

1, 3, 5 GOUGH HILL ROAD

SALES BROCHURE 售樓說明書

1, 3, 5
GOUGH HILL ROAD

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 plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

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

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

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.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- 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.

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:

- strike or lock-out of workmen;
- riots or civil commotion;
- force majeure or Act of God;
- fire or other accident beyond the vendor's control;
- war; or
- inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

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

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

Sales of First-hand Residential Properties Authority
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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.

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；

- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 在訂立臨時買賣合約後在五個工作日之內，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。如有疑问，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」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。

- 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。

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。

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

1 , 3 , 5 Gough Hill Road

TOTAL NUMBER OF HOUSES

3

HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

* The corresponding Reference House Numbering on Approved Building Plans

1 Gough Hill Road (House A*)

3 Gough Hill Road (House B*)

5 Gough Hill Road (House C*)

OMITTED HOUSE NUMBERS

Not Applicable

發展項目所位於的街道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

歌賦山道1、3、5號

獨立屋的總數

3

發展項目的經批准的建築圖則所規定的門牌號數

* 對應經批准的建築圖則上之門牌號數

歌賦山道1號（獨立屋A*）

歌賦山道3號（獨立屋B*）

歌賦山道5號（獨立屋C*）

被略去的門牌號數

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

Lucky Beat Investment Limited

HOLDING COMPANY OF THE VENDOR

Cheerfull Trading Limited

AUTHORIZED PERSON FOR THE DEVELOPMENT

Lui Chi Kin

THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS PROFESSIONAL CAPACITY

P&T Architects and Engineers Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Deson Development Limited

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Johnson Stokes & Master

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

The Bank of East Asia, Limited

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not Applicable

賣方

Lucky Beat Investment Limited

賣方的控權公司

志富貿易有限公司

發展項目的認可人士

呂志堅

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
巴馬丹拿建築及工程師有限公司

發展項目的承建商

迪臣發展有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
東亞銀行有限公司

已為發展項目的建造提供貸款的任何其他人
不適用

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

04

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT
有參與發展項目的各方的關係

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

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 or 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非結構的預製外牆或幕牆。

06 INFORMATION ON PROPERTY MANAGEMENT

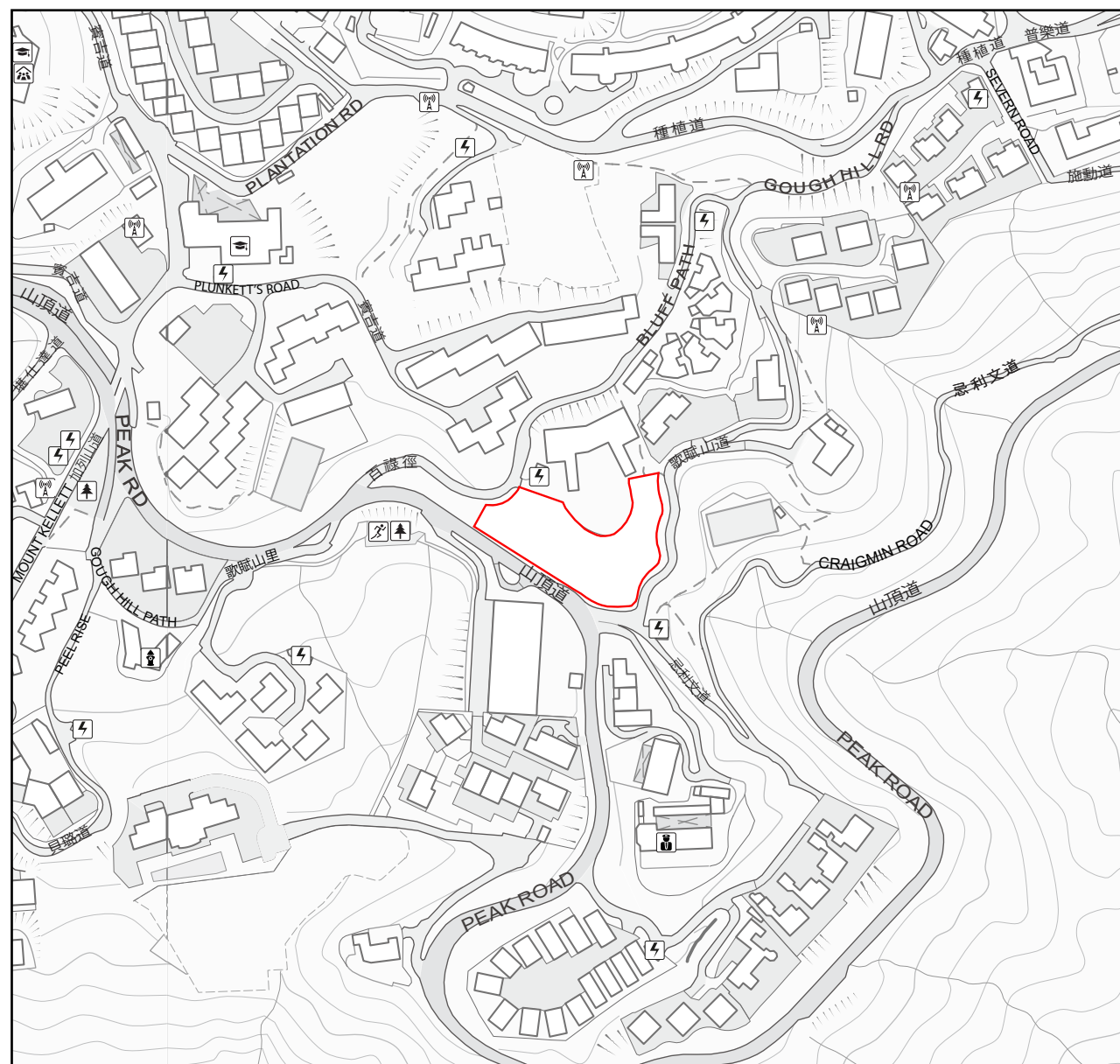
物業管理的資料

The manager of the Development appointed under the deed of mutual covenant that has been executed
Lucky Beat Management Company Limited

根據已簽立的公契獲委任的發展項目的管理人
恆勝管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T11-SW-C and T11-SW-D both dated 17 July 2025 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年7月17日出版之數碼地形圖，圖幅編號T11-SW-C及T11-SW-D，有需要處經修正處理。

NOTATION 圖例

-  Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
-  Fire Station
消防局
-  Police Station
警署
-  Public Utility Installation
公用事業設施裝置
-  School (including Kindergarten)
學校 (包括幼稚園)
-  Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
社會福利設施 (包括老人中心及弱智人士護理院)
-  Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池)
-  Public Park
公園

Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

HOMESTEAD ROAD 堪仕達道 POLLOCK'S PATH 普樂道

Notes:

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

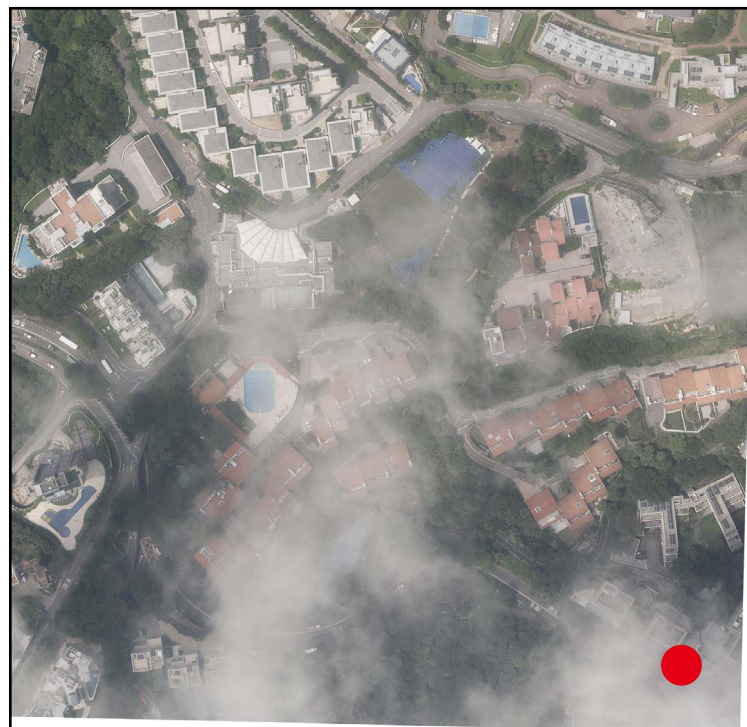
備註：

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

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E226839C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E226839C，
飛行日期：2024年8月7日。

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● Location of the Development
發展項目的位置

Notes:

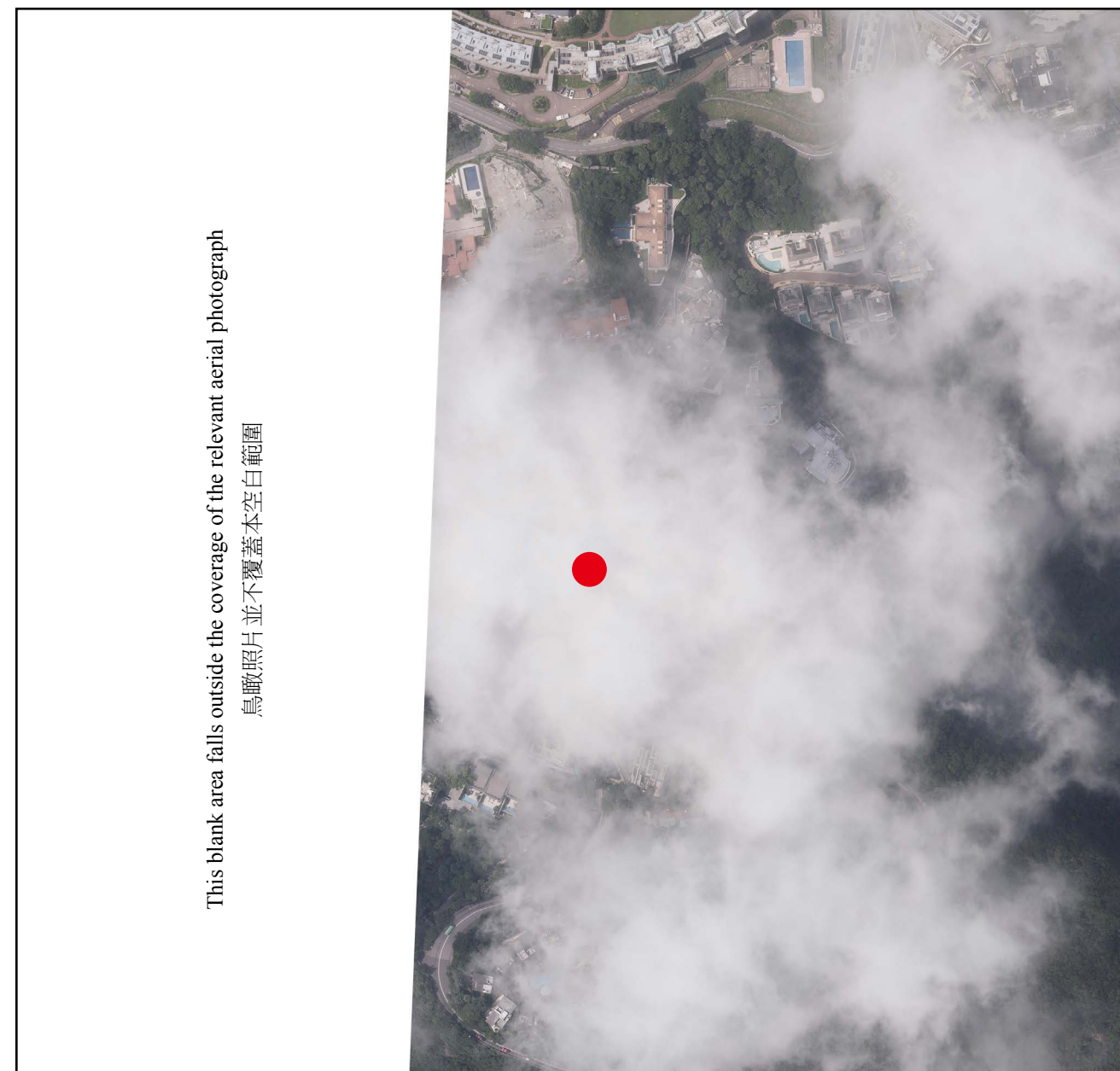
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E227036C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E227036C，飛行日期：2024年8月7日。

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Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片

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



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. E224636C, date of flight: 7 August 2024.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E224636C，飛行日期：2024年8月7日。

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● Location of the Development
發展項目的位置

Notes:

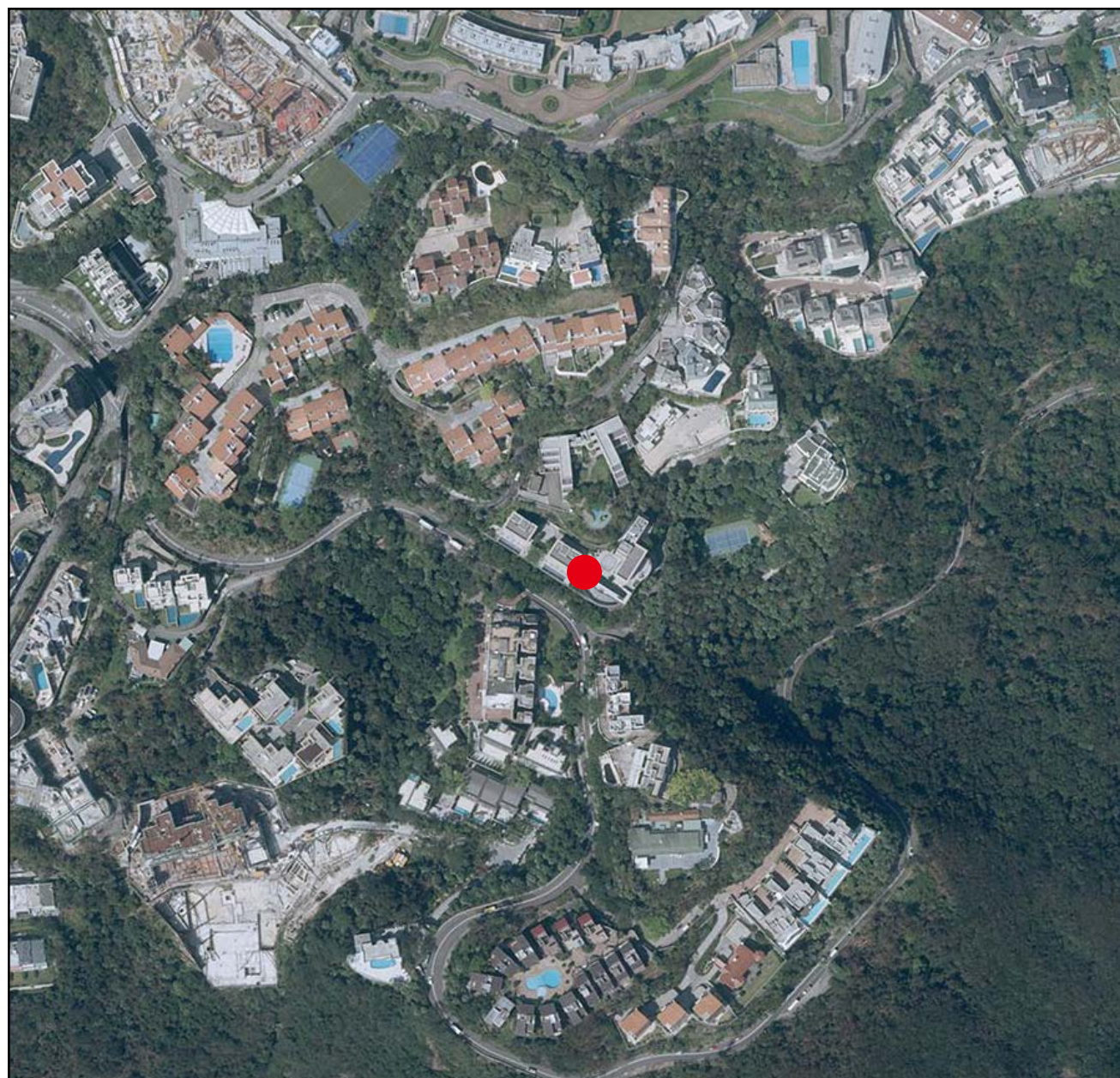
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E047638C, date of flight: 5 October 2018.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E047638C，飛行日期：2018年10月5日。

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● Location of the Development
發展項目的位置

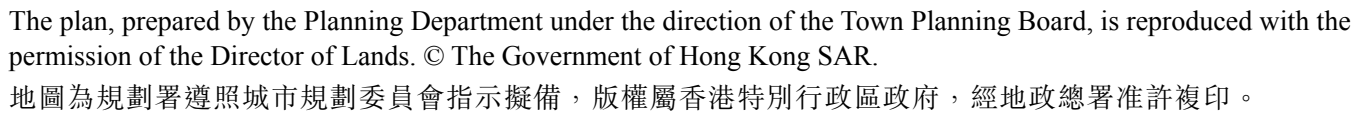
Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

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

09



摘錄自2018年4月6日刊憲之山頂區計劃大綱核准圖，圖則編號為S/H14/13，有需要處經修正處理，以紅色表示。

ZONES

RESIDENTIAL (GROUP C)

OPEN SPACE

OTHER SPECIFIED USES

GREEN BELT

COUNTRY PARK

MAJOR ROAD AND JUNCTION

MISCELLANEOUS

MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

NON-BUILDING AREA

地帶

商業

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

交通

主要道路及路口

其他

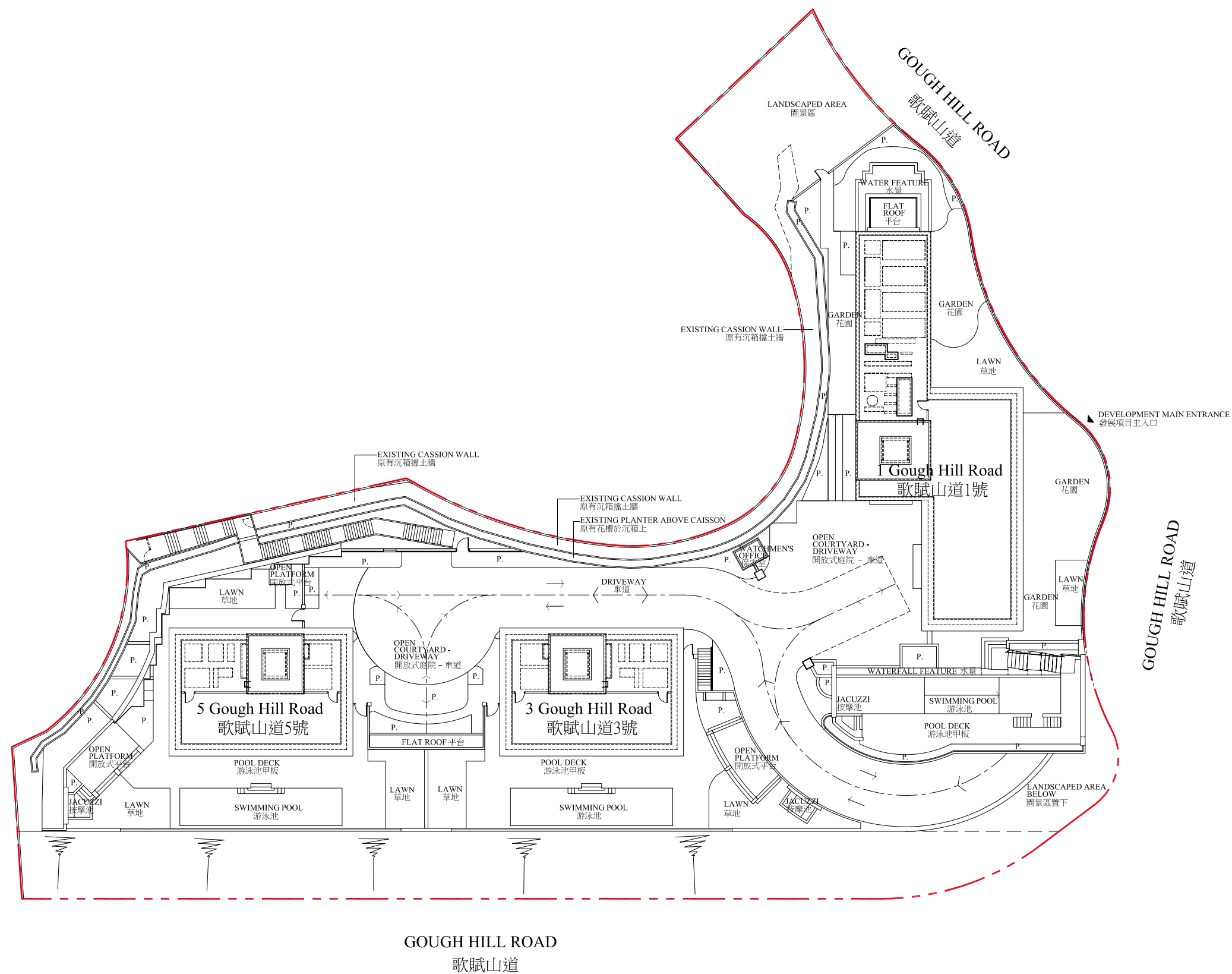
最高建築物高度(樓層數目)

非建築用地

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

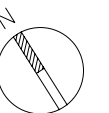
10 LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



LEGEND 圖例

- P. Planter 花槽
- Boundary of the Development 發展項目的界線

SCALE 比例 0 10M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LEGEND FOR FLOOR PLAN 樓面平面圖圖例

A.F.	= ARCHITECTURAL FEATURE 建築裝飾
A.F. ABOVE	= ARCHITECTURAL FEATURE ABOVE 建築裝飾置上
A.F. LINE ABOVE	= ARCHITECTURAL FEATURE LINE ABOVE 建築裝飾線置上
A/C DUCT	= AIR-CONDITIONER DUCT 空調機管道
A/C (PAU) RM.	= AIR-CONDITIONING (PRIMARY AIR UNIT) ROOM 空調（預冷空調箱）室
BATH	= BATHROOM 浴室
BATH 1	= BATHROOM 1 浴室 1
BATH 2	= BATHROOM 2 浴室 2
BATH 3	= BATHROOM 3 浴室 3
BATH 4	= BATHROOM 4 浴室 4
BED RM. 1	= BEDROOM 1 睡房 1
BED RM. 2	= BEDROOM 2 睡房 2
BED RM. 3	= BEDROOM 3 睡房 3
CARPARK	= CARPARK 停車場
CAT LADDER	= CAT LADDER 豎梯
CENTRAL WATER HEATER ROOM	= CENTRAL WATER HEATER ROOM 中央熱水器機房
CLO.	= CLOSET 衣帽間
CLO. 1	= CLOSET 1 衣帽間 1
CLO. 2	= CLOSET 2 衣帽間 2
DINING ROOM	= DINING ROOM 飯廳
DOG HOUSE	= DOG HOUSE 室外管道檢修井
ELECT. / ELECT. DUCT	= ELECTRICAL DUCT 電線管道
ELECT. RM.	= ELECTRICAL ROOM 電力室
FAMILY ROOM	= FAMILY ROOM 起居室
FENCE WALL	= FENCE WALL 圍牆
FILTRATION PLANT RM.	= FILTRATION PLANT ROOM 過濾機房
FLAT ROOF	= FLAT ROOF 平台
FLUE APERTURES AT H/L	= FLUE APERTURES AT HIGH LEVEL 位於高位的通風孔
FOYER	= FOYER 前廳
GAMES ROOM	= GAMES ROOM 遊戲室
GARDEN	= GARDEN 花園
GLASS CANOPY	= GLASS CANOPY 玻璃簷篷
GLASS CANOPY ABOVE	= GLASS CANOPY ABOVE 玻璃簷篷置上
GLASS RAILING	= GLASS RAILING 玻璃欄杆
GYM ROOM	= GYMNASIUM ROOM 健身室
H.R.	= HOSE REEL 消防喉轆
JACUZZI	= JACUZZI 按摩池
JACUZZI FILTRATION PLANT RM.	= JACUZZI FILTRATION PLANT ROOM 按摩池過濾機房
KITCHEN	= KITCHEN 廚房

LAV.	= LAVATORY 洗手間
LAWN	= LAWN 草地
LIFT	= LIFT 升降機
LIFT LOBBY	= LIFT LOBBY 升降機大堂
LIVING ROOM	= LIVING ROOM 客廳
LOBBY	= LOBBY 大堂
M.L. AT H/L	= METAL LOUVRE AT HIGH LEVEL 位於高位的金屬百葉
MAID RM.	= MAID ROOM 工人房
MASTER BATH	= MASTER BATHROOM 主人浴室
MASTER BATH 1	= MASTER BATHROOM 1 主人浴室 1
MASTER BATH 2	= MASTER BATHROOM 2 主人浴室 2
MASTER BATH 3	= MASTER BATHROOM 3 主人浴室 3
MASTER BED RM.	= MASTER BEDROOM 主人睡房
MASTER BED RM. 1	= MASTER BEDROOM 1 主人睡房 1
MASTER BED RM. 2	= MASTER BEDROOM 2 主人睡房 2
MASTER BED RM. 3	= MASTER BEDROOM 3 主人睡房 3
MASTER SITTING ROOM	= MASTER SITTING ROOM 主人起居室
METAL GATE	= METAL GATE 金屬閘
METAL LOUVER AT H/L & L/L	= METAL LOUVRE AT HIGH LEVEL AND LOW LEVEL 位於高位及低位的金屬百葉
METAL RAILING	= METAL RAILING 金屬欄杆
OPEN COURTYARD - DRIVEWAY	= OPEN COURTYARD - DRIVEWAY 開放式庭院 – 車道
OPEN PLATFORM	= OPEN PLATFORM 開放式平台
P.	= PLANTER 花槽
P.D.	= PIPE DUCT 管道槽
POOL DECK	= POOL DECK 游泳池甲板
POWDER RM.	= POWDER ROOM 化妝間
R.C. PARAPET	= REINFORCED CONCRETE PARAPET 混凝土護牆
R.C. PLINTH	= REINFORCED CONCRETE PLINTH 混凝土機台
SER. BATH	= SERVANT BATHROOM 家傭浴室
SER. RM. 1	= SERVANT ROOM 1 家傭房 1
SER. RM. 2	= SERVANT ROOM 2 家傭房 2
STUDY RM.	= STUDY ROOM 閱讀室
SWIMMING POOL	= SWIMMING POOL 游泳池
UP	= UP 上
VOID	= VOID 中空
WALK-IN CLOSET	= WALK-IN CLOSET 衣帽間
WATER FEATURE	= WATER FEATURE 水景
WATERFALL FEATURE	= WATERFALL FEATURE 水景

Notes:

- There are architectural features, metal grilles, exposed pipes and/or mechanical and electrical services on the external walls of some of the floors and/or flat roof/roof/garden. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
- There are false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
- There are exposed pipes installed in some bathrooms, lavatories and powder room.
- Symbols of fittings and fitments such as bath tub, sink, water closet, shower compartment, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only, and are not indications of their actual size, designs, shapes, dimensions and scales.
- The saleable area of the residential property includes areas of all the electrical and mechanical room(s) and plant room(s) (other than air-conditioning plant room(s)).
- The area of the parking space of the residential property includes both the area of the carport and the area of residential parking space. The area of the residential parking space is indicated in the section "Floor Plans of Parking Spaces in the Development" in this sales brochure.

