LA ALDEA
南屏匯

Sales Brochure 售樓説明書

LA ALDEA

南 屏 匯

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01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES
一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] 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[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

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

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

- 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 purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
  - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
  - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
  - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12 Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone :	2826 0111
Fax :	2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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[3] Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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。

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。

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

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

- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

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

網址：	www.srpa.gov.hk
電話：	2817 3313
電郵：	enquiry_srpa@hd.gov.hk
傳真：	2219 2220

其他相關聯絡資料：

消費者委員會

網址：	www.consumer.org.hk
電話：	2929 2222
電郵：	cc@consumer.org.hk
傳真：	2856 3611

地產代理監管局

網址：	www.eaa.org.hk
電話：	2111 2777
電郵：	enquiry@eaa.org.hk
傳真：	2598 9596

香港地產建設商會

電話：	2826 0111
傳真：	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2023年3月

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

02 INFORMATION ON THE DEVELOPMENT
發展項目的資料

NAME OF THE DEVELOPMENT
LA ALDEA

發展項目名稱
南屏匯

NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT
8 Ping Pak Lane

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
屏柏里8號

THE DEVELOPMENT CONSISTS OF 1 MULTI-UNIT BUILDING AND 8 HOUSES

發展項目包含1幢多單位建築物及8間洋房

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING
There is in total 1 multi-unit building:
Tower 1*: 5 storeys
The above number of storeys does not include the roof & upper roof

每幢多單位建築物的樓層的總數
合共1棟多單位建築物：
第1座*：5層
以上樓層數目不包括天台及頂層天台

FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT
Tower 1*: G/F, 1/F-3/F & 5/F

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座*：地下，1樓至3樓及5樓

OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER
4/F is omitted

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不設4樓

REFUGE FLOORS (IF ANY) OF EACH MULTI-UNIT BUILDING
Not Applicable

每幢多單位建築物內的庇護層 (如有的話)
不適用

TOTAL NUMBER OF HOUSES
There are in total 8 houses

洋房的總數
共8座洋房

HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT
House 1-3 & 5-9

發展項目的經批准建築圖則所規定的洋房的門牌號數
洋房1號至3號及5號至9號

OMITTED HOUSE NUMBERS
House 4 is omitted

被略去的門牌號數
不設洋房4號

* Tower 1 means Tower as stated in Deed of Mutual Covenant.

* 第1座是指公契中所述的大廈。

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
Winful Far East Limited

賣方
宏富遠東有限公司

HOLDING COMPANY OF THE VENDOR
China Hero Corporation Limited

賣方的控權公司
漢英有限公司

AUTHORIZED PERSON FOR THE DEVELOPMENT
Cheng Kwun Kit, Kenneth

發展項目的認可人士
鄭冠傑

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

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
彭耀輝建築師事務所有限公司

BUILDING CONTRACTOR FOR THE DEVELOPMENT
Hien Lee Engineering Company Limited

發展項目的承建商
顯利工程有限公司

THE FIRM OF SOLICITOR ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
Vincent T.K. Cheung, Yap & Co.

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
張葉司徒陳律師事務所

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

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

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT
Nan Ya (H.W.) Company Limited
Wong Tseng Hon

已為發展項目的建造提供貸款的任何其他人
南亞漢威有限公司
黃振漢

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an authorized person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an authorized person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an authorized person;	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an authorized person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an authorized person;	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(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;	Not Applicable
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(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.	Not Applicable

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人；	不適用
(b)	賣方或該發展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)	賣方或該發展項目承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人；	不適用
(d)	賣方或該發展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)	賣方或該發展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)	賣方或該發展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)	賣方或該發展項目的承建商屬個人，並屬就該發展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)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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)	賣方或該發展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，而該發展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發展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)	賣方或該發展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)	賣方或該發展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發展項目的承建商屬私人公司，而就該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發展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)	賣方或該發展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)	賣方或該發展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)	賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用
(s)	賣方或該發展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

1. There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

2. There are curtain walls forming part of the enclosing walls of the Development.
發展項目有構成圍封牆的一部分的幕牆。

3. The range of thickness of the curtain walls of each building is 200mm.
每幢建築物的幕牆的厚度範圍為200毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower 座數	Floor 樓層	Flat 單位	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 1* 第1座*	1/F 1樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
		I	-
	2/F-3/F & 5/F 2樓至3樓及5樓	A	-
		B	-
		C	-
		D	-
		E	-
		F	-
		G	-
		H	-
		I	-
		J	-

Notes:
1. 4/F is omitted.
2. House 4 is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

House 洋房	The total area of the curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
House 1 洋房1號	4.864
House 2 洋房2號	4.864
House 3 洋房3號	4.864
House 5 洋房5號	4.160
House 6 洋房6號	4.160
House 7 洋房7號	4.160
House 8 洋房8號	4.160
House 9 洋房9號	4.160

備註：
1. 不設4樓。
2. 不設洋房4號。
3. * 第1座是指公契中所述的大廈。

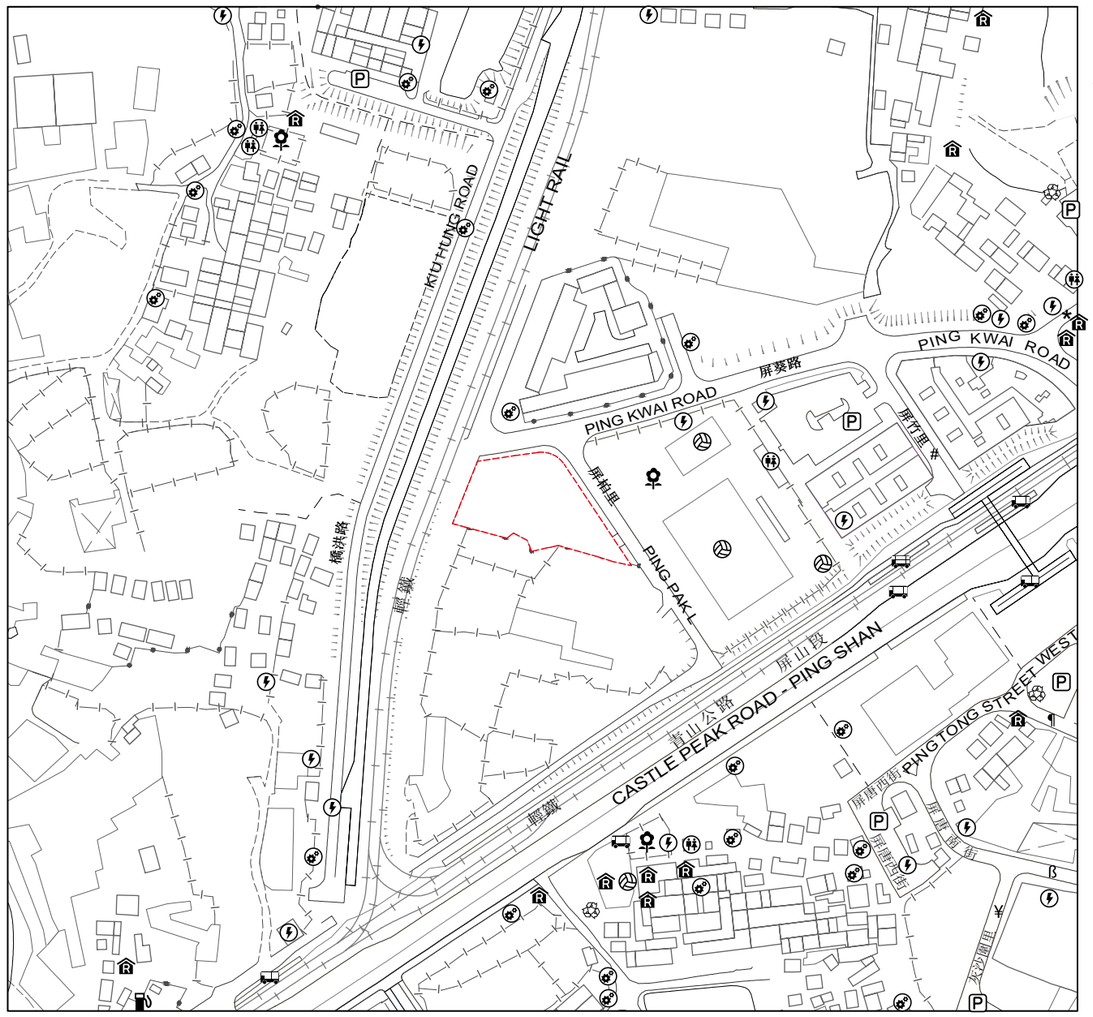
The manager of the Development under the latest draft Deed of Mutual Covenant

Jones Lang LaSalle Management Services Limited

根據有關公契的最新擬稿獲委任為本發展項目的管理人

仲量聯行物業管理有限公司

07 LOCATION PLAN OF THE DEVELOPMENT
發展項目的所在位置圖



This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T6-NW-A dated 11 October 2026 and T6-NW-B dated 11 October 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考地政總署測繪處之數碼地形圖，圖幅編號T6-NW-A於2026年10月11日出版及圖幅編號T6-NW-B於2026年10月11日出版，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- Public Transport Terminal (including Rail Station) 公共交通總站 (包括鐵路車站)
- Public Park 公園
- Petrol Filling Station 油站
- Power Plant (including Electricity Sub-stations) 發電廠 (包括電力分站)
- Public Car Park (including Lorry Park) 公眾停車場 (包括貨車停泊處)
- Public Convenience 公廁
- Public Utility Installation 公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong) 宗教場所 (包括教堂、廟宇及祠堂)
- Sports Facilities (including Sports Ground and Swimming Pool) 體育設施 (包括運動場及游泳池)
- Refuse Collection Point 垃圾收集站
- Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled) 社會福利設施 (包括老人中心及弱智人士護理院)

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

- * PING YEUNG LANE 屏楊里
- # PING CHUK LANE 屏竹里
- ¶ PING TONG STREET NORTH 屏唐北街
- ß PING TONG STREET SOUTH 屏唐南街
- ¥ FUI SHA WAI LANE 灰沙圍里

The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR
地圖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。

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

備註：
1. 賣方建議準買家到該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。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

08 AERIAL PHOTOGRAPH OF THE DEVELOPMENT
發展項目的鳥瞰照片



N

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photograph no. E257598C,
date of flight : 9 June 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E257598C，
飛行日期：2025年6月9日。

● Location of the Development
發展項目的位置

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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。

Notes:
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

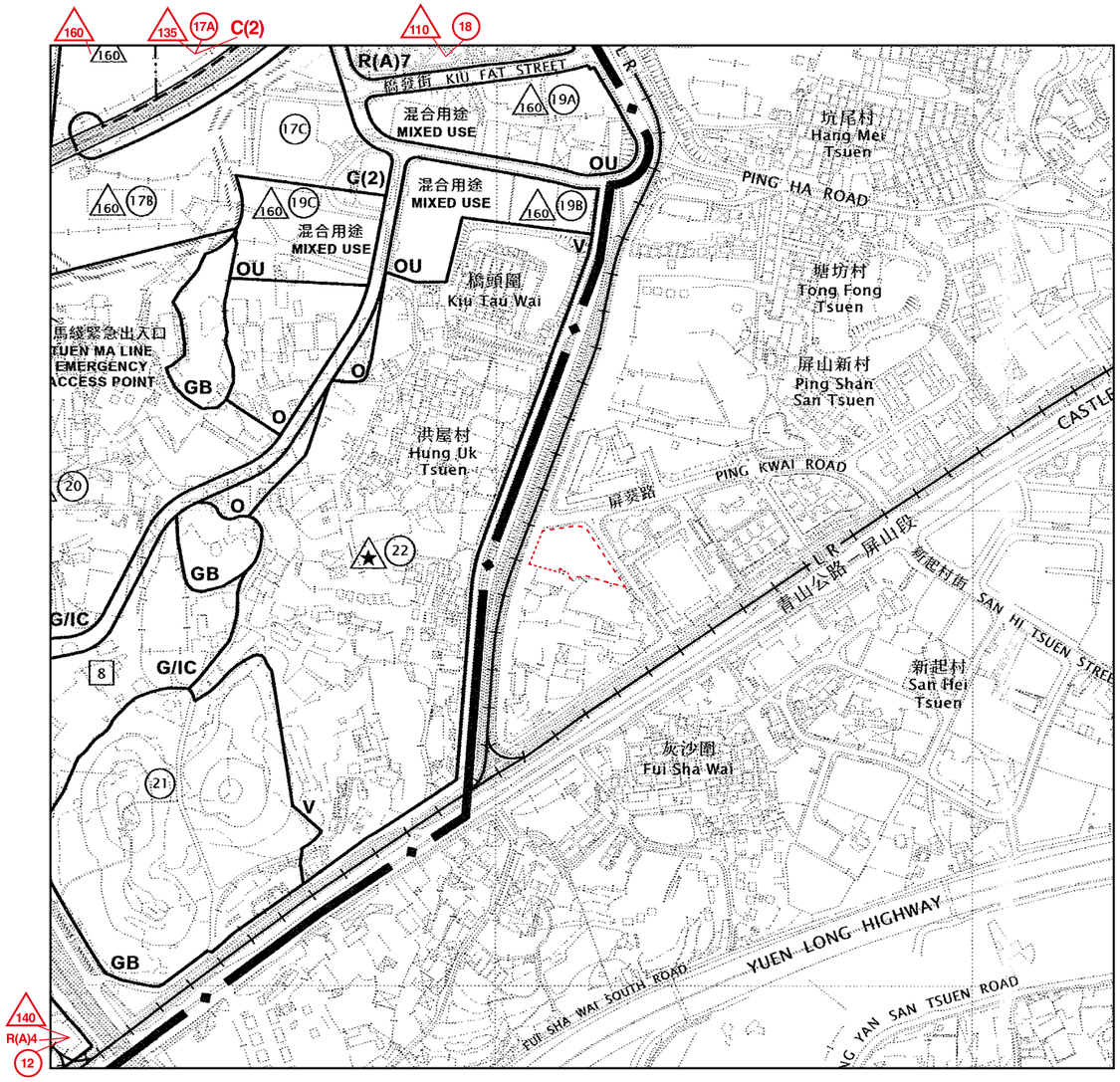
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09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例尺

0 100 200 300 400 500M(米)

Extracted from Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/4 gazetted on 9 October 2026, with adjustments to show the Development site boundary and other information in red.
摘錄自2026年10月9日刊憲之洪水橋及廈村分區計劃大綱核准圖編號S/HSK/4，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶

COMMUNICATIONS 交通

RAILWAY AND STATION (ELEVATED)	車站 STATION	鐵路及車站(高架)
LIGHT RAIL	L R	輕鐵
ENVIRONMENTALLY FRIENDLY TRANSPORT SERVICES		環保運輸服務
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

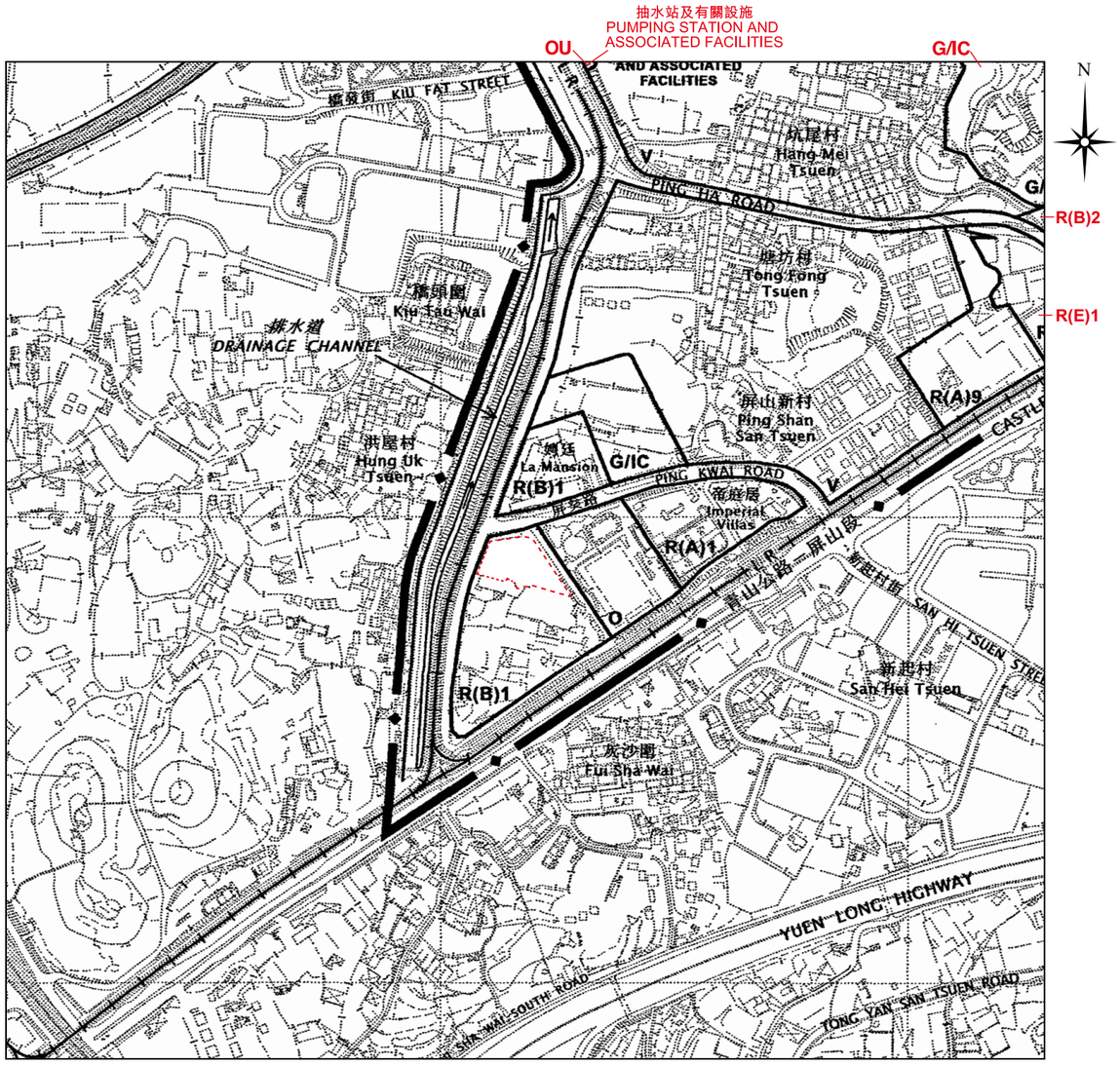
MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER	1	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	160	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT RESTRICTION AS STIPULATED ON THE NOTES	★	《註釋》內訂明最高建築物高度限制
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例尺
0 100 200 300 400 500M(米)

Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22 gazetted on 22 May 2026, with adjustments to show the Development site boundary and other information in red.
摘錄自2026年5月22日刊憲之屏山分區計劃大綱核准圖編號S/YL-PS/22，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅(甲類)
RESIDENTIAL (GROUP B)	R(B)	住宅(乙類)
RESIDENTIAL (GROUP E)	R(E)	住宅(戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION (ELEVATED)	鐵路及車站(高架)
LIGHT RAIL	輕鐵
MAJOR ROAD AND JUNCTION	主要道路及路口
ELEVATED ROAD	高架道路

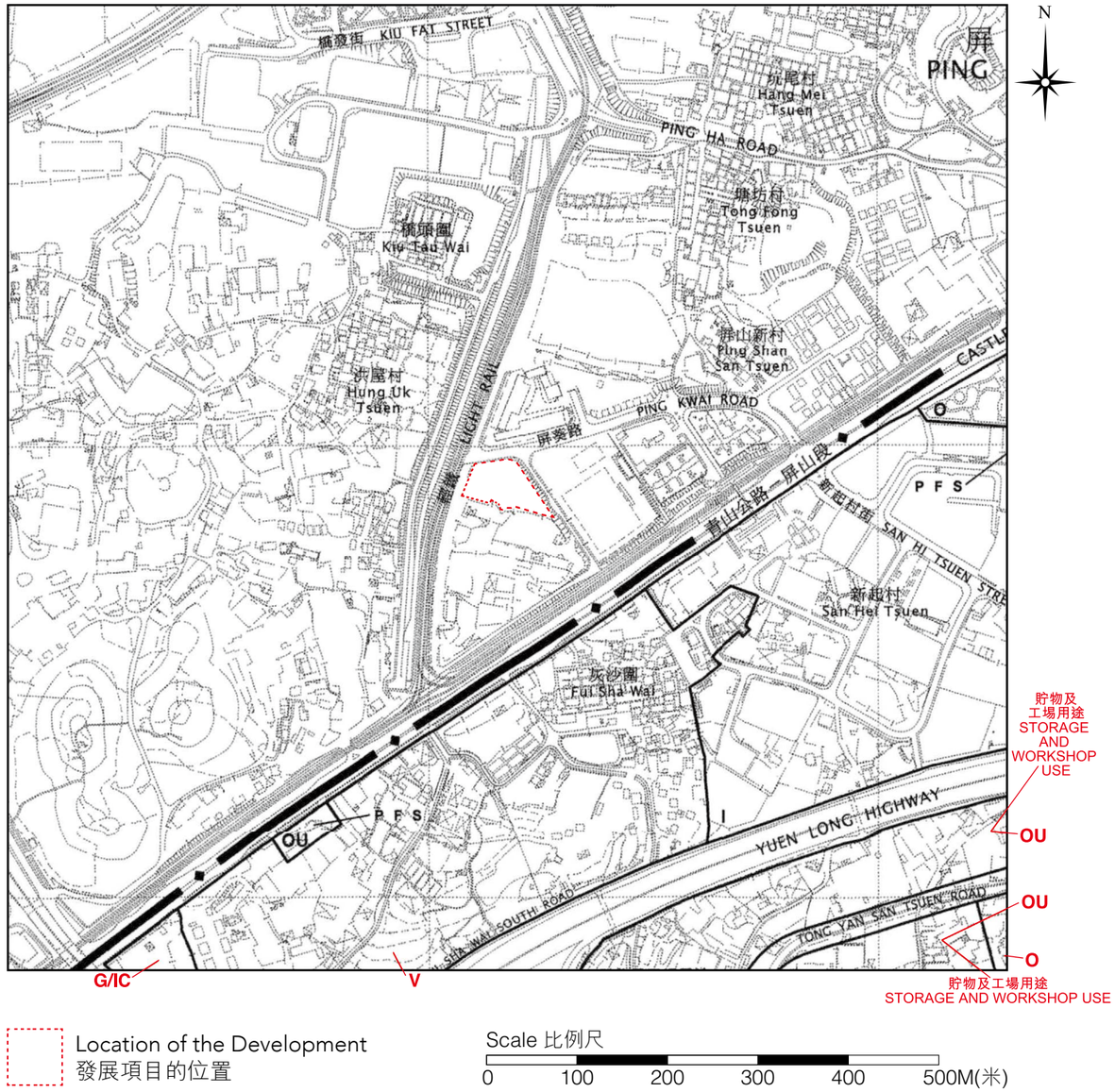
MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME	規劃範圍界線

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

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

09 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT
關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例尺
0 100 200 300 400 500M(米)

Extracted from Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20 August 2021, with adjustments to show the Development site boundary and other information in red.
摘錄自2021年8月20日刊憲之唐人新村分區計劃大綱核准圖編號S/YL-TYST/14，經處理並以紅色顯示發展項目邊界及其他資料。

NOTATION 圖例

ZONES 地帶

VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
INDUSTRIAL	I	工業
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

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

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

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



* Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

BOUNDARY OF THE DEVELOPMENT
發展項目邊界

SCALE
比例尺 0 10m (米)

N

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

LEGEND FOR FLOOR PLAN 平面圖圖例

A/C PLATFORM	= Air Conditioner Platform	= 空調機平台
ALUM. PANEL W/ ALUM. FRAME	= Aluminium Panel with Aluminium Frame	= 鋁框及鋁板
B.	= Bathroom	= 浴室
B. 1	= Bathroom 1	= 浴室1
B. 2	= Bathroom 2	= 浴室2
BAL.	= Balcony	= 露台
B.R.	= Bedroom	= 睡房
B.R. 1	= Bedroom 1	= 睡房1
B.R. 2	= Bedroom 2	= 睡房2
B.R. 3	= Bedroom 3	= 睡房3
C.L.	= Cat Ladder	= 爬梯
CONC. PLINTH	= Concrete Plinth	= 混凝土底座
COMMON FLAT ROOF	= Common Flat Roof	= 公用平台
CORRIDOR	= Corridor	= 走廊
C. W.	= Curtain Wall	= 幕牆
DIN.	= Dining Room	= 飯廳
DN	= Down	= 落
DOG HOUSE	= Mechanical & Electrical Services Duct connecting to the Floor Below	= 連接下層的機電設施管道
E.M.R.	= Electrical Meter Room	= 電錶房
EXIT	= Exit	= 出口
F.A.	= Flue Aperture	= 通風孔
FLAT A	= Flat A	= A 單位
FLAT B	= Flat B	= B 單位
FLAT C	= Flat C	= C 單位
FLAT D	= Flat D	= D 單位
FLAT E	= Flat E	= E 單位
FLAT F	= Flat F	= F 單位
FLAT G	= Flat G	= G 單位
FLAT H	= Flat H	= H 單位
FLAT I	= Flat I	= I 單位
FLAT J	= Flat J	= J 單位
FLAT ROOF	= Flat Roof	= 平台
GAS METER CABINET	= Gas Meter Cabinet	= 煤氣錶櫃
H1-1	= House Number 1 and Carpark Number 1	= 洋房1號及停車位1號
H1-2	= House Number 1 and Carpark Number 2	= 洋房1號及停車位2號
H2-1	= House Number 2 and Carpark Number 1	= 洋房2號及停車位1號
H2-2	= House Number 2 and Carpark Number 2	= 洋房2號及停車位2號
H3-1	= House Number 3 and Carpark Number 1	= 洋房3號及停車位1號
H3-2	= House Number 3 and Carpark Number 2	= 洋房3號及停車位2號
H5-1	= House Number 5 and Carpark Number 1	= 洋房5號及停車位1號
H5-2	= House Number 5 and Carpark Number 2	= 洋房5號及停車位2號
H6-1	= House Number 6 and Carpark Number 1	= 洋房6號及停車位1號
H6-2	= House Number 6 and Carpark Number 2	= 洋房6號及停車位2號
H7-1	= House Number 7 and Carpark Number 1	= 洋房7號及停車位1號
H7-2	= House Number 7 and Carpark Number 2	= 洋房7號及停車位2號
H8-1	= House Number 8 and Carpark Number 1	= 洋房8號及停車位1號
H8-2	= House Number 8 and Carpark Number 2	= 洋房8號及停車位2號
H9-1	= House Number 9 and Carpark Number 1	= 洋房9號及停車位1號
H9-2	= House Number 9 and Carpark Number 2	= 洋房9號及停車位2號
H.R.	= Hose Reel	= 消防喉轆
HOUSE 1	= House 1	= 洋房1號
HOUSE 2	= House 2	= 洋房2號
HOUSE 3	= House 3	= 洋房3號
HOUSE 5	= House 5	= 洋房5號
HOUSE 6	= House 6	= 洋房6號
HOUSE 7	= House 7	= 洋房7號
HOUSE 8	= House 8	= 洋房8號
HOUSE 9	= House 9	= 洋房9號
KIT.	= Kitchen	= 廚房
LIFT 1	= Lift 1	= 升降機1
LIFT 2	= Lift 2	= 升降機2
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIFT OVERRUN	= Lift Overrun	= 升降機緩衝
LIV.	= Living Room	= 客廳
LIV. & DIN.	= Living Room and Dining Room	= 客廳及飯廳
M.B.R.	= Master Bedroom	= 主人睡房
M.B.	= Master Bathroom	= 主人浴室
M.L.	= Metal Louvre	= 金屬百葉
M.L. AT H/L	= Metal Louvre at High Level	= 高位之金屬百葉
OPEN KIT.	= Open Kitchen	= 開放式廚房
P.D.	= Pipe Duct	= 管道槽
PITCHED ROOF	= Pitched Roof	= 斜屋頂
PRIVATE GARDEN	= Private Garden	= 私人花園
REFUSE ROOM	= Refuse Room	= 垃圾房
SINK	= Sink	= 洗滌盤
ST-1	= Staircase 1	= 1號樓梯
ST-2	= Staircase 2	= 2號樓梯
STO.	= Store Room	= 儲物房
T.R.	= Telecommunication Room	= 電訊室
TRS	= Temporary Refuge Space	= 臨時庇護處
U.P.	= Utility Platform	= 工作平台
UP	= Up	= 上
UPPER PART OF TX ROOM	= Upper Part of Transformer Room	= 發電機房上層部分
UTI.	= Utility Room	= 工作房
W.C.	= Water Closet	= 洗手間
W.C. 1	= Water Closet 1	= 洗手間1
W.C. 2	= Water Closet 2	= 洗手間2
W.M.C.	= Water Meter Cabinet	= 水錶櫃

Notes:
1. Symbols of fittings and fitments shown on the floor plans, such as bathtub, shower compartment, water closet, shower and wash basin etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only.
2. There may be architectural features and exposed pipes, pipe covers on external walls. There are manhole covers and surface channel in flat roof.
3. There are dish channels and surface channels at flat roof and roof.
4. Some residential units have ceiling bulkheads, sunken slabs and flat roofs of the residential units on the above floor installed in the living room, bedrooms, open kitchen and/or corridor to conceal the air-conditioning system and/or mechanical and electrical services in the residential unit.
5. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
6. There may be common pipes and/or mechanical and electrical services within the air conditioning platform, balconies and roofs of some residential units.
7. Balconies and utility platforms are non-enclosed areas.

