

SEASIDE CASTLE 畔海

售樓說明書

SALES BROCHURE

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

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。

[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。

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。

[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。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契(或公契擬稿)。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契(或公契擬稿)的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的 24 小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價 **5%** 的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的 5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約， 則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

<u>適用於一手未落成住宅物業</u>

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説明書。因此，緊記先行索取售樓説明書，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

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。

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

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";

[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.

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

7. Information on Availability of Residential Properties for Selection at Sales Office

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

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the 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.

<u>For first-hand uncompleted residential properties</u>

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.

<u>For first-hand uncompleted residential properties and completed residential properties pending compliance</u>

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.

[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.

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 –

Sales of First-hand Residential Properties Authority
March 2023

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

發展項目名稱 Name of the Development	畔海 Seaside Castle
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 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	澄麗路 9 號 No. 9 Ching Lai Road
獨立屋的總數、門牌號數及被略去的門牌號數 Total number of houses, house numbering and omitted house number	共 8 座洋房： There are 8 houses: 澄麗路 9 號　No. 9 Ching Lai Road　(1 號洋房 House 1) 澄麗路 9 號　No. 9 Ching Lai Road　(2 號洋房 House 2) 澄麗路 9 號　No. 9 Ching Lai Road　(3 號洋房 House 3) 澄麗路 9 號　No. 9 Ching Lai Road　(5 號洋房 House 5) 澄麗路 9 號　No. 9 Ching Lai Road　(6 號洋房 House 6) 澄麗路 9 號　No. 9 Ching Lai Road　(7 號洋房 House 7) 澄麗路 9 號　No. 9 Ching Lai Road　(8 號洋房 House 8) 澄麗路 9 號　No. 9 Ching Lai Road　(9 號洋房 House 9) 不設洋房號數 4 House number 4 is omitted

3 賣方及有參與發展項目的其他人的資料
INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方	:	確堅有限公司 Gain City Limited* Jumbo Achieve Limited* 運成有限公司* 凱天置業有限公司*
賣方之控權公司	:	就 確堅有限公司: 英皇國際集團有限公司 英皇物業發展有限公司 就 Gain City Limited: 英皇國際集團有限公司 英皇物業投資有限公司 Trade Ally Enterprises Limited 就 Jumbo Achieve Limited: 英皇國際集團有限公司 英皇物業投資有限公司 Chance Right Investments Limited 就 運成有限公司: 英皇國際集團有限公司 英皇物業投資有限公司 Value Summit Holdings Limited 就 凱天置業有限公司: 英皇國際集團有限公司 英皇物業投資有限公司 Wealth Estate Limited
發展項目的認可人士	:	蔡家雄先生
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團	:	思博建築設計有限公司
發展項目的承建商	:	新豪建築有限公司
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	:	孖士打律師行
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	:	東亞銀行有限公司 (註:相關貸款已清償)
已為發展項目的建造提供貸款的任何其他人	:	英皇財務管理有限公司

*附註:
確堅有限公司已將以下住宅物業轉讓予其有聯繫法團:

有聯繫法團名稱	住宅物業及車位
Gain City Limited	發展項目的1 號洋房(連地下低層CP1及CP2號住宅停車位)
Jumbo Achieve Limited	發展項目的7 號洋房(連地下低層CP11及CP12號住宅停車位)
運成有限公司	發展項目的8 號洋房(連地下低層CP13及CP14號住宅停車位)
凱天置業有限公司	發展項目的9 號洋房(連地下低層CP15及CP16號住宅停車位)

Vendor	:	Sure Strong Corporation Limited Gain City Limited* Jumbo Achieve Limited* Real Chance Limited* Sky Winner Properties Limited*
Holding company of the Vendor	:	In respect of Sure Strong Corporation Limited: Emperor International Holdings Limited Emperor Property Development Limited In respect of Gain City Limited: Emperor International Holdings Limited Emperor Property Investment Limited Trade Ally Enterprises Limited In respect of Jumbo Achieve Limited: Emperor International Holdings Limited Emperor Property Investment Limited Chance Right Investments Limited In respect of Real Chance Limited: Emperor International Holdings Limited Emperor Property Investment Limited Value Summit Holdings Limited In respect of Sky Winner Properties Limited: Emperor International Holdings Limited Emperor Property Investment Limited Wealth Estate Limited
Authorized person for the Development	:	Mr. CHOY Ka Hung
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity	:	Spiral Architectural Design Limited
Building contractor for the Development	:	New House Construction Company Limited
The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development	:	Mayer Brown
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development	:	The Bank of East Asia, Limited (Note: the loan concerned has/have been repaid in full)
Any other person who has made a loan for the construction of the Development	:	Emperor Financial Management Limited

*Remarks :
Sure Strong Limited had assigned the following residential properties to its associated corporations:-

Name of associated corporation	Residential Property and Parking Space
Gain City Limited	House 1 (with Residential Car Parking Spaces Nos.CP1 and CP2 on Lower Ground Floor) of the Development
Jumbo Achieve Limited	House 7 (with Residential Car Parking Spaces Nos.CP11 and CP12 on Lower Ground Floor) of the Development
Real Chance Limited	House 8 (with Residential Car Parking Spaces Nos.CP13 and CP14 on Lower Ground Floor) of the Development
Sky Winner Properties Limited	House 9 (with Residential Car Parking Spaces Nos. CP15 and CP16 on Lower Ground Floor) of the Development

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

(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No
(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.	No

1) 發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

2) 發展項目沒有構成圍封牆的一部分的幕牆。

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

2) There are no curtain walls forming part of the enclosing walls of the Development.

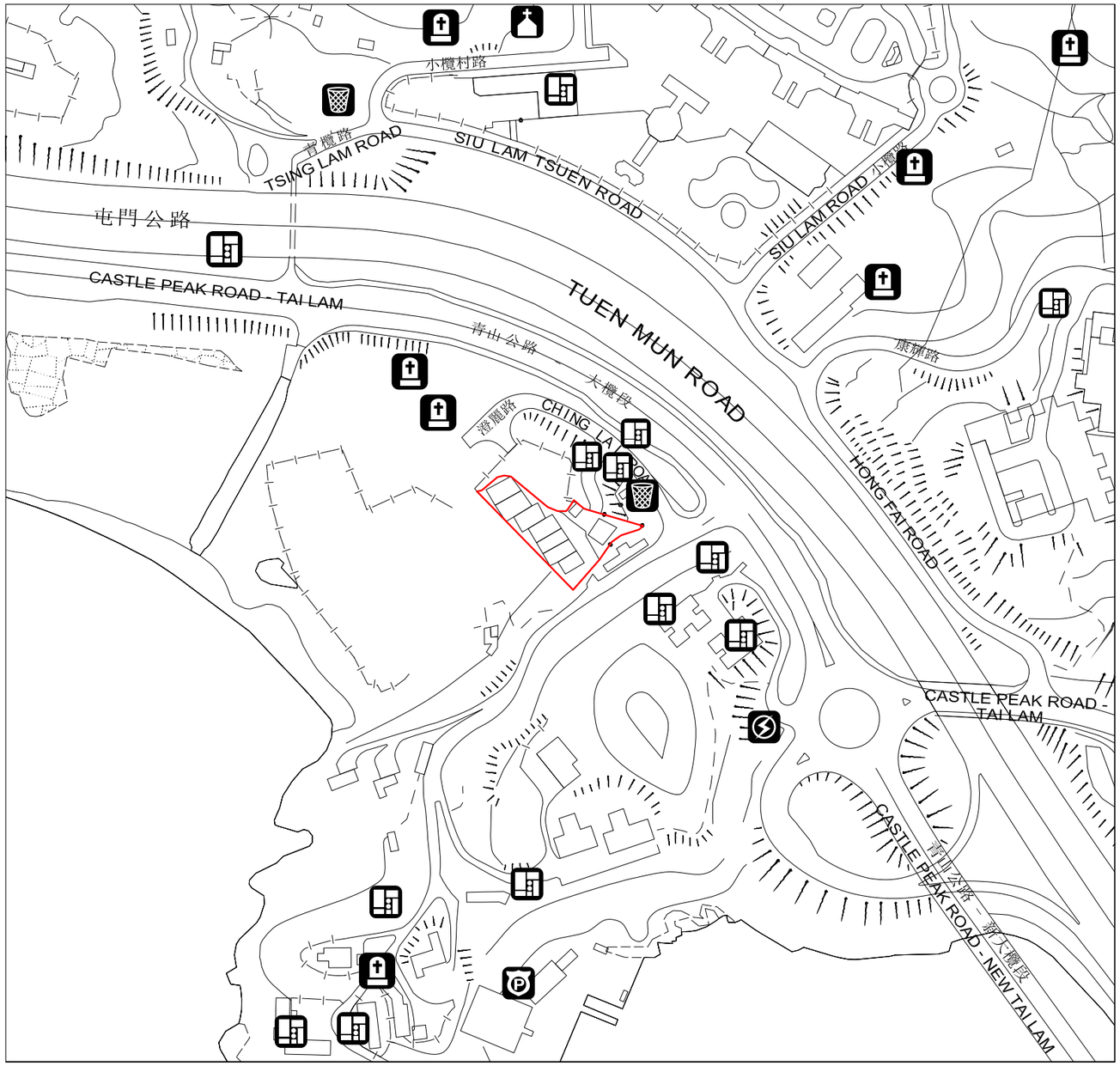
根據已簽立的公契獲委任為發展項目的管理人的人：

英皇物業管理(香港)有限公司

The person appointed as the manager of the Development under the deed of mutual covenant that has been executed:

Emperor Property Management (HK) Limited

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



比例呎 SCALE

0 250米/M

圖例
Notation

- 發電廠 (包括電力分站)
  A Power Plant (including Electricity Sub-stations)
- 墳場
  A Cemetery
- 垃圾收集站
  A Refuse Collection Point
- 警署
  A Police Station
- 公用事業設施裝置
  A Public Utility Installation
- 宗教場所（包括教堂、廟宇及祠堂）
  A Religious Institution (including a Church, a Temple and a Tsz Tong)
- 發展項目的位置
  The Location of the Development

發展項目的位置圖: 由賣方參考2024年9月12日修訂之地政總署測繪處之測繪圖擬備，編號為T6-SW-D，有需要處經修正處理。

The Location Plan is prepared by the Vendor with reference to the Survey Sheet No. T6-SW-D dated 12th September 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

備註：

1. 由於發展項目的邊界不規則的技術原因，此位置圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買方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。

Note:

1. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons that the boundary of the Development is irregular.
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.

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



發展項目的邊界
The Boundary of the Development

摘錄自地政總署測繪處於 2023年11月28日在 6,900 呎飛行高度拍攝之鳥瞰照片，編號為 E213486C。

香港特別行政區政府 地政總署測繪處
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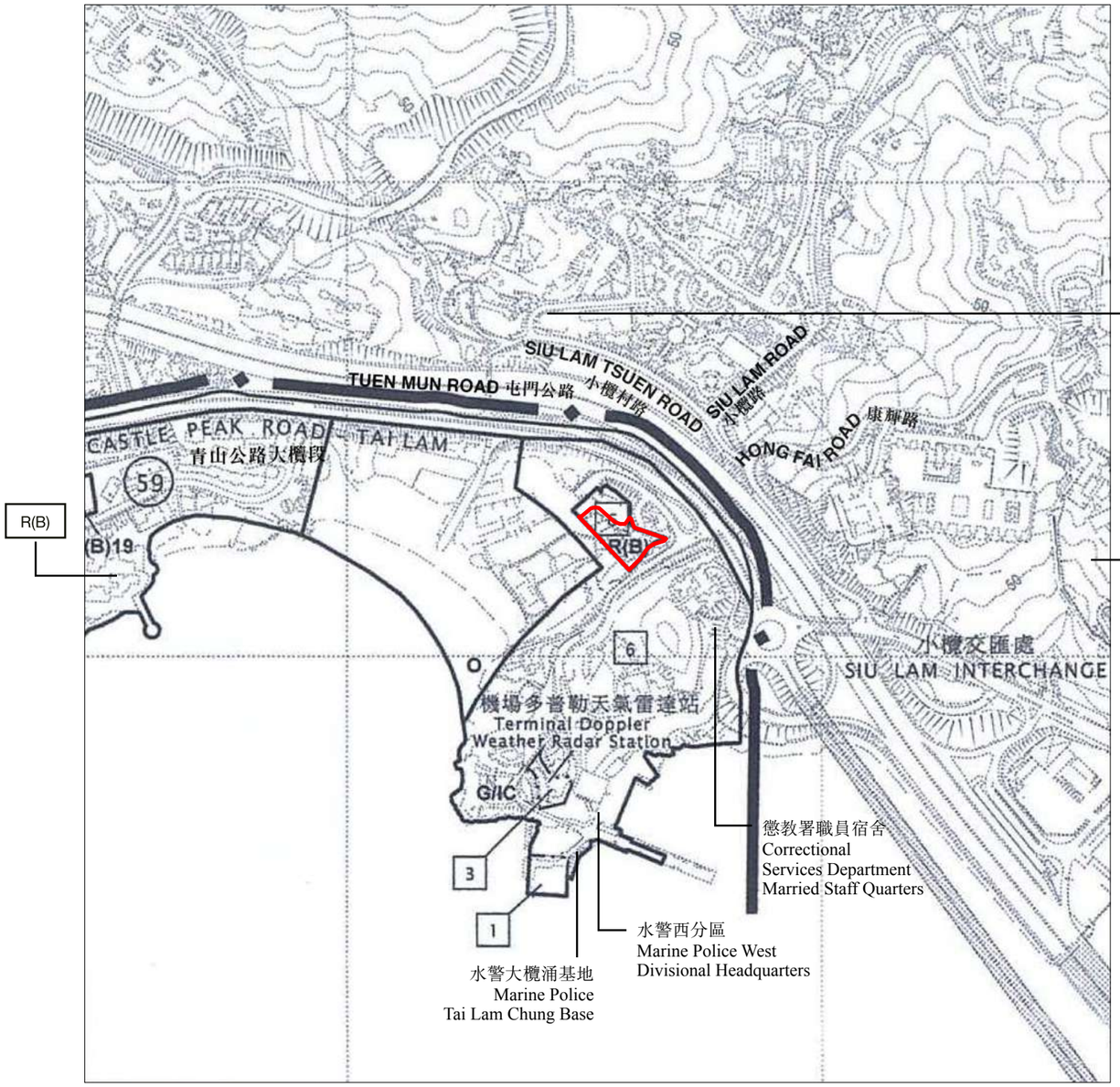
Adopted from part of the aerial photo taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E213486C, dated 28 November 2023.

Survey and Mapping Office, Lands Department, The Government of HKSAR
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備註： 1. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

Note : 1. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reasons that the boundary of the Development is irregular.

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



圖例
Notation

地帶 ZONES

- R(B) 住宅（乙類）Residential(Group B)
- G/IC 政府、機構或社區 Government, Institution or Community
- O 休憩用地 Open Space

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- 1 最高建築物高度（樓層數目）Maximum Building Height (1 Storey)
- 59 規劃區編號 Planning Area Number

發展項目的邊界
The Boundary of the Development

比例呎 SCALE

0 500米/M

摘錄自2023年10月20日刊憲之屯門分區計劃大綱核准圖，編號為 S/TM/38，經處理以紅色顯示發展項目邊界線。

Adopted from part of the approved Tuen Mun Outline Zoning Plan No. S/TM/38 gazetted on 20th October 2023 with adjustments to show the Development boundary.

備註
1. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
2. 由於發展項目的邊界不規則的技術原因，此分區計劃大圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方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。

Note
1. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.
3. 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.

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



發展項目的邊界
The Boundary of the Development

比例呎 SCALE

0 500米/M

圖例
Notation

地帶 ZONES

- R(B) 住宅（乙類） Residential(Group B)
- R(C) 住宅（丙類） Residential(Group C)
- G/IC 政府、機構或社區 Government, Institution or Community
- GB 綠化地帶 Green Belt

交通 COMMUNICATIONS

- 主要道路及路口 Major Road and Junction
- 高架道路 Elevated Road

其他 MISCELLANEOUS

- 規劃範圍界線 Boundary of Planning Scheme
- ★ 註釋內訂明最高建築物高度限制 Maximum Building Height restriction as stipulated on the notes
- 1 最高建築物高度（樓層數目） Maximum Building Height (1 Storey)

摘錄自2023年10月13日刊憲之掃管笏分區計劃大綱核准圖，編號為 S/TM/SKW-15，經處理以紅色顯示發展項目邊界線。

Adopted from part of the approved So Kwun Wat Outline Zoning Plan No. S/TM/SKW-15 gazetted on 13th October 2023 with adjustments to show the Development boundary.

備註

1. 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。
2. 由於發展項目的邊界不規則的技術原因，此分區計劃大圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 賣方建議準買方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。

Note

1. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
2. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reasons that the boundary of the Development is irregular.
3. 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.

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



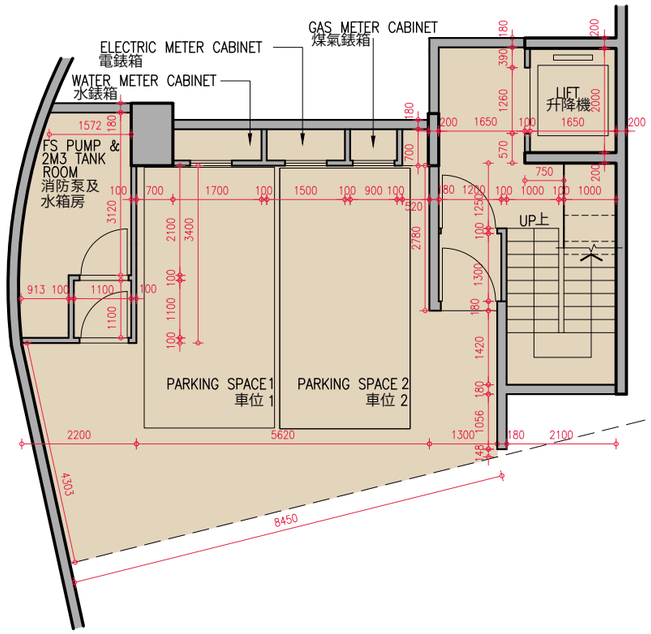
平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on floor plans

本節適用之備註:
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。

Note applicable to this section:
Floor-to-floor height refer to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.

ACOUSTIC BALCONY	= Acoustic Balcony	隔音露台
ACOUSTIC BALCONY ABOVE	= Acoustic Balcony Above	隔音露台置上
BALCONY	= Balcony	露台
BALCONY ABOVE	= Balcony Above	露台置上
BATH 1	= Bathroom 1	浴室 1
BATH 2	= Bathroom 2	浴室 2
BATH 3	= Bathroom 3	浴室 3
BATH 4	= Bathroom 4	浴室 4
BR 1	= Bedroom 1	睡房 1
BR 2	= Bedroom 2	睡房 2
BR 3	= Bedroom 3	睡房 3
BR 4	= Bedroom 4	睡房 4
CANOPY FOR BALCONY	= Canopy for Balcony	露台遮蓋平台
CANOPY FOR U.P.	= Canopy for Utility Platform	工作平台遮蓋平台
CANOPY FOR U.P. BELOW	= Canopy for Utility Platform Below	工作平台遮蓋平台
DINING	= Dining Room	飯廳
DN	= Down	落
ELECTRIC METER CABINET	= Electric Meter Cabinet	電錶箱
ENTRANCE LOBBY	= Entrance Lobby	入口門廳
FAMILY	= Family Room	起居室
FILTRATION & AC PLANT AREA	= Filtration & Air Conditioning Plant Area	過濾設備及冷氣機平台
FILTRATION PLANT PIT	= Filtration Plant Pit	遊泳池過濾設備井
FLAT ROOF	= Flat Roof	平台
FS PLANT ROOM FOR HOUSE 9	= Fire Services Plant Room for House 9	9號洋房消防機房
FS PUMP & 2M3 TANK ROOM	= Fire Services Pump & 2 Cubic Meter Tank Room	消防泵及2立方米水箱房
GAS METER CABINET	= Gas Meter Cabinet	煤氣錶箱
HR	= Hose Reel	消防喉轆
KITCHEN	= Kitchen	廚房
LAV 1	= Lavatory 1	洗手間 1
LAV 2	= Lavatory 2	洗手間 2
LIFT	= Lift	升降機
LIVING	= Living Room	客廳
MAID	= Maid Room	傭人房
M. BATH	= Master Bathroom	主人浴室
MBR	= Master Bedroom	主人睡房
P.D.	= Pipe Duct	管槽
PARKING SPACE	= Parking Space	車位
PRIVATE GARDEN	= Private Garden	私人花園
ROOF	= Roof	天台
STAIRHOOD	= Stairhood	梯屋
SWIMMING POOL	= Swimming Pool	遊泳池
UP	= Up	上
U.P.	= Utility Platform	工作平台
U.P. ABOVE	= Utility Platform Above	工作平台置上
VOID	= Void	中空
VOID ABOVE	= Void Above	上層中空
WALKIN CLOSET	= Walk-in Closet	衣帽間
WATER METER CABINET	= Water Meter Cabinet	水錶箱

1 號洋房地下低層平面圖
HOUSE 1 LOWER GROUND FLOOR PLAN



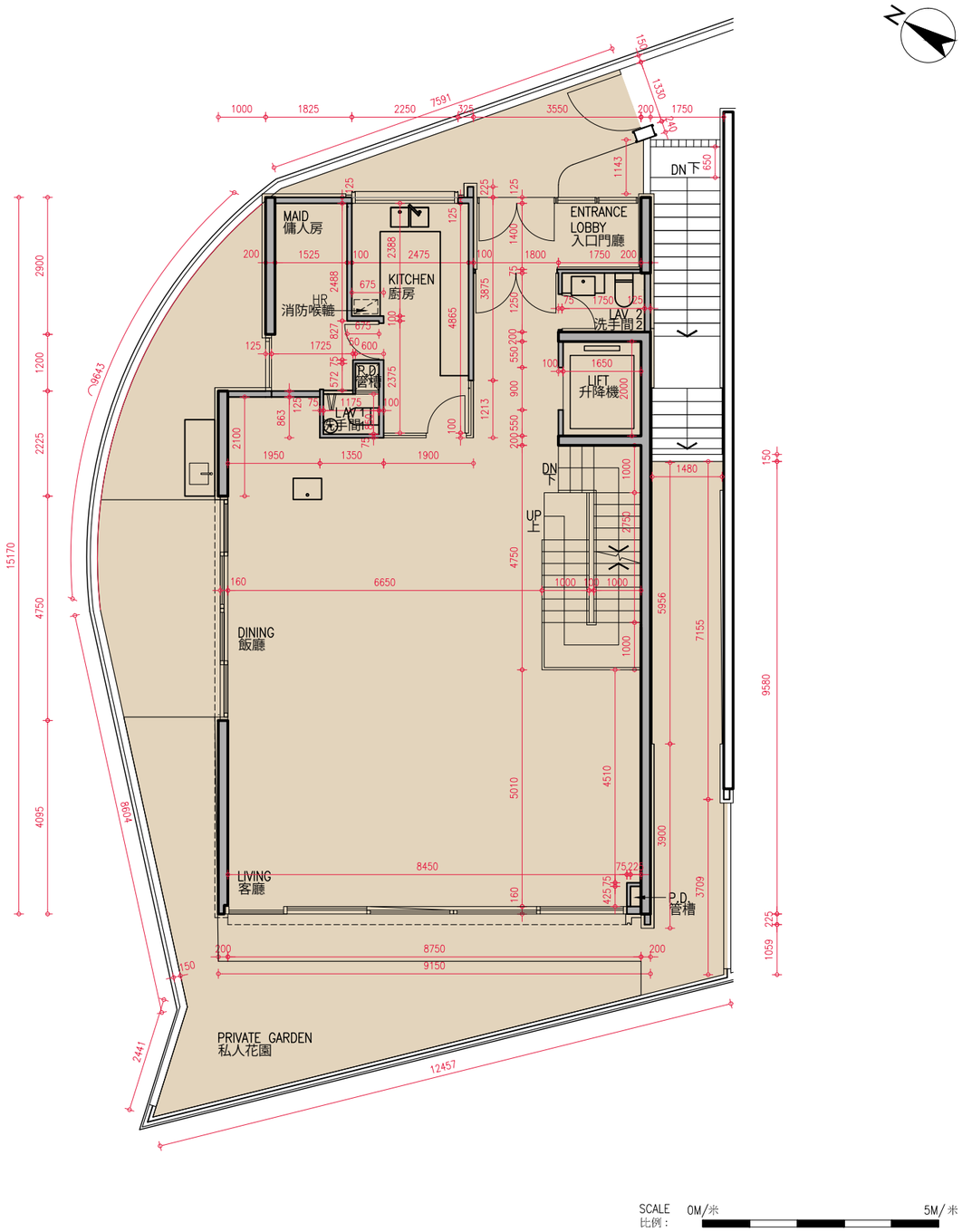
SCALE 比例： 0M/米 5M/米

1 號洋房 House 1	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	175, 200, 300
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 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) (mm)	4100

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

1 號洋房地下平面圖
HOUSE 1 GROUND FLOOR PLAN

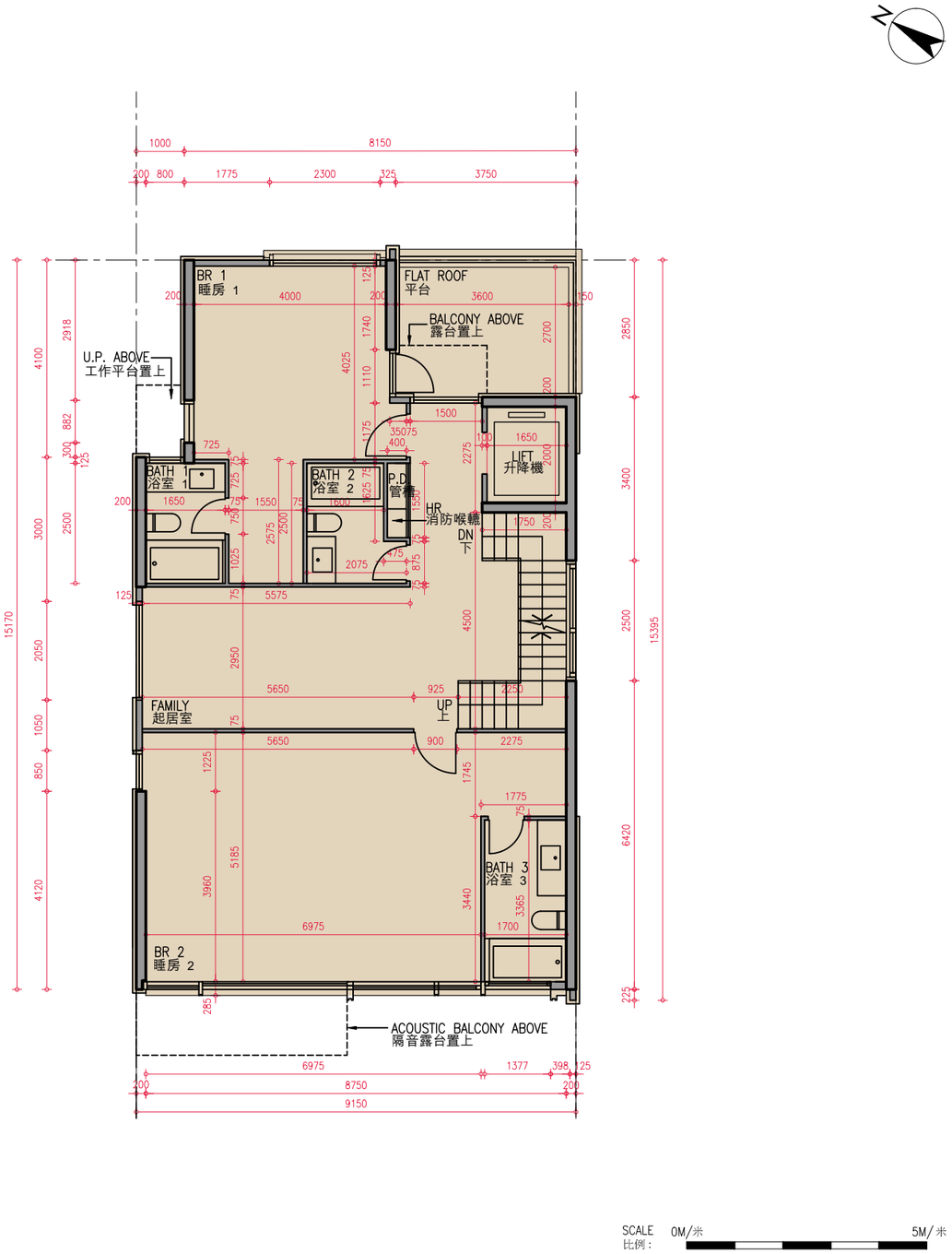


1 號洋房 House 1	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 200, 250
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

1 號洋房1樓平面圖
HOUSE 1 FIRST FLOOR PLAN

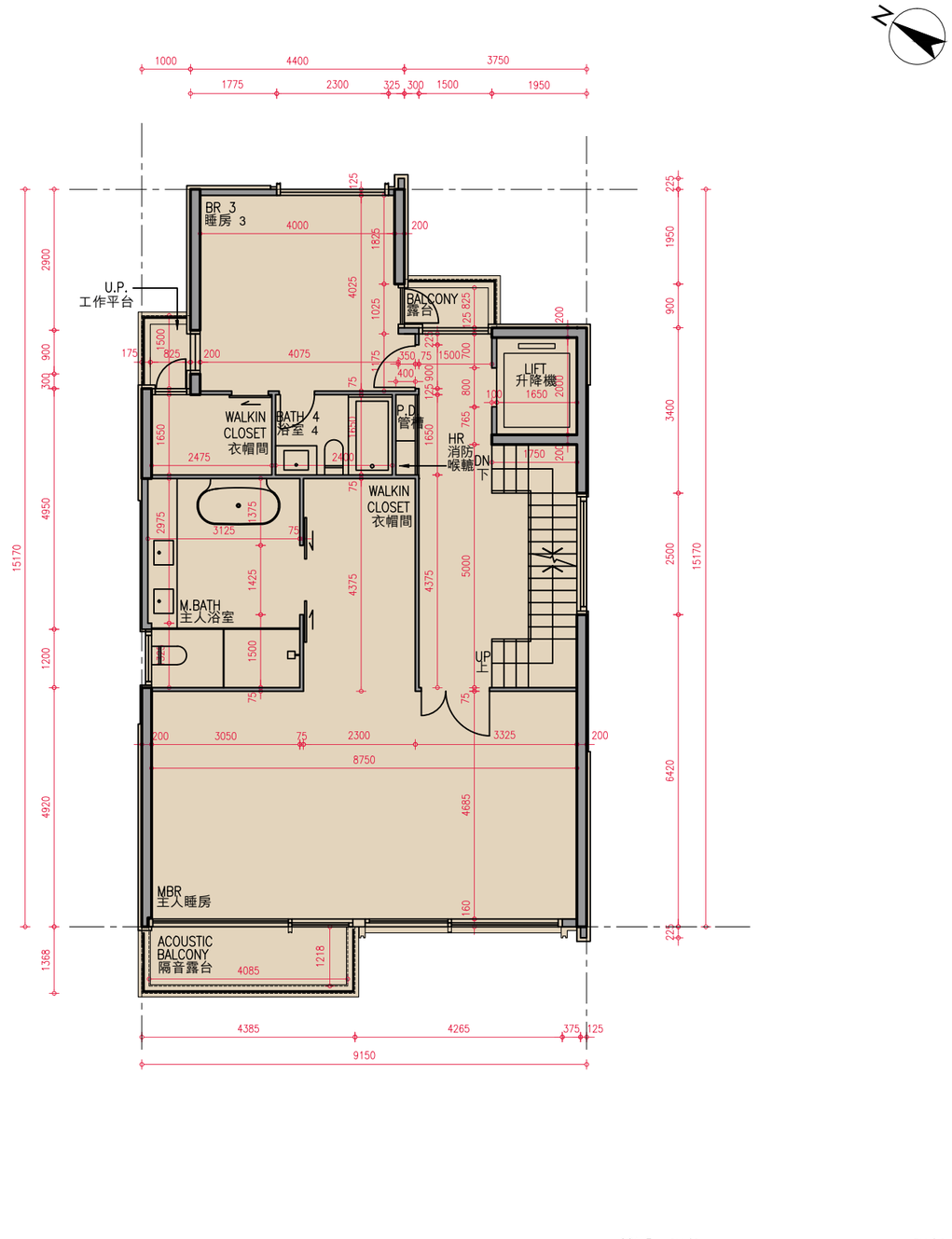


1 號洋房 House 1	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 200, 250
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
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2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

1 號洋房2樓平面圖
HOUSE 1 SECOND FLOOR PLAN

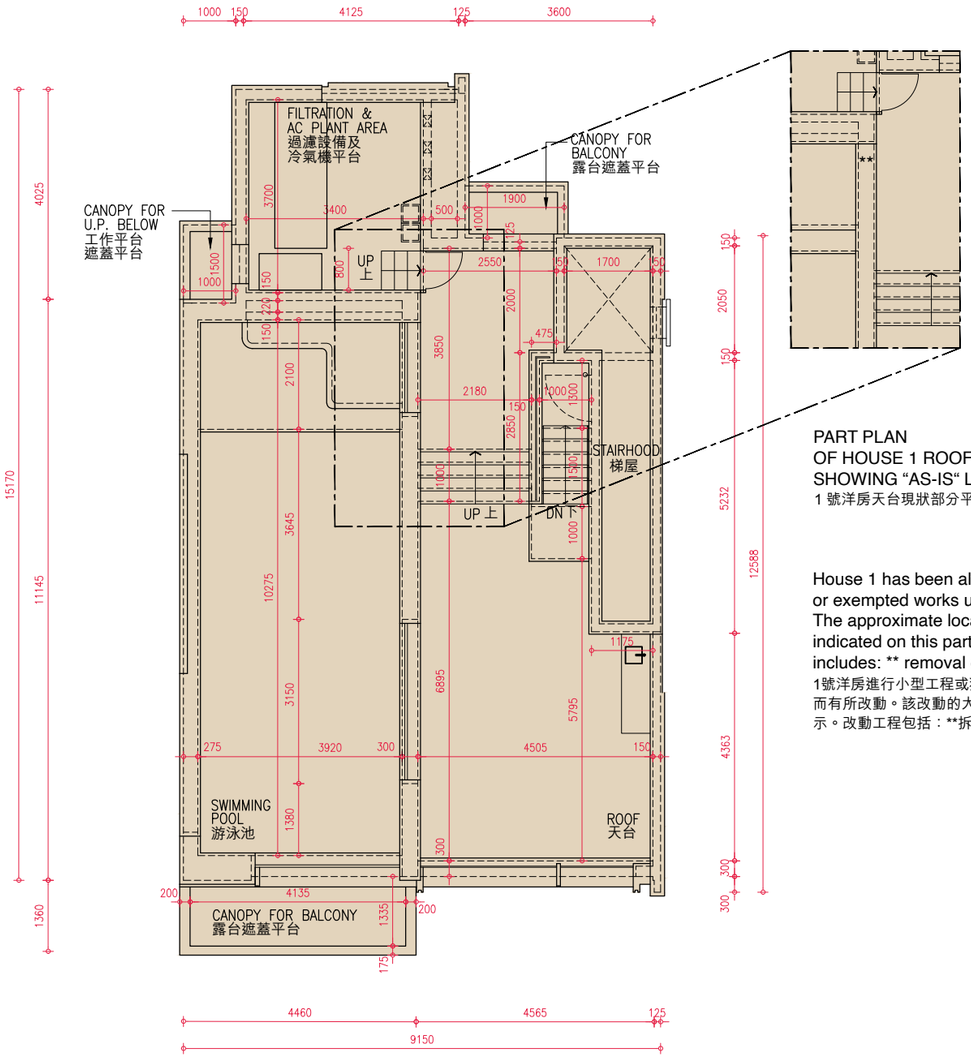


1 號洋房 House 1	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4450

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
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Notes :
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1 號洋房天台平面圖
HOUSE 1 ROOF FLOOR PLAN



PART PLAN
OF HOUSE 1 ROOF FLOOR
SHOWING “AS-IS“ LAYOUT
1 號洋房天台現狀部分平面圖

House 1 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.
1號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

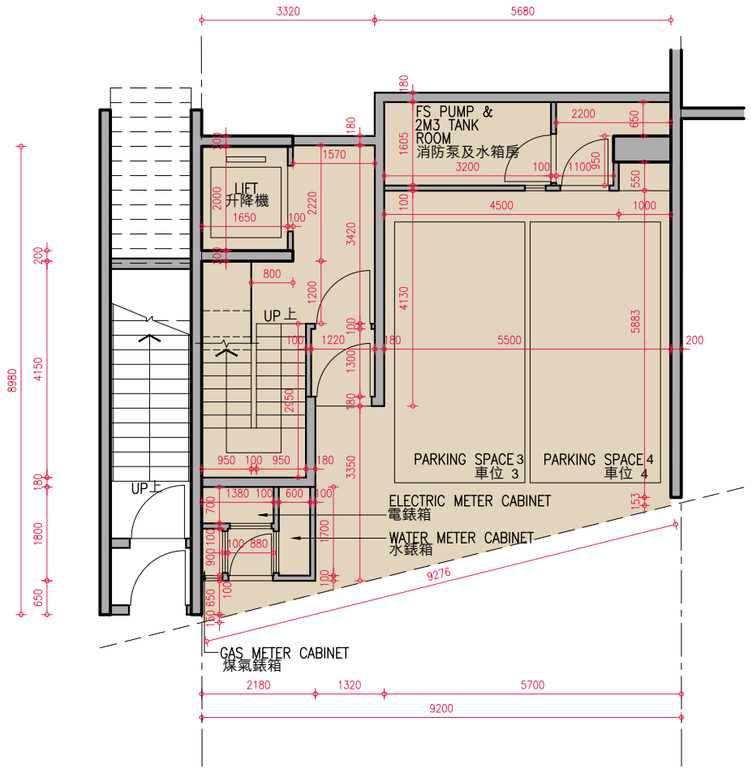
SCALE 比例： 0M/米 5M/米

1 號洋房 House 1	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
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3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

2號洋房地下低層平面圖
HOUSE 2 LOWER GROUND FLOOR PLAN



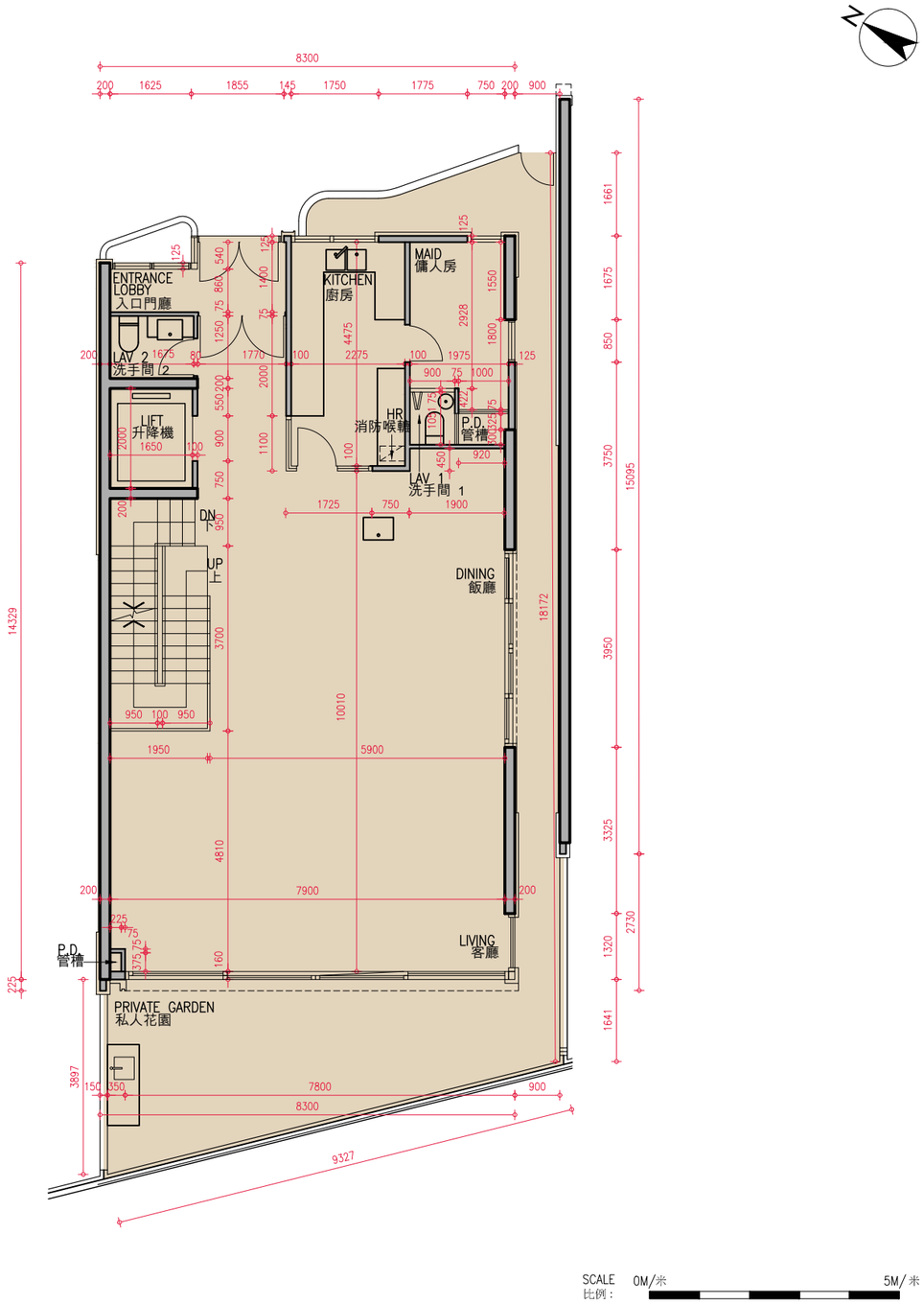
SCALE 比例： 0M/米 5M/米

2 號洋房 House 2	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 250, 300
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 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) (mm)	4100

