

尚 柏
— THE —
PARKLAND

售樓說明書
SALES BROCHURE

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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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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。

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。

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。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方(包括其獲授權代表)就有關住宅物業向公眾提供價單前,賣方不得尋求或接納任何對有關住宅物業的購樓意向(不論是否屬明確選擇購樓意向)。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前,賣方(包括其獲授權代表)不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理,以協助銷售其發展項目內任何指明住宅物業,該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理),以協助您購置發展項目內任何指明住宅物業;您亦可不委託任何地產代理。
- 委託地產代理以物色物業前,您應該—
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事,倘發生利益衝突,未必能夠保障您的最大利益;
 - 了解您須否支付佣金予該地產代理。若須支付,有關的佣金金額和支付日期為何;以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問,應要求該地產代理或營業員出示其「地產代理證」,或瀏覽地產代理監管局的網頁(網址:www.eaa.org.hk),查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業**13. 預售樓花同意書**

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業**15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期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。

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

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。

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.

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.

- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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.

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.

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.

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.

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.

- 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 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
March 2023

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.

02

發展項目的資料 Information on the Development

發展項目名稱 (「發展項目」)
尚柏

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
大旗嶺266號

發展項目包含一幢多單位的建築物

該幢多單位建築物的樓層的總數
12層 (不包括天台及頂層天台)

發展項目的經批准的建築圖則所規定的該幢多單位建築物內的樓層號數
地下、1樓至3樓、5樓至12樓、天台、頂層天台

有不依連續次序的樓層號數的該幢多單位建築物內被略去的樓層號數
4樓

該幢多單位建築物內的庇護層
不適用

發展項目屬尚待符合條件的已落成發展項目

- (a) 由發展項目的認可人士提供的該發展項目的預計關鍵日期為2024年12月31日。
- (b) 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- (c) 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成 (視屬何情況而定) 的確證。

Name of the Development ("the Development")
The Parkland

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
266 Tai Kei Leng

The Development consists of one multi-unit building

Total number of storeys of the multi-unit building
12 storeys (excluding Roof and Top Roof)

The floor number in the multi-unit building as provided in the approved building plans for the Development
G/F, 1/F-3/F, 5/F-12/F, Roof, Top Roof

The omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive order
4/F

Refuge floor of the multi-unit building
Not Applicable

The Development is a completed development pending compliance development

- (a) The estimated material date for the Development as provided by the Authorized Person for the Development is 31 December 2024.
- (b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- (c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

03

賣方及有參與發展項目的其他人的資料 Information on Vendor and Others involved in the Development

賣方

金輝順有限公司

Vendor

Gold Fusion Limited

賣方的控權公司

麗新發展有限公司

Star Atrium Limited

Holding companies of the Vendor

Lai Sun Development Company Limited

Star Atrium Limited

發展項目的認可人士

潘邦輝先生

Authorized Person for the Development

Mr. Poon Pong Fai

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
馬梁建築師事務所（香港）有限公司

The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
MLA Architects (HK) Limited

發展項目的承建商

允信建築有限公司（新承建商）

馮祥記建築有限公司（前承建商）

Building contractors for the Development

Trustful Construction Company Limited (The New Building Contractor)

Fung Cheung Kee Construction Company Limited (The Previous Building Contractor)

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

羅文錦律師樓

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

Lo & Lo

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

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development

Chong Hing Bank Limited

已為發展項目的建造提供貸款的任何其他人

Lai Sun International Finance (2012) Limited

Any other person who has made a loan for the construction of the Development

Lai Sun International Finance (2012) Limited

04

有參與發展項目的各方的關係

Relationship between Parties involved in the Development

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	不適用 Not Applicable
(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。 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.	不適用 Not Applicable
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	否 No
(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。 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.	不適用 Not Applicable

04

有參與發展項目的各方的關係

Relationship between Parties involved in the Development

<p>(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。 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.</p>	否 No
<p>(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。 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.</p>	否 No
<p>(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。 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.</p>	否 No
<p>(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。 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.</p>	不適用 Not Applicable
<p>(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。 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.</p>	否 No
<p>(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。 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.</p>	否 No

05

發展項目的設計的資料 Information on Design of the Development

1. 發展項目沒有構成圍封牆的一部分的非結構的預製外牆。
There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
2. 發展項目有構成圍封牆的一部分的幕牆。
There are curtain walls forming part of the enclosing walls of the Development.
3. 幕牆的厚度為200毫米。
The thickness of the curtain walls is 200 mm.

每個住宅物業的幕牆的總面積表：

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

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
地下 G/F	A	0.795
	B	0.416
1樓 1/F	A	0.708
	B	1.198
	C	0.729
	D	0.655
	E	0.683
	F	0.683
	G	0.708
	H	1.976
	J	0.703
	K	0.704

樓層 Floor	單位 Flat	每個住宅物業的幕牆的總面積 (平方米) Total area of curtain walls of each residential property (sq.m.)
2樓至3樓及 5樓至12樓 2/F – 3/F & 5/F – 12/F	A	0.708
	B	1.198
	C	0.729
	D	0.655
	E	0.683
	F	0.683
	G	0.708
	H	2.118
	J	0.703
	K	0.704

備註：不設四樓。

Note: There is no 4/F.

06

物業管理的資料

Information on Property Management

根據有關公契的最新擬稿，獲委任為發展項目的管理人的人：

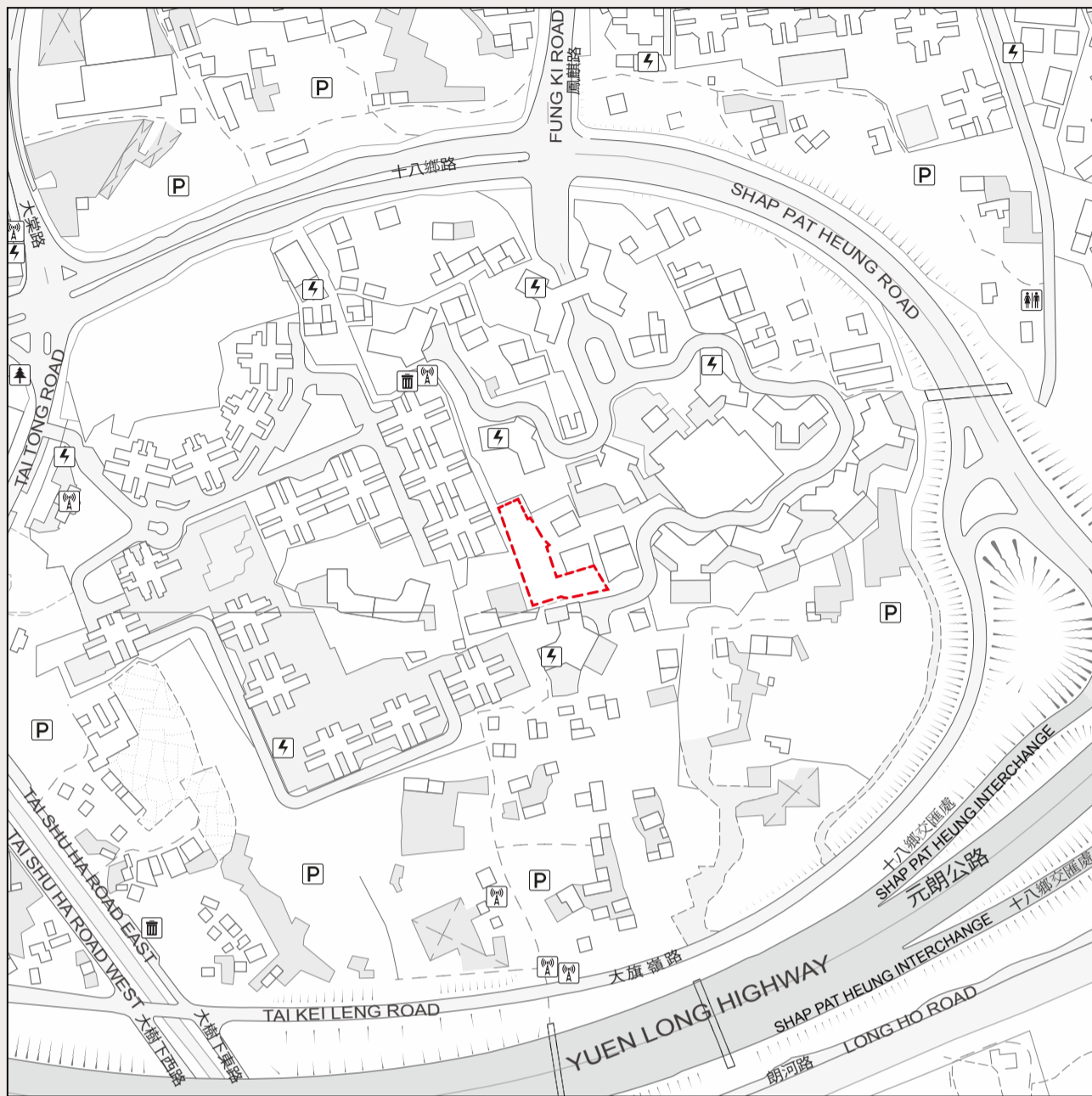
高樂服務有限公司


The person appointed as the manager of the Development under the latest draft deed of mutual covenant:

Kolot Property Services Limited

07

發展項目的所在位置圖 Location Plan of the Development









 發展項目的位置
Location of the Development

比例/SCALE:  0 50 100 150 200 250米/M

此位置圖是由賣方擬備並參考地政總署測繪處於2024年7月4日及2024年7月4日出版之數碼地形圖，圖幅編號T6-NW-B及T6-NW-D，有需要處經修正處理。
This location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T6-NW-B dated 4 July 2024 and T6-NW-D dated 4 July 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

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

圖例 Notation:

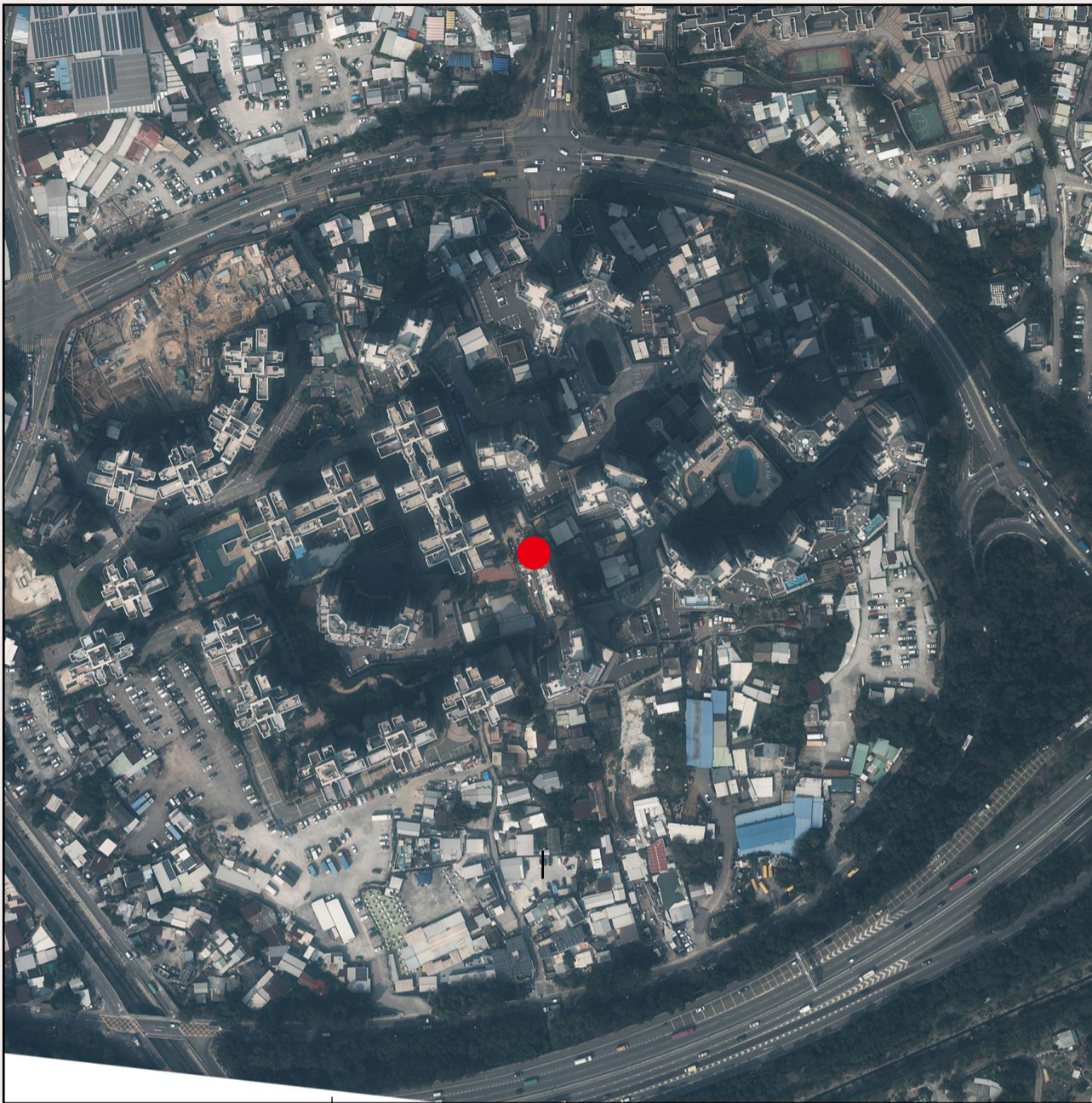
	發電廠 (包括電力分站) Power Plant (including Electricity Sub-stations)		公廁 Public Convenience
	垃圾收集站 Refuse Collection Point		公用事業設施裝置 Public Utility Installation
	公眾停車場 (包括貨車停泊處) Public Carpark (including Lorry Park)		公園 Public Park

備註:

1. 因技術原因 (例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
2. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

Notes:

1. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
2. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



鳥瞰照片並不覆蓋該等空白範圍
These blank areas fall outside the coverage of the relevant Aerial Photograph

● 發展項目的位置
Location of the Development

此鳥瞰照片摘錄自地政總署測繪處於2023年2月24日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E188647C。

The aerial photograph is adopted from part of the aerial photograph taken by Survey and Mapping Office and Lands Department at the flying height of 6,900 feet, photo no. E188647C dated 24 February 2023.

香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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備註：

1. 發展項目的鳥瞰照片之副本可於開放時間向售樓處免費查閱。
2. 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

Notes:

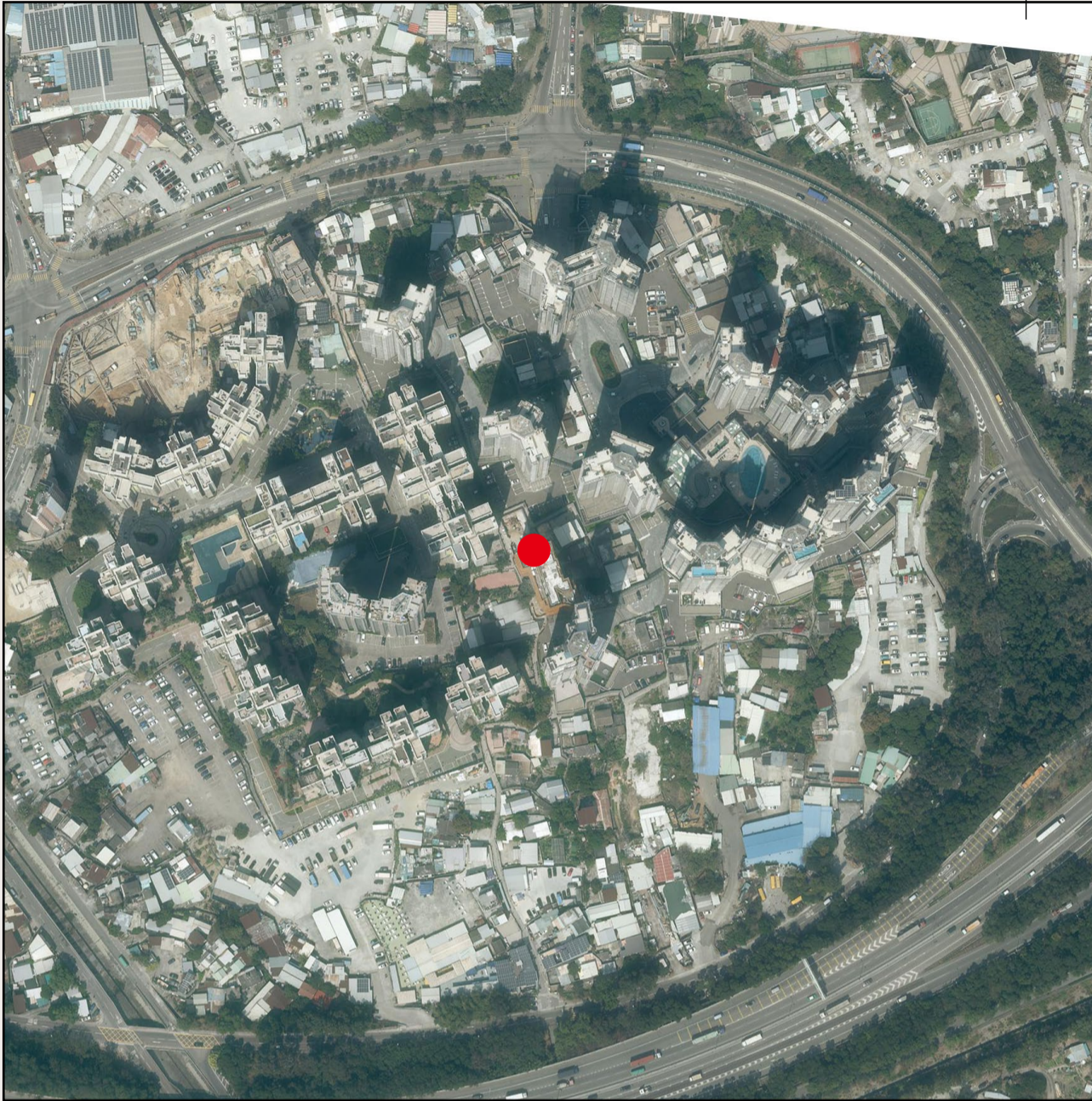
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office(s) during opening hours.
2. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
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08

發展項目的鳥瞰照片 Aerial Photograph of the Development

鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the relevant Aerial Photograph



● 發展項目的位置
Location of the Development

此鳥瞰照片摘錄自地政總署測繪處於2023年2月27日在6,900呎飛行高度拍攝之鳥瞰照片，相片編號為E188943C。

The aerial photograph is adopted from part of the aerial photograph taken by Survey and Mapping Office and Lands Department at the flying height of 6,900 feet, photo no. E188943C dated 27 February 2023.

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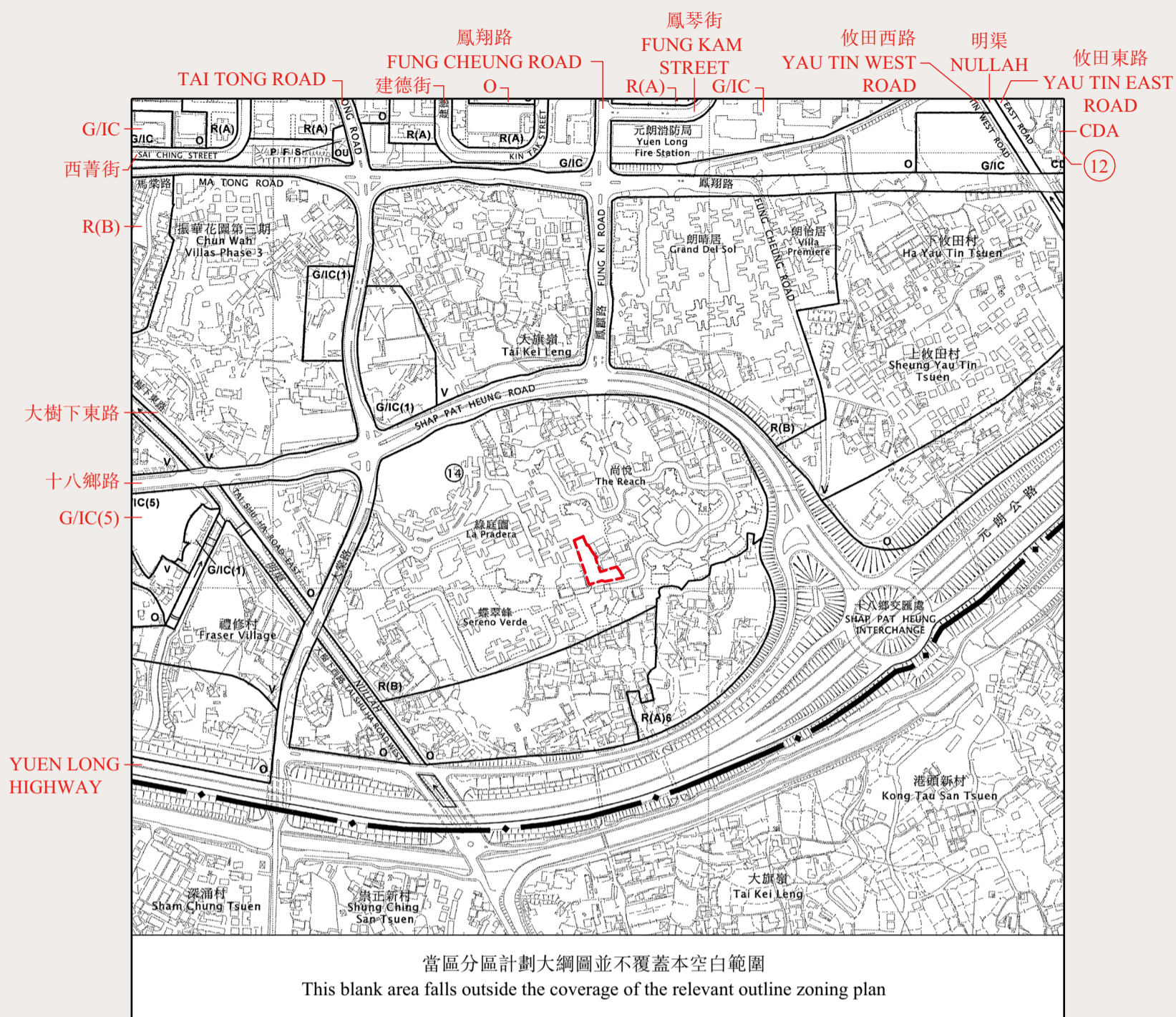
Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

備註：

1. 發展項目的鳥瞰照片之副本可於開放時間向售樓處免費查閱。
2. 因技術原因（例如發展項目之形狀）、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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2. Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



發展項目的位置
Location of the Development

比例/SCALE: 0 100 200 300 400 500米/M

摘錄自憲報公布日期為2023年12月15日之元朗分區計劃大綱核准圖，圖則編號為S/YL/27。
Adopted from part of the approved Yuen Long Outline Zoning Plan No. S/YL/27 gazetted on 15 December 2023.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

圖例 Notation:

地帶 / Zones

CDA	綜合發展區 Comprehensive Development Area
R(A)	住宅(甲類) Residential (Group A)
R(B)	住宅(乙類) Residential (Group B)
V	鄉村式發展 Village Type Development

G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses

交通 / Communications

	主要道路及路口 Major Road and Junction
--	------------------------------------

其他 / Miscellaneous

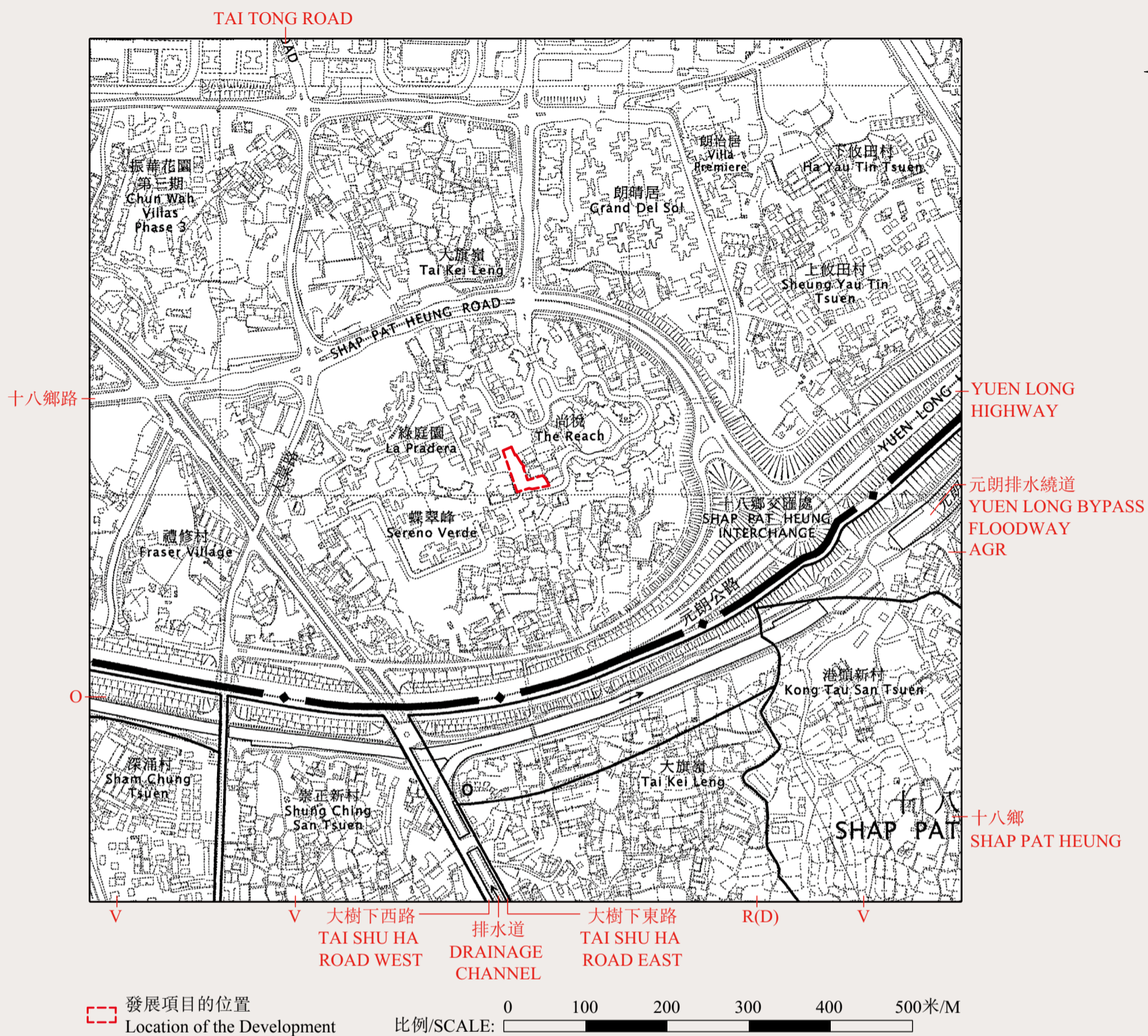
	規劃範圍界線 Boundary of Planning Scheme
①	規劃區編號 Planning Area Number
P F S	加油站 Petrol Filling Station

備註:

- 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。
- 因技術原因(例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
- 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

Notes:

- 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.
- Due to technical reasons (such as the shape of the Development), the aerial photograph has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



摘錄自憲報公布日期為2023年12月15日之大棠分區計劃大綱核准圖，圖則編號為S/YL-TT/20。
Adopted from part of the approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 gazetted on 15 December 2023.