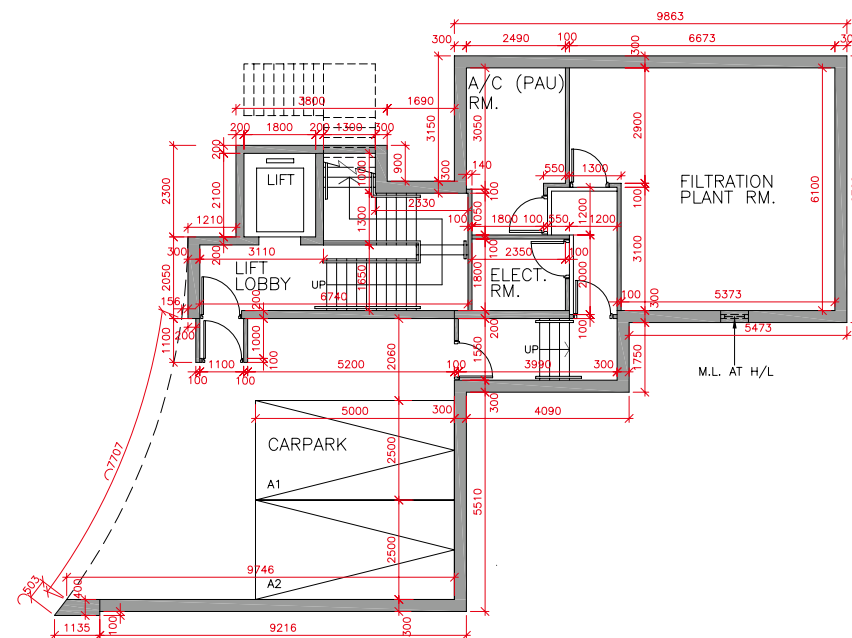
備註：

- 部分樓層外牆範圍及 / 或平台 / 天台 / 花園設有建築裝飾、金屬格柵、外露喉管及 / 或機電設備，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
- 部分住宅物業有用以裝置空調機裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
- 部分浴室、洗手間及化妝間內裝有外露喉管。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、淋浴間、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途，而非展示其實際大小、設計、形狀、尺寸及比例。
- 住宅物業的實用面積包括所有機電房及機房（空調機房除外）的面積。
- 住宅物業的停車位面積包括住宅物業之車庫面積及住宅停車位的面積。住宅停車位的面積於本售樓說明書「發展項目中的停車位的樓面平面圖」一節有所標示。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

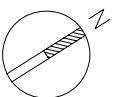
發展項目的住宅物業的樓面平面圖

1 Gough Hill Road 歌賦山道1號



CARPARK LEVEL PLAN
停車場層平面圖

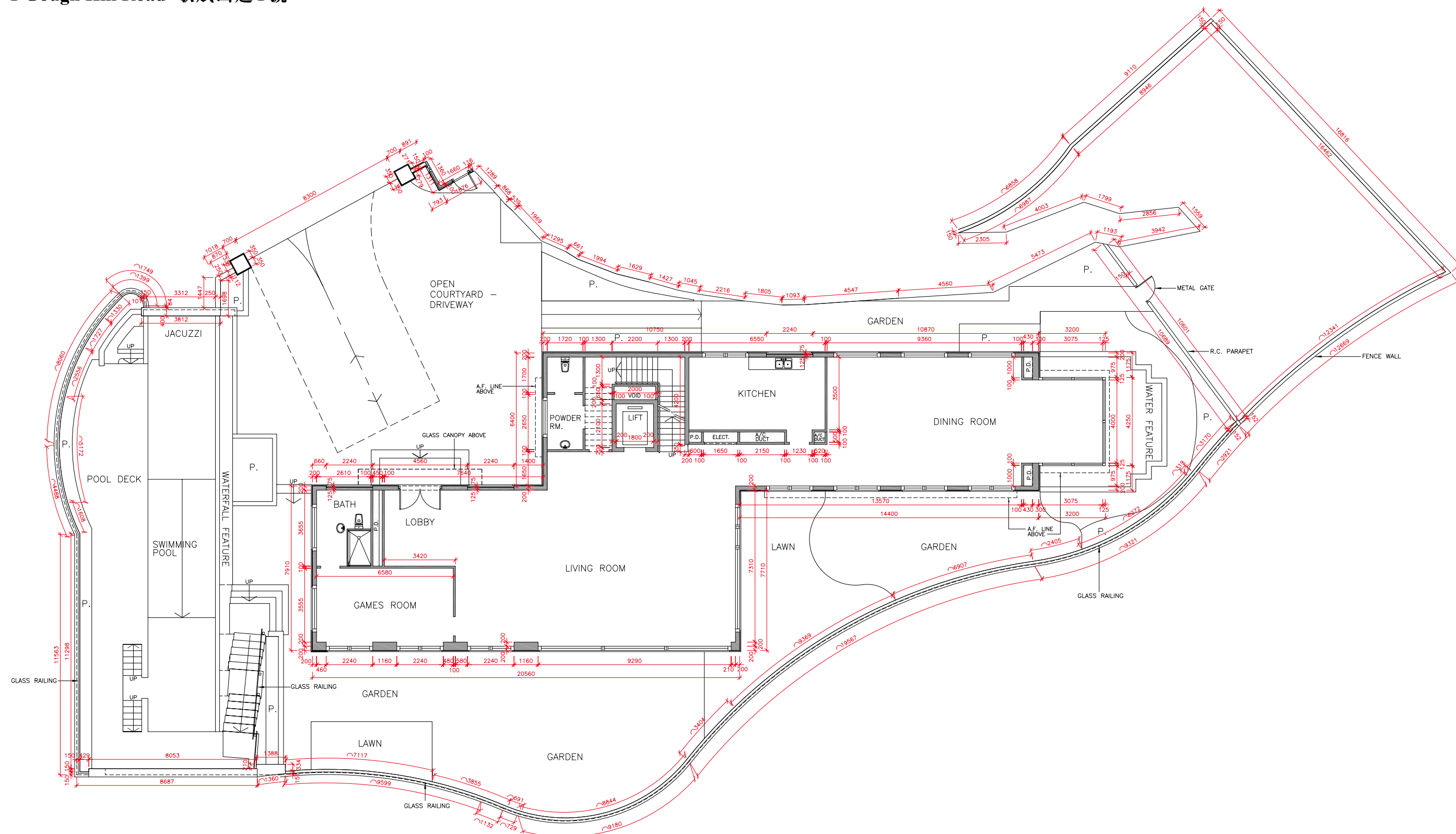
SCALE 比例 0 5M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

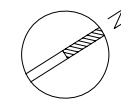
發展項目的住宅物業的樓面平面圖

1 Gough Hill Road 歌賦山道1號



GROUND FLOOR PLAN
地下平面圖

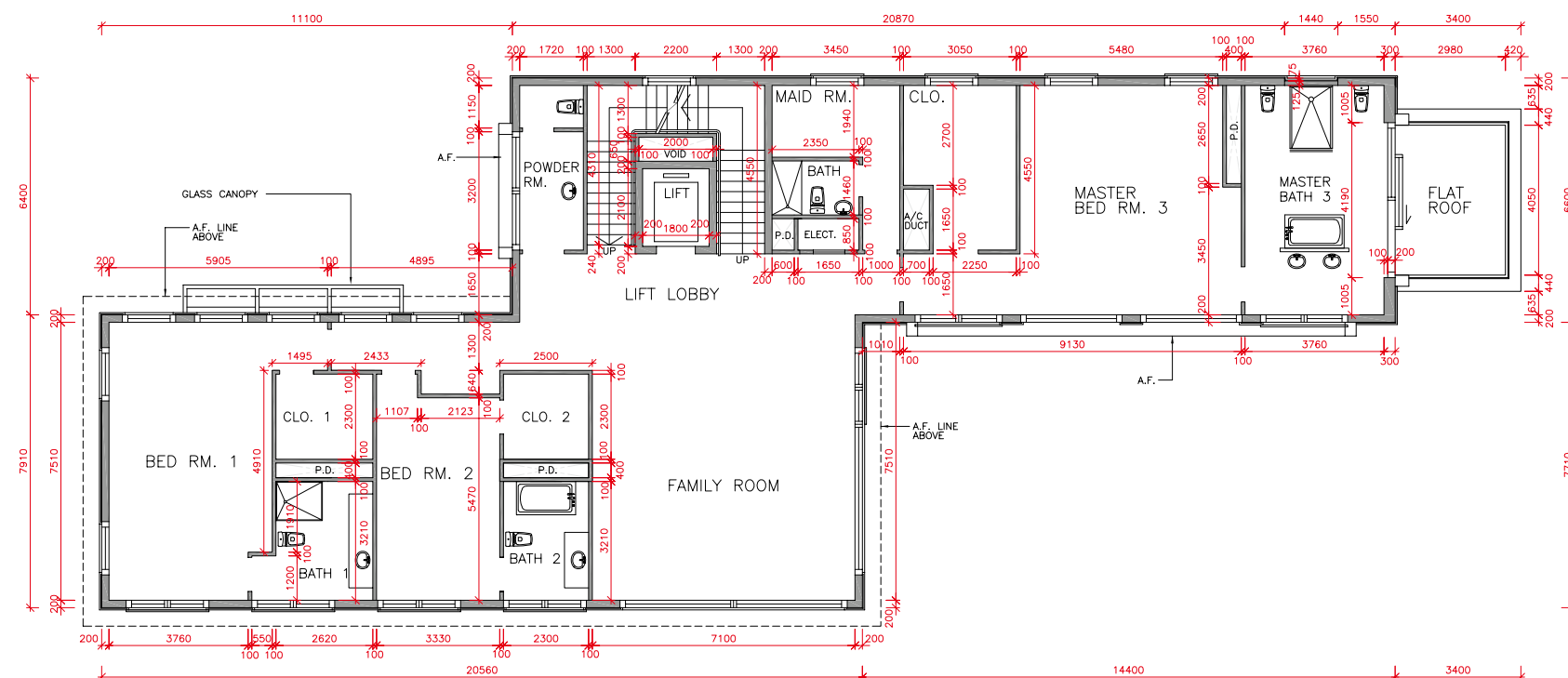
SCALE 比例 0 5M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

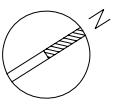
發展項目的住宅物業的樓面平面圖

1 Gough Hill Road 歌賦山道1號



FIRST FLOOR PLAN
1樓平面圖

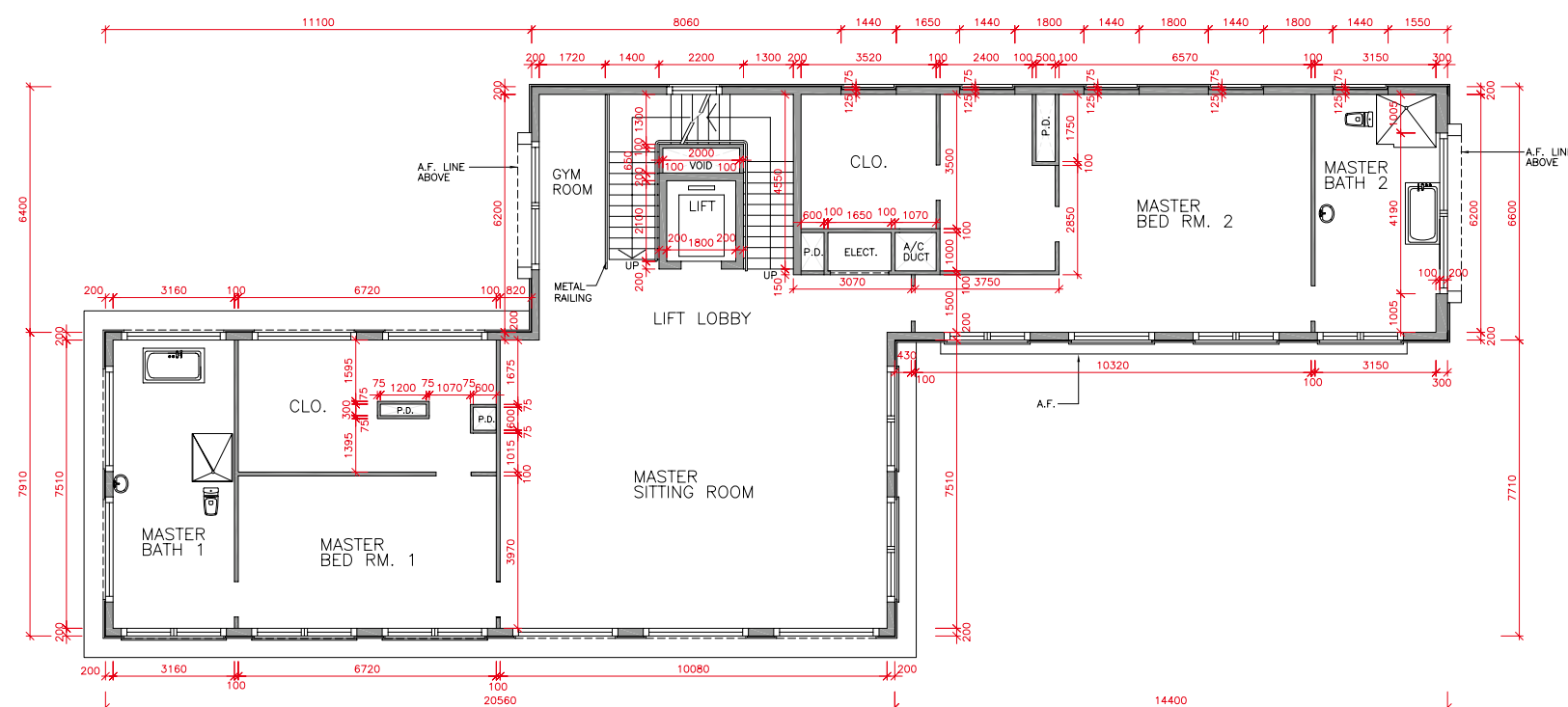
SCALE 比例 0 5M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

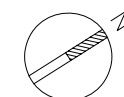
發展項目的住宅物業的樓面平面圖

1 Gough Hill Road 歌賦山道1號



SECOND FLOOR PLAN
2樓平面圖

SCALE 比例 0 5M/米

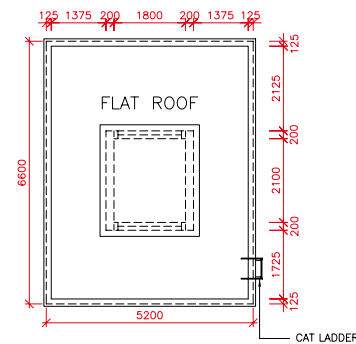


11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

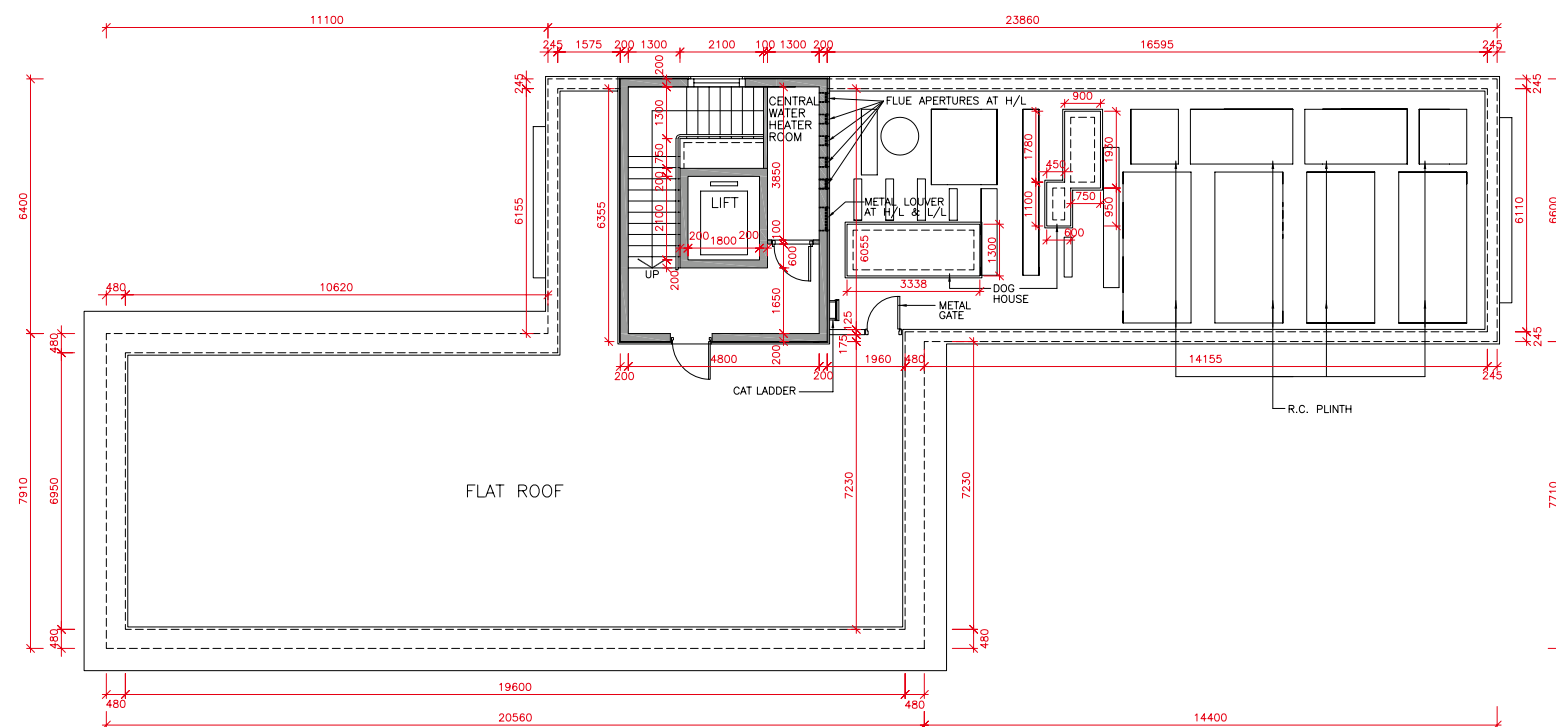
發展項目的住宅物業的樓面平面圖

1 Gough Hill Road 歌賦山道1號

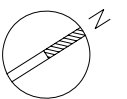
TOP ROOF PLAN
頂層天台平面圖



ROOF PLAN
天台平面圖



SCALE 比例 0 5M/米



11

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

1 Gough Hill Road 歌賦山道1號

	Floor 樓層				
	Carpark Level 停車場層	Ground Floor 地下	First Floor 1樓	Second Floor 2樓	Roof 天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150	150, 275	250, 275	250, 275	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	4580, 5380	4270, 4500	4000	4000, 4250, 4300	2700

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.(This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

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。
(不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.

2. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

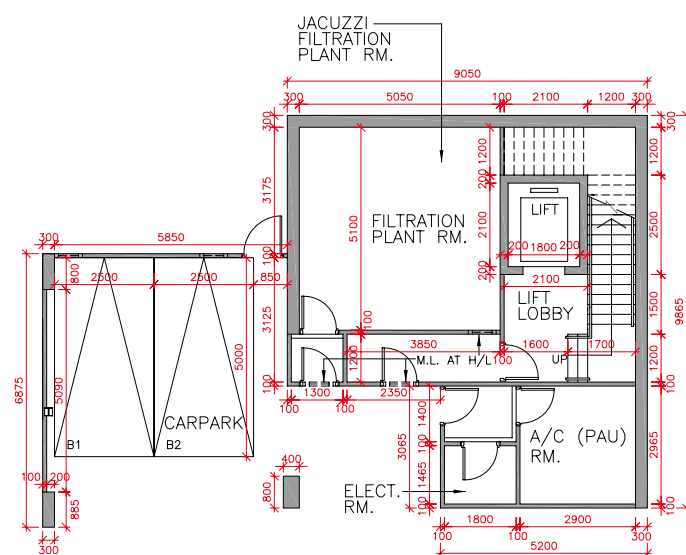
2. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。

3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

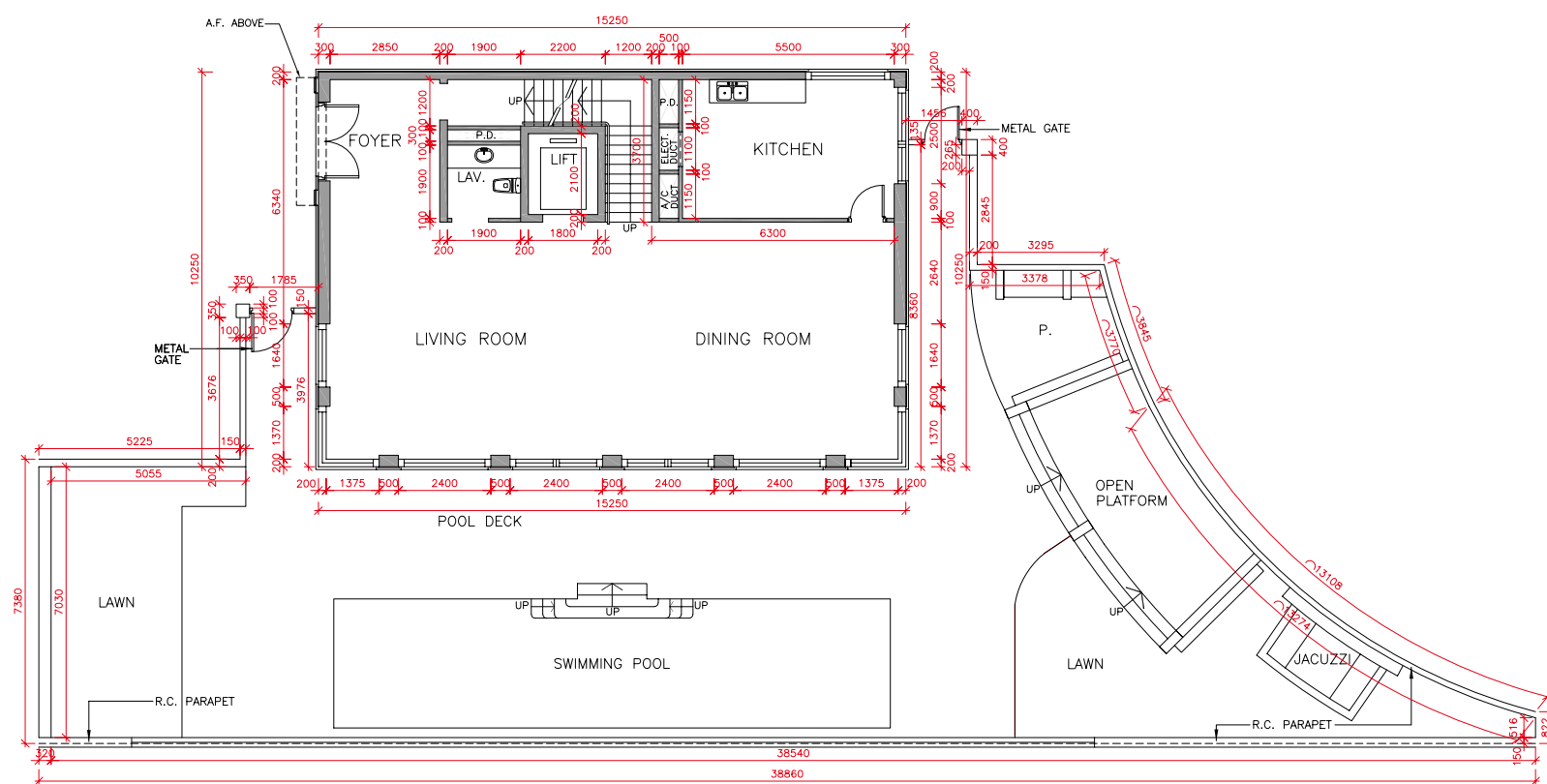
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3 Gough Hill Road 歌賦山道3號



CARPARK LEVEL PLAN
停車場層平面圖



GROUND FLOOR PLAN
地下平面圖

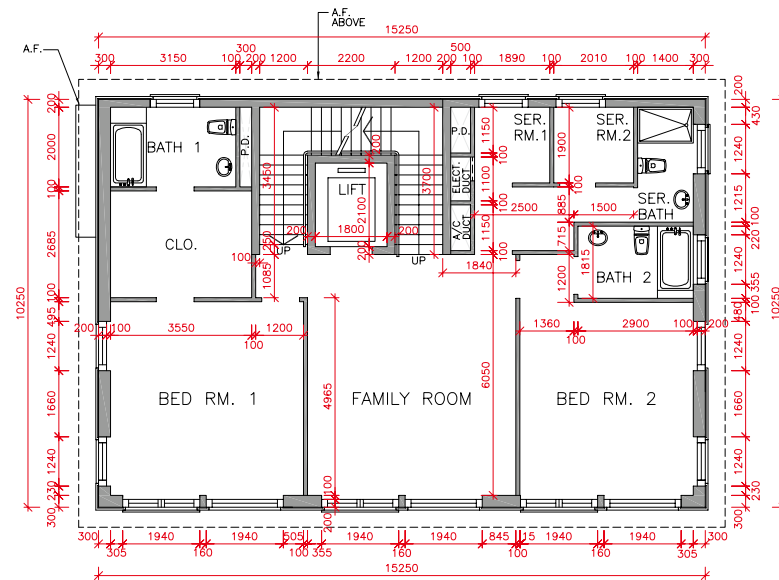
SCALE 比例 0 5M/米



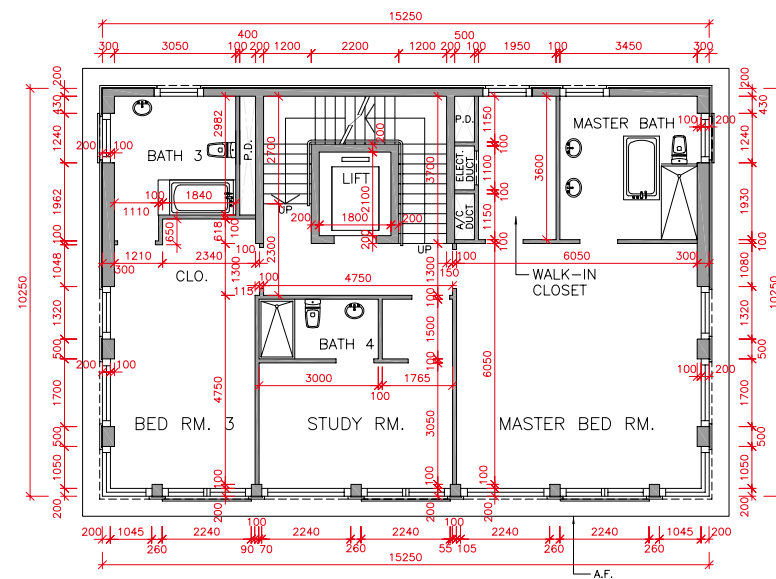
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3 Gough Hill Road 歌賦山道3號

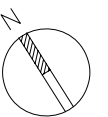


FIRST FLOOR PLAN
1樓平面圖



SECOND FLOOR PLAN
2樓平面圖

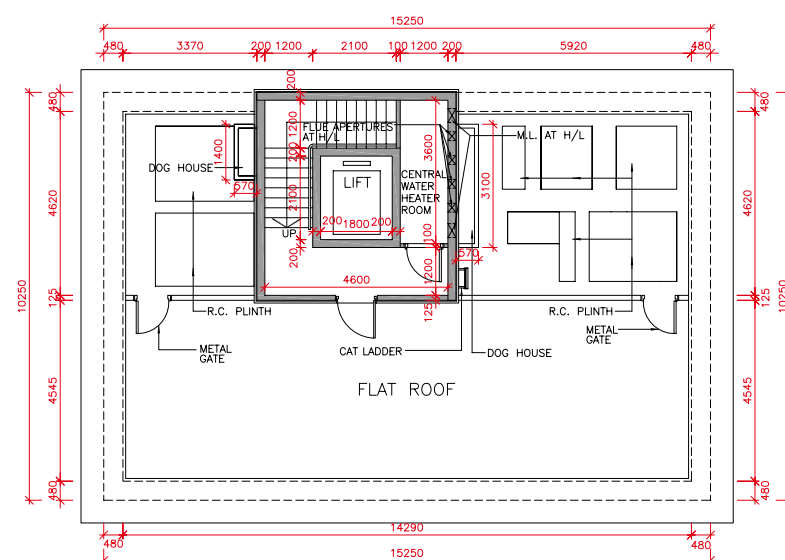
SCALE 比例 0 5M/米



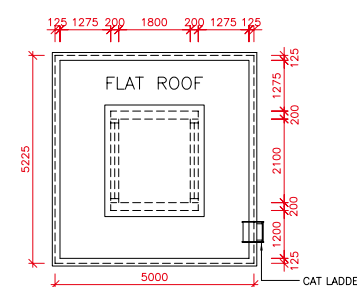
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

3 Gough Hill Road 歌賦山道3號

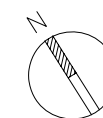


ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖

SCALE 比例 0 5M/米



11

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

3 Gough Hill Road 歌賦山道3號

	Floor 樓層				
	Carpark Level 停車場層	Ground Floor 地下	First Floor 1樓	Second Floor 2樓	Roof 天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175	250	250	250	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3450, 4250, 4650, 4780	4500	4000	4000	3000

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.(This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

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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。
(不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.

2. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.

