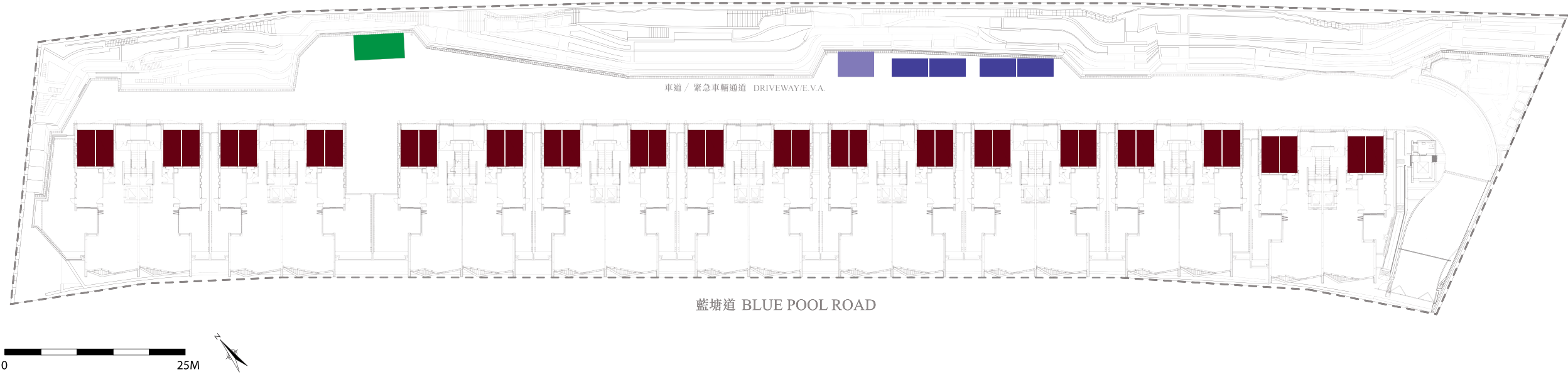
藍塘道23號A單位 Unit A, No. 23 Blue Pool Road	10號屋A單位 Unit A, House 10
藍塘道23號B單位 Unit B, No. 23 Blue Pool Road	10號屋B單位 Unit B, House 10
藍塘道25號A單位 Unit A, No. 25 Blue Pool Road	9號屋A單位 Unit A, House 9
藍塘道25號B單位 Unit B, No. 25 Blue Pool Road	9號屋B單位 Unit B, House 9
藍塘道27號A單位 Unit A, No. 27 Blue Pool Road	8號屋A單位 Unit A, House 8
藍塘道27號B單位 Unit B, No. 27 Blue Pool Road	8號屋B單位 Unit B, House 8
藍塘道29號A單位 Unit A, No. 29 Blue Pool Road	7號屋A單位 Unit A, House 7
藍塘道29號B單位 Unit B, No. 29 Blue Pool Road	7號屋B單位 Unit B, House 7
藍塘道31號A單位 Unit A, No. 31 Blue Pool Road	6號屋A單位 Unit A, House 6
藍塘道31號B單位 Unit B, No. 31 Blue Pool Road	6號屋B單位 Unit B, House 6
藍塘道33號A單位 Unit A, No. 33 Blue Pool Road	5號屋A單位 Unit A, House 5
藍塘道33號B單位 Unit B, No. 33 Blue Pool Road	5號屋B單位 Unit B, House 5
藍塘道35號A單位 Unit A, No. 35 Blue Pool Road	3號屋A單位 Unit A, House 3
藍塘道35號B單位 Unit B, No. 35 Blue Pool Road	3號屋B單位 Unit B, House 3
藍塘道37號A單位 Unit A, No. 37 Blue Pool Road	2號屋A單位 Unit A, House 2
藍塘道37號B單位 Unit B, No. 37 Blue Pool Road	2號屋B單位 Unit B, House 2
藍塘道39號A單位 Unit A, No. 39 Blue Pool Road	1號屋A單位 Unit A, House 1
藍塘道39號B單位 Unit B, No. 39 Blue Pool Road	1號屋B單位 Unit B, House 1

發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目停車位數目及面積
Number and Area of Parking Spaces in the Development

停車位類別 Category of Parking Space	樓層 Floor	數量 No.	尺寸 (長 x 闊) (米) Dimension (L x W) (m)	每個車位面積 (平方米) Area per each Parking Space (sq. m)
住客車位 Residential Parking Spaces	地下 G/F	36	5 x 2.5	12.500
訪客車位 Visitors Parking Spaces	地下 G/F	4	5 x 2.5	12.500
訪客 (無障礙) 車位 Visitor (Accessible) Parking Space	地下 G/F	1	5 x 3.5	17.500
上落貨車位 Loading & Unloading Bay	地下 G/F	1	7 x 3.5	24.500



圖例 Legend

- 上落貨車位 Loading & Unloading Bay
- 訪客 (無障礙) 車位 Visitor (Accessible) Parking Space
- 訪客車位 Visitors Parking Spaces
- 住客車位 Residential Parking Spaces

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- 1. 在簽署臨時買賣合約時須支付款額為 5% 的臨時訂金；
- 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
- 3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 –
 - a. 該臨時合約即告終止；
 - b. 有關的臨時訂金即予沒收；及
 - c. 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of preliminary agreement for sale and purchase

- 1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase;
- 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
- 3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
 - a. that preliminary agreement is terminated;
 - b. the preliminary deposit is forfeited; and
 - c. the owner does not have any further claim against the purchaser for the failure.

A. 發展項目的公用部分

「公用地方與設施」指及包括「該地段」及「發展項目」內各入口、行人走道、護土牆及相關飾面、邊界圍牆、斜坡、斜坡處理工程、護土牆及/或其他構築物，以及斜路、緊急車輛通道、花槽、閘(包括物業大閘及側門行人專用閘)、服務人員走廊沿線花槽牆鋁燈槽、主校對錶櫃、水景區、電掣房、變壓器房、消防控制室、樓梯、樓梯平台、園景美化地方、保安護衛亭、護土牆及圍牆綠化牆連相關固定照明裝置及灌溉系統、附在圍牆及/或沿著車道/緊急車輛通道的單位牆上的固定照明裝置、天井扶欄外石面板、訪客車位，以及排水渠、水渠、總水管、截油器、集水泵及集水池、污水管、食水及沖廁水儲水缸、食水及沖廁水進水管和總水管、雨水採集儲水缸及接駁渠管、電線、電纜、天線廣播分導或電訊網絡設施，以及現時或於任何時間位於「該地段」內、下、上或跨越其上向「發展項目」供應食水或沖廁水、污水排放、氣體、電話、電力及其他服務的鋪管或非鋪管服務設施，以及樹木、灌叢及其他植物及植被、其他照明設施、防火偵測及滅火設備及器具、保安系統及器具、垃圾房、保安護衛亭空調系統、灌溉機器房、流通及運轉區、電氣房、電訊及廣播器材室、垃圾及物料回收房、食水及沖廁水泵房、主儀錶房、公用服務水平管槽、垂直水管槽，以及在「發展項目」安裝或提供擬供「發展項目」整體公用與共享之任何其他機械系統、裝置或設施，即於所夾附圖則以綠色及粉紅色顯示的範圍，以及「發展項目」內由個別「業主」以專有權與特權持有、使用、佔用和享用的地方，此外並包括「第一業主」根據第8(b)條或相關「業主」根據任何「副公契」劃為公用地方與設施的「發展項目」地方與設施(如有者)。此外，於適當情況下，如(a)「發展項目」任何部份符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(a)段的釋義及/或(b)「發展項目」任何部份乃《建築物管理條例》(香港法例第344章)附表1訂明而符合《建築物管理條例》(香港法例第344章)第2條中「公用部份」第(b)段的釋義，此等地方將受制於前述的規定，並且視作屬於「公用地方與設施」一部份。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

街道名稱及單位	每個住宅物業的不分割份數的數目
藍塘道23號A單位 [*] (亦稱為10號屋A單位 [*])	461
藍塘道23號B單位 [*] (亦稱為10號屋B單位 [*])	474
藍塘道25號A單位 [*] (亦稱為9號屋A單位 [*])	464
藍塘道25號B單位 [*] (亦稱為9號屋B單位 [*])	462
藍塘道27號A單位 [*] (亦稱為8號屋A單位 [*])	461
藍塘道27號B單位 [*] (亦稱為8號屋B單位 [*])	466
藍塘道29號A單位 [*] (亦稱為7號屋A單位 [*])	461
藍塘道29號B單位 [*] (亦稱為7號屋B單位 [*])	462
藍塘道31號A單位 [*] (亦稱為6號屋A單位 [*])	461
藍塘道31號B單位 [*] (亦稱為6號屋B單位 [*])	462
藍塘道33號A單位 [*] (亦稱為5號屋A單位 [*])	461
藍塘道33號B單位 [*] (亦稱為5號屋B單位 [*])	462
藍塘道35號A單位 [*] (亦稱為3號屋A單位 [*])	461
藍塘道35號B單位 [*] (亦稱為3號屋B單位 [*])	462
藍塘道37號A單位 [*] (亦稱為2號屋A單位 [*])	460
藍塘道37號B單位 [*] (亦稱為2號屋B單位 [*])	462
藍塘道39號A單位 [*] (亦稱為1號屋A單位 [*])	459
藍塘道39號B單位 [*] (亦稱為1號屋B單位 [*])	463
公用地方及設施	100
總數	8,424

^{*}每個單位包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及2個泊車位。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

C. 有關發展項目的管理人的委任年期

「發展項目」之經理人（「經理人」）的首屆任期為兩（2）年，由「公契」日期開始，期滿後繼續生效，直至依照「公契」第 10 條終止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

1. 每名「業主」應就其「單位」攤付預算「管理開支」（釋義以「公契」所訂為準）（包括「經理人」酬金）的指定比例。計算基準為「發展項目」所有「單位」「不可分割份數」總額（不包括「公用地方與設施」之「不可分割份數」）除以其「單位」（釋義以「公契」所訂為準）之「不可分割份數」（釋義以「公契」所訂為準）。
2. 儘管「公契」另有任何規定，「公用地方與設施」（釋義以「公契」所訂為準）之「不可分割份數」連同相關的「公用地方與設施」毋須攤付「公契」所載的管理開支與支出。

E. 計算管理費按金的基準

每名「業主」均須支付首份年度管理預算案訂明其所持「發展項目」部份應分擔的三（3）個月管理費作為按金。按金不會計付利息，「業主」亦不可以按金抵扣「公契」規定其應分擔的任何款項。按金將不予退還，但於轉易「不可分割份數」的業權時可以轉戶予新「業主」。

