

THE 尚悅·天城  
HAMPSTEAD REACH

Sales Brochure 售樓說明書

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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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](http://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<sup>1</sup>。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、前庭及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<sup>2</sup>。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。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 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。



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### 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。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 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](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 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」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 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



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- 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」。

#### 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

<sup>1</sup> 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。

<sup>2</sup> 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。

<sup>3</sup> 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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

### For all first-hand residential properties

#### 1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://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 plans<sup>1</sup> 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 property<sup>2</sup>. 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 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.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

#### 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



## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

### 10. Expression of intent of purchasing a residential property

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

representative(s).

### 11. Appointment of estate agent

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



## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 15. Estimated material date and handing over date

- Check the estimated material date<sup>3</sup> 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 normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor's control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

### For first-hand completed residential properties

### 16. Vendor's information form

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

### 17. Viewing of property

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

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

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

Other useful contacts:

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

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

<b>Real Estate Developers Association of Hong Kong</b>	
Telephone	: 2826 0111
Fax	: 2845 2521

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

01 發展項目尚悅・天城的資料

INFORMATION ON THE DEVELOPMENT, THE HAMPSTEAD REACH

街道名稱及門牌號數	: 屏健里8號	Name of the street and street number	: No. 8 Ping Kin Lane
發展項目包含16棟洋房及發展項目的洋房號數	: 1至3號洋房, 5至12號洋房, 15至19號洋房	The development consists of 16 houses and House Numbering of the development	: House 1 to House 3, House 5 to House 12, House 15 to House 19
發展項目被略去的洋房號數	: 4號洋房, 13號洋房, 14號洋房	Omitted House Numbering in the Development	: House 4, House 13, House 14

02 賣方及有參與發展項目的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方	: 佳偉發展有限公司（亦為擁有人及其控權公司為恒基兆業有限公司、恒基兆業地產有限公司及謙耀置業有限公司）	Vendor	: Gain Glory Development Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited and Mightymark Investment Limited)
發展項目的認可人士	: MCAA Limited的蔣匡文先生 （蔣匡文先生為MCAA Limited的董事）	Authorized person for the development	: Mr. Chiang Hong Man, Michael of MCAA Limited (Mr. Chiang Hong Man, Michael is a director of MCAA Limited)
發展項目的承建商	: 恒麗建築有限公司	Building contractor for the development	: Heng Lai Construction Company Limited
賣方代表律師	: 羅文錦律師樓	Vendor’s solicitors	: Lo & Lo
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	: 法國東方匯理銀行 （備註：所有由銀行提供的融資承諾已無需要並已終止。）	Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development	: Credit Agricole Corporate and Investment Bank (Note : All the finance undertakings provided by the bank are no longer required and have been terminated.)
已為發展項目的建造提供貸款的任何其他人	: 恒基兆業地產代理有限公司	Any other person who has made a loan for the construction of the development	: Henderson Real Estate Agency Limited



03 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	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。	是 承建商恒麗建築有限公司 屬於賣方及其所有控權公司 的有聯繫法團。

03 有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	Not applicable
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	Not applicable
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	Not applicable
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	Not applicable
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in 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.	No
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	Not applicable
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	Yes The building contractor, Heng Lai Construction Company Limited, is an associate corporation of the vendor and all its holding companies.

04 發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

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

發展項目有構成圍封牆的一部分的幕牆。  
There are curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度範圍為200 毫米。  
The range of thickness of the curtain walls of each building is 200 mm.

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

洋房號 House No.	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
1	6.645
2	6.645
3	6.645
5	4.860
6	6.645
7	4.860
8	4.860
9	4.860

洋房號 House No.	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq.m.)
10	4.860
11	4.860
12	4.860
15	4.860
16	4.860
17	4.860
18	5.070
19	6.699



## 05 物業管理的資料

### INFORMATION ON PROPERTY MANAGEMENT

**管理人：**

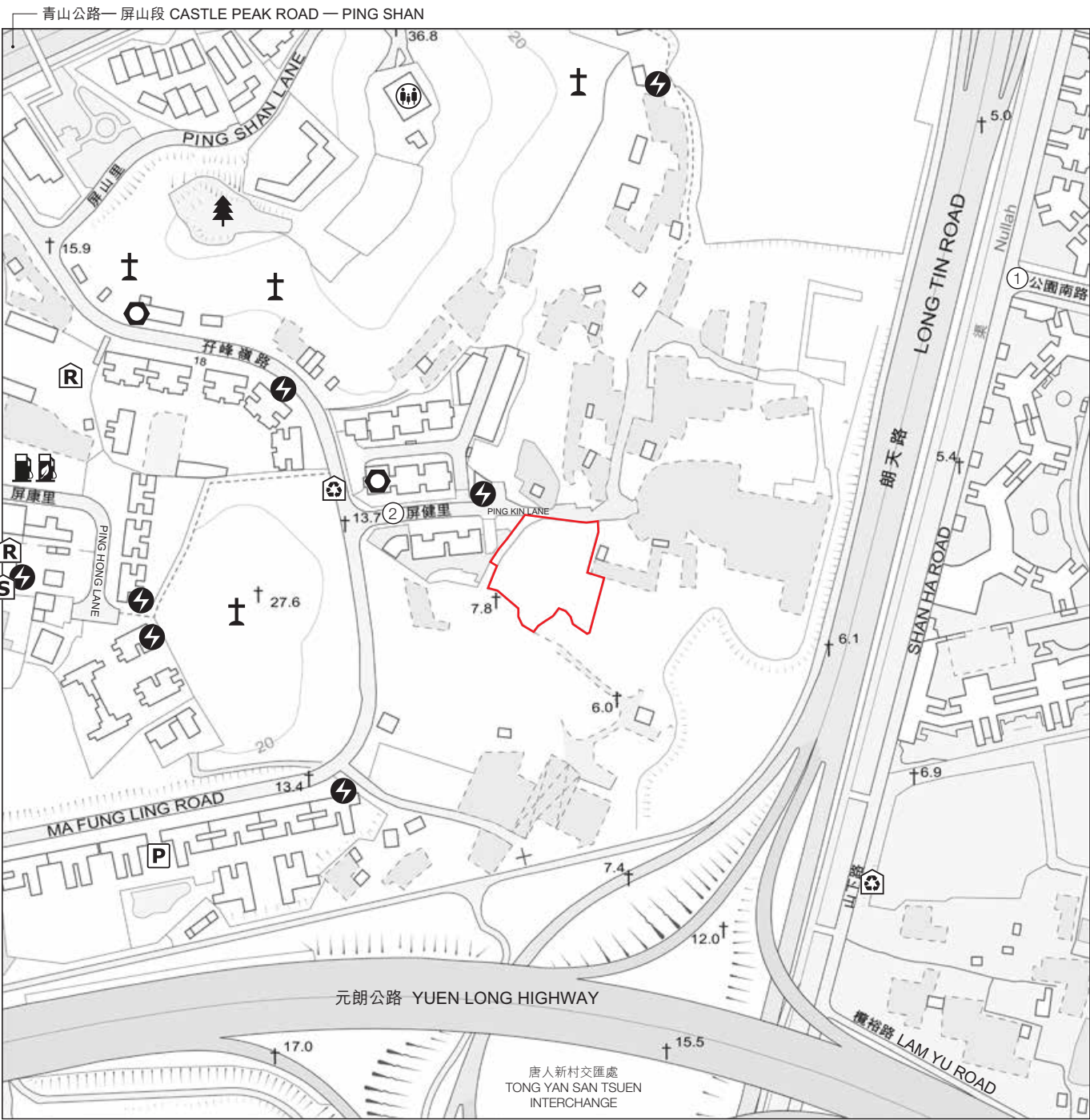
根據發展項目的公契的最新擬稿，恒益物業管理有限公司將獲委任為發展項目的管理人。

**Manager:**

Hang Yick Properties Management Limited will be appointed as the Manager of the development under the latest draft Deed of Mutual Covenant in respect of the development.

06 發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



圖例 Legend

- 公眾停車場 (包括貨車停泊處)  
Public carpark (including lorry park)
- 發電廠 (包括電力分站)  
Power plant (including electricity sub-stations)
- 垃圾收集站  
Refuse collection point
- 宗教場所 (包括教堂、廟宇及祠堂)  
Religious institution (including church, temple and Tsz Tong)
- 社會福利設施 (包括老人中心及弱智人士護理院)  
Social welfare facilities (including elderly centre and home for the mentally disabled)
- 墳場  
Cemetery
- 公園  
Public park
- 公用事業設施裝置  
Public utility installation
- 油站  
Petrol filling station
- 石油氣加氣站  
LPG filling station
- 學校 (包括幼稚園)  
School (including kindergarten)
- 發展項目的位置  
Location of the development

比例尺 SCALE: 0 50 100 150 200 250M/米

此所在位置圖摘錄自地政總署測繪處之測繪圖，編號T6-NW-B，並經修正處理。  
This location plan is adopted from part of the Survey Sheet of Number T6-NW-B from Survey and Mapping Office of Lands Department. Adjustments is made where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。  
The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

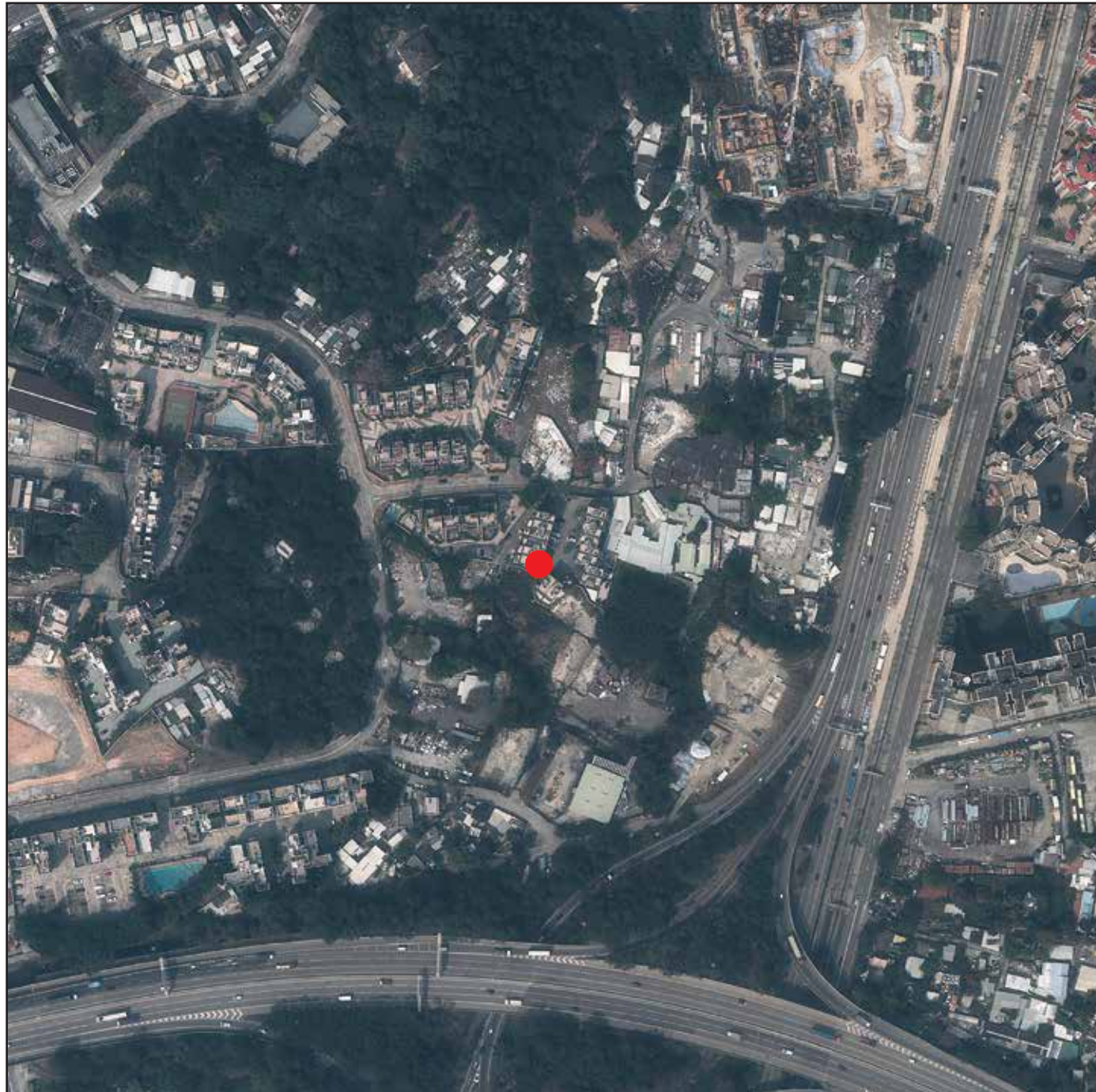
備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

於發展項目的所在位置圖未能顯示之街道全名：  
Street names not shown in full in the location plan of the development:  
1. 公園南路 Town Park Road South      2. 屏健里 Ping Kin Lane



## 07 發展項目的鳥瞰照片

### AERIAL PHOTOGRAPH OF THE DEVELOPMENT



摘錄自地政總署測繪處在屏山6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E188656C，飛行日期為2023年2月24日。

Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height 6,900 feet in Ping Shan, Photo No. E188656C dated 24th February, 2023.