3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。

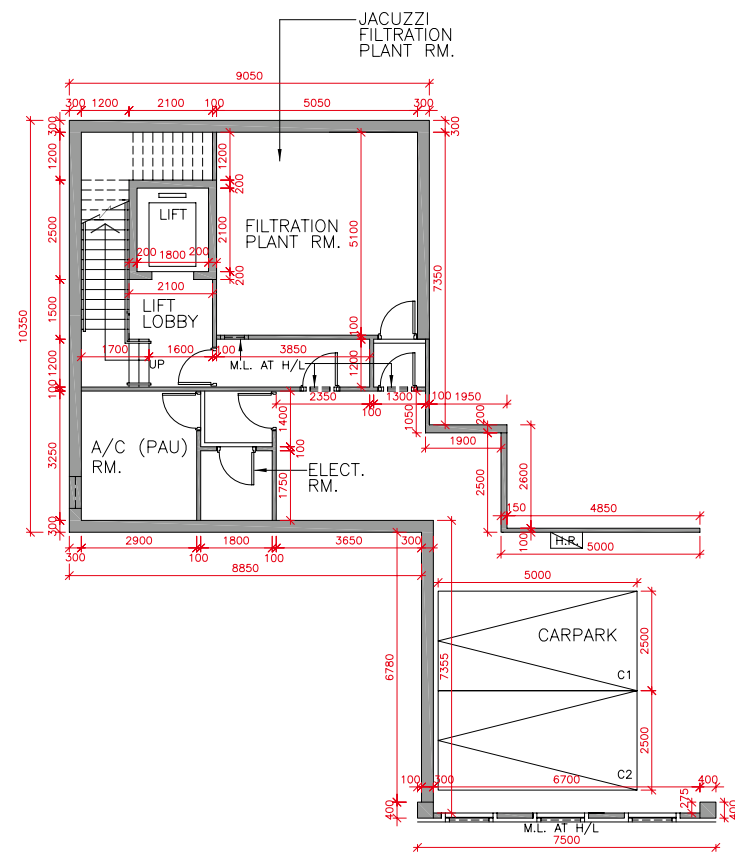
2. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。

3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

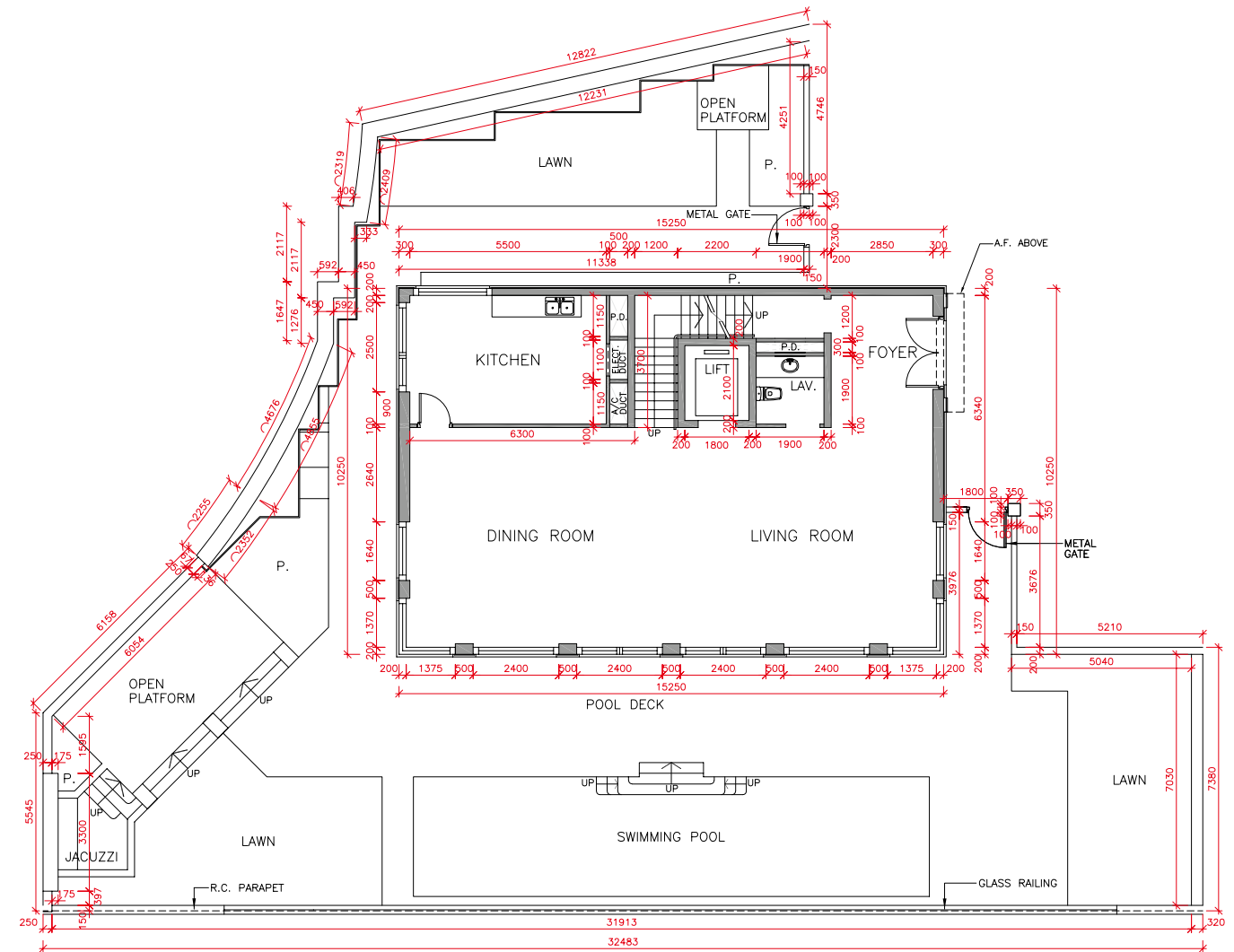
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5 Gough Hill Road 歌賦山道5號

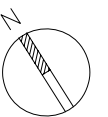


CARPARK LEVEL PLAN
停車場層平面圖



GROUND FLOOR PLAN
地下平面圖

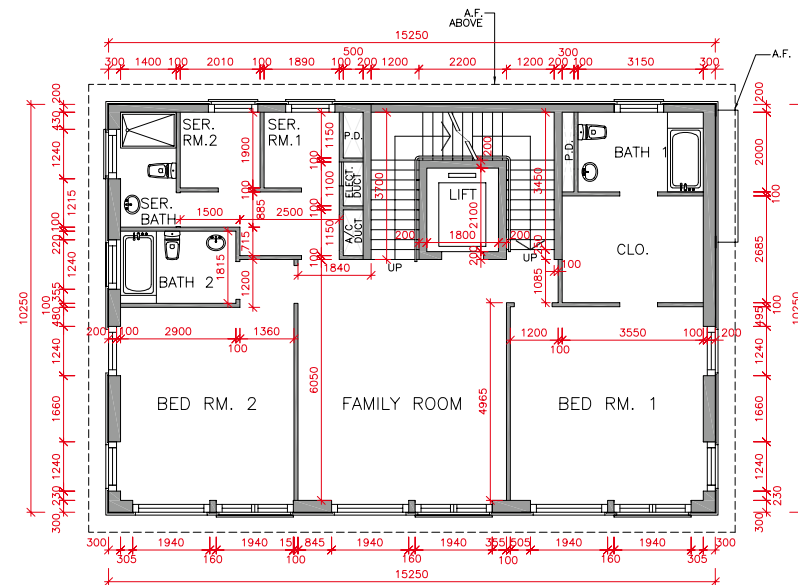
SCALE 比例 0 5M/米



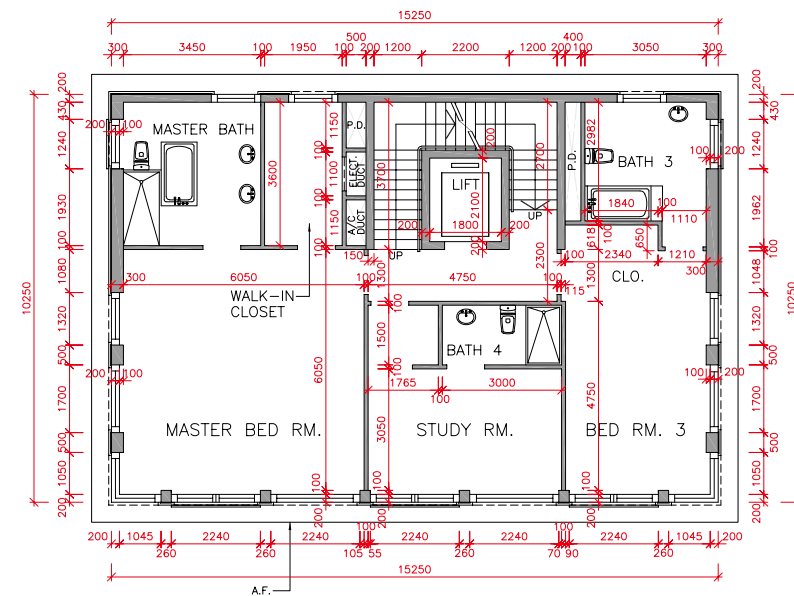
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5 Gough Hill Road 歌賦山道5號

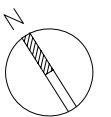


FIRST FLOOR PLAN
1樓平面圖



SECOND FLOOR PLAN
2樓平面圖

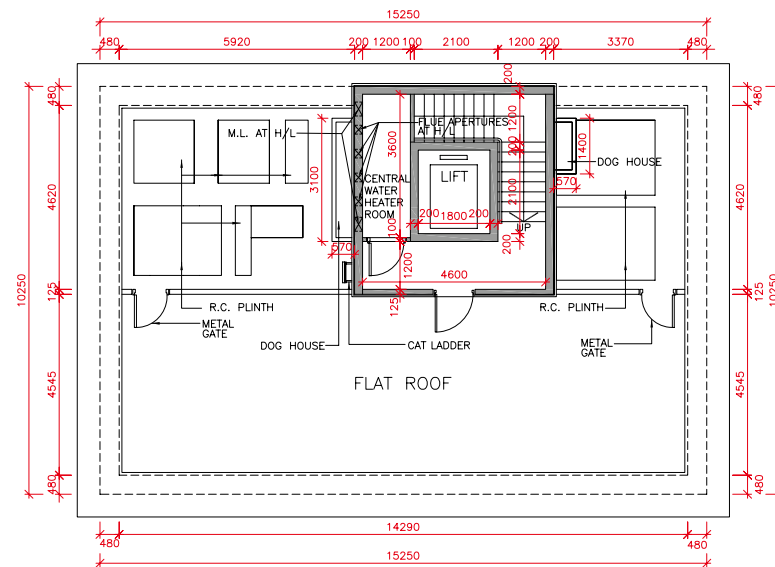
SCALE 比例 0 5M/米



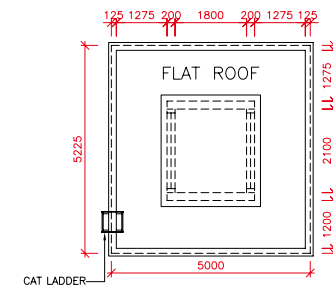
11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5 Gough Hill Road 歌賦山道5號

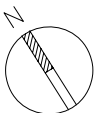


ROOF PLAN
天台平面圖



TOP ROOF PLAN
頂層天台平面圖

SCALE 比例 0 5M/米



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

5 Gough Hill Road 歌賦山道5號

	Floor 樓層				
	Carpark Level 停車場層	Ground Floor 地下	First Floor 1樓	Second Floor 2樓	Roof 天台
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175	250	250	250	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3450, 4250, 4650, 4780	4500	4000	4000	3000

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.(This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

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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。
(不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。

- Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
 2. Please refer to the first page of this section for legends of all terms and abbreviations shown in the floor plans.
 3. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

- 備註：
1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
 2. 關於樓面平面圖上顯示之名詞及簡稱，請參閱本部份的首頁。
 3. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

12

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

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
1 Gough Hill Road 歌賦山道1號	1063.834 (11451) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	9.582 (103)	-	-	12.069 (130)	962.191 (10357)	54.758 (589)	281.984 (3035)	18.920 (204)	-	-
3 Gough Hill Road 歌賦山道3號	542.709 (5842) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	8.599 (93)	-	-	-	276.719 (2979)	52.247 (562)	132.660 (1428)	12.480 (134)	-	-
5 Gough Hill Road 歌賦山道5號	543.679 (5852) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	9.425 (101)	-	-	-	338.163 (3640)	64.146 (690)	132.660 (1428)	12.480 (134)	-	-

1. 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.

2. 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 metres.

3. The symbol " – " as shown in the above table denotes "Not applicable".
1. 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。

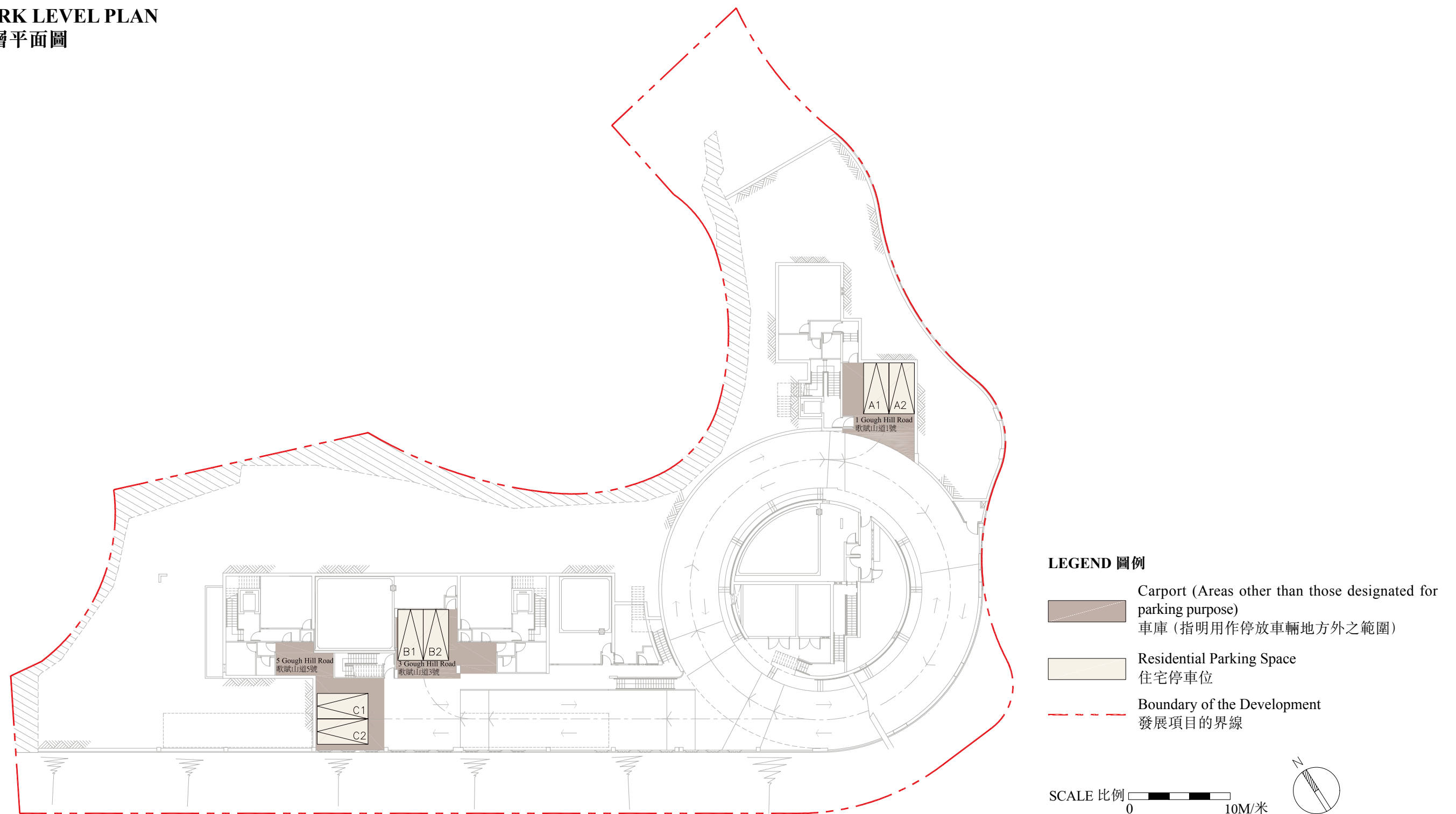
2. 上述所列之面積均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3. 上表 "-" 符號代表不適用。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

CARPARK LEVEL PLAN 停車場層平面圖



Location, Numbers, Dimensions and Areas of Parking Spaces 停車位的位置、數目、尺寸及面積

Type of Parking Space 停車位類別	House Numbering 獨立屋門牌號數	Location 位置	Number 數目	Dimensions of each Parking Space (L x W) (m) 每個停車位尺寸 (長 x 闊) (米)	Area of each Parking Space (sq.m.) 每個停車位面積 (平方米)
Residential Parking Space 住宅停車位	1 Gough Hill Road 歌賦山道 1 號	Carpark Level 停車場層	2	5.0 x 2.5	12.5
	3 Gough Hill Road 歌賦山道 3 號	Carpark Level 停車場層	2	5.0 x 2.5	12.5
	5 Gough Hill Road 歌賦山道 5 號	Carpark Level 停車場層	2	5.0 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

A. Common parts of the Development

According to the Deed of Mutual Covenant and Management Agreement of the Development dated 12 March 2013 and registered in the Land Registry Memorial No. 13032802820169 (the "DMC"):-

"Common Areas and Facilities"

means and includes the entrances, stairs, footpaths, passages, driveways and pavements, ramps, boundary fence walls, glass balustrade on the boundary fence walls, structural walls of the Development (other than those forming part of any Unit), the Pink Hatched Black Area, such part of the Slope Structures that are within the Lot, exterior surface and plaster and covering of a fence wall of a Unit which abut onto any part of the Common Areas and Facilities, such part of the emergency vehicular access the exclusive right and privilege to hold, use, occupy and enjoy does not belong to any particular Owner, emergency vehicular access sign and street fire hydrant, parapet walls, landscaped areas, planters, planter features, channels, existing trees, street hydrant pump room, street hydrant water tank, fire services water tank, fire services pump room, telecommunication and broadcasting equipment room, transformer room, high voltage switchgear compartment, central water pump room, sprinkler control valve, sprinkler inlet, fire services inlet and alarm panel cabinet, existing caisson wall and screen wall, watchmen's office, louvers, refuse storage and material recovery chamber, switch rooms, pipe ducts, open spaces, sprinkler water tank, sprinkler pump room and such of the drains, channels, fresh and salt water intakes and mains, telecommunication equipment, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap.344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Facilities. Such Common Areas and Facilities (if and where capable of

being shown on plans) are shown coloured orange on the plans certified by the Authorized Person and annexed to the DMC;

B. Number of undivided shares assigned to each residential property in the Development

Unit	Undivided Shares
# 1 Gough Hill Road	2,493
3 Gough Hill Road	1,073
5 Gough Hill Road	1,154
Total :	4,720

Notes

- Each Unit includes two carpark and passageway, roof, garden (inclusive of swimming pool and jacuzzi), lift, lift lobby, electrical room, air-conditioning (primary air unit) room, filtration plant room, external wall and fence wall (excluding the fence walls of the Development and the exterior surface, plaster and covering of a fence wall of the Unit which abut onto any part of the Common Areas and Facilities) thereof
- # means inclusive of flat roof

C. Terms of years for which the manager of the Development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years commencing from the date of the DMC and shall continue thereafter until terminated by not less than three (3) calendar months' notice in writing in accordance with the terms of the DMC.

D. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner of a Unit shall contribute towards the management expenses (which shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the DMC by reference to the Undivided Shares allocated to his Unit and the principles provided in the DMC.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' contribution towards management expenses payable in respect of his Unit based on the annual management budgets and such security amount shall be non-refundable but transferable.

F. The area in the Development retained by the Vendor for the Vendor's own use

Not Applicable.

Notes:

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

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A. 發展項目的公用部分

根據發展項目的公契及管理協議（「公契」），日期為2013年3月12日，並於土地註冊處註冊，註冊摘要編號為13032802820169：-

「公用地方及設施」

指及包括入口、樓梯、行人路、通道、車道及行人道、斜坡、邊界圍牆、邊界圍牆上的玻璃欄杆、發展項目的結構牆（構成任何單位的結構牆除外）、粉紅色間黑斜線區域、此等斜坡結構中位於地段內的部分、單位的圍牆外表面及灰泥和覆蓋物，該圍牆毗鄰任何公用地方及設施、此等緊急車輛通道的部分，持有、使用、佔用及享有的專有權利及特權不屬於任何特定業主、緊急車輛通道標誌及街道消防栓、矮護牆、園景區、花槽、花槽特色、渠道、現有樹木、街道消防栓泵房、街道消防栓水箱、消防水箱、消防泵房、電訊及廣播設備室、變壓器室、高壓開關設備室、中央水泵房、灑水控制閥、灑水入口、消防入口及警報面板櫃、現有沉箱牆及屏風牆、警衛室、百葉窗、垃圾儲存及物料回收室、電掣房、管道、露天空間、灑水水箱、灑水泵房以及排水管、渠道、淡水及鹹水進水口與主要管道、電信設備、有線電視系統（如有）、電線、電纜及其他設施，無論是否為管道形式，現時或任何時候位於、通過、位於下方或上方或穿越該地段，通過該等設施向發展項目供應淡水或鹹水、污水、燃氣、電話、電力及其他服務的設施，樹木、灌木及其他植物和植被、照明設施、防火及滅火設備及裝置、保安系統及裝置、通風系統及任何其他機械系統、裝置或設施，安裝或提供在發展項目中，旨在供發展項目共同使用及受益而設，但不包括發展項目內任何特定業主擁有持有、使用、佔用及享有的專有權利及特權的區域，以及發展項目內僅為任何特定業主提供服務的設施，惟在適當情況下，如果(a)《建築物管理條例》(第344章)第2條所載「公用部分」定義的(a)段涵蓋的發展項目任何部分及/或(b)《建築物管理條例》(第344章)附表1中指明並包含在《建築物管理條例》(第344章)第2條所載「公用部分」定義的(b)段下的任何部分，亦須受上文所訂條文涵蓋，則該等部分應被視為已包括在內，並應構成公用地方及設施的一部分。此等公用地方及設施（如果及在能夠在圖則上顯示的情況下）在認可人士核證並附加於公契的圖則上以橙色顯示；

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

單位	不分割份數
# 歌賦山道1號	2,493
歌賦山道3號	1,073
歌賦山道5號	1,154
總計：	4,720

備註：

- (i) 每個單位包括兩個停車位及通道、天台、花園（包括游泳池及按摩池）、升降機、升降機大堂、電力室、空調（預冷空調箱）室、過濾機房、外牆及圍牆（不包括發展項目的圍牆以及單位的圍牆外表面、灰泥和覆蓋物，該圍牆毗鄰任何公用地方及設施）
- (ii) #表示包括平台

C. 發展項目的管理人的委任年期

發展項目的管理人的首屆任期為兩(2)年，自公契簽訂之日起開始，直至根據公契規定以不少於三個(3)個曆月的書面通知終止任期為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每個單位業主須根據他的單位獲分配的不分割份數及公契所訂明的原則，按公契所訂明的方式、金額及比例，繳付發展項目的管理費用（該費用須根據管理人所編制的預算而定）。

E. 計算管理費按金的基準

管理費按金相等於該單位根據管理預算應付三(3)個月的分擔款項，該按金不可退還，但可以轉讓。

F. 賣方在發展項目內保留作為自用的地方

不適用。

備註：

- (1) 除售樓說明書另作定義外，以上使用的詞語具有公契內該詞語的相同意義。
- (2) 請查閱公契以了解全部詳情。公契全文現存於售樓處，於開放時間可供免費查閱，並可在要求及支付所需影印費後取得公契之複印本。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is situated on Rural Building Lot No.1100 (the “**lot**”).
2. The lot is held under the Government Lease deemed to have been issued upon compliance with the conditions precedent contained in the Conditions of Exchange No.UB12145 (the “**Conditions of Exchange**”) as modified by four Modification Letters:
 - i) a modification letter dated 9 October 1995 and registered in the Land Registry by Memorial No.UB6422580;
 - ii) a modification letter dated 7 October 1997 and registered in the Land Registry by Memorial No.UB7292280 (the “**1997 Modification Letter**”);
 - iii) a modification letter dated 25 January 2010 and registered in the Land Registry by Memorial No.10012901020019 (the “**2010 Modification Letter**”); and
 - iv) a modification letter dated 6 January 2012 and registered in the Land Registry by Memorial No.12011002170016;

(collectively referred to as the “**Land Grant**”)

, for a term commencing from 10 May 1991 and expiring on 9 December 2028.
3. General Condition No.(8) of the Conditions of Exchange stipulates that “*The Grantee 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 gross floor area or by buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three 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 Director.*”
4. General Condition No.(10) of the Conditions of Exchange stipulates that “*Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Grantee and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free access and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.*”
5. General Condition No.(12)(a) of the Conditions of Exchange stipulates that “*Upon any failure or neglect by the Grantee to perform, observe or comply with any of these Conditions the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works thereon or on such part, and thereupon this Agreement and the rights of the Grantee hereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of any of these Conditions.*”
6. Special Condition No.(7)(a) of the Conditions of Exchange stipulates that “*Subject to sub-clause (b) of this Special Condition, a right-of-way to and from Gough Hill Road from and to the lot over and along the piece of Government land shown coloured brown on PLAN I annexed hereto and at such levels as shall be approved by the Director shall be given.*”
7. Special Condition No.(7)(b) of the Conditions of Exchange stipulates that “*The Grantee shall construct a paved way to the standards laid down in the Building (Private Streets and Access Roads) Regulations on the piece of ground over and along which such right-of-way shall be given at such time or times and in such manner as the Director may approve, and shall uphold, maintain and repair such paved way and everything forming portion of or pertaining to it to the satisfaction of the Director, and the Grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public street 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 paved way constructed by him. The grant of such right-of-way shall be in such form and on such conditions as may be approved by the Registrar General (Land Officer) and shall not give the Grantee the exclusive right to use the paved way constructed by him. The Government reserves the right to grant rights-of-way over such paved way 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 paved way for the purposes of a public street 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 paved way may have been granted.*”
8. Special Condition No.(9) of the Conditions of Exchange stipulates that “*Subject to these Conditions, the lot or any part thereof or any building or part of any building erected or to be erected thereto shall not be used for any purpose other than private residential purposes.*”
9. Special Condition No.(10) of the Conditions of Exchange stipulates that “*The Grantee shall not do or permit or suffer anything to be done at any time in or upon the lot or any part thereof or any building or any part of any building erected or to be erected thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government or to the owner or occupiers of any adjoining or neighbouring lot or lots or premises.*”
10. Special Conditions (11)(a) and (11)(b) of the Conditions of Exchange stipulates that “*Upon development or redevelopment of the lot or any part thereof:-*
 - (a) *any building or buildings erected or to be erected thereon shall, subject to these Conditions, in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;*
 - (b) *the total gross floor area of any building or buildings erected or to be erected thereon shall not exceed 1,950 square metres;*”
11. Special Condition No.(11)(c) of the First Schedule to the 2010 Modification Letter stipulates that “*the total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 25% of the area of the lot provided that the Director at his sole discretion may in calculating the total site coverage stipulated in this sub-clause exclude the floor space of carports and associated driveway and other facilities as may be approved in writing by the Director provided further that the design and size of such carports and associated driveway and such other facilities as aforesaid shall be subject to the prior written approval of the Director;*”
12. Special Condition No.(11)(d) of the 1997 Modification Letter stipulates that “
 - (i) *any building or buildings erected or to be erected thereon shall not contain more than 3 storeys in addition to 1 storey of carports;*
 - (ii) *for the purpose of calculating the number of storeys referred to in sub-clause (i) hereof there shall not be taken into account any space within the storey of carports referred to in sub-clause (i) hereof which is solely or, in the opinion of the Director (which opinion shall be final and binding on the Grantee) predominantly used for the purpose of entrance lobbies or refuse disposal or occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service;*”
13. Special Conditions No.(11)(e) and (11)(f) of the Conditions of Exchange stipulates that “
 - (e) *no building resting upon supporting columns of the type commonly known as “stilts” shall be permitted unless the Grantee satisfies the Director that no other form of construction is suitable. The*

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批地文件的摘要

- Director's decision as to whether any supporting column is a "stilt" within the meaning of these Conditions shall be final and shall be binding upon the Grantee; and*
- (f) *the design, disposition and height of any building or buildings erected or to be erected thereon shall be subject to the approval in writing of the Director."*
14. Special Condition No.(11)(g) of the Second Schedule to the 2010 Modification Letter stipulates that "no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respect comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation."
15. Special Condition No.(12) of the Conditions of Exchange stipulates that "
- (a) *No building, support for any building or erection of any kind other than boundary walls and or fences shall be erected on or over, placed under the area shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the non-building area");*
- (b) *The Director and his officers and workmen shall have free access at all times to the area annotated "Drainage Reserve" on Plan I annexed hereto within the non-building area for the purpose of laying, repairing and maintaining drains, sewers and all other services across, through or under it which the Director may require or authorize."*
16. Special Condition No.(13) of the Conditions of Exchange stipulates that "
- (a) *The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director. The Facilities will not be taken into account for the purposes of calculating the total gross floor area and the total site coverage respectively stipulated in sub-clauses (b) and (c) of Special Condition No.11 hereof.*
- (b) *In the event that the Facilities are provided in accordance with the provisions of sub-clause (a) of this Special Condition:-*
- (i) *the Grantee shall throughout the term of years hereby agreed to be granted at his own expense maintain the Facilities erected, constructed or provided or which may at any time hereafter be erected, constructed or provided within the lot in good and substantial repair and condition and shall operate the Facilities to the satisfaction of the Director; and*
- (ii) *the Facilities shall only be used by the residents of the building or buildings erected or to be erected within the lot and their bona fide visitors and by no other person or persons whatsoever."*
17. Special Condition No.(14) of the Conditions of Exchange stipulates that "No trees growing on the lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Director who may, in granting consent, impose such conditions as to replanting or landscaping as he may deem appropriate."
18. Special Condition No.(15) of the Conditions of Exchange stipulates that "The Grantee shall landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a clean, neat and tidy condition all to the satisfaction of the Director."
19. Special Condition No.(16) of the Conditions of Exchange stipulates that "
- (a) *Watchmen's or caretakers' office accommodation may be provided within the lot provided that:-*
- (i) *such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot; and*
- (ii) *such accommodation shall not be used for any purpose other than office accommodation of watchmen or caretakers employed on the lot.*
- Such accommodation, if the gross floor area thereof does not exceed 5 square metres for every 50 flats or part thereof erected or to be erected on the lot or 5 square metres for every residential block erected or to be erected on the lot, whichever calculation provides the greater amount of such accommodation, shall not be taken into account for the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in sub-clauses (b) and (c) of Special Condition No. (11) hereof.*
- (b) *One watchmen's or caretakers' quarters may be provided in the building or buildings/ house or houses erected or to be erected on the lot provided that:-*
- (i) *such quarters are situated within a main residential building or a house for a house style development;*
- (ii) *in addition to living accommodation, toilet, washing and kitchen services shall be provided in such quarters; and*
- (iii) *such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers employed on the lot.*
- Such quarters, if the gross floor area thereof does not exceed 25 square metres, will not be taken into account for the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in sub-clauses (b) and (c) of Special Condition No.(11) hereof."*
20. Special Condition No.(21) of the Conditions of Exchange stipulates that "The lot shall not be sub-divided by assignment, deed of partition or otherwise in such a way that the site coverage of any building or buildings or part of any building or buildings standing on any sub-divided portion of the lot shall exceed 25% of such sub-divided portion."
21. Special Condition No.(22)(a) of the Conditions of Exchange stipulates that "Space or car ports or both shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the rate of not less than 1.5 spaces per dwelling unit erected or to be erected on the lot. Neither the space so provide nor the said car ports shall be used other than for the parking of private motor cars registered under the Road Traffic Ordinance and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide visitors or invitees, and in particular the said spaces or car ports shall not be used for the storage of motor vehicles."
22. Special Condition No.(23) of the Conditions of Exchange stipulates that "A layout plan indicating the parking spaces or car ports or both to be provided within the lot in accordance with Special Condition No.(22) hereof and approved by the Building Authority, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance) shall be registered by the Grantee by memorial in the Land Office. No transaction affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration. The parking spaces or car ports or both indicated on the said approved plan shall not be used for any other purpose other than the purposes set out in the Special Condition No.(22) hereof. The Grantee shall maintain the parking spaces or car ports or both in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director."
23. Special Condition No.(24) of the Conditions of Exchange stipulates that "
- (a) *The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on PLAN I annexed thereto.*
- (b) *Notwithstanding the provisions of sub-clause (a) of this Special Condition, upon development or redevelopment of the lot a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director."*
24. Special Condition No.(25) of the First Schedule to the 2010 Modification Letter stipulates that "The Grantee shall not cut away, remove or set

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back any Government land adjacent to or adjoining the lot or carry out any building up, filling in or any slope treatment works of any kind whatsoever, on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.”

