

887 Clear Water Bay Road
清水灣道887號

Sales Brochure
售樓說明書

CONTENTS

01	<u>NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES</u> 一手住宅物業買家須知	19	<u>CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT</u> 發展項目中的建築物的橫截面圖
02	<u>INFORMATION ON THE DEVELOPMENT</u> 發展項目的資料	20	<u>ELEVATION PLAN</u> 立面圖
03	<u>INFORMATION ON VENDOR & OTHERS INVOLVED IN DEVELOPMENT</u> 賣方及有參與發展項目的其他人的資料	21	<u>INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT</u> 發展項目中的公用設施的資料
04	<u>RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT</u> 有參與發展項目的各方的關係	22	<u>INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT</u> 閱覽圖則及公契
05	<u>INFORMATION ON DESIGN OF THE DEVELOPMENT</u> 發展項目的設計的資料	23	<u>FITTINGS, FINISHES AND APPLIANCES</u> 裝置、裝修物料及設備
06	<u>INFORMATION ON PROPERTY MANAGEMENT</u> 物業管理的資料	24	<u>SERVICE AGREEMENTS</u> 服務協議
07	<u>LOCATION PLAN OF THE DEVELOPMENT</u> 發展項目的所在位置圖	25	<u>GOVERNMENT RENT</u> 地稅
08	<u>AERIAL PHOTOGRAPH OF THE DEVELOPMENT</u> 發展項目的鳥瞰照片	26	<u>MISCELLANEOUS PAYMENTS BY PURCHASER</u> 買方的雜項付款
09	<u>OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT</u> 關乎發展項目的分區計劃大綱圖等	27	<u>DEFECT LIABILITY WARRANTY PERIOD</u> 欠妥之處的保養責任期
10	<u>LAYOUT PLAN OF THE DEVELOPMENT</u> 發展項目的布局圖	28	<u>MAINTENANCE OF SLOPES</u> 斜坡維修
11	<u>FLOOR PLANS OF THE RESIDENTIAL PROPERTY IN THE DEVELOPMENT</u> 發展項目的住宅樓面平面圖	29	<u>MODIFICATION</u> 修訂
12	<u>AREA OF RESIDENTIAL PROPERTY IN THE DEVELOPMENT</u> 發展項目中的住宅物業的面積	30	<u>RELEVANT INFORMATION</u> 有關資料
13	<u>FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT</u> 發展項目中的停車位的樓面平面圖	31	<u>THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT</u> 發展項目的互聯網網站
14	<u>SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE</u> 臨時買賣合約的摘要	32	<u>INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING</u> 申請建築物總樓面面積寬免的資料
15	<u>SUMMARY OF DEED OF MUTUAL COVENANT</u> 公契的摘要	33	<u>DATE OF PRINTING</u> 售樓說明書印製日期
16	<u>SUMMARY OF LAND GRANT</u> 批地文件的摘要	34	<u>POSSIBLE FUTURE CHANGES</u> 日後可能出現的改變
17	<u>INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES</u> 公共設施及公眾休憩用地的資料	35	<u>EXAMINATION RECORD</u> 檢視紀錄
18	<u>WARNING TO PURCHASERS</u> 對買方的警告		

01 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 plans (see Note 1) 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 (see Note 2). 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 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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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.

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 date (see Note 3) 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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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.

Note 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.

Note 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.

Note 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.

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	Estate Agents Authority	Real Estate Developers Association of Hong Kong
Website : www.consumer.org.hk	Website : www.eaa.orhk	Telephone : 2826 0111
Telephone : 2929 2222	Telephone : 2111 2777	Fax : 2845 2521
Email : cc@consumer.org.hk	Email : enquiry@eaa.org.hk	
Fax : 2856 3611	Fax : 2598 9596	

01 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（請見備註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（請見備註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。
- 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。

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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），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（請見備註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」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
 - 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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 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。

備註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。

備註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。

備註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。

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
---	---	--

一手住宅物業銷售監管局

2023年3月

02

INFORMATION ON THE DEVELOPMENT

發展項目的資料

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	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
887 Clear Water Bay Road	清水灣道887號
Total number of houses	獨立屋的總數
1	1
House numbering as provided in the approved building plans for the Development	發展項目的經批准的建築圖則所規定的門牌號數
N/A	不適用
Omitted house numbers	被略去的門牌號數
N/A	不適用

03

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 Million Loyal Investment Limited	賣方 百隆投資有限公司
Holding company of the Vendor Not applicable	賣方的控權公司 不適用
Authorized person for the Development Mr. Lee Kwok Chuen	發展項目的認可人士 李國銓
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his professional capacity Brighspect Limited	發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團 珀圖有限公司
Building contractor for the Development Ample Construction Company Limited	發展項目的承建商 盈信建築有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Johnson Stokes & Master	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 孖士打律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development Not applicable	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
Any other person who has made a loan for the construction of the Development Not applicable	已為發展項目的建造提供貸款的任何其他人 不適用

(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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	No 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	No 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable/No 不適用 / 否
(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 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	Not Applicable/No 不適用 / 否

05 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.

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 are no curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的幕牆。

06 INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

There is no person appointed as the manager of the development under any deed of mutual covenant that has been executed or latest draft deed of mutual covenant as at the date on which the sales brochure is printed.

沒有根據已簽立的公契或有關公契在該售樓說明書的印製日期的最新擬稿獲委任為該項目的管理人的人。

07 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

Pik Sha Road
碧沙路

Clear Water Bay Road
清水灣道

Mang Kung Uk Road
孟公屋路

Wo Tong Kong
禾塘崗



Clear Water Bay Road
清水灣道



Scale 比例:
0 50 100 150 200 250

Location of the Development
發展項目地點

LEGEND: 圖例:



a refuse collection point
垃圾收集站



a public carpark (including a lorry park)
公眾停車場(包括貨車停泊處)



a public utility installation
公用事業設施裝置



a religious institution (including a church, a temple and a Tsz Tong)
宗教場所(包括教堂、寺廟和祠堂)



a school (including a kindergarten)
學校(包括幼稚園)



a cemetery
墳場



sports facilities (including a sports ground and a swimming pool)
體育設施(包括運動場和游泳池)



public convenience
公廁



a public park
公園

The Location Plan is made with reference to Digital Topographic Map Series Code iB1000 Sheet Number 12-NW-17A (dated 11st July 2025), Sheet Number 12-NW-16B (dated 11st July 2025), Sheet Number 12-NW-16D (dated 11st July 2025) and Sheet Number 12-NW-17C (dated 11st July 2025) from the Survey and Mapping Office of the Lands Department with adjustments where necessary.

所在位置圖參考地政總署測繪處數碼地形圖(組別編號iB1000)，圖幅編號12-NW-16B(日期為2025年6月5日)，圖幅編號12-NW-16D(日期為2025年2月27日)，圖幅編號12-NW-17A(日期為2024年12月19日)，及圖幅編號12-NW-17C(日期為2025年5月8日)編制，有需要處經修正處理。

Notes:

- 1) Due to technical reasons (such as the shape of the development), this location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
- 2) The Vendors advise prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註:

- 1) 因技術原因(例如發展項目之形狀)，此所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》(第621章)所要求的範圍。
- 2) 賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。

Intellectual property rights of the Digital Map are owned by the Government of the HKSAR.

香港特別行政區政府為數碼地圖之知識產權擁有人。



Adopted from part of the aerial photograph, Photo No. E221039C, dated 20 March 2024, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR at a flying height of 2,000 feet.

摘錄自香港特別行政區政府地政總署測繪處於2024年3月20日在2,000呎飛行高度拍攝之鳥瞰照片，照片編號E221039C。

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

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。

Notes:

- 1) Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
- 2) Due to technical reasons (such as the shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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) 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。



Location of the Development
發展項目地點

Adopted from part of the aerial photograph, Photo No. E165812C, dated 10 April 2022, taken by the Survey and Mapping Office, Lands Department, The Government of the HKSAR at a flying height of 6,900 feet.

摘錄自香港特別行政區政府地政總署測繪處於2022年4月10日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號E165812C。

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

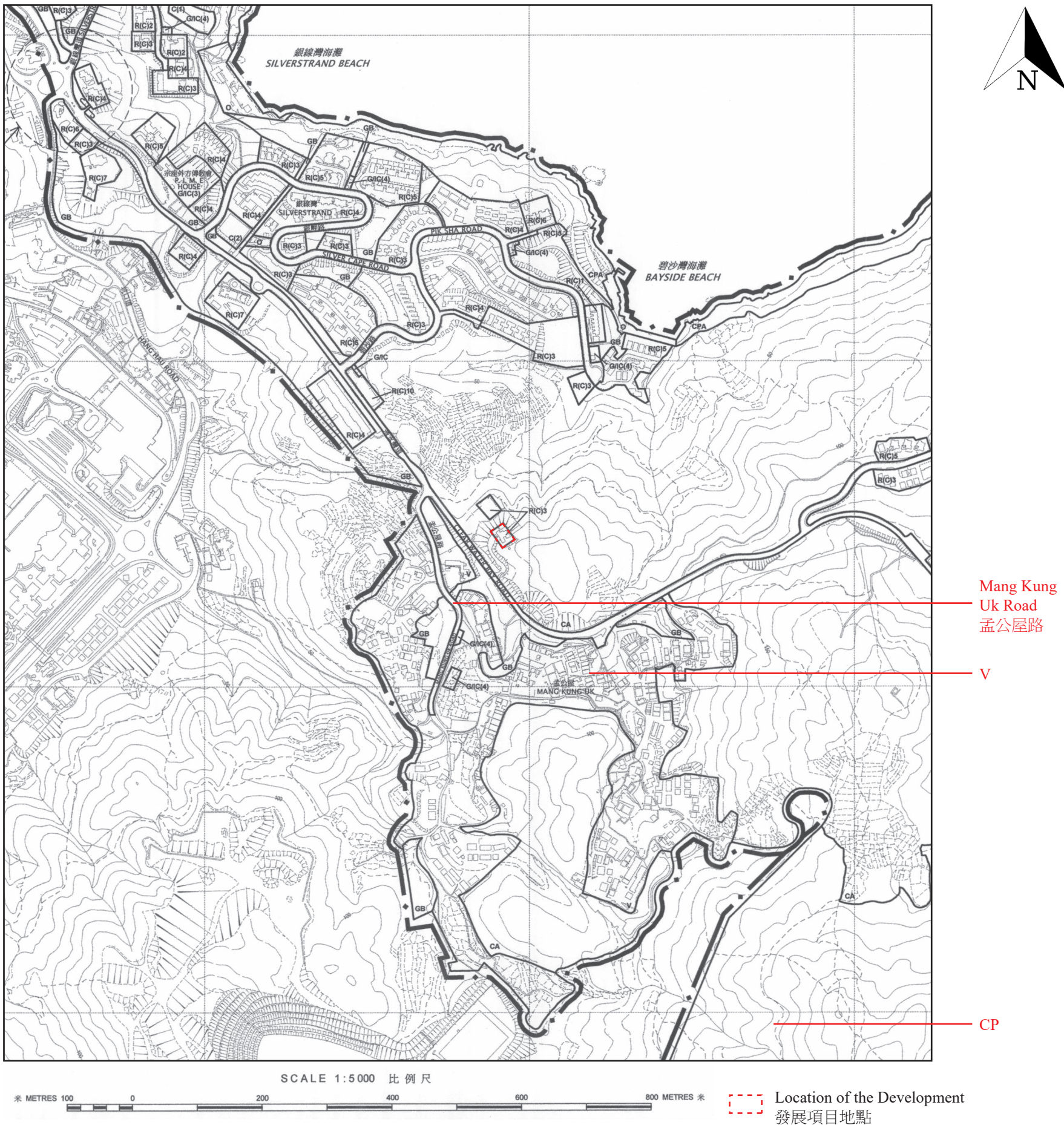
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得翻印。

Notes:

- 1) Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
- 2) Due to technical reasons (such as the shape of the Development), this aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).

