

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

---

## 臨時買賣合約的摘要

- |  |  |
|--|--|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the preliminary agreement);</p> <p>2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –</p> <ul style="list-style-type: none"><li>(i) the preliminary agreement is terminated;</li><li>(ii) the preliminary deposit is forfeited; and</li><li>(iii) the owner does not have any further claim against the purchaser for the failure.</li></ul> | <p>1. 在簽署臨時買賣合約（該臨時合約）時須支付款額為 5% 的臨時訂金；</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 —</p> <ul style="list-style-type: none"><li>(i) 該臨時合約即告終止；</li><li>(ii) 有關的臨時訂金即予沒收；及</li><li>(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。</li></ul> |
|--|--|

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

---

## 公契的摘要

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

本發展項目並沒有任何公契。

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

---

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

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

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

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

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

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

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

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

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

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

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

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

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

---

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

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

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

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

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

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

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

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

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

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

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

“The grantee shall at his own expense construct and maintain to the satisfaction of the District Commissioner, New Territories such drains or channels as the said District Commissioner may consider necessary to intercept and carry off storm-water or rain water falling on or flowing from the hillside on to the lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain water and shall at all times during the continuance of the tenancy remain responsible for the maintenance and repair of such drains and channels whether within the boundaries of the lot or on Crown Land.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

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

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

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

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

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

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

『該地段只可作私人住宅用途。』
8. 「批地文件」特別條件第6條訂明：

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

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

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

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

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

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

---

12. 「批地文件」特別條件第10條訂明：  
『該地段僅可建造一座建築物作私人住宅用途。該建築物的設計和布局須提交新界民政署署長申請書面批准。』
13. 「批地文件」特別條件第11條訂明：  
『該地段上任何構築物的高度均不得超過其所在地面平均地基水平線25呎，最大建築面積不可超過2,400平方呎。』
14. 「批地文件」特別條件第12條訂明：  
『不可在距離該地段任何邊界範圍10呎內興建任何構築物。』
15. 「批地文件」特別條件第13條訂明：  
『如因承批人、其承辦商或分承辦商或其各自的工人或車輛或因該地段任何廢土導致毗鄰公共道路受損，承批人須在「政府」通知時支付經新界民政署署長核實的修葺費用。』
16. 「批地文件」特別條件第15條訂明：  
『承批人須自費將越過該地段的現存路徑或通道改道，並以新界民政署署長滿意的方式在其批准的走線上重建，惟直至建於新走線的路徑或通道落成，承批人不可干預上述現存路徑或通道。新建徑道或通道落成啟用後，上述現存路徑或通道的所有相關權利將轉移到重建的新路徑或通道。』
17. 「批地文件」特別條件第17條訂明：  
『承批人須按新界民政署署長視為必要，自費以民政署署長滿意的方式建造和維修排水渠或渠道，以截流和輸送所有落下或從山坡流進該地段的暴雨水或雨水。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及申索，承批人須承擔全責以及向「政府」及其人員彌償並確保彼等免責。此外，承批人須在整個批租年期持續負責維修和修理此等排水渠及渠道，不論是位於該地段邊界內或「官地」亦然。』
18. 「批地文件」特別條件第20條訂明：  
『該地段上任何建築物布設的排水裝置應符合工務司的要求。承批人須自費以工務司滿意的方式作出所有安排，在該地段內或「官地」上等地點，按照工務司指定的條款建造化糞池，以處置髒水或污染水。如因此造成任何損毀或滋擾，承批人須獨力承擔全責。』
19. 「批地文件」特別條件第21條訂明：  
『「政府」目前無法提供沖廁排水設施，亦不能保證何時將供應此類設施。』
20. 「批地文件」特別條件第22條訂明：  
『「政府」無法為該地段供水，承批人須按照新界民政署署長制訂的條件自行安排供水。』
21. 「批地文件」特別條件第23條訂明：  
『「政府」將批出清水灣道至該地段走線上經新界民政署署長批准水平的通道權。承批人須按照新界民政署署長指定的時間和方式，在已獲批通道權沿線的土地建造一條道路或路徑，並且以民政署署長滿意的方式保養、維修及修理該道路或路徑和所有附屬及關連物件。承批人須對所有上述範圍整體承擔責任，猶如其乃絕對擁有人。倘已獲批通道權的公共道路有任何更改，以致上述土地一部分被吸納其中或坡度受影響，承批人不得就此提出任何索償，承批人須自行在其建造的道路或路徑作出相應的更改。』
22. 「批地文件」特別條件第24條訂明：  
『特別條件第23條所述的通道權將以地政官批准的形式及條件批出，承批人並無使用其建造道路或路徑的專有權。「政府」保留權利現在或將來向附近任何其他地段 的擁有人批出該道路或路徑的通道權，又或接管整條道路或路徑或當中任何部分作為公共道路，而毋須向承批人或已獲批上述整條道路或路徑或當中任何部分通道權的其他擁有人支付任何補償。』
23. 「批地文件」特別條件第25條訂明：  
『承批人須在「政府」通知時支付移除本文所附圖則以紅色顯示範圍內現存墳墓的費用。』
24. 「批地文件」特別條件第26條訂明：  
『該地段不可建造任何墳墓，亦不可安葬或放置任何人類遺體，不論屬陶泥金塔等。』

