

ARTIQUE 尚宜
LIFE AS A WORK OF ART | 38 SAN LOK ST.

售樓說明書
Sales Brochure

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan 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”;

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

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。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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。

- 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」。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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。

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。

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development
ARTIQUE

發展項目名稱
尚宜

The Name of the Street at which the Development is situated and the Street Number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
38 San Lok Street

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
新樂街38號

The Development consists of 1 multi-unit building
Total Number of Storeys
6 storeys
excluding roof, upper roof and top roof

發展項目包含1幢多單位建築物
樓層總數
6層
不包括天台、上層天台及頂層天台

Floor Numbering as provided in the approved building plans for the Development
G/F, 1/F, 2/F, 3/F, 5/F, 6/F, Roof, Upper Roof and Top Roof

發展項目的經批准的建築圖則所規定的樓層號數
地下、1樓、2樓、3樓、5樓、6樓、天台、上層天台及頂層天台

Omitted floor numbers
4/F

被略去的樓層號數
4樓

Refuge floors
Not Applicable

底護層
不適用

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

Vendor

Force Castle Limited

Holding company of the Vendor

Echo Incredible Limited

Tai Hung Fai Group Holdings Limited

Authorized Person for the Development

Mr Tsui G Kin Paul

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

T.K. Tsui & Associates Limited

Building Contractor for the Development

New House Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development

Vincent T.K. Cheung, Yap & Co.

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

Not Applicable

賣方

發勁有限公司

賣方的控權公司

Echo Incredible Limited

大鴻輝集團控股有限公司

發展項目的認可人士

崔智堅先生

認可人士以其專業身分擔任經營人，董事或僱員的商號或法團

崔德剛建築工程師樓有限公司

發展項目的承建商

新豪建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

張葉司徒陳律師事務所

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提供貸款的任何其他人

不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	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 that 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;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	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;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(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；	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	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；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	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

INFORMATION ON DESIGN OF THE DEVELOPMENT
發展項目的設計的資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the development.
There are curtain walls forming part of the enclosing walls of the Development.
The thickness of the curtain walls of the building is 200mm.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。
發展項目有構成圍封牆的一部分的幕牆。
建築物的幕牆的厚度為200毫米。

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

每個住宅物業的非結構的幕牆的總面積表

Floor 樓層	Flat 室	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
1/F 1樓	A	1.201
	B	1.909
	C	0.861
	D	0.853
	E	0.831
	F	1.110
2/F-3/F & 5/F-6/F 2樓至3樓及 5樓至6樓	A	1.351
	B	2.049
	C	0.861
	D	0.853
	E	0.939
	F	1.251

Note: 4/F is omitted.
備註：不設4樓。

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

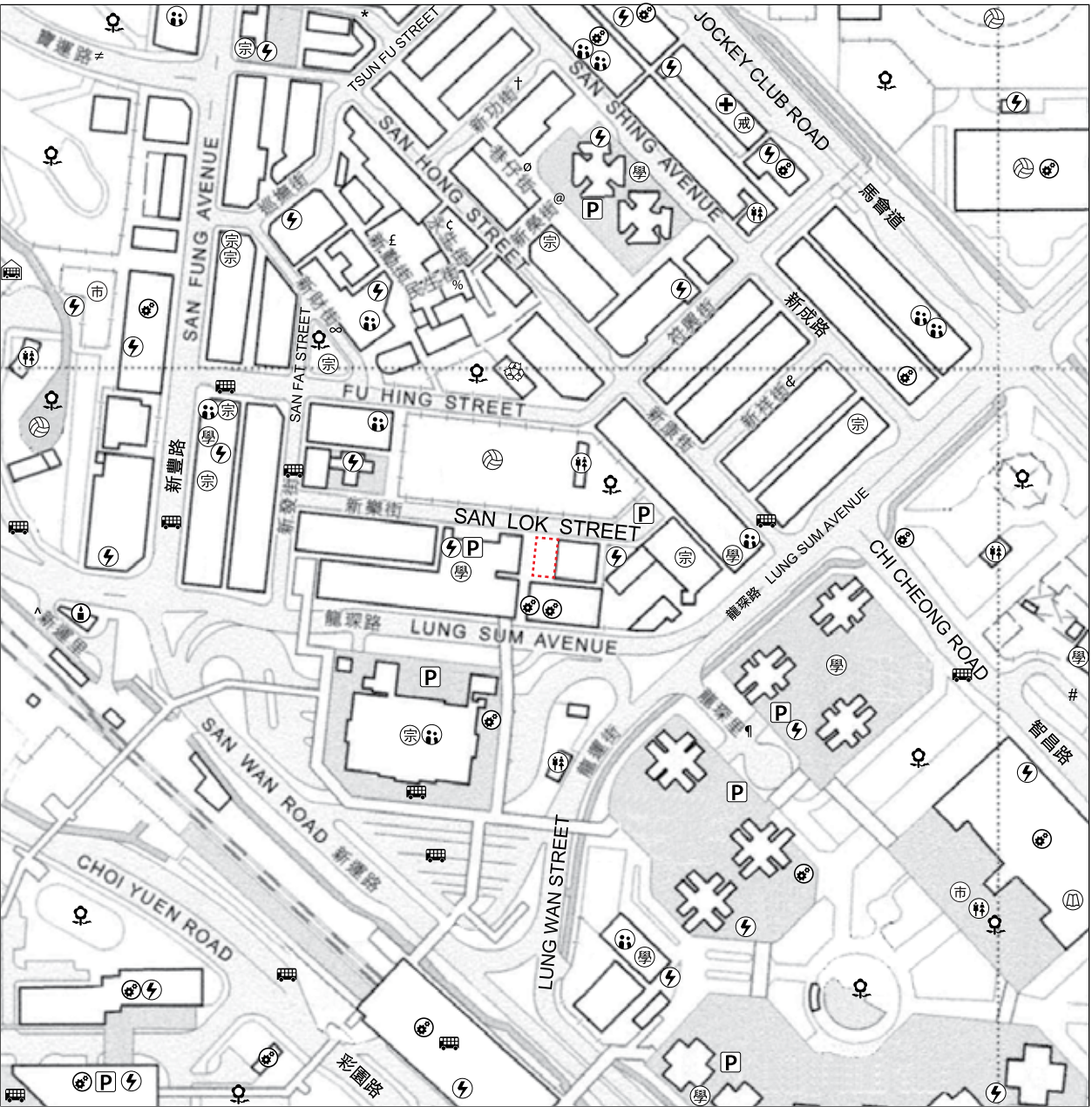
The Person appointed as the manager of the Development under the latest draft Deed of Mutual Covenant:
Curtaman Property Management Limited

根據公契的最新擬稿，獲委任為發展項目的管理人的人：
祈德仁物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

The Location Plan is made with reference to the Survey Sheet (Series HP5C) Sheet No. 3-SW-A dated 21st June 2021 from Survey and Mapping Office of the Lands Department with adjustments where necessary.
此位置圖是參考於2021年6月21日出版之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號3-SW-A編製，有需要處經修正處理。



Boundary of the Development
發展項目的邊界

Metre 米 0 50 100 150 200 250

Scale 比例

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

# CHI YIN LANE 智賢里	^ SAN WAN LANE 新運里	* SAN KIN STREET 新健街	† SAN KUNG STREET 新功街	ø HONG CHAI STREET 巷仔街
@SAN WING STREET 新榮街	£ SAN KAN STREET 新勤街	¢ WING SHANG STREET 永生街		
∞ SAN TSOI STREET 新財街	& SAN CHEUNG STREET 新祥街	¶ LUNG SUM LANE 龍琛里	≠ PO WAN ROAD 寶蓮路	% MAN SHANG STREET 民生街

Notes :

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

Notation 圖例：

- | | |
|---|---|
| Social Welfare Facilities
(Including an elderly centre
and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) | A Religious Institution (Including a church,
a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| A Public Carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | A Public Convenience
公廁 |
| A Public Park
公園 | A Refuse Collection Point
垃圾收集站 |
| A Power Plant (Including electricity sub-stations)
發電廠 (包括電力分站) | A Clinic
診療所 |
| Sports Facilities (Including a sports ground and
a swimming pool)
體育設施 (包括運動場及游泳池) | A Public Transport Terminal
(Including a rail station)
公共交通總站 (包括鐵路車站) |
| A Public Utility Installation
公用事業設施裝置 | An Addiction Treatment Centre
戒毒院所 |
| A School (Including a kindergarten)
學校 (包括幼稚園) | A Library
圖書館 |
| A Market (Including a wet
market and a wholesale market)
市場 (包括濕貨市場及批發市場) | A Funeral Parlour
殯儀館 |
| A Bus Depot
巴士車廠 | |

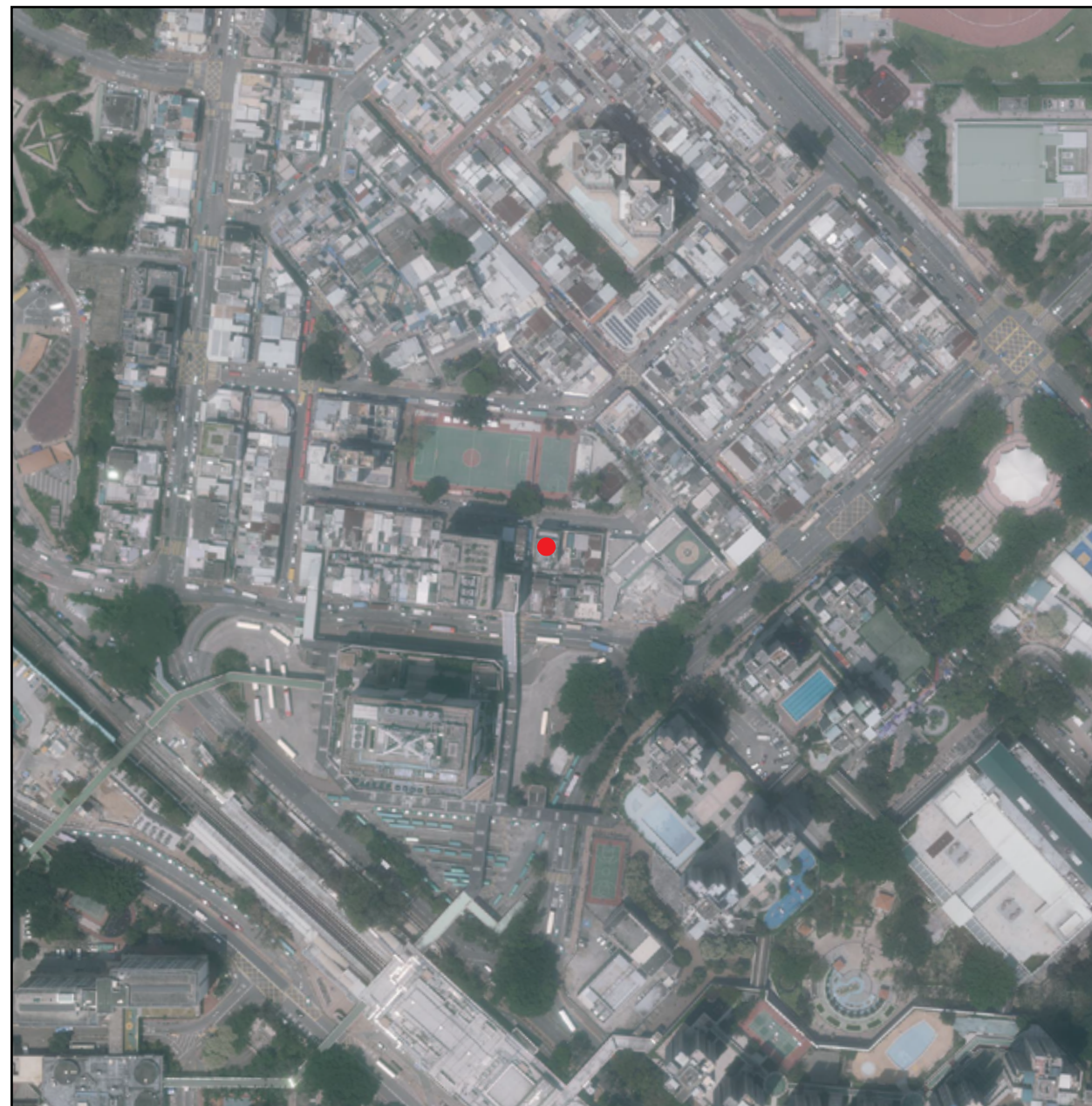
The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 8/2021.
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號8/2021。

附註：

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

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E093031C, date of flight : 15 April 2020.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E093031C，飛行日期：2020年4月15日。



● Location of the Development
發展項目的位置

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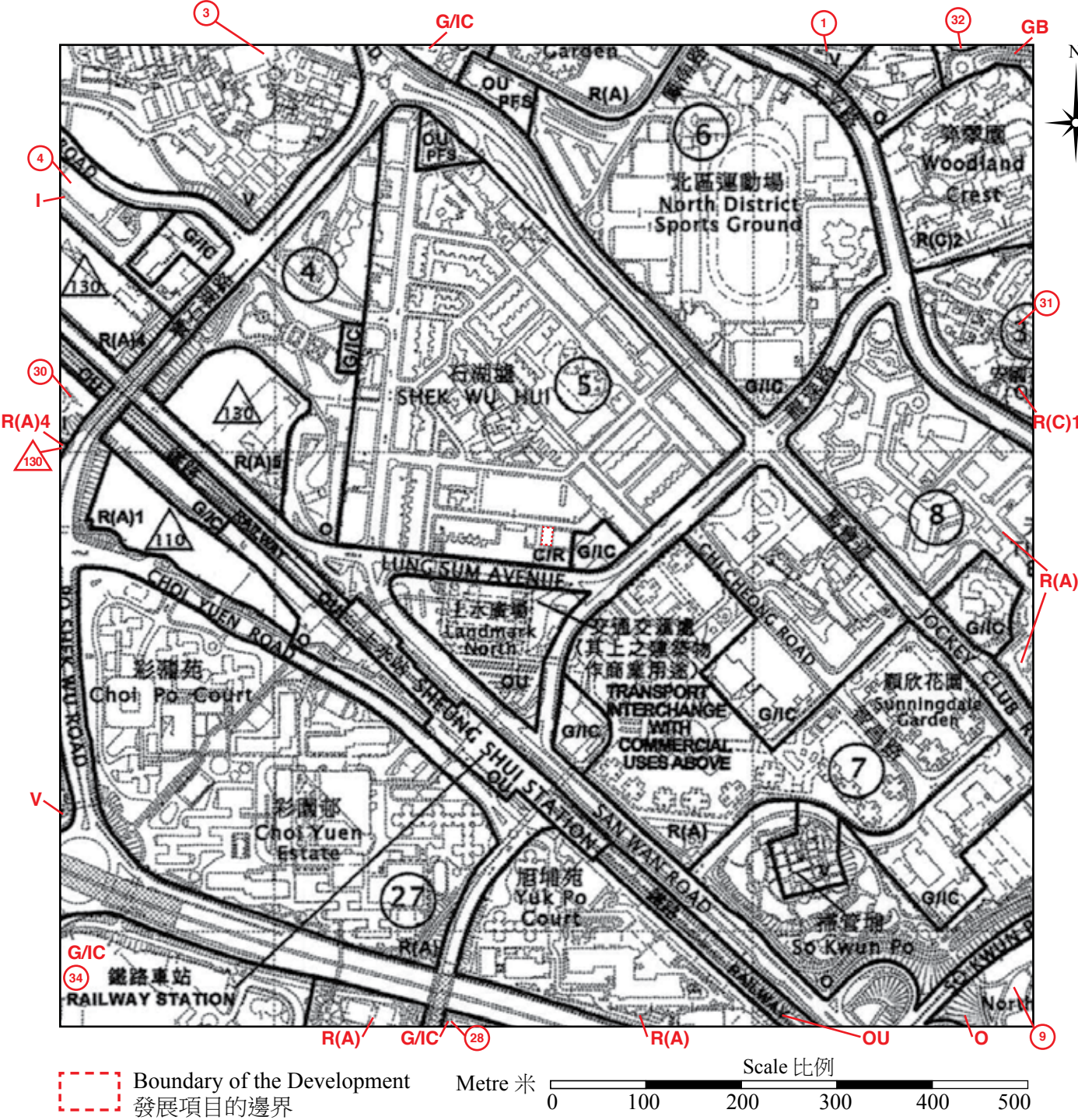
Notes :
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Adopted from Part of The approved Fanling/Sheung Shui Outline Zoning Plan, Plan No. S/FSS/24, gazetted on 17th January 2020, with adjustment where necessary as shown in red.
摘錄自2020年1月17日刊憲之粉嶺／上水分區計劃大綱核准圖，圖則編號為S/FSS/24，有需要處經修正處理，以紅色顯示。



Notes:

1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

Notation 圖例:

ZONES

COMMERCIAL / RESIDENTIAL	C/R
RESIDENTIAL (GROUP A)	R(A)
RESIDENTIAL (GROUP C)	R(C)
VILLAGE TYPE DEVELOPMENT	V
INDUSTRIAL	I
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C
OPEN SPACE	O
OTHER SPECIFIED USES	OU
GREEN BELT	GB

COMMUNICATIONS

MAJOR ROAD AND JUNCTION	
ELEVATED ROAD	

MISCELLANEOUS

PLANNING AREA NUMBER	
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	
PETROL FILLING STATION	

地帶

商業 / 住宅	C/R
住宅（甲類）	R(A)
住宅（丙類）	R(C)
鄉村式發展	V
工業	I
政府、機構或社區	G/I/C
休憩用地	O
其他指定用途	OU
綠化地帶	GB

交通

主要道路及路口	
高架道路	

其他

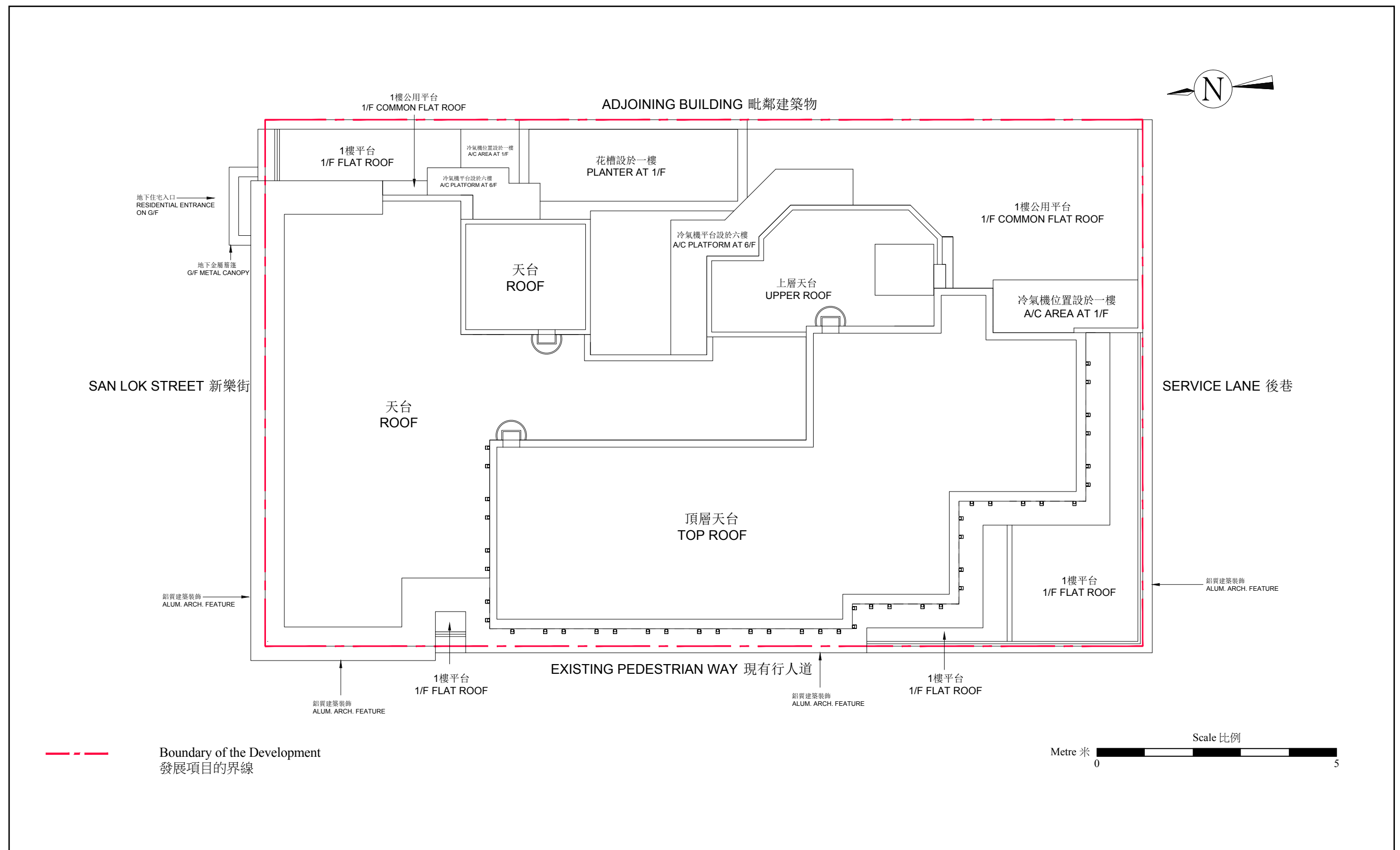
規劃區編號	
最高建築物高度 (在主水平基準上若干米)	
加油站	

備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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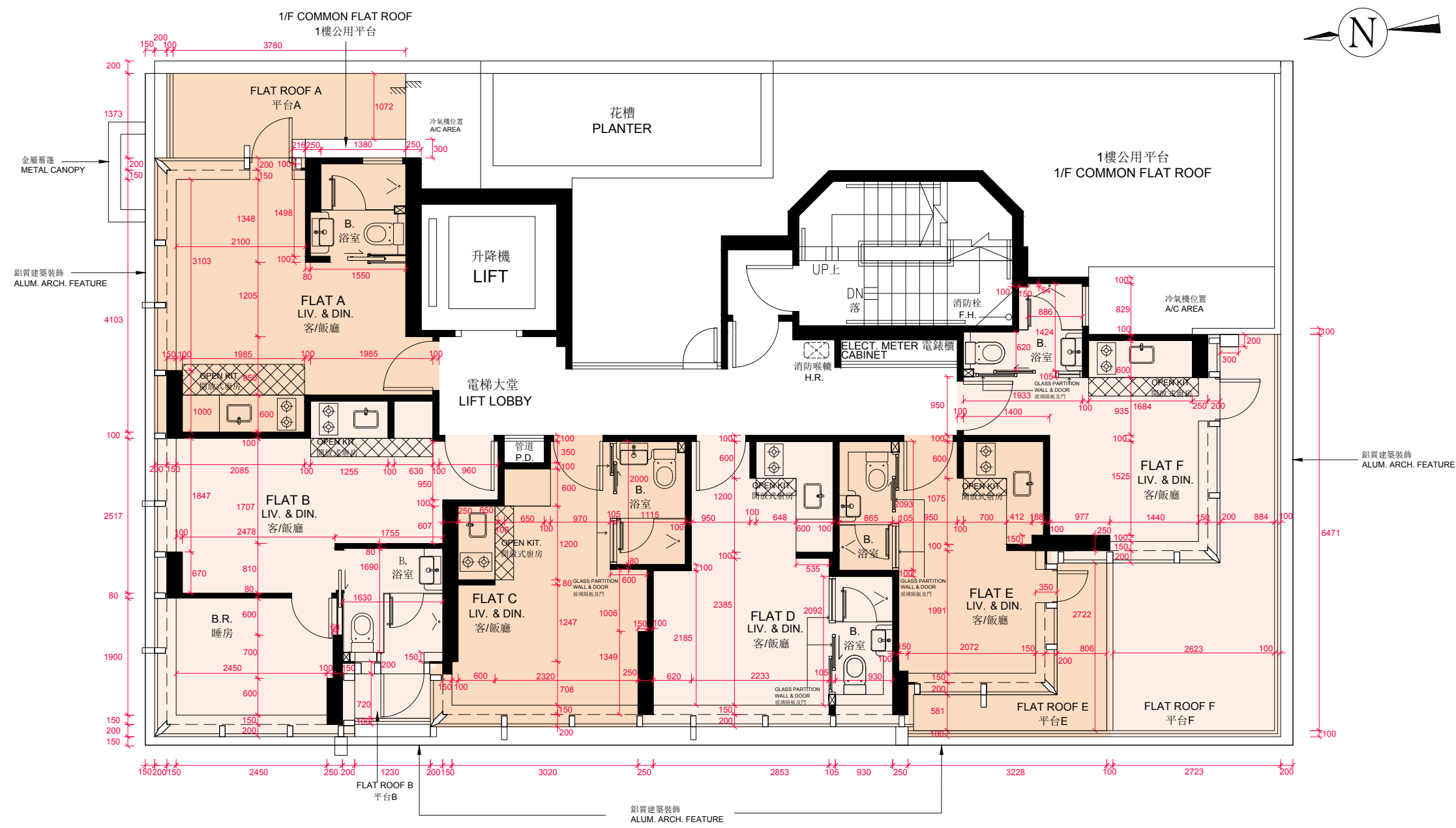
LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

1/F
1樓



Scale 比例 : 0M 5M (米)

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

Description of Residential Property 物業的描述	Floor 樓層	Flat 單位					
		A	B	C	D	E	F
Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	1/F 1樓	150					
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	1/F 1樓	□3,080 □3,180 △3,280 □3,380 △3,480	□3,080 △3,180 △3,280 □3,380 △3,480	3,080 △3,180 △3,480	3,080 □3,080 △3,180 △3,180 △3,480	□3,080 △3,180 □3,380 △3,480	□3,080 △3,180 □3,380 △3,480

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 (Note: This statement required under section 10(2)(e) in part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

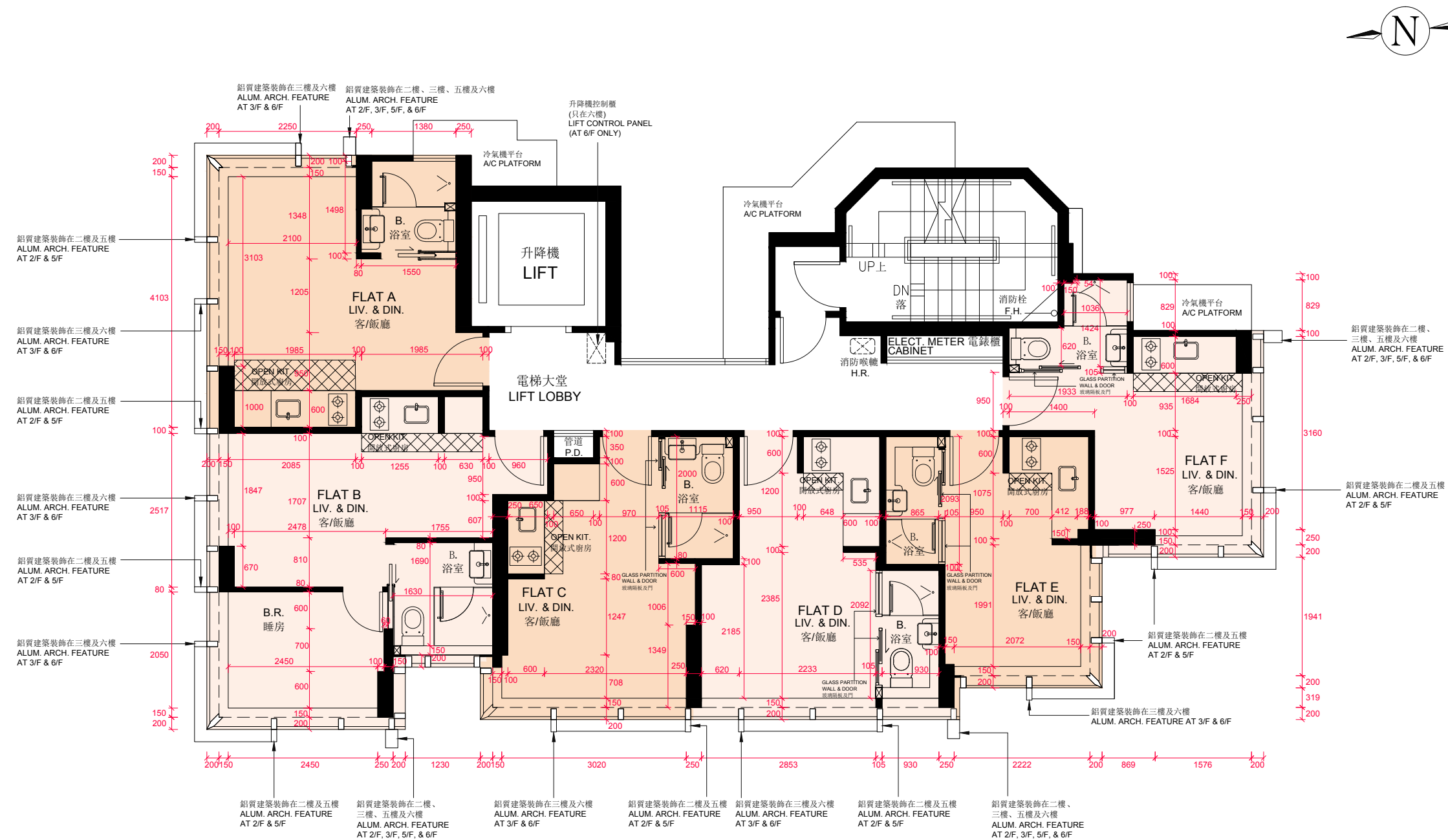
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低層的內部面積較大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

Notes:
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 24 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. □ Inclusive of the thickness of light weight concrete fill on sunken slab of this floor 300mm.
5. △ Inclusive of the thickness of light weight concrete fill on sunken slab of this floor 400mm.

備註：
1. 住宅物業之天花高度將會因應其結構、建築及／或裝修設計上的差異而有所不同。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第24頁。
4. □ 包括本層跌級樓板之輕質混凝土填充層厚度300毫米。
5. △ 包括本層跌級樓板之輕質混凝土填充層厚度400毫米。

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

2/F - 3/F & 5/F - 6/F
2樓至3樓及5樓至6樓



Scale 比例: 0M 5M(米)

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

Description of Residential Property 物業的描述	Floor 樓層	Flat 單位					
		A	B	C	D	E	F
Thickness of the Floor Slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	2/F - 3/F, 5/F 2樓至3樓、5樓	150					
	6/F 6樓	150	150	150, 200	150, 200	150	150
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	2/F 2樓	3,080 *3,080 □3,080	3,080 *3,080 □3,080	3,080 □3,080	3,080 □3,080	3,080 □3,080	3,080 □3,080
	3/F 3樓						
	5/F 5樓						
	6/F 6樓	3,080 *3,280 □3,380	3,080 *3,280 □3,380	3,080 3,130 □3,380 3,530 □3,830	3,080 3,130 □3,380 □3,430 3,530 □3,830	□3,380 □3,480 3,530 □3,830	3,530 □3,830

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 (Note: This statement required under section 10(2)(e) in Part 1 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance is not applicable to the Development.)

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，一般比較低層的內部面積較大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

Notes:
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimension in millimeter.
3. Please refer to page 24 of this sales brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.
4. * Inclusive of the thickness of light weight concrete fill on sunken slab of this floor 200mm.
5. □ Inclusive of the thickness of light weight concrete fill on sunken slab of this floor 300mm.

備註：
1. 住宅物業之天花高度將會因應其結構、建築及／或裝修設計上的差異而有所不同。
2. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
3. 以上平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第24頁。
4. * 包括本層跌級樓板之輕質混凝土填充層厚度200毫米。
5. □ 包括本層跌級樓板之輕質混凝土填充層厚度300毫米。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS:
樓面平面圖中所使用之名詞及簡稱之圖例：

A/C AREA	=	Air-conditioner Area 冷氣機位置	ELECT. METER CABINET	=	Electricity Meter Cabinet 電錶櫃
A/C PLATFORM	=	Air-conditioner Platform 冷氣機平台	F.H.	=	Fire Hydrant 消防栓
ALUM. ARCH. FEATURE	=	Aluminium Architectural Feature 鋁質建築裝飾	H.R.	=	Hose Reel 消防喉轆
B.	=	Bathroom 浴室	LIV. & DIN.	=	Living & Dining Room 客及飯廳
B.R.	=	Bedroom 睡房	OPEN KIT.	=	Open Kitchen 開放式廚房
DN	=	Down 落	P.D.	=	Pipe Duct 管道

The notes and legends on this page apply to all pages of“Floor plans of residential properties in the development”.
在本頁上之備註和圖例適用於全部的 [發展項目的住宅物業的樓面平面圖] 的頁數。

- Notes:
1. Common pipes exposed or enclosed in cladding may be located at flat roof, roof or external wall of some residential units.
 2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
 3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
 4. The outdoor unit of air-conditioners for some residential properties are placed on the designated airconditioning platforms or flat roof. Such outdoor unit air-conditioners may create heat and / noise.
 5. Those icons of fittings and equipment shown on the floor plans of residential properties like wash basins, water closets, shower compartments, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and equipment actually provided and they are for indication and reference only.