F. 擁有人在發展項目中保留作自用的範圍

不適用。

註：欲悉詳情請參考「公契」全文。「公契」全文已備於售樓處，可供於營業時間免費查閱，可支付必要的影印費用索取「公契」影印副本。

SUMMARY OF DEED OF MUTUAL COVENANT

A. THE COMMON PARTS OF THE DEVELOPMENT

“Common Areas and Facilities” means and includes the entrances, walkways, retaining walls and associated finishes, boundary fence walls, slopes, slopes treatment works, retaining walls and/or other structures within the Lot and the Development, ramps, emergency vehicular access, planters, gates (including the property gate and pedestrian side gate), aluminium light trough all along planter wall of service corridor, master check cabinet, water feature areas, switch rooms, transformer room, fire services control room, staircases, landings, landscape areas, guard house, green walls at retaining wall and fence walls with associated lighting fixtures and irrigation system, lighting fixtures attached to the fence walls and/ or external walls of the Units along the driveway/ emergency vehicular access, stone cladding outside courtyard balustrade, visitors’ car parking spaces and such of the drains, channels, water mains, petro interceptor, sump pump and pits, sewers, fresh and flushing water storage tanks, fresh and flushing water intakes and mains, rain water recycling storage tank and drainage connection, wires, cables, aerial broadcast distribution or telecommunication network facilities and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or flushing water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, other lighting facilities, fire detection and fighting equipment and apparatus, security systems and apparatus, the refuse collection room, air-conditioning system at guard house, irrigation plant room, circulation and manoeuvring spaces, electrical room, TBE room, refuse storage and material recovery chamber, potable flushing water pump room, master meter room, horizontal common service ducts, vertical pipe ducts and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development shown on the plans annexed hereto and coloured green and pink and such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belong to any particular Owner and also those parts and such of the areas and facilities (if any) of the Development designated as common areas and facility by the First Owner pursuant to Clause 8(b) or by the relevant Owners in any Sub-Deed PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in the First Schedule to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Facilities.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

Unit & Street name	Undivided Shares
Unit A *, No. 23 Blue Pool Road (also known as Unit A *, House 10)	461
Unit B *, No. 23 Blue Pool Road (also known as Unit B *, House 10)	474
Unit A *, No. 25 Blue Pool Road (also known as Unit A *, House 9)	464
Unit B *, No. 25 Blue Pool Road (also known as Unit B *, House 9)	462
Unit A *, No. 27 Blue Pool Road (also known as Unit A *, House 8)	461
Unit B *, No. 27 Blue Pool Road (also known as Unit B *, House 8)	466
Unit A *, No. 29 Blue Pool Road (also known as Unit A *, House 7)	461
Unit B *, No. 29 Blue Pool Road (also known as Unit B *, House 7)	462
Unit A *, No. 31 Blue Pool Road (also known as Unit A *, House 6)	461
Unit B *, No. 31 Blue Pool Road (also known as Unit B *, House 6)	462
Unit A *, No. 33 Blue Pool Road (also known as Unit A *, House 5)	461
Unit B *, No. 33 Blue Pool Road (also known as Unit B *, House 5)	462
Unit A *, No. 35 Blue Pool Road (also known as Unit A *, House 3)	461
Unit B *, No. 35 Blue Pool Road (also known as Unit B *, House 3)	462
Unit A *, No. 37 Blue Pool Road (also known as Unit A *, House 2)	460
Unit B *, No. 37 Blue Pool Road (also known as Unit B *, House 2)	462
Unit A *, No. 39 Blue Pool Road (also known as Unit A *, House 1)	459
Unit B *, No. 39 Blue Pool Road (also known as Unit B *, House 1)	463
Common Area and Facilities	100
Total	8,424

*Each Unit includes balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces.

C. THE TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

The manager for the Development (“Manager”) was appointed for an initial term of two (2) years after the date of the DMC and such appointment shall continue until terminated as provided in Clause 10 of the DMC.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

- 1. Each Owner shall contribute his due proportion of the budgeted Management Expenses (as defined in the DMC) (including the Manager’s remuneration) which proportion shall be equal to the Undivided Shares (as defined in the DMC) of his Unit (as defined in the DMC) divided by the total Undivided Shares of all Units in the Development (excluding those of the Common Areas and Facilities).
- 2. Notwithstanding anything contained in the DMC, the Undivided Shares allocated to the Common Areas and Facilities (as defined in the DMC) together with the Common Areas and Facilities held therewith shall be exempt from payment towards the management expenditure and expenses as provided in the DMC.

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

A sum equal to three (3) months’ management contribution payable by him in respect of his part of the Development of which he is the Owner based on the first annual management budget which deposit shall be non-interest bearing and shall not be used by such Owner to set off against any contribution payable by him under the DMC and which deposit shall be non-refundable but transferable to the new Owner on change of ownership of the Undivided Shares.

F. THE AREA IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR THE VENDOR’S OWN USE

Not applicable.

Note: For full details please refer to the full script of the DMC which is free for inspection during opening hours at the sales office. Copies of the DMC can be obtained upon paying necessary photocopying charges.

批地文件的摘要

SUMMARY OF LAND GRANT

1. 「發展項目」位於內地段第 5747 號 (「該地段」)。
2. 「該地段」根據「批地文件」的批租年期為 1940 年 3 月 18 日起計 75 年，並有權續訂為 75 年期限。
3. 用途限制：
 - (a) 「批地文件」第 (2) 條批地特別條款訂明：
除獨立或半獨立歐式洋房外，「買方」不可在「該地段」興建任何其他建築物。
 - (b) 「批地文件」第 (3) 條批地特別條款訂明：
除非經「總督」同意，否則建於「該地段」的洋房數目不可少於五座。
 - (c) 「批地文件」第 (4) 條批地特別條款訂明：
於「該地段」批租年期內，「買方」不可在「該地段」任何部份興建連洋房地盤在內總範圍不足 8,000 平方呎的洋房。
 - (d) 「批地文件」第 (8) 條批地特別條款訂明：
如非事前獲「工務司」同意，「買方」不可使用綠色範圍 (「批地文件」所夾附圖則所示) 儲物或興建任何臨時建築物或構築物。
4. 規定為「政府」建造及提供或劃供公眾使用的設施：
【不適用】
5. 「承批人」鋪整、平整或園藝美化「該地段」內外任何地方又或在該處建造或維修任何構築物或設施的責任：
 - (a) 「批地文件」第 (6) 條批地特別條款訂明：
 - (6)(a) 倘現已或曾經挖去、清除或移後任何土地，又或進行形成或填土工程或任何斜坡處理工程，不論事前是否獲得「地政總署署長」(以下簡稱「署長」) 書面同意，亦不論是否位於該地段或任何「政府」土地範圍內，而有關工程乃因應或為著該地段或其任何部份的塑造、平整或發展工程或本「批地條款」訂明「買方」須執行的任何其他工程而進行，則「買方」必須自費在當時或此後任何時間按需要進行及建造斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程，藉此保護及支承該地段內的此等土地，以及毗連或毗鄰的「政府」土地或批租土地，此外並須避免及防止日後發生滑坡、山泥傾瀉或地陷。於本文協定的整個批租年期內，「買方」時刻均須自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程，以保持其功用與狀態良好，以令「署長」滿意。
 - (b) 本批地特別條款(a)款之規定概不妨礙本「批地條款」賦予「政府」的權利，其中以本文第(26)條批地特別條款為要。
 - (c) 無論何時，倘因「買方」進行塑造、平整、發展或其他工程又或因任何其他事故引致滑坡、山泥傾瀉或地陷，不論乃位於或源於「該地段」內的土地或來自任何毗連或毗鄰的「政府」土地或批租土地，「買方」亦須自費還原及修復上述範圍至「署長」滿意的狀況，並須就此等滑坡、山泥傾瀉或地陷事件造成或導致「政府」、其代理及承辦商蒙受或招致的所有費用、收費、損害、需索及索償向彼等作出賠償。
 - (d) 「署長」除可就違反本「批地條款」規定的事件行使任何其他權利或補償權外，「署長」另有權發出書面通知要求「買方」進行、建造和維修上述土地、斜坡處理工程、護土牆或其他支承結構、保護工程、排水、輔助或其他工程，或還原及修復任何滑坡、山泥傾瀉或地陷土地。倘「買方」疏忽或不在指定期限內遵從「署長」的通知以令「署長」滿意，「署長」可即時執行及展開任何必要工程，而「買方」必須在「政府」通知時償還有關費用連同任何行政及專業費用與收費。
 - (b) 「批地文件」第 (10) 條批地特別條款訂明：
「買方」應以「工務司」滿意的方式，按需要建造和維修排水渠及渠道，以截流及輸送由山邊流下或流入「該地段」的雨水。如因雨水造成損害或滋擾而引起或招致任何訴訟、索償及需索，「買方」須獨力承擔責任並向「政府」及其官員作出賠償。
 - (c) 「批地文件」第 (13) 條批地特別條款訂明：
「買方」應以「工務司」滿意的方式執行 (「批地文件」所夾附) 圖則所示紅色範圍內任何水道的改善工程。
 - (d) 「批地文件」第 (16) 條批地特別條款訂明：
任何擬興建於「該地段」以南明渠附近或毗鄰位置的牆壁，地基必須達到「工務司」指定的深度。
 - (e) 「批地文件」第 (19) 條批地特別條款訂明：
如有需要應給予由藍塘道通往「該地段」的通行權，具體路線由「工務司」批核。「買方」應在一方土地建造一條道路或徑道，並賦該通行權按「工務司」指定的時間及方式通行，此外並須保養、維修和修理此等道路或徑道及該處所有附屬或從屬物，該通行以致令「工務司」滿意。「買方」應就負責此等道路或徑道承擔全責，就猶如其乃該處之絕對業主。賦予通行權的政府道路如有改動以致吸納上述一方土地的任何範圍或影響該處的坡度，「買方」概不可就此提出任何索償，「買方」並須負責在其建造的道路或徑道進行所有隨後改動工程。
 - (f) 「批地文件」第 (20) 條批地特別條款訂明：
「批地文件」第 (19) 條批地特別條款所授予「買方」的通行權並不能授予「買方」於其建造的道路或徑道的專有權。「政府」保留權利向附近任何其他出售地段的承租人授予此等道路或徑道之通行權，或接管上述道路或徑道所有或任何範圍以便興建公共道路，而毋須向「買方」或任何獲授予上述道路或徑道所有或任何範圍通行權之其他承租人支付任何補償。
6. 買方必須承擔的承租條件：
 - (a) 「批地文件」第 (25) 條批地特別條款訂明：
 - (25)(a) 「買方」應按「署長」全權酌情的規定，自費以「署長」滿意的方式在「批地文件」所夾附並註明「圖則 A」的圖則以綠色間黑斜線顯示的地方 (以下統稱「綠色間黑斜線範圍」) 執行和完成岩土勘察工程及其他斜坡處理、山泥傾瀉預防、緩解及補救工程，並須在本文批授的年期內自費保養「綠色間黑斜線範圍」，確保其時刻保持功用與狀態良好，以致令「署長」滿意，包括該處所有土地、斜坡處理工程、護土結構、排水及任何其他工程。如在本文所批授年期內任何時間「綠色間黑斜線範圍」發生山泥傾瀉、地陷或滑坡，「買方」應自費還原並修復該處連同「署長」認為 (其決定將作終論並對「買方」約束) 同樣受影響的任何毗鄰或毗連土地，以令「署長」滿意。倘因此等山泥傾瀉、地陷或滑坡事件招致任何索償、訴訟、費用、損害及開支，「買方」須向「政府」、其代理及承辦商作出賠償。此外，「買方」應時刻確保「綠色間黑斜線範圍」不會有任何非法挖掘工程或傾倒廢物活動，而如事前獲「署長」發出書面批准，則可搭建圍欄或其他屏障防止此類非法挖掘工程或傾倒廢物活動。「署長」除可就違反此等「批地條款」事件行使任何其他權利或補償權外，「署長」亦可隨時發出書面通知要求「買方」展開岩土勘察工程、斜坡處理、山泥傾瀉預防、緩解及補救工程，以及維修、還原和修復任何受山泥傾瀉、地陷或滑坡影響的土地、構築物或工程。如「買方」疏忽或並未在通知書指定的期限內執行通知的指示以令「署長」滿意，「署長」可在通知期屆滿後執行及進行所需的工程，「買方」須在「政府」通知時向「政府」償付有關的費用。
 - (25)(b) 儘管本批地特別條款 (a) 款另有規定，本批地特別條款訂明「買方」就「綠色間黑斜線範圍」或其任何部份應承擔之責任及可享有之權利，將絕對在「政府」就此向「買方」發出的通知界定。「買方」概不可就如此界定責任與權利所招致的任何損失、損害、滋擾或開支向「政府」或「署長」或其授權人員提出索償。然而，界定相關責任與權利概不妨礙「政府」就任何先前建約、不履行或不遵守上述 (a) 款的行為行使任何權利或補償權。