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) 因技術原因（例如發展項目之形狀），此鳥瞰照片所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。



NOTATION

ZONES

Residential (Group C)
Government, Institution or Community
Open Space
Other Specified Uses
Green Belt
Country Park
Village Type Development
Conservation Area
Costal Protecton Area

R/C
G/IC
O
OU
GB
CP
V
CA
CPA

圖例

地帶

住宅 (丙類)
政府、機構或社區
休憩用地
其他指定用途
綠化地帶
郊野公園
鄉村式發展
自然保育區
海岸保護區

COMMUNICATIONS

Major Road and Junction
Elevated Road

==
=====

交通

主要道路及路口
高架道路

MISCELLANEOUS

Boundary of Planning Scheme
Petrol Filling Station

P F S

其他

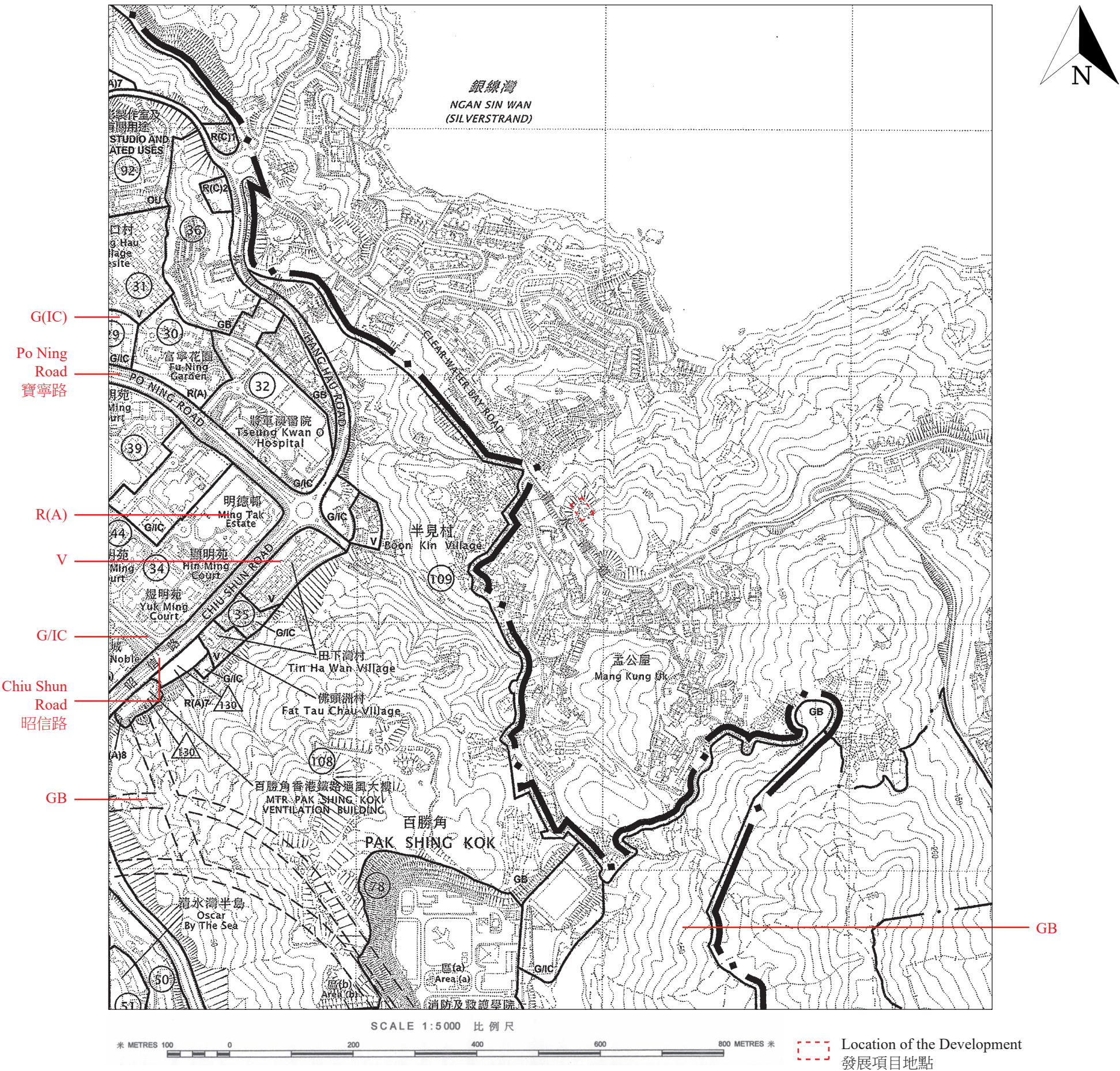
規劃範圍界線
加油站

Notes:

Copy of the Outline Zoning Plan of the Development is available for free inspection at the sales office during opening hours.
Due to technical reasons (such as the shape of the Development), this Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.
The Vendors advise prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

發展項目的分區計劃大綱圖之副本可於售樓處開放時間內免費查閱。
因技術原因（例如發展項目之形狀），此分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。
賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



NOTATION

ZONES

- Residential (Group C)
- Government, Institution or Community
- Open Space
- Other Specified Uses
- Green Belt
- Country Park
- Village Type Development
- Conservation Area
- Costal Protection Area

COMMUNICATIONS

- Major Road and Junction
- Elevated Road

MISCELLANEOUS

- Boundary of Planning Scheme
- Petrol Filling Station

圖例

地帶

- 住宅 (丙類)
- 政府、機構或社區
- 休憩用地
- 其他指定用途
- 綠化地帶
- 郊野公園
- 鄉村式發展
- 自然保育區
- 海岸保護區

交通

- 主要道路及路口
- 高架道路

其他

- 規劃範圍界線
- 加油站

Notes:

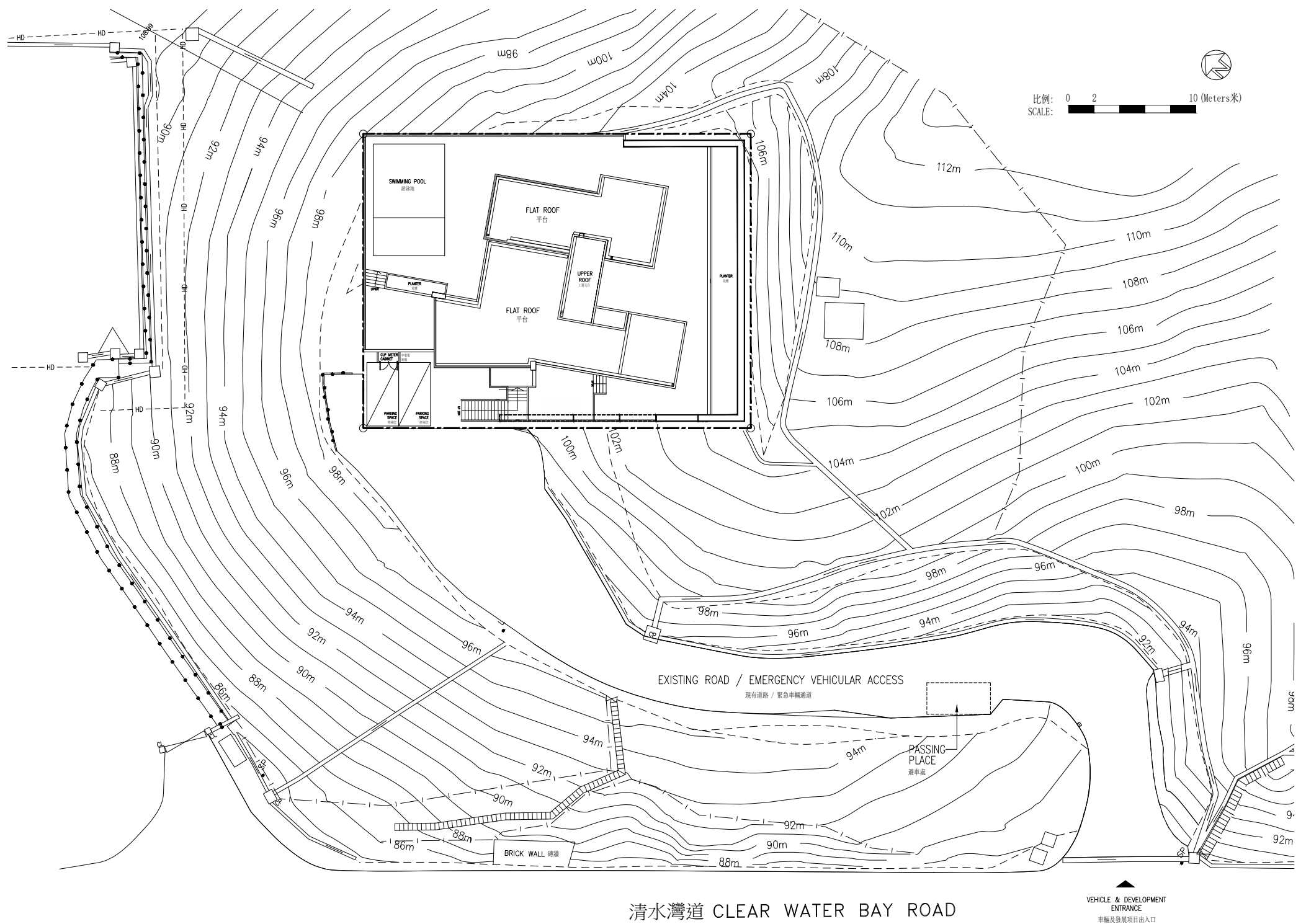
Copy of the Outline Zoning Plan of the Development is available for free inspection at the sales office during opening hours.
Due to technical reasons (such as the shape of the Development), this Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621).
The Outline Zoning Plan is reproduced with permission of the Director of Lands © The Government of the Hong Kong SAR.
The Vendors advise prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

發展項目的分區計劃大綱圖之副本可於售樓處開放時間內免費查閱。
因技術原因（例如發展項目之形狀），此分區計劃大綱圖所顯示的範圍可能多於《一手住宅物業銷售條例》（第621章）所要求的範圍。
分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。
賣方建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

10 LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



LEGEND:
圖例:

--- BOUNDARY OF THE DEVELOPMENT
發展項目的邊界

11 FLOOR PLANS OF THE RESIDENTIAL PROPERTY IN THE DEVELOPMENT

發展項目的住宅樓面平面圖

LEGEND FOR FLOOR PLAN 平面圖圖例

A.F.F.L. = ABOVE FINISHING FLOOR LEVEL 裝修後地面高度之上
BALCONY = 露台
BATHROOM = 浴室
BEDROOM 1 = 睡房1
BEDROOM 2 = 睡房2
BEDROOM 3 = 睡房3
BUILDING LINE ABOVE = 上層之建築物界線
CAT LADDER = 貓梯
CONC. CURB = CONCRETE CURB = 混凝土躉
CLP METER CABINET = 中電電制箱
DINING ROOM = 飯廳
DN = DOWN = 落
ENTRANCE = 入口
FAMILY ROOM = 家庭房
FILTRATION ROOM WITH FILTRATION PUMP 過濾室配備過濾泵
FLAT ROOF = 平台
FLUSHING WATER PUMP CABINET = 沖水泵櫃
FOYER = 門廳
FUNCTION ROOM = 多功能廳
G.M.S. RAILING = GALVANIZED MILD STEEL RAILING = 鍍鋅鋼扶手
KITCHEN = 廚房
LIVING ROOM = 客廳
F.A. = FLUE APERTURE = 煙道口
F.E. = FIRE EXTINGUISHER = 滅火器

MAIN ROOF = 主天台
MAID’S BATHROOM = 工人浴室
MASTER BEDROOM = 主人房
MASTER BATHROOM = 主人房浴室
P.D. = PIPE DUCT = 管道槽
PARAPET WALL = 矮護牆
PARKING SPACE= 停車位
PLANTER = 花槽
POWDER ROOM = 洗手間
RETAINING WALL = 擋土牆
SLOPING DOWN = 向下傾斜
STUDY ROOM = 書房
SWIMMING POOL = 游泳池
SWITCH ROOM = 總制房
UP = 上
UPPER ROOF = 上層天台
UTILITIES = 雜物間
VOID = 中空
WALK-IN CLOSET = 衣帽間

Remarks applicable to the floor plans of this section:

1. The dimensions of the floor plans are all structural dimensions in millimetre.
2. There may be architectural features on external walls.
3. The internal ceiling height within the residential property may vary due to structural, architectural and/or decoration design variations.
4. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower cubicle, sink counter etc., are architectural symbols extracted from the latest approved general building plans and are indication of their approximate location only and not indications of their actual size, designs and shapes.

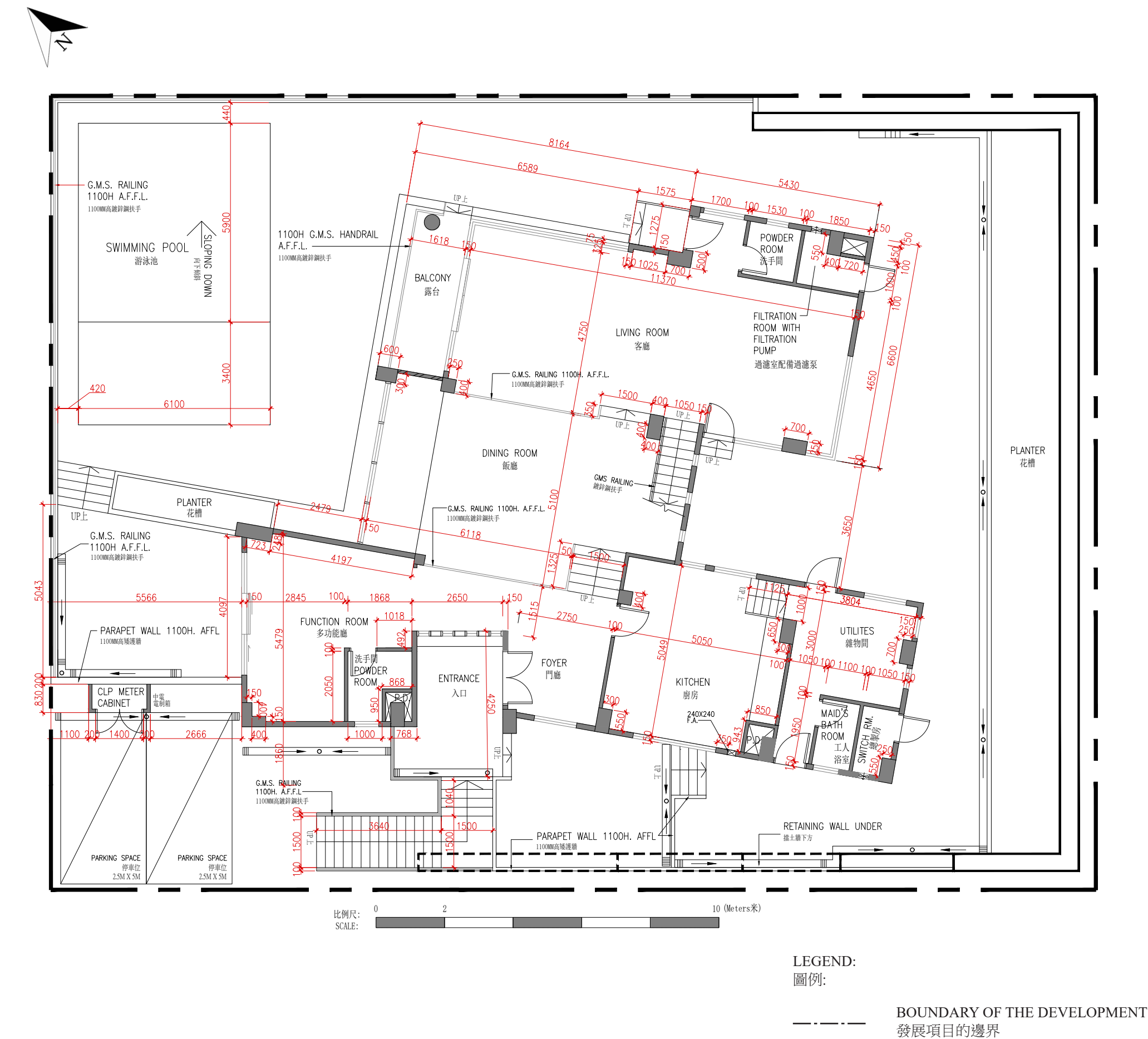
適用於本節各樓面平面圖之備註：

1. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
2. 外牆範圍或設有建築裝飾。
3. 住宅物業之室內天花高度將會因應結構、建築及/ 或裝修設計上的需要而有差異。
4. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則的建築圖示，只作展示其大約位置而非展示其實際大小、設計及形狀。