- 備註：
1. 部份住宅單位的平台，天台或外牆設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
 2. 部份住宅單位內之天花有跌級樓板，用以安裝上層機電設備配合上層之結構、建築設計及/或裝修設計上的需要。
 3. 部份住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或機電設備。
 4. 部份住宅單位的冷氣機之室外機放置於指定的冷氣機平台或平台。該等冷氣機之室外機可能發出熱力及/或聲音。
 5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗手盆、座廁、淋浴間、洗滌盆櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Flat 室		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1/F 1樓	A	18.710 (201) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	4.699 (51)	--	--	--	--	--	--
	B	24.100 (259) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	0.886 (10)	--	--	--	--	--	--
	C	15.693 (169) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	D	15.616 (168) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	E	12.852 (138) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	3.549 (38)	--	--	--	--	--	--
	F	14.142 (152) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	10.418 (112)	--	--	--	--	--	--

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有) 之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目(如有) 的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes 附註:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
- There is no balcony, utility platform and verandah in the residential properties in the Development.
發展項目住宅物業並無露台、工作平台及陽台。
- Residential floors start from 1/F. There is no 4/F.
住宅物業由1樓開始。不設4樓。

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

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積（不計算入實用面積）平方米（平方呎）									
Floor 樓層	Flat 室		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F -3/F & 5/F - 6/F 2樓至3樓 及 5樓至6樓	A	18.710 (201) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	B	24.100 (259) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	C	15.693 (169) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	D	15.616 (168) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	E	12.852 (138) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--
	F	14.142 (152) Balcony 露台：- Utility Platform 工作平台：-	--	--	--	--	--	--	--	--	--	--

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (if any), to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有) 之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的其他指明項目(如有) 的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

Notes 附註:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
- There is no balcony, utility platform and verandah in the residential properties in the Development.
發展項目住宅物業並無露台、工作平台及陽台。
- Residential floors start from 1/F. There is no 4/F.
住宅物業由1樓開始。不設4樓。

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

Not Applicable

不適用

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

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;

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 the preliminary agreement –

(i) the preliminary agreement is terminated;
(ii) the preliminary deposit is forfeited; and
(iii) the owner does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（“該臨時合約”）時須支付款額為售價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—

(i) 該臨時合約即告終止；
(ii) 有關的臨時訂金即予沒收；及
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft of Deed of Mutual Covenant incorporating Management Agreement in respect of the Development (the “DMC”) provides for the following Common Areas and Common Facilities:

1. The common parts of the Development

A. “**Common Areas**” means the Development Common Areas, the Residential Common Areas and all those parts of the Development designated as common areas in any Sub-Deed of Mutual Covenant;

“**Development Common Areas**” means those parts of the Development as shown on the plans nos. DMC-01 to DMC-02 (both inclusive) and DMC-04 to DMC-10 (both inclusive) annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured yellow and intended for the common use and benefit of the Owners and Occupiers of the Units including, but not limited to, certain entrances, exits, water check meter cabinet, pipe duct, lavatories, electrical meter room, power supply cutout, potable and flushing water pump room, switch room, fire service upfeed pump room, flat roof (access for maintenance only) on the 1st floor, the portable water tank, flushing water tank, water meter cabinet planter, sprinkler upfeed water tank, fire service upfeed water tank, emergency generator room, telecommunications and broadcasting services equipment room, fire service pump room, fire service water tank, the inaccessible flat roof on the Top Roof, external walls and parapet walls (not forming part of the Residential Common Areas and for the purposes of identification only are shown coloured yellow on the plans nos. DMC-07 to DMC-10 (both inclusive) annexed to the DMC), the architectural feature on the 1st floor, Roof and Top Roof and any other parts or spaces on or in the Land and the Development for the common benefit of the Owners and Occupiers of the Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Unit EXCLUDING the Residential Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner 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 Ordinance (i.e. the Building Management Ordinance (Cap.344)) or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Units, such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas;

“**Residential Common Areas**” means and includes all those areas of the Development as shown on the plans nos. DMC-01 to DMC-05 (both inclusive) and DMC-07 to DMC-10 (both inclusive) annexed to the DMC and certified as to the accuracy thereof by or on behalf of the Authorized Person and thereon coloured violet and intended for the common use and benefit of the Owners and Occupiers of the Residential Units including, but not limited to, entrance lobby on the ground floor, lift lobbies on all floors, lift pits, lift shafts, staircases, exits, ramps (except within the Shop on the ground floor), external walls and parapet walls of the Residential Accommodation (excluding the glass and metal parapets/

balustrade/fences of the Flat Roof (if any) which form parts of the Residential Units) and for the purpose of identification shown and coloured violet on the plans nos. DMC-07 to DMC-10 (both inclusive) annexed to the DMC, architectural feature (but excluding the architectural feature on the 1st floor, the Roof and the Top Roof), the A/C Platforms, the A/C Areas, pipes serving the Residential Accommodation, sprinkler control valve, sprinkler inlet, hose reels, electricity meter cabinets, sprinkler pump room and water tank, sprinkler water tank, flat roof on the Roof, the inaccessible flat roof on the Top Roof and any other parts or spaces on or in the Land and the Development for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit EXCLUDING the Development Common Areas and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use, occupy and enjoy the same that belongs to any particular Owner 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 Ordinance or (b) any parts specified in the Schedule 1 to the Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Ordinance, are also for the common use and benefit of all the Owners of the Residential Units, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas;

B. “**Common Facilities**” means the Development Common Facilities and the Residential Common Facilities and such of the installations and facilities of the Development designated as common facilities in any Sub-Deed of Mutual Covenant;

“**Development Common Facilities**” means all those installations and facilities of the Development installed for the common use and benefit of the Owners and Occupiers of the Development and not for exclusive use or benefit of any particular Owner or Occupier including but not limited to:-

- (a) such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, telecommunications and other services facilities, whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land or the Development, through which water, sewage, gas, electricity and any other services are supplied to the Development;
- (b) metal gates, features and fences, louvres, lighting, mechanical ventilation/air-conditioning (if any) for the Development Common Areas;
- (c) refuse collection equipment and facilities and any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Development and not for the use and benefit of a particular Unit,

EXCLUDING the Residential Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

“Residential Common Facilities” means all those installations and facilities of the Development used in common by or installed for the common use and benefit of the Owners and Occupiers of the Residential Units and not for the exclusive use or benefit of the Owner or Occupier of any individual Residential Unit including but not limited to:-

- (a) lighting, air-conditioning and mechanical ventilation (if any) for the Residential Common Areas;
- (b) television and wireless aerials, security system;
- (c) lift and lift shaft; and
- (d) any other facilities and equipment installed for the common use and benefit of any of the Owners or Occupiers of the Residential Units and not for the use and benefit of a particular Residential Unit,

EXCLUDING the Development Common Facilities and EXCLUDING any part, space, area or facility the exclusive right and privilege to hold use occupy and enjoy the same belongs to any particular Owner.

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

Please refer to the “Table of Allocation of Undivided Shares” in this section below for the number of undivided shares assigned to each residential property.

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

The manager for the Development shall be appointed for an initial term of two years commencing on the date of the DMC and shall continue until and unless such appointment is terminated pursuant to the terms of the DMC.

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

- (a) all Owners of Units in the Development shall contribute to the expenses of the development management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Units owned by them bears to the total Management Shares for the Development;
- (b) the Owners of the Residential Units shall contribute to the expenses of the residential management budget as and when the same become due and payable in the proportion that the Management Shares attributable to the Residential Units owned by them bears to the total Management Shares allocated to the Residential Accommodation;
- (c) Please refer to the “Table of Allocation of Management Shares” in this section below for the number of management shares assigned to each residential property.

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

A sum as security equivalent to three (3) months’ first year’s budgeted Management Charges as deposit which shall be transferable but non-interest bearing and not refundable.

6. The area in the Development retained by the owner for that owner’s own use

Not applicable.

Table of Allocation of Undivided Shares:

Floor	Flat	No. of undivided Shares allocated to each Residential Unit
1/F	A	20
	B	24
	C	16
	D	16
	E	14
	F	16
2/F - 6/F	A	19
	B	24
	C	16
	D	16
	E	13
	F	14

Remarks: 4/F is omitted.

Table of Allocation of Management Shares:

Floor	Flat	No. of management shares allocated to each Residential Unit
1/F	A	20
	B	24
	C	16
	D	16
	E	14
	F	16
2/F - 6/F	A	19
	B	24
	C	16
	D	16
	E	13
	F	14

Remarks: 4/F is omitted.

Notes:

- Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the draft DMC.
- For full details, please refer to the draft DMC which is free for inspection during opening hours at the sales office. Full script of the draft DMC is available for inspection upon request and copies of the draft DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目的公契及管理協議擬稿(「公契」)訂明下列公用地方及公用設施：

1. 發展項目的公用部份

(A) 「**公用地方**」指發展項目公用地方、住宅公用地方及於任何附屬公契中限定作為公用地方的發展項目部份地方；

「**發展項目公用地方**」指公契所夾附並經認可人士或其代表核證準確的圖則號碼DMC-01至DMC-02（兩者包括在內）及DMC-04至DMC-10（兩者包括在內）上以黃色顯示而擬供各單位業主及佔用人共用與共享的發展項目有關部份，其中包括但不限於某些入口、出口、檢測水錶櫃、管道、廁所、電錶房、供電熔斷器、食水及沖廁水泵房、掣房、消防水泵房、位於一樓的平台（只供維修方可進入）、飲用水水箱、沖廁水水箱、水錶櫃，花灑泵水缸、消防水泵水缸、緊急發電機機房、電訊及廣播設備機房、消防救火泵房、消防救火水缸、位於頂層天台不供進入的平台、外牆及護牆（但不構成住宅公用地方及於公契所夾附之圖則號碼DMC-07至DMC-10（兩者包括在內）上以黃色顯示，僅作識別之用）、位於一樓、天台及頂層天台的建築裝飾以及供單位業主及佔用人共享而非特定單位業主或佔用人專用或專享的發展項目的任何其他部份或空間，但不包括住宅公用地方，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部份、空間、地方或設施。此外，在適當情況下，如(a)發展項目任何部份符合該條例（即（香港法例第344章）《建築物管理條例》）第2條中「公用部份」第(a)段的釋義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的釋義，且此等部份將供所有單位業主共用及共享，則應視作已包含並構成發展項目公用地方其一部份；

「**住宅公用地方**」指及包括公契所夾附並經認可人士或其代表核證準確的圖則號碼DMC-01至DMC-05（兩者包括在內）及DMC-07至DMC-10（兩者包括在內）上以紫色顯示而擬供各住宅單位業主及佔用人共用與共享的發展項目所有有關部份，其中包括但不限於地下大堂、所有樓層升降機大堂、升降機井底坑、升降機槽、樓梯、出口、坡道（不包括地下店鋪內）、外牆及住宅樓宇護牆（但不包括構成住宅單位一部份的平台的玻璃及其金屬護牆/欄杆/圍欄（如有）），及於公契所夾附之圖則號碼DMC-07至DMC-10（兩者包括在內）上以紫色顯示，作識別之用，建築裝飾（但不包括位於一樓、天台及頂層天台的建築裝飾）、空調機平台、空調機地方、服務住宅樓宇的喉管、花灑控制閥、花灑進水掣、消防喉轆、電錶櫃、花灑泵房及水箱、花灑水箱、天台上的平台、頂層天台不可進入的平台及供住宅單位業主及佔用人共用及共享而非特定住宅單位業主或佔用人專用或專享的該土地及發展項目的任何其他部份或空間，但不包括發展項目公用地方，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用和享用的任何部份、空間、地方或設

施。此外，在適當情況下，如(a)發展項目任何部份符合該條例第2條中「公用部份」第(a)段的釋義或(b)發展項目任何部份乃該條例附表一訂明而符合該條例第2條中「公用部份」第(b)段的釋義，且此等部份將供所有住宅單位業主共用及共享，則應視作已包含並構成住宅公用地方其一部份；

(B) 「**公用設施**」指發展項目公用設施、住宅公用設施及於任何附屬公契內指定的發展項目裝置及設施；

「**發展項目公用設施**」指裝設供發展項目業主及佔用人共用與共享而非任何特定業主或佔用人專用或專享之所有發展項目裝置及設施，包括但不限於：

(a) 現時或於任何時間位於該土地或發展項目內、下、上或穿越其中而為發展項目供應食水、污水排放、燃氣、電力及任何其他服務的污水管、排水渠、水道、水管、溝渠、井（如有）、天線、電線、電纜及電訊，以及其他任何鋪管或非鋪管服務設施；

(b) 金屬閘門、裝飾及圍欄、通氣孔、照明及發展項目公用地方的機械通風或空調（如有）；

(c) 垃圾收集設備及設施，及供發展項目任何業主或佔用人共用與共享而非供特定單位使用或享用的任何其他設施及設備，

但不包括住宅公用設施，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用及享用之任何部份、空間、地方或設施；

「**住宅公用設施**」指裝設供住宅單位業主及佔用人共用與共享而非任何特定住宅單位業主或佔用人專用或專享的所有發展項目裝置及設施，包括但不限於：

(a) 住宅公用地方的照明裝置、空調及機械通風系統（如有）；

(b) 電視及無線天線系統、保安系統；

(c) 升降機及升降機槽；及

(d) 安裝供住宅單位業主或佔用人共用與共享而非供特定住宅單位使用或享用的任何其他設施與設備，

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

但不包括發展項目公用設施，亦不包括任何特定業主享有專屬權與特權持有、使用、佔用及享用之任何部份、空間、地方或設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

有關每個住宅物業的不分割份數的數目分配，請參閱本節下文「不分割份數的分配表」。

3. 有關發展項目的管理人的委任年期

發展項目的管理人首屆任期由簽訂公契日期起計兩年，其後續任直至根據公契的條款終止委任為止。

4. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

- (a) 發展項目的所有單位業主須於到期應付款時繳付發展項目的管理預算案開支，攤付比例為其所持單位的管理份數佔發展項目管理份數總額的比例；
- (b) 住宅單位的業主須於到期應付款時繳付住宅的管理預算案開支，攤付比例為其所持住宅單位的管理份數佔所有住宅物業管理份數總額的比例；
- (c) 有關每個住宅物業的管理份數的數目分配，請參閱本節下文「管理份數的分配表」。

5. 計算管理費按金的基準

相等於首年管理預算開支的三(3)個月款項作為保證金，該保證金可轉讓，但不帶計息及不可退還。

6. 擁有人在發展項目中保留作自用的範圍

不適用。

不分割份數的分配表：

樓層	單位	每個住宅單位獲分配的不分割份數的數目
1樓	A	20
	B	24
	C	16
	D	16
	E	14
	F	16
2樓至6樓	A	19
	B	24
	C	16
	D	16
	E	13
	F	14

備註：不設4樓。

管理份數的分配表：

樓層	單位	每個住宅單位獲分配的管理份數的數目
1樓	A	20
	B	24
	C	16
	D	16
	E	14
	F	16
2樓至6樓	A	19
	B	24
	C	16
	D	16
	E	13
	F	14

備註：不設4樓。

備註：

1. 除售樓說明書另作定義，以上使用的專有詞語具有公契內該詞語的相同定義。

2. 請查閱公契擬稿以了解全部詳情。公契擬稿現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。

SUMMARY OF LAND GRANT

批地文件的摘要

(A) The lot number of the land on which the Development is situated:

The Development is constructed on Fanling Sheung Shui Town Lot No.270 (the “**lot**”) which is held under New Grant No.22590 dated 25th January 2018 (the “**Land Grant**”).

(B) The term of years under the lease:

The lot is granted for a term of 50 years from 25th January 2018.

(C) The user restrictions applicable to the land:

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

(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

(b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:-

(i) in respect of the ground floor, for non-industrial (excluding godown, hotel and petrol filling station) purposes; and

(ii) in respect of the remaining floor or floors above the ground floor, for private residential purposes.

2. Special Condition No.28 of the Land Grant stipulates that:-

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

(D) The facilities that are required to be constructed and provided for the Government, or for public use:

Not applicable.

(E) The grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

1. General Condition No.7 of the Land Grant stipulates that:-

(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:

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

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

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.

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

The Grantee shall develop the lot by erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March 2022.