備註：
1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、淋浴間、坐廁、花灑及洗手盆等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 外牆或設有建築裝飾及外露喉管道、喉管蓋。平台設有沙井蓋及去水渠。
3. 平台及天台設有碟型渠及去水渠。
4. 部份住宅單位之客廳、睡房、開放式廚房及 / 或走廊或設有假天花、上層單位跌級樓板及平台，用以隱藏裝設在住宅單位內的冷氣及 / 或其他機電設備。
5. 部份單位之天花高度將會因結構、建築設計及 / 或裝修設計上的需要而有差異。
6. 部份住宅單位之冷氣機平台、露台及天台內或裝有公用喉管及 / 或其他機電設備。
7. 露台及工作平台為不可封閉的地方。

HOUSE 1-3 AND HOUSE 5-9 洋房1-3號及洋房5-9號

Floor 樓層	Floor-to-floor height (i.e. 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	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）
G/F 地下	4025, 4375	200
1/F 1樓	3850	200
2/F 2樓	3500	200
Roof 天台	Not Applicable 不適用	200

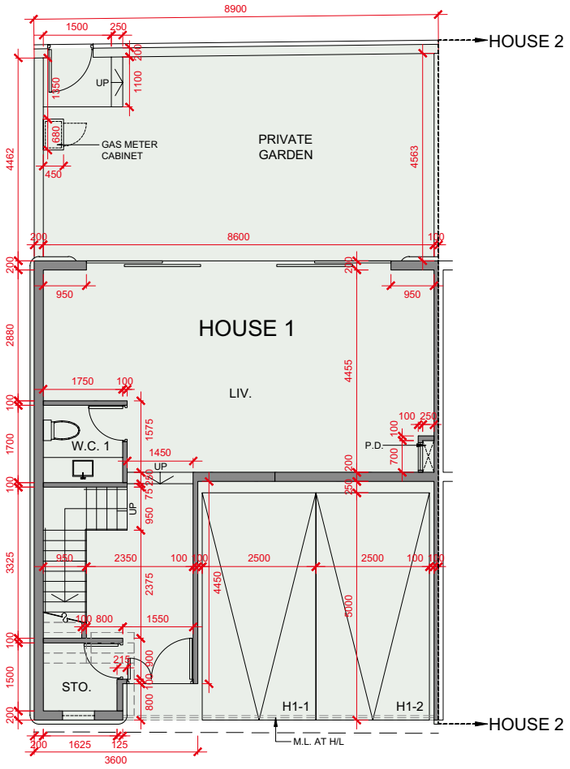
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

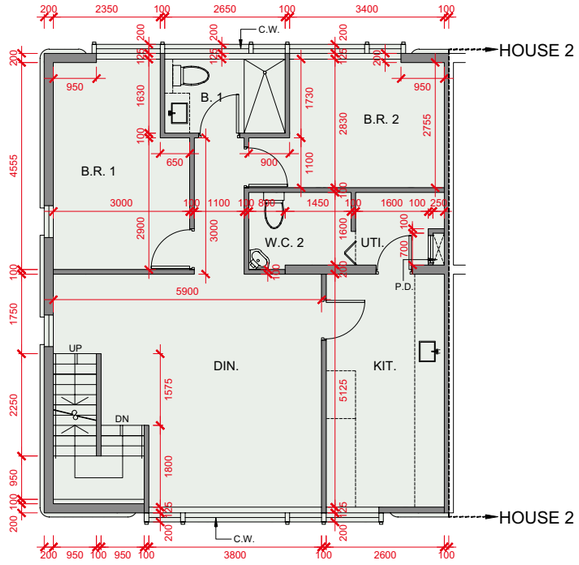
Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 23 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
3. House 4 is omitted.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第23頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。
3. 不設洋房4號。

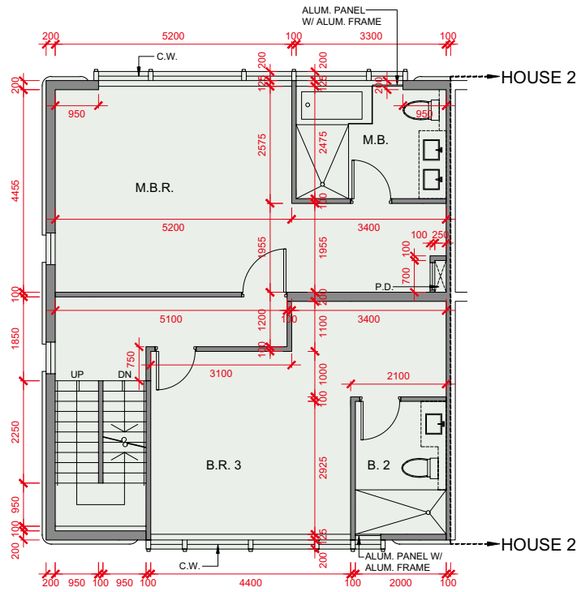
HOUSE 1 FLOOR PLANS
洋房1號平面圖



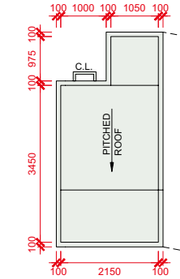
G/F PLAN
地下平面圖



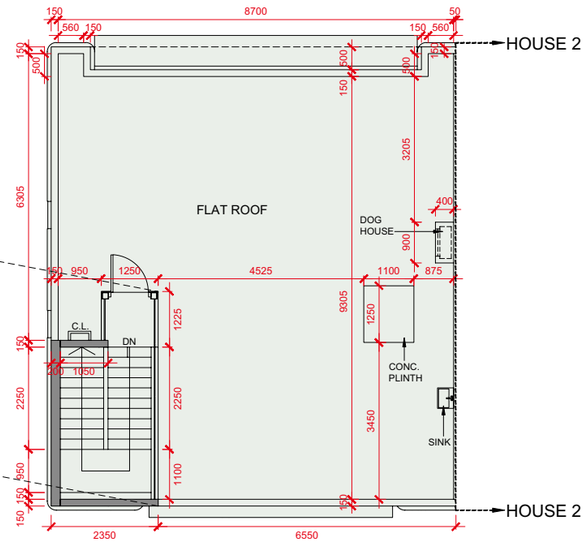
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



UPPER ROOF PLAN
上層天台平面圖

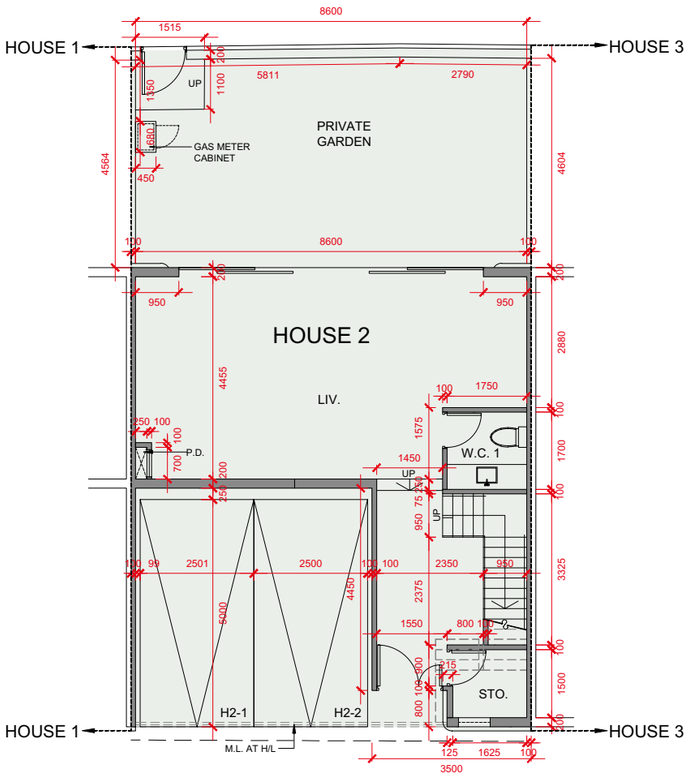


ROOF PLAN
天台平面圖

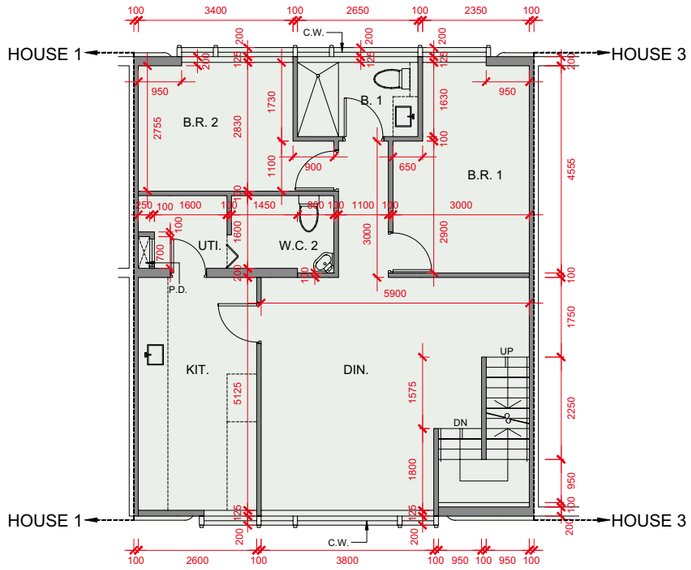
SCALE
比例尺 0 5m (米)

N

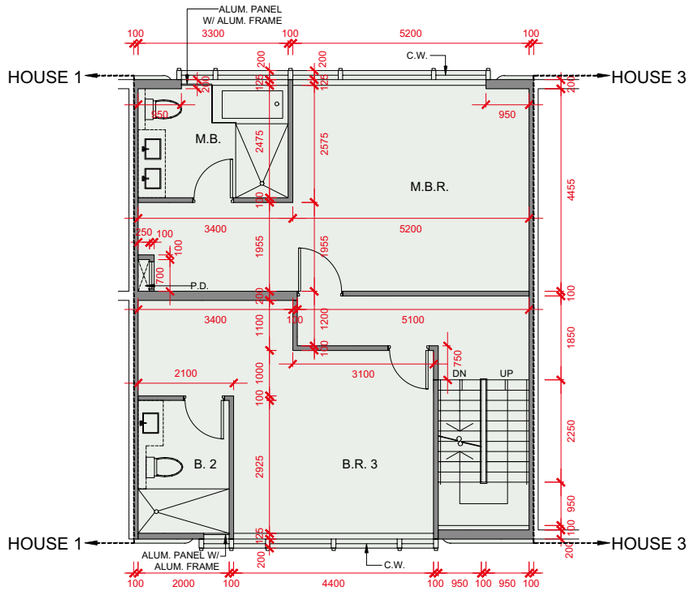
HOUSE 2 FLOOR PLANS
洋房2號平面圖



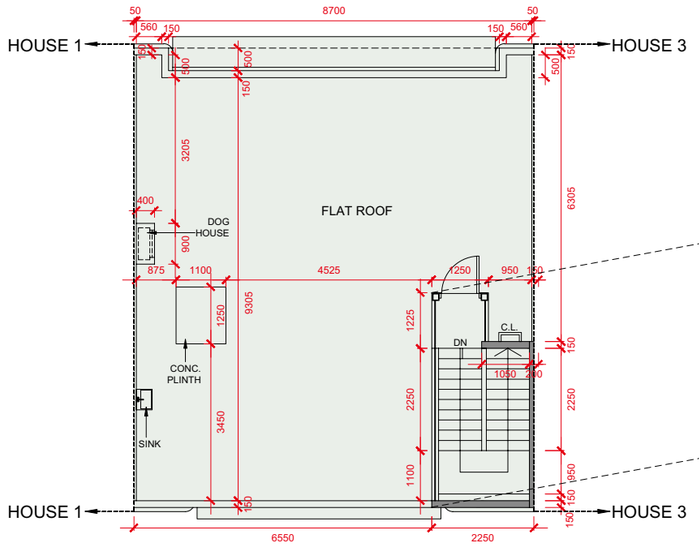
G/F PLAN
地下平面圖



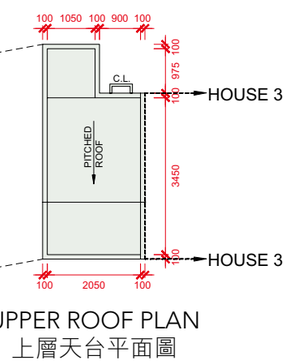
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖

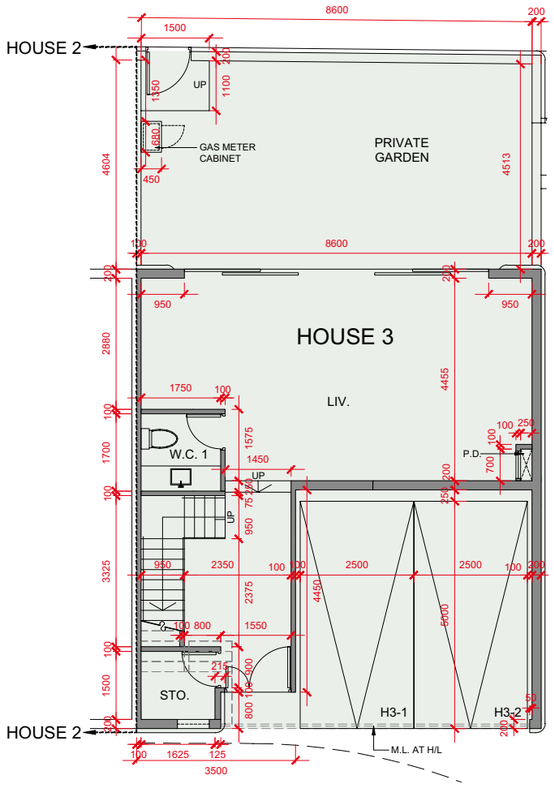


UPPER ROOF PLAN
上層天台平面圖

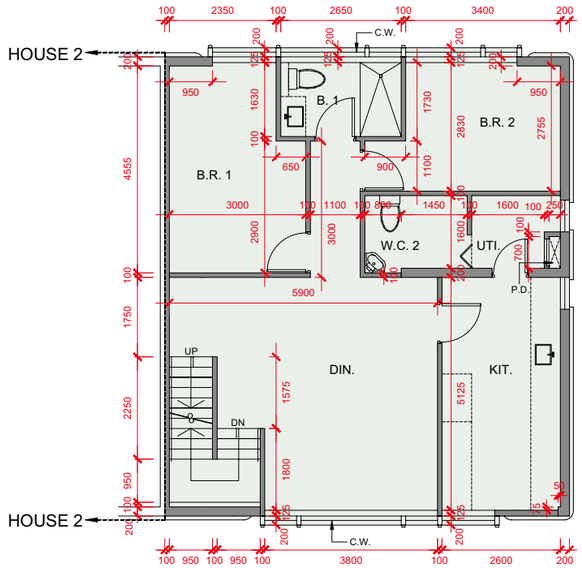
SCALE
比例尺 0 5m (米)

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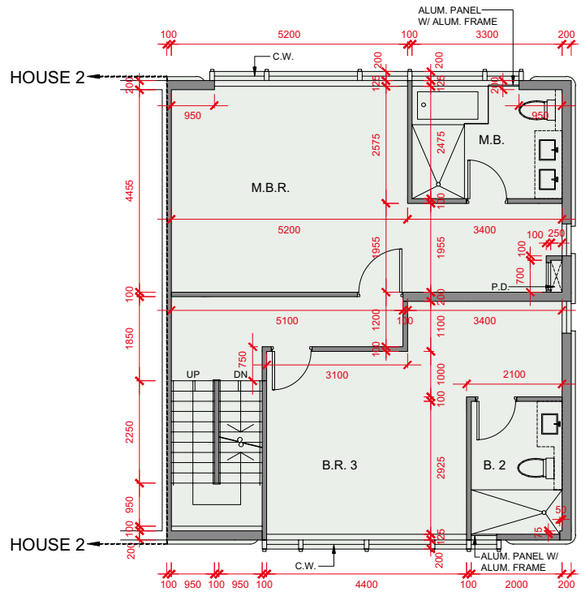
HOUSE 3 FLOOR PLANS
洋房3號平面圖



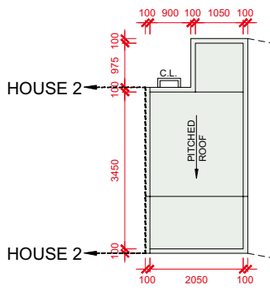
G/F PLAN
地下平面圖



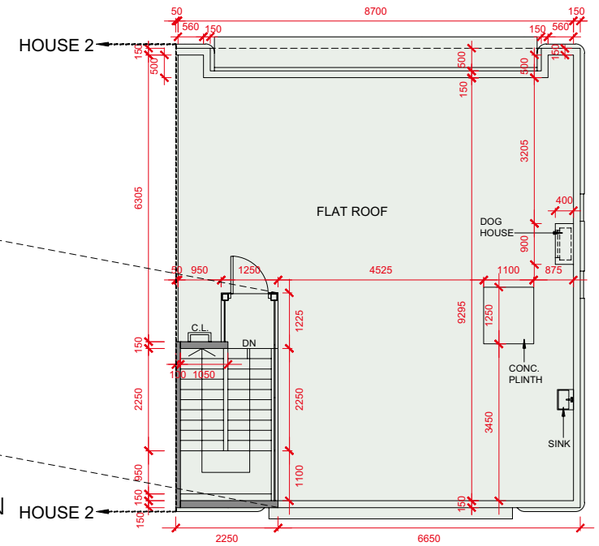
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



UPPER ROOF PLAN
上層天台平面圖

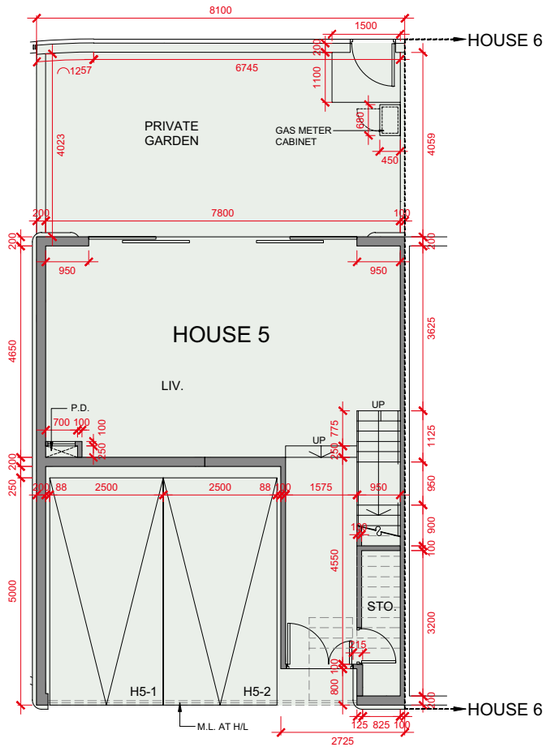


ROOF PLAN
天台平面圖

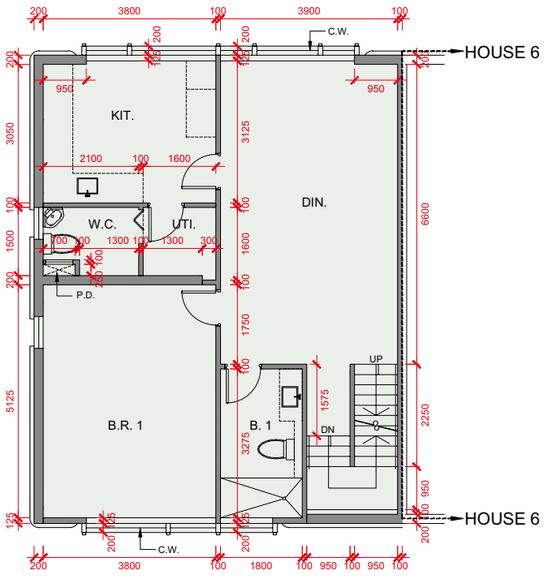
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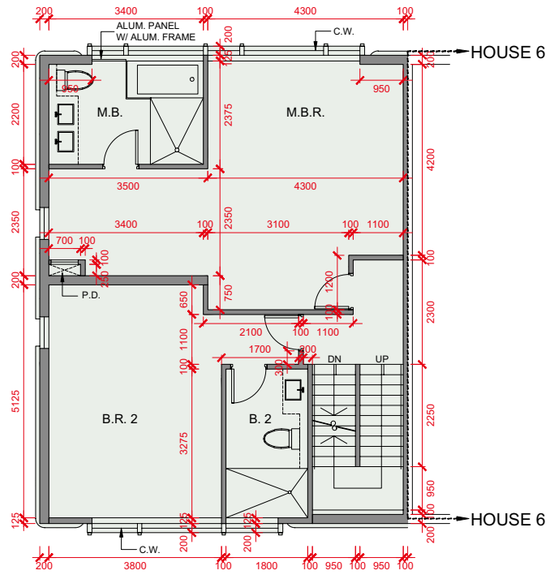
HOUSE 5 FLOOR PLANS
洋房5號平面圖



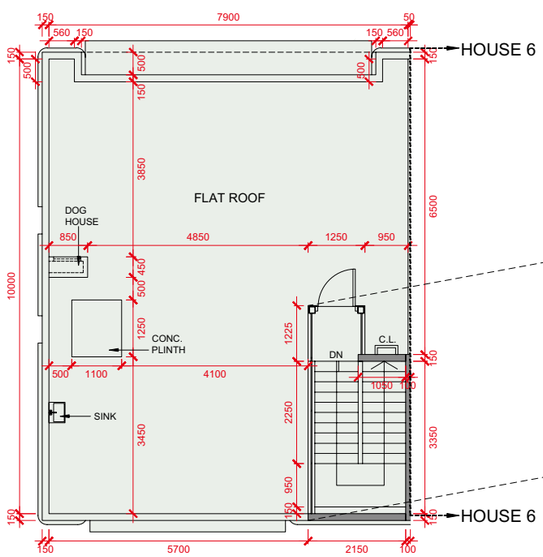
G/F PLAN
地下平面圖



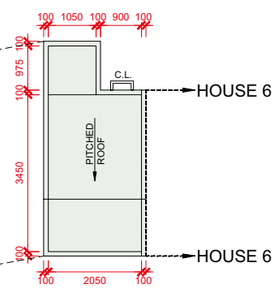
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖

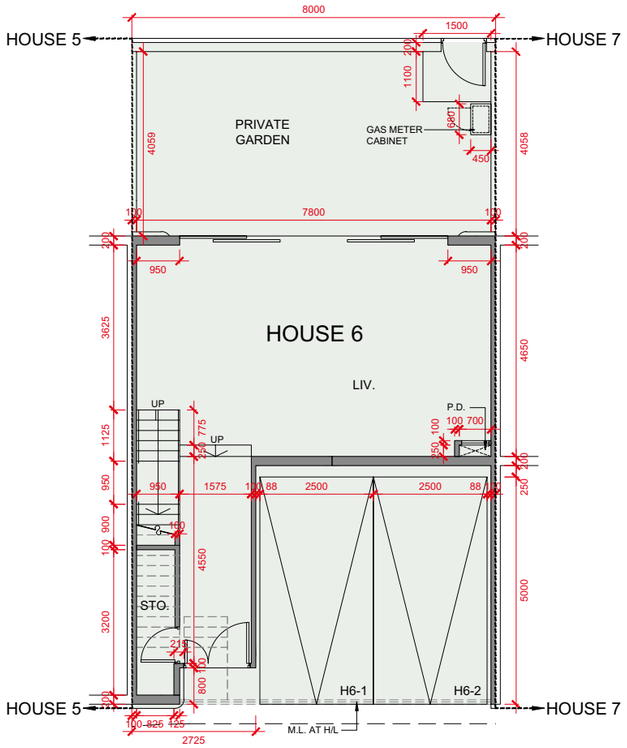


UPPER ROOF PLAN
上層天台平面圖

SCALE
比例尺 0 5m (米)

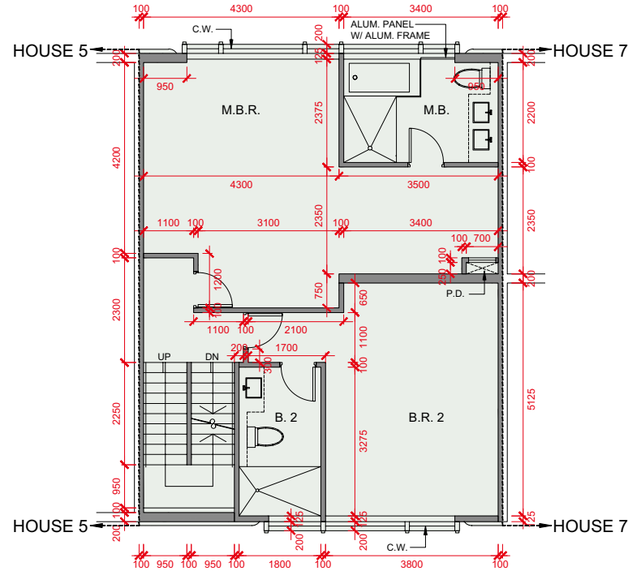
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HOUSE 6 FLOOR PLANS
洋房6號平面圖

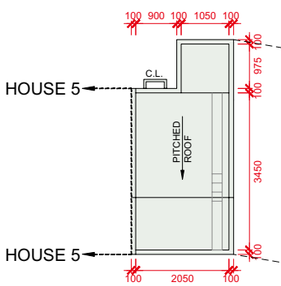


G/F PLAN
地下平面圖

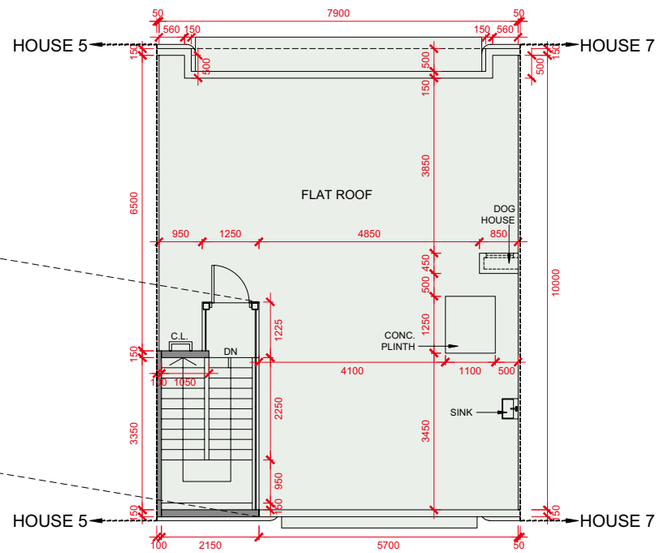
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



UPPER ROOF PLAN
上層天台平面圖

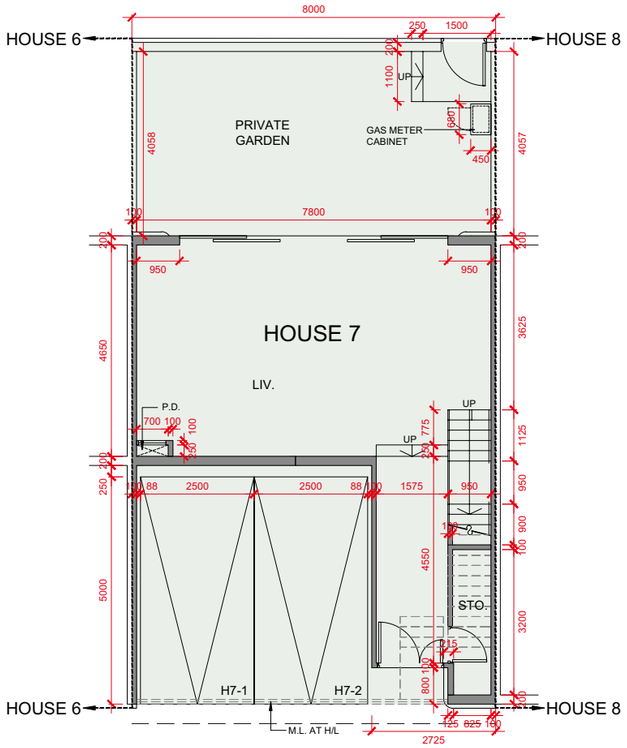


ROOF PLAN
天台平面圖

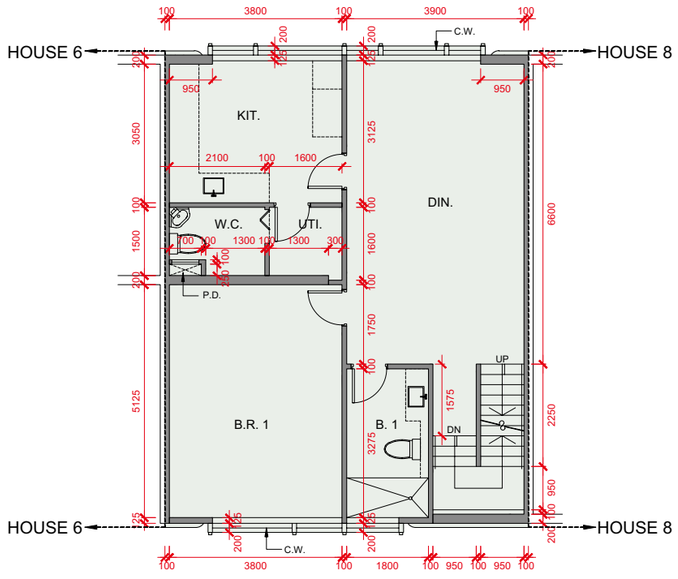
SCALE
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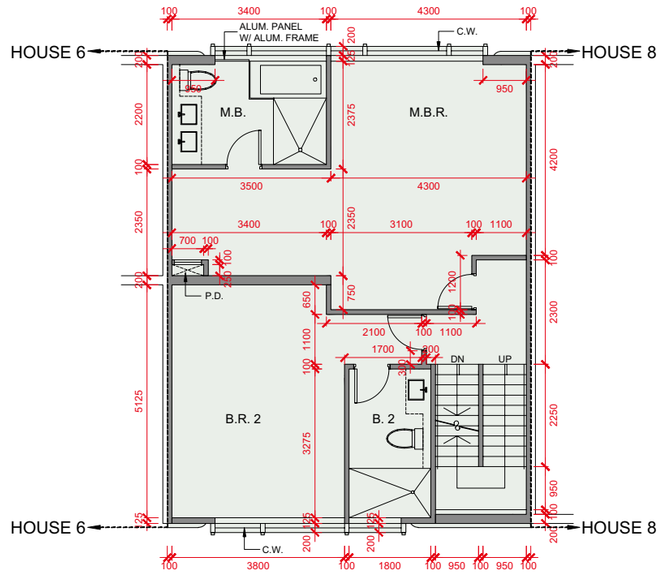
HOUSE 7 FLOOR PLANS
洋房7號平面圖