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

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

---

## 公共設施及公眾休憩用地的資料

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use	A. 批地文件規定須興建並提供予政府或供公眾使用的設施
Not applicable.	不適用。
B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	B. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施
Not applicable.	不適用。
C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小
Not applicable.	不適用。
D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. Leg. F)	D. 發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部份
Not applicable.	不適用。
E. A plan that shows the location of those facilities and open spaces, and those parts of the land	E. 顯示上述各設施及休憩用地和該土地各部分位置的圖則
Not applicable.	不適用。
F. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land	F. 關於各項設施及休憩用地和該土地各部分的批地文件條文
Not applicable.	不適用。
G. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces and those parts of the land	G. 指定住宅物業每份公契關於各設施及休憩用地和該土地各部分的條文
Not applicable.	不適用。

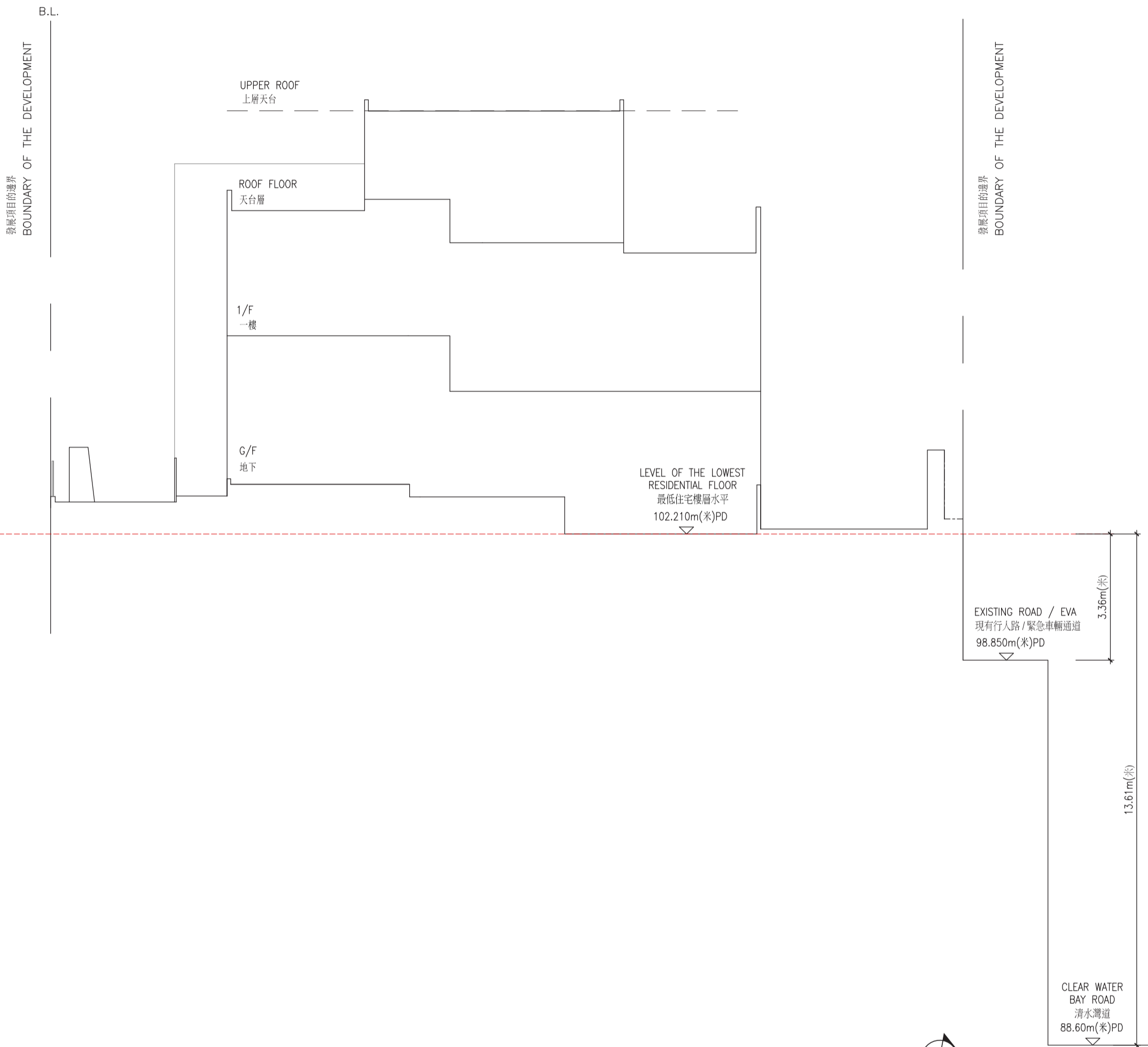
# 18

## WARNING TO PURCHASERS

---

### 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
  2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所；及
  4. 如屬上述 3(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

Section A  
剖面圖A

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

The part of Clear Water Bay Road adjacent to the building is 88.60 metres above the Hong Kong Principal Datum.

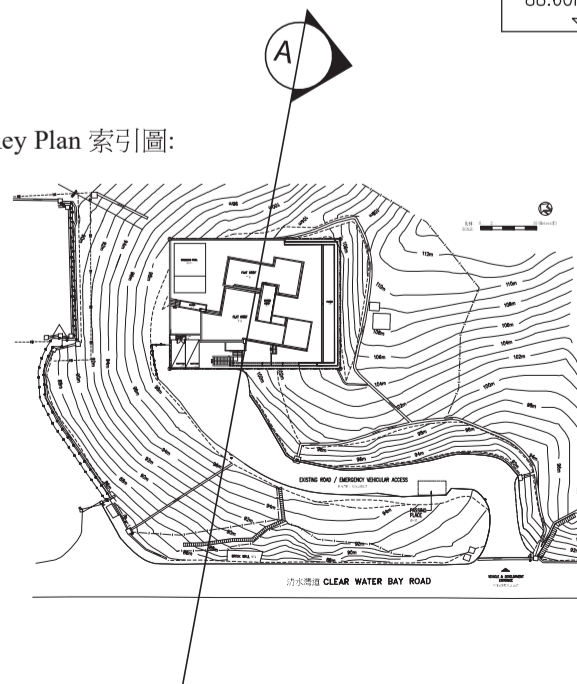
The part of the existing road / emergency vehicular access adjacent to building is 98.850 metres above the Hong Kong Principal Datum.