11 FLOOR PLANS OF THE RESIDENTIAL PROPERTY IN THE DEVELOPMENT

發展項目的住宅樓面平面圖

G/F Floor Plan
地下樓面平面圖

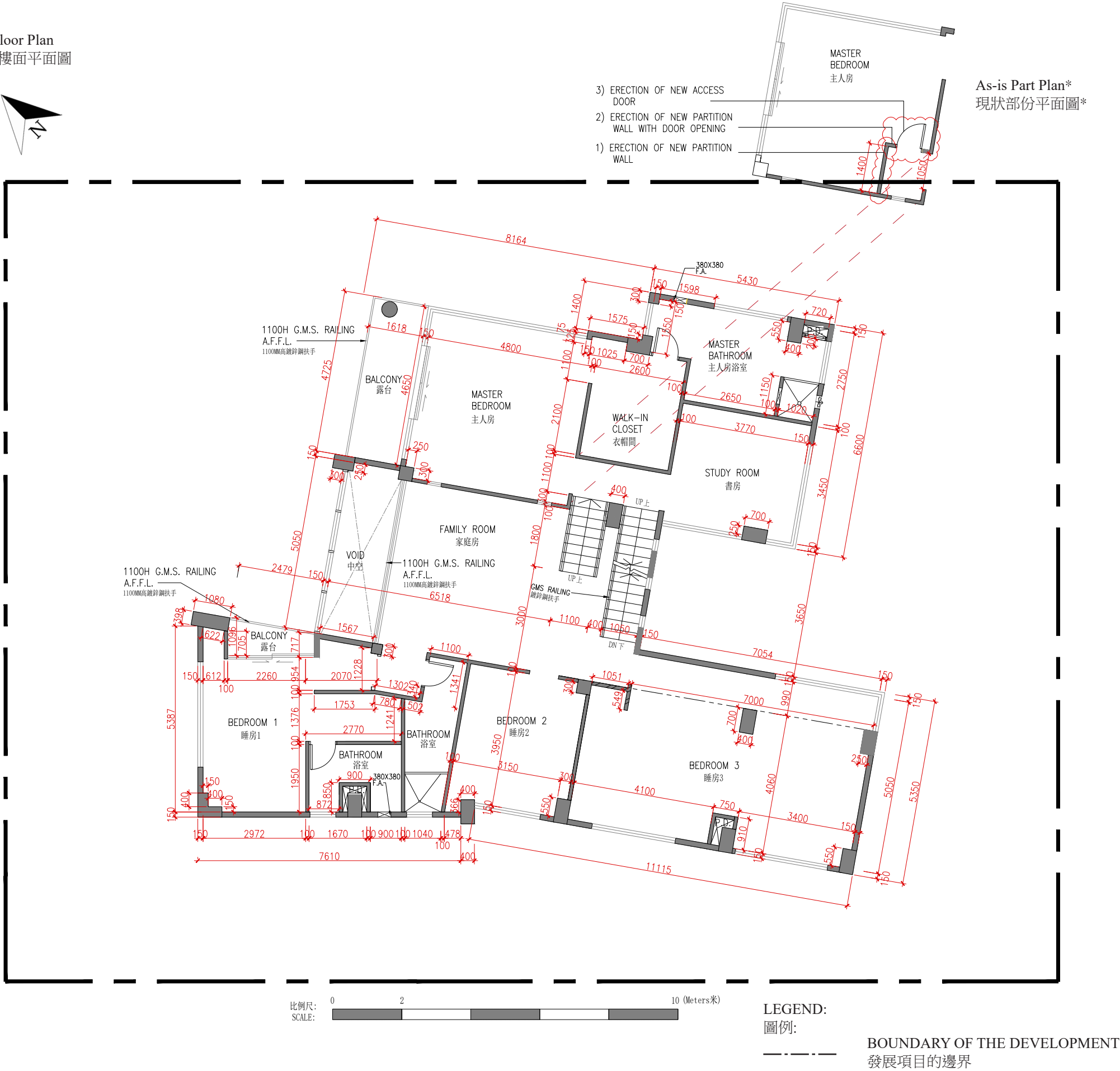


Floor 樓層	The floor-to-floor height (remark: refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of the residential property (mm) 住宅物業的層與層之間的高度（備註：指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板（不包括灰泥）的厚度（毫米）
G/F 地下	2797, 3795, 3960	150

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. (Remark: This statement requested 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，一般比較低樓層的內部面積稍大。（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。）

1/F Floor Plan
一樓樓面平面圖



Floor 樓層	The floor-to-floor height (remark: 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 the residential property (mm) 住宅物業的層與層之間的高度（備註：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）	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板（不包括灰泥）的厚度（毫米）
1/F 一樓	3330, 3660	150

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. (Remark: This statement requested 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.)

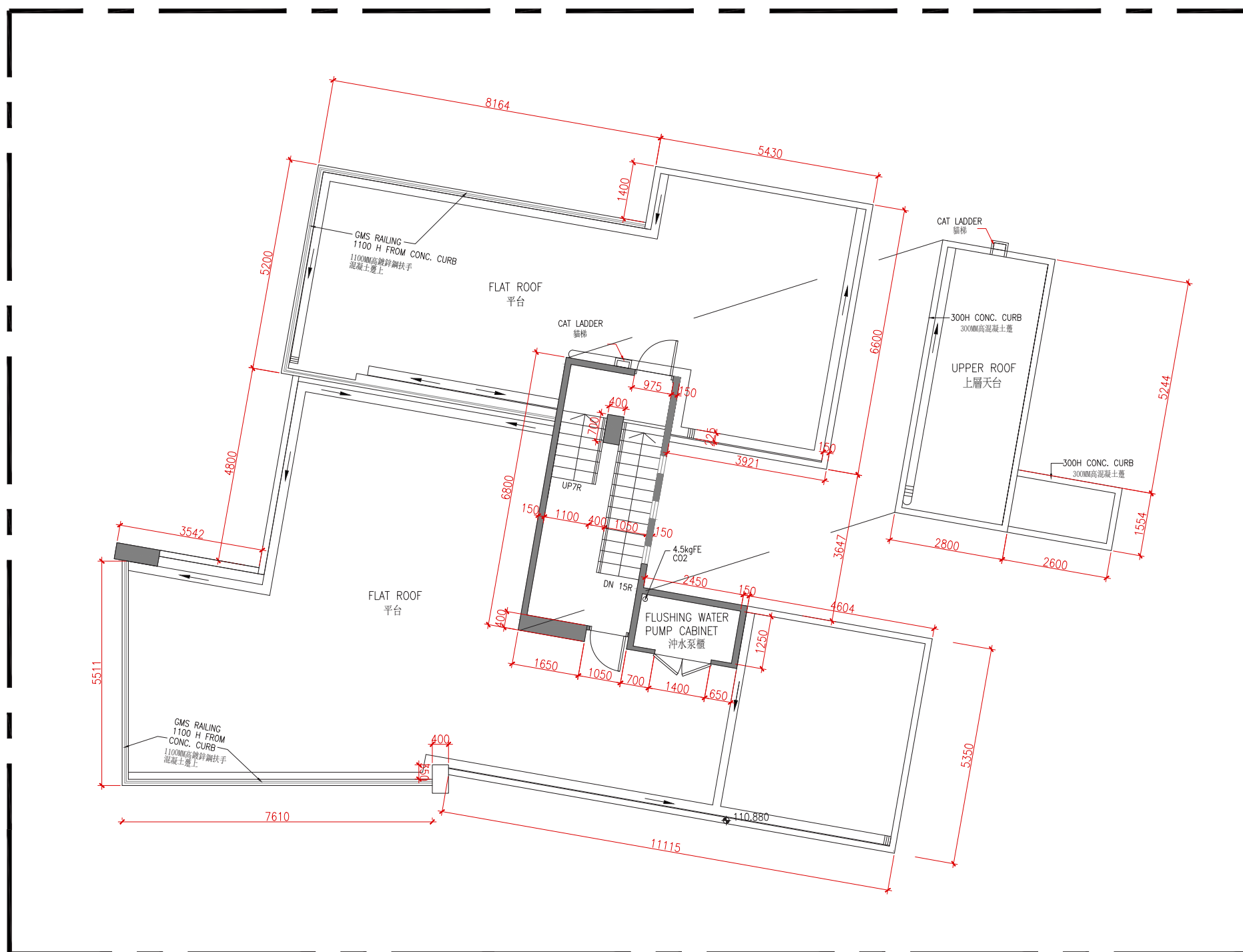
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（註：此根據《一手住宅物業銷售條例》附表1第一部第10(2)(e)條所規定的陳述並不適用於本發展項目。）

Note:
* This part of the Development has been altered by way of exempted building works under the Buildings Ordinance after completion of the Development, the latest condition of which is shown on the relevant as-is part plan. The alterations are as follows:
1) Erection of new partition wall
2) Erection of new partition wall with a door opening
3) Erection of new access door

備註：
* 發展項目此部份因在發展項目落成後進行獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀部份平面圖。該等改動如下：
1) 安裝新隔牆
2) 安裝新設有門洞的隔牆
3) 安裝新門框和通道門

發展項目的住宅樓面平面圖

Roof Floor Plan
天台樓面平面圖



LEGEND:
圖例:

Floor 樓層	The floor-to-floor height (remark: 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 the residential property (mm) 住宅物業的層與層之間的高度（備註：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）	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板（不包括灰泥）的厚度（毫米）
Roof 天台	2355, 3810	150

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. (Remark: This statement requested 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，一般比較低樓層的內部面積稍大。（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。）

12

AREA OF RESIDENTIAL PROPERTY 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)									
		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
887 CLEAR WATER BAY ROAD 清水灣道887號	429.389 (4622), Balcony 露台 17.427(188)	/	/	/	184.908 (1990.3)	/	25 (269.1)	16.25 (174.9)	/	/	/

The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

- Note:
1.

The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
2.

There is no utility platform and verandah in the Development.
3.

* refers to the area of ‘flat roof’ on the roof floor plan, # refers to the area of ‘upper roof’ on the roof floor plan.

住宅物業的實用面積，以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(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。

- 備註：
1.

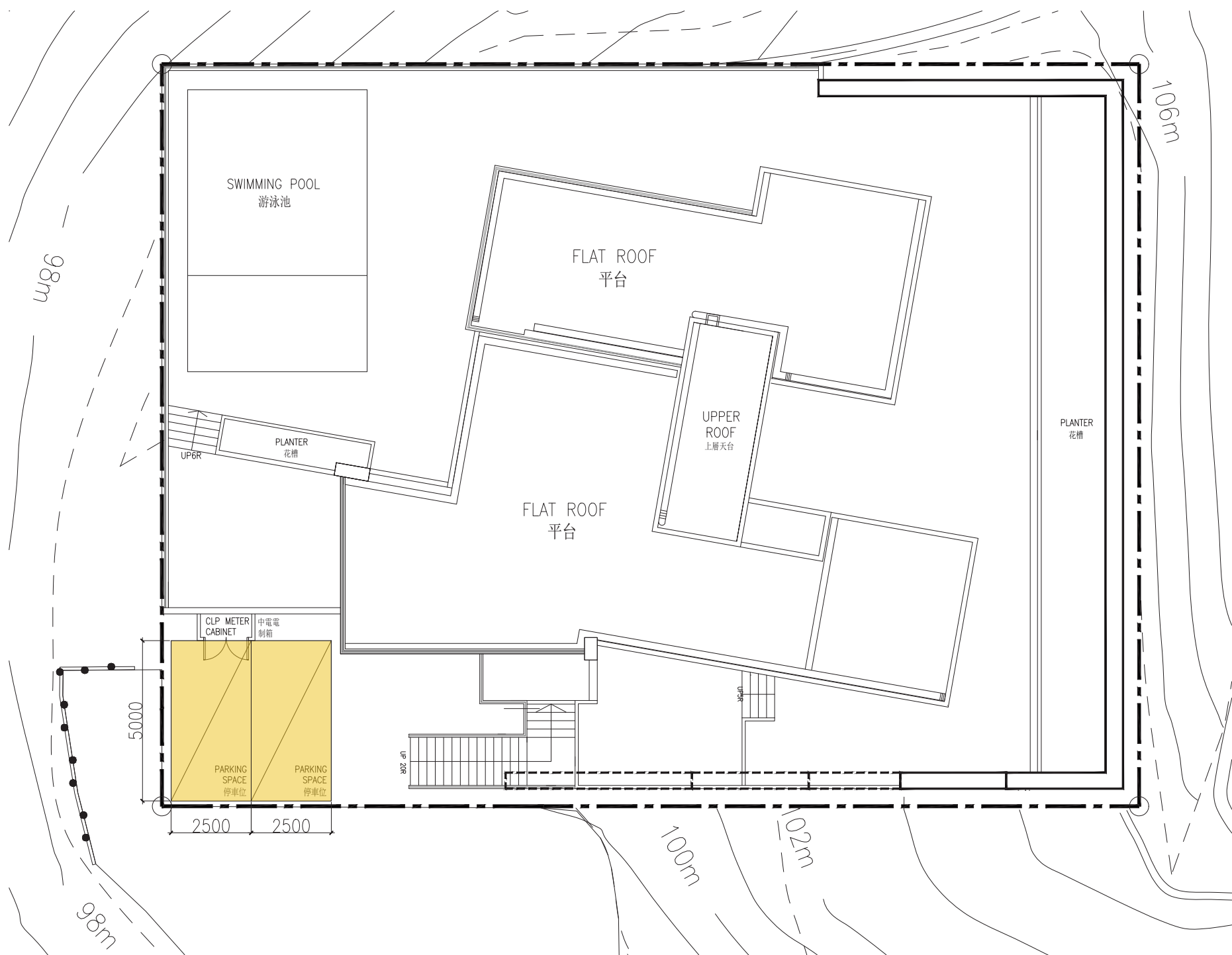
上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2.