備註： 1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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2 號洋房地下平面圖
HOUSE 2 GROUND FLOOR PLAN

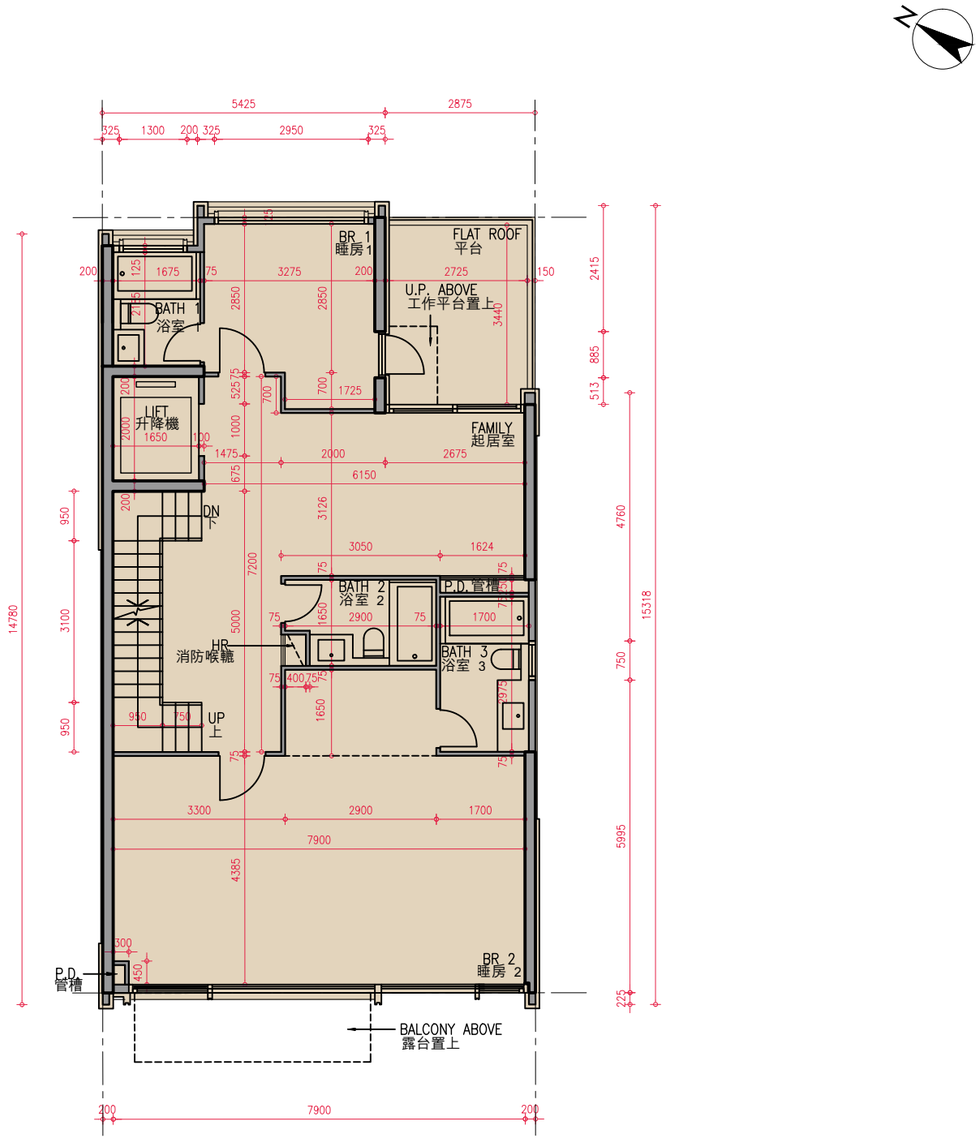


2 號洋房 House 2	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
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3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

2號洋房1樓平面圖
HOUSE 2 FIRST FLOOR PLAN



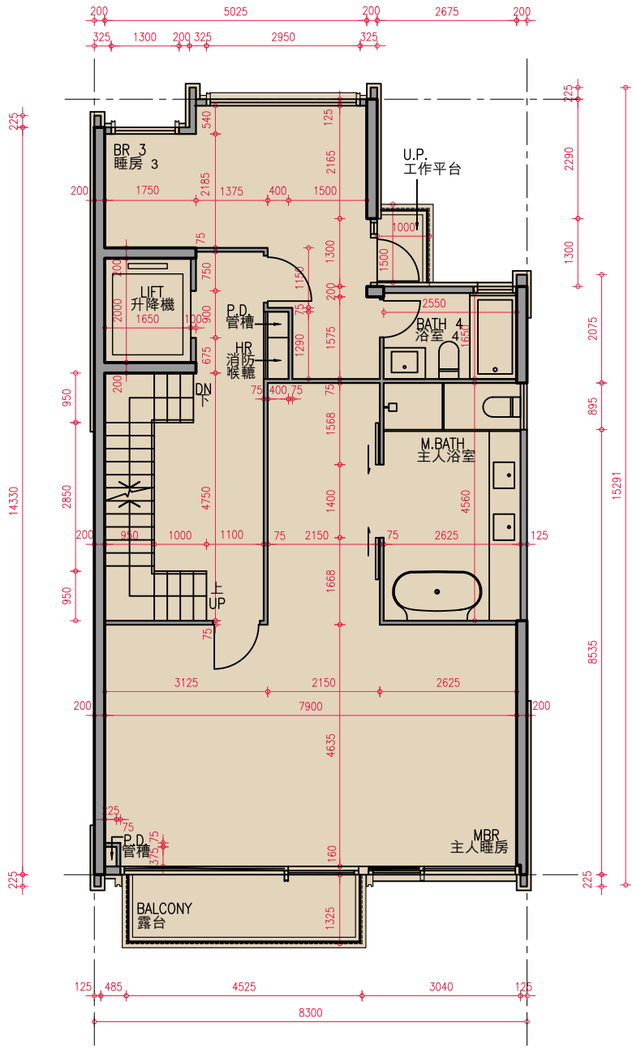
SCALE 比例： 0M/米 5M/米

2 號洋房 House 2	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
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 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) (mm)	3500

備註：
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2 號洋房2樓平面圖
HOUSE 2 SECOND FLOOR PLAN

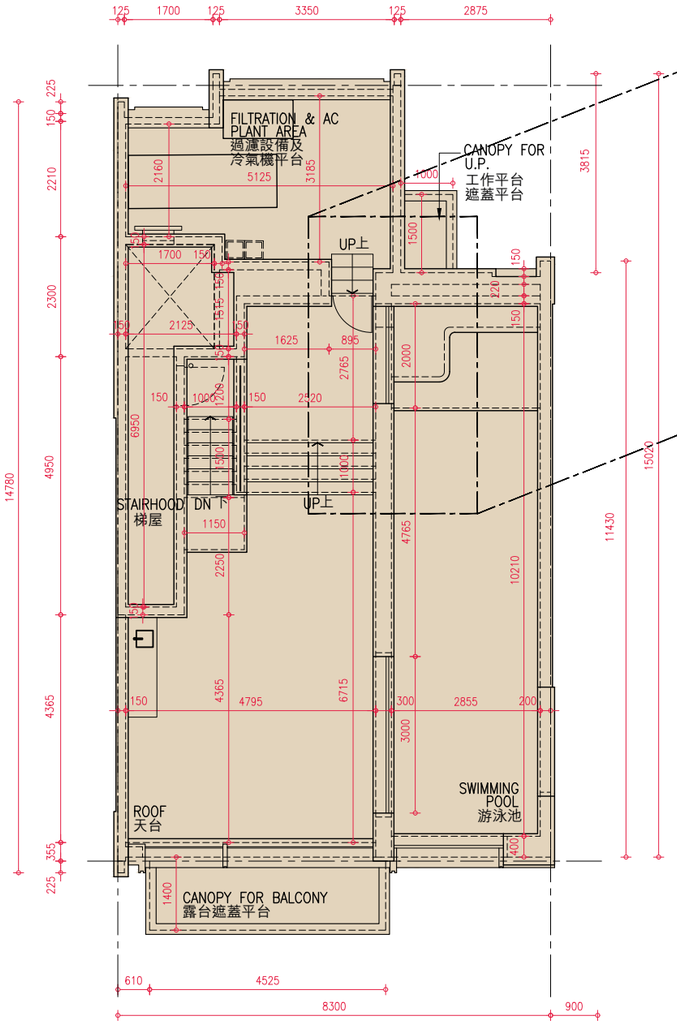


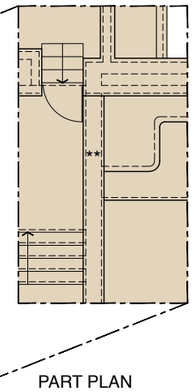
2 號洋房 House 2	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500, 3750, 4450

備註：
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2 號洋房天台平面圖
HOUSE 2 ROOF FLOOR PLAN





PART PLAN
OF HOUSE 2 ROOF FLOOR
SHOWING "AS-IS" LAYOUT
2 號洋房天台現狀部分平面圖

House 2 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.

2 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

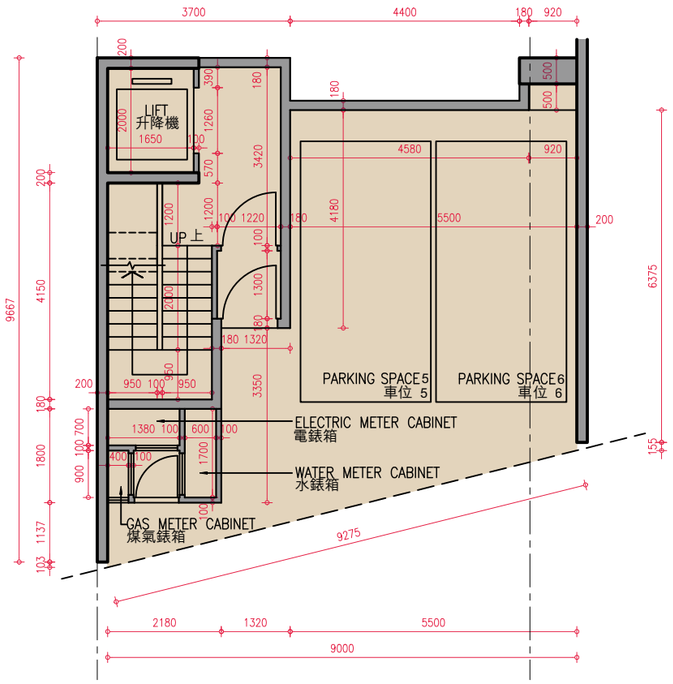
SCALE 比例： 0M/米 5M/米

2 號洋房 House 2	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
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3號洋房地下低層平面圖
HOUSE 3 LOWER GROUND FLOOR PLAN



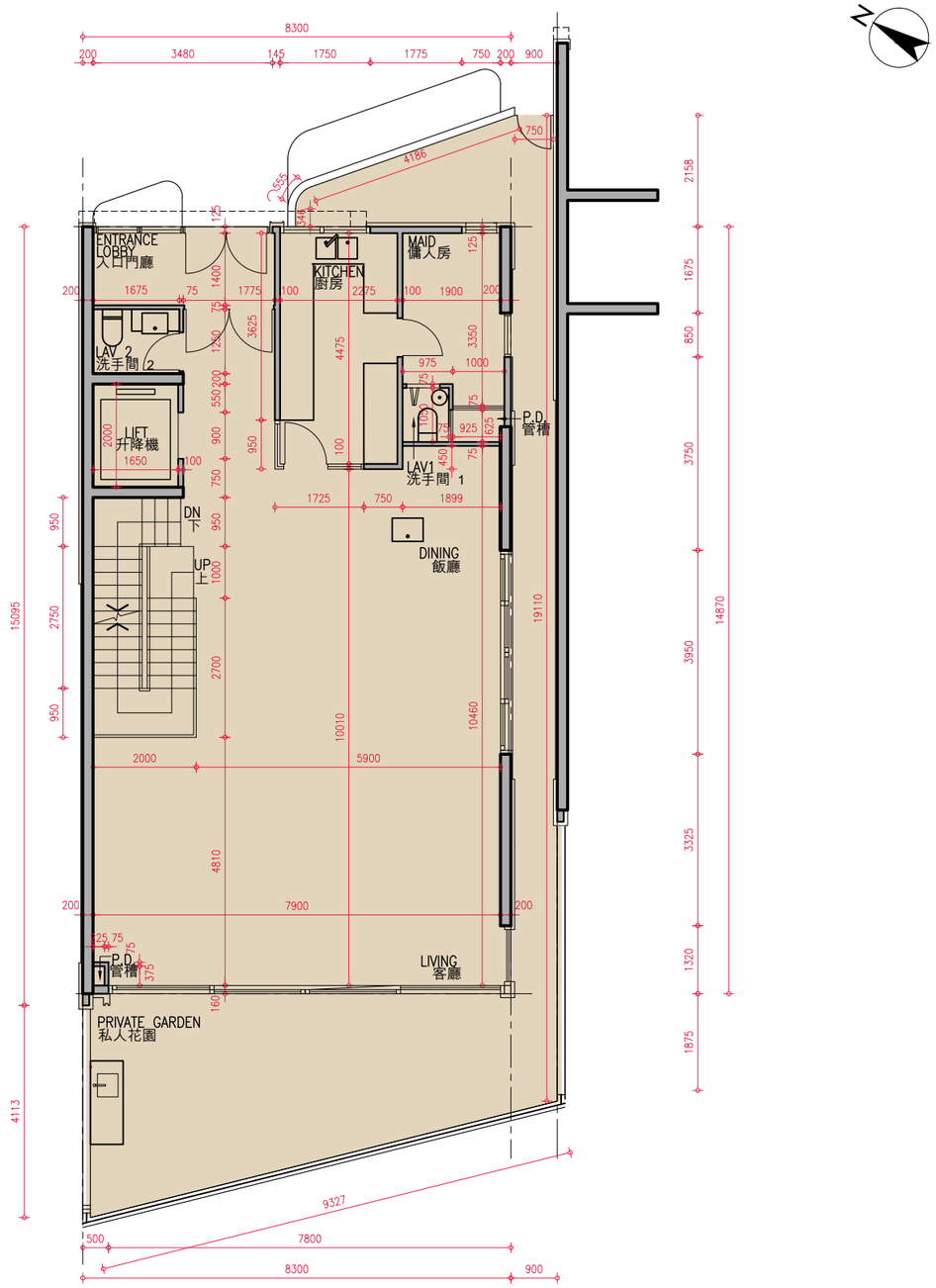
SCALE 比例： 0M/米 5M/米

3 號洋房 House 3	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 300
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 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) (mm)	4100

備註：
1. 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。
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3 號洋房地下平面圖
HOUSE 3 GROUND FLOOR PLAN

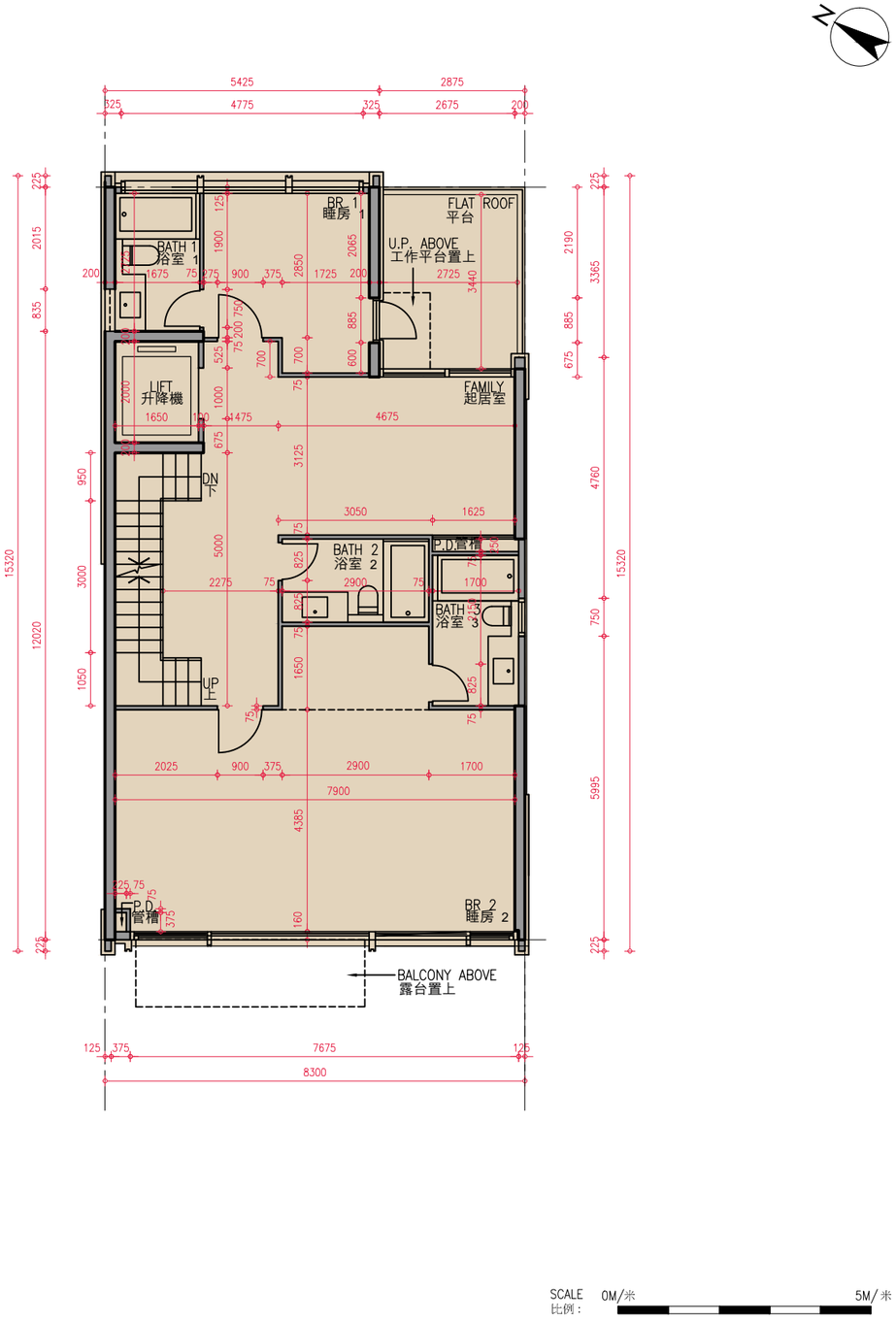


3 號洋房 House 3	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
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3號洋房1樓平面圖
HOUSE 3 FIRST FLOOR PLAN

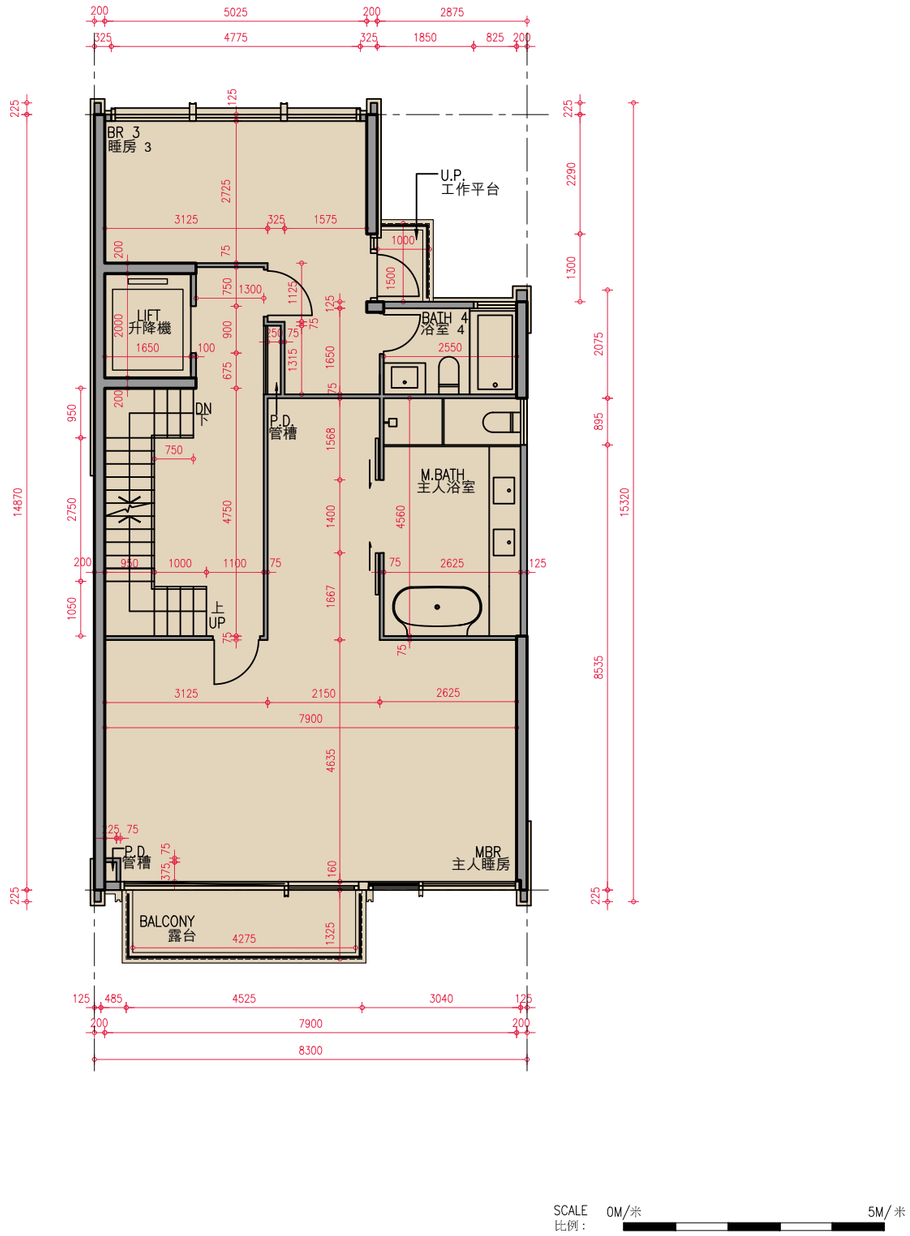


3 號洋房 House 3	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
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3 號洋房2樓平面圖
HOUSE 3 SECOND FLOOR PLAN

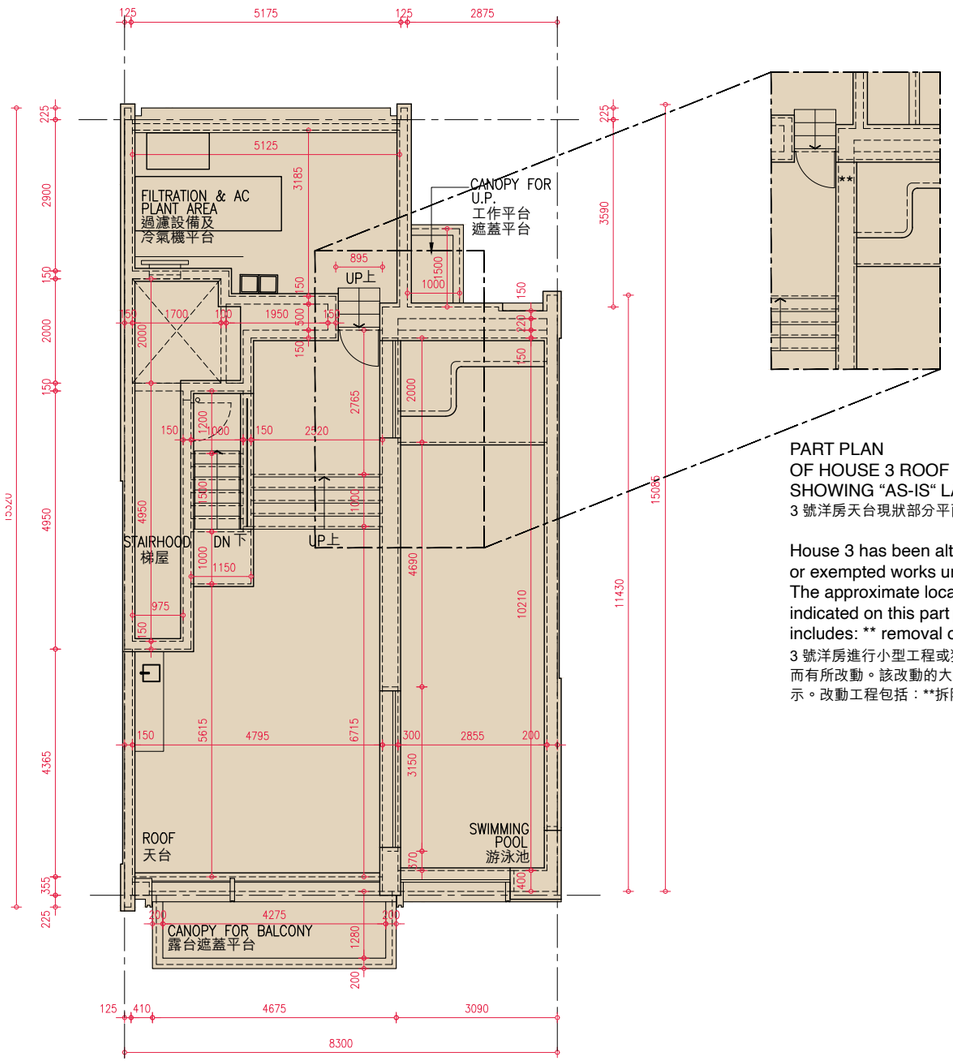


3 號洋房 House 3	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500, 3750, 4450

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

3 號洋房天台平面圖
HOUSE 3 ROOF FLOOR PLAN



PART PLAN
OF HOUSE 3 ROOF FLOOR
SHOWING "AS-IS" LAYOUT
3 號洋房天台現狀部分平面圖

House 3 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.

3 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

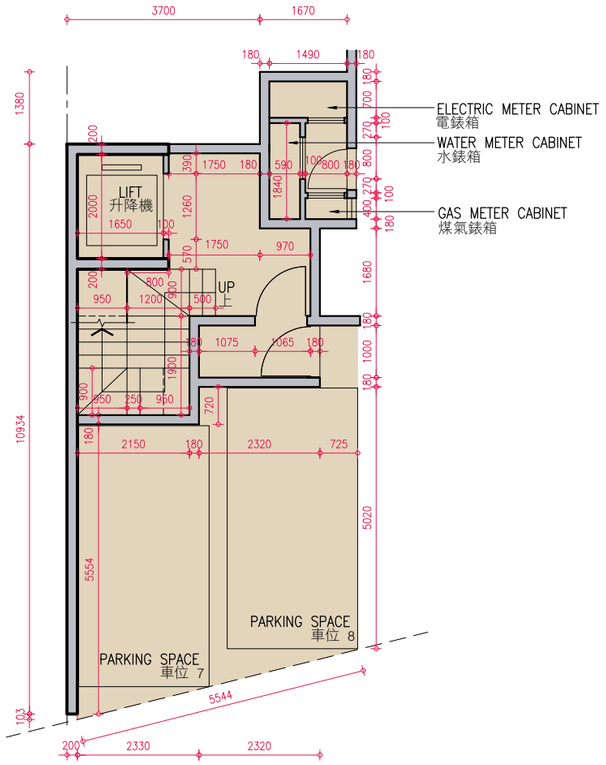
SCALE 比例： 0M/米 5M/米

3 號洋房 House 3	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

5號洋房地下低層平面圖
HOUSE 5 LOWER GROUND FLOOR PLAN



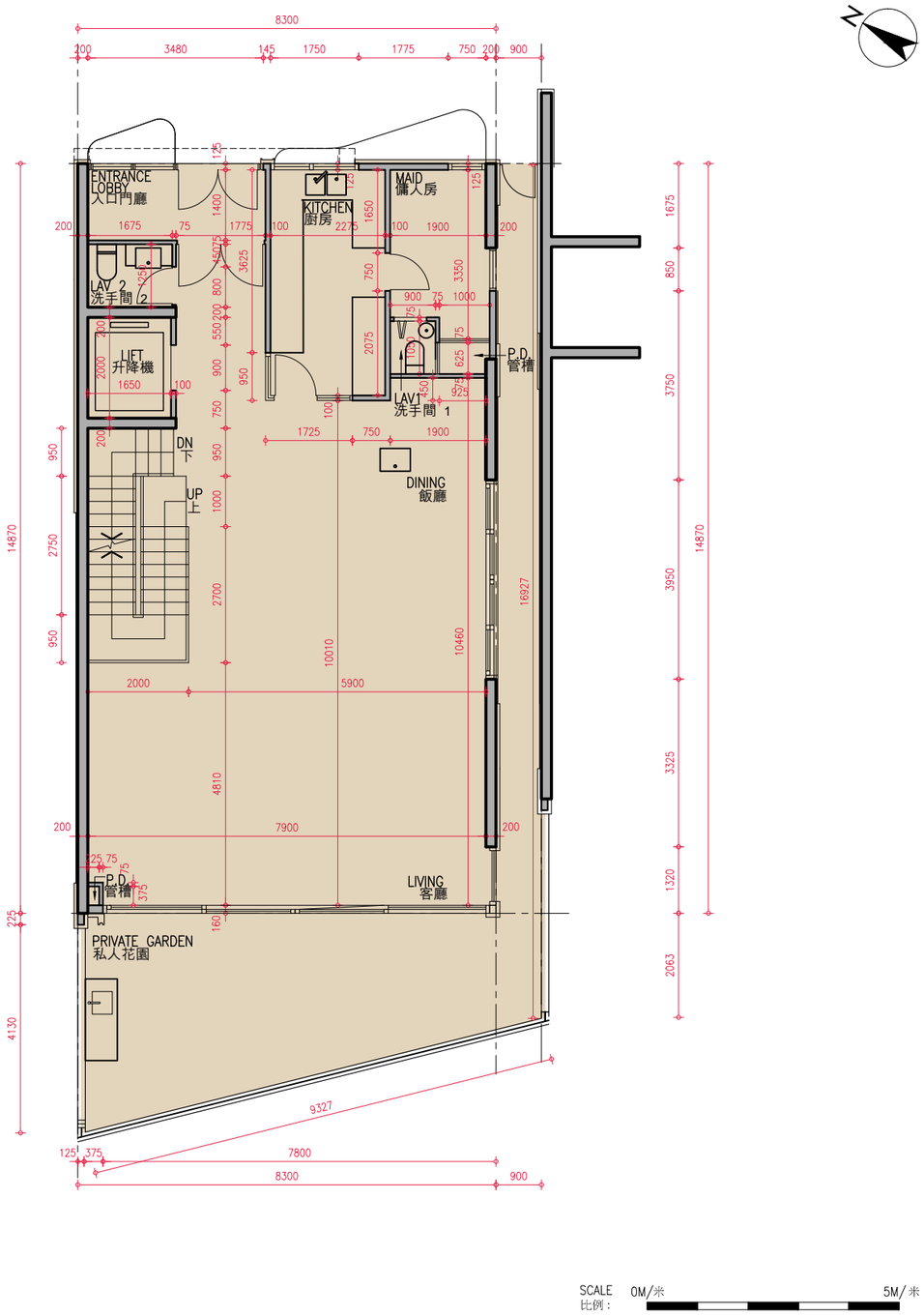
SCALE 比例： 0M/米 5M/米

5 號洋房 House 5	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 300
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 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) (mm)	4100

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

5 號洋房地下平面圖
HOUSE 5 GROUND FLOOR PLAN

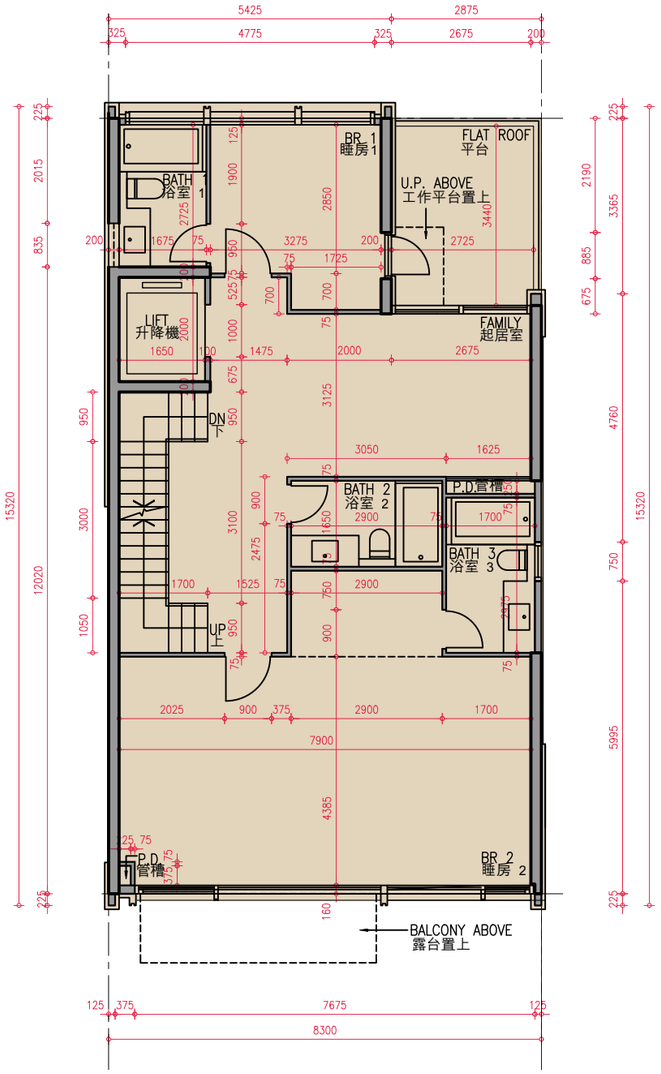


5 號洋房 House 5	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

5號洋房1樓平面圖
HOUSE 5 FIRST FLOOR PLAN

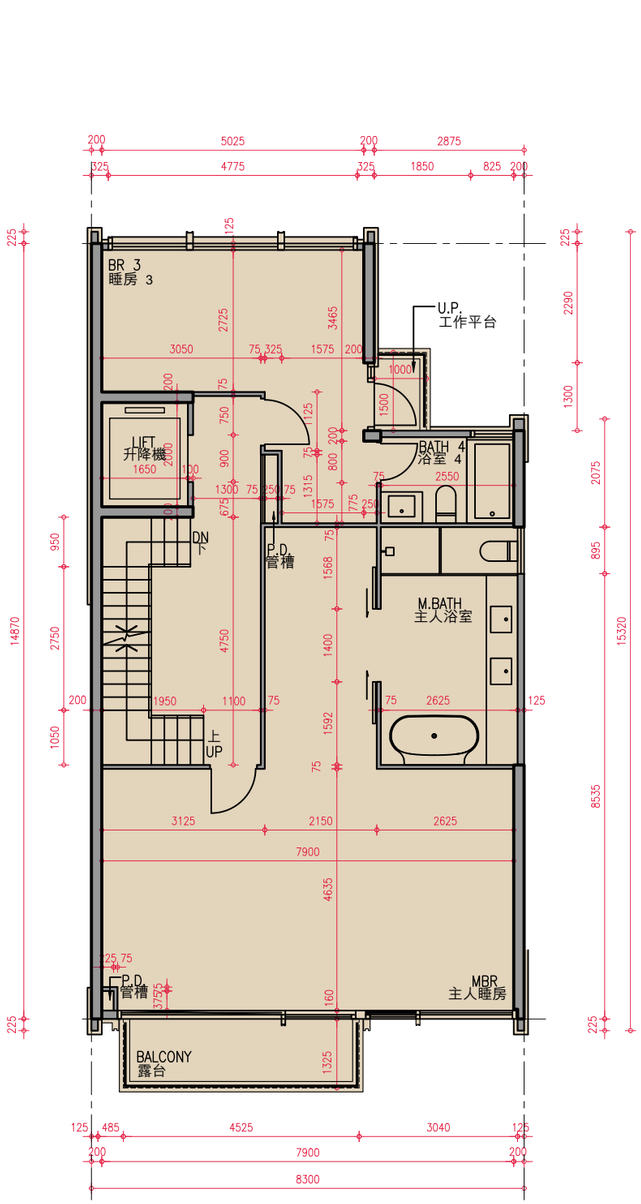


5 號洋房 House 5	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

5 號洋房2樓平面圖
HOUSE 5 SECOND FLOOR PLAN

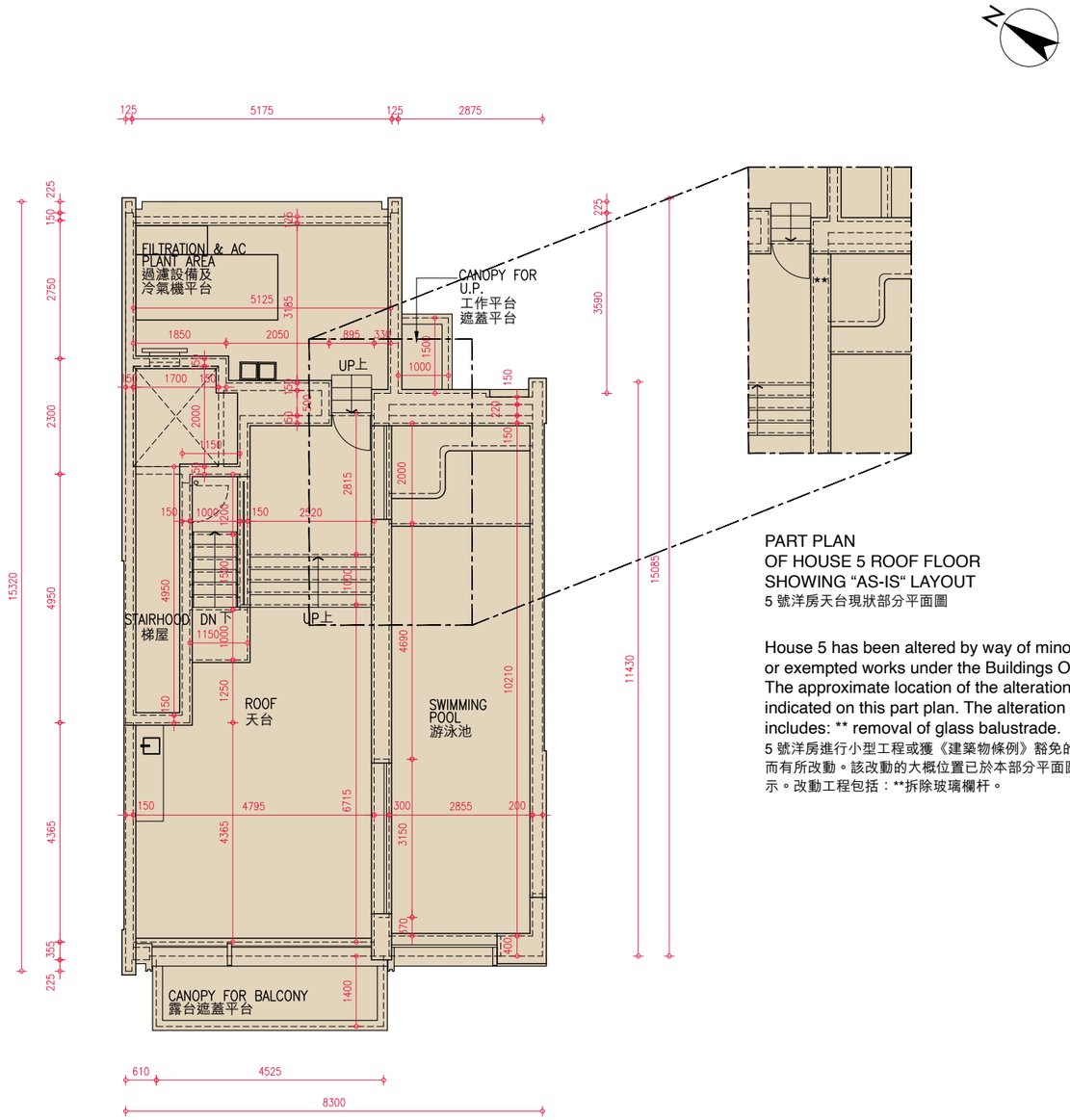


5 號洋房 House 5	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500, 3750, 4450

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

5 號洋房天台平面圖
HOUSE 5 ROOF FLOOR PLAN



House 5 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.

