

18 CARMEL ROAD  
佳 美 道 1 8 號

SALES BROCHURE

售 樓 說 明 書

# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

#### 1. IMPORTANT INFORMATION

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](http://www.srpe.gov.hk)) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

#### 2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

#### 3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### 4. PROPERTY AREA AND ITS SURROUNDINGS

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

#### Notes

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

### 5. SALES BROCHURE

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

### 6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

### 7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

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

### 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 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 AgentCard, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. APPOINTMENT OF SOLICITOR

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

### 13. PRE-SALE CONSENT

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

### 14. SHOW FLATS

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.



# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

#### 15. ESTIMATED MATERIAL DATE AND HANDING OVER DATE

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

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension
- Ask the vendor if there are any questions on handing over date.

<sup>3</sup> Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

### 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.

# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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	:	<a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	:	2817 3313
Email	:	<a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	:	2219 2220

Other useful contacts:

### Consumer Council

Website	:	<a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	:	2929 2222
Email	:	<a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	:	2856 3611

### Estate Agents Authority

Website	:	<a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	:	2111 2777
Email	:	<a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
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

# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第 621 章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須說明每個住宅物業的外部及內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。

- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

註解

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

<sup>2</sup> 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表 1 第 1 部第 10(3) 條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d) 條所規定的資料，樓面平面圖須述明如此規定的該資料。



# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 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](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 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。

註解

<sup>3</sup> 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條。

### 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。

# 01 NOTES TO PURCHASERS OF FIRST - HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址	:	<a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
電話	:	2817 3313
電郵	:	<a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
傳真	:	2219 2220

其他相關聯絡資料：

### 消費者委員會

網址	:	<a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
電話	:	2929 2222
電郵	:	<a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
傳真	:	2856 3611

### 地產代理監管局

網址	:	<a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話	:	2111 2777
電郵	:	<a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真	:	2598 9596

### 香港地產建設商會

電話	:	2826 0111
傳真	:	2845 2521

一手住宅物業銷售監管局  
2023年3月



## 02 INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

Name Of The Development

18 Carmel Road

發展項目名稱

佳美道 18 號

Total number of House

1

獨立屋總數

1

The House Numbering As Provided In The Approved Building Plans For The Development

Not applicable

發展項目的經批准的建築圖則所規定的門牌號數

不適用

The Omitted House Numbers

Not applicable

被略去的門牌號數

不適用

# 03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

Vendor Horizon East Investment Limited	賣方 豪懿投資有限公司
Holding companies of the Vendor Not applicable	賣方的控權公司 不適用
Authorized Person for the Development Mr. Fung Ka Hing Calvin	發展項目的認可人士 馮家慶先生
The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity I Consultants & Contracting Co. Ltd	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 意顧問工程有限公司
Building contractor for the Development Wing Shing Caisson & Foundation Ltd	發展項目的承建商 永誠基礎建設有限公司
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Christine M. Koo & Ip, Solicitors & Notaries LLP	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 顧張文菊、葉成慶律師事務所
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development 1) Chong Hing Bank Limited (Note: The loan has been fully repaid) 2) Delta Asia Bank Limited	已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構 1) 創興銀行有限公司 (註：該貸款已全部清還) 2) 滙業銀行股份有限公司
Any other person who has made a loan for the construction of the Development Mr. Ho Chi Kin, Simon and Ms. Cheng Man Si	已為發展項目的建造提供貸款的任何其他人 何志堅先生及鄭敏斯女士

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development;	N/A
(b)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person;	N/A
(c)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person;	N/A
(d)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person;	N/A
(e)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person;	N/A
(f)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person;	N/A
(g)	The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	N/A
(h)	The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development;	N/A
(i)	The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	N/A
(j)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor;	N/A
(k)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor;	N/A
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	N/A
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	N/A
(n)	The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor;	N/A
(o)	The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor;	N/A
(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	N/A
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor;	N/A
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor;	N/A
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	N/A



# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

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

# 05 INFORMATION ON DESIGN OF THE DEVELOPMENT

## 發展項目的設計的資料

There are no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構預製外牆或幕牆。

# 06 INFORMATION ON PROPERTY MANAGEMENT

## 物業管理的資料

Not applicable

不適用








# 08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT

## 發展項目的鳥瞰照片



- Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,000 feet, Photo No. E212606C, dated 22<sup>nd</sup> November 2023.
- The Aerial Photograph is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
- Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.
- 摘錄自地政總署測繪處於 2023 年 11 月 22 日在 6,000 呎飛行高度拍攝之鳥瞰照片，編號為 E212606C。
- 鳥瞰照片由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。
- 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。

### Legend · 圖例：

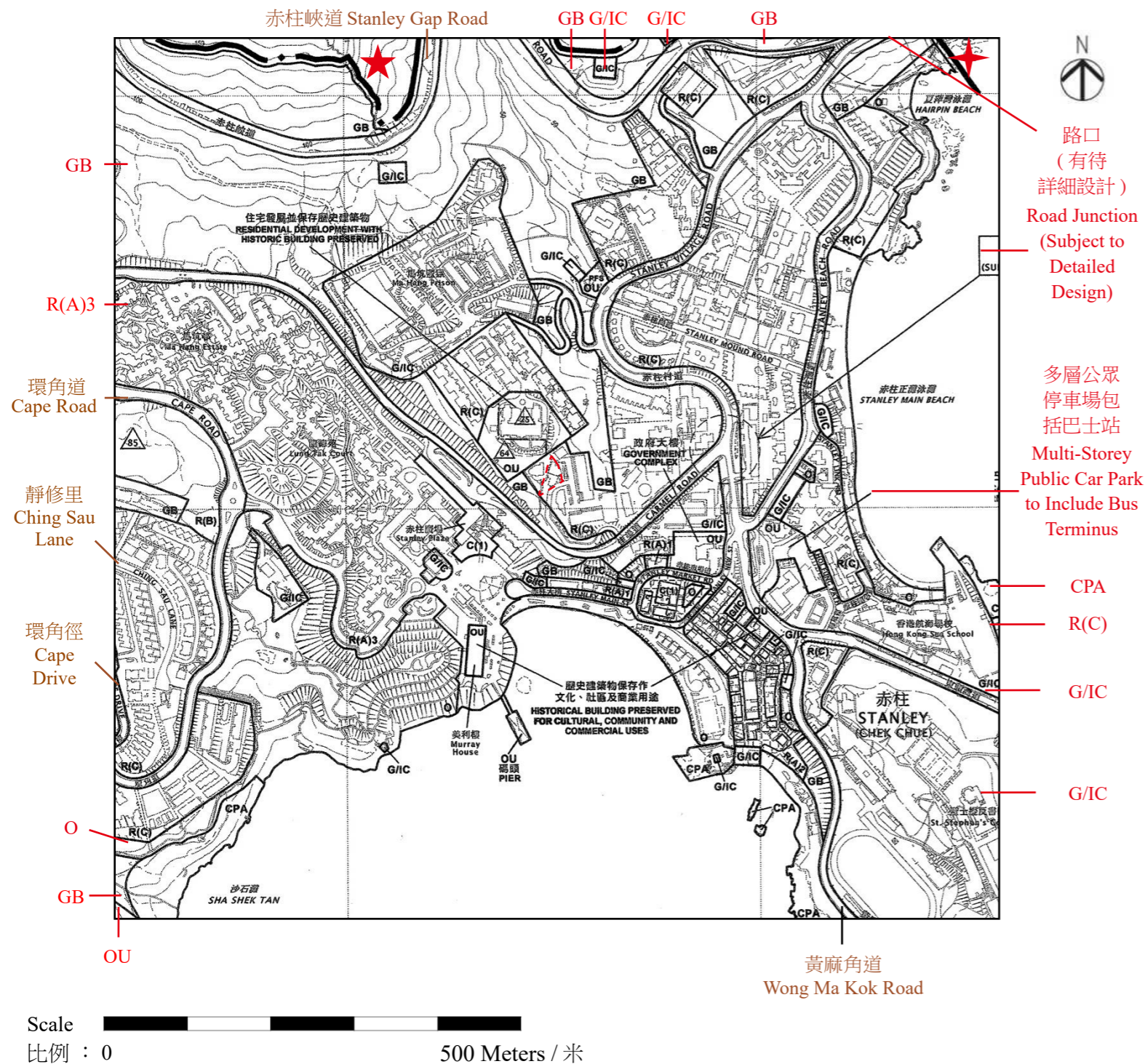
-  Location of the Development  
發展項目的所在位置

### Notes 備註：

1. Copy of the aerial photograph of the development is available for free inspection at the sales office during opening hours.  
發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.  
賣方建議買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. Due to the technical reason that the boundary is irregular, the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.  
由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。



# 09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖



- Notes 備註:
- The Vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. 賣方建議買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
  - Due to the technical reason that the boundary is irregular, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance. 由於發展項目的邊界不規則的技術原因，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

- Extracted from the approved Stanley Outline Zoning Plan, Plan No. S/H19/16, gazetted on 28 October 2022, with adjustments where necessary. 摘錄自 2022 年 10 月 28 日刊憲之赤柱分區計劃大綱核准圖，圖則編號為 S/H19/16，經修正處理。
- The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. 此分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

## Legend · 圖例:

- Location of the Development 發展項目的所在位置
- This zone is covered by other Outline Zoning Plan but falls outside 500 metres from the boundary of the Development. 此區域被其他分區計劃大綱圖所覆蓋但超出發展項目的界線 500 米之外。
- This area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan. 此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

## ZONES

ZONES	地帶
Commercial	商業
Residential (Group A)	住宅 (甲類)
Residential (Group B)	住宅 (乙類)
Residential (Group C)	住宅 (丙類)
Government, Institution or Community	政府、機構或社區
Open Space	休憩用地
Other Specified Uses	其他指定用途
Green Belt	綠化地帶
Coastal Protection	海岸保護區

## COMMUNICATIONS

COMMUNICATIONS	交通
Major Road and Junction	主要道路及路口
Pedestrian Precinct Street	行人專用區或街道

## MISCELLANEOUS

MISCELLANEOUS	其他
Boundary of Planning Scheme	規劃範圍界線
Building Height Control Zone Boundary	建築物高度管制區界線
Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
Petrol Filling Station	加油站



# 10 LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

Legends of terms and abbreviations used on floor plans 平面圖中所使用名詞及簡稱之圖例					
A/C PLANT ROOM :	Air-conditioning Plant Room 冷氣機房	ALUMINUM ARCHITECTURAL FEATURE :	Aluminum Architectural Feature 鋁質建築外牆裝飾	BALCONY :	Balcony 露台
BATH-1 :	Bathroom-1 浴室 -1	BATH-2 :	Bathroom-2 浴室 -2	BATH-3 :	Bathroom-3 浴室 -3
BATH-4 :	Bathroom-4 浴室 -4	BATH-M1 :	Bathroom-M1 浴室 -M1	BATH-M2 :	Bathroom-M2 浴室 -M2
BEDROOM-1 :	Bedroom-1 睡房 -1	BEDROOM-2 :	Bedroom-2 睡房 -2	BEDROOM-3 :	Bedroom-3 睡房 -3
BEDROOM-4 :	Bedroom-4 睡房 -4	CARPARK :	Car Park 停車間	CENTRAL WATER HEATER ROOM :	Central Water Heater Room 中央熱水機房
CORRIDOR :	Corridor 走廊	DINING ROOM :	Dining Room 飯廳	DN :	Down 向下
DRIVEWAY :	Driveway 車道	ENTRANCE COURT YARD :	Entrance Court Yard 入口庭園	F.H.:	Fire Hydrant 消防栓
STREET FIRE HYDRANT (SALT WATER) :	Street Fire Hydrant (Salt Water) 街道消防栓 (鹹水)	FOYER :	Foyer 門廊	FILTRATION PLANT ROOM :	Filtration Plant Room 過濾系統機房
FLAT ROOF :	Flat Roof 平台	FLAT ROOF BELOW :	Flat Roof Below 平台在下面	F.S. WATER TANK :	Fire Service Water Tank 消防水箱
F.S. PUMP ROOM :	Fire Service Pump Room 消防泵房	GLASS SKYLIGHT BELOW :	Glass Skylight Below 玻璃天窗在下面	GARDEN :	Garden 花園
H.R.:	Hose Reel 消防喉轆	KITCHEN :	Kitchen 廚房	LAWN :	Lawn 草坪
LIFT :	Lift 升降機	LIVING ROOM :	Living Room 客廳	LOBBY :	Lobby 大堂

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

MAIN SWITCH RM :	Main Switch Room 主電掣房	MASTER BEDROOM-1 :	Master Bedroom-1 主人睡房 -1	MASTER BEDROOM-2 :	Master Bedroom-2 主人睡房 -2
P.D. :	Pipe Duct 管道槽	PLANTER :	Planter 花槽	PUMP ROOM :	Pump Room 泵房
PUMP ROOM (FLUSHING & POTABLE WATER TANK):	Pump Room (Flushing and Potable Water Tank) 泵房 (沖廁水及食水缸)	REAR GARDEN :	Rear Garden 後花園	RIGHT OF WAY :	Right of way 通行權通道
S.D. :	Sliding Door 滑門	SHOWER :	Shower Area 淋浴間	ST :	Staircase 樓梯
STORE ROOM :	Store Room 雜物房	STREET FIRE HYDRANT WATER TANK:	Street Fire Hydrant Water Tank 街道消防栓水箱	SWIMMING POOL :	Swimming Pool 游泳池
TEMPERED GLASS SKYLIGHT :	Tempered Glass Skylight 強化玻璃天窗	ROOF :	Roof 天台	UP :	Up 上
VOID :	Void 空間				

Notes 備註:

- The dimensions of the floor plans are all structural dimensions in millimeter.  
平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- There may be architectural features and/or exposed pipes/ductings on external walls of the house.  
洋房外牆設有建築裝飾及 / 或外露喉管 / 管道。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- Symbols of fittings and fitments shown on the floor plans, such as sinks, bathtubs, toilet bowls and wash basins, etc., are architectural symbols retrieved from the latest approved general building plans and for general indication only but not for indications of their actual size, design or shapes.  
平面圖上所顯示的形象裝置符號，例如洗滌盤、浴缸、坐廁及洗面盆等乃擇自最新的經批准的建築圖則，只作一般性標誌而非展示其實際大小、設計或形狀。
- Balcony is a non-enclosed area.  
露台為不可封閉的地方。
- The remarks and legends on this page apply to all pages of "Floor Plans of Residential Properties in the Development".  
在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」頁數。



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

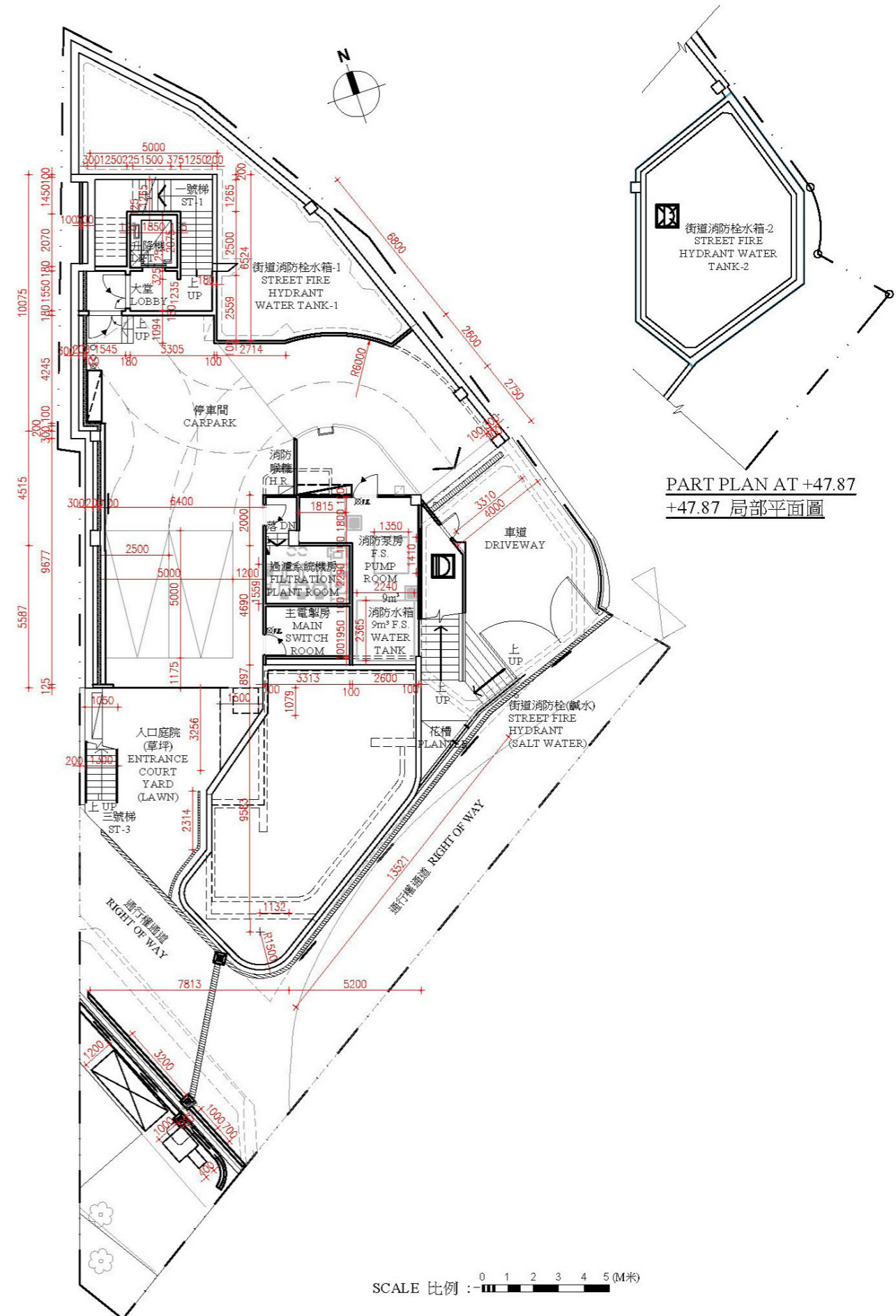
As Per Approved General Building Plan  
根據批准建築圖則

### BASEMENT FLOOR PLAN 地庫平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Basement Floor 地庫	150	3950

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名稱及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)





# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

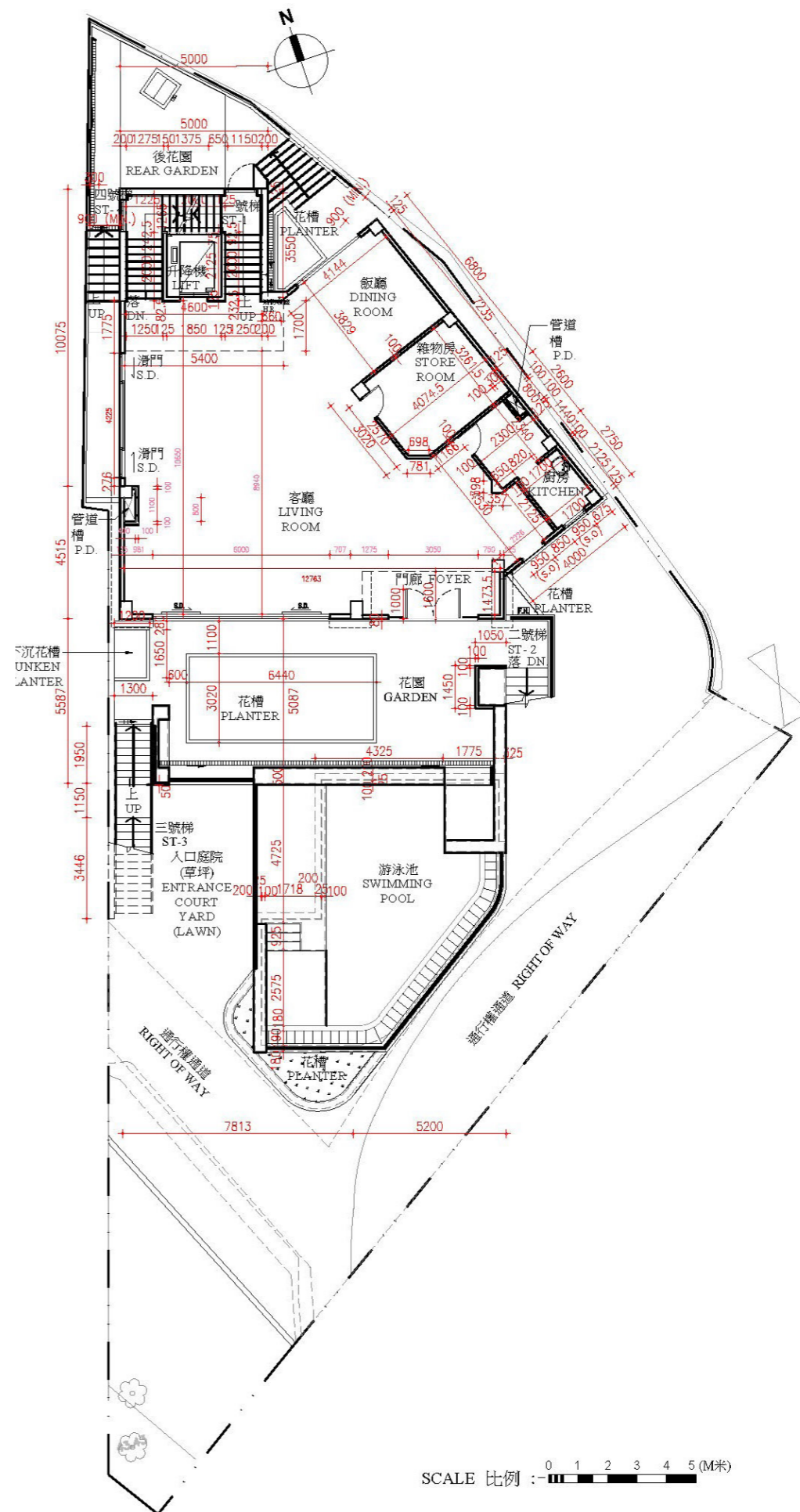
As Per Approved General Building Plan  
根據批准建築圖則

### GROUND FLOOR PLAN 地下平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Ground Floor 地下	175	4375

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名稱及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

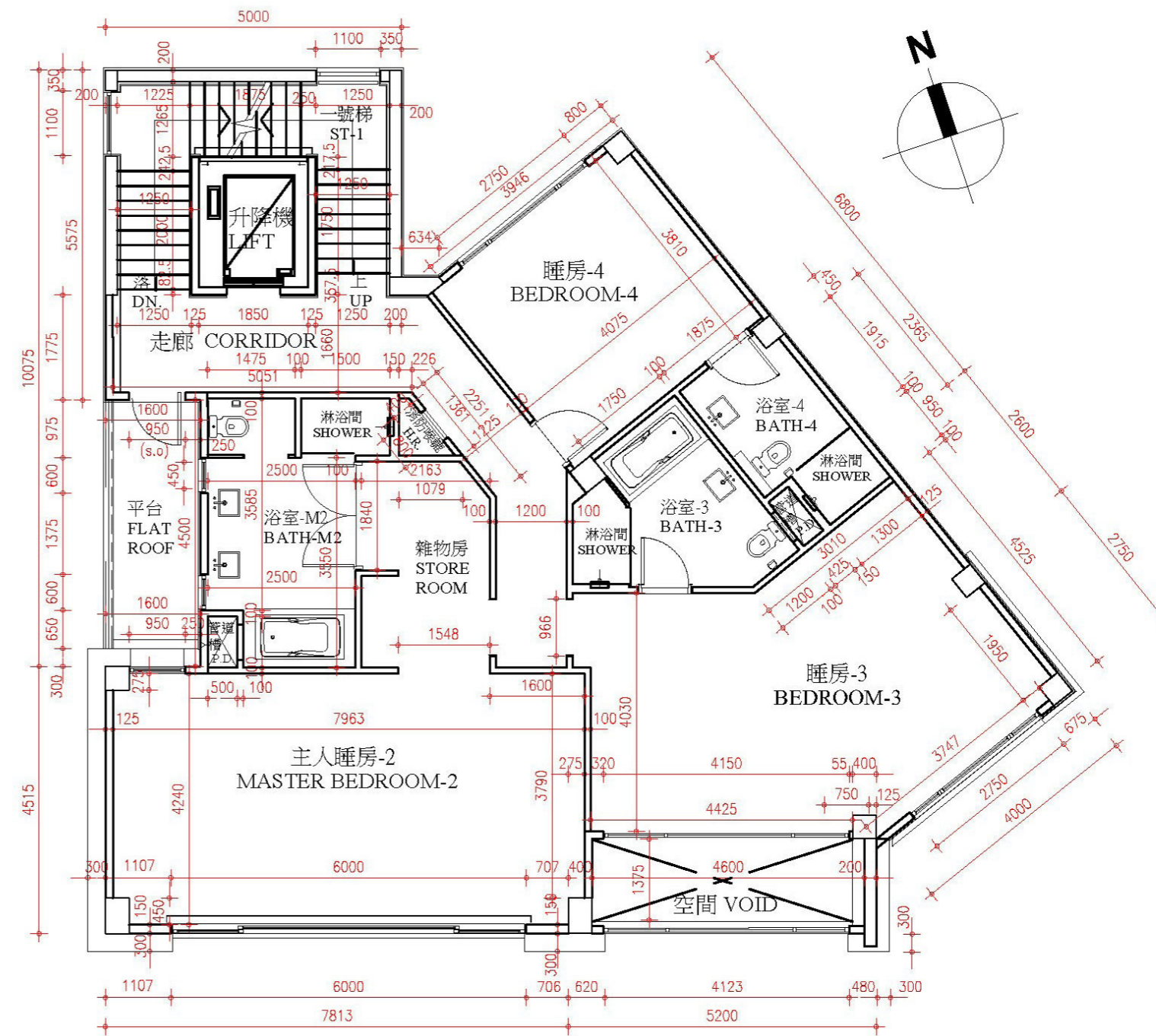
As Per Approved General Building Plan  
根據批准建築圖則

### FIRST FLOOR PLAN 一樓平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
First Floor 一樓	150	3800

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



SCALE 比例 : 0 1 2 3 4 5 (M米)



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

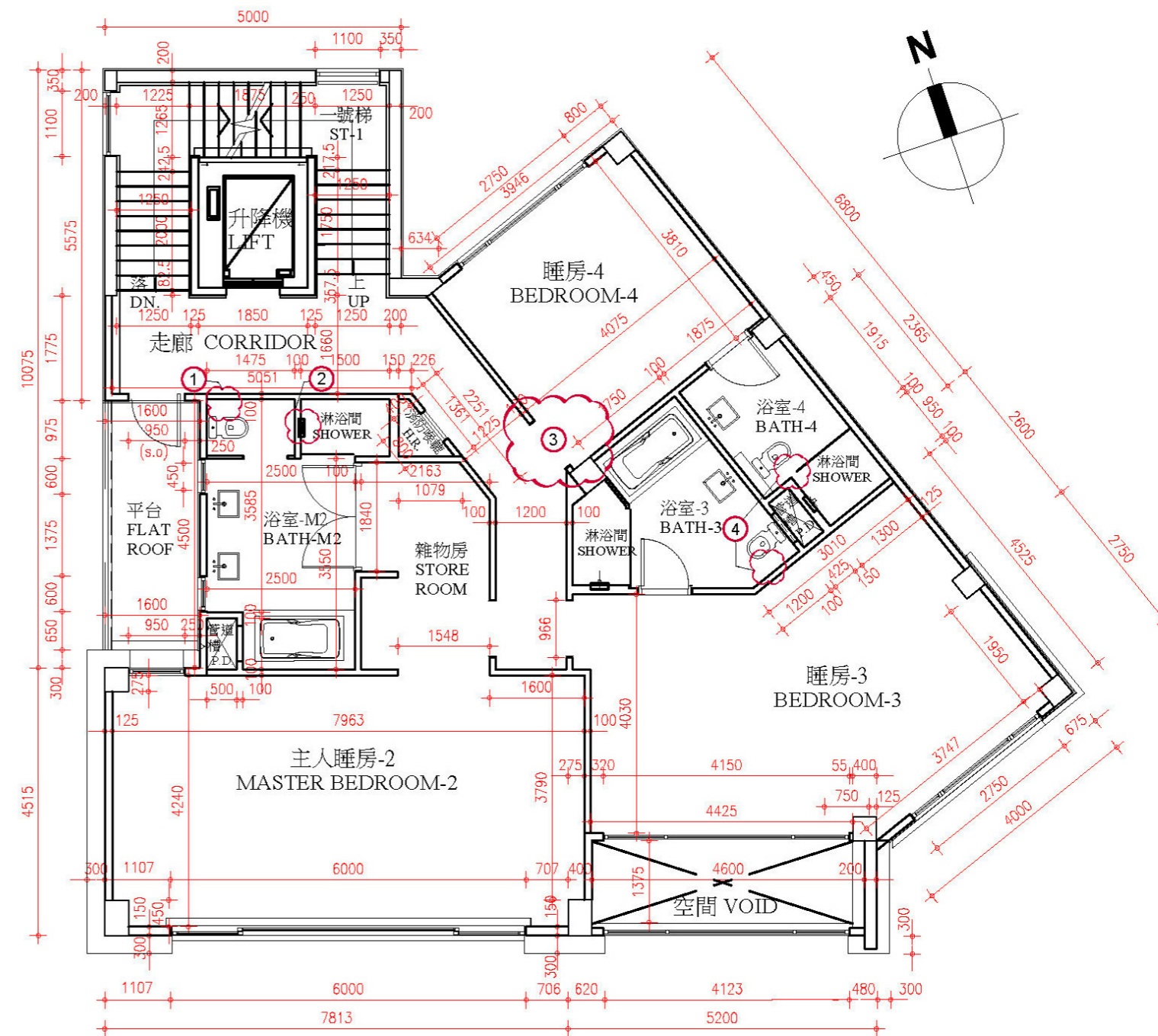
Latest Layout Plan  
現狀間隔平面圖

FIRST FLOOR PLAN  
一樓平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
First Floor 一樓	150	3800

Notes 備註:

- This part of the House has been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant latest layout plan. The alteration works are as follows:  
洋房此部份因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：
  - Original toilet paper holder has been removed.  
原有廁紙架移除。
  - Original shower head has been relocated from right hand side to left hand side.  
原有花灑頭由右邊轉去左邊。
  - Original swing door has been removed.  
原有掩門移除。
  - Original toilet paper holder has been removed.  
原有廁紙架移除。
- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名稱及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



SCALE 比例 : 0 1 2 3 4 5 (M米)

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

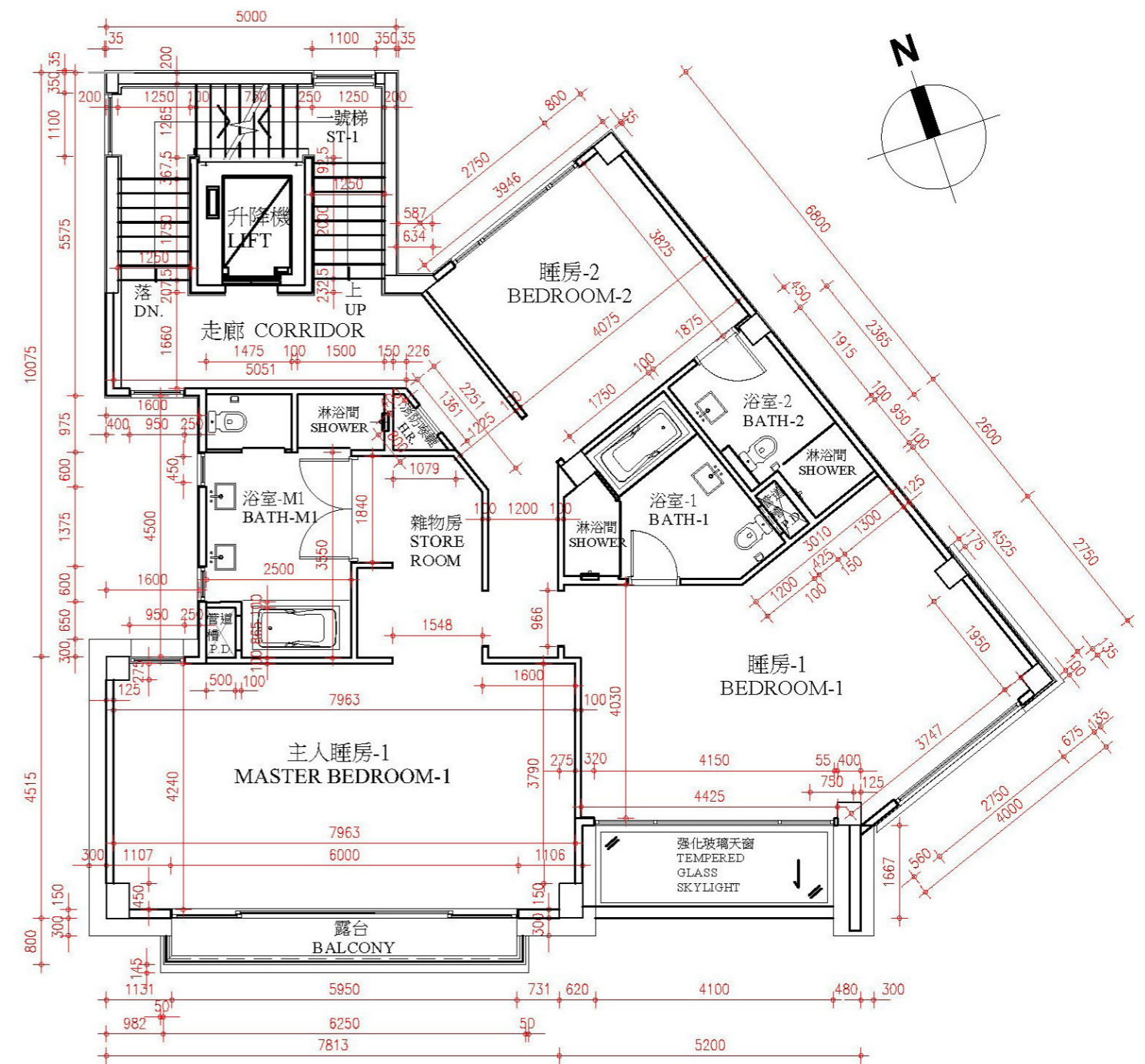
As Per Approved General Building Plan  
根據批准建築圖則

### SECOND FLOOR PLAN 二樓平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Second Floor 二樓	150	3800

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



SCALE 比例 :- 0 1 2 3 4 5 (M米)



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

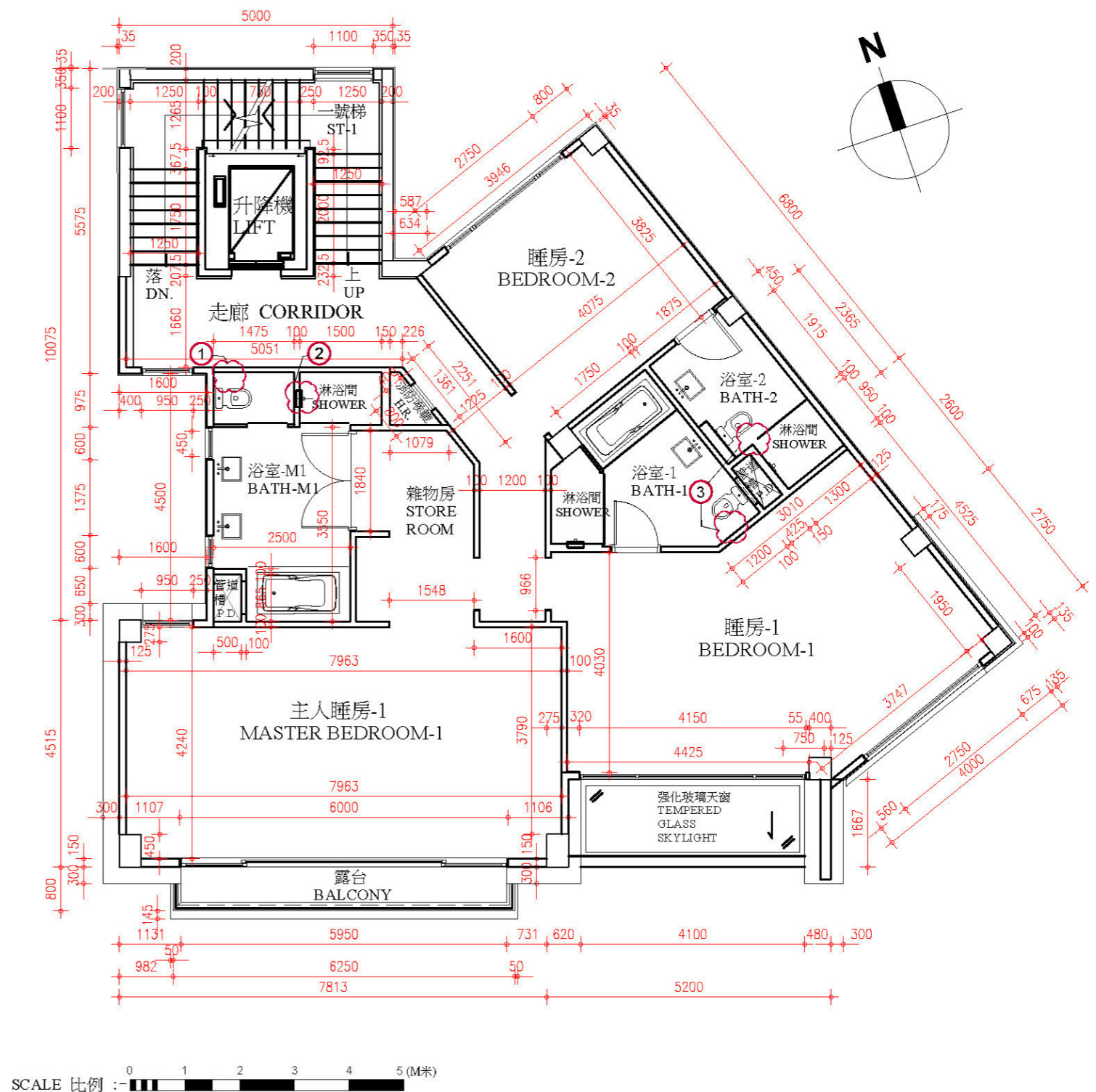
Latest Layout Plan  
現狀間隔平面圖

SECOND FLOOR PLAN  
二樓平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Second Floor 二樓	150	3800