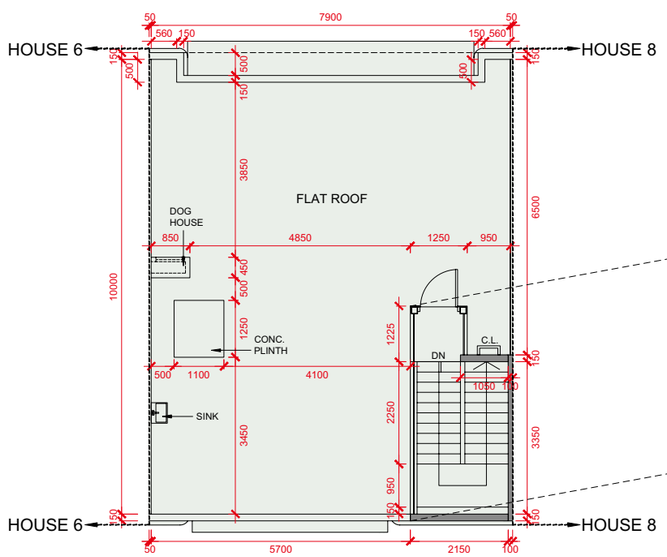
G/F PLAN
地下平面圖



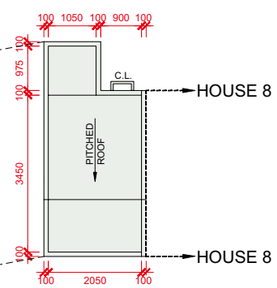
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖

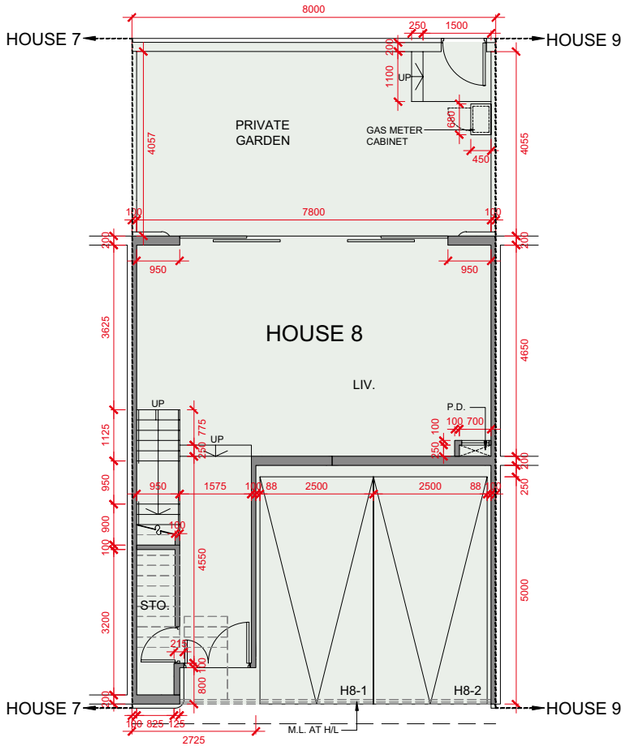


UPPER ROOF PLAN
上層天台平面圖

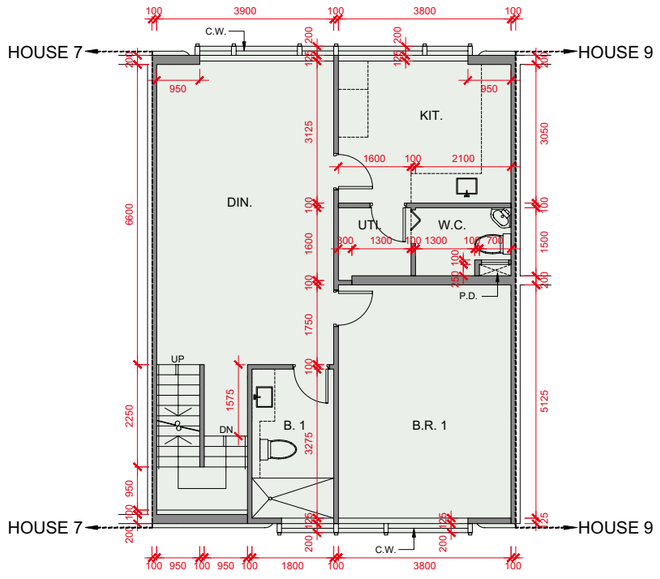
SCALE
比例尺 0 5m (米)

N

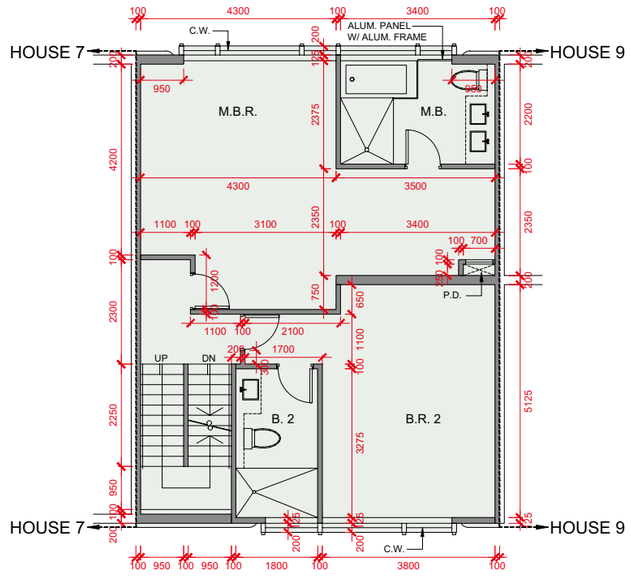
HOUSE 8 FLOOR PLANS
洋房8號平面圖



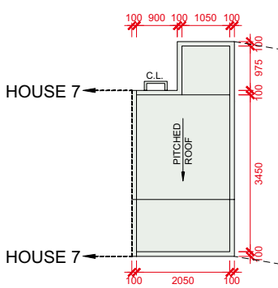
G/F PLAN
地下平面圖



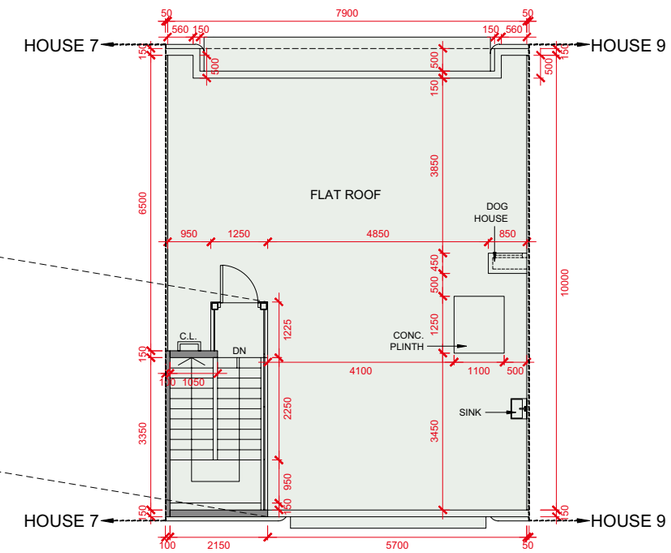
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



UPPER ROOF PLAN
上層天台平面圖

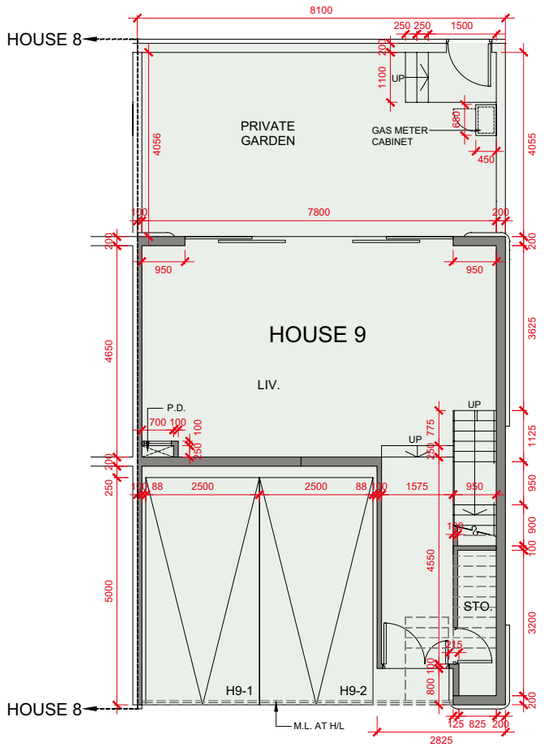


ROOF PLAN
天台平面圖

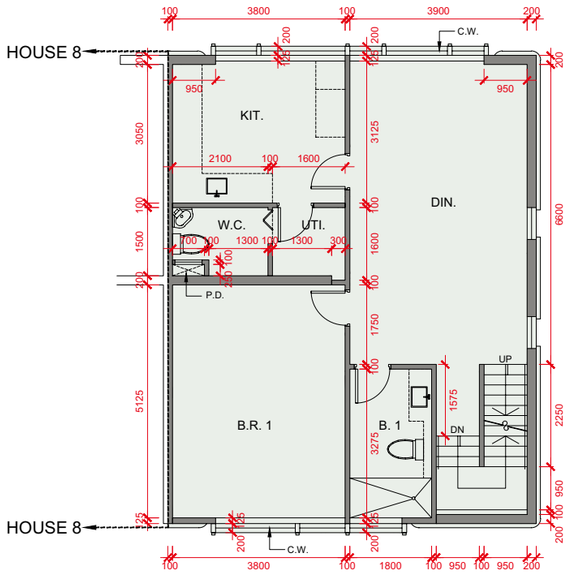
SCALE
比例尺 0 5m (米)

N

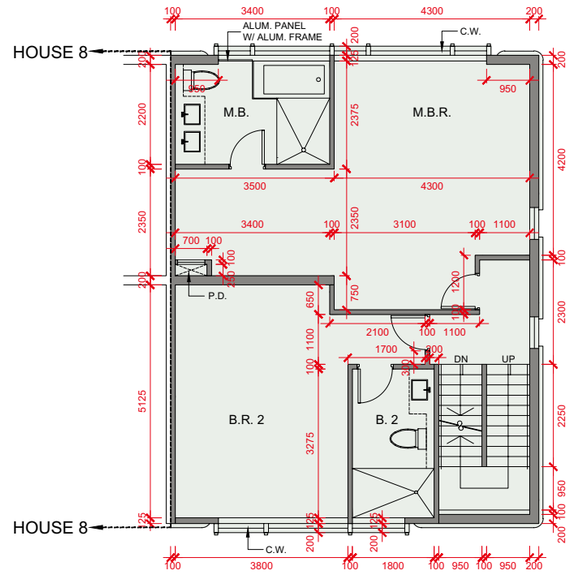
HOUSE 9 FLOOR PLANS
洋房9號平面圖



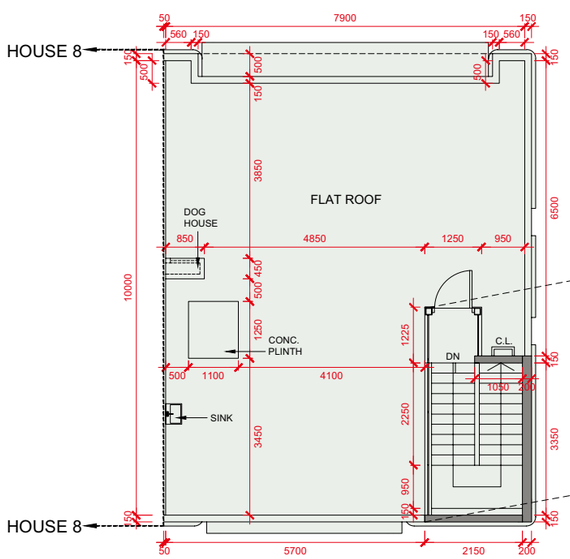
G/F PLAN
地下平面圖



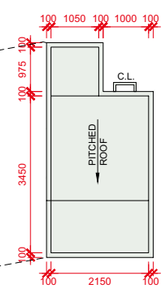
1/F PLAN
1樓平面圖



2/F PLAN
2樓平面圖



ROOF PLAN
天台平面圖



UPPER ROOF PLAN
上層天台平面圖

SCALE
比例尺 0 5m (米)

N

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

TOWER 1 第1座*

Floor 樓層	Flat 單位	Floor-to-floor height (i.e. 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	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）
1/F 1樓	A	2950	150
	B	2950	150
	C	2950	150
	D	2950	150
	E	2950	150
	F	2950	150
	G	2950	150
	H	2950	150
	I	2950	150

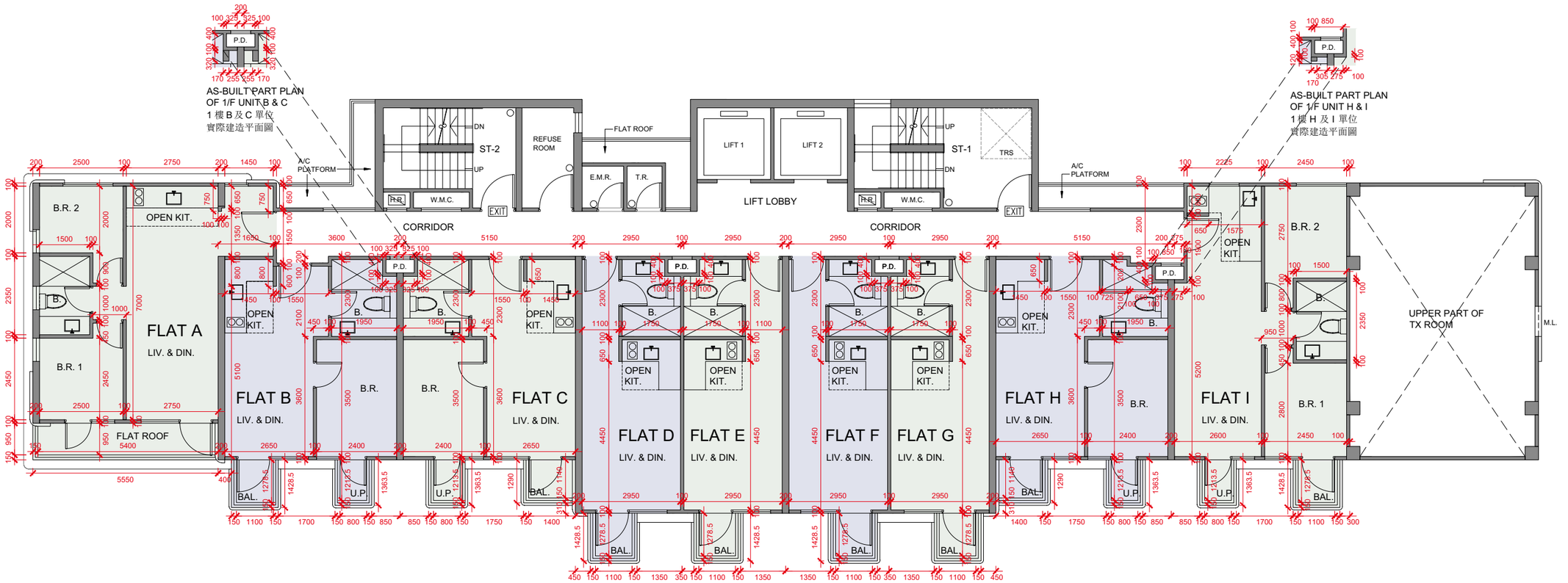
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 23 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第23頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。
3. * 第1座是指公契中所述的大廈。

TOWER 1* 1/F PLAN
第1座*1樓平面圖



SCALE
比例尺 0 5m (米)

N

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註：* 第1座是指公契中所述的大廈。

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

TOWER 1 第1座*

Floor 樓層	Flat 單位	Floor-to-floor height (i.e. 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	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）
2/F 2樓	A	2950	150
	B	2950	150
	C	2950	150
	D	2950	150
	E	2950	150
	F	2950	150
	G	2950	150
	H	2950	150
	I	2950	150
	J	2950	150

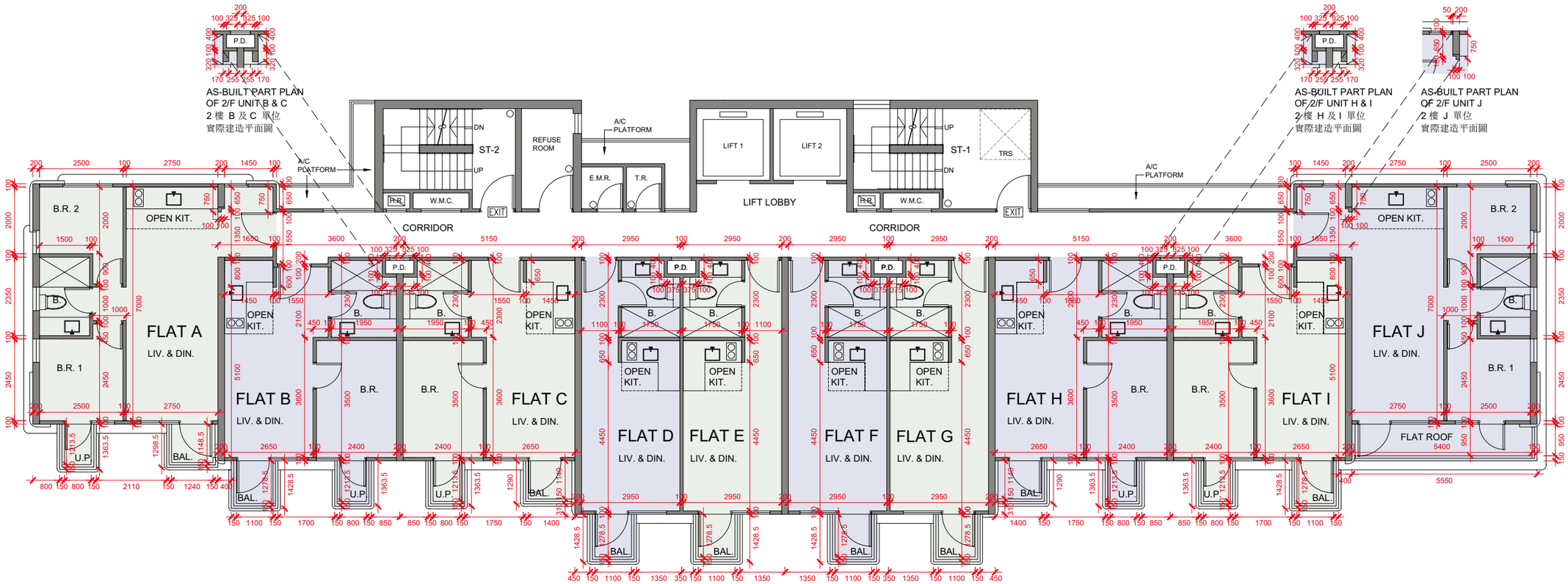
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 23 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第23頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。
3. * 第1座是指公契中所述的大廈。

TOWER 1* 2/F PLAN
第1座*2樓平面圖



SCALE
比例尺 0 5m (米)

N

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註：* 第1座是指公契中所述的大廈。

TOWER 1 第1座*

Floor 樓層	Flat 單位	Floor-to-floor height (i.e. 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	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）
3/F 3樓	A	2950	150
	B	2950	150
	C	2950	150
	D	2950	150
	E	2950	150
	F	2950	150
	G	2950	150
	H	2950	150
	I	2950	150
	J	2950	150
5/F 5樓	A	2950, 3150	150
	B	2950, 3150	150
	C	2950, 3150	150
	D	2950, 3150	150
	E	2950, 3150	150
	F	2950, 3150	150
	G	2950, 3150	150
	H	2950, 3150	150
	I	2950, 3150	150
	J	2950, 3150	150

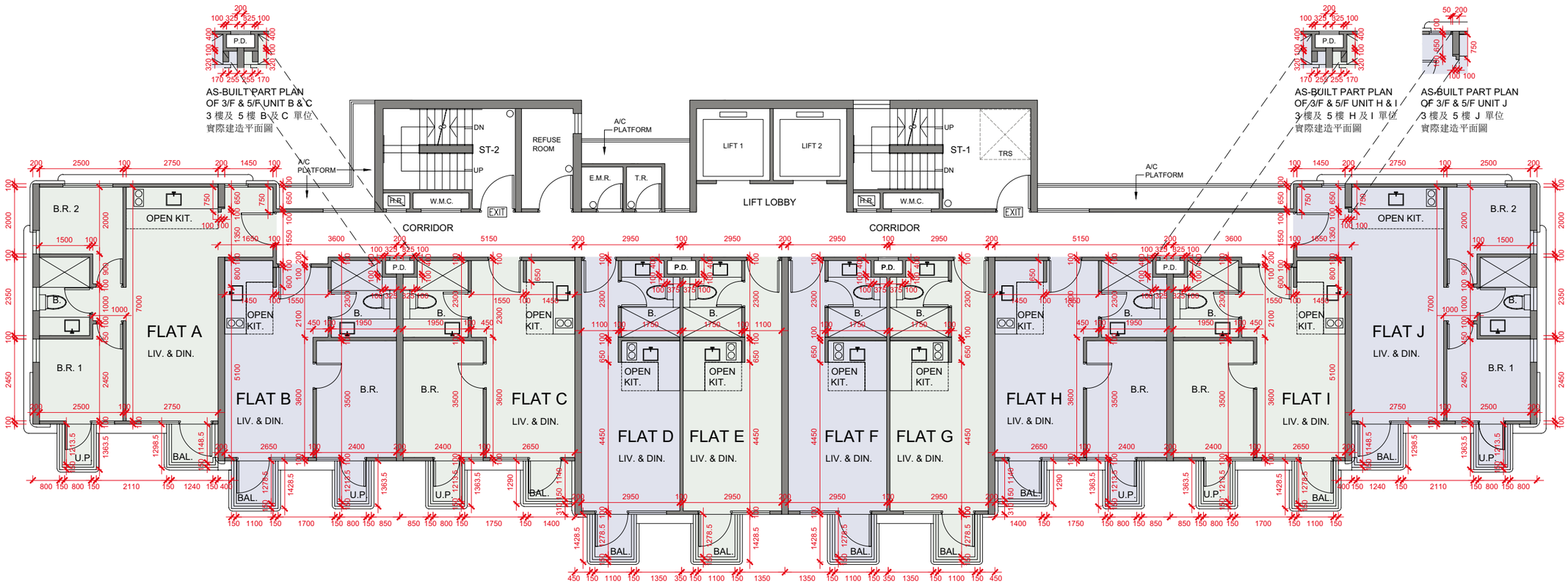
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 23 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
3. 4/F is omitted.
4. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓說明書第23頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。
3. 不設4樓。
4. * 第1座是指公契中所述的大廈。

TOWER 1* 3/F and 5/F PLAN
第1座*3樓及5樓平面圖



SCALE
比例尺 0 5m (米)

N

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註：* 第1座是指公契中所述的大廈。

TOWER 1 第1座*

Floor 樓層	Flat 單位	Floor-to-floor height (i.e. 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) of each residential property (mm) 每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米）	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）
Roof 天台	A	Not Applicable 不適用	150, 175
	B	Not Applicable 不適用	175
	C	Not Applicable 不適用	175
	H	Not Applicable 不適用	175
	I	Not Applicable 不適用	175
	J	Not Applicable 不適用	150, 175

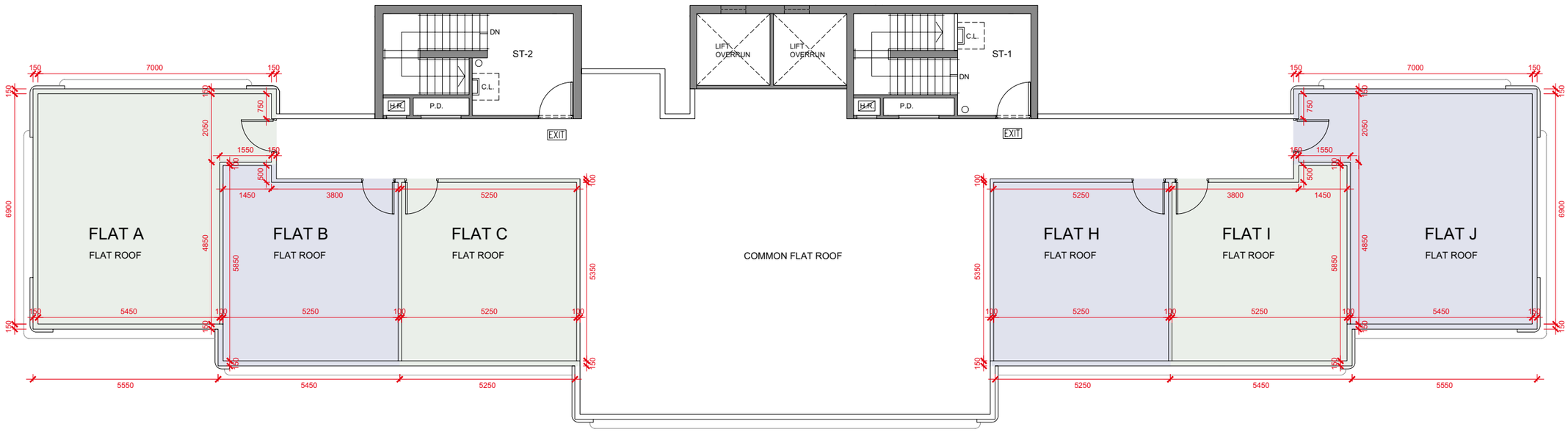
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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。

Notes:
1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 23 of this sales brochure for remarks and legend of the terms and abbreviations shown on the floor plans.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 樓層平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 請參閱本售樓説明書第23頁關於本樓面平面圖上顯示的名詞及簡稱之附註及圖例。
3. * 第1座是指公契中所述的大廈。

TOWER 1* ROOF PLAN
第1座*天台平面圖



SCALE
比例尺 0 5m (米)

N

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註： * 第1座是指公契中所述的大廈。

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) s.q. metre (s.q. 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)									
House Number 洋房編號		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 1 洋房1號	245.524 (2643) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	72.470 (780)	38.818 (418)	27.300 (294)	-	8.546 (92)	1.320 (14)	-
House 2 洋房2號	242.491 (2610) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	72.470 (780)	39.602 (426)	27.300 (294)	-	8.201 (88)	1.320 (14)	-
House 3 洋房3號	244.997 (2637) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	72.470 (780)	39.192 (422)	27.290 (294)	-	8.201 (88)	1.320 (14)	-
House 5 洋房5號	224.891 (2421) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	66.566 (717)	31.647 (341)	27.156 (292)	-	8.201 (88)	1.340 (14)	-
House 6 洋房6號	222.326 (2393) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	66.566 (717)	31.652 (341)	27.169 (292)	-	8.201 (88)	1.340 (14)	-
House 7 洋房7號	222.326 (2393) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	66.566 (717)	31.644 (341)	27.169 (292)	-	8.201 (88)	1.340 (14)	-
House 8 洋房8號	222.326 (2393) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	66.566 (717)	31.637 (341)	27.169 (292)	-	8.201 (88)	1.340 (14)	-
House 9 洋房9號	225.416 (2426) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	66.566 (717)	31.629 (340)	27.169 (292)	-	8.546 (92)	1.340 (14)	-

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

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

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。

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

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) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		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
Tower 1* 第1座*	1/F 1樓	A	44.392 (478) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	5.13 (55)	-	-	-	-	-	-
		B	35.640 (384) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		H	35.781 (385) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		I	46.817 (504) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

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。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. * 第1座是指公契中所述的大廈。

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) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		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
Tower 1* 第1座*	2/F 2樓	A	48.003 (517) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	35.530 (382) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		H	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		I	35.640 (384) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		J	44.392 (478) Balcony 露台 : - Utility Platform 工作平台 : -	-	-	-	5.13 (55)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

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。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. * 第1座是指公契中所述的大廈。

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) s.q. metre (s.q. 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)								
Building Name 大廈名稱	Floor 樓層	Flat 單位		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
Tower 1* 第1座*	3/F 3樓	A	48.003 (517) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		B	35.530 (382) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		C	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		D	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		H	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		I	35.530 (382) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-
		J	48.003 (517) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

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。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. * 第1座是指公契中所述的大廈。

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) s.q. metre (s.q. 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)									
Building Name 大廈名稱	Floor 樓層	Flat 單位		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
Tower 1* 第1座*	5/F & Roof 5樓及天台	A	48.003 (517) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	40.783 (439)	-	-	-
		B	35.530 (382) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	28.812 (310)	-	-	-
		C	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	28.087 (302)	-	-	-
		D	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		E	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		F	25.658 (276) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		G	25.689 (277) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : -	-	-	-	-	-	-	-	-	-	-
		H	36.052 (388) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	28.087 (302)	-	-	-
		I	35.530 (382) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	28.812 (310)	-	-	-
		J	48.003 (517) Balcony 露台 : 2.000 (22) Utility Platform 工作平台 : 1.500 (16)	-	-	-	-	-	-	40.783 (439)	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

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。

備註：
1. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無陽台。
3. * 第1座是指公契中所述的大廈。

G/F PLAN
地面平面圖



LEGEND 圖例

- RESIDENTIAL (HOUSES) CAR PARKING SPACE
  住宅 (洋房) 停車位
- RESIDENTIAL (TOWER 1*) CAR PARKING SPACE
  住宅 (第1座*) 停車位
- VISITORS' PARKING SPACE
  訪客停車位
- DISABLED PARKING SPACE
  傷殘人士停車位
- MOTORCYCLE PARKING SPACE
  電單車停車位
- BICYCLE PARKING SPACE
  單車停車位
- LOADING AND UNLOADING SPACE
  裝卸區停車位

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註：* 第1座是指公契中所述的大廈。

13 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

Location, Category, Number, Dimension and Area of Parking Space 停車位的位置、類別、數目、尺寸及面積

Location 位置	Category of Parking Space 車位類別	Parking space number 車位編號	Number 數目	Dimensions (L X W) (M) 尺寸（長 X 闊）（米）	Area of each parking space (sq.m) 每個車位面積（平方米）
G/F 地面	LOADING AND UNLOADING SPACE 裝卸區停車位	LB1	1	11.0 x 3.5	38.5
	BICYCLE PARKING SPACE 單車停車位	B1 – B3	3	1.08 x 0.35	0.378
	RESIDENTIAL (TOWER 1*) CAR PARKING SPACE 住宅 (第1座*) 停車位	T1 – T6 (T4 Omitted)	5	5.0 x 2.5	12.5
	RESIDENTIAL (HOUSES) CAR PARKING SPACE 住宅 (洋房) 停車位	H1-1, H1-2, H2-1, H2-2, H3-1, H3-2, H5-1, H5-2, H6-1, H6-2, H7-1, H7-2, H8-1, H8-2, H9-1, H9-2	16	5.0 x 2.5	12.5
	VISITORS' PARKING SPACE 訪客停車位	V1 – V2	2	5.0 x 2.5	12.5
	DISABLED PARKING SPACE 傷殘人士停車位	D1	1	5.0 x 3.5	17.5
	MOTORCYCLE PARKING SPACE 電單車停車位	M1	1	2.4 x 1.0	2.4

Note: * Tower 1 means Tower as stated in Deed of Mutual Covenant.
備註：* 第1座是指公契中所述的大廈。

14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE
臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the "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 –
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約 (該"臨時合約") 時須支付款額為 5% 的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約—
   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. The common parts of the development

"Common Areas" means collectively the Car Park Common Areas, the Estate Common Areas, the Tower Common Areas and the Houses Common Areas (each of which Common Areas shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Ordinance).