發展項目並無工作平台及陽台。
3.

*表示天台樓面平面圖標示為「平台」的面積，#表示天台樓面平面圖標示為「上層天台」的面積

13

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



Location, Number, Dimensions and Area of Parking Space 停車位位置、數目、尺寸及面積				
Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimension of Parking Space (LxW)(m) 停車位尺寸(長x 闊)(米)	Area of Parking Space (sq.m.) 停車位面積 (平方米)
Parking Space 停車位	G/F 地下	2	5 x 2.5	12.5

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

- | | |
|--|--|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the preliminary agreement);</p> <p>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;</p> <p>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 –</p> <ul style="list-style-type: none">(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. | <p>1. 在簽署臨時買賣合約（該臨時合約）時須支付款額為 5% 的臨時訂金；</p> <p>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；</p> <p>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 –</p> <ul style="list-style-type: none">(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。 |
|--|--|

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

There is no deed of mutual covenant in respect of the Development.

本發展項目並沒有任何公契。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Lot 1447 in Demarcation District No. 243 (the “**Lot**”).
2. The Lot is granted under the New Grant No. SK4080 for a term of 99 years less three days commencing from 1 July 1898 (which said term is extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150)) (the “**Land Grant**”).
3. General Condition No.4 of the Land Grant stipulates that:-

“4(a) The grantee shall develop the lot by the erection thereon of a building or buildings complying with the Special Conditions and in all respects in accordance with the provisions of all Ordinance, Byelaws and Regulations relating to building and sanitation which are or may at any time be in force in the New Territories, other than New Kowloon such building/s to be completed before the expirations of 24 months from the date upon which possession of the lot is given, and shall expend thereon a sum of not less than \$40,000 (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).

4(b) The grantee of the lot shall throughout the tenancy maintain all buildings erected or which may at any time, hereafter be erected on the lot 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. 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 buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the District Commissioner, New Territories. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the District Commissioner, New Territories for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the District Commissioner, New Territories.”
4. General Condition No.6 of the Land Grant stipulates that:-

“Any private streets, roads, and lanes which are required to be formed shall be sited to the satisfaction of the District Commissioner, New Territories and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to the Government free of cost if so required. Where taken over by the Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by the Government at the cost of the grantee and thereafter) maintained at public expense but where remaining part of the area leased or to be leased, such streets roads or lanes, shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.”
5. General Condition No.7 of the Land Grant stipulates that:-

“The grantee shall not permit sewage or refuse water to flow from the lot on to any adjoining land or allow any decaying, noisome, noxious, excrementitious, or other refuse matter to be deposited on any portion of the lot and shall see that all such matter is removed daily from the premises in a proper manner.”
6. Special Condition No.4 of the Land Grant stipulates that:-

“The grantee shall not partition the lot, nor assign, mortgage, charge, sublet, part with the possession of or otherwise dispose of the lot except as a whole without having obtained the prior consent in writing of the District Commissioner, New Territories.”
7. Special Condition No.5 of the Land Grant stipulates that:-

“The lot shall be used for private residential purposes only.”
8. Special Condition No.6 of the Land Grant stipulates that:-

“(a) The grantee shall within 24 months from the date of this agreement form at his own expense and to the satisfaction of the District Commissioner, New Territories the area delineated and coloured red on the plan annexed hereto.

(b) For the purpose stated aforesaid, earth may be taken from Crown Land at such points and under such conditions as shall be approved by the said District Commissioner.”
9. Special Condition No.7 of the Land Grant stipulates that:-

“Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslide, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the District Commissioner, New Territories the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said District Commissioner shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling sway, landslide or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said District Commissioner may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.”
10. Special Condition No.8 of the Land Grant stipulates that:-

“In the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or mullahs or other government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, stormwater drains or nullahs or other government properties. The grantee shall indemnify Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.”
11. Special Condition No.9 of the Land Grant stipulates that:-

“The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the lot or on areas adjacent thereto which the District Commissioner, New Territories may consider it necessary to remove, divert or reinstate.”

16 SUMMARY OF LAND GRANT

批地文件的摘要

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

“Only one building for private residential use shall be erected on the lot, the design and the disposition of which shall be subject to the approval in writing of the District Commissioner, New Territories.”

13. Special Condition No.11 of the Land Grant stipulates that:-

“No part of any structure erected on the lot shall exceed a height of 25 feet above the mean formation level of the land on which it stands and the maximum area that maybe built over shall not exceed 2,400 square feet.”

14. Special Condition No.12 of the Land Grant stipulates that:-

“No structure shall be erected within 10 feet of any boundary of the lot.”

15. Special Condition No.13 of the Land Grant stipulates that:-

“The grantee shall pay to the Government on demand any sum which the District Commissioner, New Territories shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot.”

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

“The grantee shall at his own expense divert the existing path or way crossing the lot and shall reconstruct it to the satisfaction of the District Commissioner, New Territories on a line to be approved by him. The said existing path or way shall not, however, be interfered with until the path or way on the new alignment has been completed. On such completion all rights in respect of the said existing path or way will be transferred to the reconstructed path or way.”

17. Special Condition No.17 of the Land Grant stipulates that:-

“The grantee shall at his own expense construct and maintain to the satisfaction of the District Commissioner, New Territories such drains or channels as the said District Commissioner may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside 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 and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land.”

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

“The drainage of any building erected on the lot shall be effected as may be required by the Director of Public Works, and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks either within the lot or on Crown land or otherwise and on such terms as the said Director shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.”

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

“The Government is unable to provide facilities for flush drainage at present and can give no guarantee as to when such facilities will be available.”

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

“The Government is unable to supply water to the lot. The grantee shall make his own arrangements with regard to such supply under such conditions as may be imposed by the District Commissioner, New Territories.”

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

“A right-of-way from Clear Water Bay Road to the lot on a line and at such levels as may be approved by the District Commissioner, New Territories will be given. The grantee shall construct a road or path on the piece of ground over and along which such right-of-way shall be given at such time or times and in such manner as the said District Commissioner may approve, and shall uphold, maintain and repair such road or path and everything forming portion of or pertaining to it to the satisfaction of the said District Commissioner, and the grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public road from which the right-of-way is given, absorbing a portion of such piece of ground or affecting the gradient thereof, shall not give rise to any claim by the grantee, who shall carry out all consequent alterations to such road or path constructed by him.”

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

“The grant of the right-of-way referred to in Special Condition No.23 shall be in such form and on such conditions as may be approved by the Land Officer and shall not give the grantee the exclusive right to use the road or path constructed by him. The Government reserves the right to grant rights-of-way over such road or path to the owners of any other lots in the vicinity now or in the future, or to take over the whole or any portion of the said road or path for the purposes of a public road without payment of any compensation to the grantee or to other owners to whom rights-of-way over the whole or any portion of the said road or path may have been granted.”

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

“The grantee shall pay to the Government on demand the cost of removing any graves at present on the area coloured red on the plan annexed hereto.”

24. Special Condition No.26 of the Land Grant stipulates that:-

“No grave shall be made on the lot, nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon.”

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. 「發展項目」建於丈量約份第243約地段第1447號（「該地段」）。
2. 「該地段」根據《新批地文件》SK4080號（「批地文件」）承批，批地年期為99年減三天，由1898年7月1日開始生效（上述批地年期已根據《新界土地契約（續期）條例》（第150章）續期至2047年6月30日）。
3. 「批地文件」一般條件第4條訂明：

『4.（a） 承批人須遵照特別條件，以全面符合新界（不包括新九龍）所有現行或於任何時候生效的建築物及衛生相關「條例」、「附例」和「規例」的規定發展該地段，在該處興建一座或多座建築物。此等建築物將在承批人開始佔管該地段當日起二十四（24）個月內落成，並將就此投入不少於四萬元（\$40,000）的資金（上述款項不包括地盤平整、地基、出入道路及其他附屬工程的費用）。

4.（b）承批人須在整個批租年期內維修現時及此後任何時間已建或擬建於該地段的建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。如承批人在批租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，必須另行提供同類型和樓面面積相等的良好穩固建築物，又或提供類型及價值經新界民政署署長批准的建築物以作替代。如進行上述拆卸工程，承批人應在施工一（1）個月內向新界民政署署長申請同意進行建造工程重建該地段，而新界民政署署長給予同意後則須在三（3）個月內展開必要的重建工程，以及在新界民政署署長指定的期限內以其滿意的方式完成工程。』
4. 「批地文件」一般條件第6條訂明：

『本文訂明拓建的任何私家街、路及巷，選址必須令新界民政署署長滿意，並按其決定納入或不涵蓋於批租的該地段範圍。無論如何，此等私家街、路及巷必須在「政府」規定時免收費用交還「政府」。上述私家街、路及巷如交還「政府」，「政府」將進行該處的路面鋪築、路緣石、排水渠（包括污水渠及雨水渠）和渠道工程，費用由承批人支付，其後則以公帑維修。如上述私家街、路及巷仍屬於批租地段一部分，承批人須自費以工務司全面滿意的方式，在該處提供鋪築路面、路緣石、排水渠、渠道及進行維修工程。』
5. 「批地文件」一般條件第7條訂明：

『承批人不可允許該地段的污水或廢水流入任何毗連土地，或容許任何腐爛、惡臭、有毒、有分泌物質或其他廢物在該地段任何部分堆積，並要確保每日在處所妥善清理所有此等物質。』
6. 「批地文件」特別條件第4條訂明：

『如事前未獲新界民政署署長書面同意，承批人不可分割該地段，而除非以整體方式，否則亦不可轉讓、按揭、押記、分租、出讓或以其他方式處置該地段。』
7. 「批地文件」特別條件第5條訂明：

『該地段只可作私人住宅用途。』
8. 「批地文件」特別條件第6條訂明：

『（a） 承批人須在本協議訂立日二十四（24）個月內自費以新界民政署署長滿意的方式平整本文所附圖則劃界並以紅色顯示的範圍。

（b）為達致上述目的，承批人可在前述民政署署長批准的地點，按照前述民政署署長批准的條件，從「官地」採集泥土。』
9. 「批地文件」特別條件第7條訂明：

『如因配合或鑒於該地段或其任何部分的平整、水準測量或發展事宜而在毗鄰或附近山坡或堤岸進行任何削土、移土或土地後移工程，或需要建造或填土，承批人須在當時或其後任何時間，按需要自費建造護土牆或其他支承結構，以保護和支撐此等山坡、堤岸或該地段本身，以避免及防止其後發生任何滑土、山泥傾瀉或地陷。承批人必須持續維修上述護土牆或其他支承結構，以保持其修繕妥當及狀況良好。無論何時，如因承批人不履行本條規定而於任何時間導致或引起毗鄰山坡、堤岸或該地段本身發生任何滑土、山泥傾瀉或地陷，承批人須自費還原並修葺該處，同時向「政府」彌償因為或由於滑土、山泥傾瀉或地陷所招致、蒙受或引致之所有費用、收費、損害、申索和索償並確保其免責。如新界民政署署長無論何時認為承批人不履行本條規定，則民政署署長除享有本文訂明可就違反本文規定追討之任何其他權利或補償權外，另有權向承批人發出書面通知，要求承批人執行建造及／或維修工程，又或還原和修葺任何滑土、山泥傾瀉或地陷範圍。如承批人疏忽或未能在通知訂明的期限內執行通知的指示，民政署署長可即時執行和進行工程，承批人須在接獲通知時向「政府」償還有關的費用。』
10. 「批地文件」特別條件第8條訂明：

『如有來自該地段或任何受該地段發展工程影響的其他地方之廢土或廢料堆積腐爛和沖下公共後巷或道路或排入道路下水道、污水渠、雨水渠或明渠或其他政府產業，承批人必須負責並且在政府要求時支付清理「政府」產業上該等廢土或廢料的費用，或支付公共後巷或道路或排入道路下水道、污水渠、雨水渠或明渠或其他政府產業受損的賠償，此外承批人並須就堆積腐爛及沖下廢土導致私人物業受損或滋擾所引起的所有訴訟、索償及申索向「政府」作出彌償。』
11. 「批地文件」特別條件第9條訂明：

『承批人須在「政府」要求時，向「政府」支付按需要移除、改道和異地還原該地段或毗鄰範圍內新界民政署署長認為有必要移除、改道和異地還原的任何排水渠、污水渠、明渠、水道、水管、電纜、電線、公用服務或任何其他工程或裝置的費用。』