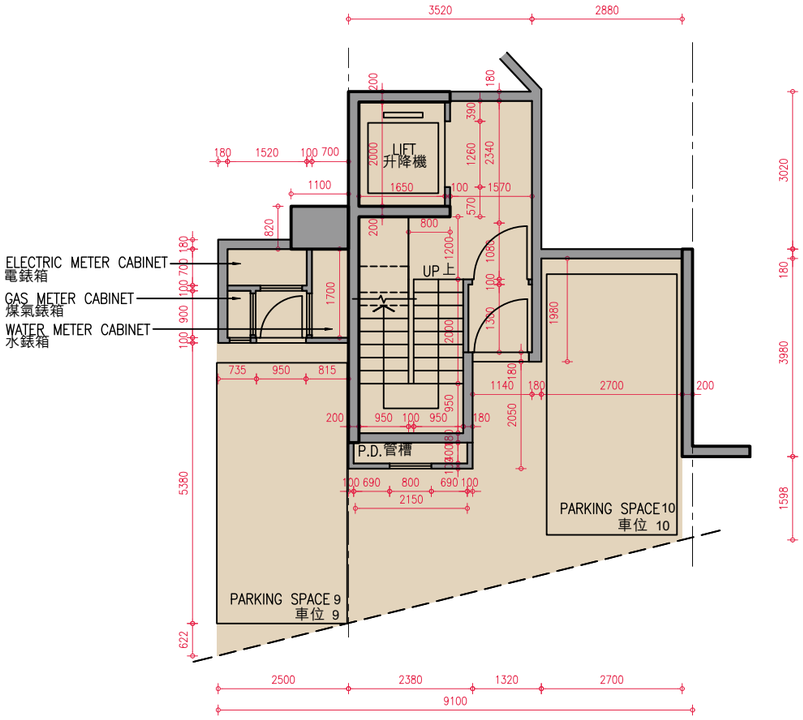
5 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

5 號洋房 House 5	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

6號洋房地下低層平面圖
HOUSE 6 LOWER GROUND FLOOR PLAN



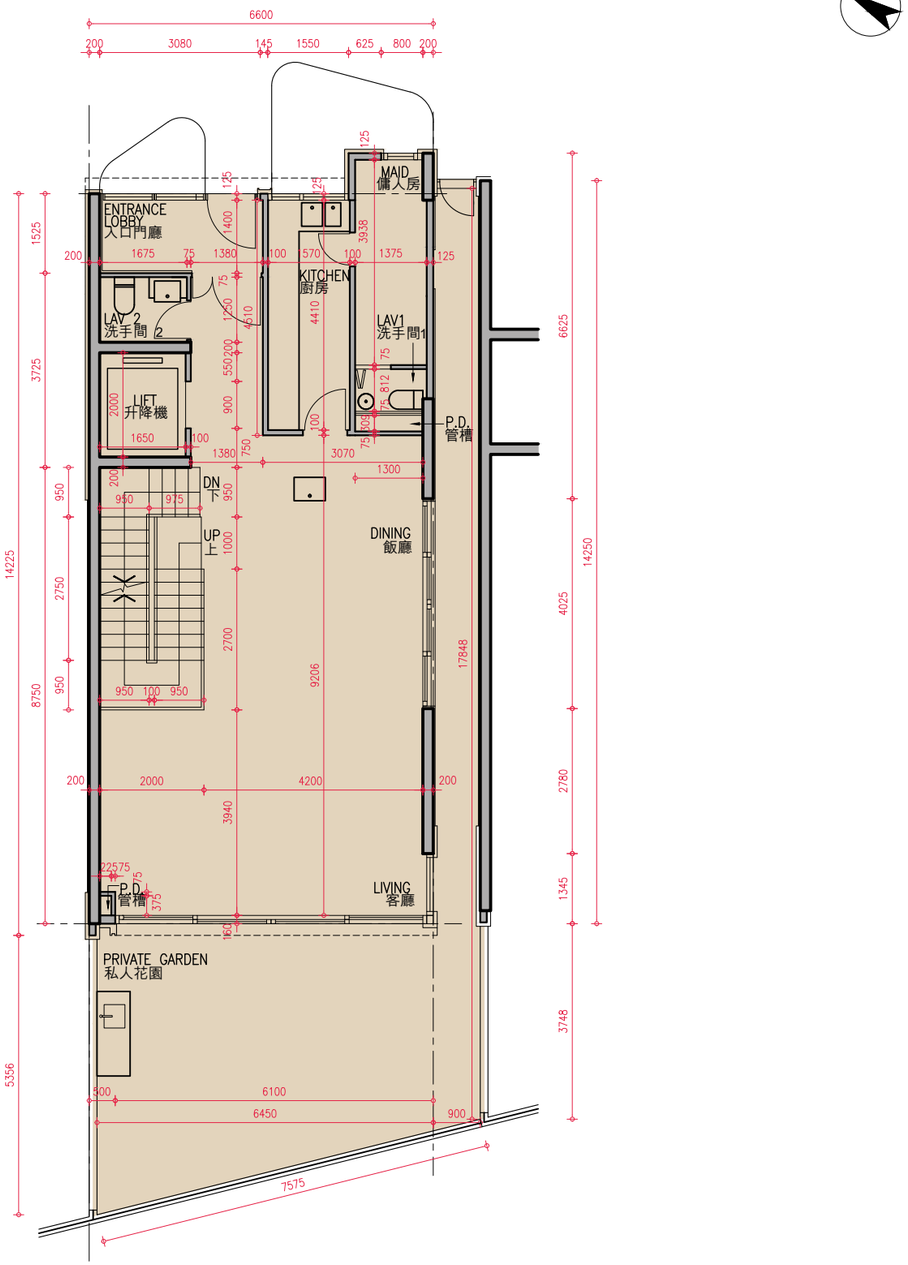
SCALE 比例： 0M/米 5M/米

6 號洋房 House 6	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 300
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 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) (mm)	4100

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

6 號洋房地下平面圖
HOUSE 6 GROUND FLOOR PLAN

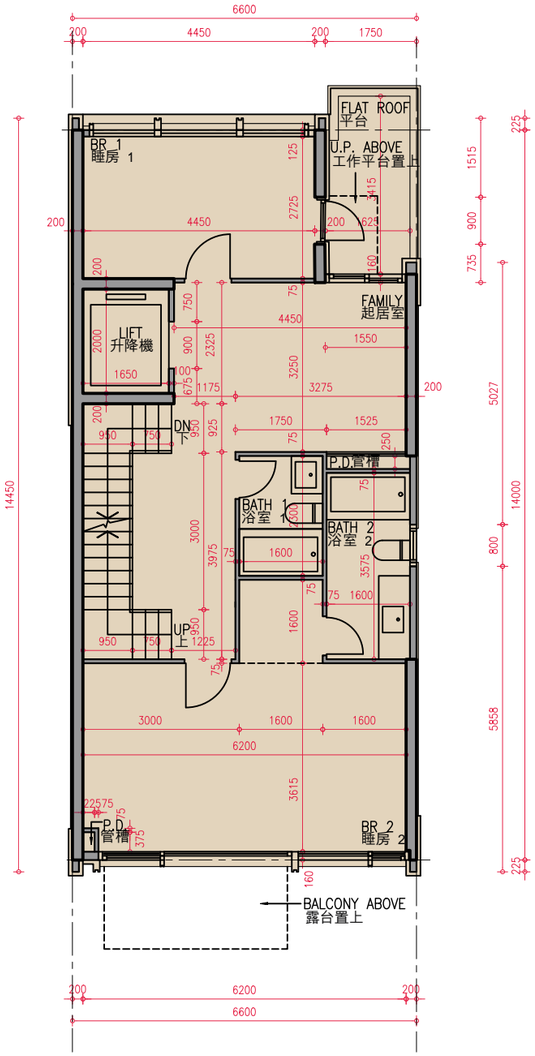


6 號洋房 House 6	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	175, 200, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

6號洋房1樓平面圖
HOUSE 6 FIRST FLOOR PLAN

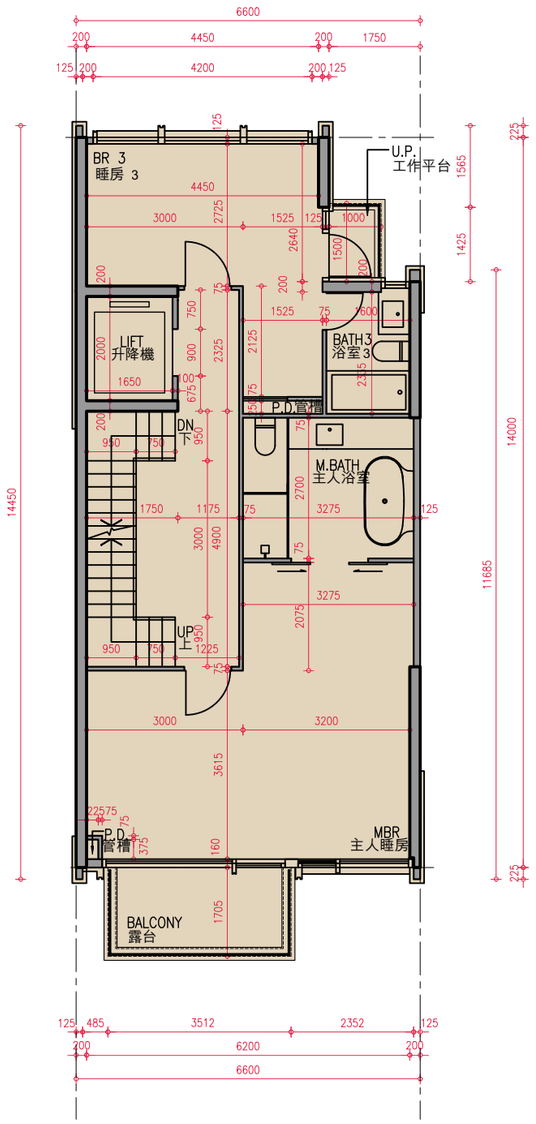


6 號洋房 House 6	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
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2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

6 號洋房2樓平面圖
HOUSE 6 SECOND FLOOR PLAN



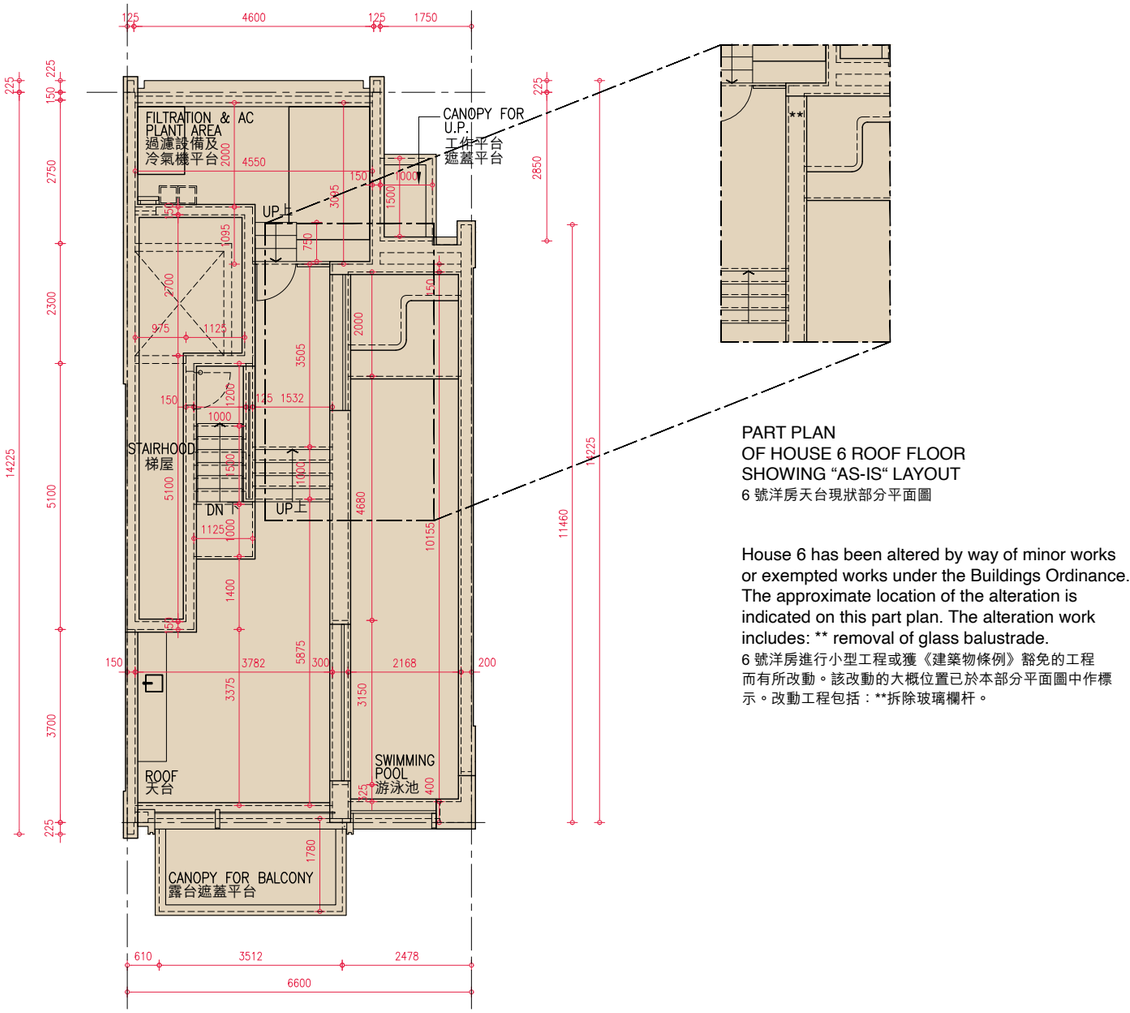
SCALE 比例： 0M/米 5M/米

6 號洋房 House 6	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
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 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) (mm)	3500, 3750, 4450

備註：
1. 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。
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2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

6 號洋房天台平面圖
HOUSE 6 ROOF FLOOR PLAN



PART PLAN
OF HOUSE 6 ROOF FLOOR
SHOWING "AS-IS" LAYOUT
6 號洋房天台現狀部分平面圖

House 6 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.
6 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

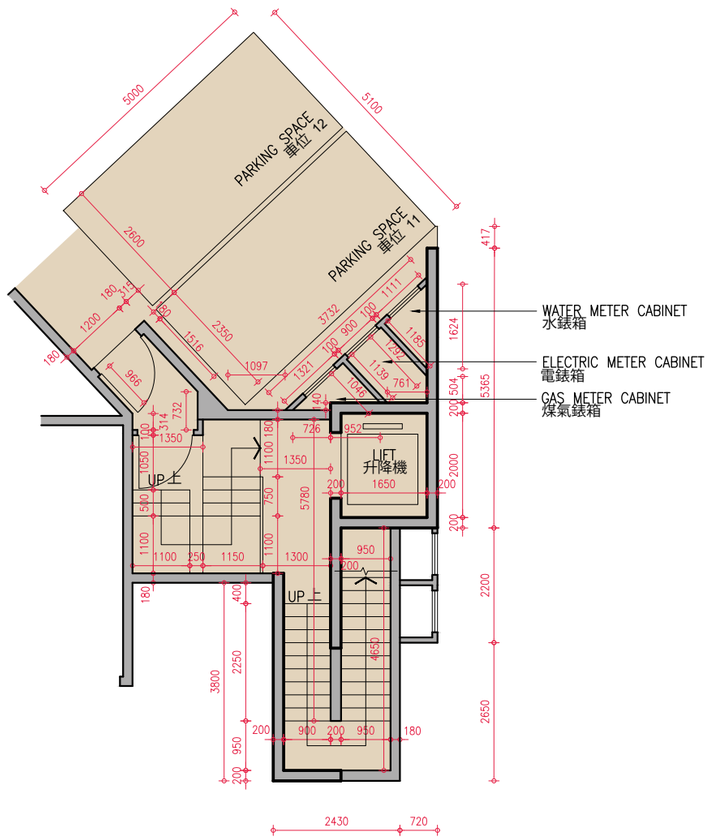
SCALE 比例： 0M/米 5M/米

6 號洋房 House 6	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

7 號洋房地下低層平面圖
HOUSE 7 LOWER GROUND FLOOR PLAN



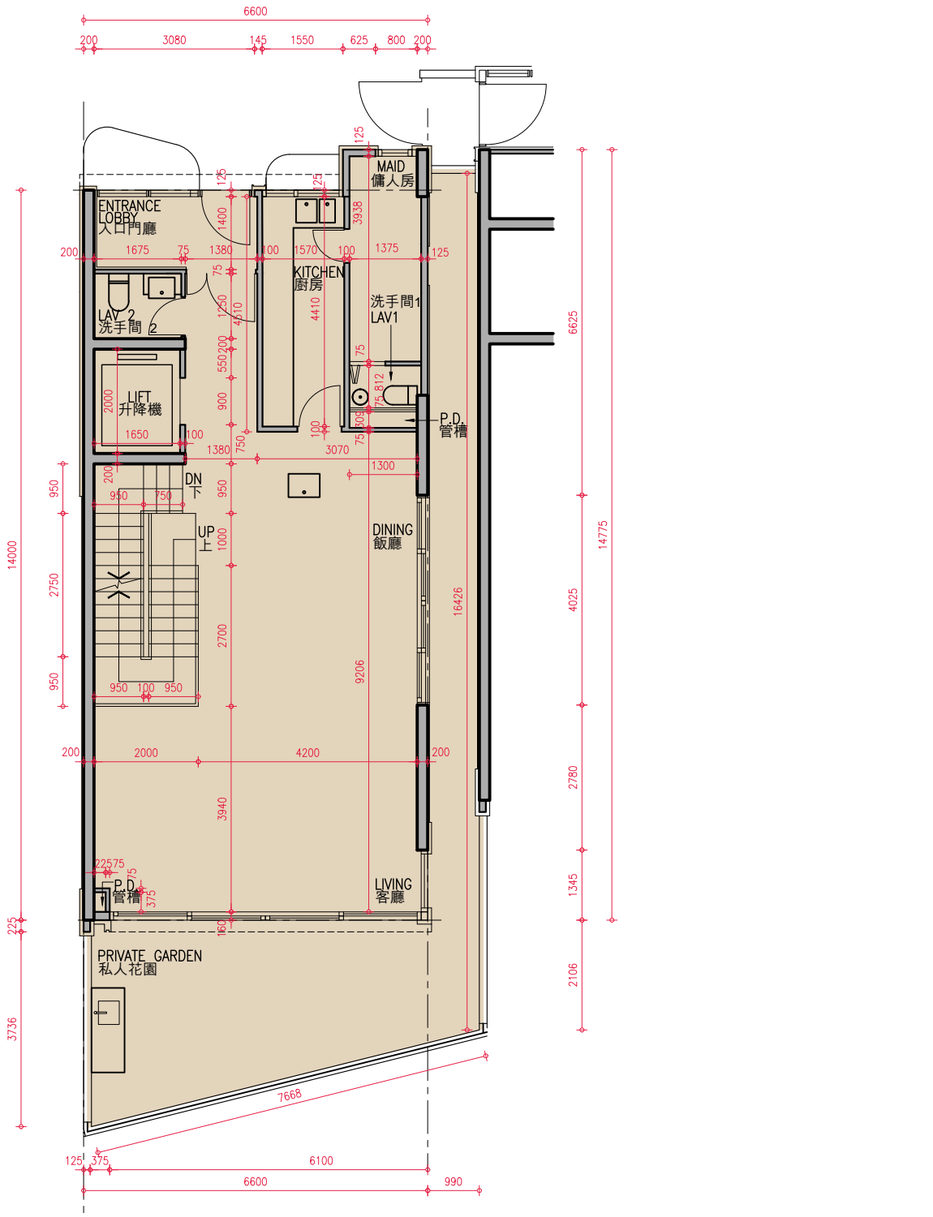
SCALE 比例： 0M/米 5M/米

7 號洋房 House 7	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 250, 300
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 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) (mm)	4400, 5700

備註：
1. 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。
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3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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7 號洋房地下平面圖
HOUSE 7 GROUND FLOOR PLAN



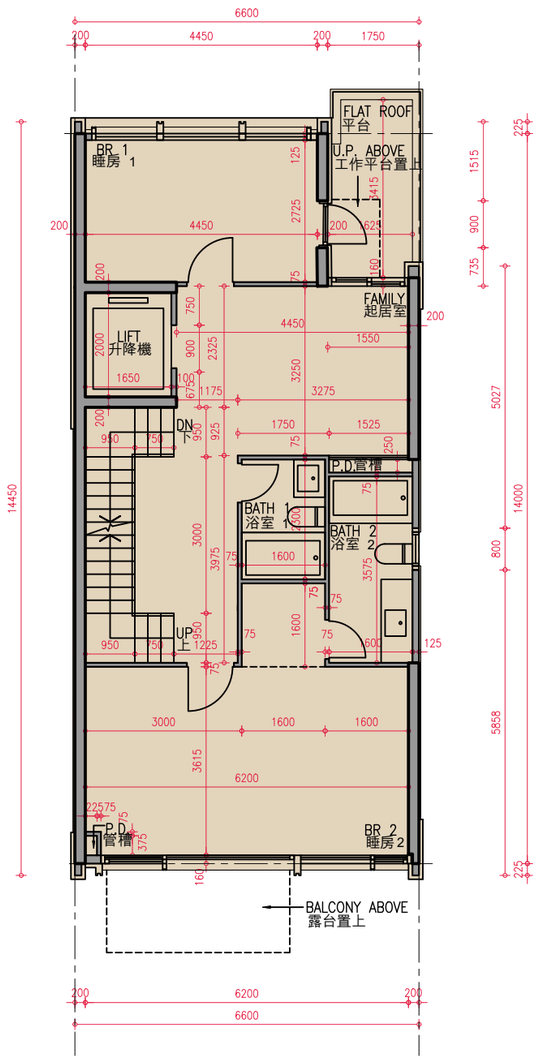
7 號洋房 House 7	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	175, 200, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
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3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

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

7號洋房1樓平面圖
HOUSE 7 FIRST FLOOR PLAN



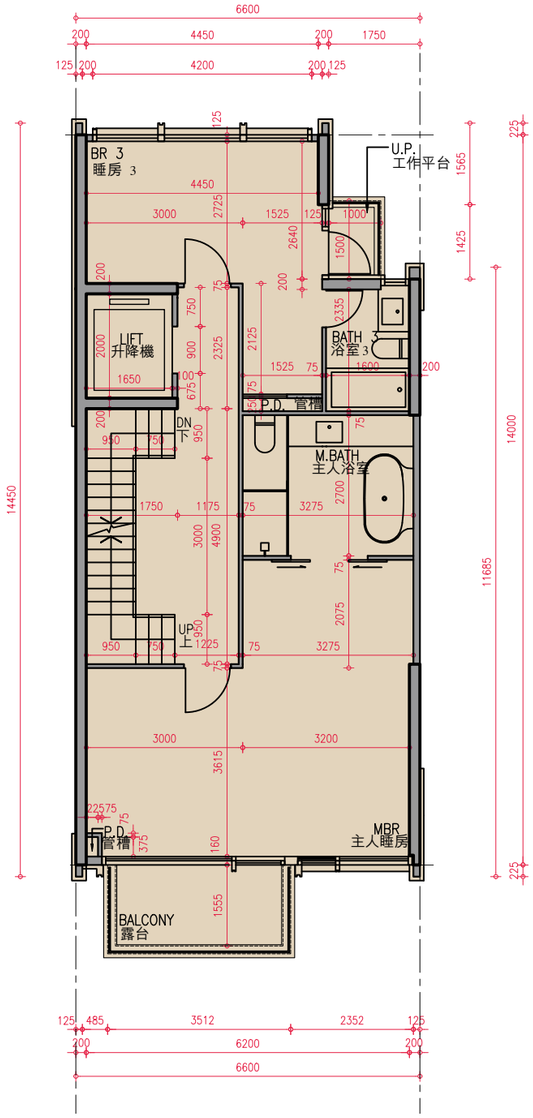
SCALE 比例： 0M/米 5M/米

7 號洋房 House 7	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
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 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) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
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7 號洋房2樓平面圖
HOUSE 7 SECOND FLOOR PLAN

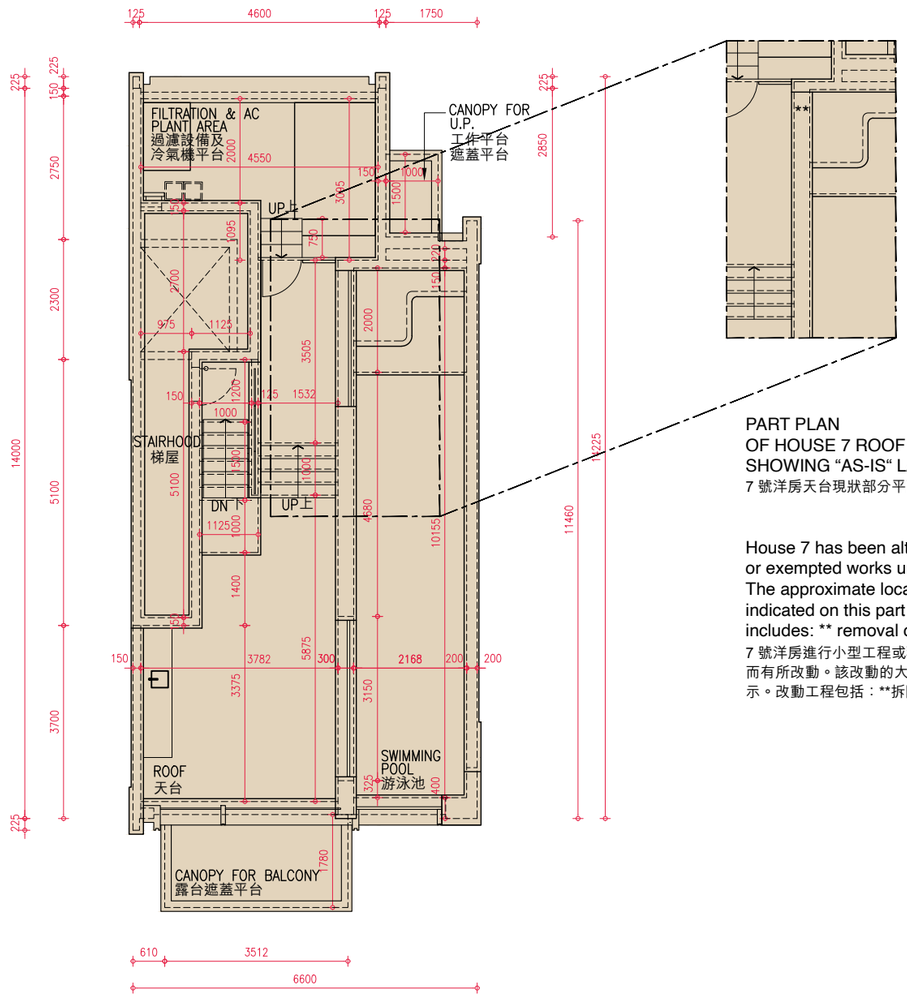


7 號洋房 House 7	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500, 3750, 4450

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

7 號洋房天台平面圖
HOUSE 7 ROOF FLOOR PLAN



House 7 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.

7 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

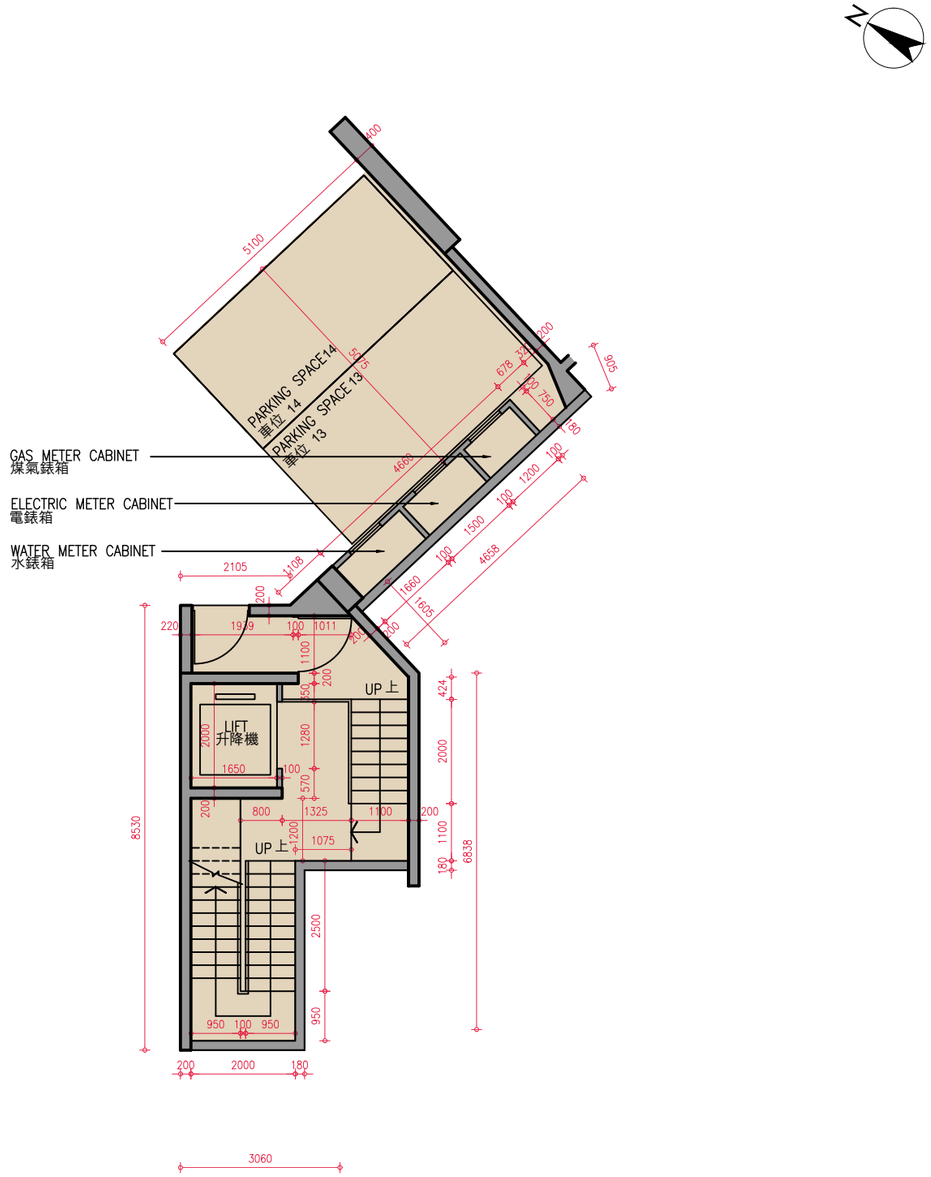
SCALE 比例： 0M/米 5M/米

7 號洋房 House 7	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
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3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

8號洋房地下低層平面圖
HOUSE 8 LOWER GROUND FLOOR PLAN

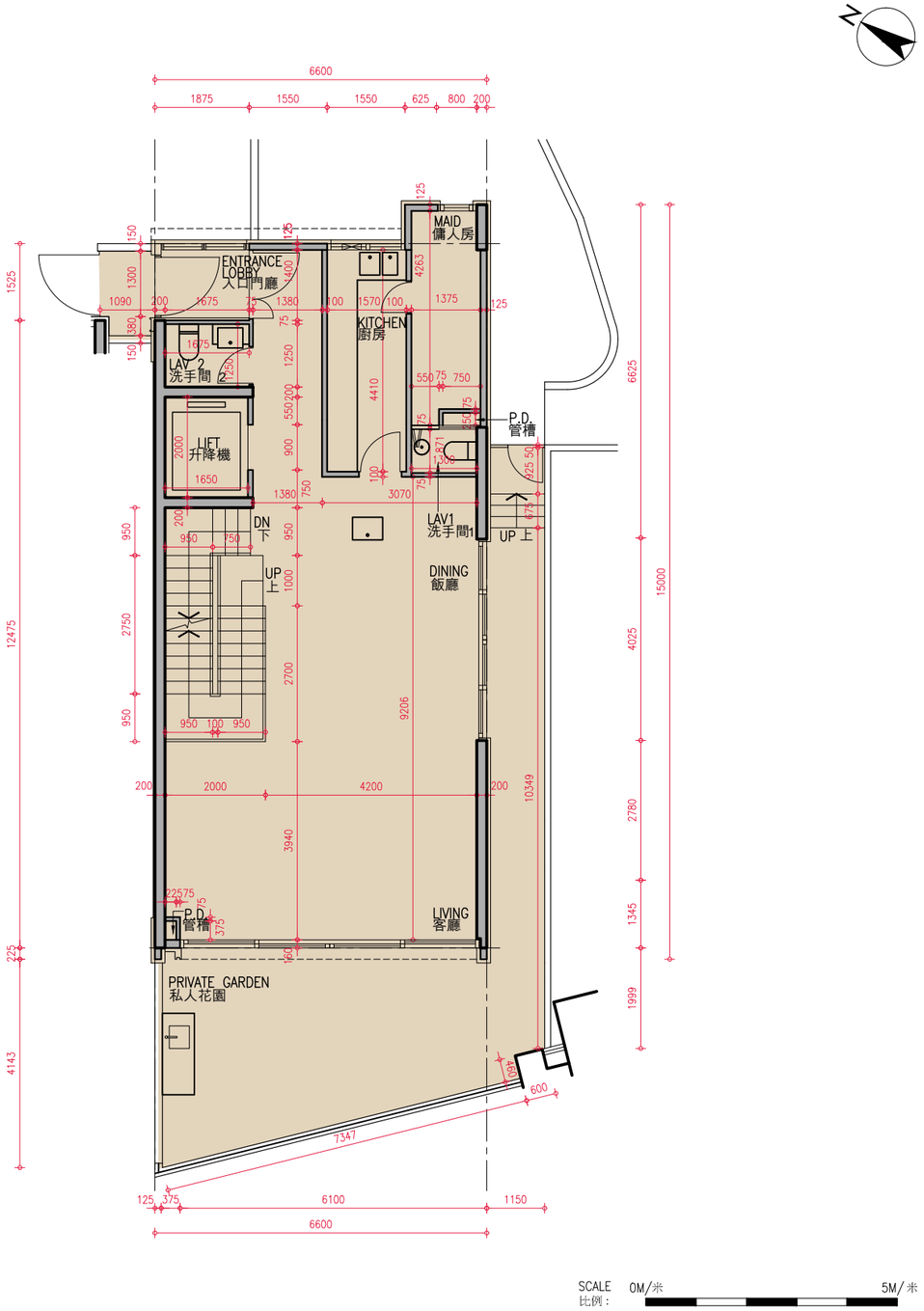


8 號洋房 House 8	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 225, 300, 500
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3450, 5000

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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8 號洋房地下平面圖
HOUSE 8 GROUND FLOOR PLAN

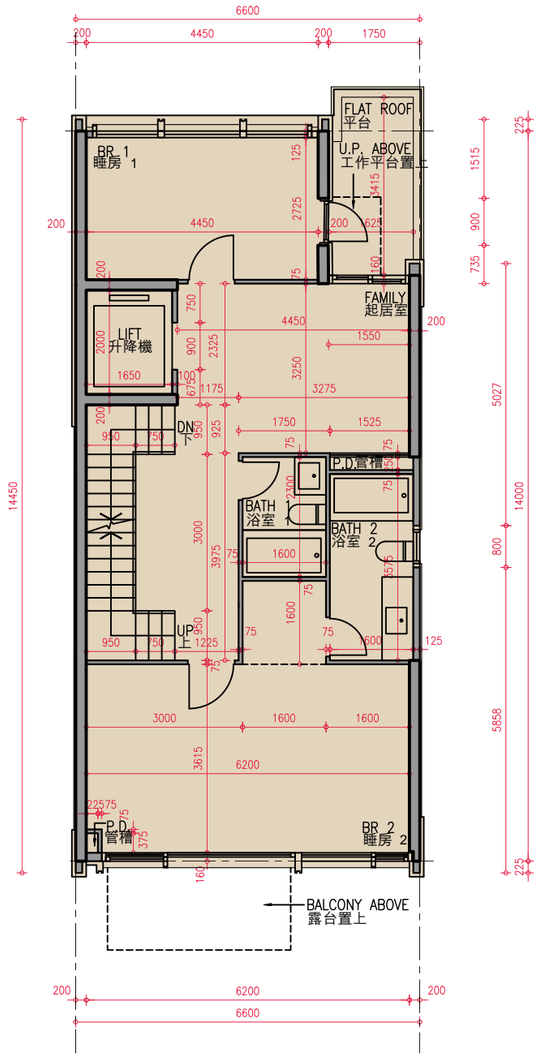


8 號洋房 House 8	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	175, 200, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	4200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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8號洋房1樓平面圖
HOUSE 8 FIRST FLOOR PLAN

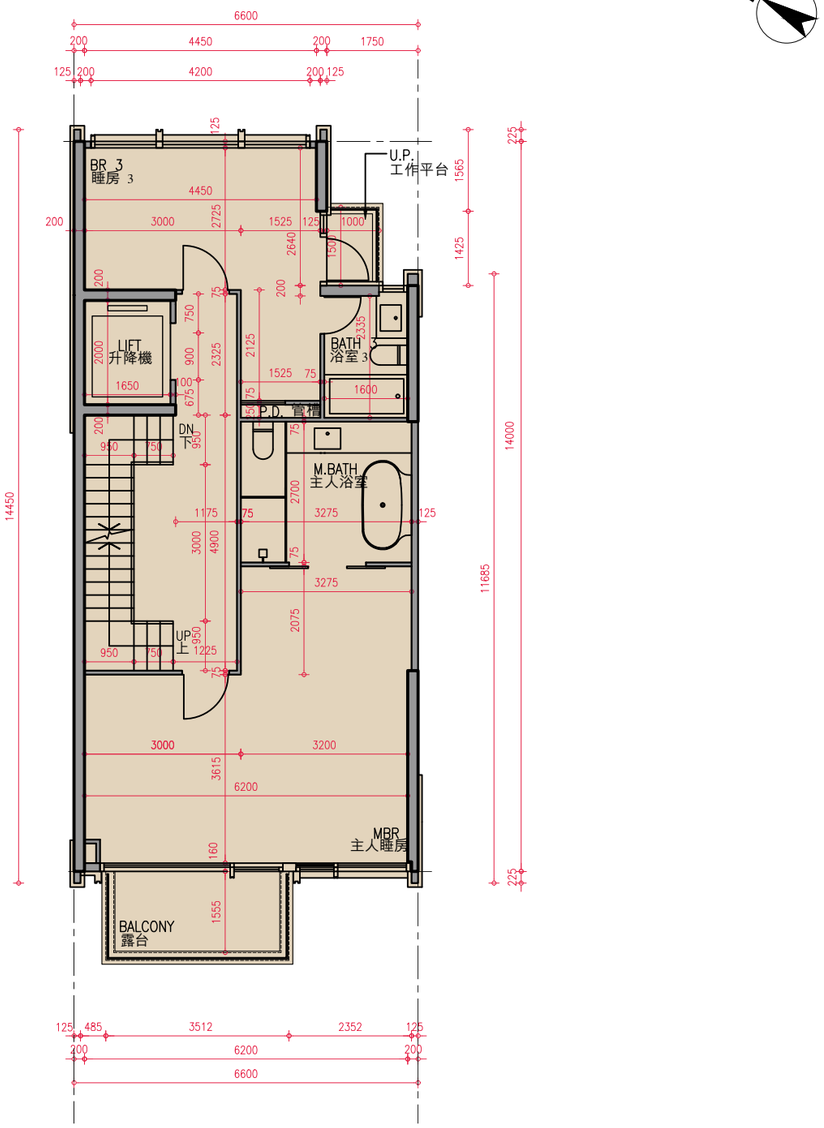


8 號洋房 House 8	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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8 號洋房2樓平面圖
HOUSE 8 SECOND FLOOR PLAN



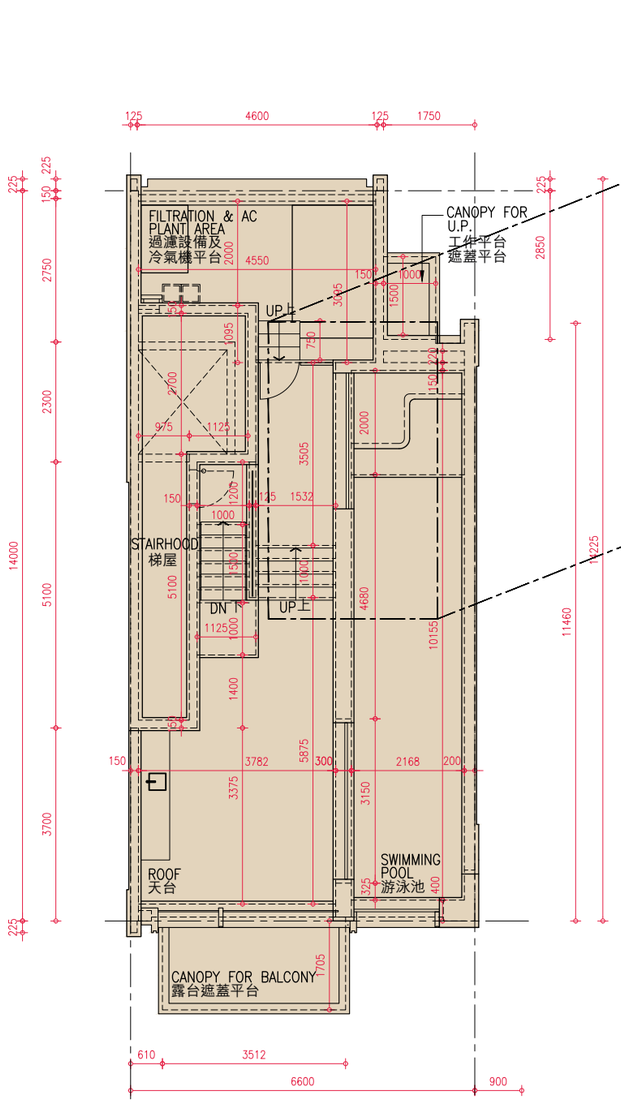
SCALE 比例： 0M/米 5M/米

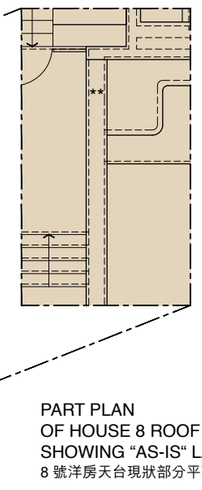
8 號洋房 House 8	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 175, 225, 250, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3500, 3750, 4450

備註： 1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

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8 號洋房天台平面圖
HOUSE 8 ROOF FLOOR PLAN





PART PLAN
OF HOUSE 8 ROOF FLOOR
SHOWING "AS-IS" LAYOUT
8 號洋房天台現狀部分平面圖

House 8 has been altered by way of minor works or exempted works under the Buildings Ordinance. The approximate location of the alteration is indicated on this part plan. The alteration work includes: ** removal of glass balustrade.