"Common Facilities" means collectively the Car Park Common Facilities, the Estate Common Facilities, the Tower Common Facilities and the Houses Common Facilities (each of which Common Facilities shall, where applicable, include those appropriate and relevant common parts specified in Schedule 1 to the Ordinance).

"Car Park Common Areas" means such part or parts of the Land and the Estate and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Estate designed or intended for the common use and benefit of the Owners of the Car Parks and not otherwise specifically assigned to or for the exclusive use of the Owner of a particular Car Park. Such Car Park Common Areas (if and where capable of being shown on plans annexed to the Deed of Mutual Covenant ("DMC")) are shown for identification purpose only coloured Cyan on the plans annexed to the DMC.

"Car Park Common Facilities" means such facilities and ancillary equipment for the common use and benefit of the Car Parks but not other parts of the Estate and not for the use and benefit of a particular Car Park exclusively and shall include but not limited to the relevant installations and facilities for the supply of electricity to the Car Parks.

"Estate Common Areas" means such part or parts of the Land and the Estate which are not otherwise specifically assigned to or for the exclusive use of an Owner and are designed or intended for common use and benefit of the Owners (which do not form part of the Units, the Tower Common Areas, the Houses Common Areas or the Car Park Common Areas) and shall include but not limited to driveways and ramp (which do not form part of the Units or the Car Park Common Areas), emergency vehicular access, boundary and/or fence wall (excluding the glass balustrade/glazing (if any) and the plaster and covering of the interior surface of the boundary walls and/or fence walls facing a House or Houses), the Greenery Area (which for the purpose of identification shown and coloured Green on the plans annexed to the DMC), vertical green wall, Recreational Areas, areas for the installation or use of the Telecommunication Network Facilities, parts of the External Walls of the Ground Floor of the Tower enclosing the Recreational Areas, the Visitors' Car Parks, the Bicycle Parking Spaces, the Accessible Visitors' Parking Space, the loading and unloading bay, guard house, master meter room, transformer room, switch room, portable and flushing pump room, sprinkler and fire service pump room, water tank, Telecommunication and Broadcasting Equipment room, refuse storage and material recovery chamber, maintenance cover plate for master metre room, planters, footpaths and passageways, staircases (which do not form part of the Units or the Tower Common Areas, the Houses Common Areas or the Car Park Common Areas) and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Estate designed or intended for common use and benefit of the Owners and not otherwise specifically assigned to or for the exclusive use of an Owner (which do not form part of the Units, the Tower Common Areas, the Houses Common Areas and the Car Park Common Areas). Such Estate Common Areas (if and where capable of being shown on plans annexed to the DMC) are shown for identification purpose only coloured Yellow and Green on the plans annexed to the DMC.

"Estate Common Facilities" means such facilities and ancillary equipment intended for the common use and benefit of the Land and the Estate and not for the use or benefit of a particular Unit exclusively (which shall not include such facilities, equipment and other like structures forming part of the Tower Common Facilities, the Houses Common Facilities or the Car Park Common Facilities) and shall include but not limited to: -

(a) all conduits and mechanical and electrical installations, equipment, fixtures and facilities servicing the Estate Common Areas and other services facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Land and the Estate through which water, sewage, gas, electricity and any other services are supplied to the Land and the Estate or any part or parts thereof which are for the use and benefit of the Land and the Estate and not for the use or benefit of a particular Unit;

(b) all Telecommunication Network Facilities that service the Estate Common Areas;

(c) lighting facilities including lamp posts, façade lighting within the Estate which are for the use and benefit of the Land and the Estate and not for the use or benefit of a particular Unit;

(d) fire prevention and fire fighting installations and equipment within the Estate which are for the use and benefit of the Land and the Estate and not for the use or benefit of a particular Unit;

(e) signages;

(f) security drop gate, security system installations and equipment;

(g) Recreational Facilities; and

(h) installation or facilities for the supply of electricity to the Disabled Car Parks, the Bicycle Parking Spaces, the Visitors' Car Parks and the loading and unloading bay.

"Houses Common Areas" means such part or parts of the Land and the Estate designed or intended for the common use and benefit of the Owners of the Houses and not otherwise specifically assigned to or for the exclusive use of an Owner of a particular House and shall include but not limited to the finishes of the external fence wall facing the roadside (excluding the glass balustrade/glazing (if any) and the plaster and covering of the interior surface of such fence walls facing a House or Houses), water metre cabinet and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Estate designed or intended for the common use and benefit of the Owners of the Houses and not otherwise specifically assigned to or for the exclusive use of an Owner of a particular House. Such Houses Common Areas are (if and where capable of being shown on plans annexed to the DMC) are shown for identification purpose only coloured Pink on the plans annexed to the DMC.

"Houses Common Facilities" means such facilities and ancillary equipment for the common use and benefit of the Owners of the Houses and not for the use and benefit of a particular House exclusively and shall include but not limited to the water tanks, water pumps, wires and cables and electrical equipment.

"Tower Common Areas" means such part or parts of the Land and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units of the Tower and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit of the Tower and shall include but not limited to:

(a) the External Walls of the Tower (including the window frame adjacent to the common corridor, staircase and refuge room of each floor but excluding the window frames of each Residential Unit of the Tower and those parts of the External Walls of Ground Floor of the Tower enclosing the Recreational Areas (which form part of the Estate Common Areas);

(b) architectural fins, lift lobbies, lift shafts, corridors, staircases and landings, refuse storage rooms, electric meter rooms, telecom rooms, switch rooms, flat roofs and top roofs, water meter cabinets, cabinets for fire services inlets, hose reel cabinets, pipe ducts, exhaust louver, decorative grille, air-conditioning platforms (including the enclosing metal grilles, the maintenance access panels thereto), lift machine rooms; and

(c) the flat roof on the 1st Floor of the Tower

and all other common parts specified in Schedule 1 to the Ordinance (if any) within the Land and the Estate designed or intended for the common use and benefit of the Owners of the Residential Units of the Tower and not otherwise specifically assigned to or for the exclusive use of an Owner of a Residential Unit of the Tower. Such Tower Common Areas are (if and where

capable of being shown on Plans) are shown for identification purpose only coloured Brown on the plans annexed to the DMC.

"Tower Common Facilities" means such facilities and ancillary equipment for the common use and benefit of the Owners of the Residential Units of the Tower and not for the use and benefit of a particular Residential Unit of the Tower exclusively and shall include but not limited to the water tanks, water pumps, drains, pipes, gutters, sewers, fire prevention and fire fighting system, wires and cables, electrical equipment, air-conditioning or mechanical ventilation installation, lighting, security system, gas pipes, air-conditioning system, Telecommunication Network Facilities, lifts and sanitary fittings and installations for use and benefit of the Residential Units of the Tower.

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

(a) Houses

House	No. of Undivided Shares allocated to the House
House 1	298
House 2	292
House 3	298
House 5	274
House 6	268
House 7	268
House 8	268
House 9	274

Note: There is no designation of House 4.

(b) Residential Units of the Tower

Floor	Flat	No. of undivided shares allocated to each residential unit
1/F	A	46
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	36
	I	48
2/F	A	49
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	37
	I	36
	J	46
3/F	A	49
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	37
	I	36
	J	49
5/F	A	60
	B	44
	C	44
	D	26
	E	26
	F	26
	G	26
	H	44
	I	44
	J	60

Note: There is no designation of Fourth Floor.

3. Term of years for which the manager of the development is appointed

Subject to the provisions of the Building Management Ordinance (Cap.344), the appointment of the Manager of the Lot shall be for an initial period of two (2) years from the date of the DMC and shall continue thereafter until termination of the appointment in accordance with the provisions of the DMC.

4. Basis on which the management expenses are shared among the owners of the residential properties in the development

Each Owner shall in respect of each Unit which he has the Right to Occupy pay to the Manager in advance on the first day of each month (following the expiry of the period in respect of which any Advance Payment has been paid) the Monthly Management Fees and the Monthly Management Fees payable by an Owner in respect of each Unit which he has the Right to Occupy shall be:

$$\frac{f}{g} + h$$

where:

"f" is the total contribution to the Estimated Management Expenses which the Owner is required to make under Sub-clause 3(d) of Subsection E of the DMC for the Unit concerned;

"g" is the total number of months in the Financial Year; and

"h" is the total amount of increases in the Monthly Management Fees under Sub-clause 3(h) of Subsection E of the DMC

The contribution of an Owner to the Estimated Management Expenses for each Unit which he has the Right to Occupy shall be ascertained according to the following principles and formulae:

(i) The Owner of a Unit shall, in respect of each Unit which he has the Right to Occupy, contribute to the Estimated Estate Management Expenses in the following proportion:

$$\frac{i}{j}$$

where:

"i" is the number of Management Shares allocated to the Unit; and

"j" is the total number of Management Shares.

(ii) The Owner of a Car Park shall contribute to the Estimated Car Park Management Expenses in the following proportion:

$$\frac{m}{n}$$

where:

"m" is the number of Management Shares allocated to the Car Park; and

"n" is the total number of Management Shares allocated to all Car Parks.

(iii) The Owner of a House shall contribute to the Estimated Houses Management Expenses in the following proportion:

$$\frac{o}{p}$$

where:

"o" is the number of Management Shares allocated to the House; and

"p" is the total number of Management Shares allocated to all the Houses.

(iv) The Owner of a Residential Unit of the Tower shall contribute to the Estimated Tower Management Expenses in the following proportion:

$$\frac{q}{r}$$

where:

"q" is the number of Management Shares allocated to the Residential Unit of the Tower; and

"r" is the total number of Management Shares allocated to all Residential Units of the Tower.

5. Basis on which the management fee deposit is fixed

The management fee deposit shall be equivalent to three (3) months' Management Fees payable for that Residential Unit.

6. Area in the development retained by the vendor for its own use

There is no area in the development which is retained by the vendor for its own use as referred to in paragraph 14(2)(f) of Part I of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance.

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

For full details, please refer to the full script of the approved DMC which is available for inspection free of charge during opening hours at the place which the specified residential property is offer to be sold. A copy of the approved DMC can be obtained upon paying necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

1. 發展項目的公用部分

「**公用地方**」指停車場公用地方、發展項目公用地方、大廈公用地方及洋房公用地方(每個公用地方(如適用的)包括《建築物管理條例》附表1內列明的其他合適及相關公用部份)。

「**公用設施**」指停車場公用設施、發展項目公用設施、大廈公用設施及洋房公用設施(每個公用設施如適用的包括《建築物管理條例》附件1內列明其他合適及相關公用設施)。

「**停車場公用地方**」指該等設計或擬供予車位業主共同使用和享用及非轉讓予或供個別停車位業主獨家使用的該地段及發展項目之部分和該地段及發展項目內的《建築物管理條例》附表1內列明的所有其他公用部分(如有),停車場公用地方在公契附夾的圖則上,為辨認用途以靛藍色顯示。

「**停車場公用設施**」指該等供予停車位而非發展項目其他部分共同使用和享用及非供個別停車位的獨家使用和享用的設施和設備,包括但不限於提供電力予停車位的相關裝置及設備。

「**發展項目公用地方**」指非轉讓予或供個別業主獨家使用及設計或擬供業主共同使用和享用(而不構成單位、大廈公用地方、洋房公用地方或停車場公用地方一部分者)的整個該地段及發展項目,包括但不限於行車道及斜路(不構成單位或停車場公用地方一部分者)、緊急車輛通道、邊界牆及/或圍牆(不包括玻璃圍欄/玻璃裝置(如有)及面向一座或多座洋房的邊界牆之內部表面的灰泥及覆蓋物)、綠化範圍(在公契附夾的平面圖上為辨認用途以綠色顯示)、垂直綠色牆、康樂地方,安裝電訊網絡設施的地方、部份於大廈地下圍封康樂地方之外牆、訪客車位、單車車位、供傷殘人士使用之車位、裝貨及卸貨地方、管理室、總錶房、電力變壓房、電掣房、食水及沖廁水泵房、花灑及消防泵房、水缸、電訊及廣播設備室、垃圾儲存及物料回收房、總錶房之保養覆蓋、花槽、步行徑及行人通道、樓梯(不構成單位或大廈公用地方或洋房公用地方或停車場公用地方)或擬供業主共同使用及享用而未有特別轉讓予或供個別業主獨家使用的《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有)。發展項目公用地方在公契附夾的圖則上為辨認用途以黃色及綠色顯示。

「**發展項目公用設施**」指非特別轉讓予或供個別業主獨家使用及享用或供業主共同使用和享用(不包括構成大廈公用設施、洋房公用設施或停車場公用的設施、裝置及其他類近的結構)包括但不限於:

(a) 該等服務發展項目公用地方的所有管道、機械及電子裝置、設備、固定裝置、設施與其他現時或在任何時間可能供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用而在該地段及發展項目之內、之下、之上或通過該地段或發展項目將水、污水、煤氣、電力及任何其他服務輸送到該地段及發展項目或其任何部分的服務設施(不論是以管道或其他形式);

(b) 所有服務發展項目公用地方之電訊網絡設施;

(c) 發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的照明設施,包括燈柱、外牆照明;

(d) 發展項目內供該地段及發展項目共同使用及享用而非供個別單位獨自使用或享用的防火及滅火裝置及設備;

(e) 招牌指示;

(f) 安全閘門、保安系統裝置及設備;

(g) 康樂設施及;

(h) 為傷殘人士而設之專用泊車位、單車車位、訪客車位與及裝貨及卸貨地方提供之電力裝置和設施。

「**洋房公用地方**」指該等設計或擬供洋房業主共同使用和享用而未有特別轉讓予或供個別洋房業主獨自使用或享用的該地段及發展項目內的部分,包括但不限於面向馬路的圍牆表面的灰泥(不包括玻璃圍牆/玻璃裝置(如有)與及面對一座或多座洋房之圍牆內表面的灰泥及覆蓋物),水錶櫃及該地段及發展項目內之設計或擬供洋房業主共同使用及享用而未有特別轉讓予或供個別洋房業主獨家使用的《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有)。洋房公用地方在公契附夾的圖則上為辨認用途以粉紅色顯示。

「**洋房公用設施**」指該等供洋房業主共同使用及享用而非供個別洋房獨自使用或享用的設施和附屬設備,包括但不限於水缸、水泵、電線及電纜及電子裝備。

「**大廈公用地方**」指該等設計或擬供所有或任何大廈住宅單位業主共同使用及享用而未有特別轉讓予或供個別大廈住宅單位業主獨家使用的該地段及發展項目內的部分,包括但不限於:

(a) 大廈外牆(包括毗連公用走廊、樓梯及每層垃圾房之窗架但不包括大廈內每個住宅單位之窗架和大廈地下圍封康樂地方之外牆部份(其構成發展項目公眾地方一部份);

(b) 建築鰭、升降機大堂、升降機井、走廊、樓梯及樓梯轉折處、垃圾回收房、電錶房、電話房、電掣房、平台及天台、水錶櫃、消防入水口櫃、消防喉轆櫃、管道槽、排氣百葉、裝飾隔柵、冷氣機平台(包括圍封金屬隔柵與及保養通道鑲板)、升降機機房;及

(c) 大廈一樓之平台;

及該地段及發展項目內之設計或擬供所有或任何大廈住宅單位業主共同使用及享用而未有特別轉讓予或供個別大廈住宅單位業主獨家使用的《建築物管理條例》(第344章)附表1內列明的所有其他公用部分(如有)。大廈公用地方在公契附夾的圖則上為辨認用途以咖啡色顯示。

「**大廈公用設施**」指該等業主共同使用及享用而非供個別大廈住宅單位獨自使用或享用的設施和附屬設備,包括但不限於供所有或任何大廈住宅單位使用及享用的水缸、水泵、排水渠、管道、雨水渠、污水渠、防火及滅火系統、電線及電纜、電力裝備、冷氣機或機械通風系統、照明、保安系統、煤氣喉、冷氣機系統、電訊網絡設施、升降機及衛生設施及裝置。

2. 分配予發展項目中每個住宅單位的不分割份數的數目

(a) 洋房

洋房	分配到每個洋房的不分割分數數目
洋房1號	298
洋房2號	292
洋房3號	298
洋房5號	274
洋房6號	268
洋房7號	268
洋房8號	268
洋房9號	274

註: 不設洋房4號。

(b) 大廈的住宅單位

樓層	單位	分配到每個住宅單位的不分割分數數目
1樓	A	46
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	36
	I	48
2樓	A	49
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	37
	I	36
	J	46

樓層	單位	分配到每個住宅單位的不分割分數數目
3樓	A	49
	B	36
	C	37
	D	26
	E	26
	F	26
	G	26
	H	37
	I	36
	J	49
5樓	A	60
	B	44
	C	44
	D	26
	E	26
	F	26
	G	26
	H	44
	I	44
	J	60

註: 大廈不設4樓。

3. 有關發展項目的管理人的委任年期

受限於《建築物管理條例》(第344章)之規定，委任管理公司作為該地段之管理人之初始任期為公契日期起計兩(2)年，並於此後延續直至其委任根據公契規定而終止。

4. 管理開支在發展項目中的住宅物業的擁有人之間分擔的基準

每位業主就有權使用其單位須提前於每月第一日(緊接該業主已支付預繳款項屆滿之日)向管理人支付每月管理費，每個單位業主就有權使用有關單位所須支付的管理費之計算方法如下：

$$\frac{f}{g} + h$$

"f" 為該單位業主按公契第E分部3(d)分條條款所須為其單位支付的預計管理開支；

"g" 為該財政年度月份之總和；

"h" 為公契第E分部3(h)分條條款下每月管理費加幅之總和。

每位業主就有權使用其單位所須支付之預計管理開支將按下述原則及方式計算：

(i) 每個單位業主就有權使用有關單位所須支付的預計管理開支將按下述比例計算：

$$\frac{i}{j}$$

"i" 為有關單位獲分配之管理份數;

"j" 為管理份數之總和;

(ii) 每位車位業主將按下述比例支付預計車位管理開支：

$$\frac{m}{n}$$

"m" 為有關車位獲分配之管理份數；

"n" 為分配予所有車位管理份數之總和；

(iii) 每位洋房業主將按下述比例支付預計洋房管理開支；

$$\frac{o}{p}$$

"o" 為有關洋房獲分配之管理份數；

"p" 為分配予所有洋房管理份數之總和。

(iv) 每位大廈住宅單位業主將須按下述比例支付預計大廈管理開支：

$$\frac{q}{r}$$

"q" 為有關大廈住宅單位獲分配之管理份數；

"r" 為分配予大廈所有住宅單位管理份數之總和。

5. 計算管理費按金的基準

每個住宅單位應付之管理費按金須等同該住宅單位的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍

發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之賣方在發展項目中保留作自用的範圍。

備註：
除非本售樓說明書內另有定義外，在上述英文文本中以大楷顯示的用詞等同於公契內該用詞之定義。

詳情請參閱已核准的完整版本公契，該版本於指定的出售住宅物業在其開放時間內可供免費檢閱。已核准的公契副本可在支付必要的複印費用後獲取。

1. The Development is constructed or to be constructed on Lot No.2128 in Demarcation District No.121 (the **"lot"**) which is held under New Grant No.22580 (the **"Government Grant"**).

2. The lot is granted for a term of 50 years commencing on 22 December 2017 and expiring on 21 December 2067.

3. User

Special Condition No.(11) of the Government Grant
"The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."

4. Maintenance

General Condition No.(6) of the Government Grant

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

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

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

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

5. Green Area

Special Condition No.(5) of the Government Grant

"(a) The Grantee shall :

(i) on or before the 31st day of December 2021 (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form that portion of future public road shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st day of December 2021 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No.(6) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee."

Special Condition No.(7) of the Government Grant

"The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(5) hereof."

6. Yellow Area

Special Condition No.(9) of the Government Grant

"(a) The Grantee shall :

(i) on or before the 31st day of December 2021 (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director, remove all existing objects or structures (other than the existing concrete bollards) from the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as "the Yellow Area") and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require or approve; and

(ii) maintain at his own expense and in all respects to the satisfaction of the Director the Yellow Area and everything, on, in, under, forming a portion of or pertaining to it (including for the avoidance of doubt, the existing concrete bollards, which the Grantee may replace, or if the Director shall require, the Grantee shall replace with new concrete bollards, all to be done in all respects to the satisfaction of the Director) together with all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture and road markings constructed, installed and provided thereon or therein until such time as possession of the Yellow Area has been re-delivered in accordance with sub-clause (d) of this Special Condition.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(e) The Grantee shall not without the prior written consent of the Director use the Yellow Area for the purpose of storage

or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in sub-clause (a) of this Special Condition."

7. Building Covenant

Special Condition No.(10) of the Government Grant

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2021."

8. Development Conditions

Special Condition No.(12) of the Government Grant

"Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.6 hereof) of the lot or any part thereof :

(c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 2,104 square metres and shall not exceed 3,506 square metres;

(d) the total site coverage of any building or buildings erected or to be erected on the lot shall not exceed 40% of the area of the lot;

(e) no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 15 metres above the mean formation level of the land on which the building or structure stands (the decision of the Director as to what constitutes the mean formation level of the land on which the building or structure stands shall be final and binding on the Grantee), or such other height limit as the Director at his sole discretion may, subject to the payment by the Grantee of any premium and administrative fee as shall be determined by the Director, approve, provided that machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building as to exceed the above height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director;

(f) any building or buildings erected or to be erected on the lot shall not exceed 5 storeys including any floor or space used as carpark and any floor or space below the level of the ground and the decision of the Director as to what constitutes the level of the ground shall be final and binding on the Grantee; and

(g) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than site formation works and the Removal Works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

9. Recreational Facilities

Special Condition No.(14) of the Government Grant

(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos.(12)(c) and (12)(d) hereof, subject to Special Condition No.(46)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities") :

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No.(22)(a)(v) hereof;

(ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and

(iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

10. Preservation of trees

Special Condition No.(15) of the Government Grant

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

11. Landscaping

Special Condition No.(16) of the Government Grant

"(a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.

(b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.

(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.

(iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.

(iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.

(c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy

and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No.(22)(a)(v) hereof."

12. Parking requirements

Special Condition No.(26) of the Government Grant

"(a) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, and regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the following rates :

(I) where a block or blocks of residential units (other than a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences) is or are provided within the lot, a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below :

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.8 residential unit or part thereof
Not less than 160 square metres	One space for every 0.6 residential unit or part thereof

(II) where detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residence is or are provided within the lot, at the following rates :

(A) one space for each such house where its gross floor area is less than 160 square metres;

(B) 1.5 spaces for each such house where its gross floor area is not less than 160 square metres but less than 220 square metres, provided that if the number of spaces to be provided under this sub-clause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and

(C) two spaces for each such house where its gross floor area is not less than 220 square metres.

For the purpose of this sub-clause (a)(i), the decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the lot shall be provided within the lot to the satisfaction of the Director, at the following rates subject to a minimum of two such spaces being provided within the lot :

(I) if more than 75 residential units are provided in any block of residential units erected or to be erected on the lot, at a rate of five spaces for every block of residential units; and

(II) one space for every 15 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof in the building or buildings erected or to be erected on the lot.

For the purpose of this sub-clause (a)(iii), neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(iv) The spaces provided under sub-clauses (a)(i)(I) (as may be varied under Special Condition No.(29) hereof), (a)(i)(II) and (a)(iii) (as may be varied under Special Condition No.(29) hereof) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for the sale or otherwise or for the provision of car cleaning and beauty services.

(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of the Special Condition (as may be respectively varied under Special Condition No.(29) hereof), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for Disabled Persons.

(ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of one space for every 100 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director.

If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number. For the purpose of this sub-clause (c)(i), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No.(29) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car clearing and beauty services."

Special Condition No.(27) of the Government Grant

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such Spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

Special Condition No.(28) of the Government Grant

"Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rate as may be approved by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit. The decision of the Director as to what constitutes a detached, semi-detached or terraced house and whether such house constitutes or is intended for use as a single family residence shall be final and binding on the Grantee."

Special Condition No.(29) of the Government Grant

"(a) Notwithstanding Special Conditions Nos.(26)(a)(i)(I), (26)(a)(iii) and (26)(c)(i) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos.(26)(a)(i)(I) and (26)(a)(iii) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

Special Condition No.(31) of the Government Grant

"(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be :

(i) assigned except :

(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of the Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.

(d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons."

Special Condition No.(32) of the Government Grant

"The spaces provided within the lot in accordance with Special Conditions Nos.(26)(a)(iii) (as may be varied under Special Condition No. (29) hereof), (27)(a) and (28) hereof and the Parking Spaces for Disabled Persons shall be designated as and form part of the Common Areas."

13. Scheduled Area

Special Condition No.(35) of the Government Grant

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

14. Set Back

Special Condition No.(36) of the Government Grant

"The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior

written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine."

15. Cutting Away

Special Condition No.(37) of the Government Grant

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(36) hereof.

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

(d) In addition to any other rights or remedies herein provided for breach of any these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand reply to the Government the costs thereof, together with any administrative or professional fees and charges."

16. Rock crushing

Special Condition No.(38) of the Government Grant

"No rock crushing plant shall be permitted on the lot without the prior written approval of the Director."