地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
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圖例 Notation:

地帶 / Zones

- R(D) 住宅(丁類)
Residential (Group D)
- V 鄉村式發展
Village Type Development
- O 休憩用地
Open Space
- AGR 農業
Agriculture

交通 / Communications

- 主要道路及路口
Major Road and Junction

其他 / Miscellaneous

- 規劃範圍界線
Boundary of Planning Scheme

備註:

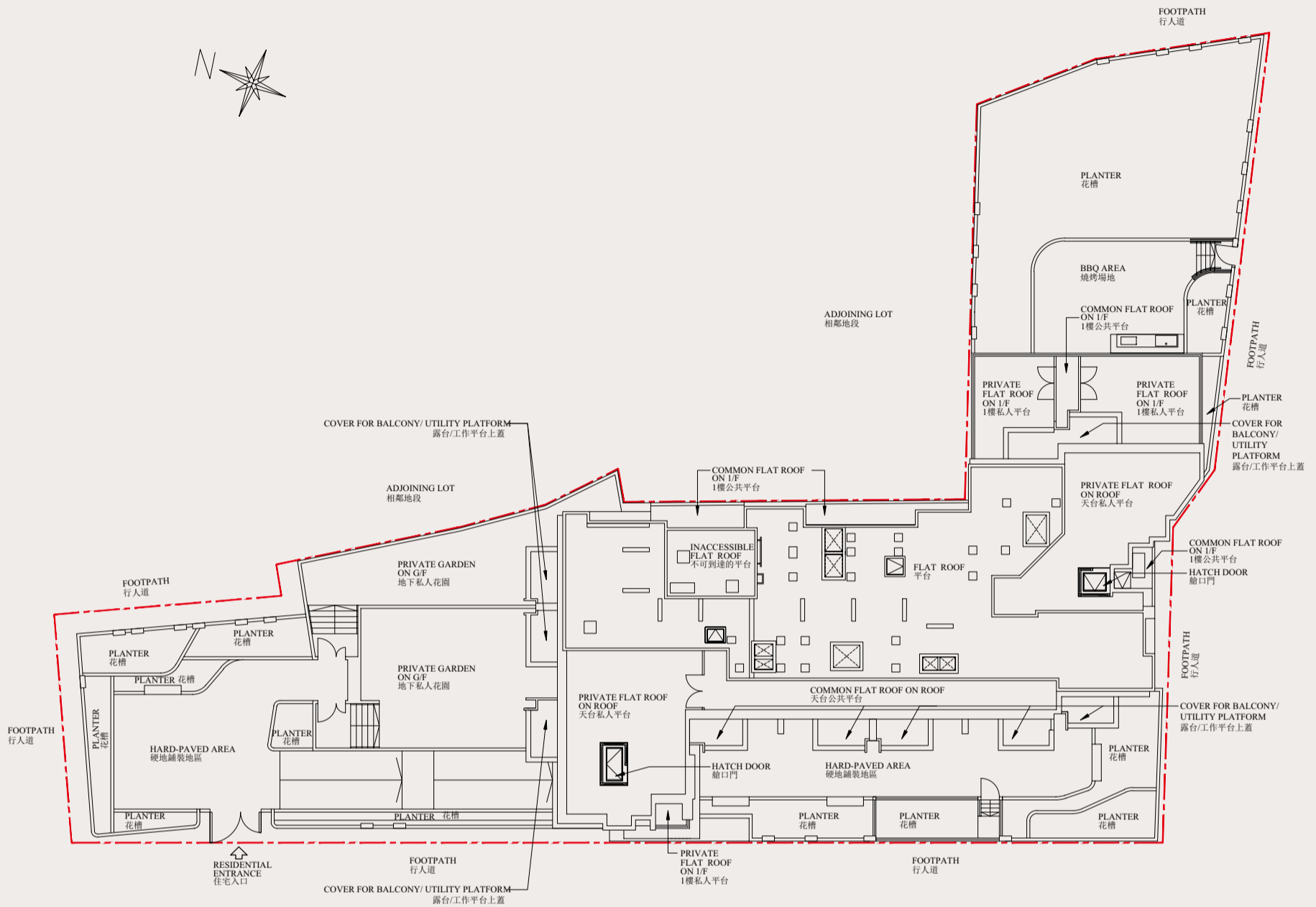
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 因技術原因(例如發展項目之形狀)、鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示之範圍。
3. 賣方亦建議準買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

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10

發展項目的布局圖 Layout Plan of the Development



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

比例/SCALE: 0 1 2 5米/M

備註：
上述布局圖所顯示的「天台私人平台」，實際上是構成12樓相關住宅物業部份的天台。詳情請參閱「發展項目的住宅物業的樓面平面圖」及「發展項目中的住宅物業的面積」等章節。

Note:
The description “Private Flat Roof on Roof Floor” shown on the above layout plan are, in fact, the roofs forming parts of the relevant residential properties on 12/F. Please refer to the “Floor Plans of Residential Properties in the Development” and “Area of Residential Properties in the Development” section for details.

樓面平面圖中所使用的名詞及簡稱之圖例

Legend of Terms and Abbreviations Used on the Floor Plans

A/C	= AIR CONDITIONING 冷氣機
A/C P.	= AIR CONDITIONING PLATFORM 冷氣機平台
A.D.	= AIR DUCT 風管槽
A.R.D.	= AIR RELEASE DUCT 排氣管
A.F.	= ARCHITECTURAL FEATURE 建築裝飾
ALUM. FIN	= ALUMINUM FIN 鋁條裝潢
AIR RELEASE DUCT FAN ROOM	= AIR RELEASE DUCT FAN ROOM 放氣系統風機房
BAL.	= BALCONY 露台
BAL.& U.P. & A/C P. ABOVE	= BALCONY & UTILITY PLATFORM & AIR CONDITIONING PLATFORM ABOVE 露台及工作平台及冷氣機平台置上
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
B.R.	= BEDROOM 睡房
B.R.2	= BEDROOM 2 睡房2
COMMON FLAT ROOF	= COMMON FLAT ROOF 公共平台
COVER FOR BAL./U.P.	= COVER FOR BALCONY/ UTILITY PLATFORM 露台/工作平台上蓋
C.D.	= CABLE DUCT 電線槽
DN	= DOWN 落
E.M.C.	= ELECTRIC METER CABINET 電錶櫃
ELV	= EXTRA-LOW VOLTAGE DUCT 特低壓電線槽
EMERGENCY GENERATOR RM.	= EMERGENCY GENERATOR ROOM 應急發電機室
FIREMAN'S LIFT LOBBY	= FIREMAN'S LIFT LOBBY 消防升降機大堂
F.H.	= FIRE HYDRANT 消防栓
PRIVATE GARDEN	= PRIVATE GARDEN 私人花園
PRIVATE FLAT ROOF	= PRIVATE FLAT ROOF 私人平台
HATCH DOOR	= HATCH DOOR 艙口門
H.R.	= HOSE REEL 消防喉轆
LIFT LOBBY	= LIFT LOBBY 升降機大堂
LIFT MACHINE ROOM	= LIFT MACHINE ROOM 升降機機房
LIV & DIN	= LIVING ROOM AND DINING ROOM 客廳及飯廳
L.P.S.	= FIREMEN'S LIFT LOBBY PRESSURIZATION SYSTEM 消防員電梯大堂增壓系統
M.B.R.	= MASTER BEDROOM 主人睡房
M.L.	= METAL LOUVRE 金屬百葉
OPEN KIT.	= OPEN KITCHEN 開放式廚房
P.D.	= PIPE DUCT 水管槽
POTABLE & FLUSHING BOOSTER PUMP RM.	= POTABLE & FLUSHING BOOSTER PUMP ROOM 食水及沖廁中途泵房
R.C. PLINTH	= REINFORCED CONCRETE PLINTH 鋼筋混凝土基座
R.S.&M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收房
ROOF	= ROOF 天台
S.P.S.	= STAIRCASE PRESSURIZATION SYSTEM 樓梯增壓系統
ST.	= STORE ROOM 儲物間
STAIRCASE PRESSURIZATION SYSTEM FAN ROOM (FOR LOBBY & ST-1)	= STAIRCASE PRESSURIZATION SYSTEM FAN ROOM (FOR LOBBY & STAIRCASE-1) 樓梯增壓系統風機房 (大堂及一號樓梯)
STAIRCASE PRESSURIZATION SYSTEM FAN ROOM (FOR ST-2)	= STAIRCASE PRESSURIZATION SYSTEM FAN ROOM (FOR STAIRCASE-2) 樓梯增壓系統風機房 (二號樓梯)
UP	= UP 上
U.P.	= UTILITY PLATFORM 工作平台
W.M.C.	= WATER METER CABINET 水錶櫃
MAIL BOX FOR (A)	= MAIL BOX FOR FLAT A A單位郵箱
MAIL BOX FOR (B)	= MAIL BOX FOR FLAT B B單位郵箱
SINK	= SINK 洗滌槽
	= FIRE RESISTANCE RATED WALL 耐火牆

適用於本節各樓面平面圖之備註：

- 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
- 露台及工作平台為不可封閉之地方。
- 部份樓層外牆範圍設有建築裝飾及/或外露喉管。詳情請參閱最新的經批准建築圖則。
- 部份住宅物業的露台、工作平台、私人花園、私人平台及私人天台內或側外牆有公用去水渠。詳情請參閱最新的經批准建築圖則。
- 部份住宅物業客廳及飯廳、睡房、走廊、浴室及/或開放式廚房之裝飾橫樑或假天花內裝置冷氣喉管或供水喉管。詳情請參閱最新的經批准建築圖則。
- 部份住宅物業內之部份天花或有跌級樓板，用以安裝上層之建築設備或配合上層之結構、建築設計及/或裝修設計上的需要。
- 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗面盆、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。
- 不設四樓。

Notes applicable to the floor plans of this section:

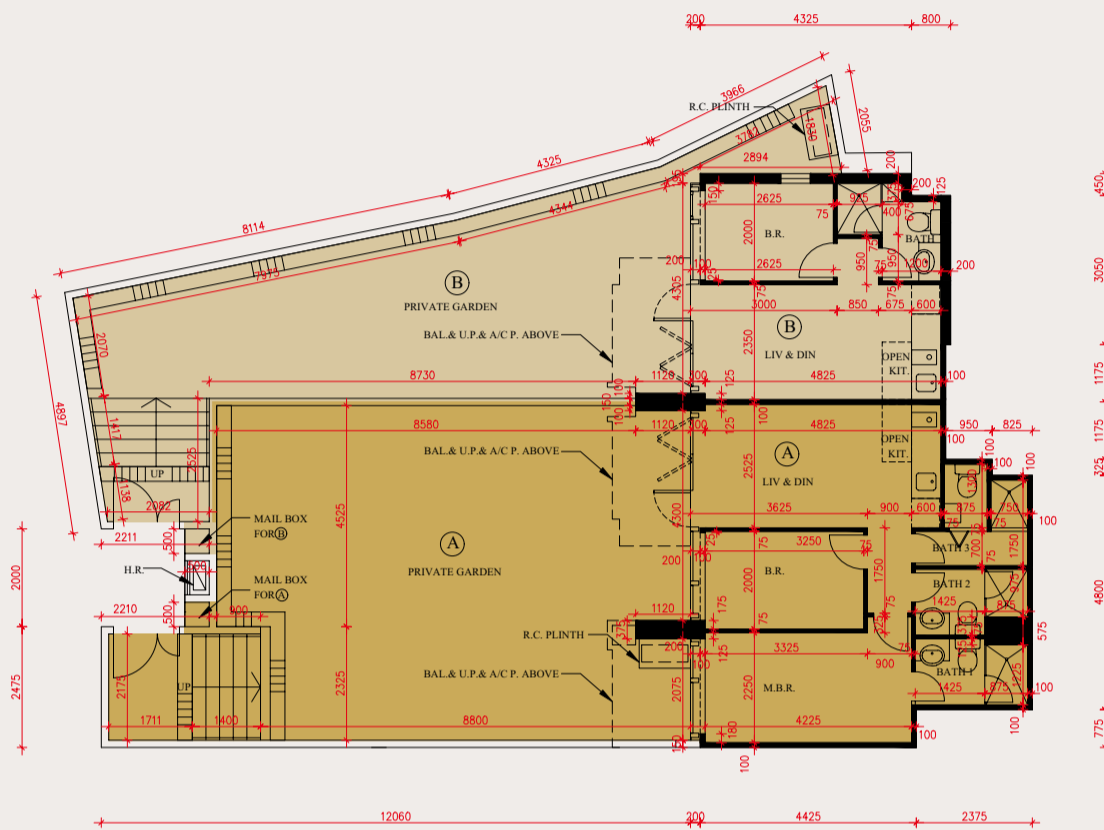
- The dimensions of the floor plans are all structural dimensions in millimeter.
- Balcony and utility platform are non-enclosed areas.
- There may be architectural features and/or exposed pipes on external walls of some of the floors. Please refer to the latest approved building plans for details.
- Common drain pipes are located at external wall(s) at or adjacent to balcony, utility platform, private garden, private flat roof and private roof of some residential properties. Please refer to the latest approved building plans for details.
- There are ceiling bulkheads or false ceilings in living room and dining room, bedroom, corridor, bathroom and/or open kitchen of some residential properties for pipes of the air-conditioning system or the water supply system. Please refer to the latest approved building plans for details.
- There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of building services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
- Those icons of fittings and appliances shown on the floor plans of residential properties like 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.
- There is no 4/F.

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發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development

地下平面圖 G/F FLOOR PLAN



比例/SCALE: 0 1 2 5米/M



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		A	B
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	地下 G/F	3500	3500
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) (mm)		200	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較大的。

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

備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第19頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括大體積混凝土) 的厚度。

Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 19 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.

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發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development

1樓平面圖 1/F FLOOR PLAN



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	1樓 1/F	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150	2800, 3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150

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較大的。

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

備註：

- 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
- 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第19頁。
- 樓板厚度是指在承重樓板上的結構樓板 (不包括大體積混凝土) 的厚度。

Notes:

- Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
- Please refer to Page 19 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
- Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.

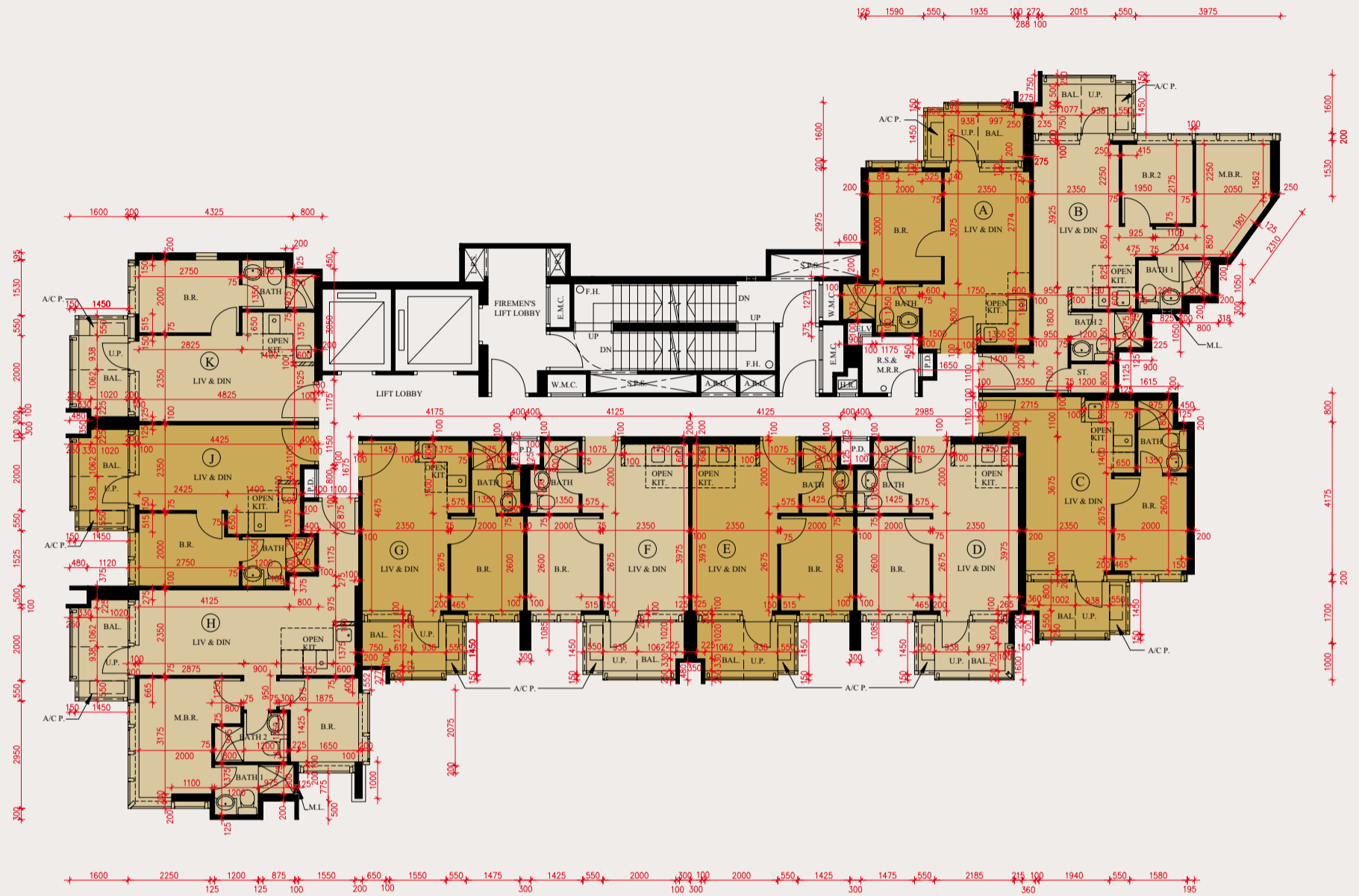
11

發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development

2樓至3樓及5樓至11樓平面圖

2/F - 3/F and 5/F - 11/F FLOOR PLAN



比例/SCALE: 0 1 2 5米/M



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	2樓至3樓、 5樓至11樓	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) (mm)	2/F - 3/F, 5/F - 11/F	150	150	150	150	150	150	150	150	150	150

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較大的。

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

備註：

1. 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
2. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第19頁。
3. 樓板厚度是指在承重樓板上的結構樓板 (不包括大體積混凝土) 的厚度。

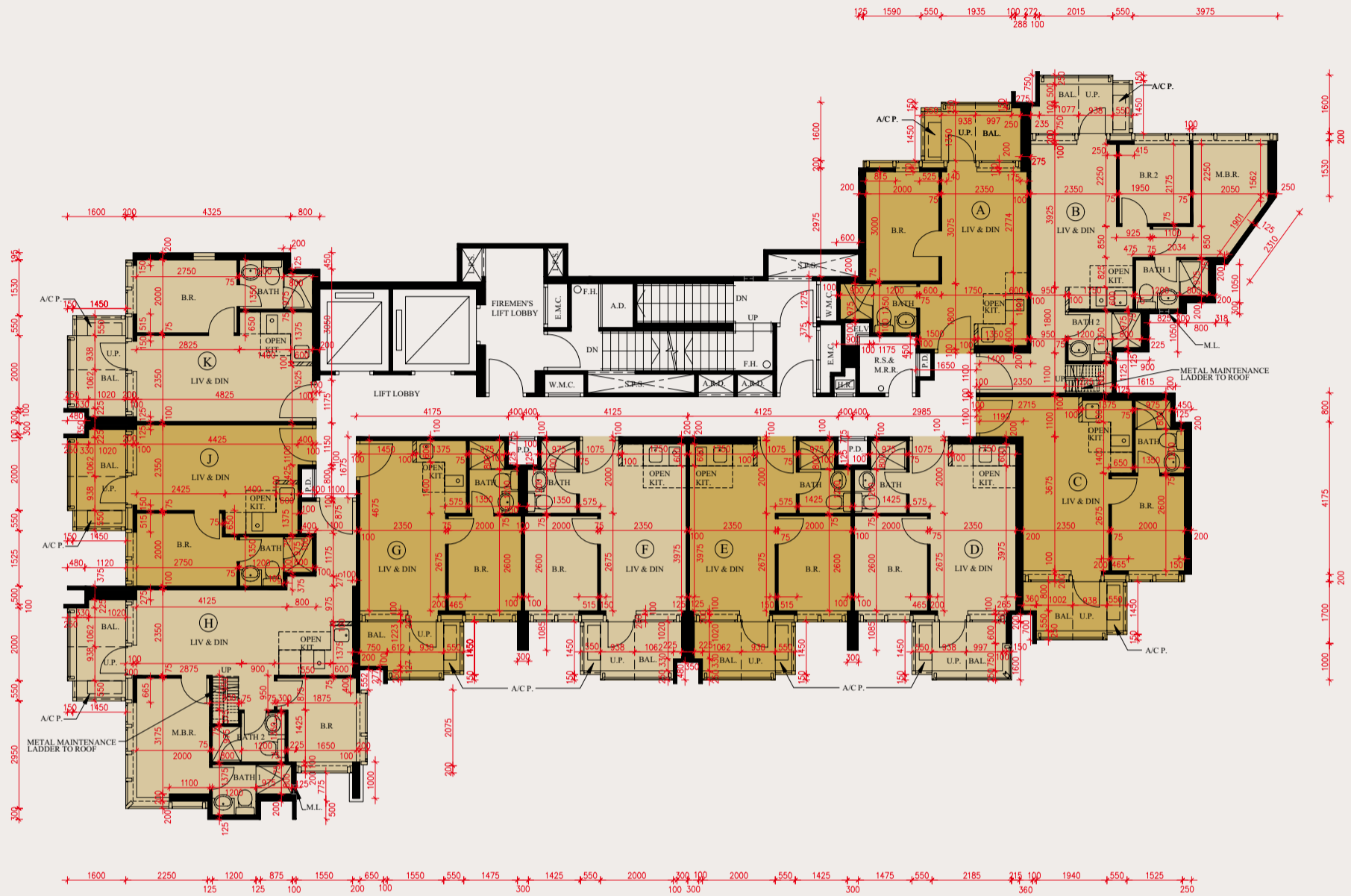
Notes:

1. Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
2. Please refer to Page 19 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
3. Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.

