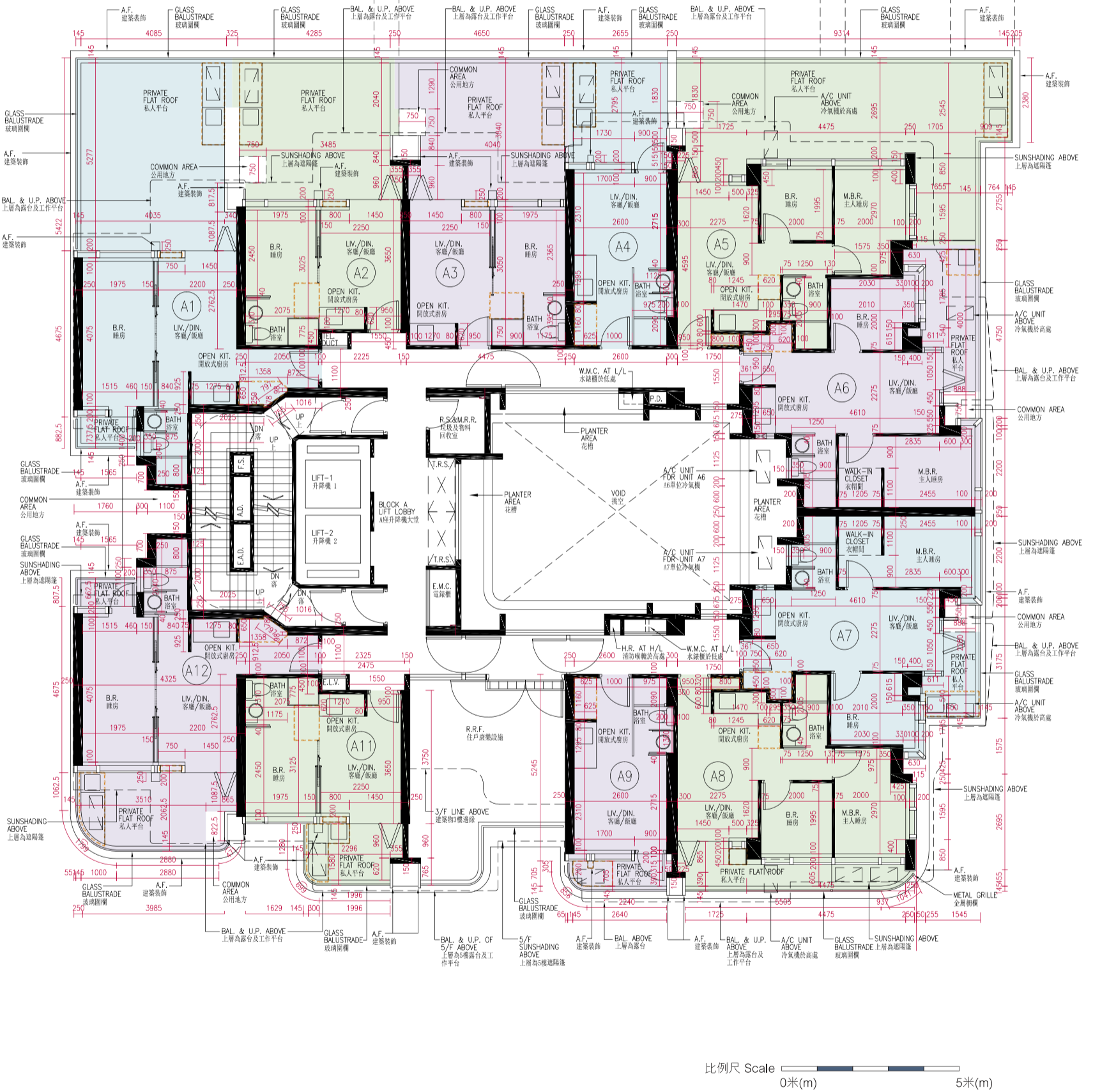


#### A座 BLOCK A

#### 2樓平面圖 2/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	2樓 2/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

請參閱本售樓說明書第40頁為住宅物業樓面平面圖而設之備註及圖例。

Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

#### A座 BLOCK A

#### 3樓、8樓至9樓平面圖

#### 3/F, 8/F - 9/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	3樓、8樓至9樓 3/F, 8/F-9/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

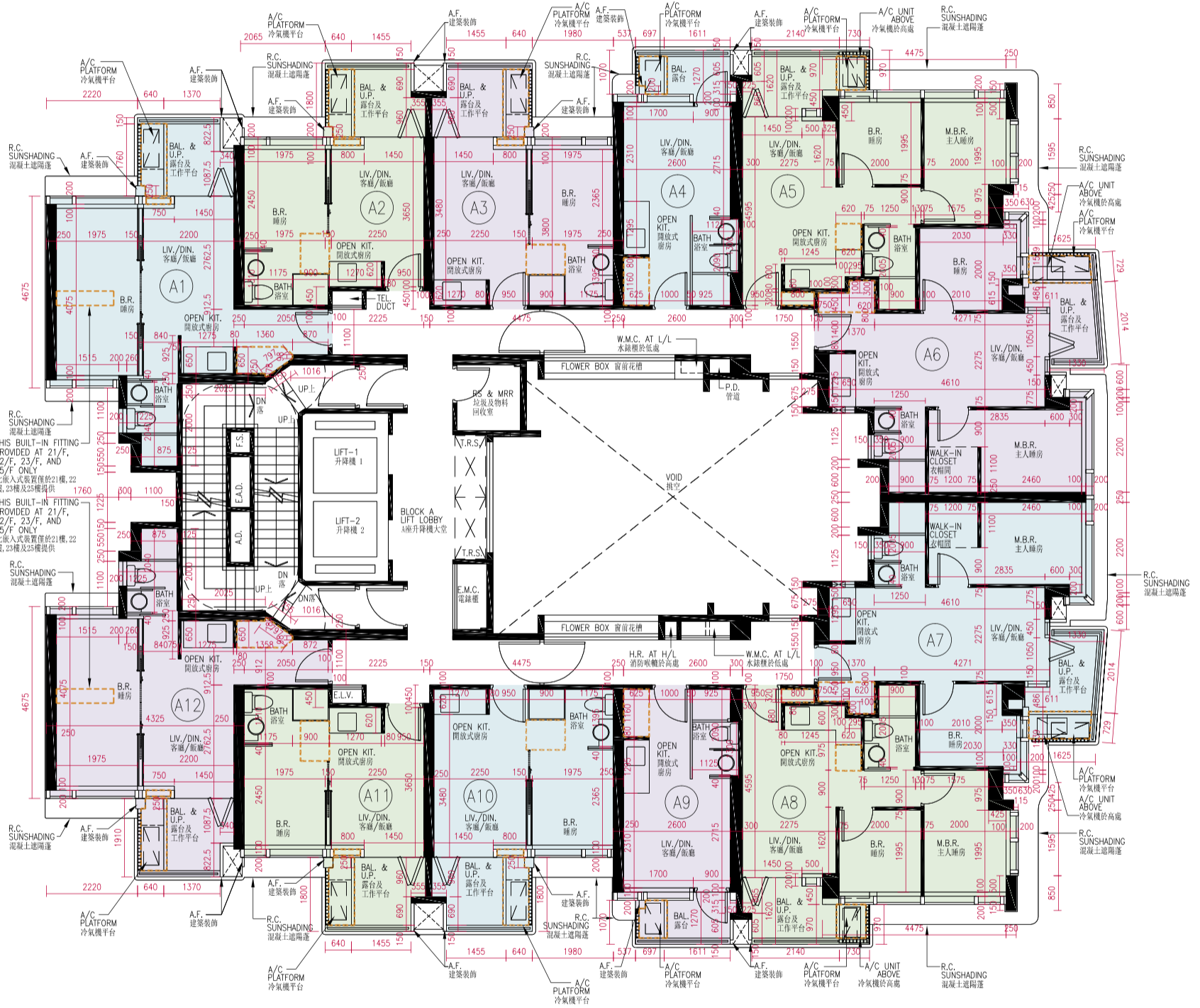
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#### A座 BLOCK A

5樓至7樓、10樓至12樓、15樓至23樓及25樓平面圖

5/F - 7/F, 10/F - 12/F, 15/F - 23/F and 25/F FLOOR PLAN



THIS BUILT-IN FITTING PROVIDED AT 21/F, 22/F, 23/F, AND 25/F ONLY  
此嵌入式裝置僅於21樓, 22樓, 23樓及25樓提供

THIS BUILT-IN FITTING PROVIDED AT 21/F, 22/F, 23/F, AND 25/F ONLY  
此嵌入式裝置僅於21樓, 22樓, 23樓及25樓提供



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	5樓至6樓、 10樓至12樓及 15樓至23樓 5/F - 6/F, 10/F-12/F and 15/F - 23/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A10	3100, 3200, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	7樓 7/F	A1	3100, 3200, 3500	150, 160
		A2	3100, 3500	150, 160
		A3	3100, 3200, 3500	150, 160
		A4	3100, 3200, 3500	150, 160
		A5	3100, 3200, 3500	150, 275
		A6	3200, 3500	125, 275
		A7	3200, 3500	125, 275
		A8	3100, 3200, 3500	150, 275
		A9	3100, 3200, 3500	150, 160
		A10	3100, 3500	150, 160
		A11	3100, 3500	150, 160
		A12	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	25樓 25/F	A1	3050, 3100, 3150, 3500	150, 160
		A2	3245, 3395	150, 160
		A3	3245, 3395	150, 160
		A4	3200, 3245, 3395	150, 160
		A5	3245, 3395, 3500	150, 160, 415
		A6	3100, 3245, 3500	125, 275, 415
		A7	3100, 3245, 3500	125, 275, 415
		A8	3245, 3395, 3500	150, 160, 415
		A9	3200, 3245, 3395	150, 160
		A10	3245, 3395	150, 160
		A11	3245, 3395	150, 160
		A12	3050, 3100, 3150, 3500	150, 160