17. Anchor maintenance

Special Condition No.(39) of the Government Grant

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

18. Non-building areas

Special Condition No.(40) of the Government Grant

(a) Subject to sub-clause (b)(i) of the Special Condition, except with the prior written consent of the Director, no building or structure or support for any building or structure (other than boundary walls or fence or both) shall be erected or constructed on, over, under, above, below or within the following portions of the lot :

(i) that portion of the lot shown coloured pink hatched black on PLAN I annexed hereto (hereinafter referred to as "the Pink Hatched Black Area"); and

(ii) that portion of the lot shown coloured pink hatched black stippled black and marked "D.R." on PLAN I annexed hereto (hereinafter referred to as "the Drainage Reserve Area").

(b) (i) Notwithstanding sub-clause (a) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may only erect or construct or permit to be erected or constructed a structure or structures on but not over, above, under or below the ground level or levels of the Drainage Reserve Area provided that if and when required by the Director, the Grantee shall at his own expense and within the time limit specified, remove or demolish such structure or structures and reinstate the Drainage Reserve Area to all respects to the satisfaction of the Director. If the Grantee shall neglect or fail to carry out such removal, demolition or reinstatement works within the period specified by the Director or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(ii) Throughout the term hereby agreed to be granted, the Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the Authorized Persons") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot or any part thereof for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing drains, sewers, channels, drainage facilities and all other services running across, through, under or within the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize.

(iii) No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or material within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled to call upon the Grantee by notice in writing to demolish or remove such objects or material and to reinstate the Drainage Reserve Area at the Grantee's own expense and in all respects to the satisfaction of the Director within such time limit as may be specified or as required in any emergency by the Director. If the Grantee shall neglect or fail to comply with such notice within the time limit specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand a sum equal to the cost of such works, such sum to be

determined by the Director whose determination shall be final and binding on the Grantee.

(c) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Drainage Reserve Area shall be final and binding on the Grantee."

19. Spoils or debris

Special Condition No.(41) of the Government Grant

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

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

20. Damage to Services

Special Condition No.(42) of the Government Grant

"The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot, the Green Area, the Yellow Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot, the Green Area, the Yellow Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Area, the Yellow Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works."

21. Construction of drains and channels & Connection drains and sewers

Special Condition No.(43) of the Government Grant

"(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

Remarks:

1. The reference to the "Grantee" in the Government Grant means the Grantee under the Government Grant and where the context so admits or requires his executor, administrators and assigns and in the case of a corporation its successors and assigns.
2. The reference to the "Director" in the Government Grant means the Director of Lands.
3. The capitalized terms used in this Summary of Land Grant shall have the same meaning as defined in the Government Grant.

For full details, please refer to the full script of the approved DMC which is available for inspection free of charge during opening hours at the place which the specified residential property is offer to be sold. A copy of the approved DMC can be obtained upon paying necessary photocopying charges.

16 SUMMARY OF LAND GRANT 批地文件的摘要

1. 發展項目位於丈量約份第121約地段第2128號(「**該地段**」)。新批土地契約第22580號(「**批地文件**」)獲政府批租。

2. 該地段的托租年期為50年，由2017年12月22日至2067年12月21日止。

3. **用途限制**

批地文件特別條款第(11)條

「該地段或其任何部分或任何在該地段上已興建或擬興建的建築物或其任何部分不得用作私人住宅用途以外的任何其他用途。」

4. **保養**

批地文件一般條款第(6)條

「(a) 獲批租人須於整個批租期內根據此等批地條款進行建造或重建工程(本詞指本一般條款第(b)分條所述的重新發展):

(i) 依照經批准的設計及布局及任何經批准的建築圖則保養所有建築物，而不作任何變更或修改；及

(ii) 保養所有已興建或依照此等批地條款或任何其後之合約修訂條文而興建之建築物，以使其維修狀態良好及充足，以及在批租期屆滿或提前終止時以同等保養狀態交還此等建築物。

(b) 如在批租期內任何時間拆卸該地段或其任何部分的現有建築物，獲批租人必須以良好堅固而不少於舊有總樓面面積的同類型的一座或多座建築物或以署長批核的類型及價值之一座或多座建築物替代。如進行上述拆卸，獲批租人須於拆卸後的一個曆月內向署長申請於該地段進行建造工程以作重建之同意書，並在收到同意書的三個曆月內展開所需的重建的必要工程，並在署長指定的限期內與及署長滿意的情況下完成。」

5. **綠色範圍**

批地文件特別條款第(5)條

「(a) 獲批租人須:

(i) 於2021年12月31日或署長批准延長的日期或之前，自費以署長批准的方式及物料，及按署長要求或批准的標準、高度、定綫及設計，以使署長全面滿意

(I) 鋪設及平整在此夾附圖則以綠色顯示的地方(以下稱「綠色範圍」)；

(II) 提供及興建橋樑、隧道、天橋、地下穿越道、下水道、高架橋、天橋、行人道、道路或其他署長個人決定認為需要之結築物(以下稱“建築物”);

以使建築物、車輛及行人均可使用綠色範圍；及

(ii) 於2021年12月31日或之前(或署長批准延長的日期)，自費以署長滿意的方式加鋪路面、邊欄及引導綠色範圍及按署長的要求提供溝渠、污水渠、排水渠、消防銓和喉管連接水幹管、街燈、交通標示、街道設施及道路標識；及

(iii) 自費維修綠色範圍連同建築物和所有於綠色範圍以內與及上面興建、安裝及提供之建構物、溝渠、污水渠、排水渠、消防銓、街燈、交通指示、街道設施、道路標識以使署長全面滿意直至綠色範圍之管有權接連本特別條款第(6)條規定交還政府為止。

(b) 若獲批租人在本特別條款第(a)分條中述明的日期前，未有履行本特別條款第(a)分條中的責任，則政府可進行必要的工程，費用由獲批租人承擔，獲批租人並須在政府要求下向其支付一筆相等於工程費用的款項，金額由署長釐定且為最終的及對獲批租人具有約束力。」

批地文件特別條款第(7)條

「獲批租人不得在未經署長事先書面同意下使用綠色範圍或其任何一個或多個部分作儲存用途或搭建任何臨時構築物或進行任何本特別條款第(5)條所指的工程以外的用途。」

6. **黃色範圍**

批地文件特別條款第(9)條

「(a) 獲批租人須:

(i) 於2021年12月31日或署長批准延長的日期或之前，自費並以署長全面滿意下從在此夾附圖則以黃色顯示的地方(以下稱「黃色範圍」)移除所有現存物件或建築物(現存的混凝土標柱除外)並提供署長可能要求或批准之溝渠、陰溝、水管、消防銓和喉管連接水幹管、街燈、交通指示、街道設施及道路標識;

(ii) 自費維修黃色範圍與及所有在黃色範圍內、上、下形成部份或附著物(為免有任何誤會，包括現有的混凝土標柱與及獲批租人可能更換或按署長要求之混凝土標柱以使署長全面滿意)連同所有在黃色範圍內或上面興建、安裝與及提供之建築物、溝渠、陰溝、水管、消防銓和喉管連接水幹管、公用服務、街燈、交通標示、街道設施及道路標識，直至黃色範圍的管有權接連本特別條款第(d)分條規定交還政府為止。

(b) 若獲批租人在本特別條款第(a)分條中述明的日期前，未有履行本特別條款第(a)分條中的責任，則政府可以進行必要的工程，費用由獲批租人承擔，獲批租人並須在政府要求下向其支付一筆相等於工程費用的款項，金額由署長釐定且其為最終的及對獲批租人具有約束力。

(e) 獲批租人不得在未經署長事先書面同意下使用黃色範圍作儲存用途或搭建任何臨時建築物或進行任何本特別條款第(a)分條款所指的工程以外的用途。」

7. **建築規約**

批地文件特別條款第(10)條

「獲批租人須在全方面遵守此等批地條款及目前或任何時候在香港實施有關建築、衛生及規劃的一切法例、附例及規例的方式興建一座或多座建築物以發展該地段，並應在2021年12月31日或之前將之建成及令其適合佔用。」

8. **發展條款**

批地文件特別條款第(12)條

「受限於此等批地條款，在發展或重新發展(本詞指本批地文件一般條款第6條所述的重新發展)該地段或其任何部分時:

(c) 在該地段上已興建或擬興建的任何一座或多座建築物的總樓面面積不得少於2,104平方米及不得多於3,506平方米;

(d) 在該地段上已興建及擬興建的任何一座或多座建築物不得超過該地段面積40%;

(e) 任何已興建或擬興建於該地段的一座或多座建築物連同加建物不得超過地盤平整水平面中位數加15米(署長就構成平整水平面中位數有最終決定及對獲批租人具有約束力)或其他由署長可自行決定之高度限制，惟獲批租人須支付由署長可自行決定之補償及行政費用。 儘管如此，超過上述高度限制的機房、冷氣機單位、水缸、樓梯與及類近天台建築物可於建築物的天台上興建及放置，惟有關設計、面積及佈局必須署長滿意。

(f) 任何已興建或擬興建於該地段的一座或多座建築物不得超過5個樓層，包括用作停泊車輛之地方與及任何地面以下的樓層和空間，而署長對地面的定義是最終的及對獲批租人具有約束力。

(g) 任何已興建或擬興建於該地段的一座或多座建築物的設計及布局必須經署長書面批准，獲得相關批准之前概不得在該地段展開任何建造工程(地盤平整工程及遷拆工程除外)。就此等批地條款，「建造工程」及「地盤平整工程」之定義與《建築物條例》及其附屬規例和任何相關修訂法例所定義者相同。」

9. 康樂設施

批地文件特別條款第(14)條

「(a) 獲批租人可在該地段興建、建造及提供經署長書面批准的康樂設施(下稱「設施」)。設施的類型、大小、設計、高度和布局須事先獲得署長書面批准。

(b) 就計算批地文件特別條款第(12)(c)及12(d)條指定的總樓面面積而言，受限於特別條款第(46)(d)條之規定，如根據本特別條款第(a)分條於該地段提供的設施的任何部分是供已興建或擬興建於該地段的一座或多座住宅大廈的住客及其真正訪客共用使用和享用，該部分不會計算在內，而署長認為並非作此用途的設施的其餘部分則會計算在內。

(c) 如設施的任何部分根據本特別條款第(b)分條獲豁免計入總樓面面積(下稱「獲豁免設施」)：

(i) 獲豁免設施須被劃為並構成特別條款第(22)(a)(v)條所指的公用地方之一部份；

(ii) 獲批租人須自費以良好及充足的維修及狀態保養及運作獲豁免設施，以使署長滿意；及

(iii) 獲豁免設施只可供已興建或擬興建於該地段之一座或多座住宅大廈的住客及其真正訪客使用，而非其他人士。」

10. 保育樹木

批地文件特別條款第(15)條

「未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。署長在發出書面同意時，可對於樹木進行移植、補償性景觀美化工程或重植，施加他認為合適的條件。」

11. 景觀美化

批地文件特別條款第(16)條

「(a) 獲批租人須自費向署長提交園景設計總圖，指明將在該地段內根據本特別條款第(b)分條提供之園景美化工程的位置、布局及設計，以取得其批核。

(b) (i) 該地段上不少於20%之範圍須種植樹木、灌木或其他植物。

(ii) 在本特別條款第(b)(i)分條所指的20%範圍中不少於50%(下稱「綠化範圍」)須位處署長全權酌情決定之位置或水平，以便行人可見或可讓任何進入該地段的人到達。

(iii) 署長對何等由獲批租人建議的園景美化工程構成本特別條款第(b)(i)分條所指的20%範圍的決定是最終的及對獲批租人具有約束力。

(iv) 署長可全權酌情接受獲批租人建議的其他非植樹景物，以代替栽種樹木、灌木或其他植物。

(c) 獲批租人須自費在該地段內根據已批核的園景設計總圖進行園景美化工程，以使署長全面滿意。未有署長事先書面同意前，不得修訂、更改、改動、修改或以另一圖則代替已批核的園景設計總圖。

(d) 獲批租人須於此後自費保持及保養園景美化工程至安全、清潔、整齊、整潔及健康的狀態，以使署長全面滿意。

(e) 根據此特別條款作園景美化之範圍須被劃為並構成特別條款第(22)(a)(v)條所定義的公用地方之一部分。」

12. 停車要求

批地文件特別條款第(26)條

「(a) (i) 該地段內須按下述比率提供停車位，以供停泊根據《道路交通條例》及其下的規例或任何修訂法例領有牌照而又屬於該地段已興建或擬興建的一座或多座建築物之住客及其真正賓客、訪客或被邀請人之汽車(下稱「住宅停車位」)，以使署長滿意：

(I) 若該地段內提供一座或多座住宅大廈(擬供個別家庭作為住宅用途的一座或多座獨立式洋房、半獨立式洋房或排列連接式屋宇除外)，除非署長同意採用與下表不同的比率或數目，否則須根據下表列明之比率，並參照在該地段內已興建或擬興建的住宅單位的尺寸計算：

每個住宅單位的尺寸	須設的住宅停車位數目
少於40平方米	每15個住宅單位或其部分，設1個住宅停車位
不少於40平方米但少於70平方米	每9個住宅單位或其部分，設1個住宅停車位
不少於70平方米但少於100平方米	每3個住宅單位或其部分，設1個住宅停車位
不少於100平方米但少於130平方米	每1.1個住宅單位或其部分，設1個住宅停車位
不少於130平方米但少於160平方米	每0.8個住宅單位或其部分，設1個住宅停車位
不少於160平方米	每0.6個住宅單位或其部分，設1個住宅停車位

(II) 該地段內擬供個別家庭作為住宅用途的一座或多座獨立式洋房、半獨立式洋房或排列連接式屋宇，須根據下列比率計算：

(A) 每座總樓面面積少於160平方米的洋房，須提供一個停車位；

(B) 每座總樓面面積不少於160平方米但少於220平方米的洋房，須提供1.5個停車位，惟根據本(a)(i)(II)(B)分條提供的停車位數目為小數，則進位至下一個整數；及

(C) 每座總樓面面積不少於220平方米的洋房，須提供2個停車位。

就本(a)(i)分條而言，署長對何謂一座獨立式洋房、半獨立式洋房或排列連接式屋宇以及該洋房是否構成或擬供個別家庭作住宅用途的決定為最終的及對獲批租人具有約束力。

(iii) 須按以下比率在該地段內提供額外停車位以停泊按《道路交通條例》、其任何附屬規例及修訂法例領有牌照並屬於該地段上已興建或將興建的建築物之住客之真正賓客、訪客或獲邀請者的汽車，以使署長滿意，惟須在該地段內提供最少2個該等停車位：

(I) 如任何在該地段已興建或擬興建的住宅大廈提供多於75個住宅單位，則每座住宅大廈須提供5個停車位，或

(II) 於該地段上已興建或擬興建的建築物(如住宅大廈提供多於75個住宅單位)每15個住宅單位須提供1個車位。

就本(a)(iii)分條而言，擬供個別家庭居住的獨立式洋房、半獨立式洋房或排列連接式屋宇將不被視作一座住宅大廈。署長對何謂獨立式洋房、半獨立式洋房或排列連接式屋宇及該洋房是否構成或擬供個別家庭作住宅用途的決定是最終的及對獲批租人具有約束力。

(iv) 根據本特別條款第(a)(i)(I)(可分別根據特別條款第(29)條變更)、(a)(i)(II)及(a)(iii)分條(可分別根據特別條款第(29)條變更)提供的停車位不得用於該特別條款分別訂明的用途以外的任何用途，尤其是所述停車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

(b) (i) 在根據本特別條款第(a)(i)(I)及(a)(iii)分條(可分別根據特別條款第(29)條變更)提供的停車位之中，獲批租人須遵照建築事務監督的要求和批准，預留及劃出部分停車位供《道路交通條例》、其任何附屬規例及修訂法例界定的傷殘人士停泊汽車(此等預留及劃出的停車位以下稱「傷殘人士停車位」)，惟須從根據本特別條款第(a)(iii)分條提供的停車位中最少預留及劃出一個傷殘人士停車

位，獲批租人不得將所有根據本特別條款第(a)(iii)分條提供的停車位預留或劃為傷殘人士停車位。

(ii) 傷殘人士停車位不得用於由《道路交通條例》、其任何附屬規例及修訂法例定義的傷殘人士停泊屬於該地段上已興建或擬興建的一座或多座建築物的住戶或其真正賓客、訪客或獲邀請者的汽車以外的任何用途，尤其是所述停車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。

(c) (i) 須以該地段內的已興建或擬興建一座或多座建築物中的每100個住宅單位或其部分的比率，或按署長批准的其他比率提供一個停車位，以供停泊根據《道路交通條例》、其任何附屬規例及修訂法例領有牌照並屬於該地段已興建或擬興建的建築物之住宅單位住客及其真正賓客、訪客或被邀請人之電單車（下稱「電單車停車位」），以使署長滿意。就本特別條款第(c)(i)分條而言，擬供個別家庭居住的獨立式洋房、半獨立式洋房或排列連接式屋宇將不被視作住宅單位。署長對何謂獨立式洋房、半獨立式洋房或排列連接式屋宇及該洋房是否構成或擬供個別家庭作住宅用途的決定是最終的及對獲批租人具有約束力。

(ii) 電單車停車位（可根據特別條款第(29)條予以變更）不得用於本特別條款第(c)(i)分條訂明的用途以外的任何用途，尤其是所述停車位不得用於儲存、展示或展覽汽車以供出售或其他用途或用於提供車輛清潔及美容服務。」

批地文件特別條款第(27)條

「(a) 該地段內須按每800個在該地段已興建或擬興建的一座或多座建築物中的住宅單位或其部分提供一個停車位，或按署長批准的其他比率提供上落客貨車位，惟最少須在該地段上已興建或擬興建的每座住宅單位提供一個上落客貨車位，以使署長滿意，而該等上落客貨車位須位於每座住宅單位毗鄰或之內。就本特別條款第(a)分條而言，擬供個別家庭居住的獨立式洋房、半獨立式洋房或排列連接式屋宇將不被視作住宅大廈。署長對何謂獨立式洋房、半獨立式洋房或排列連接式屋宇及該洋房是否構成或擬供個別家庭作住宅用途的決定是最終的及對獲批租人具有約束力。

(b) 根據本特別條款第(a)分條提供的每個停車位尺寸應為3.5米闊及11.0米長，淨空高度最少4.7米。此等停車位除供與該已興建或擬興建的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。」

批地文件特別條款第(28)條

「該地段內須按每15個總樓面面積少於70平方米的住宅單位或其部分提供一個停車位，或署長批准的其他比率提供單車停車位，以供停泊屬於該地段一座或多座已興建或擬興建的建築物之住客及其真正賓客、訪客或被邀請人之單車，以使署長滿意。就本特別條款而言，擬供個別家庭居住的獨立式洋房、半獨立式洋房或排列連接式屋宇將不被視作住宅單位。署長何謂獨立式洋房、半獨立式洋房或排列連接式屋宇及該洋房是否構成或擬供個別家庭作住宅用途的決定是最終的及對獲批租人具有約束力。」

批地文件特別條款第(29)條

「(a) 即使特別條款第(26)(a)(i)(I)、(26)(a)(iii)及(26)(c)(i)條另有規定，獲批租人可增加或減少上述特別條款所要求提供的停車位數目不多於百分之五(5%)，惟增加或減少的停車位總數不得超過五十(50)個。

(b) 除本特別條款第(a)分條之外，獲批租人（在不計算本特別條款第(a)分條所計算的停車位的情況下）可增加或減少特別條款第(26)(a)(i)(I)及(26)(a)(iii)條所要求提供的停車位數目不多於百分之五(5%)。」

批地文件特別條款第(31)條

「(a) 即使此等批地條款已獲遵從及遵守並達至署長滿意，住宅停車位及電單車停車位不得：

(i) 轉讓，除非：

(I) 連同賦予就該地段上已興建或擬興建的一座或多座建築物的一個或多個住宅單位的獨家使用及管有權的不可分割份數一併轉讓；或

(II) 予一名已擁有賦予就該地段上已興建或擬興建的一座或多座建築物的一個或多個住宅單位的獨家使用及管有權的不可分割份數的人士；或

(ii) 出租，除非租予原本已是該地段上已興建或擬興建的一座或多座建築物的一個或多個住宅單位的住客。

惟在任何情況下，不得把合共超過3個住宅停車位及電單車停車位轉讓予該地段上已興建或擬興建的一座或多座建築物的任何一個住宅單位的業主或出租予任何一個住宅單位的住客。

(b) 即使本特別條款第(a)分條另有規定，獲批租人可在事先獲得署長書面同意下，以整體方式轉讓所有住宅停車位及住宅電單車停車位，惟該轉讓只可予獲批租人的全資附屬公司。

(c) 本特別條款第(a)分條不適用於以整體方式轉讓、轉租、按揭或押記該地段。

(d) 本特別條款第(a)及(b)分條不適用於傷殘人士停車位。」

批地文件特別條款第(32)條

「根據特別條款第(26)(a)(iii)條（可根據特別條款第(29)條變更）、(27)(a)條及(28)條提供的停車位及傷殘人士停車位須被劃為並構成公用地方之一部分。」

13. 預定土地

批地文件特別條款第(35)條

「獲批租人特此確認該地段可能有洞穴的大理石，並接納任何發展或重新發展該地段均須要進行廣泛的地理調查。獲批租人進一步接納此等調查可能涉及具經驗地理工程師高水平的在設計與及於該地段上進行地理工程監督之投入參與。獲批租人亦確認所有就地理工程探討、設計工程、建築、監督或其他有關事項的費用、收費或開支均屬獲批租人之個人責任，政府將無須就有關費用、收費或開支等負上任何責任。」

14. 土地後移

批地文件特別條款第(36)條

「除非事前經由署長書面同意，獲批租人不得在毗鄰或毗連該地段的政府土地進行削土、移土或土地後移工程，又或任何建造、填土工程或任何性質的斜坡處理工程。署長可以其全權酌情權在批出同意書時施加其認為恰當的條款及條件包括以其決定的地價加批政府土地作為該地段的增批地段。」

15. 削土工程

批地文件特別條款第(37)條

「(a) 如該地段或任何政府土地內現時或以往曾進行過任何削土、移土或土地後移工程、任何建造、填土工程及任何性質的斜坡處理工程，不論事前是否獲署長書面同意，而該等工程是為了或關乎該地段或其任何部分的形成、平整或發展的目的或獲批租人按此等條款而須要完成的工程的目的或其他任何的目的，獲批租人須自費進行及建造現時或將來不時需要的該等斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗鄰或毗連的政府土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。獲批租人應時刻在協定的整個批租年期內自費保養上述土地、斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程，以保持其良好充足的維修狀態，以使署長滿意。

(b) 本特別條款第(a)分條的規定無損政府在此等批地條款尤其是特別條款第(36)條中的權利。

(c) 若獲批租人進行的形成、平整、發展或其他工程或其他因素導致 該地段或任何毗鄰或毗連政府或已批租土地發生任何滑土、山泥傾瀉或地陷（不論在或源自任何土地），獲批租人須自費將之回復原貌及修復，以使署長滿意，並承諾向政府、其代理人及承建商彌償因此等滑土、山泥傾瀉或地陷而引致其蒙受或招致的任何費用、支出、損失、索償

及申索。

(d) 除本協議內訂明有關違反此等批地條款而賦予的任何權利或補償外，署長有權以書面通知要求獲批租人進行、建造及保養上述土地、斜坡處理工程、護土牆或其他支撐、防護、排水或附屬或其他工程或要求將發生滑土、山泥傾瀉或地陷之處回復原貌及修復。如獲批租人忽略或沒有於指明時間內履行該通知內的要求以使署長滿意，署長可立即執行及展開所須的工程而獲批租人須在收到通知要求後向政府償還相關的成本與及任何行政或專業費用和支出。」

16. 碎石

批地文件特別條款第(38)條

「未經署長事先書面批准，不准在該地段使用碎石機。」

17. 保養地錨

批地文件特別條款第(39)條

「如該地段或其任何部分於發展或重新發展時已安裝預應力地錨，獲批租人人須在該預應力地錨的整個使用周期自費進行定期保養和定期監察，以使署長滿意。獲批租人並須按署長不時全權酌情的要求下，提供所有監察工程的報告及資料。如獲批租人忽略或沒有執行指定的監察工程，署長可立即執行及展開該監察工程，而獲批租人須於應政府要求時償還有關的費用。」

18. 非建築地

批地文件特別條款第(40)條

「(a) 受制於本特別條款第(b)(i)條，除獲得署長事先書面同意外，任何大廈或建築物或其支持物(除界線圍牆或圍欄或兩者外)須興建或建築於下述該部份地段之上面、覆蓋、下面、上方、下方或內裡:-

(i) 該地段部份在此夾附圖I則以粉紅色斜黑線顯示的地方(以下稱「粉紅色斜黑線範圍」)；及

(ii) 該地段部份在此夾附圖I則以粉紅色斜黑線黑色點並以“D.R.”顯示的地方(以下稱渠務預留範圍)。

(b) (i) 儘管本特別條款第(a)分條，獲批租人可在署長事先書面同意並受制於署長可能因此制訂之條款及規條下於渠務預留範圍地面上而不是地面覆蓋、上方、下面或下方興建、建築或容許興建建築物，惟署長如需要的話，獲批租人須自費的並在指定時限內移除或拆掉有關建築物並將渠務預留範圍還原至署長滿意為止。如獲批租人遺忘或未能於署長指定之時段內或故緊急事故下進行有關移除、拆掉或還原工程，則署長可進行有關其認為所需之工程，然而獲批租人須向政府支府有關工程之費用。

(ii) 署長及其所授權之員工，承建商及工作人員(下統稱“獲授權人士”)均可在整個批租年期內連同或不連同工具、裝備、機器或車輛享有不受限制之權利進入、退出、再住入該地或任何部份以便鋪設、檢查、修理、保養、更換及更新署長要求或授權之排水渠、污水渠、溝渠、排水設施及所有其他於渠務預留範圍穿過、通過、下面或內裡之渠務設施(下稱“公共設施”)。

(iii) 任何性質之物件或原料如可構成阻塞或對公共設施造成過量負擔均不可擺放於渠務預留範圍內。如署長之意見(有關意見將為最終的並有對獲批租人有約束力)為有關物件或原料於渠務預留範圍內構成阻塞出入口通道或對公共設施造成過量負擔，署長有權以書面通知要求獲批租人自費於署長指定之期限或任何緊急事故之情況下，拆掉及移除該等物件、原料及還原渠務預留範圍，以達至署長滿意。如獲批租人遺忘或未能於指定期限內或緊急事故下履行有關通知，則署長可按其認為需要之情況下進行有關拆掉、移除及還原工作。獲批租人必須向政府支付一畢相等於有關工程之費用，有關費用將由署長釐訂而其決定將視作最終並對獲批租人有約束力。

(c) 按本特別條款，署長有權就構成渠務預留範圍之水平或地面水平作最終決定權，並對獲批租人具有約束力。

19. 廢土或泥石

批地文件特別條款第(41)條

「(a) 如有來自該地段或任何受該處發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料(下稱「廢物」)堆積、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘、海床、污水渠、雨水渠或明渠或其他政府產業(下稱「政府物業」)，獲批租人須自費移除廢物，並修復對政府物業造成的損害。獲批租人須就任何因該等廢物的堆積、沖下或傾倒而導致私人物業蒙受損害或滋擾所引起的所有法律行動、申索及索償向政府作出彌償。

(b) 即使本特別條款第(a)分條另有規定，署長可(但無責任必須)在獲批租人要求時移除廢物，並修復對政府物業造成的損毀，獲批租人須在要求下向政府支付有關費用。」

20. 對服務設施的損害

批地文件特別條款第(42)條

「獲批租人須時刻採取或達致採取一切恰當及足夠的謹慎、能力和預防措施，尤其是進行建造、保養、更新或維修工程(下稱「工程」)時，以免損害、干擾或阻礙該地段、綠色範圍、黃色範圍或其任何部分之上、上面、之下或毗鄰地段的任何政府或其他的現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業設施或任何其他工程或裝置(以下合稱「服務設施」)。獲批租人須在進行工程前按需要進行或達致進行妥善勘測及查詢，以確定服務設施的現有位置及水平高度，並須向署長提交計劃書，述明其建議如何處理可能受工程影響的服務設施，以獲取署長在所有方面的批准。獲批租人須待署長書面批准獲批租人的工程及計劃書後，方可展開工程。獲批租人須自費遵守所有署長在作出批准時施加的任何要求，包括任何必需的改道、重鋪或還原工程的費用。如因工程對該地段、綠色範圍、黃色範圍或其任何部分或任何服務設施造成任何損害、干擾或阻礙，獲批租人須自費全面地進行修理、復修及還原工程，以使署長滿意(除署長另作選擇，明渠、污水渠、雨水渠或總水管之復修工程將由署長負責，而獲批租人則須在政府要求時支付有關工程的費用)。若獲批租人未有在該地段、綠色範圍、黃色範圍或其任何部分或任何服務設施展開任何所需的改道、重鋪、修理、復修及還原工程，以使署長滿意，署長可展開任何其認為需要之改道、重鋪、修理、復修及還原工程，而獲批租人則須在政府要求時支付有關工程的費用。」

21. 建造排水渠及水渠及接駁渠道及污水渠

批地文件特別條款第(43)條

「(a) 獲批租人須自費建造及保養該地段內或政府土地上署長認為必要的排水渠及水渠，從而將落於或流於該地段上的一切暴雨或雨水收集及引導到最接近的河道、集水井、渠道或政府雨水渠，以使署長滿意。獲批租人須自行承擔對此等暴雨或雨水所造成的任何損害或滋擾而導致的一切法律行動、申索及索償，並向政府及其官員作出彌償。

(b) 接駁該地段任何排水渠及污水渠至已鋪設及啟用的政府雨水渠及污水渠工程可由署長負責執行，而署長無須對獲批租人就此產生的任何損失或損害負責。獲批租人須按要求向政府支付此等接駁工程的成本費用。作為選擇，獲批租人亦可自費展開該等接駁工程以使署長滿意。在此情況下，若上述接駁工程的任何一段在政府土地內興建，其必須由獲批租人自費保養，直至獲批租人按要求移交給政府並由政府出資負責往後的保養。獲批租人須按要求向政府支付有關上述接駁工程的技術審查之成本費用。若獲批租人未能保養建於政府土地內的上述接駁工程之任何部分，署長可展開其認為需要的保養工程，而獲批租人須按要求向政府支付該等工程的成本費用。」

備註：

1. 批地文件提及的「獲批租人」指批地文件下的獲批租人，在上下文義允許或要求之下，包括他的遺囑執行人、遺產管理人及受讓人，而如果是法人團體，則包括他的繼承人及受讓人。
2. 批地文件提及的「署長」指地政總署署長。
3. 在本「批地文件的摘要」的英文文本中以大楷顯示的詞語與批地文件中定義者具有相同意義。

詳情請參閱已核准或草圖的完整版本公契，該版本於指定的出售住宅物業在其開放時間內可供免費檢閱。已核准或草圖的公契副本可在支付必要的複印費用後獲取。

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.