25. Special Condition No.(26) of the First Schedule to the 2010 Modification Letter stipulates that “

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government’s rights under these Conditions, in particular Special Condition No.(25) hereof.

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

(d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or

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

26. Special Condition No.(27) of the Conditions of Exchange stipulates that “No rock crushing plant shall be permitted on the lot.”

27. Special Condition No.(28) of the Conditions of Exchange stipulates that “Where prestressed ground anchors are installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.”

28. Special Condition No.(29) of the First Schedule to the 2010 Modification Letter stipulates that “

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.”

29. Special Condition No.(31) of the First Schedule to the 2010 Modification Letter stipulates that “The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other

existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under, or adjacent to the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

30. Special Condition No.(32) of the Conditions of Exchange stipulates that stipulates that “The Grantee shall pay to the Government on demand any sum which the Director 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.”

31. Special Condition No.(34) of the Conditions of Exchange stipulates that “The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely

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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.”

32. Special Condition No.(36) of the Conditions of Exchange stipulates that “Any damage or obstruction caused by the Grantee, his servants or agents to any nullah, sewer, storm-water drain, water-main or other Government properties within or adjoining the lot shall be made good by the Government at the cost of the Grantee, and the amount due in respect thereof shall be paid on demand to the Government by the Grantee.”
33. Special Condition No.(37) of the Conditions of Exchange stipulates that “The Grant shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the Government storm-water drains and sewer. Such works shall be carried out by the Director, who shall incur no liability to the Grantee in respect thereof.”
34. Special Condition No.(41) of the Conditions of Exchange stipulates that “Except with the prior written consent of the Director of Environmental Protection, the Grantee shall not, in or upon the lot or any part thereof or any building or part of any building erected or to be erected thereon, install or permit or suffer to be installed any machinery, furnace or boiler or any other equipment or use or permit or suffer to be used any fuel or any method or process of manufacture or treatment that might in any circumstance result in the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise. The granting of such consent shall not be deemed to modify or alter in any way the Government’s powers for controlling pollution now or hereafter imposed by any Ordinance, bye-law, regulation or other enactment.”
35. Special Condition No.(42) of the Conditions of Exchange stipulates that “The Grantee shall not use any fuel on the lot or any part thereof or in any building or any part of any building erected or to be erected thereon other than town gas, liquefied petroleum gas, natural gas, kerosene or other conventional liquid fuel with a sulphur content not exceeding 0.5% by weight and by a viscosity of not more than 6 centistokes at 40 °C, or a conventional solid fuel with a sulphur content not exceeding 1% by weight.”
36. Special Condition No.(43) of the Conditions of Exchange stipulates that “The Grantee shall not discharge directly or indirectly or cause or permit or suffer to be discharged into any public sewer, storm-water drain, channel, stream-course or sea any trade effluent or foul or contaminated water or cooling or hot water without the prior written consent of the Water Authority and Director of Environmental Protection, who may as a condition of granting their consent require the Grantee to provide, operate and maintain at the Grantee’s own expense, within the lot or otherwise and to the satisfaction of the Water Authority and Director of Environmental Protection suitable works for the treatment and disposal of such trade effluent or foul or contaminated or cooling or hot water.”

37. Special Condition No.(47) of the Conditions of Exchange stipulates that “Throughout the term hereby granted:-

- (a) the Grantee shall at his own expense and to the satisfaction of the Director of Fire Services:-
 - (i) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to any building or buildings, structure or structures erected or placed or to be erected or placed on the lot;
 - (ii) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and
 - (iii) maintain such means of access and keep the same free from obstructions; and
- (b) the Grantee shall permit the Director of Fire Services, his officers, servants or agents at all reasonable times with or without notice to enter upon the lot or any part thereof or any building or buildings, structure or structures or any part thereof erected or placed or to be erected or placed thereon for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (a) of this Special Condition have been complied with.”

38. Special Condition No.(48) of the Conditions of Exchange stipulates that “The Grantee shall at his own expense and to the satisfaction of the Director of Fire Services provide fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the lot (or, subject to the prior written consent and approval of the Director, on any adjacent or adjoining Government land) and/or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require. The Grantee shall maintain at his own expense the said fire hydrants, fire fighting appliances, water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services.”

39. Special Condition No.(53) of the First Schedule to the 2010 Modification Letter stipulates that “

- (a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marker “PLAN A” annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the

Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim for compensation shall be made against the Government or the Director or his authorized officer by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clause(a)”

40. Special Condition No.(54) of the Second Schedule to the 2010 Modification Letter stipulates that “The lot is within water gathering ground and the Grantee shall, prior to carrying out any site formation works, drainage works or sewerage works within or in respect of the lot or any building works in relation to site formation, drainage and sewerage within or in respect of the lot, at his own expense submit to the Director of Water Supplies for his prior written approval the plans and proposals for such works. For the purposes of this Special Condition, “building works”, “site formation works” and “drainage works” shall be as defined in the Building Ordinance, any regulations made thereunder and any amending legislation.”

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41. Special Condition No.(55) of the Second Schedule to the 2010 Modification Letter stipulates that “*No grave or columbarium shall be erected or made on the lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.*”

Note :
For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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- 發展項目興建於鄉郊建屋地段第 1100 號（「**該地段**」）。
- 該地段根據政府租約持有，該租約被視為在遵守換地條件第 UB12145 號（「**換地條件**」）中所載的先決條件後簽發，並經由四封修改函作出修訂。
 - 一份日期為 1995 年 10 月 9 日的修改函，並以註冊摘要編號 UB6422580 在土地註冊處註冊；
 - 一份日期為 1997 年 10 月 7 日的修改函，並以註冊摘要編號 UB7292280 在土地註冊處註冊（「**1997 年修改函**」）；
 - 一份日期為 2010 年 1 月 25 日的修改函，並以註冊摘要編號 10012901020019 在土地註冊處註冊（「**2010 年修改函**」）；以及
 - 一份日期為 2012 年 1 月 6 日的修改函，並以註冊摘要編號 12011002170016 在土地註冊處註冊；（統稱為「**批地文件**」）

，租期自 1991 年 5 月 10 日起至 2028 年 12 月 9 日止。
- 換地條件內的一般條款第 (8) 項規定：「**承批人在租賃期內須保持所有已建或日後可能建於該地段上的建築物，使其保持良好及堅固的維修及狀況，並在租賃期滿或提前終止時，以該等維修及狀況交付。如在租賃期內任何時間拆卸任何當時位於該地段或其任何部分的建築物，承批人須以相同類型且總樓面面積不小於該建築物的堅固及品質良好建築物，或以署長批准的類型及價值的建築物替換該建築物。如發生上述拆卸情況，承批人須在拆卸後一個月內向署長申請同意進行重建該地段的建築工程，並在收到該同意後三個月內開始必要的重建工程，並在署長規定的時間限制內完成，並令署長滿意。**」
- 換地條件內的一般條款第 (10) 項規定：「**根據這些條款規定拓建的任何私人街道、私家路及小巷，其位置應令署長滿意，並根據署長的決定，納入或排除在租賃區域之外，如果需要，不論那種情況，都應免費交給政府。如果上述街道、私家路及小巷交還給政府，則其路面、路緣石、排水渠（包括污水和雨水渠）、渠道和道路照明應由政府負責，費用由承批人承擔，此後由公帑維護。如果上述私人街道、私家路及小巷仍然是租賃區域的一部分，則應由承批人負責照明、鋪面、路緣石、排水渠、渠道和維護，費用由承批人承擔，並且在各方面均令署長滿意，署長可以為了公共利益而進行或安排道路照明的安裝和維護。承批人應承擔道路照明安裝的資本成本，並允許工人和車輛自由進出租賃區域，以進行道路照明的安裝和維護。**」
- 換地條件內的一般條款第 (12)(a) 項規定：「**如果承批人未能履行、遵守或符合任何這些條款，政府有權重新進入並收回該地段或其任何部分，以及其上或該部分上的所有或任何建築物、構築物和工程，並且本協議和承批人在本協議項下的權利應絕對終止和終結（如果重新進入僅限於一部分，則僅限於該部分），但不得損害政府在任何違反、不遵守或不履行任何這些條款方面的權利、補救措施和索賠。**」

- 換地條件的特別條款第 (7)(a) 項規定：「**在符合本特別條款 (b) 分條款的前提下，應給予從歌賦山道須橫越及沿著該地段的通行權，該通行權位於並沿著附於本文件圖則 I 上的顯示為棕色政府土地上，並須達到署長所批准的水平。**」
- 換地條件第 (7)(b) 條特別條款規定：「**承批人應按照建築物（私家街道及通路）規例所規定的標準，在授予該通行權的土地上及沿該土地建造一條鋪砌道路，建造的時間和方式須經署長批准，並應維護、保養和修理該鋪砌道路及其構成部分或與之相關的所有事宜，使署長滿意，且承批人應對整體負責，如同其為絕對擁有人一樣。如公共街道因受該土地的一部分或影響其坡度而作出任何改動，承批人不得提出任何索償，並應對其建造的該鋪砌道路作出所有相應的改動。該通行權的授予應採用註冊總署署長（地政專員）所批准的形式和條件，且不得賦予承批人使用其建造的鋪砌道路專用權利。政府保留向附近其他地段現在或將來的擁有人授予在該鋪砌道路上通行權的權利，或接管上述該鋪砌道路全部或任何部分，以作為公共街道之用，而無需向承批人或已獲授予在該鋪砌道路全部或任何部分通行權的其他擁有人支付任何補償。**」
- 換地條件第 (9) 條特別條款規定：「**在符合這些條款的情況下，該地段或其任何部分，或其上已建或將建的任何建築物或建築物的任何部分，不得用於私人住宅以外的任何用途。**」
- 換地條件第 (10) 條特別條款規定：「**承批人不得在任何時間於該地段或其任何部分，或其上已建或將建的任何建築物或建築物的任何部分，作出或允許或容許任何可能成為或變成滋擾或煩擾，或可能對政府或任何毗鄰或鄰近地段或處所的擁有人或佔用人造成損害或不便的事情。**」
- 換地條件第 (11)(a) 和 (11)(b) 條特別條款規定：「**在該地段或其任何部分進行開發或重建時：-**
 - 在其上已建或將建的任何建築物，在各方面均須符合《建築物條例》、根據該條例制定的任何規例以及任何修訂法例；**
 - 在其上已建或將建的任何建築物的總樓面面積不得超過 1,950 平方米；**
- 2010 年修訂函件附表一第 (11)(c) 條特別條款規定：「**在該地段上已建或將建的任何建築物的總地盤覆蓋率不得超過該地段面積的 25%，但署長可全權酌情決定在計算本條款中規定的總地盤覆蓋率時，不包括車庫和相關車道以及署長書面批准的其他設施的樓面面積，惟上述車庫和相關車道以及其他設施的設計和尺寸須事先獲得署長的書面批准；**」
- 1997 年修訂函件第 (11)(d) 條特別條款規定：「
 - 在其上已建或將建的任何建築物不得包含超過 3 層，另外加 1 層車庫；**
 - 為計算本條款 (i) 中提及的層數，不得將本條款 (i) 中提及的車庫層內的任何空間計算在內，該空間僅或在署長看來（署長的**

- 意見為最終決定，對承批人具有約束力）主要用於入口大堂或垃圾處理，或僅由任何升降機、空調或供暖系統或任何類似服務的機械或設備佔用；」
- 換地條件第 (11)(e) 和 (11)(f) 條特別條款規定：「
 - 除非承批人使署長信納沒有其他形式的建造方式是合適的，否則不得允許建造任何依靠通常稱為「高腳柱」的支撐柱的建築物。關於任何支撐柱是否屬於本條款含義內的「高腳柱」署長的決定為最終決定，並對承批人具有約束力；及**
 - 在其上已建或將建的任何建築物的設計、佈局和高度須經署長書面批准。**」
- 2010 年修訂函件附表二特別條款第 (11)(g) 條規定：「**不得在該地段或其任何部分，或在這些條款中規定的地段以外的任何區域上，建造任何建築物，也不得對該地段或其任何部分，或在這些條款中規定的地段以外的任何區域進行任何開發或使用，而該等建造、開發或使用在各方面均不符合《城市規劃條例》、根據該條例制定的任何規例以及任何修訂法例的要求。**」
- 換地條件特別條款第 (12) 條規定：「
 - 除圍牆及／或圍欄外，不得在附於此的圖則 I 上以粉紅色間黑斜線顯示的區域（以下簡稱「非建築區域」）上或上方建造、放置任何建築物、任何建築物的支撐物或任何種類的架設物；**
 - 署長及其人員和工人應在任何時候均可自由進入附於此的圖則 I 上在非建築區域內註明「排水保留地」的區域，以便鋪設、修理和維護署長可能要求或授權的橫跨、穿過或位於其下的排水渠、污水渠和所有其他服務設施。」**
- 換地條件特別條款第 (13) 條規定：「
 - 承批人可在該地段內建造、構建和設置經署長書面批准的康樂設施及其附屬設施（以下簡稱「該等設施」）。該等設施的類型、大小、設計、高度和佈置亦須事先獲得署長的書面批准。在計算本條款第 11 條 (b) 及 (c) 分條分別規定的總樓面面積及總地盤覆蓋率時，將不考慮該等設施。**
 - 如果按照本特別條款 (a) 分條的規定提供該等設施：-**
 - 承批人應在本協議規定的年期內，自費維護、建造、構建或設置，或今後可能在該地段內維護、建造或提供的該等設施，使其保持良好及堅固的維修及狀況，並應在署長滿意的程度下運營該等設施；及**
 - 該等設施僅可由在該地段內已建造或將要建造的建築物的住戶及其真正訪客使用，不得由任何其他人士使用。」**
- 換地條件特別條款第 (14) 條規定：「**未經署長事先書面同意，不得干擾或移除地段或其毗鄰地段生長的任何樹木，署長在給予同意**

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時，可施加其認為合適的關於重新種植或美化的條款。」

18. 換地條件特別條款第(15)條規定：「承批人應美化並種植樹木及灌木於地段及平台（如有）上未建有建築物的任何部分，並在此後維護及保持其清潔、整潔及整齊，一切均須令署長滿意。」

19. 換地條件特別條款第(16)條規定：「

(a) 可在該地段內提供警衛或管理員的辦公室地方，但須符合以下條件：-

- (i) 署長認為此類地方對於在該地段上已建造或將要建造的建築物的安全、保安和良好管理至關重要；及
- (ii) 此類地方不得用於警衛或管理員在該地段上工作的辦公室地方以外的任何目的。

如果此類地方的總樓面面積不超過在該地段上已建造或將要建造的每 50 個單位或其部分 5 平方米，或在該地段上已建造或將要建造的每棟住宅樓 5 平方米，以較大的地方面積計算，則在計算本條款第(11)條(b)及(c)分條分別規定的總樓面面積及總地盤覆蓋率時，將不考慮此類地方。

(b) 可在該地段上已建造或將要建造的建築物／房屋中提供一個警衛或管理員宿舍，但須符合以下條件：-

- (i) 此類宿舍位於主要的住宅樓宇或房屋式發展的房屋內；
- (ii) 除居住住宿外，此類宿舍還應提供廁所、洗滌和廚房服務；及
- (iii) 此類宿舍不得用於受僱於該地段的警衛或管理員居住以外的任何用途。

如果此類宿舍的總樓面面積不超過 25 平方米，則在計算特別條件第(11)條(b)和(c)款規定的總樓面面積和總地盤覆蓋率時，將不予考慮。」

20. 換地條件的特別條款第(21)條規定：「不得以轉讓、分割契據或其他方式分割該地段，以致於任何建築物或建築群或任何建築物或建築群的一部分所佔的任何分割部分的地盤覆蓋率超過該分割部分的 25%。」

21. 換地條件的特別條款第(22)(a)條規定：「必須在該地段內提供空間或停車位或兩者兼備，以令署長滿意，以供停泊汽車，其比例不得少於每住宅單位 1.5 個車位。所提供的空間或停車位均不得用於停泊根據《道路交通條例》登記並屬於該地段上已建或將建的建築物的住戶及其真正訪客或受邀者的私家車以外的用途，尤其不得將該空間或停車位用於存放汽車。」

22. 換地條件的特別條款第(23)條規定：「一份顯示根據本條款第(22)條規定於該地段內提供的停車位或車庫或兩者兼備，並經建築事

務監督批准的佈局圖，或一份經由認可人士（定義見《建築物條例》）核證的該圖副本，須由承批人以註冊摘要形式於土地註冊處註冊。在完成註冊前，不得訂立任何影響該地段或其任何部分或任何已建或將建於其上的建築物或其任何部分的交易。該已批准圖則上所示的停車位或車庫或兩者兼備，不得用於本條款第(22)條所列目的以外的任何其他目的。承批人須按照該已批准圖則維護停車位或車庫或兩者兼備，並且除事先獲得署長書面同意外，不得更改佈局。」

23. 換地條件的特別條款第(24)條規定：「

- (a) 除非通過附於此的圖則 I 上顯示和標記的 X 和 Y 點之間的 Z 點，否則承批人無權為汽車通行而進出該地段。
- (b) 儘管本特別條款(a)款有規定，但在開發或重建該地段時，可允許建築車輛臨時進入該地段，其位置和條件由署長決定。」

24. 2010 年修訂函附表一的特別條款第(25)條規定：「承批人不得切割、移除或縮減任何毗鄰或鄰接該地段的政府土地，或在任何政府土地上進行任何形式的建築、填土或任何斜坡處理工程，除非事先獲得署長書面同意，署長可全權酌情決定給予同意，但須符合其認為合適的條款及條件，包括以其可能釐定的補價批出額外的政府土地作為該地段的延伸。」

25. 2010 年修訂函附表一的特別條款第(26)條規定：「

- (a) 凡有任何土地的切割、移除或縮減，或任何填土或填築，或任何形式的斜坡處理工程，無論是否事先獲得署長的書面同意，在該地段內或任何政府土地上進行，其目的或與該地段或其任何部分的形成、平整或開發有關，或與承批人根據這些條件需要進行的任何其他工程有關，或出於任何其他目的，承批人應自費進行和建造當時或其後任何時間有需要的該等斜坡處理工程、擋土牆或其他支撐、保護、排水或附屬或其他工程，以保護和支撐該地段內的土地，以及任何相鄰或毗鄰的政府或租賃土地，並避免和防止其後發生任何倒塌、滑坡或沉降。承批人應在協議授予的期限內，持續自費維護上述土地、斜坡處理工程、擋土牆或其他支撐、保護、排水或附屬或其他工程，使其保持良好和堅固的維修和狀況，以令署長滿意。

- (b) 本特別條款(a)款中的任何內容均不得損害政府在本條款下的權利，特別是本條款第(25)條。

- (c) 如果由於承批人進行的任何形成、平整、開發或其他工程，或由於任何其他原因，在任何時間，無論是在該地段內的任何土地上，還是在任何相鄰或毗鄰的政府或租賃土地上，發生任何倒塌、滑坡或沉降，承批人應自費將其恢復原狀並修復，以令署長滿意，並應就因該等倒塌、滑坡或沉降而產生或可能產生的所有費用、收費、損害、要求和索賠，向政府、其代理人 and 承包商作出彌償。

- (d) 除了本文規定的任何其他權利或補救措施外，對於違反任何這

些條款的行為，署長有權以書面通知要求承批人進行、建造和維護上述土地、斜坡處理工程、擋土牆或其他支撐、保護和排水或附屬或其他工程，或恢復原狀並修復任何倒塌、滑坡或沉降，如果承批人忽略或未能按照署長滿意的程度在規定的期限內遵守該通知，署長可立即執行和進行任何必要的工程，承批人應在接到要求後向政府償還其費用，以及任何行政或專業費用和收費。」

26. 換地條件的特別條款第(27)條規定「該地段不得設置任何碎石廠。」

27. 換地條件的特別條款第(28)條規定「凡安裝了預應力地錨，在該地段或其任何部分進行開發或重建時，承批人應自費對預應力地錨在其使用壽命內進行定期維護和定期監測，以令署長滿意，並應向署長提供署長隨時絕對酌情要求的有關所有該等監測工程的報告和資料。如果承批人忽略或未能進行所需的監測工程，署長可立即執行和進行監測工程，承批人應在接到要求後向政府償還其費用。」

28. 2010 年修改函附表一的特別條款第(29)條規定「

- (a) 如該地段的泥土、廢土、碎石、建築廢料或建築材料（以下簡稱「廢料」），或受該地段任何開發影響的其他區域的泥土、廢土、碎石、建築廢料或建築材料被侵蝕、沖刷或傾倒到公共巷道或道路上，或進入或傾倒到道路暗渠、前濱或海牀、污水渠、雨水渠或明渠或其他政府財產（以下簡稱「政府財產」），承批人應自費清除廢料，並修復對政府財產造成的任何損害。承批人應就因該等侵蝕、沖刷或傾倒對私人財產造成的任何損害或妨擾而引起的一切訴訟、索賠和要求，向政府作出彌償。

- (b) 儘管有本特別條款(a)分條的規定，署長可（但沒有義務）應承批人的要求，清除廢物並修復對政府財產造成的任何損害，承批人應按要求向政府支付相關費用。」

29. 2010 年修訂函附表一特別條款第(31)條規定：「承批人應在任何時間採取或促使採取一切適當和充分的謹慎、技巧和預防措施，尤其是在進行建造、維護、更新或修理工程（以下簡稱「工程」）時，以避免對任何政府或其他現有的排水溝、水道或水路、水管總管、道路、人行道、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或設施造成任何損害、干擾或阻礙，無論該等設施位於地段之上、之上、之下或毗鄰地段或本特別條款第(53)條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53)條提及的綠色間黑斜線區域（以下統稱為「服務」）。承批人在進行任何工程前，應進行或促使進行必要的適當搜索和查詢，以確定服務的目前位置和水平，並應以書面形式向署長提交其處理可能受工程影響的任何服務建議，並在署長以書面形式批准工程和上述建議之前，不得進行任何工程。承批人應遵守署長在批准上述工程時可能對服務提出的任何要求，並自行承擔費用，包括任何必要的改道、重鋪或恢復原狀的費用。承批人應自行承擔一切費用，修復、修好並恢復原狀，使署長滿意，因工程以任何方式對地段或其任何部分或本特別條款第(53)條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53)條提及的綠色間黑斜線區域或任何服務造成的任何損害、干擾或

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阻礙(明渠、污水渠、雨水渠或水管總管除外，其修復應由署長進行，除非署長另有選擇，承批人應按要求向政府支付該等工程的費用)。如果承批人未能進行任何必要的改道、重鋪、修理、修好和恢復地段或其任何部分或本特別條款第(53)條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53)條提及的綠色間黑斜線區域或任何服務，使署長滿意，署長可進行其認為必要的任何改道、重鋪、修理、修好或恢復原狀，承批人應按要求向政府支付該等工程的費用。」

30. 換地條件第(32)條規定：「承批人須按政府要求，支付由署長證明為修復因承批人、其承建商或分判商，或其或他們的工人或車輛，或因該地段產生的廢料而對毗鄰公共道路造成損害的修復費用。」

31. 換地條件第(34)條規定：「承批人應自費建造和維護排水溝和渠道(不論位於該地段範圍內或政府土地上)，並使署長滿意，而署長可按其認為需要的情況，以截取並將所有落在或流到該地段上的暴雨或雨水排入最近的溪流、集水坑、渠道或雨水渠，並且承批人應對因該等暴雨或雨水造成的任何損害或妨害承擔全部責任，並應賠償政府及其官員免受由此引起的所有訴訟、索賠和要求。」

32. 換地條件第(36)條規定：「承批人、其僕人或代理人對地段內或毗鄰地段的任何明渠、污水渠、雨水渠、總水管或其他政府財產造成的任何損害或阻礙，應由政府負責修復，費用由承批人承擔，並且承批人應按要求向政府支付相關款項。」

33. 換地條件第(37)條特別條款規定，規定「承批人應根據政府的要求，向政府支付將該地段的任何排水渠和污水渠連接到政府雨水渠和污水渠的費用。這些工程應由署長進行，署長對此不對承批人承擔任何責任。」

34. 換地條件第(41)條特別條款規定，規定「未經環境保護署署長事先書面同意，承批人不得在該地段或其任何部分，或其上已建或將建的任何建築物或任何建築物的一部分，安裝或允許或容許安裝任何可能在任何情況下導致排放或釋放任何污染物或任何有害、有害或腐蝕性物質的機器、熔爐或鍋爐或任何其他設備，或使用或允許或容許使用任何燃料或任何製造或處理方法或工序，無論其形式為氣體、煙霧、液體、固體或其他形式。該項同意的授予不得被視為以任何方式修改或更改政府現在或將來由任何條例、附例、規例或其他法規所賦予的污染管制的權力。」

35. 換地條件第(42)條特別條款規定，規定「承批人不得在該地段或其任何部分，或其上已建或將建的任何建築物或任何建築物的任何部分使用任何燃料，但煤氣、液化石油氣、天然氣、煤油或其他硫含量不超過重量0.5%且在40℃時粘度不超過6釐斯托克斯的常規液體燃料，或硫含量不超過重量1%的常規固體燃料除外。」

36. 換地條件第(43)條特別條款規定，規定「未經水務監督和環境保護署署長事先書面同意，承批人不得直接或間接排放或導致或允許或容許排放任何工業廢水或污穢或受污染的水或冷卻水或熱水到任何公共污水渠、雨水渠、渠道、河道或海洋，水務監督和環境保護署署長可作為授予其同意的條件，要求承批人自費在該地段

內或以其他方式提供、運營和維護，並使水務監督和環境保護署署長滿意，以處理和處置此類工業廢水或污穢或受污染的水或冷卻水或熱水的合適工程。」

37. 換地條件第(47)條特別條款規定，規定「在本條款授予的整個期限內：-

(a) 承批人應自費並使消防處處長滿意：-

(i) 提供合適的通道，供消防設備和消防人員通行至已在該地段上建造或放置或將要建造或放置的任何一座或多座建築物、一個或多個構築物；

(ii) 須在任何時間允許此消防人員和消防設備自由和不受干擾地使用此類通道；及

(iii) 維護此通道並保持其暢通無阻；及

(b) 承批人應允許消防處處長、其官員、僕人或代理人在所有合理時間內，無論是否發出通知，進入該地段或其任何部分，或已在其上建造或放置或將要建造或放置的任何一座或多座建築物、一個或多個構築物或其任何部分，以進行檢查，以確保已遵守本特別條款第(a)款中提及的要求。」

38. 換地條件第(48)條特別條款規定，規定「承批人應自費並使消防處處長滿意，在該地段內(或經署長事先書面同意和批准，在任何相鄰或毗鄰的政府土地上)及/或在已在其上建造或將要建造的任何一座或多座建築物內，在消防處處長可能要求的任何一點或多個點提供消防栓、消防設備、抽水連接裝置以及消防處處長全權酌情決定的其他消防裝置和設備(如《消防事務條例》所定義)。承批人應自費維護上述消防栓、消防設備、抽水連接裝置以及其他消防裝置和設備，使其保持良好狀態並使消防處處長滿意。」