Notes 備註:

- This part of the House has been altered by way of minor works, designated exempted works, or exempted works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant latest layout plan. The alteration works are as follows:  
洋房此部份因在發展項目落成後進行小型工程、指定豁免工程或獲《建築物條例》豁免的工程而有所改動，現狀請參閱有關現狀間隔平面圖。該等改動如下：
  - Original toilet paper holder has been removed.  
原有廁紙架移除。
  - Original shower head has been relocated from right hand side to left hand side.  
原有花灑頭由右邊轉去左邊。
  - Original toilet paper holder has been removed.  
原有廁紙架移除。
- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名稱及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

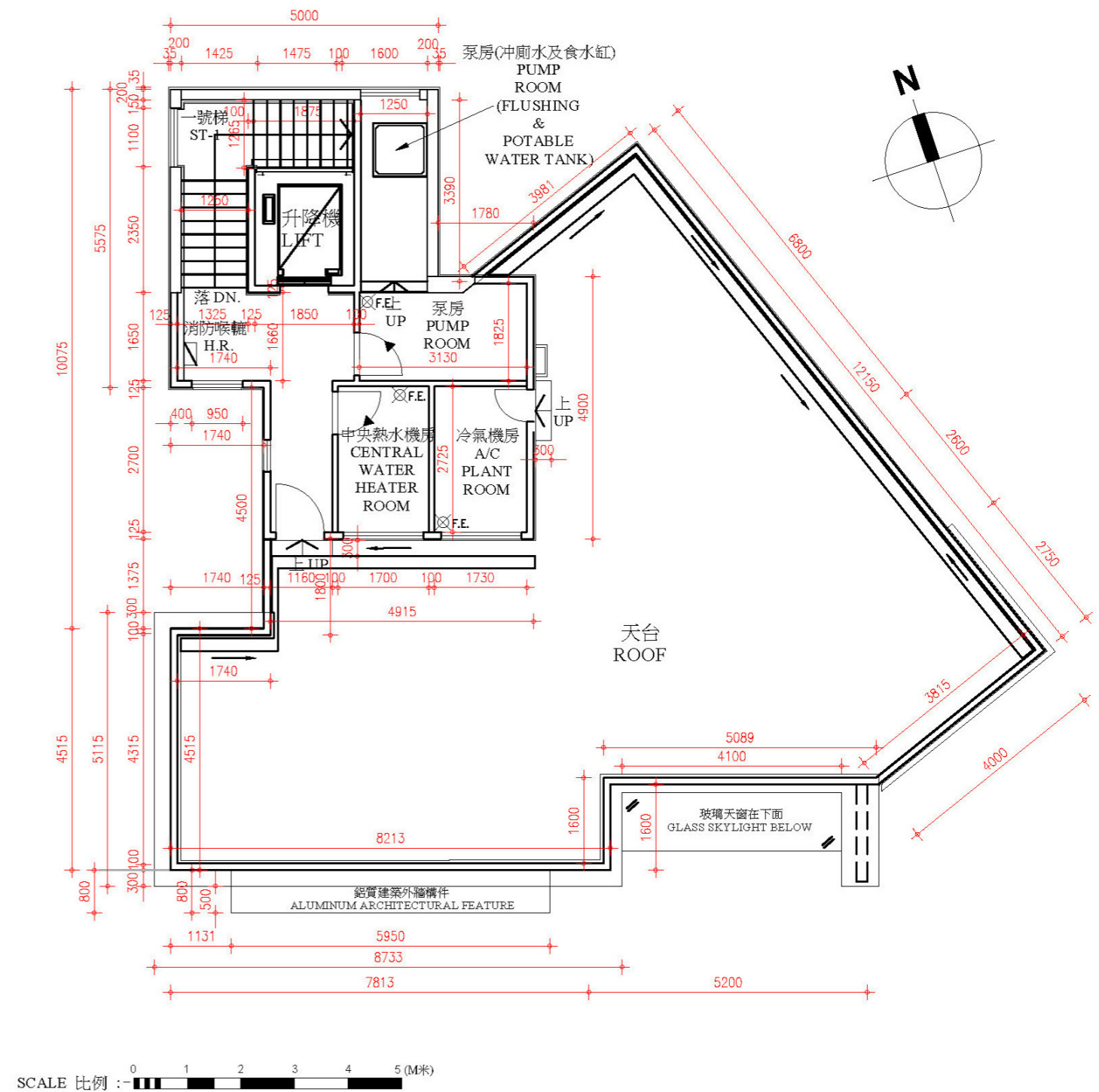
As Per Approved General Building Plan  
根據批准建築圖則

### ROOF FLOOR PLAN 天台平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Roof Floor 天台	125	Not Available 不適用

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)





# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

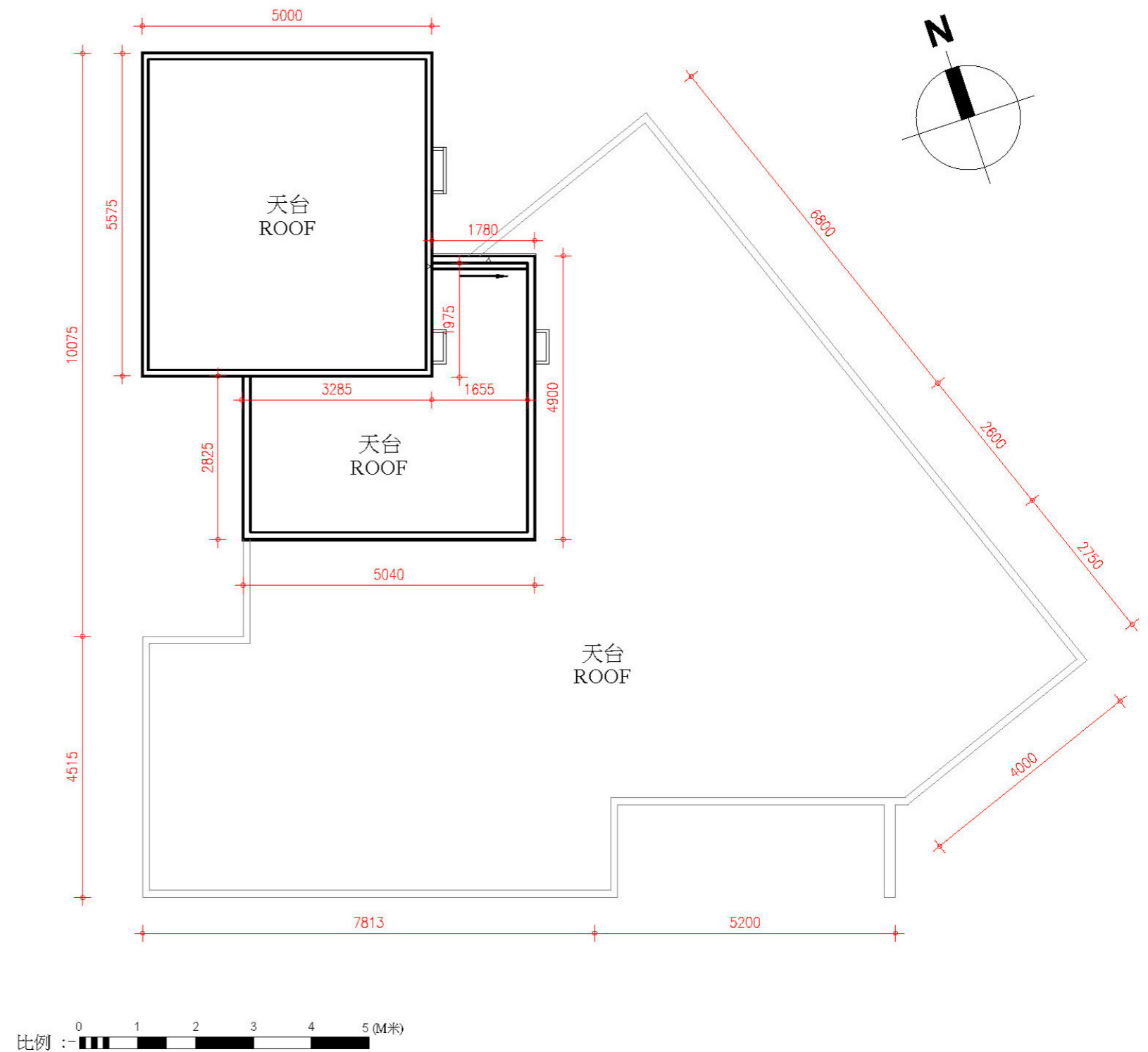
As Per Approved General Building Plan  
根據批准建築圖則

### UPPER ROOF PLAN 上層天台平面圖

	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)
Upper Roof Floor 上層天台	Not Available 不適用	Not Available 不適用

Notes 備註:

- The dimensions in floor plans are all structural dimensions in millimeter.  
平面圖所列的數字為以毫米標示之建築結構尺寸。
- Please refer to pages 20 and 21 of this sales brochure for the legends of the terms and abbreviations for the floor plans of residential properties.  
請參閱本售樓說明書第 20 及 21 頁為住宅物業樓面平面圖而設之名詞及簡稱的圖例。
- Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floors.  
層與層之間的高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)  
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於本發展項目)



# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)  實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 洋房											
No.18 Carmel Road 佳美道 18 號	<b>677.679</b> <b>(7,295)</b>  Balcony 露台: 5.0 (54)  Utility Platform 工作平台: -  Verandah 陽台: -	4.714 (51)	-	-	6.153 (66)	227.869 (2,453)	213.486 (2,298)	151.319 (1,629)	22.712 (245)	-	35.406 (381)

Notes 備註:

- The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.  
住宅物業的實用面積、以及露台、工作平台及陽台(如有)的樓面面積,是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積),是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- Saleable Area includes areas of balcony, fire service water tank, fire service pump room, gas meter cabinet, water meter cabinet, electrical meter room, potable and flushing tank and pump room, filtration plant room, main switch room, street fire hydrant tank, central water heater room, sprinkler pump and value room and sprinkler tank (if any).  
實用面積包括露台、消防水缸、消防水泵房、煤氣錶櫃、水錶櫃、電錶房、食水及沖廁水缸及泵房、過濾系統機房、主電制房、街道消防栓水缸、中央熱水機房、灑水器水泵及閘門房及灑水器水缸(如有)之面積。
- The area of parking space includes the area of the entire carport of the House.  
停車位之面積包括相關獨立屋之車庫之全部面積。

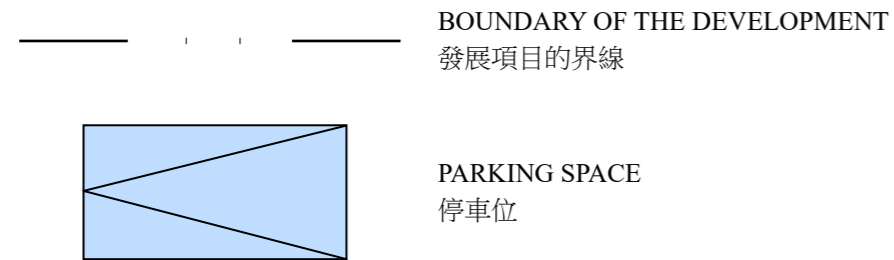
- The area of garden includes the area of the swimming pool of the House.  
花園之面積包括相關獨立屋之游泳池面積。
- The area of roof includes the area of the top roof of the House and the top roof is not enclosed by parapet, railing or balustrade.  
天台之面積包括相關獨立屋之頂層天台面積,而頂層天台並沒有矮牆,護欄及扶欄圍封。
- There is no utility platform/verandah in the residential properties in the Development.  
發展項目住宅物業沒有工作平台/陽台。
- Areas in square metre as specified in the above are calculated in accordance with the latest approved building plans.  
上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。
- Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer square feet, which may be slightly different from that shown in square metre.  
以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算,並四捨五入至整數平方呎,與平方米表述之面積可能有些微差異。



# 13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

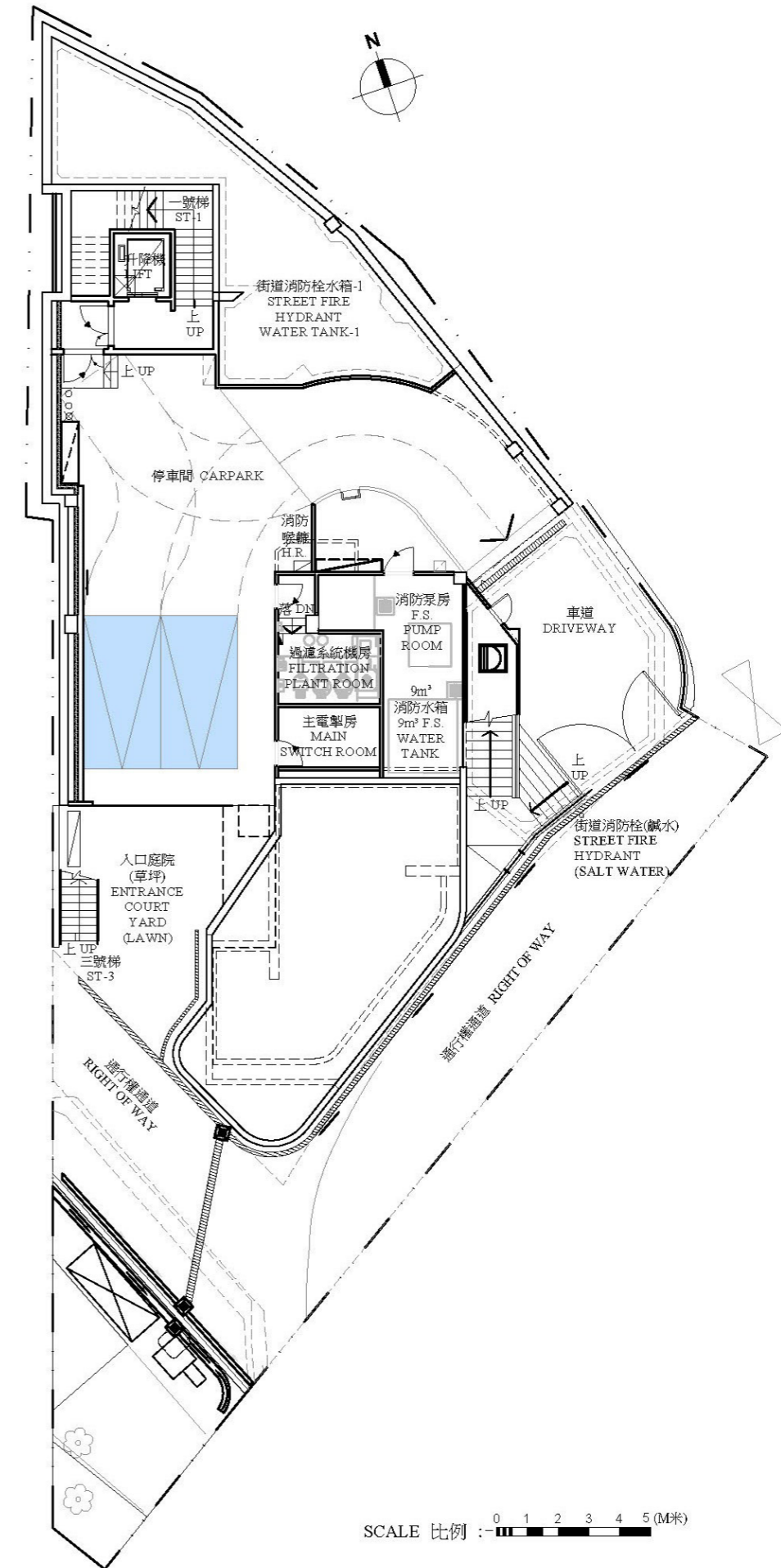
## 發展項目中的停車位的樓面平面圖

Legend · 圖例 :



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

Floor 樓層	Category of Parking Spaces 停車位類別	Number of Parking Spaces 停車位數目	Dimensions of Each Parking Space (Length x Width) (m.) 每個停車位的尺寸 (長 x 闊)(米)	Area of Each Parking Space (sq.m.) 每個停車位的面積 (平方米)
Basement 地庫	Residential Car Parking Space 住宅停車位	2	5.0 x 2.5	12.5



# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price 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) the 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. 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. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
  3. 如買方沒有於訂立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。



# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

Not applicable

不適用

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

The Development is situated on Rural Building Lot No.701 (hereinafter referred to as “the Lot” or “the said piece or parcel of ground”).

The Lot is granted for a term of 75 years commencing on 30 June 1949 with a right of renewal for one further term of 75 years.

### User restrictions

Lessee or any other person or persons will not erect or maintain on the said piece or parcel of ground any buildings other than one detached residence of European type with garage and all usual outbuildings thereto (it being agreed and declared that the composition of a residence shall be decided by the Director of Public Works (now the Director of Lands) (hereinafter referred to as “the said Director”)).

Lessee or any other person or persons shall not nor will during the continuance of this demise, use, exercise or follow, in or upon the demised premises or any part thereof the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy noisome or offensive trade or business whatever without the previous licence signified in writing by the Government or other person duly authorized in that behalf.

### The lease further stipulates that:

The Lot is granted with a free and uninterrupted right for the said Lessee, his tenants, servants, visitors, workmen and other persons authorized by the said Lessee in that behalf from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of the said demised premises to pass and repass on, along, over, by and through that portion of Rural Building Lot No.566 coloured yellow on the said plan and that portion of Crown Land coloured green on the said plan and thereon marked “Right of Way”.

It is except and reserved unto the Government and the Lessees of Rural Building Lots Nos.567, 568 and 566 Licensed by the Government their tenants servants visitors workmen and other persons authorized by them in that behalf a free and uninterrupted right from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of Rural Building Lots Nos.567, 568 and 566 aforesaid to pass and repass on, along, over, by and through that portion of the said demised premises coloured pink hatched green on the said plan.

It is except and reserved unto the Lessee of Rural Building Lot No.567 the right to make use of a septic tank on the said premises reserved in an assignment of Rural Building Lot No.701 dated the 2<sup>5th</sup> August 1952 and registered in the Land Office by Memorial No.212730.

It is except and reserved unto the Government, “all Mines, Minerals, Mineral Oils and Quarries of Stone in under and upon the said piece or parcel of ground, and all such Earth Soil, Marl, Clay, Chalk, Brick-earth, Gravel, Sand, Stone and Stones, and other Earths or Materials, which now are or hereafter during the continuance of this demise, shall be under or upon the said piece or parcel of ground, or any part or parts thereof, as the Government may require for the Roads, Public Buildings, or other Public Purposes of Hong Kong; with full liberty of Ingress, Egress, and Regress, to and for the Government and their agents, servants and workmen, at reasonable times in the day during the continuance of this demise, with or without horses, carts, carriages, and all other necessary things into, upon, from, and out of all or any part or parts of the said piece or parcel of ground, to view, dig for, convert and carry away the said excepted Minerals, Stone, Earths and other things respectively, or any part or parts thereof respectively, thereby doing as little damage as possible to the said piece or parcel of ground”.