4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：－

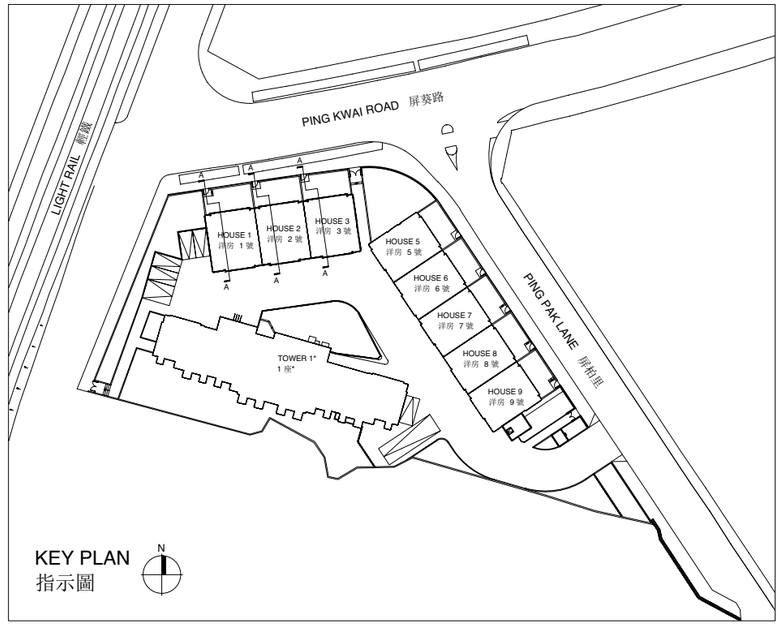
   (i) 該律師事務所可能不能夠保障買方的利益；及

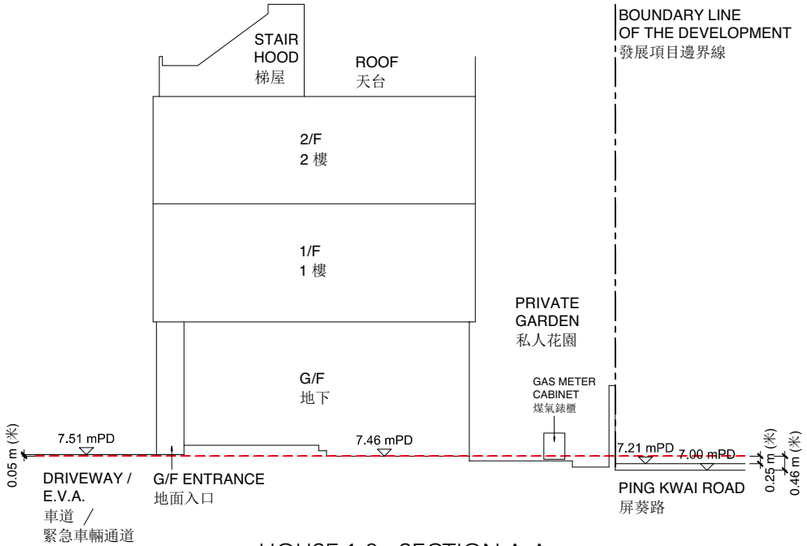
   (ii) 買方可能要聘用一間獨立的律師事務所。

4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

19 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

SECTION A-A
橫截面圖A-A





HOUSE 1-3 - SECTION A-A
洋房1-3號 - 橫截面圖A-A

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

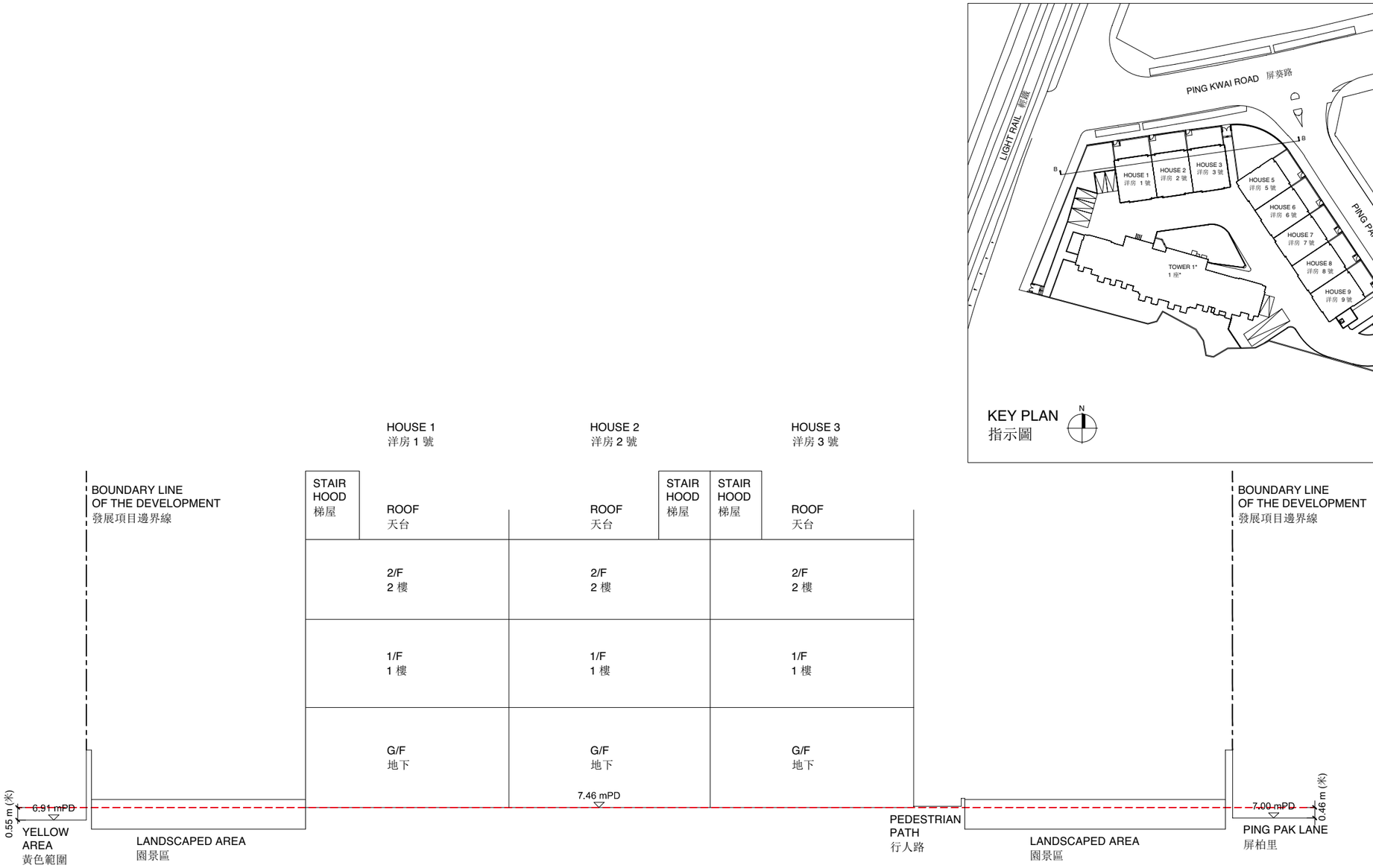
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Driveway / Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段車道 / 緊急車輛通道為香港主水平基準以上7.51米。

The Part of Ping Kwai Road adjacent to the building is 7.00 metre to 7.21 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段屏葵路為香港主水平基準以上7.00米至7.21米。

SECTION B-B
橫截面圖B-B



HOUSE 1-3 - SECTION B-B
洋房1-3號 - 橫截面圖B-B

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

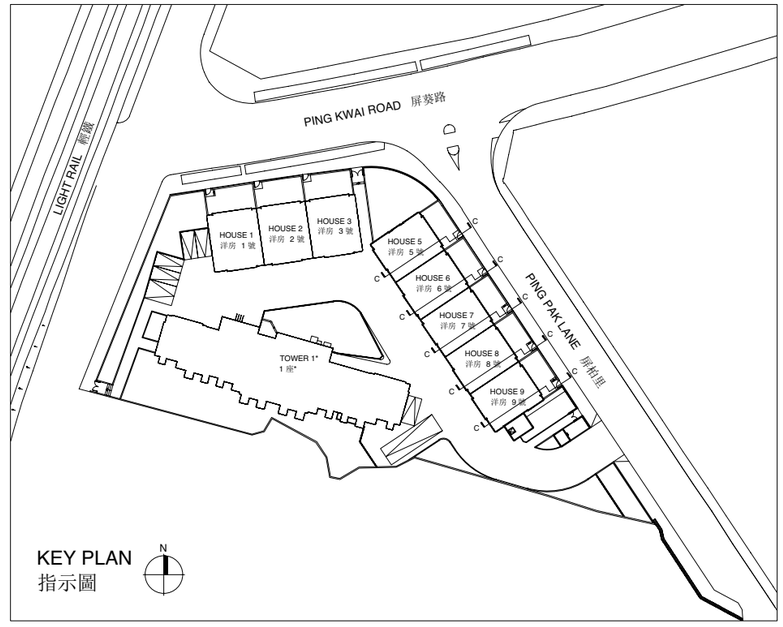
3. Yellow Area is defined from Land Grant under Special Condition No. (9).
黃色範圍定義從批地文件特別條款第 (9) 條。

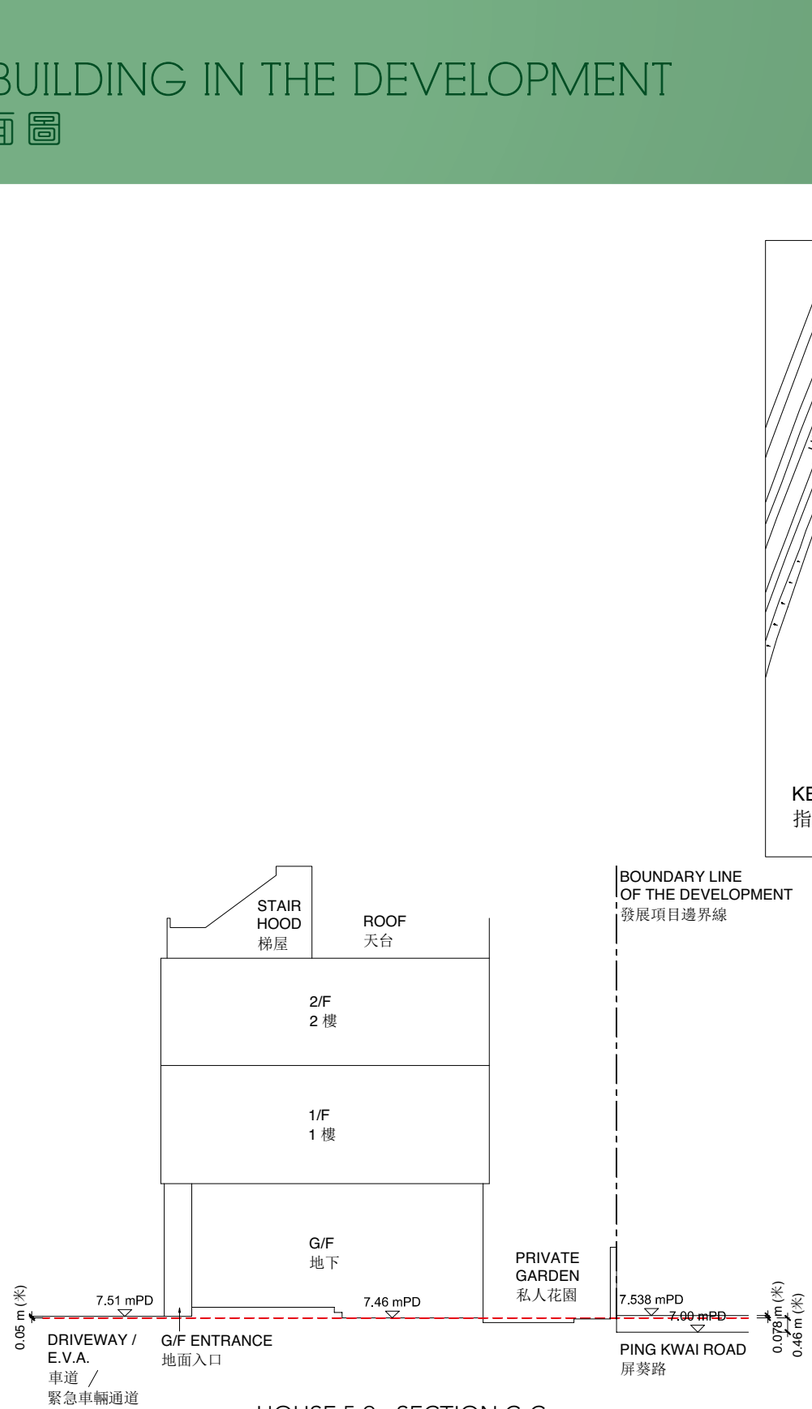
4. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Yellow Area adjacent to the building is 6.91 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段黃色範圍為香港主水平基準以上6.91米。

The Part of Ping Pak Lane adjacent to the building is 7.00 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段屏柏里為香港主水平基準以上7.00米。

SECTION C-C
橫截面圖C-C





HOUSE 5-9 - SECTION C-C
洋房5-9號 - 橫截面圖C-C

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

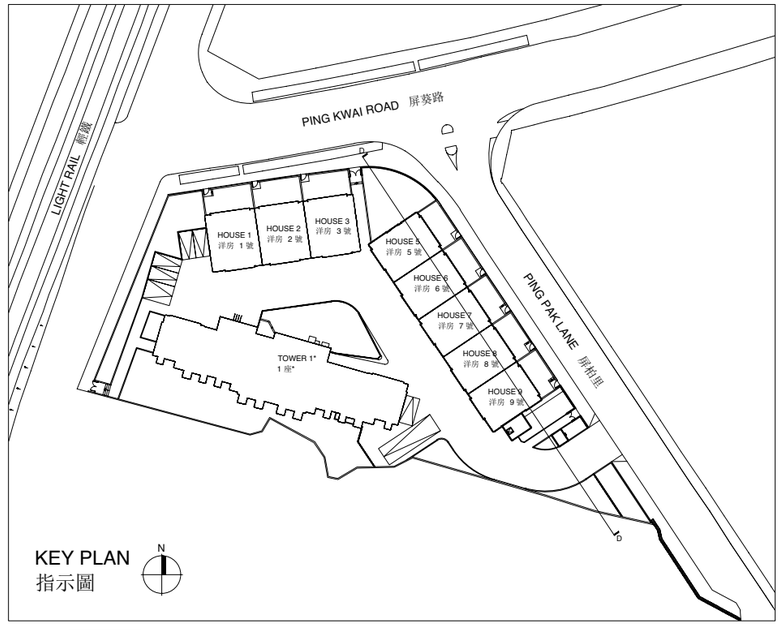
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

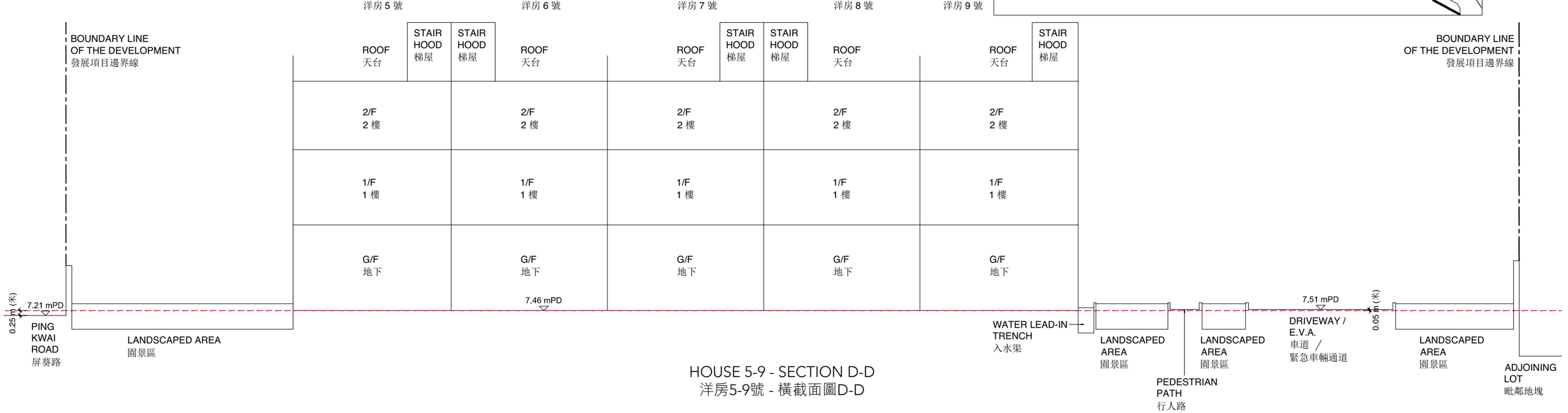
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Driveway / Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段車道 / 緊急車輛通道為香港主水平基準以上7.51米。

The Part of Ping Kwai Road adjacent to the building is 7.00 metre to 7.538 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段屏葵路為香港主水平基準以上7.00米至7.538米。

SECTION D-D
橫截面圖D-D





HOUSE 5-9 - SECTION D-D
洋房5-9號 - 橫截面圖D-D

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

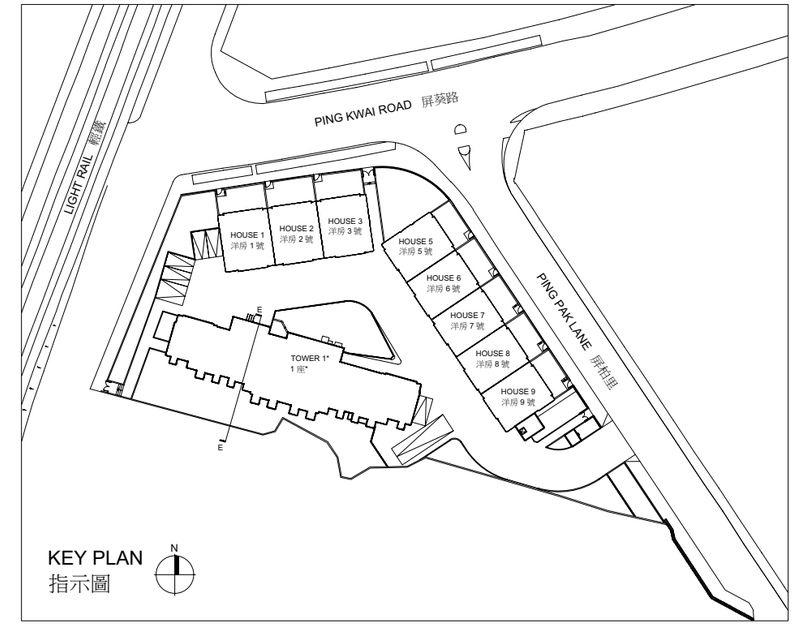
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

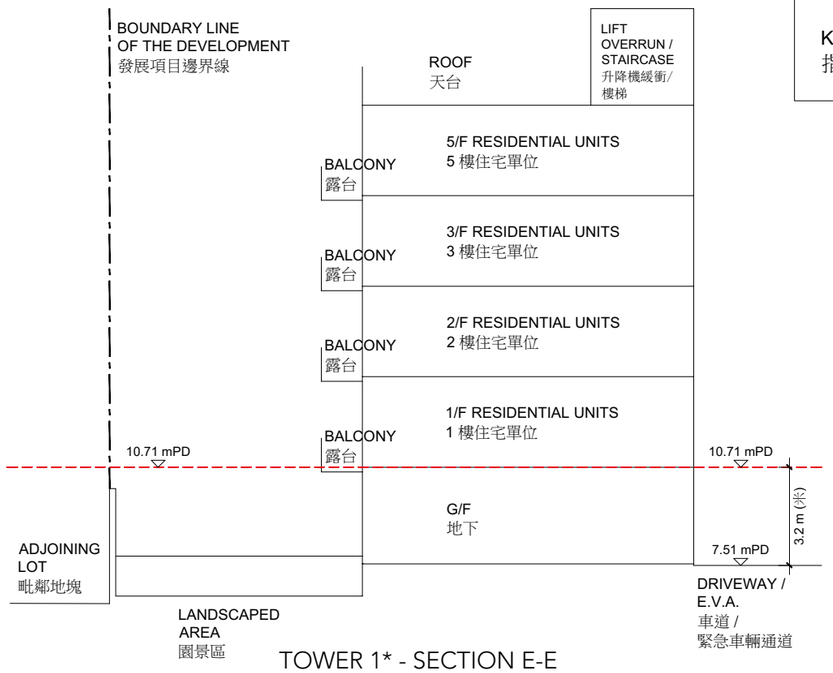
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Ping Kwai Road adjacent to the building is 7.21 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段屏葵路為香港主水平基準以上7.21米。

The Part of Driveway / Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段車道 / 緊急車輛通道為香港主水平基準以上7.51米。

SECTION E-E
橫截面圖E-E





TOWER 1* - SECTION E-E
第1座* - 橫截面圖E-E

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

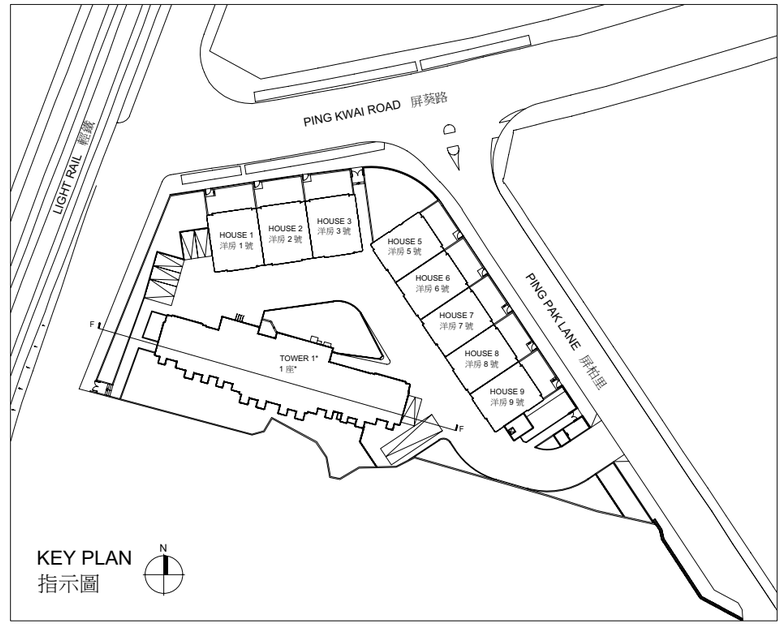
2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

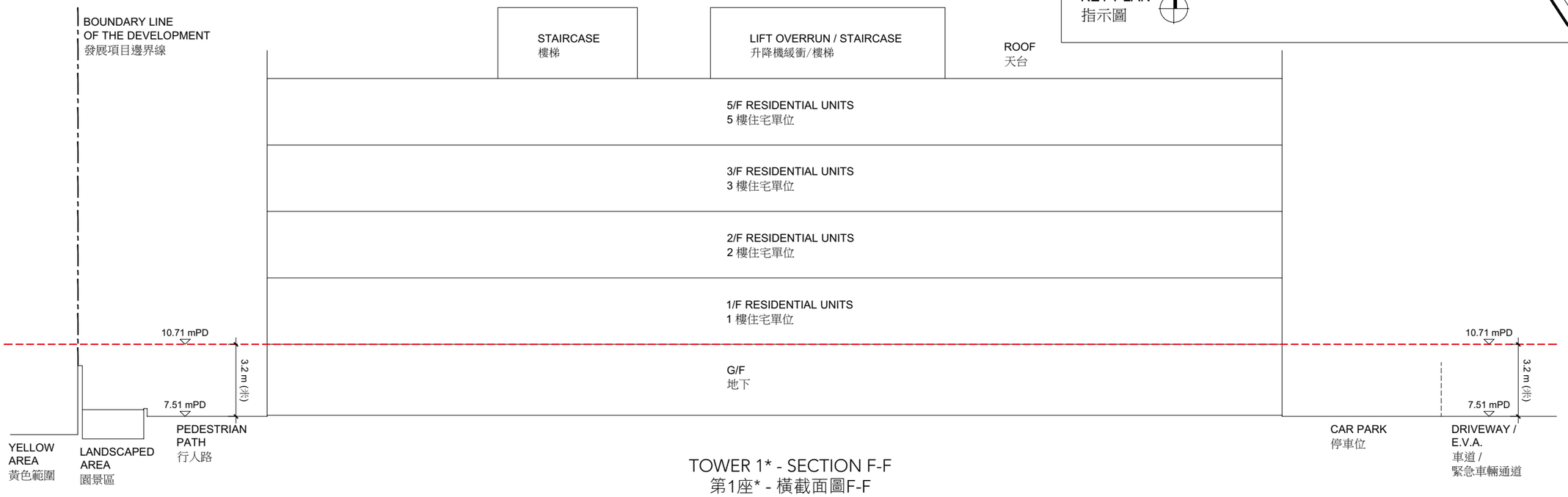
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Driveway/ Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段車道 / 緊急車輛通道為香港主水平基準以上7.51米。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖

SECTION F-F
橫截面圖F-F





TOWER 1* - SECTION F-F
第1座* - 橫截面圖F-F

1. ---- Dotted line denotes the level of the lowest residential floor.
虛線為最低住宅樓層水平。

2. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
代表香港主水平基準以上的高度 (米)。

3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.
* 第1座是指公契中所述的大廈。

The Part of Pedestrian Path adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段行人路為香港主水平基準以上7.51米。

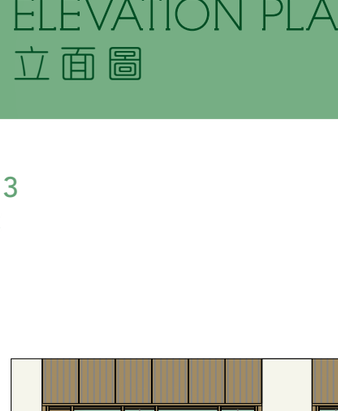
The Part of Driveway / Emergency Vehicular Access (E.V.A.) adjacent to the building is 7.51 metre above the Hong Kong Principal Datum.
毗鄰建築物的一段車道 / 緊急車輛通道為香港主水平基準以上7.51米。

20 ELEVATION PLAN
立面圖

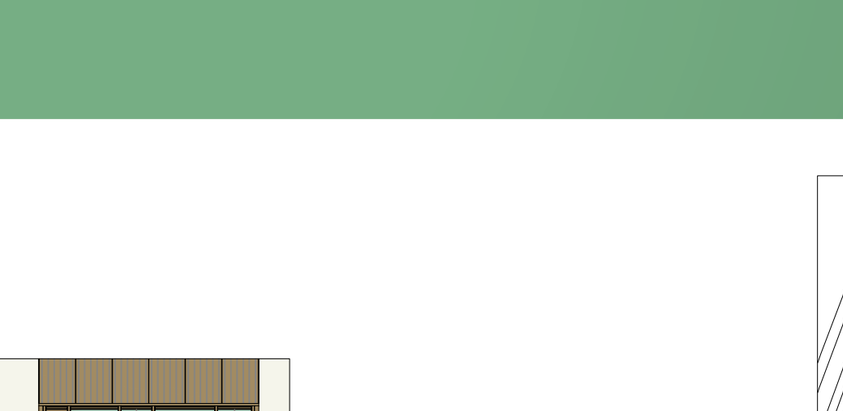
HOUSE 1 - 3
洋房1至3號



ELEVATION 1
立面圖 1



ELEVATION 2
立面圖 2



ELEVATION 3
立面圖 3



ELEVATION 4
立面圖 4

The Authorized Person for the Development has cretified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 24 February 2021; and
2. are in general accordance with the outward appearance of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