批地文件的摘要

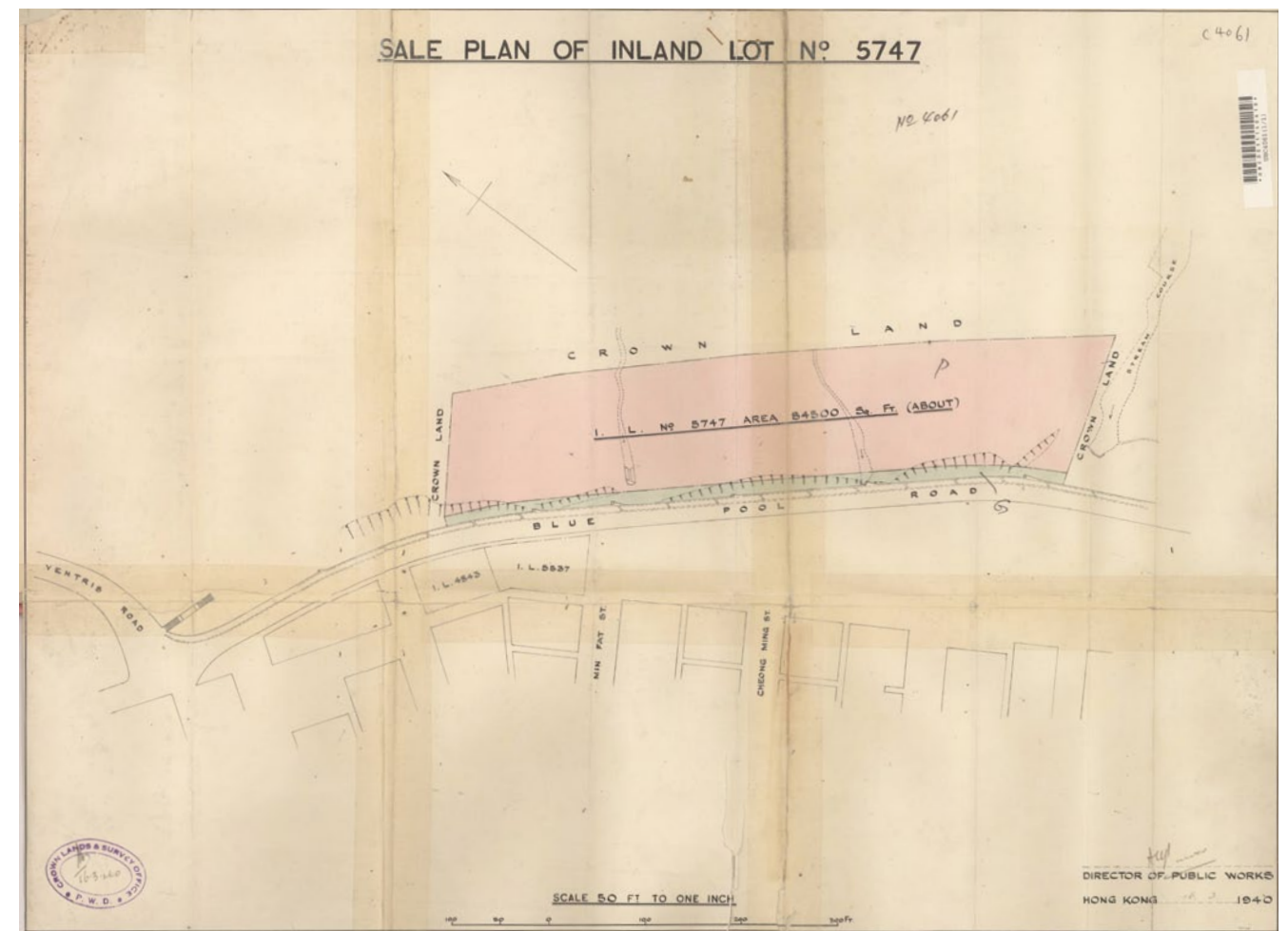
SUMMARY OF LAND GRANT

(b)「批地文件」第(26)條批地特別條款訂明：

除非事前獲「署長」書面同意，否則「買方」不得挖去、清除或移後任何毗鄰或毗連該地段的「政府」官地，又或在任何「政府」官地進行形成、填土工程或任何形式的斜坡處理工程。「署長」可全權酌情在給予同意時制訂其視為恰當的條件與規章，包括批授額外「政府」官地作為該地段的增批土地，補付地價由其釐定。

(c)「批地文件」第(27)條批地特別條款訂明：

「買方」應自行或達致他人時刻均充分小心謹慎，以及運用適切的技巧和採取預防措施，特別是進行建造、維修、更新或修理工工程(以下統稱「工程」)時為要，以免損壞、干擾或阻塞「該地段」或其任何部份或「綠色間黑斜線範圍」或其任何部份上、下或毗連該處的任何「政府」或其他現有排水渠、水道或河道、總水管、道路、行人徑、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務或任何其他工程或裝置(以下統稱「服務」)。「買方」展開任何「工程」之前，必須自行或達致他人進行必要的適當查核及查究，以確定「服務」的現況及水平，此外並須向「署長」提交書面建議，述明擬如何處理受「工程」影響的「服務」，以待「署長」全面審批。直至「署長」以書面批准「工程」及前述的建議書，「買方」不可展開任何工程。「買方」應遵從及自費達到「署長」審批「服務」時制訂的要求，包括承擔任何必要改道、重鋪或還原工程的費用。再者，無論於任何情況下倘因「工程」導致或造成「該地段」或其任何部份或「綠色間黑斜線範圍」或其任何部份或任何「服務」受到損壞、干擾或阻塞，「買方」須自費全面修理、修復和還原以令「署長」滿意(污水管、雨水渠或總水管例外，除非「署長」另行決定，否則有關的修復工程由「署長」執行，「買方」應在「政府」通知時支付工程費用)。如「買方」不執行「該地段」或「綠色間黑斜線範圍」或其任何部份或「服務」的必要改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、修復及還原工程，「買方」須在「政府」通知時向「政府」支付工程費用。



註：本節中「買方」一詞指「批地文件」所載的「買方」。如上下文意允許或規定，釋義亦包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。

註：欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎要求查閱及支付必要的影印費用索取影印副本。

1. The Development is constructed on Inland Lot No.5747 (the “Lot”).
2. The Lot was granted for a term of 75 years commencing from 18 March 1940 under the Land Grant, with the option to renew for one further term of 75 years.
3. User Restrictions:
 - (a) Special Condition No.(2) of the Land Grant stipulates that:

The Purchaser will not be allowed to erect any buildings on the Lot except detached or semi-detached houses of European type.
 - (b) Special Condition No.(3) of the Land Grant stipulates that:

Except with the consent of the Governor not less than five houses shall be erected on the Lot.
 - (c) Special Condition No.(4) of the Land Grant stipulates that:

The Purchaser shall not at any time during the term of years for which the Lot is leased erect on any part thereof a house with a compound of less than 8,000 square feet including the site of the house.
 - (d) Special Condition No.(8) of the Land Grant stipulates that:

The Purchaser will not be allowed to utilize the area coloured green (in the plan attached to the Land Grant) for the purpose of storage or for the erection of any temporary buildings or structures without the consent of the Director of Public Works first having been obtained.
4. Facilities that are required to be constructed and provided for the Government, or for public use:

Not applicable
5. Grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structure or facilities, within or outside the Lot:
 - (a) Special Condition No.(6) of the Land Grant stipulates that:
 - (6)(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 of Lands (hereinafter referred to as “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 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. (26) 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, 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.
- (b) Special Condition No.(10) of the Land Grant stipulates that:

The Purchaser shall construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm-water falling on or flowing on to the Lot from the hillside, 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.
- (c) Special Condition No.(13) of the Land Grant stipulates that:

The training of any watercourses within the area coloured red on plan (as attached to the Land Grant) shall be carried out by the Purchaser to the satisfaction of the Director of Public Works.
- (d) Special Condition No.(16) of the Land Grant stipulates that:

Any walls proposed to be erected near to or adjoining the nullah to the south of the Lot shall be founded to such depths as the Director of Public Works may require.
- (e) Special Condition No.(19) of the Land Grant stipulates that:

If necessary a right-of-way from Blue Pool Road to the Lot on a line to be approved by the Director of Public Works will be given. The Purchaser shall construct a road or path on the piece of ground over and along which such right-of-way shall be given at such time or times and in such manner as the Director of Public Works may direct and shall uphold, maintain and repair such road or path and everything forming portion of or appertaining to it to the satisfaction of the Director of Public Works, and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof. Any alteration of the government road to which the right-of-way is given absorbing a portion of such piece of ground or affecting the gradient thereof shall not give rise to any claim by the Purchaser who shall carry out all consequent alterations to such road or path constructed by him.