Full power to the Government to make and conduct in, through and under the said piece or parcel of ground, all and any public or common sewers, drains or watercourses.

The said Lessee will yearly, and every year, during the said term hereby granted, well and truly pay or cause to be paid to the Government, the said yearly Rent of One hundred and twenty four dollars, clear of all deductions as aforesaid, on the several days and times, and in the manner herein before reserved and made payable; AND will during the whole of the said term hereby granted, bear, pay and discharge all taxes rates charges and assessments whatsoever, which now are or shall be hereafter assessed or charged upon or in respect of the demised premises or any part thereof.

The said Lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall require at his own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director; And the said messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repaired, sustained and amended, at the end, or sooner determination of the term hereby granted, will peaceably and quietly deliver up to the Government.

The said Lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads, lanes, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.

It shall and may be lawful to and for the said Director or other persons deputed to act for it twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays, defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.

The Lessee will not let underlet mortgage assign or otherwise part with all or any part of the demised premises for all or any part of the term hereby granted without at the same time registering such alienation in the Land Office or in such other Office as may hereafter be instituted for the purposes of Registration in Hong Kong and paying the prescribed fees therefor.

The said Lessee will obtain the special approval of the said Director to the design of the exterior, elevations and the disposition and height of any building erected or to be erected on the said piece or parcel of ground.

Where any cutting away, removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation, levelling and development of the said piece or parcel of ground or any part thereof, the said Lessee will construct or bear the cost of the construction of such retaining walls or other support as shall be or shall at any time become necessary to protect and support such hillside and banks and the said piece or parcel of ground itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip, subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the said piece or parcel of ground itself as a result of any default by the said Lessee under this covenant, the said Lessee will at his own expense reinstate and make good the same and will indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof, and will, if required by the said Director so to do by notice in writing, carry out such construction and or maintenance or reinstate



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

and make good any falling away, landslip or subsidence and if the said Lessee shall neglect or fail to comply with such notice within the period specified therein, the said Director may forthwith execute and carry out the same and the said Lessee shall on demand repay to the Government the cost thereof.

The said Lessee will construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm or rain water falling or flowing on to the said piece or parcel of ground and will be solely liable for and will indemnify the Government and its Officers from and against all actions claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm or rain water and will at all times during the continuance of this demise maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Crown Land.

In the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to the Government within or adjoining the said piece or parcel of ground by the said Lessee his servants or agents will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government at the cost of the said Lessee).

The said Lessee will dispose of the drainage of all buildings erected on the said piece or parcel of ground as may be required by the said Director and will make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks or otherwise as that officer may require and will be solely liable for any damage or nuisance caused by any such water.

In the event of spoil or debris from the site or from other areas affected by the development of the said piece or parcel of ground being eroded and washed down on to public lanes or roads or into road-culverts, sewers, stormwater drains or nullahs will pay to the Government on demand such sum as may be demanded by it to cover the cost of removal of spoil or debris from or of making good any damage caused thereby to the public lanes or roads or road-culverts, sewers, stormwater drains or nullahs or other properties belonging to the Government and will also indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion or washing down.

The said Lessee will not remove any trees growing on the said piece or parcel of ground.

The said Lessee will pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any Government public services on the said piece or parcel of ground which the said Director may consider it necessary to remove or divert.

In the event of it becoming necessary for any reason to remove any graves at present on the said piece or parcel of ground will pay to the Government on demand the cost of removing the same (it being agreed and declared that such removal shall be carried out by the Urban Council).

The said Lessee will uphold maintain and repair the road or path on that portion of Crown Land coloured green on the said plan and everything forming part of or appertaining to such road or path to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Stanley Village Road to which the rights of way hereinbefore granted gives access absorbing a portion of such road or path or affecting the gradient thereof or making necessary any alteration thereto and will carry out at his own expense any such alteration to the said road or path necessitated by any such alteration to Stanley Village Road.

The Land Grant provided always and it is agreed and declared that “the said yearly rent of One hundred and twenty four Dollars hereinbefore reserved or any part thereof shall be in arrear and unpaid for the space of twenty one days next after any of the said days whereon the same ought to be paid as aforesaid.

(whether lawfully demanded or not), or in case of the breach or non-performance of any of the covenants and conditions herein contained, and by or on the part of the said Lessee to be performed, then, and in either of the said cases, it shall be lawful for the Government or other person duly authorized in that behalf, into and upon the demised premises, or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy, as in her former estate, as if these presents had not been made; and the said Lessee and all other occupiers of the demised premises, thereout to expel this Indenture or anything contained herein to the contrary notwithstanding”.

The Land Grant also further agreed and declared that The Government shall have full power to resume enter into and re-take possession of all or any part of the demised premises if required for the improvement of the said Colony or for any other public purpose whatsoever, Three Calendar Months’ notice being given to the said Lessee of its being so required and a full and fair Compensation for the said Land and the Buildings thereon being paid to the said Lessee at a valuation to be fairly and impartially made by the said Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void.

The Land Grant also further agreed and declared that the said Lessee and persons authorized by him as aforesaid shall not have an exclusive right to pass and repass on along over by and through the said road or path on the said portion of Crown Land coloured green on the said plan and that the Government shall have the right at any time to grant to the Lessees of other lots in the vicinity a like right and shall have the right at any time to take over the whole or any portion of the said road or path for the purpose of a public road without payment of any compensation to the said Lessee or other Lessees to whom rights of way over the whole or any portion of the said road or path shall have been granted.

#### Notes

For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request upon payment of the necessary photocopying charges.

Unless otherwise defined in this sales brochure, the capitalized terms used in the Summary of Land Grant shall have the same meaning of such terms in the Land Grant.

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

發展項目位於鄉郊建屋地段第 701 號（以下簡稱為「本地段」或「該塊土地」）。

該地段的租期由 1949 年 6 月 30 日起計 75 年期，另有再續 75 年期的權利。

### 適用於該塊土地的用途限制

承租人或其他人不得在該塊土地上搭建一幢獨立歐洲式私人住宅連同車庫及所有適當的附屬建築物以外的任何建築物（經同意並表明住所的組成應由時任工務司（現名為地政總署署長）（簡稱「署長」）決定）。

承租人或其他人如非事先獲得政府或其正式授權的人士預先簽發的許可，在租期期間不得使用作該處所或其任何部分作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理的行業或業務，或經營或從事任何其他發出高噪音、惡臭或令人厭惡的行業或業務。

### 租契亦規定：

本地段批出時授予承租人自由及不被干擾的權利，以及其租戶、受僱人、訪客、工人及獲承租人授權之其他人士權利可於批租的存續期內不時及任何時間，為了適當地使用和享用本地段之所有目的，往復經過及通過鄉郊建屋地段第 566 號部份及政府官地部份的區域，分別為位置圖上以黃色標示的範圍及以綠色標示連同標記“通行權”的範圍。

政府為其本身及為鄉郊建屋地段第 567, 568 及 566 號的承租人、其租戶、受僱人、訪客、工人及獲承租人授權之其他人士保留了自由及不受阻礙的權利在租賃持續的所有時間及不時為了與適當使用及享用鄉郊建屋地段第 567, 568 及 566 號的所有目的通過及再通過該圖則內以粉紅色間綠斜線範圍顯示的租賃地段的有關部份。

鄉郊建屋地段第 567 號的承租人保留在鄉郊建屋地段第 701 號使用化糞池的權利，跟據一份於 1952 年 8 月 25 日在田土廳（現為土地註冊處）登記的契約，註冊摘要編號為 212730。

政府保留及就其為香港的道路、公共建築物或其他公共目的所需，在該塊土地之內、之下或之上的礦產、礦物、礦物油、石礦、及所有於批地文件發出之時或其後於批租存續期間內於該塊土地或其任何部分之下或之上的土壤、泥灰岩、黏土、白堊、磚土、礫石、砂、石頭及石堆、及其他土料或材料；政府及其代理人、傭人及工人並有權於批租存續期間於日間合理時間自由進出穿越特此予以批租的土地或其任何部分，不論是否連同馬匹、馬車、車輛及其他必需之事物，以視察、挖掘、轉用及移走上述之礦物、石頭、土料及其他事物或其任何部分，唯須對該塊土地造成盡可能少的損害。

政府擁有及全權於特此予以批租之該塊土地內、穿過土地、或於土地下加置或接駁所有及任何公共或公用排污渠、排水渠或水道。

承租人須於特此予以批租期內，按年度及每年真正地向政府，撇除上述所有扣減，於數天和數次依上述保留的付款方式支付或使支付所述每年 124 元的金額；及亦須於特此予以批租的年期內承擔、支付和清償所有現已，或其後評定和收取，或有關、或為了特此予以批租之土地或其他任何部分的稅項、收費和任何評估的費用。

該承租人須不時及在此後的所有時間內，在每遇需要及情況時適當地自費妥善及足夠地維修、保護、承托、保養、鋪設、清除、沖刷、清洗、清理、改善及保持該塊土地上現有或將來的院宅或物業及所有其他搭建物或建築物，及其所屬及以任何形式與之有關或毗連之所有牆壁、堤壩、路塹、圍欄、溝渠、堤壩、路塹、圍欄、溝渠、扶手、照明、行人道、廁所、水槽、排水渠及水道，並以所有及必須的方式進行修理、清洗及修改，致使「署長」對此整體上滿意；及於該租期完結或提前終止時，該等宅院或物業單位、豎設物、建築物及處所須以良好及充分維修的狀態平安及安靜地交付予政府。

該承租人須在租期內不時按需要時承擔、支付及扣除用以建築、維修及改善為該批租的處所或其任何部分所需、或在批租的處所或其任何部分內、或屬於該批租的處所或其任何部分、而與其他鄰近或毗連物業共用之所有或任何之道路、小巷、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠的費用的合理分攤及比例，該比例將由「署長」釐定及確定，並可當作欠繳地租作追討。

「署長」及代其行事者在法律上有權在租期內每年兩次或更頻密地於日間合理時間進入批租的處所內或上以觀察、搜查及檢視其狀況。若在檢視期間發現任何頹敗、損壞及需要修理及修改之處，「署長」或代其行事者在法律上有權給予或在批租的處所留下書面通知要求該承租人於三個曆月內就此進行修理及修改。

承租人不可在批租期內或任何部分租期期間出租、分租、按揭、轉讓或以其他形式放棄本文協定批租的處所之全部或任何部分，而沒有同時在土地註冊處或在香港用作註冊的其他辦事處登記上述讓與及支付相關訂明費用。

該承租人須就任何已建或將建於該塊土地上的建築物之外部設計、立面、布局及高度取得「署長」的特別批准。

如為構建、平整或開發批租的該塊土地或其任何部分而有需要對毗連、毗鄰或附近的山坡及堤壩進行任何分割、移走或退讓或有需要進行任何堆積或堆填工程，該承租人須建造為保護及承托該等山坡及堤壩及批租的該塊土地及為避免及防止其後發生任何塌方、山泥傾瀉或地陷而在任何時間需要的擋土牆或其他承托物或須承擔有關建造費用，並須在所有時間保養該擋土牆或其他承托物至修葺妥當的狀態。若在任何時候發生塌方、山泥傾瀉或地陷，不論是否位於或源於毗連山坡或堤壩或批租的該塊土地或因該承租人違反本契諾所致，該承租人須自費進行修復與修補，並彌償政府一切因此蒙受或衍生之開支、費用、損害賠償、要求及索償。若「署長」發出書面通知要求進行上述之建造及或保養或塌方、山泥傾瀉或地陷修復與修補工程，而該承租人在通知指定的時間內沒有理會或沒有執行該通知，「署長」可即時展開及進行該等工程，該承租人須在要求時付還有關費用予政府。

該承租人須建造及保養為截斷與引導降至批租的該塊土地或從山坡流至該塊土地的一切暴雨或雨水所需的排水渠及渠道，以使「署長」滿意。該承租人須獨力為所有因該等暴雨或雨水引致或被指引致的任何破壞或滋擾而衍生的訴訟、索償及要求負責及彌償政府及其人員，並須在租期內的所有時間保養及維修該等排水渠及渠道，不論是否位於該塊土地之邊界內或位於任何政府官地上。

如承租人、其僱員或代理人令該片或該幅土地內或毗鄰的溝壑、污水渠、雨水渠、輸水道或其他政府產業受損毀或阻礙，承租人須按要求支付以作妥善修理該損毀或阻礙的費用（經同意並表明必要的工程應由政府進行，費用由承租人承擔）。

承租人須就該塊土地上所有建築物的排水渠按「署長」的要求所實行，為處理和處置污水或被污染的水，承租人須就「署長」要求的條款自費建設化糞池或除此之外以達致政府滿意為止，承租人須就污水所引起的任何損失或滋擾承擔全部責任。

如來自該塊土地的發展項目所影響的其他地方的泥石或碎石受侵蝕及沖流在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑，承租人須按政府要求支付清理在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑或其他政府產業的泥石及碎石或修理對其損毀的有關費用。承租人須就因該等侵蝕或沖流而導致私人物業蒙受任何損害或滋擾所產生的所有訴訟、索償及要求向政府及其官員作出彌償。

承租人不得移除種植在該塊土地上的任何樹木。

承租人須按「署長」要求時向政府支付在該塊土地上必須移除、改道及在別處修復的任何政府公共服務的費用。



# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

如該塊土地現存的任何墳墓不論在各種原因下需要移除，承租人須按要求向政府支付以作移除墳墓的費用（經同意並表明移除墳墓的工程應由市政局進行）。

該承租人須保護、保養及維修在位置圖內以綠色顯示的官地部分上的道路或行人徑及所有構成或附屬於該道路或行人徑之一切物件以致「署長」滿意。該承租人須就此負上全責，猶如其絕對擁有人一樣。如在租契給予的通行權下可通往的赤柱村道出現任何改動，令該道路或行人徑之部分被吞併、其坡度受影響或須要對其進行任何改動，承租人不得因此向政府作出任何形式的索償或要求，並須自費進行一切配合赤柱村道改動而於該道路或行人徑進行的改動工程。

批地文件同意並表明「倘若上文約定每年地稅一百及廿四元或當中任何部分逾期欠繳二十一天或在到期付款日後尚未繳付（不論是否已依法發出付款通知書），又或承租人違反或不履行本文訂明其應履行之任何契諾及條件，則在上述任何情況下，可依法由政府或其他就此獲授權的人士作為代表，進入批租處所或其任何部分並全部收回，而重新管有及享有作為其原有產業，猶如本文從未訂立，並即時將承租人連同上述處所所有其他佔用人逐出處所，儘管本契約或當中所載的任何條文有相反規定亦然。」

批地文件亦同意並表明政府擁有全權就為改善香港殖民地，或不論任何其他公眾目的所需，在向該承租人發出三個曆月的通知後收回、進入及再佔管特此表明予以批租的土地的全部或其任何部分，並根據「署長」所作出的公平和客觀估值，就該土地及建於該處的建築物向該承租人作出全面和合理的賠償。當本項權利一旦行使，本文所訂的年期及設定的產業權將分別終止，終結及無效。

批地文件亦同意並表明該承租人及其授權者不會獨有經過或通過該位於位置圖內以綠色顯示的官地部分上的該道路或行人徑的權利，政府有權隨時向附近其他地段的承租人授予相似的權利及有權隨時收回該道路或行人徑的全部或其任何部分作公共道路而不須向該承租人或被授予在該道路或行人徑的全部或其任何部分的通行權的其他承租人作出賠償。

### 備註

請查閱批地文件了解全部詳情。批地文件現備存於售樓處，於開放時間可供免費閱覽，並可在支付所需影印費用後索取批地文件副本。

除非本售樓說明書另行說明，否則批地文件的摘要中所有加上括號的詞語，一律採用批地文件訂明的定義。



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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

The Green Area and the Structures (if any) are referred to summary of Land Grant.

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

See section A above.

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

Not applicable.

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

Not applicable.

#### E. Plan showing location of the facilities mentioned in A and B above

See the plan below in this section. The “Green Area” is shown coloured green on the plan. The plan is for showing the location of the “Green Area” only. Other matters shown on that plan may not reflect their latest conditions.

#### F. General public's right to use

The general public has the right to use those facilities mentioned in section A and B above, in accordance with the Land Grant.

#### G. Management, operation and maintenance

The facilities mentioned in section A and B above are required to be managed, operated or maintained at the expense of the owners of the residential property.

#### H. Provisions of the Land Grant in respect of the Development that concern the facilities mentioned in section A and B

##### H1. Green Area and the Structures (if any)

The Lot is granted with a free and uninterrupted right for the said Lessee, his tenants, servants, visitors, workmen and other persons authorized by the said Lessee in that behalf from time to time and at all times during the continuance of this demise for all purposes connected with the proper use and enjoyment of the said demised premises to pass and repass on, along, over, by and through that portion of Rural Building Lot No.566 coloured yellow on the said plan and that portion of Crown Land coloured green on the said plan and thereon marked “Right of Way”.

The Land Grant also further agreed and declared that the said Lessee and persons authorized by him as aforesaid shall not have an exclusive right to pass and repass on along over by and through the said road or path on the said portion of Crown Land coloured green on the said plan and that the Government shall have the right at any time to grant to the Lessees of other lots in the vicinity a like right and shall have the right at any time to take over the whole or any portion of the said road or path for the purpose of a public road without payment of any compensation to the said Lessee or other Lessees to whom rights of way over the whole or any portion of the said road or path shall have been granted.

The said Lessee will uphold maintain and repair the road or path on that portion of Crown Land coloured green on the said plan and everything forming part of or appertaining to such road or path to the satisfaction of the said Director and will be responsible for the whole as if the said Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government in respect of any alteration to Stanley Village Road to which the rights of way hereinbefore granted gives access absorbing a portion of such road or path or affecting the gradient thereof or making necessary any alteration thereto and will carry out at his own expense any such alteration to the said road or path necessitated by any such alteration to Stanley Village Road.

##### H2. Other related clauses

The said Lessee shall and will from time to time and at all times hereafter when where and as often as need or occasion shall require at his own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of the said Director; And the said messuage or tenement, messuages or tenements, erections, buildings and premises, so being well and sufficiently repaired, sustained and amended, at the end, or sooner determination of the term hereby granted, will peaceably and quietly deliver up to the Government.

The said Lessee will during the term hereby granted as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads, lanes, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for or in or belonging to the demised premises or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the said Director and shall be recoverable in the nature of rent in arrear.

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

It shall and may be lawful to and for the said Director or other persons deputed to act for it twice or oftener in every year during the said term at all reasonable times in the day to enter into and upon the demised premises to view search and see the condition of the same and of all decays, defects and wants of reparation and amendment which upon every such view shall be found to give or leave notice in writing at or upon the demised premises or some part thereof unto or for the said Lessee to repair and amend the same within Three Calendar Months then next following within which time the said Lessee will repair and amend the same accordingly.