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

鄰近建築物的清水灣道部份高於香港主水平基準 88.60 米。

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

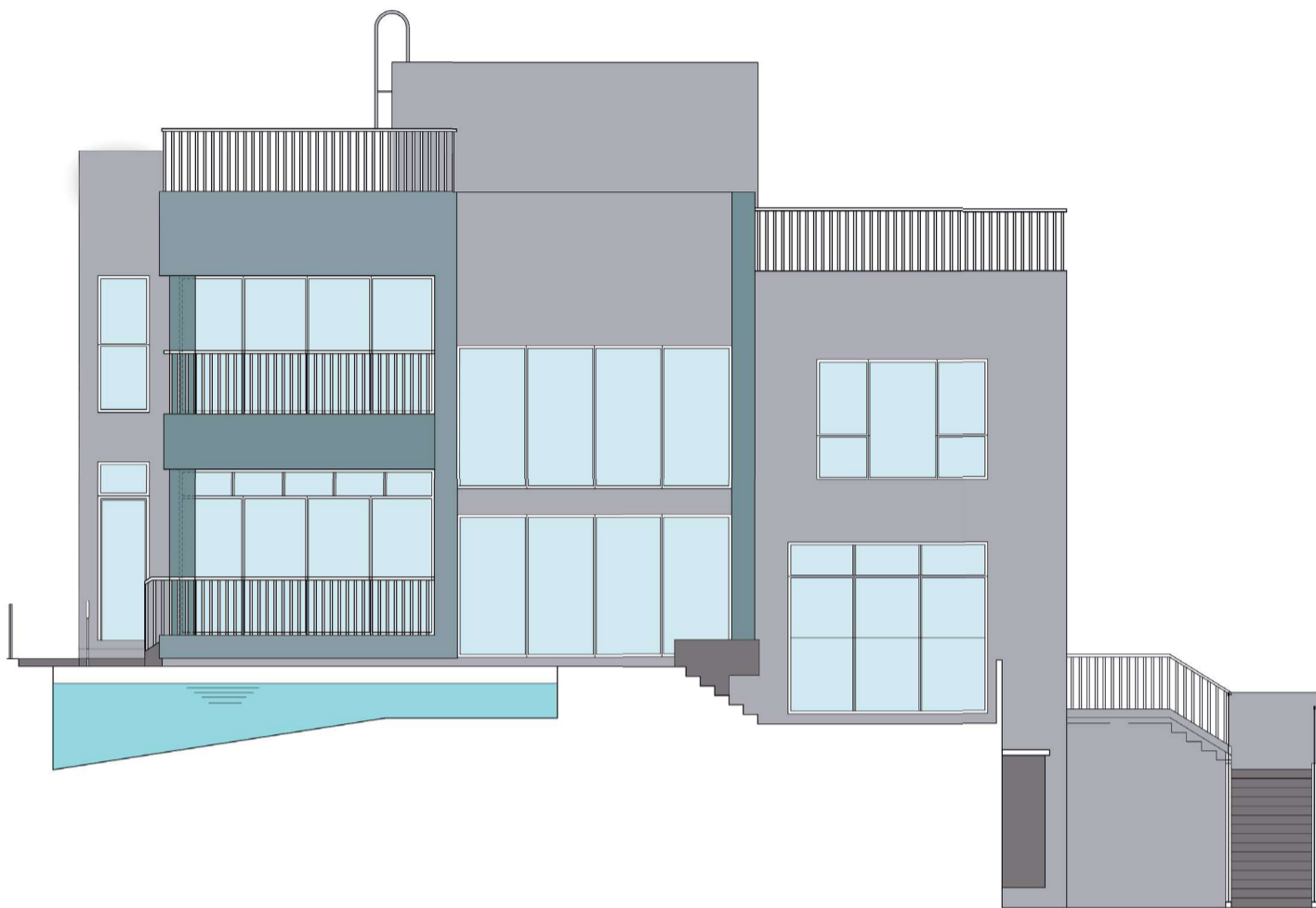
Key Plan 索引圖:



# 20 ELEVATION PLANS

## 立面圖

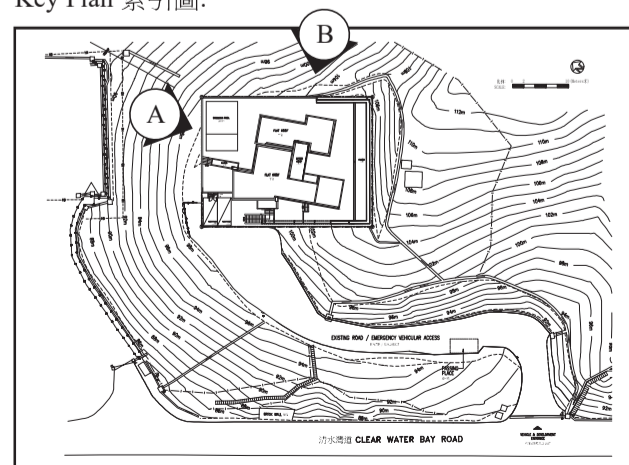
Elevation A  
立面圖A



Elevation B  
立面圖B



Key Plan 索引圖:



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

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

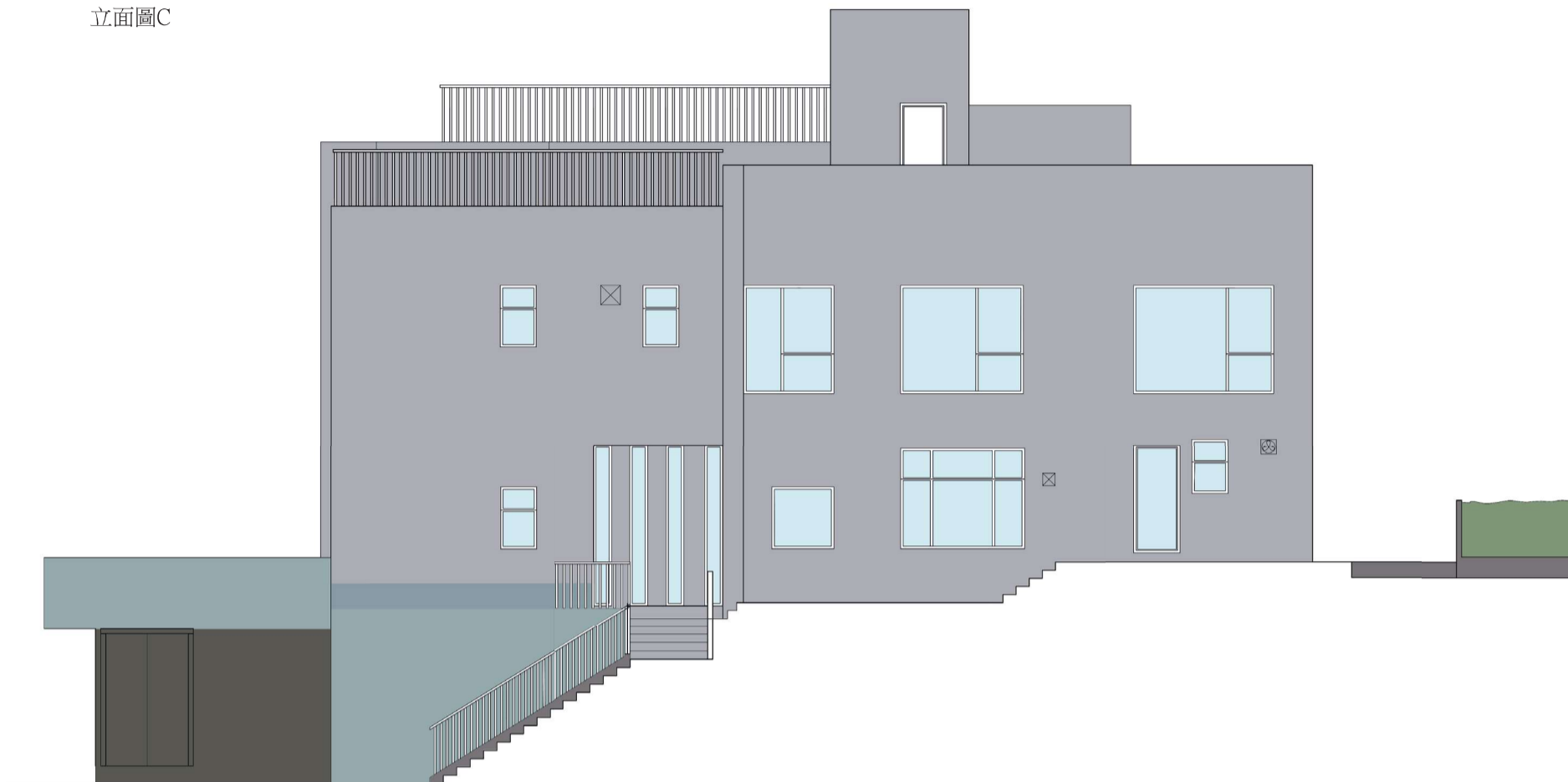
發展項目的認可人士證明本圖所顯示的立面:

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

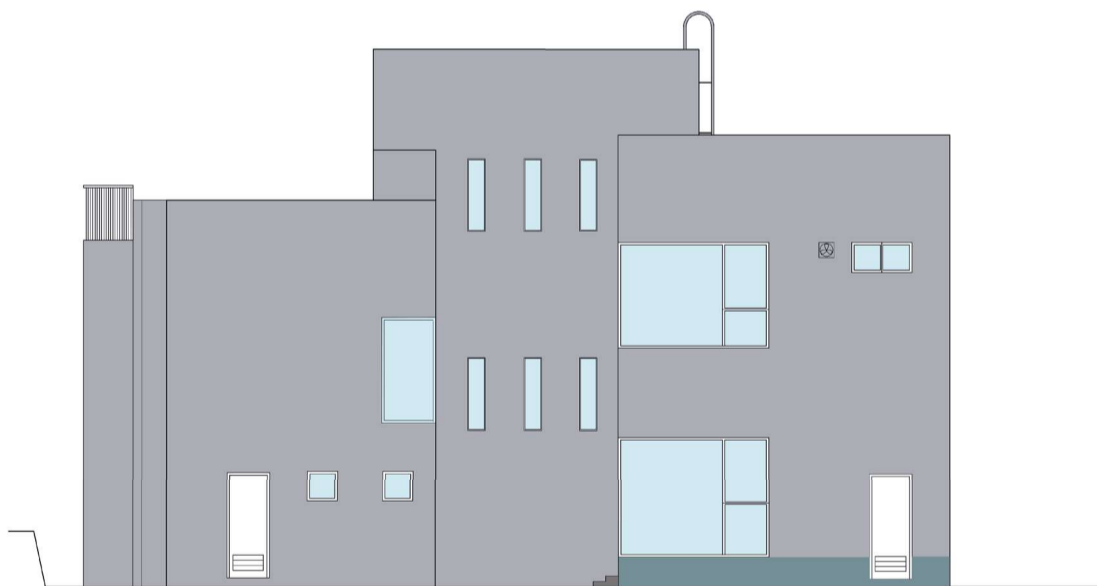
# 20 ELEVATION PLANS

## 立面圖

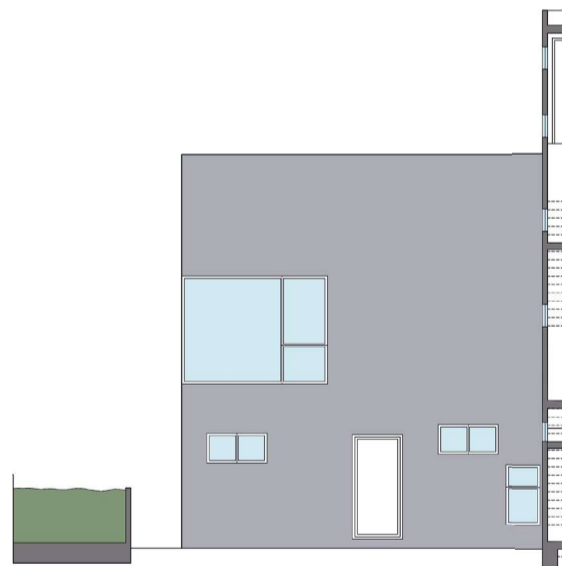
Elevation C  
立面圖C



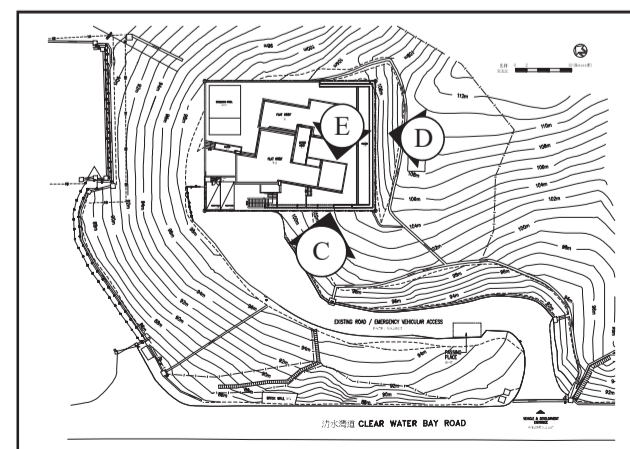
Elevation D  
立面圖D



Elevation E  
立面圖E



Key Plan 索引圖:



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

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

發展項目的認可人士證明本圖所顯示的立面:

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

# 21

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

Not Applicable

不適用

# 22

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

- |   |   |
|---|---|
| 1. Copies of the outline zoning plans relating to the development are available at <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a> . | 1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a> 。 |
| 2. There is no deed of mutual covenant in respect of the Development.   | 2. 本發展項目並沒有任何公契。  |
| 3. The inspection is free of charge.  | 3. 無須為閱覽付費。   |

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Fittings & Finishes

裝置及裝修物料

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

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

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

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

23

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

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

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

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

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

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

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

23

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

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

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

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

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

23

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

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

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

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

## 24 SERVICE AGREEMENTS

### 服務協議

---

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

## 25 GOVERNMENT RENT

### 地稅

---

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

賣方有法律責任繳付指明住宅物業直至及包括指明住宅物業之轉讓契日期之地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

---

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water and electricity; and on that delivery, the purchaser is liable to pay to the owner a debris removal fee.