8 號洋房進行小型工程或獲《建築物條例》豁免的工程而有所改動。該改動的大概位置已於本部分平面圖中作標示。改動工程包括：**拆除玻璃欄杆。

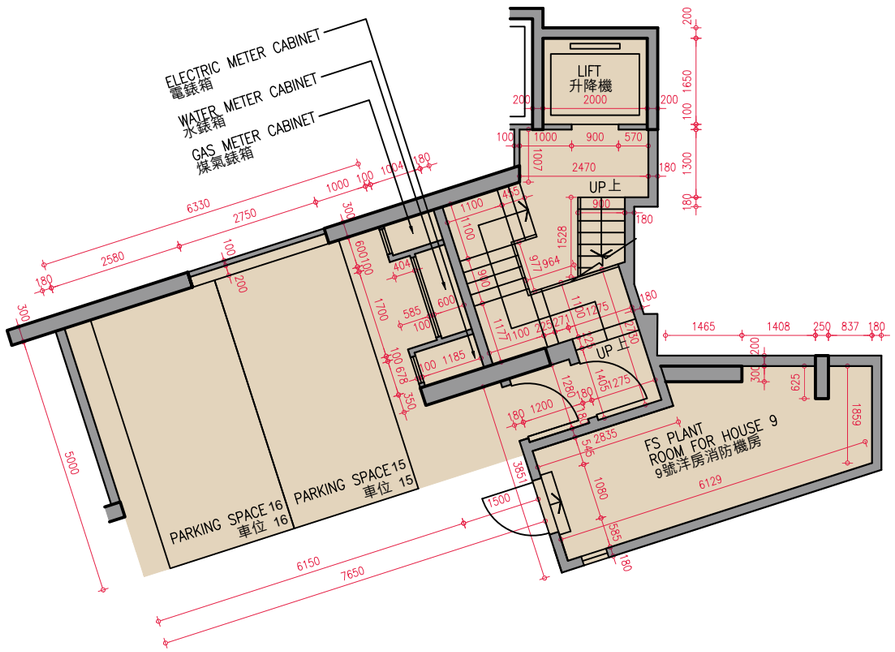
SCALE 比例： 0M/米 5M/米

8 號洋房 House 8	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
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9號洋房地下低層平面圖
HOUSE 9 LOWER GROUND FLOOR PLAN

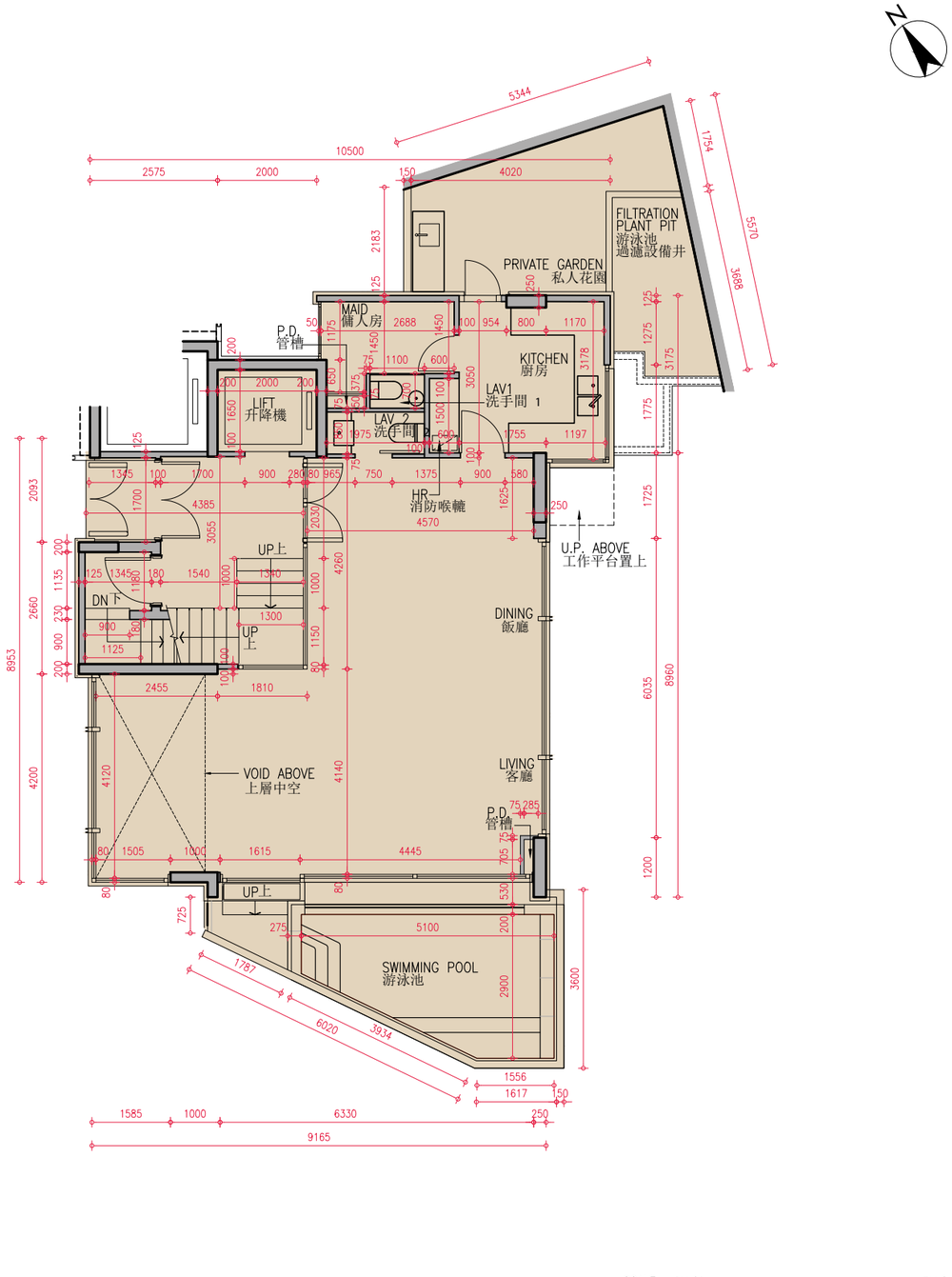


9 號洋房 House 9	地下低層 Lower Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 500
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	5300

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

9 號洋房地下平面圖
HOUSE 9 GROUND FLOOR PLAN



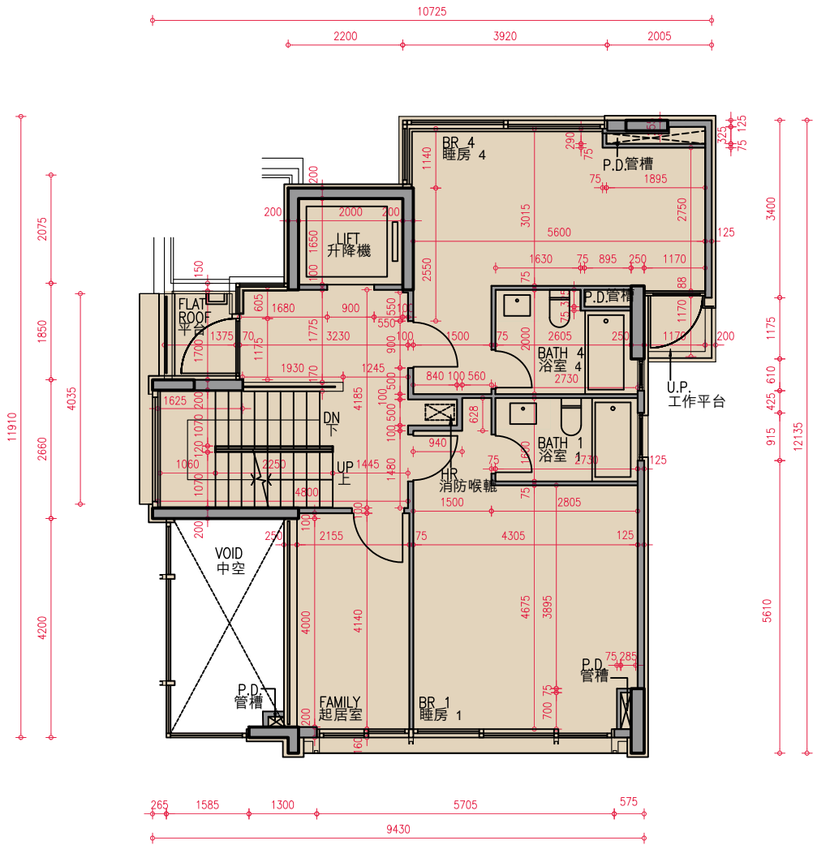
SCALE 比例： 0M/米 5M/米

9 號洋房 House 9	地下 Ground Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 200, 250, 300
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 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) (mm)	3700, 3900, 4300

備註： 1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes : 1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

9號洋房1樓平面圖
HOUSE 9 FIRST FLOOR PLAN

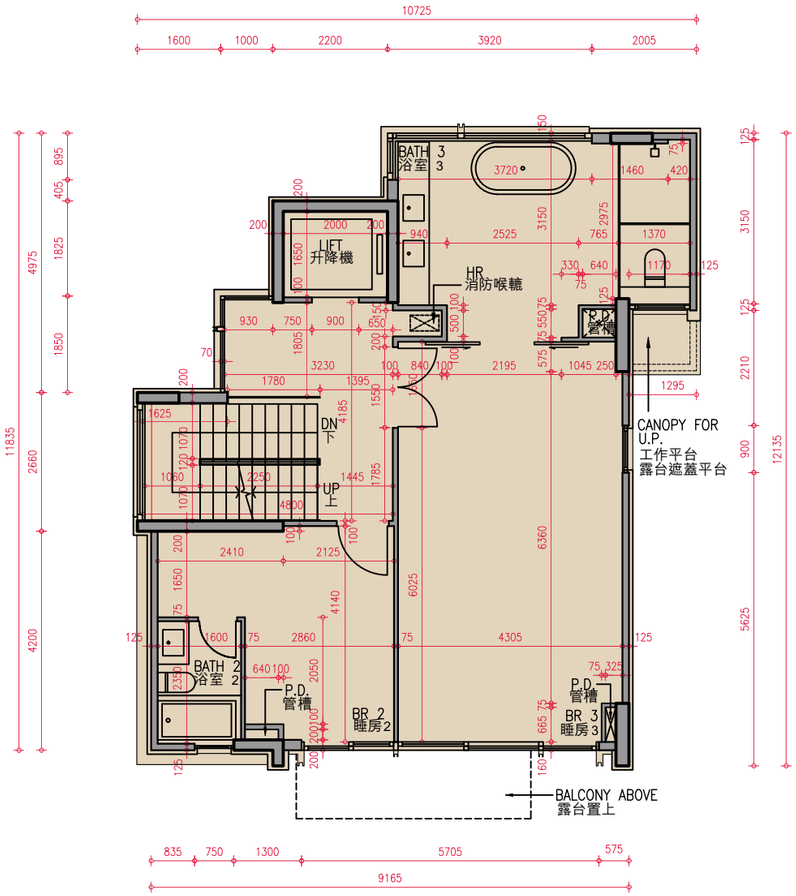


9 號洋房 House 9	1樓 First Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	150, 200, 300
層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米) The floor-to-floor height (i.e. the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (mm)	3200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

9 號洋房2樓平面圖
HOUSE 9 SECOND FLOOR PLAN



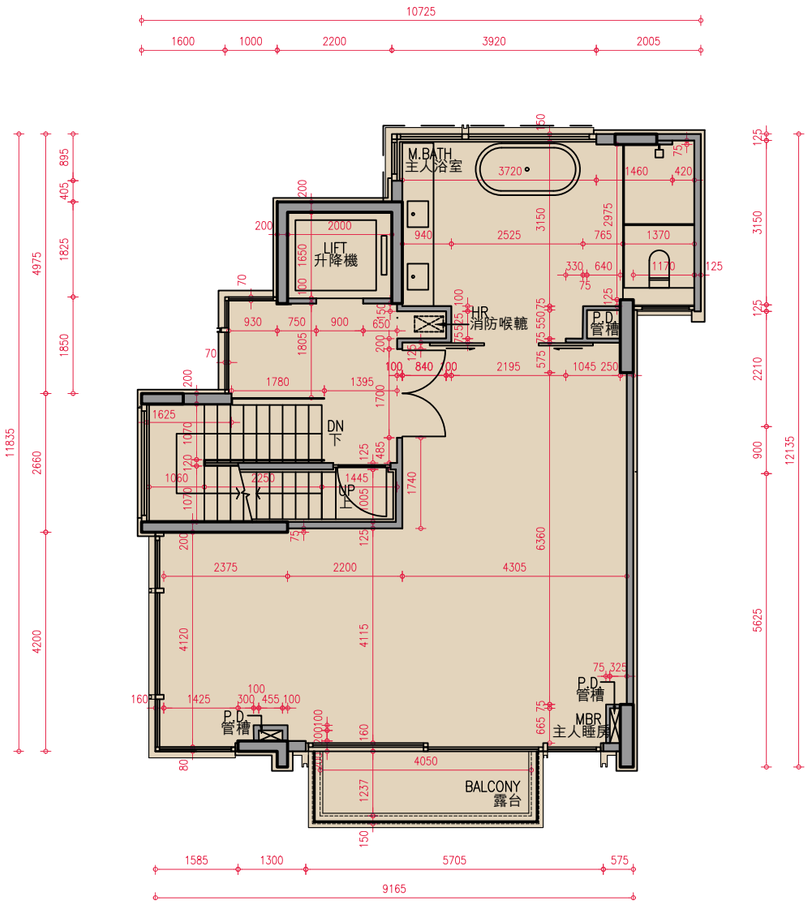
SCALE 比例： 0M/米 5M/米

9 號洋房 House 9	2樓 Second Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 300
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 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) (mm)	3200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

9號洋房3樓平面圖
HOUSE 9 THIRD FLOOR PLAN



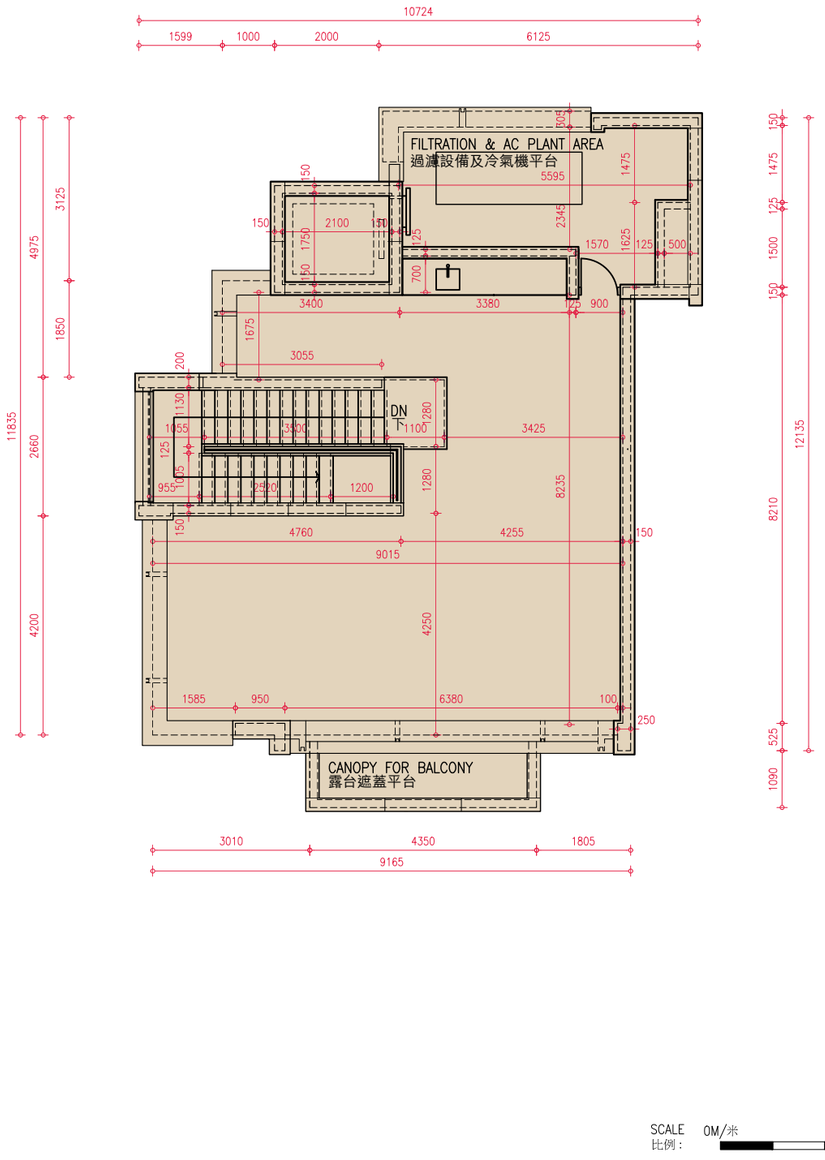
SCALE 比例： 0M/米 5M/米

9 號洋房 House 9	3樓 Third Floor
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	200, 250, 300
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 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) (mm)	3200

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

9 號洋房天台平面圖
HOUSE 9 ROOF FLOOR PLAN



9 號洋房 House 9	天台 Roof
樓板(不包括灰泥) 的厚度(毫米) The thickness of the floor slabs (excluding plaster) (mm)	不適用 N.A.
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 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) (mm)	不適用 N.A.

備註：
1. 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。
2. 平面圖所列之尺寸數字以毫米標示之建築結構尺寸，並以2019 年9 月16 日經屋宇署批准的建築圖則為基礎。
3. 以上平面圖中顯示之名詞及簡稱請參閱本售樓說明書第20 頁。

Notes :
1. 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.
2. The dimensions in the floor plans are all structural dimensions in millimeter which were prepared on the basis of General Building Plan approved by the Buildings Department on 16 September 2019.
3. Please refer to page 20 of this sales brochure for legend of the terms and abbreviation shown on the floor plan above.

物業的描述 Description of Residential Property 洋房 House Name	實用面積(包括露台，工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.)									
		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1 號洋房 House 1	431.140 (4,641) 露台 Balcony : 7.864 (85) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	9.417 (101)	85.058 (916)	48.511 (522)	91.917 (989)	4.579 (49)	-	-
2 號洋房 House 2	391.371 (4,213) 露台 Balcony : 5.996 (65) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	9.137 (98)	42.475 (457)	43.210 (465)	82.156 (884)	4.112 (44)	-	-
3 號洋房 House 3	384.123 (4,135) 露台 Balcony : 5.996 (65) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	9.137 (98)	48.432 (521)	47.364 (510)	83.267 (896)	4.112 (44)	-	-
5 號洋房 House 5	385.214 (4,146) 露台 Balcony : 5.996 (65) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	9.137 (98)	52.564 (566)	29.864 (321)	83.267 (896)	4.112 (44)	-	-
6 號洋房 House 6	305.683 (3,290) 露台 Balcony : 5.988 (64) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	5.161 (56)	45.871 (494)	41.802 (450)	59.499 (640)	4.122 (44)	-	-
7 號洋房 House 7	311.048 (3,348) 露台 Balcony : 5.988 (64) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	5.160 (56)	35.553 (383)	32.592 (351)	59.499 (640)	4.122 (44)	-	-
8 號洋房 House 8	312.364 (3,362) 露台 Balcony : 5.988 (64) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	5.153 (55)	38.140 (411)	26.594 (286)	59.499 (640)	4.122 (44)	-	-
9 號洋房 House 9	451.360 (4,858) 露台 Balcony : 5.999 (65) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : --	-	-	-	1.894 (20)	30.761 (331)	34.650 (373)	82.191 (885)	-	-	-

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(不計算入實用面積內)，是按照《一手住宅物業銷售條例》附表2第2部分計算得出的。

備註：
- 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎。平方呎與平方米表述之面積可能有些微差異。
- 不設4號洋房。

The saleable area and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Remarks:
- The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet, which may be slighty different from that shown in square metre.
- House 4 is omitted.

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

N

住宅停車位
RESIDENTIAL CAR PARKING SPACE

訪客 / 暢通易達停車位
VISITOR'S / ACCESSIBLE PARKING SPACE

訪客停車位
VISITOR'S PARKING SPACE

住宅電單車停車位
RESIDENTIAL MOTOR CYCLE PARKING SPACE



1 號洋房至 9 號洋房地下低層平面圖（不設 4 號洋房）
House 1 - 9 Lower Ground Floor Plan (House 4 omitted)

備註：每個住宅停車位構成每個住宅洋房的一部分。

Remarks: Each of the Residential Car Parking spaces forms part of a Residential House

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

停車位的數目、尺寸及面積
Numbers, Dimensions and Areas of parking spaces

停車位類別 Type of Parking Space	洋房號數 House Number	數目(地下低層) Number (Lower Ground Floor)	尺寸(長 x 闊)(米) Dimensions (L x W) (m)	每個停車位面積(平方米) Area of each Parking Space (sq.m.)
住宅停車位 Residential Car Parking Space	1 號洋房 House 1	2	5.0 x 2.5	12.5
	2 號洋房 House 2	2	5.0 x 2.5	12.5
	3 號洋房 House 3	2	5.0 x 2.5	12.5
	5 號洋房 House 5	2	5.0 x 2.5	12.5
	6 號洋房 House 6	2	5.0 x 2.5	12.5
	7 號洋房 House 7	2	5.0 x 2.5	12.5
	8 號洋房 House 8	2	5.0 x 2.5	12.5
	9 號洋房 House 9	2	5.0 x 2.5	12.5
住宅電單車停車位 Residential Motor Cycle Parking Space	不適用 N/A	1	2.4 x 1.0	2.4
訪客 / 暢通易達停車位 Visitor's / Accessible Parking Space	不適用 N/A	1	5.0 x 3.5	17.5
訪客停車位 Visitor's Parking Space	不適用 N/A	1	5.0 x 2.5	12.5

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

1. 在簽署臨時買賣合約(「**該臨時合約**」)時須支付款額為售價的 5% 的臨時訂金。

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

3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約：–

   (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。

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase **("Preliminary Agreement")**.

2. The preliminary deposit paid by the purchaser on the signing of the Preliminary Agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement:-

   (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.

A. 發展項目的公用部分

「公用地方與設施」指及包括：

(a) 實心牆，包括地段邊界周圍的玻璃扶欄、避雷杆、消防花灑水箱、消防花灑消防栓水箱、消防水箱、垃圾及物料回收房、鋼筋混凝土矮牆、金屬篷、防火及滅火設備和器具、保安系統及器具、水管槽、喉轆、街道消防栓/消防花灑/消防水泵房、水泵房、污水處理機房、沖廁水機房、總水錶房、公共樓梯、樓梯平台、排氣管、消防花灑檢測閥/消防及花灑入水掣、水錶櫃、食水檢測水錶櫃、食水機房、消防控制室、變壓器房、電掣房、裝飾鋁板、排風管、行車道、緊急救援車輛通道、開放通道，以及屯門市地段第490號（「**該土地**」）及發展項目範圍內的斜坡結構部分、園景區（定義見公契及管理協議（「**公契**」））、垂直綠化設施、不屬於個別單位（定義見公契）任何部分的花槽（包括護土牆上的花槽）、花槽圍牆、不屬於個別單位任何部分的平台、通往地下低層行車道對上的陽篷、鑽目樁牆及分隔牆、玻璃纖維缸、回收泵集水坑、鋼筋混凝土基座、集水泵房、排煙口、豎梯、沉降庭院、鐵閘、鐵花、防火效能120玻璃門、電纜槽、公共行車道、斜路、風機房、地面渠道、有蓋渠道、公共圍牆（包括毗連或朝向開放通道及緊急救援車輛通道的圍牆部分、毗連綠化地方（定義見公契）的圍牆部分）、煤氣閥櫃、超低電壓房、電訊及廣播設備室、天線、儀錶、照明裝置、排水渠、渠道、污水渠、電線、電纜、泵、衛生配件、電力裝置、配件、設備及器具、傷殘人士電梯、走火樓梯的防護廊、通風系統、露天冷氣機區域、鋼筋混凝土矮牆、公共園景區，以及「該土地」及發展項目內的無挖掘土地部分；

(b) 康樂設施（定義見公契）；

(c) 訪客停車位（定義見公契）；

(d) 擬供發展項目整體公用與共享而非任何個別業主（定義見公契）專用或專享的「該土地」及發展項目地方與設施；及現於「公契圖則」以黃色、黃色間黑斜線、黃色加黑點顯示，以資識別；

(e) 不屬於個別單位一部分擬供發展項目整體公用與共享而非任何個別業主專用或專享的噪音緩解措施（定義見公契），現於公契圖則的噪音緩解措施地下平面圖以黃色實線顯示，以「實心牆」資識別；及

(f) 「該土地」及發展項目內根據公契劃定為公用地方與設施的其他地方及設施，

然而於適當情況下，如發展項目任何部分符合：

(i) 《建築物管理條例》第2條中「公用部分」第（a）段的釋義；及/或

(ii) 《建築物管理條例》附表1訂明而符合《建築物管理條例》第2條中「公用部分」第（b）段的釋義；

此等地方將被視為並構成公用地方與設施一部分；

備註： 除非售樓說明書中另有規定，上述所用之詞彙與公契中該等詞彙具有同等涵義。請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可在支付所需影印費後取得公契副本。

B. 分配予發展項目中的每個住宅物業的不可分割份數的數目

分配予發展項目中的每個住宅物業的不可分割份數的數目：-

說明	不分割份數	管理份數
1 號洋房（連地下低層CP1及CP2號住宅停車位）	494	494
2 號洋房（連地下低層CP3及CP4號住宅停車位）	442	442
3 號洋房（連地下低層CP5及CP6號住宅停車位）	437	437
5 號洋房（連地下低層CP7及CP8號住宅停車位）	434	434
6 號洋房（連地下低層CP9及CP10號住宅停車位）	347	347
7 號洋房（連地下低層CP11及CP12號住宅停車位）	349	349
8 號洋房（連地下低層CP13及CP14號住宅停車位）	349	349
9 號洋房（連地下低層CP15及CP16號住宅停車位）	493	493
小計：	3,345	3,345

註：不設 4 號洋房 。

C. 有關發展項目的管理人的委任年期

發展項目的管理人（「**管理人**」）的初始任期為自公契日期起計兩（2）年，並隨後繼續獲委任，直至按照公契的第4.1條文被終止委任。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每名單位擁有人須按其單位佔所有單位總管理份數比例而釐定的管理份數分攤及繳付發展項目的管理支出。

E. 計算管理費按金的基準

每名乃其單位首任受讓人的業主，應在向第一業主(定義見公契)承讓單位時，向管理人繳付其單位應分擔首年預算管理開支的十二分之三，以作為保證其支付所有公契訂明應繳款項的按金。上述按金或其結餘(視乎情況而定)均不帶任何利息，亦不可以退還但可以轉戶，惟業主不得以按金抵扣公契訂明應攤付的任何其他款項。

F. 擁有人在發展項目中保留作自用的範圍（如有）

不適用。

A. Common Parts of the Development

"Common Areas and Facilities"

means and includes:-

(a) solid wall including the glass balustrade(s) surrounding the lot boundary, lightning post, sprinkler water tank, sprinkler fire hydrant tank, fire service tank, refuse storage and material recovery chambers, RC parapet walls, metal canopy, fire prevention and fighting equipment and apparatus, security systems and apparatus, pipe ducts, hose reels, street hydrant/sprinkler/fire service water pump room, water pump room, sewage treatment plant room, flushing water plant room, master water meter room, common staircases, landings, exhaust air ducts, sprinkler CV/F.S. and sprinkler inlets, water meter cabinet, potable check meter cabinets, potable water plant room, fire service control room, transformer room, switch room, aluminium feature, air duct, driveways, emergency vehicular access (EVA), open passageway, those parts of the Slope Structures within all that piece or parcel of ground registered in the Land Registry as Tuen Mun Town Lot No.490 (the **"Land"**) and the Development, Landscaped Areas (as defined in the Deed of Mutual Covenant and Management Agreement (the **"DMC"**)), vertical green, planters not forming any part of a Unit (as defined in the DMC) including planters on retaining walls, planter wall, flat roofs not forming any part of a Unit, canopy above the driveway leading to the Lower Ground Floor, bored pile wall and screen wall, fibre glass tank, recycle pump sump, R.C. plinths, sump pump room, smoke vents, cat ladders, sunken court, metal gates, metal grille, FRR 120 glass doors, cable trench, common driveway, ramp, fan rooms, surface channels, covered channels, common fence walls including those portions of the fence wall adjoining or facing the open passageway and the emergency vehicular access/driveway (EVA), those fence walls adjoining the Greenery Area (as defined in the DMC), towngas valve cabinet, extra low voltage room, telecommunications and broadcasting equipment room, aerials, meters, lighting, drains, channels, sewers, wires, cables, pumps, sanitary fittings, electrical installations, fittings, equipment and apparatus, disabled lift, protected lobby(ies) to a required staircase, ventilation system, open A/C plant area, R.C. parapets, communal landscape areas, those parts of the unexcavated land within the Land and the Development;

(b) the Recreational Facilities (as defined in the DMC);

(c) the Visitor's Parking Spaces (as defined in the DMC);

(d) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole and not just for any individual Owner (as defined in the DMC); and

which are for the purpose of identification shown coloured **Yellow, Yellow Hatched Black, Yellow Stippled black** on the plans annexed to the DMC (the **"DMC Plans"**);

(e) those Noise Mitigation Measures (as defined in the DMC) not forming any part of a Unit and are intended for common use and benefit of the Development as a whole and not just for any individual Owner which are for the purpose of identification shown as **Yellow Solid Line** and marked "SOLID WALL" on the Noise Mitigation Measure Ground Floor Plan of the DMC Plans; and

(f) such other areas and facilities of and in the Land and the Development designated as Common Areas and Facilities in accordance with the DMC

PROVIDED THAT where appropriate, if any parts of the Development:-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

(ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Facilities.

B. Number of Undivided Shares assigned to each residential property in the Development

Description	Undivided Share	Management Share
House 1 (with Residential Car Parking Spaces nos. CP1 & CP2 on LG floor)	494	494
House 2 (with Residential Car Parking Spaces nos. CP3 & CP4 on LG floor)	442	442
House 3 (with Residential Car Parking Spaces nos. CP5 & CP6 on LG floor)	437	437
House 5 (with Residential Car Parking Spaces nos. CP7 & CP8 on LG floor)	434	434
House 6 (with Residential Car Parking Spaces nos. CP9 & CP10 on LG floor)	347	347
House 7 (with Residential Car Parking Spaces nos. CP11 & CP12 on LG floor)	349	349
House 8 (with Residential Car Parking Spaces nos. CP13 & CP14 on LG floor)	349	349
House 9 (with Residential Car Parking Spaces nos. CP15 & CP16 on LG floor)	493	493
Sub-Total:	3,345	3,345

Remark: There is no designation of House 4.

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

The manager for the Development (**"Manager"**) was appointed for an initial term of two (2) years after the date of the DMC and such appointment shall continue until terminated as provided in Clause 4.1 of the DMC.

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

Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of all Units in the Development.

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

Each Owner being the first assignee of his Unit shall upon the assignment of his Unit from the First Owner (as defined in the DMC) deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a sum equal to 3/12th of the first year's budgeted Management Expenses payable in respect of his Unit which deposit or balance thereof (as the case may be) shall be non-interest bearing and non-refundable but transferable and shall not be set off against any contribution payable by him under the DMC.

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

Not Applicable.

Note: Unless otherwise defined in the sales brochures, capitalized terms used in the above shall have the same meaning of such terms in the DMC. For full details, please refer to the DMC. Full script of the DMC is available for free inspection upon request at the sales office during opening hours and copies of the DMC can be obtained upon paying necessary photocopying charges

A. 「發展項目」所位於土地的地段編號

1. 「發展項目」將建於屯門市地段第490號(「該地段」)。

B. 批地年期

2. 「該土地」乃根據新批地文件第21745號(「批地文件」)批授。批地年期自2014年1月16日起計50年。

C. 適用於「該土地」的用途限制

3. 「批地文件」特別條款第(4)條訂明:

『「該地段」或其任何部分之上任何已建或擬建建築物或建築物任何部分均不得用作私人住宅外的任何其他用途。』

D. 按規定須興建及提供予政府或供公眾用途的設施

不適用。

E. 承授人在該土地內外鋪設、塑造或作環境美化的任何範圍、或興建或維修任何構築物或設施的責任

4. 非專有通行權

「批地文件」特別條款第(27)條訂明:

『(a) 「該地段」乃連同一項權利批授,「買方」及其傭工、訪客、工人和就此獲「買方」授權的其他人等於本文協定批授的整個年期內,可以不時及隨時為着完善使用與享用「該地段」而通行及再通行、進出、往返和經過「批地文件」所夾附圖則以棕色顯示的地方(以下稱為「棕色範圍」)中地政總署署長(「署長」)批准的水平。

(b) 「買方」須在「本協議」訂立日後54個曆月內(或「署長」指定的其他期限),自費以「署長」批准的方式及物料,按「署長」指定或批准的標準,在「棕色範圍」建造築有路面的走道連同相關的街道設施、輔助交通設備、街燈、污水管、排水渠及其他構築物,以提供本特別條款(a)款所載的通道,並且盡量避免滋擾可能已獲授予「棕色範圍」全部或局部通行權的附近其他地段之擁有人。

(c) 「買方」將自費以「署長」滿意的方式保養、維修和修理「棕色範圍」及所有構成該處一部分或從屬於該處的物件,並須負責該處整體,猶如其乃該處的絕對擁有人。

(d) 倘任何公共道路局部佔據「棕色範圍」現時設有通道的地方,而該處須進行更改工程,又或通道的坡度受到影響,「買方」概不可就此提出索償。「買方」應自費以「署長」滿意的方式在已鋪築路面的通道進行所有由此引致的更改工程。

(e) 現授予「買方」本特別條款(a)款所載的通行權概不賦予「買方」任何關乎「棕色範圍」的專有權。「政府」現時或日後任何時間均有權將「棕色範圍」的通行權授予附近任何其他地段的擁有人,或接管整個「棕色範圍」或當中任何部分用作公共街道,而毋須向「買方」或可能已獲授予「棕色範圍」全部或局部通行權的其他擁有人支付任何賠償。

(f) 倘「買方」不履行本特別條款(b)及(c)款訂明的責任,「政府」可執行必要的建造、維修及修理工程,費用由「買方」支付。「買方」須在「政府」要求時支付有關的費用,付款金額由「署長」釐定,而其決定將為最終決定並對「買方」約束。

(g) 儘管已授予本特別條款(a)款所載的通行權,惟「政府」仍有全權及權力,在向「買方」發出不少於14天事前書面通知(緊急情況除外)後,按「署長」全權酌情為恰當,鋪設、安裝、重鋪、改道、拆卸、重置、更換、檢查、運作、修理、維修和更新在現時或嗣後位於「棕色範圍」之上、其下或跨越或毗連該處的任何「政府」或其他排水渠、下水道、水道或水路、污水管、明渠、總喉、水管、電纜、電線、管線、公用服務或其他工程或裝置(以下統稱「棕色範圍服務設施」),如工程造成任何損壞則妥為修葺。「政府」、「署長」及其人員、承辦商、代理和「署長」正式授權的任何其他人等或彼等之工人有權為着上述事宜,隨時不論攜帶工具、設備、機器或駕車與否有權通行、進出及往返「棕色範圍」。「買方」如非事前獲「署長」書面批准,不得干擾或允許他人干擾「棕色範圍服務設施」。除非因行使上述權利及權力造成任何損害而必須負責修復外,「政府」、「署長」及其人員、承辦商、代理和「署長」正式授權的任何其他人等及彼等之工人概毋須就行使本(g)款所訂或從而衍生的權利而令「買方」招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任,「買方」不得向彼等任何一方提出索償或異議。』

5. 建築契諾

「批地文件」特別條款第(3)條訂明:

『「買方」須開發「該地段」,即全面遵照此等「批地條款」和於現時或任何時間在香港生效的所有建築、衛生及規劃條例、附例和規例,在該處建造一座或多座建築物,並於2018年9月30日或之前竣工及使其適合佔用。』

6. 噪音影響評估

「批地文件」特別條款第(37)條訂明:

『(a) 「買方」應在「本協議」訂立日後6個曆月內(或「署長」批准的其他延長期限),自費以「署長」全面滿意的方式向「署長」提交或達致提交供其審批的一份關於發展「該地段」的噪音影響評估報告(以下簡稱「噪音影響評估」),噪音影響評估的內容其中應包括「署長」指定的資料,包括但不限於與「該地段」發展項目的一切不良的噪音影響,以及建議的適當噪音緩解措施(以下簡稱「噪音緩解措施」)。

(b) 「買方」應在「署長」指定的期限內,自費以「署長」全面滿意的方式進行與實施噪音影響評估所載經「署長」批核的噪音建議措施(以下簡稱「核准噪音緩解措施」)。

(c) 直至「署長」以書面批核噪音影響評估為止,不得在「該地段」或其任何部分展開任何建造工程(土地勘測及地盤平整工程和「拆卸工程」除外)。

(d) 倘因「買方」履行本特別條款等訂明的責任而引起或招致任何費用、損害或損失，「政府」及其人員概不承擔任何責任、義務或法律責任。「買方」不可就此等費用、損害或損失向「政府」或其人員提出索償。』

7. 隔音屏障

「批地文件」特別條款第(38)條訂明：

『如「核准噪音緩解措施」包括在「該地段」架設或建造任何伸展至「該地段」邊界以外並跨越毗鄰「政府」土地任何部分的一個或多個隔音屏障（以下簡稱「隔音屏障」），須遵從以下條件：

(a) 「買方」應自費依照建築事務監督批核的圖則及全面遵照《建築物條例》、其任何附屬規例及相關修訂法例的規定設計、興建和建造「隔音屏障」；

(b) 不可在毗鄰「該地段」的任何「政府」土地之上、之內或其下興建 「隔音屏障」的地基或支承件；

(c) 如非事前獲「署長」書面批准，不可在「隔音屏障」或其任何一個或多個部分進行或安裝改建、加建、更換或附件工程；

(d) 「買方」時刻均須自費保養、維修和修理「隔音屏障」或(如「署長」批准)其任何更換件，以保持其修繕及狀況良好，全面令「署長」滿意。如執行本(d)款的工程需要暫時禁止車輛通行或改道，必須在施工前取得運輸署署長就臨時交通安排的書面同意；

(e) 「隔音屏障」除作隔音屏障外，不可作任何其他用途。如非事前獲「署長」書面同意，「買方」不可使用或容忍、准許他人使用「隔音屏障」或其任何一個或多個部分陳列廣告或展示任何招牌、告示或海報；

(f) 如事前獲「署長」書面批准，「買方」、其承辦商、工人或「買方」授權之任何其他人等可獲准，不論攜帶工具、設備、機器、機械或駕車與否，進入毗鄰「該地段」的「政府」土地，以便遵照本特別條款興建、建造、檢查、修理、維修、清潔、更新及更換伸展至跨越「政府」土地的「隔音屏障」一個或多個部分；

(g) 倘因為或鑒於「買方」或任何其他人士因進入「政府」土地或執行本特別條款(f)款所載的工程而招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務，「買方」或任何其他人士不可就此等任何損失、損害、滋擾或騷擾向「政府」提出索償；

(h) 「買方」時刻均須採取必要的預防措施，防止因為興建、建造、修理、維修、更改、使用、拆卸或清拆「隔音屏障」而導致毗鄰「該地段」之任何「政府」土地及「隔音屏障」或任何進入或使用毗鄰「該地段」「政府」土地及「隔音屏障」的人士或車輛損壞或受損；

(i) 「署長」可隨時全權酌情行使權利，向「買方」發出書面通知，要求「買方」在接獲書面通知後6個曆月內不重置方式拆卸及清拆跨越「政府」土地的「隔音屏障」之一個或多個部分。「買方」接獲書面通知後，應在通知書列明的期限內自費以「署長」全面滿意的方式拆卸及清拆上述「隔音屏障」的一個或多個部分；

(j) 如「買方」不履行本特別條款所訂的任何「買方」責任，「署長」可執行任何必要的工程，「買方」須在接獲通知時向「署長」支付此等工程的費用；

(k) 「買方」應時刻允許「署長」、其人員、承辦商、工人和「署長」授權的任何其他人等，不論攜帶工具、設備、機器、機械或駕車與否自由及不受限制地通行、進出及往返「該地段」或其任何部分和「該地段」任何已建或擬建的一座或多座建築物，以便視察、檢查及監督依照本特別條款(a)、(d)及(i)款規定執行的工程，以及依照本特別條款(j)款規定執行的任何工程或「署長」視為必要的任何其他工程；

(l) 倘因「買方」履行本特別條款訂明的責任或因「署長」行使本特別條款(k)款賦予的進入權，或因執行本特別條款(j)款訂明的任何工程而導致或致使「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾，「政府」或「署長」概不就此承擔任何責任，「買方」不可就此等損失、損害、滋擾或騷擾向「政府」或「署長」或其授權人員索償或就此申索補償；及

(m) 倘鑒於「隔音屏障」的興建、建造、存在、修理、維修、更改、使用、拆卸或清拆工程，或因執行本特別條款(j)款訂明的工程而直接或間接導致或引起任何責任、索償、費用、訴求、訴訟或其他法律程序，「買方」須隨時向「政府」、「署長」及其人員及工人作出一切彌償並確保彼等受彌償。』

8. 發展條款

「批地文件」特別條款第(5)條訂明：

『在「批地文件」的「批地條款」規限下，倘「該地段」或其任何部分發展或重建(本詞純粹指「批地文件」一般條款第7條預期進行的重建工程)：

(a) 建於「該地段」的任何一座或多座建築物必須全面遵從《建築物條例》、其任何附屬規例及相關修訂法例的規定；

(b) 如在「該地段」或其任何部分或此等「批地條款」所指定「該地段」外範圍建造任何一座或多座建築物，又或發展或使用「該地段」任何部分或此等「批地條款」指定的「該地段」外的任何一個或多個範圍，必須全面遵從《城市規劃條例》、其任何附屬規例及相關修訂法例的規定，否則不得進行；

(c) 「該地段」任何已建或擬建的一座或多座建築物的樓面總面積應不少於1,599平方米和不超過2,665平方米；

(d) 「該地段」任何已建或擬建建築物或其他構築物的任何部分連同該處建築物或建築物的任何加建物或配件(如有者)的總高度，不可高於香港主水平基準24米或「買方」繳付「署長」指定的地價及行政費用後由「署長」全權酌情批准的其他高度，然而如事前獲「署長」書面批准，建築物天台可搭建或放置超出上述高度限制的機房、冷氣機、水箱、梯屋及同類天台構築物；