航空照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Aerial Photo is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：由於技術原因，此照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note: This photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

● 發展項目的位置  
Location of the Development



# 07 發展項目的鳥瞰照片

## AERIAL PHOTOGRAPH OF THE DEVELOPMENT

This blank area falls outside the coverage of the relevant aerial photograph  
鳥瞰照片並不覆蓋本空白範圍

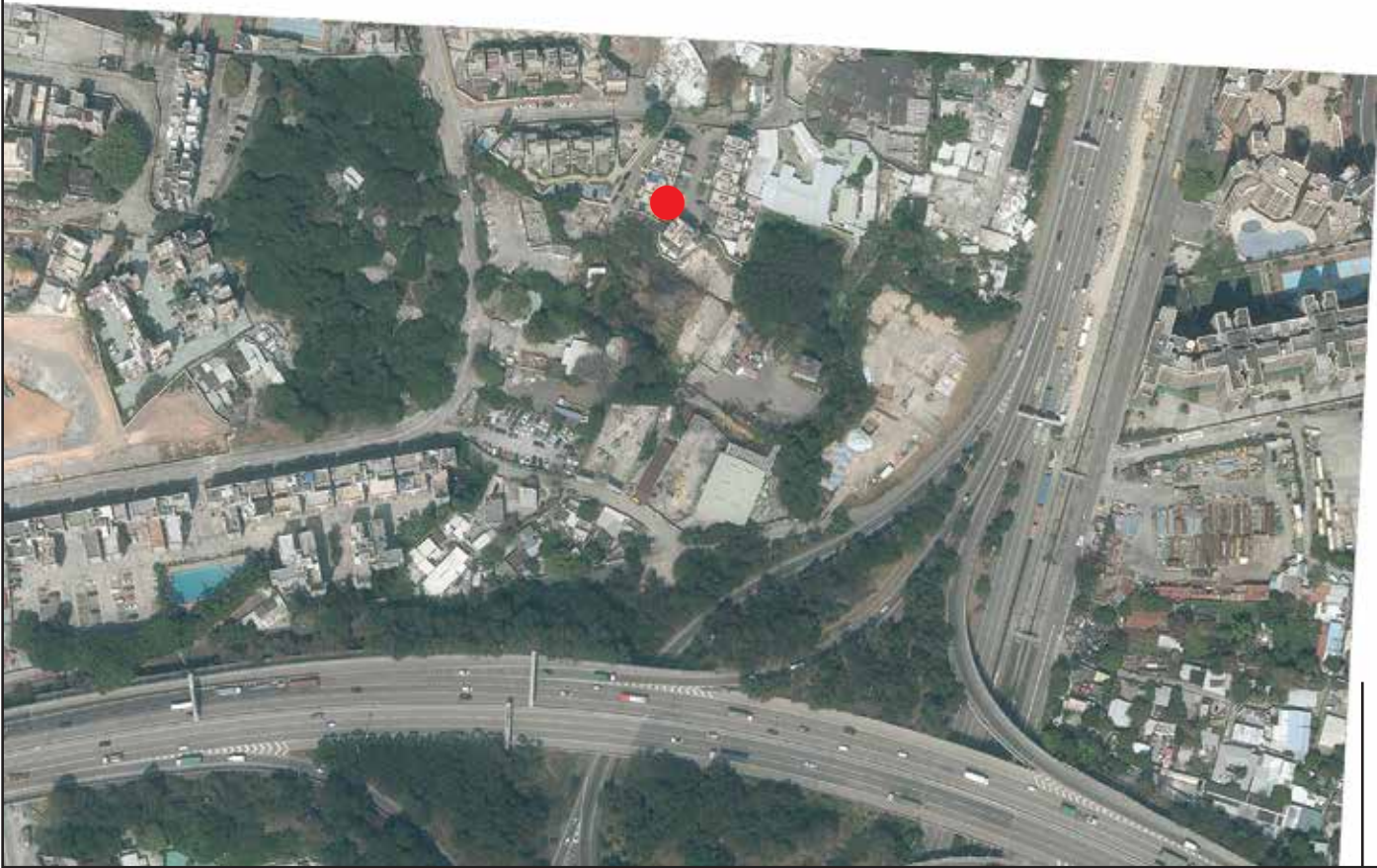
摘錄自地政總署測繪處在唐人新村6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E188952C，飛行日期為2023年2月27日。

Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height 6,900 feet in Tong Yan San Tsuen, Photo No. E188952C dated 27th February, 2023.

航空照片由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。  
The Aerial Photo is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：由於技術原因，此照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。  
Note: This photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

● 發展項目的位置  
Location of the Development

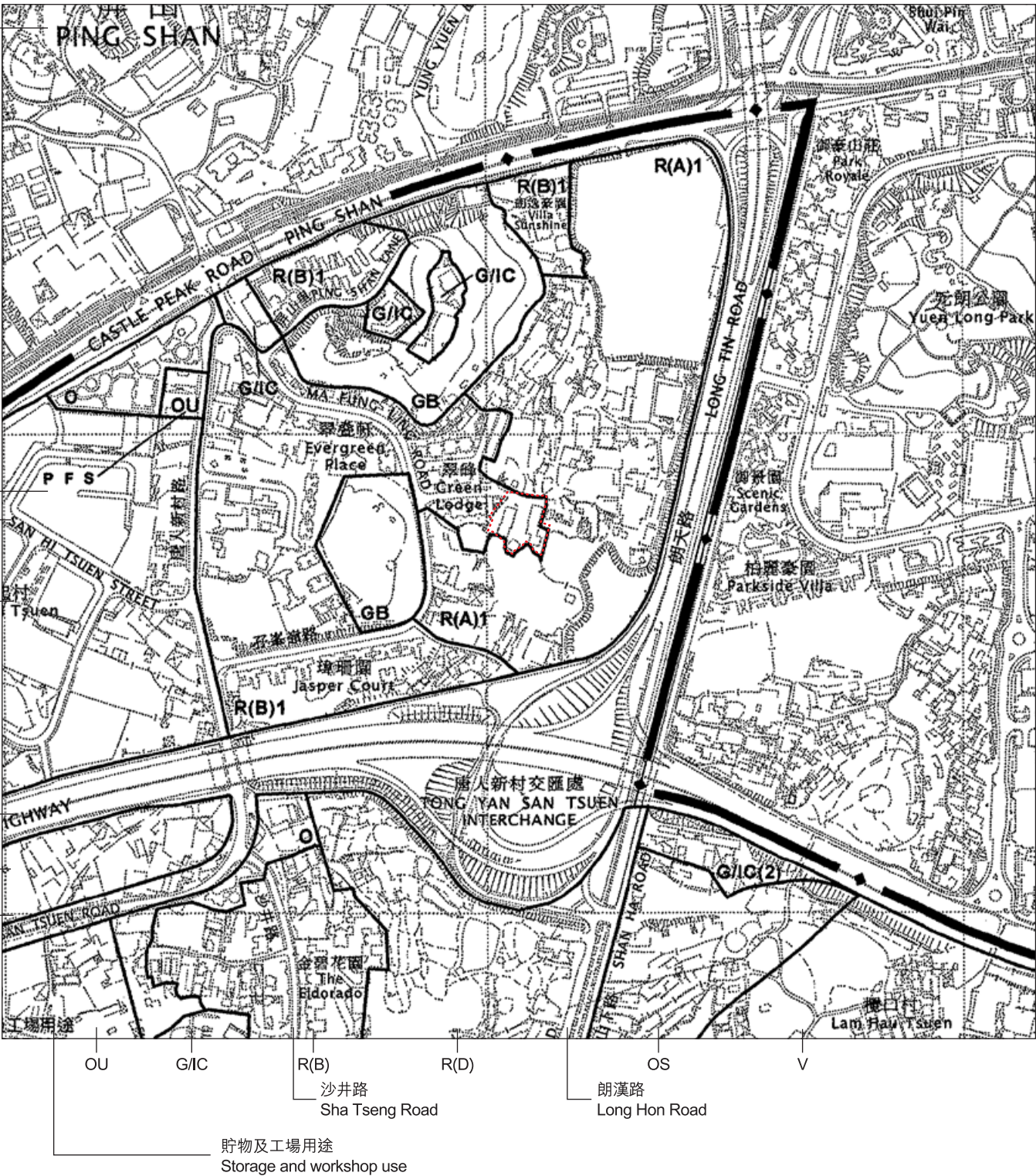


This blank area falls outside the coverage of the relevant aerial photograph  
鳥瞰照片並不覆蓋本空白範圍



08 關乎發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

地帶 ZONES

R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	OS	露天貯物 OPEN STORAGE
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	OU	其他指定用地 OTHER SPECIFIED USES
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)	GB	綠化地帶 GREEN BELT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
O	休憩用地 OPEN SPACE	I	工業 INDUSTRIAL

交通 COMMUNICATIONS

主要道路及路口  
MAJOR ROAD AND JUNCTION

其他 MISCELLANEOUS

規劃範圍界線  
BOUNDARY OF PLANNING SCHEME

P F S 加油站  
PETROL FILLING STATION

發展項目界線  
BOUNDARY OF THE DEVELOPMENT

比例尺 SCALE: 0 100 200 300 400 500M/米

摘錄自2021年8月20日刊憲之唐人新村分區計劃大綱核准圖，圖則編號為S/YL-TYST/14。  
Adopted from part of the approved Tong Yan San Tsuen Outline Zoning Plan with Plan No. S/YL-TYST/14, gazetted on 20th August 2021.

備註：由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。  
Note: This outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.



## OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



地帶 ZONES

R(A)	住宅（甲類） RESIDENTIAL (GROUP A)
R(B)	住宅（乙類） RESIDENTIAL (GROUP B)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
O	休憩用地 OPEN SPACE
OU	其他指定用地 OTHER SPECIFIED USES




## 交通 COMMUNICATIONS

輕鐵及車站  
LIGHT RAIL AND STOP

主要道路及路口  
MAJOR ROAD AND JUNCTION

高架道路  
ELEVATED ROAD

## 其他 MISCELLANEOUS

	規劃範圍界線 BOUNDARY OF PLANNING SCHEME
	規劃區編號 PLANNING AREA NUMBER
PFS	加油站 PETROL FILLING STATION
	發展項目界線 BOUNDARY OF THE DEVELOPMENT

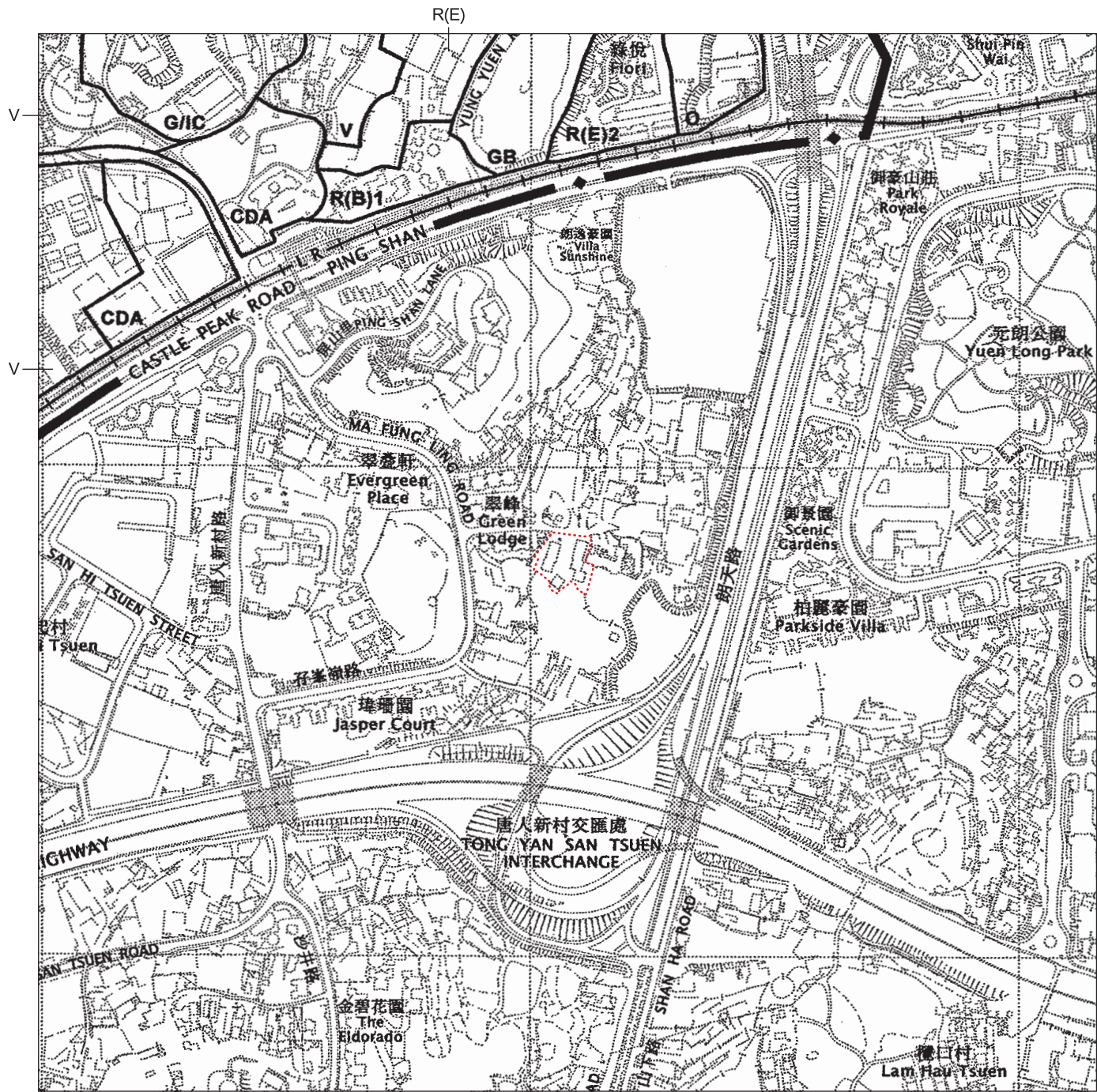
比例尺 SCALE:  0 100 200 300 400 500M/米

摘錄自2023年12月15日刊憲之元朗分區計劃大綱核准圖，圖則編號為S/YL/27。  
Adopted from part of the approved Yuen Long Outline Zoning Plan with Plan No. S/YL/27, gazetted on 15th December 2023.