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

The grant of the right-of-way referred to in Special Condition No.(19) of the Land Grant shall not give the Purchaser the exclusive right to use the road or path constructed by him, and the Government reserves the right to grant rights-of-way over such road or path to the lessees of any other lots which may be sold in the vicinity or to take over the whole or any portion of the said road or path for the purposes of a public road without payment of any compensation to the Purchaser or to other lessees to whom rights-of-way over the whole or any portion of the said road or path shall have been granted.

6. The lease conditions that are onerous to a purchaser:

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

(25)(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 marked 'PLAN A' annexed hereto (hereinafter collectively referred to as 'the Green Hatched Black Areas') as the Director in his absolute discretion may require and shall, at all times during the term hereby granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas 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 Areas at any time during the term hereby 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 Areas 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, landslide 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.

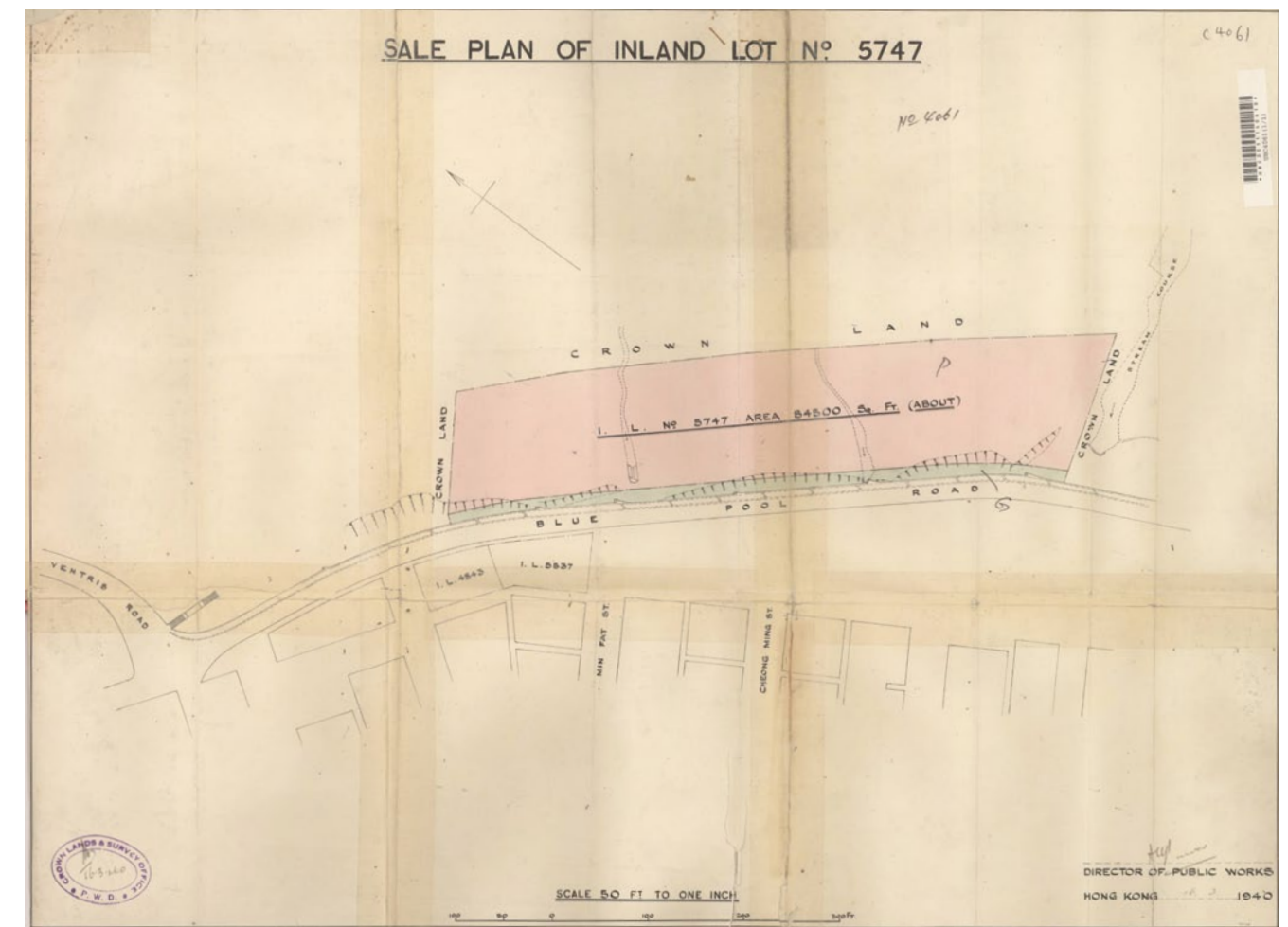
(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Areas or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim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

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

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

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

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 Areas or any part thereof (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 Areas or any part thereof or any of the Services in any manner arising out of the Works (except for 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 Areas or any part thereof 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.



Remarks:

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

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.

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該項目所位於土地中為施行《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

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

對買方的警告

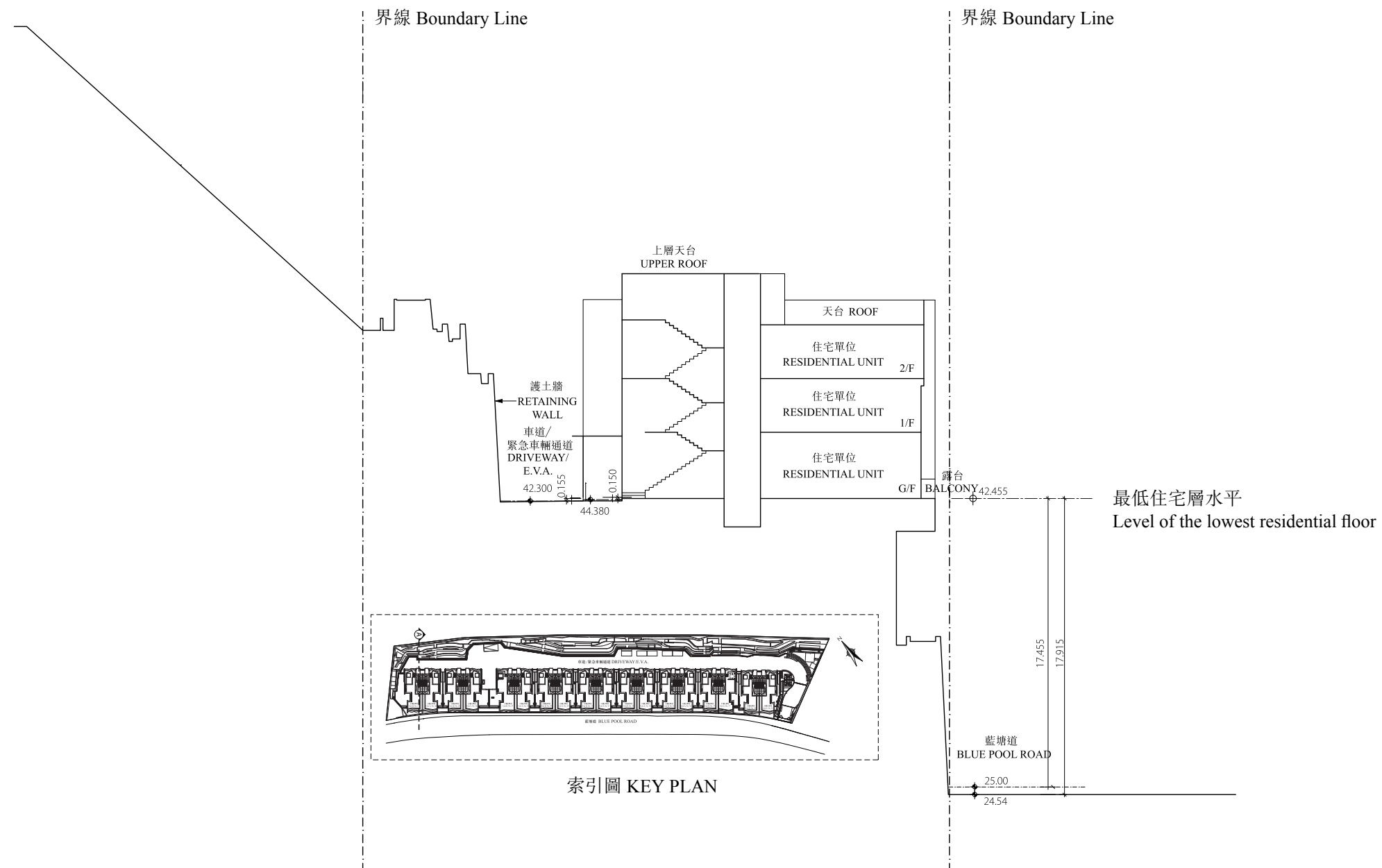
WARNING TO PURCHASERS

- a. 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），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. 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方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。

- a. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) 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 Vendor to act for the purchaser as well, and a conflict of interest arises between the Vendor 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.

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道23號* – 橫截面圖 A-A
No. 23 Blue Pool Road* – Cross-Section Plan A-A