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

The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

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

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

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

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

SUMMARY OF LAND GRANT

批地文件的摘要

- (c) (i) the gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 469 square metres and shall not exceed 866 square metres;
- (ii) of the total gross floor area stipulated in sub-clause (c)(i) of this Special Condition, the total gross floor area of any building or buildings erected or to be erected on the lot for non-industrial (excluding godown, hotel, petrol filling station and private residential) purposes shall not exceed 200.7 square metres; and
- (iii) the Grantee hereby expressly agrees and accepts that there is no guarantee that the respective maximum gross floor areas as stipulated in sub-clauses (c)(i) and (c)(ii) of the Special Conditions can be attained and that the Grantee shall not be entitled to any refund of premium and no claim whatsoever shall be made by the Grantee against the Government in the event that the said maximum gross floor areas cannot be attained.
- (d) No part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 20 metres above the mean formation level of the land upon which such building or structure stands or such other height limit as the Director at his sole discretion may, subject to the payment by the Grantee of any premium and administrative fee as shall be determined by the Director, approve, provided that :
- (i) Machine rooms, air-conditioning units, water tanks, stairhoods and similar structures may be erected or placed on the roof of the building so as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director;
- (ii) The Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No.27(b)(i)(II) of the Land Grant; and
- (iii) The decision of the Director as to what constitutes the mean formation level of the land shall be final and binding on the Grantee;
- (e) Any building or buildings erected or to be erected on the lot shall not have any basement floor or space below the ground floor and the decision of the Director as to what constitutes basement floor or space or what constitutes the ground floor shall be final and binding on the Grantee; and
- (f) The design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
5. Special Conditions No.8 of the Land Grant stipulates that:-
- Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within the air space extending upwards from a height of 14 metres above the Hong Kong Principal Datum within the area shown coloured pink hatched black on the plan annexed to the Land Grant.
6. Special Condition No.10 of the Land Grant stipulates that:-
- (a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition No. (7) (c) hereof, subject to Special Condition No. (27)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a) (v) hereof;
- (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.
7. Special Condition No.14 of the Land Grant stipulates that:-
- No building shall be erected on the lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance, any regulations made thereunder and any amending legislation is exempted from the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation.

SUMMARY OF LAND GRANT

批地文件的摘要

8. Special Condition No.25 of the Land Grant stipulates that:-

- (a) The Grantee shall construct and maintain at his own expenses and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(F) The lease conditions that are onerous to a purchaser:

1. Special Condition No. 2 of the Land Grant stipulates that:-

- (a) The Grantee acknowledges that as at the date of the Land Grant, there are some protrusions and overhanging structures projecting from the building or buildings erected on the adjacent piece or parcel of land now known and registered in the Land Registry as Lot No.3879 in Demarcation District No.91 (hereinafter referred to as “the Adjoining Lot”) and encroaching onto the lot (the said protrusions and overhanging structures are hereinafter collectively referred to as “the Encroaching Structures”).
- (b) Without prejudice to the generality of the provisions of General Condition No.5 of the Land Grant, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of the Land Grant subject to the existence of the Encroaching Structures, and no objection or claim whatsoever shall be made or raised by the Grantee in respect of or on account of the same. The Grantee shall not demolish, alter or interfere with the Encroaching Structures.
- (c) The Government gives no warranty, expressed or implied, as to:
 - (i) the physical state, condition and safety of the Encroaching Structures or any part thereof;

- (ii) whether the Encroaching Structures or any part thereof was erected or installed or have remained in existence in compliance with the provisions of the Buildings Ordinance, any regulations made thereunder and any amending legislation; or

- (iii) whether and when the Encroaching Structures will be demolished or removed.

- (d) The Government shall have no responsibility, obligation or liability whatsoever to the Grantee or any other persons:

- (i) in respect of the presence, use, maintenance, repair, renewal, demolition, removal or defective state or condition of the Encroaching Structures or any part thereof;

- (ii) for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons by reason of or arising from or incidental to the presence, use, maintenance, repair, renewal, demolition, removal or defective state or condition of the Encroaching Structures or any part thereof; or

- (iii) to take any steps or legal proceedings or actions against the owners of the Adjoining Lot or any persons directly or indirectly arising out of or in connection with the Encroaching Structures; and no claim whatsoever shall be made against the Government by the Grantee in respect of or on account of the aforesaid.

- (e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, costs, expenses, losses (whether financial or otherwise), damages, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with:

- (i) the presence, use, maintenance, repair, renewal, demolition, removal or defective state or condition of the Encroaching Structures or any part thereof; or

- (ii) the Grantee taking any steps or legal proceedings or actions against the owners of the Adjoining Lot or any persons directly or indirectly arising out of or in connection with the Encroaching Structures.

- (f) For the avoidance of doubt, the presence, use, maintenance, repair, renewal, demolition, removal or defective state or condition of the Encroaching Structures shall not in any way relieve the Grantee of or release, discharge or reduce the Purchaser’s obligations under these Conditions or in any way affect or prejudice the rights and remedies of the Government under these Conditions or otherwise in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions.

SUMMARY OF LAND GRANT

批地文件的摘要

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

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

3. Special Condition No.15 of the Land Grant stipulates that:-

Prior to compliance with these Conditions in all respects to the satisfaction of the Director, the Grantee shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him):

(a) assign, part with possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do;

(b) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Grantee or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Grantee or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby the lot or any part thereof or any interest therein or any building or part of any building thereon is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;

(c) underlet the lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the lot or any building or part of any building thereon complies with the following terms and conditions:

(i) the term of the tenancy or lease shall not exceed 10 years in the aggregate including any right of renewal;

(ii) the tenancy or lease shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the tenancy or lease relates;

(iii) no premium shall be paid by the tenant;

(iv) the rent payable shall not exceed a rack rent;

(v) no rent shall be payable in advance for a period greater than 12 calendar months;

(vi) the user permitted in the tenancy agreement or lease or agreement for tenancy or lease shall comply with these Conditions;

(vii) none of the terms and conditions in the tenancy agreement or lease or agreement for tenancy or lease shall contravene these Conditions; or

(d) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one:

(i) whereby the lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance to secure monies (and interest thereon) advanced or to be advanced to the Grantee for the purpose only of developing the lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose;

(ii) under which such advances (in the case of work done) are to be made to the Grantee only in amounts to be certified from time to time by the authorized person (appointed by the Grantee under the Buildings Ordinance, any regulations made thereunder and any amending legislation for the development of the lot) as having been incurred by the Grantee for the development of the lot;

(iii) under which the Grantee, the mortgagee and the Stakeholder (as hereinafter defined) are required, in the event of the Grantee applying for the prior written consent of the Director under this Special Condition to enter into any agreement to dispose of any share or interest in the lot together with the right to the exclusive use and possession of any unit in the building erected or to be erected on the lot, to enter into an agreement containing the terms and requirements as the Director may from time to time specify or require, including but not limited to the following:

(I) all sums received by the Grantee or the Stakeholder as purchase price or any part thereof under an agreement for sale and purchase in respect of any unit, share or interest in the lot (the terms of which have been approved by the mortgagee) (hereinafter referred to as "the ASP") shall be paid into a bank account designated for the development of the lot and which must be opened, maintained and operated by the Stakeholder with the mortgagee (hereinafter referred to as "the Stakeholder Account");

(II) no monies shall be released from the Stakeholder Account except with the prior written approval of the mortgagee and in accordance with the terms of the ASP and the terms of the Director's consent; and

SUMMARY OF LAND GRANT

批地文件的摘要

(III) the mortgagee irrevocably undertakes to the Grantee to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account;

(iv) under which the mortgagee is obliged and irrevocably undertakes to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account; and

(v) for the purpose only of this Special Condition, “the Stakeholder” means any solicitors firm for the time being appointed by the Grantee to act as stakeholder in respect of the purchase price under the ASP.

4. Special Condition No.16 of the Land Grant stipulates that:-

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

5. Special Condition No.19 of the Land Grant stipulates that:-

The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Grantee shall at his own expense within the time limit specified by the Director and in all responds to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

6. Special Condition No.20 of the Land Grant stipulates that:-

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

7. Special Condition No.21 of the Land Grant stipulates that:-

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the

purpose of or in connection with the formation, leveling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government’s rights under these Conditions, in particular Special Condition No.20 hereof.

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

(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 Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

8. Special Condition No.22 of the Land Grant stipulates that:-

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

SUMMARY OF LAND GRANT

批地文件的摘要

9. Special Condition No.23 of the Land Grant stipulates that:-

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

10. Special Condition No.24 of the Land Grant stipulates that:-

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (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 (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and

reinstatement of the lot or 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 Grantee shall pay to the Government on demand the cost of such works.

Note:

1. The “Grantee” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation, its successors and assigns.
2. The reference to the “**Director**” in the Land Grant means the Director of Lands.
3. Please refer to the Land Grant for details. A copy of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT

批地文件的摘要

A. 發展項目所位於的土地的地段編號

發展項目興建於粉嶺上水市地段第270號（「**該土地**」），該土地根據2018年1月25日訂立的第 22590 號新批地規約（「**批地文件**」）。

B. 有關租契規定的年期

該土地的批租年期為50年，由 2018 年 1 月 25 日起計。

C. 適用於該土地的用途限制

1. 批地文件特別條件第4條規定：

(a) 在本特別條件第(b)款的規限下，該土地或其任何部分或在該土地或其任何部分上已建或擬建的一或多幢建築物不能用作非工業（不包括倉庫、酒店及加油站）用途以外的任何其他用途。

(b) 除以下用途外，在該土地上已建或擬建的建築物或其任何部分不能作任何其他用途：

- (i) 地下用作非工業（不包括倉庫、酒店及加油站）用途；及
- (ii) 其餘樓層或地下以上樓層作私人住宅用途。

2. 批地文件特別條件第28條規定：

不准在該土地搭建或製作墳墓或骨灰龕，不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

D. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

E. 有關承批人在該土地內外鋪設、塑造或綠化任何範圍，或興建或維持任何構築物或設施的責任

1. 批地文件一般條款第7條規定：

(a) 承授人須在整個租期期間按批地文件對已建或重建建築物（該詞指本一般條款第(b)款預期的重建工程）：

- (i) 按經批准的設計、配置及任何經批准圖則保養一切建築物，不得對其作出修訂或更改；及
- (ii) 保養按本批地文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態及以該等修繕及狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該土地或其中任何部分上面的任何建築物，承授人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆，承授人須在上述清拆的一個公曆月內向署長申請其同意進行重建該土地的建築工

程。當收到上述同意後必須在三個公曆月內開展重建的必要工程及在署長規定的期限內以署長滿意的方式完成重建。

2. 批地文件特別條款第3條規定：

承授人須在一切方面符合本規約及所有有關建築、衛生和規劃在香港一直或可能隨時有效的條例、章程及規例發展該土地，該建築物須於2022年3月31日完成及適宜佔用。

3. 批地文件特別條款第6條規定：

承授人須在該土地及基座平台（如有）沒有建築的任何部分自費美化環境及種植樹木及灌木並在其後保養及保持其處於安全、井然、整潔及健康狀態，使署長滿意。

4. 批地文件特別條款第7條規定：

在本規約規限下，在開發或重建（該詞僅指批地文件一般條款第7條預期的重建）該土地或其中任何部分時：

(a) 在該土地上已建或擬建的任何建築物須在一切方面符合《建築物條例》、據此訂立的任何規例及任何修訂法例；

(b) 在該土地或其中任何部分或本規約指定該土地外面的任何區域或其中任何部分沒有任何建築物或發展項目或沒有使用該土地外面的任何區域或其中任何部分未符合《城市規劃條例》、據此訂立的任何規例及任何修訂法例的要求；

(c) (i) 在該土地上已建或擬建的任何建築物的總樓面面積不少於469平方米和不多於866平方米；

(ii) 在本特別條款第(c)(i)款指定的總樓面面積中，已建或擬建的任何建築物作非工業（不包括倉庫、酒店及加油站）用途的總樓面面積須不多於200.7平方米；及

(iii) 承授人在此明確同意並接受，沒有保證可以達到本特別條款第(c)(i)和(c)(ii)款中規定的有關最大樓面面積，並且如果無法達到上述最大樓面面積，則承授人無權得到退還任何地價，並且承授人不得向政府提出任何申索。

(d) 在該土地沒有已建或擬建的任何建築物或其他構築物連同該等建築物或構築物的任何增建物或裝置(如有)可總體上超過該等建築物或構築物豎立的地基平均水平線以上20米的高度或在承授人支付署長決定的任何地價及行政費後署長可自行酌情批准的其他高度，但是：

(i) 在該等建築物的天台上搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可以超過上述的高度限制，前提是該屋頂構築物的設計、尺寸及佈局須使署長滿意；及

(ii) 在計算建築物或構築物的高度時，署長可自行酌情不計批地文件特別條款第27(b)(i)(II)款提述的任何構築物或樓層；

(iii) 署長就何謂地基平均水平線所作的決定為最終決定並對承授人具有約束力；及

SUMMARY OF LAND GRANT

批地文件的摘要

- (e) 已建或擬建的任何建築物不可有地庫或地下以下的空間，及署長對如何界定地庫或空間的決定是最終的及約束承授人；及
 - (f) 在該土地上已建或擬建的任何建築物的設計及佈局須經署長的書面批准。未取得上述批准之前不能展開任何建築工程(地盤平整工程除外)。就本規約而言，「建築工程」及「地盤平整工程」按《建築物條例》、據此訂立的任何規例及任何修訂法例界定。
5. 批地文件特別條款第8條規定：
- 除非事先獲得署長的書面同意，以及符合署長施加的任何條件，包括繳付署長要求的任何行政費及地價外，否則不得在附於本批地文件的圖則上以粉紅色加黑點顯示的範圍內由香港主水平基準以上向上申延 14米高度的空間上豎設或興建建築物、構築物、任何一座或多座建築物或構築物的支撐。
6. 批地文件特別條款第10條規定：
- (a) 承授人可於該土地內建立、建造及提供署長書面批准的康樂設施及其輔助設施（下稱「該等設施」）。該等設施的種類、大小、設計、高度及佈局須經署長事先書面批准。
 - (b) 為了計算特別條款第(7)(c)條規定的總樓面面積，並受制於特別條款第(27)(d)條的規定，若按照本特別條款第(a)款在該土地提供的該等設施任何部分乃供該土地上已建或擬建的一或多幢住宅大廈的住客及其真正訪客共同使用和享用的，該等設施的該等部分將不予計算在內。署長認為該等設施其餘並非作此用途的部分 則須計算在內。
 - (c) 倘若該等設施的任何部分根據本特別條款第(b)款獲豁免計入總樓面面積（下稱「獲豁免設施」）：
 - (i) 獲豁免設施須被指定為並構成批地文件特別條款第(17)(a)(v)條所指的公用地方之一部分；
 - (ii) 承授人須自費保養獲豁免設施，使其保持修繕妥當及堅固的狀態，並運作獲豁免設施，以達至署長滿意程度；及
 - (iii) 獲豁免設施只供該土地上已建或擬建的一或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。
7. 批地文件特別條款第14條規定：
- 不可在該土地興建屬於獲《建築物條例(新界適用)條例》、據此訂立的任何規例及任何修訂法例界定豁免《建築物條例》、據此訂立的任何規例及任何修訂法例的條款的建築物類別。
8. 批地文件特別條款第25條規定：
- (a) 承授人須自費建造與保養該土地邊界內或署長認為必要的政府地段內的排水渠及渠道，使署長滿意，以便截斷與引導落在或流在該土地的一切暴雨或雨水到最接近的河道、集水井、渠道或政府

雨水渠。承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。

- (b) 連接該土地的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠（如已建及試用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在要求時向政府支付上述連接工程的費用。此外，該等連接工程亦可以署長滿意的方式由承授人自費進行。在該種情況下，上述連接工程的任何一段若在政府地段內修建，必須由承授人自費保養，直至要求時由承授人移交給政府，由政府出資負責今後的保養。承授人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承授人未能保養上述連接工程的任何一段，署長可進行其認為必要的該等工程，承授人須在要求時向政府支付該等工程的費用。

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第2條規定：
- (a) 承授人確認截至批地文件的日期，於在土地註冊處登記為丈量約份第91約地段第3879號的土地（下稱「毗鄰地段」）上已建的建築物附有某些突起物及懸掛構築物並侵佔了該土地（該突起物及懸掛構築物以下統稱「侵佔構築物」）。
 - (b) 茲毋損批地文件一般條款第5條之條文的一般性，承授人將被當作已滿意及接納在侵佔構築物存在下批出的該土地在批地文件的日期之情況及狀況，承授人亦不得就或因上述情況及狀況作出或提出任何反對或申索。承授人不得拆除、改動或干擾侵佔構築物。
 - (c) 政府對：(i)侵佔構築物或在其中的任何部份之實際情況、狀況及安全，或(ii)對侵佔構築物之搭建或安裝或持續存在是否符合《建築物條例》、據此訂立的任何規例及任何修訂法例的條文，或(iii)對侵佔構築物會否將被清拆或清除，並不作出不論明示或隱含的保證。
 - (d) 政府對承授人或任何其他人士就:(i)侵佔構築物或在其中的任何部份的存在、使用、保養、維修、更新、清除、清拆或欠妥的條件狀況，或(ii)承授人或任何其他人士招致或蒙受由侵佔構築物或在其中的任何部份的存在、使用、保養、維修、更新、清除、清拆或欠妥的條件狀況而引致或附帶的任何損失、損害、滋擾或妨擾，或(iii)對毗鄰地段的業主或任何其他人士就直接地或間接地源於侵佔構築物或與侵佔構築物有關的事宜採取的步驟或法律程序或訴訟，無須負上任何責任、義務或法律責任，並且承授人不得就或因上述情況及狀況向政府提出任何申索。
 - (e) 承授人須時刻就因或有關(i)侵佔構築物或在其中的任何部份的存在、使用、保養、維修、更新、清拆、清除或欠妥的條件，或(ii)承授人對毗鄰地段的業主或任何其他人士就直接地或間接地源於侵佔構築物或與侵佔構築物有關的事宜採取的步驟或法律程序或訴訟，而直接或間接產生的所有法律責任、索償、費用、開支、損失(財政上或其他方面)、損害、收費、要求、訴訟及法律程序，向政府作出彌償及保持彌償。