39. 2010年修訂函附表一的特別條款第(53)條規定：「

(a) 承批人須自費進行並完成令署長滿意的岩土工程勘測，以及在附於此的標記「圖則A」的圖則上以綠色間黑斜線顯示的區域(以下簡稱「綠色間黑斜線區域」)上進行斜坡處理、預防山泥傾瀉、緩解及補救工程，並須於此協定批予的期限內，一直自費維修及保持綠色間黑斜線區域，包括所有土地、斜坡處理工程、擋土結構、排水及其中及之上的任何其他工程，使其保持良好及堅固的狀況，令署長滿意。如果在協定批予的期限內的任何時間，綠色間黑斜線區域內發生任何山泥傾瀉、沉降或塌落，承批人須自費將其恢復原狀並修復，令署長滿意，並須同時修復署長認為(署長的決定對承批人具有最終約束力)亦已受影響的任何相鄰或毗鄰區域。承批人須就政府、其代理人及承包商因該山泥傾瀉、沉降或塌落而招致的所有申索、法律程序、費用、損害賠償及開支，向政府、其代理人及承包商作出彌償。承批人須確保在任何時候均不得在綠色間黑斜線區域進行非法挖掘或傾倒，並在獲得署長事先書面批准的情況下，承批人可豎立圍欄或其他屏障，以防止該等非法挖掘或傾倒。除署長就違反這些條款可能擁有的任何其他權利或補救措施外，

署長可隨時以書面通知要求承批人進行該等岩土工程勘測、斜坡處理、預防山泥傾瀉、緩解及補救工程，並維修、恢復原狀及修復受該山泥傾瀉、沉降或塌落影響的任何土地、結構或工程，如果承批人忽略或未能於其中規定的期限內遵從該通知並令署長滿意，則署長可在該期限屆滿後，執行及進行所需的工程，而承批人須在要求時向政府償還其費用。

(b) 儘管本特別條款(a)分條款另有規定，但如政府向承批人發出通知，表明政府將終止承批人在本特別條款下就綠色間黑斜線區域或其任何部分所承擔的義務及享有的權利，則該等義務及權利須絕對終止，且承批人不得因該終止而蒙受的任何損失、損害或干擾或招致的任何開支，向政府或署長或其獲授權人員提出任何補償申索。然而，該終止不得損害政府就先前違反、不履行或不遵守上述(a)分條款的行為所享有的任何權利或補救措施」

40. 2010年修訂函附表二的特別條款第(54)條規定：「該地段位於集水區範圍內，承批人在該地段內或就該地段進行任何地盤平整工程、排水工程或排污工程，或就該地段內或就該地段進行與地盤平整、排水及排污有關的任何建築工程前，須自費將該等工程的圖則及建議書呈交水務署署長，以取得其事先書面批准。就本特別條款而言，「建築工程」、「地盤平整工程」及「排水工程」的定義須與《建築物條例》、根據該條例制定的任何規例及任何修訂法例中的定義相同。」

41. 2010年修訂函附表二的特別條款第(55)條規定：「不得在該地段上建造或設置墳墓或骨灰龕，亦不得在其中埋葬或存放任何人類遺骸或動物遺骸，不論是否以陶甕、骨灰罈或其他形式埋葬或存放。」

備註：
詳情請參閱批地文件契約。批地文件契約的完整文本可在辦公時間內於售樓處免費查閱，並可在支付必要的影印費用後獲得批地文件契約的副本。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Special Condition No.(34) of the Conditions of Exchange No.UB12145 (the “**Conditions of Exchange**”) stipulates that “The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.”
2. Special Condition No.(31) of the First Schedule to a modification letter dated 25 January 2010 and registered in the Land Registry by Memorial No.10012901020019 stipulates that “The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under, or adjacent to the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director

elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Hatched Black Area referred to in Special Condition No.(53) hereof or both the lot or any part thereof and the Green Hatched Black Area referred to in Special Condition No.(53) hereof of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

3. Special Condition No.(7)(a) of the Conditions of Exchange stipulates that “Subject to sub-clause (b) of this Special Condition, a right-of-way to and from Gough Hill Road from and to the lot over and along the piece of Government land shown coloured brown on PLAN I annexed hereto and at such levels as shall be approved by the Director shall be given.”
4. Special Condition No.(7)(b) of the Conditions of Exchange stipulates that “The Grantee shall construct a paved way to the standards laid down in the Building (Private Streets and Access Roads) Regulations on the piece of ground over and along which such right-of-way shall be given at such time or times and in such manner as the Director may approve, and shall uphold, maintain and repair such paved way and everything forming portion of or pertaining to it to the satisfaction of the Director, and the Grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public street 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 paved way constructed by him. The grant of such right-of-way shall be in such form and on such conditions as may be approved by the Registrar General (Land Officer) and shall not give the Grantee the exclusive right to use the paved way constructed by him. The Government reserves the right to grant rights-of-way over such paved way 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 paved way for the purposes of a public street 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 paved way may have been granted.”
5. Clause 36(ab) of the Deed of Mutual Covenant and Management Agreement of the Development dated 12 March 2013 and registered in the Land Registry Memorial No. 13032802820169 (the “**DMC**”) stipulates that “the Manager shall have authority... To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a

whole or the Common Areas and Facilities or the Green Hatched Black Area or the Right of Way with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings”.

6. Clause 36(ay) of the DMC stipulates that “the Manager shall have authority... To repair, maintain and upkeep the Right of Way together with all structures, street furniture and plants constructed, installed and provided thereon or therein and everything forming portion of or pertaining to it in good repair and condition and to the satisfaction of the Director of Lands”.
7. Clause 75 of the DMC stipulates that “The Owners shall permit the Government, its officers, its licensees and any persons authorised by the Government and members of the public with or without motor vehicles at all times and for all purposes without let or hindrance, freely to pass and repass on, along, over or through the Right of Way free of any charge.”
8. Paragraph 37 of the Third Schedule to the DMC stipulates that “The Owners shall at their own expense in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Right of Way together with all structures, street furniture and plants constructed, installed and provided thereon or therein and everything forming portion of or pertaining to it in good condition and keep them in repair to the satisfaction of the Director of Lands and in observance and compliance with Special Condition No.(7) and any other provisions of the Conditions.”
9. “Right of Way” is defined under the DMC to mean “such part or parts of the paved way shown coloured brown on Plan A annexed to the Conditions as more particularly defined under, and constructed or to be constructed by the First Owner in accordance with, Special Condition No.(7)(b) of the Conditions”.

B. Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

1. Please refer to paragraph A above.
2. The facilities or open spaces (if any) mentioned in paragraph A above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

- C. Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development**

Not Applicable.

- D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)**

Not Applicable.

- E. Plan that shows the location of those facilities and open spaces, and those parts of the land**

Please see the plan at the end of this section.

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

1. 換地條件第 UB12145 號 (「換地條件」) 第(34) 條規定：「承批人應自費建造和維護排水溝和渠道 (不論位於該地段範圍內或政府土地上)，並使署長滿意，而署長可按其認為需要的情況，以截取並將所有落在或流到該地段上的暴雨或雨水排入最近的溪流、集水坑、渠道或雨水渠，並且承批人應對因該等暴雨或雨水造成的任何損害或妨害承擔全部責任，並應賠償政府及其官員免受由此引起的所有訴訟、索賠和要求。」
2. 一份日期為2010年1月25日的修改函，並以註冊摘要編號10012901020019在土地註冊處註冊附表一特別條款第(31) 條規定：「承批人應在任何時間採取或促使採取一切適當和充分的謹慎、技巧和預防措施，尤其是在進行建造、維護、更新或修理工程 (以下簡稱「工程」) 時，以避免對任何政府或其他現有的排水溝、水道或水路、水管總管、道路、人行道、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或設施造成任何損害、干擾或阻礙，無論該等設施位於地段之上、之上、之下或毗鄰地段或本特別條款第(53)條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53) 條提及的綠色間黑斜線區域 (以下統稱為「服務」)。承批人在進行任何工程前，應進行或促使進行必要的適當搜索和查詢，以確定服務的目前位置和水平，並應以書面形式向署長提交其處理可能受工程影響的任何服務建議，並在署長以書面形式批准工程和上述建議之前，不得進行任何工程。承批人應遵守署長在批准上述工程時可能對服務提出的任何要求，並自行承擔費用，包括任何必要的改道、重鋪或恢復原狀的費用。承批人應自行承擔一切費用，修復、修好並恢復原狀，使署長滿意，因工程以任何方式對地段或其任何部分或本特別條款第(53) 條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53) 條提及的綠色間黑斜線區域或任何服務造成的任何損害、干擾或阻礙 (明渠、污水渠、雨水渠或水管總管除外，其修復應由署長進行，除非署長另有選擇，承批人應按要求向政府支付該等工程的費用)。如果承批人未能進行任何必要的改道、重鋪、修理、修好和恢復地段或其任何部分或本特別條款第(53) 條提及的綠色間黑斜線區域，或地段的任何部分和本特別條款第(53) 條提及的綠色間黑斜線區域或任何服務，使署長滿意，署長可進行其認為必要的任何改道、重鋪、修理、修好或恢復原狀，承批人應按要求向政府支付該等工程的費用。」
3. 換地條件的特別條款第(7)(a) 項規定：「在符合本特別條款 (b) 分條款的前提下，應給予從歌賦山道須橫越及沿著該地段的通行權，該通行權位於並沿著附於本文件圖則 I 上的顯示為棕色政府土地上，並須達到署長所批准的水平。」
4. 換地條件第(7)(b)條特別條款規定：「承批人應按照建築物(私家街道及通路)規例所規定的標準，在授予該通行權的土地上及沿該土地建造一條鋪砌道路，建造的時間和方式須經署長批准，並應維護、保養和修理該鋪砌道路及其構成部分或與之相關的所有事宜，使署長滿意，且承批人應對整體負責，如同其為絕對擁有人一樣。如公共街道因受該土地的一部分或影響其

坡度而作出任何改動，承批人不得提出任何索償，並應對其建造的該鋪砌道路作出所有相應的改動。該通行權的授予應採用註冊總署署長 (地政專員) 所批准的形式和條件，且不得賦予承批人使用其建造的鋪砌道路專用權利。政府保留向附近其他地段現在或將來的擁有人授予在該鋪砌道路上通行權的權利，或接管上述該鋪砌道路全部或任何部分，以作為公共街道之用，而無需向承批人或已獲授予在該鋪砌道路全部或任何部分通行權的其他擁有人支付任何補償。」

5. 於2013年3月12日簽訂並於土地註冊處註冊，註冊摘要編號為13032802820169的發展項目之《公契及管理協議》(下稱「該公契」) 第36(ab)條款規定：「管理人有權... 在所有與政府或任何法定機構或任何公用事業機構或其他主管機關或任何其他人士的往來事務中，全權代表所有業主，以任何方式涉及或關乎該地段及整個發展項目或公用地方及設施或綠色間黑斜線區域或通行權，並有權約束所有業主，就任何已採納的政策或已達成的決定或已採取的行動。」
6. 該公契第36(ay)條款規定：「管理人有權... 維修、保養及維持通行權，連同在該通行權上或該通行權內建造、安裝及提供的所有構築物、街道設施及植物，以及構成該通行權的一部分或與該通行權有關的一切東西，使其保持良好修葺及狀況，並達致地政總署署長滿意的程度」。
7. 該公契第75條款規定：「業主須允許政府、其人員、其持牌人及任何獲政府授權的人士及公眾人士 (不論是否駕駛汽車) 在任何時間及為任何目的，在沒有讓步或阻礙的情況下，自由地在道路上、沿途、越過或通過道路，而無須繳付任何費用。」
8. 該公契附表三第37條款規定：「業主須按其個別單位獲分配的不可分割份數 (不包括分配予公用地方及設施的不可分割份數) 的比例，自費維修保養通行權，連同在其上或其中興建、安裝及提供的所有構築物、街道設施及植物，以及構成或屬於通行權一部分的所有東西，使其保持良好狀況，並維修至地政總署署長滿意的程度，以及遵守及符合特別條款第(7)項及條件的任何其他條文。」
9. 該公契下「通行權」的定義是指：「條款所附的圖則A上以棕色標示的已鋪設道路的部分或部分，如條件的特別條款第(7)(b)所更明確界定，並由第一業主按照該條款興建或將予興建」。

B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地

1. 請參閱上文A段。
2. 上文A段所述的設施或休憩用地 (如有) 按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，該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地 (如有) 的部分開支。

C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地的大小

不適用。

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

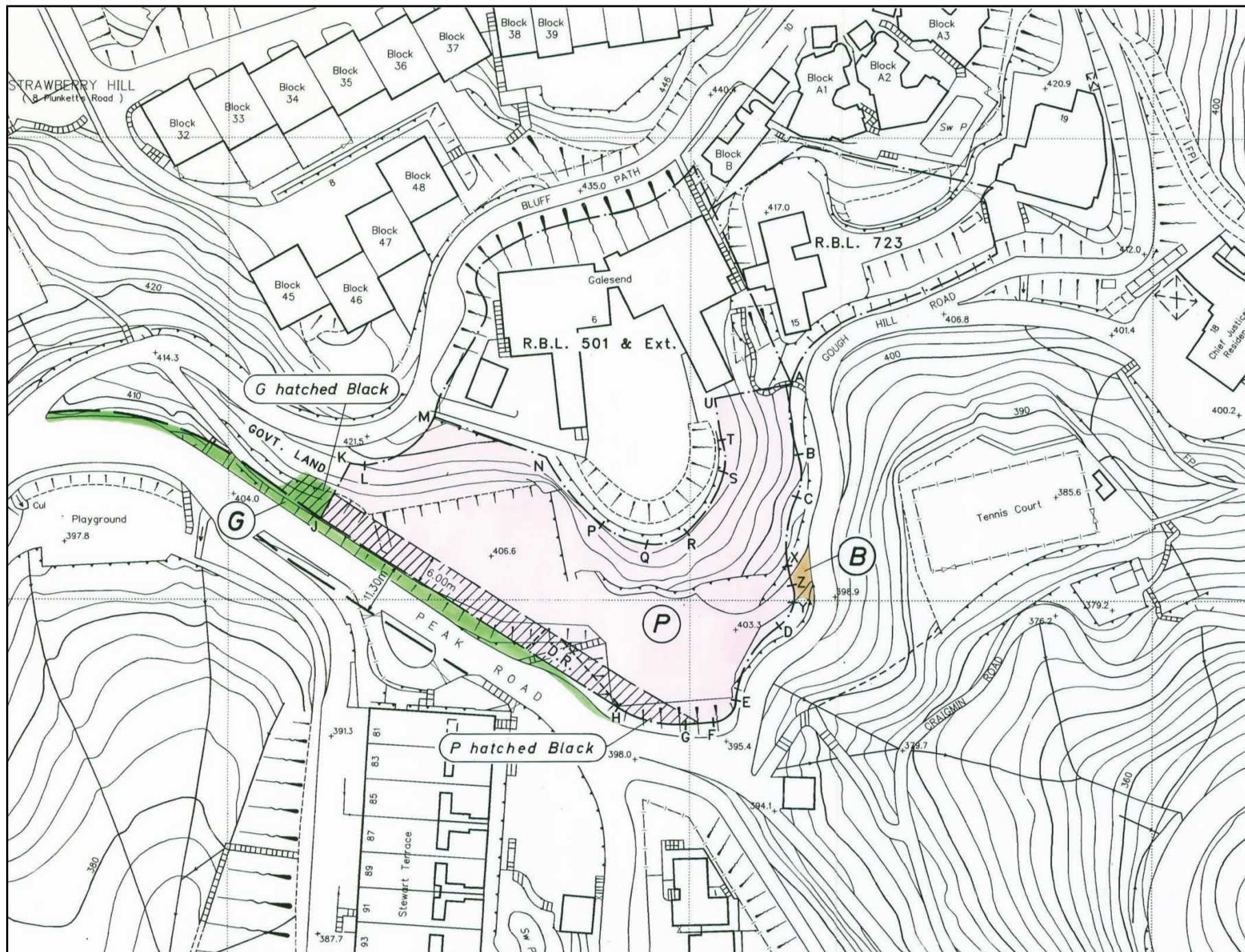
不適用。

E. 展示該等設施、休憩用地及土地中的該等部分的的圖則



見本節後部份的圖則。

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

Plan A
圖則 A



Legend 圖例：

-  Green Hatched Black
綠色間黑斜線
-  Brown
棕色

Notes:

1. The plan is an extract of the plan marked "PLAN A" annexed to the modification letter dated 9 October 1995 and registered in the Land Registry by Memorial No. UB6422580.
2. The plan is for showing the locations of the Green Hatched Black Area and Right of Way area coloured Brown only. Other matters shown in this plan may not reflect their latest conditions.

備註：

1. 本圖則節錄自日期1995年10月9日的修改函所夾附並標記為「圖則A」的圖則，並已在土地註冊處註冊，註冊摘要編號為UB6422580。
2. 該圖則僅用於顯示綠色間黑斜線區域和棕色通行權區域的位置。此圖則中顯示的其他事項可能無法反映其最新狀況。

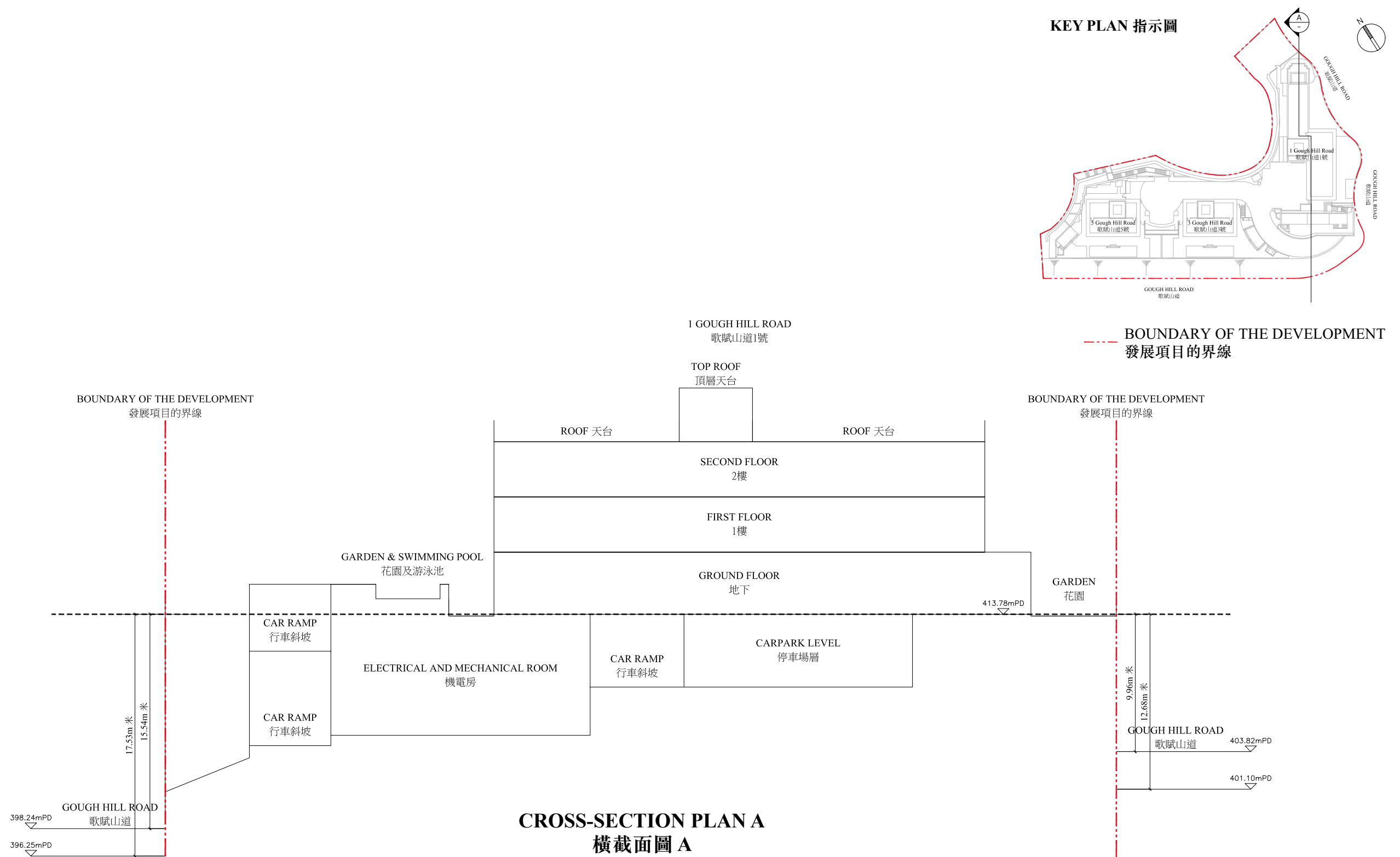
18 WARNING TO PURCHASERS

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
 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。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Notes 備註：

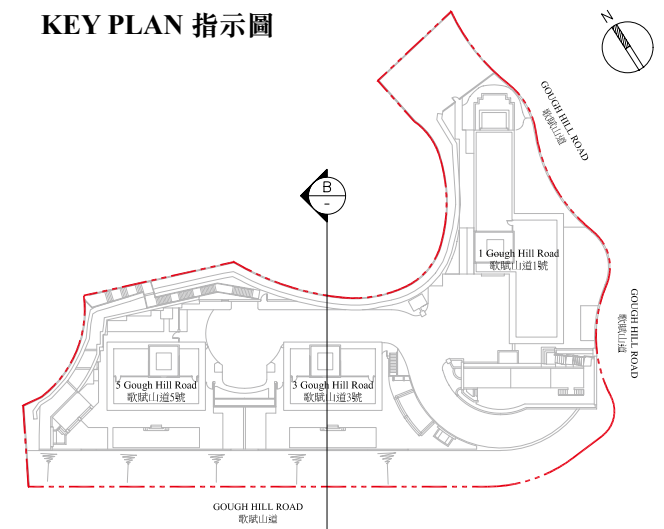
- ▽ Denotes height (in metres) above Hong Kong Principle Datum. 代表香港主水平基準以上高度 (米)。
- Dotted line denotes the level of the lowest residential floor. 虛線為最低住宅樓層水平。
- Boundary of the Development 發展項目的界線

The part of Gough Hill Road adjacent to the building is 396.25 metres to 398.24 metres above the Hong Kong Principal Datum. 毗鄰建築物的一段歌賦山道為香港主水平基準以上 396.25 米至 398.24 米。

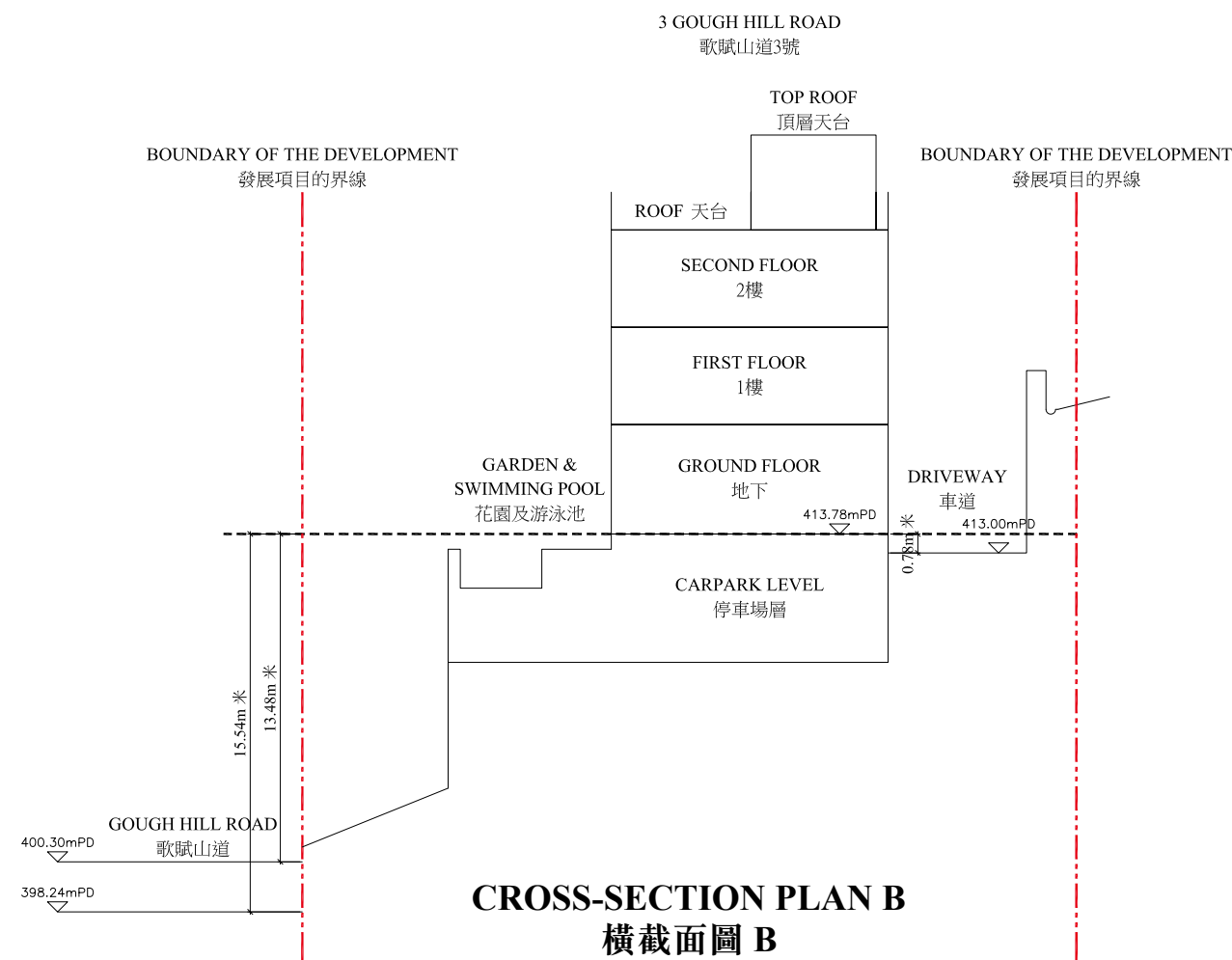
The part of Gough Hill Road adjacent to the building is 401.10 metres to 403.82 metres above the Hong Kong Principal Datum. 毗鄰建築物的一段歌賦山道為香港主水平基準以上 401.10 米至 403.82 米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線



CROSS-SECTION PLAN B
橫截面圖 B

Notes 備註：

- ▽ Denotes height (in metres) above Hong Kong Principle Datum.
代表香港主水平基準以上高度（米）。
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- Boundary of the Development
發展項目的界線

The part of Gough Hill Road adjacent to the building is 398.24 metres to 400.30 metres above the Hong Kong Principal Datum.

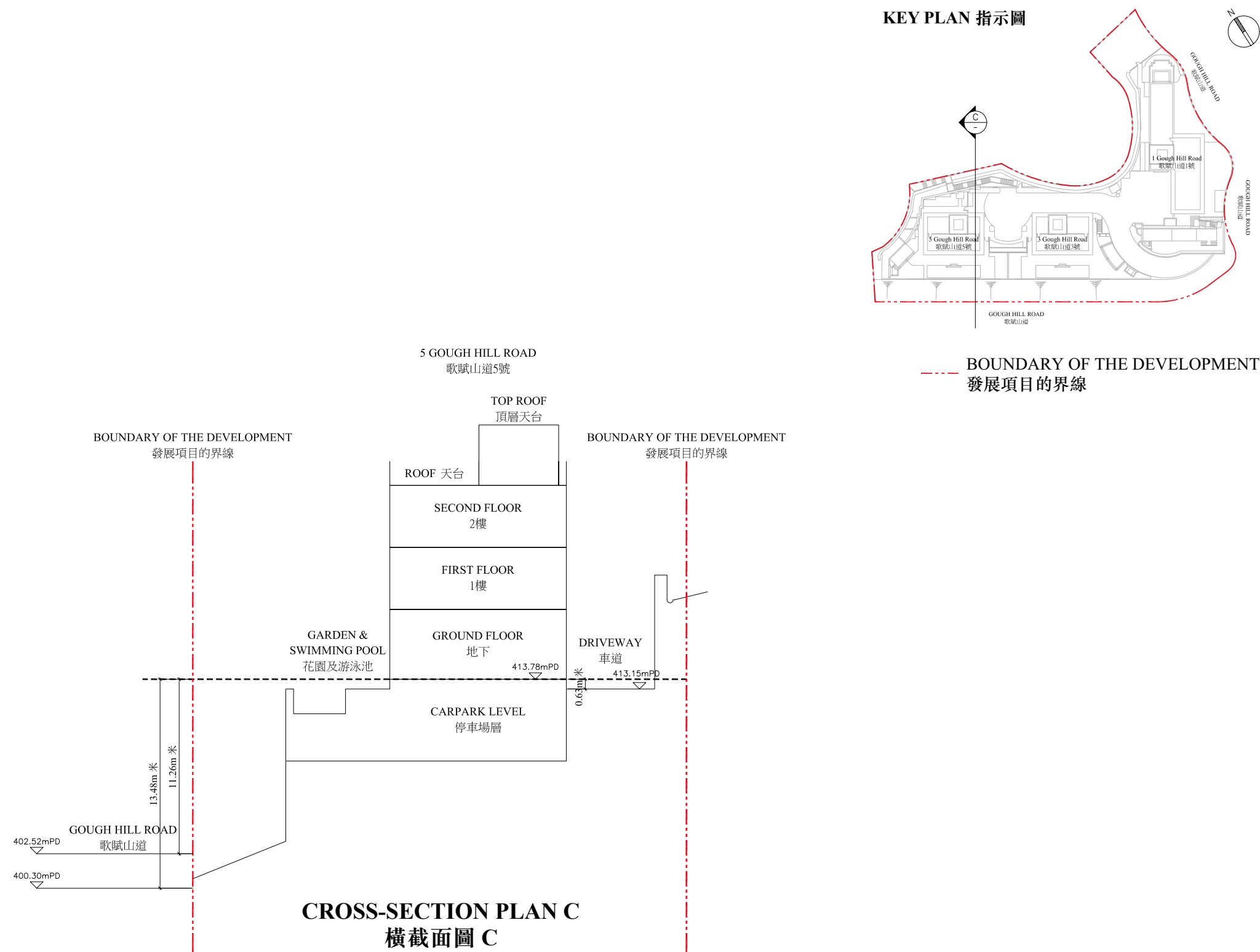
毗鄰建築物的一段歌賦山道為香港主水平基準以上 398.24 米至 400.30 米。

The part of Driveway adjacent to the building is 413.00 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段車道為香港主水平基準以上 413.00 米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Notes 備註：

- ▽ Denotes height (in metres) above Hong Kong Principle Datum.
代表香港主水平基準以上高度（米）。
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- Boundary of the Development
發展項目的界線

The part of Gough Hill Road adjacent to the building is 400.30 metres to 402.52 metres above the Hong Kong Principal Datum.