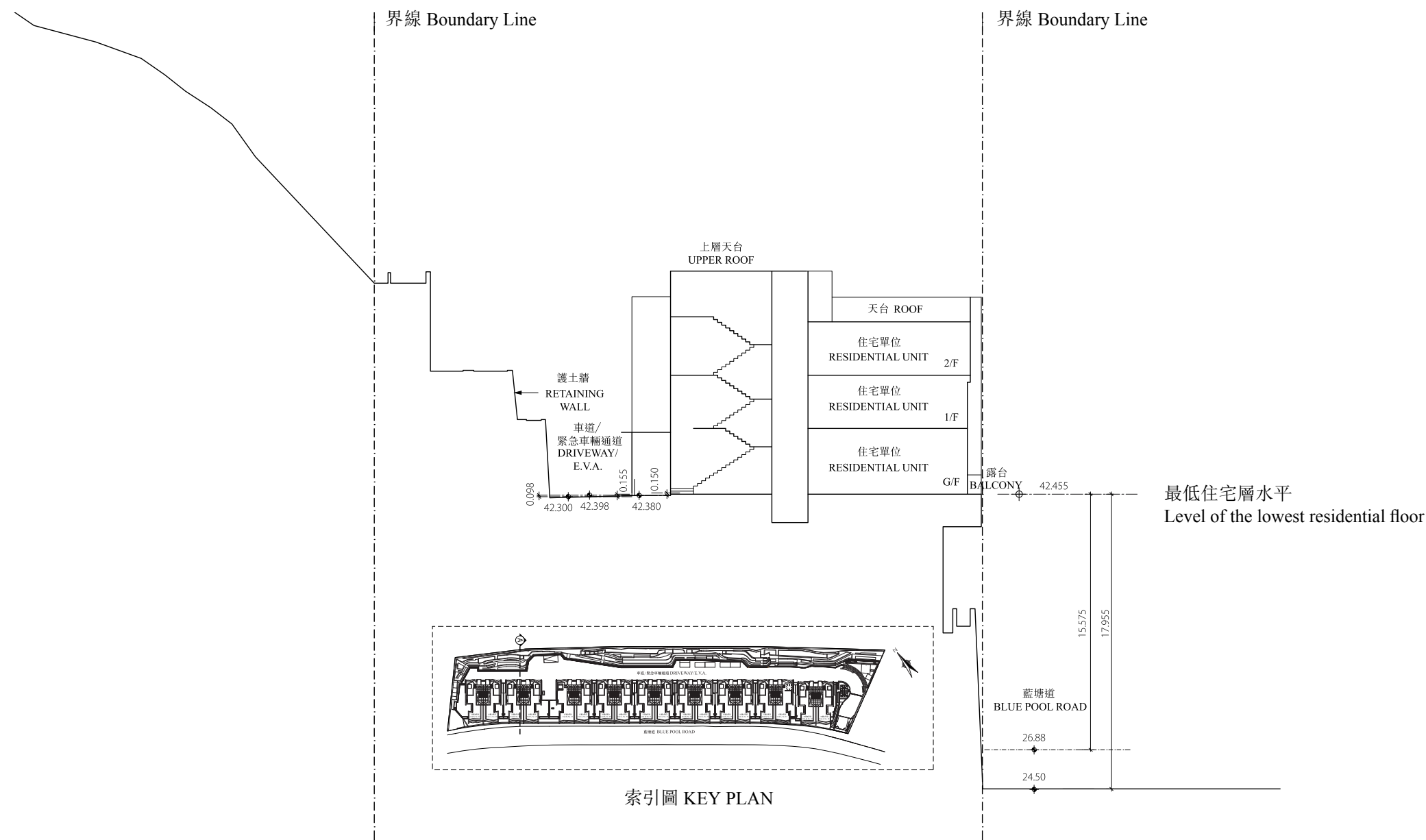
1. 毗連建築物的一段藍塘道為香港主水平基準以上 24.54 至 25.00 米。
The part of Blue Pool Road adjacent to the building is 24.54 to 25.00 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.300 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.300 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 10 號屋
also known as House 10

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道25號* – 橫截面圖 A-A
No. 25 Blue Pool Road* – Cross-Section Plan A-A



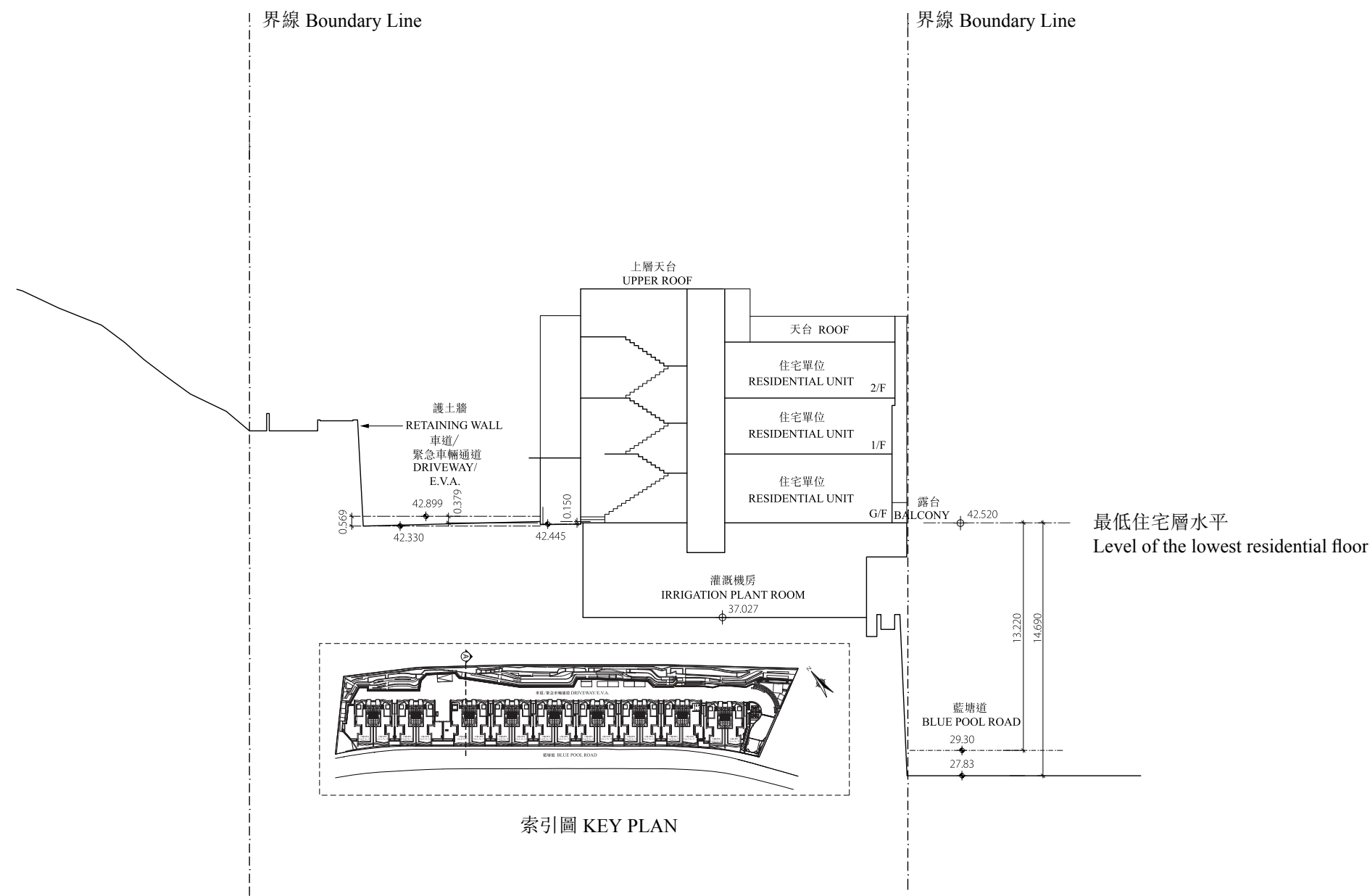
1. 毗連建築物的一段藍塘道為香港主水平基準以上 24.50 至 26.88 米。
The part of Blue Pool Road adjacent to the building is 24.50 to 26.88 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.300 至 42.398 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.300 to 42.398 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 9 號屋
also known as House 9

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道27號* – 橫截面圖 A-A
No. 27 Blue Pool Road* – Cross-Section Plan A-A



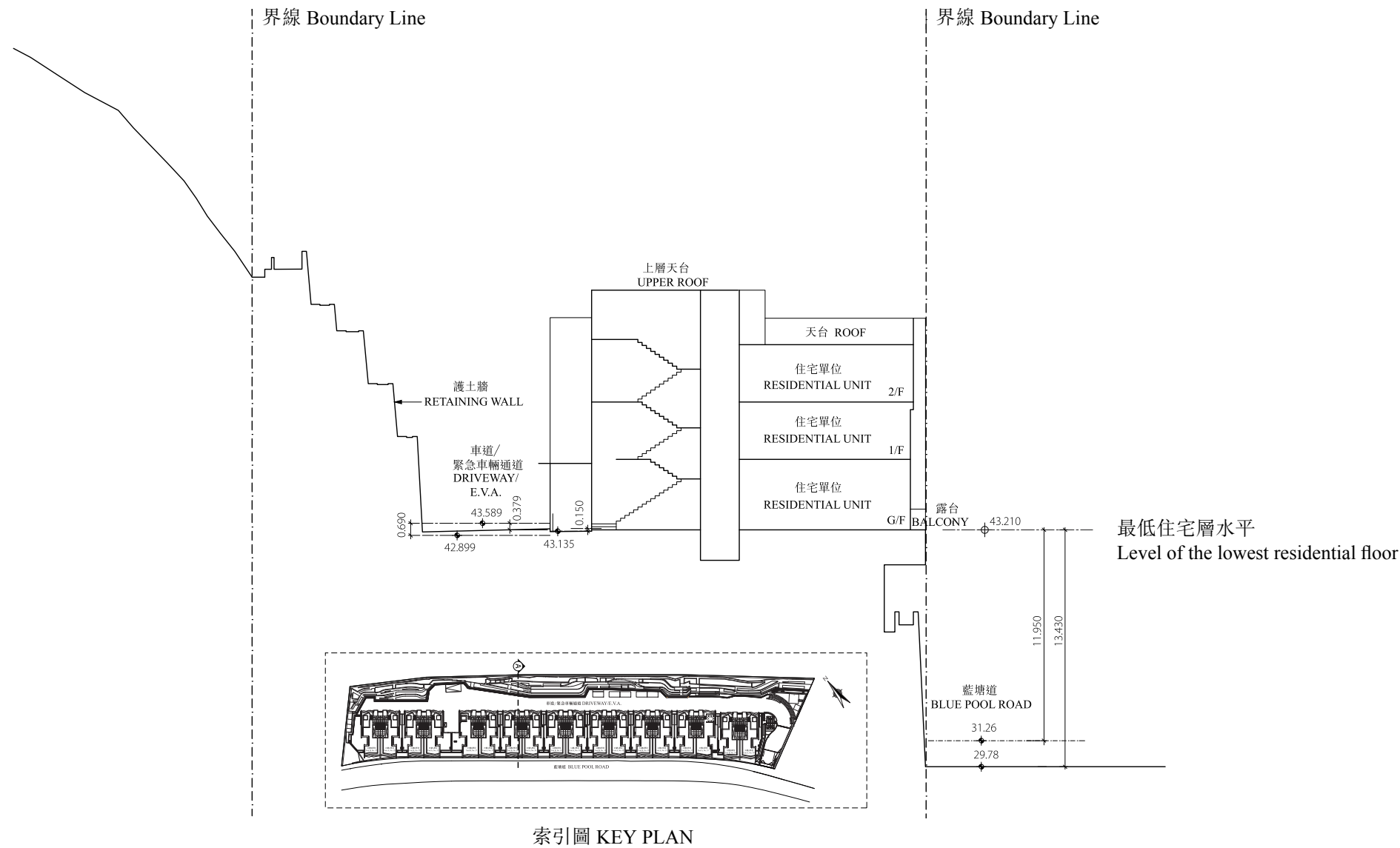
1. 毗連建築物的一段藍塘道為香港主水平基準以上 27.83 至 29.30 米。
The part of Blue Pool Road adjacent to the building is 27.83 to 29.30 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.330 至 42.899 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.330 to 42.899 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 8 號屋
also known as House 8