SUMMARY OF LAND GRANT

批地文件的摘要

- (f) 為免存疑，侵佔構築物的存在、使用、保養、維修、更新、清拆、清除或欠妥的條件不會以任何形式免除承授人或解除、撤銷或減輕承授人於批地文件的義務，亦不會以任何形式影響或損害政府根據批地文件而擁有就承授人違反、不遵從、不遵守或不履行其批地文件的義務之權利及濟助。
2. 批地文件特別條款第5條規定：
- 未經署長事先書面同意，不得移除或干擾該土地或毗連範圍內生長的樹木。署長在發出同意時，對於樹木進行移植、補償性景觀美化工程或再植，可施加其認為合適的條件。
3. 批地文件特別條款第15條規定：
- 在履行批地文件於各方面使署長滿意之前，除非經署長預先書面同意和符合他施加的任何條件（包括他要求支付的任何費用），承授人不能：
- (a) 轉讓，放棄管有或以其他方式處理該土地或其中任何部分或任何權益或在其上的建築物或任何建築物之部分（不論是直接或間接保留，授予優先拒絕權，選擇權或授權或任何其他方法，安排或任何類型的文件）或訂立上述行為的任何協議;
- (b) 不論直接或間接或通過律師，代理人，承辦商或受託人或透過承授人或他的被提名人直接或間接有權益的公司，股份擁有人或持有承授人股份的擁有人或其他形式出售、轉讓或以其他方式處理或影響該土地或其中任何部分或在其上的任何建築物或任何建築物的部分，通過目前或今後，有條件或無條件的交易，招攬或收取任何金錢，金錢價值或任何形式的有價代價或訂立或任何類型的文件)或訂立上述行為的任何協議;
- (c) 分租該土地或其上的任何建築物或任何建築物之部分或訂立上述行為的任何協議，除非租賃或出租該土地或其上的任何建築物或任何建築物之部分符合下列的條款及條件：
- (i) 該租賃或出租年期總數不超過10年，包括任何續期權;
- (ii) 除非建築事務監督按《建築物條例》、其下的任何規例及任何修訂法例對租賃或出租的有關的建築物或建築物部分已發出入伙紙或臨時入伙紙否則不能開始租賃或出租;
- (iii) 租戶毋須支付地價；
- (iv) 應付的地租不能超過全額租金；
- (v) 提前支付地租不能超過12個曆月；
- (vi) 租賃協議或出租或租賃或出租協議准許的用途須符合批地文件規定；
- (vii) 租賃協議或出租或租賃或出租協議的條款及條件不能違反批地文件；或
- (d) 按揭或抵押該土地或其中任何部分或其中任何權益，除非按批地文件規定進行開發，並只能通過建築按揭形式。特此同意為了本目的，建築按揭應屬於：
- (i) 按揭或抵押該土地給予持牌銀行或《銀行條例》第16條授權的註冊存款公司，以擔保已經或擬將取得的貸款（及其利息），僅為了按批地文件開發該土地和支付上述開發及按揭有關法律及其他專業費用，惟上述費用總數不能超過按揭擔保的總額之5%，而非其他目的；
- (ii) 上述貸款（如對於完成工程）只能按認可人士（由承授人按《建築物條例》，其下的規例及任何修訂法例為開發該土地委任）不時核實承授人開發該土地已支出的款項付予承授人;
- (iii) 倘若承授人申請署長按本特別條件預先書面批准訂立任何協議，處理該土地任何份數或權益連同獨家使用與管有在該土地上已建或擬建建築物的任何單位的權利，承授人、承按人及保證金保存人（按下文界定）須訂立載有署長不時指定或要求的條款及要求之協議，包括但不限於以下各項：
- (I) 承授人或保證金保存人按買賣合約(其條件須經過承按人批准)（以下稱為「買賣合約」）收到有關任何單位、該土地的份數或權益的購買價或其中任何部分的一切款項須存入保證金保存人與承按人開立、保持及操作並指定作開發該土地的銀行賬戶（以下稱為「保證金保存人賬戶」）；
- (II) 不能從保證金保存人賬戶支出任何款項，除非取得承按人的預先書面批准和按買賣合約的條件及署長同意的條件行事；及
- (III) 承按人不可撤銷他對承授人承諾，一旦完成買賣將無條件地從建築按揭的擔保物中解除已全數支付買賣合約規定的總購買價給保證金保存人賬戶的任何單位、該土地任何份數或權益；
- (iv) 承按人有責任及不可撤銷地承諾，一旦完成買賣，將無條件地從建築按揭的擔保物中解除已全數支付買賣合約規定的總購買價存入保證金保存人賬戶的任何單位、該土地任何份數或權益；
- (v) 就本特別條件而言，保證金保存人指承授人當時委任擔任買賣合約購買價的保證金保存人的任何律師行。
4. 批地文件特別條款第16條規定：
- 每次轉讓、按揭、抵押、分租該土地或其中任何部分或其權益如超過3年必須在土地註冊處註冊。
5. 批地文件特別條款第19條規定：
- 承授人無權進出或往返該土地作汽車通道。如該土地進行發展或重建，署長可能准許在該土地指定位置設立臨時出入通道供建築車輛通行，但署長批准時可附加條件。發展或重建工程完竣後，承授人應自費於署長指定的期限內，以署長全面滿意的方式還原建有臨時出入通道的一個或多個地方。

SUMMARY OF LAND GRANT

批地文件的摘要

6. 批地文件特別條款第20條規定：

除非事先獲得署長書面同意，承授人不得削去、移除或向後退入或向後退入任何與該土地毗連或相鄰的政府土地，亦不得在任何政府土地上進行任何連續伸延、填充或任何類型的斜坡處理工程。在署長發出同意時，可自行酌情決定施加他認為合適的條款及條件，包括以其決定的地價批出額外政府土地作為該土地的延伸。

7. 批地文件特別條款第21條規定：

- (a) 如任何土地需要或已經被削去、移除或向後退入或在任何土地上進行任何連續伸延，填充或任何類型的斜坡處理工程，不論有否事先獲得署長書面同意，亦不論是在該土地上或任何政府土地上，目的是為了或是有關構成，平整或開發該土地或其任何部分，或是為了承授人根據該等條件規定而進行的任何其他工程，或為任何其他目的，承授人須自費進行及修建該等斜坡處理工程、護土牆或其他支承物、保護物、排水或輔助工程，或今後任何時間成為必要的其他工程，以保護和支撐該土地的土地及任何毗鄰或毗連政府土地或出租土地，及避免及防止今後發生任何滑土，山泥傾瀉或地面下陷。承授人須特此同意在授予的批租年期內不時自費保養該土地、斜坡處理工程、護土牆或其他支承物、保護物排水或輔助工程或其他工程，使其處於修繕妥當及良好的保養狀態而致使署長滿意。
- (b) 本特別條件(a)分條不影響該等條件，特別是特別條件第20條賦予政府的權利。
- (c) 倘若因為任何構成、平整、開發或承授人進行其他工程，又或因任何其他原因而在任何時候出現的滑土、山泥傾瀉或地面下陷，不論發生在或來自該土地的任何土地或任何毗鄰或毗連政府土地或出租土地的任何土地，承授人須自費將該土地恢復原狀及修理妥善而致使署長滿意，並須就因上述滑土、山泥傾瀉或地面下陷而造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索價作出彌償。
- (d) 除了因違反任何該等條件所規定的任何其他權利或濟助外，署長有權發出書面通知，要求承授人進行，修建及保養該土地、斜坡處理工程，護土牆或其他支承物、保護物及排水感輔助工程或其他工程、又或將任何滑土、山泥傾瀉或地面下陷恢復原狀及修理妥善。如果承授人疏忽或沒有在通知指定的時期內執行該通知的要求而致使署長滿意，署長可立即執行及進行任何必要工程。承授人須在要求時向政府歸還政府因此產生的費用，連同任何行政費或專業費用及開支。

8. 批地文件特別條款第22條規定：

如已安裝預應力地錨而該土地或其任何部份發展或重建，承授人應自費在預應力地錨的整個使用周期內定期維修和監察預應力地錨，以令署長滿意，並且提交署長不時全權酌情要求的上述監察工作的報告及資料。如承授人疏忽或不進行規定的監察工程，署長可即時執行和進行監察工程，承授人必須在政府要求時向政府償還有關的費用。

9. 批地文件特別條款第23條規定：

- (a) 如源自該土地或受該土地任何發展影響的其他地方之廢土、泥石、瓦礫、建築廢物或建材(以下簡稱「廢物」)侵蝕、沖流或棄置於公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他政府產業（以下統稱「政府產業」），承授人必須自費清理廢物和修復對政府產業的損害，此外並須就廢物侵蝕、沖流或棄置導致私人財產蒙受損害或滋擾所引致的所有訴訟、索償和索求向政府彌償。
- (b) 儘管有本批地特別條款第(a)段，署長可以（惟沒有義務）應承授人要求清理廢物和修復對政府產業的損害，而承授人須應要求向政府支付有關費用。

10. 批地文件特別條款第24條規定：

承授人時刻均須採取和達致採取所有完善及適當的護理、工藝和預防措施，其中特別是任何建造、維修、更新或修理工程（以下統稱「工程」）施工期間，藉以避免位於該土地或其任何部份或當中多處或任何部份之上或跨越其上、其下或毗鄰的政府或其他現有排水渠、水道或渠道、總水管、道路、行人徑、街道傢俬、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置（以下統稱「服務設施」）造成任何損壞、滋擾或阻塞。承授人進行任何此等工程之前，須進行或達致進行必須的完善調查及查詢，以核實服務設施的現況及水平位置，並須以書面向署長提交處理任何可能受工程影響的服務設施之建議書以待其全面審批。直至署長以書面批准工程和上述建議書為止，承授人不得展開任何工程。此外，承授人應遵從及自費履行署長給予上述批准時就服務設施制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，承授人須自費以署長全面滿意的方式修理、修復和還原工程以任何方式導致該土地或其任何部份或任何服務設施蒙受的損害、滋擾或阻塞（明渠、污水管、雨水渠或總水管例外，除非署長另作決定，否則此等渠道應由署長修復，而承授人須在政府要求時支付政府有關的費用）。如承授人不在該土地或其任何部份或任何服務設施進行此等必要的改道、重鋪、修理、修復及還原工程以致令署長滿意，署長可按其視為必要進行此等改道、重鋪、修理、還原或修復工程，承授人須在政府要求時向政府支付有關的費用。

備註：

1. 這部份提及的「承授人」即批地文件內的買方，及包括其遺囑執行人、遺產管理人及受讓人如情況承認或所須；如屬公司則包括其繼承人及承讓人。
2. 批地文件內提述的「署長」一詞乃指地政總署署長。
3. 請參考批地文件以了解全部詳情。批地文件副本已備於售樓處，可在售樓處辦公時間免費要求閱覽，並可在支付所需的影印費後獲取複印本。

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

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

E. A plan that shows the location of those facilities and open spaces, and those parts of the land mentioned above as far as it is practicable to do so

Not Applicable

F. Whether the general public has the right to use those facilities or open spaces, or those parts of the land, mentioned above in accordance with the land grant or the deed of dedication (as the case may be)

Not Applicable

G. Provisions of the land grant and the deed of dedication that concern those facilities and open spaces, and those parts of the land, mentioned above

Not Applicable

H. Provisions of every deed of mutual covenant in respect of the specified residential property, that concern those facilities and open spaces, and those parts of the land, mentioned above

Not Applicable

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

不適用

E. 在切實可行範圍內，盡量顯示上述設施、休憩用地及土地中的該等部分的位置的圖則

不適用

F. 公眾是否有權按照批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)使用上述設施或休憩用地，或土地中的該等部分

不適用

G. 批地文件及撥出私人地方供公眾使用的契據中關於上述設施、休憩用地及土地中的該等部分的條文

不適用

H. 指明住宅物業的每一公契中關於上述設施、休憩用地及土地中的該等部分的條文

不適用

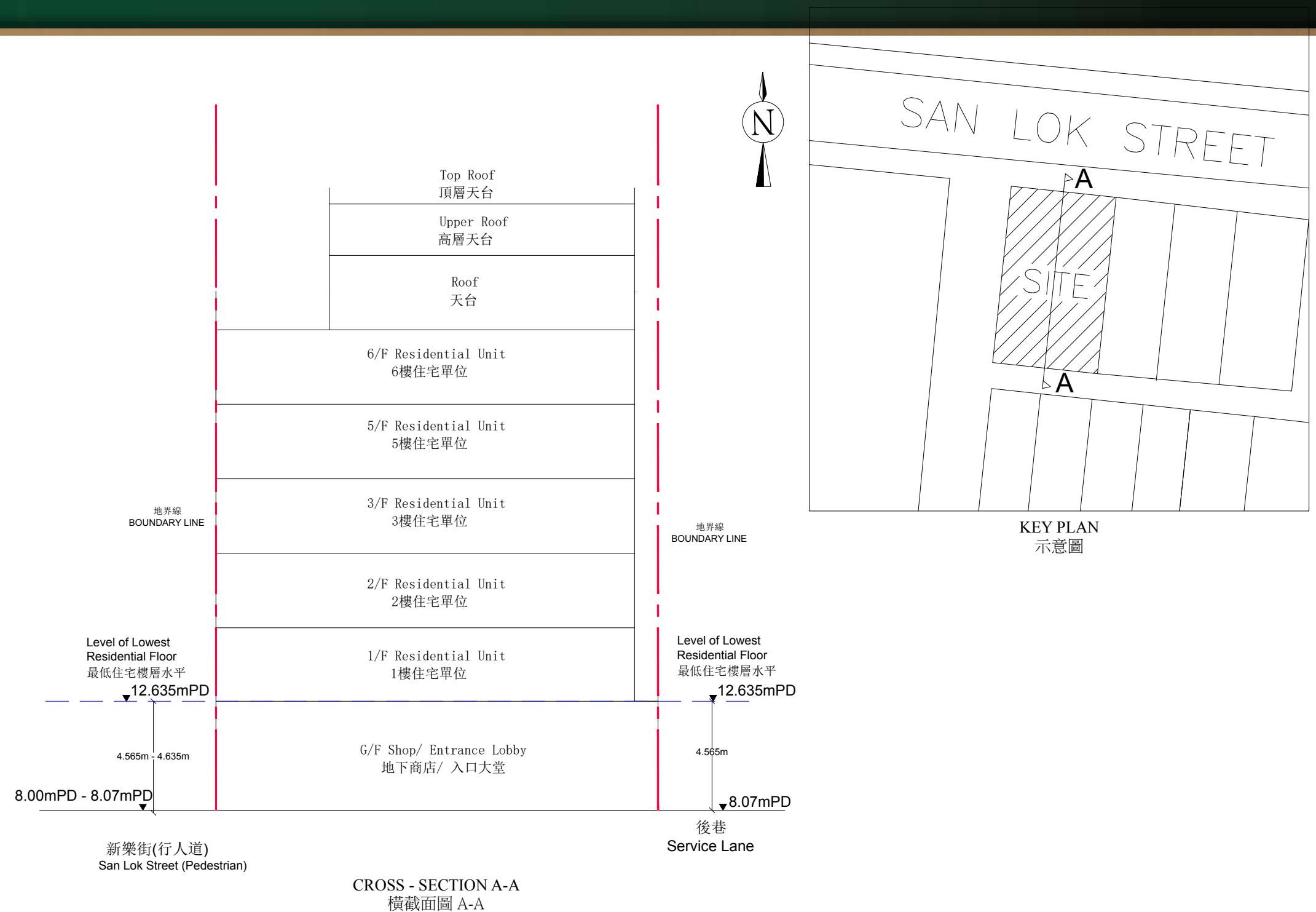
WARNING TO PURCHASERS

對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 2. 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.
 3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 4. In the case of paragraph (3)(ii) above, the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
 2. 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。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Note:

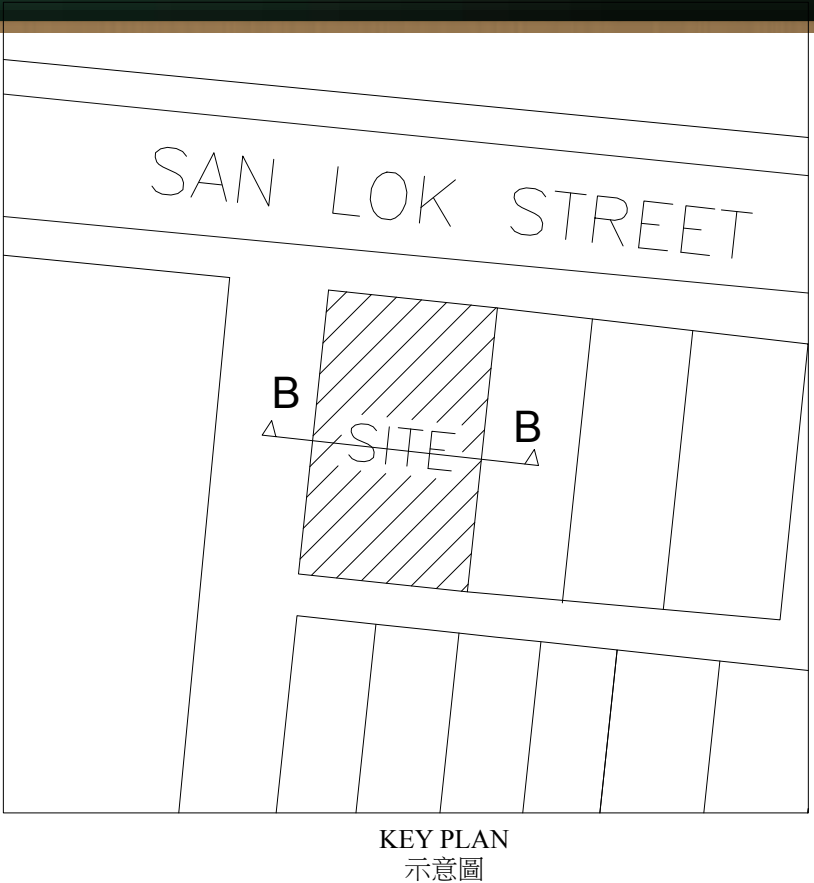
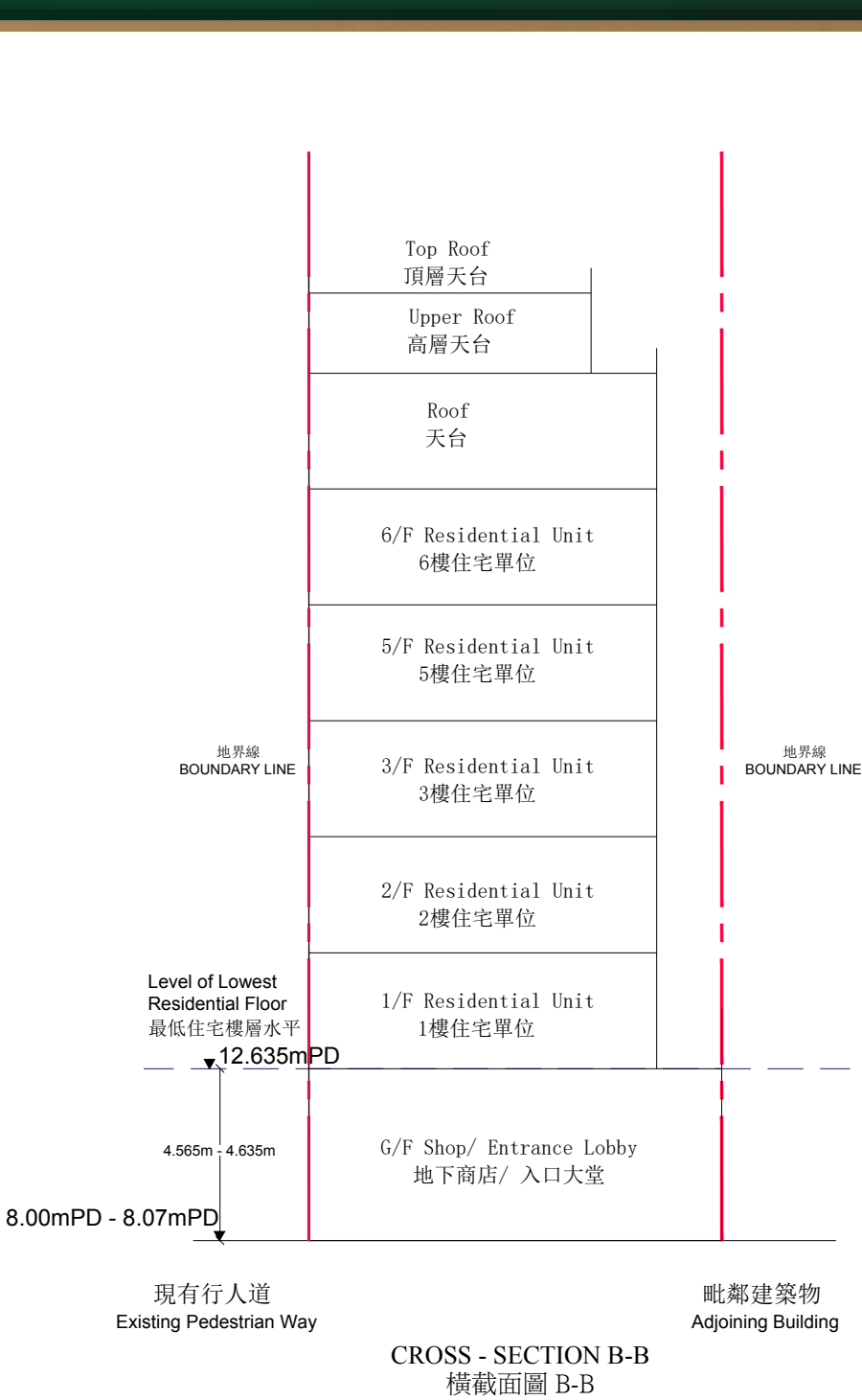
1. (- - - -) Dotted line denotes the level of the lowest residential floor.
2. The level of lowest residential floor of the Development is 12.635 metres above Hong Kong Principal Datum (HKPD).
3. ▼ denotes heights in meters above Hong Kong Principal Datum (HKPD)
4. The part of San Lok Street (Pedestrian) adjacent to the building is 8.00 meters to 8.07 meters above Hong Kong Principal Datum.
5. The part of service lane adjacent to the building is 8.07 meters above Hong Kong Principal Datum.

備註：

1. (- - - -) 虛線代表最低住宅樓層水平。
2. 發展項目之最低層住宅為香港主水平基準以上12.635米。
3. ▼代表香港主水平基準以上高度(米)
4. 毗連建築物的一段新樂街(行人道)為香港主水平基準以上8.00米至8.07米。
5. 毗連建築物的一段後巷為香港主水平基準以上8.07米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Note:

1. (- - - -) Dotted line denotes the level of the lowest residential floor.
2. The level of lowest residential floor of the Development is 12.635 metres above Hong Kong Principal Datum (HKPD).
3. ▼ denotes heights in meters above Hong Kong Principal Datum (HKPD)
4. The part of the existing pedestrian adjacent to the building is 8.00 meters to 8.07 meters above Hong Kong Principal Datum.

備註：

1. (- - - -) 虛線代表最低住宅樓層水平。
2. 發展項目之最低層住宅為香港主水平基準以上12.635米。
3. ▼代表香港主水平基準以上高度(米)
4. 毗連建築物的一段現有行人道為香港主水平基準以上8.00米至8.07米。

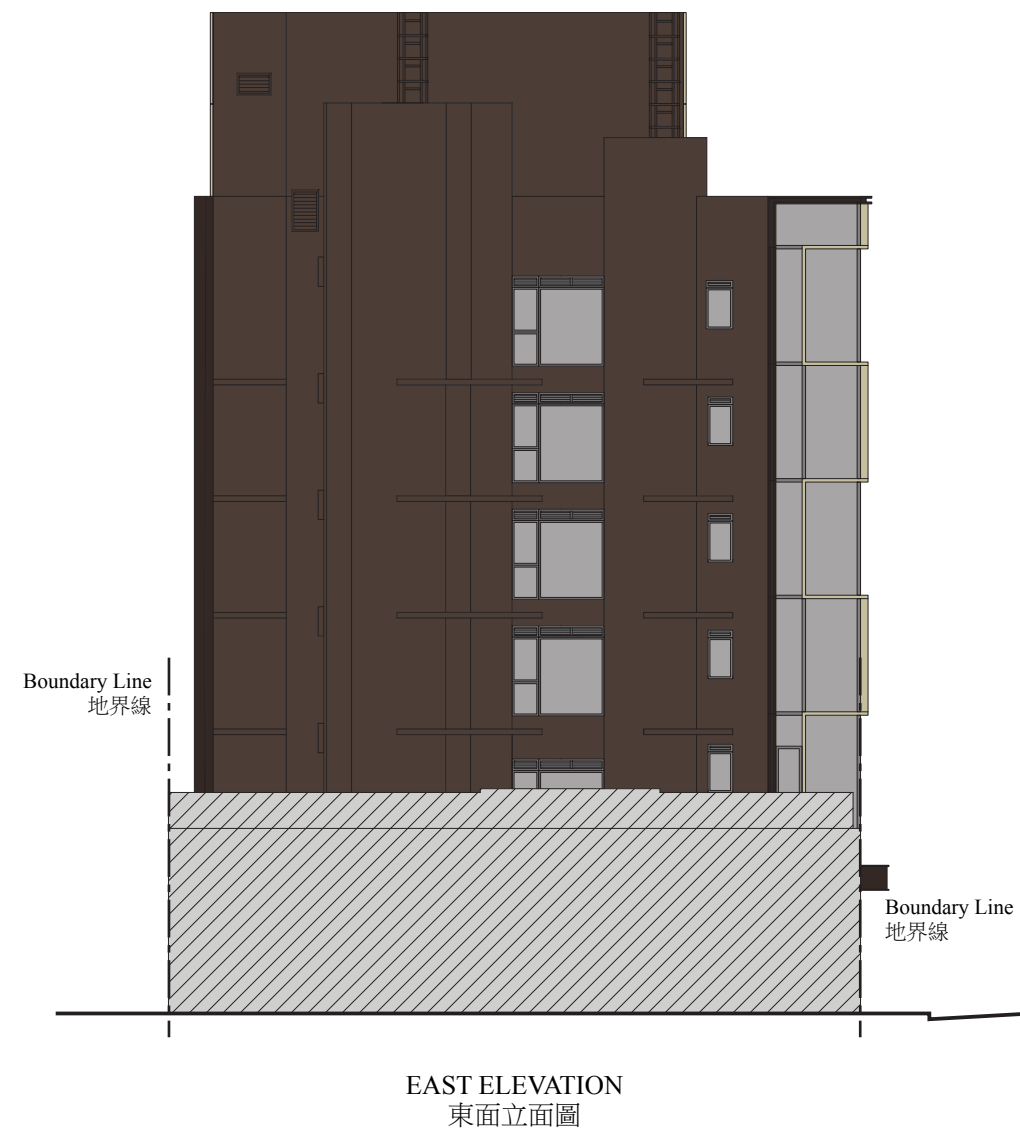
ELEVATION PLAN 立面圖



Authorized Person for the Development certified that the elevations shown on these plans:
(a) are prepared on the basis of the approved building plans for the Development as of 22 October 2020; and
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2020年10月22日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本項目的外觀一致。

ELEVATION PLAN 立面圖



Authorized Person for the Development certified that the elevation shown on this plan:
(a) is prepared on the basis of the approved building plans for the Development as of 22 October 2020; and
(b) is in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：
(a) 以2020年10月22日的情況為準的本項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與本項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT
發展項目中的公用設施的資料

Common Facilities 公用設施	Covered 有上蓋遮蓋		Uncovered 無上蓋遮蓋		Total Area 總面積	
	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）	Area (sq. m.) 面積（平方米）	Area (sq. ft.) 面積（平方呎）
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 （包括供住客使用的任何康樂設施）	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間 的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、 供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note 附註:
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq.m.
上述所列之面積以1平方米 = 10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT
閱覽圖則及公契

1. Copies of outline zoning plans relating to the Development are available for inspection at www.ozp.tpb.gov.hk

2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold – the latest draft of every Deed of Mutual Covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold.

(b) The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk

2. (a) 以下文件的文本存放在發售住宅物業的售樓處，以供閱覽 – 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿。

(b) 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

1. Exterior Finishes			
Item		Description	
(a)	External Wall	Type of finishes	Podium: Natural stone claddings, aluminum claddings with metal canopy, glass doors, timber doors, metal doors, metal louvres, tiles Tower: Curtain wall, aluminum claddings, glass wall, aluminum louvres, tiles, paint, french doors.
(b)	Curtain wall Window	Material of curtain wall frame	Fluorocarbon coated aluminium frame
		Material of glass	Laminated grey tinted tempered glass with clear tempered glass
	Window (Bathroom in Flat A & F)	Material of aluminium window frame	Fluorocarbon coated aluminium frame
		Material of glass	Tempered glass with misty frit
(c)	Bay Window	Material and window sill finishes	Not applicable
(d)	Planter	Type of finishes	Natural stone and ceramic wall tiles
(e)	Verandah or Balcony	(i) Type of finishes	(i) Verandah: Not Applicable (ii) Balcony: Not Applicable (iii) Flat roof: Laminated tempered glass balustrade with aluminium top capping; porcelain floor tiles; ceramic wall tiles (applicable to Flat A, B and E of 1/F) (iv) Flat roof (Flat F on 1/F) : Laminated tempered glass balustrade with aluminium top capping and frosted cellophane; porcelain floor tiles; ceramic wall tiles
		(ii) Whether it is covered	(i) Verandah: Not Applicable (ii) Balcony: Not Applicable (iii) Flat roof: Not covered
(f)	Drying Facilities for Clothing	Type of material	Not applicable

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

1. 外部裝修物料			
細項		描述	
(a)	外牆	裝修物料的類型	基座：鋪砌天然石材飾板、鋁質飾板配以金屬簷篷、玻璃門、木門、金屬門、金屬百葉、瓷磚 住宅大樓：玻璃幕牆、鋁質飾板、玻璃牆、鋁質百葉、瓷磚、油漆、鋁質框鑲玻璃掩門
(b)	幕牆窗	幕牆框的用料	氟碳噴塗層鋁質窗框
		玻璃的用料	夾層灰色強化玻璃及清片強化玻璃
	窗(A及F單位的浴室)	鋁窗框的用料	氟碳噴塗層鋁質窗框
		玻璃的用料	絲印磨砂強化玻璃
(c)	窗台	用料及窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	天然石及陶瓷牆磚
(e)	陽台或露台	(i) 裝修物料的類型	(i) 陽台：不適用 (ii) 露台：不適用 (iii) 平台：夾層強化玻璃欄杆配以鋁質頂蓋；地台瓷磚；陶瓷牆磚(適用於1樓A、B及E單位) (iv) 平台(一樓F單位)：夾層強化玻璃欄杆配以鋁質頂蓋及磨砂玻璃紙；地台瓷磚；陶瓷牆磚
		(ii) 是否有蓋	(i) 陽台：不適用 (ii) 露台：不適用 (iii) 平台：沒有蓋
(f)	乾衣設施	類型及用料	不適用

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior finishes						
Item		Description				
(a)	Lobby	Type of wall, floor and ceiling finishes				
			Wall	Floor	Ceiling	
		G/F residential entrance lobby finishes	Natural stone, stainless steel, glass panels and plastic laminate	Natural stone	Plastic laminate	
		Common lift lobby finishes on 1/F - 3/F & 5/F - 6/F	Wood veneer, stainless steel and tile	Tile	FRP Board with emulsion paint	
	Frosted cellpane (1/F only)					
(b)	Internal wall and ceiling	Type of wall and ceiling finishes for living room, dining room and bedroom				
			Wall	Ceiling		
		Living and Dining Room (except for Flat A on 3/F)	Emulsion paint	Emulsion paint		
		Living and Dining Room (for Flat A on 3/F)	Wallpaper and Emulsion paint	Emulsion paint and Gypsum board with emulsion paint and louvre		
		Bedroom (for Flat B)	Emulsion paint	Emulsion paint		
(c)	Internal floor	Material of floor and skirting for living room, dining room and bedroom				
			Floor	Skirting		
		Living and Dining Room	Tile	Timber skirting		
		Bedroom (for Flat B)	Tile	Timber skirting		
(d)	Bathroom	i) Type of wall, floor and ceiling finishes				
		Wall	Floor	Ceiling		
		Tile and glass	Reconstituted stone threshold and tile	Moisture Resistant Gypsum board with emulsion paint		
		(ii) Whether the wall finishes run up to the ceiling				
		Wall finishes run up to level of false ceiling				