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發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development

12樓平面圖 12/F FLOOR PLAN



比例/SCALE: 0 1 2 5米/M



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	12樓 12/F	3150, 3450, 3500, 3800	3150, 3500	3150, 3450, 3500, 3800	3150, 3500	3150, 3500	3150, 3500	3150, 3500	3150, 3500	3150, 3450, 3500, 3800	3450, 3800
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) (mm)		150	150	150	150	150	150	150	150	150	150

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較大的。

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

備註：

- 每個住宅物業的層與層之間的高度為該樓層之石屎地台面與上一層石屎地面之高度距離。
- 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第19頁。
- 樓板厚度是指在承重樓板上的結構樓板 (不包括大體積混凝土) 的厚度。

Notes:

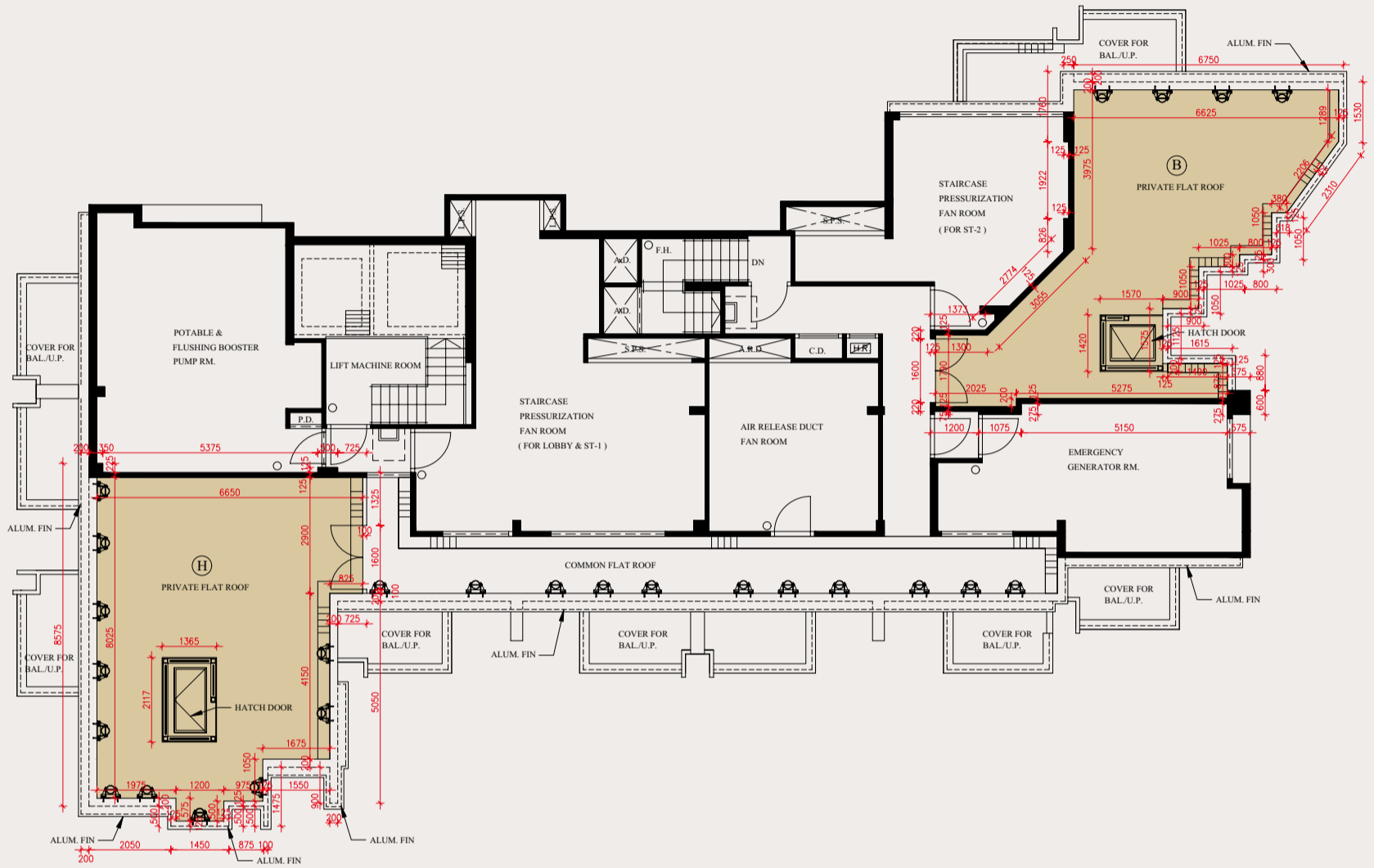
- Floor-to-floor height of each residential property refers to the height between the top surface of the structural slab of floor and the top surface of the structural slab of its immediate upper floor.
- Please refer to Page 19 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
- Thickness of Floor Slabs refers to the thickness of structural slab (excluding mass concrete fill) on top of concerned floor.

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發展項目的住宅物業的樓面平面圖

Floor Plans of Residential Properties in the Development

天台平面圖 ROOF FLOOR PLAN



比例/SCALE: 0 1 2 5米/M



每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat	
		B	H
層與層之間的高度 (毫米) Floor-to-Floor Height (mm)	天台 Roof	不適用 Not Applicable	不適用 Not Applicable
樓板 (不包括灰泥) 的厚度 (毫米) Thickness of Floor Slabs (excluding plaster) (mm)		不適用 Not Applicable	不適用 Not Applicable

備註:

1. 平面圖中所使用之名詞及簡稱及一般備註，請參閱本售樓說明書第19頁。
2. 天台平面圖所顯示的「私人平台」，實際上是構成12樓相關住宅物業部份的「天台」。詳情請參閱「發展項目的住宅物業的樓面平面圖」及「發展項目中的住宅物業的面積」等章節。

Notes:

1. Please refer to Page 19 of this sales brochure for legend of terms and abbreviations and general notes shown in the floor plans.
2. The description "Private Flat Roof" shown on the above layout plan is, in fact, the roofs forming parts of the relevant residential properties on 12/F. Please refer to the "Floor Plans of Residential Properties in the Development" and "Area of Residential Properties in the Development" sections for details.

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.m. (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.m. (sq.ft.)										
樓層 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	
地下 G/F	A	45.917 (494) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	70.585 (760)	-	-	-	-	-	
	B	24.573 (265) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	-	51.590 (555)	-	-	-	-	-	
1樓 1/F	A	24.628 (265) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	20.233 (218)	-	-	-	-	-	-	
	B	38.248 (412) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	-	-	-	26.350 (284)	-	-	-	-	-	-	
	C	28.951 (312) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
	D	26.364 (284) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
	E	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	
	F	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
	G	26.537 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
	H	45.343 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	1.690 (18)	-	-	-	-	-	-	-
	J	26.170 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-
	K	28.074 (302) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台(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。構成住宅物業的一部分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。

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

備註:

- 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。
- 發展項目住宅物業並無陽台。

Notes:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.

物業的描述 Description of Residential Property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (Including balcony, utility platform and verandah (if any)) sq.m. (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.m. (sq.ft.)									
樓層 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
2樓至3樓及 5樓至11樓 2/F - 3/F & 5/F - 11/F	A	28.128 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	41.748 (449) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	C	28.951 (312) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	26.364 (284) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	26.537 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	45.343 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	J	26.170 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	28.074 (302) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台(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。構成住宅物業的一部分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。

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

備註:

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. 不設四樓。

Notes:

1. The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. There is no 4/F.

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.m. (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.m. (sq.ft.)									
樓層 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
12樓 12/F	A	28.128 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	B	41.748 (449) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	43.572 (469)	-	-	-
	C	28.951 (312) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	D	26.364 (284) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	E	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	F	26.469 (285) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	G	26.537 (286) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	H	45.343 (488) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	48.268 (520)	-	-	-
	J	26.170 (282) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-
	K	28.074 (302) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	-	-	-	-	-	-	-

每個住宅物業的實用面積以及構成住宅物業的一部分的範圍內每一露台、工作平台或陽台(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。構成住宅物業的一部分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。

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

備註:

- 上述以平方呎表述之面積由以平方米表述之面積以1平方米 = 10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出,與以平方米表述之面積可能有些微差異。
- 發展項目住宅物業並無陽台。

Notes:

- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.
- There is no verandah in the residential properties of the Development.

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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

14

臨時買賣合約的摘要 Summary of Preliminary Agreement for Sale and Purchase

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。
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份持有。
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 –
 - (a) 該臨時合約即告終止；
 - (b) 有關的臨時訂金即予沒收；及
 - (c) 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。

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

1. 發展項目的公用部份

「公用地方」指擬供屋苑整體而並非只供任何個別單位公用及共享的屋苑部份，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等部份，當中包括但不限於：-

- (a) 不屬於或構成單位一部份的地基、柱、樑、樓板及其他結構性支承物及元素（包括但不限於防水膜（如有））；
- (b) 斜坡及護土牆部份（如有）；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 水務專用範圍；
- (e) 並非屬於單位的屋苑外牆包括：-
 - (1) 在其上的建築特色及鱗片（包括於構成有關單位一部份的私人平台，私人天台或私人花園上的建築特色）；及
 - (2) 毗連單位的冷氣機位置（提供於露台或工作平台上並構成有關單位一部份除外）（包括其百葉窗（如有）），或指定用作此目的的其他地方（如有），

但不包括：-

- (1) 構成相關單位部份的露台、工作平台、提供於露台或工作平台上的冷氣機位置、私人平台、私人天台或私人花園的玻璃/金屬欄杆或柵欄或格柵；及
 - (2) 完全包圍或面向單位的玻璃嵌板及屋苑的玻璃幕牆結構可開啟的部份，而該玻璃嵌板及可開啟部份屬於有關單位的部份，而為免存疑，任何構成玻璃幕牆結構部份而並非完全包圍一個單位而是申延跨越兩個或多個單位的玻璃嵌板，將構成公用地方的一部份；及
 - (3) 而為免存疑，作為分界屬於單位之花園及構成公用地方部份的圍牆及/或界線牆及/或護牆而面向該單位之內部表面；
- (f) 康樂地方及設施（如有）；
 - (g) 有蓋園景區；
 - (h) 根據批地文件特別批地條款第(14)(a)條提供的看更及管理員的辦公設施（如有）；
 - (i) 根據批地文件特別批地條款第(15)(a)條提供的看更及管理員的宿舍（如有）；
 - (j) 提供予看更及管理員工的櫃枱、亭、士多、看守員房間、洗手間；
 - (k) 根據批地文件特別批地條款第(16)(a)條提供予業主立法團或業主委員會使用的辦事處（如有）；
 - (l) 屋苑升降機大堂（包括消防員升降機及通往規定的樓梯的防護門廊）；
 - (m) 綠化範圍；
 - (n) 公契所夾附圖則以藍色顯示位於1樓A單位及B單位之間的公用平台的任何護牆及任何圍牆或金屬閘的全部厚度及面向屬於A單位的私人平台及屬於B單位的私人平台的表面；
 - (o) 所有在附於公契所夾附的圖則上以藍色、藍色加黑點及藍色加黑虛線顯示的屋苑部份及範圍；及
 - (p) 由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作公用地方的其他屋苑額外地方及範圍，

但如屋苑的任何部份符合《建築物管理條例》附表1指明的類別，該部份被視作包括及構成公用部份之內但不包括屋苑範圍內其專有及專屬持有、使用、佔用及享用權屬於個別擁有人。

「公用地方與設施」統指公用地方與公用設施。

「公用設施」指擬供屋苑整體而並非只供任何個別單位公用及共享的設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於於公用路燈及任何相關電纜（直至其根據批地文件特別批地條款第(23)(c)條經地政總署署長要求拆卸及拆除）或（視情況而定及只為管理和保養為目的）替代公用路燈及任何相關電纜（直至替代公用路燈根據批地文件特別批地條款第(23)(b)條移交地政總署署長）、公用天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、閉路電視及以保安為目的在屋苑安裝的其他設施或設備、升降機、機器及機械和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置、設備及設施、以及由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作公用設施的其他屋苑額外裝置及設施。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	不分割份數的數目
G/F	A	570
	B	321
1/F	A	287
	B	440
	C	313
	D	285
	E	286
	F	286
	G	287
	H	491
	J	283
	K	303
	2/F - 3/F 及 5/F - 11/F	A
B		450
C		313
D		285
E		286
F		286
G		287
H		489
J		283
K		303
12/F		A
	B	497
	C	313
	D	285
	E	286
	F	286
	G	287
	H	541
	J	283
	K	303

不設4樓。

3. 有關發展項目的管理人的委任年期

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

4. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

每名單位業主應按照公契訂明的方式、金額和比例，根據其單位的管理份數和公契列明的準則，分擔發展項目的管理開支。分配予每個單位的管理份數的數目與上述第2段列出的不分割份數的數目相同。

5. 計算管理費按金的基準

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

6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

備註：

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

1. The common parts of the Development

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

- (a) the foundations, columns, beams, slabs and other structural supports and elements (including but not limited to the waterproof membrane (if any)) that do not belong to or form part of a Unit;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) the Waterworks Reserve Area;
- (e) the external walls of the Estate not forming part of a Unit including:-
 - (1) the architectural features and fins thereon (including architectural features on private flat roofs, private roofs and private gardens, forming part of the relevant Units); and
 - (2) the areas for air-conditioning (other than those provided on balconies or on utility platforms forming part of the relevant Unit) (including the louvers thereof (if any)) adjacent to the Units or such other area(s), if any, as may be designated for that purpose,

BUT excluding:-

- (1) the glass/metal balustrades or railings or grilles of the balconies, utility platforms, areas for air-conditioning provided on balconies or on utility platforms, private flat roofs, private roofs or private gardens which form parts of the relevant Units;
- (2) such pieces of glass panels wholly enclosing or fronting a Unit and the openable parts of the curtain wall structures of the Estate which said glass panels and openable parts shall form parts of the relevant Units and for the avoidance of doubt, any glass panel forming part of the curtain wall structures that does not wholly enclose a Unit but extends across two or more Units shall form part of the Common Areas; and
- (3) for the avoidance of doubt, the interior surfaces on the side of any fence wall and/or boundary wall and/or parapet wall forming part of the Common Areas and separating a garden held with a Unit and facing such Unit;
- (f) the Recreational Areas and Facilities (if any);
- (g) the Covered Landscape Areas;
- (h) office accommodation for watchmen and caretakers (if any) provided in accordance with Special Condition No.(14)(a) of the Government Grant;
- (i) quarters for watchmen and caretakers (if any) provided in accordance with Special Condition No.(15)(a) of the Government Grant;
- (j) counters, kiosks, stores, guard rooms and lavatories for watchmen and management staff;
- (k) office for the use of the Owners’ Corporation or the Owners’ Committee (if any) provided in accordance with Special Condition No.(16)(a) of the Government Grant;
- (l) lift lobby (including any fireman’s lift lobby and protected lobby to a required staircase) of the Estate;
- (m) the Greenery Area;
- (n) the entire thickness of any parapet and any fence wall or metal gate of the common flat roof on 1st floor located between Flat A and Flat B as shown and coloured indigo on the plan annexed to the Deed of Mutual Covenant and the surfaces facing the private flat roof of Flat A and the private flat roof of Flat B;
- (o) all those parts and areas of the Estate as shown and coloured indigo, indigo stippled black and indigo dashed black on the plans annexed to the Deed of Mutual Covenant; and
- (p) such additional parts and areas of the Estate as may at any time be designated as Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the Deed of Mutual Covenant,

PROVIDED THAT if any parts of the Estate fall within any of the categories as specified in the Schedule 1 to the Building Management Ordinance, then such parts shall be deemed to have been included as, and shall form part of the Common Areas BUT excluding such areas within the Estate the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner.

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

“Common Facilities” means all those facilities intended for the common use and benefit of the Estate as a whole and not just any particular Unit which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the Public Road Light together with any associated cables (until its demolition and removal as may be required by the Director of Lands pursuant to Special Condition No.(23)(c) of the Government Grant) or (as the case may be and for the purposes of management and maintenance only) the Substitute Public Road Light(s) together with any associated cables (until the Substitute Public Road Light(s) are handed over to the Director of Lands pursuant to Special Condition No.(23)(b) of the Government Grant), communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment for security purposes, lifts, plant and machinery and other like installations, facilities or services, 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 subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of the Deed of Mutual Covenant.

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

Floor	Flat	Undivided Shares
G/F	A	570
	B	321
1/F	A	287
	B	440
	C	313
	D	285
	E	286
	F	286
	G	287
	H	491
	J	283
	K	303
2/F - 3/F & 5/F - 11/F	A	304
	B	450
	C	313
	D	285
	E	286
	F	286
	G	287
	H	489
	J	283
	K	303
12/F	A	304
	B	497
	C	313
	D	285
	E	286
	F	286
	G	287
	H	541
	J	283
	K	303

In the numbering of floors, the 4/F is omitted.

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

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

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

Each Owner of a Unit shall contribute towards the Management Expenses of the Development in such manner, amount and proportion as provided in the Deed of Mutual Covenant by reference to the Management Units allocated to his Unit and the principles provided in the Deed of Mutual Covenant. The number of Management Units allocated to a Unit is the same as the number of Undivided Shares as set out in paragraph 2 above.

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

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

6. The area (if any) in the Development retained by the Vendor for its own use

Not Applicable.

Notes:

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

- 發展項目位於丈量約份第116號地段第5382號（「該地段」）。
- 據訂立於2019年4月10日的賣地協議及條件而在土地註冊處註冊為第22784號新批地契（「批地文件」）批出，該地段的批地年期由2019年4月10日起計50年並受制及受益於一份日期為2021年4月20日，以註冊摘要號碼220031601740036於土地註冊處註冊的修訂書（「修訂書」）。

- 批地文件特別批地條款第(8)條規定：

該地段或其任何部分或現已或將會興建於其上的任何建築物或任何建築物部分，除作為私人住宅用途外，不可作任何其他用途。

- 批地文件一般批地條款第(5)(c)條規定：

- 買方如有違反此等條款，或買方導致毗連或毗鄰土地或該地段損害或泥土及地下水污染，而署長（其意見將作最終論並對買方具有約束力）認為上述損害或泥土及地下水污染是因買方使用該地段、或發展或重建該地段或其任何部分、或於該地段上進行任何活動或工程所致，不論有關的使用、發展或重建、進行活動或工程乃遵從或違反此等條款亦然，買方須彌償政府及保持令其獲得彌償所有有關或直接或間接由此導致的責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序和確保其免責。

- 批地文件一般批地條款第(7)條規定：

- 買方須於整個租約期內就根據此等條款進行的建築或重建（該詞語指本一般批地條款第(b)條提及的重新開發）：

- 按已批准的設計與規劃及任何已批准的建築圖則保養所有建築物，不得對其作出改變或更改；及
- 保養所有已興建或今後可能按此等條款或其隨後任何契約修訂本興建的所有建築物，使其保持修葺良好堅固和狀況良好，並在租約期滿或提前終止時以同樣的修葺狀況交回。

- 倘若在租約期內任何時候拆卸當時在該地段或其任何部分之上存在的任何建築物，買方須以相同類型和不少於原有總樓面面積的健全及堅固的一幢或多幢建築物或署長批准的類型和價值的一幢或多幢建築物作為代替。倘若進行上述拆卸，買方須在該拆卸的1個曆月內向署長提出申請以取得其同意在該地段進行重建的建築工程，並在收到上述同意後的3個曆月內展開所需的重建工程及在署長規定的時限內完成，以令署長滿意。

- 批地文件一般批地條款第(9)條規定：

此等條款訂明拓建的任何私家街、私家路及後巷，選址必須令署長滿意，並按照署長決定納入或不涵蓋於批租土地範圍並且無論屬何情況，必須有需要時免費交還政府。如向政府交還上述私家街、私家路及後巷，政府將進行該處的路面、路緣石、排水渠（包括污水及雨水渠）、渠道及路燈建設工程，費用由買方支付，其後則以公帑保養。如上述私家街、私家路及後巷仍屬於批租土地一部分，買方須自費在該處提供照明、路面、路緣石、排水渠、渠道及保養，及以全面令署長滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝和保養路燈，買方須承擔路燈安裝工程資本開支，並且允許工人及車輛自由進出批租土地範圍，以便安裝和保養路燈。

- 批地文件特別批地條款第(2)條規定：

買方確認除本文特別批地條款第(23)條所指的公用路燈及本文特別批地條款第(31)條所指的現存政府食水總水管外，該地段上建有建築物、結構物及地基（該等建築物、結構物及地基以下統稱「現存建築物及結構物」），買方承諾自費令署長全面滿意從該地段拆卸和拆除現存建築物及結構物。倘因現存建築物及結構物的存在或其後的拆卸或拆除導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務，買方不可就此向政府作任何性質的索償。買方須就現存建築物及結構物的存在或其後的拆卸或拆除直接或間接產生的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府彌償及保持其獲得彌償。

- 批地文件特別批地條款第(3)條規定：

- 買方必須：

- 在2024年6月30日或之前或署長批准的其他日期，買方自費以署長批准的方式及物料，按署長批准的標準、水平、定線和設計，全面令署長滿意：
- 鋪設及構造本文所夾附圖則以綠色顯示的該等日後興建公共通行部分（以下稱「綠色範圍」）；及

- 在綠色範圍內提供及建造署長全權酌情決定要求的暗渠、行人路或其他結構物（以下統稱「該構築物」）

以致可在綠色範圍供行人往來；

- 在2024年6月30日或之前或署長批准的其他日期，買方自費令署長滿意在綠色範圍表面整飾、興建路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及
- 買方自費保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物使署長滿意，直至綠色範圍的管有按照本文特別批地條款第(4)條交付時為止。

- 倘若買方未能於指定日期或經署長批准的其他日期內履行其在本特別批地條款第(a)條的義務，政府可進行必要的工程，費用一概由買方負責，買方須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對買方具有約束力。

- 倘因買方履行本特別批地條款第(a)條的義務或政府行使本特別批地條款第(b)條的權利或其他情況導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任，及買方不得就任何該等損失、損害、滋擾或騷擾而向政府作出索償。

[附註]

- 批地文件特別批地條款第(4)條規定：

僅為進行本文特別批地條款第(3)條規定的必要工程，買方於本協議日獲綠色範圍的管有。買方須在政府要求時把綠色範圍交還給政府，及無論如何須在署長發出的信函說明所有此等批地條款已妥善履行令其滿意當日被視為已由買方交還給政府。買方在管有綠色範圍期間，須在一切合理時間允許所有政府及公眾行人自由通行及經越綠色範圍，並確保該通行不會因為進行不論是否根據本文特別批地條款第(3)條進行的工程，或根據本文特別批地條款第(23)條進行的替代公用路燈安裝工程，或根據本文特別批地條款第(31)條改道現存政府食水總水管或其他而受到干擾或妨礙。

- 批地文件特別批地條款第(5)條規定：

未經署長事先書面同意，買方不得將綠色範圍用作儲物或興建任何臨時結構物或用作進行本文特別批地條款第(3)條規定的工程，或根據本文特別批地條款第(23)條進行的替代公用路燈安裝工程，或根據本文特別批地條款第(31)條改道現存政府食水總水管以外的任何其他用途。

- 批地文件特別批地條款第(6)條規定：

- 買方須於管有綠色範圍的所有合理時間：

- 批准政府、署長及其人員、承建商及代理和獲署長授權的任何人士有權通行、進出、往返及行經該地段及綠色範圍，以便視察、檢查及監督遵照本文特別批地條款第(3)(a)、(23)(c)及(31)(c)條規定進行的任何工程，以及進行、視察、檢查及監督本文特別批地條款第(3)(b)及(31)(f)條規定的工程及署長認為於綠色範圍內必要的任何其他工程；
- 在政府或獲其授權的相關公用事業公司要求時，批准政府或獲其授權的相關公用事業公司有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程所有相關事宜，與政府及獲其正式授權的相關公用事業公司充分合作；及
- 在水務監督的人員及彼等授權的其他人士要求時，批准水務監督的人員及彼等授權的其他人士有權通行、進出、往返及行經該地段及綠色範圍，以便在綠色範圍內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。

- 政府、署長及其人員、承建商及代理、水務署的人員和根據本特別批地條款第(a)條獲正式授權的任何人士或公用事業公司均不會就政府、署長及其人員、承建商及代理、水務署的人員和根據本特別批地條款第(a)條獲正式授權的任何人士或公用事業公司任何一方行使其權利或處理附帶於此等權利之事宜而令買