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道29號* – 橫截面圖 A-A
No. 29 Blue Pool Road* – Cross-Section Plan A-A



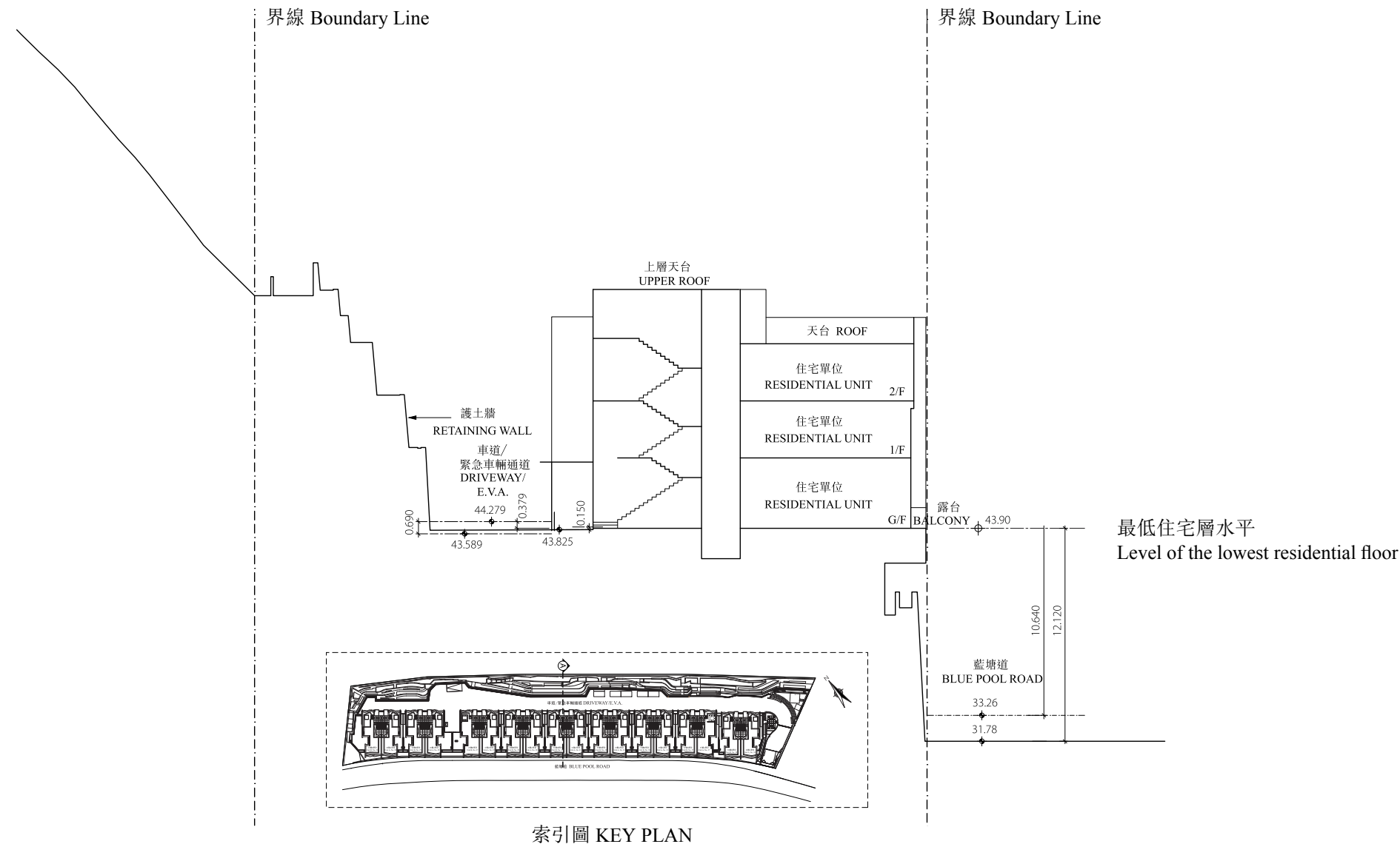
1. 毗連建築物的一段藍塘道為香港主水平基準以上 29.78 至 31.26 米。
The part of Blue Pool Road adjacent to the building is 29.78 to 31.26 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.899 至 43.589 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.899 to 43.589 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 7 號屋
also known as House 7

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道31號* – 橫截面圖 A-A
No. 31 Blue Pool Road* – Cross-Section Plan A-A



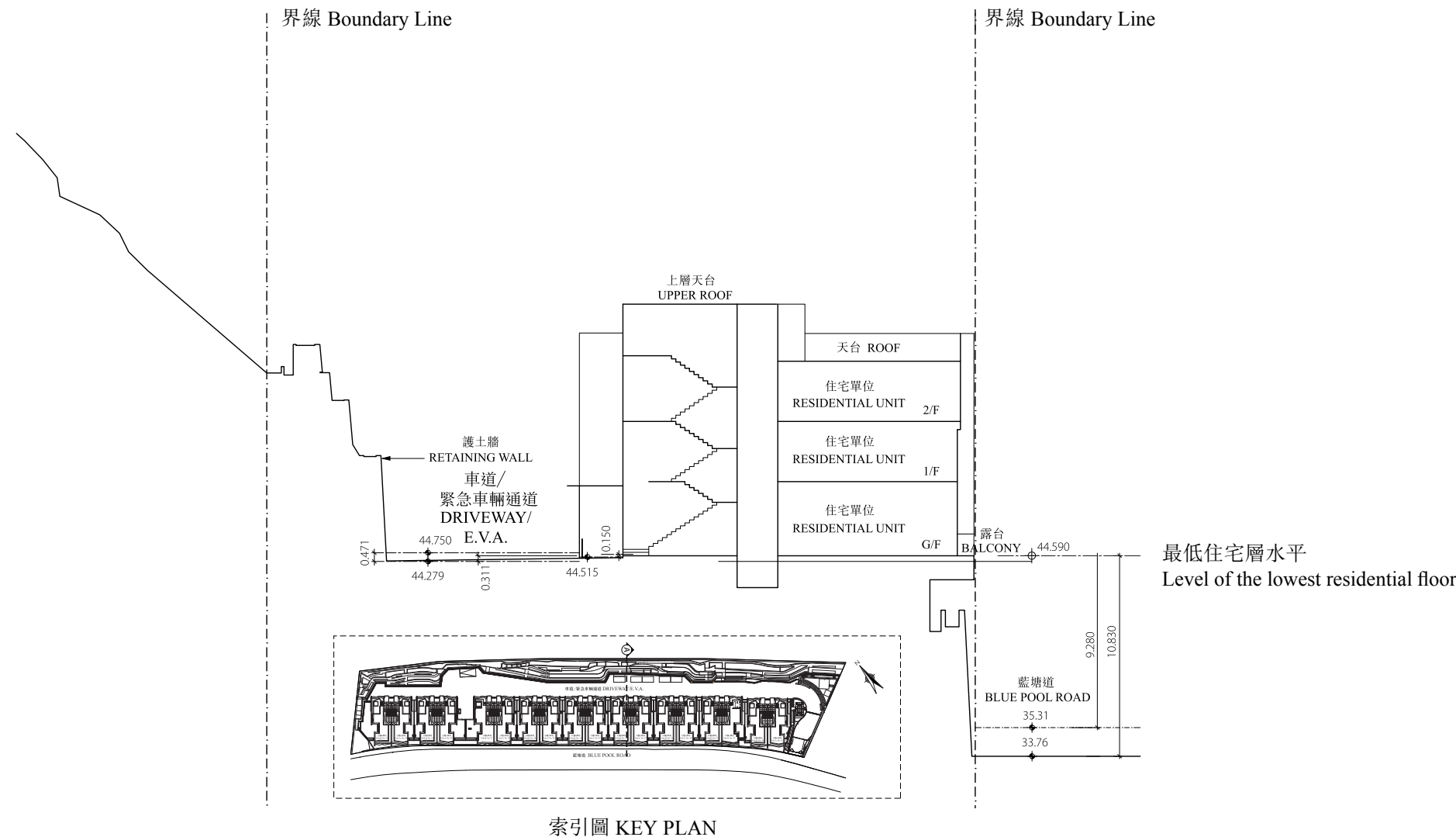
1. 毗連建築物的一段藍塘道為香港主水平基準以上31.78至33.26米。
The part of Blue Pool Road adjacent to the building is 31.78 to 33.26 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上43.589至44.279米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 43.589 to 44.279 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為6號屋
also known as House 6

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道33號* – 橫截面圖 A-A
No. 33 Blue Pool Road* – Cross-Section Plan A-A