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

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

---

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

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

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

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

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

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

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

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

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

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

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

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

「批地文件」特別條件第7條訂明：

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

「批地文件」特別條件第23條訂明：

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

「批地文件」特別條件第24條訂明：

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

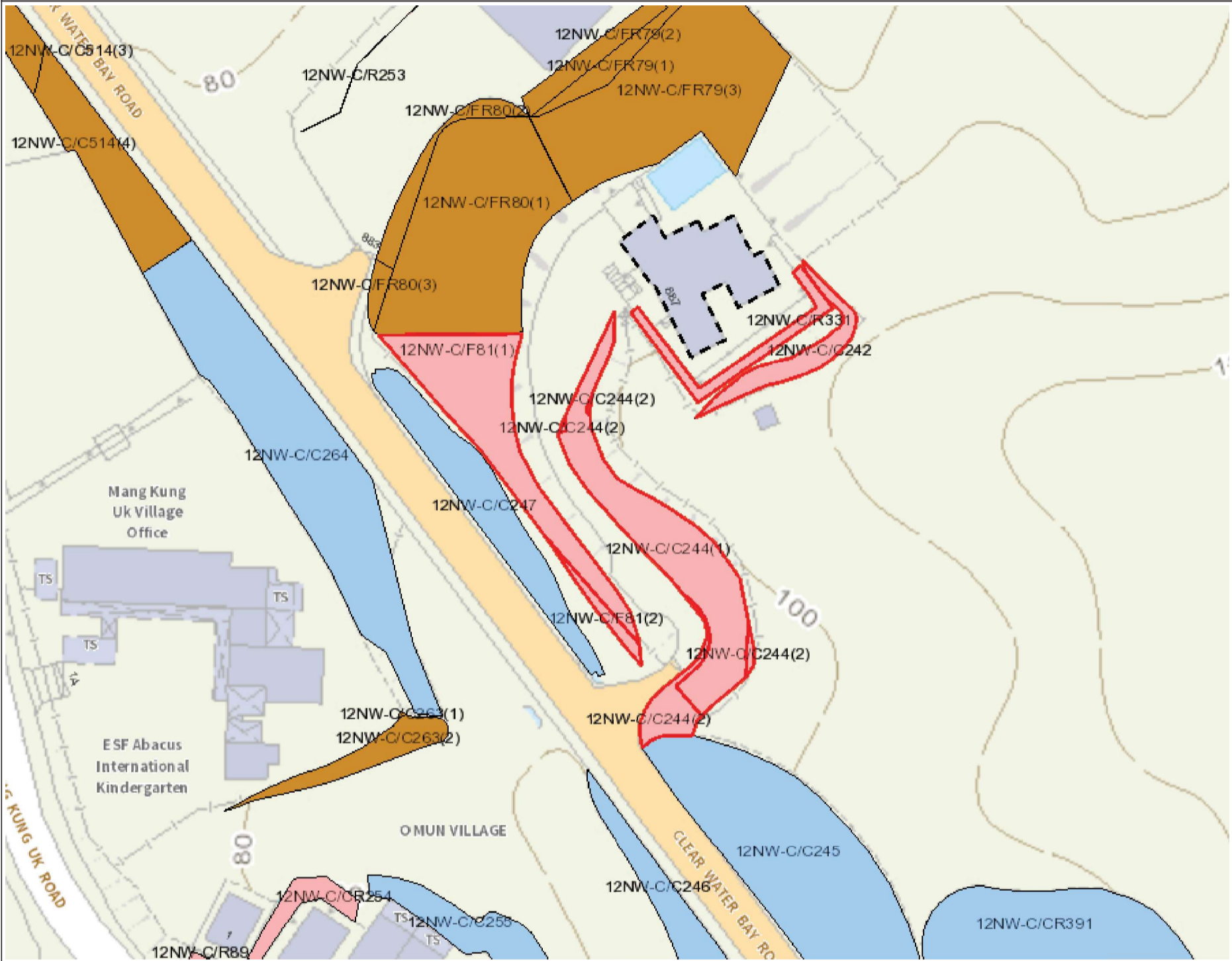
每名擁有人均須分擔維修工程項目的費用。

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

擁有人自費就發展項目維修任何斜坡的承諾：  
不適用。

根據公契，發展項目的管理人獲擁有人授權進行維修工程：  
不適用。

Location Plan



Legend

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



ESTATE MANAGEMENT SECTION  
LANDS DEPARTMENT

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

Printed on: 24/07/2025

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

Search Criteria: 887 CLEAR WATER BAY ROAD



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

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