Note: This outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.



08 關乎發展項目的分區計劃大綱圖等  
OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

地帶 ZONES

- CDA 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- R(B) 住宅（乙類）  
RESIDENTIAL (GROUP B)
- R(E) 住宅（戊類）  
RESIDENTIAL (GROUP E)
- V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地  
OPEN SPACE
- GB 綠化地帶  
GREEN BELT

交通 COMMUNICATIONS

- 輕鐵  
LIGHT RAIL
- 主要道路及路口  
MAJOR ROAD AND JUNCTION
- 高架道路  
ELEVATED ROAD

其他 MISCELLANEOUS

- 規劃範圍界線  
BOUNDARY OF PLANNING SCHEME
- 發展項目界線  
BOUNDARY OF THE DEVELOPMENT

比例尺 SCALE: 0 100 200 300 400 500M/米

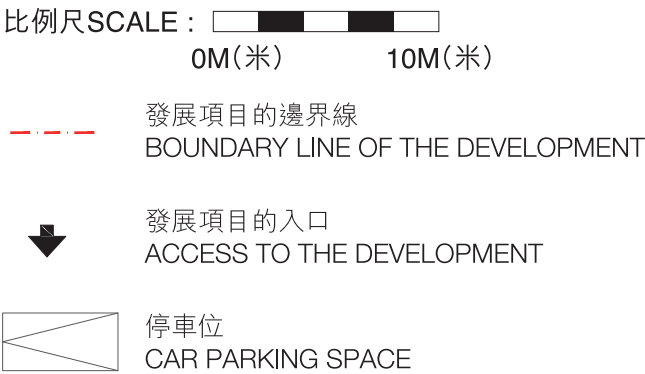
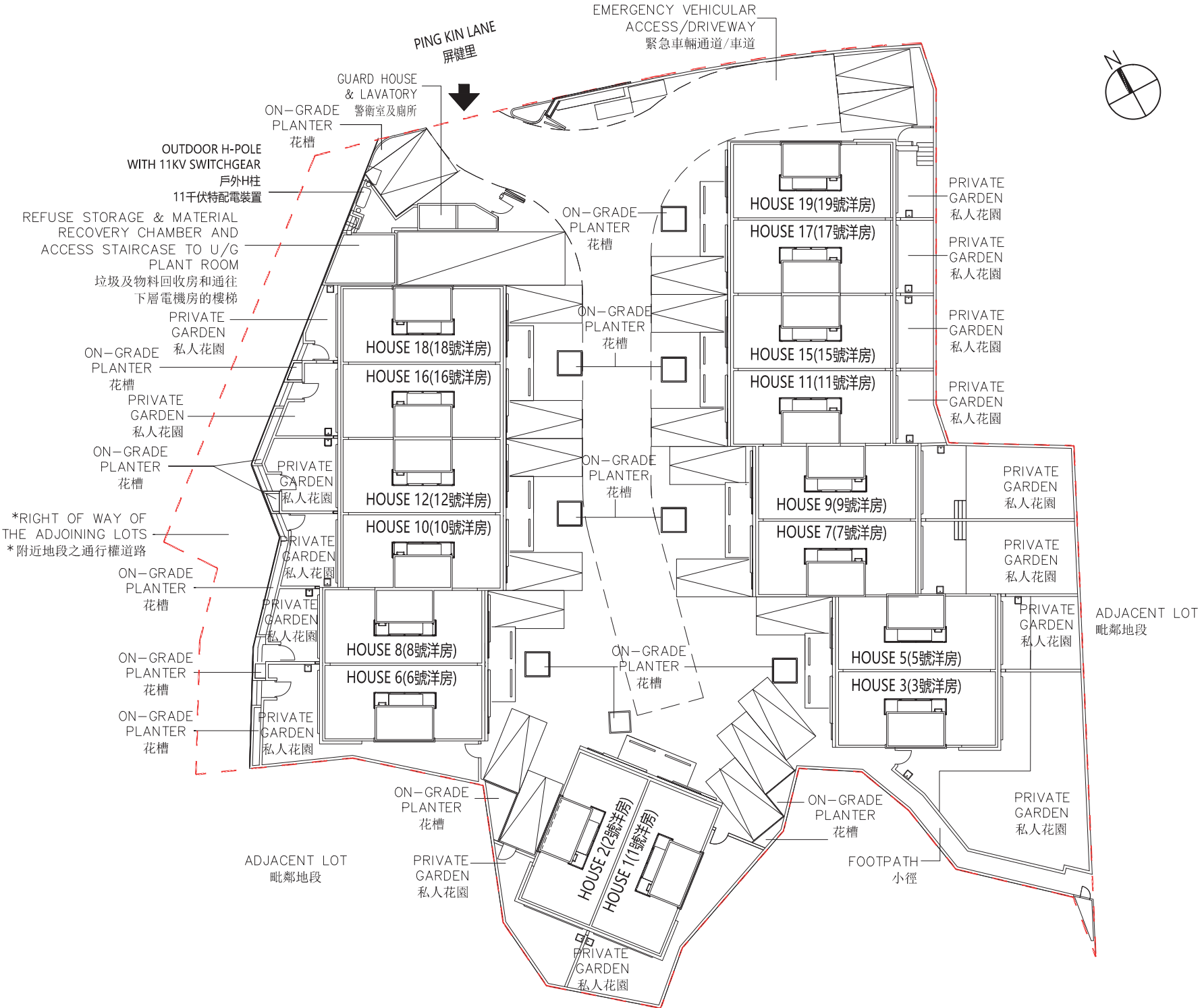
摘錄自2022年9月23日刊憲之屏山分區計劃大綱核准圖，圖則編號為S/YL-PS/20。  
Adopted from part of the approved Ping Shan Outline Zoning Plan with Plan No. S/YL-PS/20, gazetted on 23rd September 2022.

備註：由於技術原因，此分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。  
Note: This outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.



09 發展項目的布局圖

LAYOUT PLAN OF THE DEVELOPMENT



\* 此為供丈量約份第121約地段第1396號之餘段及丈量約份第122約地段第1495B號之通行權道路。  
This is the Right of way for Lot 1396RP in DD121 and Lot 1495B in DD122.

# 10 發展項目的住宅物業的樓面平面圖

## 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」頁數。  
The remarks and legends on this page apply to all pages "Floor plans of residential properties in the development".

- 備註：
- 1. 部分洋房的私人花園、前庭、停車場、天台或外牆或設有外露之公用喉管、或藏於外牆裝飾板內之公用喉管。
  - 2. 部分洋房內之部分天花或有跌級樓板、用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
  - 3. 部分洋房內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
  - 4. 樓面平面圖所列之數字為毫米標示之建築結構尺寸。
  - 5. 各洋房的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、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。

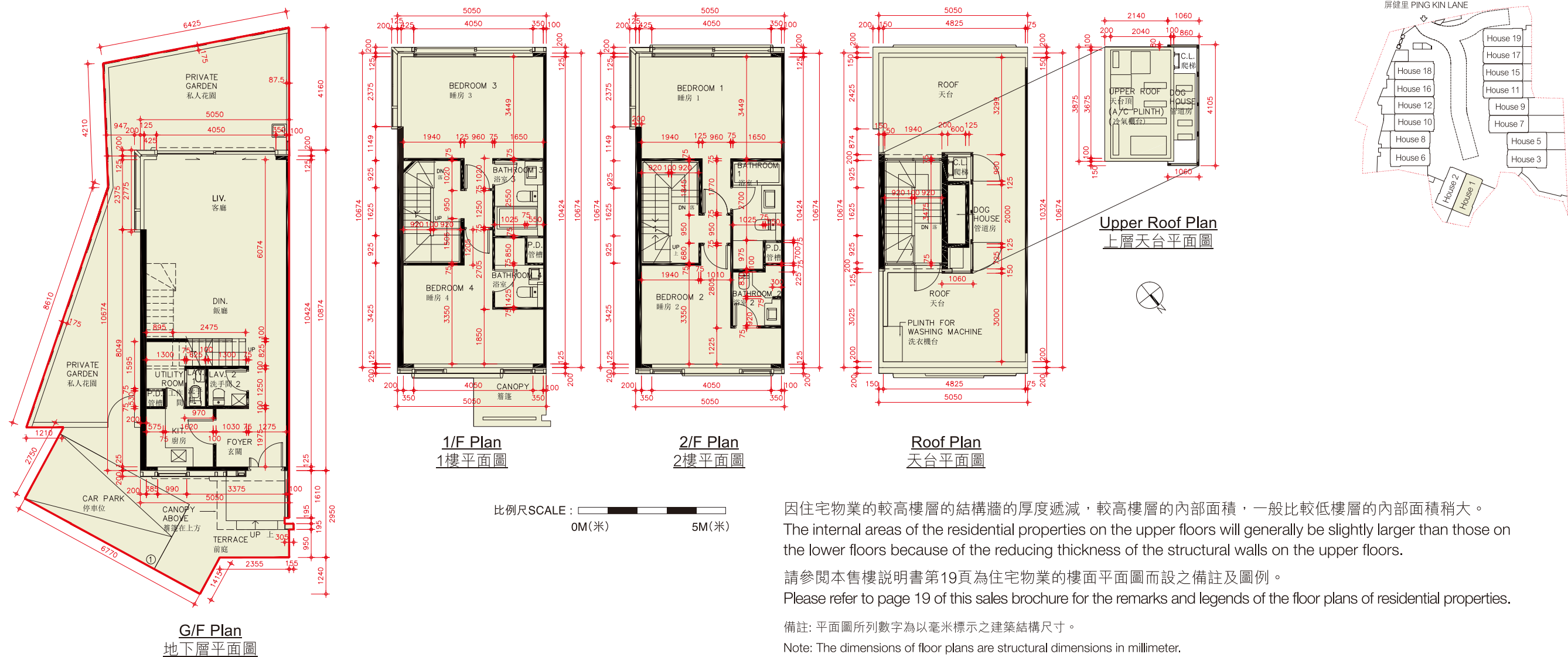
- Remarks：
- 1. Common pipes exposed or enclosed in cladding may be located at the private garden, terrace, car park, roof or external wall of some houses.
  - 2. There may be sunken slabs at some parts of the ceiling inside some houses for the installation of mechanical and electrical services of the 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 houses for the installation of air-conditioning conduits and/or other mechanical and electrical services.
  - 4. The dimensions of the floor plans are all structural dimensions in millimeter.
  - 5. Those icons of fittings and fitments shown on the floor plans of houses like bathtubs, wash basins, water closets, shower cubicles, 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 fitments actually provided and they are for indication and reference only.

樓面平面圖圖例	
Legends of Floor Plans	
A/C PLINTH	= Air Conditioner Plinth 冷氣機台
BATHROOM	= Bathroom 浴室
BEDROOM	= Bedroom 睡房
C.L.	= Cat Ladder 爬梯
CANOPY	= Canopy 簷篷
CANOPY ABOVE	= Canopy Above 簷篷在上方
CAR PARK	= Car Park 停車位
DIN.	= Dining Room 飯廳
DN	= Down 落
DOG HOUSE	= Dog House 管道房
FOYER	= Foyer 玄關
HOUSE	= House 洋房
KIT.	= Kitchen 廚房
LAV.	= Lavatory 洗手間
LIV.	= Living Room 客廳
P.D.	= Pipe Duct 管槽
PLINTH FOR WASHING MACHINE	= Plinth For Washing Machine 洗衣機台
PRIVATE GARDEN	= Private Garden 私人花園
ROOF	= Roof 天台
STUDY ROOM	= Study Room 書房
TERRACE	= Terrace 前庭
UPPER ROOF	= Upper Roof 天台頂
UP	= Up 上
UTILITY ROOM	= Utility Room 工作間