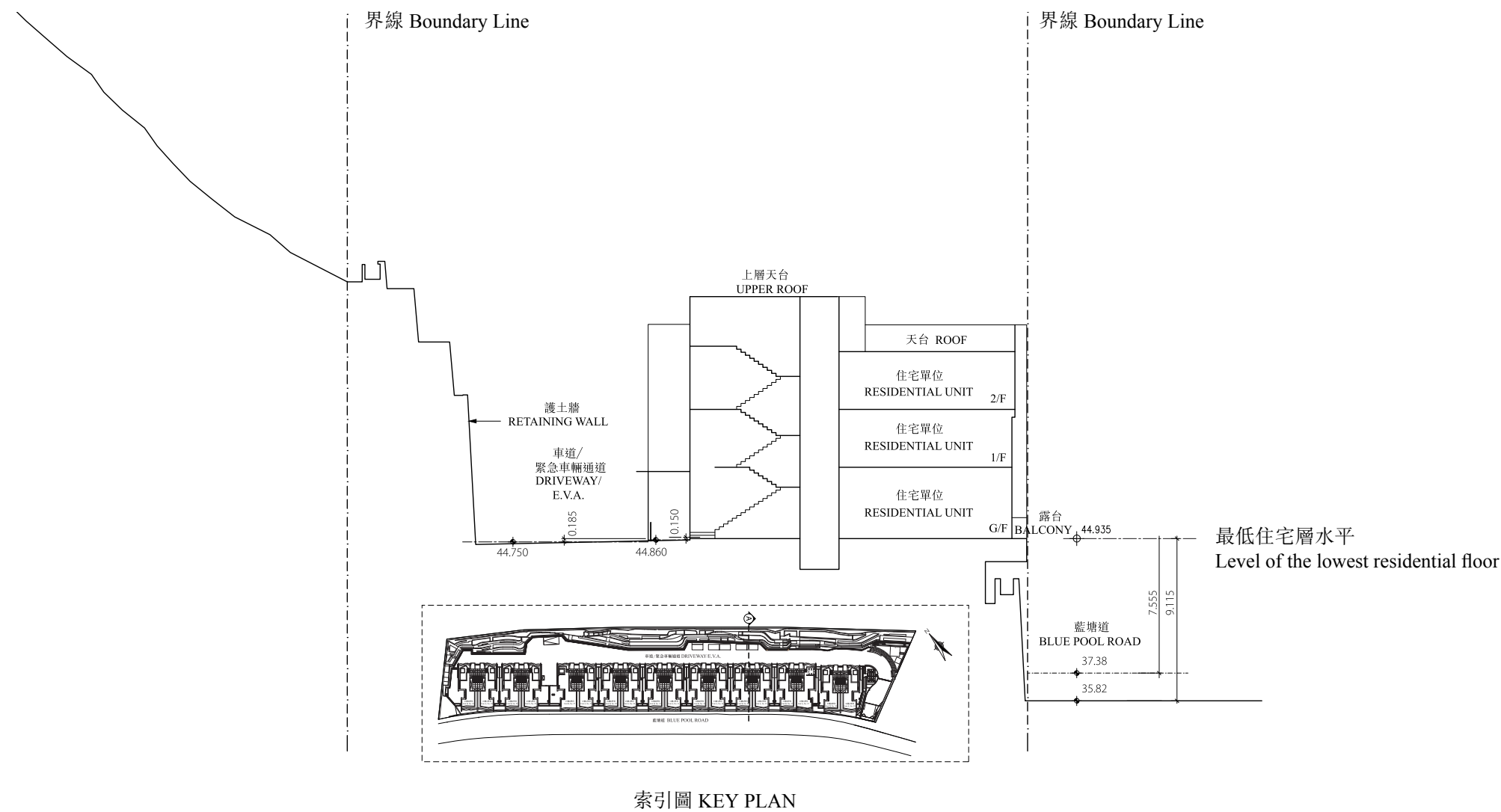
1. 毗連建築物的一段藍塘道為香港主水平基準以上 33.76 至 35.31 米。
The part of Blue Pool Road adjacent to the building is 33.76 to 35.31 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 44.279 至 44.750 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 44.279 to 44.750 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 5 號屋
also known as House 5

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道35號* – 橫截面圖 A-A
No. 35 Blue Pool Road* – Cross-Section Plan A-A



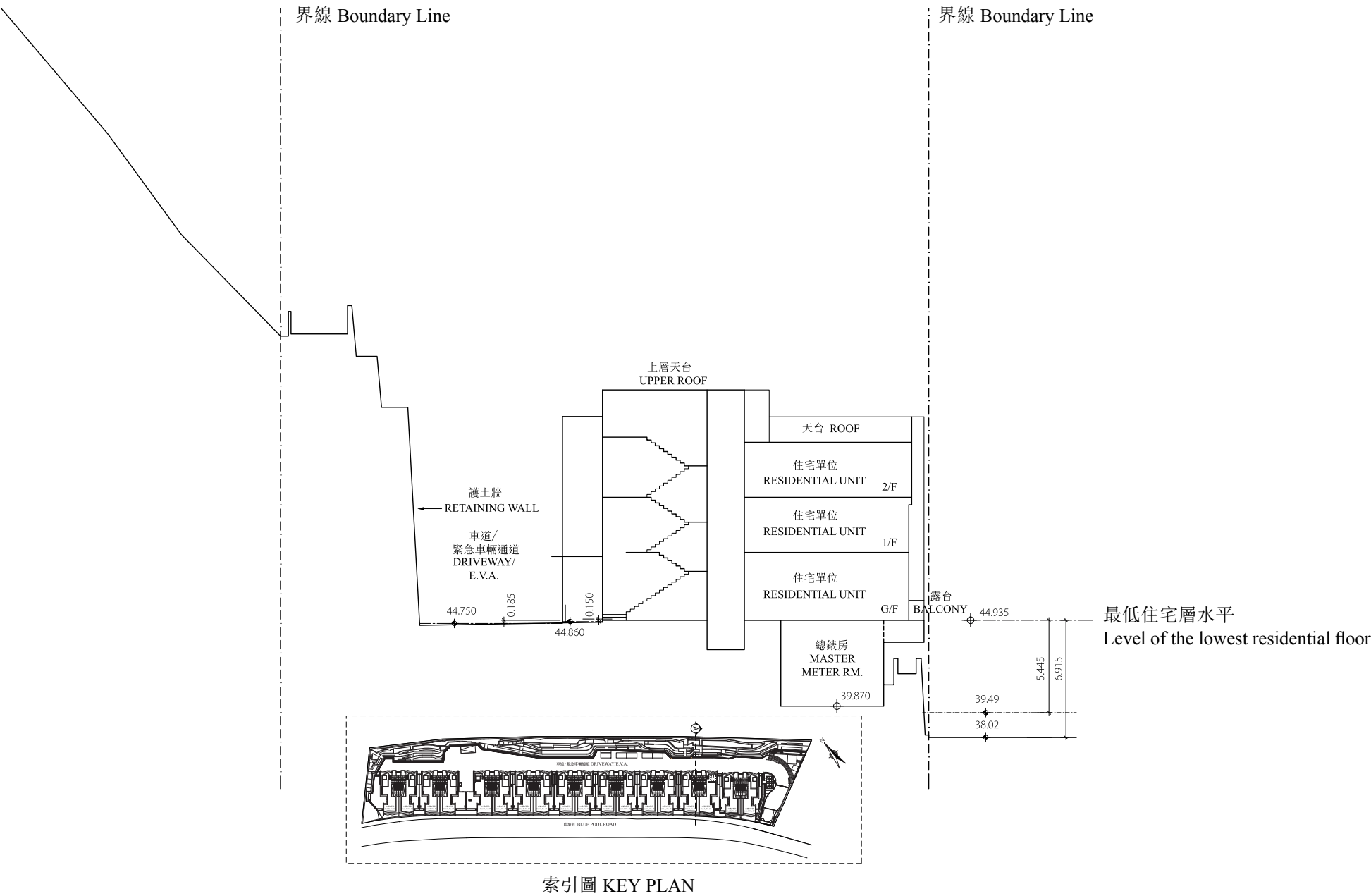
1. 毗連建築物的一段藍塘道為香港主水平基準以上 35.82 至 37.38 米。
The part of Blue Pool Road adjacent to the building is 35.82 to 37.38 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 44.750 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 44.750 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 3 號屋
also known as House 3

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道37號* – 橫截面圖 A-A
No. 37 Blue Pool Road* – Cross-Section Plan A-A



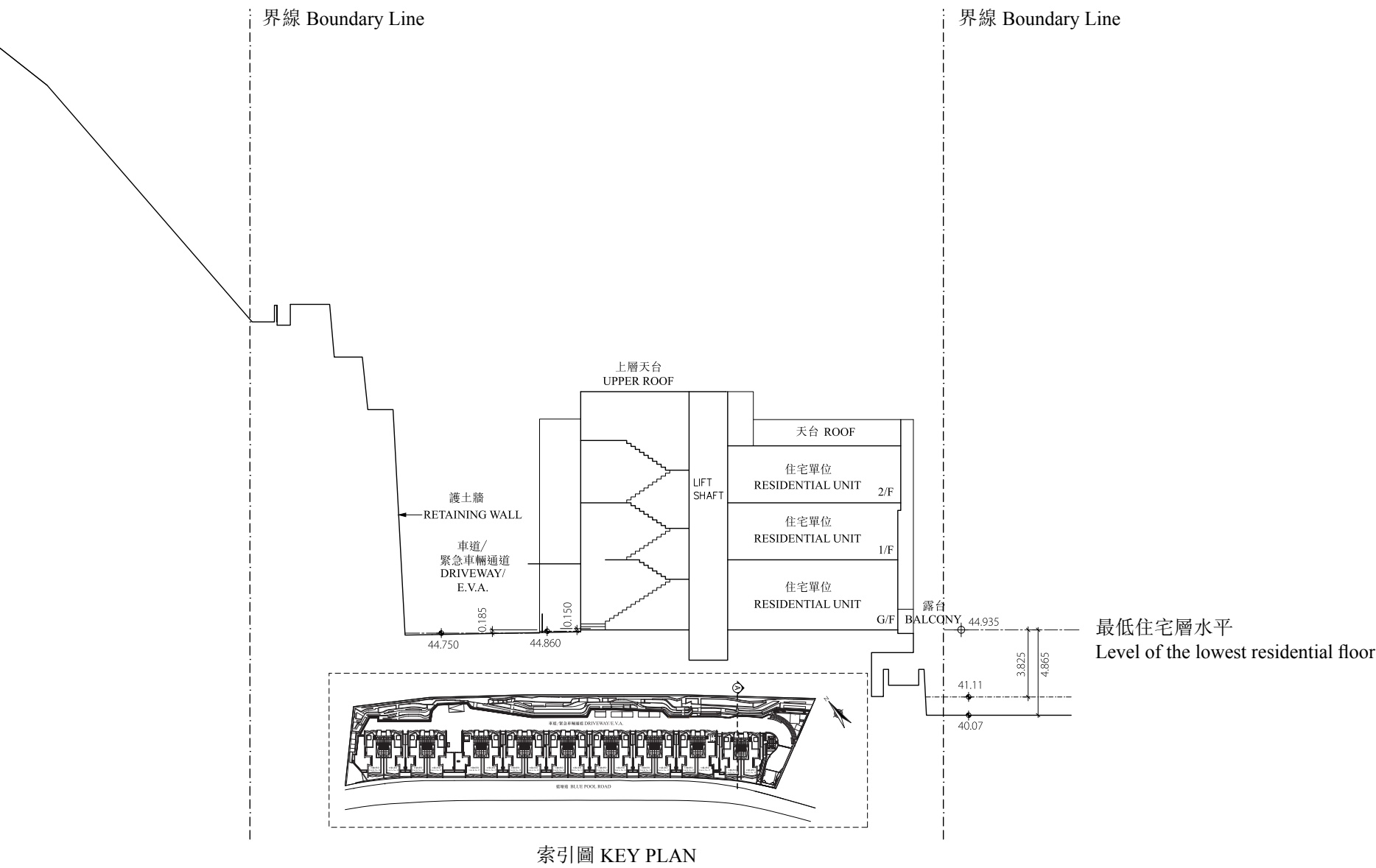
1. 毗連建築物的一段藍塘道為香港主水平基準以上 38.02 至 39.49 米。
The part of Blue Pool Road adjacent to the building is 38.02 to 39.49 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 44.750 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 44.750 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 2 號屋
also known as House 2

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道39號* – 橫截面圖 A-A
No. 39 Blue Pool Road* – Cross-Section Plan A-A