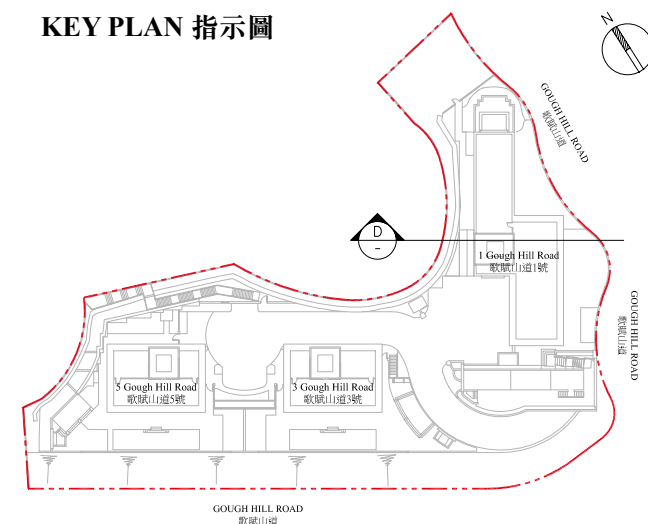
毗鄰建築物的一段歌賦山道為香港主水平基準以上 400.30 米至 402.52 米。

The part of Driveway adjacent to the building is 413.15 metres above the Hong Kong Principal Datum.

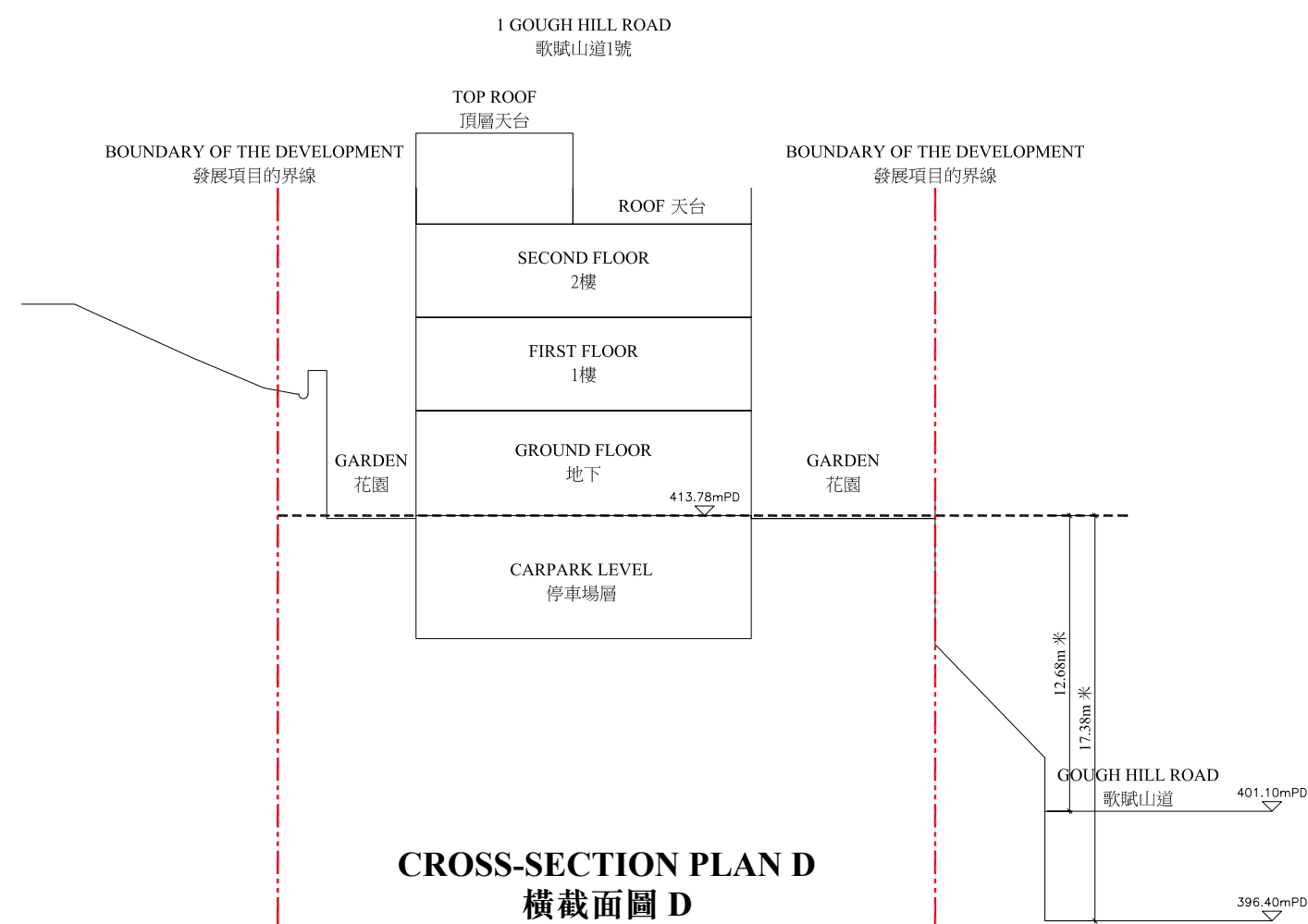
毗鄰建築物的一段車道為香港主水平基準以上 413.15 米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線



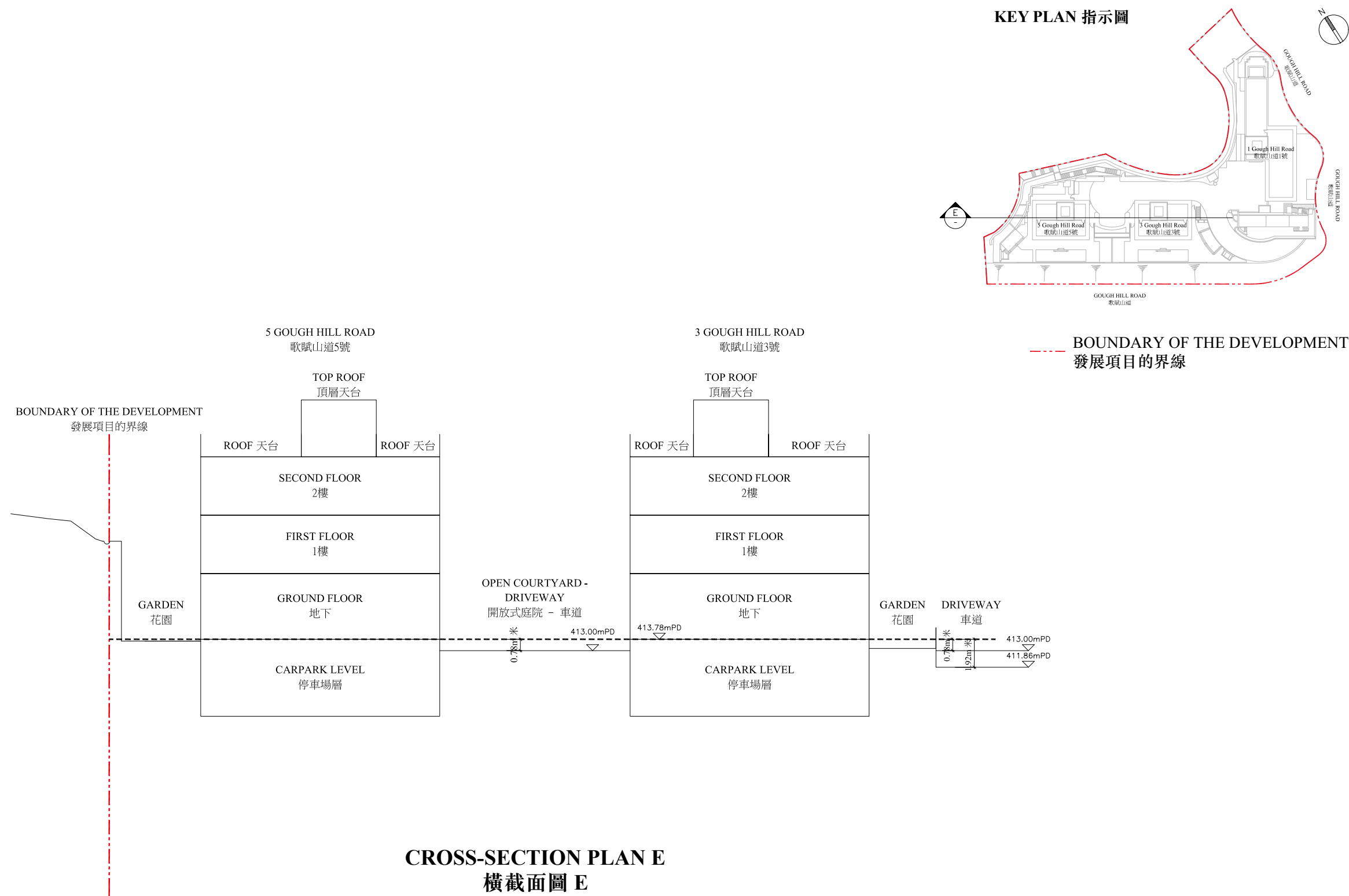
Notes 備註：

- ▽ Denotes height (in metres) above Hong Kong Principle Datum.
代表香港主水平基準以上高度（米）。
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- Boundary of the Development
發展項目的界線

The part of Gough Hill Road adjacent to the building is 396.40 metres to 401.10 metres above the Hong Kong Principal Datum.
毗鄰建築物的一段歌賦山道為香港主水平基準以上 396.40 米至 401.10 米。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Notes 備註：

- ▽ Denotes height (in metres) above Hong Kong Principle Datum.
代表香港主水平基準以上高度（米）。
- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。
- Boundary of the Development
發展項目的界線

The part of Driveway adjacent to the building is 411.86 metres to 413.00 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段車道為香港主水平基準以上 411.86 米至 413.00 米。

The part of Open Courtyard - Driveway adjacent to the building is 413.00 metres above the Hong Kong Principal Datum.

毗鄰建築物的一段開放式庭院 - 車道為香港主水平基準以上 413.00 米。

20 ELEVATION PLAN 立面圖

1 Gough Hill Road
歌賦山道1號

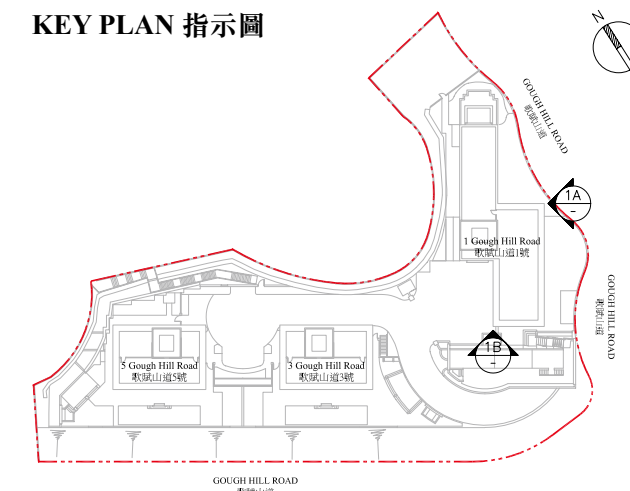


ELEVATION PLAN 1A
立面圖1A



ELEVATION PLAN 1B
立面圖1B

KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

The elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 17 February 2012; and
- (b) are in general accordance with the outward appearance of the Development.

本圖顯示的立面：

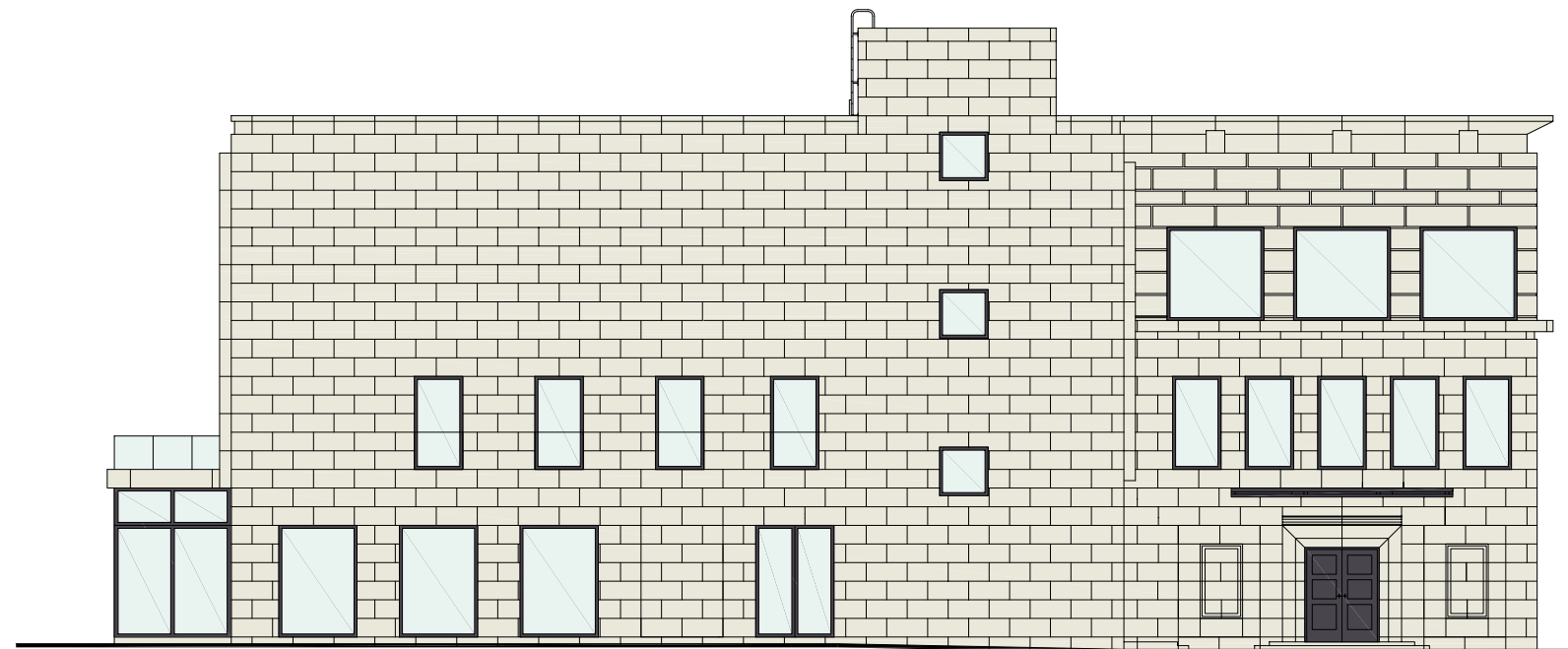
- (a) 以2012年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

Note : The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person of the Development has retired.

備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是本發展項目的認可人士已退休。

20 ELEVATION PLAN 立面圖

1 Gough Hill Road
歌賦山道1號

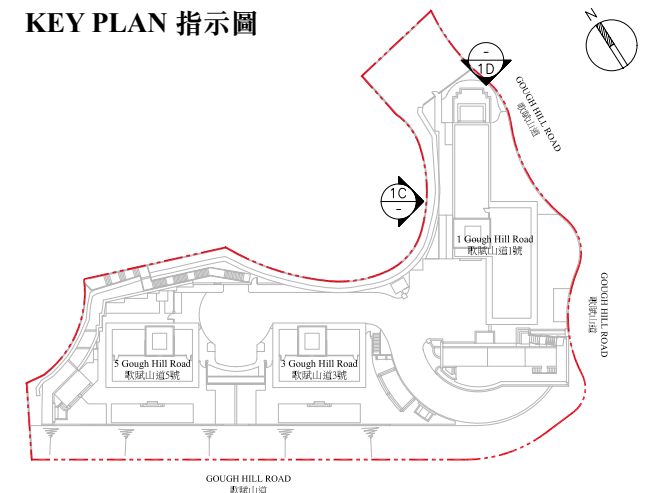


ELEVATION PLAN 1C
立面圖1C



ELEVATION PLAN 1D
立面圖1D

KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

The elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 17 February 2012; and
- (b) are in general accordance with the outward appearance of the Development.

本圖顯示的立面：

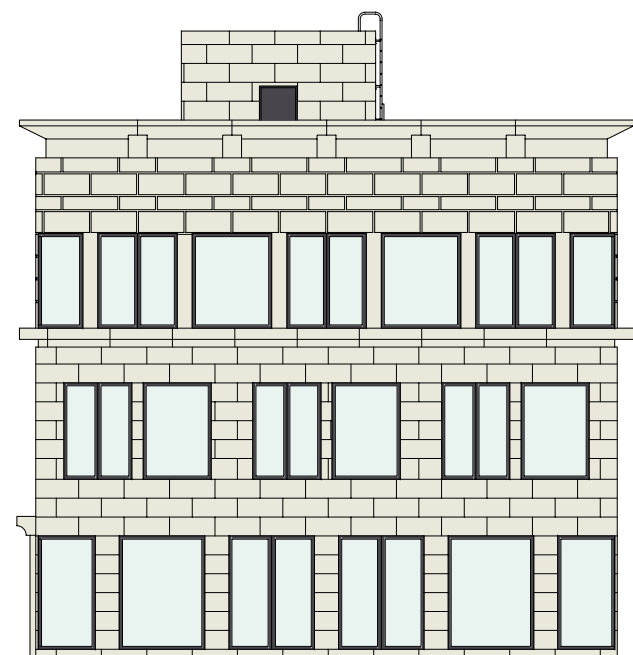
- (a) 以2012年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

Note : The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person of the Development has retired.

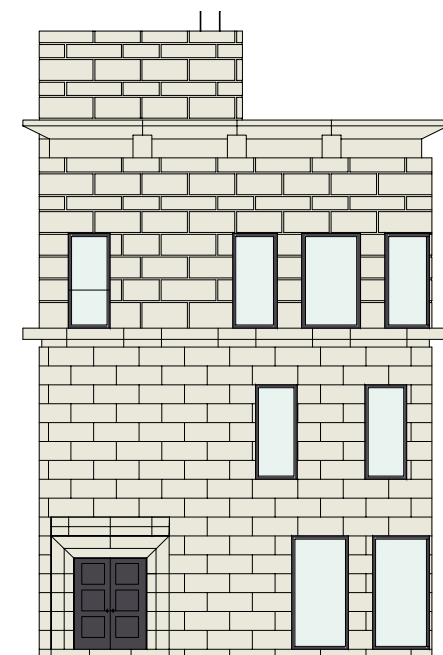
備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是本發展項目的認可人士已退休。

20 ELEVATION PLAN 立面圖

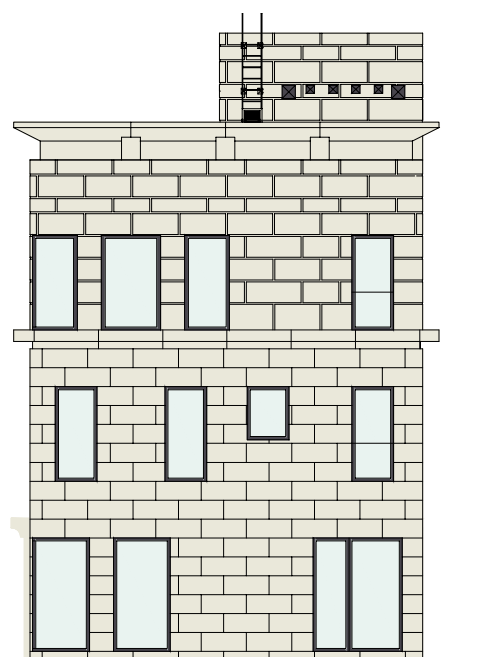
3 Gough Hill Road 歌賦山道3號



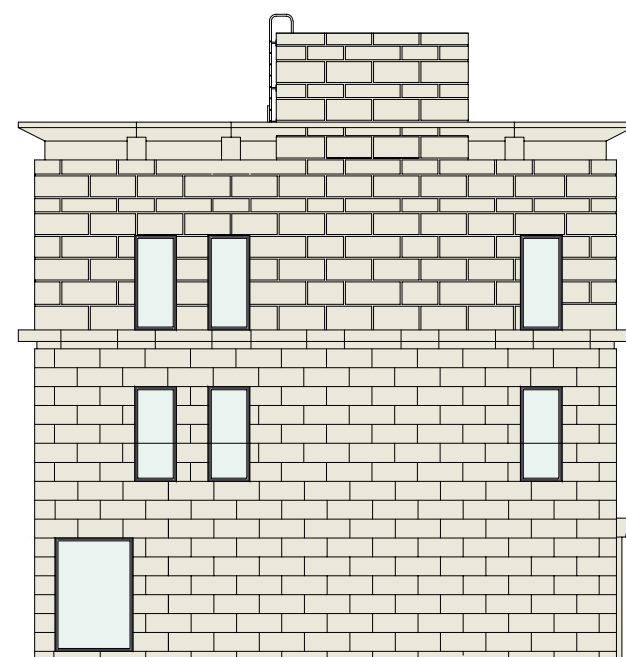
ELEVATION PLAN 3A
立面圖3A



ELEVATION PLAN 3B
立面圖3B

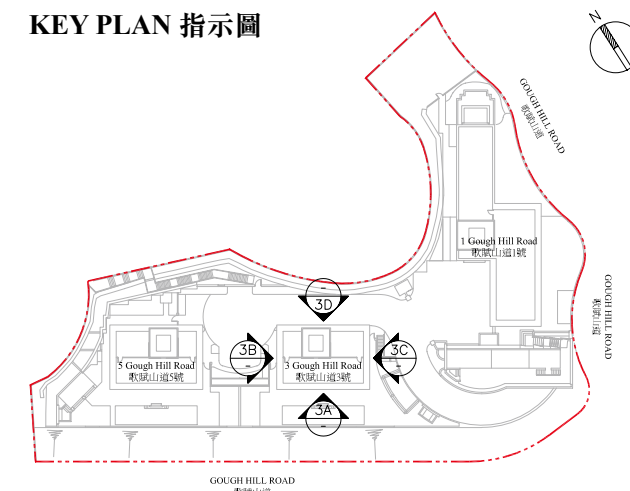


ELEVATION PLAN 3C
立面圖3C



ELEVATION PLAN 3D
立面圖3D

KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

The elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 17 February 2012; and
- (b) are in general accordance with the outward appearance of the Development.

本圖顯示的立面：

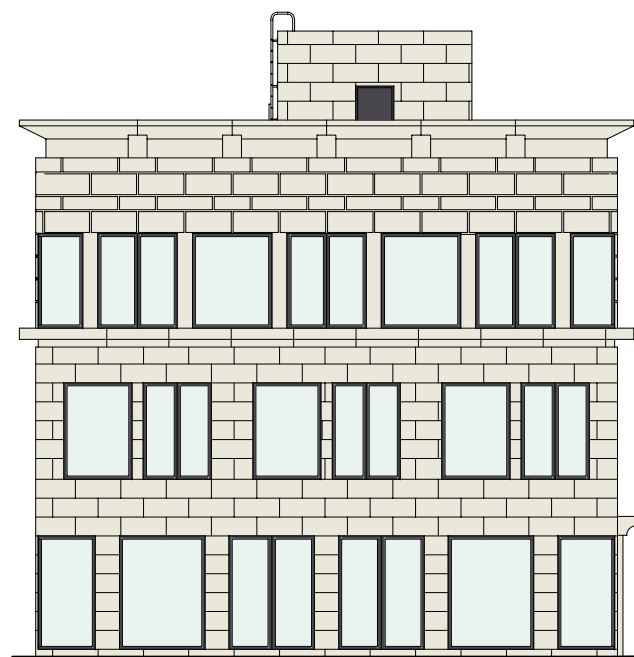
- (a) 以2012年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

Note : The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person of the Development has retired.

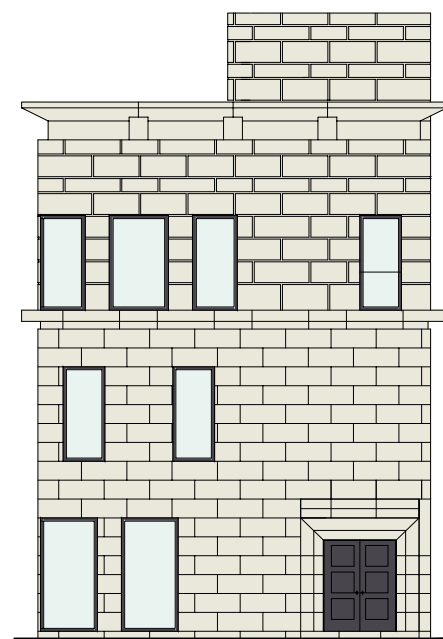
備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是本發展項目的認可人士已退休。

20 ELEVATION PLAN 立面圖

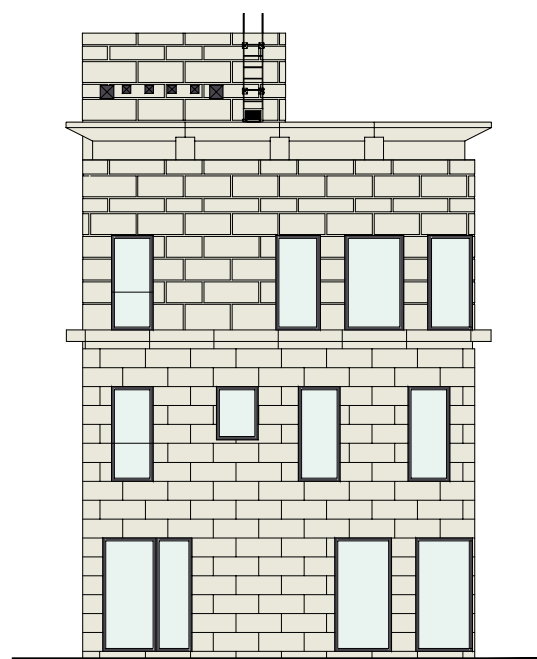
5 Gough Hill Road 歌賦山道5號



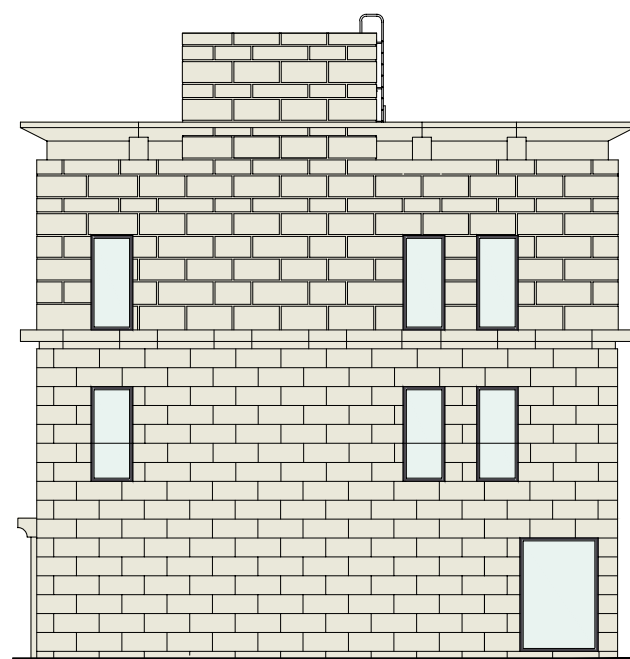
ELEVATION PLAN 5A
立面圖5A



ELEVATION PLAN 5B
立面圖5B

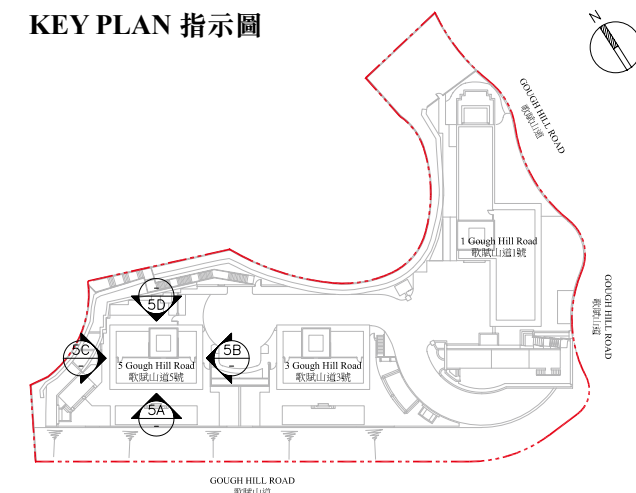


ELEVATION PLAN 5C
立面圖5C



ELEVATION PLAN 5D
立面圖5D

KEY PLAN 指示圖



--- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

The elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 17 February 2012; and
- (b) are in general accordance with the outward appearance of the Development.