Where any cutting away, removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation, levelling and development of the said piece or parcel of ground or any part thereof, the said Lessee will construct or bear the cost of the construction of such retaining walls or other support as shall be or shall at any time become necessary to protect and support such hillside and banks and the said piece or parcel of ground itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip, subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the said piece or parcel of ground itself as a result of any default by the said Lessee under this covenant, the said Lessee will at his own expense reinstate and make good the same and will indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof, and will, if required by the said Director so to do by notice in writing, carry out such construction and or maintenance or reinstate and make good any falling away, landslip or subsidence and if the said Lessee shall neglect or fail to comply with such notice within the period specified therein, the said Director may forthwith execute and carry out the same and the said Lessee shall on demand repay to the Government the cost thereof.

The said Lessee will construct and maintain to the satisfaction of the said Director such drains or channels as may be necessary to intercept and carry off storm or rain water falling or flowing on to the said piece or parcel of ground and will be solely liable for and will indemnify the Government and its Officers from and against all actions claims and demands whatever arising out of any damage or nuisance caused or alleged to be caused by such storm or rain water and will at all times during the continuance of this demise maintain and repair such drains or channels whether within the boundaries of the said piece or parcel of ground or on Crown Land.

In the event of any damage or obstruction being caused to any nullah sewer storm-water drain watermain or other properties belonging to the Government within or adjoining the said piece or parcel of ground by the said Lessee his servants or agents will pay on demand the cost of making good or removing such damage or obstruction (it being agreed and declared that the necessary works shall be carried out by the Government at the cost of the said Lessee).

The said Lessee will dispose of the drainage of all buildings erected on the said piece or parcel of ground as may be required by the said Director and will make all arrangements at his own expense and to the satisfaction of the said Director for the disposal of foul or contaminated water by the construction of septic tanks or otherwise as that officer may require and will be solely liable for any damage or nuisance caused by any such water.

In the event of spoil or debris from the site or from other areas affected by the development of the said piece or parcel of ground being eroded and washed down on to public lanes or roads or into road-culverts, sewers, stormwater drains or nullahs will pay to the Government on demand such sum as may be demanded by it to cover the cost of removal of spoil or debris from or of making good any damage caused thereby to the public lanes or roads or road-culverts, sewers, stormwater drains or nullahs or other properties belonging to the Government and will also indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion or washing down.

The said Lessee will pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any Government public services on the said piece or parcel of ground which the said Director may consider it necessary to remove or divert.



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### 公共設施及公眾休憩用地的資料

- A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施  
批地文件摘要內所述的綠色範圍及該等構築物（如有）。
- B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施  
見上述第 A 段。
- C. 根據批地文件規定須由該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。
- D. 該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. 顯示上述第 A 及 B 段所述設施位置的圖則  
見本節內之圖則。「綠色範圍」於圖則中以綠色顯示。該圖則僅顯示「綠色範圍」的位置，圖則中所示之其他事項未必能反映其最新狀況。
- F. 公眾之使用權  
公眾有權按照批地文件使用上述第 A 及 B 段所述的設施。
- G. 管理、營運及維持  
上述第 A 及 B 段所述的設施按規定須由住宅物業的擁有人出資管理、營運或維持。
- H. 批地文件中關於第 A 及 B 段所述設施的條文

#### H1. 綠色範圍及該等構築物（如有）

本地段批出時授予承租人自由及不被干擾的權利，以及其租戶、受僱人、訪客、工人及獲承租人授權之其他人士權利可於批租的存續期內不時及任何時間，為了適當地使用和享用本地段之所有目的，往復經過及通過鄉郊建屋地段第 566 號部份及政府官地部份的區域，分別為位置圖上以黃色標示的範圍及以綠色標示連同標記“通行權”的範圍。

批地文件亦同意並表明該承租人及其授權者不會獨有經過或通過該位於位置圖內以綠色顯示的官地部分上的該道路或行人徑的權利，政府有權隨時向附近其他地段的承租人授予相似的權利及有權隨時收回該道路或行人徑的全部或其任何部分作公共道路而不須向該承租人或被授予在該道路或行人徑的全部或其任何部分的通行權的其他承租人作出賠償。

該承租人須保護、保養及維修在位置圖內以綠色顯示的官地部分上的道路或行人徑及所有構成或附屬於該道路或行人徑之一切物件以致「署長」滿意。該承租人須就此負上全責，猶如其絕對擁有人一樣。如在租契給予的通行權下可通往的赤柱村道出現任何改動，令該道路或行人徑之部分被吞併、其坡度受影響或須要對其進行任何改動，承租人不得因此向政府作出任何形式的索償或要求，並須自費進行一切配合赤柱村道改動而於該道路或行人徑進行的改動工程。

#### H2. 其他相關條款

該承租人須不時及在此後的所有時間內，在每遇需要及情況時適當地自費妥善及足夠地維修、保護、承托、保養、鋪設、清除、沖刷、清洗、清理、改善及保持該塊土地上現有或將來的院宅或物業及所有其他搭建物或建築物，及其所屬及以任何形式與之有關或毗連之所有牆壁、堤壩、路塹、圍欄、溝渠、堤壩、路塹、圍欄、溝渠、扶手、照明、行人道、廁所、水槽、排水渠及水道，並以所有及必須的方式進行修理、清洗及修改，致使「署長」對此整體上滿意；及於該租期完結或提前終止時，該等宅院或物業單位、豎設物、建築物及處所須以良好及充分維修的狀態平安及安靜地交付予政府。

該承租人須在租期內不時按需要時承擔、支付及扣除用以建築、維修及改善為該批租的處所或其任何部分所需、或在批租的處所或其任何部分內、或屬於該批租的處所或其任何部分、而與其他鄰近或毗連物業共用之所有或任何之道路、小巷、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠的費用的合理分攤及比例，該比例將由「署長」釐定及確定，並可當作欠繳地租作追討。

「署長」及代其行事者在法律上有權在租期內每年兩次或更頻密地於日間合理時間進入批租的處所內或上以觀察、搜查及檢視其狀況。若在檢視期間發現任何頹敗、損壞及需要修理及修改之處，「署長」或代其行事者在法律上有權給予或在批租的處所留下書面通知要求該承租人於三個曆月內就此進行修理及修改。

如為構建、平整或開發批租的該塊土地或其任何部分而有需要對毗連、毗鄰或附近的山坡及堤壩進行任何分割、移走或退讓或有需要進行任何堆積或堆填工程，該承租人須建造為保護及承托該等山坡及堤壩及批租的該塊土地及為避免及防止其後發生任何塌方、山泥傾瀉或地陷而在任何時間需要的擋土牆或其他承托物或須承擔有關建造費用，並須在所有時間保養該擋土牆或其他承托物至修葺妥當的狀態。若在任何時候發生塌方、山泥傾瀉或地陷，不論是否位於或源於毗連山坡或堤壩或批租的該塊土地或因該承租人違反本契諾所致，該承租人須自費進行修復與修補，並彌償政府一切因此蒙受或衍生之開支、費用、損害賠償、要求及索償。若「署長」發出書面通知要求進行上述之建造及或保養或塌方、山泥傾瀉或地陷修復與修補工程，而該承租人在通知指定的時間內沒有理會或沒有執行該通知，「署長」可即時展開及進行該等工程，該承租人須在要求時付還有關費用予政府。

該承租人須建造及保養為截斷與引導降至批租的該塊土地或從山坡流至該塊土地的一切暴雨或雨水所需的排水渠及渠道，以使「署長」滿意。該承租人須獨力為所有因該等暴雨或雨水引致或被指引致的任何破壞或滋擾而衍生的訴訟、索償及要求負責及彌償政府及其人員，並須在租期內的所有時間保養及維修該等排水渠及渠道，不論是否位於該塊土地之邊界內或位於任何政府官地上。

如承租人、其僱員或代理人令該片或該幅土地內或毗鄰的溝壑、污水渠、雨水渠、輸水道或其他政府產業受損毀或阻礙，承租人須按時支付以作妥善修理該損毀或阻礙的費用（經同意並表明必要的工程應由政府進行，費用由承租人承擔）。

承租人須就該塊土地上所有建築物的排水渠按「署長」的要求所實行，為處理和處置污水或被污染的水，承租人須就「署長」要求的條款自費建設化糞池或除此之外以達致政府滿意為止，承租人須就污水所引起的任何損失或滋擾承擔全部責任。

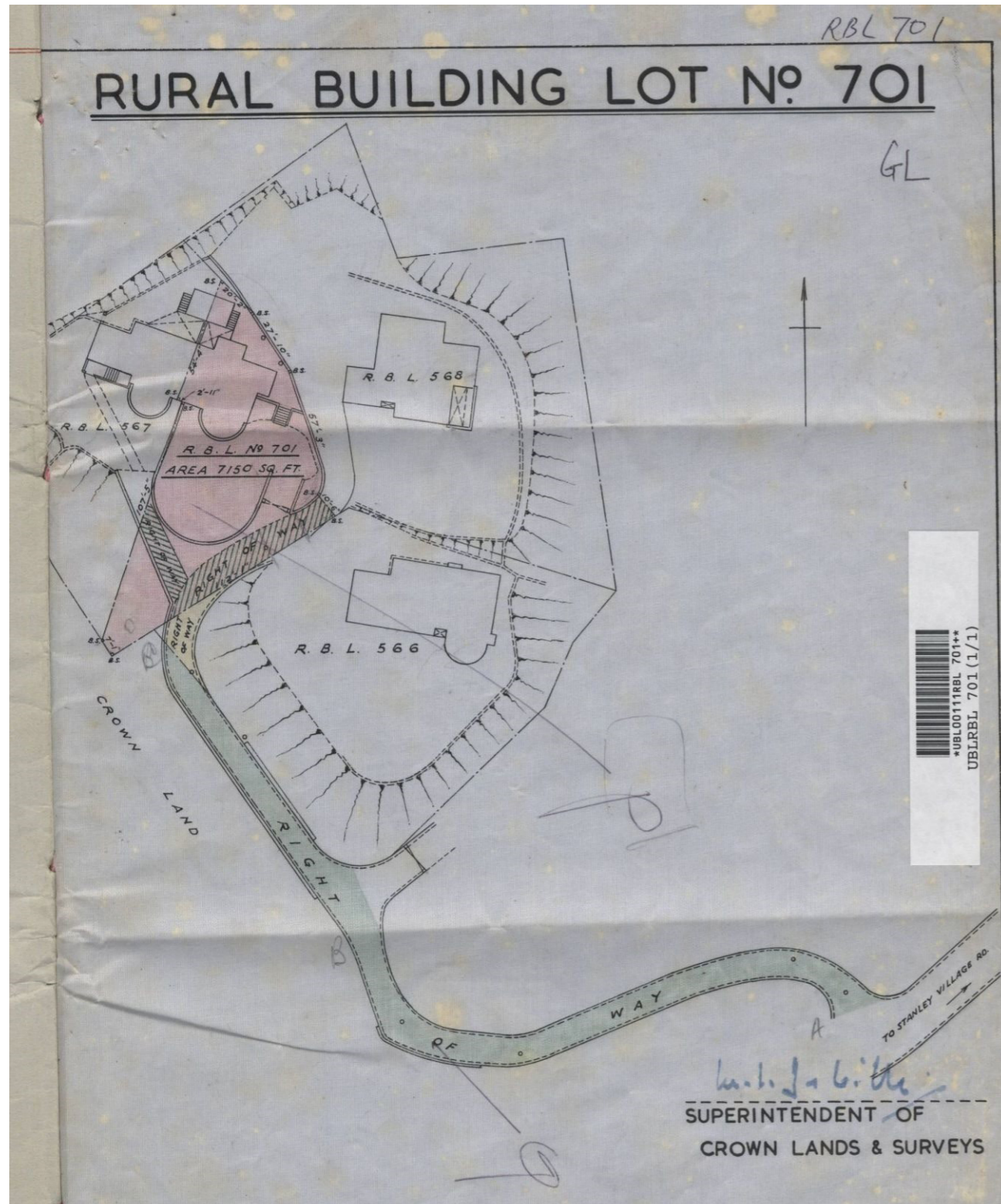
如來自該塊土地的發展項目所影響的其他地方的泥石或碎石受侵蝕及沖流在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑，承租人須按政府要求支付清理在公眾巷或道路上，又或在路旁暗渠、污水渠、雨水渠或溝壑或其他政府產業的泥石及碎石或修理對其損毀的有關費用。承租人須就因該等侵蝕或沖流而導致私人物業蒙受任何損害或滋擾所產生的所有訴訟、索償及要求向政府及其官員作出彌償。

承租人須按「署長」要求時向政府支付在該塊土地上必須移除、改道及在別處修復的任何政府公共服務的費用。



# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料



Legend · 圖例：

 Green Area  
綠色範圍

Remarks 備註：

1. The plan above is extracted from the plan annexed to the Land Grant.  
上圖摘錄自夾附於批地文件的圖則。
2. This plan is for showing the locations of the Green Area only. Other matters shown in this plan may not reflect their latest conditions.  
此圖僅作顯示綠色範圍的位置，圖中所示之其他事項未必能反映其最新狀況。

# 18 WARNING TO PURCHASERS

## 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. (a) 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;
  - (b) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser -
    - (i) firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (c) In the case of paragraph (b)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 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. (a) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見；
  - (b) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 -
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (c) 如屬 (b)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

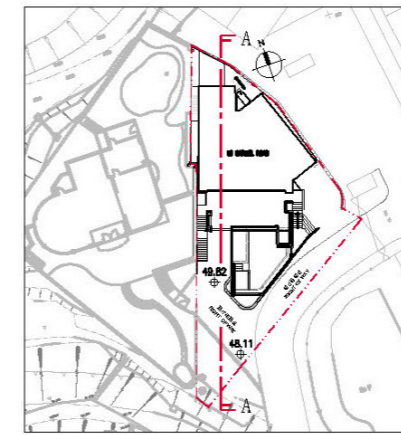


# 19 CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

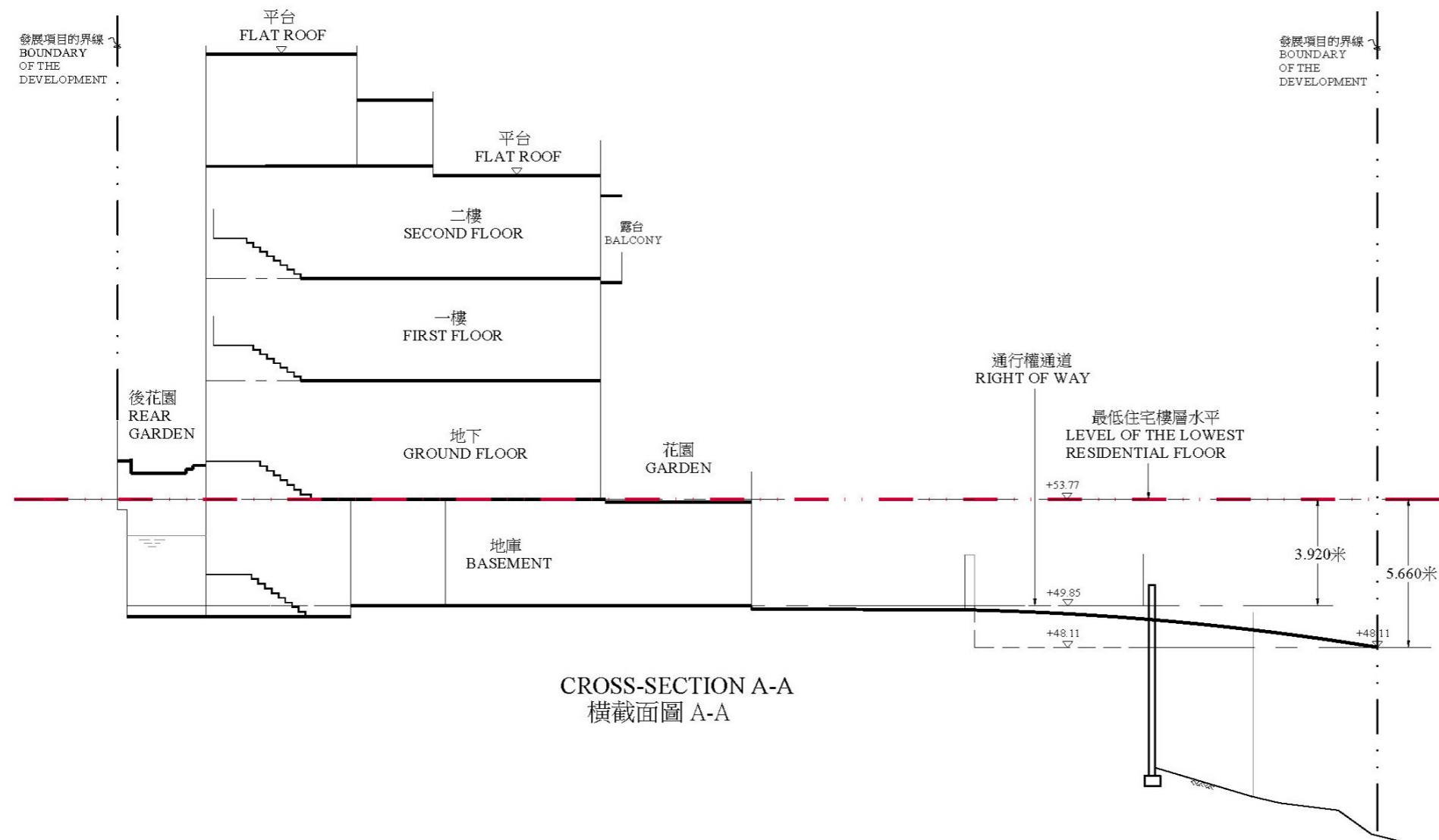
## 發展項目中的建築物的橫截面圖

Legend · 圖例：

- ||—— BOUNDARY LINE  
土地界線
- DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR  
虛線為最低住宅樓層水平
- ▽ HEIGHT (IN METERS) ABOVE THE HONG KONG PRINCIPAL DATUM (HKPD)  
香港主水平基準以上的高度 (米)



KEY PLAN  
指示圖



CROSS-SECTION A-A  
橫截面圖 A-A

The part of right of way adjacent to the building (to No.20 Carmel Road) is 48.11 to 49.85 metres above Hong Kong Principal Datum.  
毗連建築物的一段通行權通道 (往佳美道 20 號) 為香港主水平基準以上 48.11 至 49.85 米。