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

2. 內部裝修物料				
細項		描述		
(a)	大堂	牆壁、地板、天花板的裝修物料的類型		
			牆壁	地板
		住宅入口大堂裝修物料的類型	天然石、不銹鋼、玻璃及膠板	天然石
		住宅樓層升降機大堂裝修物料的類型 1樓至3樓及5樓至6樓	木皮、不銹鋼及瓷磚 磨砂玻璃紙 (只在1樓)	防火板髹上乳膠漆
(b)	內牆及天花板	客廳、飯廳及睡房的牆壁及天花板的裝修物料的類型		
			牆壁	天花板
		客/飯廳 (3樓A單位除外)	乳膠漆	乳膠漆
		客/飯廳 (適用於3樓A單位)	牆紙及乳膠漆	乳膠漆及石膏板髹上乳膠漆附百葉
		睡房 (適用於B單位)	乳膠漆	乳膠漆
(c)	內部地板	客廳、飯廳及睡房的地板及牆腳線的用料		
			地板	牆腳線
		客/飯廳	瓷磚	木腳線
		睡房 (適用於 B單位)	瓷磚	木腳線
(d)	浴室	(i) 牆壁、地板及天花板的裝修物料的類型		
		牆壁	地板	天花板
		瓷磚及玻璃	人造石門檻及瓷磚	防潮石膏板髹上乳膠漆
		(ii) 牆壁的裝修物料是否鋪至天花板		
		裝修物料鋪至假天花底		

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

2. Interior finishes						
Item		Description				
(e)	Kitchen	(i) Type of wall, floor and ceiling and cooking bench finishes				
			Wall	Floor	Ceiling	Cooking Bench
		Kitchen				
		Open Kitchen	Tile and plastic laminate	Tile	Gypsum board with emulsion paint	Solid surfacing material
		(ii) Whether the wall finishes run up to the ceiling				
		Wall finishes run up to level of false ceiling				

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

2. 內部裝修物料						
細項		描述				
(e)	廚房	(i) 牆壁、地板及天花板及灶台的裝修物料的類型				
			牆壁	地板	天花板	灶台
		廚房				
		開放式廚房	瓷磚及膠板	瓷磚	石膏板髹上乳膠漆	人造塑料枱面
		(ii) 牆壁的裝修物料是否鋪至天花板				
		裝修物料鋪至假天花底				

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings					
Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Main Entrance Door (for all flats)	Fire-rated solid core timber door	Wood veneer	Eye viewer, door guard lock, door hinge, door closer, smoke seal, drop seal, digital lockset with handle and door stopper
		Bedroom Door (for Flat B)	Hollow core timber door	Wood veneer	Lockset, handle, door hinge and door stopper
		Bathroom Door	Flat A and Flat B: hollow core timber sliding door Flat C to Flat F: glass sliding door with stainless steel frame	Flat A and Flat B: wood veneer Flat C to Flat F: glass and stainless steel	Sliding track, locket and handle
		Flat Roof Door (for Flats A, B, E and F on 1/F)	Aluminum frame swing door	Grey tinted tempered glass	Lockset and handle
(b)	Bathroom	(i) Type and material of fittings and equipment			
		Fitting and equipment	Type	Material	
		Cabinet	Counter top	Solid surfacing material	
			Basin cabinet	Plastic laminate and wooden cabinet	
			Mirror cabinet	Plastic laminate, stainless steel, glass and wooden cabinet with mirror	
		Bathroom fittings	Toilet paper holder	Chrome plated	
			Wash basin mixer	Chrome plated	
			Wash basin and water closet	Vitreous china	
		(ii) Type and material of water supply			
			Cold water supply	Copper water pipes with thermal plastic cover	
			Hot water supply	Copper water pipes with thermal corrugated plastic cover	
			Flush water supply	unplasticised pvc pipe	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)			
		Bathing facilities	Type	Material	
		Shower	shower mixer and shower set	Chrome plated	
			Shower compartment	Clear tempered glass	
		(iv) Size of bath tub (if applicable)			
		Not applicable			

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

3. 室內裝置						
細項		描述				
(a)	門		用料	裝修物料	配件	
		單位大門 (適用於所有單位)	防火實心木門	木皮飾面	防盜眼、防盜扣、門鉸、門氣鼓、防煙條、下降防煙條、電子門鎖連把手及門頂	
		睡房門 (適用於B單位)	中空木門	木皮飾面	門鎖、把手、門鉸及門頂	
		浴室門	A單位及B單位： 木趟門	A單位及B單位： 木皮飾面	趟路軌、門鎖及把手	
			C單位至F單位： 不銹鋼框玻璃趟門	C單位至F單位： 玻璃及不銹鋼		
	平台門 (適用於1樓A、B、E及F單位)	鋁框掩門	灰色強化玻璃	門鎖及把手		
(b)	浴室	(i) 裝置及設備的類型及用料				
		裝置及設備	類型	用料		
		櫃	櫃台面	人造塑料枱面		
			洗手盆櫃	膠板飾面木製櫃		
			鏡櫃	膠板、不銹鋼、玻璃及鏡飾面木製櫃		
		潔具	廁紙架	鍍鉻		
			洗手盆水龍頭	鍍鉻		
			洗手盆及座廁	搪瓷		
		(ii) 供水系統的類型及用料				
			供應冷水	包膠銅喉		
			供應熱水	包坑膠銅喉		
			供應沖廁水	未塑化聚氯乙烯喉		
		(iii) 沐浴設施 (包括花灑或浴缸、如適用)				
		沐浴設施	類型	用料		
		花灑	花灑水龍頭及花灑套裝	鍍鉻		
			淋浴間	強化清玻璃		
		(iv) 浴缸大小 (如適用的話)				
			不適用			

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FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings				
Item		Description		
(c)	Kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Type	Material
			Cold water supply	Copper pipe with thermal plastic cover
			Hot water supply	Copper pipe with thermal corrugated plastic cover
		(iii) Material and finishes of kitchen cabinet	Material	Finishes
			Timber cabinet	Plastic laminate and solid surfacing counter-top
		(iv) Type of all other fittings and equipment	Fire Service Provision in Open Kitchen	Sprinkler heads at false ceiling and addressable smoke detector with sounder base
Chrome plated sink mixer				
(d)	Bedroom	Type and material of fitting (including built-in wardrobe)	Type	Material
			Not Applicable	
(e)	Telephone	Location and number of connection points	Please refer to the “Schedule and Location for Electrical & Mechanical provisions”	
(f)	Aerials	Location and number of connection points	Please refer to the “Schedule and Location for Electrical & Mechanical provisions”	
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Three phase electricity supply. Faceplate for all switches and power sockets. Miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed*	
		(iii) Location and number of power points and air-conditioner points	Please refer to the “Schedule and Location for Electrical & Mechanical provisions”	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

* Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe conduits or other materials.

3. 室內裝置					
細項		描述			
(c)	廚房	(i) 洗滌盆的用料	不銹鋼		
		(ii) 供水系統的用料	系統	材料	
			供應冷水	包膠銅喉	
			供應熱水	包坑膠銅喉	
		(iii) 廚櫃的用料及裝修物料	用料	裝修物料	
			木製廚櫃	膠板飾面木廚櫃門及人造塑料枱面	
		(iv) 所有其他裝置及設備的類型	開放式廚房消防設備	假天花消防花灑及位址式煙霧感應頭連響鬧裝置	
			鍍鉻洗滌盆水龍頭		
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料	類型	用料	
			不適用		
(e)	電話	接駁點的位置及數目	請參考“機電裝置位置及數量說明表”		
(f)	天線	接駁點的位置及數目	請參考“機電裝置位置及數量說明表”		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	三相供電。提供燈制及插蘇面板，配電箱配置微型斷路器		
		(ii) 導管是隱藏或外露	導管部分暗藏部分外露*		
		(iii) 電插座及空調機接駁點的位置及數目	請參考“機電裝置位置及數量說明表”		

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* 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. Interior fittings			
Item		Description	
(h)	Gas supply	Type	Not Applicable
		System	Not Applicable
		Location	Not Applicable
(i)	Washing machine connection point	Location	Please refer to the “Schedule and Location for Electrical & Mechanical Provisions”
		Design	Drain point and water point are provided for washing machine
(j)	Water supply	(i) Material of water pipes	Copper pipes with thermal plastic cover for cold water supply. Copper pipes with thermal corrugated plastic cover for hot water supply. Unplasticised pvc pipe for flush water supply
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [#]
		(iii) Whether hot water is available	Hot water supply system is provided to kitchen and bathroom from Electric water heater

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

[#] Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.

3. 室內裝置			
細項		描述	
(h)	氣體供應	類型	不適用
		系統	不適用
		位置	不適用
(i)	洗衣機接駁點	位置	請參考「機電裝置位置及數量說明表」
		設計	供水及排水點提供給洗衣機
(j)	供水	(i) 水管的用料	冷水供水系統採用包膠銅喉。熱水供水系統採用包坑膠銅喉。沖廁水供水系統採用未塑化聚氯乙烯喉。
		(ii)水管是隱藏或外露	水喉管部分暗藏部分外露 [#]
		(iii) 有否熱水供應	廚房及浴室熱水由電熱水爐供應

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

[#] 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或隱藏。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

4. Miscellaneous					
Item		Description			
(a)	Lifts	(i)	Brand name	KONE	
			Model number	NMX11	
		(ii)	Number of lifts	1	
			Floor served by the lifts	G/F, 1/F, 2/F, 3/F, 5/F and 6/F	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i)	Means of refuse collection	Collected by Cleaning Service Provider	
		(ii)	Location of refuse room	Not Applicable	
(d)	Water meter, electricity meter and gas meter	(i) Location	Water Meter	Electricity Meter	Gas Meter
			Common Water Meter Cabinet at Roof floor	Common Electric Meter Cabinet at each floor	Not Applicable
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not Applicable

5. Security Facilities			
Item		Description	
Security facilities	Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Vistor panel with Smart card access control system is installed in residential main entrance. Video door phone is installed in all residential units.
		CCTV	CCTV are installed at roof, residential main entrance and lift. CCTV is connected to monitoring station in TBE room
		Details of built-in provisions	Not Applicable
		Location of built-in provisions	Not Applicable

6. Appliances	
Item	Description
For appliances and their brand names and model numbers, please refer to the “Appliance Schedule”.	

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

4. 雜項					
細項		描述			
(a)	升降機	(i)	品牌名稱	KONE	
			產品型號	NMX11	
		(ii)	升降機的數目	1 部	
			到達的樓層	地下、1樓、2樓、3樓、5樓及6樓	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集		(i) 垃圾收集的方法	由清潔服務公司收集	
			(ii) 垃圾房的位置	不適用	
(d)	水錶、電錶及氣體錶	(i) 位置	水錶	電錶	氣體錶
			天台之公用水錶櫃	每層之公用電錶櫃	不適用
		(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施			
細項		描述	
保安設施	保安系統及設施 (包括嵌入式裝置的細節及其位置)	入口通道控制及保安系統	住宅入口大堂設有訪客對講機及智能咭通道控制系統。所有住宅單位均設有視像對講機。
		閉路電視	天台，住宅入口及升降機均設有閉路電視連接至監控系統在電訊房
		嵌入式裝置的細節	不適用
		嵌入式裝置的位置	不適用

6. 設備	
細項	描述
有關設備及其品牌和型號，請參閱「設備說明表」。	

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FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Location 位置	Appliances 設備	Brand 品牌	Model 型號		1/F-3/F, 5/F-6/F 1樓至3樓、5樓至6樓					
			Indoor Unit 室內	Outdoor Unit 室外	A	B	C	D	E	F
Living and Dining Room 客/飯廳	Split Type Air Conditioning Unit 分體式空調機	Daikin 大金	FTHM71RV1N	RHM71RV1N	○					
			FTHM50RV1N	RHM50RV1N			○	○		
			FTHM35RV1N	RHM35RV1N					○	○
	Multi-Split Type Air-Conditioning Unit 多聯型分體機空調機	Daikin 大金	CTXM35RVMN	4MXM68RVMA		○				
	Video Door Phone 視像對講機	Akuvox	C315S		○	○	○	○	○	○
	Television 電視機	Panasonic 樂聲	TH-40HX700H		○*					
Bedroom 睡房	Multi-Split Type Air-Conditioning Unit 多聯型分體機空調機	Daikin 大金	CTXM25RVMN	N/A		○				
Bathroom 浴室	Thermo Ventilator 浴室寶	Panasonic 樂聲	FV - 40BE2H		○	○	○	○	○	○
	Water Heater 熱水爐	Stibel Eltron 斯寶亞創	DHB 21Sti		○	○	○	○	○	○
Open Kitchen 開放式廚房	Hood 抽油煙機	Smeg	KSET666XE		○	○	○	○	○	○
	Microwave 微波爐	Smeg	MP122N1		○	○	○	○	○	○
	Integrated Washer-Dryer 洗衣乾衣機	Smeg	LSTA147		○	○	○	○	○	○
	Refrigerator 雪櫃	Smeg	S7175BKHK		○	○	○	○		
	Refrigerator 雪櫃	Smeg	UD125BKHK						○	○
	Induction Hob 電磁爐	Smeg	SI5322B		○	○	○	○	○	○
	Water Heater 熱水爐	Stibel Eltron 斯寶亞創	DHB 6		○	○	○	○	○	○

Note:

- The symbol “○” as shown in the above table denotes “Provided”.
- The symbol “／” as shown in the above table denotes “Not applicable” or “Not provided”.
- The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
- The symbol “*” as shown in the above table denotes “ in Flat A, 3/F show flats only ”.

備註：

- 上表 “○” 代表提供。
- 上表 “／” 代表不適用或不提供。
- 賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。
- 上表 “*” 代表 “只安裝於3樓A單位示範單位” 。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	1/F 1樓					
			A	B	C	D	E	F
Main Entrance 門口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1
Living and Dining Room 客/飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1
	2 Gang Light Switch for Living & Dining Room and Open Kitchen 雙位燈掣 (供客/飯廳及開放式廚房)		-	-	1	1	1	1
	3 Gang Light Switch for Living & Dining Room and Open Kitchen 三位燈掣 (供客/飯廳及開放式廚房)		1	1	-	-	-	-
	DP Switch for AC Indoor Unit 雙極開關掣 (供冷氣室內機)		1	1	1	1	1	1
	TV Outlet 電視天線插座		1	2	1	2	1	1
	Data Outlet 數據插座		1	2	1	2	1	1
	Telephone Outlet 電話插座		1	2	1	2	1	1
	13A Single Socket Outlet 13A單位電插座		1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	3	1	3	2	2
	13A Socket Outlet c/w 2 Gang 2.1A USB Charger 13A電插座連雙位2.1A USB充電位		-	-	1	1	1	1
Bedroom 睡房	2 Gang 2.1A USB Charger Socket 雙位2.1A USB充電插座		1	2	1	2	1	1
	1 Gang Light Switch for Bedroom 單位燈掣 (供睡房)		-	1	-	-	-	-
	TV Outlet 電視天線插座		-	1	-	-	-	-
	Data Outlet 數據插座		-	1	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	2	-	-	-	-
	DP Switch for AC Indoor Unit 雙極開關掣 (供冷氣室內機)		-	1	-	-	-	-
	2 Gang 2.1A USB Charger Socket 雙位2.1A USB充電插座		-	1	-	-	-	-

Notes:
1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. 上表之數字代表「提供的數量」。
2. 上表“-”代表「不提供」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	1/F 1樓					
			A	B	C	D	E	F
Bathroom 浴室		20A Connection Unit for Bathroom Thermo Ventilator 20A 接駁點(供浴室寶)	1	1	1	1	1	1
		30A TPN Isolator (WP) for Bathroom Electrical Water Heater 30A三相防水開關掣 (供浴室電熱水爐)	1	1	1	1	1	1
		30A TPN Contactor with WP metal box for Bathroom Electrical Water Heater 30A三相防水索制箱 (供浴室電熱水爐)	1	1	1	1	1	1
	13A Socket Outlet c/w 2 Gang 2.1A USB Charger 13A電插座連雙位2.1A USB充電位		1	1	1	1	1	1
	2 Gang Light Switch for Bathroom 雙位燈掣 (供浴室)		-	1	1	1	1	1
	3 Gang Light Switch for Bathroom & Flat Roof 三位燈掣 (供浴室及平台)		1	-	-	-	-	-
	DP Switch for Bathroom Thermo Ventilator 雙極開關掣 (供浴室寶)		1	1	1	1	1	1
	DP Switch for Bathroom Electrical Water Heater 雙極開關掣 (供浴室電熱水爐)		1	1	1	1	1	1
Open Kitchen 開放式廚房	13A Single Socket Outlet for Hood 13A單位電插座 (供抽油煙機)		1	1	1	1	1	1
	DP Switch for Induction Hob 雙極開關掣 (供電磁爐)		1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13A單位電插座 (供微波爐)		1	1	1	1	1	1
	13A Fuse Spur Unit for Washer & Dryer 13A菲士蘇 (供洗衣及乾衣機)		1	1	1	1	1	1
	32A SPN (WP) Isolator for Instant Water Heater 32A單相防水開關掣 (供即熱式電熱水爐)		1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13A單位電插座 (供雪櫃)		1	1	1	1	1	1
		Door Bell 門鈴	1	1	1	1	1	1
	DP Switch for AC Unit (Main Switch) 雙極開關掣 (冷氣總開關掣)		1	1	1	1	1	1
	DP Switch for Instant Water Heater 雙極開關掣 (供即熱式電熱水爐)		1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	1	1	1
	Distribution Board 總電箱		1	1	1	1	1	1