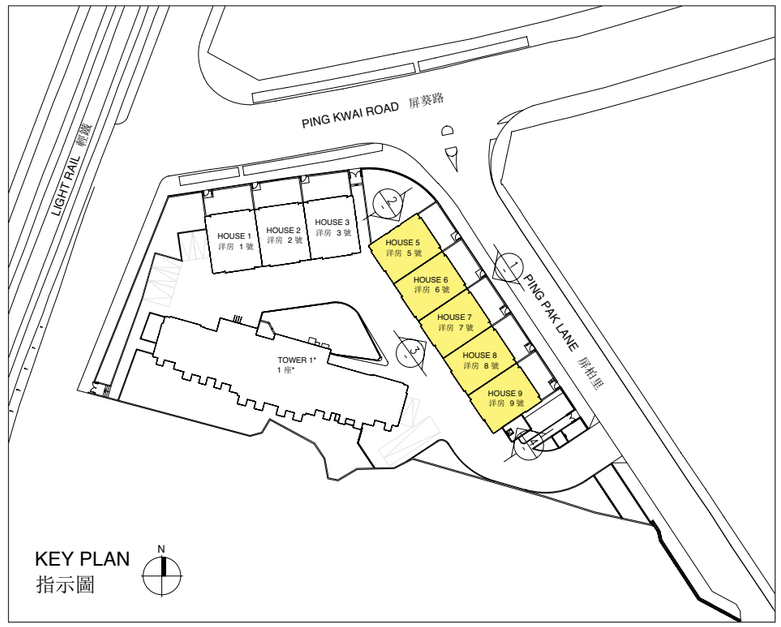
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2021年2月24日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。
3. * 第1座是指公契中所述的大廈。

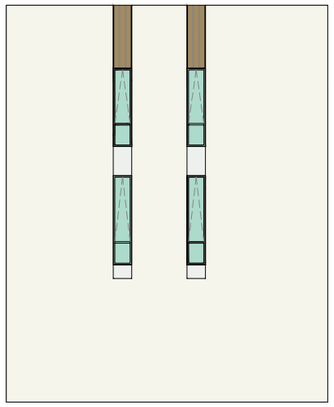
20 ELEVATION PLAN
立面圖

HOUSE 5 - 9
洋房5至9號



ELEVATION 1
立面圖 1

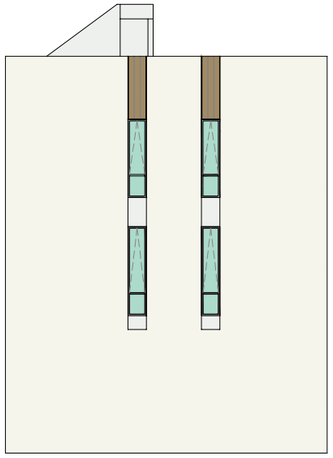




ELEVATION 2
立面圖 2



ELEVATION 3
立面圖 3



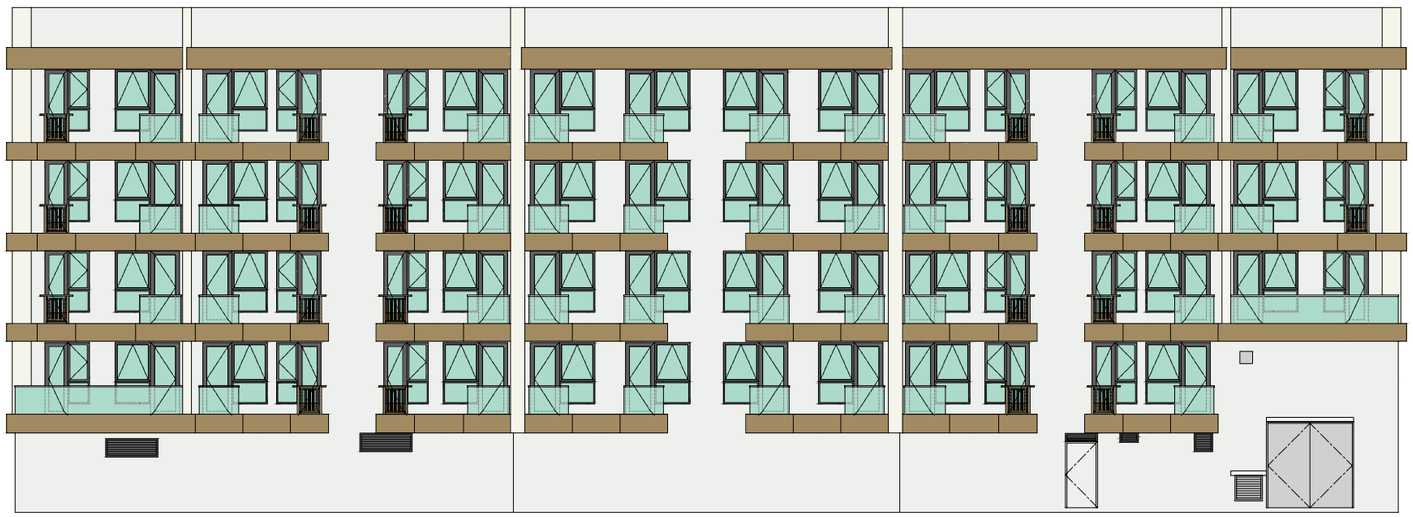
ELEVATION 4
立面圖 4

The Authorized Person for the Development has cretified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 24 February 2021; and
2. are in general accordance with the outward appearance of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

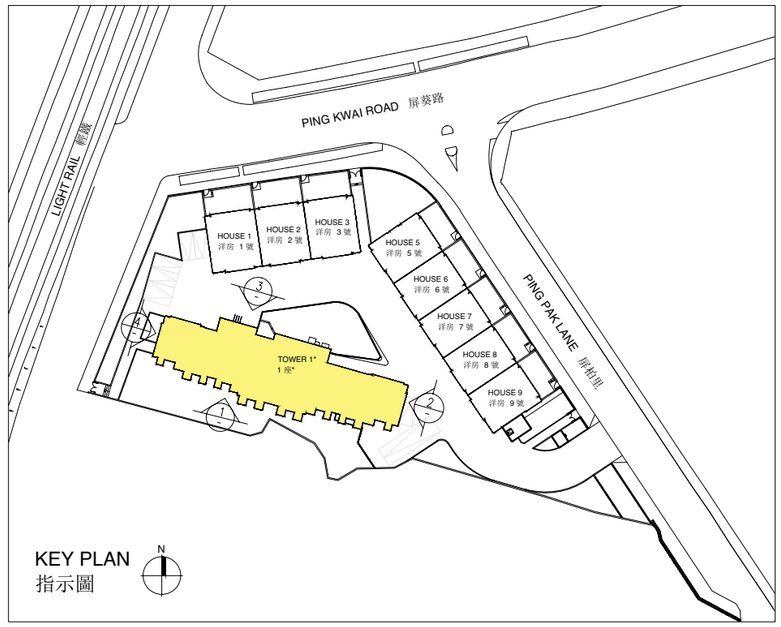
發展項目的認可人士已證明本圖所顯示的立面：
1. 以2021年2月24日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。
3. * 第1座是指公契中所述的大廈。

20 ELEVATION PLAN
立面圖

TOWER 1*
第1座*



ELEVATION 1
立面圖 1





ELEVATION 2
立面圖 2



ELEVATION 3
立面圖 3



ELEVATION 4
立面圖 4

The Authorized Person for the Development has cretified that the elevations shown on these plans:
1. are prepared on the basis of the approved building plans for the Development as of 24 February 2021 and 6 May 2021; and
2. are in general accordance with the outward appearance of the Development.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2021年2月24日及2021年5月6日的情況為準的發展項目經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。
3. * 第1座是指公契中所述的大廈。

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

Category of Common Facilities 公用設施的類別		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq.m. 平方米	154.974	Not Applicable 不適用	154.974
	sq.ft. 平方呎	1668	Not Applicable 不適用	1668
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或有其他名稱）	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.

備註：
上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。

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

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. (a) 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.

   (b) The inspection is free of charge.

1. 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 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的文本存放在指明住宅物業的售樓處，以供閱覽。

   (b) 無須為閱覽付費。

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

1. Exterior Finishes

Item		Description
(a)	External Wall	Natural stones, aluminium louver, curtain wall and ceramic tiles
(b)	Window	Aluminium window frame with fluorocarbon coating, fixed with reflective tinted glass.
(c)	Bay Window	Not Applicable
(d)	Planter	Not Applicable
(e)	Verandah or Balcony	Not Applicable
(f)	Drying Facilities for Clothing	Not Applicable

2. Interior Finishes

Item		Description
(a)	Lobby	Not Applicable
(b)	Internal wall and ceiling	**Living and Dining Room, Bedroom and Master Bedroom:** Walls are finished with emulsion paint on exposed surfaces. Gypsum board False ceiling and bulkheads are finished with emulsion paint on exposed surfaces.
(c)	Internal floor	**Living Room:** Floors are finished with marble and tiles and timber skirting on exposed surfaces. **Dining Room:** Floors are finished with engineered timber flooring and timber skirting on exposed surfaces. **Bedroom:** Floors are finished with engineered timber flooring and timber skirting on exposed surfaces.
(d)	Bathroom	Walls are finished with porcelain tiles on exposed surfaces up to the false ceiling. Floors are finished with porcelain tiles on exposed surfaces. Ceilings are finished with gypsum board with emulsion paint on exposed surfaces.
(e)	Kitchen	Walls are finished with porcelain tiles on exposed surfaces up to the false ceiling. Floors are finished with porcelain tiles on exposed surfaces. Ceilings are finished with gypsum board with emulsion paint on exposed surfaces. Cooking benches are finished with solid surfacing materials.

1. 外部裝修物料

細項		描述
(a)	外牆	天然石材、鋁百葉、幕牆及瓷磚
(b)	窗	選用氟化碳塗層鋁質窗框配反光有色玻璃。
(c)	窗台	不適用
(d)	花槽	不適用
(e)	陽台或露台	不適用
(f)	乾衣設施	不適用

2. 內部裝修物料

細項		描述
(a)	大堂	不適用
(b)	內牆及天花板	**客廳及飯廳、睡房及主人睡房：** 牆身外露位置髹上乳膠漆。 石膏板假樑及假天花外露位置髹上乳膠漆。
(c)	內部地板	**客廳：** 地台外露位置鋪砌大理石及瓷磚及木地腳線。 **飯廳：** 地台外露位置鋪砌複合木地板及木地腳線。 **睡房：** 地台外露位置鋪砌複合木地板及木地腳線。
(d)	浴室	牆身外露位置鋪砌瓷質磚至假天花高度。 地板外露位置鋪砌瓷質磚。 天花板外露位置鋪設髹上乳膠漆的石膏板。
(e)	廚房	牆身外露位置鋪砌瓷質磚至假天花高度。 地板外露位置鋪砌瓷質磚。 天花板外露位置鋪設髹上乳膠漆的石膏板。 廚房檯面鋪設實體面材。

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

3. Interior Fittings

Item		Description
(a)	Door	**Private Garden:** Metal gates with metal grille, fitted with lockset, handle and stopper. **Main Entrance (Interior):** Solid core double leaf timber fire rated door with spray paint finishes, fitted with lockset, handle, door closer, eye viewer and door stopper. **Master Bedroom and Bedroom:** Solid core timber door with wood veneer, fitted with lockset, handle and door stopper. **Master Bathroom and Bathroom:** Solid core timber door with wood veneer, fitted with lockset, handle and door stopper. **Water Closet 1 and Utility Room:** Solid core timber door with spray paint finishes, fitted with timber louver, lockset, handle and door stopper. **Kitchen:** Solid core fire rated timber door with wood veneer, fitted with fire rated glass panel, handle, door closer and door stopper. **Water Closet and Water Closet 2:** Aluminium folding door fitted with glass panel, aluminium louver, lockset and handle. **Store Room:** Solid core timber door with spray paint finishes, with lockset, handle and door stopper. **Doors to Private Garden:** Glass sliding doors of fluorocarbon coated aluminium frame fitted with lockset and handle. **Doors to Flat Roof :** Aluminium framed glass doors fitted with lockset and handle.
(b)	Bathroom	Wooden mirror cabinets with mirror, stainless steel, plastic laminate and wood veneer finishes. Wooden vanity counters with spray paint finishes and stainless steel. Artificial Stone counter top. Vitreous china water closet, vitreous china wash basin with chrome plated basin mixer. For appliances brand name and model number, please refer to the "Appliances Schedule" below. For water supply system, please refer to the field "Water Supply" below.

3. 室內裝置

細項		描述
(a)	門	**私人花園：** 金屬閘配以金屬格柵，配置門鎖、門柄及門頂。 **主要入口(室內)：** 實心防火雙葉木門配以噴漆飾面，配置門鎖、門柄、氣鼓、防盜眼及門頂。 **主人睡房及睡房：** 實心木門配以木皮飾面，配置門鎖、門柄及門頂。 **主人浴室及浴室：** 實心木門配以木皮飾面，配置門鎖、門柄及門頂。 **洗手間1及工作房：** 實心木門配以木噴漆面，配置木百葉、門鎖、門柄及門頂。 **廚房：** 實心防火木門配以木皮飾面，配置防火玻璃視窗、門柄、氣鼓及門頂。 **洗手間及洗手間2：** 鋁摺門配置玻璃板、鋁百葉、門鎖及門柄。 **儲物房：** 實心木門配以木噴漆面，配置門鎖、門柄及門頂。 **通往私人花園門：** 裝設氟化碳塗層鋁框玻璃趟門，配置門鎖及門柄。 **通往平台門：** 鋁框玻璃門，配置門鎖及門柄。
(b)	浴室	木製鏡櫃配以鏡、不銹鋼、膠板及木皮飾面。 木製洗手盆配以木噴漆飾面及不銹鋼。人造石材檯面。 搪瓷坐廁、搪瓷洗手盆配鍍鉻水龍頭。 有關設備品牌名稱及產品型號，請閱下文「設備説明表」。 有關供水系統，請閱下文「供水」一欄。

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

3. Interior Fittings

Item		Description
(b)	Bathroom	**Master Bathroom:** Enameled cast iron bathtub in size of 1500mm (L) x 750mm (W) x 500mm (D) with chrome plated mixer and chrome plated shower set are fitted. Shower compartment fitted with chrome plated shower set and chrome plated shower head. Chrome plated tower hook. Wooden cover with plastic rod toilet paper holder. **Bathroom:** Equipped with chrome plated shower set. **House 1-3 Bathroom 1, House 5-9 Bathrooms 1 & 2 :** Equipped with chrome plated shower set. Chrome plated tower hook. Chrome plated tower bar. Wooden cover with plastic rod toilet paper holder. **House 1-3 Bathroom 2:** Equipped with chrome plated shower set. Chrome plated tower hook. Wooden cover with plastic rod toilet paper holder.
(c)	Kitchen	Stainless steel sink and chrome plated sink mixer. Kitchen is equipped with wooden cabinets fitted with acrylic door panels and plastic laminated door panels. For appliances brand name and model number, please refer to the "Appliances Schedule" below. For water supply system, please refer to the field "Water Supply" below.
(d)	Bedroom	No fittings provided.
(e)	Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of connection points.
(f)	Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of connection points.

3. 室內裝置

細項		描述
(b)	浴室	**主人浴室：** 主人浴室裝設1500毫米(長) x 750毫米(闊) x 500毫米(深) 搪瓷鑄鐵浴缸、配鍍鉻水龍頭及鍍鉻淋浴套裝。 淋浴間裝設鍍鉻淋浴套裝及鍍鉻花灑。 鍍鉻毛巾掛鈎。 木製蓋面及塑膠桿廁紙架。 **浴室：** 鍍鉻淋浴套裝。 **洋房1至3號浴室1，洋房5至9號浴室1及2：** 配置鍍鉻淋浴套裝。 鍍鉻毛巾掛鈎。 鍍鉻毛巾桿。 木製蓋面及塑膠桿廁紙架。 **洋房1至3號浴室2：** 配置鍍鉻淋浴套裝。 鍍鉻毛巾掛鈎。 木製蓋面及塑膠桿廁紙架。
(c)	廚房	不銹鋼洗滌盆配鍍鉻水龍頭。 廚房裝設木製廚櫃配以高亮亞加力面及膠板門板。 有關設備品牌名稱及產品型號，請參閱下文「設備説明表」。 有關供水系統，請參閱下文「供水」一欄。
(d)	睡房	沒有裝置提供。
(e)	電話	接駁點的位置及數目，請參閱下文「機電裝置數量説明表」。
(f)	天線	接駁點的位置及數目，請參閱下文「機電裝置數量説明表」。

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

3. Interior Fittings

Item		Description
(g)	Electrical installations	Three phases electricity supply with miniature circuit breakers distribution board are provided. Conduits are partly concealed and partly exposed*. Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of points. *Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.
(h)	Gas supply	Town gas supply pipes are installed at G/F and connected to gas water heater for all bathroom and toilet. Town gas point is installed for cooker at kitchen.
(i)	Washing machine connection point	Drain point and water point are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions" below.
(j)	Water supply	Copper pipes are used for cold and hot water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed**. Hot water supply is available. **Note: Other than those parts of the pipes concealed within concrete trench, the rest of them are exposed. Some of the exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

3. 室內裝置

細項		描述
(g)	電力裝置	提供三相電力配電箱並裝有微型斷路器。導管是部分隱藏及部分外露 *。 接駁點的位置及數目，請參閱下文「機電裝置數量説明表」。 * 備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。
(h)	氣體供應	地下裝有煤氣喉接駁至煤氣熱水爐，供及所有浴室及洗手間。廚房裝有煤氣接駁點供煮食爐使用。
(i)	洗衣機接駁點	洗衣機配備來水及去水接駁點。 有關接駁點之位置，請參閱下文「機電裝置數量説明表」。
(j)	供水	熱水及冷水喉採用銅喉。沖廁供水系統採用聚氯乙烯管。水管是部分隱藏及部分外露 **。 有熱水供應。 ** 備註：除部分隱藏於混凝土坑內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

4. Miscellaneous

Item		Description
(a)	Lifts	Not Applicable
(b)	Letter box	Stainless steel letter box is provided.
(c)	Refuse collection	Refuse will be collected by cleaner and handle at Refuse Storage Chamber at G/F of Tower 1* for removal by refuse vehicle.
(d)	Water meter, electricity meter and gas meter	Separate water meter for each House is provided at the common Water Meter Cabinet on Tower 1* G/F. Separate electricity meter for each House is provided at the Main Switch Room on Tower 1* G/F. Separate towngas meter is installed at Garden of each House.

5. Security Facilities

Description
Not Applicable

6. Appliances

Description
Please refer to "Appliances Schedule" below for brand name and model number of appliances.

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.

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

4. 雜項

細項		描述
(a)	升降機	不適用
(b)	信箱	設有不銹鋼信箱。
(c)	垃圾收集	由清潔工人收集垃圾並於第1座*地下之垃圾房收集處理，由垃圾車運走。
(d)	水錶、電錶及氣體錶	每間洋房之獨立水錶設於第1座*地下之公共水錶櫃。 每間洋房之獨立電錶設於第1座*地下之總掣櫃房。 每間洋房之花園內均安裝獨立煤氣錶。

5. 保安設施

描述
不適用

6. 設備

描述
設備之品牌名稱及產品型號請參閱下文「設備説明表」。

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

備註：
* 第1座是指公契中所述的大廈。

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

Tower 1 第1座*

1. Exterior Finishes

Item		Description
(a)	External Wall	Natural stones, ceramic tiles, aluminium cladding, metal grille, aluminium louver and external paint.
(b)	Window	Aluminium window frame with fluorocarbon coating, fixed with reflective tinted glass.
(c)	Bay Window	Not Applicable
(d)	Planter	Not Applicable
(e)	Verandah or Balcony	Balconies are fitted with laminated glass balustrade with stainless steel top railing. Walls are finished with ceramic tiles and aluminium cladding (if provided). Floors are finished with ceramic tiles. Ceilings are finished with external paint. All balconies are covered except for 5/F. There is no verandah.
(f)	Drying Facilities for Clothing	Not applicable

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

1. 外部裝修物料

細項		描述
(a)	外牆	天然石材、瓷磚、鋁質飾面板、金屬格柵，鋁百葉及外牆油漆。
(b)	窗	選用氟化碳塗層鋁質窗框配反光有色玻璃。
(c)	窗台	不適用
(d)	花槽	不適用
(e)	陽台或露台	露台裝設夾層玻璃欄杆連不銹鋼頂扶手。 牆身鋪砌瓷磚及鋁質飾面板（如有）。地台鋪砌瓷磚。 天花板髹外牆油漆。露台除5樓外均有蓋。 不設陽台。
(f)	乾衣設施	不適用

備註：
* 第1座是指公契中所述的大廈。

Tower 1 第1座*

2. Interior Finishes

Item		Description
(a)	Lobby	**Entrance Lobbies at G/F:** Walls are finished with tiles, wood veneer, stainless steel and glass on exposed surfaces. Floors are finished with tiles on exposed surfaces. Ceilings are finished with gypsum board in emulsion paint, stainless steel and mirror. **Lobbies at Residential Floors:** Walls are finished with tiles, plastic laminate and stainless steel exposed surfaces. Floors are finished with tiles on exposed surfaces. Ceilings are finished with gypsum board in emulsion paint.
(b)	Internal wall and ceiling	**Living Room and Dining Room and Bedroom:** Walls are finished with emulsion paint on exposed surfaces. Ceilings are finished with emulsion paint where exposed; gypsum board bulkheads and false ceilings are finished with emulsion paint.
(c)	Internal floor	**Living Room and Dining Room and Bedroom:** Floors are finished with tiles and timber skirting on exposed surfaces.
(d)	Bathroom	**Bathroom:** Walls are finished with tiles and glass on exposed surfaces up to the false ceiling. Floors are finished with porcelain tiles where exposed. Ceilings are finished with gypsum board with emulsion paint on exposed surfaces.
(e)	Kitchen	**Open Kitchen:** Walls are finished with glass and emulsion paint on exposed surfaces up to false ceilings. Floors are finished with tiles flooring on exposed surfaces. Ceilings are finished with gypsum board with emulsion paint on exposed surfaces. Cooking benches are finished with solid surfacing materials.

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

2. 內部裝修物料

細項		描述
(a)	大堂	**地下入口大堂：** 牆身外露位置鋪砌瓷磚、木皮飾面、不銹鋼及玻璃。 地台外露位置鋪砌瓷磚。 天花板鋪設髹上乳膠漆的石膏板、不銹鋼及鏡。 **住宅層大堂：** 牆身外露位置鋪砌瓷磚、膠板及不銹鋼。 地台外露位置鋪砌瓷磚。 天花板鋪設髹上乳膠漆的石膏板。
(b)	內牆及天花板	**客廳及飯廳及睡房：** 牆身外露位置髹上乳膠漆。 天花板外露位置髹上乳膠漆；石膏板假樑及假天花位置髹上乳膠漆。
(c)	內部地板	**客廳及飯廳及睡房：** 地台外露位置鋪砌瓷磚及木地腳線。
(d)	浴室	**浴室：** 牆身外露位置鋪砌瓷磚及玻璃至假天花高度。 地台外露位置鋪砌瓷質磚。 天花板鋪設髹上乳膠漆的石膏板。
(e)	廚房	**開放式廚房：** 牆身外露位置鋪砌玻璃及髹上乳膠漆至假天花高度。 地台外露位置鋪砌瓷磚。 天花板鋪設髹上乳膠漆的石膏板。 廚房檯面鋪設實體面材。

備註：
* 第1座是指公契中所述的大廈。

Tower 1 第1座*

3. Interior Fittings

Item		Description
(a)	Door	**Main Entrance:** Solid core fire rated timber door with wood veneer finishes fitted with lockset, handle, door closer, eye viewer and door stopper. **Bedroom:** For the following flats, solid core timber door with wood veneer finishes fitted with lockset, handle and door stopper. - Flat A, B, C, H & I at 1/F - Flat A, B, C, H, I & J at 2/F-3/F & 5/F **Bathroom:** The following flats, solid core timber door with wood veneer finishes fitted with lockset, handle and door stopper. - Flat A at 1/F - Flat A and J at 2/F - 3/F & 5/F The following flats, solid core timber door with wood veneer finishes fitted with timber louver, lockset, handle and door stopper. - Flat B, C, D, E, F, G, H and I at 1/F - 3/F & 5/F **Balcony:** Fluorocarbon coated aluminium frame fitted with glass swing door, lockset and handle. **Doors to Flat Roof :** The following flats are installed with glass swing doors of fluorocarbon coated aluminium frame fitted lockset and handle. - Flat A at 1/F - Flat J at 2/F **Utility Platform:** Fluorocarbon coated Aluminium framed glass swing doors fitted with lockset and handle.
(b)	Bathroom	Wooden mirror cabinets with mirror, stainless steel, plastic laminate and wood veneer finishes. Wooden vanity counters with wood veneer finishes and plastic laminate. Artificial Stone counter top. Vitreous china water closet, vitreous china wash basin with chrome plated basin mixer and chrome plated shower set. Chrome plated towel hook. Wooden cover with plastic rod toilet paper holder. For appliances brand name and model number, please refer to the "Appliances Schedule" below. For water supply system, please refer to the field "Water Supply" below.

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

3. 室內裝置

細項		描述
(a)	門	**主要入口：** 實心防火木門配以木皮飾面，配置門鎖、門柄、氣鼓、防盜眼及門頂。 **睡房：** 下列單位睡房門 實心木門配以木皮飾面，配置門鎖、門柄及門頂。 - 1樓A、B、C、H及I單位 - 2樓至3樓及5樓A、 B、C、H、I及J單位 **浴室：** 以下單位浴室門 實心木門配以木皮飾面，配置門鎖、門柄及門頂。 -1樓A單位 -2樓至3樓及5樓A及J單位 實心木門配以木皮飾面，配置木百葉、門鎖、門柄及門頂。 -1樓至3樓及5樓B、C、D、E、F、G、H及I單位 **露台：** 裝設氟化碳塗層鋁框玻璃掩門，配置門鎖及門柄。 **通往平台門：** 下列單位平台裝設氟化碳塗層鋁框玻璃掩門，配置門鎖及門柄： - 1樓A單位 - 2樓J單位 **工作平台：** 氟化碳塗層鋁框玻璃掩門，配置門鎖及門柄。
(b)	浴室	木製鏡櫃配以鏡、不銹鋼、膠板及木皮飾面。 木製洗手盆配以木皮飾面及膠板。人造石材檯面。 搪瓷坐廁、搪瓷洗手盆配鍍鉻水龍頭及鍍鉻淋浴套裝 。 裝設鍍鉻毛巾掛鈎。 木製蓋面及塑膠桿廁紙架。 有關設備品牌名稱及產品型號，請閱下文「設備説明表」。 有關供水系統，請閱下文「供水」一欄。

備註：
* 第1座是指公契中所述的大廈。

Tower 1 第1座*

3. Interior Fittings

Item		Description
(c)	Kitchen	Stainless steel sink and chrome plated sink mixer. Kitchen is equipped with wooden cabinets fitted with acrylic door panels and plastic laminated door panels. The following flats are fitted with the following fire services installations and equipment: sprinkler heads fitted in open kitchen and smoke detectors near open kitchen, please refer to "Schedule of Mechanical & Electrical Provisions - Fire Services Installation of Open Kitchen" below for the location: Tower: Tower 1* — Floor: 1/F — Flat: A, B, C, D, E, F, G, H and I Tower: Tower 1* — Floor: 2/F-3/F and 5/F — Flat: A, B, C, D, E, F, G, H, I and J For appliances brand name and model number, please refer to the "Appliances Schedule" below. For water supply system, please refer to the fields "Water Supply" below.
(d)	Bedroom	No fitting provided.
(e)	Telephone	Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of connection points.
(f)	Aerials	Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of connection points.
(g)	Electrical installations	Three phases electricity supply with miniature circuit breakers distribution board are provided. Conduits are partly concealed and partly exposed#. Please refer to "Schedule of Mechanical & Electrical Provisions" below for the location and number of appliances. #Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Some of the exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.
(h)	Gas supply	Not Applicable
(i)	Washing machine connection point	Drain point and water point are provided for washing machine. For the location of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(j)	Water supply	Copper pipes are used for cold and hot water supply. uPVC pipes are used for flushing water supply system. Water pipes are partly concealed and partly exposed**. Hot water supply is available. **Note: Other than those parts of the pipes concealed within concrete trench, the rest of them are exposed. Some of the exposed pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials.