(e) (i) 如非事前獲「署長」書面批准，「該地段」任何已建或擬建的一座或多座建築物不可超過 6 層高，惟「署長」根據本(e)(i)款計算樓層數目時，可全權酌情不計入地庫樓層。如「署長」同意「該地段」任何已建或擬建一座或多座建築物超過 6 層高（不包括「署長」如上所述豁免計算的任何地庫樓層），「署長」可制訂其全權酌情釐定的條款與條件；

(ii) 根據本特別條款(e)(i)款計算樓層數目時：

(I) 任何地庫樓層（如有建造），不論該層的大小或樓面面積，一律計為一個地庫樓層；及

(II) 於任何情況下，「署長」就何謂地庫樓層所作的決定將為最終決定並對「買方」約束；

(f) (i) 如非事前獲「署長」書面批准，「該地段」任何已建或擬建建築物或建築物群的面牆伸展長度不可達到或超過60米；

(ii) 於本特別條款(f)(i)款：

(I) 「署長」就何謂建築物所作的決定為最終決定並對「買方」約束；

(II) 任何現已或將會建於「該地段」的兩座或多座建築物如最短水平距離不足15米，即被視作建築物群；

(III) 「署長」就何謂「該地段」已建或擬建建築物或建築物群面牆伸展長度所作的決定將為最終決定並對「買方」約束；及

(IV) 計算本特別條款(f)(i)款所載的面牆伸展長度時，將會計入兩座之間的空隙。「署長」就計算方法所作的決定將為最終決定並對「買方」約束；及

(g) 「該地段」任何已建或擬建的一座或多座建築物的設計及布局必須提交「署長」書面批核，直至「署長」正式批核，「該地段」不可動工進行任何建造工程（「拆卸工程」和地盤平整工程除外）。於此等「批地條款」，「建造工程」及「地盤平整工程」將以《建築物條例》、其任何附屬規例及相關修訂法例訂明的釋義為準。』

9. 園景工程

「批地文件」特別條款第(9)條訂明：

『(a) 「買方」應自費向「署長」提交園景設計總圖，述明遵照本特別條款(b)款在「該地段」進行園景工程的位置、規劃和布局，以供「署長」審批。

(b) (i) 「該地段」須有不少於百分之二十(20%)的面積種植樹木、灌木或其他植物。

(ii) 本特別條款(b)(i)款所載的百分之二十(20%)面積當中，須有不少於百分之五十(50%)(以下簡稱「綠化地方」)設於「署長」全權酌情指定的位置或高度，以使「綠化地方」在行人視線之內或可供進入「該地段」的任何人士或人等進入。

(iii) 就「買方」建議園景工程任何部分構成本特別條款(b)(i)款所載的百分之二十(20%)面積，「署長」所作出的決定將為最終決定並對「買方」約束。

(iv) 「署長」可單獨酌情接受「買方」建議其他非種植裝飾，以代替種植樹木、灌木或其他植物。

(c) 「買方」應按照經批核的園景設計圖，自費以「署長」全面滿意的方式在「該地段」進行園景美化，如非事前獲「署長」書面同意，不得對經批核的園景設計圖作任何修改、更改、改動、改變或取代。

(d) 「買方」其後應自費維修和保養園景工程，以維持其安全、清潔、整齊、井然及健康狀態，全面令「署長」滿意。

(e) 所有根據本特別條款進行園景美化的地方將劃為並構成「批地文件」特別條款第(15)(a)(v)條所載的「公用地方」。』

10. 泊車規定

(a) 「批地文件」特別條款第(18)條訂明：

『(a) (i) 「該地段」內應提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於「該地段」已建或擬建一座或多座建築物的住戶及彼等各其真正來賓、訪客或獲邀人士的車輛(以下簡稱「住宅停車位」)，分配比率如下：

(I) 如於「該地段」提供一座或多座住宅單位大廈(擬用作單一家庭住宅的獨立屋、半獨立屋或排屋除外)，應分別根據下表所列「該地段」已建或擬建住宅單位的大小計算(除非「署長」同意採用與下表所示不同的其他比率或數額)：

每個住宅單位的大小	擬提供「住宅停車位」數額
少於40平方米	每35個住宅單位或不足此數三個車位
不少於40平方米但少於70平方米	每 7 個住宅單位或不足此數一個車位
不少於 70 平方米但少於 100 平方米	每 14 個住宅單位或不足此數五個車位
不少於 100 平方米但少於 160 平方米	每 7 個住宅單位或不足此數五個車位
不少於 160 平方米但少於 220 平方米	每 7 個住宅單位或不足此數九個車位
不少於 220 平方米	每 7 個住宅單位或不足此數十二個車位

(II) 如於「該地段」提供擬用作單一家庭住宅的獨立屋、半獨立屋或排屋，應分別按下列比率分配：

(A) 每座樓面總面積少於160平方米的房屋分配1個車位；每座樓面總面積不少於160平方米但少於220平方米的房屋分配1.5個車位。如依照本(a)(i)(II)(A)款計算的車位數額為小數位數，則四捨五入為最接近之整數；及

(B) 每座樓面總面積不少於220平方米的房屋配置2個車位。

就本(a)(i)款而言，「署長」就何謂獨立屋、半獨立屋或排屋和每座房屋是否構成或擬作單一家庭住宅所作的決定將為最終決定並對「買方」約束。

(ii) 就本特別條款(a)(i)(I)款而言，擬提供的「住宅停車位」總數應為根據本特別條款(a)(i)(I)款列表中每個住宅單位的大小計算之「住宅停車位」總數。於此等「批地條款」，「每個住宅單位的大小」一詞按樓面總面積計算為以下(I)及(II)項之和：

(I) 每個由其住戶專用及專享的住宅單位之樓面總面積，即由該單位的圍牆或矮牆外部開始量度，除非圍牆乃分隔兩個毗連單位，則由該牆中央點開始量度，並會涵蓋該單位的內部間隔牆及柱，但為免生疑，並不包括未計入「批地文件」特別條款第(5)(c)條所指定樓面總面積的該單位內部所有樓面面積；及

(II) 每個住宅單位按比例計算的「住宅公用地方」（釋義以下文所訂為準）樓面總面積，即計算各住宅單位圍牆外供現已或將會建於「該地段」的一座或多座建築物的住戶公用與共享的住宅公用地方之整體樓面總面積，但為免疑，並不包括未計入「批地文件」特別條款第(5)(c)條所指定的樓面總面積的所有樓面面積（此等住宅公用地方以下簡稱「住宅公用地方」），按照以下程式攤分予每個住宅單位：

$$\text{「住宅公用地方」樓面總面積} \times \frac{\text{根據本特別條款(a)(ii)(I)款計算的每個住宅單位樓面總面積}}{\text{根據本特別條款(a)(ii)(I)款計算的所有住宅單位樓面總面積}}$$

(iii) 「該地段」內應按照下列比例或「署長」批准的其他比例額外提供車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於「該地段」已建或擬建一座或多座建築物各住戶之真正來賓、訪客或獲邀人士的車輛：

(I) 「該地段」上每座提供超過75個住宅單位的已建或擬建住宅單位大廈（以下簡稱「超過75個住宅單位之大廈」）配置3個車位；及

(II) 「該地段」任何已建或擬建的一座或多座建築物中每25個住宅單位（不包括「超過75個住宅單位之大廈」的住宅單位）或不足此數配置1個車位，惟最少須配置1個車位。

為免生疑，擬供單一家庭作住宅的獨立屋、半獨立屋或排屋將被視為本特別條款(a)(iii)(II)款所載的一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋及此等房屋是否構成或擬供單一家庭住宅所作的決定將為最終決定並對「買方」約束。

(iv) 根據本(a)(i)(I)款提供的車位（可根據「批地文件」特別條款第(21)條更改）及根據本特別條款(a)(i)(II)和(a)(iii)款提供的車位，除作上述條款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作汽車出售或其他用途或提供洗車及汽車美容服務。

(b) (i) 「買方」應遵照建築事務監督規定和批准，在根據本特別條款(a)(i)(I)款提供（可根據「批地文件」特別條款第(21)條更改）及根據本特別條款(a)(iii)款提供的所有車位中，預留及劃出指定數額的車位，以供符合《道路交通條例》、其任何附屬規例及任何相關修訂法例界定釋義的傷殘人士停泊車輛（此等預留及劃出的車位簡稱「傷殘人士停車位」）。依照本特別條款(a)(iii)款提供的車位最少須預留及劃出1個「傷殘人士停車位」，惟「買方」不得將根據本特別條款(a)(iii)款提供的所有車位預留及劃為「傷殘人士停車位」。

(ii) 「傷殘人士停車位」除供《道路交通條例》、其任何附屬規例及任何相關修訂法例界定釋義的傷殘人士停泊屬於「該地段」已建或擬建的一座或多座建築物之各住戶及彼等各真正來賓、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作汽車出售或其他用途或提供洗車及汽車美容服務。

(c) (i) 「該地段」內應提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何相關修訂法例持牌而屬於「該地段」已建或擬建的一座或多座建築物之住戶及彼等各真正來賓、訪客或獲邀人士的電單車（以下簡稱「電單車停車位」）。除非「署長」同意採用其他比率，否則配置比例為根據本特別條款(a)(i)(I)款提供（可根據「批地文件」特別條款第(21)條更改）及根據本特別條款(a)(iii)款提供的所有車位總額的百分之十(10%)。倘擬提供的車位數額為小數位數，則調高至最接近之整數。

(ii) 「電單車停車位」（可根據「批地文件」特別條款第(21)條更改）除作本特別條款(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

(d) (i) 除「傷殘人士停車位」外，每個根據本特別條款(a)(i)(I)款提供（可根據「批地文件」特別條款第(21)條更改）和根據本特別條款(a)(i)(II)及(a)(iii)款提供的車位，尺寸應為2.5米闊及5.0米長，淨空高度最少為2.4米。

(ii) 每個「傷殘人士停車位」的尺寸由建築事務監督指定及批准。

(iii) 每個「電單車停車位」（可根據「批地文件」特別條款第(21)條更改）尺寸應為1.0米闊及2.4米長，淨空高度最少為2.4米或「署長」批准的其他最低淨空高度。』

(b) 「批地文件」特別條款第(20)條訂明：

『「該地段」內應提供「署長」滿意的車位，以供停泊屬於「該地段」已建或擬建一座或多座建築物的住戶及彼等各真正來賓、訪客或獲邀人士的單車，比例為每15個面積少於70平方米的住宅單位或不足此數配置1個車位，或採用「署長」批准的其他比例。於本特別條款而言，擬供單一家庭住宅的獨立屋、半獨立屋或排屋不可視為一個住宅單位。』

(c) 「批地文件」特別條款第(21)條訂明：

『(a) 儘管有「批地文件」特別條款第(18)(a)(i)(I)及(19)(a)條之規定，「買方」可增減其分別根據上述特別條款提供的車位數目最多百分之五(5%)，惟增減的車位總數不可超過50個。

(b) 除遵照本特別條款(a)款增減車位外，「買方」亦可增減其分別根據「批地文件」特別條款第(18)(a)(i)(I)及(18)(c)(i)條分別提供的車位數目（無須考慮本特別條款(a)款計算的車位）不超過百分之五(5%)。』

11. 上落貨規定

「批地文件」特別條款第(19)條訂明：

『(a) 「該可能地段」內應提供「署長」滿意的車位供車輛上落貨用途，配置比例為「該地段」已建或擬建一座或多座建築物每800個住宅單位或不足此數配置1個車位，或採用「署長」可能批准的其他比例，惟「該地段」已建或擬建每座住宅單位大廈最少須配置1個上落貨停車位。此等上落貨停車位應設於每座住宅單位大廈毗鄰處或住宅單位大廈範圍內。就本特別條款(a)款，擬供單一家庭作住宅的獨立屋、半獨立屋或排屋不可視為一座住宅單位大廈。「署長」就何謂獨立屋、半獨立屋或排屋及此等房屋是否構成或擬供單一家庭作住宅所作出的決定為最終決定並對「買方」約束。

(b) 根據本特別條款(a)款提供的每個車位（可根據「批地文件」特別條款第(21)條更改）尺寸應為3.5米闊及11.0米長，淨空高度最少為4.7米。此等車位除供與「該地段」已建或擬建一座或多座建築物相關的貨車上落客貨外，不得作任何其他用途。』

12. 建造排水渠及渠道

「批地文件」特別條款第(35)條訂明：

『(a) 「買方」應按照「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」官地之上建造和維修污水管及排水渠，以截流及輸送所有落下或流進「該地段」的暴雨或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨或雨水造成任何損害或滋擾以致引起任何訴訟、索償及申索，「買方」必須承擔全責並向「政府」及其人員作出彌償。

(b) 「署長」可執行接駁「該地段」任何排水渠及污水管至已鋪設及啟用之「政府」雨水渠及污水管的工程，而毋須就由此引致的任何損失或損害向「買方」負責。「買方」應在要求時向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行「政府」土地範圍內上述接駁工程的任何部分，有關工程由「買方」自費維修，並在「政府」要求時，「買方」應將此等工程移交「政府」，日後由「政府」自費維修。「買方」並須在「政府」要求時向「政府」支付此等接駁工程的技術審核費用。如「買方」不按規定維修於「政府」土地範圍內建造的上述接駁工程任何部分，「署長」可執行其視為必要相關的維修工程，「買方」須在「政府」要求時支付此等工程的費用。』

13. 污水影響評估

「批地文件」特別條款第(36)條訂明：

『(a) 「買方」應在「本協議」訂立日後6個曆月內(或「署長」批准的其他延長期限內)，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或達致提交污水系統影響評估報告（以下簡稱「污水系統影響評估」），以供環境保護署署長審批，內容其中包括環境保護署署長指定的資料和詳情，包括但不限於發展「該地段」可能引致的所有不良污水系統影響，以及建議實施的緩解措施、改善工程和其他措施與工程。

(b) 「買方」應自費在環境保護署署長指定的期限內，以其全面滿意的方式實施經批核「污水系統影響評估」的各項建議。

(c) 「污水系統影響評估」的技術範疇應由土木工程專業界別的香港工程師學會會員或特許工程師執行。

(d) 「該地段」或其任何部分必須待至取得環境保護署署長以書面批核「污水系統影響評估」為止，否則不得在「該地段」或其任何部分展開任何建造工程（土地勘測、「拆卸工程」及地盤平整工程除外）。於此等「批地條款」，「土地勘測」將按照《建築物條例》、其任何附屬規例及相關修訂法例詮釋。

(e) 為免生疑問及毋損「批地文件」一般條款第5(a)及5(b)條之一般規定，「買方」現明確確認和同意，其將獨自承擔全責自費以環境保護署署長全面滿意的方式實施經批核「污水系統影響評估」的所有建議。「政府」及其人員概毋須就「買方」因履行本特別條款等所訂責任而招致或引起的任何費用、損害或損失承擔任何責任、義務或法律責任，「買方」不得就任何此等費用、損害或損失向「政府」或其人員索償。』

F. 對買方造成負擔的租用條件

14. 就「現存構築物」向「政府」彌償

「批地文件」特別條款第(2)條訂明：

『「買方」確認於「本協議」訂立日，「該地段」範圍內現存有某些建築物及構築物，包括一個平台及其地基(以下統稱「現存構築物」)。茲毋損「批地文件」一般條款第5條之一般規定，「買方」將被視為已接納並接受「該地段」於「本協議」訂立日的情況及狀態，並遵從「現存構築物」現存於該處的條件，而「買方」不會就此或據此提出任何性質的反對或索償。「買方」承諾會自費以「署長」全面滿意的方式拆卸及拆除「現存構築物」(以下簡稱「拆卸工程」)。如因有「現存構築物」及進行「拆卸工程」導致「買方」蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何義務或責任。如因有「現存構築物」及進行「拆卸工程」而直接或間接引起任何責任、損失、索償、費用、申索、訴訟或其他程序，「買方」現承諾向「政府」作出彌償並確保其受彌償。』

15. 就「隔音屏障」向「政府」彌償

「批地文件」特別條款第(38)(m)條訂明：

『倘因「隔音屏障」的興建、建造、存在、修理、維修、更改、使用、拆卸或清拆工程，或因執行本特別條款(j)款訂明的工程而直接或間接導致或引起任何責任、索償、費用、申索、訴訟及其他法律程序，「買方」時刻均須向「政府」、「署長」及其人員和工人作出彌償並確保彼等受彌償。』

16. 「綠色間黑斜線範圍」

「批地文件」特別條款第(32)條訂明：

『(a) 「買方」應依照「署長」全權酌情指定，自費在「批地文件」所夾附的圖則以綠色間黑斜線顯示的範圍(以下簡稱「綠色間黑斜線範圍」)進行及完成令「署長」滿意的岩土勘測及斜坡護理、防止山泥傾瀉、緩解及補救工程，並於本文所訂的整個批租期內時刻自費保養「綠色間黑斜線範圍」，包括該處的所有土地、斜坡護理工程、護土構建物、排水工程及其上之任何其他工程，以保持其修繕及狀況良好，令「署長」滿意。如「綠色間黑斜線範圍」於本文所訂的整個批租年期內發生山泥傾瀉、地陷或塌方，「買方」必須自費以「署長」滿意的方式還原及修葺。如「署長」認為(其決定為最終決定並對「買方」約束)任何毗連或毗鄰土地因此而受影響，「買方」須向「政府」、其代理及承辦商彌償由此招致之所有索償、訴訟、費用、損害及開支。「買方」應時刻確保「綠色間黑斜線範圍」無任何非法挖掘或傾倒工程。如事前獲「署長」書面批准，「買方」可架設圍欄或其他屏障防止此等非法挖掘或傾倒活動。如有違反此等「批地條款」，「署長」除擁有本文訂明的任何其他權利或補償權外，並有權隨時發出書面通知，要求「買方」執行岩土勘測和斜坡護理、防止山泥傾瀉、緩解及補救工程，以及維修或修復還原任何受山泥傾瀉、地陷或塌方影響的土地、構建物或工程。如「買方」疏忽或未能以「署長」滿意的方式在通知書訂明的期限內履行通知書的規定，「署長」可於該等期限屆滿後執行及進行所需的工程，「買方」須在要求時向「政府」償還有關的費用。

(b) 儘管有本特別條款(a)款之規定，本特別條款訂明「買方」於「綠色間黑斜線範圍」或其任何部分的責任及權利，將於「政府」向「買方」發出相關通知後完全終止，如因上述決定令「買方」招致任何損失、損害、滋擾或任何開支，「買方」概不可就此向「政府」或「署長」或其授權人員提出索償。然而，上述終止概毋損「政府」可就「買方」先前任何違反、不執行或不履行上述(a)款規定行使之任何權利或補償。』

17. 轉讓「住宅停車位」及「電單車停車位」的限制

「批地文件」特別條款第(23)條訂明：

『(a) 儘管此等「批地條款」已按「署長」滿意的方式遵守及履行，「住宅停車位」及「電單車停車位」不得：

(i) 轉讓，除非：

(I) 連同賦予專屬權使用及管有「該地段」任何已建或擬建一座或多座建築物之一個或多個住宅單位的不分割份數一併轉讓；或

(II) 承讓人現時已擁有具專屬權使用及管有「該地段」任何已建或擬建一座或多座建築物之一個或多個住宅單位的不分割份數；或

(ii) 分租(租予「該地段」任何已建或擬建一座或多座建築物內之住宅單位的住戶除外)。

於任何情況下，「該地段」任何已建或擬建一座或多座建築物內任何一個住宅單位的住戶不可承讓或承租多於三(3)個「住宅停車位」及「電單車停車位」。為免生疑，擬供單一家庭住宅的獨立屋、半獨立屋或排屋將被視為本(a)款所載的一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋及此等房屋是否構成或擬供單一家庭作住所作出的決定將為最終決定並對「買方」約束。

(b) 儘管有本特別條款(a)款的規定，「買方」仍可在事前獲得「署長」書面同意下以整體方式轉讓所有「住宅停車位」及「電單車停車位」，但承讓方必須為「買方」的全資附屬公司。

(c) 本特別條款(a)款概不適用於以整體方式轉讓、分租、按揭或押記「該地段」。

(d) 本特別條款(a)及(b)款之規定不適用於「傷殘人士停車位」。』

18. 樹木保育

「批地文件」特別條款第(8)條訂明：

『除非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，不可移除或干預任何現於「該地段」或毗連土地生長的樹木。』

19. 後移工程

「批地文件」特別條款第(28)條訂明：

『「買方」不可在任何毗鄰或鄰連「該地段」的「政府」土地進行削土、移土或土地後移工程或在任何「政府」土地進行任何性質的建築、填土或斜坡處理工程，除非事前獲「署長」書面同意，而「署長」可單獨酌情在給予同意時制訂其認為恰當的條款與條件，包括收取其釐定的地價額外增批「政府」土地作為該地段之增批地段。』

20. 削土

「批地文件」特別條款第(29)條訂明：

『(a) 如「該地段」或任何「政府」土地內現時或以往曾經配合或因應「該土地」或其任何部分的平整、水準測量或發展事宜進行削土、移土或土地後移工程，或任何建造或填土工程，或任何類型的斜坡處理工程，或此等「批地條款」規定「買方」執行的任何其他工程，不論事前是否獲該等「署長」書面同意，「買方」亦須於當時或嗣後任何時間，按需要自費進行及建造該等斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助工程或其他工程，以保護及支撐「該地段」內的土地和任何毗連或毗鄰「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。「買方」應在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或附屬工程或其他工程，以保持其修繕妥當及狀況良好，令「署長」滿意。

(b) 本特別條款(a)款的規定概不妨礙「政府」根據此等「批地條款」行使權利，其中特別以「批地文件」特別條款第(28)條為要。

(c) 無論何時，如因「買方」進行任何平整、水準測量、發展事宜或其他工程或因其他事故導致或引致「該地段」之內的土地或任何毗連或毗鄰「政府」土地或已批租土地

發生任何滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商因此等滑土、山泥傾瀉或地陷蒙受或招致之所有費用、收費、損害、索求及索償作出彌償。

(d) 除享有本文訂明可就違反此等「批地條款」追討之任何其他權利或補償外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水工程或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不執行通知書訂明期限內以「署長」滿意的方式完成通知書的指示，「署長」可即時執行及進行必要的工程。「買方」必須在要求時向「政府」償還有關的費用，以及任何行政及專業費用與收費。』

21. 不准碎石

「批地文件」特別條款第(30)條訂明：

『如非事前獲「署長」書面批准，不准在「該地段」使用碎石機。』

22. 維修地錨

「批地文件」特別條款第(31)條訂明：

『如在開發或重建「該地段」或其任何部分時已安裝預應力地錨，「買方」應自費在預應力地錨的整個使用周期內定期維修及監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察工程的報告及資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在要求時向「政府」償還有關的費用。』

23. 廢棄泥石及碎礫

「批地文件」特別條款第(33)條訂明：

『(a) 如有來自「該地段」或任何受「該地段」發展工程影響的其他地方之泥土、廢土、泥頭碎礫、建築廢物或建造物料(以下簡稱「廢物」)堆積腐爛、沖下或傾倒於公共後巷或道路，或排入道路下水道、前灘或海床、污水管、雨水渠、明渠或其他「政府」產業(以下簡稱「政府產業」)，「買方」必須自費清理廢物並修復上述地方蒙受的任何損害。「買方」須就堆積腐爛、沖下或傾倒廢物導致私人物業受損或滋擾引起的所有訴訟、索償及訴求向「政府」作出彌償。

(b) 儘管有本特別條款(a)款之規定，「署長」仍可(但毋責任必須)應「買方」要求清理「政府產業」的廢物並修復該處由此出現的任何損害。「買方」應在「政府」要求時向「政府」支付相關的費用。』

24. 損壞服務設施

「批地文件」特別條款第(34)條訂明：

『「買方」時刻均須謹慎地採取所有完善及適當的工藝和預防措施，尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間，藉以避免任何損壞、干擾或阻礙位於、貫穿、跨越、在下方經過或毗鄰「該地段」、「棕色範圍」、「綠色間黑斜線範圍」或批地文件所夾附圖則以紅邊顯示的考古遺蹟區及其緩衝區(以下統稱「考古遺蹟區」)的任何「政府」或其他的現有排水渠、水道或渠道、總水管、道路、行人道、街道設施、污水管、明渠、水管、電纜、電線、公用服務設施或任何其他工程或裝置或當中任何一處之任何部分(以下統稱「服務設施」)。「買方」執行任何此等「工程」之前，須進行或達致進行妥善調查及查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及上述建議書為止，「買方」不得展開任何工程。「買方」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要改道、重鋪或還原工程的費用。「買方」須自費以「署長」滿意的方式修理、修復及還原「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等渠道應由「署長」修復，「買方」須在「政府」要求時支付有關的費用)導致或引起「該地段」、「棕色範圍」、「綠色間黑斜線範圍」或「考古遺蹟區」或當中任何一處之任何部分或任何「服務設施」蒙受的損壞、滋擾或阻礙。若「買方」未能對「該地段」、「棕色範圍」、「綠色間黑斜線範圍」或「考古遺蹟區」或當中任何一處之任何部分或任何「服務設施」進行上述必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」要求時支付有關的費用。』

25. 不准建造墳墓或骨灰龕

「批地文件」特別條款第(41)條訂明：

『「該地段」不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論是否存放於陶泥金塔或骨灰盅等。』

註： 欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可支付必要的影印費用後索取「批地文件」的影印副本。

A. Lot Number of the land on which the Development is situated

1. The Development is to be constructed on Tuen Mun Town Lot No. 490 (**the "Lot"**).

B. Term of years

2. The Land is granted under New Grant No.21745 (**the "Land Grant"**) for a term of 50 years commencing from 16 January 2014.

C. User restrictions applicable to the Land

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

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

D. Facilities that are required to be constructed and provided for the Government, or for public use

N/A

E. Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land

4. Non-exclusive right of way

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

"(a) The Lot is granted together with a right for the Purchaser and his servants, visitors, workmen and other persons authorized by the Purchaser in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the Lot to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed to the Land Grant (hereinafter referred to as **"the Brown Area"**) at such levels as may be approved by the Director of Lands (**the "Director"**).

(b) The Purchaser shall within 54 calendar months from the date of this Agreement (or within such other time limit as may be specified by the Director), at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(c) The Purchaser shall at his own expense uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director, and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof.

(d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof shall not give rise to any claim whatsoever by the Purchaser who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.

(e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Purchaser the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Purchaser or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.

(f) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Purchaser.

(g) Notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Purchaser not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as "the Brown Area Services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Government, the Director and his officers, contractors and agents and any other persons authorized by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Purchaser shall not disturb or allow anybody to disturb the Brown Area Services without the prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director and his officers, contractors and agents and any other persons authorized by the Director and his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under this sub-clause (g), and no claim nor objection whatsoever shall be made against him or them by the Purchaser."

5. Building Covenant

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

"The Purchaser shall develop the Lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of September 2018."

6. Noise Impact Assessment

Special Condition No.(37) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (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 submit or cause to be submitted to the Director for his approval in writing a noise impact assessment (hereinafter referred to as **"NIA"**) on the development of the Lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures (hereinafter referred to as **"Noise Mitigation Measures"**).

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director (hereinafter referred to as "Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

(c) No building works (other than ground investigation work and site formation works and the Demolition Works) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.

(d) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss."

7. Noise Barrier

Special Condition No.(38) of the Land Grant stipulates that:-

"In the event that the Approved Noise Mitigation Measures comprise the erection or construction of noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land (hereinafter referred to as **"the Noise Barrier"**), the following conditions shall apply:

(a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;

(c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;

(d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any work;

(e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

(g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance;

(h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;

(i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;

(j) in the event of the non-fulfillment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;

(k) the Purchaser shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (a), (d) and (i) of this Special Condition and carrying out any works in accordance with sub-clause (j) of this Special Condition or any other works which the Director may consider necessary;

(l) neither the Government, nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and

(m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

8. Development Conditions

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

"Subject to Conditions under the Land Grant, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 7 of the Land Grant) of the Lot or any part thereof:

(a) any building or buildings erected or to be erected on the Lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;

(b) no building or buildings may be erected on the Lot or any part thereof or upon any area or areas outside the Lot specified in these Conditions, nor may any development or use of the Lot or any part thereof, or of any area or areas outside the Lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;

(c) the total gross floor area of any building or buildings erected or to be erected on the Lot shall not be less than 1,599 square metres and shall not exceed 2,665 square metres;

(d) 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 24 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit;

(e) (i) no building or buildings erected or to be erected on the Lot shall, except with the prior written consent of the Director, exceed 6 storeys provided that the Director in his absolute discretion may in calculating the number of storeys under this sub-clause (e)(i) exclude any basement floor or floors, and in the event of the Director consenting to the building or buildings erected or to be erected on the Lot exceeding 6 storeys (excluding any basement floor or floors which is or are excluded by the Director as aforesaid), the Director may impose such terms and conditions as the Director shall, in his absolute discretion, determine;

(ii) for the purpose of calculating the number of storeys under sub-clause (e)(i) of this Special Condition:

(I) a basement floor (if erected), irrespective of the size or floor area of such floor, shall be counted as a basement floor; and

(II) in any event, the decision of the Director on what constitutes a basement floor or floors shall be final and binding on the Purchaser;

(f) (i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the Lot shall not have any projected façade length of 60 metres or more;

(ii) for the purposes of sub-clause (f)(i) of this Special Condition:

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;

(II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the Lot is less than 15 metres;

(III) the decision of the Director as to what constitutes the projected façade length of a building or a group of buildings erected or to be erected on the Lot shall be final and binding on the Purchaser; and

(IV) in calculating the projected façade length referred to in sub-clause (f)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser; 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 the Demolition Works and site formation works) shall be commenced on the Lot until such approval shall have been obtained, and for the purposes 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. Landscaping

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

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

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

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

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

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

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

(d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (15)(a)(v) of the Land Grant."

10. Parking requirements

(a) Special Condition No.(18) of the Land Grant stipulates that:-

"(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, any regulations made there under 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 detached, semi-detached or terraced house or houses which is or are intended for use as a single family residence or residences) are provided within the Lot, at 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	**No. of the Residential Parking Spaces to be provided**
Less than 40 square metres	Three spaces for every 35 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 7 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	Five spaces for every 14 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	Five spaces for every 7 residential units or part thereof
Not less than 160 square metres but less than 220 square metres	Nine spaces for every 7 residential units or part thereof
Not less than 220 square metres	Twelve spaces for every 7 residential units or part thereof

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

(A) one space for each such house where its gross floor area is less than 160 square metres and 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)(A) is a decimal number, the same shall be rounded up to the next whole number; and

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

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

(ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:

(I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) of the Land Grant; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the building or buildings erected or to be erected on the Lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of gross floor area stipulated in Special Condition No. (5)(c) of the Land Grant (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

$$\text{The total gross floor area of the Residential Common Area} \times \frac{\text{The gross floor area in respect of a residential unit as calculated under sub-clause (a)(ii)(I) of this Special Condition}}{\text{The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Special Condition}}$$

(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 at the following rates or at such other rates as may be approved by the Director:

(I) three spaces for every block of residential units erected or to be erected on the Lot which contains more than 75 residential units (hereinafter referred to as "block of more than 75 residential units"); and

(II) one space for every 25 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 subject to a minimum of one space being provided.

For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in sub-clause (a)(iii)(II) of this Special Condition. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(iv) The spaces provided under sub-clauses (a)(i)(I) (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant), (a)(i)(II) and (a)(iii) 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 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) (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant) and (a)(iii) of this Special Condition, the Purchaser 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 the 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 Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition to become the Parking Spaces for the Disabled Persons.

(ii) The Parking Spaces for the 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 the rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i)(I) (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant) and (a)(iii) of this Special Condition unless the Director consents to another rate. If the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Motor Cycle Parking Spaces (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant) 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 cleaning and beauty services.

(d) (i) Except the Parking Spaces for the Disabled Person, each of the spaces provided under sub-clauses (a)(i)(I) (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant), (a)(i)(II) and (a)(iii) of this Special Condition shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.

(iii) Each of the Motor Cycle Parking Spaces (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director."

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

"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 size of each residential unit being less than 70 square metres or at such other rates 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."

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

"(a) Notwithstanding Special Conditions Nos. (18)(a)(i)(I) and (19)(a) of the Land Grant, the Purchaser 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 Purchaser may increase or reduce the respective numbers of spaces required to be provided under Special Conditions Nos. (18)(a)(i)(I) and (18)(c)(i) of the Land Grant (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent."

11. Loading and Unloading requirements

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

"(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), detached, semi-detached or terraced houses which are 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 whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be adjusted pursuant to Special Condition No. (21) of the Land Grant) 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."

12. Construction of drains and channels

Special Condition No.(35) of the Land Grant stipulates that:-

"(a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Purchaser shall be solely liable for and shall indemnify 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 Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Purchaser to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

13. Sewerage Impact Assessment

Special Condition No.(36) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (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 of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as **"SIA"**) containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Purchaser shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (except ground investigation, the Demolition Works and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection. For the purposes of these Conditions, "ground investigation" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

(e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos.5(a) and 5(b) of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of such cost, damage or loss."

F. Lease conditions that are onerous to a purchaser

14. Indemnify Government against the Existing Structures

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

"The Purchaser acknowledges that as at the date of this Agreement, there are some buildings and structures including a platform and its foundations existing within the Lot (hereinafter collectively referred to as "the Existing Structures"). Without prejudice to the generality of the provisions of General Condition No. 5 of the Land Grant, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the Lot as existing on the date of this Agreement subject to the presence of the Existing Structures and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Purchaser undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Existing Structures (hereinafter referred to as "the Demolition Works"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Existing Structures and the Demolition Works. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Structures and the Demolition Works."

15. Indemnify Government in relation to the Noise Barrier

Special Condition No.(38)(m) of the Land Grant stipulates that:-

"the Purchaser shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

16. Green Hatched Black Areas

Special Condition No.(32) of the Land Grant stipulates that:-

"(a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the areas shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Areas") as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Areas including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Areas at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Areas and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Areas or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of the said sub-clause (a)."

17. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

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

"(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. For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as residential unit referred to in this sub-clause (a). The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser 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 Purchaser.

(c) Sub-clause (a) of this 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 the Disabled Persons."

18. Preservation of trees

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

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

19. Set back

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

"The Purchaser 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."

20. Cutting away

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

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

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) of the Land Grant.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

21. No rock crushing

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

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

22. Anchor maintenance

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

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

23. Spoil or debris

Special Condition No.(33) of the Land Grant stipulates that:-

"(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify 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 Purchaser, remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof."

24. Damage to Services

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

"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, 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 or the Brown Area or the Green Hatched Black Areas or the archaeological deposit area and its buffer zone shown edged red on the plan annexed to the Land Grant (hereinafter collectively referred to as "the Archaeological Deposit Areas") or any part of any of them (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. ThePurchaser 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 or the Brown Area or the Green Hatched Black Areas or the Archaeological Deposit Areas or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or the Brown Area or the Green Hatched Black Areas or the Archaeological Deposit Areas or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

25. No grave or columbarium permitted

Special Condition No.(41) of the Land Grant stipulates that:-

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

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

不適用

Not Applicable

18 對買方的警告 WARNING TO PURCHASERS

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

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

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

   (i) 該律師事務所可能不能夠保障買方的利益；及

   (ii) 買方可能要聘用一間獨立的律師事務所；及

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

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

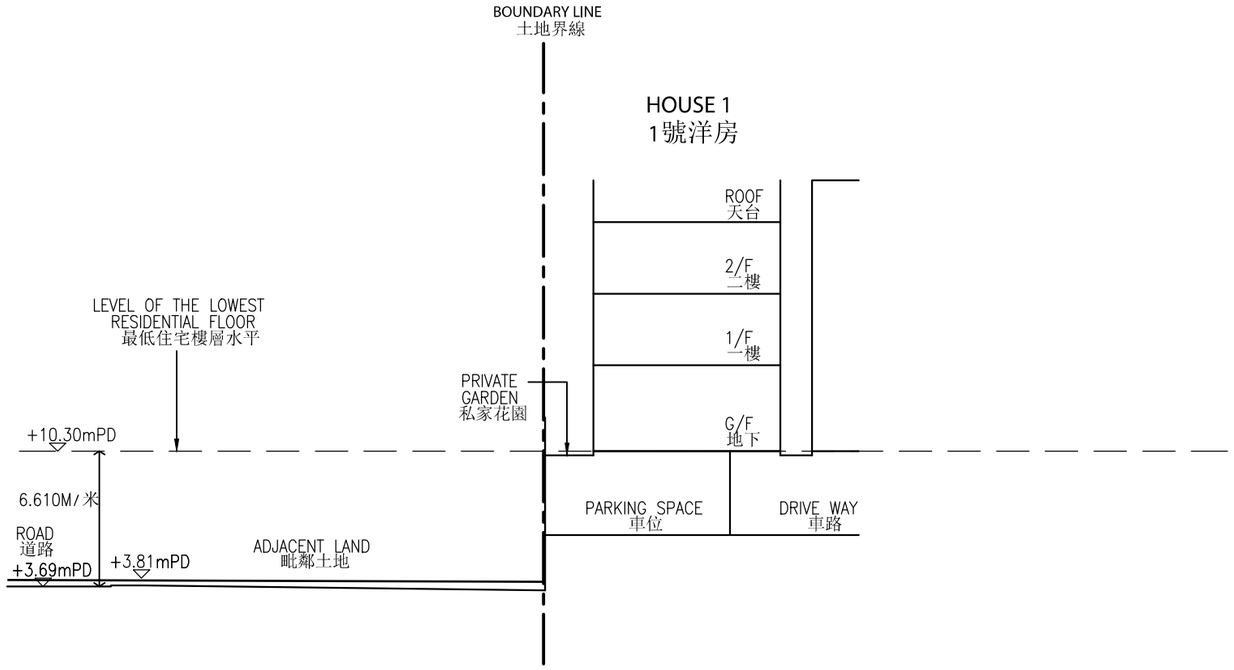
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-

   (i) that firm may not be able to protect the purchaser's interests; and

   (ii) the purchaser may have to instruct a separate firm of solicitors; and

   (iii) that 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 號洋房截面圖 A
HOUSE 1 SECTION A





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

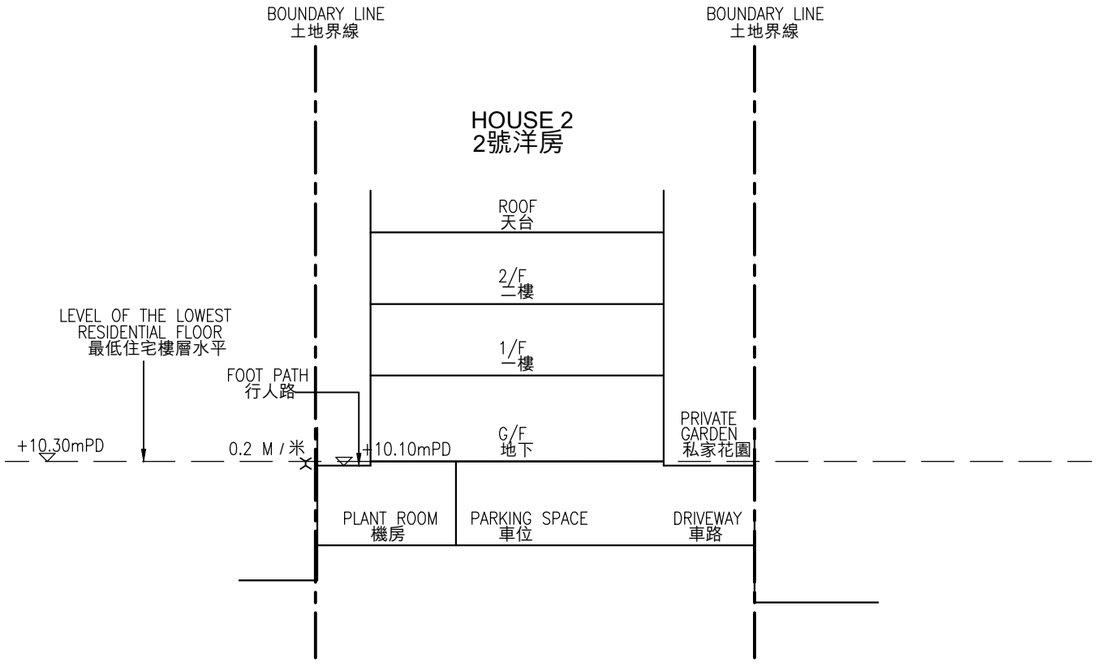
土地界線
Boundary Line

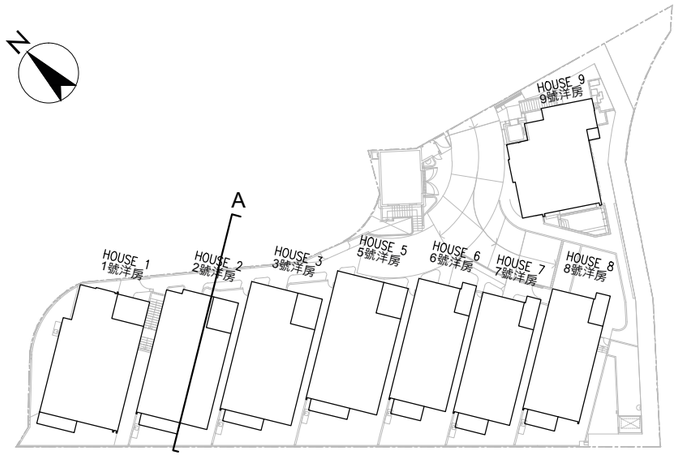
香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 ： 毗連建築物的一段路為香港主水平線基準以上 3.69 至 3.81 米。

Notes : The part of road adjacent to the building is 3.69 to 3.81 metres above the Hong Kong Principal Datum.