方或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾而負上責任。

12. 批地文件特別批地條款第(7)條規定：

買方須發展該地段，興建於其上一幢或多幢在所有方面符合此等條款和目前或任何時間在香港實施的關於建築、衛生、規劃的所有法例、附例和規例的建築物，該一幢或多幢建築物須在2024年6月30日或之前竣工並可入伙。

[附註]

13. 批地文件特別批地條款第(9)條規定：

受制於此等條款，如該地段或其任何部分進行發展或重建（上述兩詞純粹指本文一般批地條款第7條所載的重建項目）：

- (a) 現已或將會興建於該地段上的任何或多幢建築物必須全面遵從《建築物條例》、其任何附屬規例及任何修訂法例的規定；
- (b) 如在該地段上或其任何部分或此等條款所規定該地段外任何一個或多個範圍興建任何一幢或多幢建築物，又或發展或使用該地段或其任何部分，或此等條款規定的該地段外任何一個或多個範圍，必須全面遵從《城市規劃條例》、其任何附屬規例及任何修訂法例的規定，否則不得進行；
- (c) 現已或將會興建於該地段上的任何一幢或多幢建築物的總樓面面積應不少於2,350平方米及不超過3,916.5平方米；
- (d) 現已或將會興建於該地段上的任何一幢或多幢建築物的總上蓋面積應不超過該地段面積的32%；
- (e) 現已或將會興建於該地段上的任何一幢或多幢建築物包括地面水平以下的任何樓面或空間不可高於12樓層，惟署長可全權酌情在計算本條款第(e)條所載樓層時排除：
 - (i) 其滿意為任何電梯、空調或供熱系統或任何同類服務而建造或純粹以被佔用為目的之設備或器械的樓面或空間；及
 - (ii) 本文特別批地條款第(33)(b)(i)(II)條所指任何結構物或樓面空間。

就本特別批地條款而言，署長對何為地面水平的決定為最終的決定並對買方有約束力。

- (f) 現已或將會興建於該地段上任何一幢或多幢建築物的設計和規劃須受制於署長書面批准，在獲得署長批准前（除了本文特別批地條款第(2)、(23)及(31)條所指的拆卸及拆除工程及地盤平整工程外）該地段上不可動工進行任何建築工程。於此等條款而言，「建築工程」及「地盤平整工程」將以《建築物條例》、其任何附屬規例及任何修訂法例訂明之釋義為準。
- (g) 買方於此明確地同意及接受分別於本特別批地條款第(c)、(d)及(e)條對於最大總樓面面積、最大上蓋面積及樓層最高數量及其中任何的可行性並無擔保。如該最大總樓面面積、最大上蓋面積及樓層最高數量或其中任何未能實行，買方無權要求退回其已付地價或任何部份或任何支付款或賠償。

14. 批地文件特別批地條款第(11)(a)(c)條規定：

- (a) 買方可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附帶設施（以下稱「該等設施」）。該等設施的種類、大小、設計、高度及規劃亦須受制於事先取得署長書面批准。
- (c) 倘若該等設施的任何部分根據本特別批地條款第(b)條獲豁免計入總樓面面積及上蓋面積之內（以下稱「獲豁免設施」）：
 - (i) 獲豁免設施須被指定為並構成本文特別批地條款第(19)(a)(v)條所指的公用地方之一部分；
 - (ii) 買方須自費保養獲豁免設施，使其保持修葺良好堅固和狀況良好，並運作獲豁免設施，令署長滿意；及
 - (iii) 獲豁免設施只可以供該地段上興建或擬興建的一幢或多幢住宅大廈的住客及其真正訪客使用，任何其他人士不得使用。

15. 批地文件特別批地條款第(12)條規定：

在該地段上或毗連的樹木，不得在未得到署長事先書面同意的情況下遭移除或受干擾。而署長在給予同意時，可以施加其認為合適的關於移植、補償性園景美化或重植的條款。

16. 批地文件特別批地條款第(13)條規定：

- (a) 買方須自費向署長提交園景設計圖，列明擬遵照本特別批地條款第(b)條規定在該地段內提供各園景工程的位置、規劃和佈局，以供署長批准。
- (b) (i) 該地段須有不少於20%面積種植樹木、灌叢或其他植物。
(ii) 本特別批地條款第(b)(i)條所載的20%面積中，須有不少於50%（以下稱「綠化範圍」）範圍設於署長全權酌情決定的位置或水平，以確保綠化範圍在行人視線之內或可供進入該地段的任何人士通行。
(iii) 署長就買方所建議園景工程是否如本特別批地條款第(b)(i)條所載為20%面積及是否根據本特別批地條款(b)(ii)條履行提供綠化範圍所作的決定為最終決定，並對買方具有約束力。
(iv) 署長可全權酌情接納買方建議取代種植樹木、灌叢或其他植物的非種植綠化特色。
- (c) 買方須按照經批准的園景設計圖，自費令署長全面滿意在該地段進行園景工程，如非事前獲署長書面同意，不得對已批准的園景設計圖作任何修改、更改、改動、改變或替代。
- (d) 買方其後須自費保養和維修園景工程，以至安全、清潔、整齊、井然及健康，全面令署長滿意。
- (e) 根據本特別批地條款進行園景工程的一個或多個範圍，須被指定為並構成本文特別批地條款第(19)(a)(v)條所指的公用地方之一部分。

17. 批地文件特別批地條款第(14)(a)(c)條規定：

- (a) 可在該地段內提供看更或管理員或兩者的辦公設施，但須受制於下列條款：
 - (i) 署長認為該等設施對於現已或將會興建於該地段上的一幢或多幢建築物的安全、保安及良好管理是必要的；
 - (ii) 該等設施不得用作該地段全職及有必要聘請的看更或管理員或兩者的辦公設施以外的任何用途；及
 - (iii) 任何該等設施的位置須事先經署長書面批准。
- (c) 根據本特別批地條款第(a)條在該地段內提供的辦公設施須被指定為並構成本文特別批地條款第(19)(a)(v)條所指的公用地方之一部分。

18. 批地文件特別批地條款第(15)(a)(c)條規定：

- (a) 可在該地段內提供看更或管理員或兩者的宿舍，但須受制於下列條款規限：
 - (i) 該等宿舍須位於該地段上已興建的其中一幢住宅單位大廈或署長書面批准的其他位置；及
 - (ii) 該等宿舍不得用作該地段全職及有必要聘請的看更或管理員或兩者的住所以外的任何用途。
- (c) 根據本特別批地條款第(a)條在該地段內提供的看更或管理員宿舍須被指定為並構成本文特別批地條款第(19)(a)(v)條所指的公用地方之一部份。

19. 批地文件特別批地條款第(16)(a)(c)條規定：

- (a) 可在該地段內提供業主立案法團或業主委員會使用的一個辦事處，惟：
 - (i) 該辦事處不得用作為該地段及現已或將會興建於其上的建築物而成立的業主立案法團或業主委員會的會議及行政工作以外的任何用途；及
 - (ii) 該辦事處的位置須事先經署長書面批准。
- (c) 根據本特別批地條款第(a)條在該地段內提供的辦事處須被指定為並構成本文特別批地條款第(19)(a)(v)條所指的公用地方之一部分。

20. 批地文件特別批地條款第(22)條規定：

買方無權以車輛通行及進出該地段。

21. 批地文件特別批地條款第(23)條規定：

- (a) 買方確認該地段內現存一盞公用路燈，在本文所夾附圖則以紅

點標記顯示作識別（以下稱「公用路燈」）。倘因公用路燈或其後的拆卸或拆除及根據本特別批地條款第(c)條的替代公用路燈安裝導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務，買方不可就此向政府作任何性質的索償。買方須就公用路燈的存在或其後的拆卸或拆除或替代公用路燈安裝直接或間接產生或有關的所有責任、損失、索償、損害、開支、收費、費用、訴求、訴訟及法律程序向政府彌償及保持其獲得彌償。

- (b) 買方須自費保養和維修（包括電力供應），使其保持修葺良好堅固和狀況良好令署長全面滿意(i)公用路燈及任何相關電纜直至其經署長要求根據本特別批地條款第(c)條拆卸及拆除及(ii)署長要求根據本特別批地條款第(c)條的替代公用路燈及任何相關電纜直至替代公用路燈移交署長。替代公用路燈將於署長信中指明日期被視作已移交署長。
- (c) 買方須在署長的要求下自費及在署長需求的期限內拆卸和拆除公用路燈及在毗連政府土地提供及安裝一盞替代公用路燈或按署長要求類型及數目的一盞或多盞燈（以下稱「替代公用路燈」）令署長全面滿意惟除非及直至替代公用路燈已安裝至署長全面滿意及根據本特別批地條款第(b)條移交署長，公用路燈不能被拆卸或拆除。

22. 批地文件特別批地條款第(25)條規定：

- (a) 當為了或有關該地段或其任何部分之形成、平整或發展或根據此等條款買方須完成之任何其他工程或因任何其他目的，於該地段內或任何政府土地上現時或以往曾經進行任何削走、移除或移後任何土地、或任何建造或填土或任何斜坡處理工程，不論以何種形式、亦不論有否獲得署長事先書面同意，買方須自費進行及建造為保護及支撐該地段內之土地及任何毗連或毗鄰政府土地或已租出土地及排除及防止其後發生之任何崩塌、山崩或下陷而當時或日後任何時間所須之斜坡處理工程，護土牆或其他支撐、保護、排水或附屬或其他工程。買方須於批地年期內所有時間自費保養該土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附屬或其他工程，以令其保持修葺良好堅固和狀況良好以令署長滿意。
- (b) 本特別批地條款第(a)條的任何規定不得影響政府在此等條款下的權利，尤其是本文特別批地條款第(24)條。
- (c) 倘若因或由於買方作出之形成、平整、發展或其他工程或因其他原因於任何時間不論在或由任何土地、在該地段內或任何毗連或毗鄰政府土地或已租出土地導致或引致崩塌、山崩或下陷，買方須自費使其回復原狀及將其修復令署長滿意，並須彌償政府及保持令其獲得彌償因該崩塌、山崩或下陷而直接或間接產生或有關的所有責任、索償、損害、損失、損害、開支、收費、費用、訴求、訴訟及法律程序。
- (d) 除了規定就任何違反此等條款的任何其他權利或補救之外，署長有權以書面通知要求買方進行、建造及保養該等土地、斜坡處理工程、護土牆、或其他支撐、保護、及排水或附屬或其他工程，或使其回復原狀及修復任何崩塌、山崩或下陷。倘若買方在該通知指定期限內忽視或未能遵守該通知以令署長滿意，署長可立即執行及進行任何必須之工程而買方須應要求向政府付還有關費用連同任何行政或專業費用及收費。

23. 批地文件特別批地條款第(26)條規定：

買方現確認該地段的底部可能鋪上含溶洞大理石及接受如發展或重建該地段或其任何部分需要大範圍的岩土勘測。買方進一步接受該等勘測或顯示需要一名在地段上岩土工作的設計和監督方面有經驗的岩土工程師的高度參與。買方現確認完全負擔任何岩土勘測、設計工作、建築工程、監督或任何其他事宜導致的所有費用、收費、款項或其他開支，及買方進一步確認政府概不需承擔任何有關該費用、收費、款項或其他開支的責任。

24. 批地文件特別批地條款第(27)條規定：

如果在發展或重建該地段或其任何部分時已安裝預應力地樁，買方須自費在預應力地樁的整個服務期限內定期保養與定期監察預應力地樁，令署長滿意，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的報告和資料。如果買方忽略或未能進行要求的監察工程，署長可立即執行與進行該等監察工程，而買方須應要求付還其開支給政府。

25. 批地文件特別批地條款第(28)條規定：

- (a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥

土、廢石方、瓦礫、建築廢料或建築材料（以下稱「廢物」）被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、雨水渠或明渠或其他政府物業（以下稱「政府物業」），買方須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。買方須就上述的侵蝕、沖刷或傾倒而對私人物業造成的任何損壞或滋擾直接或間接產生或有關的所有責任、索償、損害、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償及保持令其獲得彌償。

- (b) 即使本特別批地條款第(a)條有所規定，署長可以（但無義務）應買方的要求在政府物業清理廢物並對政府物業所造成的任何損壞進行修復，而買方須應要求向政府支付有關的費用。

26. 批地文件特別批地條款第(29)條規定：

受制於本文特別批地條款第(23)及(31)條，買方須於所有時間，特別是在進行建造、保養、翻新或維修工程（以下稱「工程」）時，採取或促使他人採取所有適當及充分的小心、技巧及預防措施，避免對該地段、綠色範圍或該等任何其他部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管（包括本文特別批地條款第(31)條所指的現存政府食水總水管及改道總水管）、道路、行人路（包括連接該地段至十八鄉路以北和大旗嶺路以南的整條行人路）、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（包括公用路燈及替代公用路燈）（以下統稱「服務設施」）造成任何損害、騷擾或妨礙。買方在進行任何工程之前須進行或促使他人進行完善調查及查詢核實服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其批准，且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。買方須遵從及自費履行署長在批准時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。買方須自費維修、修復及使其回復原狀任何因工程對該地段、綠色範圍或該等任何其他部分或任何服務設施以任何方式引起的任何損害、騷擾或妨礙（除明渠、污水渠、雨水渠或總水管（包括本文特別批地條款第(31)條所指的現存政府食水總水管及改道總水管），除非署長另作選擇，否則明渠、污水渠、雨水渠或總水管須由署長進行修復，而買方須應要求向政府支付該等工程的費用）。如買方未能對該地段、綠色範圍或該等任何其他部分或任何服務設施進行任何該等必要的改道、重鋪、維修、修復及使其回復原狀工程，以令署長滿意，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或使其回復原狀工程，而買方須應要求向政府支付該等工程的費用。

27. 批地文件特別批地條款第(30)條規定：

- (a) 當署長認為必需時，買方須自費在該地段範圍內或在政府土地建造及保養排水道和渠道，從而將降於或流入該地段的所有雨水及天雨水截流和引入最接近的河道、集水溝、水道或政府雨水渠以令署長滿意。買方須獨力負責並彌償政府及其人員因該等雨水或天雨水直接或間接產生或有關的所有責任、索償、損害、損失、損害、開支、收費、費用、訴求、訴訟及法律程序及保持令其獲得彌償。
- (b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（當已鋪設及啓用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對買方負責。買方須應要求向政府支付上述連接工程的費用。該等連接工程亦可由買方自費進行，及以令署長滿意。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由買方自費保養，且買方須應要求移交給政府，由政府自費負責日後的保養。買方須應要求向政府支付有關上述連接工程的技術審查的費用。如買方未能保養在政府土地內建造的上述連接工程的任何一段，署長可進行其認為必要的保養工程，買方須應要求向政府支付上述工程的費用。

28. 批地文件特別批地條款第(31)條規定：

- (a) 買方確認有現存政府食水總水管（以下稱「現存政府食水總水管」）在本文所夾附圖則內以粉紅色加黑點顯示的地段部份之下、下方通行、行經（以下稱「水務專用範圍」）。
- (b) 除非事前獲水務署署長書面同意：
 - (i) 於水務專用範圍之上、其上面、其下面、上方、之下或內部不可興建或建造或放置任何建築物、結構物及放置或存儲任何物件或物質（不論其性質）於水務專用範圍內。
 - (ii) 於水務專用範圍內禁止樹木種植和地盤平整工程。
- (c) 受制於署長事先書面批准，買方可自費以達至署長全面滿意的程度更改現存政府食水總水管或其任何一部份或多個部份致使其置於署長批准位於該地段內或外的一個或多個位置及水平，物料及標準，規格及設計。買方更改的現存政府食水總水管及

其未受更改的任何一部份或多個部份(如有)以下稱為「改道總水管」。

- (d) (i) 倘若改道總水管完全置於該地段內或部份於該地段內及部份於該地段外，則該地段部份或多部份位於由改道總水管中央線起量度 1.5 米距離內的範圍須構成一新的水務專用範圍(將於署長致買方一封或多封信函中被勾劃及指明)並替代水務專用範圍，及後「水務專用範圍」的提及將理解為「新水務專用範圍」及所有關於水務專用範圍的特別批地條款會被視為意指新水務專用範圍。
- (ii) 倘若改道總水管完全置於該地段外而該地段並沒任何部份為由改道總水管中央線起量度 1.5 米距離，水務專用範圍則終止存在及此買方在本特別批地條款下的權利和義務完全地終止及停止。

就本特別批地條款而言，署長就何謂改道總水管的中央線所作的決定將為最終決定，並對買方具有約束力。

- (e) 未經署長的事先書面批准，買方不得騷擾、妨礙、拆卸或拆除或批准現存政府食水總水管或其任何一部分或多部分受騷擾、妨礙、拆卸或拆除，除非直到改道總水管已投入使用達至署長全面滿意。
- (f) 現獲例外保留政府、水務署署長及其人員、代理、承建商、工人及獲署長授權的其他人士(不論有否帶同工具、設備、裝置、器械及車輛)有權自由及不受限制通行、進出、往返及行經該地段或其中任何部分以便視察、運作、保養、修理和更新現存政府食水總水管及改道總水管。
- (g) 倘因現存政府食水總水管的存在，政府食水總水管隨後的拆卸、拆除或根據本特別批地條款第(c)條改道其中任何一部分或多個部分，行使根據本特別批地條款第(f)條通行、進出、往返及行經的權利及進行工程及改道總水管的存在導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務及買方不可就此向政府作出任何性質的索償。買方須就現存政府食水總水管或其中任何一部分或多個部分現存或其後移除、拆除或改道，行使通行、進出、往返及行經的權利或進行任何本文特別批地條款第(f)條工程或改道總水管的存在直接或間接產生或有關的所有責任、損失、損害、開支、索償、費用、收費、訴求、訴訟及法律程序向政府彌償，並保持令其獲得彌償。

29. 批地文件特別批地條款第(34)條規定：

不得於該地段興建或豎立墳墓或骨灰龕，亦不得於該地段安葬或存放任何人類骸骨或動物骸骨，無論是否存放在陶罐、骨灰甕或以其他之方式存放。

30. 修訂書再作規定批地文件所夾附圖則(圖則號碼YL16881-SP)需被視作無效及無效果，及被視作由修訂書所夾附圖則(圖則號碼YL16881-D)所替代並作為批地文件的一部分，及於批地文件提及「本文所夾附圖則」將被視作指為修訂書所夾附圖則(圖則號碼YL16881-D)及批地文件需以此為理解及解釋。

附註：

根據一封由地政總署元朗地政處於2020年12月10日發出的信件(「該信件」)，並獲金輝順有限公司(即擁有人)接納，批地文件內特別批地條款第(3)(a)(i)條，第(3)(a)(ii)條及第(7)條對於完成工程及於該地段上完成發展之日期被更改為2024年12月31日。

備註：

1. 批地文件提及的「買方」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
2. 批地文件提及的「署長」指地政總署署長。
3. 在本「批地文件的摘要」的英文文本中以大楷顯示的詞語與批地文件中定義者具有相同意義。
4. 附於批地文件的圖則及附於修訂書的圖則於公共設施及公眾休憩用地的資料部分內複製。
5. 詳情請參考批地文件及修訂書。批地文件及修訂書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後獲取批地文件及修訂書副本。

1. The Development is situated on Lot No.5382 in Demarcation District No.116 (the “lot”).

2. The lot is held under the Agreement and Conditions of Sale dated 10th April 2019 and registered in the Land Registry as New Grant No.22784 (the “Land Grant”) for a term of 50 years commencing from the 10th April 2019 subject to and with the benefit of a Modification Letter dated 20th April 2021 and registered in the Land Registry by Memorial No.22031601740036 (the “Modification Letter”).

3. Special Condition No.(8) of the Land Grant stipulates that:

The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

4. General Condition No.(5)(c) of the Land Grant stipulates that:

(c) The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.

5. General Condition No.(7) of the Land Grant stipulates that:

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

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

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

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

6. General Condition No.(9) of the Land Grant 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 Purchaser 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 Purchaser and 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 Purchaser shall bear the capital cost of installation of road lighting and allow free ingress 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.

7. Special Condition No.(2) of the Land Grant stipulates that:

The Purchaser acknowledges that, apart from the Public Road Light referred to in Special Condition No. (23) hereof and the Existing Government Fresh Water Mains referred to in Special Condition No. (31) hereof, there are some buildings, structures and foundations existing on the lot (which buildings, structures and foundations are hereinafter collectively referred to as “the Existing Buildings and Structures”) and undertakes to demolish and remove, at the Purchaser’s own expense and in all respects to the satisfaction of the Director, the Existing Buildings and Structures from the lot. The Government will accept no responsibility or liability and no claim whatsoever shall be made against the Government by the Purchaser for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of or arising out of or incidental to the presence of or the subsequent demolition or removal of the Existing Buildings and Structures. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or the subsequent demolition or removal of the Existing Buildings and Structures.

8. Special Condition No.(3) of the Land Grant stipulates that:

(a) The Purchaser shall:

(i) on or before the 30th day of June, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public access shown coloured green on the plan annexed hereto (hereinafter referred to as “the Green Areas”); and

(II) provide and construct within the Green Areas such culverts, pavements or other structures as the Director in his sole discretion may require (hereinafter collectively referred to as “the Structures”)

so that pedestrian traffic may be carried on the Green Areas;

(ii) on or before the 30th day of June, 2024 or such other date as may be approved by the Director, at the Purchaser’s own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at the Purchaser’s own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered in accordance with Special Condition No. (4) hereof.

(b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

[Remark]

9. Special Condition No.(4) of the Land Grant stipulates that:

For the purpose only of carrying out the works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement

be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or the installation of the Substitute Public Road Light(s) referred to in Special Condition No. (23) hereof or the diversion of the Existing Government Fresh Water Mains referred to in Special Condition No. (31) hereof or otherwise.

10. Special Condition No.(5) of the Land Grant stipulates that:

The Purchaser shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof or the installation of the Substitute Public Road Light(s) referred to in Special Condition No. (23) hereof or the diversion of the Existing Government Fresh Water Mains referred to in Special Condition No. (31) hereof.

11. Special Condition No.(6) of the Land Grant stipulates that:

- (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Areas:
- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (3)(a), (23)(c) and (31)(c) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (3)(b) and (31)(f) hereof and any other works which the Director may consider necessary in the Green Areas;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.
- (b) The Government, the Director and his officers, contractors and agents, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

12. Special Condition No.(7) of the Land Grant stipulates that:

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and

planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2024.

[Remark]

13. Special Condition No.(9) of the Land Grant stipulates that:

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

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 2,350 square metres and shall not exceed 3,916.5 square metres;
- (d) the total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 32% of the area of the lot;
- (e) any building or buildings erected or to be erected on the lot shall not exceed 12 storeys including any floor or space below the ground level provided that the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (e) exclude:
 - (i) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service; and
 - (ii) any structure or floor space referred to in Special Condition No. (33)(b)(i)(II) hereof.

For the purpose this Special Condition, the Director's decision as to what constitutes the ground level shall be final and binding on the Purchaser.

- (f) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than the demolition and removal works referred to in Special Conditions Nos. (2), (23) and (31) hereof and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation; and
- (g) the Purchaser hereby expressly agrees and accepts that there is no guarantee that the maximum gross floor area, the maximum site coverage and the maximum number of storeys respectively stipulated in sub-clauses (c), (d) and (e) of this Special Condition, or any of them, can be attained and the Purchaser shall not be entitled to any refund of the premium paid by him or any part thereof or any payment or compensation whatsoever in the event that the said maximum gross floor area, maximum site coverage and maximum number of storeys or any of them cannot be attained.

14. Special Condition Nos.(11)(a)(c) of the Land Grant stipulate that:

- (a) The Purchaser 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.
- (c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)

(v) hereof;

- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons.

15. Special Condition No.(12) of the Land Grant stipulates that:

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

16. Special Condition No.(13) of the Land Grant stipulates that:

- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b)
 - (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
 - (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as “the Greenery Area”) shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
 - (iii) The decision of the Director as to which landscaping works proposed by the Purchaser constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition and whether the provision of the Greenery Area has been complied with in accordance with sub-clause (b)(ii) of this Special Condition shall be final and binding on the Purchaser.
 - (iv) The Director at his sole discretion may accept other non-planting features proposed by the Purchaser as an alternative to planting trees, shrubs or other plants.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
- (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.

17. Special Condition Nos.(14)(a)(c) of the Land Grant stipulate that:

- (a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
 - (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;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.

18. Special Condition Nos.(15)(a)(c) of the Land Grant stipulate that:

- (a) Quarters for watchmen or caretakers or both may be provided within

the lot subject to the following conditions:

- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.