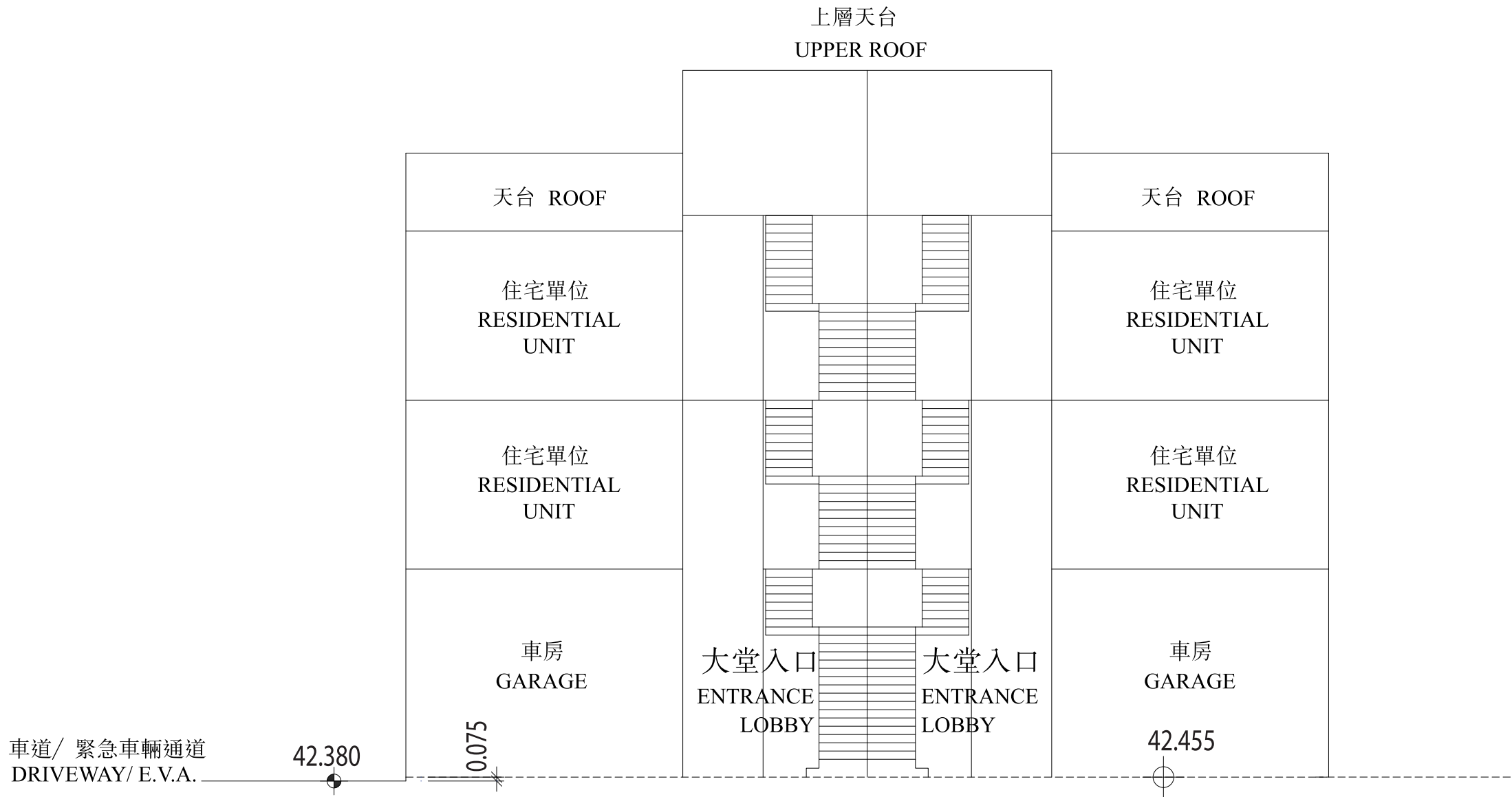
1. 毗連建築物的一段藍塘道為香港主水平基準以上 40.07 至 41.11 米。
The part of Blue Pool Road adjacent to the building is 40.07 to 41.11 metres above the Hong Kong Principal Datum.
2. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 44.750 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 44.750 metres above the Hong Kong Principal Datum.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 1 號屋
also known as House 1

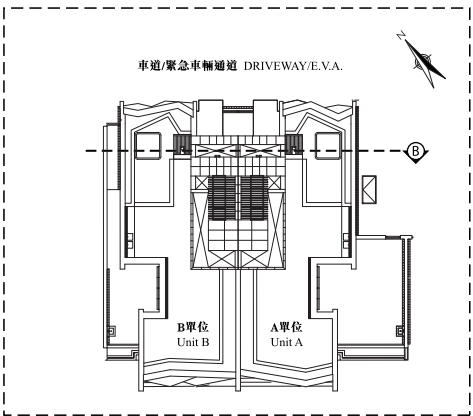
發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道25號* – 橫截面圖 B-B
No. 25 Blue Pool Road* – Cross-Section Plan B-B



索引圖 KEY PLAN



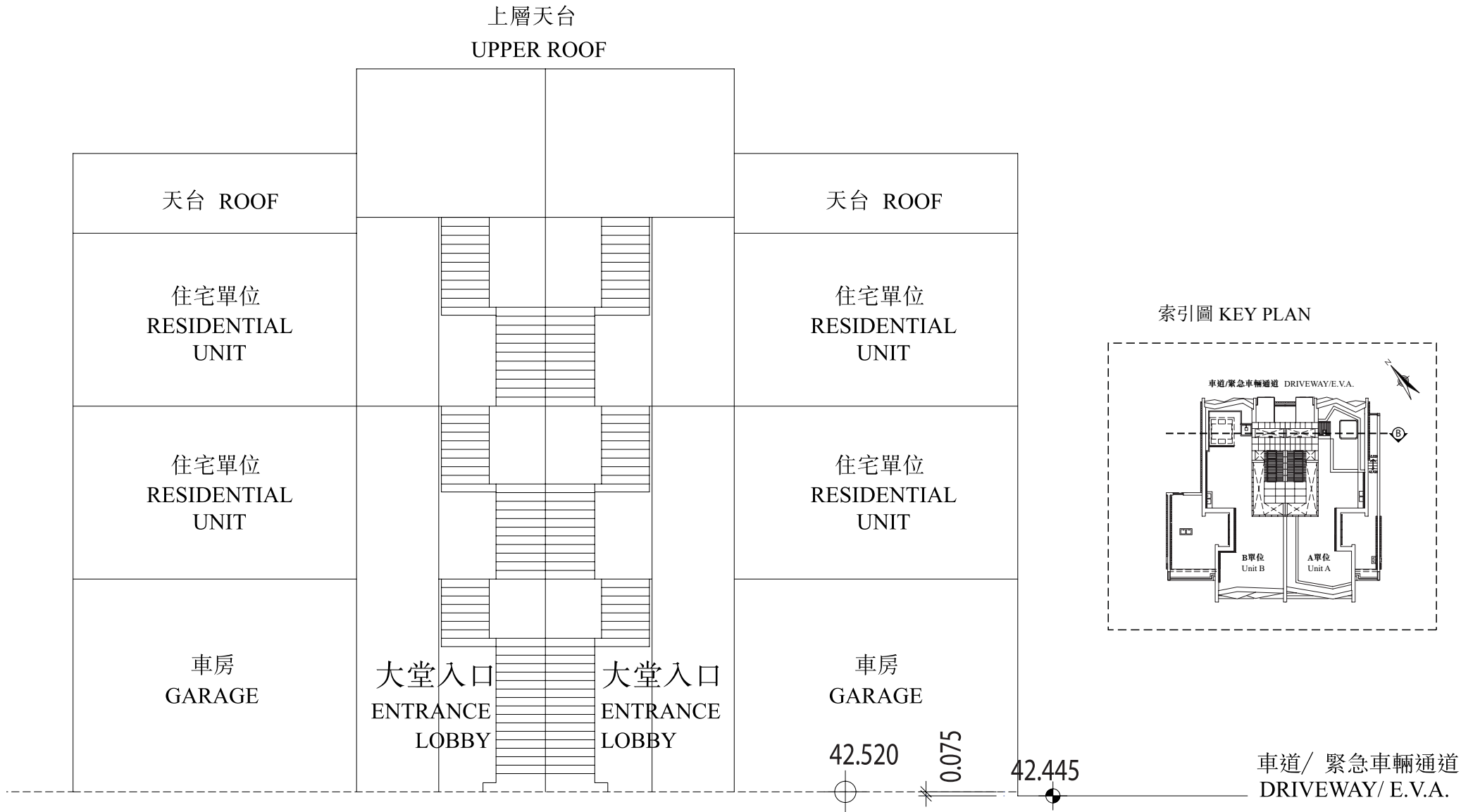
1. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.380 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.380 metres above the Hong Kong Principal Datum.
2. 虛線為最低住宅樓層水平。
Dotted line denotes the lowest residential floor.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 9 號屋
also known as House 9

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

藍塘道27號* – 橫截面圖 B-B
No. 27 Blue Pool Road* – Cross-Section Plan B-B



1. 毗連建築物的一段車道/緊急車輛通道為香港主水平基準以上 42.445 米。
The part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 42.445 metres above the Hong Kong Principal Datum.
2. 虛線為最低住宅樓層水平。
Dotted line denotes the lowest residential floor.
3. 與香港主水平基準相對的水平以米表示。
The levels in relation to Hong Kong Principal Datum are given in metres.

* 亦稱為 8 號屋
also known as House 8

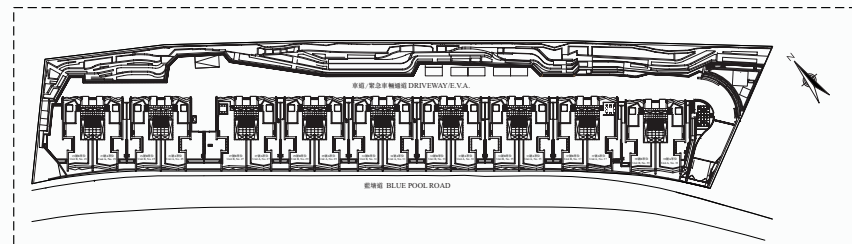
立面圖

ELEVATION PLAN

正面立面圖 – 西南面

Front Side Elevation – South West

索引圖 KEY PLAN



界線 Boundary Line

界線 Boundary Line

藍塘道 Blue Pool Road

註:

發展項目的認可人士已經證明本圖所顯示的立面：

- (a) 2014年6月13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) 大致上與發展項目的外觀一致。

Notes:

It has been certified by the Authorized Person for the Development that the elevations shown on this plan:-

- (a) are prepared on the basis of the approved building plans for the Development as of 13 June 2014; and
- (b) are in general accordance with the outward appearance of the Development.