2 號洋房截面圖 A
HOUSE 2 SECTION A





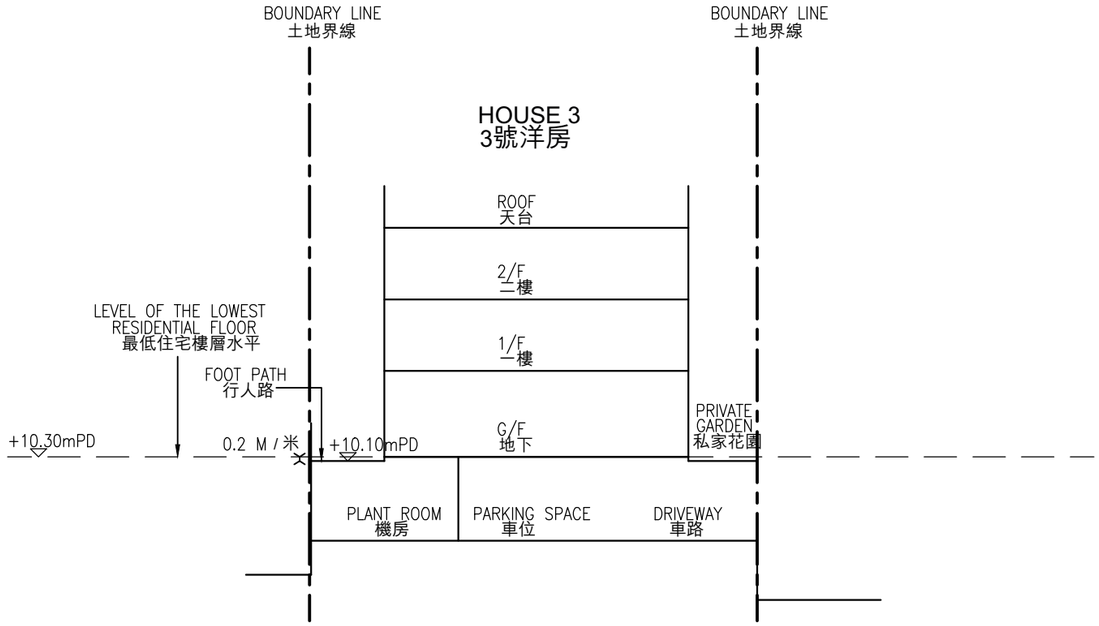
虛線為最低住宅樓層水平
Dotted line denotes the level of the lowest residential floor

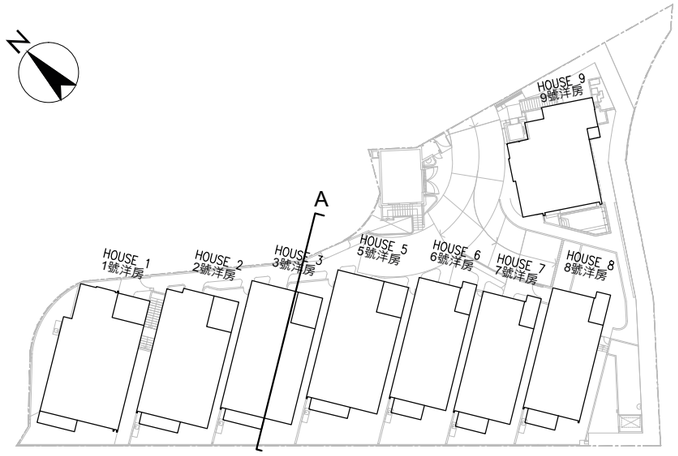
土地界線
Boundary Line

香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 : 毗連建築物的一段行人路為香港主水平線基準以上 10.10 米。
Notes : The part of foot path adjacent to the building is 10.10 metres above the Hong Kong Principal Datum.

3 號洋房截面圖 A
HOUSE 3 SECTION A





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

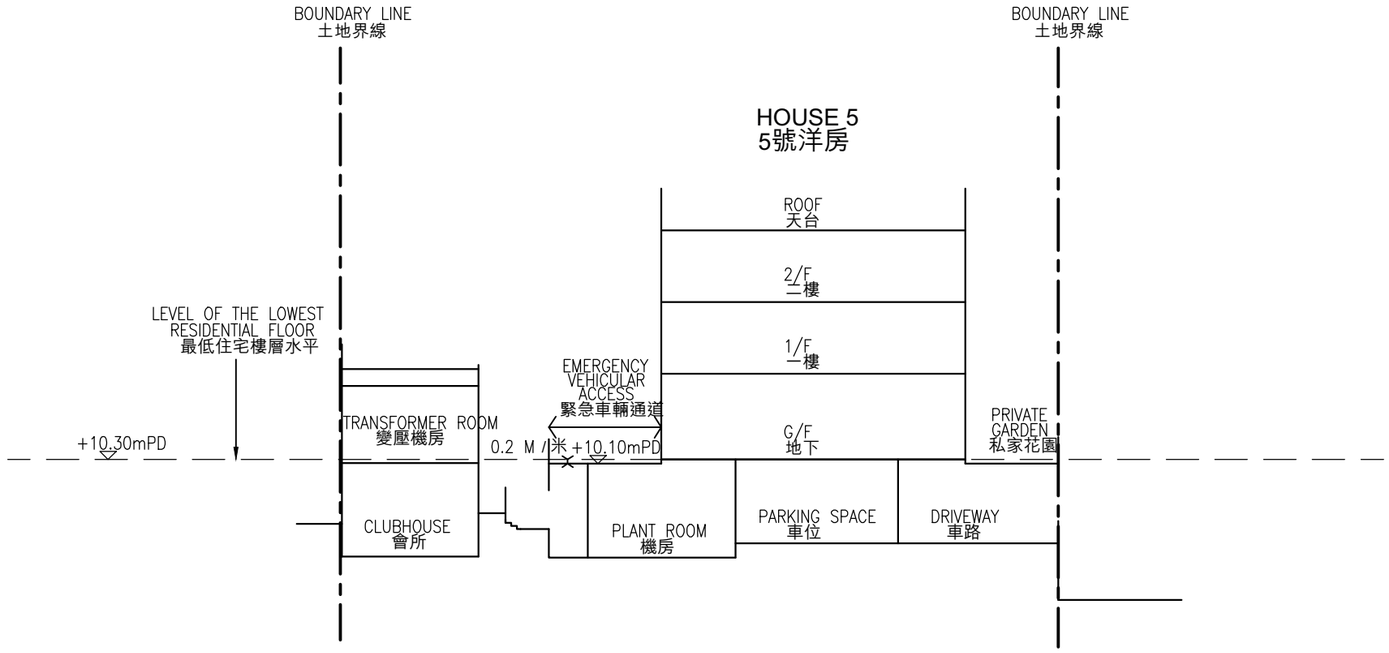
土地界線
Boundary Line

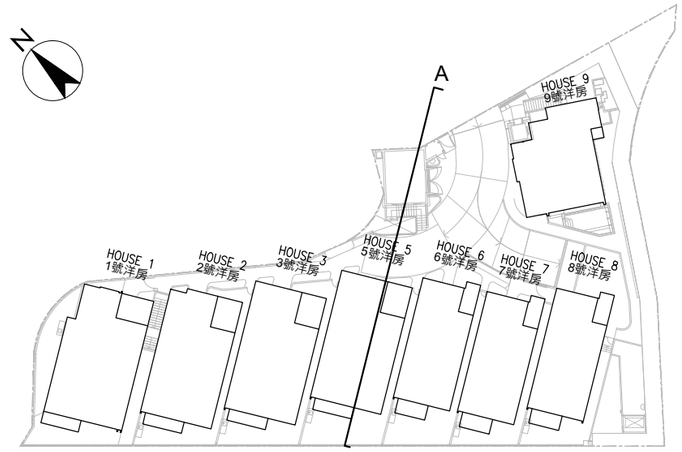
香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 ： 毗連建築物的一段行人路為香港主水平線基準以上 10.10 米。

Notes : The part of foot path adjacent to the building is 10.10 metres above the Hong Kong Principal Datum.

5 號洋房截面圖 A
HOUSE 5 SECTION A





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

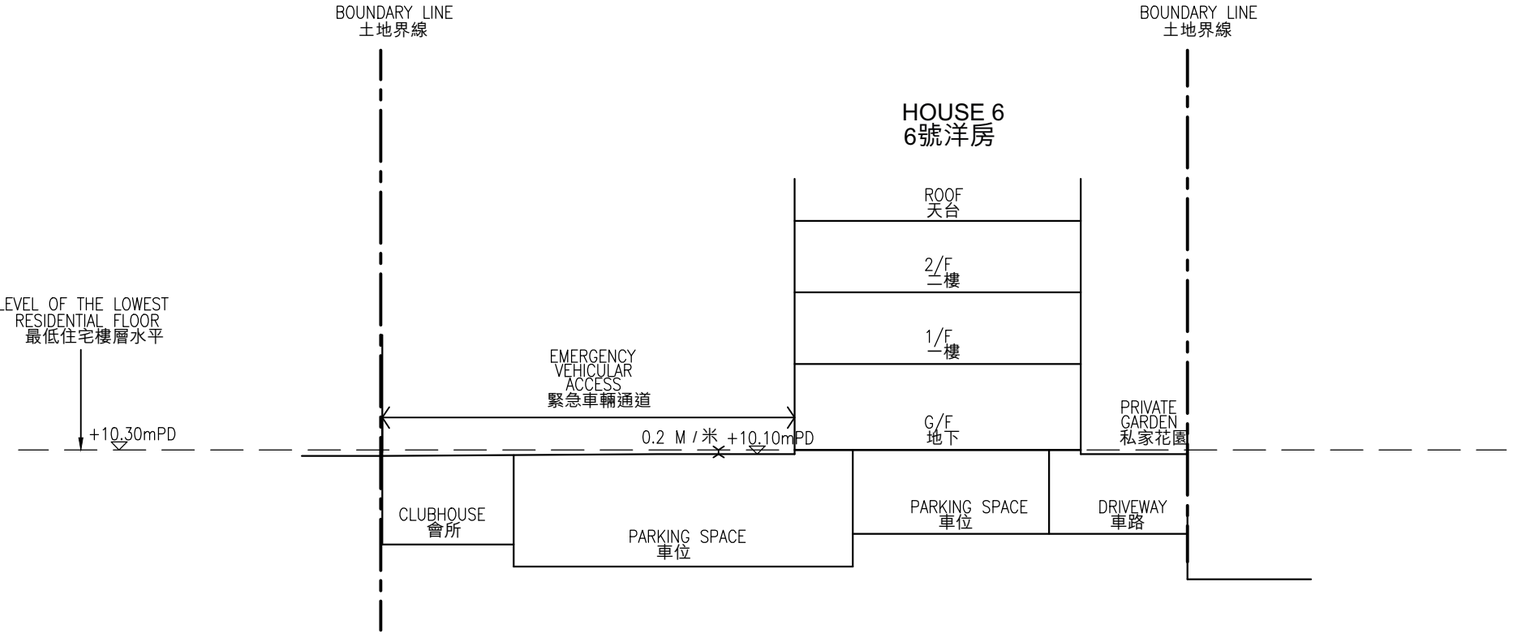
土地界線
Boundary Line

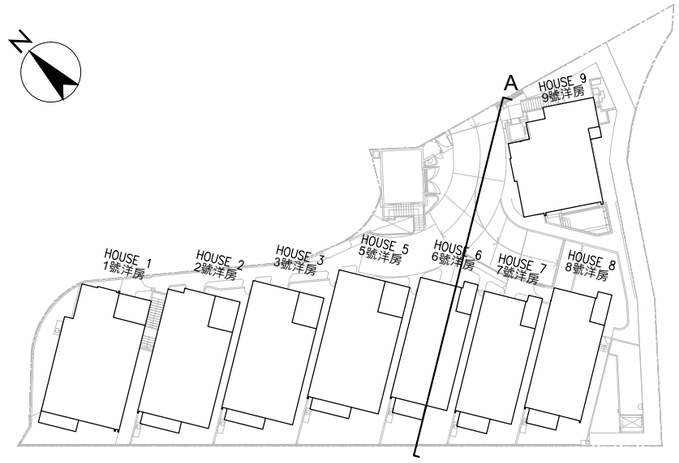
香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 : 毗連建築物的一段緊急車輛通道為香港主水平線基準以上 10.10 米。

Notes : The part of Emergency Vehicular Access adjacent to the building is 10.10 metres above the Hong Kong Principal Datum.

6 號洋房截面圖 A
HOUSE 6 SECTION A





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

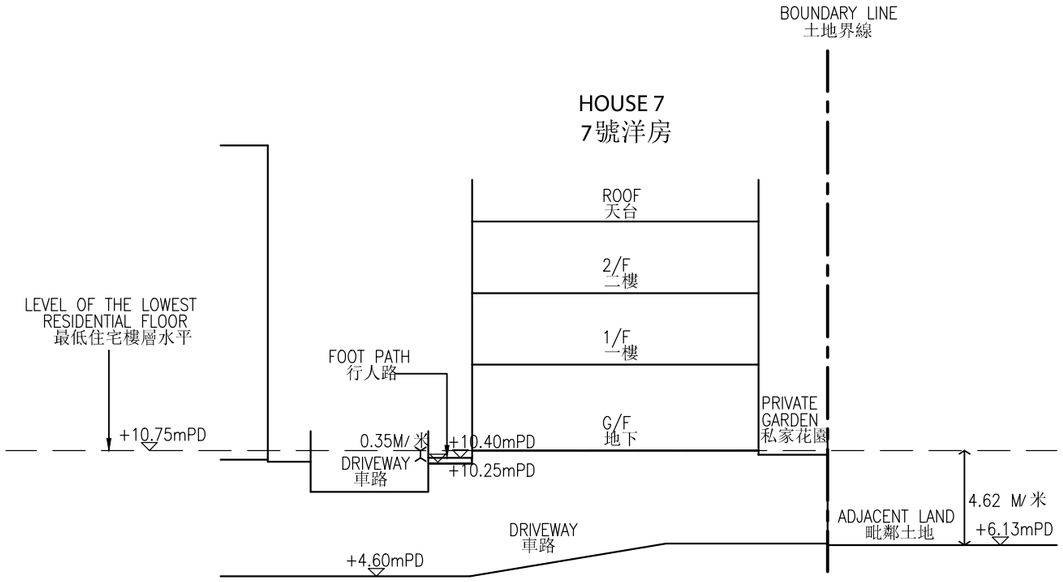
土地界線
Boundary Line

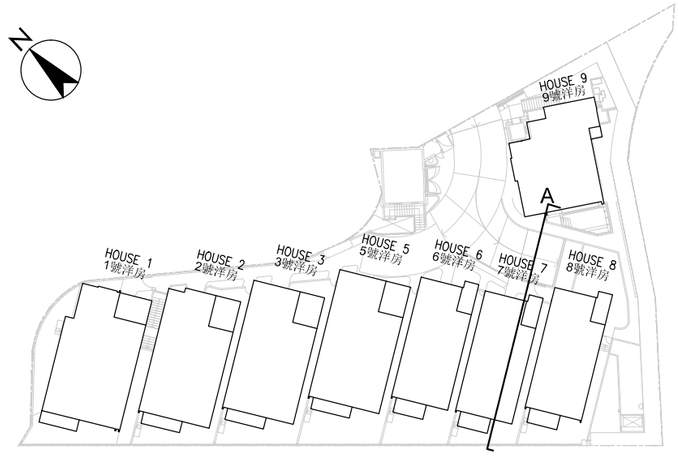
香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 : 毗連建築物的一段緊急車輛通道為香港主水平線基準以上 10.10 米。

Notes : The part of Emergency Vehicular Access adjacent to the building is 10.10 metres above the Hong Kong Principal Datum.

7 號洋房截面圖 A
HOUSE 7 SECTION A





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

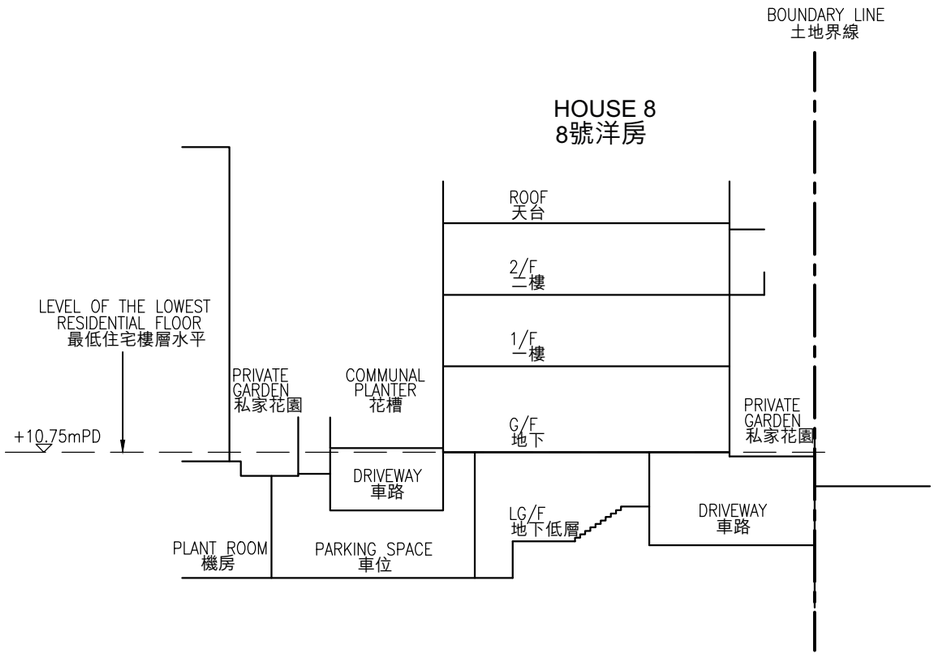
土地界線
Boundary Line

香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

備註 ： 毗連建築物的一段行人路為香港主水平線基準以上 10.25 至 10.40 米。

Notes : The part of foot path adjacent to the building is 10.25 to 10.40 metres above the Hong Kong Principal Datum.

8 號洋房截面圖 A
HOUSE 8 SECTION A



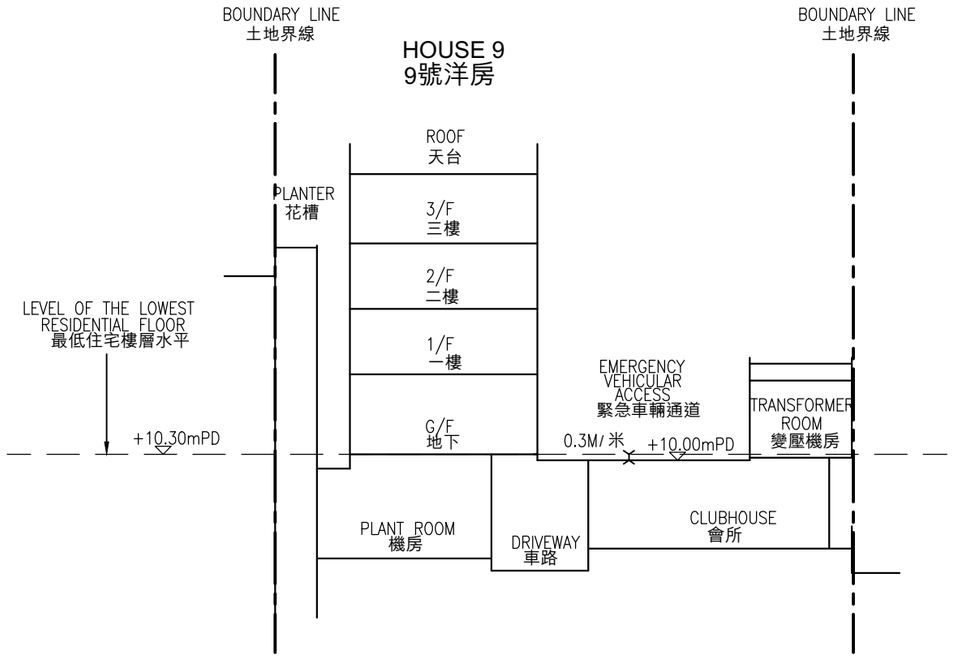


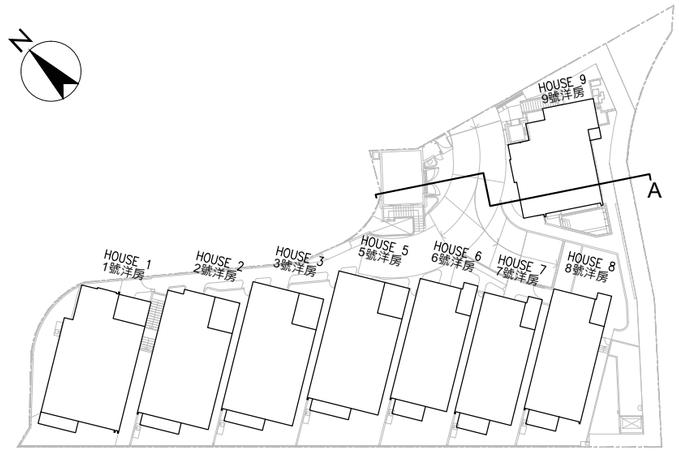
虛線為最低住宅樓層水平
Dotted line denotes the level of the lowest residential floor

土地界線
Boundary Line

香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

9 號洋房截面圖 A
HOUSE 9 SECTION A





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

土地界線
Boundary Line

香港主水平基準以上高度（米）
Height in metres above Hong Kong Principal Datum (HKPD)

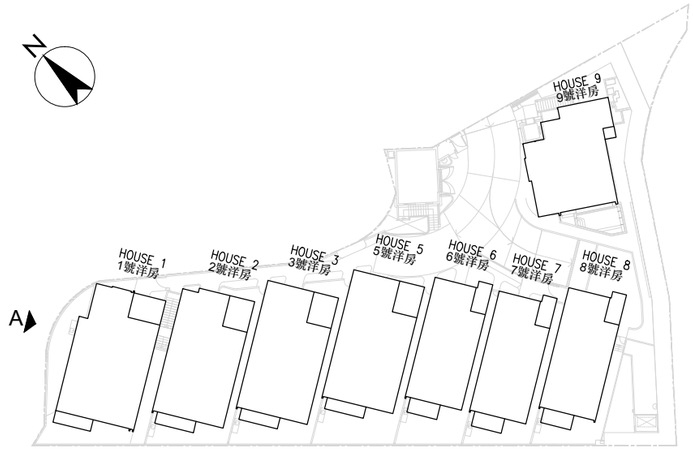
備註 : 毗連建築物的一段緊急車輛通道為香港主水平線基準以上 10.00 米。

Notes : The part of Emergency Vehicular Access adjacent to the building is 10.00 metres above the Hong Kong Principal Datum.

1 號洋房立面圖 A
HOUSE 1 ELEVATION A

1 號洋房
HOUSE 1

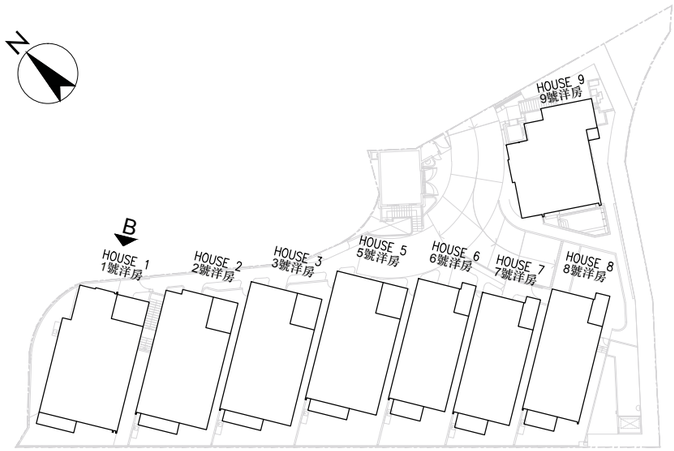




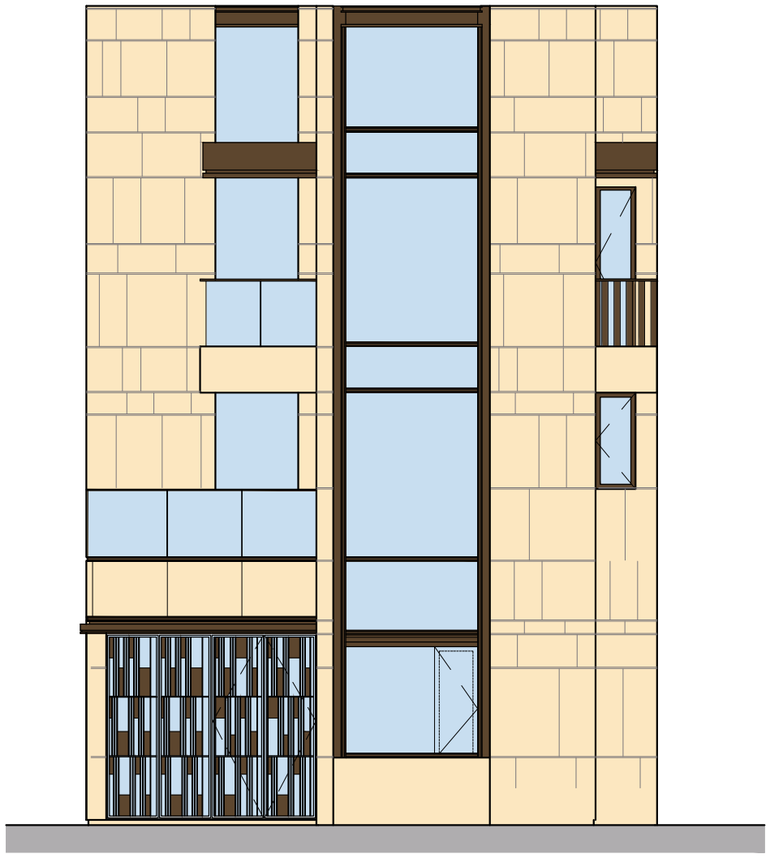
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

1 號洋房立面圖 B
HOUSE 1 ELEVATION B



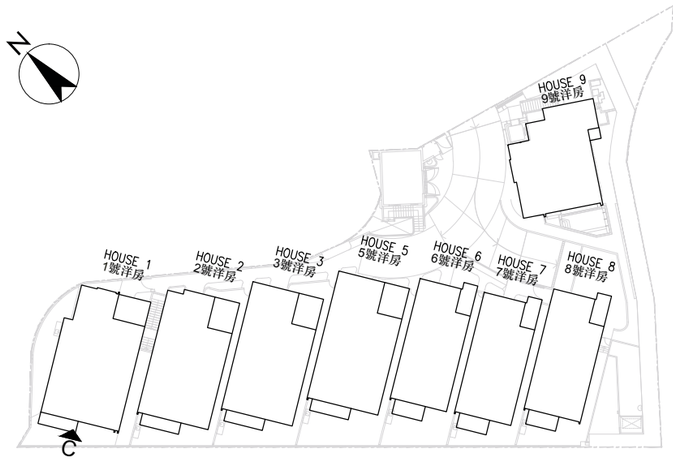
1 號洋房
HOUSE 1



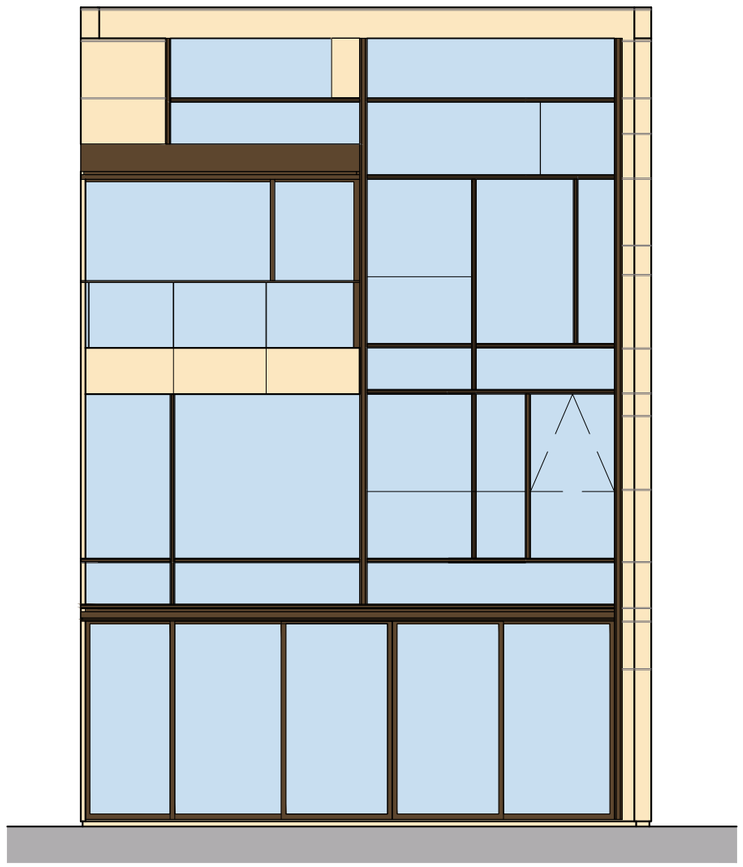
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

1 號洋房立面圖 C
HOUSE 1 ELEVATION C



1 號洋房
HOUSE 1



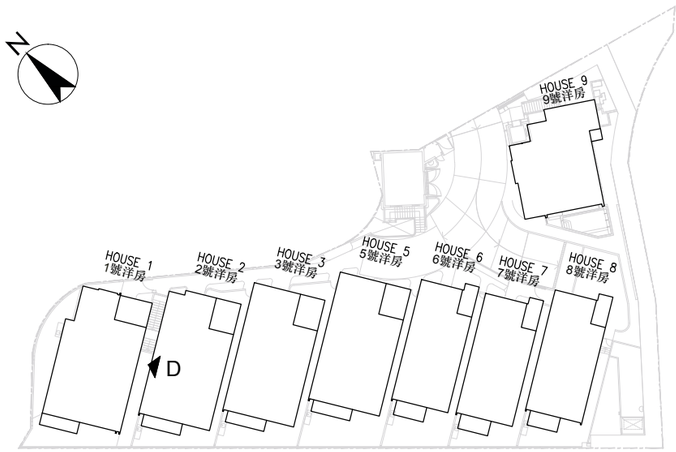
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

1 號洋房立面圖 D
HOUSE 1 ELEVATION D

1 號洋房
HOUSE 1



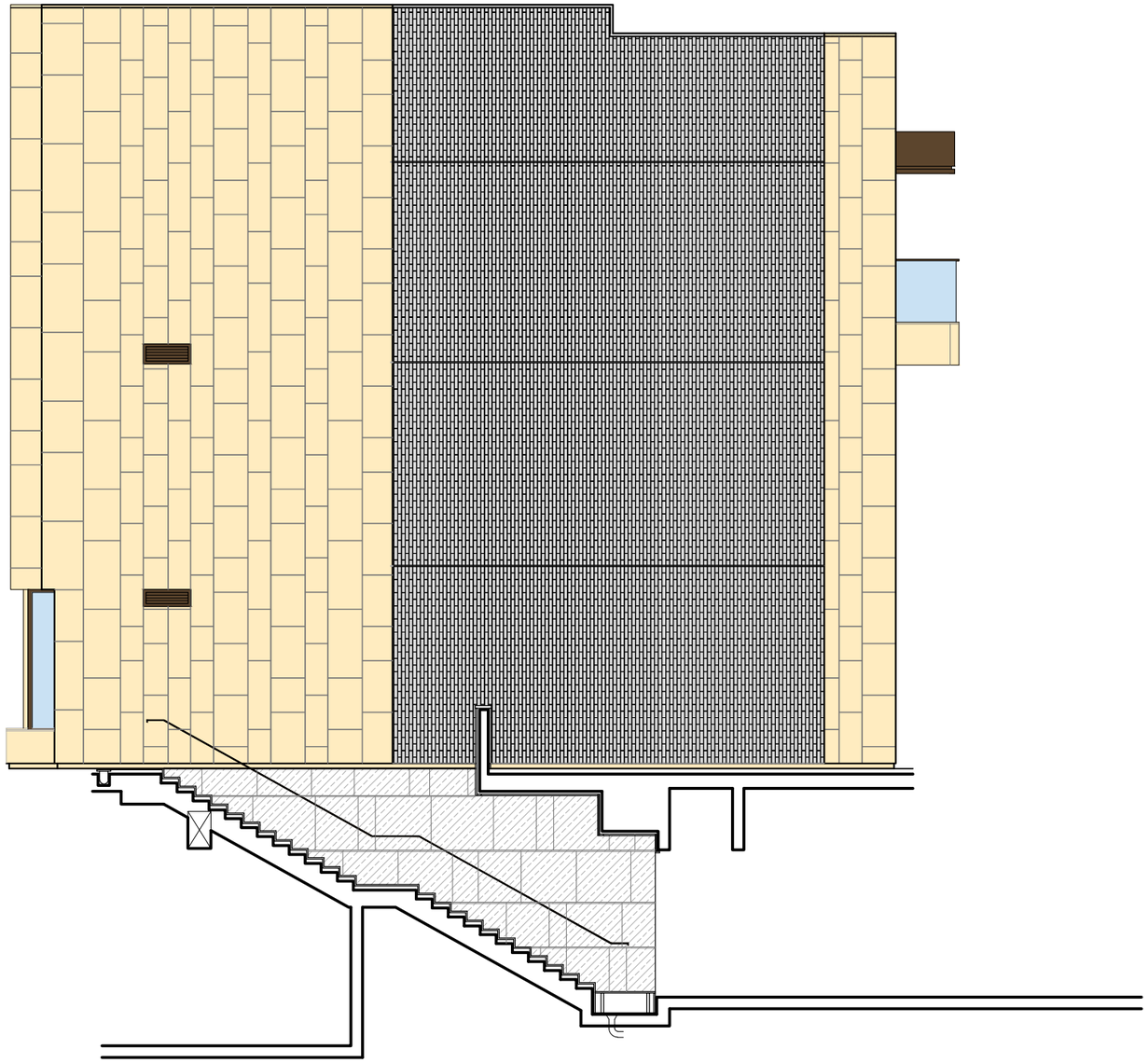


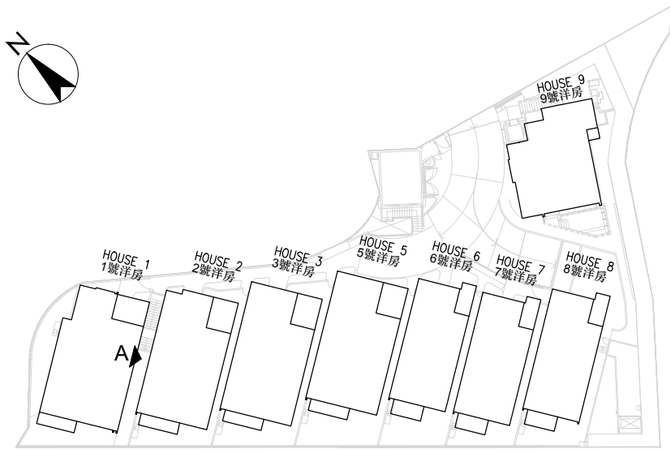
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

2 號洋房立面圖 A
HOUSE 2 ELEVATION A

2 號洋房
HOUSE 2





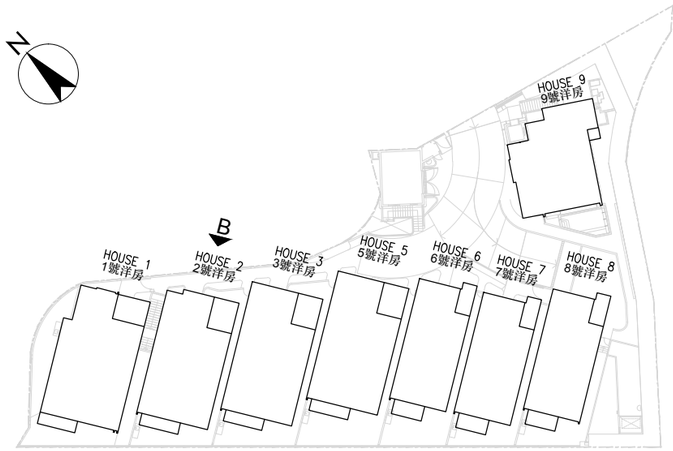
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

2 號洋房立面圖 B
HOUSE 2 ELEVATION B

2 號洋房
HOUSE 2



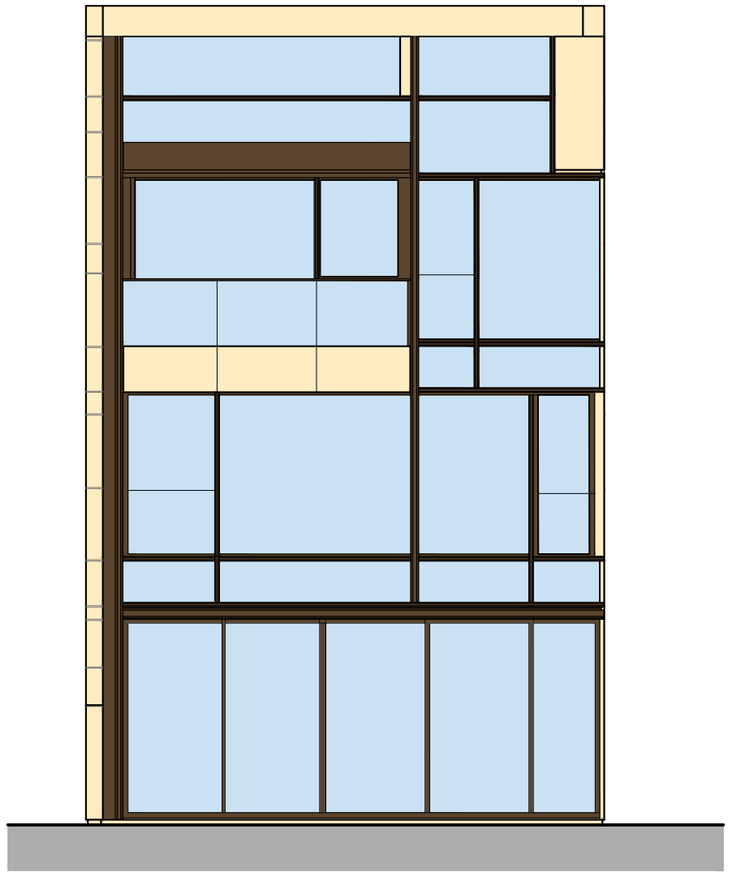


發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

2 號洋房立面圖 C
HOUSE 2 ELEVATION C

2 號洋房
HOUSE 2





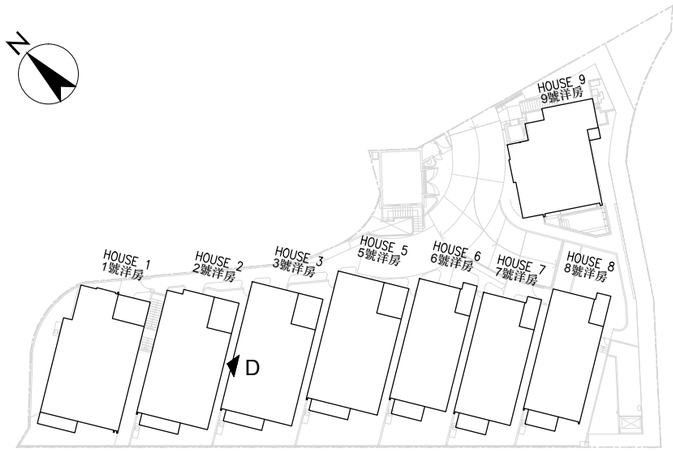
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

2 號洋房立面圖 D
HOUSE 2 ELEVATION D

2 號洋房
HOUSE 2



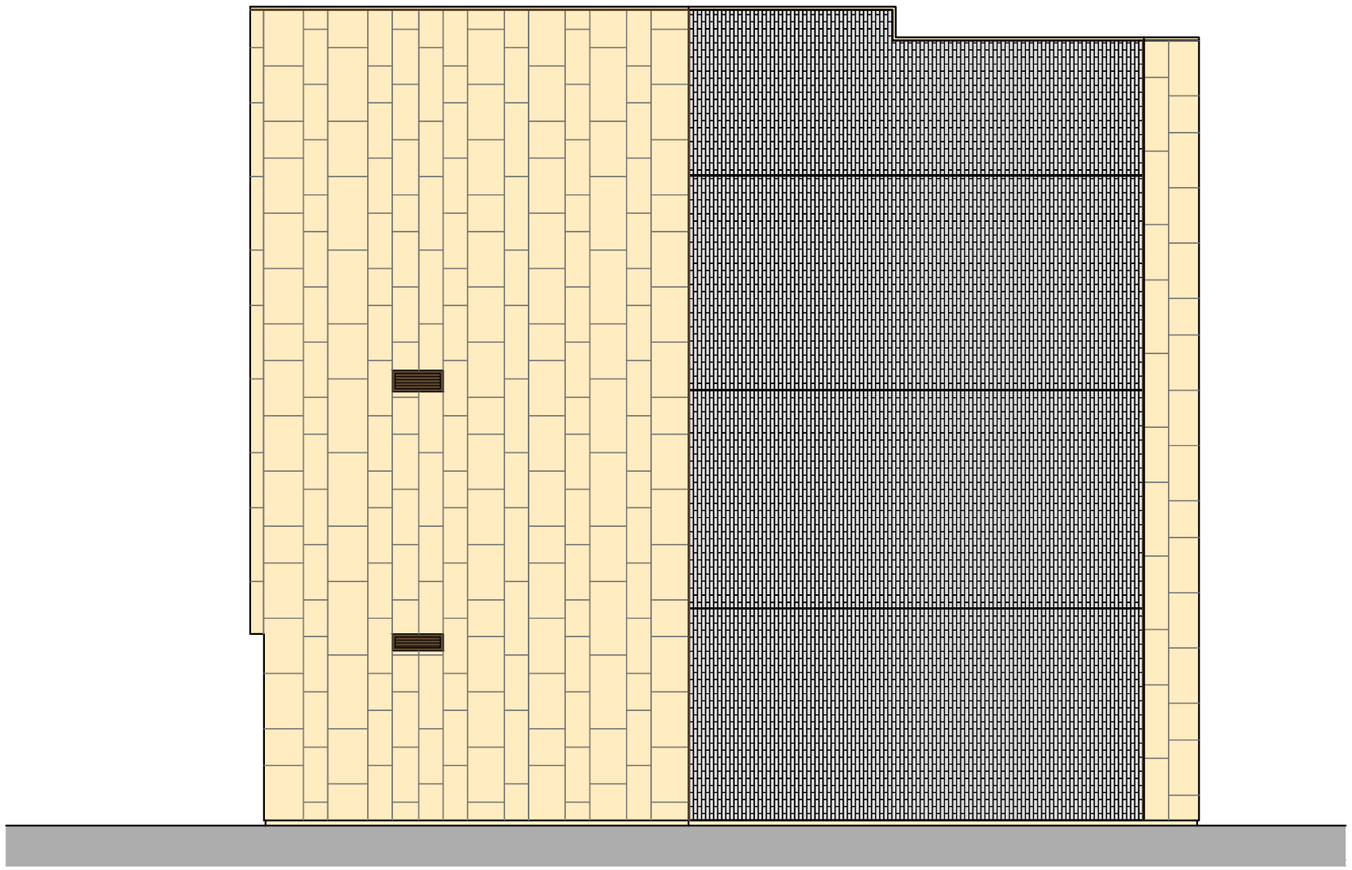


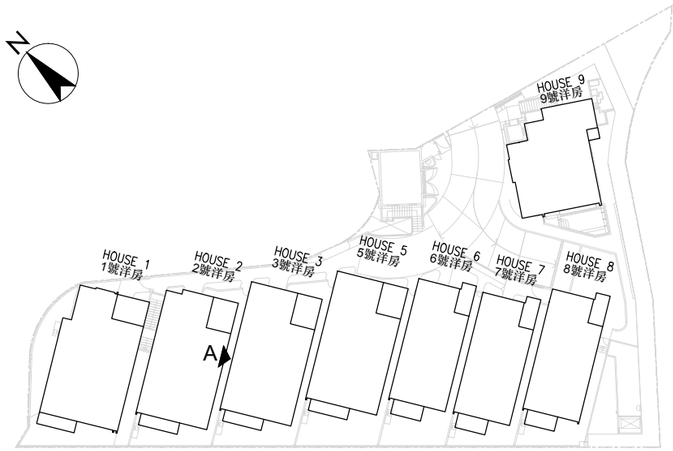
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(b) are in general accordance with the outward appearance of the Development.