19. Special Condition Nos.(16)(a)(c) of the Land Grant stipulate that:

- (a) One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:
 - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or the Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
 - (ii) the location of any such office shall first be approved in writing by the Director.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (19)(a)(v) hereof.

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

The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles.

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

- (a) The Purchaser acknowledges that there is one public road light existing within the lot as shown and marked by a red dot on the plan annexed hereto (hereinafter referred to as the “Public Road Light”). The Government will accept no responsibility or liability and no claim whatsoever shall be made against the Government by the Purchaser for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of or arising out of or incidental to the presence of or the subsequent demolition or removal of the Public Road Light and the installation of the Substitute Public Road Light(s) pursuant to sub-clause (c) of this Special Condition. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, claims, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or the subsequent demolition or removal of the Public Road Light or the installation of the Substitute Public Road Light(s).
- (b) The Purchaser shall at his own expense maintain in good and substantial condition (including the supply of electricity) and repair to the satisfaction of the Director (i) the Public Road Light together with any associated cables until its demolition and removal as may be required by the Director pursuant to sub-clause (c) of this Special Condition and (ii) the Substitute Public Road Light(s) as may be required by the Director pursuant to sub-clause (c) of this Special Condition together with any associated cables until the Substitute Public Road Light(s) are handed over to the Director. The Substitute Public Road Light(s) shall be deemed to have been handed over to the Director on a date to be specified in a letter from the Director.
- (c) The Purchaser shall, upon request by the Director, at his own expense and within such period as may be required by the Director demolish and remove the Public Road Light and provide and install a substitute public road light or lights of such types and numbers as shall be required by the Director within the adjacent Government land (hereinafter referred to as “the Substitute Public Road Light(s)”) in all respects to the satisfaction of the Director provided always that the Public Road Light shall not be demolished or removed unless and until the Substitute Public Road Light(s) shall have been installed in all respects to the satisfaction of the Director and handed over to the Director pursuant to sub-clause (b) of this Special Condition.

22. Special Condition No.(25) of the Land Grant stipulates that:

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser 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 Purchaser 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. (24) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser 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 Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with 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 Purchaser 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 Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

23. Special Condition No.(26) of the Land Grant stipulates that:

The Purchaser hereby acknowledges that the lot may be underlain by cavernous marble and accepts that, upon any development or redevelopment of the lot, extensive geotechnical investigation will be required. The Purchaser further accepts that such investigations may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the lot. The Purchaser hereby acknowledges that all costs, charges, fees or other expenses whatsoever arising out of any geotechnical investigations, design work, construction, supervision or any other matters whatsoever will be entirely his own responsibility and the Purchaser further acknowledges that the Government shall be under no liability whatsoever in respect of such costs, charges, fees or other expenses.

24. Special Condition No.(27) of the Land Grant stipulates that:

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

demand repay to the Government the cost thereof.

25. Special Condition No.(28) of the Land Grant stipulates that:

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with 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 Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof.

26. Special Condition No.(29) of the Land Grant stipulates that:

Subject to Special Conditions Nos. (23) and (31) hereof, the Purchaser 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 (including the Existing Government Fresh Water Mains and the Diverted Water Mains referred to in Special Condition No. (31) hereof), road, footpath (including the whole length of the footpath linking the lot to Shap Pat Heung Road to the north and Tai Kei Leng Road to the south), street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (including the Public Road Light and the Substitute Public Road Light(s)) being or running upon, over, under or adjacent to the lot, the Green Areas or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser 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 Purchaser 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 Purchaser shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Areas or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main (including the Existing Government Fresh Water Mains and the Diverted Water Mains referred to in Special Condition No. (31) hereof), the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Areas or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

27. Special Condition No.(30) of the Land Grant stipulates that:

- (a) The Purchaser 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 Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Purchaser shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions

and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance caused by such storm-water or rain-water.

- (b) The works of connecting any drains and sewers from the lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense and to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

28. Special Condition No.(31) of the Land Grant stipulates that:

- (a) The Purchaser acknowledges that there are some existing Government fresh water mains (hereinafter referred to as “the Existing Government Fresh Water Mains”) running across, through, under or below that portion of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as “the Waterworks Reserve Area”).
- (b) Except with the prior written consent of the Director of Water Supplies:
- (i) no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the Waterworks Reserve Area and no material or object of whatever nature shall be placed or stored within the Waterworks Reserve Area; and
- (ii) tree planting and site formation works shall be prohibited within the Waterworks Reserve Area.
- (c) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director divert the Existing Government Fresh Water Mains or any part or parts thereof to such location or locations within or outside the lot and at such levels, with such materials and to such standard, specification and design as may be approved by the Director. The Existing Government Fresh Water Mains that have been diverted by the Purchaser together with any part or parts of the Existing Government Fresh Water Mains not so diverted (if any) shall hereinafter be referred to as “the Diverted Water Mains”.
- (d) (i) In the event that the Diverted Water Mains are diverted wholly within or partly within and partly outside the lot, such portion or portions of the lot being within a distance of 1.5 metres measured from the centre line of the Diverted Water Mains shall form a new waterworks reserve area (which shall be delineated and specified in a letter or letters from the Director to the Purchaser) in substitution of the Waterworks Reserve Area, and all references to “the Waterworks Reserve Area” shall thereafter be construed as references to “the new waterworks reserve area” and all provisions in relation to the Waterworks Reserve Area under this Special Condition shall be construed as references to the new waterworks reserve area.
- (ii) In the event that the Diverted Water Mains are diverted wholly outside the lot without any portion of the lot being within a distance of 1.5 metres measured from the centre line of the Diverted Water Mains, the Waterworks Reserve Area shall cease to exist and thereupon the rights and obligations of the Purchaser under this Special Condition shall absolutely cease and determine.

For the purpose of this Special Condition, the decision of the Director as to what constitutes the centre line of the Diverted Water Mains shall be final and binding on the Purchaser.

- (e) Except with the prior written approval of the Director, the Purchaser shall not in any way disturb, obstruct, demolish or remove or permit to be disturbed, obstructed, demolished or removed the Existing Government Fresh Water Mains or any part or parts thereof unless and until the Diverted Water Mains have been put into operation in all respects to the satisfaction of the Director.
- (f) There is reserved unto the Government, the Director of Water Supplies and its or their officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Government Fresh Water Mains and the Diverted Water Mains.
- (g) The Government will accept no responsibility or liability and no claim whatsoever shall be made against the Government by the Purchaser for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of or arising out of or incidental to the presence of the Existing Government Fresh Water Mains, the subsequent demolition, removal or diversion of the Existing Government Fresh Water Mains or any part or parts thereof pursuant to sub-clause (c) of this Special Condition, the exercise of the right of ingress, egress and regress and the carrying out of the works conferred under sub-clause (f) of this Special Condition and the presence of the Diverted Water Mains. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or the subsequent demolition, removal or diversion of the Existing Government Fresh Water Mains or any part or parts thereof, the exercise of the right of ingress, egress and regress or the carrying out of the works conferred under sub-clause (f) of this Special Condition or the presence of the Diverted Water Mains.

29. Special Condition No.(34) of the Land Grant stipulates that:

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

30. The Modification Letter stipulates that the plan (PLAN No. YL16881-SP) annexed to the Land Grant shall be deemed to be null and void and of no effect and the plan (PLAN No. YL-16881-D) annexed to the Modification Letter shall be deemed to be substituted therefor and form part of the Land Grant and all references in the Land Grant to “the plan annexed hereto” shall be deemed to refer to the plan (PLAN NO. YL16881-D) annexed to the Modification Letter and the Land Grant shall be read and construed accordingly.

Remark:

Pursuant to a letter dated 10 December 2020 issued by the District Lands Office (Yuen Long), Lands Department (“the Letter”) and accepted by Gold Fusion Limited (i.e. the Owner), the date under special conditions Nos.(3)(a)(i), (3)(a)(ii) and (7) regarding completion of works as stipulated therein and the building covenant under the Land Grant has been amended to the 31st day of December 2024.

Notes:

- The reference to the “Purchaser” in the Land Grant means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in the case of a corporation its successors and assigns.
- The reference to the “Director” in the Land Grant means the Director of Lands.
- The capitalized terms used in this Summary of Land Grant shall have the same meaning as defined in the Land Grant.
- The plan annexed to the Land Grant and the plan annexed to the Modification Letter are reproduced under the “Information on Public Facilities and Public Open Spaces” section.
- For full details, please refer to the Land Grant and the Modification Letter. Full script of the Land Grant and the Modification Letter are available for free inspection at the sales office during opening hours and copies of the Land Grant and the Modification Letter can be obtained upon paying necessary photocopying charges.

A. 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. 描述

- (a) 批地文件特別批地條款第(3)(a)(i)(I)及(II)條所指的綠色範圍及該構築物。
- (b) 批地文件特別批地條款第(23)(a)及(c)條所指的公用路燈及替代公用路燈。
- (c) 批地文件特別批地條款第(31)(c)條所指的改道總水管。

2. 公眾有權按照批地文件使用第1(a), (b)及(c)段所述的設施。

B(I). 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

1. 描述

- (a) 批地文件特別批地條款第(3)(a)(i)(I)及(II)條所指的綠色範圍及該構築物(直至綠色範圍的管有根據批地文件特別批地條款第(4)條交回政府)。
- (b) 批地文件特別批地條款第(23)(a)及(c)條所指的公用路燈及任何相關電纜(直至其根據批地文件特別批地條款第(23)(c)條經署長要求拆卸及拆除)及替代公用路燈及任何相關電纜(直至替代公用路燈根據批地文件特別批地條款第(23)(b)移交署長)。

2. 公眾有權按照批地文件使用第1(a)及(b)段所述的設施。

3. 該等設施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。

4. 發展項目中的住宅物業的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的部分開支。

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

不適用。

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. 顯示設施、休憩用地及土地中的該等部分的位置的圖則

請參閱本節結尾部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

(I) 批地文件特別批地條款第(3)條規定：

(a) 買方必須：

- (i) 在2024年6月30日之前或署長批准的其他日期, 買方自費以署長批准的方式及物料, 按署長批准的標準、水平、定線和設計, 全面令署長滿意：
 - (I) 鋪設及構造本文所夾附圖則以綠色顯示的該等日後興建公共通行部分(以下稱「綠色範圍」); 及
 - (II) 在綠色範圍內提供及建造署長全權酌情決定要求的暗渠、行人路或其他結構物(以下統稱「該構築物」)

以致可在綠色範圍供行人往來；

- (ii) 在2024年6月30日之前或署長批准的其他日期, 買方自費令署長滿意在綠色範圍表面整飾、興建路緣及渠道, 以及按署長要求為此等設施提供溝渠、污水管、排水渠、消防栓及接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及

- (iii) 買方自費保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物使署長滿意, 直至綠色範圍的管有按照本文特別批地條款第(4)條交付時為止。

- (b) 倘若買方未能於指定日期或經署長批准的其他日期內履行其在本特別批地條款第(a)條的義務, 政府可進行必要的工程, 費用一概由買方負責, 買方須應要求向政府支付相等於該等費用的金額, 該金額由署長決定, 其決定為最終決定及對買方具有約束力。

- (c) 倘因買方履行本特別批地條款第(a)條的義務或政府行使本特別批地條款第(b)條的權利或其他情況導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾, 政府概不承擔任何責任, 及買方不得就任何該等損失、損害、滋擾或騷擾而向政府作出索償。

(2) 批地文件特別批地條款第(4)條規定：

僅為進行本文特別批地條款第(3)條規定的必要工程, 買方於本協議日獲綠色範圍的管有。買方須在政府要求時把綠色範圍交還給政府, 及無論如何須在署長發出的信函說明所有此等批地條款已妥善履行令其滿意當日被視為已由買方交還給政府。買方在管有綠色範圍期間, 須在一切合理時間允許所有政府及公眾行人自由通行及經越綠色範圍, 並確保該通行不會因為進行不論是否根據本文特別批地條款第(3)條進行的工程, 或根據本文特別批地條款第(23)條進行的替代公用路燈安裝工程, 或根據本文特別批地條款第(31)條改道現存政府食水總水管或其他而受到干擾或妨礙。

(3) 批地文件特別批地條款第(5)條規定：

未經署長事先書面同意, 買方不得將綠色範圍用作儲物或興建任何臨時結構物或用作進行本文特別批地條款第(3)條規定的工程, 或根據本文特別批地條款第(23)條進行的替代公用路燈安裝工程, 或根據本文特別批地條款第(31)條改道現存政府食水總水管以外的任何其他用途。

(4) 批地文件特別批地條款第(6)條規定：

(a) 買方須於管有綠色範圍的所有合理時間：

- (i) 批准政府、署長及其人員、承建商及代理和獲署長授權的任何人士有權通行、進出、往返及行經該地段及綠色範圍, 以便視察、檢查及監督遵照本文特別批地條款第(3)(a)、(23)(c)及(31)(c)條規定進行的任何工程, 以及進行、視察、檢查及監督本文特別批地條款第(3)(b)及(31)(f)條規定的工程及署長認為於綠色範圍內必要的任何其他工程；
- (ii) 在政府或獲其授權的相關公用事業公司要求時, 批准政府或獲其授權的相關公用事業公司有權通行、進出、往返及行經該地段及綠色範圍, 以便在綠色範圍或任何毗連土地之內、之上或之下進行任何工程, 包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或相鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備。買方須就以上在綠色範圍內進行的任何工程所有相關事宜, 與政府及獲其正式授權的相關公用事業公司充分合作；及
- (iii) 在水務監督的人員及彼等授權的其他人士要求時, 批准水務監督的人員及彼等授權的其他人士有權通行、進出、往返及行經該地段及綠色範圍, 以便在綠色範圍內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。

- (b) 政府、署長及其人員、承建商及代理、水務署的人員和根據本特別批地條款第(a)條獲正式授權的任何人士或公用事業公司均不會就政府、署長及其人員、承建商及代理、水務署的人員和根據本特別批地條款第(a)條獲正式授權的任何人士或公用事業公司任何一方行使其權利或處理附帶於此等權利之事宜而令買方或任何其他人士招致或蒙受的任何損失、損害、滋擾或騷擾而負上責任。

(5) 批地文件特別批地條款第(23)條規定：

- (a) 買方確認該地段內現存一盞公用路燈, 在本文所夾附圖

則以紅點標記顯示作識別（以下稱「公用路燈」）。倘因公用路燈或其後的拆卸或拆除及根據本特別批地條款第(c)條的替代公用路燈安裝導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務，買方不可就此向政府作任何性質的索償。買方須就公用路燈的存在或其後的拆卸或拆除或替代公用路燈安裝直接或間接產生或有關的所有責任、損失、索償、損害、開支、收費、費用、訴求、訴訟及法律程序向政府彌償及保持其獲得彌償。

(b) 買方須自費保養和維修（包括電力供應），使其保持修葺良好堅固和狀況良好令署長全面滿意(i)公用路燈及任何相關電纜直至其經署長要求根據本特別批地條款第(c)條拆卸及拆除及(ii)署長要求根據本特別批地條款第(c)條的替代公用路燈及任何相關電纜直至替代公用路燈移交署長。替代公用路燈將於署長信中指出日期被視作已移交署長。

(c) 買方須在署長的要求下自費及在署長需求的期限內拆卸和拆除公用路燈及在毗連政府土地提供及安裝一盞替代公用路燈或按署長要求類型及數目的一盞或多盞燈（以下稱「替代公用路燈」）令署長全面滿意惟除非及直至替代公用路燈已安裝至署長全面滿意及根據本特別批地條款第(b)條移交署長，公用路燈不能被拆卸或拆除。

(6) 批地文件特別批地條款第(29)條規定：

受制於本文特別批地條款第(23)及(31)條，買方須於所有時間，特別是在進行建造、保養、翻新或維修工程（以下稱「工程」）時，採取或促使他人採取所有適當及充分的小心、技巧及預防措施，避免對該地段、綠色範圍或該等其任何部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管（包括本文特別批地條款第(31)條所指的現存政府食水總水管及改道總水管）、道路、行人路（包括連接該地段至十八鄉路以北和大旗嶺路以南的整條行人路）、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（包括公用路燈及替代公用路燈）（以下統稱「服務設施」）造成任何損害、騷擾或妨礙。買方在進行任何工程之前須進行或促使他人進行完善調查及查詢核實服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其批准，且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。買方須遵從及自費履行署長在批准時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。買方須自費維修、修復及使其回復原狀任何因工程對該地段、綠色範圍或該等其任何部分或任何服務設施以任何方式引起的任何損害、騷擾或妨礙（除明渠、污水渠、雨水渠或總水管（包括本文特別批地條款第(31)條所指的現存政府食水總水管及改道總水管），除非署長另作選擇，否則明渠、污水渠、雨水渠或總水管須由署長進行修復，而買方須應要求向政府支付該等工程的費用）。如買方未能對該地段、綠色範圍或該等其任何部分或任何服務設施進行任何該等必要的改道、重鋪、維修、修復及使其回復原狀工程，以令署長滿意，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或使其回復原狀工程，而買方須應要求向政府支付該等工程的費用。

(7) 批地文件特別批地條款第(31)條規定：

(a) 買方確認有現存政府食水總水管（以下稱「現存政府食水總水管」）在本文所夾附圖則內以粉紅色加黑點顯示的地段部份之下、下方通行、行經（以下稱「水務專用範圍」）。

(b) 除非事前獲水務署署長書面同意：

(i) 於水務專用範圍之上、其上面、其下面、上方、之下或內部不可興建或建造或放置任何建築物、結構物及放置或存儲任何物件或物質（不論其性質）於水務專用範圍內。

(ii) 於水務專用範圍內禁止樹木種植和地盤平整工程。

(c) 受制於署長事先書面批准，買方可自費以達至署長全面滿意的程度更改現存政府食水總水管或其任何一部份或多個部份致使其置於署長批准位於該地段內或外的一個或多個位置及水平，物料及標準，規格及設計。買方更改的現存政府食水總水管及其未受更改的任何一部份或多個部份（如有）以下稱為「改道總水管」。

(d) (i) 倘若改道總水管完全置於該地段內或部份於該地段內及部份於該地段外，則該地段部份或多部份位於由改道總水管中央線起量度1.5米距離內的範圍須構成一新的水務專用範圍（將於署長致買方一封或多封信函中被勾劃及指明）並替代水務專用範圍，及後「水務專用範圍」的提及將理解為「新水務專用範圍」及所有關於水務專用範圍的特別批地條款會被視為意指新水務專用範圍。

(ii) 倘若改道總水管完全置於該地段外而該地段並沒有任何部份為由改道總水管中央線起量度1.5米距離，水務專用範圍則終止存在及此買方在本特別批地條款下的權利和義務完全地終止及停止。

就本特別批地條款而言，署長就何謂改道總水管的中央線所作的決定將為最終決定，並對買方具有約束力。

(e) 未經署長的事先書面批准，買方不得騷擾、妨礙、拆卸或拆除或批准現存政府食水總水管或其任何一部分或多部分受騷擾、妨礙、拆卸或拆除，除非直到改道總水管已投入使用達至署長全面滿意。

(f) 現獲例外保留政府、水務署署長及其人員、代理、承建商、工人及獲署長授權的其他人士（不論有否帶同工具、設備、裝置、器械及車輛）有權自由及不受限制通行、進出、往返及行經該地段或其中任何部分以便視察、運作、保養、修理和更新現存政府食水總水管及改道總水管。

(g) 倘因現存政府食水總水管的存在，政府食水總水管隨後的拆卸、拆除或根據本特別批地條款第(c)條改道其中任何一部分或多個部分，行使根據本特別批地條款第(f)條通行、進出、往返及行經的權利及進行工程及改道總水管的存在導致或令買方或任何其他人士蒙受任何損失、損害、滋擾或騷擾，政府概不承擔任何責任或義務及買方不可就此向政府作出任何性質的索償。買方須就現存政府食水總水管或其中任何一部分或多個部分現存或其後移除、拆除或改道，行使通行、進出、往返及行經的權利或進行任何本文特別批地條款第(f)條工程或改道總水管的存在直接或間接產生或有關的所有責任、損失、損害、開支、索償、費用、收費、訴求、訴訟及法律程序向政府彌償，並保持令其獲得彌償。

(8) 日期為2021年4月20日，以註冊摘要號碼220031601740036於土地註冊處註冊的修訂書（「修訂書」）規定批地文件所夾附圖則（圖則號碼YL16881-SP）需被視作無效及無效果，及被視作由修訂書所夾附圖則（圖則號碼YL16881-D）所替代並作為批地文件的一部分，及於批地文件提及「本文所夾附圖則」將被視作指為修訂書所夾附圖則（圖則號碼YL16881-D）及批地文件需以此為理解及解釋。

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

(1) 公契的定義規定：

在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：

「公用設施」指擬供屋苑整體而並非只供任何個別單位公用及共享的設施，受制於公契條款，每位擁有人及佔用人可與屋苑所有其他擁有人及佔用人共用該等設施，當中包括但不限於公用路燈及任何相關電纜（直至其根據批地文件特別批地條款第(23)(c)條經地政總署署長要求拆卸及拆除）或（視情況而定及只為管理和保養為目的）替代公用路燈及任何相關電纜（直至替代公用路燈根據批地文件特別批地條款第(23)(b)條移交地政總署署長），公用天線、所有訊號接收器、污水管、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、閉路電視及以保安為目的在屋苑安裝的其他設施或設備、升降機、機器及機械和其他類似的裝置、設施或服務、變壓房、電纜設備及為屋苑提供電力的所有相關設施及輔助電力裝置，設備及設施，以及由首位擁有人在任何時候按照公契條款召開的業主會議中通過的業主決議指定用作公用設施的其他屋苑額外裝置及設施。

「綠色範圍」是指批地文件特別批地條款第(3)(a)(i)(I)條所指及定義的綠色範圍。

「公用路燈」是指批地文件特別批地條款第(23)(a)條所指及定

義的公用路燈。

「該構築物」是指批地文件特別批地條款第(3)(a)(i)(II)條所指及定義的該構築物。

「替代公用路燈」是指批地文件特別批地條款第(23)(c)條所指及定義的公用路燈。

(2) 公契第13(i)(xx)及13(i)(xxii)條規定：

管理開支須包括為了良好和有效率地管理和保養該地段、屋苑及公用地方及設施而必要及合理地招致的所有支出，包括但在不影響前述條文一般性的原則下以下各項費用、收費及支出：

(xx) 為符合及履行根據批地文件特別批地條款第(3)(a)(iii)條保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物（直至交還綠色範圍的管有予政府）所招致的所有費用及開出。

(xxii) 為符合及履行根據批地文件特別批地條款第(23)(b)條保養公用路燈及任何相關電纜（直至其根據批地文件特別批地條款第(23)(c)條經地政總署署長要求拆卸及拆除）或（視情況而定）替代公用路燈及任何相關電纜（直至替代公用路燈根據批地文件特別批地條款第(23)(b)條移交地政總署署長）所招致的所有費用及開出。

(3) 公契第38(bd), (bf)及(bh)條規定：

受限於《建築物管理條例》，管理人有權代表所有擁有人根據本公契就必要或適宜管理屋苑而作出所有相關行為及事情，每位業主在此不得撤回地委任管理人作為代理人處理有關任何涉及公用地方及設施的事情。除了本公契明確規定的其他權力外，惟受《建築物管理條例》監管，管理人擁有充分及不受限制的權限為妥善管理該地段及屋苑作出所有必要或適宜的行為和事情，在任何方面不影響前述條文一般性的原則下包括：

(bd) 為符合及履行批地文件特別批地條款第(3)(a)(iii)條代表所有業主保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物（在綠色範圍尚未交還予政府的情況下）。

(bf) 為符合及履行批地文件特別批地條款第(23)(b)條代表所有業主保養公用路燈及任何相關電纜（直至其根據批地文件特別批地條款第(23)(c)條經地政總署署長要求拆卸及拆除）或（視情況而定）替代公用路燈及任何相關電纜（在替代公用路燈根據批地文件特別批地條款第(23)(b)條尚未移交予地政總署署長的情況下）。

(bh) 有唯一權力代表所有業主與政府或任何法定機構或公共事業公司或其他主管當局或任何其他人士處理任何所有觸及或關於綠色範圍或公用路燈（直至其拆卸及拆除）或公用路燈（直至其管有移交予地政總署署長）。

(4) 公契附表三第42條規定：

擁有人須符合及履行批地文件特別批地條款第(3)(a)(iii)條而保養綠色範圍連同該構築物及在該處上及內建造、裝設及提供的所有結構物、路面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物（直至綠色範圍之管有交還予政府）。

(5) 公契附表三第45條規定：

擁有人須符合及履行根據批地文件特別批地條款第(23)(b)條而保養公用路燈及任何相關電纜直至其根據批地文件特別批地條款第(23)(c)條經地政總署署長要求拆卸及拆除或（視情況而定）替代公用路燈及任何相關電纜直至替代公用路燈根據批地文件特別批地條款第(23)(b)條移交地政總署署長。

備註：

批地文件提及的「署長」指地政總署署長。

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

1. Description
 - (a) The Green Area and the Structures as referred to in Special Condition Nos.(3)(a)(i)(I) and (II) of the Land Grant.
 - (b) The Public Road Light and Substitute Public Road Light(s) as referred to in Special Condition Nos.(23)(a) and (c) of the Land Grant.
 - (c) The Diverted Water Mains as referred to in Special Condition No.(31)(c) of the Land Grant.
2. The general public has the right to use the facilities mentioned in paragraphs 1(a), (b) and (c) in accordance with the Land Grant.