16 SUMMARY OF LAND GRANT

批地文件的摘要

12. 「批地文件」特別條件第10條訂明：

『該地段僅可建造一座建築物作私人住宅用途。該建築物的設計和布局須提交新界民政署署長申請書面批准。』

13. 「批地文件」特別條件第11條訂明：

『該地段上任何構築物的高度均不得超過其所在地面平均地基水平線25呎，最大建築面積不可超過2,400平方呎。』

14. 「批地文件」特別條件第12條訂明：

『不可在距離該地段任何邊界範圍10呎內興建任何構築物。』

15. 「批地文件」特別條件第13條訂明：

『如因承批人、其承辦商或分承辦商或其各自的工人或車輛或因該地段任何廢土導致毗鄰公共道路受損，承批人須在「政府」通知時支付經新界民政署署長核實的修葺費用。』

16. 「批地文件」特別條件第15條訂明：

『承批人須自費將越過該地段的現存路徑或通道改道，並以新界民政署署長滿意的方式在其批准的走線上重建，惟直至建於新走線的路徑或通道落成，承批人不可干預上述現存路徑或通道。新建徑道或通道落成啟用後，上述現存路徑或通道的所有相關權利將轉移到重建的新路徑或通道。』

17. 「批地文件」特別條件第17條訂明：

『承批人須按新界民政署署長視為必要，自費以民政署署長滿意的方式建造和維修排水渠或渠道，以截流和輸送所有落下或從山坡流進該地段的暴雨水或雨水。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及申索，承批人須承擔全責以及向「政府」及其人員彌償並確保彼等免責。此外，承批人須在整個批租年期持續負責維修和修理此等排水渠及渠道，不論是位於該地段邊界內或「官地」亦然。』

18. 「批地文件」特別條件第20條訂明：

『該地段上任何建築物布設的排水裝置應符合工務司的要求。承批人須自費以工務司滿意的方式作出所有安排，在該地段內或「官地」上等地點，按照工務司指定的條款建造化糞池，以處置髒水或污染水。如因此造成任何損毀或滋擾，承批人須獨力承擔全責。』

19. 「批地文件」特別條件第21條訂明：

『「政府」目前無法提供沖廁排水設施，亦不能保證何時將供應此類設施。』

20. 「批地文件」特別條件第22條訂明：

『「政府」無法為該地段供水，承批人須按照新界民政署署長制訂的條件自行安排供水。』

21. 「批地文件」特別條件第23條訂明：

『「政府」將批出清水灣道至該地段走線上經新界民政署署長批准水平的通道權。承批人須按照新界民政署署長指定的時間和方式，在已獲批通道權沿線的土地建造一條道路或路徑，並且以民政署署長滿意的方式保養、維修及修理該道路或路徑和所有附屬及關連物件。承批人須對所有上述範圍整體承擔責任，猶如其乃絕對擁有人。倘已獲批通道權的公共道路有任何更改，以致上述土地一部分被吸納其中或坡度受影響，承批人不得就此提出任何索償，承批人須自行在其建造的道路或路徑作出相應的更改。』

22. 「批地文件」特別條件第24條訂明：

『特別條件第23條所述的通道權將以地政官批准的形式及條件批出，承批人並無使用其建造道路或路徑的專有權。「政府」保留權利現在或將來向附近任何其他地段 的擁有人批出該道路或路徑的通道權，又或接管整條道路或路徑或當中任何部分作為公共道路，而毋須向承批人或已獲批上述整條道路或路徑或當中任何部分通道權的其他擁有人支付任何補償。』

23. 「批地文件」特別條件第25條訂明：

『承批人須在「政府」通知時支付移除本文所附圖則以紅色顯示範圍內現存墳墓的費用。』

24. 「批地文件」特別條件第26條訂明：

『該地段不可建造任何墳墓，亦不可安葬或放置任何人類遺體，不論屬陶泥金塔等。』

註：請參考「批地文件」以了解全部詳情。「批地文件」全文現存於售樓處，於開放時間可按要求供免收費用閱覽，並可在支付所需影印費用後取得「批地文件」的影印本。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use	A. 批地文件規定須興建並提供予政府或供公眾使用的設施
Not applicable.	不適用。
B. 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	B. 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設施
Not applicable.	不適用。
C. Size of 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	C. 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休憩用地的大小
Not applicable.	不適用。
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)	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份
Not applicable.	不適用。
E. A plan that shows the location of those facilities and open spaces, and those parts of the land	E. 顯示上述各設施及休憩用地和該土地各部分位置的圖則
Not applicable.	不適用。
F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land	F. 關於各項設施及休憩用地和該土地各部分的批地文件條文
Not applicable.	不適用。
G. 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	G. 指定住宅物業每份公契關於各設施及休憩用地和該土地各部分的條文
Not applicable.	不適用。

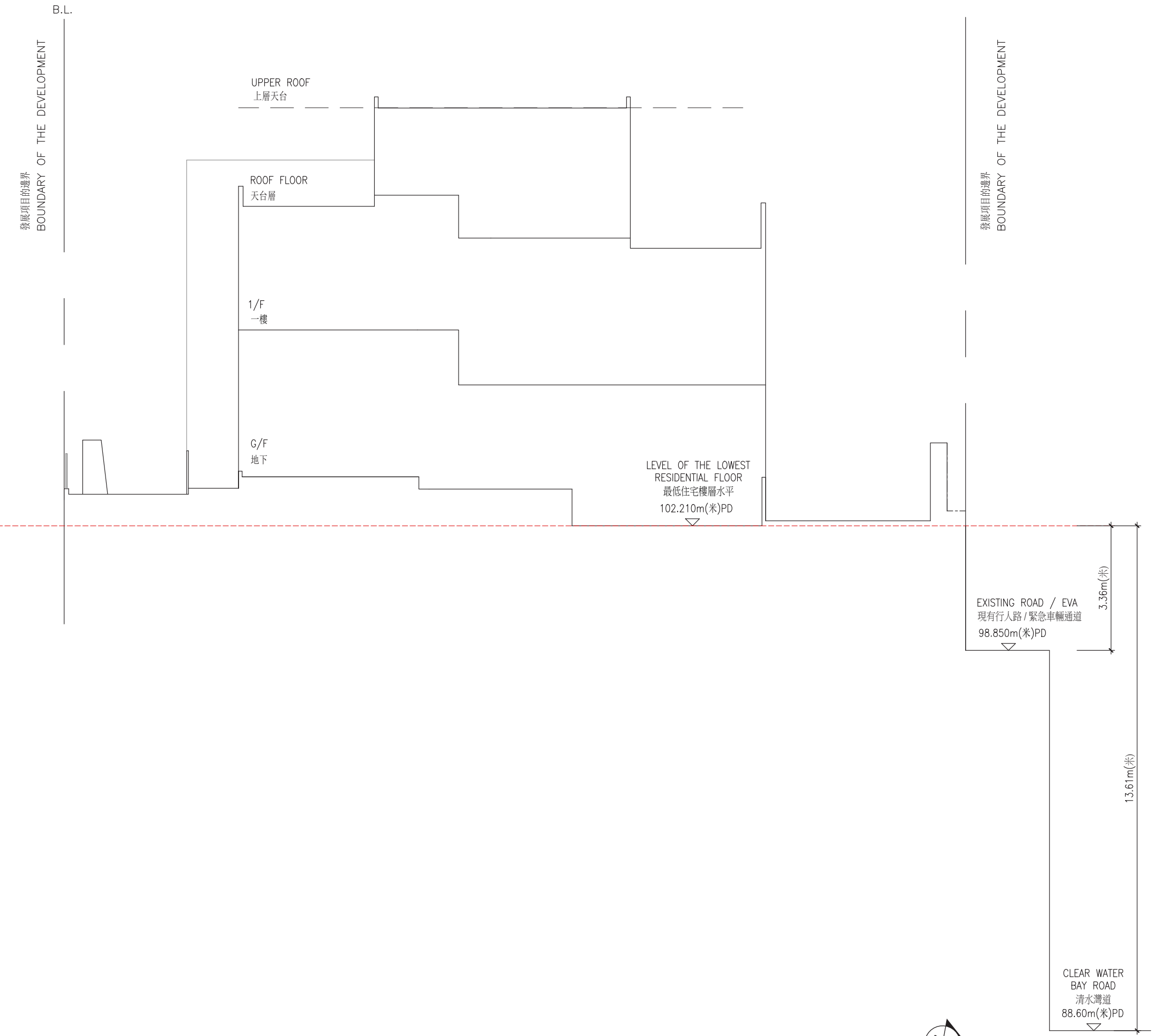
18

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; and
 4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
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；及
 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。

Section A
剖面圖A



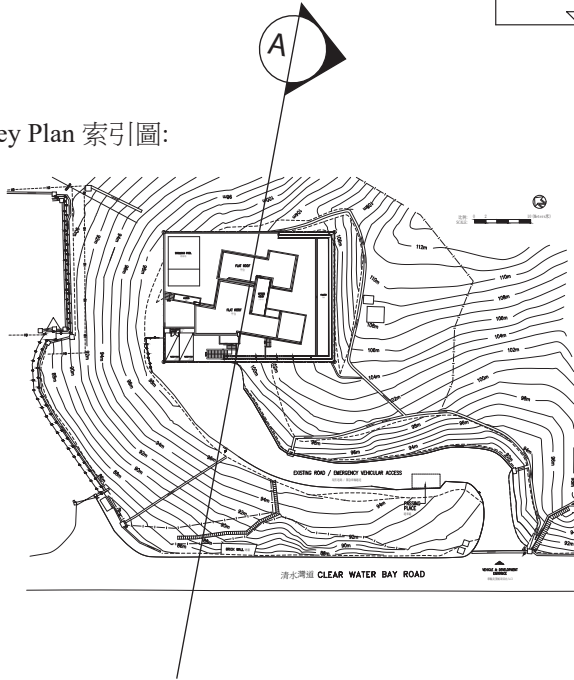
1. - - - - red dotted line denotes the lowest residential floor.
2. ▽ denotes height in metres above Hong Kong Principal Datum (mPD).

The part of Clear Water Bay Road adjacent to the building is 88.60 metres above the Hong Kong Principal Datum.
The part of the existing road / emergency vehicular access adjacent to building is 98.850 metres above the Hong Kong Principal Datum.

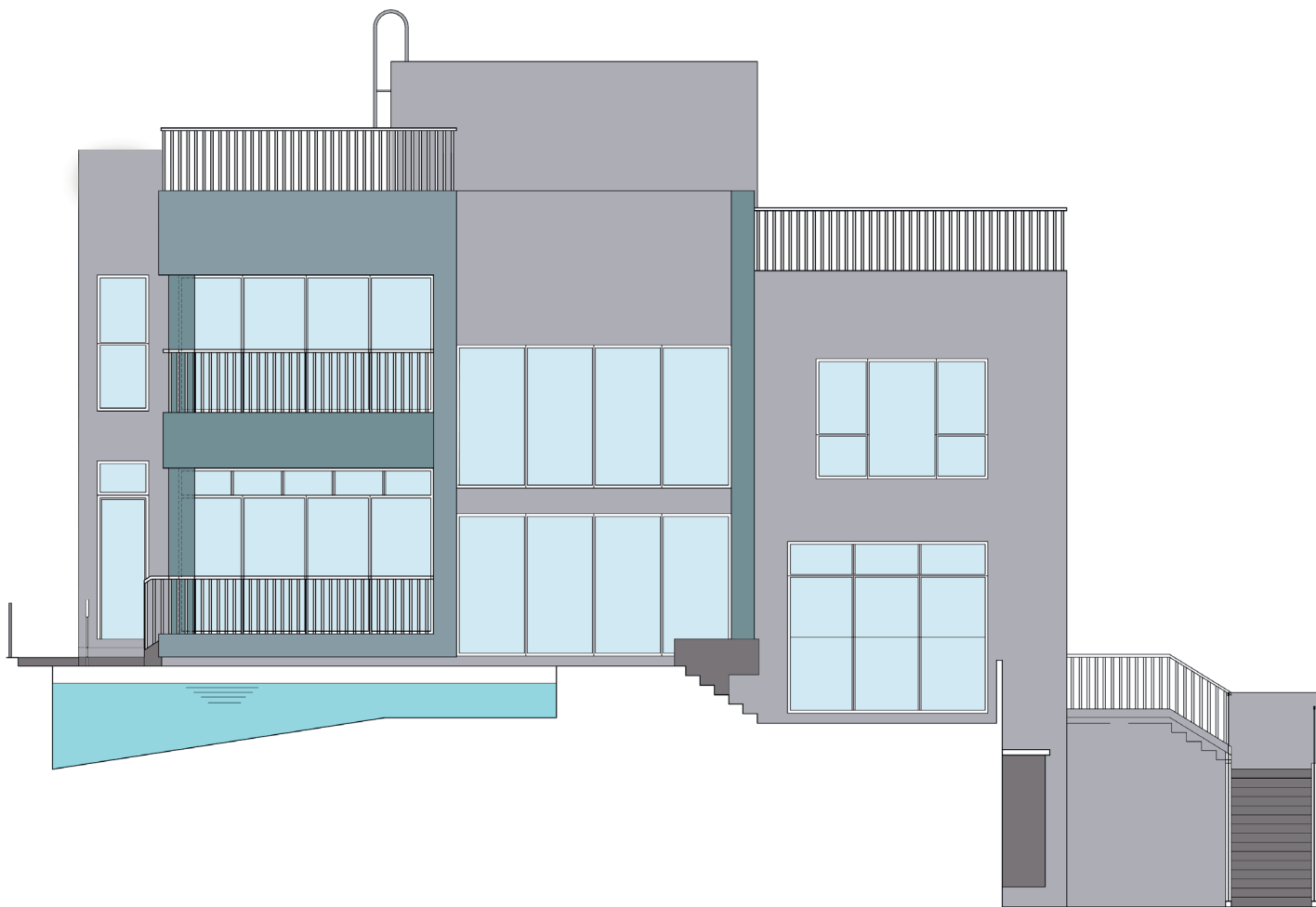
1. - - - - 紅色虛線表示最低的住宅樓層水平。
2. ▽ 表示高於香港主水平基準 (mPD) 的高度（以米為單位）。

鄰近建築物的清水灣道部份高於香港主水平基準 88.60 米。
鄰近建築物的行人路 / 緊急車輛通道部份高於香港主水平基準 98.850 米。

Key Plan 索引圖:



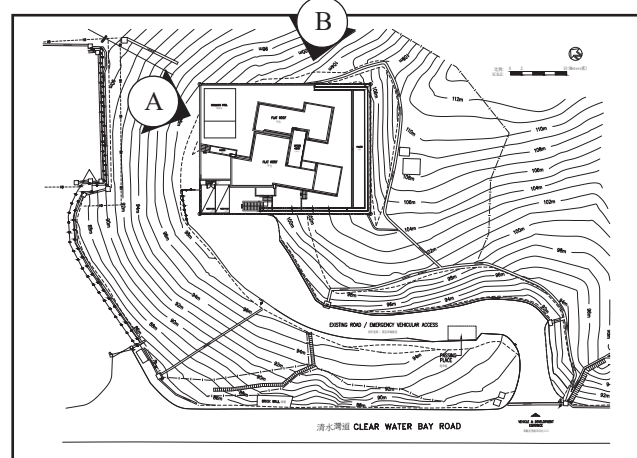
Elevation A
立面圖A



Elevation B
立面圖B



Key Plan 索引圖:



Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as of 19 June 2008; and
2. are in general accordance with the outward appearance of the Development.