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

1號洋房平面圖 House 1 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

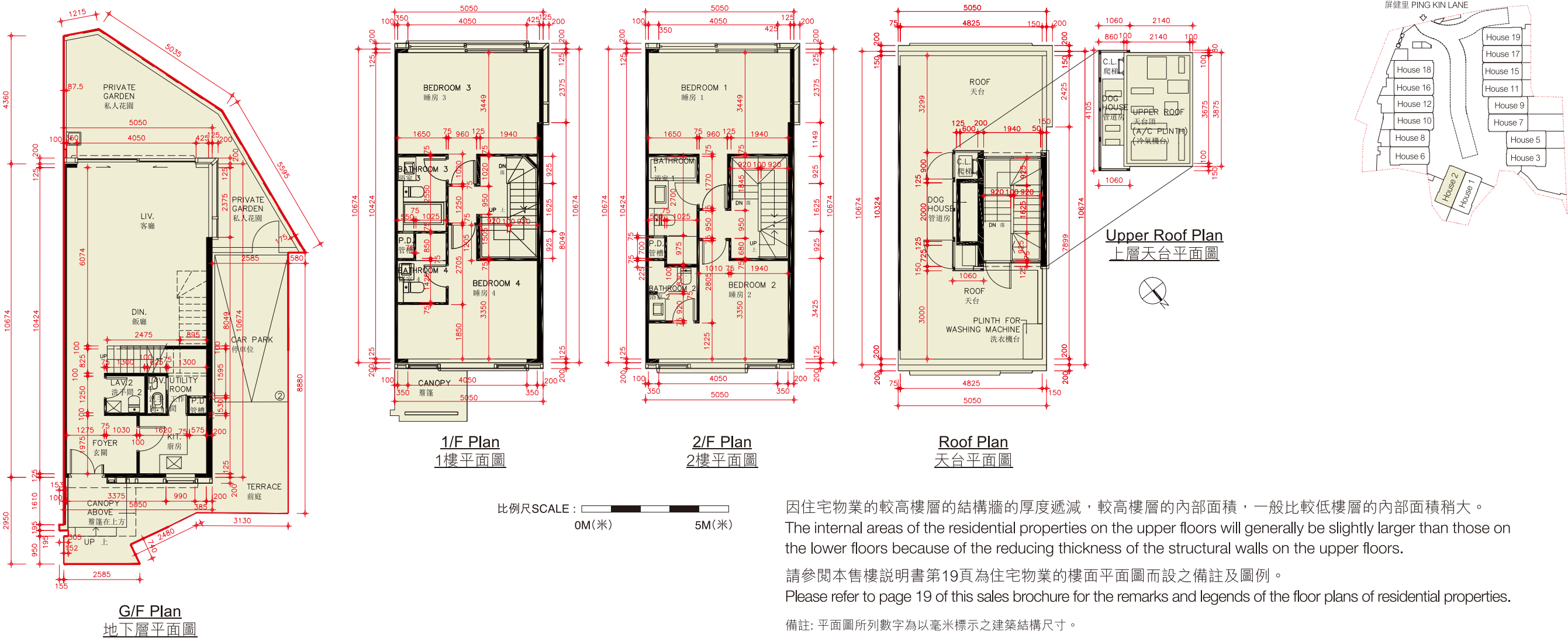
備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	1	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

2號洋房平面圖 House 2 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

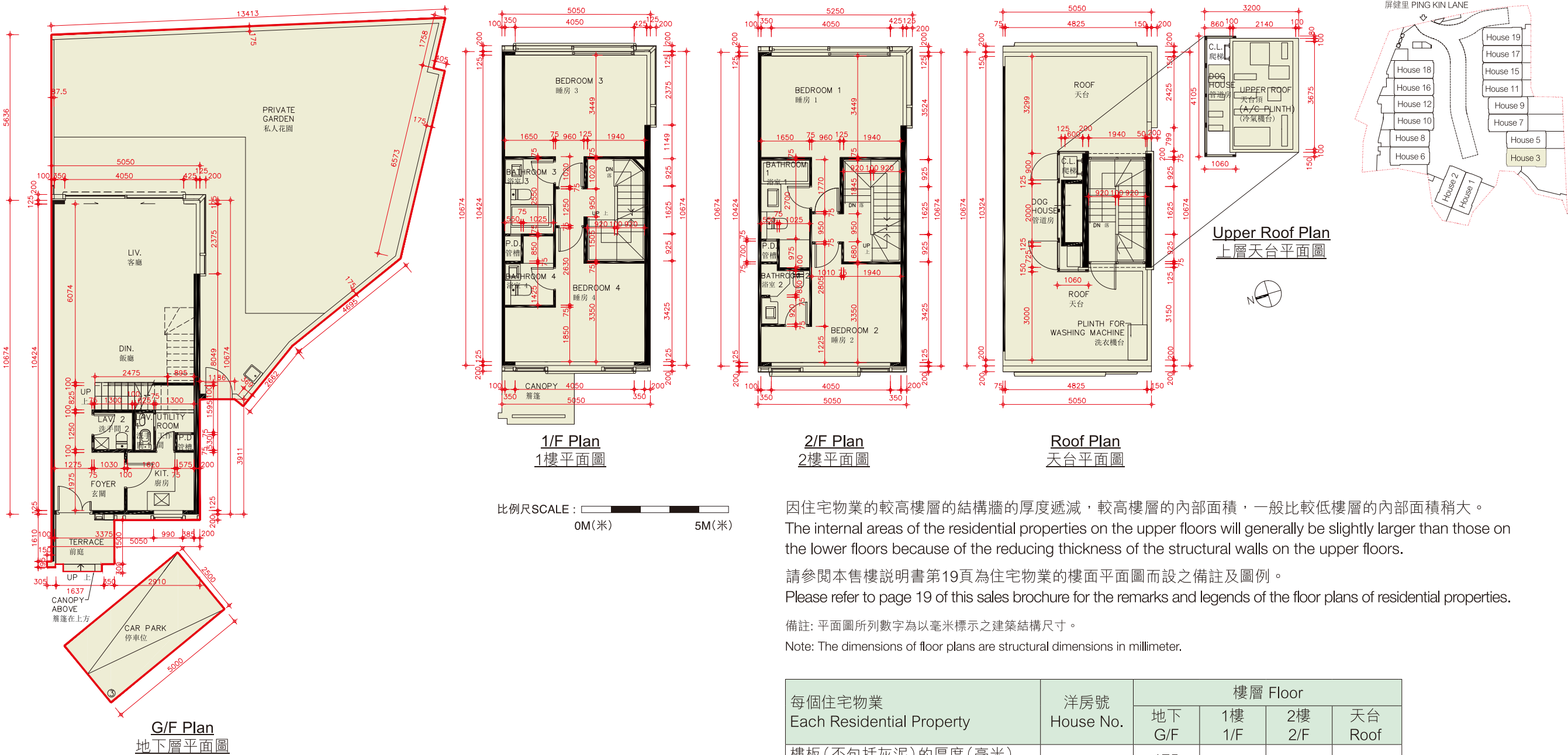
每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	2	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3號洋房平面圖 House 3 Floor Plans



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

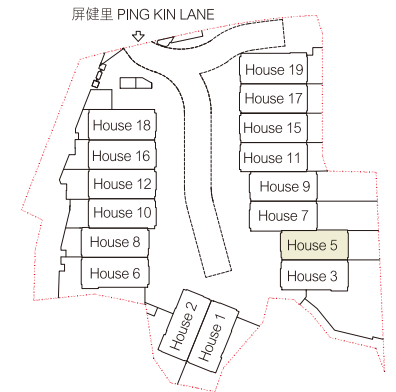
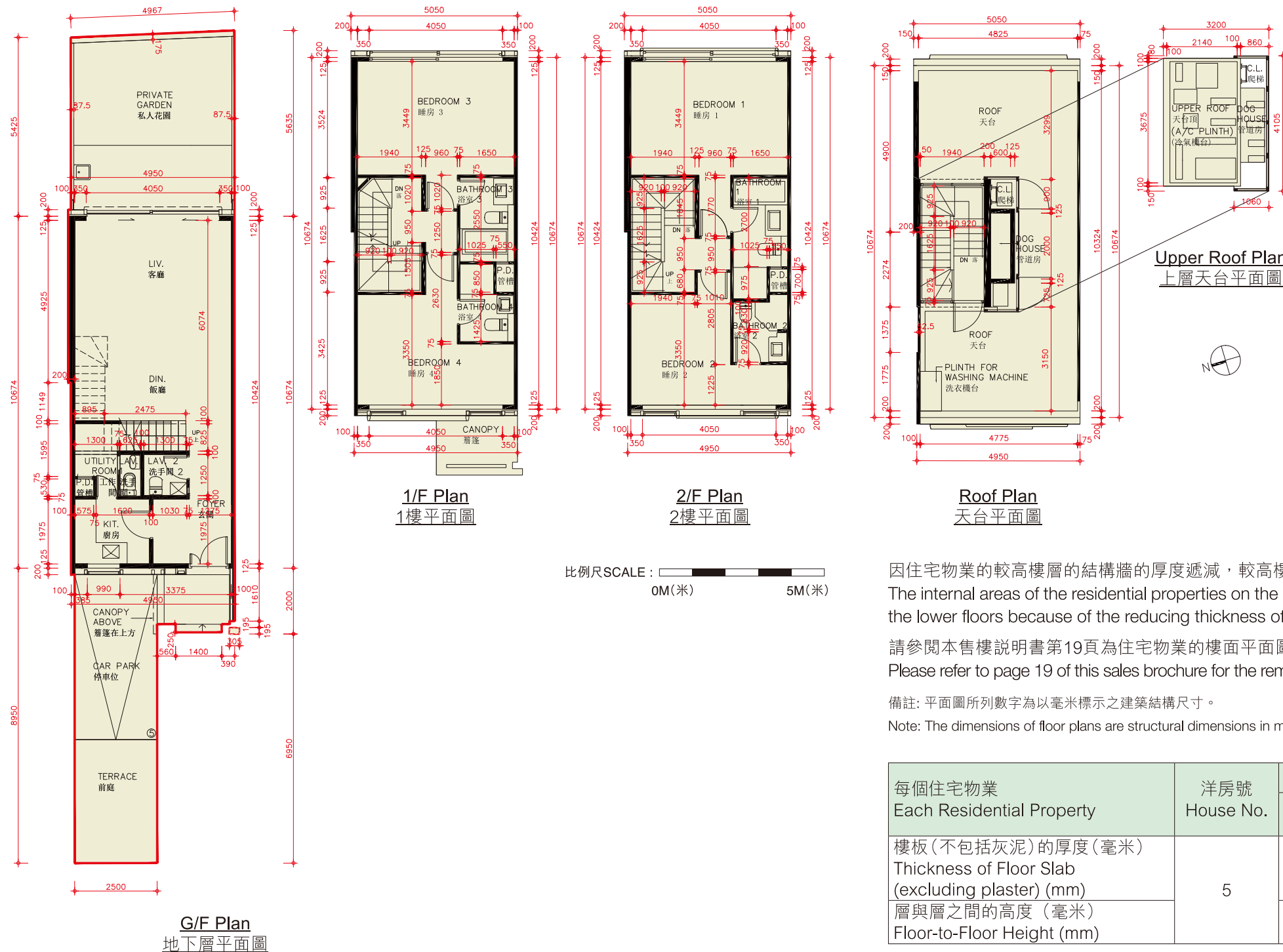
請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

## 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 5號洋房平面圖 House 5 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	5	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

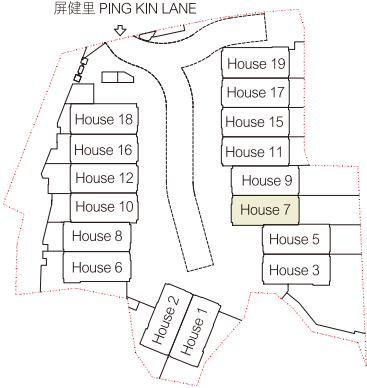
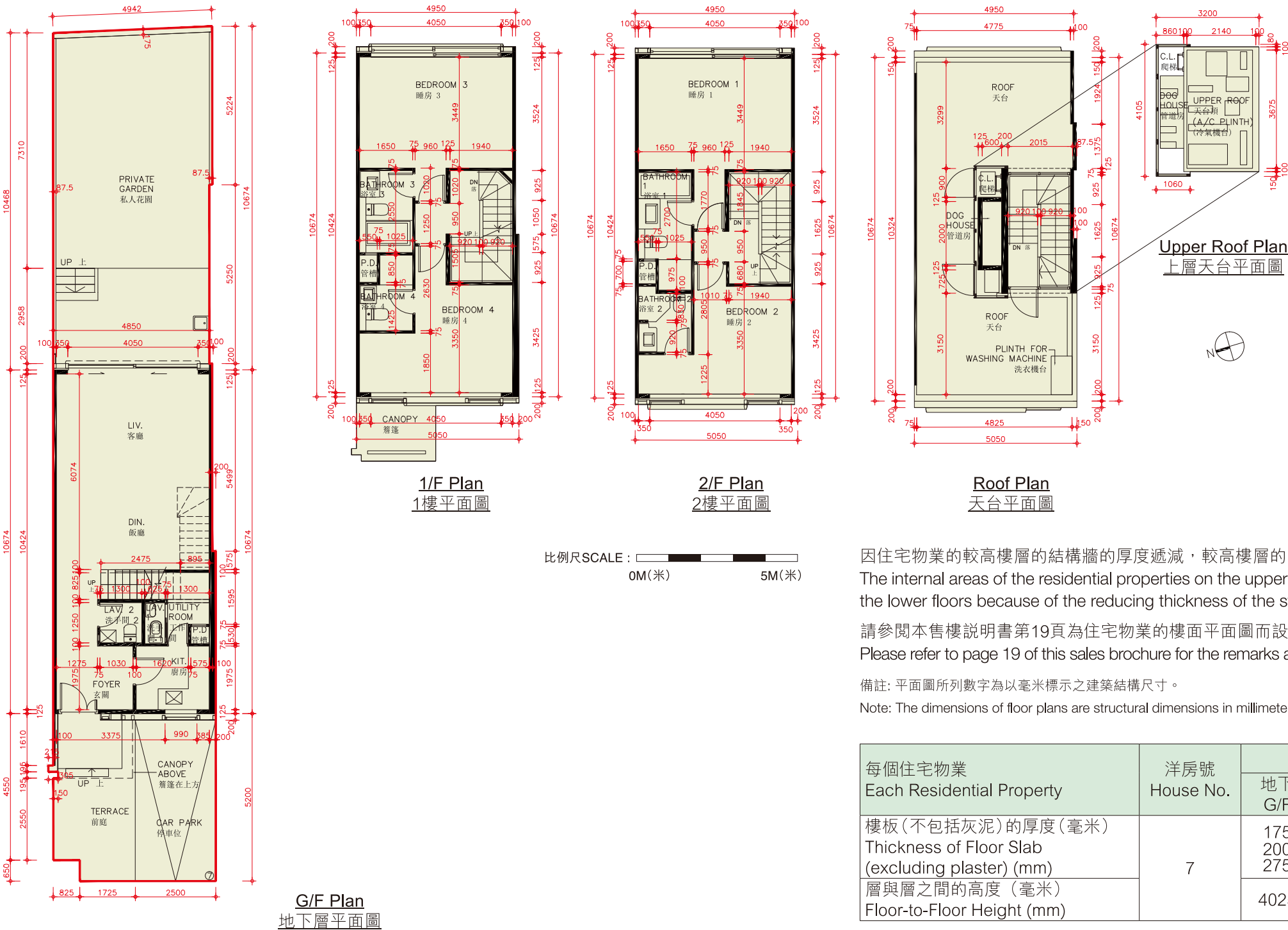




# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

7號洋房平面圖 House 7 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

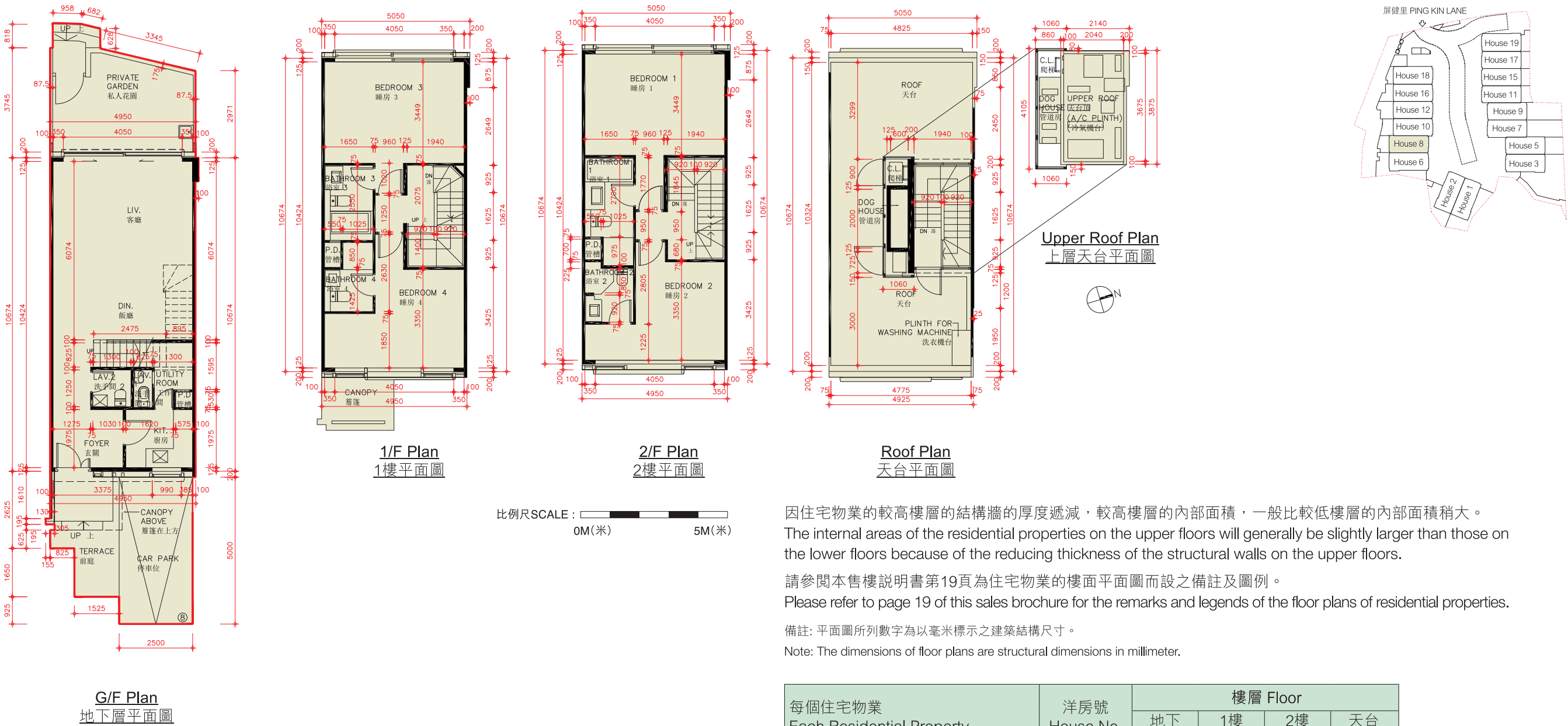
備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	7	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

8號洋房平面圖 House 8 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

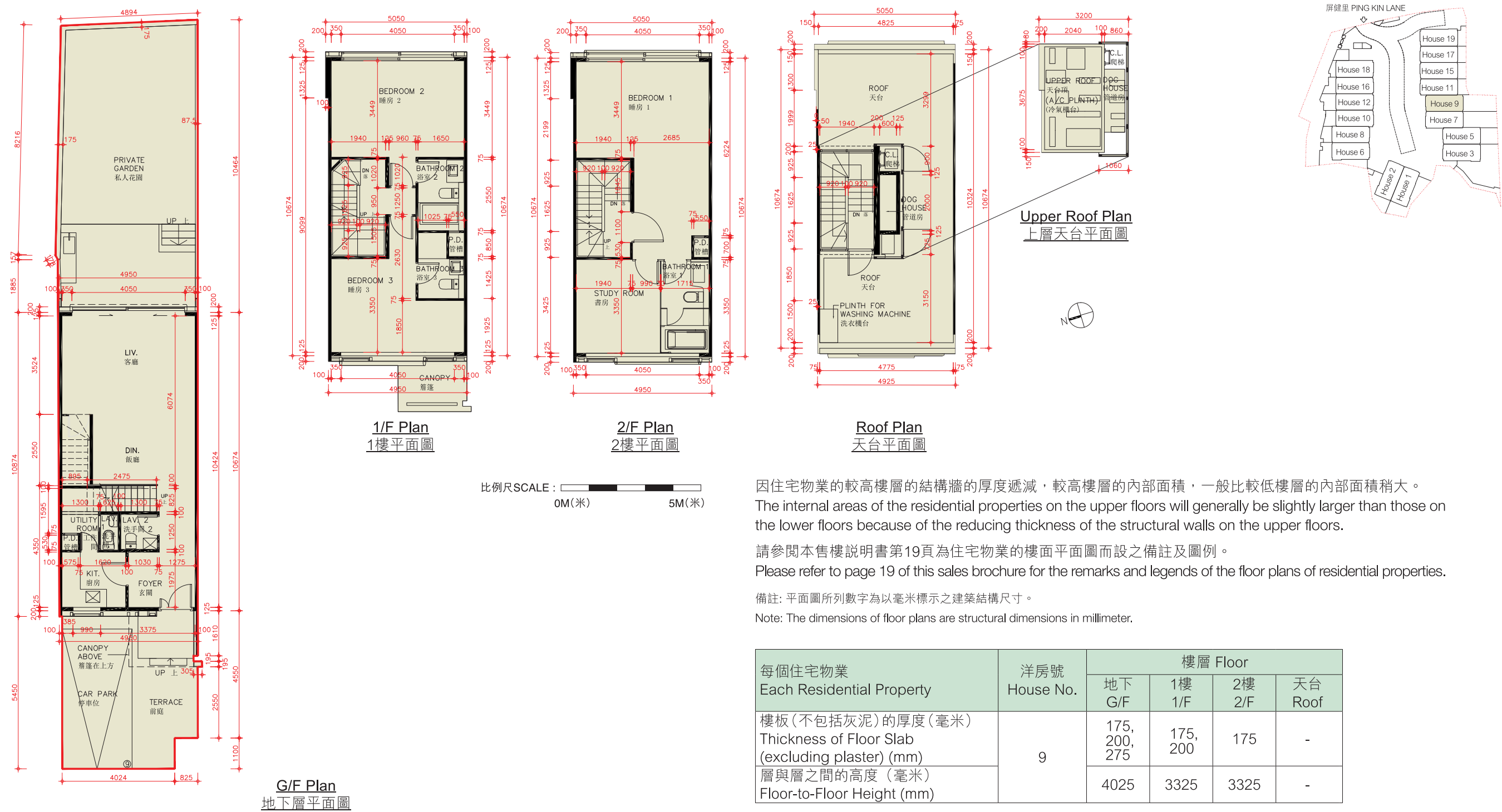
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	8	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

9號洋房平面圖 House 9 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

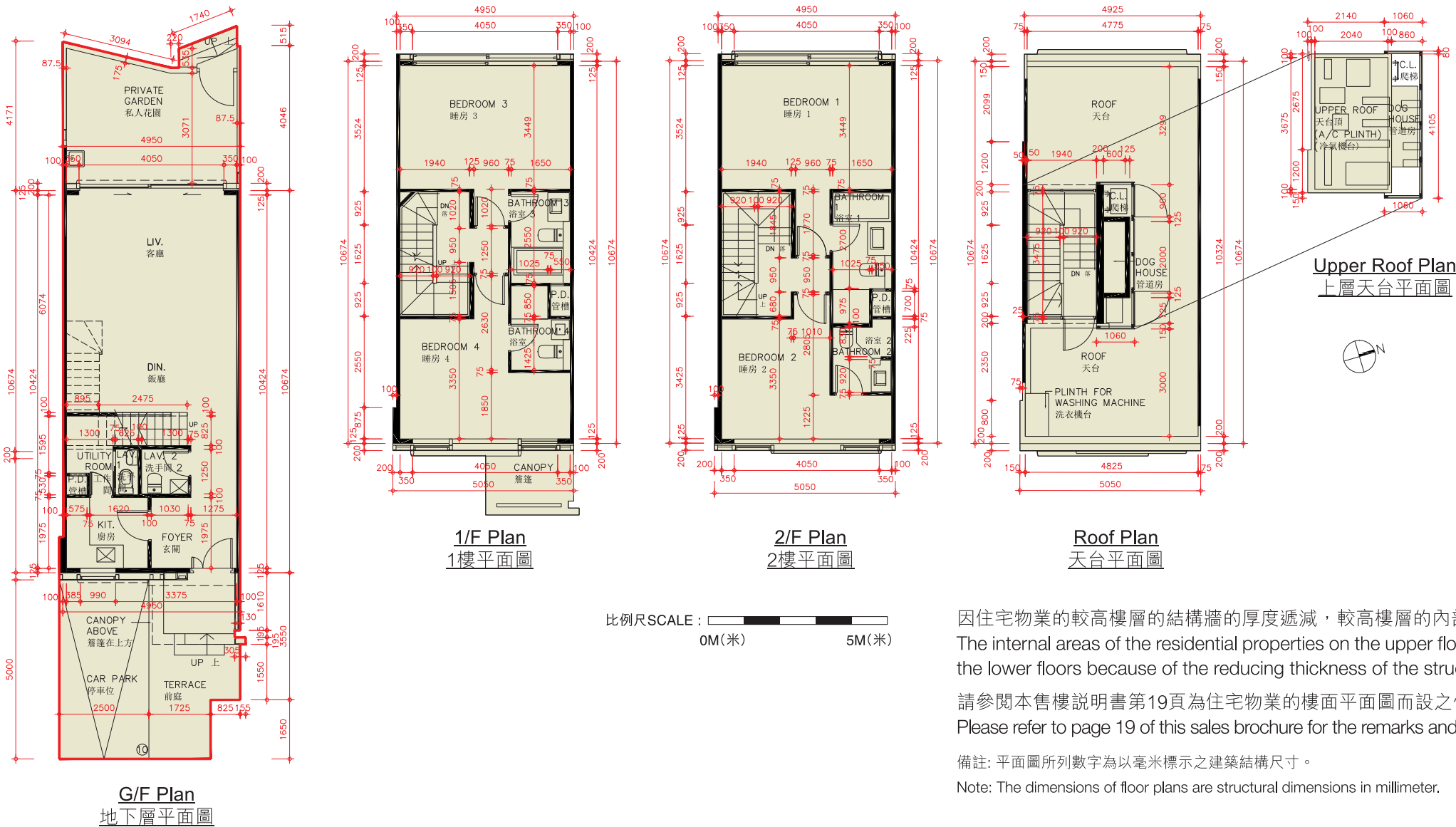
備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.