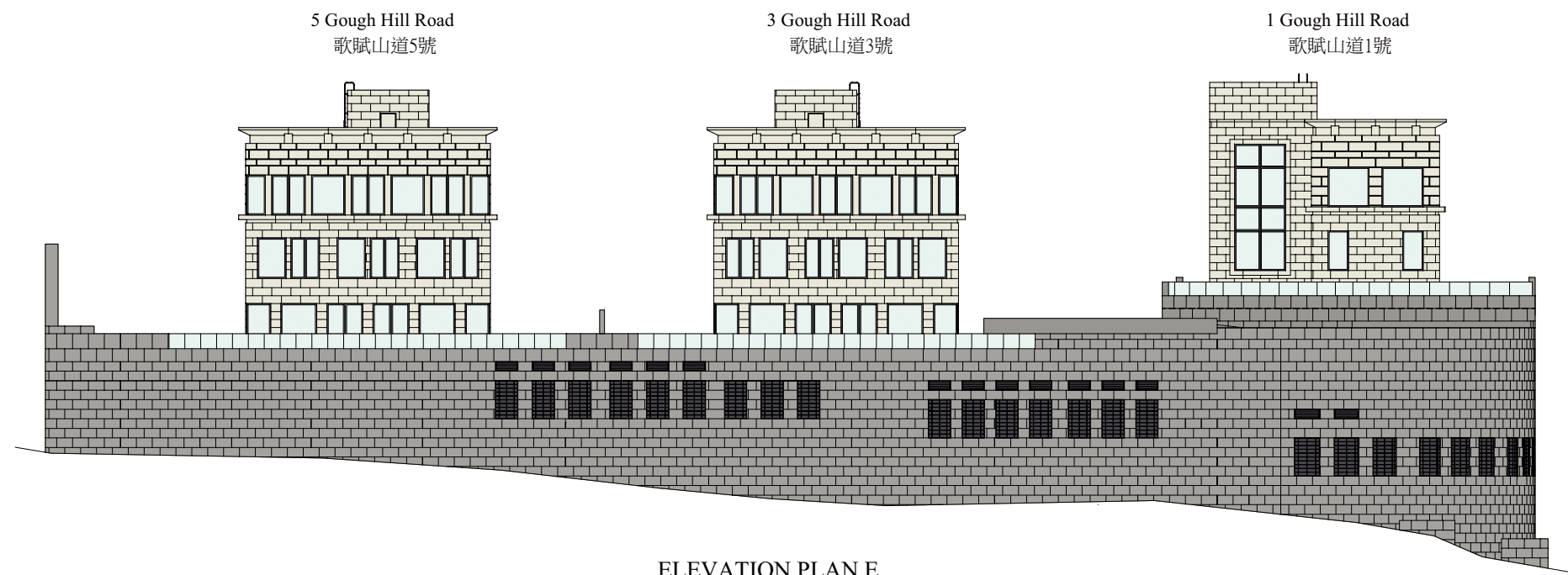
本圖顯示的立面：

- (a) 以2012年2月17日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

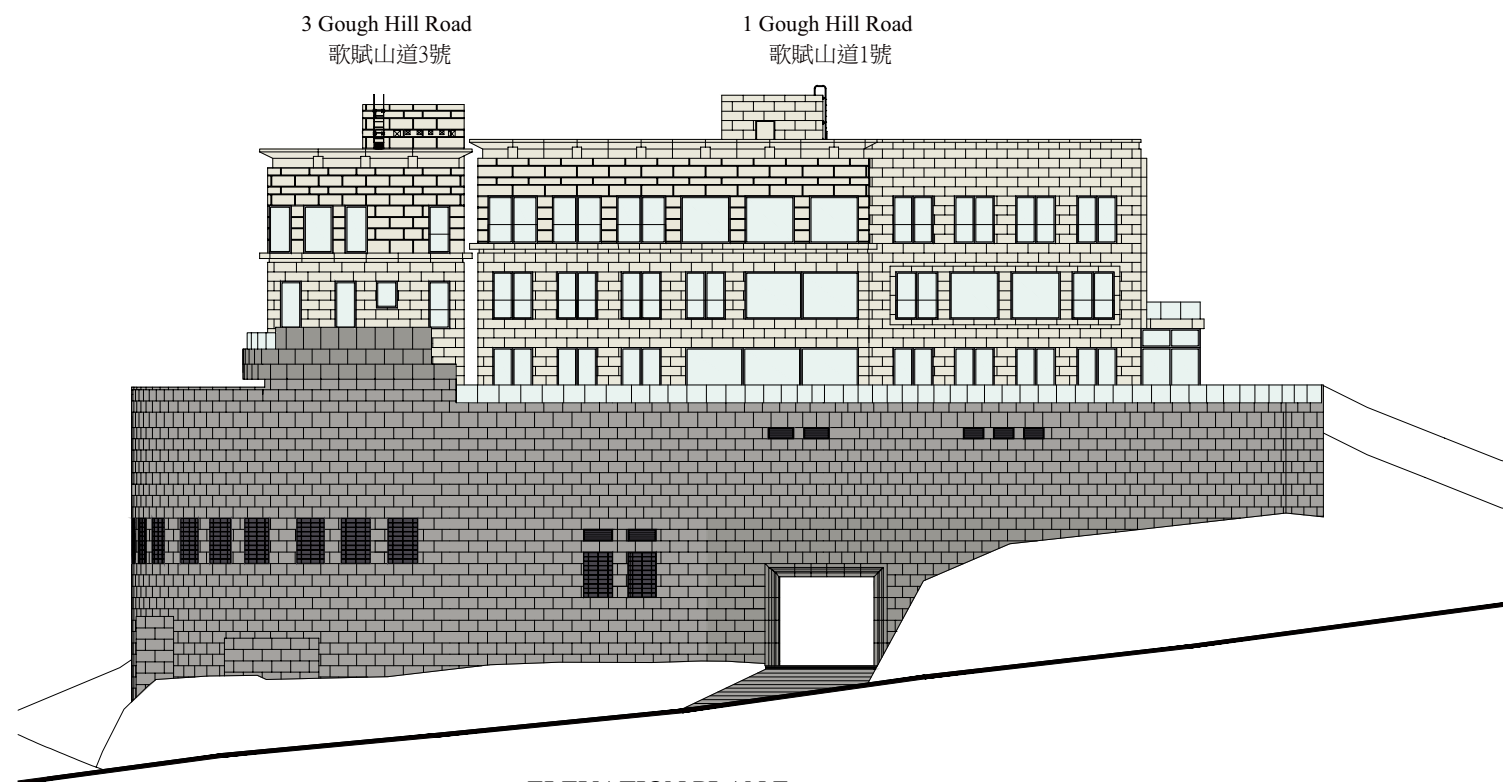
Note : The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person of the Development has retired.

備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是本發展項目的認可人士已退休。

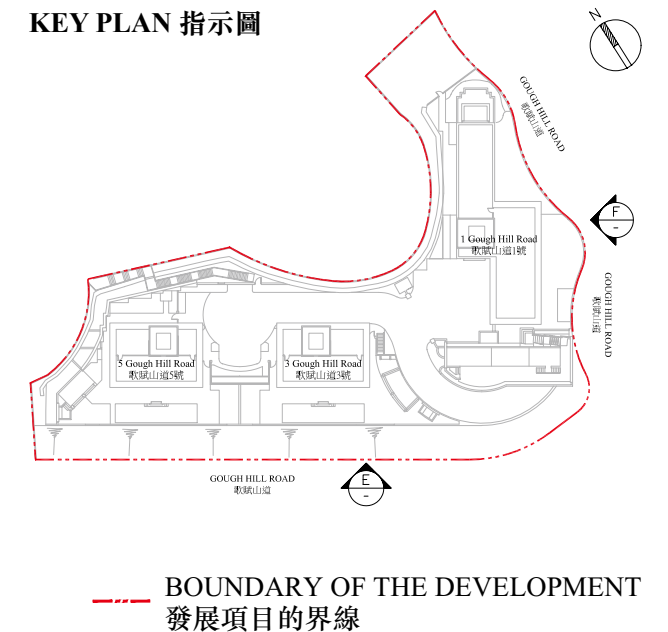
20 ELEVATION PLAN 立面圖



ELEVATION PLAN E
立面圖E



ELEVATION PLAN F
立面圖F



BOUNDARY OF THE DEVELOPMENT
發展項目的界線

The elevations shown on this plan:

- (a) are prepared on the basis of the approved building plans for the Development as of 14 December 2011; and
- (b) are in general accordance with the outward appearance of the Development.

本圖顯示的立面：

- (a) 以2011年12月14日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。

Note : The elevations shown on the plans have not been certified by the Authorized Person for the Development as required under section 19(3) in Part 2 of Schedule 1 of the Residential Properties (First-hand Sales) Ordinance, because the Authorized Person of the Development has retired.

備註：本圖顯示的立面沒有按照《一手住宅物業銷售條例》附表1第2部第19(3)條的規定經由發展項目的認可人士所證明，原因是本發展項目的認可人士已退休。

21

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

Category of Common Facilities 公用設施的類別		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq.ft. 平方呎	Not Applicable 不適用	15,868	15,868
	sq.m. 平方米	Not Applicable 不適用	1,474.201	1,474.201

Note:
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square feet, which may be slightly different from that shown in square metres.

備註：
以平方呎顯示之面積均依據 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk
2. (a) A copy of every deed of mutual covenant in respect of the specified residential property that has been executed as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
(b) The inspection is free of charge.

1. 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2. (a) 指明住宅物業的每一已簽立的公契在將指明住宅物業提供出售的日期的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

23

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

1 Gough Hill Road, 3 Gough Hill Road and 5 Gough Hill Road

1. EXTERIOR FINISHES			
Item		Description	
a.	External wall	Type of finishes	Stone
b.	Window	Material of frame	Aluminium
		Material of glass	Insulated Low-e clear glass
c.	Bay window	Material of bay window	Not Applicable
		Finishes of window sill	Not Applicable
d.	Planter	Type of finishes	Stone
e.	Verandah or balcony	Type of finishes	Not Applicable
		Whether it is covered	Not Applicable
f.	Drying facilities for clothing	Type	Not Applicable
		Material	Not Applicable

歌賦山道1號、歌賦山道3號及歌賦山道5號

1. 外部裝修物料			
細項		描述	
a.	外牆	裝修物料的類型	石
b.	窗	框的用料	鋁
		玻璃的用料	低輻射透明中空玻璃
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	石
e.	陽台或露台	裝修物料的類型	不適用
		是否有蓋	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

23

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

1 Gough Hill Road

2. INTERIOR FINISHES					
Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of Lift lobby on Carpark Level (on exposed surface)	Timber veneer and metal trim	Stone and metal trim	Gypsum board false ceiling with emulsion paint
		Type of finishes of Lobby on Ground Floor (on exposed surface)	Wallpaper, plastic panel and metal trim	Stone, timber and metal trim	Gypsum board false ceiling with emulsion paint
		Type of finishes of Lift Lobby on First Floor (on exposed surface)	Timber veneer and metal trim	Timber	Gypsum board false ceiling with emulsion paint
		Type of finishes of Lift Lobby on Second Floor (on exposed surface)	Timber veneer and metal trim	Timber	Gypsum board false ceiling with emulsion paint
			Wall	Ceiling	
b.	Internal wall and ceiling	Type of finishes for living room (on exposed surface)	Stone, timber veneer, Wallpaper, plastic panel and metal trim	Gypsum board false ceiling with emulsion paint	
		Type of finishes for dining room (on exposed surface)	Stone, timber veneer and metal trim	Gypsum board false ceiling with emulsion paint	
		Type of finishes for bedroom (on exposed surface)	Wallpaper, fabric panel and high gloss lacquered panel (Applicable to Master Bedroom 1) Wallpaper, fabric panel, high gloss lacquered panel and metal trim (Applicable to Master Bedroom 2 and Master Bedroom 3) Wallpaper, fabric panel and metal trim (Applicable to Bedroom 1) Wallpaper (Applicable to Bedroom 2)	Gypsum board false ceiling with emulsion paint	

歌賦山道1號

2. 室內裝修物料					
細項			描述		
			牆壁	地板	天花板
a.	大堂	停車場層升降機大堂的裝修物料的類型（於外露位置）	木皮及金屬條	石及金屬條	石膏板假天花髹乳膠漆
		地下大堂的裝修物料的類型（於外露位置）	牆紙、膠板及金屬條	石、木及金屬條	石膏板假天花髹乳膠漆
		1樓升降機大堂的裝修物料的類型（於外露位置）	木皮及金屬條	木	石膏板假天花髹乳膠漆
		2樓升降機大堂的裝修物料的類型（於外露位置）	木皮及金屬條	木	石膏板假天花髹乳膠漆
			牆壁	天花板	
b.	內牆及天花板	客廳的裝修物料的類型（於外露位置）	石、木皮、牆紙、膠板及金屬條	石膏板假天花髹乳膠漆	
		飯廳的裝修物料的類型（於外露位置）	石、木皮及金屬條	石膏板假天花髹乳膠漆	
		睡房的裝修物料的類型（於外露位置）	牆紙、布板及高光漆面板（適用於主人睡房1） 牆紙、布板、高光漆面板及金屬條（適用於主人睡房2及主人睡房3） 牆紙、布板及金屬條（適用於睡房1） 牆紙（適用於睡房2）	石膏板假天花髹乳膠漆	

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

1 Gough Hill Road

2. INTERIOR FINISHES						
Item		Description				
			Floor		Skirting	
c.	Internal floor	Material for living room (on exposed surface)	Timber floor, stone border and metal trim		Stone	
		Material for dining room (on exposed surface)	Timber floor, stone border and metal trim		Stone	
		Material for bedroom (on exposed surface)	Carpet, stone border and metal trim		Timber	
			Wall		Floor	Ceiling
d.	Bathroom	Type of finishes (on exposed surface)	Stone (Applicable to Master Bathroom 1) Stone, emulsion paint, mirror and metal trim (Applicable to Master Bathroom 2, Bathroom 1 and Bathroom 2) Stone and emulsion paint (Applicable to Master Bathroom 3) Stone, mirror and metal trim (Applicable to Bathroom in Maid Room and Bathroom in Games Room)		Stone and metal trim	Gypsum board false ceiling with emulsion paint
		Whether the wall finishes run up to ceiling	Up to false ceiling level			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes (on exposed surface)	Stone and stainless steel	Stone and metal trim	Gypsum board false ceiling with emulsion paint	Stone
		Whether the wall finishes run up to ceiling	Up to false ceiling level			

歌賦山道1號

2. 室內裝修物料						
細項		描述				
			地板	牆腳線		
c.	內部地板	客廳的用料（於外露位置）	木地板、石圍邊及金屬條	石		
		飯廳的用料（於外露位置）	木地板、石圍邊及金屬條	石		
		睡房的用料（於外露位置）	地毯、石圍邊及金屬條	木		
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型（於外露位置）	石 （適用於主人浴室1） 石、乳膠漆、鏡及金屬條 （適用於主人浴室2、浴室1及浴室2） 石及乳膠漆 （適用於主人浴室3） 石、鏡及金屬條 （適用於工人房內的浴室及遊戲室內的浴室）	石及金屬條	石膏板假天花髹乳膠漆	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型（於外露位置）	石及不銹鋼	石及金屬條	石膏板假天花髹乳膠漆	石
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

1 Gough Hill Road

3. INTERIOR FITTINGS					
Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main entrance door	Timber door	Timber veneer and paint	Lockset, door handle, door closer and drop seal
		Electrical Duct door	Timber door	Timber veneer and metal trim	Push latch
		Flat Roof door	Aluminium framed glass door	Aluminium and glass	Lockset with door handle
		Roof door	Metal door with glass vision panel	Paint	Lockset with door handle
		Central Water Heater Room door	Timber door	Timber veneer and metal trim	Lockset and door handle
		Lift Lobby door	Timber door	Timber veneer	Locket, door handle, door closer and door stopper
		Filtration Plant Room door	Timber door	Timber veneer	Locket, door handle, door closer and door stopper
		Air-conditioning (Primary Air Unit) Room door	Timber door	Timber veneer	Locket, door handle, door closer and door stopper
		Electrical Room door	Timber door	Timber veneer	Locket, door handle, door closer and door stopper
		Carpark to Lift Lobby door	Timber door	Timber veneer	Locket, door handle and door stopper
		Carpark to electrical and mechanical room door	Timber door	Timber veneer	Locket, door handle and door stopper

歌賦山道1號

3. 室內裝置					
細項		描述			
			用料	裝修物料	配件
a.	門	主入口大門	木門	木皮及油漆	門鎖、門柄、門鼓及防煙條
		電線管道門	木門	木皮及金屬條	按彈器
		平台門	鋁框玻璃門	鋁及玻璃	門鎖連門柄
		天台門	金屬門配玻璃視窗	油漆	門鎖連門柄
		中央熱水器機房門	木門	木皮及金屬條	門鎖及門柄
		升降機大堂門	木門	木皮	門鎖、門柄、門鼓及門擋
		過濾機房門	木門	木皮	門鎖、門柄、門鼓及門擋
		空調（預冷空調箱）室門	木門	木皮	門鎖、門柄、門鼓及門擋
		電力室門	木門	木皮	門鎖、門柄、門鼓及門擋
		停車場往升降機大堂門	木門	木皮	門鎖、門柄及門擋
		停車場往機電房門	木門	木皮	門鎖、門柄及門擋

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

1 Gough Hill Road

3. INTERIOR FITTINGS					
Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathroom	Type and material of fittings and equipment	Cabinet	Basin counter top	Stone (Applicable to Master Bathroom 1, Master Bathroom 3, Bathroom 1, Bathroom 2, Bathroom in Games Room) Stone and solid surface material (Applicable to Master Bathroom 2)
				Basin cabinet	Timber cabinet with stone, metal and plastic laminate (Applicable to Master Bathroom 1, Master Bathroom 2 and Bathroom in Games Room) Timber cabinet with stone, mirror, metal and plastic laminate (Applicable to Master Bathroom 3 and Bathroom 2) Timber cabinet with stone, paint, metal and plastic laminate (Applicable to Bathroom 1) Timber cabinet with metal, paint and plastic laminate (Applicable to Bathroom in Maid Room)
				Mirror cabinet	Timber cabinet with stone, mirror, metal and plastic laminate (Applicable to Master Bathroom 1) Timber cabinet with mirror, metal and plastic laminate (Applicable to Bathroom 2 and Bathroom in Games Room)

歌賦山道1號

3. 室內裝置					
細項		描述			
		裝置及設備		類型	用料
b.	浴室	裝置及設備的類型及用料	櫃	洗手盆檯面	石 (適用於主人浴室1、主人浴室3、浴室1、浴室2及遊戲室內的浴室) 石及實心面材 (適用於主人浴室2)
				洗手盆櫃	木製櫃配石、金屬及膠板 (適用於主人浴室1、主人浴室2及遊戲室內的浴室) 木製櫃配石、鏡、金屬及膠板 (適用於主人浴室3及浴室2) 木製櫃配石、油漆、金屬及膠板 (適用於浴室1) 木製櫃配金屬、油漆及膠板 (適用於工人房內的浴室)
				鏡櫃	木製櫃配石、鏡、金屬及膠板 (適用於主人浴室1) 木製櫃配鏡、金屬及膠板 (適用於浴室2及遊戲房內的浴室)

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

1 Gough Hill Road

3. INTERIOR FITTINGS						
Item		Description				
		Fittings & Equipment		Type	Material	
b.	Bathroom	Type and material of fittings and equipment	Bathroom fittings	Wash basin mixer	Chrome plated	
				Water closet	Vitreous china	
				Wash basin	Vitreous china (Applicable to all bathrooms except Master Bathroom 2) Solid surface material (Applicable to Master Bathroom 2)	
				Towel rack	Chrome plated	
				Toilet paper holder	Chrome plated	
				Robe hook	Chrome plated	
				Type and material of water supply system		Cold water supply
				Hot water supply	Copper pipes	
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Chrome plated	
				Shower compartment	Stone, glass and metal (Applicable to Master Bathroom 1 and Master Bathroom 2) Glass and metal (Applicable to Master Bathroom 3, Bathroom 1, Bathroom in Maid Room and Bathroom in Games Room)	
				Bathtub mixer	Chrome plated	
				Bathtub	Arcylic	
		Size of bath tub, if applicable		Size		
				1550mm(L) x 850mm(W) x 450mm(H) (Applicable to Master Bathroom 1)		
				1100mm(L) x 850mm(W) x 450mm(H) (Applicable to Master Bathroom 2)		
				1800mm(L) x 1400mm(W) x 600mm(H) (Applicable to Master Bathroom 3)		
				1700mm(L) x 800mm(W) x 450mm(H) (Applicable to Bathroom 2)		

歌賦山道1號

3. 室內裝置					
細項		描述			
		裝置及設備		類型	用料
b.	浴室	裝置及設備的類型及用料	浴室裝置	洗手盆水龍頭	鍍鉻
				座廁	搪瓷
				洗手盆	搪瓷 (適用於所有浴室，主人浴室2除外) 實心面材 (適用於主人浴室2)
				毛巾架	鍍鉻
				廁紙架	鍍鉻
				掛勾	鍍鉻
				供水系統的類型及用料	
		熱水供應	銅喉		
		沐浴設施（包括花灑或浴缸（如適用的話））			
				淋浴間	石、玻璃及金屬 (適用於主人浴室1及主人浴室2) 玻璃及金屬 (適用於主人浴室3、浴室1、工人房內的浴室及遊戲房內的浴室)
				浴缸水龍頭	鍍鉻
				浴缸	壓克力
				浴缸大小（如適用的話）	
		1550 毫米（長）x 850 毫米（闊）x 450 毫米（高） (適用於主人浴室1)			
		1100 毫米（長）x 850 毫米（闊）x 450 毫米（高） (適用於主人浴室2)			
		1800 毫米（長）x 1400 毫米（闊）x 600 毫米（高） (適用於主人浴室3)			
		1700 毫米（長）x 800 毫米（闊）x 450 毫米（高） (適用於浴室2)			

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

1 Gough Hill Road

3. INTERIOR FITTINGS				
Item		Description		
		Material		
c.	Kitchen	Sink unit	Stainless steel	
		Water supply system	Please refer to "3 (j) Water Supply" below	
		Kitchen cabinet	Material	Finishes
			Timber cabinet	Stainless steel and plastic laminate
		Type of all other fittings and equipment	Chrome plated sink mixer	
			Type	Material
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)	Not Applicable	Not Applicable
e.	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property"	
g.	Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board
		Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹ ¹ Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be convered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials	
		Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property"	

歌賦山道1號

3. 室內裝置				
細項		描述		
		用料		
c.	廚房	洗滌盆	不銹鋼	
		供水系統	請參閱下文「3 (j) 供水」一欄	
		廚櫃	用料	裝修物料
			木製櫃	不銹鋼及膠板
		所有其他裝置及設備的類型	鍍鉻冷熱水龍頭	
			類型	用料
d.	睡房	裝置（包括嵌入式衣櫃）的類型及用料		不適用
e.	電話	接駁點的位置及數目		請參考「住宅單位機電裝置數量說明表」
f.	天線	接駁點的位置及數目		請參考「住宅單位機電裝置數量說明表」
g.	電力裝置	供電附件（包括安全裝置）	供電附件	所有開關制及插座之面板
			安全裝置	三相電力供應並裝妥微型斷路器配電箱
		導管是隱藏或外露		導管是部分隱藏及部分外露 ¹ ¹ 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏
		電插座及空調機接駁點的位置及數目		請參閱「住宅單位機電裝置數量說明表」

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

1 Gough Hill Road

3. INTERIOR FITTINGS			
Item		Description	
		Fittings	
h.	Gas supply	Type	Towngas
		System	Gas supply pipe is provided and connected to gas hob and gas water heater
		Location	Kitchen, Bathroom and Powder Room
i.	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions for Residential Property"
		Design	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter for washing machine are provided
j.	Water supply	Material of water pipes	Copper water pipes for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ² ² Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		Whether hot water is available	Hot water supply is available in Kitchen, Bathroom and Powder Room

歌賦山道1號

3. 室內裝置			
細項		描述	
		裝置	
h.	氣體供應	類型	煤氣
		系統	煤氣喉接駁煤氣煮食爐及煤氣熱水爐
		位置	廚房、浴室及化妝間
i.	洗衣機接駁點	位置	請參閱「住宅單位機電裝置數量說明表」
		設計	備有設計為直徑 22 毫米之洗衣機來水位及設計為直徑 40 毫米之洗衣機排水位
j.	供水	水管的用料	冷水喉及熱水喉採用銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 ² ² 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏。
		有否熱水供應	廚房、浴室及化妝間有熱水供應

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

1 Gough Hill Road

4. MISCELLANEOUS						
Item		Description				
			Residential lift			
a.	Lifts	Brand name and model number	Brand Name	Schindler		
			Model Number	MXGC		
		Number and floors served by them	Number of lifts	1		
			Floor served by the lifts	Carpark Level, Ground Floor, First Floor and Second Floor		
b.	Letter box	Material	Metal			
c.	Refuse collection	Means of refuse collection	Collected by cleaners			
		Location of refuse room	Refuse Storage and Material Recovery Chamber is located on Carpark Level			
				Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location		Inside water meter cabinet	Inside Electrical Room	Inside Central Water Heater room
		Whether they are separate or communal meters for residential properties		Separate meter	Separate meter	Separate meter

5. SECURITY FACILITIES		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Access controls are provided at the entrance of the Development and entrance of the House Visitor intercom is equipped at entrance of the House
	CCTV	CCTV system is provided at entrance of the Development and the House

6. Appliances	
Item	Description
Brand name and model number	Please refer to the "Appliances Schedule"

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

歌賦山道1號

4. 雜項					
細項		描述			
		住宅升降機			
a.	升降機	品牌名稱及產品型號	品牌名稱	迅達	
			產品型號	MXGC	
		升降機的數目及到達的樓層	升降機的數目	1	
			到達的樓層	停車場層、地下、1 樓及 2 樓	
b.	信箱	用料	金屬		
c.	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾		
		垃圾房的位置	垃圾儲存及物料回收室設於停車場層		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	水錶櫃內	電力室內	中央熱水器機房內
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

5. 保安設施		
細項	描述	
保安系統及設備（包括嵌入式的裝備的細節及其位置）	入口通道控制及保安系統	發展項目入口及獨立屋入口均設有出入口管制 獨立屋入口設有訪客對講機
	閉路電視	發展項目入口及獨立屋入口設有閉路電視系統

6. 設備	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

3 Gough Hill Road and 5 Gough Hill Road

2. INTERIOR FINISHES						
Item		Description				
			Wall		Floor	Ceiling
a.	Lobby	Type of finishes of lift lobby on Carpark Level (on exposed surface)	Cement sand		Cement sand	Cement lime
			Wall		Ceiling	
b.	Internal wall and ceiling	Type of finishes for living room and dining room (on exposed surface)	Cement sand		Cement lime	
		Type of finishes for bedroom (on exposed surface)	Cement sand		Cement lime	
			Floor		Skirting	
c.	Internal floor	Material for living room and dining room (on exposed surface)	Cement sand		Not Applicable	
		Material for bedroom (on exposed surface)	Cement sand		Not Applicable	
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes (on exposed surface)	Cement sand	Cement sand	#	
		Whether the wall finishes run up to ceiling	#			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Cement sand	Cement sand	#	#
		Whether the wall finishes run up to ceiling	#			

Notes:

1. # The relevant residential properties have been sold prior to the commencement of the Residential Properties (First-hand Sales) Ordinance, and the Vendor no longer keeps such information of the said properties.

2. The residential properties listed above have been sold prior to the commencement of the Residential Properties (First-hand Sales) Ordinance, and the Vendor sets out above as far as possible the information known when they were sold as first-hand residential properties.