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

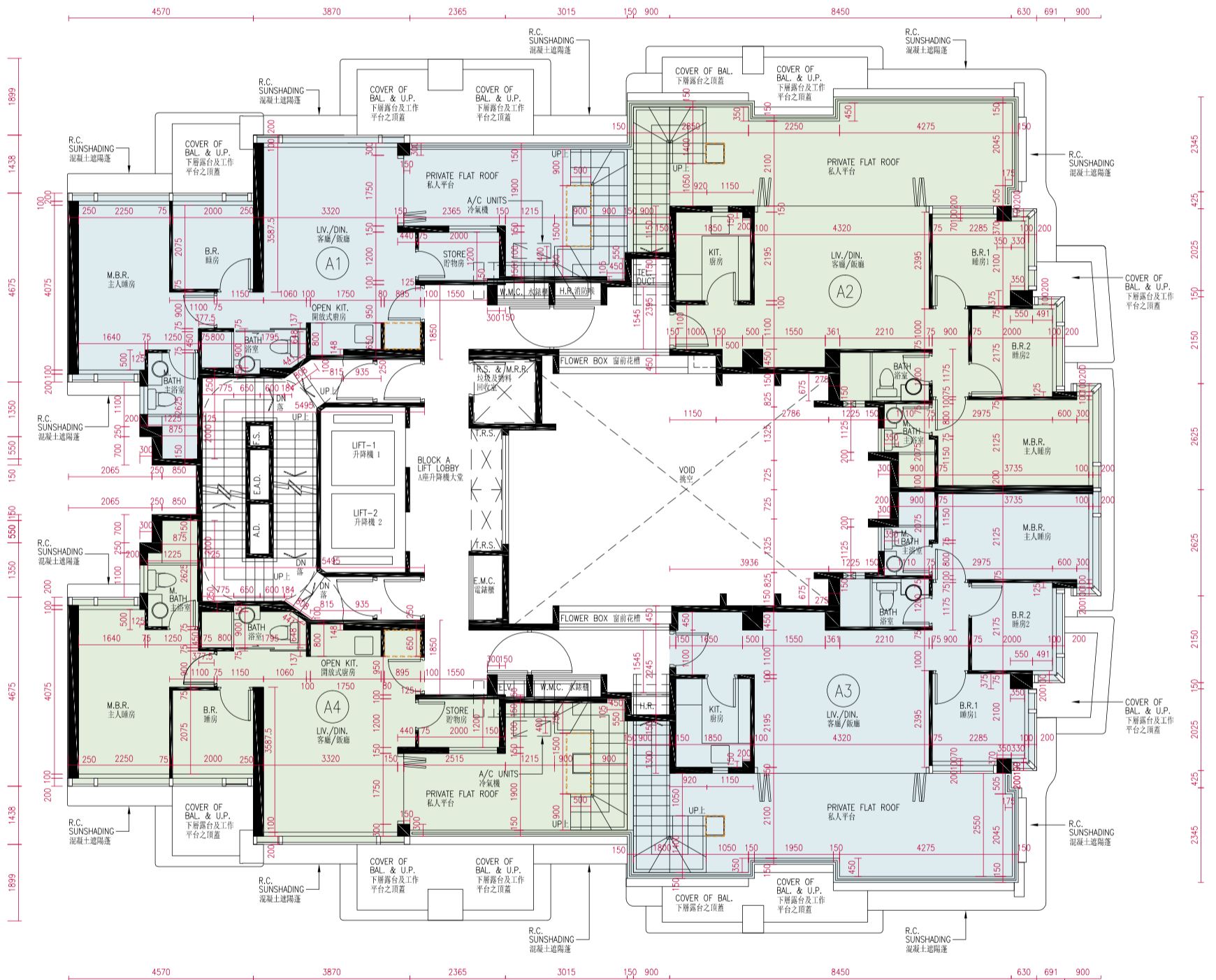
請參閱本售樓說明書第40頁為住宅物業樓面平面圖而設之備註及圖例。

Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

#### A座 BLOCK A

#### 26樓平面圖

#### 26/F FLOOR PLAN



比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

## 10

## 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
A座 Block A	26樓 26/F	A1	4000	150, 175, 200
		A2	4000	150, 175, 275
		A3	4000	150, 175, 275
		A4	4000	150, 175, 200

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

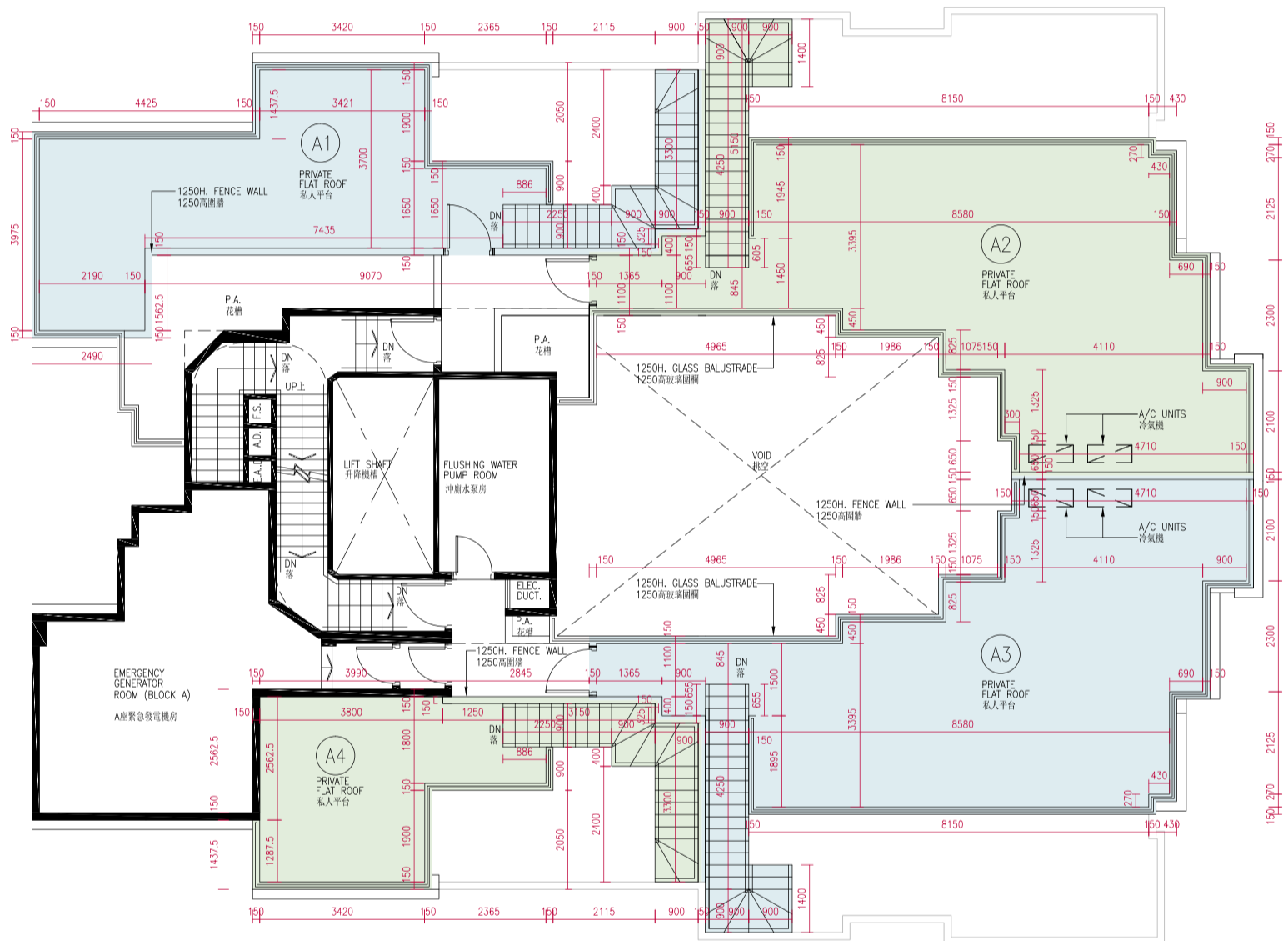
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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.



### A座 BLOCK A

#### 天台平面圖 R/F FLOOR PLAN

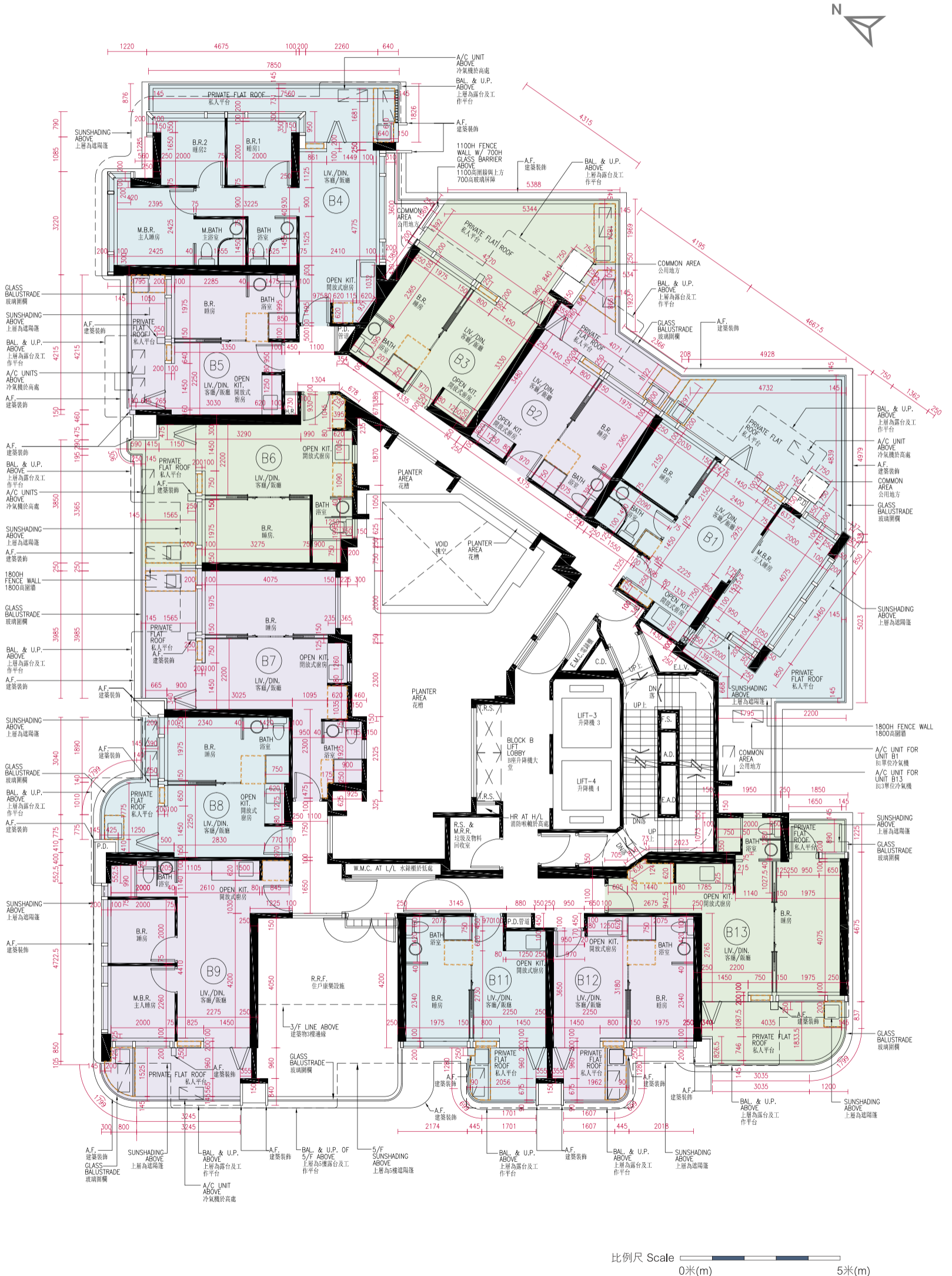


比例尺 Scale 0米(m) 5米(m)

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

#### B座 BLOCK B

#### 2樓平面圖 2/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	2樓 2/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