B(I). 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. Description
 - (a) The Green Area and the Structures as referred to in Special Condition No.(3)(a)(i)(I) and (II) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(4) of the Land Grant).
 - (b) The Public Road Light together with any associated cables (until its demolition and removal as may be required by the Director pursuant to Special Condition No.(23)(c)) and the Substitute Public Road Light(s) together with any associated cables (until the Substitute Public Road Light(s) are handed over to the Director of Lands pursuant to Special Condition No.(23)(b) of the Land Grant) as referred to in Special Condition Nos.(23)(a) and (c) of the Land Grant.
2. The general public has the right to use the facilities mentioned in paragraphs 1(a) and (b) in accordance with the Land Grant.
3. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
4. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

B(II). 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.

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

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 refer to the plan at the end of this section.

F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land

(1) Special Condition No.(3) stipulates that:

- (a) The Purchaser shall:
 - (i) on or before the 30th day of June, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public access shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Areas"); and
 - (II) provide and construct within the Green Areas such culverts, pavements or other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that pedestrian traffic may be carried on the Green Areas;
 - (ii) on or before the 30th day of June, 2024 or such other date as may be approved by the Director, at the Purchaser's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (iii) maintain at the Purchaser's own expense the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been delivered in accordance with Special Condition No. (4) hereof.

(b) In the event of the non-fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Purchaser.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

(2) Special Condition No.(4) stipulates that:

For the purpose only of carrying out the works specified in Special Condition No. (3) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Areas. The Green Areas shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Areas allow free access over and along the Green Areas for all Government and public pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (3) hereof or the installation of the Substitute Public Road Light(s) referred to in Special Condition No. (23) hereof or the diversion of the Existing Government Fresh Water Mains referred to in Special Condition No. (31) hereof or otherwise.

- (3) Special Condition No.(5) stipulates that:

The Purchaser shall not without the prior written consent of the Director use the Green Areas for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (3) hereof or the installation of the Substitute Public Road Light(s) referred to in Special Condition No. (23) hereof or the diversion of the Existing Government Fresh Water Mains referred to in Special Condition No. (31) hereof.

- (4) Special Condition No.(6) stipulates that:

- (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Areas:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Conditions Nos. (3)(a), (23)(c) and (31)(c) hereof and the carrying out, inspecting, checking and supervising of the works under Special Conditions Nos. (3)(b) and (31)(f) hereof and any other works which the Director may consider necessary in the Green Areas;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Areas as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and
- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Areas as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Areas.

- (b) The Government, the Director and his officers, contractors and agents, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents, the officers of the Water Authority and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.

- (5) Special Condition No.(23) stipulates that:

- (a) The Purchaser acknowledges that there is one public road light existing within the lot as shown and marked by a red dot on the plan annexed hereto (hereinafter referred to as the "Public Road Light"). The Government will accept no responsibility or liability and no claim whatsoever shall be made against the Government by the Purchaser for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of or arising out of or incidental to the presence of or the subsequent demolition or removal of the Public Road Light and the installation of

the Substitute Public Road Light(s) pursuant to sub-clause (c) of this Special Condition. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, claims, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or the subsequent demolition or removal of the Public Road Light or the installation of the Substitute Public Road Light(s).

- (b) The Purchaser shall at his own expense maintain in good and substantial condition (including the supply of electricity) and repair to the satisfaction of the Director (i) the Public Road Light together with any associated cables until its demolition and removal as may be required by the Director pursuant to sub-clause (c) of this Special Condition and (ii) the Substitute Public Road Light(s) as may be required by the Director pursuant to sub-clause (c) of this Special Condition together with any associated cables until the Substitute Public Road Light(s) are handed over to the Director. The Substitute Public Road Light(s) shall be deemed to have been handed over to the Director on a date to be specified in a letter from the Director.

- (c) The Purchaser shall, upon request by the Director, at his own expense and within such period as may be required by the Director demolish and remove the Public Road Light and provide and install a substitute public road light or lights of such types and numbers as shall be required by the Director within the adjacent Government land (hereinafter referred to as "the Substitute Public Road Light(s)") in all respects to the satisfaction of the Director provided always that the Public Road Light shall not be demolished or removed unless and until the Substitute Public Road Light(s) shall have been installed in all respects to the satisfaction of the Director and handed over to the Director pursuant to sub-clause (b) of this Special Condition.

- (6) Special Condition No.(29) stipulates that:

Subject to Special Conditions Nos. (23) and (31) hereof, the Purchaser 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 (including the Existing Government Fresh Water Mains and the Diverted Water Mains referred to in Special Condition No. (31) hereof), road, footpath (including the whole length of the footpath linking the lot to Shap Pat Heung Road to the north and Tai Kei Leng Road to the south), street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (including the Public Road Light and the Substitute Public Road Light(s)) being or running upon, over, under or adjacent to the lot, the Green Areas or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser 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 Purchaser 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 Purchaser shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Areas or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main (including the Existing Government Fresh Water Mains and the Diverted Water Mains referred to in Special Condition No. (31) hereof), the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry

out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Areas or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

(7) Special Condition No.(31) stipulates that:

- (a) The Purchaser acknowledges that there are some existing Government fresh water mains (hereinafter referred to as “the Existing Government Fresh Water Mains”) running across, through, under or below that portion of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter referred to as “the Waterworks Reserve Area”).
- (b) Except with the prior written consent of the Director of Water Supplies:
 - (i) no building or structure or support for any building or structure shall be erected or constructed or placed on, over, under, above, below or within the Waterworks Reserve Area and no material or object of whatever nature shall be placed or stored within the Waterworks Reserve Area; and
 - (ii) tree planting and site formation works shall be prohibited within the Waterworks Reserve Area.
- (c) Subject to the prior written approval of the Director, the Purchaser may at his own expense and in all respects to the satisfaction of the Director divert the Existing Government Fresh Water Mains or any part or parts thereof to such location or locations within or outside the lot and at such levels, with such materials and to such standard, specification and design as may be approved by the Director. The Existing Government Fresh Water Mains that have been diverted by the Purchaser together with any part or parts of the Existing Government Fresh Water Mains not so diverted (if any) shall hereinafter be referred to as “the Diverted Water Mains”.
- (d)
 - (i) In the event that the Diverted Water Mains are diverted wholly within or partly within and partly outside the lot, such portion or portions of the lot being within a distance of 1.5 metres measured from the centre line of the Diverted Water Mains shall form a new waterworks reserve area (which shall be delineated and specified in a letter or letters from the Director to the Purchaser) in substitution of the Waterworks Reserve Area, and all references to “the Waterworks Reserve Area” shall thereafter be construed as references to “the new waterworks reserve area” and all provisions in relation to the Waterworks Reserve Area under this Special Condition shall be construed as references to the new waterworks reserve area.
 - (ii) In the event that the Diverted wholly outside the lot without any portion of the lot being within a distance of 1.5 metres measured from the centre line of the Diverted Water Mains, the Waterworks Reserve Area shall cease to exist and thereupon the rights and obligations of the Purchaser under this Special Condition shall absolutely cease and determine.

For the purpose of this Special Condition, the decision of the Director as to what constitutes the centre line of the Diverted Water Mains shall be final and binding on the Purchaser.

- (e) Except with the prior written approval of the Director, the Purchaser shall not in any way disturb, obstruct, demolish or remove or permit to be disturbed, obstructed, demolished or removed the Existing Government Fresh Water Mains or any part or parts thereof unless and until the Diverted Water Mains have been put into operation in all respects to the satisfaction of the Director.
- (f) There is reserved unto the Government, the Director of Water Supplies and its or their officers, agents, contractors, workmen or other duly authorized personnel with or without tools, equipment, plant, machinery or motor vehicles the

right of free and unrestricted ingress, egress and regress at all times to, from and through the lot or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Government Fresh Water Mains and the Diverted Water Mains.

- (g) The Government will accept no responsibility or liability and no claim whatsoever shall be made against the Government by the Purchaser for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of or arising out of or incidental to the presence of the Existing Government Fresh Water Mains, the subsequent demolition, removal or diversion of the Existing Government Fresh Water Mains or any part or parts thereof pursuant to sub-clause (c) of this Special Condition, the exercise of the right of ingress, egress and regress and the carrying out of the works conferred under sub-clause (f) of this Special Condition and the presence of the Diverted Water Mains. The Purchaser shall indemnify and keep indemnified the Government from and against all liabilities, losses, damages, expenses, claims, costs, charges, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with the presence of or the subsequent demolition, removal or diversion of the Existing Government Fresh Water Mains or any part or parts thereof, the exercise of the right of ingress, egress and regress or the carrying out of the works conferred under sub-clause (f) of this Special Condition or the presence of the Diverted Water Mains.

- (8) The Modification Letter dated 20th April 2021 and registered in the Land Registry by Memorial No.22031601740036 (the “Modification Letter”) stipulates that the plan (PLAN No. YL16881-SP) annexed to the Land Grant shall be deemed to be null and void and of no effect and the plan (PLAN No. YL-16881-D) annexed to the Modification Letter shall be deemed to be substituted therefor and form part of the Land Grant and all references in the Land Grant to “the plan annexed hereto” shall be deemed to refer to the plan (PLAN No. YL16881-D) annexed to the Modification Letter and the Land Grant shall be read and construed accordingly.

G. Provisions of every deed of mutual covenant that concern those facilities and open spaces, and those parts of the land

- (1) The definitions of the Deed of Mutual Covenant stipulate that:

In this Deed the following expressions shall have the following meanings except where the context otherwise permits or requires:

“Common Facilities” means all those facilities intended for the common use and benefit of the Estate as a whole and not just any particular Unit which are subject to the provisions of this Deed to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate and includes but not limited to the Public Road Light together with any associated cables (until its demolition and removal as may be required by the Director of Lands pursuant to Special Condition No.(23)(c) of the Government Grant) or (as the case may be and for the purposes of management and maintenance only) the Substitute Public Road Light(s) together with any associated cables (until the Substitute Public Road Light(s) are handed over to the Director of Lands pursuant to Special Condition No.(23)(b) of the Government Grant), communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment for security purposes, lifts, plant and machinery and other like installations, facilities or services, 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 Estate Common Facilities by the First Owner subject to the approval by a resolution of Owners at an Owners’ meeting convened in accordance with the provisions of this Deed.

“Green Areas” means the Green Areas referred to and defined in Special Condition No.(3)(a)(i)(I) of the Government Grant.

“Public Road Light” means the Public Road Light referred to and defined in Special Condition No.(23)(a) of the Government Grant.

“Structures” means the Structures referred to and defined in Special Condition No.(3)(a)(i)(II) of the Government Grant.

“Substitute Public Road Light(s)” means the Substitute Public Road Light(s) referred to and defined in Special Condition No.(23)(c) of the Government Grant.

- (2) Clauses 13(i)(xx) and 13(i)(xxii) of the Deed of Mutual Covenant stipulate that:

The Management Expenses shall cover all expenditure which is to be necessarily and reasonably incurred for the proper good and efficient management and maintenance of the Lot and the Estate and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses:

- (xx) all costs and expenses incurred in connection with maintaining the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Areas is re-delivered to the Government) in observing and complying with Special Condition No.(3)(a)(iii) of the Government Grant.
- (xxii) all costs and expenses incurred in connection with maintaining the Public Road Light together with any associated cables (until its demolition and removal as may be required by the Director of Lands pursuant to Special Condition No.(23)(c) of the Government Grant) or (as the case may be) the Substitute Public Road Light(s) together with any associated cables (until the Substitute Public Road Light(s) are handed over to the Director of Lands pursuant to Special Condition No.(23)(b) of the Government Grant) in observing and complying with Special Condition No.(23)(b) of the Government Grant.

- (3) Clauses 38(bd), (bf) and (bh) of the Deed of Mutual Covenant stipulates that:

Subject to the provisions of the Building Management Ordinance, the Manager shall have the authority to do all such acts and things as may be necessary or expedient for the management of the Estate for and on behalf of all Owners in accordance with the provisions of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent in respect of any matter concerning the Common Areas and Facilities and all other matters duly authorised under this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have full and unrestricted authority but subject to the provisions of the Building Management Ordinance to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Estate and the management thereof including in particular the following but without in any way limiting the generality of the foregoing:-

- (bd) To maintain on behalf of the Owners the Green Areas together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (to the extent that the Green Areas has not yet been re-delivered to the Government) in observing and complying with Special Condition No.(3)(a)(iii) of the Government Grant.
- (bf) To maintain on behalf of the Owners the Public Road Light together with any associated cables (until its demolition and removal as may be required by the Director of Lands pursuant to Special Condition No.(23)(c) of the Government Grant) or (as the case may be) the Substitute Public Road Light(s) together with any associated cables (to the extent the Substitute Public Road Light(s) have not been handed over to the Director of Lands pursuant to Special Condition

No.(23)(b) of the Government Grant) in observing and complying with Special Condition No.(23)(b) of the Government Grant.

- (bh) 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 Green Areas or the Public Road Light (until demolition and removal thereof) or the Substitute Road Light(s) (until possession of which are handed over to the Director of Lands).

- (4) Clause 42 of the Third Schedule to the Deed of Mutual Covenant stipulates that:

To observe and comply with Special Condition No.(3)(a)(iii) of the Government Grant with regard to the maintenance of the Green Areas and the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in accordance with the Government Grant (until possession of the Green Areas is re-delivered to the Government).

- (5) Clause 45 of the Third Schedule to the Deed of Mutual Covenant stipulates that:

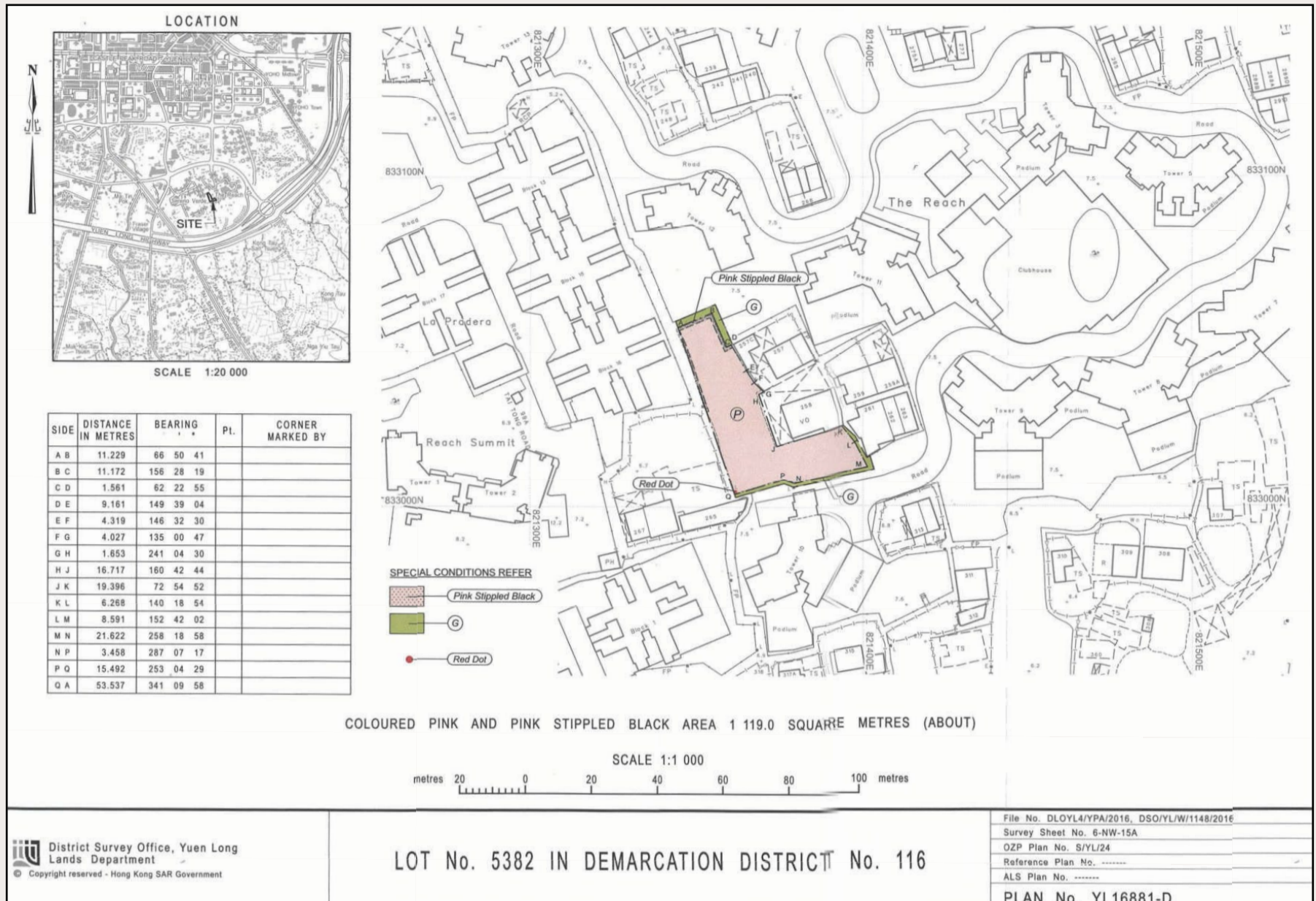
To observe and comply with Special Condition No.(23)(b) of the Government Grant with regard to the maintenance of the Public Road Light together with any associated cables until its demolition and removal as may be required by the Director of Lands pursuant to Special Condition No.(23)(c) of the Government Grant or (as the case may be) the Substitute Public Road Light(s) together with any associated cables until the Substitute Public Road Light(s) are handed over to the Director of Lands pursuant to Special Condition No.(23)(b) of the Government Grant.

Notes:




The reference to the “Director” in the Land Grant means the Director of Lands.

摘錄自批地文件附圖 (部分)

Plan extracted from the Land Grant (part)



圖例 Legend:

-  粉紅色加黑點
Pink Stippled Black
-  綠色
Green
-  紅點
Red Dot

本圖則是附錄於批地文件的圖則的複製本，亦是本章節提及的圖則之一。

This plan is a reproduction of the plan annexed to the Land Grant, and is one of the plans referred to in this Section.

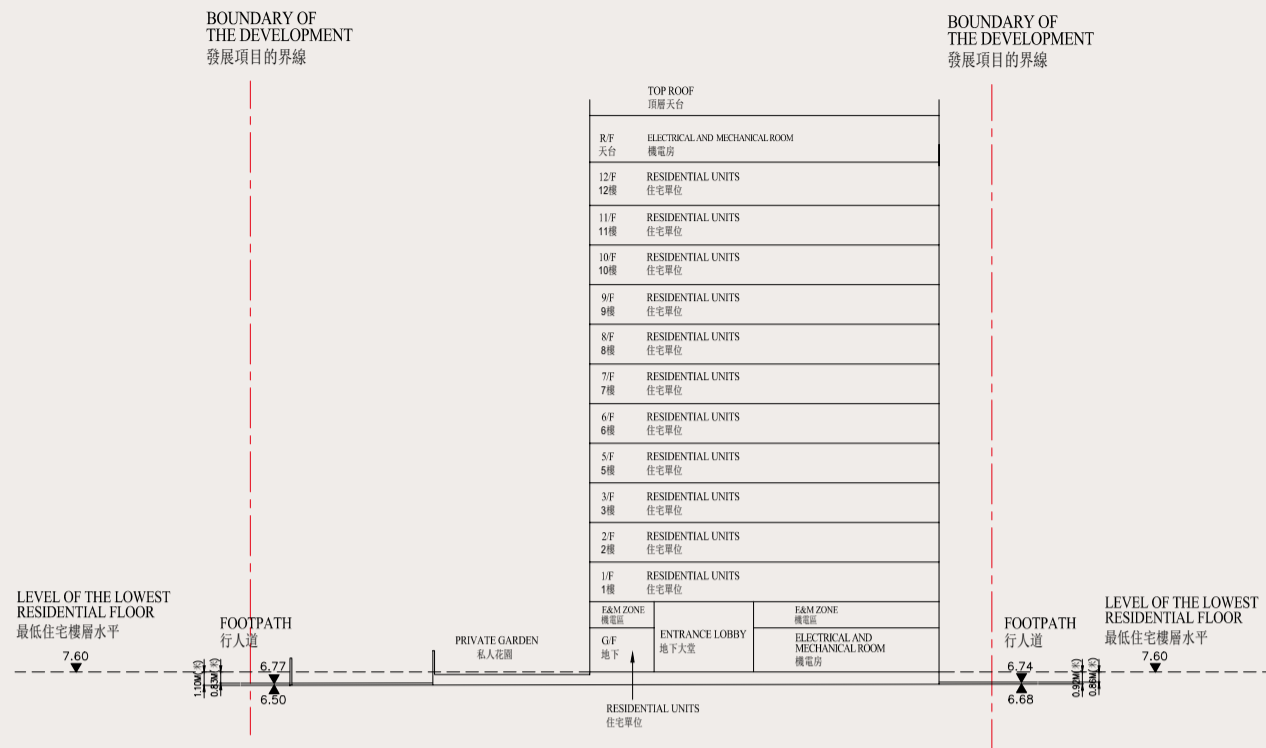
本圖則僅作顯示「綠色範圍」的位置，圖則中所示的其他事項未必反映其最新狀況。

The plan is for showing the location of the Green Area only. Other matters shown on the plan may not reflect their latest condition.

18

對買方的警告 Warning to Purchasers

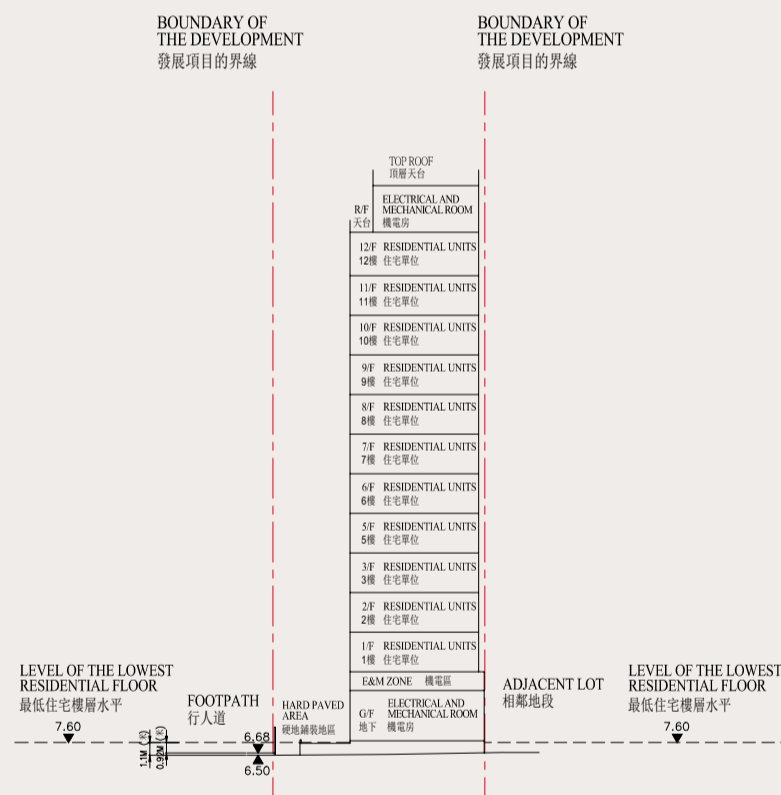
1. 現特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
 2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立的意見。
 3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (a) 該律師事務所可能不能夠保障買方的利益；及
 - (b) 買方可能要聘用一間獨立的律師事務所；及
 - (c) 如屬3(b)段的情況，買方須支付的律師費用的總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。
1. The purchaser is hereby recommended 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 –
 - (a) that firm may not be able to protect the purchaser's interests; and
 - (b) the purchaser may have to instruct a separate firm of solicitors; and
 - (c) that in the case of paragraph 3(b), 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

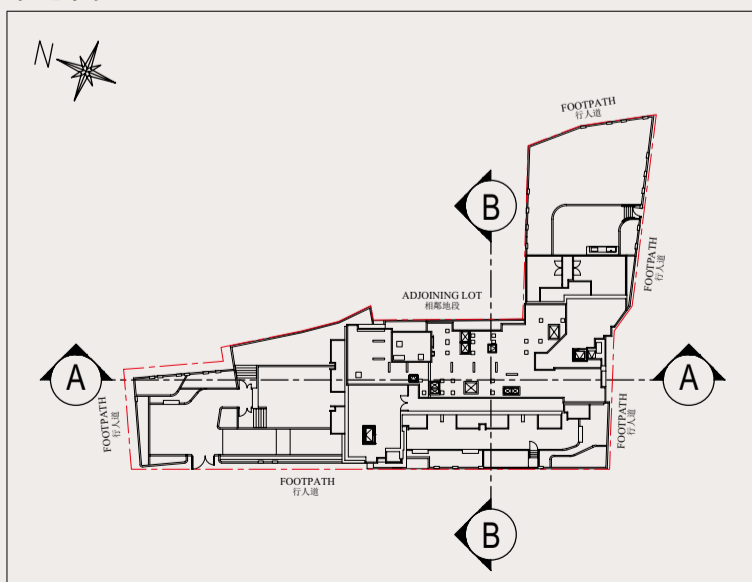
1. 發展項目之最低的一層住宅樓層為香港主水平基準以上 7.60 米。
2. 毗鄰建築物的一段行人道為香港主水平基準以上 6.50 米至 6.77 米。
3. 毗鄰建築物的一段行人道為香港主水平基準以上 6.68 米至 6.74 米。
4. ▼ 香港主水平基準以上高度 (米)。

1. The level of the lowest residential floor of the Development is 7.60 meters above the Hong Kong Principal Datum.
2. The part of footpath adjacent to the building is 6.50 meters to 6.77 meters above the Hong Kong Principal Datum.
3. The part of footpath adjacent to the building is 6.68 meters to 6.74 meters above the Hong Kong Principal Datum.
4. ▼ Height (in meters) above Hong Kong Principal Datum.