10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

10號洋房平面圖 House 10 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

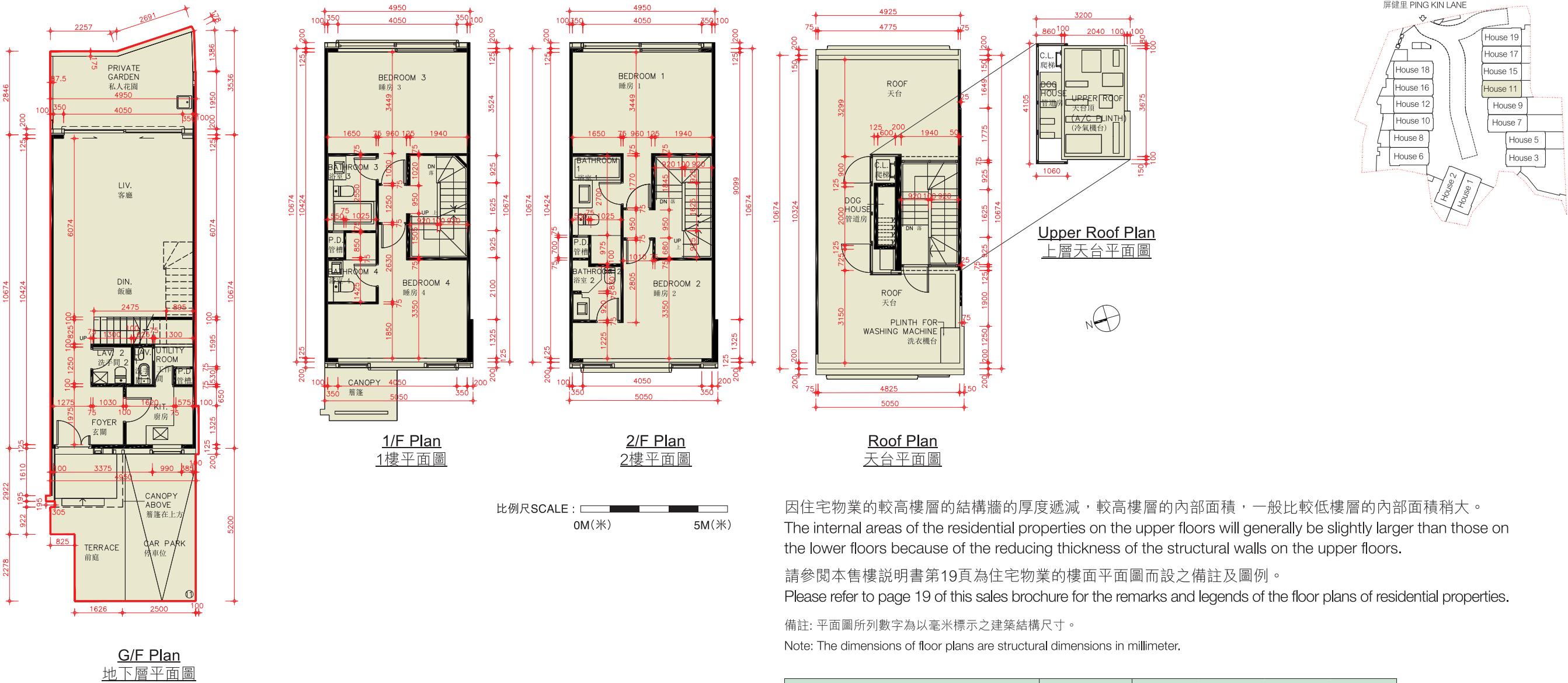
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	10	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

11號洋房平面圖 House 11 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

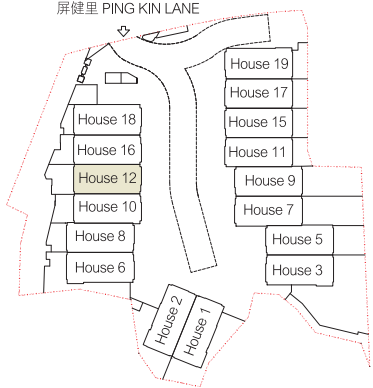
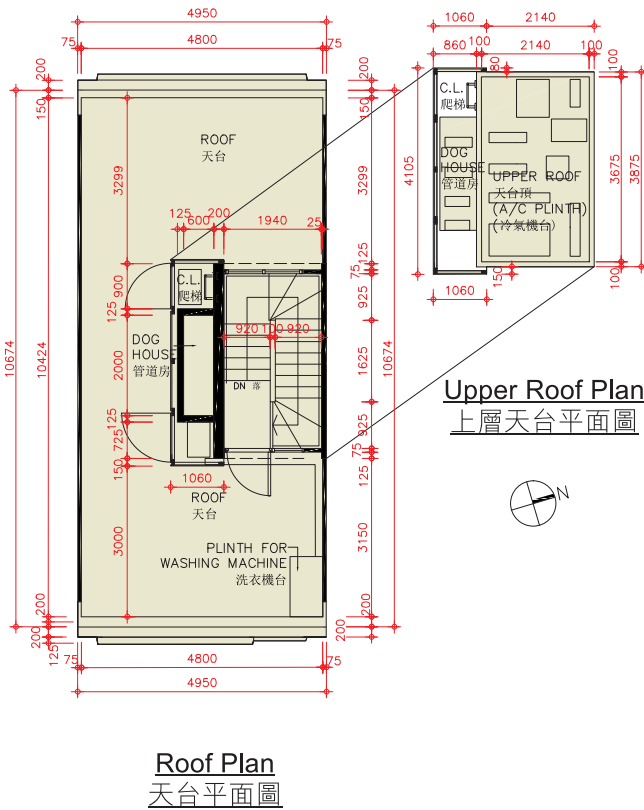
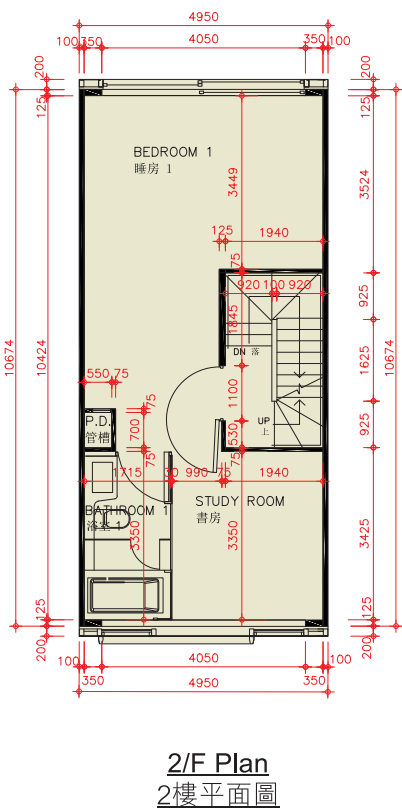
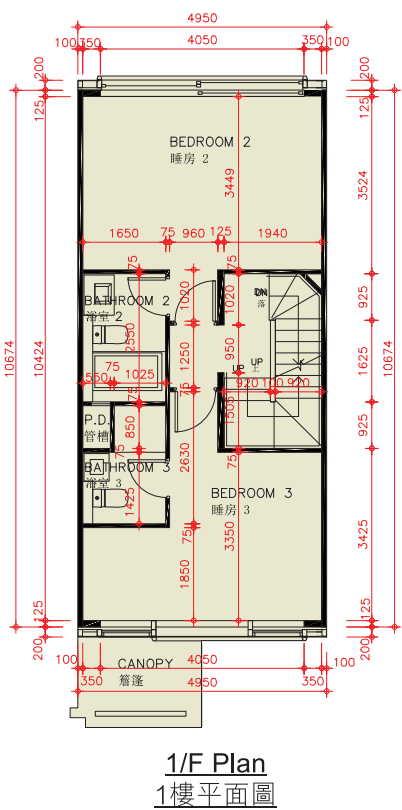
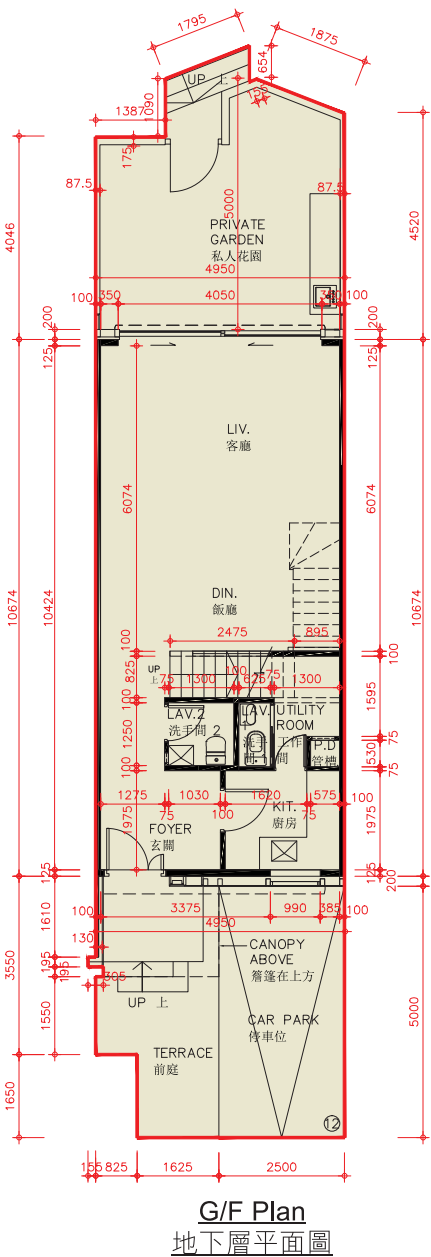
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	11	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

12號洋房平面圖 House 12 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

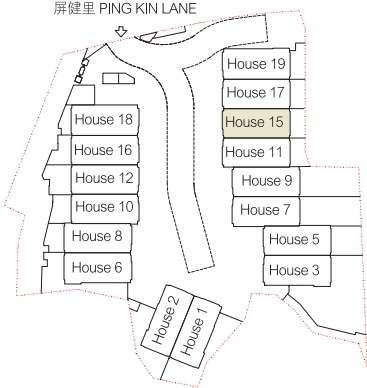
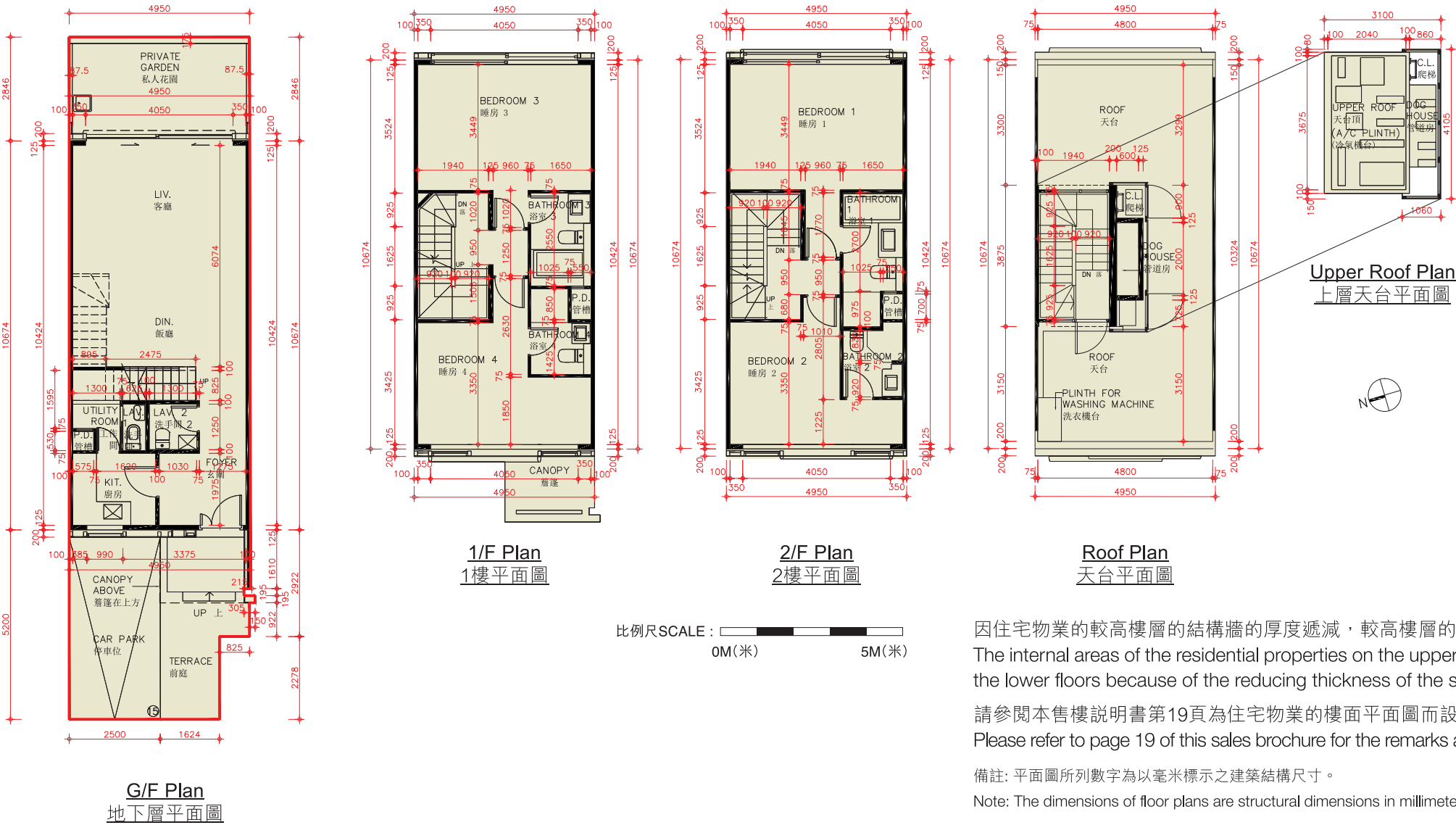
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	12	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