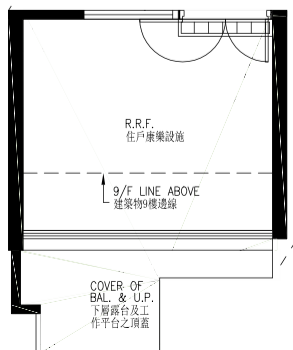
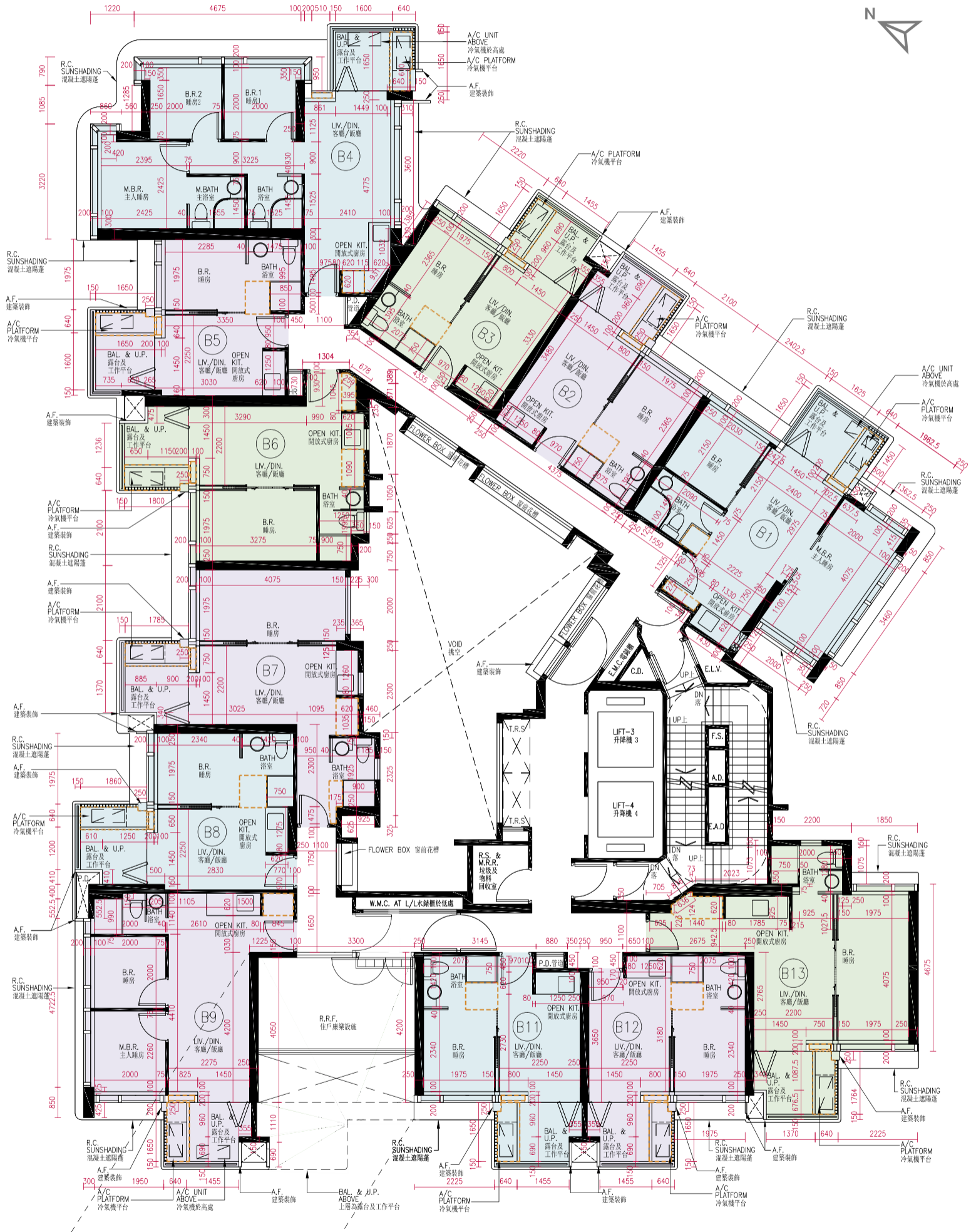
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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

#### B座 BLOCK B

#### 3樓、8樓至9樓平面圖

#### 3/F, 8/F - 9/F FLOOR PLAN



8樓部分平面圖  
Part Plan for 8/F only

比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	3樓、8樓至9樓 3/F, 8/F - 9/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

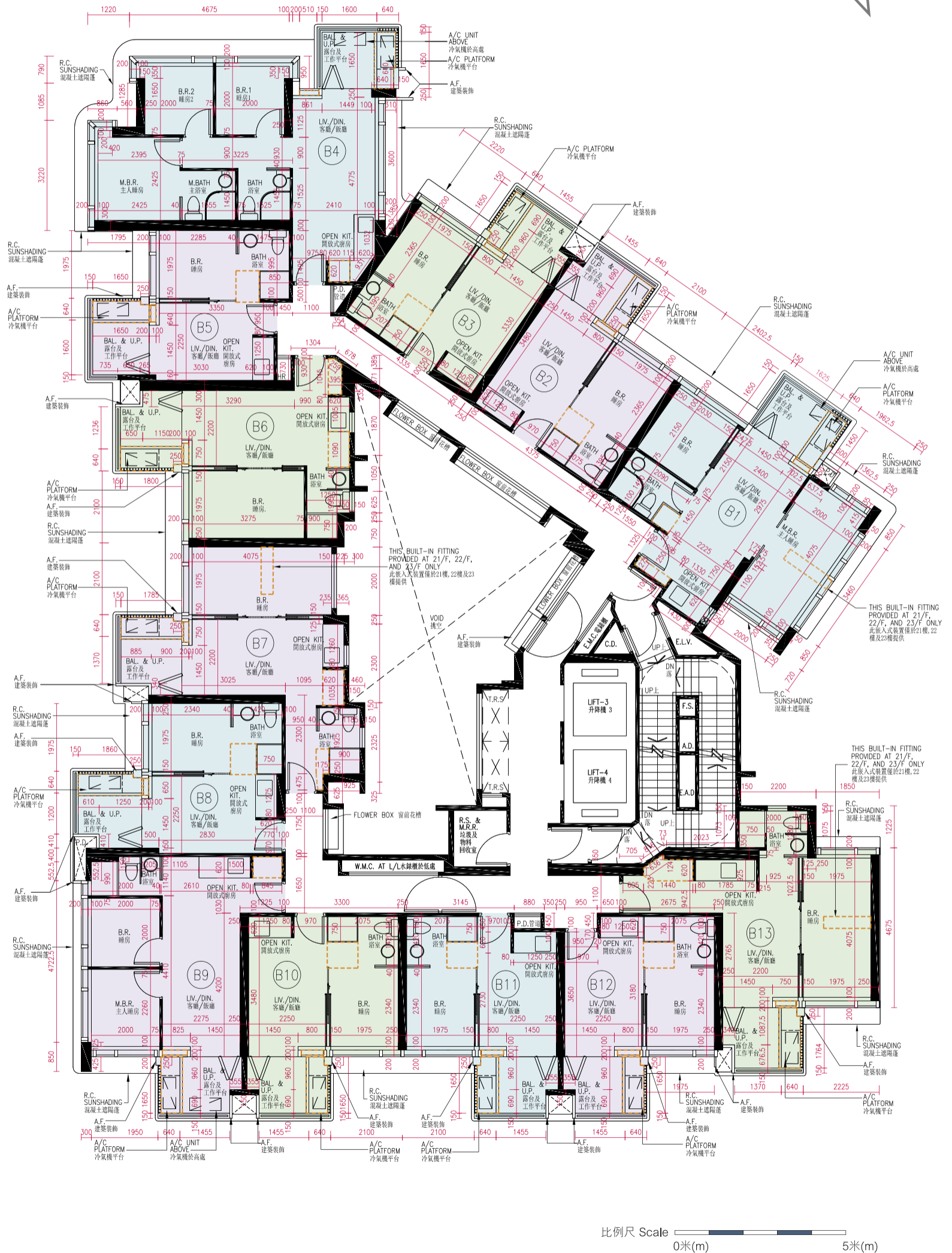
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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

#### B座 BLOCK B

5樓至7樓、10樓至12樓及15樓至23樓

5/F - 7/F, 10/F-12/F and 15/F - 23/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	5樓至6樓、 10樓至12樓及 15樓至22樓 5/F - 6/F, 10 - 12/F and 15/F - 22/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	7樓 7/F	B1	3100, 3200, 3500	150, 160
		B2	3100, 3200, 3500	150, 160
		B3	3100, 3200, 3500	150, 160
		B4	3050, 3200, 3500	150, 160, 275
		B5	3100, 3200, 3500	150, 160
		B6	3200, 3500	150, 160
		B7	3200, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	23樓 23/F	B1	3200, 3245, 3395, 3500	150, 160
		B2	3100, 3500	150, 160
		B3	3100, 3500	150, 160
		B4	3245, 3395	150, 160, 275
		B5	3150, 3500	150, 160
		B6	3100, 3500	150, 160
		B7	3100, 3500	150, 160, 300
		B8	3100, 3500	150, 160
		B9	3100, 3200, 3500	150, 160
		B10	3100, 3200, 3500	150, 160
		B11	3100, 3500	150, 160
		B12	3100, 3500	150, 160
		B13	3100, 3200, 3500	150, 160

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

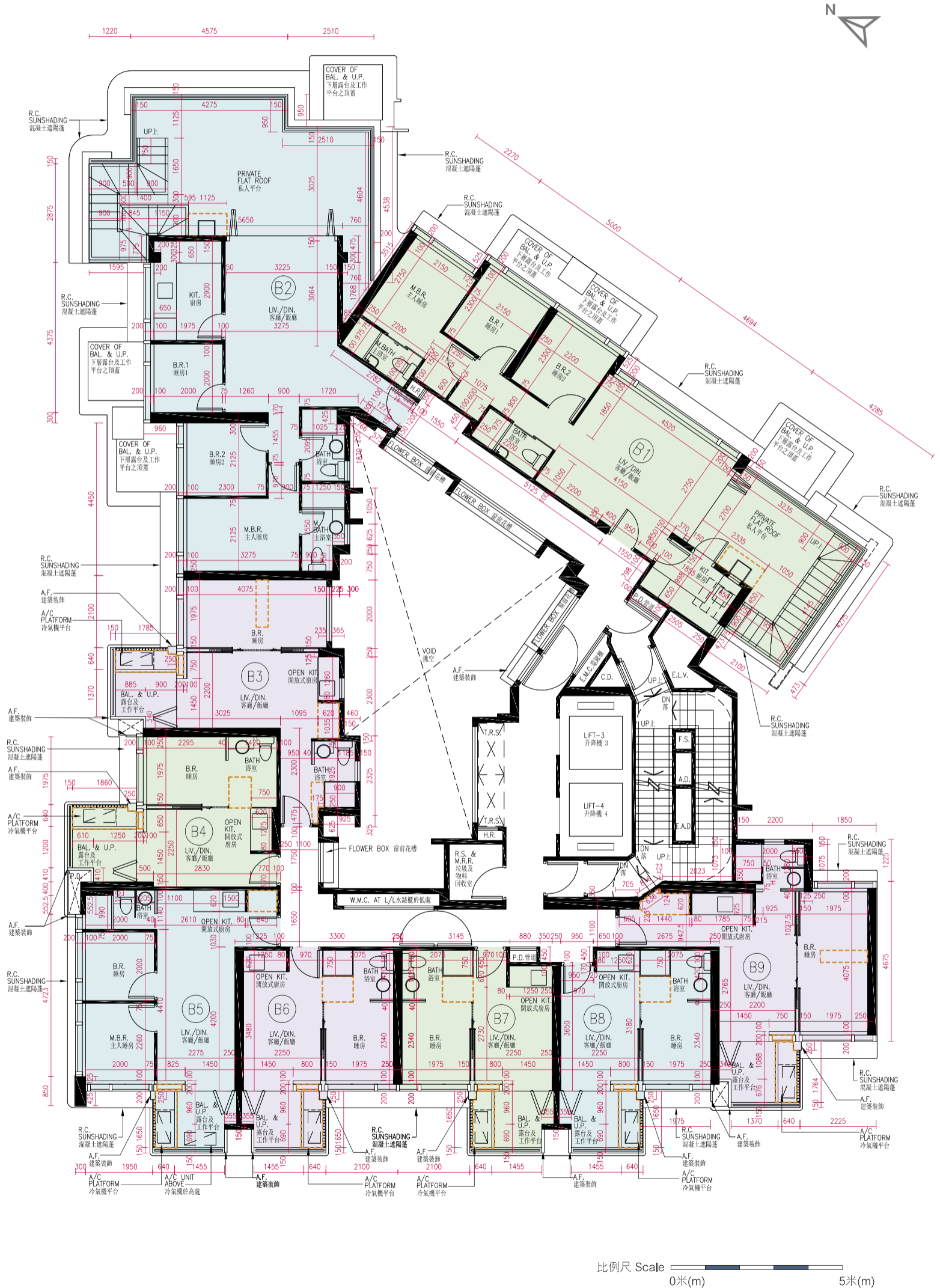
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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#### B座 BLOCK B