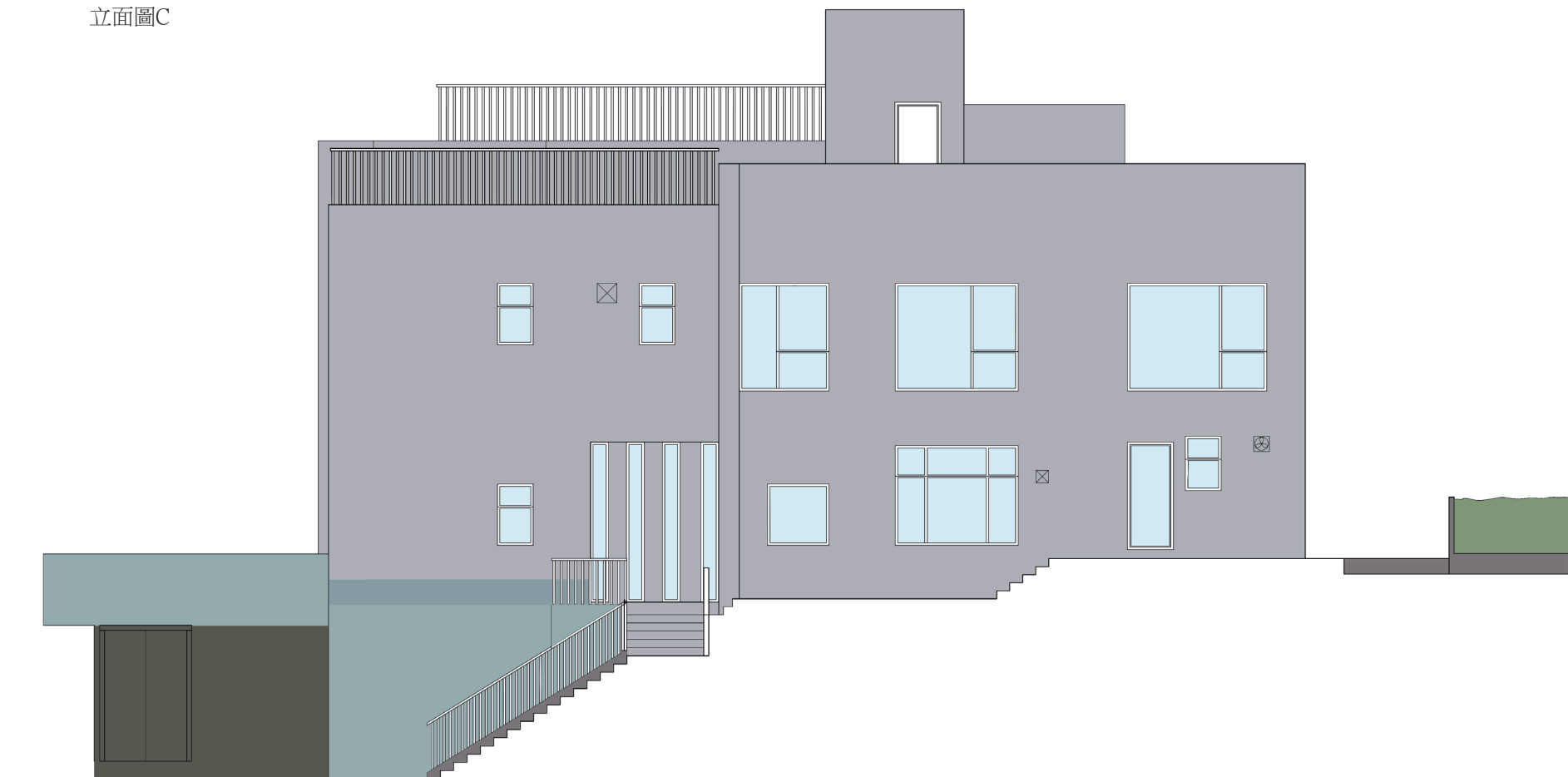
發展項目的認可人士證明本圖所顯示的立面:

1. 以2008年6月19日的情況為準的發展項目的批准的建築圖則為基礎擬備;及
2. 大致上與發展項目的外觀一致。

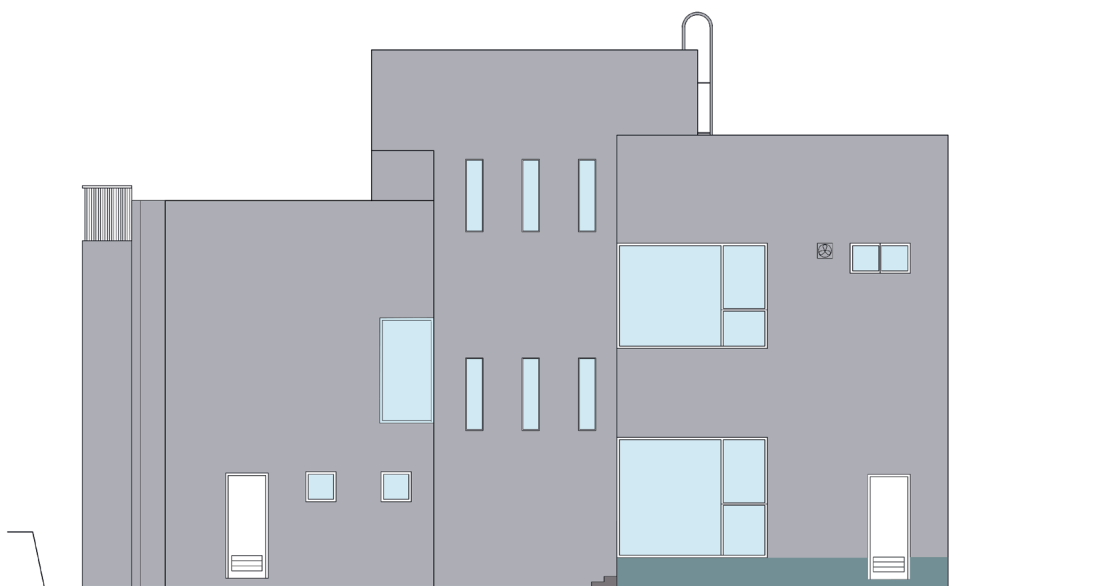
20 ELEVATION PLANS

立面圖

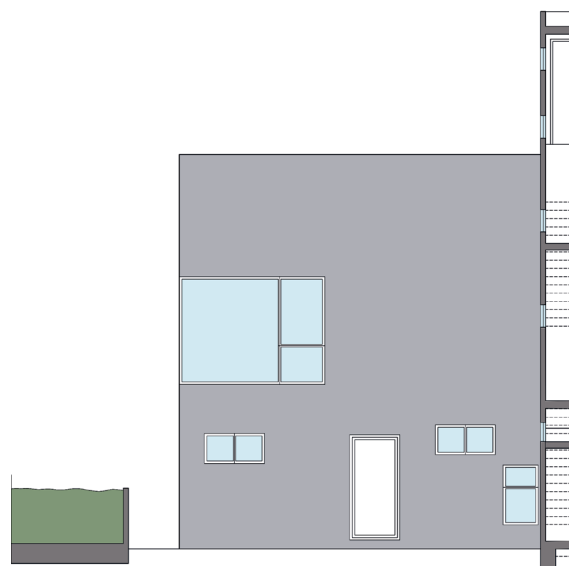
Elevation C
立面圖C



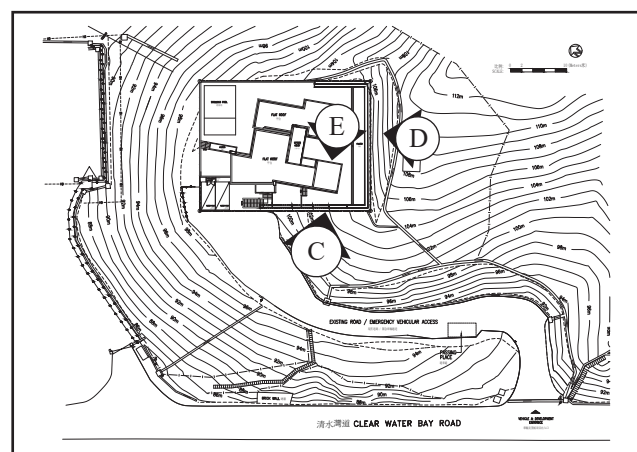
Elevation D
立面圖D



Elevation E
立面圖E



Key Plan 索引圖:



Authorized Person for the Development certified that the elevations shown on this plan:

1. are prepared on the basis of the approved Building Plans for the Development as of 19 June 2008; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面:

1. 以2008年6月19日的情況為準的發展項目的批准的建築圖則為基礎擬備;及
2. 大致上與發展項目的外觀一致。

21

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

Not Applicable

不適用

22

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

- | | |
|---|---|
| 1. Copies of the outline zoning plans relating to the development are available at www.ozp.tpb.gov.hk . | 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. There is no deed of mutual covenant in respect of the Development. | 2. 本發展項目並沒有任何公契。 |
| 3. The inspection is free of charge. | 3. 無須為閱覽付費。 |

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Fittings & Finishes

裝置及裝修物料

1. Exterior finishes 外部裝修物料				
Item 細項		Description 描述		
a.	External Wall 外牆	Type of finishes 裝修物料的類型	External paint 外牆漆	
b.	Window 窗	Material of frame 框的用料	Aluminium frame 鋁質框	
		Material of glass 玻璃材質	Living room, dining room, function room 客廳、飯廳、多 功能廳	Glass panel 玻璃面板
			Bedroom 睡房	Glass panel 玻璃面板
c.	Bay window 窗台	Material of bay window 窗台的用料	Not applicable 不適用	
		Window sill finishes 窗台板的裝修 物料	Not applicable 不適用	
d.	Planter 花槽	Type of finishes 裝修物料的類型	External paint 外牆漆	
e.	Balcony 露台	Type of finishes of balcony 露台裝修物料的 類型	Floor: Homogeneous tiles 地板：過底磚	
			Wall: External paint 牆身：外牆漆	
			Ceiling: External paint 天花：外牆漆	
		Whether balcony is covered 露台是否有蓋	Balcony is covered 露台有上蓋	
f.	Drying facilities for clothing 乾衣設施	Type 類型	Not applicable 不適用	
		Material 乾衣設施	Not applicable 不適用	

2. Interior finishes 室內裝修物料					
Item 細項		Description 描述			
			Wall 牆壁	Floor 地板	Ceiling 天花板
a.	Lobby 大堂	Type of wall, floor and ceiling finishes 牆身、地板及 天花板的裝修 物料的類型	Emulsion paint (On exposed surfaces) 乳膠漆（ 於 外露位置 ）	Homoge- neous tiles 過底磚	Aluminium false ceiling 鋁質假天花
b.	Internal wall and ceiling 室內牆身及天花 板	Type of finishes of foyer, living room, dining room, function room, family room, bedrooms 門廳、客廳、 飯廳、多功能 廳、家庭房、 睡房裝修物料 的類型	Emulsion paint (On exposed surfaces) Family room: reconstituted brick feature wall and emulsion paint (on exposed surfaces) 乳膠漆（ 於外露位置 ） 家庭房：造磚特色牆及乳 膠漆（ 於外露位置 ）		Emulsion paint 乳膠漆

2. Interior finishes 室內裝修物料					
Item 細項		Description 描述			
			Floor 地板	Skirting 牆腳線	
c.	Internal floor 室內地板	Material of foyer and function room 門廳及多功能廳 的用料	Homogeneous tiles 過底磚	Not applicable 不適用	
		Material of dining room, living room and family room 客廳、飯廳、家 庭房的用料	Vinyl flooring 膠地板	Not applicable 不適用	
		Material of Master Bedroom, Bedroom 1, 2, 3, 主人房、睡房 1、 睡房 2、睡房 3 的用料	Carpet tiles 方塊地毯	Not applicable 不適用	
			Wall 牆壁	Floor 地板	Ceiling 天花板
d.	Bathroom 浴室	Type of finishes 裝修物料的類型	Homo- geneous tiles 過底磚	Homo- geneous tiles 過底磚	Aluminium false ceiling 鋁質假天花
		Whether the wall finishes run up to ceiling 牆身的裝修物料 是否鋪至天花板	Wall finishes run up to false ceiling 牆身裝修物料鋪砌至假天花		
			Wall 牆壁	Floor 地板	Ceiling 天花板
e.	Kitchen 廚房	Type of finishes 裝修物料的類型	Ceramic tiles & Homo- geneous tiles 瓷磚 & 過底磚	Homo- geneous tiles 過底磚	Metal false ceiling 金屬假天花
		Finish of cooking bench top 灶枱的裝修物料	Artificial Stone 無縫石		
		Whether the finishes run up to ceiling 牆身的裝修物料 是否鋪至天花板	Wall finishes run up to false ceiling 牆身裝修物料鋪砌至假天花		