Notes:

1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	1/F 1樓					
			A	B	C	D	E	F
Flat Roof 平台	13A Single Socket Outlet (WP) 13A單位電插座 (防水型號)		1	-	-	-	1	1
	20A SPN Isolator (WP) for AC Outdoor Unit 20A單相防水開關掣 (供冷氣室外機)		1	-	-	-	-	1
	1 Gang Light Switch for Flat Roof 單位燈掣 (供平台)		-	-	-	-	1	1
Public Flat Roof 公共平台	20A SPN Isolator (WP) for AC Outdoor Unit 20A單相防水開關掣 (供冷氣室外機)		-	1	1	1	1	-
Light Fitting 燈飾	Lamp Holder c/w 10W LED (for Living & Dining Room) 燈座連10WLED燈膽 (供客/飯廳)		2	2	1	1	1	1
	Lamp Holder c/w 10W LED (for Bedroom) 燈座連10WLED燈膽 (供睡房)		-	1	-	-	-	-
	Recess Fixed Downlight (for Bathroom) 暗裝式筒燈 (供浴室)		2	3	3	3	3	3
	Recess Fixed Downlight (for Living & Dining Room) 暗裝式筒燈 (供客/飯廳)		1	1	1	1	1	1
	Recess Fixed Downlight (for Open Kitchen) 暗裝式筒燈 (供開放式廚房)		1	1	1	1	1	1
	Wall Mounted Lamp (for Flat Roof) 牆身燈 (供平台)		2	-	-	-	2	4

Notes:
1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. 上表之數字代表「提供的數量」。
2. 上表“-”代表「不提供」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	2/F-3/F, 5/F-6/F 2樓至3樓、5樓至6樓					
			A	B	C	D	E	F
Main Entrance 門口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1
Living and Dining Room 客/飯廳	Video Door Phone 視像對講機		1	1	1	1	1	1
	1 Gang Light Switch for Living & Dining Room and Open Kitchen - 3/F ONLY 單位燈掣 (供客/飯廳及開放式廚房) 只於3樓		1	-	-	-	-	-
	1 Gang Light Switch for Living & Dining Room and Open Kitchen - 2/F, 5/F & 6/F 單位燈掣 (供客/飯廳及開放式廚房) 只於2樓、5樓及6樓		-	-	-	-	-	-
	2 Gang Light Switch for Living & Dining Room and Open Kitchen - 3/F ONLY 雙位燈掣 (供客/飯廳及開放式廚房) 只於3樓		2	1	1	1	1	1
	2 Gang Light Switch for Living & Dining Room and Open Kitchen - 2/F, 5/F & 6/F 雙位燈掣 (供客/飯廳及開放式廚房) 只於2樓、5樓及6樓		1	1	1	1	1	1
	2 Gang Light Switch for Living & Dining Room and Open Kitchen 雙位燈掣 (供客/飯廳及開放式廚房)		1	1	1	1	1	1
	3 Gang Light Switch for Living & Dining Room and Open Kitchen 三位燈掣 (供客/飯廳及開放式廚房)		-	1	-	-	-	-
	DP Switch for AC Indoor Unit 雙極開關掣 (供冷氣室內機)		1	1	1	1	1	1
	TV Outlet 電視天線插座		1	2	1	2	1	1
	Data Outlet 數據插座		1	2	1	2	1	1
	Telephone Outlet 電話插座		1	2	1	2	1	1
	13A Single Socket Outlet 13A單位電插座		1	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		2	3	1	3	2	2
	13A Socket Outlet c/w 2 Gang 2.1A USB Charger 13A電插座連雙位2.1A USB充電位		-	-	1	1	1	1
	2 Gang 2.1A USB Charger Socket 雙位2.1A USB充電插座		1	2	1	2	1	1

Notes:

1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：

1. 上表之數字代表「提供的數量」。
2. 上表 “-” 代表「不提供」。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	2/F-3/F, 5/F-6/F 2樓至3樓、5樓至6樓					
			A	B	C	D	E	F
Bedroom 睡房	1 Gang Light Switch for Bedroom 單位燈掣 (供睡房)		-	1	-	-	-	-
	TV Outlet 電視天線插座		-	1	-	-	-	-
	Data Outlet 數據插座		-	1	-	-	-	-
	Telephone Outlet 電話插座		-	1	-	-	-	-
	13A Twin Socket Outlet 13A雙位電插座		-	2	-	-	-	-
	DP Switch for AC Indoor Unit 雙極開關掣 (供冷氣室內機)		-	1	-	-	-	-
	2 Gang 2.1A USB Charger Socket 雙位2.1A USB充電插座		-	1	-	-	-	-
Bathroom 浴室		20A Connection Unit for Bathroom Thermo Ventilator 20A 接駁點 (供浴室寶)	1	1	1	1	1	1
		30A TPN Isolator (WP) for Bathroom Electrical Water Heater 30A三相防水開關掣 (供浴室電熱水爐)	1	1	1	1	1	1
		30A TPN Contactor with WP metal box for Bathroom Electrical Water Heater 30A三相防水索制箱 (供浴室電熱水爐)	1	1	1	1	1	1
	13A Socket Outlet c/w 2 Gang 2.1A USB Charger 13A電插座連雙位2.1A USB充電位		1	1	1	1	1	1
	2 Gang Light Switch for Bathroom 雙位燈掣 (供浴室)		1	1	1	1	1	1
	DP Switch for Bathroom Thermo Ventilator 雙極開關掣 (供浴室寶)		1	1	1	1	1	1
	DP Switch for Bathroom Electrical Water Heater 雙極開關掣 (供浴室電熱水爐)		1	1	1	1	1	1

Notes:
1. The number as shown in the above table denotes “the number provided”.
2. The symbol “-” as shown in the above table denotes “Not provided”.

備註：
1. 上表之數字代表「提供的數量」。
2. 上表“-”代表「不提供」。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置位置及數量說明表

Location 位置	Exposed Type 外置式	Non-Exposed Type 內置式	2/F-3/F, 5/F-6/F 2樓至3樓、5樓至6樓					
			A	B	C	D	E	F
Open Kitchen 開放式廚房	13A Single Socket Outlet for Hood 13A單位電插座 (供抽油煙機)		1	1	1	1	1	1
	DP Switch for Induction Hob 雙極開關掣 (供電磁爐)		1	1	1	1	1	1
	13A Single Socket Outlet for Microwave Oven 13A單位電插座 (供微波爐)		1	1	1	1	1	1
	13A Fuse Spur Unit for Washer & Dryer 13A保險絲單元 (供洗衣及乾衣機)		1	1	1	1	1	1
	32A SPN (WP) Isolator for Instant Water Heater 32A單相防水開關 (供即熱式電熱水爐)		1	1	1	1	1	1
	13A Single Socket Outlet for Refrigerator 13A單位電插座 (供雪櫃)		1	1	1	1	1	1
		Door Bell 門鈴	1	1	1	1	1	1
	DP Switch for AC Unit (Main Switch) 雙極開關掣 (冷氣總開關掣)		1	1	1	1	1	1
	DP Switch for Instant Water Heater 雙極開關掣 (供即熱式電熱水爐)		1	1	1	1	1	1
	13A Twin Socket Outlet 13A雙位電插座		1	1	1	1	1	1
	Distribution Board 總電箱		1	1	1	1	1	1
AC Platform 冷氣機平台	20A SPN Isolator (WP) for AC Outdoor Unit 20A單相防水開關掣 (供冷氣室外機)		1	1	1	1	1	1
Light Fitting 燈飾	Lamp Holder c/w 10W LED (for Living & Dining Room) 燈座連10WLED燈膽 (供客/飯廳)		2*	2	1	1	1	1
	Lamp Holder c/w 10W LED (for Bedroom) 燈座連10WLED燈膽 (供睡房)		-	1	-	-	-	-
	Recess Fixed Downlight (for Bathroom) 暗裝式筒燈 (供浴室)		4	3	3	3	3	3
	Recess Fixed Downlight (for Living & Dining Room) 暗裝式筒燈 (供客/飯廳)		1	1	1	1	1	1
	Recess Fixed Downlight (for Open Kitchen) 暗裝式筒燈 (供開放式廚房)		1	1	1	1	1	1

Notes:

- The number as shown in the above table denotes “the number provided”.
- The symbol “-” as shown in the above table denotes “Not provided”.

* Flat A on 3rd Floor does not provide this Light Fitting.

備註：

- 上表之數字代表「提供的數量」。
- 上表 “-” 代表「不提供」。

* 3樓A單位不設此燈飾。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

GOVERNMENT RENT

地稅

The Vendor is liable for the Government rent payable for the specified residential property from the date of the Land Grant up to and including the date of the assignment of that specified residential property.

賣方有法律責任繳付指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之轉讓契日期之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas; and on that delivery, the purchaser is not liable to pay to the Vendor a debris removal fee.

Note:
On that delivery, the purchaser is liable to pay a debris removal fee to the Manager (not the Vendor) of the Development under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金；及在交付時，買方不須向賣方支付清理廢料的費用。

註：
在交付時，買方須根據公契向發展項目的管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the specified residential property, remedy any defects to the residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

凡住宅物業或於買賣合約列出裝設於住宅物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在指明住宅物業之買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

MAINTENANCE OF SLOPES
斜坡維修

Not Applicable

不適用

MODIFICATION
修訂

Not Applicable

不適用

RELEVANT INFORMATION

有關資料

OPERATION OF GONDOLA

Under the Deed of Mutual Covenant incorporating Management Agreement, the Manager shall have the right, upon reasonable notice (except in case of emergency), to access into those residential properties consisting of flat roof(s) in the Development (with or without the Manager’s servants, agents, contractors and persons duly authorized by the Manager and with or without other appliances, equipment and materials) for operating the gondola system for cleaning, maintaining and/or repairing the Common Areas and Facilities of the Development. Gondola system may operate in the airspace outside windows and/or external walls and directly above or within the flat roof(s) forming part of a residential property and to remain temporarily over or on the said airspace(s) to inspect, cleanse, maintain, repair and replace any exterior part of the Development.

NO GAS SUPPLY TO RESIDENTIAL PROPERTIES

The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

PLACING OF OUTDOOR AIR-CONDITIONING UNITS

Outdoor air-conditioning units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioner platform(s) or air-conditioner area(s) adjacent to/adjoining some residential units or the high level or floor level of the flat roof(s) of some residential units. The placing of outdoor air-conditioning units on the air-conditioner platform(s) or air-conditioner area(s) may affect the enjoyment of the relevant residential units of the Development in terms of heat and noise or other aspects. For the locations of the outdoor air-conditioning units, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

ARCHITECTURAL FEATURES

Some architectural features are installed outside some residential units of the development. The views of some residential units may be affected by these architectural features. For the locations of the architectural features, please refer to the “Floor Plans of Residential Properties in the Development” in this sales brochure.

吊船之操作

根據公契及管理協議，管理人有權給予合理通知(緊急情況除外)進入發展項目內該等包含平台的住宅單位(不論有否聯同其傭僕、代理人、承辦人及獲授權人士及不論有否攜帶其他設備、裝備和材料)以操作吊船系統進行清潔、保養和/或維修發展項目的公用地方及設施。吊船系統可能會在屬於住宅單位的窗戶及/或外牆外的空間，及直接在構成住宅單位部分的平台之上或以內的空間操作，亦可能會暫時停留於該等空間或其上空，以檢查、清潔、保養、維修和更換發展項目的任何外面部分。

沒有氣體燃料供應至住宅物業

發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能明火煮食。

放置室外冷氣機

室外冷氣機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在毗鄰/毗連部分住宅單位的冷氣機平台上或部分住宅單位的平台的高位或樓層面。該等被放置於冷氣機平台或冷氣機位置上的室外冷氣機可能對發展項目內有關的住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關室外冷氣機的位置，請參閱本 售樓說明書的「發展項目的住宅物業的樓面平面圖」。

建築裝飾

發展項目部分住宅單位外設有建築裝飾。此等建築裝飾可能對部分住宅單位的景觀造成影響。有關建築裝飾的位置，請參閱本售樓說明書的「發展項目的住宅物業的樓面平面圖」。

WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網站

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is:

www.artique-hk.com

賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址為：

www.artique-hk.com

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Latest information on breakdown of Gross Floor Area (GFA) concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(#) 號的資料可以由認可人士提供的資料作 直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

Items 項目	Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積	Area (sq.m.) 面積(平方米)
1	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	Not Applicable 不適用
2	Plant rooms and similar services 機房及相類設施	Not Applicable 不適用
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播備室、垃圾及物料回收房等	8.854
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	119.406
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	Not Applicable 不適用
Items 項目	Disregarded GFA under Building (Planning) Regulations 23A(3) 根據《建築物(規劃)規例》第23A(3)條不計算的總樓面面積	Area (sq.m.) 面積(平方米)
3	Area for picking up and setting down persons departing from or arriving at the hotel by vehicle 供人離開或到達旅館時上落汽車的地方	Not Applicable 不適用
4	Supporting facilities for a hotel 旅館的輔助性設施	Not Applicable 不適用
Items 項目	Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施	Area (sq.m.) 面積(平方米)
5	Balcony for residential buildings 住宅樓宇露台	Not Applicable 不適用
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
7	Communal sky garden 公用空中花園	Not Applicable 不適用
8	Communal podium garden for non-residential buildings 非住宅樓宇的公用平台花園	Not Applicable 不適用
9	Acoustic fin 隔聲鰭	Not Applicable 不適用
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
11	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
12	Utility platform 工作平台	Not Applicable 不適用
13	Noise barrier 隔音屏障	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Items 項目	Amenity Features 適意設施	Area (sq.m.) 面積(平方米)
14	Counter, office, stores, guard rooms and lavatories for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	Not Applicable 不適用
15	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	Not Applicable 不適用
16	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
17	Horizontal screens/covered walkways, trellis 橫向屏障 / 有蓋人行道、花棚	Not Applicable 不適用
18	Larger lift shaft 擴大升降機井道	Not Applicable 不適用
19	Chimney shaft 煙囪管道	Not Applicable 不適用
20	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
21	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	1.579
22	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	Not Applicable 不適用
23	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住宅發展項目中電影院，商場等較高的淨高及前方中空	Not Applicable 不適用
25	Void over main common entrance(Prestige entrance) in non-domestic development 非住宅發展項目中的公用主要入口（尊貴入口）上方的中空	Not Applicable 不適用
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
27	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
28	Minor projection such as AC box, window cill, projecting window 小型伸出物，例如空調機箱、窗台、伸出的窗台	Not Applicable 不適用
29	Other Projections such as air-conditioning box and platform with a projection of more than 750mm from the external walls 其他伸出物，如空調機箱或伸出外牆超過750毫米的空調機平台	Not Applicable 不適用
Items 項目	Other Exempted Items 其他項目	Area (sq.m.) 面積(平方米)
30	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
31	Covered area under large projecting/overhanging feature 大型伸出物/外設施下的有蓋面積	Not Applicable 不適用
32	Public transport terminus 公共交通總站	Not Applicable 不適用
33	Party structures and common staircase 共用構築物及樓梯	Not Applicable 不適用

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Items 項目	Other Exempted Items 其他項目	Area (sq.m.) 面積(平方米)
34	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	17.671
35	Public passage 公眾通道	Not Applicable 不適用
36	Covered set back area 因建築物後移導致的覆蓋面積	Not Applicable 不適用
Items 項目	Bonus GFA 額外總樓面面積	Area (sq.m.) 面積(平方米)
37	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Items 項目	Additional Green Features Under JPN 根據《聯合作業備考》第2號額外提供的環保設施	Area (sq.m.) 面積(平方米)
38	Building adopting modular integrated construction 建築物採用組裝合成建築法	Not Applicable 不適用

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.
備註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

The approved general building plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

此發展項目之屋宇署批准圖則並不受建築事務監督發出之《認可人士、註冊結構工程師及註冊岩土工程師作業備考APP-151》所限制。有關建築物的環境評估及公用部份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

POSSIBLE FUTURE CHANGES

日後可能出現的改變

There may be future changes to the Development and the surrounding areas.

發展項目及其周邊地區日後可能出現改變。

DATE OF PRINTING

印製日期

30 June 2021

2021年6月30日