#### 25樓平面圖

#### 25/F FLOOR PLAN



備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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



座數 Block	樓層 Floor	單位 Flat	每個住宅物業的層與層之間的高度 (毫米) Floor-to-Floor Height of each residential property (mm)	每個住宅物業樓板(不包括灰泥)的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) of each residential property (mm)
B座 Block B	25樓 25/F	B1	4000	175, 200, 400
		B2	4000	175, 200, 350
		B3	4000	175, 300
		B4	4000	175
		B5	4000	175
		B6	4000	175
		B7	4000	175
		B8	4000	175
		B9	3875, 4000	175

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

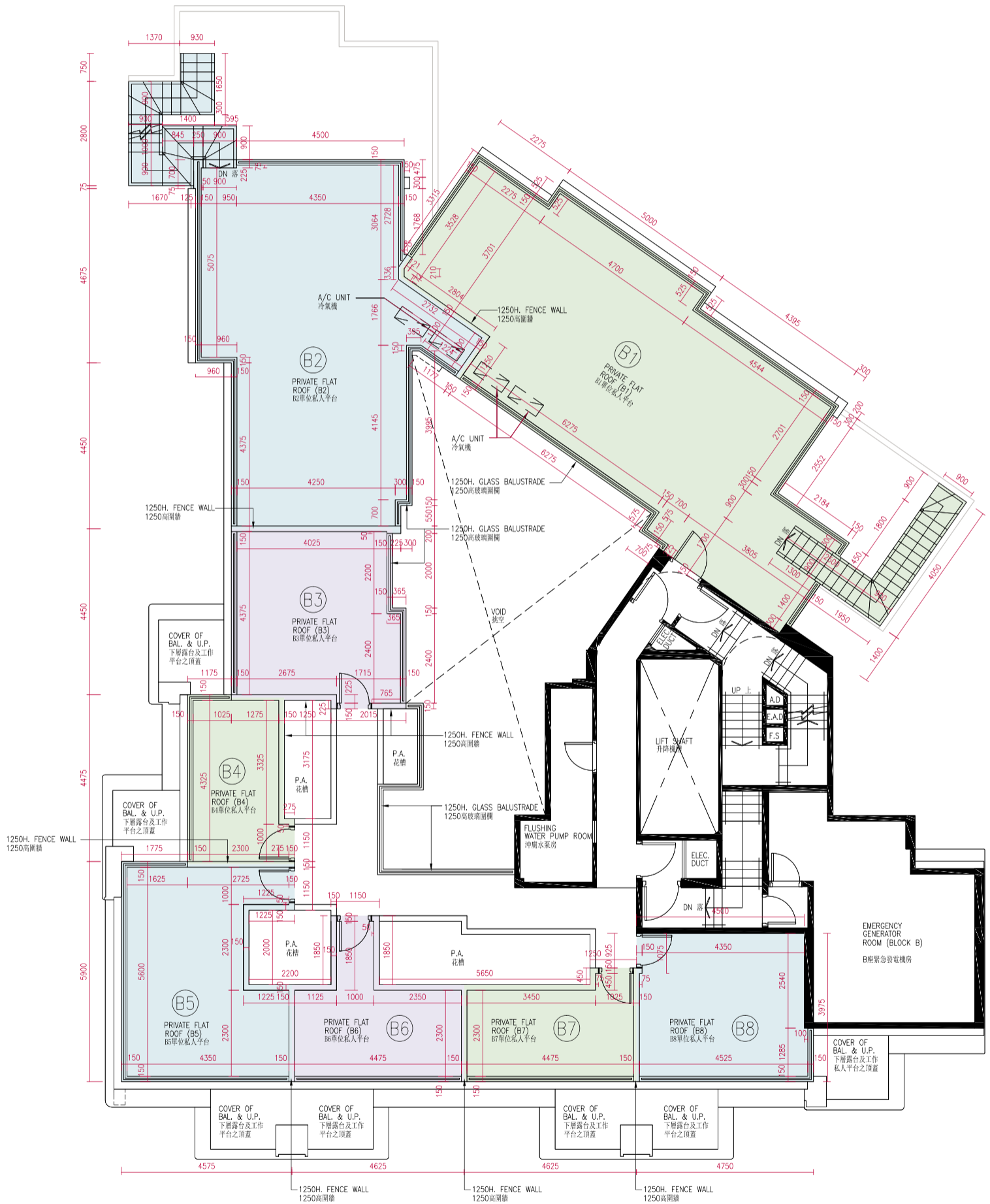
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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Please refer to page 40 of this sales brochure for the notes and legends for the floor plans of residential properties.

#### B座 BLOCK B

#### 天台 R/F FLOOR PLAN



比例尺 Scale 0米(m) 5米(m)

備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。

The notes and legends on this page apply to all pages of "Floor plans of residential properties in the Development".

### 樓面平面圖圖例

#### Legends of the Floor Plans

A/C UNIT	=	冷氣機 Air-conditioner Unit
A.D.	=	鮮風槽 Air Duct
A/C PLATFORM	=	冷氣機平台 Air-conditioner Platform
A.F.	=	建築裝飾 Architectural Feature
BAL.	=	露台 Balcony
BAL. & U.P. ABOVE	=	上層為露台 Balcony and Utility Platform Above
BAL. ABOVE	=	上層為露台 Balcony Above
BATH	=	浴室 Bathroom
B.R.	=	睡房 Bedroom
B.R.1	=	睡房1 Bedroom 1
B.R.2	=	睡房2 Bedroom 2
COVER OF BAL.	=	下層露台之頂蓋 Cover of Balcony
COVER OF BAL. & U.P.	=	下層露台及工作平台之頂蓋 Cover of Balcony and Utility Platform
C.D.	=	電纜槽 Cable Duct
DN	=	落 Down
E.A.D.	=	排風槽 Exhaust Air Duct
E.L.V.	=	特低壓電線槽 Extra Low Voltage Cable Duct
ELEC. DUCT	=	電線槽 Electric Duct
F.S.	=	消防裝置槽 Fire Service Duct
FLOWER BOX	=	窗前花槽 Flower Box
H/L	=	高處 High Level
H.R.	=	消防喉轆 Hose Reel
KIT.	=	廚房 Kitchen
LIV. / DIN.	=	客廳 / 飯廳 Living Room / Dining Room
L/L	=	低處 Low Level
M.B.R.	=	主人睡房 Master Bedroom
M. BATH	=	主浴室 Master Bathroom
OPEN KIT.	=	開放式廚房 Open Kitchen
P.A.	=	花槽 Planter Area
P.D.	=	管道槽 Pipe Duct
R.C. SUNSHADING	=	混凝土遮陽蓬 Reinforced Concrete Sunshading Device
R.R.F.	=	住戶康樂設施 Residential Recreational Facility
R.S. & M.R.R.	=	垃圾及物料回收室 Refuse Storage and Material Recovery Room
STORE	=	貯物房 Store Room
TEL. DUCT	=	電訊線路槽 Telecommunication Cable Duct
T.R.S.	=	臨時庇護處 Temporary Refuge Space
U.P.	=	工作平台 Utility Platform
UP	=	上 Up
VOID	=	挑空 Void
WALK-IN CLOSET	=	衣帽間 Walk-in Closet
W.M.C.	=	水錶櫃 Water Meter Cabinet
E.M.C.	=	電錶櫃 Electrical Meter Cabinet
	=	隨樓附送之嵌入式裝置 Built-in fittings provided in the properties

備註：

1. 部分住宅物業的露台、工作平台、平台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為以毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
6. 不設4樓、13樓、14樓及24樓。

Notes:

1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.
6. 4/F, 13/F, 14/F and 24/F are omitted.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A  2樓 2/F	Flat A1	28.550 (307) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	22.761 (245)	—	—	—	—	—	—
	Flat A2	18.266 (197) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	15.905 (171)	—	—	—	—	—	—
	Flat A3	19.519 (210) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	16.504 (178)	—	—	—	—	—	—
	Flat A4	15.078 (162) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	7.589 (82)	—	—	—	—	—	—
	Flat A5	29.044 (313) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	28.722 (309)	—	—	—	—	—	—
	Flat A6	32.648 (351) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	5.232 (56)	—	—	—	—	—	—
	Flat A7	32.520 (350) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	2.602 (28)	—	—	—	—	—	—
	Flat A8	29.173 (314) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.912 (53)	—	—	—	—	—	—
	Flat A9	15.709 (169) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	2.024 (22)	—	—	—	—	—	—
	Flat A11	18.734 (202) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.892 (42)	—	—	—	—	—	—
	Flat A12	28.550 (307) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	9.020 (97)	—	—	—	—	—	—

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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A 3樓、8樓及9樓 3/F, 8/F and 9/F	Flat A1	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A2	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A3	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A4	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A5	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A6	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A7	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A8	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A9	17.709 (191) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A11	22.308 (240) 露台 Balcony: 2.083 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A12	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A  5樓-7樓、 10樓-12樓、 15樓-23樓及 25樓  5/F-7/F, 10/F-12/F, 15F-23/F and 25/F	Flat A1	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A2	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A3	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A4	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A5	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A6	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A7	35.942 (387) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A8	32.560 (350) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A9	17.184 (185) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: —	—	—	—	—	—	—	—	—	—	—
	Flat A10	22.914 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A11	21.756 (234) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat A12	32.060 (345) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作 平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
A座 Block A  26樓 26/F	Flat A1	50.055 (539) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.271 (154)	—	—	32.267 (347)	—	—	—
	Flat A2	54.750 (589) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	23.555 (254)	—	—	53.076 (571)	—	—	—
	Flat A3	55.245 (595) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	23.690 (255)	—	—	52.948 (570)	—	—	—
	Flat A4	50.055 (539) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.278 (154)	—	—	18.736 (202)	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B  2樓 2/F	Flat B1	34.595 (372) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	25.226 (272)	—	—	—	—	—	—
	Flat B2	19.425 (209) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.438 (69)	—	—	—	—	—	—
	Flat B3	19.740 (212) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	13.806 (149)	—	—	—	—	—	—
	Flat B4	42.726 (460) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	8.151 (88)	—	—	—	—	—	—
	Flat B5	18.656 (201) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.368 (47)	—	—	—	—	—	—
	Flat B6	24.881 (268) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.514 (70)	—	—	—	—	—	—
	Flat B7	27.894 (300) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.485 (70)	—	—	—	—	—	—
	Flat B8	19.092 (206) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	4.009 (43)	—	—	—	—	—	—
	Flat B9	31.073 (334) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	6.477 (70)	—	—	—	—	—	—
	Flat B11	19.324 (208) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.637 (39)	—	—	—	—	—	—
	Flat B12	18.808 (202) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	3.507 (38)	—	—	—	—	—	—
	Flat B13	30.194 (325) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	8.968 (97)	—	—	—	—	—	—