# 29 MODIFICATION

## 修訂

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

發展項目現時並沒有向政府提出申請修訂批地文件。

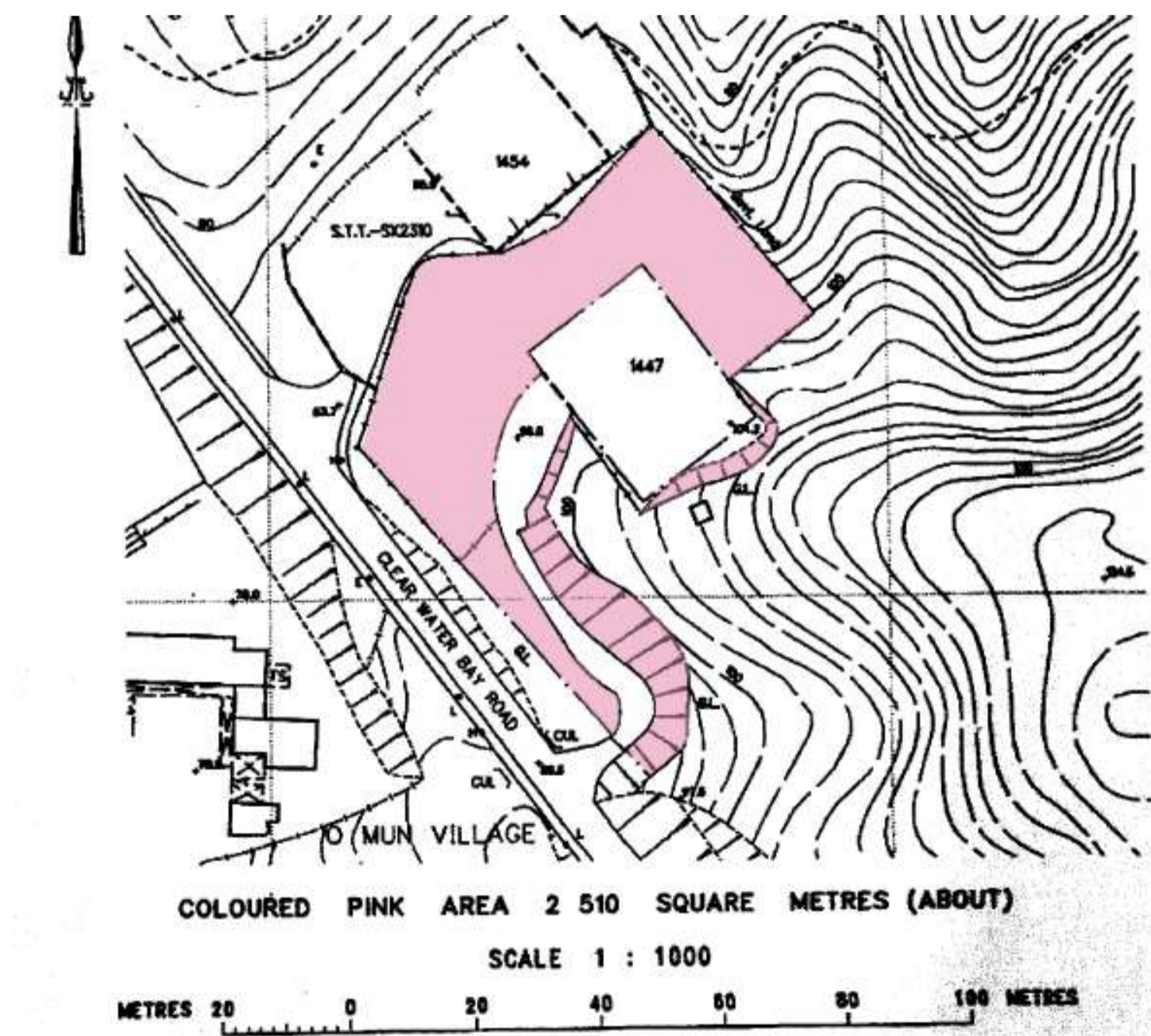
# 30 RELEVANT INFORMATION

## 有關資訊

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

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

SHORT TERM TENANCY NO. SX3481  
D.D.243



31

THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

發展項目的互聯網網站

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

http://www.887cwbr.hk

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

http://www.887cwbr.hk

32

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulation 23(3)(b)		
2	Plant rooms and similar services	
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation, such as room occupied solely by fire service installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. <sup>(2)</sup>	1.987

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

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

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

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

在售樓說明書內提供申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
2	機房及相類設施	
2.2	強制性設施或必要機房，其面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制，例如僅供消防裝置及設備佔用的房間、電錶房、變壓器房、食水及鹹水缸等 <sup>(2)</sup> 。	1.987

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

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

33

DATE OF PRINTING

售樓說明書印製日期

Date of printing of this Sales Brochure: 8 August 2025

本售樓說明書印製日期：2025年8月8日

34

POSSIBLE FUTURE CHANGES

日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。