橫截面圖 B-B Cross-section Plan B-B

示意圖 KEY PLAN

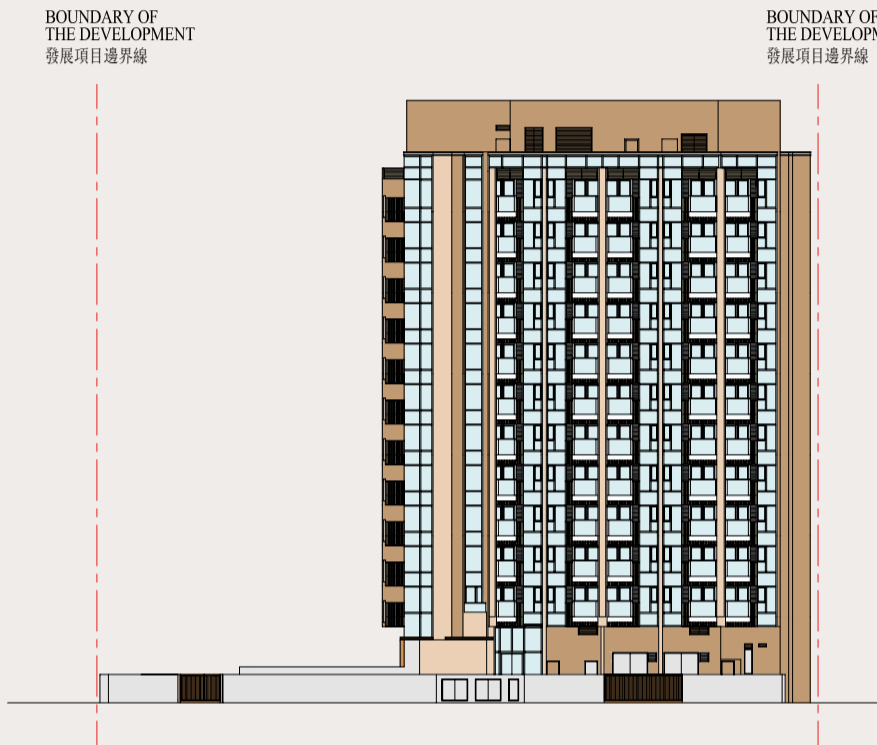


發展項目的界線

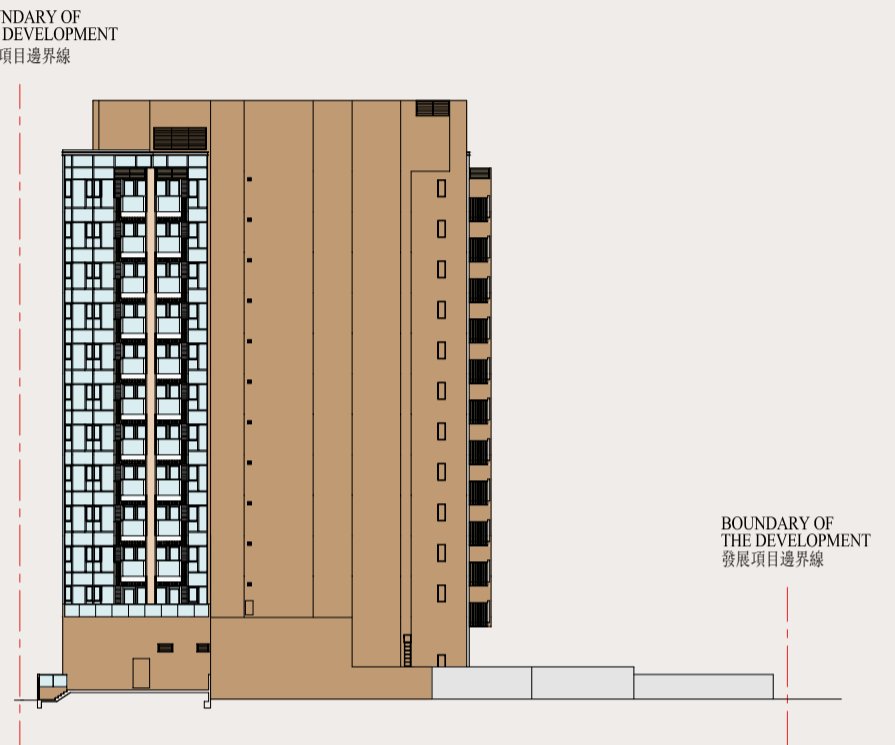
BOUNDARY OF THE DEVELOPMENT

1. 發展項目之最低的一層住宅樓層為香港主水平基準以上 7.60 米。
2. 毗鄰建築物的一段行人道為香港主水平基準以上 6.50 米至 6.68 米。
3. ▼ 香港主水平基準以上高度 (米)。

1. The level of the lowest residential floor of the Development is 7.60 meters above the Hong Kong Principal Datum.
2. The part of footpath adjacent to the building is 6.50 meters to 6.68 meters above the Hong Kong Principal Datum.
3. ▼ Height (in meters) above Hong Kong Principal Datum.

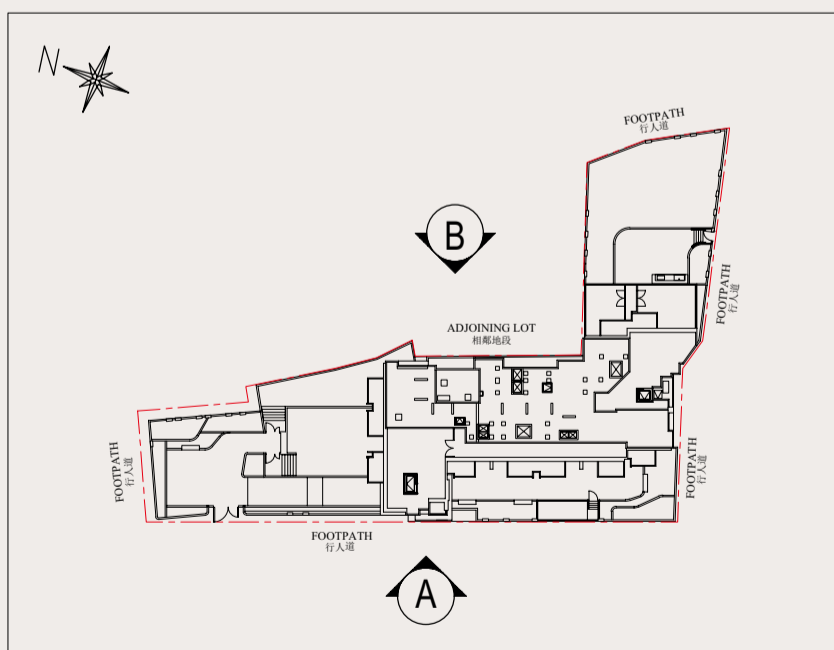


立面圖 A
Elevation Plan A



立面圖 B
Elevation Plan B

示意圖 KEY PLAN



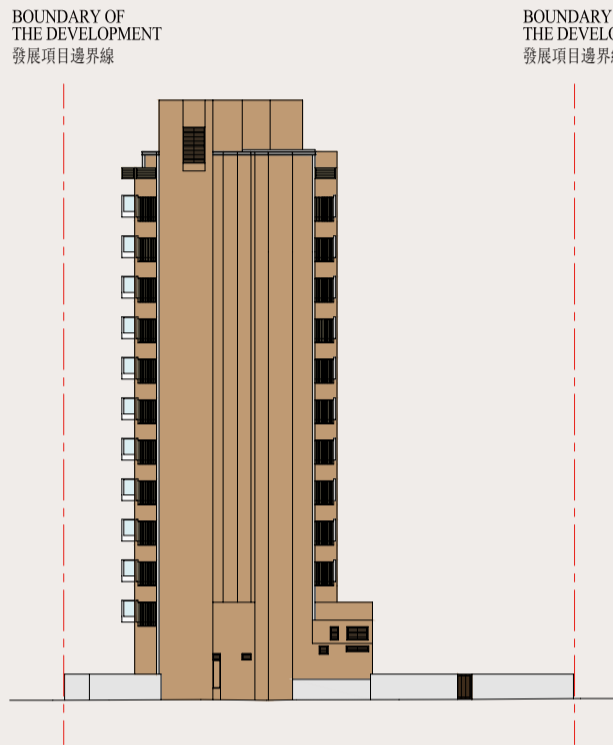
發展項目的界線
BOUNDARY OF THE DEVELOPMENT

發展項目的認可人士證明本圖顯示的立面：

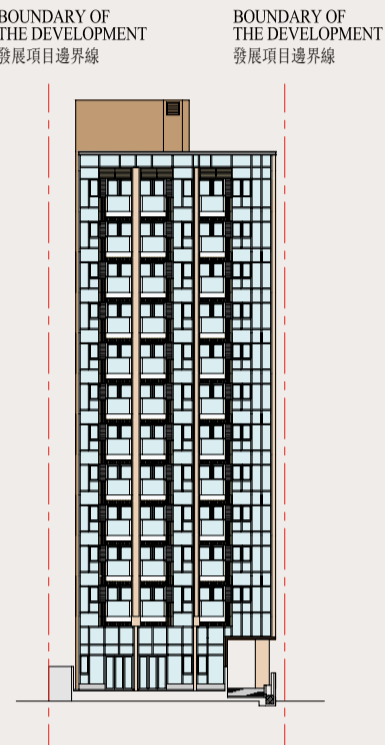
- a. 以2023年12月13日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- b. 大致上與發展項目的外觀一致。

Authorized Person for the Development certified that the elevations shown on these plans:

- a. are prepared on the basis of the approved building plans for the Development as of 13 December 2023; and
- b. are in general accordance with the outward appearance of the Development.

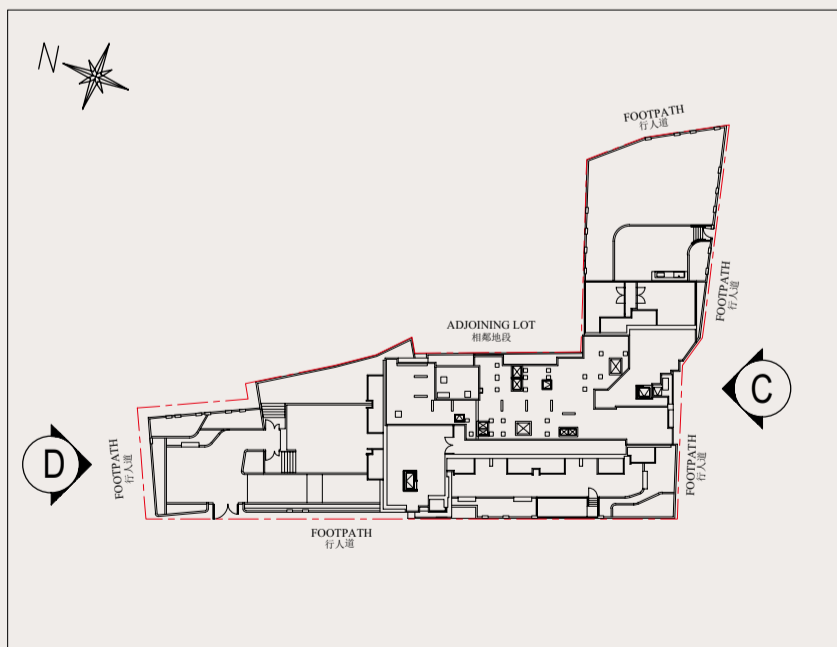


立面圖 C
Elevation Plan C



立面圖 D
Elevation Plan D

示意圖 KEY PLAN



發展項目的界線
BOUNDARY OF THE DEVELOPMENT

發展項目的認可人士證明本圖顯示的立面：

- a. 以2023年12月13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。

Authorized Person for the Development certified that the elevations shown on these plans:

- a. are prepared on the basis of the approved building plans for the Development as of 13 December 2023; and
- b. are in general accordance with the outward appearance of the Development.

公用設施 Common Facilities		面積 Area		總面積 Total Area
		有蓋 Covered	無蓋 Uncovered	
住客會所 (包括供住客使用的任何康樂設施) Residents' Clubhouse (including any recreational facilities for Residents' use)	平方呎 sq. ft.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
	平方米 sq. m.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
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) 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)	平方呎 sq. ft.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
	平方米 sq. m.	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
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) 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)	平方呎 sq. ft.	509	4,260	4,769
	平方米 sq. m.	47.330	395.736	443.066

備註：

- 上述所列以平方米顯示之面積乃依據最新批准的建築圖則。
- 上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 = 10.764 平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

Notes:

- Areas in square metres as specified above are based on the latest approved building plans.
- The areas as specified above in square feet are converted from the area in square metre at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from the area presented in square metres.

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. 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿文本存放於在指明住宅物業的售樓處，以供免費閱覽。
1. Copies of the outline zoning plans relating to the Development are available at www.ozp.tpb.gov.hk
 2. A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection free of charge at the place at which the specified residential properties is offered to be sold.

1. 外部裝修物料

細項	描述	
(a) 外牆	裝修物料的類型	玻璃幕牆、鋁窗、鋁飾板、鋁裝飾、鋁格柵、玻璃牆、石材飾板、金屬、外牆瓷磚及油漆
(b) 窗	框的用料	氟化碳噴塗層鋁窗框
	玻璃的用料	有色鋼化玻璃及清鋼化玻璃
(c) 窗台	窗台的用料及窗台板的裝修物料	不適用
(d) 花槽	裝修物料的類型	天然石材
(e) 陽台或露台	裝修物料的類型	陽台： 不適用 露台： 外牆瓷磚、地面瓷磚、鋁天花、鋁飾板、夾膠玻璃欄杆連鋁質頂扶手
	是否有蓋	陽台： 不適用 露台： 有蓋
(f) 乾衣設施	類型及用料	不適用

2. 內部裝修物料

細項	描述				
(a) 大堂	裝修物料的類型	牆壁	地板	天花板	
	地下入口大堂	瓷磚、特色玻璃、膠板、天然石材及金屬	天然石材	乳膠漆面石膏板及膠板	
	標準層升降機大堂 (1樓至3樓及5樓至12樓)	瓷磚、鏡、膠板及金屬	瓷磚	乳膠漆面石膏板	
	消防升降機大堂	油漆	水泥砂漿底層	油漆及防火板連油漆面假陣	
(b) 內牆及天花板	裝修物料的類型	牆壁	天花板		
	客廳及飯廳 (外露表面)	乳膠漆及膠板	乳膠漆及石膏板連乳膠漆面假陣		
	睡房 (外露表面)	乳膠漆	乳膠漆及石膏板連乳膠漆面假陣		
(c) 內部地板	用料	地板	牆腳線		
	客廳及飯廳	瓷磚及石材	木		
	睡房	瓷磚	木		
(d) 浴室	裝修物料的類型	牆壁	地板	天花板	
	外露表面	特色玻璃及瓷磚	瓷磚	乳膠漆面石膏板	
	牆身裝修物料鋪砌至假天花				
(e) 開放式廚房	裝修物料的類型	牆壁	地板	天花板	灶台
	外露表面	膠板、特色玻璃及金屬 (於不設背板之地櫃及雪櫃背面的牆身鋪砌瓷磚)	瓷磚	乳膠漆面石膏板	人造石
	牆身裝修物料鋪砌至假天花				

3. 室內裝置

細項	描述			
(a) 門		用料	裝飾物料	配件
	單位主入口門 (1樓至3樓及5樓至12樓)	防火實心木門	膠板及金屬	門把手、防盜眼、防盜鏈、門氣鼓、防煙條、電子門鎖及門擋
	單位主入口門 (地下)	金屬閘	金屬	電磁鎖、門鎖及門氣鼓
	通往露台及工作平台的門	鋁框玻璃門	氟化碳噴塗層鋁框及鋼化玻璃	門把手、門鎖及角度限制器
	睡房門	實心木門	膠板	門把手、門鎖及門擋
	儲物室門	實心木門	膠板	門把手、門鎖及門擋
	浴室門	實心木門連木百葉	膠板	門把手、門鎖及門擋
	私人平台門	鋁框玻璃門	氟化碳噴塗層鋁框及鋼化玻璃	門把手、門鎖及角度限制器
	私人花園趟摺門	鋁框玻璃門	氟化碳噴塗層鋁框及鋼化玻璃	門把手及門鎖
	私人平台之艙口門 (天台)	鋁框玻璃門	氟化碳噴塗層鋁框及鋼化玻璃	門把手及門鎖
(b) 浴室	裝置及設備的類型	用料		
	洗手盆櫃面	人造石		
	洗手盆櫃	膠板及金屬飾面木製櫃配木櫃門板		
	鏡櫃	膠板、特色玻璃及鏡飾面木製櫃		
	洗手盆龍頭	鍍鉻		
	洗手盆	瓷		
	坐廁	瓷		
	毛巾架	鍍鉻		
	廁紙架	鍍鉻		
	消防花灑頭	金屬		
	供水系統的類型及用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉		
	沐浴設施(包括花灑或浴缸,如適用的話)			
	淋浴間	強化清玻璃		
	花灑套裝及龍頭	鍍鉻		
浴缸大小(如適用的話)	不適用			
(c) 開放式廚房	洗滌盆的用料	不銹鋼		
	供水系統的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉		
	廚櫃的用料及裝修物料	用料	裝修物料	
		木製櫃配木櫃門板	膠板及亞克力板	
所有其他裝置及設備的類型	可定位煙霧探測器於客及飯廳及消防花灑頭於露台及工作平台、客及飯廳及開放式廚房			
	鍍鉻洗滌盆龍頭			
(d) 睡房	裝置的類型及用料	金屬消防花灑頭		
(e) 電話	有關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」			
(f) 天線	裝有公共電視/電台天線接線座。有關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」			
(g) 電力裝置	每戶提供微型斷路器配電箱、開關制、燈位及電插座。導管是部分隱藏及部分外露。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、櫃、飾板、非混凝土間隔牆、指定之管道槽或其他物料覆蓋或掩藏。有關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」			
(h) 氣體供應	不適用			
(i) 洗衣機接駁點	洗衣機接駁點均設於開放式廚房中,來水接駁點提供22毫米直徑喉管及去水接駁點提供40毫米直徑喉管			
(j) 供水	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉。水管是部分隱藏及部分外露。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、櫃、飾板、非混凝土間隔牆、管道槽或其他物料覆蓋或掩藏。熱水供應至開放式廚房及浴室			

4. 雜項

細項	描述	
(a) 升降機	住宅載客升降機	
	住宅載客升降機	通力
	品牌型號	NMX18
	升降機的數目	1
	升降機到達的樓層	地下、1樓至3樓及5樓至12樓
	住宅載客升降機 / 消防員升降機	
	住宅載客升降機	通力
	品牌型號	NMX18
	升降機的數目	1
	升降機到達的樓層	地下、1樓至3樓及5樓至12樓
(b) 信箱	用料	金屬
(c) 垃圾收集	垃圾由清潔工人收集至各住宅樓層公用地方之垃圾及物料回收室，並於地下之垃圾及物料回收房處理	
(d) 水錶、電錶及氣體錶	水錶	各住宅單位之水錶安裝於各樓層的水錶櫃內
	電錶	各住宅單位之電錶將安裝於各樓層的電錶櫃內（除地下住宅單位外） 地下住宅單位之電錶安裝於地下電掣室
	氣體錶	不提供氣體錶

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）	閉路電視	地下入口大堂、公共地方及住客升降機均設有閉路電視。 閉路電視訊號連接至地下入口大堂的管理員櫃台。
	訪客對講機及八達通卡出入控制系統	地下入口提供訪客對講機及八達通卡出入控制系統。升降機提供八達通卡出入控制系統。
	視像對講機	每個住宅單位提供視像對講機並連接至地下入口大堂的管理員櫃台。 住宅單位中的視像對講機位置請參閱「機電裝置數量說明表」

6. 設備

細項	描述
品牌名稱及產品型號	請參閱「裝備說明表」

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

1. Exterior Finishes

Item	Description	
(a) External Wall	Type of finishes	Curtain wall, aluminum window, aluminum cladding, aluminum feature, aluminium grille, glass wall, stone cladding, metal, external wall tiles and paint
(b) Window	Material of the frame	Fluorocarbon coated aluminum window frame
	Material of glass	Tinted tempered glass and clear tempered glass
(c) Bay window	Material of bay window and window sill finishes	Not Applicable
(d) Planter	Type of finishes	Natural stone
(e) Verandah or balcony	Type of finishes	<u>Verandah:</u> Not Applicable <u>Balcony:</u> External wall tiles, floor tiles, aluminum ceiling, aluminum cladding, laminated glass balustrade with aluminum top rail
	Whether it is covered	<u>Verandah:</u> Not Applicable <u>Balcony:</u> Covered
(f) Drying facilities for clothing	Type and material	Not Applicable

2. Interior Finishes

Item	Description				
(a) Lobby	Type of finishes	Wall	Floor	Ceiling	
	Entrance lobby at G/F	Tiles, feature glass, plastic laminate, natural stone and metal	Natural stone	Gypsum board ceiling with emulsion paint and plastic laminate	
	Lift lobby for typical lobby (1/F-3/F & 5/F-12/F)	Tiles, mirror, plastic laminate and metal	Tiles	Gypsum board ceiling with emulsion paint	
	Fireman's lift lobby	Paint	Cement sand screeding	Paint and fire rated board with paint bulkhead	
(b) Internal wall and ceiling	Type of finishes	Wall	Ceiling		
	Living room and dining room (Exposed surfaces)	Emulsion paint and plastic laminate	Emulsion paint and gypsum board with emulsion paint bulkhead		
	Bedroom (Exposed surfaces)	Emulsion paint	Emulsion paint and gypsum board with emulsion paint bulkhead		
(c) Internal floor	Material	Floor	Skirting		
	Living room and dining room	Tiles and stone	Timber		
	Bedroom	Tiles	Timber		
(d) Bathroom	Materials	Wall	Floor	Ceiling	
	Exposed surfaces	Featured glass and tiles	Tiles	Gypsum board with emulsion paint	
	Wall finishes on exposed walls run up to level of false ceiling				
(e) Open Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking bench
	Exposed surfaces	Plastic laminate, featured glass, and metal (wall behind floor cabinet and refrigerator without back panel finished with tiles)	Tiles	Gypsum board with emulsion paint	Reconstituted stone
	Wall finishes on exposed walls run up to level of false ceiling				