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

3. 室內裝置

細項		描述
(c)	廚房	不銹鋼洗滌盆配鍍鉻水龍頭。 廚房裝設木製廚櫃配以高亮亞加力面門板及膠板門板。 下列單位配置以下消防裝置及設備：開放式廚房內的花灑頭及開放式廚房附近的煙霧偵測器，裝置的位置和數目請參閱下文「機電裝置數量說明表 - 開放式廚房的消防設備」： 座數: 第1座* — 樓層: 1樓 — 單位: A、B、C、D、E、F、G、H和I 座數: 第1座* — 樓層: 2樓至3樓及5樓 — 單位: A、B、C、D、E、F、G、H、I和J 有關設備品牌名稱及產品型號，請參閱下文「設備說明表」。有關供水系統，請參閱下文「供水」一欄。
(d)	睡房	沒有裝置提供。
(e)	電話	接駁點的位置及數目，請參閱下文「機電裝置數量說明表」。
(f)	天線	接駁點的位置及數目，請參閱下文「機電裝置數量說明表」。
(g)	電力裝置	提供三相電力配電箱並裝有微型斷路器。導管是部分隱藏及部分外露#。有關設備的位置及數目，請參閱下文「機電裝置數量說明表」。 # 備註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。
(h)	氣體供應	不適用
(i)	洗衣機接駁點	洗衣機配備來水及去水接駁點。 有關接駁點之位置，請參閱「機電裝置數量說明表」。
(j)	供水	熱水及冷水喉採用銅喉。沖廁水系統採用聚氯乙烯管。水管是部分隱藏及部分外露 **。 有熱水供應。 ** 備註：除部分隱藏於混凝土坑內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假樑、櫃、飾面板、非混凝土牆、管道槽或其他物料遮蓋或掩藏。

備註：
* 第1座是指公契中所述的大廈。

Tower 1 第1座*

4. Miscellaneous

Item		Description
(a)	Lifts	TOWERS LIFT: - 2 "Otis" passenger lifts (model no.: GEN2-REGEN) Serving G/F, 1/F to 3/F and 5/F
(b)	Letter box	Stainless steel letter box.
(c)	Refuse collection	Refuse storage and material recovery box are provided in the common area. Refuse will be collected by cleaner and handle at Refuse Storage Chamber at G/F for removal by refuse vehicle.
(d)	Water meter and electricity meter	Separate water meter for each residential flat at Tower 1* is provided at the common Water Meter Cabinet on respective residential floor. Separate electricity meter for each residential flat is provided at the common Electrical Meter Room on respective residential floor.

5. Security Facilities

Description
CCTV cameras are provided along boundary fence wall, entrance, inside G/F entrance lobby, inside recreation facilities, all lift car cages, parking area and connected to the caretaker's quarters. Visitor intercom panel is provided. RFID card access control system is provided.

6. Appliances

Description
Please refer to "Appliances Schedule" below for brand name and model number of appliances.

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.

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

4. 雜項

細項		描述
(a)	升降機	住宅大樓升降機： - 2部"奧的斯"住客升降機（產品型號：GEN2-REGEN） 穿梭地下、1至3樓及5樓
(b)	信箱	不銹鋼信箱。
(c)	垃圾收集	垃圾儲存及物料回收箱位於公用地方，由清潔工人收集垃圾並於地下之垃圾房收集處理，由垃圾車運走。
(d)	水錶及電錶	第1座*每戶之獨立水錶設於大廈住宅樓層之公共水錶櫃。 每戶之獨立電錶設於大廈住宅樓層之公共電錶房。

5. 保安設施

描述
閉路電視鏡頭裝設於沿邊界之圍牆、入口、地下入口大堂內、康樂設施內、所有升降機內、停車位，並於保安員宿舍監控。提供訪客對講機系統。提供無線射頻辨識拍卡系統出入。

6. 設備

描述
設備之品牌名稱及產品型號請參閱下文「設備説明表」。

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

備註：
* 第1座是指公契中所述的大廈。

Appliances Schedule 設備説明表
Appliances Schedule - Kitchen/Open Kitchen 設備説明表 - 廚房 / 開放式廚房

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House Number 洋房編號							
			House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
CombiSet — Wok-burner Gas Hob 組合式炒鑊氣體煮食爐	Miele 德國美諾	CS1018 G	1	1	1	1	1	1	1	1
CombiSet — 2-burner Gas Hob 組合式雙頭氣體煮食爐	Miele 德國美諾	CS1013-1	1	1	1	1	1	1	1	1
CombiSet - Barbecue Grill 組合式燒烤爐	Miele 德國美諾	CS1312 BG	1	1	1	1	1	1	1	1
Wall Mounted Cooker Hood 掛牆式抽油煙機	Miele 德國美諾	DA 4228 W	1	1	1	1	1	1	1	1
Freestanding Refrigerator 獨立式雪櫃	Fisher & Paykel 飛雪	RF522ADX4	1	1	1	1	1	1	1	1
Built-in Wine Conditioning Unit 嵌入式酒櫃	Vinvautz 法國名望	VZ43SDUG-R	1	1	1	1	1	1	1	1
Built-in Microwave Combination Oven 嵌入式組合微波焗爐	Miele 德國美諾	H7240BM	1	1	1	1	1	1	1	1
Built-in Steam Oven 嵌入式蒸焗爐	Miele 德國美諾	DG7240	1	1	1	1	1	1	1	1
Freestanding Washing Machine 獨立式洗衣機	Miele 德國美諾	WED125	1	1	1	1	1	1	1	1
Freestanding Tumble Dryer 獨立式乾衣機	Miele 德國美諾	TEB145 WP	1	1	1	1	1	1	1	1
Gas Water Heater 煤氣熱水爐	TGC 煤氣公司	TSTW220TFQL	1	1	1	1	1	1	1	1
Exhaust Fan 抽氣扇	Wolter 華德	RF150-4	1	1	1	1	1	1	1	1
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	1	1	1	1	1	1	1	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。

Note:
House 4 is omitted.

備註：
不設洋房4號。

Appliances Schedule 設備説明表
Appliances Schedule - Kitchen/Open Kitchen 設備説明表 - 廚房 / 開放式廚房

Tower 1 第1座*

Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F 1 樓									2/F-3/F & 5/F 2樓至3樓及5樓									
			A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Induction Hob 電磁爐	Whirlpool 惠而浦	ACM230/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hood 抽油煙機	Whirlpool 惠而浦	AKTT600/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Freestanding Refrigerator 獨立式雪櫃	Siemens 西門子	KD28NVL3AK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Washer Dryer 洗衣乾衣機	Whirlpool 惠而浦	WRAL85411	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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。

Notes:
1. 4/F is omitted.
2. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 不設4樓。
2. * 第1座是指公契中所述的大廈。

Appliances Schedule 設備説明表
Appliances Schedule - Bathroom 設備説明表 - 浴室

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	House Number 洋房編號							
				House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Master Bathroom 主人浴室	Thermo Ventilator 浴室寶	KDK 松下	30BGCH	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	Thermo Ventilator 浴室寶	KDK 松下	30BGCH	1	1	1	1	1	1	1	1
Bathroom 2 浴室 2	Thermo Ventilator 浴室寶	KDK 松下	30BGCH	1	1	1	1	1	1	1	1
Water Closet 洗手間	Exhaust Fan 抽氣扇	Wolter 華德	RF150-4	-	-	-	1	1	1	1	1
Water Closet 1 洗手間 1	Thermo Ventilator 浴室寶	KDK 松下	30BGCH	1	1	1	-	-	-	-	-
Water Closet 2 洗手間 2	Exhaust Fan 抽氣扇	Wolter 華德	RF150-4	1	1	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。

Notes:
1. The Symbol "-" as shown in the above table denotes "Not Provided" or "Not Applicable".
2. House 4 is omitted.

備註：
1. 上述符號 "-" 表示不提供或不適用。
2. 不設洋房4號。

Appliances Schedule 設備説明表
Appliances Schedule - Bathroom 設備説明表 - 浴室

Tower 1 第1座*

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	1/F 1樓									2/F-3/F & 5/F 2樓至3樓及5樓								
				A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Bathroom 浴室	Exhaust Fan 抽氣扇	Wolter 華德	RF150-4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	HDB-E 24Si	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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。

Notes:
1. 4/F is omitted.
2. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 不設4樓。
2. * 第1座是指公契中所述的大廈。

Appliances Schedule 設備説明表
Appliances Schedule - Air Conditioner 設備説明表 - 空調機

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號		House Number 洋房編號							
			Indoor unit 室內機	Outdoor unit 室外機	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Living Room 客廳	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXSP100CA	RUXYQ10BA	1*	1*	1*	1*	1*	1*	1*	1*
Dining Room 飯廳	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ63AVM	RUXYQ10BA	1*	1*	1*	1*	1*	1*	1*	1*
Bedroom 1 睡房 1	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ20AVM	RUXYQ10BA	1*	1*	1*	-	-	-	-	-
	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ40AVM	RUXYQ10BA	-	-	-	1*	1*	1*	1*	1*
Master Bedroom 主人睡房	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ63AVM	RUXYQ10BA	1*	1*	1*	1*	1*	1*	1*	1*
Bedroom 2 睡房 2	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ25AVM	RUXYQ10BA	1*	1*	1*	-	-	-	-	-
	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ40AVM	RUXYQ10BA	-	-	-	1*	1*	1*	1*	1*
Bedroom 3 睡房 3	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ40AVM	RUXYQ10BA	1*	1*	1*	-	-	-	-	-
Utility Room 工作房	VRV Air-Conditioner 變頻多聯式空調機	Daikin 大金	FXAQ20AVM	RUXYQ10BA	1*	1*	1*	1*	1*	1*	1*	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。

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. The symbol "*" as shown in the above table denotes shared outdoor unit for different location of a flat.
3. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 上述符號 " * " 表示同一單位不同位置共用一部室外機。
3. 不設洋房4號。

Appliances Schedule 設備説明表
Appliances Schedule - Air Conditioner 設備説明表 - 空調機

Tower 1 第1座*

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號		1/F 1樓									2/F-3/F & 5/F 2樓至3樓及5樓									
			Indoor unit 室內機	Outdoor unit 室外機	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner 分體式空調機	Daikin 大金	FTXS50FVMA8	RXS50FVMA	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom / Bedroom 1 睡房 / 睡房 1	Split-type Air-Conditioner 分體式空調機	Daikin 大金	FTXS25EVMA8	RXS25EBVMA	1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1
Bedroom 2 睡房 2	Split-type Air-Conditioner 分體式空調機	Daikin 大金	FTXS25EVMA8	RXS25EBVMA	1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	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。

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

Schedule of Mechanical & Electrical Provisions - Fire Services Installation for Open Kitchen 機電裝置數量説明表 - 開放式廚房的消防設備

Tower 1 第1座*

Location 位置	Provisions 裝置	1/F 1 樓									2/F-3/F & 5/F 2樓至3樓及5樓									
		A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Living Room and Dining Room 客廳及飯廳	Sprinkler Head 花灑頭	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#	2#
	Smoke Detector 煙霧偵測器	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#

Notes:
1. The symbol "#" as shown in the above table denotes the quantity of sprinkler heads and smoke detectors shall be at least 1.
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 "#" 表示花灑頭和煙霧偵測器數量最少為1。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
G/F Main Entrance 地下大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	2	2	2	2	2	2	2
Private Garden 私人花園	Lighting Point 燈位		1	1	1	1	1	1	1	1
	13A Weatherproof Type Single Socket Outlet 13A 防水單位電插座		1	1	1	1	1	1	1	1
Carpark 停車位	Lighting Point 燈位		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		1	1	1	1	1	1	1	1
	13A Weatherproof Type Twin Socket Outlet 13A 防水雙位電插座		2	2	2	2	2	2	2	2
	Electric Vehicle Charging Facilities 電動車充電設施		2	2	2	2	2	2	2	2
		Fused Spur Unit for Gas Water Heater 接線位連保險絲供煤氣熱水爐	2	2	2	2	2	2	2	2
Utility Room 工作房	Lighting Point 燈位		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		2	2	2	2	2	2	2	2
	Equipment Switch 設備開關		2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座		1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Water Closet 洗手間	Lighting Point 燈位		-	-	-	1	1	1	1	1
	13A Weatherproof Type Twin Socket Outlet 13A 防水雙位電插座		-	-	-	1	1	1	1	1
	Washing Machine / Tumble Dryer Connection Point (Water Point) 洗衣機/乾衣機接駁點(來水位)		1	1	1	1	1	1	1	1
	Washing Machine / Tumble Dryer Connection Point (Drain Point) 洗衣機/乾衣機接駁點(去水位)		1	1	1	1	1	1	1	1
Water Closet 1 洗手間 1	Lighting Point 燈位		1	1	1	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	-	-	-	-	-
		Fused Spur Unit for Thermo Ventilator 接線位連保險絲供浴室寶	1	1	1	-	-	-	-	-
Water Closet 2 洗手間 2	Lighting Point 燈位		1	1	1	-	-	-	-	-
	13A Weatherproof Type Twin Socket Outlet 13A 防水雙位電插座		1	1	1	-	-	-	-	-
	Washing Machine / Tumble Dryer Connection Point (Water Point) 洗衣機/乾衣機接駁點(來水位)		1	1	1	1	1	1	1	1
	Washing Machine / Tumble Dryer Connection Point (Drain Point) 洗衣機/乾衣機接駁點(去水位)		1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Kitchen 廚房	Lighting Point 燈位		4	4	4	5	5	5	5	5
		Door Bell 門鈴	1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		3	3	3	3	3	3	3	3
		13A Single Socket Outlet (Connected to Kitchen Appliance) 13A 單位電插座 (已接駁廚房設備)	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座		4	4	3	3	3	3	3	3
		13A Twin Socket Outlet (Connected to Kitchen Appliance) 13A 雙位電插座 (已接駁廚房設備)	1	1	2	1	1	1	1	1
		Fused Spur Unit for Cooker Hood 接線位連保險絲供抽油煙機	1	1	1	1	1	1	1	1
	Equipment Switch 設備開關		2	2	2	2	2	2	2	2

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Living Room 客廳	Lighting Point 燈位		4	4	4	3	3	3	3	3
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		5	5	5	6	6	6	6	6
	Equipment Switch 設備開關		1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座		4	4	4	4	4	4	4	4
	13A Single Socket Outlet 13A 單位電插座		2	2	2	1	1	1	1	1
	Data Connection Point 數據接駁點		1	1	1	1	1	1	1	1
Dining Room 飯廳	Lighting Point 燈位		3	3	3	3	3	3	3	3
	Lighting Switch 燈具開關		7	7	7	5	5	5	5	5
	Equipment Switch 設備開關		2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座		2	2	2	5	5	5	5	5

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Master Bathroom 主人浴室	Lighting Point 燈位		6	6	6	6	6	6	6	6
	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	2	2	2	2	2
		Fused Spur Unit for Ceiling LED Light Strip 接線位連保險絲供天花燈帶	1	1	1	1	1	1	1	1
		Fused Spur Unit for Thermo Ventilator 接線位連保險絲供浴室寶	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet LED Light Strip 接線位連保險絲供鏡櫃燈帶	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐控制器		1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	Lighting Point 燈位		4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet LED Light Strip 接線位連保險絲供鏡櫃燈帶	1	1	1	1	1	1	1	1
		Fused Spur Unit for Thermo Ventilator 接線位連保險絲供浴室寶	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐控制器		1	1	1	1	1	1	1	1
Bathroom 2 浴室 2	Lighting Point 燈位		5	5	5	5	5	5	5	5
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1
		Fused Spur Unit for Ceiling LED Light Strip 接線位連保險絲供天花燈帶	1	1	1	1	1	1	1	1
		Fused Spur Unit for Thermo Ventilator 接線位連保險絲供浴室寶	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Cabinet LED Light Strip 接線位連保險絲供鏡櫃燈帶	1	1	1	1	1	1	1	1
	Gas Water Heater Remote Control 煤氣熱水爐控制器		1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
2/F Corridor 2樓走廊	Lighting Point 燈位		2	2	2	1	1	1	1	1
	Lighting Switch 燈具開關		3	3	3	3	3	3	3	3
Master Bedroom 主人睡房	Lighting Point 燈位		2	2	2	2	2	2	2	2
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		4	4	4	4	4	4	4	4
	Equipment Switch 設備開關		2	2	2	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座		4	4	4	4	4	4	4	4
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1
	Data Connection Point 數據接駁點		1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	Lighting Point 燈位		1	1	1	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		2	2	2	1	1	1	1	1
	Lighting Switch 燈具開關		1	1	1	1	1	1	1	1
	Equipment Switch 設備開關		1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座		2	2	2	4	4	4	4	4
	13A Twin Socket Outlet 13A 雙位電插座		2	2	2	1	1	1	1	1
	Data Connection Point 數據接駁點		1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Bedroom 2 睡房 2	Lighting Point 燈位		2	2	2	1	1	1	1	1
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		1	1	1	3	3	3	3	3
	Equipment Switch 設備開關		1	1	1	2	2	2	2	2
	13A Single Socket Outlet 13A 單位電插座		3	3	3	4	4	4	4	4
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1
	Data Connection Point 數據接駁點		-	-	-	1	1	1	1	1
Bedroom 3 睡房 3	Lighting Point 燈位		2	2	2	-	-	-	-	-
	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	-	-	-	-	-
	Telephone Connection Point 電話接駁點		1	1	1	-	-	-	-	-
	Lighting Switch 燈具開關		4	4	4	-	-	-	-	-
	Equipment Switch 設備開關		2	2	2	-	-	-	-	-
	13A Single Socket Outlet 13A 單位電插座		4	4	4	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	-	-	-	-	-
	Data Connection Point 數據接駁點		1	1	1	-	-	-	-	-

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

House 1-3 and House 5-9 洋房1至3號及洋房5至9號

Location 位置	Provision 裝置		House Number 洋房編號							
	Exposed Type 外露型	Non-Exposed Type 非外露型	House 1 洋房1號	House 2 洋房2號	House 3 洋房3號	House 5 洋房5號	House 6 洋房6號	House 7 洋房7號	House 8 洋房8號	House 9 洋房9號
Store Room 儲物房	Lighting Point 燈位		1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		3	3	3	-	-	-	-	-
	Distribution Board 配電箱		1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座		-	-	-	2	2	2	2	2
Flat Roof on Roof Floor 平台於天台層	Lighting Point 燈位		2	2	2	2	2	2	2	2
	Weather-proof Socket Outlet 防水電插座		3	3	3	3	3	3	3	3
	Weather-proof Isolator for Vrv A/C Outdoor Unit Vrv 冷氣系統防水隔離開關掣		1	1	1	1	1	1	1	1
G/F to Roof Staircase 地下至天台樓梯	Lighting Point 燈位		5	5	5	6	6	6	6	6
	Lighting Switch 燈具開關		4	4	4	3	3	3	3	3
	13A Single Socket Outlet 13A 單位電插座		2	2	2	2	2	2	2	2

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. House 4 is omitted.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設洋房4號。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Tower 1 第1座*

Location 位置	Provision 裝置		1/F 1樓									2/F-3/F & 5/F 2樓至3樓及5樓									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Switch 燈具開關		7	6	6	5	5	5	5	6	6	7	6	6	5	5	5	5	6	6	7
	Lighting Point 燈位		4	3	3	2	2	2	2	3	3	4	3	3	2	2	2	2	3	3	4
	Equipment Switch 設備開關		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	13A Single Socket Outlet 13A 單位電插座		1	-	-	2	2	2	2	-	-	1	-	-	2	2	2	2	-	-	1
	13A Twin Socket Outlet 13A 雙位電插座		6	5	5	3	3	3	3	5	5	6	5	5	3	3	3	3	5	5	6
	Data Connection Point 數據接駁點		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Doorphone 門鈴電話		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

Schedule of Mechanical & Electrical Provisions 機電裝置數量説明表

Tower 1 第1座*

Location 位置	Provision 裝置		1/F 1樓									2/F-3/F & 5/F 2樓至3樓及5樓									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Open Kitchen 開放式廚房		Door Bell 門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Door Bell 接線位連保險絲供門鈴	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		2	3	3	3	3	3	3	3	2	2	3	3	3	3	3	3	3	3	2
	Lighting Switch 燈具開關		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		13A Single Socket Outlet (Connected To Kitchen Appliance) 13A 單位電插座 (已接駁廚房設備)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Induction Hob 電磁爐隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Cooker Hood 抽油煙機隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet LED Light Strip 接線位連保險絲供廚櫃燈帶	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point (Water Point) 洗衣乾衣機接駁點 (來水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point (Drain Point) 洗衣乾衣機接駁點 (去水位)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Tower 1 第1座*

Location 位置	Provision 裝置		1/F 1樓									2/F-3/F & 5/F 2樓至3樓及5樓									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J
Bathroom 浴室	Lighting Point 燈位		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
		Fused Spur Unit for Mirror Cabinet LED Light Strip 接線位連保險絲供鏡櫃燈帶	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 接線位連保險絲供抽氣扇	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Isolator for Electric Water Heater 電熱水爐隔離開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Bedroom / Bedroom 1 睡房 / 睡房 1	TV / FM Connection Point 電視 / 收音機天線接駁點		1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1
	Lighting Switch 燈具開關		1	2	2	-	-	-	-	2	2	2	2	2	-	-	-	-	2	2	2
	Lighting Point 燈位		1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1
	13A Single Socket Outlet 13A 單位電插座		2	2	2	-	-	-	-	2	2	2	2	2	-	-	-	-	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座		1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1
	Telephone Connection Point 電話接駁點		1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1
	Switch for Indoor Air Conditioner Unit 室內空調機開關掣		1	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Tower 1 第1座*

Location 位置	Provision 裝置		1/F 1樓									2/F 2樓										3/F and 5/F 3樓及5樓									
	Exposed Type 外露型	Non-Exposed Type 非外露型	A	B	C	D	E	F	G	H	I	A	B	C	D	E	F	G	H	I	J	A	B	C	D	E	F	G	H	I	J
Bedroom 2 睡房 2	TV / FM Connection Point 電視 / 收音機天線接駁點		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
	Lighting Switch 燈具開關		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
	Lighting Point 燈位		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
	13A Single Socket Outlet 13A 單位電插座		-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13A Twin Socket Outlet 13A 雙位電插座		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
	Telephone Connection Point 電話接駁點		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
	Switch for Indoor Air Conditioner Unit 室內空調機開關掣		1	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1
Flat Roof 平台	Lighting Point 燈位		2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-
Balcony 露台	Lighting Point 燈位		-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Point 燈位		-	1	1	-	-	-	-	1	1	1	1	1	-	-	-	-	1	1	-	1	1	1	-	-	-	-	1	1	1

Notes:
1. The symbol " - " as shown in the above table denotes " Not Provided " or " Not Applicable ".
2. 4/F is omitted.
3. * Tower 1 means Tower as stated in Deed of Mutual Covenant.

備註：
1. 上述符號 " - " 表示不提供或不適用。
2. 不設4樓。
3. * 第1座是指公契中所述的大廈。

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。

Town gas is supplied by The Hong Kong and China Gas Company Limited.
(For Houses Only)

煤氣由香港中華煤氣有限公司供應。
（只限洋房）

25 GOVERNMENT RENT
地税

The Vendor is liable for the Government Rent payable for the specified residential property from the date of the Land Grant up to and including the date of the Assignment of that specified residential property.

賣方有法律責任繳付指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之轉讓契日期之地税。

26 MISCELLANEOUS PAYMENTS BY PURCHASER
買方的雜項付款

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

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

Note:
On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

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

27 DEFECT LIABILITY WARRANTY PERIOD
欠妥之處的保養責任期

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

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

28 MAINTENANCE OF SLOPES
斜坡維修

Not applicable

不適用

29 MODIFICATION
修訂

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

發展項目現時並沒有向政府提出申請修訂批地文件。

30 RELEVANT INFORMATION 有關資料

Communal Aerial Broadcast Distribution System / Lightning Rod

The following facilities have been installed at the roof level of Tower 1*:

Description	Location
Communal Aerial Broadcast Distribution System	Roof of Tower 1*
Lightning Rod	Roof of Tower 1*

Note:
* Tower 1 means Tower as stated in Deed of Mutual Covenant.

電視公共天線 / 避雷針

第1座*天台已裝設下列設施：

說明	位置
電視公共天線	第1座*天台
避雷針	第1座*天台

備註：
* 第1座是指公契中所述的大廈。

31 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^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	Not Applicable
2.	**Plant rooms and similar services**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	34.576
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.	330.799
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	Not Applicable
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	57.000
4.	Wider common corridor and lift lobby	23.169
5.	Communal sky garden	Not Applicable
6.	Acoustic fin	Not Applicable
7.	Wing wall, wind catcher and funnel	Not Applicable
8.	Non-structural prefabricated external wall	Not Applicable
9.	Utility platform	24.750
10.	Noise barrier	Not Applicable
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	5.000
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	154.974

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		
1.(#)	停車場及上落客貨地方（公共交通總站除外）	不適用
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（訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	34.576
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	330.799
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	57.000
4.	加闊的公用走廊及升降機大堂	23.169
5.	公用空中花園	不適用
6.	隔聲鰭	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	24.750
10.	隔音屏障	不適用
適意設施		
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	5.000
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	154.974

		Area (m^2)
13.	Covered landscaped and play area	Not Applicable
14.	Horizontal screen/covered walkway and trellis	Not Applicable
15.	Larger lift shaft	Not Applicable
16.	Chimney shaft	Not Applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not Applicable
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	31.318
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not Applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not Applicable
21.	Void in duplex domestic flat and house	Not Applicable
22.	Sunshade and reflector	Not Applicable
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	50.678
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	Not Applicable
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	Not Applicable
26.	Covered area under large projecting/ overhanging feature	Not Applicable
27.	Public transport terminus	Not Applicable
28.(#)	Party structure and common staircase	Not Applicable
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	Not Applicable
30.	Public passage	Not Applicable
31.	Covered set back area	Not Applicable
Bonus GFA		
32.	Bonus GFA	Not Applicable
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	Not Applicable

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

		面積 (平方米)
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、衞星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管	31.318
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	不適用
22.	遮陽篷及反光罩	不適用
23.(#)	伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	50.678
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，及維修通道	不適用
其他項目		
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	不適用
30.	公眾通道	不適用
31.	有蓋的後移部分	不適用
額外總樓面面積		
32.	額外總樓面面積	不適用
根據聯合作業備考（第8號）提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	不適用

備註：
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。

31 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING
申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building 有關建築物的環境評估

Green Building Certification

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

Provisional
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: PAU0047/19

綠色建築認證

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

暫定評級
不予評級

HKGBC 香港綠色建築議會

申請編號: PAU0047/19

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

Latest information on the estimated energy performance or consumption for the common parts of the Development as submitted to the Building Authority prior to the printing of the sales brochures:
於印製售樓說明書前呈交予建築事務監督發展項目的公用部分的預計能量表現或消耗的最近期資料：

Part I 第 I 部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed 擬安裝的具能源效益的設施	LED Recessed downlight 嵌入式 LED 筒燈

Part II: The predicted annual energy use of the proposed building / part of building (Note 1) 第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量（備註 1）：					
Location 位置	Internal Floor Area Served (m^2) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇（備註 2）每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年	Electricity kWh/ m^2 /annum 電力 千瓦小時 / 平方米 / 年	Town Gas / LPG unit/ m^2 /annum 煤氣 / 石油氣 用量單位 / 平方米 / 年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置（備註 3）的部份	140.417	254.53	Not Applicable 不適用	179.04	Not Applicable 不適用

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：			
Type of Installations 裝置類型	YES 是	NO 否	Not Applicable 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

Notes :

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and towngas/LPG consumption (unit/m^2/annum), of the Development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" in the BEAM Plus for New Buildings (current version); and

   (b) "internal floor area", in relation a building , a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.

2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" in the BEAM Plus for New Buildings (current version).

3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

備註：

1. 一般而言，一棟樓宇的預計"每年能源消耗量"愈低，其節約能源的效益愈高。如一棟樓宇預計的"每年能源消耗量"低於該樓宇的"基線樓宇每年能源消耗量"，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

   (a) "每年能源消耗量"與新建樓宇BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及

   (b) 樓宇、空間或單位的"內部樓面面積"，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。

2. "基準樓宇"與新建樓宇BEAM Plus標準(現行版本)中的"基準建築物模式(零分標準)"具有相同涵義。

3. "中央屋宇裝備裝置"與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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。

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)

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.laaldea.hk

Date on which the sales brochure is printed: 30 August 2021

售樓説明書的印製日期：2021年8月30日

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
25 November 2021 2021年11月25日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14 - 15	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	16 - 18	Aerial Photograph of the Development is deleted. 發展項目的鳥瞰照片已刪去。
	25 - 32	Floor Plans of Residential Properties in the Development is updated. 發展項目的住宅物業的樓面平面圖已更新。
23 February 2022 2022年2月23日	No revision made. 並無作出修改。	
19 May 2022 2022年5月19日	No revision made. 並無作出修改。	
18 August 2022 2022年8月18日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	16 - 17	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
17 November 2022 2022年11月17日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15 - 17	Aerial Photograph of the Development is deleted. 發展項目的鳥瞰照片已刪去。
	20	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。
16 February 2023 2023年2月16日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
15 May 2023 2023年5月15日	4, 6	Notes to Purchasers of First-Hand Residential Properties is updated. 一手住宅物業買家須知已更新。
	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
14 August 2023 2023年8月14日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
29 November 2024 2024年11月29日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。
	109 - 110, 112	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。
27 February 2025 2025年2月27日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	109 - 110	Information in Application for Concession on Gross Floor Area of Building is updated. 申請建築物總樓面面積寬免的資料已更新。
23 May 2025 2025年5月23日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
	15	Aerial Photograph of the Development is deleted. 發展項目的鳥瞰照片已刪去。
29 September 2025 2025年9月29日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
13 February 2026 2026年2月13日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	14	Aerial Photograph of the Development is updated. 發展項目的鳥瞰照片已更新。
12 May 2026 2026年5月12日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	19 - 20	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。
7 August 2026 2026年8月7日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	19 - 20	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
6 November 2026 2026年11月6日	13	Location Plan of the Development is updated. 發展項目的所在位置圖已更新。
	19	Outline Zoning Plan Relating to the Development is updated. 關乎發展項目的分區計劃大綱圖已更新。