15號洋房平面圖 House 15 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

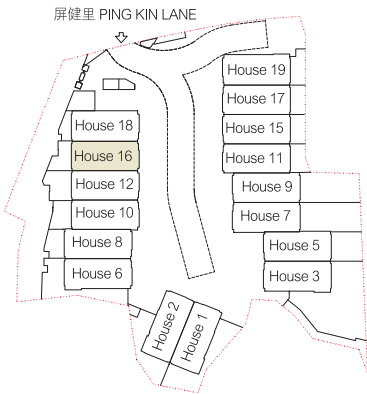
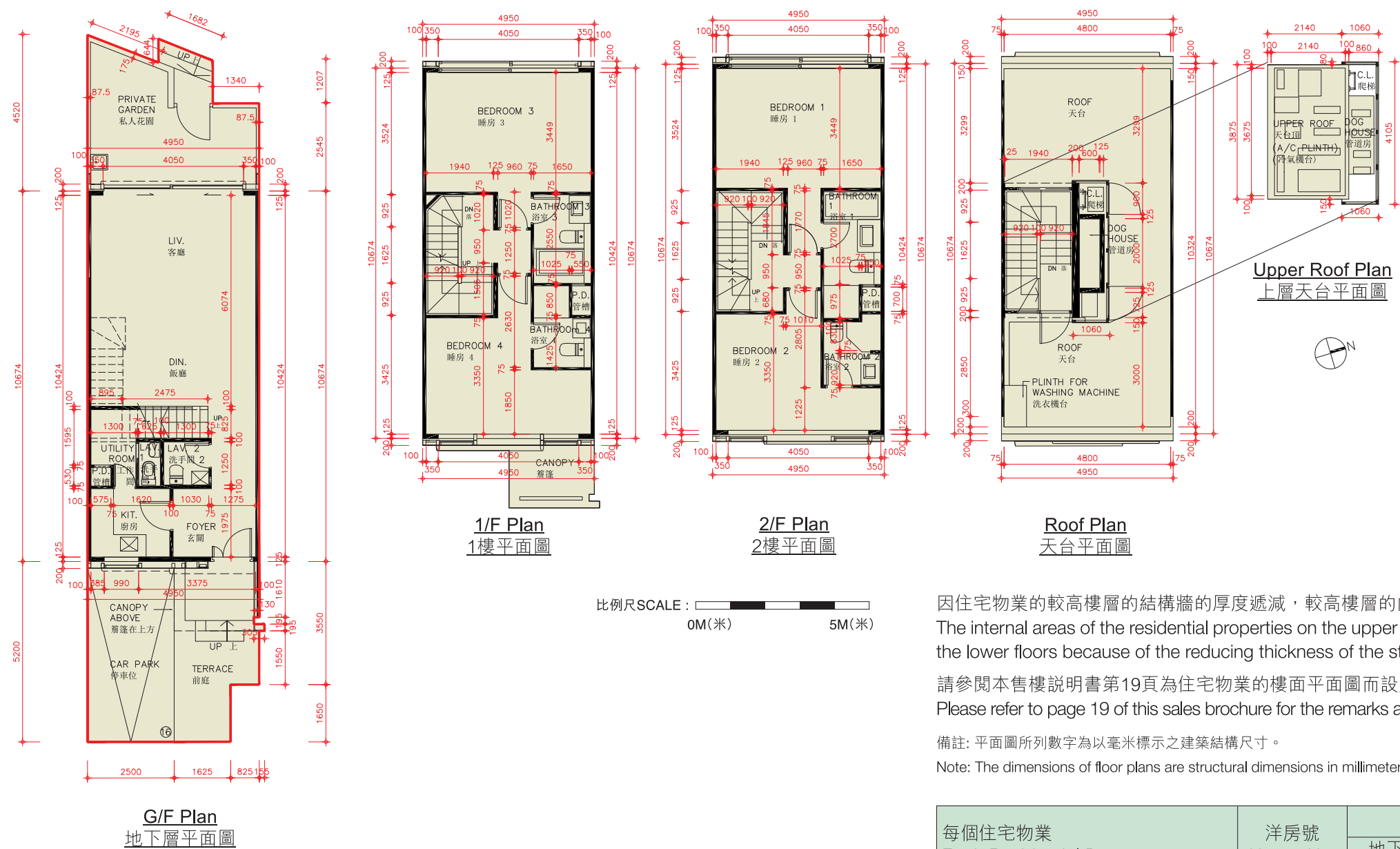
每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	15	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-



# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

16號洋房平面圖 House 16 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

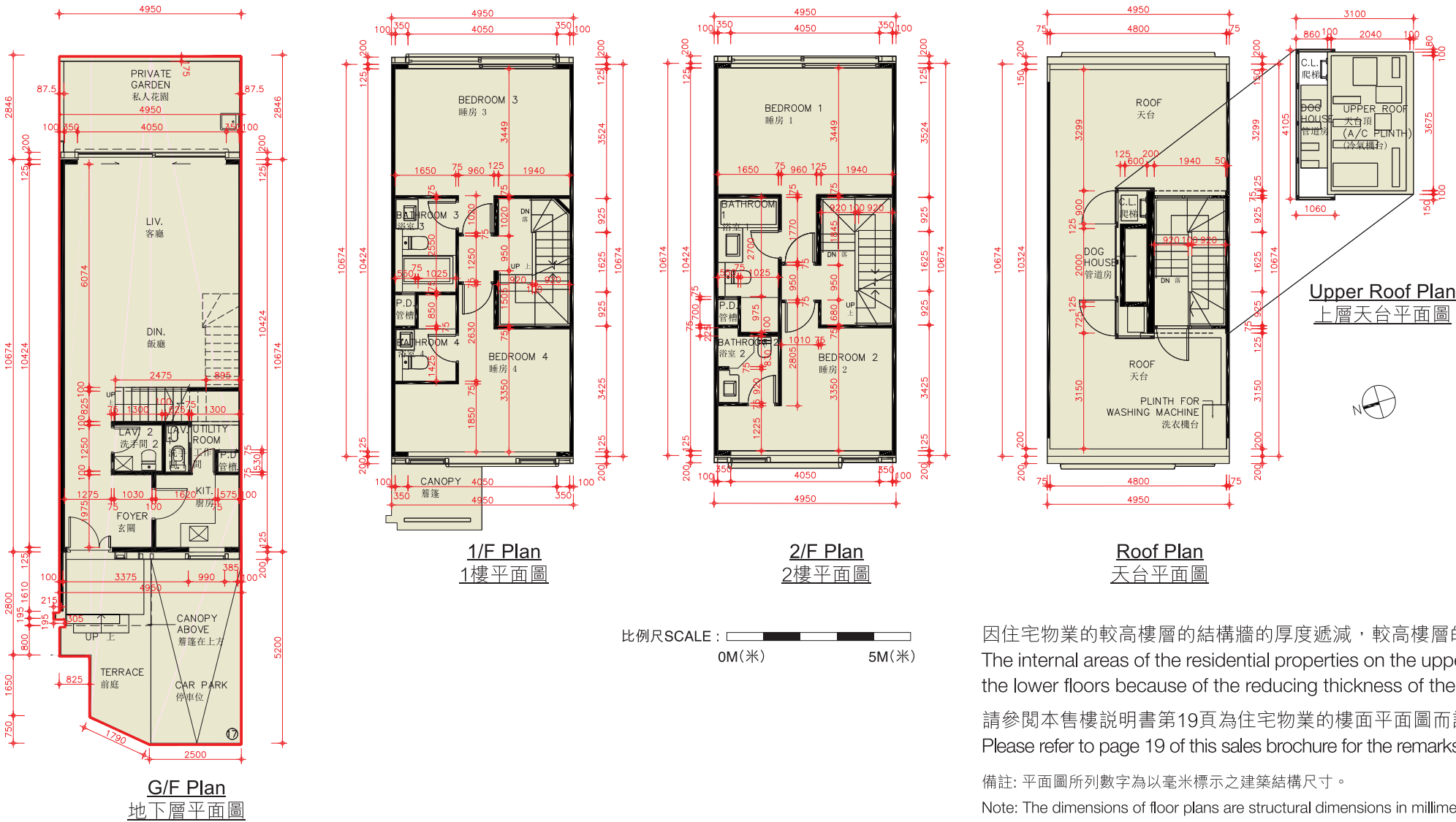
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	16	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

17號洋房平面圖 House 17 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

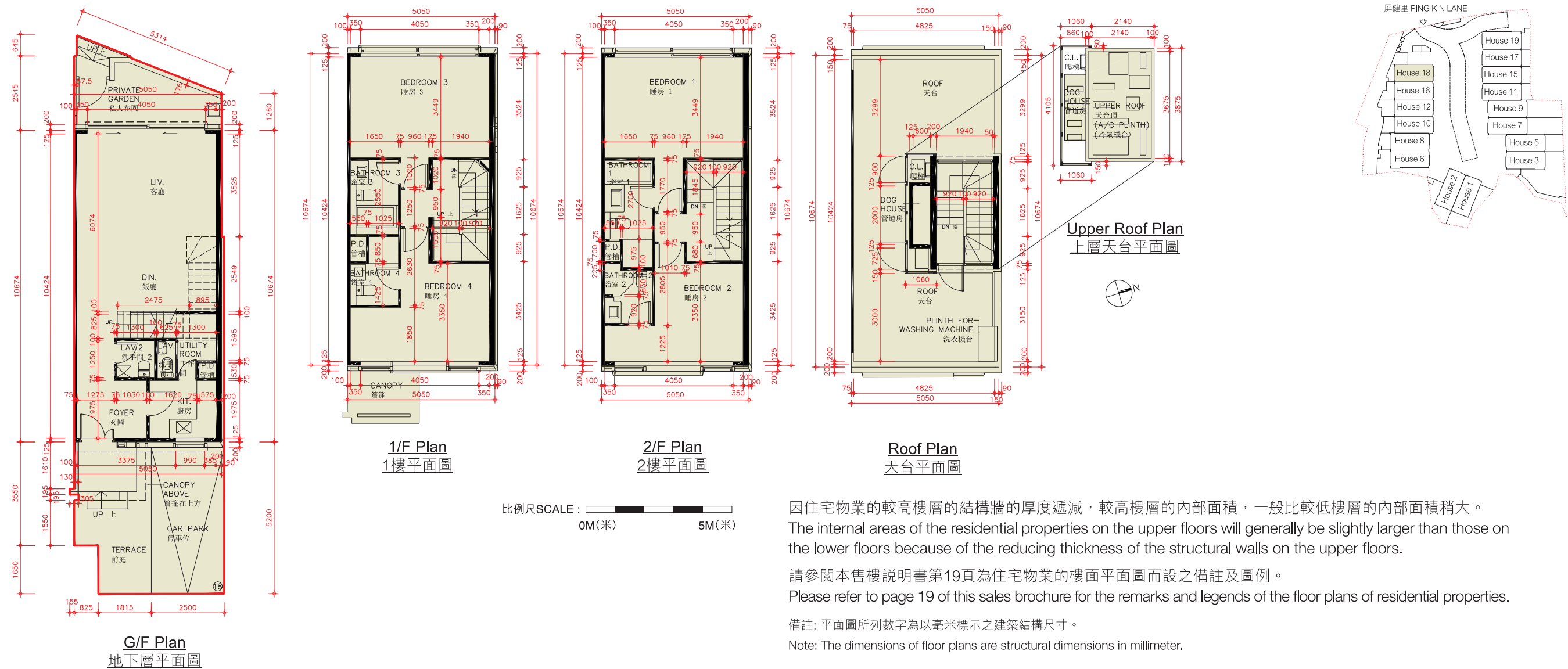
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	17	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

18號洋房平面圖 House 18 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

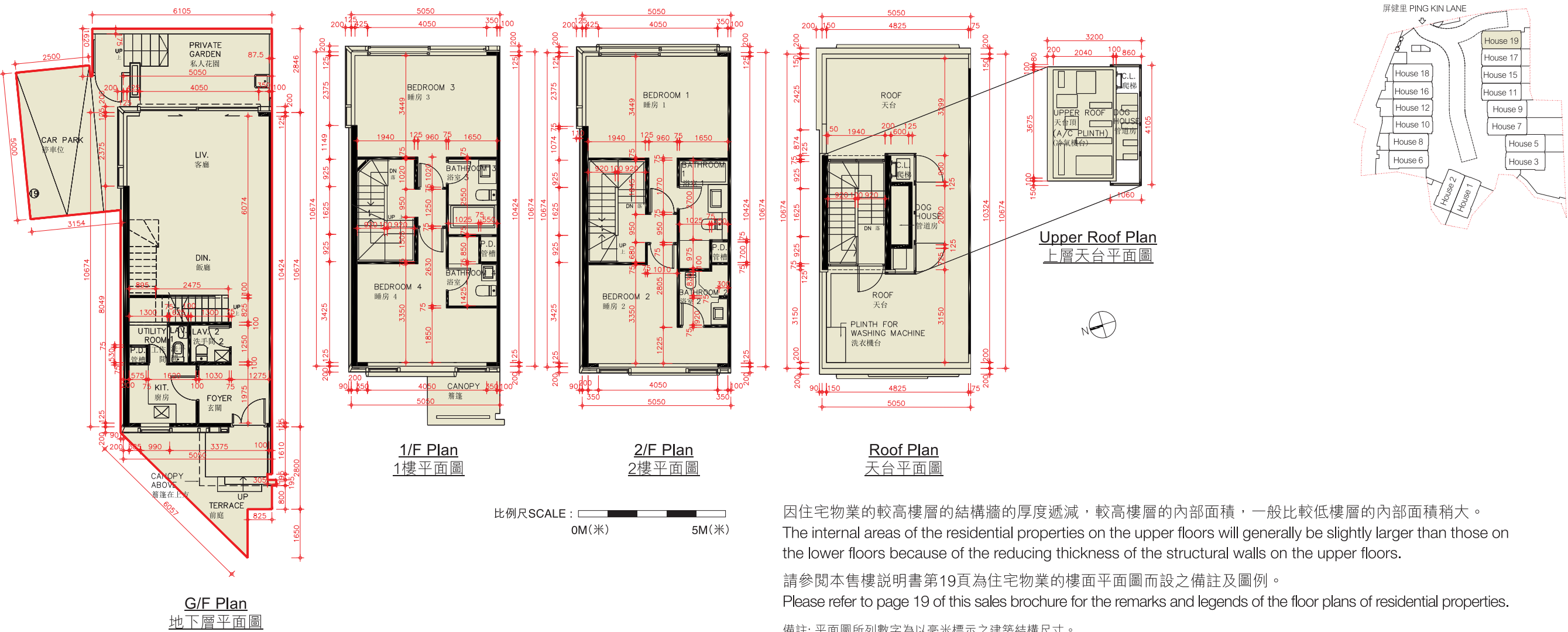
備註: 平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	18	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-

10 發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

19號洋房平面圖 House 19 Floor Plans



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

請參閱本售樓說明書第19頁為住宅物業的樓面平面圖而設之備註及圖例。  
Please refer to page 19 of this sales brochure for the remarks and legends of the floor plans of residential properties.