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物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B 3樓、8樓及9樓 3/F, 8/F and 9/F	Flat B1	38.159 (411) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B2	22.925 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B3	23.240 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B4	46.384 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B5	21.998 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B6	28.381 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B7	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B8	22.610 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B9	34.640 (373) 露台 Balcony: 2.083 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B11	22.824 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B12	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B13	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

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備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B  5樓-7樓、10樓-12樓及15樓-23樓 5/F-7/F, 10/F-12/F and 15F-23/F	Flat B1	38.159 (411) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B2	22.925 (247) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B3	23.240 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B4	46.384 (499) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B5	21.998 (237) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B6	28.381 (305) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B7	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B8	22.610 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B9	33.931 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B10	22.865 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B11	22.315 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B12	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—
	Flat B13	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
座數及樓層 Block and Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
B座 Block B  25樓 25/F	Flat B1	55.789 (601) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	14.326 (154)	—	—	64.310 (692)	—	—	—
	Flat B2	57.254 (616) 露台 Balcony: — 工作平台 Utility Platform: —	—	—	—	30.247 (326)	—	—	50.536 (544)	—	—	—
	Flat B3	31.397 (338) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	18.789 (202)	—	—	—
	Flat B4	22.607 (243) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	10.223 (110)	—	—	—
	Flat B5	33.931 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	21.543 (232)	—	—	—
	Flat B6	22.865 (246) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	12.143 (131)	—	—	—
	Flat B7	22.315 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	10.754 (116)	—	—	—
	Flat B8	22.298 (240) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	16.973 (183)	—	—	—
	Flat B9	33.704 (363) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	—	—	—	—	—	—	—	—	—	—

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

# 12

## 發展項目中的停車位的樓面平面圖

### FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用

Not Applicable

1. 在簽立臨時買賣合約時須支付款額為5%的臨時訂金。
  2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
  3. 如買方沒有在訂立該臨時買賣合約的日期之後的5個工作日內簽立正式買賣合約 -
    - i. 該臨時買賣合約即告終止；
    - 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正式買賣合約，而針對買方提出進一步申索。
1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
  2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the owner, as stakeholders.
  3. If the purchaser fails to sign the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement for sale and purchase -
    - i. that preliminary agreement for sale and purchase is terminated;
    - ii. the preliminary deposit is forfeited; and
    - iii. the owner does not have any further claim against the purchaser for the failure.

## 公契的摘要

### A. 發展項目的公用部分

1. 「公用地方與設施」統指「公用地方」及「公用設施」。
2. 「公用地方」指屋苑那些擬供任何一座大廈及/或屋苑（視情況而定）整體，而並非只供任何個別單位或其任何部分，共用及共享的，惟受限於公契的條款及所有現存的權利及通行權，每位擁有人及佔用人與任何一座大廈及/或屋苑（視情況而定）所有其他擁有人及佔用人共用的該等部分，包括但不限於：
  - (a) 不構成單位一部分的兩座大廈的外牆部分，包括但不限於：-
    - (1) 在其上的建築鱗片及特色；
    - (2) 兩座大廈的玻璃幕牆結構，包括但不限於豎框及面版(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向一個單位的玻璃嵌板，該些可開啟部分及玻璃嵌板則構成有關單位的部分)以及簷篷。為免生疑問，任何構成大廈玻璃幕牆結構一部分而非完全包圍一個單位，而是伸延跨越兩個或以上單位的玻璃嵌板均構成公用地方一部分，但不包括構成相關單位一部分的露台、組合露台及工作平台(包括放置冷氣機的地方)、私人天台或私人平台的玻璃欄杆、金屬欄杆或欄杆；
  - (b) 不屬於或構成單位一部分的地基、柱、樑、樓板及其他結構性支承物及元素；
  - (c) 斜坡及護土牆；
  - (d) 用作安裝或使用天線廣播分導或電訊網絡設施的地方；
  - (e) 康樂設施；
  - (f) 綠化區域；
  - (g) 根據認可人士、註冊結構工程師及註冊岩土工程師作業備考編號APP-93（包括不時經修訂或取代的作業備考）附錄B的附件I所規定，以閉路電視影像裝置檢查隱藏排水管道，以及維修隱藏排水管道，所需的通道及工作空間；
  - (h) 為着檢查、維護及維修外牆排水管道的維護及維修通道，而該些通道於公契所夾附的圖則上顯示，以資識別；
  - (i) 管理員、看守員及管理處員工(如有的話)的辦公室及/或櫃台，包括但不限於位於每座大廈地下的管理員櫃台；
  - (j) 所有在公契所夾附的圖則上顯示為公用地方的屋苑部分，以資識別；
  - (k) 位於兩座大廈地下或屋苑地面的排水渠或表面溝道或沙井蓋下供任何一座大廈及/或屋苑（視情況而定）整體而並非只供任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管；及
  - (l) 屋苑內由第一擁有人按照公契的條款在任何時候指定為「公用地方」的額外地方。

惟倘若情況適當，如(i)任何《建築物管理條例》第2條所列出「公用部分」的定義之(a)段所包含的屋苑部分或(ii)任何《建築物管理條例》附表1所指明並包含於《建築物管理條例》第2條所列出「公用部分」的定義之(b)段的屋苑部分也被上文所提供之條款所涵蓋，該等部分將被視作已被包括為及構成「公用地方」一部分。

3. 「公用設施」指屋苑那些擬供任何一座大廈及/或屋苑（視情況而定）整體，而並非只供其任何個別單位或其任何部分，共用及共享的，惟受限於公契的條款，每位擁有人及佔用人與任何一座大廈及/或屋苑（視情況而定）所有其他擁有人及佔用人共用的設施，當中包括但不限於所有設於公用地方的升降機、公共天線、所有訊號接收器、污水管、排水渠、雨水渠、水道（特別是位於兩座大廈地下或屋苑地面的排水渠、表面溝道或沙井蓋下供任何一座大廈或屋苑（視情況而定）整體而並非只供任何個別單位或其任何部分所用的溝槽、污水管、沙井、排水渠及喉管）、電纜、喉管、電線、導管、金屬欄杆、圍欄、閘門、錨定、插座、托架、總沖廁水管、總食水管，基於保安理由而安裝在公共地方的閉路電視及其他設施及設備、用作檢查隱藏排水管道的閉路電視影像裝置、位於康樂設施的

所有設施、設備和裝置、屋苑的機械設備和其他類似的裝置、設施或服務系統、電力變壓房、電纜設施及為屋苑提供電力的所有相關設施及相關電力裝置、設備和設施，以及由第一擁有人按照公契的條款在任何時候指定為「公用設施」的額外裝置及設施。

### B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

A座						
單位 樓層*	A1	A2	A3	A4	A5	A6
2樓	307	197	211	157	318	331
3樓、8樓及9樓	320	217	229	171	325	359
5樓-7樓、10樓-12樓、15樓-23樓及25樓	320	217	229	171	325	359
26樓	546	623	628	533	—	—

A座						
單位 樓層*	A7	A8	A9	A10	A11	A12
2樓	327	295	159	—	190	294
3樓、8樓及9樓	359	325	177	—	223	320
5樓-7樓、10樓-12樓、15樓-23樓及25樓	359	325	171	229	217	320
26樓	—	—	—	—	—	—

B座						
單位 樓層*	B1	B2	B3	B4	B5	B6
2樓	370	200	210	435	190	254
3樓、8樓及9樓	381	229	232	463	219	283
5樓-7樓、10樓-12樓及15樓-23樓	381	229	232	463	219	283
25樓	635	652	331	236	360	240

B座							
單位 樓層*	B7	B8	B9	B10	B11	B12	B13
2樓	284	194	316	—	196	191	309
3樓、8樓及 9樓	313	226	346	—	228	222	337
5樓-7樓、 10樓-12樓及 15樓-23樓	313	226	339	228	223	222	337
25樓	233	238	337	—	—	—	—

發展項目的不可割份數總數為140,000。

\*不設 4樓、13樓、14樓及24樓。

### C. 發展項目的管理人的委任年期

管理人的初始任期為由簽訂公契日期起計兩年，其後繼續留任直至根據公契的條款終止其管理人的委任為止。

### D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

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

此外，按照一份由管理人就專供開放式廚房單位實施及履行有關消防安全管理計劃和消防系統各種計劃(包括但不限於有關消防安全管理計劃所述並安裝於開放式廚房單位的消防裝置/措施或消防安全設備的保養、維修、更換以及年度檢查)而編製的獨立管理預算案，每個開放式廚房單位的擁有人須每月向管理人繳付其應繳的份額，以實施及履行有關消防安全管理計劃和上述消防系統各種計劃。該應繳的份額比例，應與分配給該擁有人單位的管理份數佔分配給所有開放式廚房單位的總管理份數的比例相同。發展項目內的所有單位(A座26樓A2及A3單位以及B座25樓B1及B2單位除外)均為開放式廚房單位。

### E. 計算管理費按金的基準

管理費按金相等於每個擁有人就其單位按首個管理預算案釐定而須繳交的三個月管理費。

### F. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. The common parts of the development

1. "Common Areas and Facilities" means collectively the Common Areas and the Common Facilities.
2. "Common Areas" means those parts of the Estate intended for the common use and benefit of a Block and/or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof and which are, subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way, to be used by each Owner and Occupier in common with all other Owners and Occupiers of a Block and/or the Estate (as the case may be) which said parts include but not limited to: -
  - (a) those parts of the external walls of the Blocks not forming part of a Unit, including but not limited to:
    - (1) the architecture fins and features thereon;
    - (2) the curtain wall structures of the Blocks including but not limited to the mullions and cladding (except: (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Unit, which said openable parts and glass panels shall form parts of the relevant Units) and canopies thereof. For the avoidance of doubt, any glass panel forming part of the curtain wall structures of a Block that does not wholly enclose a Unit but extends across two or more Units shall form part of the Common Areas,  
  
BUT excluding the glass balustrades, metal balustrades or railings of the balconies, combined balconies and utility platforms (including the Areas for Air-Conditioner(s)), private roofs or private flat roofs which form parts of the relevant Units;
  - (b) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or form part of a Unit;
  - (c) the Slopes and Retaining Walls;
  - (d) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
  - (e) the Recreational Facilities;
  - (f) the Greenery Areas;
  - (g) the access and working space required for conducting inspection of the Concealed Drainage Pipes by CCTV imaging device as required in Annex I of Appendix B to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No.APP-93 (including such revised or replaced Practice Note from time to time) and carrying out maintenance works for the Concealed Drainage Pipes;
  - (h) the maintenance and repair access for inspection, maintenance and repair of external drainage pipes, which are for the purpose of identification shown on the plan annexed to the Deed of Mutual Covenant;
  - (i) offices and/or counters for caretakers, watchmen and management staff (if any) including but not limited to the caretaker's counter on the ground floor of each Block;
  - (j) all those areas of the Estate which are for the purpose of identification shown as the Common Areas on the plans annexed to the Deed of Mutual Covenant;

- (k) the trenches, sewers, manhole(s), drains and pipes underneath the drain or surface channel or manhole covers on the ground floor of the Blocks or open ground of the Estate and serving a Block and/or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof; and
- (l) such additional areas of the Estate as may at any time be designated as Common Areas by the First Owner in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the BMO or (ii) any parts specified in Schedule 1 to the BMO and included under paragraph (b) of the definition of "common parts" set out in section 2 of the BMO 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.