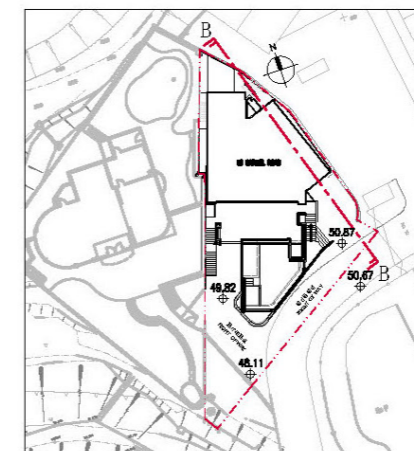


# 19 CROSS - SECTION PLAN OF BUILDING IN THE DEVELOPMENT

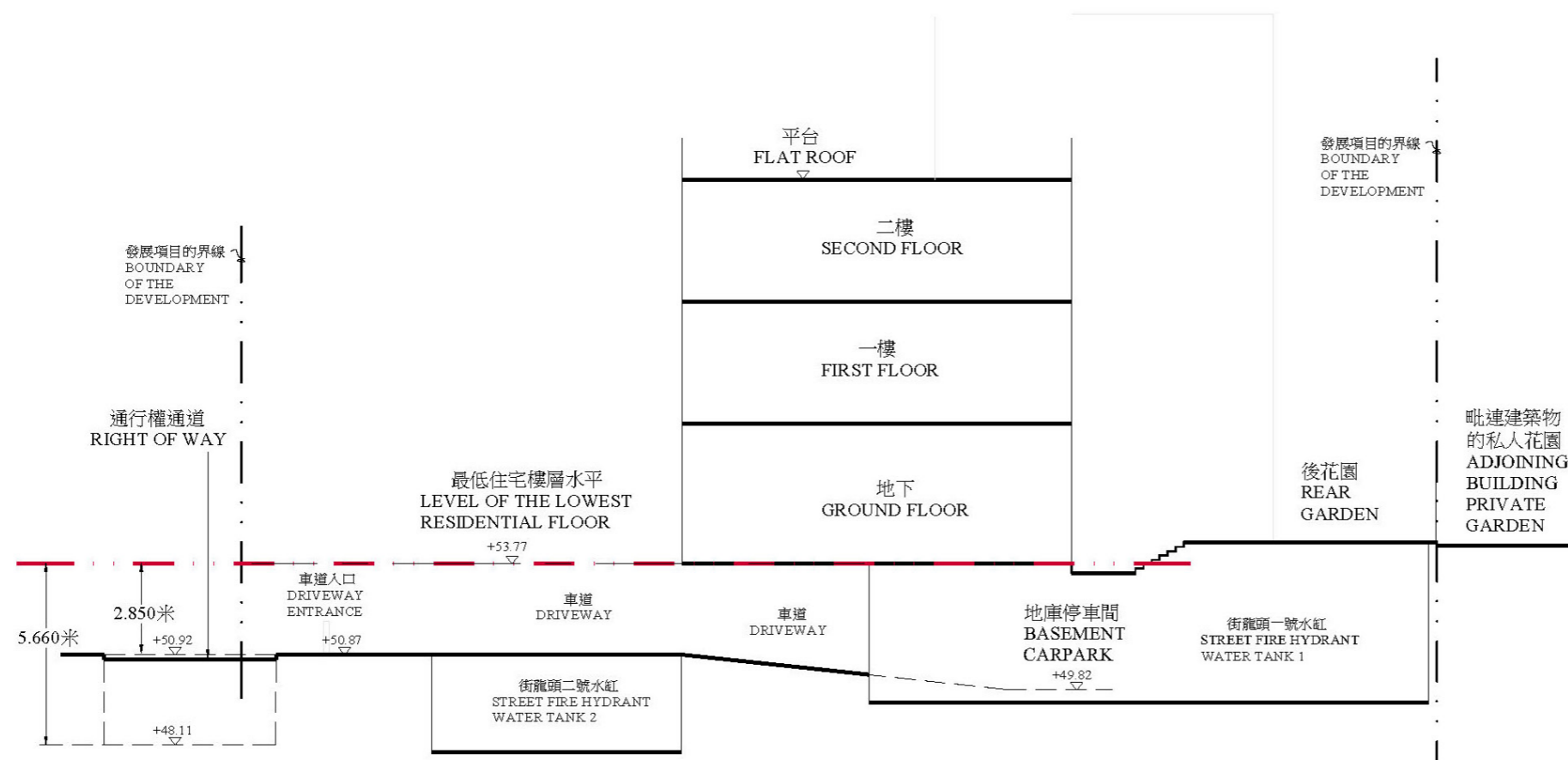
## 發展項目中的建築物的橫截面圖

Legend · 圖例：

- ||—— BOUNDARY LINE  
土地界線
- DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR  
虛線為最低住宅樓層水平
- ▽ HEIGHT (IN METERS) ABOVE THE HONG KONG PRINCIPAL DATUM (HKPD)  
香港主水平基準以上的高度 (米)



KEY PLAN  
指示圖



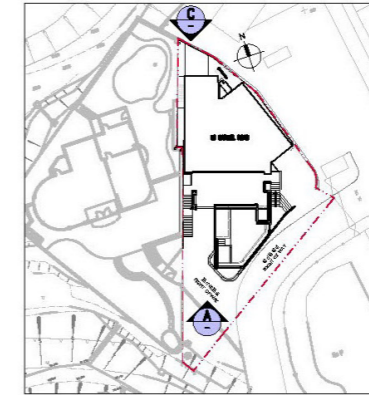
CROSS-SECTION B-B  
橫截面圖 B-B

The part of right of way adjacent to the building (to No.12 Carmel Road) is 48.11 to 50.92 metres above Hong Kong Principal Datum.

毗連建築物的一段通行權通道 (往佳美道 12 號) 為香港主水平基準以上 48.11 至 50.92 米。

# 20 ELEVATION PLAN 立面圖

Elevation A & C  
立面圖 A 及 C



KEY PLAN  
指示圖



Notes 備註:

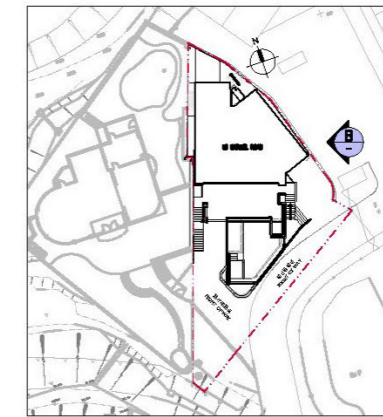
Authorized person for the Development certified that the elevations shown on this plan:  
發展項目的認可人士證明本圖顯示的立面:

- (a) are prepared on the basis of the approved building plans for the Development as of 31 December 2019 ; and  
以 2019 年 12 月 31 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) are in general accordance with the outward appearance of the Development.  
大致上與發展項目的外觀一致。

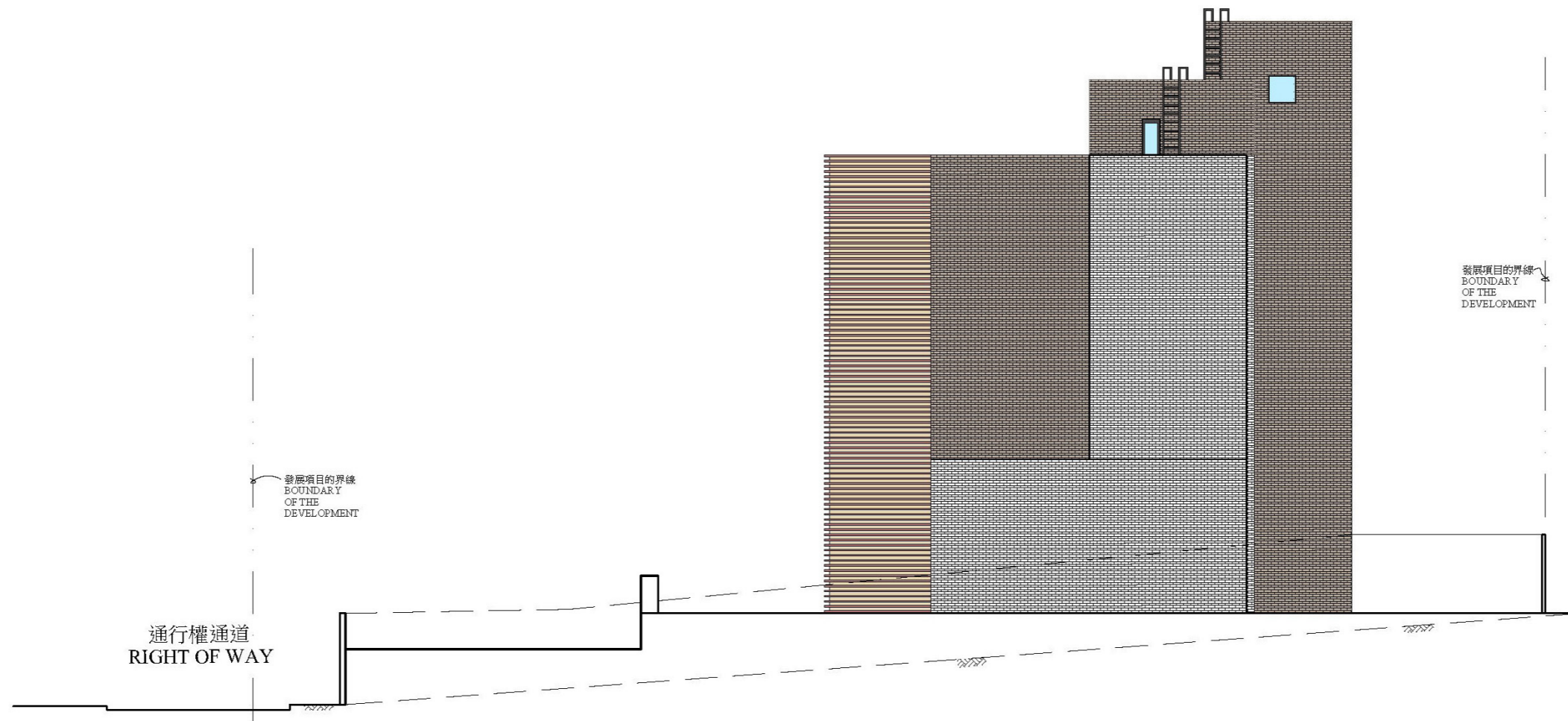


# 20 ELEVATION PLAN 立面圖

Elevation B  
立面圖 B



KEY PLAN  
指示圖



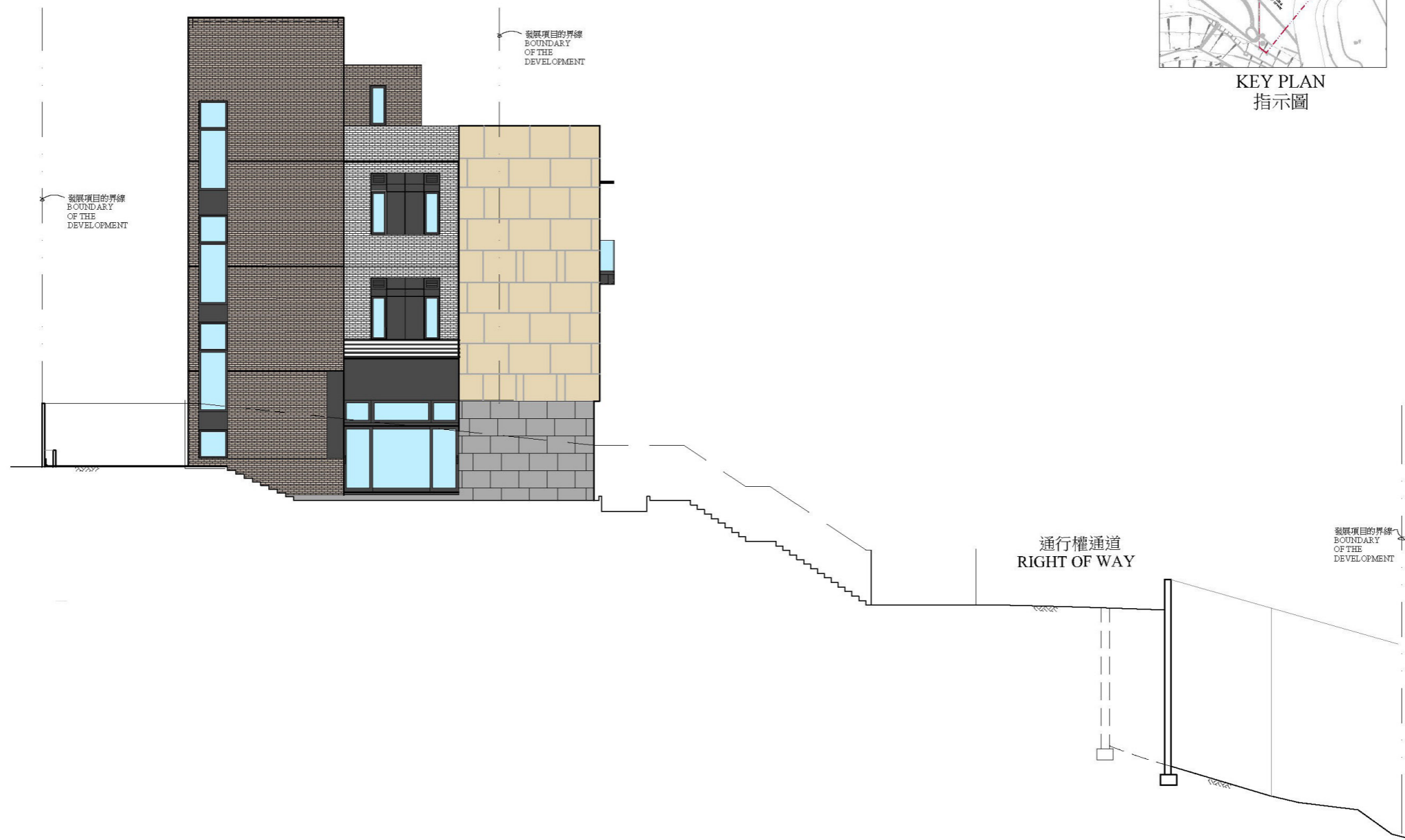
Notes 備註:

Authorized person for the Development certified that the elevations shown on this plan:  
發展項目的認可人士證明本圖顯示的立面:

- (a) are prepared on the basis of the approved building plans for the Development as of 31 December 2019 ; and  
以 2019 年 12 月 31 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) are in general accordance with the outward appearance of the Development.  
大致上與發展項目的外觀一致。



Elevation D  
立面圖 D



Notes 備註：

Authorized person for the Development certified that the elevations shown on this plan:  
發展項目的認可人士證明本圖顯示的立面：

- (a) are prepared on the basis of the approved building plans for the Development as of 31 December 2019 ; and  
以 2019 年 12 月 31 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) are in general accordance with the outward appearance of the Development.  
大致上與發展項目的外觀一致。

# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

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

# 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

## 閱覽圖則及公契

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) 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 at the place at which the specified residential property is offered to be sold. Not applicable to the Development.  
(b) The inspection is free of charge.

1. 關於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](http://www.ozp.tpb.gov.hk)。
2. (a) 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存放在指明住宅物業的售樓處，以供閱覽。對本發展項目不適用。  
(b) 無須為閱覽付費。

Remarks 備註: \_\_\_\_\_

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

本發展項目沒有公契。



# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

1. Exterior Finishes 外部裝修物料		
Item 細項		Description 描述
(a)	External Wall 外牆	External wall is finished with natural stones, ceramic tiles and aluminum cladding. 外牆鋪切天然石、瓷磚及鋁質飾面。
(b)	Window 窗	Save and except for the corner window of the dining room (facing rear garden), all window frames are made of aluminum with fluorocarbon coating, fitted with double glazed glass. 除了位於飯廳角落（向後花園）的一扇窗，所有窗戶採用氟碳噴塗鋁質窗框，並配備雙層玻璃。 For the corner window of the dining room (facing rear garden), the window frame is made of aluminum without fluorocarbon coating, fitted with single glazed glass. 位於飯廳角落（向後花園）的一扇窗，窗戶採用無氟碳噴塗鋁質窗框，並配備單層玻璃。
(c)	Bay Window 窗台	Not provided 不提供
(d)	Planter 花槽	Planter on B/F is externally finished partly with natural stones and partly with ceramic tiles. 地庫花槽外部分鋪砌天然石材及部分鋪砌瓷磚。 Planter on G/F is externally finished with cement sand screeding. 地下花槽外英泥沙批盪。
(e)	Verandah / balcony 陽台 / 露台	The balcony is covered, provided with tempered glass railing. Floor is finished with cement sand screeding. 露台有蓋，裝設鋼化玻璃欄杆。地板為英泥沙批盪。 There is no Verandah. 沒有陽台。
(f)	Drying facilities for clothing 乾衣設施	Not provided 不提供

2. Interior Finishes 室內裝修物料		
Item 細項		Description 描述
(a)	Lobby 大堂	Lift Lobby 升降機大堂
		Walls : Finished with cement sand screeding; Floor : Finished with cement sand screeding; Ceiling : Finished with cement sand screeding. 牆壁：英泥沙批盪；地板：英泥沙批盪；天花：英泥沙批盪。
(b)	Internal Wall and Ceiling 內牆及天花板	Living Room and All Bedrooms 客廳及所有睡房
		Walls : Finished with cement sand screeding; Ceiling : Finished with cement sand screeding. 牆壁：英泥沙批盪；天花：英泥沙批盪。
		Dining Room 飯廳
		Walls : Finished partly with cement sand screeding and partly with ceramic tiles; Ceiling : Finished with cement sand screeding. 牆壁：部分英泥沙批盪及部分鋪砌瓷磚；天花：英泥沙批盪。
(c)	Internal Floor 內部地板	Living Room and All Bedrooms 客廳及所有睡房
		Floor : Finished with cement sand screeding. 地板：英泥沙批盪。 Skirting : Not provided. 牆腳線：不提供。
		Dining Room 飯廳
		Floor : Finished with ceramic tiles. 地板：鋪砌瓷磚。 Skirting : Not provided 牆腳線：不提供

2. Interior Finishes 室內裝修物料		
Item 細項		Description 描述
(d)	Bathroom 浴室	Bathroom 浴室
		<p>Walls : Finished partly with cement sand screeding and partly with ceramic tiles; Floor : Finished with ceramic tiles; Ceiling : Finished with cement sand screeding. 牆壁：部分英泥沙批盪及部分鋪砌瓷磚；地板：鋪砌瓷磚；天花：英泥沙批盪。</p> <p>Walls : Ceramic tiles are not finished up to the ceiling. 牆壁：瓷磚非鋪砌至天花板。</p>
(e)	Kitchen 廚房	Kitchen 廚房
		<p>Walls : Finished partly with cement sand screeding and partly with ceramic tiles; Floor : Finished with ceramic tiles; Ceiling : Finished with cement sand screeding. 牆壁：部分英泥沙批盪及部分鋪砌瓷磚；地板：鋪砌瓷磚；天花：英泥沙批盪。</p> <p>Walls : Ceramic tiles are not finished up to the ceiling. 牆壁：瓷磚非鋪砌至天花板。</p> <p>Cooking bench : Not provided 灶台：不提供</p>