3. Interior Fittings

Item	Description			
(a) Doors		Material	Finishes	Accessories
	Flat main entrance door (1/F - 3/F & 5/F - 12/F)	Fire-rated solid core timber door	Plastic laminate and metal	Door handle, door viewer, safety chain, door closer, smoke seal, electric lockset and door stopper
	Flat main entrance door (G/F)	Metal Gate	Metal	Electromagnetic lock, lockset and door closer
	Door to balcony and utility platform	Aluminum framed glass door	Fluorocarbon coated aluminum frame and tempered glass	Door handle, lockset and door angle limiter
	Bedroom door	Solid core timber door	Plastic laminate	Door handle, lockset and door stopper
	Store room door	Solid core timber door	Plastic laminate	Door handle, lockset and door stopper
	Bathroom door	Solid core timber door with timber louver	Plastic laminate	Door handle, lockset and door stopper
	Private flat roof door	Aluminum framed glass door	Fluorocarbon coated aluminum frame and tempered glass	Door handle, lockset and door angle limiter
	Private garden bi-folding door	Aluminum framed glass door	Fluorocarbon coated aluminum frame and tempered glass	Door handle and lockset
	Hatch door in private flat roof (Roof)	Aluminum framed glass door	Fluorocarbon coated aluminum frame and tempered glass	Door handle and lockset
(b) Bathroom	Type of fittings and equipment	Material		
	Basin countertop	Reconstituted stone		
	Basin cabinet	Wooden cabinet with wooden cabinet door panel, finished with plastic laminate and metal		
	Mirror cabinet	Wooden cabinet finished with plastic laminate, featured glass and mirror		
	Wash basin mixer	Chrome plated		
	Wash basin	Vitreous china		
	Water closet	Vitreous china		
	Towel bar	Chrome plated		
	Toilet paper holder	Chrome plated		
	Sprinkler head	Metal		
	Type and material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply		
	Type and material of bathing facilities (including shower or bath tub, if applicable.)			
	Shower compartment	Clear tempered glass		
	Shower set and mixer	Chrome plated		
Size of bath tub, if applicable	Not Applicable			
(c) Open kitchen	Material of sink unit	Stainless steel		
	Material of water supply system	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply		
	Material and finishes of kitchen cabinet	Material	Finishes	
		Wooden cabinet with wooden cabinet door panel	Plastic laminate and acrylic board	
	Type of all other fittings and equipment	Addressable smoke detector at living and dining room and sprinkler head at balcony and utility platform, living and dining room and open kitchen		
Chrome plated sink mixer				
(d) Bedroom	Type and material of fittings	Metal sprinkler head		
(e) Telephone	For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"			
(f) Aerials	Communal TV / FM points are provided. For location and number of connection points, please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Flats"			

3. Interior Fittings

Item	Description
(g) Electrical installations	Electricity supply with miniature circuit breakers distribution board, switches, lighting points and sockets outlets are provided to each residential flat. Conduits are partly concealed and partly exposed. Other than those parts of the conduits conceal within concrete, the rest of them are exposed. Exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. For location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(h) Gas supply	Not Applicable
(i) Washing machine connection point	Washing machine connection points are provided in open kitchen, designed with water supply connection point of a pipe of 22mm in diameter and drainage connection point of a pipe of 40mm in diameter
(j) Water supply	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply. Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes conceal within concrete, the rest of them are exposed. Exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials. Hot water supply to open kitchen and bathroom

4. Miscellaneous

Item	Description	
(a) Lifts	Residential passenger lift	
	Brand name	KONE
	Model number	NMX18
	Number of lift	1
	Floors served by the lift	G/F, 1/F-3/F & 5/F - 12/F
	Residential passenger lift / Firemen's lift	
	Brand name	KONE
	Model number	NMX18
	Number of lift	1
	Floors served by the lift	G/F, 1/F-3/F & 5/F - 12/F
(b) Letter box	Material	Metal
(c) Refuse collection	Refuse will be collected by cleaners from the refuse storage and material recovery room of common area on each residential floor and handled at refuse storage and material recovery chamber on G/F	
(d) Water meter, electricity meter and gas meter	Water meter	Water consumption meter for each residential flat is installed at the water meter cabinet on each floor
	Electricity meter	Electricity consumption meter for each residential flat is installed at the electric meter cabinet on each floor (Except residential flat on G/F) Electricity consumption meter for residential flat on G/F is installed at the Switch Room on G/F
	Gas meter	No gas meter provided

5. Security Facilities

Item	Description	
Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at entrance lobby on G/F, common area and residential lift car. CCTV signal is connected to caretaker's counter in the entrance lobby at G/F.
	Visitor panel and Octopus card access control system	Visitor panel and Octopus card access control system are provided at the entrance at G/F. Octopus card access control system is provided at lift car.
	Video door phone	Video door phone is provided for each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F. Please refer to the "Schedule of Mechanical and Electrical Provisions" for location of video door phone in unit.

6. Appliances

Item	Description
Brand name and model number	Please refer to the "Appliance Schedule"

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

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裝置、裝修物料及設備 Fittings, Finishes and Appliances

住宅單位機電裝置數量說明表 Schedule of Mechanical and Electrical Provisions of Residential Flats

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層及單位 Floor and Flat																																
		地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F										
		A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	
客廳及飯廳 Living Room and Dining Room	有熔斷器的連接盒連開關掣 (明裝) Switched Fused Spur connection unit (Exposed Type)	-	-	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	
	有熔斷器的連接盒連開關掣 (暗裝) Switched Fused Spur connection unit (Non-exposed Type)	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	單頭插座 Single Socket Outlet	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	單頭插座連USB Single Socket Outlet With USB	-	-	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	雙頭插座 Twin Socket Outlet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	
	燈掣 Lighting Switch	6	6	5	5	5	5	5	5	5	5	3	5	5	5	5	5	5	5	5	5	5	5	5	5	6	5	5	5	5	5	6	5	5
	電視插座 TV Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	電話 / 網路插座 Telephone / Broadband Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	視像對講機 Video door phone	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	門鈴 Door Bell	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	
	空調機接駁點 Air-conditioner point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	設備開關 Equipment Switch	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
防水三極隔離開關掣 (暗裝) Waterproof TPN Isolator Switch (Non-exposed Type)	-	-	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1		

備註：

- 上表之數字代表提供的裝備數量。
- 上表“-”代表不提供。

Notes:

- The numbers as shown in the above table denotes “the number of appliances provided”.
- The symbol “-” as shown in the above table denotes “not provided”.

住宅單位機電裝置數量說明表 Schedule of Mechanical and Electrical Provisions of Residential Flats

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層及單位 Floor and Flat																															
		地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F									
		A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
睡房 Bedroom	雙頭插座 Twin Socket Outlet	2	2	2	-	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	2	-	2	2	2	2	2	2	2	2	2
	燈掣 Lighting Switch	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	
	空調機接駁點 Air-conditioner point	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	
	電視插座 TV Outlet	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	
	電話 / 網路插座 Telephone / Broadband Outlet	1	1	1	-	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	
睡房 2 Bedroom 2	雙頭插座 Twin Socket Outlet	-	-	-	2	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-		
	燈掣 Lighting Switch	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-		
	空調機接駁點 Air-conditioner point	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-		
	電視插座 TV Outlet	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-		
	電話 / 網路插座 Telephone / Broadband Outlet	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-		
主人睡房 Master Bedroom	雙頭插座 Twin Socket Outlet	2	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	-	-	2	-	-		
	燈掣 Lighting Switch	3	-	-	3	-	-	-	-	-	3	-	-	1	-	-	-	-	-	3	-	-	1	-	-	-	-	-	3	-	-		
	空調機接駁點 Air-conditioner point	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-		
	電視插座 TV Outlet	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-		
	電話 / 網路插座 Telephone / Broadband Outlet	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-	1	-	-	-	-	-	1	-	-		
	設備開關 Equipment Switch	2	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	-	-	2	-	-	2	-	-	-	-	-	2	-	-		
儲物間 Store Room	雙頭插座 Twin Socket Outlet	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	燈掣 Lighting Switch	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表“-”代表不提供。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.

住宅單位機電裝置數量說明表 Schedule of Mechanical and Electrical Provisions of Residential Flats

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層及單位 Floor and Flat																															
		地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F									
		A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K
浴室 Bathroom	單頭插座 Single Socket Outlet	-	1	1	-	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	1	1	-	1	1	1	1	1	-	1	1	
	有熔斷器的連接盒連開關掣 (暗裝) Switched Fused Spur connection unit (Non-exposed Type)	-	3	3	-	3	3	3	3	3	-	3	3	3	-	3	3	3	3	-	3	3	3	-	3	3	3	3	3	-	3	3	
浴室1 Bathroom 1	單頭插座 Single Socket Outlet	1	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	-	
	有熔斷器的連接盒連開關掣 (暗裝) Switched Fused Spur connection unit (Non-exposed Type)	3	-	-	3	-	-	-	-	-	3	-	-	-	3	-	-	-	-	-	3	-	-	-	3	-	-	-	-	3	-	-	
	防水三極隔離開關掣(暗裝) Waterproof TPN Isolator Switch (Non-exposed Type)	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-
浴室2 Bathroom 2	單頭插座 Single Socket Outlet	1	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	-	
	有熔斷器的連接盒連開關掣 (暗裝) Switched Fused Spur connection unit (Non-exposed Type)	3	-	-	3	-	-	-	-	-	3	-	-	-	3	-	-	-	-	-	3	-	-	-	3	-	-	-	-	3	-	-	
	防水三極隔離開關掣(暗裝) Waterproof TPN Isolator Switch (Non-exposed Type)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
浴室3 Bathroom 3	雙頭插座 Twin Socket Outlet	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	有熔斷器的連接盒連開關掣 (暗裝) Switched Fused Spur connection unit (Non-exposed Type)	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	燈掣 Lighting Switch	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	設備開關掣 Equipment Switch	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	防水三極隔離開關掣(暗裝) Waterproof TPN Isolator Switch (Non-exposed Type)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表“-”代表不提供。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.

住宅單位機電裝置數量說明表 Schedule of Mechanical and Electrical Provisions of Residential Flats

位置 Location	機電裝置 Mechanical and Electrical Provisions	樓層及單位 Floor and Flat																													
		地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F							
		A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H
開放式廚房 Open Kitchen	單頭插座 Single Socket Outlet	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	單頭插座連防水蓋 Single Socket Outlet with Waterproof Cover	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	雙頭插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	有熔斷器的連接盒連開關掣 (明裝) Switched Fused Spur connection unit (Exposed Type)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	設備開關掣 Equipment Switch	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	設備開關掣連防水蓋 Equipment Switch with Waterproof Cover	1	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	微型斷路器配電箱 Miniature Circuit Breakers Distribution Board	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
冷氣機平台 Air Conditioning Platform	防水雙極隔離開關掣 Waterproof Double Pole Isolator Switch	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
私人花園 Private Garden	防水雙極隔離開關掣 Waterproof Double Pole Isolator Switch	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	防水單位插座 Waterproof Single Socket Outlet	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	防水燈掣 Waterproof Lighting Switch	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
私人平台 Private Flat Roof	防水單位插座 Waterproof Single Socket Outlet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	
	防水燈掣 Waterproof Lighting Switch	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	-	

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表“-”代表不提供。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.

裝備說明表 - 空調機 (分體式) Appliances Schedule - Air Conditioner (Split Type)

位置 Location	品牌 Brand Name	型號 Model Number		樓層及單位 Floor and Flat																																	
				地下 G/F	1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F												
		室內機 Indoor Unit	室外機 Outdoor Unit	A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K		
客廳及飯廳 Living Room and Dining Room	大金 DAIKIN	FTXS35 KVMN*		1	-	1	-	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	1	1	-	1	1	-	1	1	1	1	-	1	1	
	大金 DAIKIN	FTXS50 KAVMN*		-	1	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-
睡房 Bedroom	大金 DAIKIN	FTXS25 KVMN*		1	1	1	-	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1
睡房2 Bedroom 2	大金 DAIKIN	FTXS25 KVMN*		-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-
主人睡房 Master Bedroom	大金 DAIKIN	FTXS25 KVMN*		1	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	1	-	-
冷氣機平台 Air Conditioning Platform	大金 DAIKIN		3MXS68 LVMA9	-	-	1	-	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	1	1	-	1	1	-	1	1	1	1	1	-	1	1
	大金 DAIKIN		4MXS115 LVMA2C	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	1	-
私人花園 Private Garden	大金 DAIKIN		3MXS68 LVMA9	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	大金 DAIKIN		4MXS115 LVMA2C	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

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.

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "*" 代表同一單位不同位置共用一部室外機。

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "not provided".
3. The symbol "*" as shown in the above table denotes shared outdoor unit for different location of a flat.

裝備說明表 - 浴室寶 Appliances Schedule - Thermo Ventilator

位置 Location	品牌 Brand Name	型號 Model Number	樓層及單位 Floor and Flat																														
			地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F								
			A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
浴室 Bathroom	樂聲 PANASONIC	FV-30BG3H	-	1	1	-	1	1	1	1	1	-	1	1	1	-	1	1	1	1	-	1	1	1	-	1	1	1	1	1	-	1	1
浴室 1 Bathroom 1	樂聲 PANASONIC	FV-30BG3H	1	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-
浴室 2 Bathroom 2	樂聲 PANASONIC	FV-30BG3H	1	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	1	-
浴室 3 Bathroom 3	樂聲 PANASONIC	FV-30BG3H	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

裝備說明表 - 即熱式電熱水爐 Appliances Schedule – Electrical Water Heater

位置 Location	品牌 Brand Name	型號 Model Number	樓層及單位 Floor and Flat																														
			地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F								
			A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J
客廳及飯廳 Living Room and Dining Room	斯寶亞創 Stiebel Eltron	HDB-E 21Si (FB 1 LCD)	-	-	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	
浴室 Bathroom	斯寶亞創 Stiebel Eltron	HDB-E 21Si (FB 1 LCD)	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
浴室 1 Bathroom 1	斯寶亞創 Stiebel Eltron	HDB-E 21Si (FB 1 LCD)	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-
浴室 2 Bathroom 2	斯寶亞創 Stiebel Eltron	HDB-E 21Si (FB 1 LCD)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
浴室 3 Bathroom 3	斯寶亞創 Stiebel Eltron	HDB-E 21Si (FB 1 LCD)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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

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.

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表“-”代表不提供。

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “-” as shown in the above table denotes “not provided”.

裝備說明表 - 開放式廚房設備 Appliances Schedule – Open Kitchen Appliance

設備 Appliance	品牌 Brand Name	型號 Model Number	樓層及單位 Floor and Flat																													
			地下 G/F		1樓 1/F										2樓至3樓及5樓至11樓 2/F-3/F & 5/F-11/F										12樓 12/F							
			A	B	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H	J	K	A	B	C	D	E	F	G	H
內置式單門雪櫃 Build-in Single Door Refrigerator	惠而浦 Whirlpool	ARG 8627 A+++ HK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
內置式滾桶洗衣乾衣機 Build-in Front Load Drum Washer Dryer		WFCI75430	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
組合式煮食爐 Domino Hob		ACM230/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
燒烤微波爐 Microwave Oven		W7 MN840	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
內置式抽油煙機 Build-in Cooker Hood		AKR273.1/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

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.

備註：

1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。

Notes:

1. The numbers as shown in the above table denotes "the number of appliances provided".
2. The symbol "-" as shown in the above table denotes "not provided".

24 服務協議 Service Agreements

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Ltd.

25 地稅 Government Rent

賣方有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日（包括該日）為止。

The Vendor is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of the residential property.

26 買方的雜項付款 Miscellaneous Payments by Purchaser

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

備註：

1. 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）支付水及電力的按金及清理廢料的費用。
2. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

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

Note:

1. On that delivery, the purchaser is liable to pay the deposits for water and electricity and a debris removal fee to the manager (not the owner) under the deed of mutual covenant.
2. Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

27

欠妥之處的保養責任期 Defect Liability Warranty Period

按買賣合約的規定，住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之買賣成交日期起計6個月內。

Defect liability period for the residential properties and the fittings, finishes and appliances therein, as provided in the Agreement for Sale and Purchase, is within 6 months from the date of completion of the sale and purchase of the residential property.

28

斜坡維修 Maintenance of Slopes

不適用
Not Applicable

29

修訂 Modification

本發展項目現時並沒有向政府提出申請修訂批地文件。
No application to the Government for a modification of the Land Grant for this Development is underway.

1. 沒有氣體燃料供應至住宅物業

住宅物業內沒有安裝供應煤氣氣體喉。

2. 吊船之運作

在發展項目外牆進行由管理人安排的清洗及保養期間，吊船將會在發展項目住宅物業之窗戶外及平台及天台（如有）對上的空間操作。

3. 放置空調機室外機

住宅物業之空調機室外機置於露台及工作平台旁的冷氣機平台上。

4. 受公共天線系統/避雷針/緊急發電機機房煙囪/空調機室外機影響之住宅物業

說明	位置
公共天線系統	頂層天台
避雷針	頂層天台
緊急發電機機房煙囪	頂層天台

準買家請注意上述設施對個別住宅物業可能造成的影響（如有）。

5. 建築裝飾

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

6. 喉管

發展項目部份住宅物業的平台及/或露台及工作平台及冷氣機平台及/或花園的外牆或毗鄰其外牆有喉管。此等喉管可能對部分住宅的景觀造成影響。有關喉管的位置，請參閱本發展項目最新經批准圖則。

7. 連接排水渠和污水渠至政府雨水渠和污水渠

買方須應批地文件特別批地條款第(30)條規定保養連接該地段的排水渠和污水渠（不論是否地段範圍內）至政府雨水渠及污水渠。

1. No Gas Supply to Residential Properties

No gas pipes for the supply of Town Gas to residential properties.

2. Operation of Davit Arm System

During the cleaning and maintenance of the external walls of the Development arranged by the manager, the davit arm system will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

3. Placing of Air Conditioner Outdoor Units

Air conditioner outdoor units of residential properties are located on air-conditioning platforms adjacent to the balconies & utility platforms of residential properties.

4. Residential Properties affected by Communal Aerial Broadcast Distribution System/Lightning Pole/Chimney for Emergency Generator Room/Air Conditioner Outdoor Units

Description	Location
Communal Aerial Broadcast Distribution System	Top Roof
Lightning Pole	Top Roof
Chimney for Emergency Generator Room	Top Roof

Prospective purchasers should note the impact (if any) of the above facilities on individual residential properties.

5. Architectural Features

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

6. Pipes

Some pipes are located on the external walls at or adjacent to the flat roofs and/or balconies & utility platforms & air-conditioning platforms and/or gardens of some residential properties of the Development. It is possible that the views of some residential properties may be affected by these pipes. For the locations of the pipes, please refer to the latest approved plans of the Development.

7. Connection of drains and sewers to Government storm-water drains and sewers

Purchasers are required under Special Condition No.(30) of the Land Grant to maintain the drains and sewers (whether within the boundaries of the Lot) connecting the drains and sewers from the Lot to the Government storm-water drains and sewers.

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：

www.theparkland.com.hk

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

www.theparkland.com.hk

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。

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.

		面積 (平方米) Area (m ²)
根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	停車場及上落客貨地方 (公共交通總站除外) Carpark and loading/unloading area excluding public transport terminus	不適用 Not Applicable
2.	機房及相類設施 Plant rooms and similar services	
2.1	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、垃圾及物料回收房等 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	88.989
2.2 (#)	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 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.	419.848
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not Applicable
根據聯合作業備考第 1 及第 2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3.	露台 Balcony	128.000
4.	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not Applicable
5.	公用空中花園 Communal sky garden	不適用 Not Applicable
6.	隔聲鰭 Acoustic fin	不適用 Not Applicable
7.	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not Applicable
8.	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not Applicable
9.	工作平台 Utility platform	96.000
10.	隔音屏障 Noise barrier	不適用 Not Applicable

		面積 (平方米) Area (m ²)
適意設施 Amenity Features		
11.	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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	4.998
12.	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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	不適用 Not Applicable
13.	有蓋園景區及遊樂場地 Covered landscaped and play area	不適用 Not Applicable
14.	橫向屏障/有蓋人行道及花棚 Horizontal screen / covered walkway and trellis	不適用 Not Applicable
15.	擴大升降機槽 Larger lift shaft	15.112
16.	煙囪管道 Chimney shaft	不適用 Not Applicable
17.	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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not Applicable
18. (#)	強制性設施或必要機房所需的管槽及氣槽 Pipe duct, air duct for mandatory feature or essential plant room	81.669
19.	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory or non-essential plant room	不適用 Not Applicable
20.	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not Applicable
21.	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not Applicable
22.	遮陽篷及反光罩 Sunshade and reflector	不適用 Not Applicable
23. (#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台 Minor projection such as A/C box, A/C platform, window cill and projecting window	不適用 Not Applicable
24.	《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 Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	不適用 Not Applicable
其他項目 Other Exempted Items		
25. (#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	不適用 Not Applicable
26.	大型伸出/外懸設施下的有蓋地方 Covered area under large projecting / overhanging feature	不適用 Not Applicable
27.	公共交通總站 Public transport terminus	不適用 Not Applicable
28. (#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not Applicable
29. (#)	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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	不適用 Not Applicable
30.	公眾通道 Public passage	不適用 Not Applicable
31.	有蓋的後移部分 Covered set back area	不適用 Not Applicable
額外總樓面面積 Bonus GFA		
32.	額外總樓面面積 Bonus GFA	不適用 Not Applicable
根據聯合作業備考 (第8號) 提供的額外環保設施 Additional Green Features under Joint Practice Note (No. 8)		
33.	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not Applicable

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。

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.

建築物的環境評估

Environmental Assessment of the Building

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
不予評級

申請編號: PAU0078/22



Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
UNCLASSIFIED

Application no.: PAU0078/22



發展項目的公用部分的預計能量表現或消耗

Estimated Energy Performance or Consumption for the Common Parts of the Development

於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

Latest information on the estimated energy performance or consumption for the Common Parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:

第 I 部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施 :- Energy Efficient Features proposed:	1. 高效燈 High efficient light 2. 高效冷空調系統 High efficient split-type air conditioning units

第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 (備註 1) Part II : The predicted annual energy use of the proposed building / part of building (Note 1)					
位置 Location	使用有關裝置的內部樓面面積 (平方米) Internal Floor Area Served (m ²)	基線樓宇 (備註 2) 每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時 / 平方米 / 年 Electricity kWh/m ² /annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit/ m ² /annum	電力 千瓦小時 / 平方米 / 年 Electricity kWh/m ² /annum	煤氣 / 石油氣 用量單位 / 平方米 / 年 Town Gas / LPG unit/ m ² /annum
有使用中央屋宇裝備裝置 (備註 3) 的部份 Area served by central building services installation (Note 3)	654.035	273	不適用 Not Applicable	203	不適用 Not Applicable

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計： - Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓		
電力裝置 Electrical Installations	✓		
升降機及自動梯的裝置 Lift & Escalator Installations	✓		
以總能源為本的方法 Performance-based Approach			✓

備註：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。
預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
 - “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)中的「年能源消耗」具有相同涵義；及
 - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

Notes:

- In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.
The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:
 - “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus New Buildings (current version); and
 - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).
- “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

Information Required by the Director of Lands to be set out in the Sales Brochure as a condition for giving the Presale Consent

1. 買方須於正式買賣合約下與賣方協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽立轉讓契之前，以任何方式或訂立任何協議，以達至提名任何人士接受轉讓正式買賣合約所指定的住宅物業，或轉讓該住宅物業，或轉移該住宅物業的正式買賣合約的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業總售價百分之五的款項。同時買方亦須額外付予賣方或付賣方(視屬何情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊費用(包括任何須繳付之印花稅)。
 3. 賣方將會支付或已經支付(視屬何情況而定)由批地文件之日期起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的未繳付地稅。
 4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。
 5. (I) 有關批地文件特別批地條款第(3), (4), (5)及(6)條提及的綠色範圍請見批地文件的摘要第8, 9, 10及11段。
(II) 有關批地文件特別批地條款第(23)條提及的公用路燈及替代公用路燈請見批地文件的摘要第21段。
1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (“ASP”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the ASP, sub-sell that Residential Unit or transfer the benefit of the ASP of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. (I) Please refer to paragraphs 8, 9, 10 and 11 of the Summary of Land Grant for the Green Areas as referred to in Special Condition Nos. (3), (4), (5) and (6) of the Government Grant.
(II) Please refer to paragraph 21 of the Summary of Land Grant for the Public Road Light and the Substitute Public Road Light(s) both as referred to in Special Condition No.(23) of the Government Grant.

日後可能出現改變

發展項目及其周邊地區日後可能出現改變。

Possible Future Change

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

售樓說明書印製日期

本售樓說明書印製日期：
2024年8月29日

Date of Printing of Sales Brochure

Date of printing of this Sales Brochure:
29 August 2024