3. "Common Facilities" means all those facilities of the Estate intended for the common use and benefit of a Block or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof which are, subject to the provisions of the Deed of Mutual Covenant, to be used by each Owner and Occupier in common with all other Owners and Occupiers of a Block or the Estate (as the case may be) and includes but not limited to all lifts in the Common Areas, the communal aerial, all signal receivers, sewers, drains, storm water drains, water courses (in particular the trenches, sewers, manholes, drains or pipes underneath the drain or surface channel or manhole covers on the ground floor of the Blocks or open ground of the Estate serving a Block or the Estate (as the case may be) as a whole and not just any particular Unit or any particular part thereof), cables, pipes, wires, ducts, metal railings, fences, gates, anchors, sockets, brackets, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Common Areas for security purposes, the CCTV imaging device for inspection of the Concealed Drainage Pipes, all facilities, equipment and installation in the Recreational Facilities, plant and machinery and other like installations, facilities or services of the Estate, the transformer room, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate and such additional devices and facilities of the Estate as may at any time be designated as Common Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

Block A						
Flat	A1	A2	A3	A4	A5	A6
2/F	307	197	211	157	318	331
3/F, 8/F & 9/F	320	217	229	171	325	359
5/F-7/F, 10/F-12/F, 15/F-23/F & 25/F	320	217	229	171	325	359
26/F	546	623	628	533	—	—



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

Block A						
Flat Floor*	A7	A8	A9	A10	A11	A12
2/F	327	295	159	—	190	294
3/F, 8/F & 9/F	359	325	177	—	223	320
5/F-7/F, 10/F-12/F, 15/F-23/F & 25/F	359	325	171	229	217	320
26/F	—	—	—	—	—	—

Block B						
Flat Floor*	B1	B2	B3	B4	B5	B6
2/F	370	200	210	435	190	254
3/F, 8/F & 9/F	381	229	232	463	219	283
5/F-7/F, 10/F-12/F & 15/F-23/F	381	229	232	463	219	283
25/F	635	652	331	236	360	240

Block B							
Flat Floor*	B7	B8	B9	B10	B11	B12	B13
2/F	284	194	316	—	196	191	309
3/F, 8/F & 9/F	313	226	346	—	228	222	337
5/F-7/F, 10/F-12/F & 15/F-23/F	313	226	339	228	223	222	337
25/F	233	238	337	—	—	—	—

The total number of Undivided Shares of the development is 140,000.

\*4/F, 13/F, 14/F & 24/F are omitted.

### C. The term of years for which the manager of the development is appointed

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

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

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

In addition, based on a separate management budget prepared by the Manager for the carrying out and implementation of the plans of the Fire Safety Management Plan and the fire services system serving the Open Kitchen Units exclusively (including but not limited to the maintenance, repair, replacement and annual inspection of the fire services installations/ measures or fire safety provisions specified in the Fire Safety Management Plan and installed in the Open Kitchen Units), the Owner of each Open Kitchen Unit shall pay to the Manager his due share of the budgeted expenses for the carrying out and implementation of the plans of the Fire Safety Management Plan and the said fire services system on a monthly basis which due share shall be the same proportion as the number of Management Units allocated to his Unit bears to the total number of Management Units allocated to all the Open Kitchen Units. All Units in the development (except for Units A2 and A3 on the 26th Floor of Block A and Units B1 and B2 on the 25th Floor of Block B) are Open Kitchen Units.

### E. The basis on which the management fee deposit is fixed

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

### F. The area (if any) in the development retained by the owner for that owner's own use

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

### 1. 發展項目所在的土地的地段編號

發展項目位處於新九龍內地段第317號A段第1分段及其增批部分、新九龍內地段第317號A段第2分段及其增批部分以及新九龍內地段第317號A段餘段及其增批部分（統稱「該地段」）。

### 2. 有關租契規定的年期

該地段是根據一份日期為1934年7月27日有關新九龍內地段第317號的政府租契，經日期為1957年4月8日並在土地註冊處以註冊摘要編號UB354860註冊的第5632號就新九龍內地段第317號A段的增批及修訂條件作出修訂（統稱「批地文件」）持有。根據批地文件，該地段的批租年期在原定的75年年屆滿後由1973年7月1日起計續期24年減去其最後三日，並根據《新界土地契約（續期）條例》（香港法例第150章）延長至2047年6月30日。

### 3. 適用於該地段的用途限制

批地文件規定：

- (a) 「如非事先獲得當時港督代表陛下或就此獲正式授權的其他人士以書面表示皇上陛下給予許可，所述承租人或其他任何（一個或多個）人士在批租期間不得亦不會使用該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務」；
- (b) 「除了與該地段的主要部分的重建有關的護土牆外，增批部分上不得建構任何建築物」；
- (c) 承租人「將在自1920年12月22日起七十九個日曆月屆滿之前，自費在特此予以批租的部分土地之上，以良好、妥善及有效的方式，用同類中最好的材料搭建、建築以及完成至適合使用的一棟或多棟良好、堅固及以安全的磚塊或石材建構的院宅或物業，配備適當的圍欄、牆壁、污水渠、排水渠以及所有其他一般或必要的附屬設施，並須及會在上述七十九個日曆月屆滿之前，就此花費及支出最少70,000元款項\*，而所有院宅或物業的建築、立面、性質及描述應為一致的，也應當與同一街道上毗鄰的其他院宅或物業（如有的話）一致朝向和排列，至使皇上陛下的工務司對整體滿意為止」；  
（\*註：此為一個載於租契已無效的建築規約，並不應用於發展項目。）
- (d) 「除非事先獲得總督會同行政局的同意，否則承租人不得在此予以批租的該片或該幅土地或其任何部分上建造除二十座住宅以外的任何建築物，並且其設計須經由該局長特別審批\*\*；及  
（\*\*註：按照上述新九龍內地段第317號的政府租契的規定）
- (e) 「根據閣下的重建計劃，政府已經批准修改官地租契條款，允許在新九龍內地段第317號A段上建構8座住宅，惟需遵守以下條件：
  - (i) 支付額外的地價，金額為\$284,600.00（其中一半，即\$142,300.00為允許建構4座住宅的地價，需立即支付；另一半，即\$142,300.00，則需在本文件日期後的6個月內支付）。
  - (ii) 建築物的佈局應基本上符合閣下的建築師於1956年10月3日提交的圖則。
  - (iii) 建築物需符合建築條例，並且圖則需要提交給建築署按照一般程序進行審批。」\*\*\*  
（\*\*\*註：按照上述增批及修訂條件的規定）

### 4. 按規定須興建並提供予政府或供公眾使用的設施

不適用。

### 5. 有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

批地文件規定：

- (a) 「如果毗連、毗鄰或周邊山坡或堤岸因應該地段或其任何部分的構建、平整及發展而進行削土、移土或土地後移或堆積或堆填工程，承租人須修建護土牆或其他支撐物或承擔修建的費用，以保護與支撐該等山坡及堤岸及該地段，避免與防止今後發生任何塌方、山泥傾瀉或地陷，並且須時刻保養該等護土牆或其他支撐物，使其處於修繕良好及堅實的狀態：倘若因承租人違反此條款而在任何時候發生山泥傾瀉、地陷或塌方，不論發生在或來自毗連山坡或堤岸或該地段本身，承租人須自費將其進行修復使之恢復原狀，並且須就因此令或可能令香港政府蒙受或招致的一切費用、收費、損害賠償、要求及申索向香港政府作出彌償。如果工務局局長認為承租人在任何時候有不遵守本條件的情況，那麼工務局局長（就違反此條件的任何其他權利或濟助外）有權以書面通知要求承租人進行相關建築及保養工程或修復，以對任何塌方、山泥傾瀉或地陷作出補救。如果承租人不理會或未能在指定期限內履行上述通知，該局長可立即執行及進行相關工程，而承租人須應要求向政府付還有關費用」；及
- (b) 承租人「若因平整該批租土地而作出山坡削土，須修建良好及堅實的護土牆或草皮斜坡，以避免山泥傾瀉，並承擔任何因上述削土或平整引致或造成的任何山泥傾瀉所造成的損失，並須按照該局長所規定的深度在此予以批租的該片或該幅土地上建造護土牆」。

### 6. 對買方造成負擔的批地條件

批地文件規定：

- (a) 承租人「須及會在此後不時、無論何時及在每當有需要時或情況要求時，自費妥善地及充份地修葺、維持、支持、保養、鋪設、清洗、洗滌、潔淨、清空、修改及保存現時或此後任何時間位於在此表明予以批租的該片或該幅土地上之宅院或物業單位及所有其他任何豎設物及建築物，以及所有屬於並以任何形式從屬於或關連該處的牆、堤岸、路塹、籬笆、溝渠、路軌、電燈、行人道、水廁、洗滌槽、排水渠及水道，並且全面執行需要及必須的任何修葺、清洗及修改工程，以達致令該局長滿意為止」；
- (b) 承租人「會在此批租年期內不時按需要而承擔、支付及提備以合理份額和比例計算的費用及收費，以支付建造、建築、修葺及修改屬於在此表明予以批租的該處所或該處所的任何部分所需的、或於其內的、或屬於其的並與鄰近或毗鄰處所共用的所有或任何道路、行人路、渠道、柵欄及共用牆、排氣管、私家或公共污水渠及排水渠，而有關的付款比例由該局長釐定及確定，並可當作欠繳地租的性質追討」；
- (c) 「皇上陛下有合法權利透過該局長或獲指派代表其行事的其他人在該批租年期內，每年兩次或多次在日間所有合理時間內進入在此表明予以批租的該處所從而視察、搜查及查看其狀況，並若視察時發現有任何頹敗、損壞及需要維修及修正的地方時，發出或在該處所或其任何部分留下書面通知或警告予所述承租人，要求所述承租人在三個曆月內就上述問題進行維修及修正，而承租人須按此進行相應的維修及修正」；
- (d) 「皇上陛下擁有全權就為改善香港殖民地，或任何其他公共目的所需，在向承租人發出三個曆月的有關該需要的通知後，並且根據該局長公平客觀地就該土地及其上面的建築物作出的估值向承租人作出充份及合理的賠償，收回、進入及再佔管在此表明予以批租的處所或其任何部分。本項權利一經行使，本契約所訂的年期及產生的業權將分別終止、終結及無效」；

- (e) 承租人「須按照該局長所規定的方式，處理在此予以批租的該片或該幅土地上的任何此等宅院或物業的排水」；
- (f) 「該局長應修復任何該承租人或其僱員對水管造成的損壞，而有關之費用由該承租人承擔及支付」；
- (g) 承租人「須自費並達至該局長滿意的程度作出一切安排，建造化糞池或其他該局長要求的建設以處理污水」；
- (h) 承租人「會建造該局長認為必要的排水渠或渠道以排截與排送流入在此予以批租的該片或該幅土地的暴雨」；
- (i) 「倘若來自該地段的地盤或受開發該地段影響的其他地方的泥石或瓦礫被侵蝕及沖流到公共小巷或道路或排入道路暗渠、污水渠、雨水渠或明渠或其他政府物業，承租人須承擔責任並應要求向政府支付清理該等泥石或瓦礫或修復其對該等公共小巷或道路或道路暗渠、污水渠、雨水渠或明渠或其他政府物業造成的損害之費用。承租人須就上述侵蝕及沖流對私人物業造成的任何損失或滋擾而導致的一切訴訟、申索及要求彌償政府」；
- (j) 承租人「須應要求向政府支付清除、改道及重置至別處該地段上工務局局長認為須清除或改道的任何排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業服務或任何其他工程或裝置的費用」；及
- (k) 「皇上陛下保留所有在該處所之內、之下或之上的礦產、礦物、礦物油、石礦，及所有現時或其後於批租存續期間內於該處所或其任何部分之下或之上而陛下認為香港的道路、公共建築或其他公共目的所需的土壤、泥土、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；皇上陛下、其代理人、僕人及工人有權於批租存續期間內於日間的所有合理時間內自由進出穿越該處所或其任何部分，不論是否連同馬匹、馬車、車輛及其他必需之物件，以視察、挖掘、轉用及移走上述保留之礦物、石頭、土料及其他事物或其任何部分，惟須對該承租人造成盡可能少的損害。皇上陛下亦有全權於該處所內、穿過、或於其之下加置或接駁所有及任何公共或公用排污渠、排水渠或水道。」

- 註：
1. 詳情請參考批地文件。批地文件全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。
  2. 除非本售樓說明書另有定義，本批地文件摘要內所採用的詞彙與該詞彙在批地文件內的涵義相同。

### 1. The Lot Number of the Land on which the Development is situated

The development is situated on Sub-section 1 of Section A of New Kowloon Inland Lot No.317 and the extension thereto, Sub-section 2 of Section A of New Kowloon Inland Lot No.317 and the extension thereto and The Remaining Portion of Section A of New Kowloon Inland Lot No.317 and the extension thereto (collectively "the Lot").