歌賦山道3號及歌賦山道5號

2. 室內裝修物料						
細項			描述			
			牆壁		地板	天花板
a.	大堂	停車場層升降機大堂的裝修物料的類型（於外露位置）	水泥砂漿		水泥砂漿	水泥石灰
			牆壁		天花板	
b.	內牆及天花板	客廳及飯廳的裝修物料的類型（於外露位置）	水泥砂漿		水泥石灰	
		睡房的裝修物料的類型（於外露位置）	水泥砂漿		水泥石灰	
			地板		牆腳線	
c.	內部地板	客廳及飯廳的用料（於外露位置）	水泥砂漿		不適用	
		睡房的用料（於外露位置）	水泥砂漿		不適用	
			牆壁	地板	天花板	
d.	浴室	裝修物料的類型（於外露位置）	水泥砂漿	水泥砂漿	#	
		牆壁的裝修物料是否鋪至天花板	#			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	水泥砂漿	水泥砂漿	#	#
		牆壁的裝修物料是否鋪至天花板	#			

備註：

1. # 有關住宅物業於《一手住宅物業銷售條例》生效前已售出，而賣方沒有保留該等物業的有關這方面的資料。

2. 以上所列出之住宅物業於《一手住宅物業銷售條例》生效前已售出，而賣方在上表已盡可能列出據其所知該等住宅物業一手賣出時的資料。

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

3 Gough Hill Road and 5 Gough Hill Road

3. INTERIOR FITTINGS						
Item		Description				
			Material	Finishes	Accessories	
a.	Doors	Main entrance door	#	#	#	
		Kitchen door	#	#	#	
		Electrical Duct door	#	#	#	
		Roof door	#	#	#	
		Central Water Heater Room door	#	#	#	
		Lift Lobby door	#	#	#	
		Filtration Plant Room door	#	#	#	
		Air-conditioning (Primary Air Unit) Room door	#	#	#	
		Electrical Room door	#	#	#	
		Carpark to Lift Lobby door	#	#	#	
		Carpark to electrical and mechanical room door	#	#	#	
		Fittings & Equipment	Type	Material		
b.	Bathroom	Type and material of fittings and equipment	Bathroom fittings	Wash basin mixer	#	
				Water closet	#	
				Wash basin	#	
				Shower compartment	#	
		Type and material of water supply system		#		
		Type and material of bathing facilities (including shower or bath tub, if applicable)		Bath tub mixer	#	
				Bath tub	#	
		Size of bath tub, if applicable		Size		
		#				

- Notes:
- # The relevant residential properties have been sold prior to the commencement of the Residential Properties (First-hand Sales) Ordinance, and the Vendor no longer keeps such information of the said properties.
 - The residential properties listed above have been sold prior to the commencement of the Residential Properties (First-hand Sales) Ordinance, and the Vendor sets out above as far as possible the information known when they were sold as first-hand residential properties.

歌賦山道3號及歌賦山道5號

3. 室內裝置						
細項		描述				
			用料	裝修物料	配件	
a.	門	主入口大門	#	#	#	
		廚房門	#	#	#	
		電線管道門	#	#	#	
		天台門	#	#	#	
		中央熱水器機房門	#	#	#	
		升降機大堂門	#	#	#	
		過濾機房門	#	#	#	
		空調（預冷空調箱）室門	#	#	#	
		電力室門	#	#	#	
		停車場往升降機大堂門	#	#	#	
		停車場往機電房門	#	#	#	
		裝置及設備	類型	用料		
b.	浴室	裝置及設備的類型及用料	浴室裝置	洗手盆水龍頭	#	
				座廁	#	
				洗手盆	#	
				淋浴間	#	
		供水系統的類型及用料		#		
		沐浴設施（包括花灑或浴缸（如適用的話））	浴缸水龍頭		#	
			浴缸		#	
		浴缸大小（如適用的話）		尺寸		
		#				

- 備註：
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3 Gough Hill Road and 5 Gough Hill Road

3. INTERIOR FITTINGS				
Item		Description		
		Material		
c.	Kitchen	Sink unit	#	
		Water supply system	#	
		Kitchen cabinet	Material	Finishes
			#	#
	Type of all other fittings and equipment	#		
			Type	Material
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)	#	#
e.	Telephone	Location and number of connection points	#	
f.	Aerials	Location and number of connection points	#	
g.	Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings	#
			Safety devices	#
		Whether conduits are concealed or exposed		#
		Location and number of power points and air-conditioner points		#
		Fittings		
h.	Gas supply	Type	#	
		System	#	
		Location	#	
i.	Washing machine connection point	Location	#	
		Design	#	
j.	Water supply	Material of water pipes	#	
		Whether water pipes are concealed or exposed	#	
		Whether hot water is available	#	

Notes:

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歌賦山道3號及歌賦山道5號

3. 室內裝置					
細項		描述			
		用料			
c.	廚房	洗滌盆	#		
		供水系統	#		
		廚櫃	用料	裝修物料	
			#	#	
		所有其他裝置及設備的類型	#		
		類型	用料		
d.	睡房	裝置（包括嵌入式衣櫃）的類型及用料		#	#
e.	電話	接駁點的位置及數目		#	
f.	天線	接駁點的位置及數目		#	
g.	電力裝置	供電附件（包括安全裝置）	供電附件	#	
			安全裝置	#	
		導管是隱藏或外露		#	
		電插座及空調機接駁點的位置及數目		#	
				裝置	
h.	氣體供應	類型	#		
		系統	#		
		位置	#		
i.	洗衣機接駁點	位置	#		
		設計	#		
j.	供水	水管的用料	#		
		水管是隱藏或外露	#		
		有否熱水供應	#		

備註：

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23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3 Gough Hill Road and 5 Gough Hill Road

4. MISCELLANEOUS					
Item		Description			
			Residential lift		
a.	Lifts	Brand name and model number	Brand Name	Schindler	
			Model Number	MXGC	
		Number and floors served by them	Number of lifts	1	
			Floor served by the lifts	Carpark Level, Ground Floor, First Floor and Second Floor	
b.	Letter box	Material	#		
c.	Refuse collection	Means of refuse collection	Collected by cleaners		
		Location of refuse room	Refuse Storage and Material Recovery Chamber is located on Carpark Level		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	#	#	#
		Whether they are separate or communal meters for residential properties	#	#	#

5. SECURITY FACILITIES		
Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	Access control and security system	Access controls are provided at the entrance of the Development
	CCTV	CCTV system is provided at entrance of the Development

6. Appliances	
Item	Description
Brand name and model number	Please refer to the "Appliances Schedule"

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

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

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歌賦山道3號及歌賦山道5號

4. 雜項						
細項			描述			
			住宅升降機			
a.	升降機	品牌名稱及產品型號	品牌名稱	迅達		
			產品型號	MXGC		
		升降機的數目及到達的樓層	升降機的數目	1		
			到達的樓層	停車場層、地下、1樓及2樓		
b.	信箱	用料	#			
c.	垃圾收集	垃圾收集的方法	由清潔工人收集垃圾			
		垃圾房的位置	垃圾儲存及物料回收室設於停車場層			
				水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	#	#	#	
		就住宅單位而言是獨立抑或公用的錶	#	#	#	

5. 保安設施		
細項	描述	
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	入口通道控制及保安系統	發展項目入口設有出入口管制
	閉路電視	發展項目入口設有閉路電視系統

6. 設備	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

備註：

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

Appliances Schedule 設備說明表
1 Gough Hill Road 歌賦山道1號

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Dishwasher 洗碗機	Hobart	FX-10A
Ice Maker 製冰機	Hoshizaki	IM-45NE-25
4-Burner Range with Electric Oven 4頭煮食爐配電焗爐	Unico	BR-1BE
Wok Range 炒爐	Unico	WR-16N
Microwave Oven 微波爐	Miele	M 6262
Refrigerator 雪櫃	Sub-Zero	ICBID-30CI
Warming Drawer 暖碟機	Miele	ESW 6229
Washer 洗衣機	Miele	W 1914
Dryer 乾衣機	Miele	T 7944 C
Gas Water Heater 煤氣熱水爐	Blueflame	NJW321TFL
Exhaust Air Fan 抽氣扇	Panasonic	FV-15NS3H
		FV-18NF3H
		FV-18NS3H
		FV-23NL3H
	Systemair	CDRE 450
		KE60-30-4
Split Type Air-Conditioner 分體式空調機 (Indoor Unit 室內機)	Daikin 大金	FXAQ20MAVE
		FXAQ25MAVE
		FXDQ20PBVE
		FXDQ25PBVE
		FXDQ32PBVE
		FXDQ40NBVE
		FXDQ50NBVE
		FXDQ63NBVE
		FXLQ25MAVE
		FXMQ80PVE
		FXMQ100PVE
Split Type Air-Conditioner 分體式空調機 (Outdoor Unit 室外機)	Daikin 大金	RXYQ30PAY1
		RXYQ42PAY1
		RXYQ52PAY1

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

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

Appliances Schedule 設備說明表
3 Gough Hill Road and 5 Gough Hill Road 歌賦山道3號及歌賦山道5號

Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
Burner with Oven 煮食爐	Unico	#
Chinese Wok 中式鑊	Unico	#
Dishwasher 洗碗機	Miele	#
Microwave 微波爐	Miele	#
Oven 焗爐	Miele	#
Refrigerator 電冰箱	Siemens 西門子	#
Exhaust Fan 抽氣扇	Panasonic	FV-18NF3H
		FV-18NS3H
		FV-23NL3H
		FV-25NS3H
	Systemair	CDREMY 355
Split Type Air-Conditioner 分體式空調機 (Indoor Unit 室內機)	Daikin 大金	FXAQ20MAVE
		FXDQ20PBVE
		FXDQ32PBVE
		FXDQ40NBVE
		FXDQ50NBVE
		FXDQ63NBVE
		FXMQ80PVE
Split Type Air-Conditioner 分體式空調機 (Outdoor Unit 室外機)	Daikin 大金	RXYQ44PAY1

The Vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.
賣方承諾如該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。

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- 備註：
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Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Carpark Level 停車場層	Carpark 停車場	Lighting point 燈位	9
		Lighting switch 燈掣	2
		Socket outlet 電插座	1
		Visitor intercom 訪客對話機	1
		Security keypad 安全按鍵面板	1
		Electric Vehicle Supply Equipment 電動車充電設備	1
	Lift Lobby 升降機大堂	Lighting point 燈位	7
		Keypad 按鍵面板	2
		Socket outlet 電插座	1
		Security keypad 安全按鍵面板	1
		Door lock switch 門鎖掣	1
		Motion Sensor 動態感測器	1
	Staircase 樓梯	Lighting point 燈位	1
	Electrical Room 電力室	Lighting point 燈位	2
		Lighting switch 燈掣	1
		Socket outlet 電插座	1
		Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	2
	Air-conditioning (Primary Air Unit) Room 空調（預冷空調箱）室	Lighting point 燈位	2
		Lighting switch 燈掣	1
		Socket outlet 電插座	1
	Filtration Plant Room 過濾機房門	Lighting point 燈位	6
		Lighting switch 燈掣	1
		Socket outlet 電插座	1
	Corridor (to plant room) 走廊（往機房）	Lighting point 燈位	4
		Lighting switch 燈掣	2

Note:
1. The numbers as shown in the above table denote the quantity provided.

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Ground Floor 地下	Main Entrance 大門入口	Visitor intercom 訪客對話機	1
	Lobby 大堂	Lighting point 燈位	10
		Touch panel 觸控面板	1
		Socket outlet 電插座	1
	Staircase 樓梯	Lighting point 燈位	2
		Keypad 按鍵面板	2
		Socket outlet 電插座	1
	Living Room 客廳	Lighting point 燈位	20
		Keypad 按鍵面板	2
		Socket outlet 電插座	7
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	4
	Dining Room 飯廳	Lighting point 燈位	47
		Keypad 按鍵面板	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	11
		Data outlet 數據插座	2
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	5

備註：
1. 上表顯示的數目代表提供的數量。

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

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Ground Floor 地下	Kitchen 廚房	Lighting point 燈位	8
		Keypad 按鍵面板	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	7
		Telephone outlet 電話插座	1
		TV outlet 電視插座	2
		AV outlet 影音插座	1
		Visitor intercom 訪客對話機	1
		Connection point for Dishwasher 洗碗機接駁點	1
		Connection point for Ice Maker 製冰機接駁點	1
		Connection point for 4-Burner Range with Electric Oven 4頭煮食爐配電焗爐接駁點	1
		Connection point for Wok Range 炒爐接駁點	1
		Connection point for Microwave Oven 微波爐接駁點	1
		Connection point for Warming Drawer 暖碟機接駁點	1
		Connection point for CCTV 閉路電視接駁點	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	2
	Powder Room 化妝間	Lighting point 燈位	2
		Socket outlet 電插座	2
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Games Room 遊戲室	Lighting point 燈位	10
		Lighting switch 燈掣	4
		Equipment switch 設備開關	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	6
		Telephone outlet 電話插座	2
		TV outlet 電視插座	2
		Security keypad 安全按鍵面板	1
		Lift Supervisory Panel 升降機監控板	1
		Connection point for CCTV 閉路電視接駁點	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	5

Note:
1. The numbers as shown in the above table denote the quantity provided.

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Ground Floor 地下	Bathroom 浴室	Lighting point 燈位	8
		Socket outlet 電插座	4
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
First Floor 1 樓	Electrical Duct 電線管道	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	5
	Lift Lobby 升降機大堂	Lighting point 燈位	3
		Keypad 按鍵面板	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Staircase 樓梯	Lighting point 燈位	1
		Keypad 按鍵面板	2
	Family Room 起居室	Lighting point 燈位	16
		Keypad 按鍵面板	1
		Socket outlet 電插座	10
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		AV outlet 影音插座	2
		Connection point for Refrigerator 雪櫃接駁點	1
	Powder Room 化妝間	Connection point for air-conditioner indoor unit 室內空調機接駁點	3
		Lighting point 燈位	4
		Lighting switch 燈掣	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	4
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		Connection point for Washer 洗衣機接駁點	3
		Connection point for Dryer 乾衣機接駁點	3
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1

備註：
1. 上表顯示的數目代表提供的數量。

23

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

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
First Floor 1 樓	Maid Room 工人房	Lighting point 燈位	5
		Keypad 按鍵面板	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	3
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		AV outlet 影音插座	2
	Bathroom 浴室	Lighting point 燈位	2
		Keypad 按鍵面板	1
		Socket outlet 電插座	2
	Bedroom 1 睡房 1	Lighting point 燈位	9
		Keypad 按鍵面板	2
		Touch panel 觸控面板	1
		Socket outlet 電插座	6
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		AV outlet 影音插座	1
	Bathroom 1 浴室 1	Lighting point 燈位	4
		Keypad 按鍵面板	1
		Socket outlet 電插座	3
		TV outlet 電視插座	1
		AV outlet 影音插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	2
	Closet 1 衣帽間 1	Lighting point 燈位	4
		Keypad 按鍵面板	1
		Socket outlet 電插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	3

Note:
1. The numbers as shown in the above table denote the quantity provided.

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
First Floor 1 樓	Bedroom 2 睡房 2	Lighting point 燈位	6
		Keypad 按鍵面板	2
		Touch panel 觸控面板	1
		Socket outlet 電插座	3
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		AV outlet 影音插座	1
	Bathroom 2 浴室 2	Lighting point 燈位	4
		Keypad 按鍵面板	1
		Socket outlet 電插座	3
		Connection point for air-conditioner indoor unit 室內空調機接駁點	2
	Closet 2 衣帽間 2	Lighting point 燈位	4
		Keypad 按鍵面板	1
		Socket outlet 電插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Master Bedroom 3 主人睡房 3	Lighting point 燈位	12
		Keypad 按鍵面板	2
		Touch panel 觸控面板	1
		Socket outlet 電插座	10
	Master Bathroom 3 主人浴室 3	Data outlet 數據插座	2
		Lighting point 燈位	8
		Touch panel 觸控面板	1
		Socket outlet 電插座	4
		Connection point for air-conditioner indoor unit 室內空調機接駁點	3
	Closet 衣帽間	Lighting point 燈位	4
		Keypad 按鍵面板	1
		Socket outlet 電插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Electrical Duct 電線管道	Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	3

備註：
1. 上表顯示的數目代表提供的數量。

23

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

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Second Floor 2樓	Lift Lobby 升降機大堂	Lighting point 燈位	6
		Keypad 按鍵面板	1
		Touch panel 觸控面板	1
		Socket outlet 電插座	2
		Connection point for air-conditioner indoor unit 室內空調機接駁點	5
	Staircase 樓梯	Lighting point 燈位	1
		Keypad 按鍵面板	2
	Master Sitting Room 主人起居室	Lighting point 燈位	21
		Socket outlet 電插座	5
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		Connection point for Refrigerator 雪櫃接駁點	1
	Gymnasium Room 健身室	Lighting point 燈位	4
		Socket outlet 電插座	4
		Data outlet 數據插座	1
		TV outlet 電視插座	2
		AV outlet 影音插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Master Bedroom 1 主人睡房 1	Lighting point 燈位	6
		Keypad 按鍵面板	2
		Touch panel 觸控面板	1
		Socket outlet 電插座	6
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		AV outlet 影音插座	1
	Master Bathroom 1 主人浴室 1	Lighting point 燈位	8
		Touch panel 觸控面板	1
		Socket outlet 電插座	3
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1

Note:
1. The numbers as shown in the above table denote the quantity provided.

Location 位置		Mechanical & Electrical Provisions 機電裝置	1 Gough Hill Road 歌賦山道 1 號
Second Floor 2樓	Closet (beside Master Bedroom 1) 衣帽間 (主人睡房 1 旁)	Lighting point 燈位	14
		Keypad 按鍵面板	1
		Socket outlet 電插座	2
		Connection point for air-conditioner indoor unit 室內空調機接駁點	3
	Master Bedroom 2 主人睡房 2	Lighting point 燈位	27
		Keypad 按鍵面板	4
		Touch panel 觸控面板	1
		Socket outlet 電插座	4
		Data outlet 數據插座	1
		Telephone outlet 電話插座	1
		TV outlet 電視插座	1
		Connection point for air-conditioner indoor unit 室內空調機接駁點	2
	Master Bathroom 2 主人浴室 2	Lighting point 燈位	11
		Touch panel 觸控面板	1
		Socket outlet 電插座	3
		Connection point for air-conditioner indoor unit 室內空調機接駁點	3
	Closet (beside Master Bedroom 2) 衣帽間 (主人睡房 2 旁)	Lighting point 燈位	8
		Socket outlet 電插座	2
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1
	Electrical Duct 電線管道	Socket outlet 電插座	1
		Miniature Circuit Breakers Distribution Board 微型斷路器配電箱	3
Roof 天台	Staircase 樓梯	Lighting point 燈位	4
		Lighting switch 燈掣	4
		Equipment switch 設備開關	1
		Keypad 按鍵面板	2
		Socket outlet 電插座	1
	Central Water Heater Room 中央熱水器機房	Lighting point 燈位	2
		Towngas control 煤氣控制	3
		Connection point for air-conditioner indoor unit 室內空調機接駁點	1

備註：
1. 上表顯示的數目代表提供的數量。

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

25 GOVERNMENT RENT 地稅

The Owner (i.e. the Vendor) is liable for the Government rent payable for the specified residential property up to and including the date of the Assignment of that specified residential property.

擁有人（即賣方）有法律責任繳付指明住宅物業直至及包括該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, electricity and gas; and on that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note:

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

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

備註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

27 DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

A. The Land Grant requires the Owners of the residential properties in the Development to maintain slopes at their own cost

1. Special Condition No.26(a) of the First Schedule to a modification letter dated 25 January 2010 and registered in the Land Registry by Memorial No.10012901020019 (the “**2010 Modification Letter**”) stipulates that “Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.”
2. Special Condition No.26(d) of the First Schedule to the 2010 Modification Letter stipulates that “In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”
3. Special Condition No.(53)(a) of the First Schedule to the 2010 Modification Letter stipulates that “The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marker “PLAN A” annexed hereto (hereinafter referred to as “the Green Hatched Black Area”) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslide, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslide, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslide, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.”

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

5. A 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 set out at the end of this section.

B. Owner’s undertaking to maintain any slope in relation to the Development at the Owner’s own costs

Not Applicable.

C. The Manager of the Development has the Owners’ authority to carry out the maintenance work

Under the Deed of Mutual Covenant and Management Agreement of the Development, the manager of the Development has the owners’ authority to carry out the maintenance work.

28 MAINTENANCE OF SLOPES

斜坡維修

A. 批地文件規定發展項目中的住宅物業的擁有人須自費維修任何斜坡

1. 一份日期為2010年1月25日的修改函，並以註冊摘要編號10012901020019在土地註冊處註冊（「**2010年修改函**」）附表一的特別條款第(26)(a)條規定：「凡有任何土地的切割、移除或縮減，或任何填土或填築，或任何形式的斜坡處理工程，無論是否事先獲得署長的書面同意，在該地段內或任何政府土地上進行，其目的或與該地段或其任何部分的形成、平整或開發有關，或與承批人根據這些條件需要進行的任何其他工程有關，或出於任何其他目的，承批人應自費進行和建造當時或其後任何時間有需要的該等斜坡處理工程、擋土牆或其他支撐、保護、排水或附屬或其他工程，以保護和支撐該地段內的土地，以及任何相鄰或毗鄰的政府或租賃土地，並避免和防止其後發生任何倒塌、滑坡或沉降。承批人應在協議授予的期限內，持續自費維護上述土地、斜坡處理工程、擋土牆或其他支撐、保護、排水或附屬或其他工程，使其保持良好和堅固的維修和狀況，以令署長滿意。」
2. 2010年修訂函附表一的特別條款第(26)(d)條規定：「除了本文規定的任何其他權利或補救措施外，對於違反任何這些條款的行為，署長有權以書面通知要求承批人進行、建造和維護上述土地、斜坡處理工程、擋土牆或其他支撐、保護和排水或附屬或其他工程，或恢復原狀並修復任何倒塌、滑坡或沉降，如果承批人忽略或未能按照署長滿意的程度在規定的期限內遵守該通知，署長可立即執行和進行任何必要的工程，承批人應在接到要求後向政府償還其費用，以及任何行政或專業費用和收費。」
3. 2010年修訂函附表一的特別條款第(53)(a)條規定：「承批人須自費進行並完成令署長滿意的岩土工程勘測，以及在附於此的標記「圖則A」的圖則上以綠色間黑斜線顯示的區域（以下簡稱「綠色間黑斜線區域」）上進行斜坡處理、預防山泥傾瀉、緩解及補救工程，並須於此協定批予的期限內，一直自費維修及保持綠色間黑斜線區域，包括所有土地、斜坡處理工程、擋土結構、排水及其中及之上的任何其他工程，使其保持良好及堅固的狀況，令署長滿意。如果在協定批予的期限內的任何時間，綠色間黑斜線區域內發生任何山泥傾瀉、沉降或塌落，承批人須自費將其恢復原狀並修復，令署長滿意，並須同時修復署長認為（署長的決定對承批人具有最終約束力）亦已受影響的任何相鄰或毗鄰區域。承批人須就政府、其代理人及承包商因該山泥傾瀉、沉降或塌落而招致的所有申索、法律程序、費用、損害賠償及開支，向政府、其代理人及承包商作出彌償。承批人須確保在任何時候均不得在綠色間黑斜線區域進行非法挖掘或傾倒，並在獲得署長事先書面批准的情況下，承批人可豎立圍欄或其他屏障，以防止該等非法挖掘或傾倒。除署長就違反這些條款可能擁有的任何其他權利或補救措施外，署長可隨時以書面通知要求承批人進行該等岩土工程勘測、斜坡處理、預防山泥傾瀉、緩解及補救工程，並維修、恢復原狀及修復受該山泥傾瀉、沉降或塌落影響的任何土地、結構或工程，如果承批人忽略或未能於其中規定的期限內遵從該通知並令署長滿意，則署長可在該期限屆滿後，執行及進行所需的工程，而承批人須在要求時向政府償還其費用。」
4. 每名擁有人均須分擔維修工程的費用。
5. 顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物的圖則已在本節尾顯示。

B. 擁有人自費就發展項目維修任何斜坡的承諾

不適用。

C. 發展項目的管理人獲擁有人授權進行維修工程

根據發展項目的公共契約及管理協議，發展項目的管理人獲擁有人授權進行維修工程。

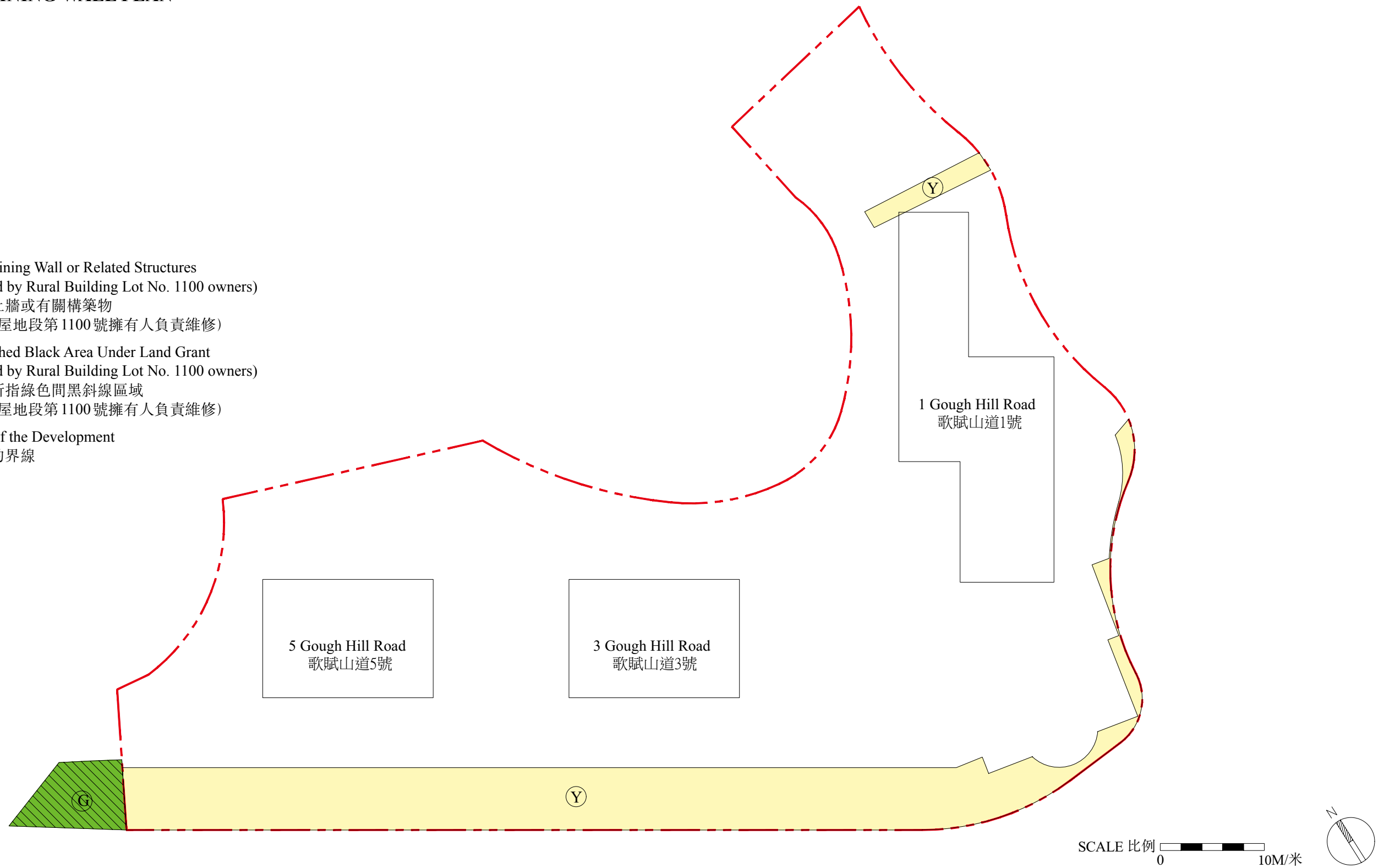
28 MAINTENANCE OF SLOPES 斜坡維修

SLOPE AND RETAINING WALL PLAN

斜坡及護土牆圖則

LEGEND 圖例

-  Slope, Retaining Wall or Related Structures
(Maintained by Rural Building Lot No. 1100 owners)
斜坡、護土牆或有關構築物
(由鄉郊建屋地段第 1100 號擁有人負責維修)
-  Green Hatched Black Area Under Land Grant
(Maintained by Rural Building Lot No. 1100 owners)
批地文件所指綠色間黑斜線區域
(由鄉郊建屋地段第 1100 號擁有人負責維修)
-  Boundary of the Development
發展項目的界線



Notes:

1. The Yellow areas indicated on the plan are made reference from Slope Maintenance Responsibility Information System of Lands Department.
2. The plan is for showing the location of the slope, retaining wall or related structures only. Other matters shown in this plan may not reflect their latest conditions.

備註：

1. 本圖所示的黃色範圍參考地政總署斜坡維修責任信息系統。
2. 本圖僅作顯示斜坡、護土牆或有關構築物的位置。本圖中顯示的其他事項未必能反映其最新情況。

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 有關資料

Not Applicable.

不適用。

31 ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方就發展項目指定的互聯網網站的網址

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:

www.1-3-5ghr.com

賣方為施行《一手住宅物業銷售條例》(第 621 章)第 2 部而就發展項目指定的互聯網網站的網址：

www.1-3-5ghr.com

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

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.

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。

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23 (3) (b) 根據《建築物 (規劃) 規例》第 23 (3) (b) 條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	1,606.297
2.	Plant rooms and similar services 機房及相類設施	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室 (訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	9.083
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	204.176
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	34.348

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.	Balcony 露台	Not Applicable 不適用
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.	Acoustic fin 隔聲鰭	Not Applicable 不適用
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	Not Applicable 不適用
9.	Utility platform 工作平台	Not Applicable 不適用
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	4.940
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	105.719
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	Not Applicable 不適用
14.	Horizontal screens/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	Not Applicable 不適用
15.	Larger lift shaft 擴大升降機槽	Not Applicable 不適用
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用

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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

		Area (m ²) 面積 (平方米)
18.	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	Not Applicable 不適用
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	Not Applicable 不適用
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/ overhanging feature 大型伸出 / 外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	Not Applicable 不適用
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用

		Area (m ²) 面積 (平方米)
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考 (第8號) 提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

Note : The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

註 : 上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

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

Environmental 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.

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份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

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。