3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
(a)	Doors 門	B/F 地庫	Material 用料	Finishes 裝修物料	Accessories 配件
		Carpark 車位	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Lobby 大堂	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Pump Room 泵房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Filtration Plant Room 過濾系統機房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Switch Room 電掣房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		G/F 地下	Material 用料	Finishes 裝修物料	Accessories 配件
		Living Room to Garden 客廳出花園	Glass door with fluorocarbon coating 氟化塗層玻璃門	Double glazed glass 雙層玻璃	Aluminum door frame, lockset and handle 鋁門框，門鎖及門柄
		Store Room 貯物室	Hollow core timber door 空心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Kitchen 廚房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, door closer and handle 木門框，氣鼓及門柄
		Lobby to Rear Garden 大堂出後花園	Glass door with fluorocarbon coating 氟化塗層玻璃門	Double glazed glass 雙層玻璃	Aluminum door frame, lockset and handle 鋁門框，門鎖及門柄

3. Interior Fittings 室內裝置					
Item 細項		Description 描述			
(a)	Doors 門	1/F 一樓	Material 用料	Finishes 裝修物料	Accessories 配件
		Corridor to Flat Roof 走廊出平台	Glass door with fluorocarbon coating 氟化塗層玻璃門	Double glazed glass 雙層玻璃	Aluminum door frame, lockset and handle 鋁門框，門鎖及門柄
		Bathroom3 浴室 3	Hollow core timber door 空心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Bathroom4 浴室 4	Hollow core timber door 空心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Master Bathroom2 主人浴室 2	Solid core timber door 實心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		2/F 二樓	Material 用料	Finishes 裝修物料	Accessories 配件
		Bathroom1 浴室 1	Hollow core timber door 空心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Bathroom2 浴室 2	Hollow core timber door 空心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Master Bathroom1 主人浴室 1	Solid core timber door 實心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Roof 天台	Material 用料	Finishes 裝修物料	Accessories 配件
		Lobby to Flat Roof 大堂出平台	Glass door with fluorocarbon coating 氟化塗層玻璃門	Double glazed glass 雙層玻璃	Aluminum door frame, lockset and handle 鋁門框，門鎖及門柄
		Pump Room 泵房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		Central Water Heater Room 中央熱水爐房	Fire rated solid core timber door 防火實心木門	Paint finished 油漆飾面	Timber door frame, lockset and door closer 木門框，門鎖及門氣鼓
		A/C Plant Room 空調機房	Glass door with fluorocarbon coating 氟化塗層玻璃門	Double glazed glass 雙層玻璃	Aluminum door frame, lockset and handle 鋁門框，門鎖及門柄

3. Interior Fittings 室內裝置			
Item 細項		Description 描述	
(b)	Bathroom 浴室	Fittings and equipment 裝置及設備	Fitted with chrome plated wash basin mixer, chrome plated shower mixer (bath tub), chrome plated shower mixer (standing bath), vitreous china wash basin, vitreous china water closet, and fiber shower tray. 裝設鍍鉻洗手盆水龍頭，鍍鉻浴缸水龍頭，鍍鉻企缸水龍頭，搪瓷洗手盤，搪瓷座廁，及纖維浴缸。
		Size of bath tub 浴缸大小	1,500 mm(L) x 450 mm (W) x 400 mm (H) 1,500 毫米長 x 450 毫米寬 x 400 毫米高
		Water supply system 供水系統	PVC coated copper pipes are provided for both cold and hot water, UPVC pipes for flushing water supply system. 冷熱水喉全部採用有膠層保護的銅喉，沖廁供水系統採用膠喉管。
		Other fittings and equipment 其他裝置及設備	Please refer to "Appliances Schedule". 請參閱「設備說明表」。
(c)	Kitchen 廚房	Sink unit 洗滌盆	Stainless Steel 不銹鋼
		Water supply system 供水系統	PVC coated copper pipes are provided for both cold and hot water. 冷熱水喉全部採用有膠層保護的銅喉。
		Kitchen cabinet 櫥櫃	Not provided 不提供
		Other fittings and equipment 其他裝置及設備	Please refer to "Appliances Schedule". 請參閱「設備說明表」。
(d)	Bedroom 睡房	Fittings 裝置	Not provided 不提供
(e)	Telephone 電話	Connection points 接駁點	Telephone outlets are provided in Living and Dining Room and all Bedrooms. 客廳 / 飯廳及所有睡房裝有電話接駁點。
		Number and location of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions". 請參閱「機電裝置說明表」。



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

3. Interior Fittings 室內裝置			
Item 細項		Description 描述	
(f)	Aerials 天線	Connection points 接駁點	TV/FM outlets are provided in Living and Dining Room and all Bedrooms. 客廳 / 飯廳及所有睡房裝有電視 / 電台接駁點。
		Number and location of connection points 接駁點的位置及數目	Please refer to "Schedule of Mechanical & Electrical Provisions". 請參閱「機電裝置說明表」。
(g)	Electrical installations 電力裝置	Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Faceplates for all switches and power sockets, and safety devices of three phases electricity supply with miniature circuit breakers distribution boards are provided. 電掣及電插座均裝配了面板，並安裝了三相電力及裝妥微型短路器的安全裝置。
		Conduits 導管	Conduits are concealed in part and exposed in part. 導管部份隱藏及部份外露。
		Location and number of power points and air conditioner points 電插座及空調機接駁點的位置及目	Please refer to "Schedule of Mechanical & Electrical Provisions". 請參閱「機電裝置說明表」。
(h)	Gas supply 氣體供應	Type, system 類型、系統	Not provided 不提供
		Location 位置	Town gas connection point is provided in the planter on B/F. 煤氣接駁點設於地庫花槽內。
(i)	Washing machine connection point 洗衣機接駁點	Design 設計	Drain point and water point are provided. 設置來水及去水接駁點。
		Location 位置	Kitchen. 廚房。
(j)	Water supply 供水	Material of water pipes 水管用料	PVC coated copper pipes are provided for both cold and hot water, UPVC pipes for flushing water supply system. 冷熱水喉全部採用有膠層保護的銅喉，沖廁供水系統採用膠喉管。
		Water pipes concealed or exposed 水管是隱藏或外露	Water pipes are concealed in part and exposed in part. 水喉部份隱藏及部份外露。
		Availability of hot water 熱水供應	Hot water supply to kitchen and bathrooms is provided by central electric water heaters. 廚房及浴室由中央熱水爐供應熱水。

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

4. Miscellaneous 雜項			
Item 細項		Description 描述	
(a)	Lifts 升降機	One (1) "Schindler" passenger lift (Model No. 5400MRL) is provided, serving B/F to Roof. 一部「迅達」客用升降機（型號：5400MRL）由地庫至天台。	
(b)	Letter box 信箱	Not provided 不提供	
(c)	Refuse collection 垃圾收集	Means of refuse collection 收集的方法	The Purchaser will need to make his own arrangements for refuse collection. 買方須自行就垃圾收集作出安排。
		Location of refuse room 垃圾房的位置	Not provided 不提供
(d)	Water meter, electricity meter and gas meter 水錶、電錶及氣體錶	Water meter 水錶	Separate water meter is provided in the water meter cage located between the Development and Carmel Road. 配置獨立的水錶、安裝於發展項目與佳美道之間的水錶籠內。
		Electricity meter 電錶	Separate electricity meter is provided in the switch Room on B/F. 配置獨立的電錶、安裝在地庫的電掣房內。
		Gas meter 氣體錶	Not provided 不提供

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

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

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

5. Security facilities 保安設施	
Item 細項	Description 描述
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備（包括嵌入式的裝備的細節及其位置）	Metal gate is provided for the South-eastern entrance gate of the Development. 發展項目向東南面入口設有金屬閘門。

6. Appliances 設備	
Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	Please refer to "Appliances Schedule". 請參閱「設備說明表」。

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



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

APPLIANCE SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
<b>Lift 升降機</b>				
B/F to 3/F 地庫至三樓	Lifts 升降機	Schindler 迅達	5400MRL	1
<b>Air-conditioning 空調機</b>				
Living/Dining Room 客廳 / 飯廳	VRV Multi Air Conditioning System (Indoor Unit) VRV 分體式空調機 (室內機)	General 珍寶	ARXB18LALH	6
Store Room 貯物室			ARXB18LALH	2
Bedroom 1 睡房 1			ARXB18LALH	2
Bedroom 2 睡房 2			ARXB24LATH	1
Bedroom 3 睡房 3			ARXB18LALH	2
Bedroom 4 睡房 4			ARXB24LATH	1
Master Bedroom1 主人睡房 1			ARXB18LALH	2
Master Bedroom2 主人睡房 2			ARXB18LALH	2
Kitchen 廚房			Split Type Air Conditioning System (Indoor Unit) 分體式空調機 (室內機)	General 珍寶
Corridor (1 & 2/F) 走廊 (一與二樓)	ASHA14LACH	2		
Lobby (Roof) 大堂 (天台)	ASHA18LATH	1		
A/C Plant Room 空調機房	Split Type Air Conditioning System (Outdoor Unit) 分體式空調機 (室外機)	National 樂聲	CU-C181KA	1
		Trane 特靈	4TWK3518FABAA	1
		Mitsubishi Electric 三菱電機	MUD-18NV	3
		Daikin 大金	R50GV1C	1

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

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

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

APPLIANCE SCHEDULE 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌	Model Number 型號	Quantity 數量
<b>Exhaust Fan 抽氣扇</b>				
Kitchen 廚房	Exhaust Fan 抽氣扇	KDK	25AUH07	1
Bathroom 1 浴室 1				1
Bathroom 2 浴室 2				1
Bathroom 3 浴室 3				1
Bathroom 4 浴室 4				1
Master Bathroom 1 主人浴室 1				1
Master Bathroom 2 主人浴室 2				1
<b>Electric Water Heater 電熱水爐</b>				
Central Water Heater Room 中央熱水爐房	Electric Water Heater 電熱水爐	German Pool 德國寶	GPU-50 HF	3

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

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

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
B/F 地庫	Lift Lobby 升降機大堂	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
B/F 地庫	Carpark 車位	Lighting Point 燈位	10
		2 Gang Lighting Switch 雙位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
		Weatherproof Isolator 戶外隔離開關	2
		Pump Control Panel 水泵控制板	1
		Fire Control Panel 消防控制板	1
B/F 地庫	Filtration Plant Room 濾水機房	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
		30A TPN Switch for Pool 30 安培三相泳池開關掣	1
B/F 地庫	Main Switch Room 主電掣室	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
		Distribution Board 配電箱	3
B/F 地庫	Water tank & Pump Room 水缸及水泵房	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		100A TPN Switch for F.S. Pump 100 安培三相消防泵開關掣	1
		160A TPN Switch for F.S. Pump 160 安培三相消防泵開關掣	1
B/F to G/F 地庫至地下	Staircase 樓梯	Lighting Point 燈位	2
		2 Gang Lighting Switch 雙位燈掣	1
B/F to G/F 地庫至地下	Garden 花園	Lighting Point 燈位	22
G/F 地下	Lift Lobby 升降機大堂	Lighting Point 燈位	3
		13A Twin Socket Outlet 13 安培雙位電插座	1



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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
G/F 地下	Living/Dining Room 客廳 / 飯廳	Lighting Point 燈位	14
		1 Gang Lighting Switch 單位燈掣	2
		3 Gang Lighting Switch 三位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	2
		13A Twin Socket Outlet 13 安培雙頭插座	4
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	6
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
G/F 地下	Store Room 貯物室	Lighting Point 燈位	2
		13A Twin Socket Outlet 13 安培雙頭插座	3
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	2
G/F 地下	Kitchen 廚房	Lighting Point 燈位	2
		2 Gang Lighting Switch 雙位燈掣	1
		Switch for Exhaust Fan 抽氣扇電掣	1
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1
		Water Outlet Connection Point for Washing Machine 洗衣機去水位	1
		Water Inlet Connection Point for Washing Machine 洗衣機來水位	1
		Distribution Board 配電箱	1
		13A Twin Socket Outlet 13 安培雙頭插座	1
G/F to 1/F 地下至一樓	Staircase 樓梯	Lighting Point 燈位	2
1/F 一樓	Corridor 走廊	Lighting Point 燈位	6
		1 Gang Lighting Switch 單位燈掣	2
1/F 一樓	Bedroom 3 睡房 3	Lighting Point 燈位	3
		1 Gang Lighting Switch 單位燈掣	1
		2 Gang Lighting Switch 雙位燈掣	1
		13A Twin Socket Outlet 13 安培雙頭插座	4
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	2

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
1/F 一樓	Bedroom 3 睡房 3	Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
		Switch for Exhaust Fan 抽氣扇電掣	1
1/F 一樓	Bathroom 3 浴室 3	Lighting Point 燈位	3
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1
1/F 一樓	Bedroom 4 睡房 4	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		2 Gang Lighting Switch 雙位燈掣	1
		13A Twin Socket Outlet 13 安培雙頭插座	4
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	1
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
1/F 一樓	Bathroom 4 浴室 4	Lighting Point 燈位	1
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1
1/F 一樓	Master Bedroom 2 主人睡房 2	Lighting Point 燈位	2
		13A Twin Socket Outlet 13 安培雙頭插座	5
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	2
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
1/F 一樓	Store Room 2 貯物室 2	Lighting Point 燈位	2
		2 Gang Lighting Switch 雙位燈掣	3
		Switch for Exhaust Fan 抽氣扇電掣	1
1/F 一樓	Master Bathroom 2 主人浴室 2	Lighting Point 燈位	4
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
1/F to 2/F 一樓至二樓	Staircase 樓梯	Lighting Point 燈位	2
2/F 二樓	Corridor 走廊	Lighting Point 燈位	6
		1 Gang Lighting Switch 單位燈掣	2
2/F 二樓	Bedroom 1 睡房 1	Lighting Point 燈位	3
		1 Gang Lighting Switch 單位燈掣	1
		2 Gang Lighting Switch 雙位燈掣	1
		13A Twin Socket Outlet 13 安培雙頭插座	4
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	2
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
		Switch for Exhaust Fan 抽氣扇電掣	1
2/F 二樓	Bathroom 1 浴室 1	Lighting Point 燈位	3
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1
2/F 二樓	Bedroom 2 睡房 2	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		2 Gang Lighting Switch 雙位燈掣	1
		13A Twin Socket Outlet 13 安培雙頭插座	4
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	1
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
Switch for Exhaust Fan 抽氣扇電掣	1		
2/F 二樓	Bathroom 2 浴室 2	Lighting Point 燈位	2
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1



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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
2/F 二樓	Master Bedroom 1 主人睡房 1	Lighting Point 燈位	2
		13A Twin Socket Outlet 13 安培雙頭插座	5
		Switched Fuse Spur Unit for Indoor Air-conditioner Unit 連掣菲士接線位供室內分體式空調機	2
		Data Outlet 數據接駁點	1
		Telephone Outlet 電話接駁點	1
		TV/FM connection point 電視 / 電台天線接駁點	1
2/F 二樓	Store Room 1 貯物室 1	Lighting Point 燈位	2
		2 Gang Lighting Switch 雙位燈掣	3
		Switch for Exhaust Fan 抽氣扇電掣	1
2/F 二樓	Master Bathroom 1 主人浴室 1	Lighting Point 燈位	4
		Fuse Spur Unit for Exhaust Fan 菲士接線位供抽氣扇	1
2/F to R/F 二樓至天台	Staircase 樓梯	Lighting Point 燈位	2
R/F 天台	Lift Lobby 升降機大堂	Lighting Point 燈位	3
		1 Gang Lighting Switch 單位燈掣	1
		2 Gang Lighting Switch 雙位燈掣	2
		13A Single Socket Outlet 13 安培單頭插座	1
		Lift Control Panel 升降機控制板	1
		40A TPN Switch 35 for Lift 40 安培三相升降機開關掣	1
R/F 天台	Pump Room 泵房	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	2
		13A Single Socket Outlet 13 安培單頭插座	1
		Pump Control Panel 水泵控制板	1
		63A TPN Switch for Pump 63 安培三相水泵開關掣	1
		Distribution Board 配電箱	1
R/F 天台	Central Water Heater Room 中央熱水爐房	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
		35A TPN Switch 35 for Water Heater 35 安培三相熱水爐開關掣	3

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Floor 樓層	Location 位置	Description 描述	Quantity 數量
R/F 天台	A/C Plant Room 空調機房	Lighting Point 燈位	2
		1 Gang Lighting Switch 單位燈掣	1
		13A Single Socket Outlet 13 安培單頭插座	1
		Distribution Board 配電箱	2
R/F 天台	Flat Roof 平台	Lighting Point 燈位	5
		Weatherproof 13A Single Socket Outlet 戶外 13 安培單頭插座	3

# 24 SERVICE AGREEMENTS

## 服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by The Hong Kong Electric Company Limited.

電力由香港電燈有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。



# 25 GOVERNMENT RENT 地稅

The Vendor is liable for the government rent payable for the specified residential property up to and including the dates of completion of the sale and purchase of that specified residential property (i.e. the date of the assignment of the specified residential Property).

賣方有法律責任繳付指明住宅物業直至並包括該指明住宅物業買賣交易完成日（即該指明住宅物業轉讓契約日期）之地稅。

# 26 MISCELLANEOUS PAYMENTS BY PURCHASER

## 買方的雜項付款

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

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

# 27 DEFECT LIABILITY WARRANTY PERIOD

## 欠妥之處的保養責任期

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

按買賣合約規定，住宅物業及住宅物業內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六 (6) 個月內。



# 28 MAINTENANCE OF SLOPE

## 斜坡維修

The Land Grant requires the owner(s) of the residential properties in the Development to maintain slopes at their own cost.

The Land Grant stipulates that:

“Where any cutting away, removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation, levelling and development of the said piece or parcel of ground or any part thereof, the said Lessee will construct or bear the cost of the construction of such retaining walls or other support as shall be or shall at any time become necessary to protect and support such hillside and banks and the said piece or parcel of ground itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and will at all times maintain the said retaining walls or other support in good and substantial repair and condition and in the event of any landslip, subsidence or falling away occurring at any time whether in or from adjoining hillside or banks or in or from the said piece or parcel of ground itself as a result of any default by the said Lessee under this covenant, the said Lessee will at his own expense reinstate and make good the same and will indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof, and will, if required by the said Director so to do by notice in writing, carry out such construction and or maintenance or reinstate and make good any falling away, landslip or subsidence and if the said Lessee shall neglect or fail to comply with such notice within the period specified therein, the said Director may forthwith execute and carry out the same and the said Lessee shall on demand repay to the Government the cost thereof.”

Each of the owner(s) is obliged to contribute towards the costs of the maintenance work.

The plan showing the slopes and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is set out on page 72.