### 2. The term of years under the Land Grant

The Lot is held under a Government lease in respect of New Kowloon Inland Lot No.317 for the term of 24 years, less the last 3 days thereof, commencing from 1st July 1973 granted upon the expiration of the original term of 75 years created by a Government lease dated 27th July 1934 as modified by the Conditions of Extension & Modification No.5632 in respect of Section A of New Kowloon Inland Lot No.317 dated 8th April 1957 and registered in the Land Registry by Memorial No.UB354860 (collectively "the Land Grant"), which said term is extended until 30th June 2047 under and by virtue of the New Territories (Extension) Ordinance (Cap.150 of the Laws of Hong Kong).

### 3. The user restrictions applicable to the Lot

The Land Grant provides that:

- (a) "the said Lessees or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence of His said Majesty signified in writing by the Governor or other person duly authorized in that behalf";
- (b) "no building shall be erected on the extension area other than a retaining wall in connection with the redevelopment of the main part of the lot";
- (c) the Lessee "will before the expiration of Seventy nine calendar months from the twenty second day of December One thousand nine hundred and twenty at his her or their own proper costs and charges erect build and completely finish fit for use in a good substantial and workmanlike manner and with the best materials of their respective kinds one or more good substantial and safe brick or stone messuage or tenement messuages or tenements upon some part of the ground hereby demised with proper fences walls sewers drains and all other usual or necessary appurtenances and shall and will before the expiration of the said seventy-nine calendar months lay out and expend thereon the Sum of Seventy thousand dollars at the least\* which said messuage or tenement messuages or tenements shall be of the same rate of building elevation character and description and shall front and range in an uniform manner with the buildings (if any) immediately adjoining in the same Street and whole to be done to the satisfaction of His said Majesty's Director of Public Works";  
(\*Note: this is an expired building covenant which is not applicable to the development)
- (d) the Lessee "will not except with the consent of the Governor in Council first obtained in that behalf erect any buildings on the said piece or parcel of ground hereby demised or any part thereof other than twenty dwelling houses the design thereof to be subject to the special approval of the said Director";  
(\*\*Note: as provided under Government lease in respect of New Kowloon Inland Lot No.317)
- (e) "In conjunction with your re-development scheme, Government has also approved the modification of the Crown Lease terms so as to allow the erection of 8 tenement houses on the N.K.I.L.317, Sec A subject to the following Conditions:

- (i) Payment of an additional premium amounting to \$284,600.00 (half of the amount i.e. \$142,300.00 being additional premium for permission for the erection of 4 houses to be paid forthwith and the remaining half of the amount i.e. \$142,300.00 to be paid within 6 months of the date hereof).
- (ii) The layout of the buildings to be generally in accordance with the plans dated 3.10.56 submitted by your architect.
- (iii) The buildings to comply with the Buildings Ordinance and plans to be submitted to the Building Authority for approval in the usual way."\*\*\*

(\*\*\*Note: as provided under the said Conditions of Extension & Modification)

### 4. The facilities that are required to be constructed and provided for the Government, or for public use

Not Applicable.

### 5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Lot

The Land Grant provides that:

- (a) "where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof the lessee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good substantial repair and condition: In the event of any landslip subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the lot itself as a result of any default by the lessee under this condition, the lessee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works the lessee shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof) the Director of Public Works shall be entitled by notice in writing to call upon the lessee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the lessee shall neglect or fail to comply with such notice within the period specified therein the said Director may forthwith execute and carry out the same and the lessee shall on demand repay to the Crown the cost thereof"; and
- (b) the Lessee "will in the event of any cutting away the hill to level the said piece or parcel of ground hereby demised construct good and substantial retaining walls or turfed slopes wherever necessary to obviate landslips and will be responsible for any damage resulting from or brought about by any such landslip occurring as a result of such cutting or levelling as aforesaid And will found any retaining walls constructed along the sites of the said piece or parcel of ground hereby demised at such depths as the said Director may require".

### 6. The Land Grant conditions that are onerous to a purchaser

The Land Grant provides that:

- (a) the Lessee "shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or their own proper costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director";
- (b) the Lessee "will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear";
- (c) "it shall and may be lawful to and for His said Majesty by the said Director or other persons deputed to act for Him twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the said premises hereby expressed to be demised to view search and see the condition of the same and of all decays defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the said premises or some part thereof unto or for the said Lessees to repair and amend the same within Three Calendar Months then next following within which time the said Lessees will repair and amend the same accordingly";
- (d) "His said Majesty shall have full power to resume enter into and re-take possession of all or any part of the premises hereby expressed to be demised if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months notice being given to the said Lessees of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the said Lessees at a Valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void";
- (e) the Lessee "will dispose of the drainage of any such messuage or tenement messuages or tenements as aforesaid erected on the said piece or parcel of ground hereby demised in such manner as may be required by the said Director";
- (f) "the said Director shall make good any damage done to the water main by the said Lessees or their employees at the cost of the said Lessees";
- (g) the Lessee "will make all arrangements at their own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks or otherwise as the said Director may require";
- (h) the Lessee "will construct such drains or channels to intercept and carry off storm water flowing on to the said piece or parcel of ground hereby demised as the said Director may consider necessary";

- (i) "in the event of spoil or debris from the site or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads, or into road-culverts sewers, storm-water drains or nullahs, or other Government properties the lessee shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by Government to cover the cost of removal of the spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The lessee shall also indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down";
- (j) the Lessee "shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert"; and
- (k) it was "Except and Reserved into His said Majesty all Mines Minerals Mineral Oils and Quarries of Stone in under and upon the said premises and all such Earth Soil Marl Clay Chalk Brick-earth Gravel Sand Stone and Stones and other Earths or Materials which now are or hereafter during the continuance of this demise shall be under or upon the said premises or any part or parts thereof as His said Majesty may require for the Roads Public Buildings or other Public Purposes of the said Colony of Hong Kong with full liberty of Ingress Egress and Regress to and for His said Majesty His Agents servants and workmen at reasonable times in the day during the continuance of this demise with or without horses carts carriages and all other necessary things into upon from and out of all or any part of the premises hereby expressed to be demised to view dig for convert and carry away the said excepted Minerals Stone Earths and other things respectively or any part or parts thereof respectively thereby doing as little damage as possible to the said Lessee and also Save and Except full power to His said Majesty to make and conduct in through and under the said premises all and any public or common sewers drains or watercourses".

- Remarks :
1. 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 open hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
  2. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

# 16

## 公共設施及公眾休憩用地的資料

### INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

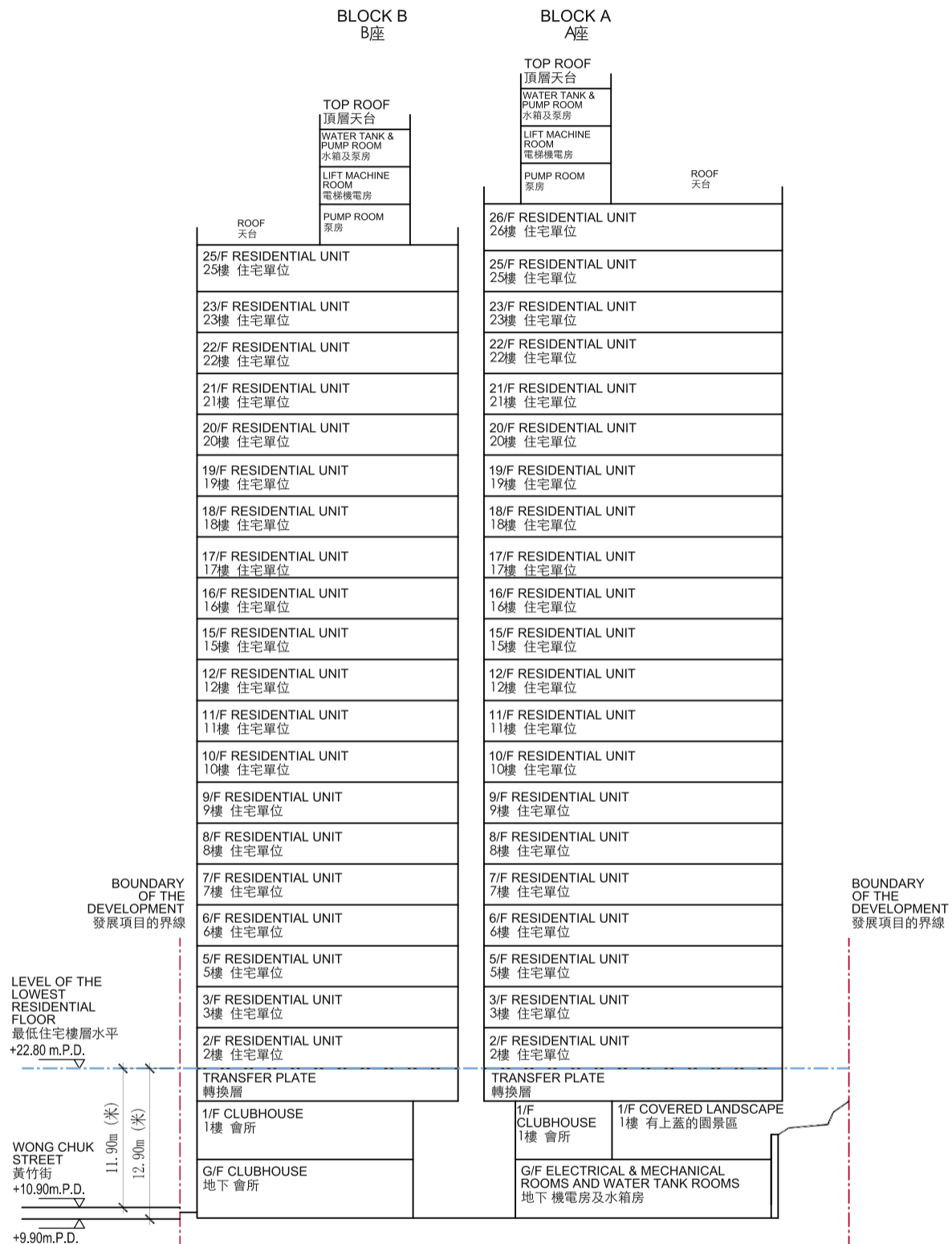
不適用

Not Applicable

- (1) 在此建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
  - (2) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
  - (3) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 —
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (4) 如屬(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。
- (1) The purchaser is hereby recommend 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.