備註：平面圖所列數字為以毫米標示之建築結構尺寸。  
Note: The dimensions of floor plans are structural dimensions in millimeter.

每個住宅物業 Each Residential Property	洋房號 House No.	樓層 Floor			
		地下 G/F	1樓 1/F	2樓 2/F	天台 Roof
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slab (excluding plaster) (mm)	19	175, 200, 275	175, 200	175	-
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)		4025	3325	3325	-



11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
物業名稱 Property Name	洋房號數 House Number		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
尚悦•天城 THE HAMPSTEAD REACH	1號洋房 House 1	169.584 (1825) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	39.054 (420)	12.500 (135)	40.183 (433)	6.742 (73)	15.000 (161)	—
	2號洋房 House 2	169.584 (1825) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	22.134 (238)	12.500 (135)	40.183 (433)	6.742 (73)	20.615 (222)	—
	3號洋房 House 3	169.584 (1825) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	102.406 (1102)	12.500 (135)	40.183 (433)	6.742 (73)	3.313 (36)	—
	5號洋房 House 5	166.170 (1789) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	24.680 (266)	12.500 (135)	40.025 (431)	6.742 (73)	13.003 (140)	—
	6號洋房 House 6	169.584 (1825) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	40.562 (437)	12.500 (135)	40.183 (433)	6.742 (73)	15.543 (167)	—
	7號洋房 House 7	166.170 (1789) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	48.548 (523)	12.500 (135)	40.121 (432)	6.742 (73)	11.940 (129)	—
	8號洋房 House 8	164.955 (1776) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	16.123 (174)	12.500 (135)	40.025 (431)	6.742 (73)	7.939 (85)	—
	9號洋房 House 9	165.090 (1777) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	47.359 (510)	12.500 (135)	40.025 (431)	6.742 (73)	12.747 (137)	—
	10號洋房 House 10	164.955 (1776) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	17.025 (183)	12.500 (135)	40.018 (431)	6.742 (73)	11.117 (120)	—
	11號洋房 House 11	165.090 (1777) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	12.824 (138)	12.500 (135)	40.018 (431)	6.742 (73)	10.598 (114)	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。  
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.  
備註: 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
Note: Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

11 發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. 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) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
物業名稱 Property Name	洋房號數 House Number		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
尚悅•天城 THE HAMPSTEAD REACH	12號洋房 House 12	164.595 (1772) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	21.367 (230)	12.500 (135)	40.021 (431)	6.742 (73)	10.615 (114)	—
	15號洋房 House 15	164.595 (1772) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	11.801 (127)	12.500 (135)	40.021 (431)	6.742 (73)	10.094 (109)	—
	16號洋房 House 16	164.595 (1772) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	15.699 (169)	12.500 (135)	40.021 (431)	6.742 (73)	10.614 (114)	—
	17號洋房 House 17	164.595 (1772) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	11.800 (127)	12.500 (135)	40.021 (431)	6.742 (73)	9.388 (101)	—
	18號洋房 House 18	168.009 (1808) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	9.134 (98)	12.500 (135)	40.183 (433)	6.742 (73)	11.562 (124)	—
	19號洋房 House 19	169.638 (1826) 露台 Balcony: - 工作平台 Utility Platform: -	—	—	—	—	12.742 (137)	12.500 (135)	40.183 (433)	6.742 (73)	14.761 (159)	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。  
The saleable area and area of other specified items of the residential property are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.  
備註: 上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。  
Note: Areas in metres specified above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

12 發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

停車位數目及停車位面積 Number and Area of Parking Spaces

停車位類別 Types of Parking Spaces	位置 Location	數量 No.	車位編號 Carpark Number	尺寸(長X闊)(米) Dimension (L X W)(m)	每個停車位面積 (平方米) Area of each parking space (sq.m.)
住客車位 Residential Parking Space	地下 G/F	18	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21	5.0 x 2.5	12.5
訪客車位/暢通易達車位 Visitor/ Accessible Parking Space	地下 G/F	1	22	5.0 x 3.5	17.5
電車車位 Motor Cycle Parking Space	地下 G/F	2	M1, M2	2.4 x 1	2.4
上落貨車位 Loading & Unloading Parking Space	地下 G/F	1	L & UL	11 x 3.5	38.5



## 13 臨時買賣合約的摘要

### SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 買方在簽署臨時買賣合約時須向賣方（擁有人）繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣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份持有。
3. 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立買賣合約 —
  - i. 該臨時買賣合約即告終止；及
  - ii. 買方支付的臨時訂金，即予沒收；及
  - iii. 賣方（擁有人）不得就買方沒有簽立買賣合約，而對買方提出進一步申索。

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



14 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」統指公用地方與公用設施。

「公用地方」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑部分，受制於公契條款及所有現存的權利及通行權，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部分，當中包括但不限於：-

- (a) 不屬於或構成單位一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
- (b) 護土牆；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 粉紅色加紅斜線範圍；
- (e) 警衛室；
- (f) 根據批地文件第(15)條特別批地條款設置的園景區；
- (g) 根據批地文件第(16)(a)條特別批地條款提供的看守員及管理員的辦公室（如有的話）；
- (h) 根據批地文件第(17)(a)條特別批地條款提供的看守員及管理員的宿舍（如有的話）；
- (i) 根據批地文件第(18)(a)條特別批地條款提供予業主立案法團或業主委員會使用的辦事處（如有的話）；
- (j) 暢通易達車位/訪客車位；
- (k) 上落車位；
- (l) 獨立及緊接地段邊界的屋苑外牆（包括石材面板/面板範圍，18號洋房及19號洋房外牆之石材面板則除外）並包括在附於公契的圖則上顯示為公用地方的部分。為免生疑問，屬於1號洋房、2號洋房、3號洋房、5號洋房、6號洋房、7號洋房、9號洋房、11號洋房、15號洋房、17號洋房及19號洋房一部分的圍牆（包括其內外兩面）並緊接地段邊界部分並不屬於公用地方；
- (m) 由首位擁有人提供給中華電力有限公司存放其掛柱式變壓器、電纜設備及所有為屋苑提供電力的相關及附屬電力裝置、設備及設施的屋苑部分；
- (n) 所有在附於公契的圖則上顯示為公用地方的部分；及
- (o) 由首位擁有人在任何時候根據按公契條款召開的業主會議中通過的業主決議指定用作公用地方的其他額外部分，惟每個公用地方在適用的情況下包括以下適當及相關公用部分：(i)《建築物管理條例》第2條(a)段所解釋的“公用部分”；或(ii)《建築物管理條例》附表1訂明並包含在第2條(b)段解釋的“公用部分”。

「公用設施」指擬供屋苑整體而並非只供任何個別單位或其任何部分公用及共享的屋苑設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、基於保安理由而設的閉路電視及其他設施及設備、機械設備和其他類似的裝置、設施或服務、掛柱式變壓器、電纜設備及為屋苑提供電力的所有相關及附屬設備及設施，以及由首位擁有人任何時候根據按公契條款召開的業主會議中通過的業主決議指定用作公用設施的其他額外裝置及設施。

2. 分配予發展項目中的每個住宅物業的不可分割份數的數目

洋房及車位	不分割份數
1號洋房連梯屋、天台、前庭、私人花園及車位編號1	190/3,200
2號洋房連梯屋、天台、前庭、私人花園及車位編號2	190/3,200
3號洋房連梯屋、天台、前庭、私人花園及車位編號3	196/3,200
5號洋房連梯屋、天台、前庭、私人花園及車位編號5	185/3,200
6號洋房連梯屋、天台、前庭、私人花園及車位編號6	191/3,200
7號洋房連梯屋、天台、前庭、私人花園及車位編號7	187/3,200
8號洋房連梯屋、天台、前庭、私人花園及車位編號8	182/3,200
9號洋房連梯屋、天台、前庭、私人花園及車位編號9	186/3,200
10號洋房連梯屋、天台、前庭、私人花園及車位編號10	183/3,200
11號洋房連梯屋、天台、前庭、私人花園及車位編號11	183/3,200
12號洋房連梯屋、天台、前庭、私人花園及車位編號12	184/3,200
15號洋房連梯屋、天台、前庭、私人花園及車位編號15	183/3,200
16號洋房連梯屋、天台、前庭、私人花園及車位編號16	183/3,200
17號洋房連梯屋、天台、前庭、私人花園及車位編號17	182/3,200
18號洋房連梯屋、天台、前庭、私人花園及車位編號18	185/3,200
19號洋房連梯屋、天台、前庭、私人花園及車位編號19	188/3,200

\*備註：不設4號洋房、13號洋房及14號洋房。

3. 發展項目的管理人的委任年期

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

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

5. 計算管理費按金的基準

管理費按金相等於擁有人就其單位按首個年度管理預算案釐定而須繳的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍（如有的話）

不適用。

註:

- 1. 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
- 2. 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

SUMMARY OF DEED OF MUTUAL COVENANT

1. The common parts of the development

“Common Areas and Facilities” means collectively the Common Areas and the Common Facilities.

“Common Areas” those parts of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate which said parts include but not limited to: -

- (a) the foundations, columns, beams and other structural supports and elements that do not belong to or form part of a Unit;
- (b) the Retaining Walls;
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) the Pink Hatched Red Area;
- (e) the guard house;
- (f) the landscaped areas in accordance with Special Condition No.(15) of the Government Grant;
- (g) office accommodation, if any, for watchmen and caretakers provided in accordance with Special Condition No.(16)(a) of the Government Grant;
- (h) quarters, if any, for watchmen and caretakers provided in accordance with Special Condition No.(17)(a) of the Government Grant;
- (i) office, if any, for the use of the Owners’ Incorporation or the Owners’ Committee provided in accordance with Special Condition No.(18)(a) of the Government Grant;
- (j) the Accessible Parking Space / Visitors’ Parking Space;
- (k) the Loading and Unloading Space;
- (l) the external walls (including the stone cladding/cladding areas thereof save and except the stone cladding on the external walls of House 18 and House 19) of the Estate standing alone and contiguous to the lot boundary and includes such area shown as Common Areas on the plans annexed to the Deed of Mutual Covenant. For the avoidance of doubt, those parts of the fence walls (including the interior and exterior surfaces thereof) forming part of House 1, House 2, House 3, House 5, House 6, House 7, House 9, House 11, House 15, House 17 and House 19 and contiguous to the lot boundary do not form parts of the Common Areas;
- (m) such areas of the Estate as provided by the First Owner to CLP Power Hong Kong Limited to house its pole-mounted transformer, cable accommodations and all associated and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate;
- (n) all those areas shown as the Common Areas on the plans annexed to the Deed of Mutual Covenant; and
- (o) such additional areas of the Estate as may at any time be designated as the Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the Deed of Mutual Covenant PROVIDED THAT each of which Common Areas shall, where applicable, include those appropriate and relevant common parts (i) covered by paragraph (a) of the definition of “common parts” set out in section 2 of the BMO; or (ii) specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of “common parts” set out in section 2 of the BMO.

“Common Facilities” means all those facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to communal aerial, all signal receivers, sewers, drains, storm water drains, water-courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipments for security purposes, plant and machinery and other like installations, facilities or services, the pole-mounted transformer, cable accommodations and all associated and ancillary equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the Deed of Mutual Covenant.

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

House and Parking Space	Undivided Shares
House 1 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.1	190/3,200
House 2 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.2	190/3,200
House 3 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.3	196/3,200
House 5 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.5	185/3,200
House 6 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.6	191/3,200
House 7 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.7	187/3,200
House 8 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.8	182/3,200
House 9 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.9	186/3,200
House 10 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.10	183/3,200
House 11 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.11	183/3,200
House 12 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.12	184/3,200
House 15 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.15	183/3,200
House 16 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.16	183/3,200
House 17 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.17	182/3,200
House 18 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.18	185/3,200
House 19 with Stairhood, Roof, Terrace, Private Garden and Residential Parking Space No.19	188/3,200

\* Note: House 4, House 13 and House 14 are omitted.

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

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

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

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

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

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

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

**6. The area (if any) in the development retained by the vendor for its own use**

Not applicable.

Notes:

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