3. Interior fittings 室內裝置					
Item 細項		Description 描述			
			Material 用料	Finishes 裝修物料	Accessories 配件
a.	Doors 門	Main entrance door 正門入口	Timber door 木門	Paint 油漆	Lockset, handle 門鎖、手把
		Function room door to outside 多功能廳通往 室外的門	Aluminium framed glass sliding door 鋁框玻璃趟門	Glass panel 玻璃面板	Sliding track, handle and lockset 路軌、手把及 門鎖
		Study room door 書房門	Timber door 木門	Paint 油漆	Door closer, handle and door stopper 門鼓、手把及 門擋

23

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

Item 細項		Description 描述			
			Material 用料	Finishes 裝修物料	Accessories 配件
		Bedroom 1, 2, 3 door 睡房 1、2、3 的門	Timber door 木門	Paint 油漆	Door closer, handle and door stopper 門鼓、手把及門擋
		Toilet doors 洗手間門	Timber door 木門	Paint 油漆	Lockset, handle and door stopper 門鎖、手把及門擋
		Master Bedroom door facing balcony 主人房面向露台的門	Aluminium framed glass sliding door 鋁框玻璃趟門	Glass panel 玻璃面板	Sliding track, handle and lockset 路軌、手把及門鎖
		Bedroom 1 door facing balcony 睡房 1 面向露台的門	Aluminium framed glass sliding door 鋁框玻璃趟門	Glass panel 玻璃面板	Sliding track, handle and lockset 路軌、手把及門鎖
		Living room door to outside 客廳通往室外的門	Metal door 金屬門	Metal 金屬	Door closer and lockset 門鼓及門鎖
		Kitchen door 廚房門	Timber framed with visional glass panel door 木框玻璃面板門	Glass panel 玻璃面板	Lockset, handle and door stopper 門鎖、手把及門擋
		Living room door to balcony 客廳通往露台的門	Aluminium framed glass sliding door 鋁框玻璃趟門	Glass panel 玻璃面板	Sliding track, handle and lockset 路軌、手把及門鎖
		Switch room door 掣房門	Metal door 金屬門	Metal 金屬	Door closer and lockset 門鼓及門鎖
		Fittings & Equipment 裝置及設備		Type 類型	Material 用料
b.	Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Wash basin mixer 洗手盆水龍頭		Chrome plated 鍍鉻
			Water closet 坐廁		Enamel 搪瓷
			Wash basin 洗手盆		Enamel 搪瓷
			Paper holder 廁紙架		Chrome plated 鍍鉻
		Type and material of water supply system 供水系統的類型及用料	Cold water supply 冷水供應		Copper water pipes 銅喉
			Hot water supply 熱水供應		Copper water pipes 銅喉
		Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施 (包括花灑或浴缸 (如適用的話))	Shower set 花灑套裝		Chrome plated 鍍鉻
			Shower compartment 淋浴間		Shower rack with curtain 帶簾幕的淋浴間架
			Bath tub 浴缸		Enamel 搪瓷
			Bath tub mixer 浴缸水龍頭		Chrome plated 鍍鉻

Item 細項		Description 描述		
			Material 用料	
c.	Kitchen 廚房	Sink unit 洗滌盆	Artificial Stone 無縫石	
		Water supply system 供水系統	Copper water pipes for cold water supply and copper water pipes for hot water supply 冷水供應採用銅喉及熱水供應採用銅喉	
			Material 用料	Finishes 裝修物料
		Kitchen cabinet 廚櫃	Plastic laminate cabinet 塑膠層壓櫃	Lacquered grey 灰色焗漆
		Type of all other fittings and equipment 所有其他裝置及設備的類型	Chrome plated sink mixer with water filtration system 帶有水過濾系統的鍍鉻冷熱水龍頭	
d.	Telephone 電話	Location and number of connection points 接駁點的位置及數目		Please refer to the ‘Schedule of Mechanical & Electrical Provisions’ 請參考「機電裝置說明表」
e.	Aerials 天線	Location and number of connection points 接駁點的位置及數目		Please refer to the ‘Schedule of Mechanical & Electrical Provisions’ 請參考「機電裝置說明表」
f.	Electrical installations 電力裝置	Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電附件	Faceplate for all switches and power sockets 所有開關和電源插座的面板
			Safety device 安全裝置	Three phases electricity supply with miniature circuit breaker distribution board 三相電力供應並裝妥微型斷路器配電箱
		Whether conduits are concealed or exposed 導管是隱藏或外露		Conduits are partly concealed and partly exposed. 導管是部分隱藏及部分外露。
		Locations and number of power points and air conditioner points 電插座及空調機接駁點的位置及數目		Please refer to the “Schedule of Mechanical & Electrical Provisions” 請參閱「機電裝置說明表」
			Fittings 裝置	
g.	Gas supply 煤氣供應	Type 類型	LPG 液化石油氣	
		System 系統	Electric water heater 電熱水爐	
		Location 位置	Please refer to the “Schedule of Mechanical & Electrical Provisions” 請參閱「機電裝置說明表」	
h.	Washing machine connection point 洗衣機接駁點	Location 位置	Not applicable 不適用	
		Design 設計	Not applicable 不適用	
i.	Water supply 供水	Material of water pipes 水管的用料	Copper pipes 銅喉	
		Whether water pipes are concealed or exposed 水管是隱藏或外露	Conduits are partly concealed and partly exposed. 導管是部分隱藏及部分外露。	
		Whether hot water is available 有否熱水供應	Yes 有	

4. Miscellaneous 雜項			
Item 細項		Description 描述	
a.	Lifts 升降機	Brand Name and model number 品牌名稱及產品型號	Not Applicable 不適用
		Number and floors served by them 升降機的數目及到達的樓層	Not Applicable 不適用
b.	Letter box 信箱	Material 用料	Not Applicable 不適用
c.	Refuse collection 垃圾收集	Means of refuse collection 垃圾收集的方法	Not Applicable 不適用
		Location of refuse room 垃圾房的位置	Not Applicable 不適用

5. Security facilities 保安設施		
Item 細項		Description 描述
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備（包括嵌入式的裝備的細節及其位置）	Access control and security system 入口通道控制及保安系統	Not Applicable 不適用
	CCTV 閉路電視	Not Applicable 不適用

6. Appliances 設備	
Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	Not Applicable 不適用

The vendor undertakes that if lifts or appliances of the specified name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.
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。

23

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

Schedule of Mechanical & Electrical Provisions
機電裝置說明表

Location 位置		Provision 裝置	Quantity 數量
G/F	Living and dining room 客廳及飯廳	Double socket outlet 雙位電插座	5
		TV/FM connection point 電視機 / 電台天線插座	1
		Lighting point 燈位	5
		Lighting switch 燈具開關	9
	Kitchen 廚房	Single socket outlet 單位電插座	1
		Double socket outlet 雙位電插座	5
		Lighting point 燈位	3
		Lighting switch 燈具開關	2
		Data point 網絡插座	1
		TV/FM port 電視機 / 電台天線插座	1
		Exhaust fan switch 抽氣扇開關	1
	Utilities room 雜物間	Lighting point 燈位	1
		Lighting switch 燈具開關	1
		Double socket outlet 雙位電插座	5
		TV/FM outlet 電視機 / 電台天線插座	1
	Function room 多功能廳	Double socket outlet 雙位電插座	3
		Lighting switch 燈具開關	1
	Powder room (C) 洗手間	Lighting point 燈位	1
		Single socket outlet 單位電插座	1
		Double socket outlet 雙位電插座	2
		Connection unit for exhaust fan 抽氣扇接線盒	1
	Foyer 門廳	Lighting point 燈位	1
		Lighting switch 燈具開關	3
		Double socket outlet 雙位電插座	1
	Maid bathroom 工人浴室	Lighting point 燈位	1
		Lighting switch 燈具開關	1
	Filtration room 過濾室	Lighting point 燈位	1
		Lighting switch 燈具開關	1
		Double socket outlet 雙位電插座	1

Location 位置		Provision 裝置	Quantity 數量
	Switch room 總掣房	Lighting switch 燈具開關	1
		Lighting point 燈位	1
	Swimming pool 泳池	Lighting point 燈位	6
		Isolator for swimming pool filtration system 泳池過濾系統曲架掣	1
	Staircase 樓梯	Lighting point 燈位	1
		Lighting switch 燈具開關	2
	Balcony 露台	Lighting point 燈位	1
		Weatherproof lighting switch 防水燈具開關	1

Location 位置		Provision 裝置	Quantity 數量
1/F 1 樓	Study room 書房	Lighting point 燈位	1
		Lighting switch 燈具開關	2
		Single socket outlet 單位電插座	2
		Double socket outlet 雙位電插座	1
		Switched unit for Air Conditioner 冷氣接線座	1
	Master Bedroom 主人房	Lighting point 燈位	8
		Lighting switch 燈具開關	8
		Single socket outlet 單位電插座	4
		Double socket outlet 雙位電插座	5
		TV/FM outlet 電視機 / 電台天線插座	1
		Switched unit for Air Conditioner 冷氣接線座	1
		Equipment switch 設備開關	1
		Electric curtain connection unit 電動窗簾接線盒	2
	Area connecting staircase and master bedroom 連接樓梯和主人房的區域	Lighting point 燈位	2
		Lighting switch 燈具開關	2
		Double socket outlet 雙位電插座	1

23

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

Location 位置		Provision 裝置	Quantity 數量
	Master Bathroom 主人房浴室	Lighting point 燈位	8
		Connection unit for exhaust fan 抽氣扇接線盒	2
		Switched fused spur unit for thermos ventilator 浴室寶有掣熔絲接線座	1
		Switched fused spur unit for water closet 座廁有掣熔絲接線座	1
		Switched unit for air conditioner 冷氣接線座	1
		Double socket outlet 雙位電插座	5
	Staircase 樓梯	Lighting point 燈位	3
		Lighting switch 燈具開關	5
		Single socket outlet 單位電插座	1
	Balcony 1 露台 1	Lighting point 燈位	1
		Weatherproof type single socket outlet 防水電插座	1
	Balcony 2 露台 2	Lighting point 燈位	1
		Lighting switch 燈具開關	1
	Bathroom 1 浴室 1	Lighting point 燈位	3
		Lighting switch 燈具開關	1
		Double socket outlet 雙位電插座	1
	Bathroom 2 浴室 2	Lighting point 燈位	3
		Lighting switch 燈具開關	1
		Double socket outlet 雙位電插座	1
	Family room 家庭房	Lighting point 燈位	3
		Lighting switch 燈具開關	1
		Double socket outlet 雙位電插座	3
		TV/FM outlet 電視機 / 電台天線插座	1
		Data point 網絡插座	1
		Switched for Air Conditioner 冷氣接線座	1

Location 位置		Provision 裝置	Quantity 數量
	Bedroom 1 睡房 1	Lighting point 燈位	2
		Lighting switch 燈具開關	2
		Double socket outlet 雙位電插座	3
		TV/FM outlet 電視機 / 電台天線插座	1
		Data point 網絡插座	1
		Switch for Air Conditioner 冷氣接線座	1
	Bedroom 2 睡房 2	Lighting point 燈位	1
		Lighting switch 燈具開關	2
		Double socket outlet 雙位電插座	2
		Switch for Air Conditioner 冷氣接線座	1
	Bedroom 3 睡房 3	Lighting point 燈位	3
		Lighting switch 燈具開關	8
		Double socket outlet 雙位電插座	4
		TV/FM outlet 電視機 / 電台天線插座	1
		Switch for Air Conditioner 冷氣接線座	1

Location 位置		Provision 裝置	Quantity 數量
R/F 天台	Flat roof 平台	Lighting point 燈位	8
		Lighting switch 燈具開關	5
		Heater switch 暖氣開關	2
		Weatherproof type single socket outlet 防水電插座	3
	Staircase 樓梯	Lighting point 燈位	3
		Lighting switch 燈具開關	5
		Single socket outlet 單位電插座	1
	Pump room 泵房	Circuit breaker 斷路器	1
		Weatherproof single socket 防水電插座	1

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

25 GOVERNMENT RENT 地稅

The Vendor is liable for the Government Rent payable for the specified residential property up to and including the date of the assignment of the specified residential property.

賣方有法律責任繳付指明住宅物業直至及包括指明住宅物業之轉讓契日期之地稅。

26 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 owner for the deposits for water and electricity; and on that delivery, the purchaser is liable to pay to the owner a debris removal fee.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及在交付時，買方須向擁有人支付清理廢料的費用。

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

Defects liability warranty period for the specified residential property and the fittings, finishes and appliances as provided in the agreement for sale and purchase is within six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，指明住宅物業及其裝置、裝修物料或設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計期6個月。

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

“Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. If in the opinion of the District Commissioner, New Territories the grantee shall at any time be in default under this condition, then in addition to any other rights or remedies herein provided for breach of any of the conditions hereof the said District Commissioner shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling sway, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said District Commissioner may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.”