3 號洋房立面圖 A
HOUSE 3 ELEVATION A

3 號洋房
HOUSE 3





發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(b) are in general accordance with the outward appearance of the Development.

3 號洋房立面圖 B
HOUSE 3 ELEVATION B



3 號洋房
HOUSE 3

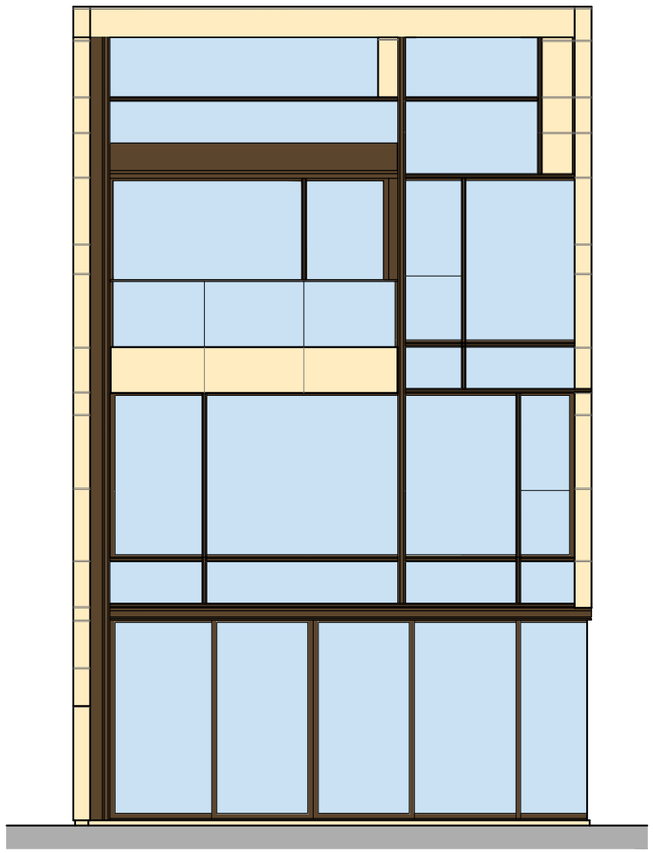


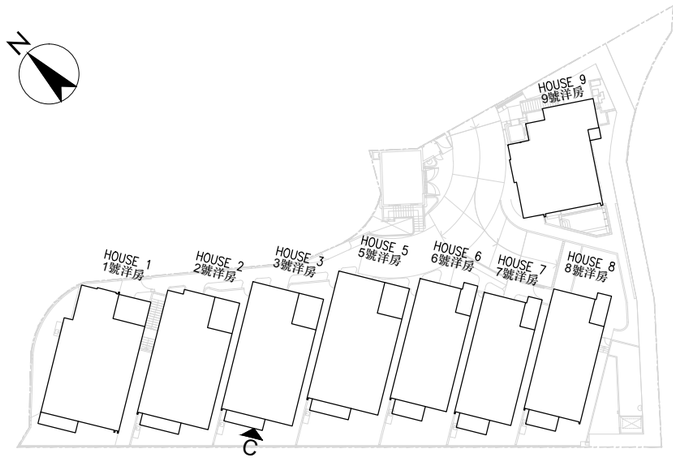
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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3 號洋房立面圖 C
HOUSE 3 ELEVATION C

3 號洋房
HOUSE 3





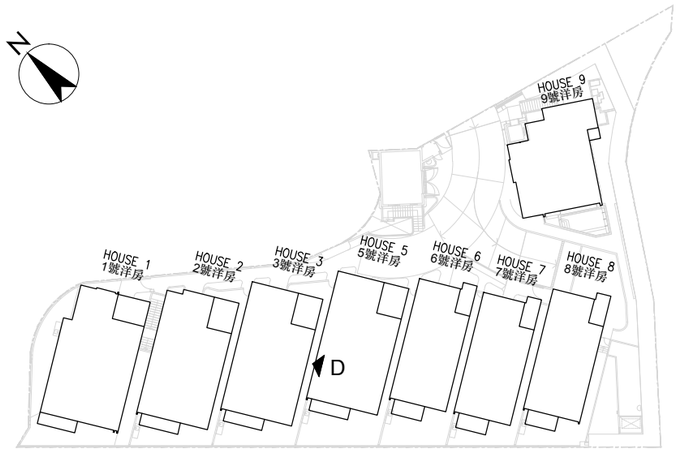
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(b) are in general accordance with the outward appearance of the Development.

3 號洋房立面圖 D
HOUSE 3 ELEVATION D

3 號洋房
HOUSE 3

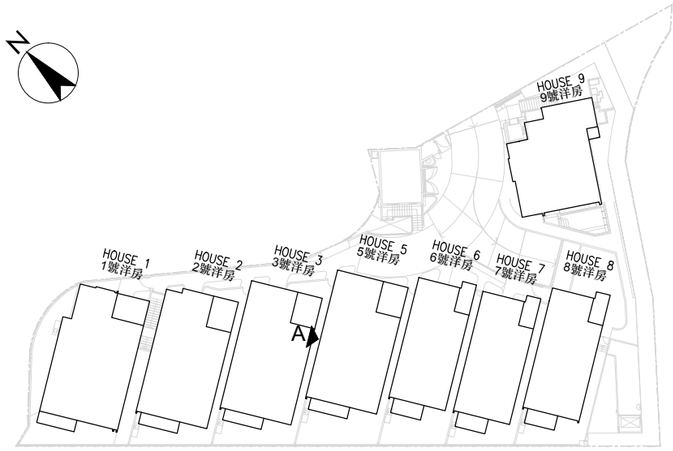




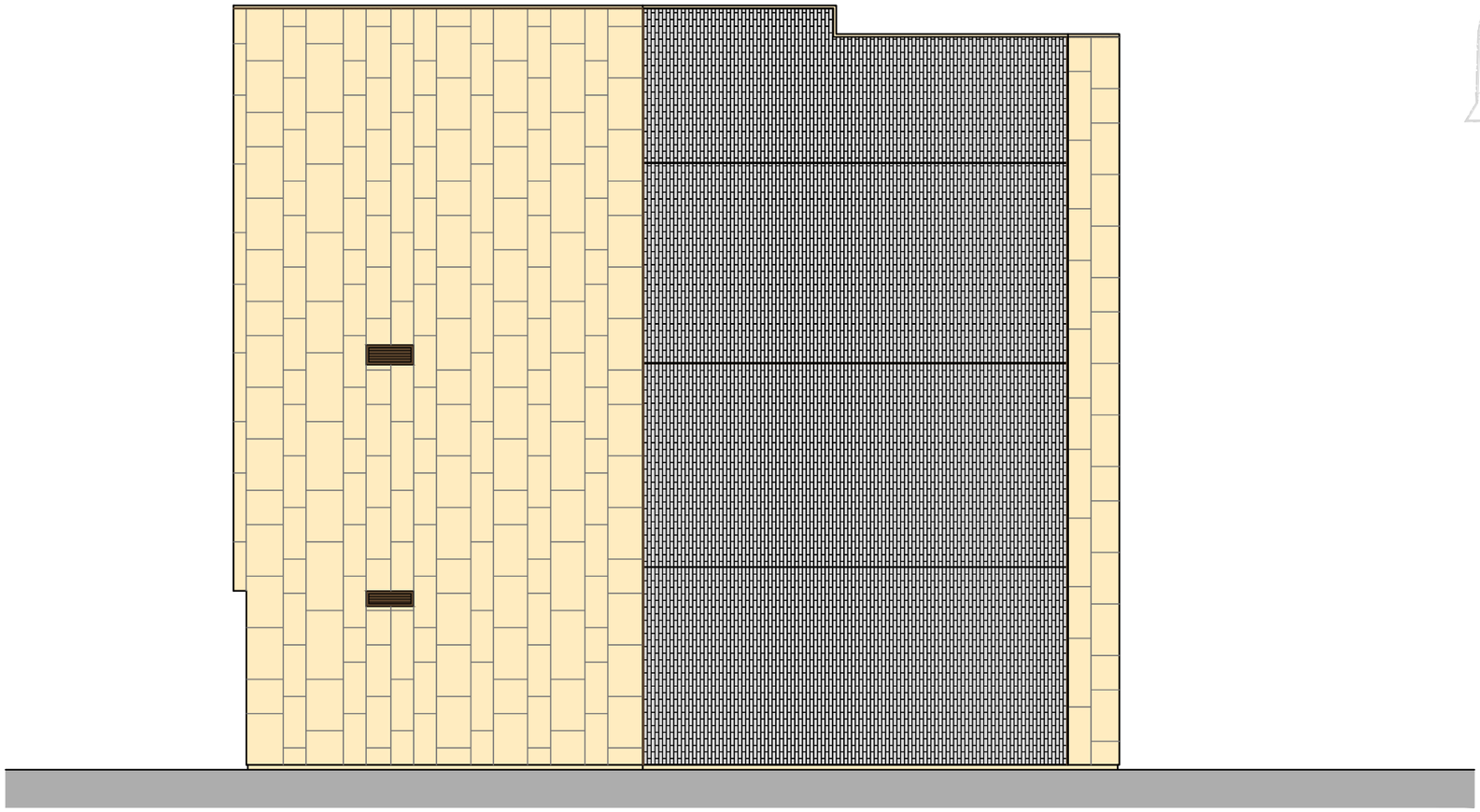
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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5 號洋房立面圖 A
HOUSE 5 ELEVATION A



5 號洋房
HOUSE 5

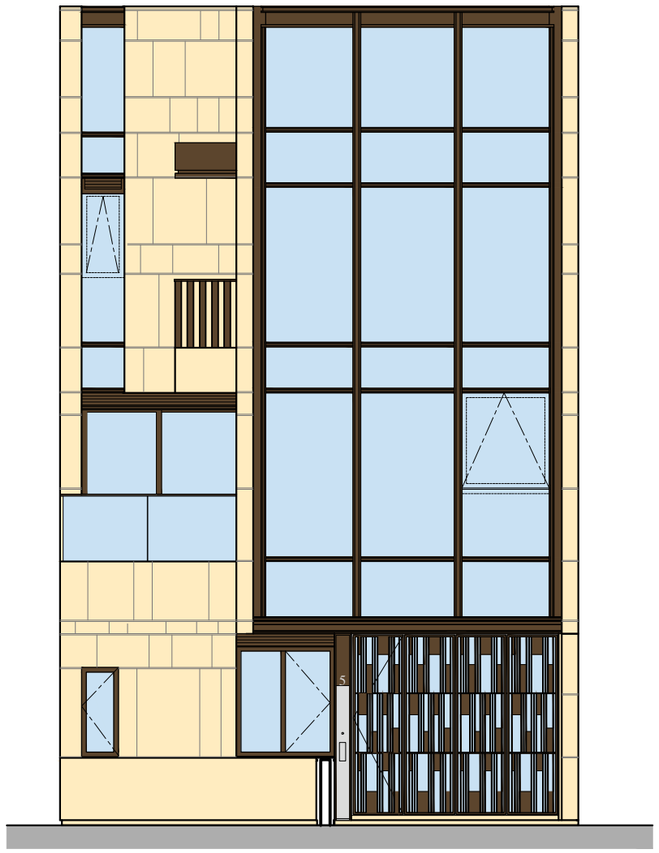


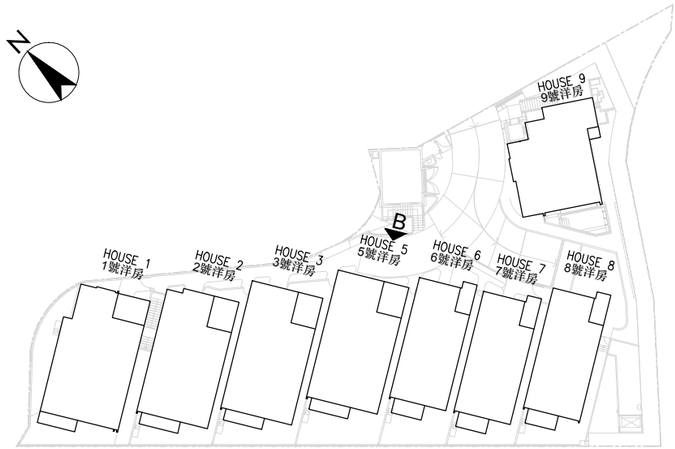
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(b) are in general accordance with the outward appearance of the Development.

5 號洋房立面圖 B
HOUSE 5 ELEVATION B

5 號洋房
HOUSE 5



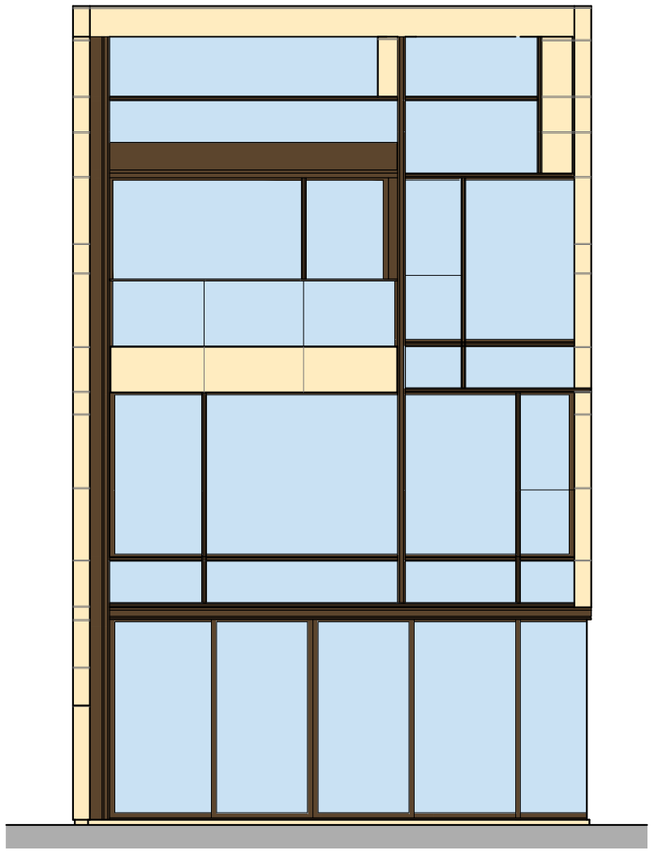


發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
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(b) are in general accordance with the outward appearance of the Development.

5 號洋房立面圖 C
HOUSE 5 ELEVATION C

5 號洋房
HOUSE 5





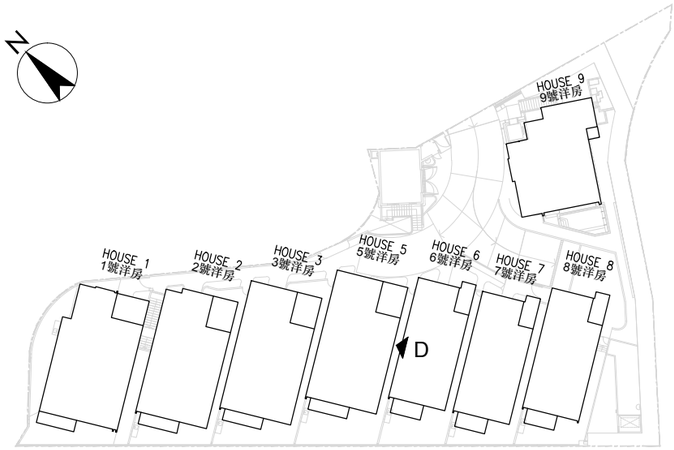
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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5 號洋房立面圖 D
HOUSE 5 ELEVATION D

5 號洋房
HOUSE 5



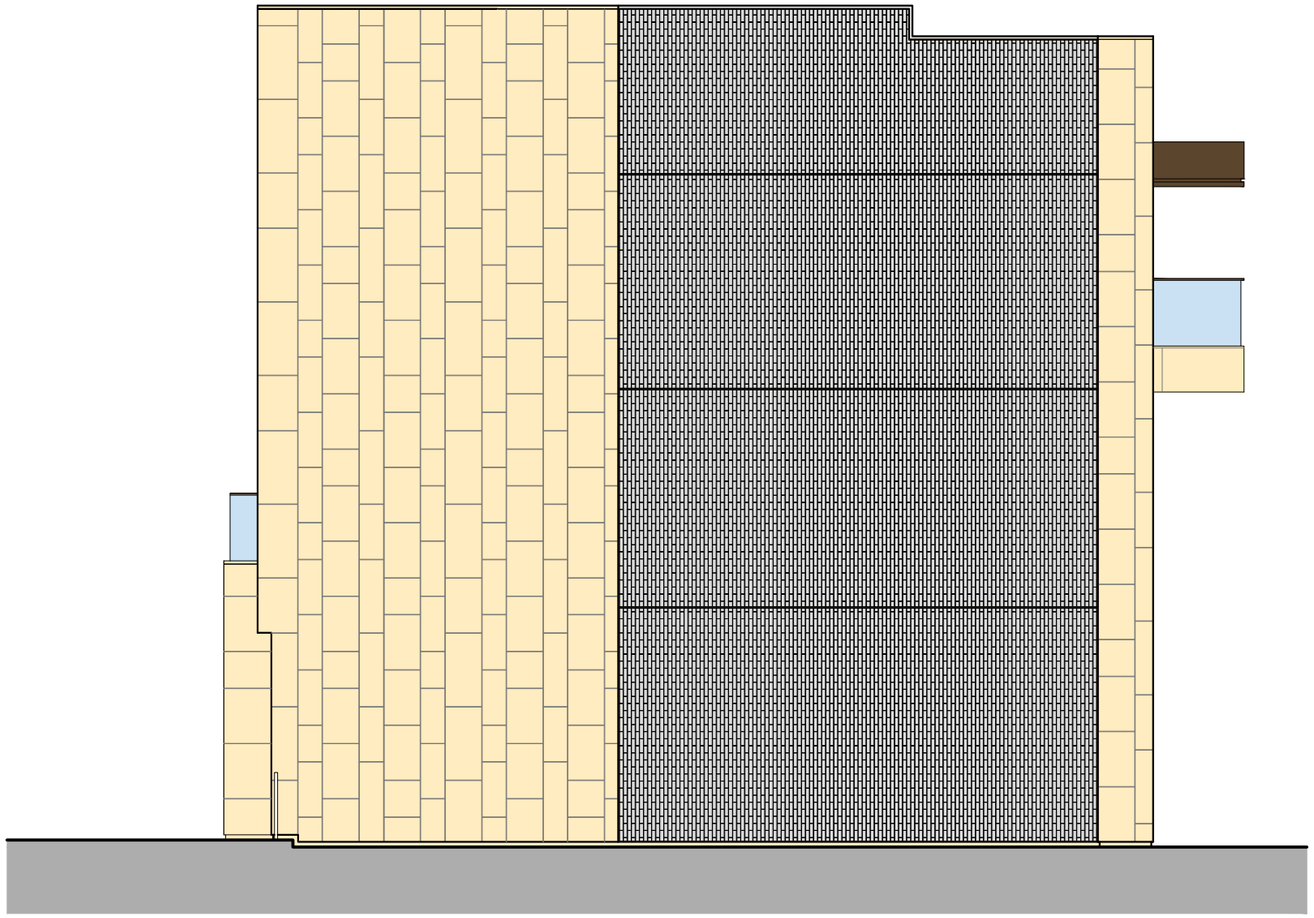


發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(b) are in general accordance with the outward appearance of the Development.

6 號洋房立面圖 A
HOUSE 6 ELEVATION A

6 號洋房
HOUSE 6



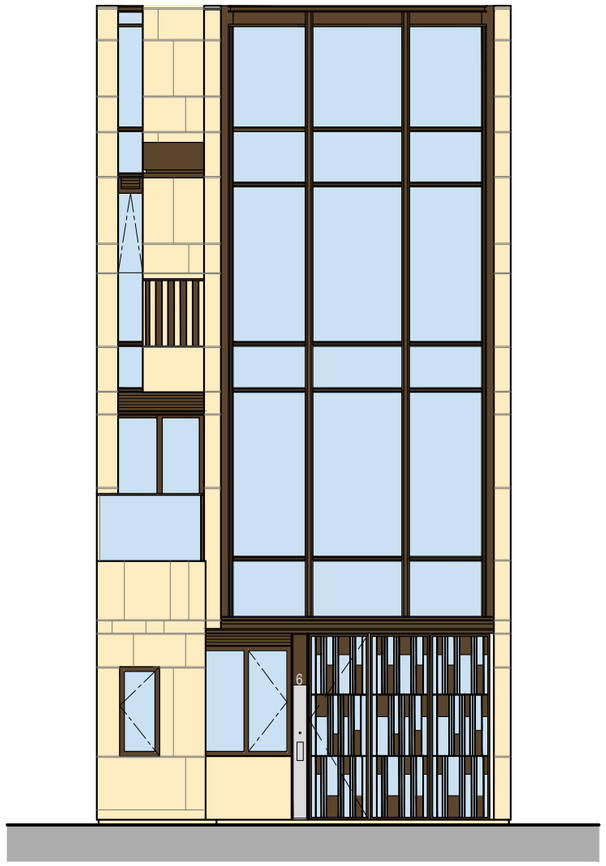


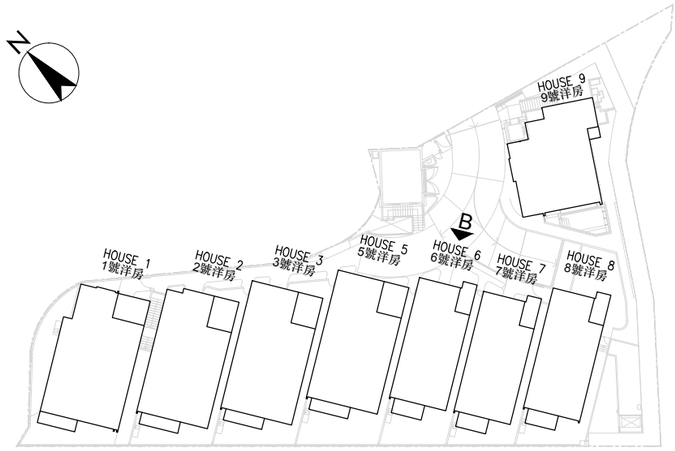
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(b) are in general accordance with the outward appearance of the Development.

6 號洋房立面圖 B
HOUSE 6 ELEVATION B

6 號洋房
HOUSE 6



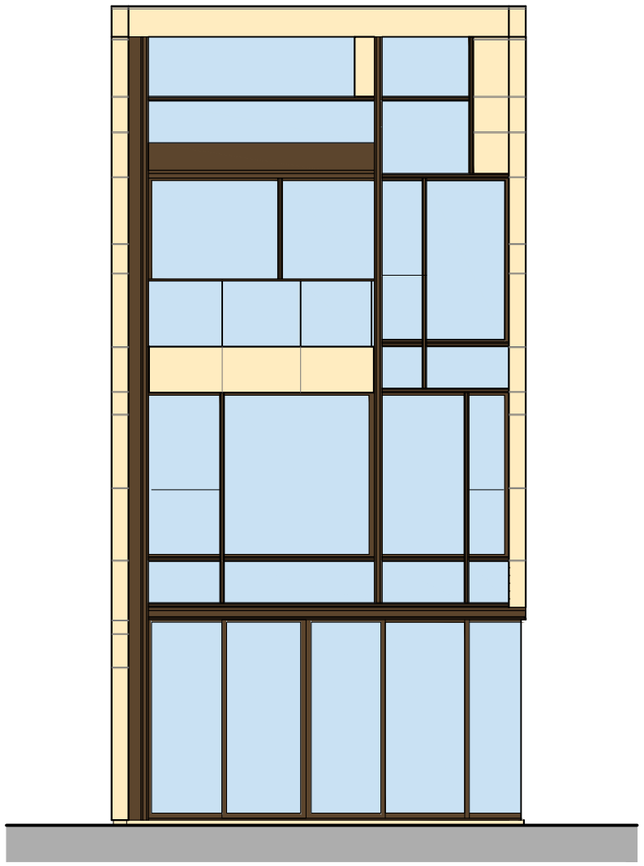


發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(b) are in general accordance with the outward appearance of the Development.

6 號洋房立面圖 C
HOUSE 6 ELEVATION C

6 號洋房
HOUSE 6





發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(b) are in general accordance with the outward appearance of the Development.

6 號洋房立面圖 D
HOUSE 6 ELEVATION D

6 號洋房
HOUSE 6



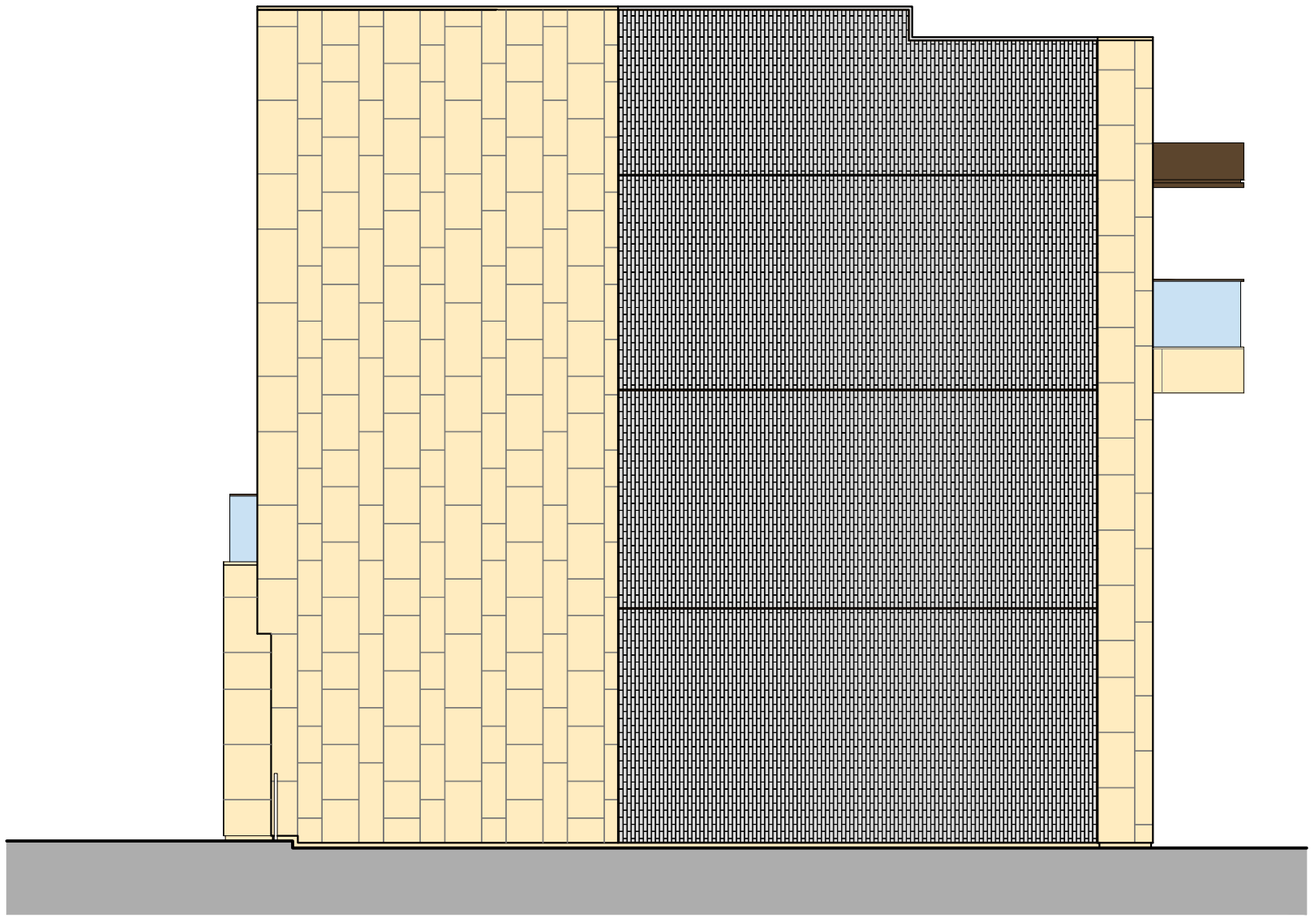


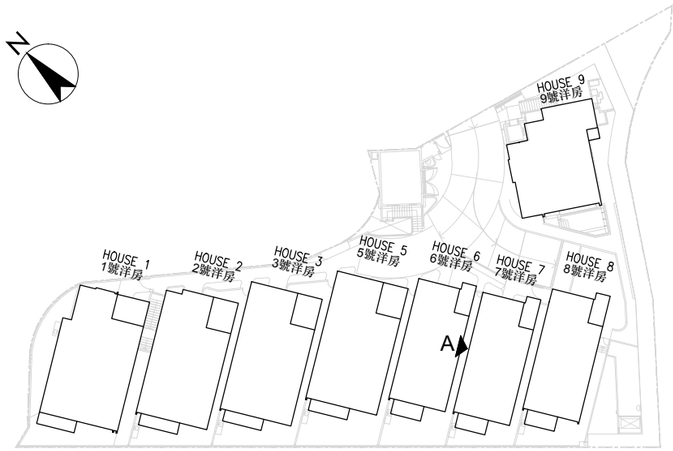
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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(b) are in general accordance with the outward appearance of the Development.

7 號洋房立面圖 A
HOUSE 7 ELEVATION A

7 號洋房
HOUSE 7



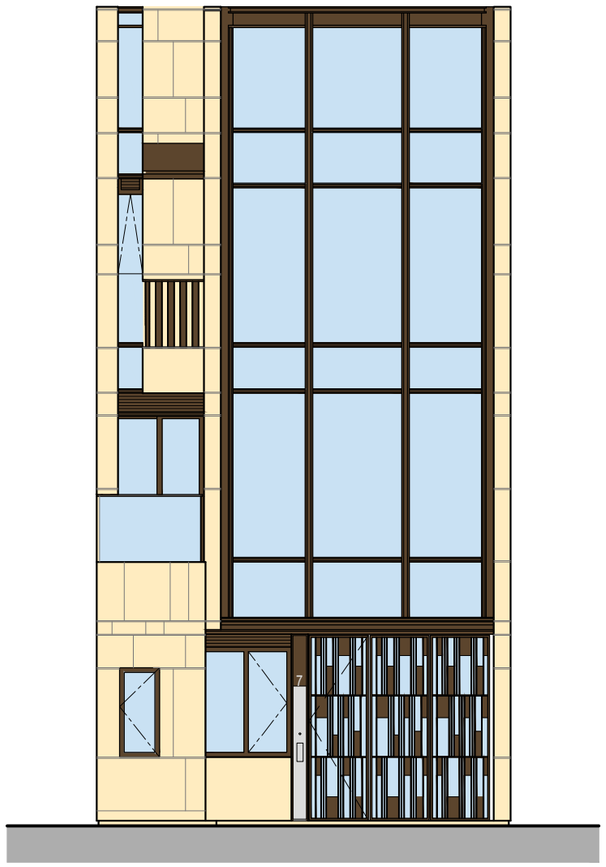


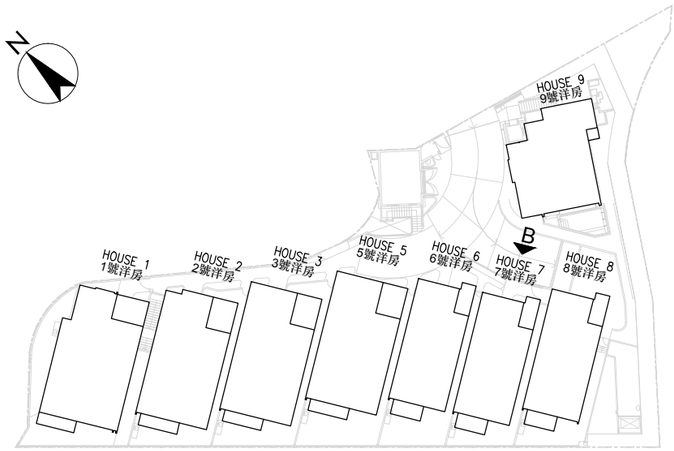
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

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7 號洋房立面圖 B
HOUSE 7 ELEVATION B

7 號洋房
HOUSE 7

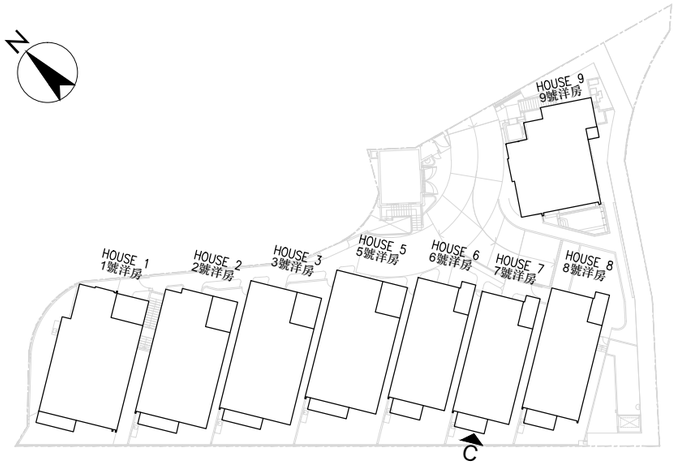




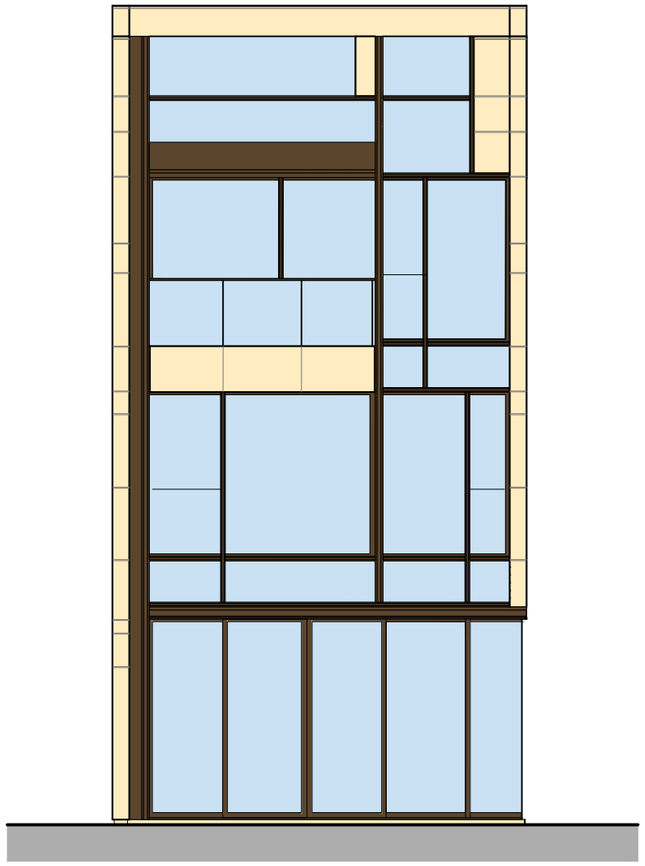
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

7 號洋房立面圖 C
HOUSE 7 ELEVATION C



7 號洋房
HOUSE 7



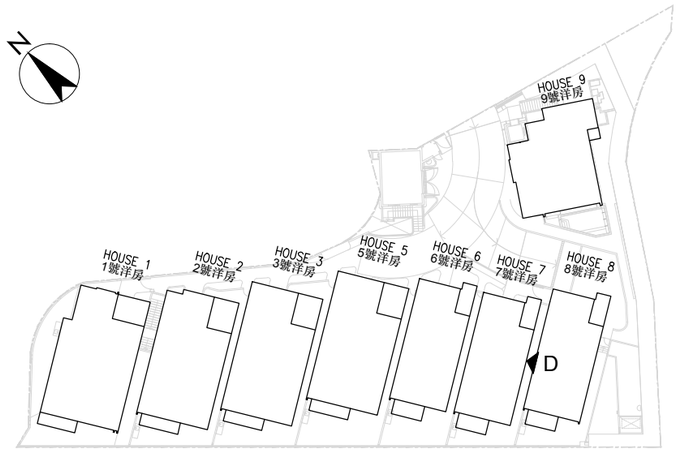
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

7 號洋房立面圖 D
HOUSE 7 ELEVATION D

7 號洋房
HOUSE 7



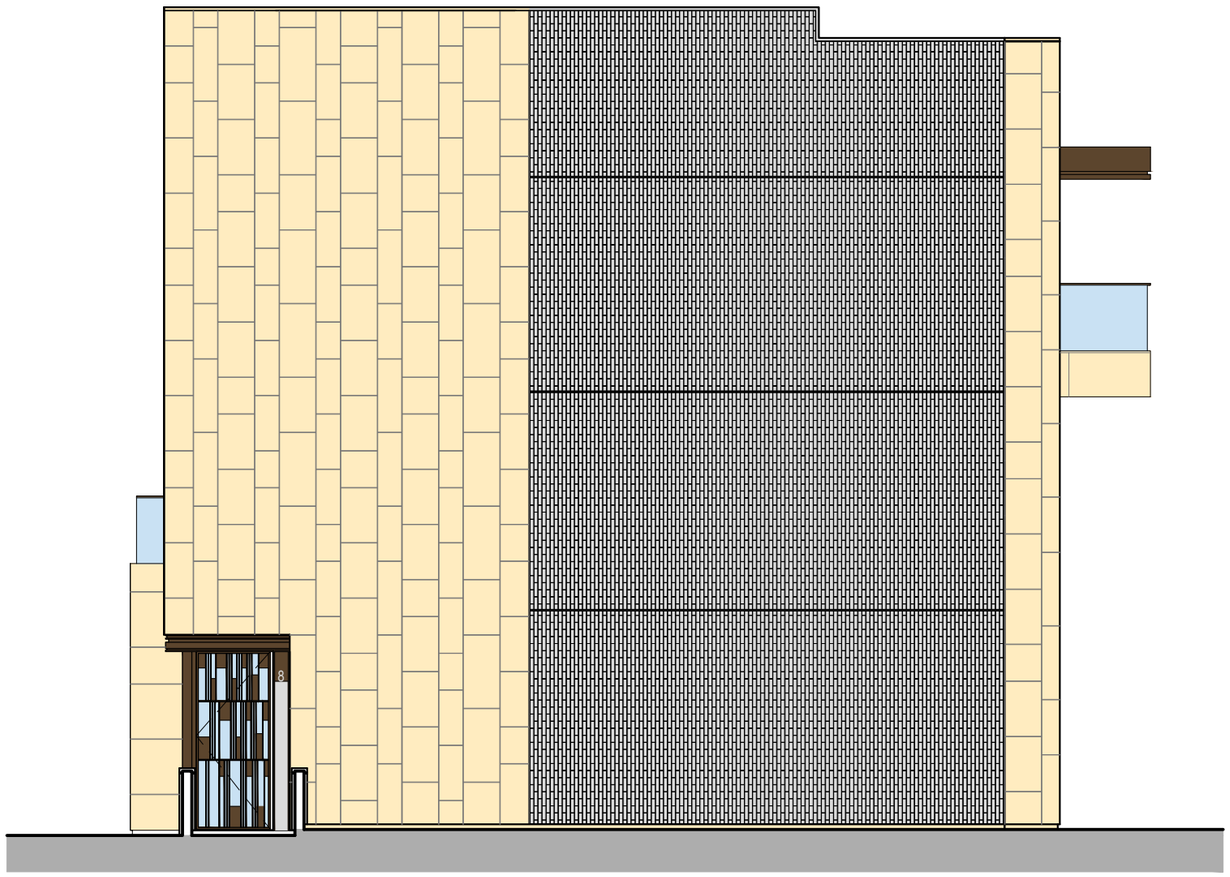


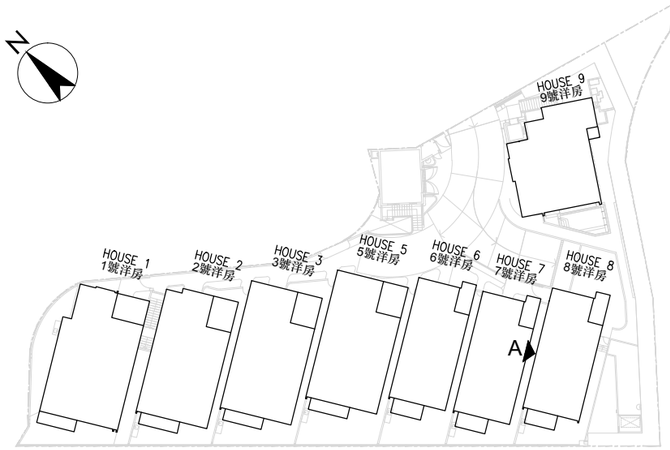
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