#### 橫截面圖 A-A

#### CROSS-SECTION PLAN A-A

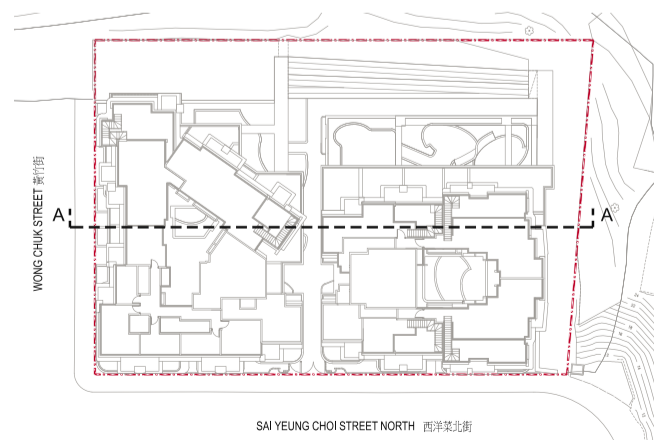


毗鄰建築物的一段黃竹街為香港主水平基準以上9.90米至10.90米。  
The part of Wong Chuk Street adjacent to the building is 9.90 metres to 10.90 metres above the Hong Kong Principal Datum.

#### 圖例 Legend

- 虛線為該建築物最低住宅層水平  
Dotted line denotes the level of the lowest residential floor of the building
- ▽ 香港主水平基準以上高度(米)  
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線  
Boundary of the Development

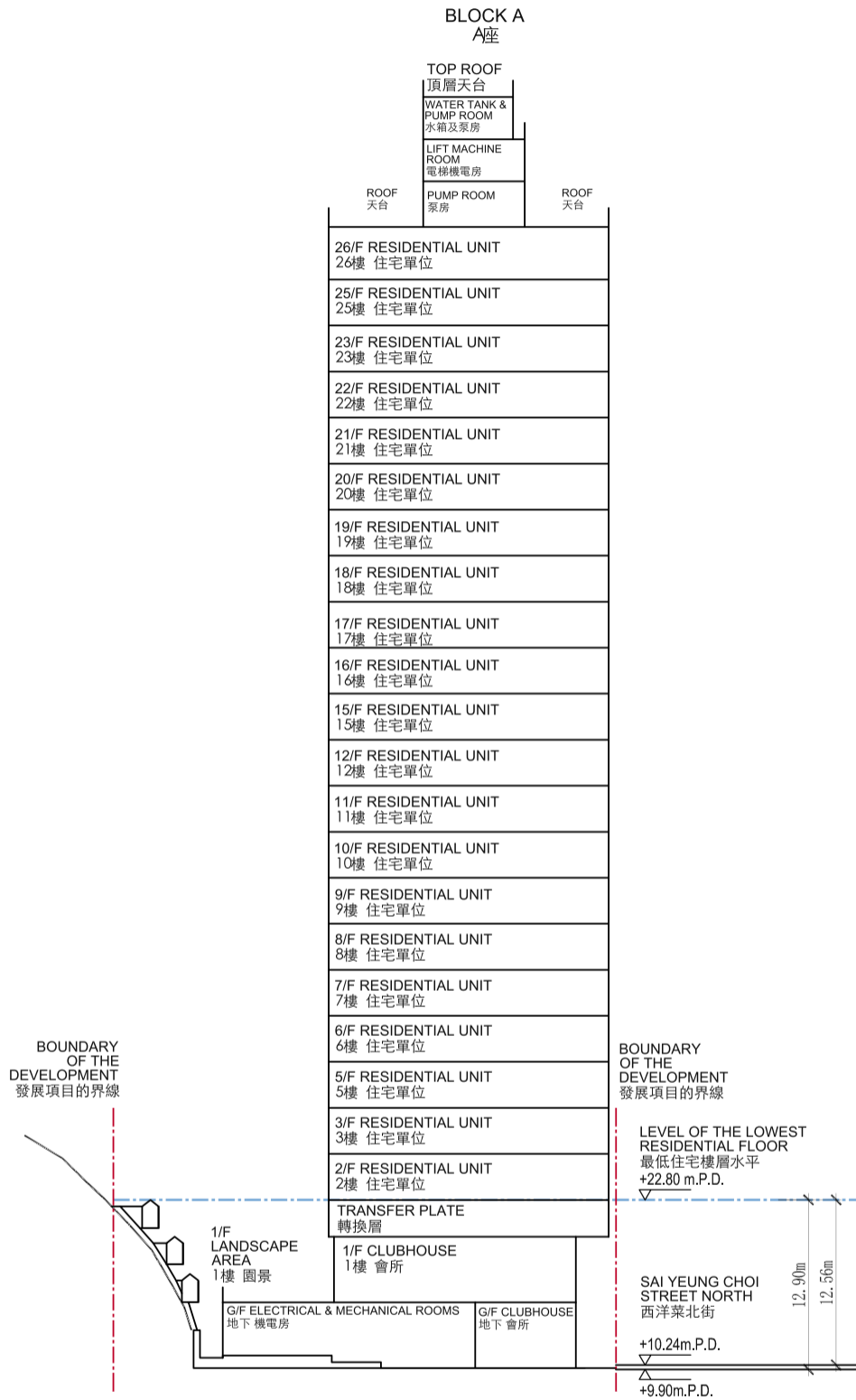
#### 索引圖 Key Plan





#### 橫截面圖 B-B

#### CROSS-SECTION PLAN B-B

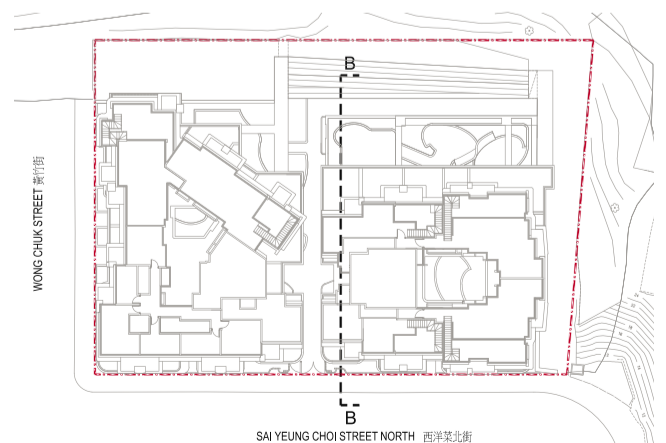


毗鄰建築物的一段西洋菜北街為香港主水平基準以上9.90米至10.24米。  
The part of Sai Yeung Choi Street North adjacent to the building is 9.90 metres to 10.24 metres above the Hong Kong Principal Datum.

#### 圖例 Legend

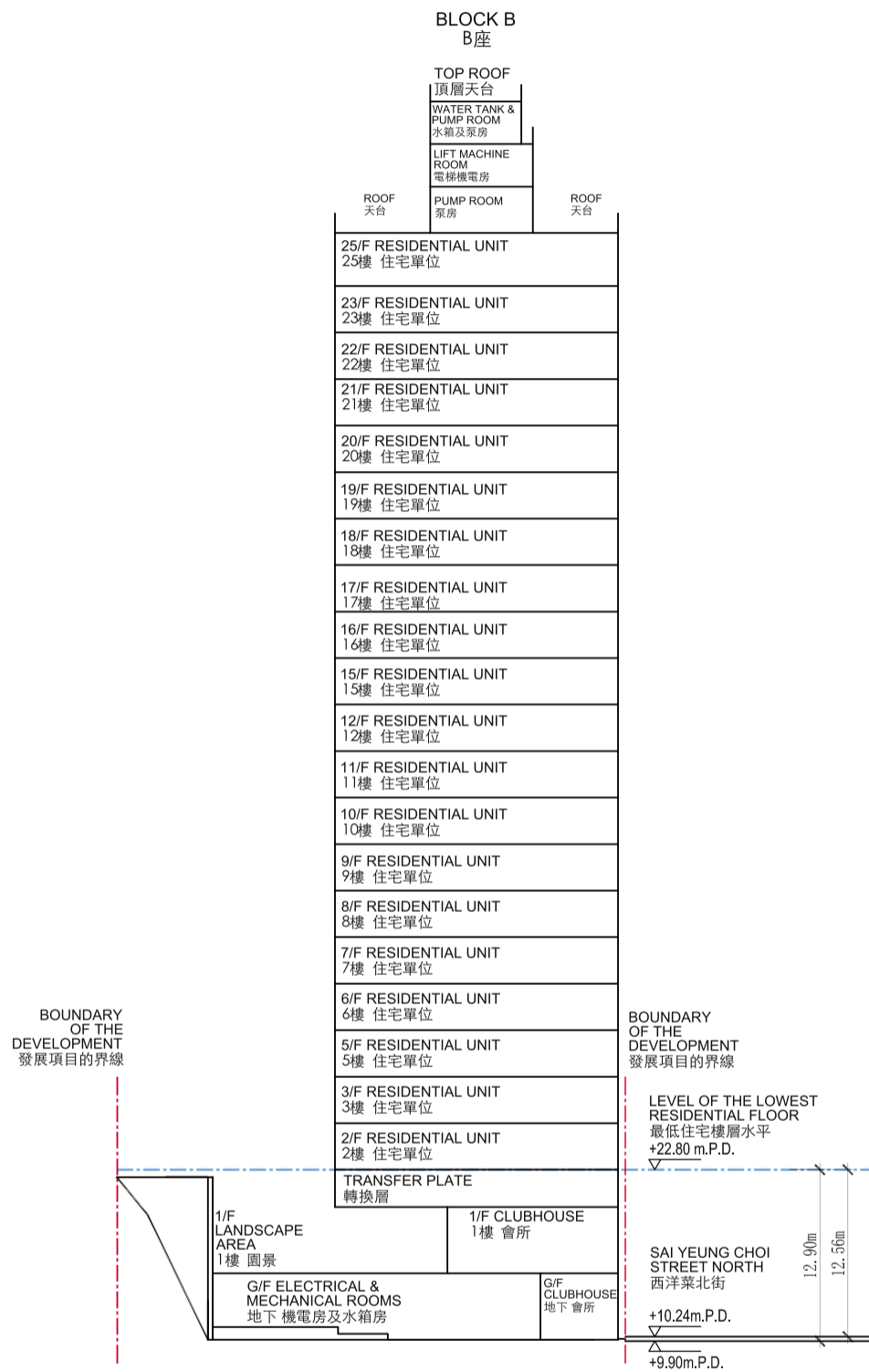
- 虛線為該建築物最低住宅層水平  
Dotted line denotes the level of the lowest residential floor of the building
- ▽ 香港主水平基準以上高度(米)  
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線  
Boundary of the Development

#### 索引圖 Key Plan



#### 橫截面圖 C-C

#### CROSS-SECTION PLAN C-C



毗鄰建築物的一段西洋菜北街為香港主水平基準以上9.90米至10.24米。  
The part of Sai Yeung Choi Street North adjacent to the building is 9.90 metres to 10.24 metres above the Hong Kong Principal Datum.

#### 圖例 Legend

- 虛線為該建築物最低住宅層水平  
Dotted line denotes the level of the lowest residential floor of the building
- ▽ 香港主水平基準以上高度(米)  
Height in metres above the Hong Kong Principal Datum (m.P.D.)
- 發展項目的界線  
Boundary of the Development

#### 索引圖 Key Plan