批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。

批地文件訂明：

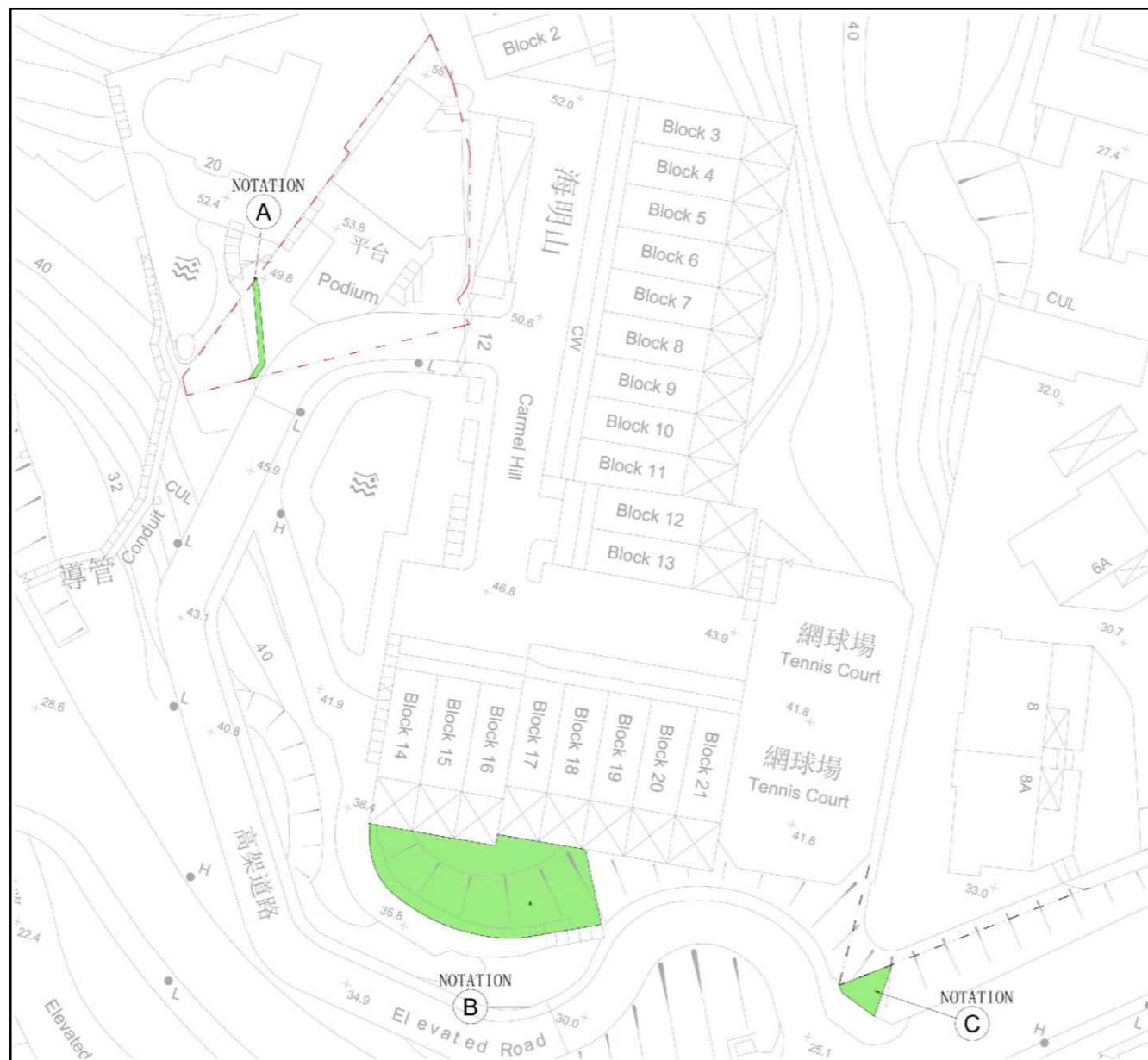
「如為構建、平整或開發批租的該塊土地或其任何部分而有需要對毗連、毗鄰或附近的山坡及堤壩進行任何分割、移走或退讓或需要進行任何堆積或堆填工程，該承租人須建造為保護及承托該等山坡及堤壩及批租的該塊土地及為避免及防止其後發生任何塌方、山泥傾瀉或地陷而在任何時間需要的擋土牆或其他承托物或須承擔有關建造費用，並須在所有時間保養該擋土牆或其他承托物至修葺妥當的狀態。若在任何時候發生塌方、山泥傾瀉或地陷，不論是否位於或源於毗連山坡或堤壩或批租的該塊土地或因該承租人違反本契諾所致，該承租人須自費進行修復與修補，並彌償政府一切因此蒙受或衍生之開支、費用、損害賠償、要求及索償。若「署長」發出書面通知要求進行上述之建造及或保養或塌方、山泥傾瀉或地陷修復與修補工程，而該承租人在通知指定的時間內沒有理會或沒有執行該通知，「署長」可即時展開及進行該等工程，該承租人須在要求時付還有關費用予政府。」

每名擁有人均須分擔維修工程項目的費用。

顯示斜坡及已經或將會在該土地之內或之外建造的任何護土牆或有關構築物的圖則載列於第 72 頁。

# 28 MAINTENANCE OF SLOPE 斜坡維修

Slopes and Retaining Walls Plan  
斜坡及護土牆示意圖





Maintenance of Slopes & Retaining Walls  
斜坡及護土牆的維修

Notation	Slope No.	Type
A	15NE-A/R139(1)	Retaining wall
B	15NE-C/F69	Slope
C	15NE-C/FR70(3)	Slope & wall at toe

標記	斜坡編號	類型
A	15NE-A/R139(1)	護土牆
B	15NE-C/F69	斜坡
C	15NE-C/FR70(3)	斜坡及坡腳的護土牆

Legend · 圖例 :

-  Location of the Development  
發展項目的所在位置
-  Slopes / Retaining Wall  
斜坡 / 護土牆

Scale   
比例 : 0 10 30 50 Meters / 米

Notes 備註 :  
This plan is for showing the location of the Slopes and Retaining Walls only. Other matters shown in this plan may not reflect their latest conditions.  
此圖僅作顯示斜坡及護土牆的位置，圖中所示之其他事項未必能反映其最新狀況。

# 29 MODIFICATION 修訂

There is no on-going application to the Government for modification of the Land Grant which is not yet granted.

沒有申請中而未獲批准的修訂批地文件。



# 30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA concessions obtained for all features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked (#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

		Area (m <sup>2</sup> )
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b>		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	184.451
2.	<b>Plant rooms and similar services</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc	N/A
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	164.704
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	5.472
<b>Green Features under Joint Practice Notes 1 and 2</b>		
3.	Balcony	5.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	N/A
10.	Noise barrier	N/A
<b>Amenity Features</b>		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	N/A
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	10.031

13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, central water heater room, satellite master antenna television (SMATV) room	5.605
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	2.872
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	6.325
22.	Sunshade and reflector	N/A
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	
<b>Other Exempted Items</b>		
25.(#)	Refuge floor including refuge floor cum sky garden	N/A
26.	Covered area under large projecting/ overhanging feature	N/A
27.	Public transport terminus	N/A
28.(#)	Party structure and common staircase	N/A
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	2.712
30.	Public passage	N/A
31.	Covered set back area	N/A
<b>Bonus GFA</b>		
32.	Bonus GFA	N/A
<b>Additional Green Features under Joint Practice Note (No. 8)</b>		
33.	Buildings adopting Modular Integrated Construction	N/A

#### Notes

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.

# 30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有 (#) 號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

		面積 (平方米)
<b>根據《建築物(規劃)規例》第 23(3)(b) 條不計算的總樓面面積</b>		
1.(#)	停車場及上落客貨地方 (公共交通總站除外)	184.451
2.	機房及相類設施	
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	不適用
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	164.704
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	5.472
<b>根據聯合作業備考第 1 及第 2 號提供的環保設施</b>		
3.	露台	5.000
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
<b>適意設施</b>		
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	N/A
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池過濾系統機房、有蓋人行道等	10.031
13.	有蓋園景區及遊樂場地	不適用
14.	橫向屏障 / 有蓋人行道及花棚	不適用
15.	擴大升降機槽	不適用

16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、中央熱水機房、衛星電視共用天線房	5.605
18.(#)	強制性設施或必要機房所需的管槽及氣槽	2.872
19.	非強制性設施或非必要機房所需的管槽及氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空空間	6.325
22.	遮陽篷及反光罩	不適用
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	
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	
<b>其他項目</b>		
25.(#)	庇護層，包括庇護層兼空中花園	不適用
26.	大型伸出 / 外懸設施下的有蓋地方	不適用
27.	公共交通總站	不適用
28.(#)	共用構築物及公用樓梯	不適用
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	2.712
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
<b>額外總樓面面積</b>		
32.	額外總樓面面積 不適用	不適用
<b>根據聯合作業備考 (第 8 號) 提供的額外環保設施</b>		
33.	採用「組裝合成」建築法的樓宇	不適用

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。

# 30 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

## 申請建築物總樓面面積寬免的資料

The environmental assessment of building and information on the estimated energy performance or consumption for the common parts of the Development

The approved general building plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151 規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。



### Utility Installation:

#### Maintenance of Cable Trench, Drainage, Water Pipe and Maintenance Staircase

In accordance with the Land Grant as well as the approval letter dated 24<sup>th</sup> December 2014 issued by Buildings Department relating to the proposed construction of cable trench, drainage, water pipe and maintenance staircase, it is stipulated that during the continuance of this demise, the owner(s) of No.18 Carmel Road will maintain and repair at his own costs such drainage system, maintenance staircase and cable trench whether within the boundaries of the said piece or parcel of ground or on Crown Land, whatsoever the whole to be done to the satisfaction of the said Director and / or the Director of Highways Department / Director of Drainage Services Department.

All drainage connection works from manhole no. MH-S1 to MH-S2 & MH-F1 to MH-F2 shall be maintained by the owner to current Government standard and to this Division's satisfaction at his own cost.

The owner(s) should be responsible for the repair maintenance of the above-mentioned items.

The said drainage system including storm water manhole and foul water manhole, maintenance staircase and cable trench constructed and its location are illustrated on the plan, which is set out on page 78.

For details of this installation, please refer to the plans of the drainage connection work approved by the Building Authority, landscape and tree preservation proposals and other related documents, which are free for inspection during opening hours at the sales office.

#### Conditions Imposed for Balcony

According to the permit issued by Building Authority of Hong Kong on 29th June 2005 (Permit No.HK249/2005 (MOD)), the balcony to the master bedroom-1 at 2/F shall be excluded from plot ratio and site coverage calculations, and the balcony shall not be enclosed. This modification is also given recognition of the undertaking from the owner dated 28<sup>th</sup> June 2005. It should also be noted the balcony is included in the saleable area of the Property.

### 公用設施裝置：

#### 電纜槽、排水渠、水管及維修用樓梯的保養

根據批地文件以及屋宇署就擬建電纜槽、排水渠、水管及維修用樓梯於 2014 年 12 月 24 日發出的批准信，訂明佳美道 18 號的持有者須在租期內的所有時間自費保養及維修該等電纜槽、排水渠、水管及維修用樓梯，不論是否位於該塊土地之邊界內或位於任何政府官地上，致使「署長」及 / 或路政署署長 / 渠務署署長對此整體上滿意。

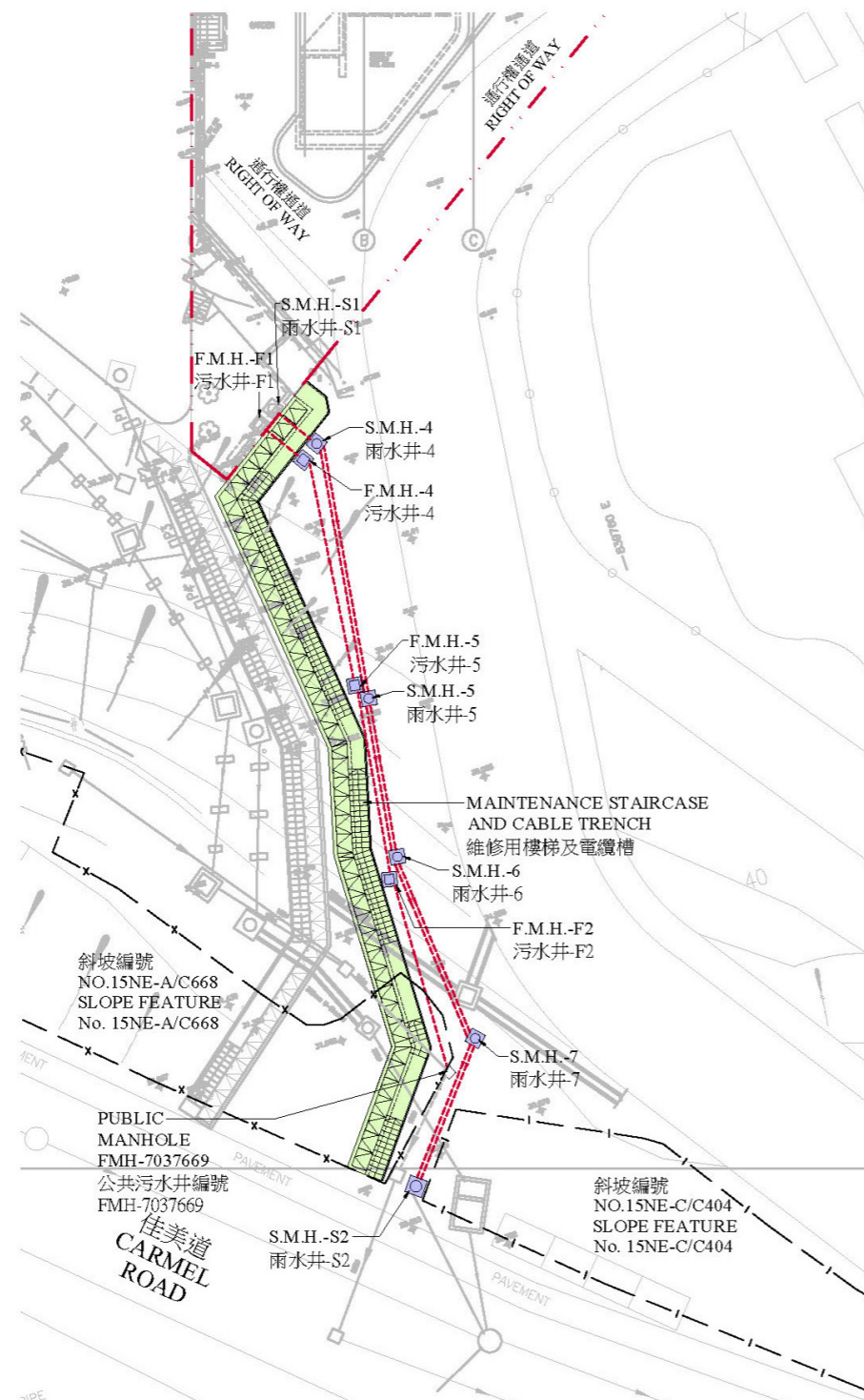
所有從沙井編號 MH-S1 到 MH-S2 及 MH-F1 到 MH-F2 的渠務接駁工程全由物業持有者自行負責和支付及需根據政府之工程規定而進行有關項目。

物業持有者需自行負責佳美道 18 號上述的所有工程項目維修保養。前述已構建的排水系統包含雨水井及污水井、維修樓梯及電線槽的位置載列於第 78 頁的圖則內。

關於裝置的細節，請參考建築事務監督批准的渠務接駁工程圖則、園境及樹木保育建議、以及其他相關文件，文件在開放時間內可在售樓處免費查閱。

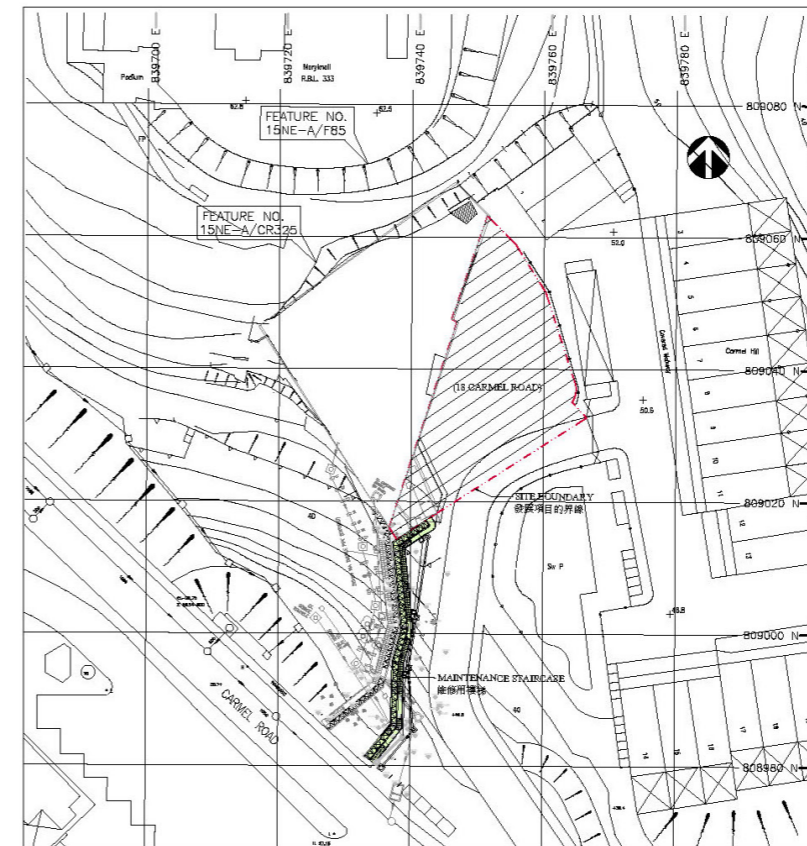
#### 露台的施加條件

根據香港建築事務監督於 2005 年 6 月 29 日批准的許可 (許可編號 HK249/2005 (MOD))，位處 2 樓主人房 -1 的露台無需納入地積比率及上蓋面積的計數之內，及該露台不可以圍封。擁有人曾承諾是項修改並於 2005 年 6 月 28 日得到允許。需要留意該物業的實用面積包含該露台。



PLAN OF MAINTENANCE OF CABLE TRENCH, DRAINAGE, WATER PIPE AND MAINTENANCE STAIRCASE  
電纜槽、排水渠、水管及維修用樓梯平面圖

SCALE 比例 :- 0 1 2 3 4 5 10 15 20 25 (M米)



MAINTENANCE STAIRCASE & CABLE TRENCH  
LOCATION PLAN  
維修用樓梯及電纜槽位置圖

NOTATION 圖例 :-

- 發展項目的界線 BOUNDARY OF THE DEVELOPMENT - - - - -
- MAINTENANCE STAIRCASE & CABLE TRENCH 維修用樓梯及電纜槽
- STORM/ FOUL WATER MANHOLE & DRAINAGE PIPE FOR MAINTENANCE BY OWNER 物業持有者需自行維修之雨水井和污水井及渠道 
 - - - - -
- BOUNDARY FOR SLOPE FEATURE NO.15NE-C/C404 斜坡編號 NO.15NE-C/C404 之界線
- BOUNDARY FOR SLOPE FEATURE NO.15NE-A/C668 斜坡編號 NO.15NE-A/C668 之界線

#### Website of the Development

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621)

[www.18carmelroad.com.hk](http://www.18carmelroad.com.hk)

#### 發展項目之互聯網網站

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

[www.18carmelroad.com.hk](http://www.18carmelroad.com.hk)

#### The date on which this Sales Brochure is printed

28<sup>th</sup> October 2024

#### 本售樓說明書印製日期

2024 年 10 月 28 日

#### Changes

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

#### 改變

發展項目及其周邊地區日後可能出現的改變。