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

“A right-of-way from Clear Water Bay Road to the lot on a line and at such levels as may be approved by the District Commissioner, New Territories will be given. The grantee shall construct a road or path on the piece of ground over and along which such right-of-way shall be given at such time or times and in such manner as the said District Commissioner may approve, and shall uphold, maintain and repair such road or path and everything forming portion of or pertaining to it to the satisfaction of the said District Commissioner, and the grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public road from which the right-of-way is given, absorbing a portion of such piece of ground or affecting the gradient thereof, shall not give rise to any claim by the grantee, who shall carry out all consequent alterations to such road or path constructed by him.”

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

“The grant of the right-of-way referred to in Special Condition No.23 shall be in such form and on such conditions as may be approved by the Land Officer and shall not give the grantee the exclusive right to use the road or path constructed by him. The Government reserves the right to grant rights-of-way over such road or path to the owners of any other lots in the vicinity now or in the future, or to take over the whole or any portion of the said road or path for the purposes of a public road without payment of any compensation to the grantee or to other owners to whom rights-of-way over the whole or any portion of the said road or path may have been granted.”

Each of the owners is obliged to contribute towards the costs of the maintenance work.

The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated is the end of this chapter.

Owner’s undertaking to maintain any slope in relation to the Development at the owner’s own costs:
Not applicable.

Under the deed of mutual covenant, the manager of the development has the owners' authority to carry out the maintenance work:
Not applicable.

「批地文件」特別條件第7條訂明：

『如因配合或鑒於該地段或其任何部分的平整、水準測量或發展事宜而在毗鄰或附近山坡或堤岸進行任何削土、移土或土地後移工程，或需要建造或填土，承批人須在當時或其後任何時間，按需要自費建造護土牆或其他支承結構，以保護和支撐此等山坡、堤岸或該地段本身，以避免及防止其後發生任何滑土、山泥傾瀉或地陷。承批人必須持續維修上述護土牆或其他支承結構，以保持其修繕妥當及狀況良好。無論何時，如因承批人不履行本條規定而於任何時間導致或引起毗鄰山坡、堤岸或該地段本身發生任何滑土、山泥傾瀉或地陷，承批人須自費還原並修葺該處，同時向「政府」彌償因為或由於滑土、山泥傾瀉或地陷所招致、蒙受或引致之所有費用、收費、損害、申索和索償並確保其免責。如新界民政署署長無論何時認為承批人不履行本條規定，則民政署署長除享有本文訂明可就違反本文規定追討之任何其他權利或補償權外，另有權向承批人發出書面通知，要求承批人執行建造及／或維修工程，又或還原和修葺任何滑土、山泥傾瀉或地陷範圍。如承批人疏忽或未能在通知訂明的期限內執行通知的指示，民政署署長可即時執行和進行工程，承批人須在接獲通知時向「政府」償還有關的費用。』

「批地文件」特別條件第23條訂明：

『「政府」將批出清水灣道至該地段走線上經新界民政署署長批准水平的通道權。承批人須按照新界民政署署長指定的時間和方式，在已獲批通道權沿線的土地建造一條道路或路徑，並且以民政署署長滿意的方式保養、維修及修理該道路或路徑和所有附屬及關連物件。承批人須對所有上述範圍整體承擔責任，猶如其乃絕對擁有人。倘已獲批通道權的公共道路有任何更改，以致上述土地一部分被吸納其中或坡度受影響，承批人不得就此提出任何索償，承批人須自行在其建造的道路或路徑作出相應的更改。』

「批地文件」特別條件第24條訂明：

『特別條件第23條所述的通道權將以地政官批准的形式及條件批出，承批人並無使用其建造道路或路徑的專有權。「政府」保留權利現在或將來向附近任何其他地段的擁有人批出該道路或路徑的通道權，又或接管整條道路或路徑或當中任何部分作為公共道路，而毋須向承批人或已獲批上述整條道路或路徑或當中任何部分通道權的其他擁有人支付任何補償。』

每名擁有人均須分擔維修工程項目的費用。

在本章末有顯示斜坡已經或將會在該土地之內或之外建造的任何護土牆或有關構築物的圖則。

擁有人自費就發展項目維修任何斜坡的承諾：
不適用。

根據公契，發展項目的管理人獲擁有人授權進行維修工程：
不適用。

Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT






This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 24/07/2025

The use of this report and plan is subject to the terms and conditions set out under the respective Disclaimers, Copyright Notice and Privacy Policy displayed on the Slope Maintenance Responsibility Information System webpage at <http://www.slope.landsd.gov.hk/smris/disclaimer>. The contents of this report and plan, including but not limited to all text, graphics, drawings, diagrams and compilation of data or other materials are protected by copyright. The users of this report and plan acknowledge that the Government of the Hong Kong Special Administrative Region is the owner of all copyright works contained in this report and plan. Any reproduction, adaptation, distribution, dissemination or making available of any copyright works contained in this report and plan to the public is strictly prohibited unless prior written authorization is obtained from the Lands Department.

Search Criteria: 887 CLEAR WATER BAY ROAD



-  斜坡範圍
 搜尋位置
 政府維修的斜坡
 私人維修的斜坡
 政府及私人維修的斜坡



本圖則 **並非按比例** 繪製，並只作 **識別** 用途。本圖則所示的所有資料， **必須** 經由實地測量核實。

日期: 28/07/2025

使用本報告及圖則，須受「斜坡維修責任信息系統」網頁(網址：<http://www.slope.landsd.gov.hk/smr/sdisclaimer?lg=tc>)所展示個別免責聲明、版權告示和私隱政策訂明的條款及條件規限。本報告及圖則的內容，包括但不限於所有文本、平面圖像、繪圖、圖形，以及數據或其他材料的匯編，均受版權保障。本報告及圖則的使用者確認，香港特別行政區政府是本報告及圖則所載所有版權作品的擁有人。除非事先獲得地政總署書面授權，否則嚴禁複製、改編、分發、發布或向公眾提供本報告及圖則所載的任何版權作品。

搜尋條件: 887 CLEAR WATER BAY ROAD 清水灣道 887號

29 MODIFICATION

修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

發展項目現時並沒有向政府提出申請修訂批地文件。

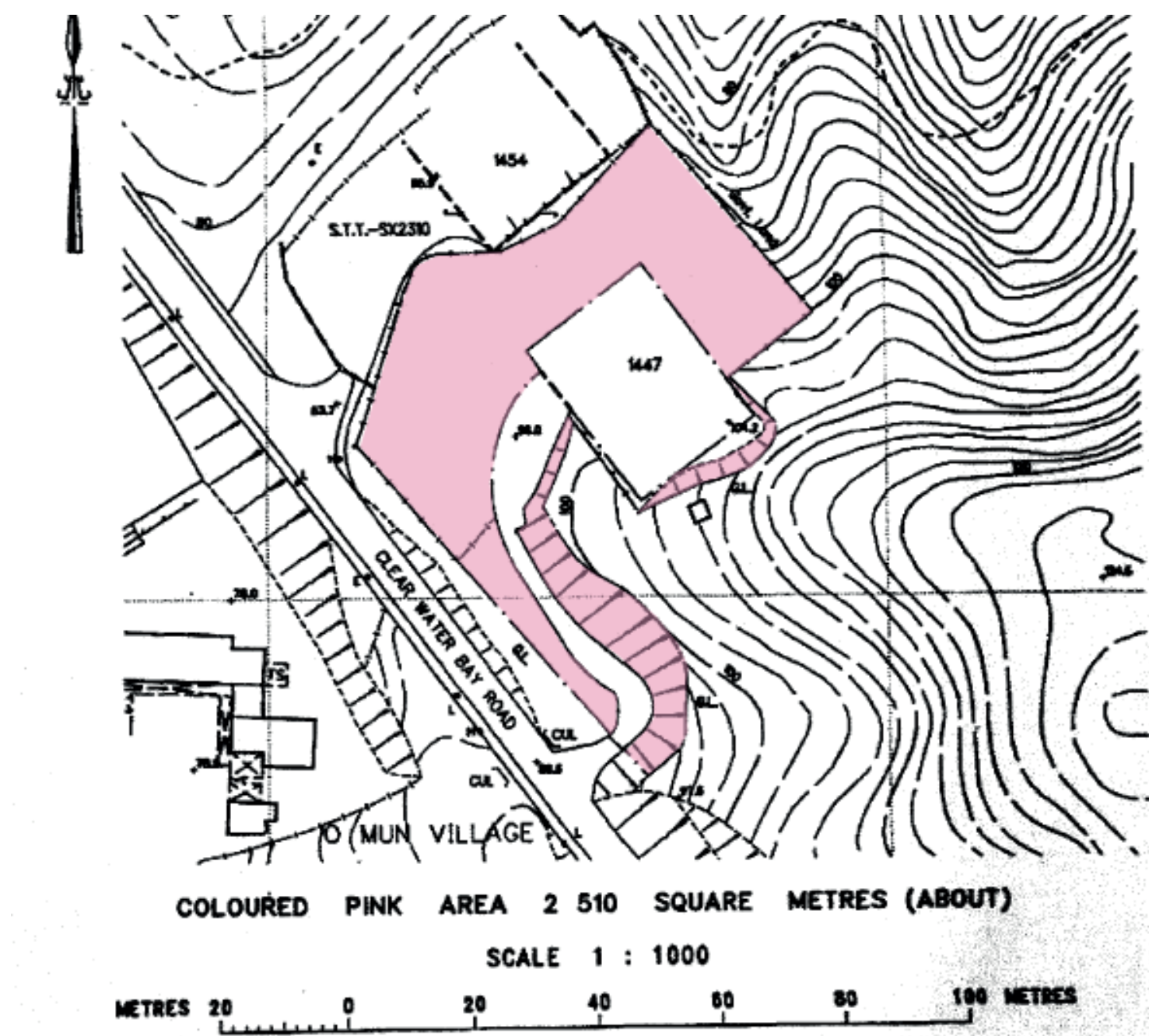
30 RELEVANT INFORMATION

有關資訊

The Vendor is the tenant of an area adjoining Lot No. 1447 in Demarcation District No. 243 under a Short Term Tenancy No. SX3481 granted by the Government. The said area shall be used for private garden excluding vehicle parking purposes. A plan of the said area is appended below.

根據政府授予賣方的短期租約編號SX3481，賣方為一片毗鄰丈量約份第243約地段第1447號的地方的租客。該片地方只可用作私人花園（不包括停泊車輛）的用途。該片地方的圖則在下方顯示。

SHORT TERM TENANCY NO. SX3481
D.D.243



31

THE ADDRESS OF WEBSITE DESIGNATED FOR 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:

http://www.887cwbr.hk

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:

http://www.887cwbr.hk

32

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

Provision of Information in Application for Concession on Gross Floor Area (GFA) of Building in Sales Brochures

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of 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.

		Area (m ²)
Disregarded GFA under Building (Planning) Regulation 23(3)(b)		
2	Plant rooms and similar services	
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 service installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. ⁽²⁾	1.987

Note ⁽²⁾ : Mandatory feature or essenal plant room, area of which is NOT limited by any PNAP or regulaon*, include electrical switch room, meter room, transformer room, generator room, potable and flushing water tank and pump room, sewage treatment plant room, refuse chute, refuse hopper room, room occupied solely by FSI and equipment such as fire service/sprinkler water tank and pump room, fire control centre, CO₂ room, fan for smoke extracon system/ staircase pressurizaon system, hose reel closet, sump pump room/pump room for rainwater, soil and waste disposal, or similar feature/plant room and pipe and air ducts which are part of the distribuon network for such mandatory feature or essenal plant and contained within such room.

*Although the area of feature or plant room is not limited by any PNAP or regulaon, only the minimum amount of GFA necessary for accomodang and maintaining the services and commensurang with the development would be allowed to be disregarded as stated in PNAP APP-2.

ENVIRONMENT ASSESSMENT OF THE BUILDING AND INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE OR CONSUMPTION FOR THE COMMON PARTS OF THE DEVELOPMENT

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.

在售樓說明書內提供申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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為基礎。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。

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
2	機房及相類設施	
2.2	強制性設施或必要機房，其面積不受任何《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，例如僅供消防裝置及設備佔用的房間、電錶房、變壓器房、食水及鹹水缸等 ⁽²⁾ 。	1.987

備註⁽²⁾：強制性設施或必要機房，其面積不受任何《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*，包括電掣房、電錶房、變壓器房、發電機房、食水及鹹水水缸及水泵房、污水處理機房、垃圾槽、垃圾斗室、僅由消防裝置及設備及設備佔用的房間，如消防/花灑水缸及水泵房、消防控制中心、二氧化碳室、排煙系統/樓梯加壓系統的風扇、消防喉轆櫃、污水泵房/雨水、土壤和廢棄物處理泵房，或類似設施/廠房，以及作為此類強制性設施或必要廠房的配電網絡一部分並包含在此類房間內的管道和空氣管道。

*儘管任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例均未限制功能或機房的面積，但如《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-2所述，只有容納和維護服務所需的最低總樓面面積，以及與發展相稱的總樓面面積，才允許不計算在內。

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《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規定規限。本發展項目的環境評估及公用部分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。

33

DATE OF PRINTING

售樓說明書印製日期

Date of printing of this Sales Brochure: 8 August 2025

本售樓說明書印製日期：2025年8月8日

34

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。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
13 August 2025 2025年8月13日	20, 21	‘Floor Plans of the residential property in the Development’ are updated 更新發展項目的住宅樓面平面圖
	2	‘Item 35’ is added in the contents page 新增項目35在目錄頁
	47	‘Examination Record’ is added 新增檢視紀錄
14 August 2025 2025年8月14日	23	‘Area of Residential Property in the Development’ is updated 更新發展項目中的住宅物業的面積
	47	‘Examination Record’ is updated 更新檢視紀錄