8 號洋房立面圖 A
HOUSE 8 ELEVATION A

8 號洋房
HOUSE 8



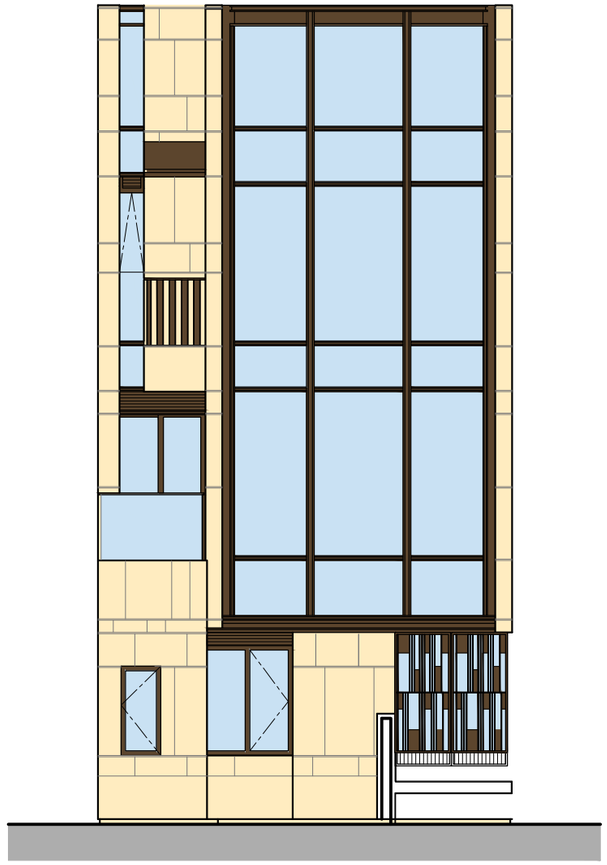


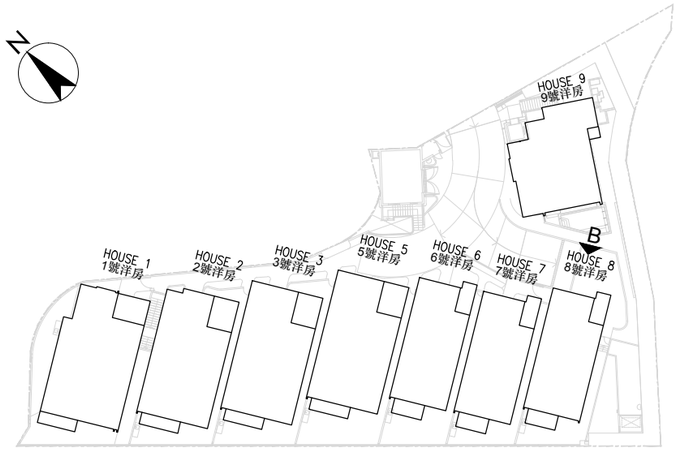
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(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

8 號洋房立面圖 B
HOUSE 8 ELEVATION B

8 號洋房
HOUSE 8



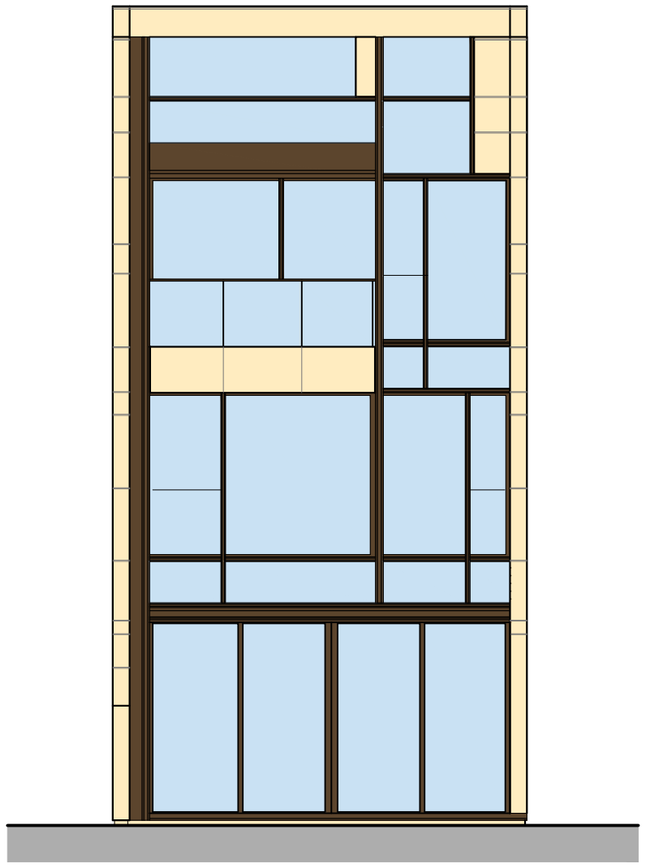


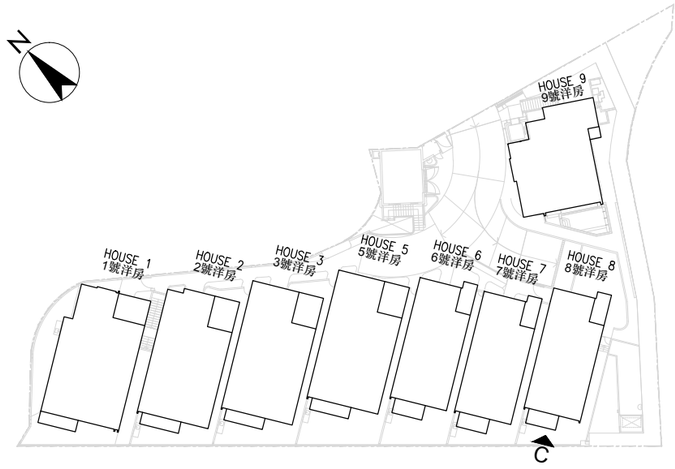
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(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

8 號洋房立面圖 C
HOUSE 8 ELEVATION C

8 號洋房
HOUSE 8





發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

8 號洋房立面圖 D
HOUSE 8 ELEVATION D

8 號洋房
HOUSE 8





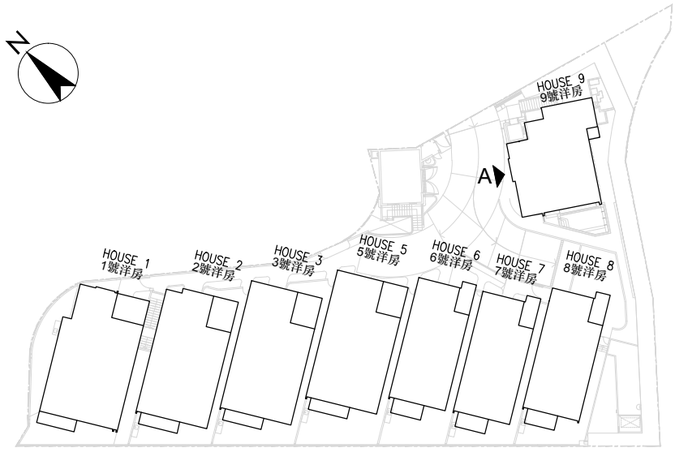
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

9 號洋房立面圖 A
HOUSE 9 ELEVATION A

9 號洋房
HOUSE 9





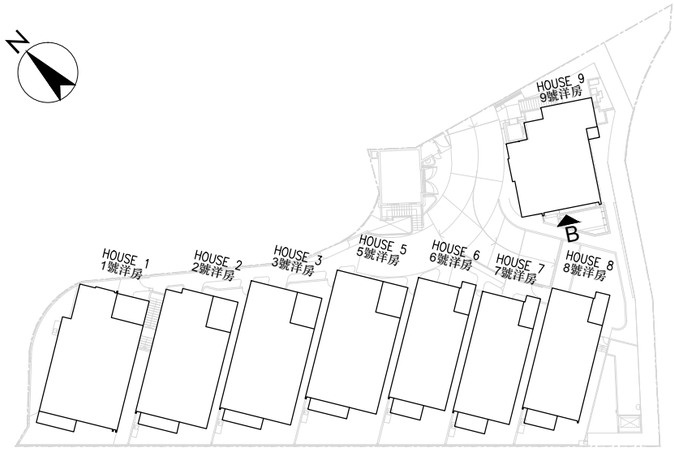
發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

9 號洋房立面圖 B
HOUSE 9 ELEVATION B

9 號洋房
HOUSE 9





發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

9 號洋房立面圖 C
HOUSE 9 ELEVATION C



9 號洋房
HOUSE 9



發展項目的認可人士已證明此等圖顯示的立面 :-

(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

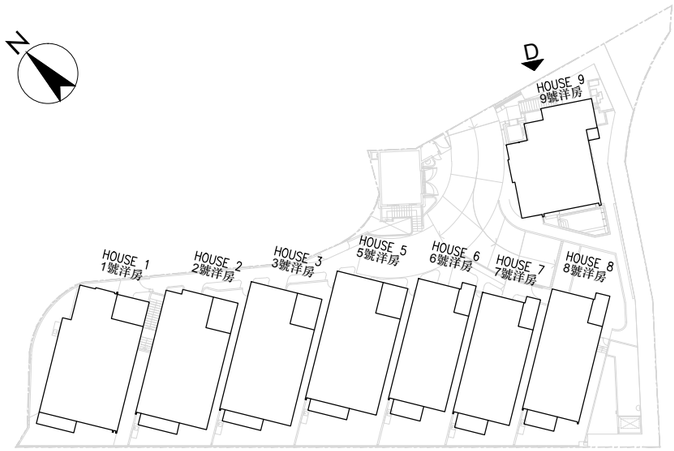
(b) 大致上與發展項目的外觀一致。

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

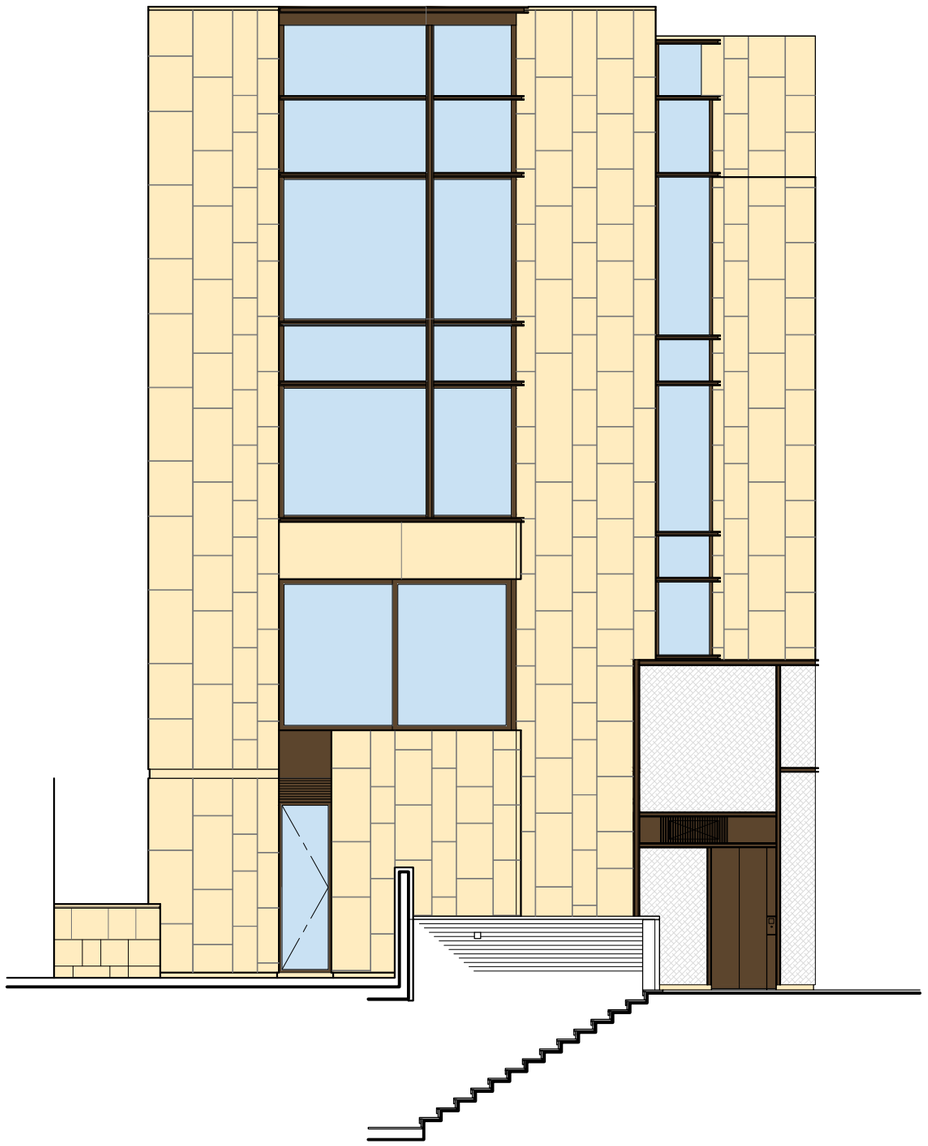
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and

(b) are in general accordance with the outward appearance of the Development.

9 號洋房立面圖 D
HOUSE 9 ELEVATION D



9 號洋房
HOUSE 9



發展項目的認可人士已證明此等圖顯示的立面 :-
(a) 以 2019 年 9 月 16 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

Authorized Person for the Development has certified that the elevations shown on the plans :-
(a) are prepared on the basis of the approved Building Plans for the Development as of 16 September 2019; and
(b) are in general accordance with the outward appearance of the Development.

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

公用設施的類別 Category of common facilities	有蓋範圍 Covered Area		無蓋範圍 Uncovered Area		總數 Total	
	面積 Area (平方米 sq.m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq.m.)	面積 Area (平方呎 sq.ft.)	面積 Area (平方米 sq.m.)	面積 Area (平方呎 sq.ft.)
住宅會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	132.977	1,431	不適用 Not Applicable	不適用 Not Applicable	132.977	1,431
位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱) Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise)	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable
位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱) Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise)	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable	不適用 Not Applicable

備註
1. 上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。
2. 以平方呎顯示的面積以1 平方米=10.764 平方呎換算，並四捨五入至整數。

Note
1. Areas in square metres as specified above are based on the latest approved building plans.
2. Areas in square feet area converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer.

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

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 http://www.ozp.tpb.gov.hk

2. 指明住宅物業的每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

1. A copy of the outline zoning plans relating to the Development is available at http://www.ozp.tpb.gov.hk.

2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.

3. The inspection is free of charge.

1. 外部裝修物料
Exterior Finishes

細項		描述
(a)	外牆	- 天然石材、鋁金屬板、鋁金屬梳子及百葉配鋁金屬花格 - 玻璃幕牆採用氟碳塗層鋁質窗框配以中空強化玻璃
(b)	窗	所有窗戶採用氟碳塗層鋁質窗框配以中空強化玻璃
(c)	窗台	不適用
(d)	花槽	不適用
(e)	陽台或露台	(i) 露台裝設鋼化玻璃配以金屬圍欄 - 天花採用鋁板假天花配以照明燈飾 - 地台鋪砌地磚及木地板 (ii) 有蓋露台 (iii) 不設陽台
(f)	乾衣設施	不適用

Item		Description
(a)	External wall	- Natural stone, aluminium panels, aluminium grilles and louvers with aluminium features - Window wall with aluminium frame and fluorocarbon coating, fitted with insulated glazed tempered glass
(b)	Window	All windows with aluminium frame and fluorocarbon coating, fitted with insulated glazed tempered glass
(c)	Bay window	Not applicable
(d)	Planter	Not applicable
(e)	Verandah or balcony	(i) Balcony is fitted with tempered glass with metal balustrade - Ceiling is false ceiling fitted with aluminium panel and light fittings - Floor is finished with tiles and covered by wooden deck (ii) Balcony is covered (iii) There is no verandah
(f)	Drying facilities for clothing	Not applicable

2. 室內裝修物料
Interior Finishes

1 號洋房
House 1

細項		描述
(a)	大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b)	內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房天花為石膏板假陣髹乳膠漆
(c)	內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板配木腳線，平台近地板邊緣砌天然石及金屬條圍邊 - 睡房 2 地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，窗口及露台附近地板邊緣砌天然石及金屬條圍邊
(d)	浴室	**浴室 1，浴室 2，浴室 3 及浴室 4** - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 **主人浴室** - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e)	廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面、天然石材及防火玻璃牆配金屬框至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedrooms finished with gypsum board bulkhead with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring and timber skirting, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber flooring and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip - Master Bedroom finished with timber flooring and timber skirting, floor edge areas next to windows and balcony finished with natural stone floor border and metal strip
(d)	Bathroom	**Bathroom 1, Bathroom 2, Bathroom 3 and Bathroom 4** - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels **Master Bathroom** - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel, natural stone and fire rated glass wall with metal frame up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料
Interior Finishes

2, 3, 5, 6, 8 號洋房
House 2, 3, 5, 6, 8

細項		描述
(a)	大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b)	內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房天花為石膏板假陣髹乳膠漆 - 睡房 3（只適用於6號及8號洋房）天花為石膏板髹乳膠漆
(c)	內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板配木腳線，平台頂附近地板邊緣砌天然石及金屬條圍邊 - 睡房 2 地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板配木腳線，工作平台附近地板邊砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊
(d)	浴室	**浴室 1，浴室 2 及浴室 3** - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 **主人浴室** - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e)	廚房	- 地台外露部份鋪砌天然石材 - 2、3 及 5 號洋房牆身外露部份鋪砌不鏽鋼飾面、天然石材及防火玻璃牆配金屬框至假天花 - 6 及 8 號洋房牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedrooms finished with gypsum board bulkhead with emulsion paint - The ceiling of Bedroom 3 (for House 6 and 8) finished with gypsum board bulkhead with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring and timber skirting, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber flooring and timber skirting, floor edge areas next to the utility platform finished with natural stone floor border and metal strip - Master Bedroom finished with timber flooring and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	**Bathroom 1, Bathroom 2, and Bathroom 3** - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels **Master Bathroom** - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel, natural stone and fire rated glass wall with metal frame up to false ceiling in House 2, 3 and 5 - Walls (where exposed) finished with stainless steel panel and natural stone up to false ceiling in House 6 and 8 - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料
Interior Finishes

7 號洋房
House 7

細項		描述
(a)	大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b)	內牆及天花板	- 客廳及飯廳內牆砌特色玻璃、天然石、牆紙、乳膠漆、皮革、塑膠條、木皮至假天花 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房 1 內牆砌絨布、牆紙及塑膠條至假天花 - 睡房 1 天花為石膏板假陣髹乳膠漆 - 睡房 2 內牆砌牆布、牆紙、塑膠板及木皮至假天花 - 睡房 2 天花為石膏板假陣髹乳膠漆及鋪木皮 - 睡房 3 內牆砌牆布、皮革及木板至假天花 - 睡房 3 天花為石膏板髹乳膠漆、木板及金屬條 - 主人睡房內牆砌絨布、牆紙、特色玻璃包金屬條至假天花 - 主人睡房天花為石膏板假陣髹乳膠漆及鋪木皮

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with feature glass, natural stone, wall paper, emulsion paint, leather, plastic strip, wood veneer up to false ceiling - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedroom 1 finished with flannel, wall paper, plastic strip and wall finishes run up to false ceiling - The ceiling of Bedroom 1 finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedroom 2 finished with wall fabric, wall paper, plastic laminate and wood veneer and wall finishes run up to false ceiling - The ceiling of Bedroom 2 finished with gypsum board bulkhead with emulsion paint and wood veneer - The internal walls in Bedroom 3 finished with wall fabric, leather, wood laminate and wall finishes run up to false ceiling - The ceiling of Bedroom 3 finished with gypsum board with emulsion paint, timber laminate and metal strip - The internal walls in Master Bedroom finished with flannel, wall paper, feature glass with metal frame and wall finishes run up to false ceiling - The ceiling of Master Bedroom finished with gypsum board bulkhead with emulsion paint and wood veneer

2. 室內裝修物料
Interior Finishes

7 號洋房
House 7

細項		描述
(c)	內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房 1 地台鋪砌木地板，平台附近地板邊緣砌天然石金屬條圍邊 - 睡房 2 地台鋪砌木地板，窗口附近地板邊緣砌天然石及金屬條圍邊 - 睡房 3 地台鋪砌木地板及地氈，工作平台附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地板鋪砌木地板，露台附近地板邊緣砌天然石及金屬條圍邊
(d)	浴室	**浴室 1，浴室 2 及浴室 3** - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 假天花物料為鋁板 **主人浴室** - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假天花髹乳膠漆及鋁板假天花
(e)	廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedroom 1 finished with timber flooring, floor edge areas next to the flat roof finished with natural stone floor border and metal strip - Bedroom 2 finished with timber flooring, floor edge areas next to windows finished with natural stone floor border and metal strip - Bedroom 3 finished with timber tiles and carpet, floor edge areas next to the utility platform finished with natural stone floor border and metal strip - Master Bedroom finished with timber tiles, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	**Bathroom 1, Bathroom 2, and Bathroom 3** - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling fitted with aluminium panels **Master Bathroom** - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board false ceiling with emulsion paint and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with stainless steel panel and natural stone up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

2. 室內裝修物料
Interior Finishes

9 號洋房
House 9

細項		描述
(a)	大堂	- 牆身鋪砌天然石材至假天花 - 地台鋪砌天然石材 - 石膏板假天花髹乳膠漆
(b)	內牆及天花板	- 客廳及飯廳內牆髹乳膠漆 - 客廳及飯廳的天花為石膏板假陣髹乳膠漆 - 睡房內牆髹乳膠漆至假天花 - 睡房 1、2、3 及主人睡房天花為石膏板假陣髹乳膠漆 - 睡房 4 天花為石膏板髹乳膠漆
(c)	內部地板	- 客廳及飯廳地台鋪砌天然石材配石腳線 - 睡房地台鋪砌木地板配木腳線，窗口附近地板邊緣砌天然石及金屬條圍邊 - 主人睡房地台鋪砌木地板配木腳線，露台附近地板邊緣砌天然石及金屬條圍邊
(d)	浴室	**浴室 1，浴室 2 及浴室 4** - 牆身鋪砌天然石材及裝飾玻璃至假天花 - 地台鋪砌天然石材 - 浴室 1 及 2 天花物料為鋁板及石膏板假陣髹乳膠漆 - 浴室 4 假天花物料為鋁板 **浴室 3 及主人浴室** - 地台鋪砌天然石材 - 牆身鋪砌天然石材，特色玻璃及鋼化玻璃至假天花 - 石膏板假陣髹乳膠漆及鋁板假天花
(e)	廚房	- 地台外露部份鋪砌天然石材 - 牆身外露部份鋪砌不鏽鋼飾面及天然石材至假天花 - 石膏板假天花髹乳膠漆 - 灶台選用人造石材

Item		Description
(a)	Lobby	- Walls finished with natural stone up to false ceiling - Natural stone flooring - Gypsum board false ceiling with emulsion paint
(b)	Internal wall and ceiling	- The internal walls in Living Room and Dining Room finished with emulsion paint - The ceiling of Living Room and Dining Room finished with gypsum board bulkhead with emulsion paint - The internal walls in Bedrooms finished with emulsion paint and wall finishes run up to false ceiling - The ceiling of Bedroom 1, 2, 3 and Master Bedroom finished with gypsum board bulkhead with emulsion paint - The ceiling of Bedroom 4 finished with gypsum board with emulsion paint
(c)	Internal floor	- Living Room and Dining Room finished with natural stone flooring and skirting - Bedrooms finished with timber flooring and timber skirting, floor edge areas next to windows finished with natural stone floor border and metal strip - Master Bedroom finished with timber tiles and timber skirting, floor edge areas next to the balcony finished with natural stone floor border and metal strip
(d)	Bathroom	**Bathroom 1, Bathroom 2, and Bathroom 4** - Walls finished with natural stone and feature glass panel up to false ceiling - Natural stone flooring - False ceiling of Bathroom 1 and 2 fitted with aluminium panels and gypsum board bulkhead with emulsion paint - False ceiling of Bathroom 4 fitted with aluminium panels **Bathroom 3 and Master Bathroom** - Natural stone flooring - Walls finished with natural stone, feature glass panel and tempered glass panel up to false ceiling - Gypsum board bulkhead with emulsion paint ceiling and aluminium panels
(e)	Kitchen	- Floor (where exposed) finished with natural stone - Walls (where exposed) finished with metal panel and natural stone up to false ceiling - Gypsum board false ceiling with emulsion paint - Cooking bench finished with artificial stone

3. 室內裝置
Interior Fittings

細項		描述
(a)	門	地下低層入口大門 - 每戶均安裝兩道防火實心木門，向停車位之單掩門配木門框、封口線、氣鼓門鉸、門鎖、門擋及門柄。另一向內單掩門配木門框、封口線、氣鼓門鉸、門擋及門柄。 地下入口大門 - 每戶均安裝兩道門，向屋外之玻璃門配氟碳塗層鋁質門框、氣鼓門鉸、門鎖及門柄。另一向內金屬門配金屬框及膠木皮飾面、天然石飾面門柄、氣鼓門鉸、門鎖及門擋。 廚房門 - 選用強化防火玻璃配金屬門框及氣鼓門鉸及門柄 。 樓梯間門 (適用於 9 號洋房) - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 飯廳及客廳門 (適用於 9 號洋房) - 選用強化防火玻璃配金屬門框及氣鼓門鉸及門柄。 私人花園門 - 選用玻璃門配鋁門框、門鎖、門擋及門柄。 傭人房門 - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄。 洗手間 1 門 - 選用玻璃趟摺門配鋁門框。 - 選用玻璃趟門配鋁門框 (適用於 9 號洋房)。 洗手間 2 門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 起居室門 (適用於 9 號洋房) - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄。 睡房門及主人睡房門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 - 選用防火實心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄(適用於 9 號洋房)。 - 選用牆紙及布料飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 1)。 - 選用塑膠板及絨布飾面的空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 2)。 - 選用牆布飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房睡房 3)。 - 選用牆紙及絨布飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄(適用於7號洋房主人睡房)。

Item		Description
(a)	Doors	Lower Ground Floor Entrance Door - Two fire-rated solid core timber doors. Door facing the carport fitted with timber door frame, architrave, door closer hinge, door lockset, door stopper and door handle. The other inner one fitted with timber door frame, architrave, door closer hinge, door stopper and door handle. Ground Floor Entrance Door - Two doors. Glazed door facing exterior fitted with aluminium frame and fluorocarbon coating, door closer hinge, door lockset and door handle. The other inner wood veneered and plastic laminated metal door fitted with metal door frame, natural stone door handle, door closer hinge, door lockset and door stopper. Kitchen Door - Fire-rated tempered glass door with metal door frame, door closer hinge and door handle. Staircase Door (for House 9) - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. Dining and Living Room Door (for House 9) - Fire-rated tempered glass door with metal door frame, door closer hinge and door handle. Private Garden Door - Glazed door fitted with aluminium door frame, door lockset, door stopper and door handle. Maid Room Door - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle. Lavatory 1 Door - Glazed folding door fitted with aluminium door frame. - Glazed sliding door fitted with aluminium door frame (for House 9). Lavatory 2 Door - Wood veneered hollow core timber door fitted with timber door frame, architrave, door lockset and door handle. Family Room Door (for House 9) - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle. Bedroom Door and Master Bedroom Door - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. - Fire-rated solid core timber door fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 9). - Hollow core timber door finished with wallpaper and fabric, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 1). - Hollow core timber door finished with plastic laminate and flannel, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 2). - Hollow core timber door finished with wall fabric, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bedroom 3). - Hollow core timber door finished with wallpaper and flannel, framed with metal, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Master Bedroom).

3. 室內裝置
Interior Fittings

細項		描述
(a)	門	衣帽間門 (適用於 1 號洋房) - 選用木皮面空心木趟門配木門框、封口線及門鎖。 主人浴室門 - 選用玻璃趟門配鋁門框。 浴室門 - 選用木皮面空心木門配木門框、封口線、門鎖及門柄。 - 選用玻璃趟門配鋁門框 (適用於 9 號洋房浴室 3)。 - 選用布料及面油飾面的空心木門配金屬邊框、木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 1)。 - 選用布料及面油飾面的空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 2)。 - 選用木皮面空心木門配木門框、封口線、氣鼓門鉸、門鎖及門柄 (適用於 7 號洋房浴室 3)。 露台門 - 選用玻璃趟門配鋁門框、門鎖及門柄。 游泳池門 (適用於 9 號洋房) - 選用玻璃趟門配鋁門框、門鎖及門柄。 平台及工作平台門 - 選用玻璃掩門配鋁門框、氣鼓門鉸、門鎖及門柄。 天台門 - 選用玻璃掩門配鋁門框、氣鼓門鉸、門鎖及門柄。 機房門 (電機房、過濾設備及冷氣機平台及水錶房) - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖。(適用於 2、3、5 及 6 號洋房) 消防泵及水缸房門 - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖 (適用於 1 及 2 號洋房)。 消防機房門 - 防火實心木門配木門框、封口線、氣鼓、門鉸及門鎖 (適用於 9 號洋房)。

Item		Description
(a)	Doors	Walk-in Closet Door (for House 1) - Wood veneered hollow core timber sliding door fitted with timber door frame, architrave and door lockset. Master Bathroom Door - Glazed sliding door fitted with aluminium door frame. Bathroom Door - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door lockset and door handle. - Glazed sliding door fitted with aluminium door frame (for Bathroom 3 in House 9). - Hollow core timber door finished with fabric and paint, framed with metal and fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 1). - Hollow core timber door finished with fabric and paint, fitted with architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 2). - Wood veneered hollow core timber door, fitted with timber door frame, architrave, door closer hinge, door lockset and door handle (for House 7 Bathroom 3). Balcony Door - Glazed sliding door fitted with aluminium door frame and door lockset and door handle. Swimming Pool Door (for House 9) - Glazed sliding door fitted with aluminium door frame and door lockset and door handle. Flat Roof and Utility Platform Door - Glazed door fitted with aluminium door frame, door closer hinge, door lockset and door handle. Roof Door - Glazed door fitted with aluminium door frame, door closer hinge, door lockset and door handle. Plant Room Doors (Electrical Meter Room, Filtration Plant Room and Water Meter Room) - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 2, 3, 5 and 6). Fire Service Pump and Tank Room Door - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 1 and 2). Fire Service Plant Room Door - Fire-rated solid core timber door with timber door frame, architrave, door closer hinge and door lockset (for House 9).

3. 室內裝置
Interior Fittings

細項		描述
(b)	浴室	裝有木製洗手盆櫃配以天然石材及玻璃飾面、皮飾、金屬框和衛生潔具及配件，包括鍍鉻洗面龍頭、淋浴龍頭、手提花灑套裝、陶瓷洗手盆，搪瓷鐵浴缸（長1400毫米，闊700毫米，深410毫米）、陶瓷坐廁、不銹鋼紙巾架、玻璃鏡櫃、熱水爐遙控器、煤氣恆溫熱水爐、抽濕機及抽氣扇。 主人浴室及9號洋房的浴室 3 裝有木製洗手盆櫃配以天然石材及玻璃飾面、皮飾配以膠板和衛生潔具及配件，包括鍍鉻洗面龍頭、淋浴龍頭、頭頂花灑、手提花灑套裝、鍍鉻混頻器、人造石洗手盆、人造石浴缸（長1690毫米，闊940毫米，深480毫米）、陶瓷坐廁、不銹鋼紙巾架、玻璃鏡櫃、熱水爐遙控器、煤氣恆溫熱水爐、抽濕機及抽氣扇、不銹鋼電熱毛巾架及化妝品雪櫃。冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉。 隨洋房附送設備及品牌，請參閱[設備]。
(c)	廚房	選用塑料飾面木製廚櫃配人造石檯面（西式廚間廚櫃頂面板為鏡飾面）、不銹鋼洗滌盆及鍍鉻洗手盆水龍頭、另設有咖啡機、酒櫃、雪櫃、燒烤爐、烤爐、蒸爐、洗碗碟機、暖碟機、微波爐、抽油煙機、煤氣煮食爐及抽氣扇。冷熱水供水系統採用暗藏銅喉管。 隨洋房附送設備及品牌，請參閱[設備]。
(d)	睡房	沒有設備於 1 號至 6 號、8 號、9 號洋房。 以下只適用於7號洋房：- 睡房 1 ： 嵌入式布飾面木製櫃配金屬框玻璃門 睡房 2 ： 1) 嵌入式木製櫃配皮革，膠板及木飾面，金屬框玻璃層架 2) 嵌入式木製櫃配皮革飾面配金屬框玻璃門及皮革飾面抽手 睡房 3 ： 嵌入式皮革飾面木製櫃配木框玻璃層架 主人睡房 ： 1) 嵌入式木製櫃配皮革飾面，金屬框玻璃門及皮革飾面手抽 2) 嵌入式木製櫃配皮革及天然石飾面，金屬框玻璃門及玻璃層板

Item		Description
(b)	Bathroom	Fitted with woodmade basin cabinet finished with natural stone, glass and leather finish and metal frame and sanitary wares and accessories including chrome plated wash basin mixer, bath mixer, hand shower set, ceramic wash basin, enamelled steel bathtub (1400mm (L) x 700mm (W) x 410mm (D)), ceramic water closet, stainless steel paper holder, glass mirror cabinet, water heater remote controller, temperature-modulated gas water heater, dehumidifier and exhaust fan. Master Bathrooms and Bathroom 3 of House 9 fitted with wood made basin cabinet finished with natural stone, glass, leather finish and plastic laminate and sanitary wares and accessories including chrome plated wash basin mixer, bath mixer, overhead shower, hand shower set, chrome plated bath mixer and shower set, cristalplant biobased wash basin, cristalplant biobased bathtub (1690mm (L) x 940mm (W) x 480mm (D)), ceramic water closet, stainless steel paper holder, glass mirror cabinet, water heater remote controller, temperature-modulated gas water heater, dehumidifier and exhaust fan, stainless steel electric towel heat bar and cosmetic refrigerator. Copper water pipes are installed for cold water supply and copper water pipes with thermal insulation are installed for hot water supply system. For appliances and brand names to be provided with the Houses, please refer to "Appliances".
(c)	Kitchen	Fitted with wooden cabinet finished with plastic laminate, counter-top finished with artificial stone surfacing material (Top cabinet panel at Western Kitchen finished with mirror surface), stainless steel sink with chrome plated sink mixer, and also fitted with coffee machine, wine cellar, refrigerator, grill hob, oven, steam oven, dishwasher, warming drawer, microwave oven, cooker hood, gas cooker and exhaust fan. Concealed copper pipes used for hot and cold water supply. For appliances and brand names to be provided with the Houses, please refer to "Appliances".
(d)	Bedroom	No fittings in House 1 to 6, 8, 9. The followings are applicable to House 7 only:- Bedroom 1: Built-in wooden wardrobe with fabric finishes and metal framed glass door Bedroom 2: 1) Built-in wooden wardrobe with leather, plastic laminate and wood veneer finishes, and metal framed glass shelves 2) Built-in wooden wardrobe with leather finishes, metal framed glass door and leather handle Bedroom 3: Built-in wooden wardrobe with leather finishes, and wooden framed glass shelves Master Bedroom: 1) Built-in wooden wardrobe with leather, metal framed glass door and leather handle 2) Built-in wooden wardrobe with leather and natural stone finishes, metal framed glass door and glass shelves

3. 室內裝置
Interior Fittings

細項		描述
(e)	電話	客廳、所有睡房及起居室均裝妥電話插座。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f)	天線	客廳、所有睡房及起居室均裝妥公用天線及收音機天線插座。有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g)	電力裝置	電線均採用暗藏式電線喉管安裝方法，除部份明電線喉管藏於假天花、假陣、石膏板圍邊、裝飾線、廚櫃內。每戶均裝有配電箱及微型斷路器，配有漏電保護。 提供三相電力供電並備有配電箱及微型斷路器，有關電插座及空調機接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(h)	氣體供應	煤氣喉接駁煤氣煮食爐及煤氣熱水爐。有關位置，請參閱「設備」。
(i)	洗衣機接駁點	洗衣乾衣機接駁點位於傭人房。並設有洗衣機來水接駁喉位(其設計為直徑22毫米) 及去水接駁喉位(其設計為直徑40毫米)。
(j)	供水	冷熱水喉管全部採用有膠層保護之暗藏銅喉。廚房及浴室均裝有煤氣熱水爐供應廚房及浴室熱水。浴室及廚房附有煤氣熱水爐搖控器。

Item		Description
(e)	Telephone	Telephone outlets are installed in Living Room, all Bedrooms and Family Room. For the location and number of connection points, please refer to the "Schedule of Mechancial & Electricial Provisions".
(f)	Aerials	Communal TV and FM outlets are installed in Living Room, all Bedrooms and Family Room. For the location and number of connection points, please refer to the "Schedule of Mechancial & Electricial Provisions".
(g)	Electrical installations	All cables are in concealed conduit system, except some surface conduits enclosed in false ceiling, bulkhead, mouldings, cornices, cabinets. Miniature circuit breakers (MCB) board complete with residual current protection is provided for each house. Three phase electricity supply with MCB board are provided. For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechancial & Electricial Provisions".
(h)	Gas supply	Town gas supply pipes are provided and connected to gas hob and gas water heater. For the location, please refer to "Appliance"
(i)	Washing machine connection point	Washer dryer connection point is located in Maid Room. Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided.
(j)	Water supply	PVC-coated concealed copper pipes are provided for both hot and cold water supply. Hot water supply to Bathroom and Kitchen are provided by gas water heater installed in Bathroom and Kitchen. Remote controller for gas water heater is provided in Bathroom and Kitchen.

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

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

4. 雜項
Miscellaneous

細項		描述
(a)	升降機	- 所有洋房配備一部「奧的斯」電梯 (型號 : GeN2-R1)。 - 1 號至 8 號洋房所停層數 - 地下低層、地下、1 樓、2 樓。 - 9 號洋房所停層數 - 地下低層、地下、1 樓、2 樓、3 樓。
(b)	信箱	- 不銹鋼信箱
(c)	垃圾收集	- 垃圾收集及物料回收房設於地下低層近停車位入口。垃圾由清潔工人收集及運走。
(d)	水錶、電錶及氣體錶	- 所有洋房的獨立水錶、電錶及氣體錶安裝在地下低層。

Item		Description
(a)	Lifts	- All Houses fitted with 1 "OTIS" lift (model no. GeN2-R1) . - House 1 to House 8 : Floors Served - Lower Ground Floor, G/F, 1/F, 2/F - House 9 : Floors Served - Lower Ground Floor, G/F, 1/F, 2/F, 3/F
(b)	Letter Box	- Stainless steel letter box
(c)	Refuse Collection	- Refuse collection and material recovery chamber is located on Lower Ground Floor near the main entrance of the carport for collection and removal of refuse by cleaners.
(d)	Water meter, electricity meter and gas meter	- Separate meters for potable water, electricity and town gas are installed on Lower Ground Floor for all Houses.

5. 保安設施
Security facilities

細項	描述
保安設施	- 發展項目主要入口沿緊急消防通道、園林地帶、地下低層、圍牆及所有洋房後花園均有閉路電視監察系統。 - 所有洋房地下低層入口及洋房地下大閘出入口均設訪客對講及門鈴裝置。 - 所有洋房內設有紅外線感應器及碎玻璃感應器。 - 沿發展項目邊界裝有低電壓電網。

Item	Description
Security Facilities	- CCTV security systems are installed at main entrance of the Develpoment along emergency vehicular access, Landscaped Areas, Lower Ground Floor, fence wall and the rear garden of all Houses. - Visitor panel is equipped at the entrance of Lower Ground Floor and G/F main entrance gate of all Houses. - Infrared sensors and breakglass sensors are installed in all Houses. - Low voltage electrical fencing are provided along the boundary of the Development.

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

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

6. 設備
Appliances

品牌名稱及產品型號
Brand name and model number

位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
中式廚房 Chinese Kitchen	雪櫃連冰箱 Fridge-freezer	Miele	KFNS 37232 iD	1	1	1	1	1	1	1	1
	燒烤爐 Barbecue grill		CS 1312 BG	1	1	1	1	1	1	1	1
	雙頭氣體煮食爐 Gas hob (2-burners)		CS 1013-1	1	1	1	1	1	1	1	1
	炒鑊氣體煮食爐 Gas hob (Wok burner)		CS 1018 G	1	1	1	1	1	1	1	1
	抽油煙機 Cooker hood		DA 4228 W	1	1	1	1	1	1	1	1
	焗爐 Oven		H 6260 B	1	1	1	1	1	1	1	1
	洗碗碟機 Dishwasher		G 6660 SCVi	1	1	1	1	1	1	1	1
	蒸爐連微波爐 Steam Oven with microwave		DGM 6401	1	1	1	1	1	1	1	1
	咖啡機 Coffee Machine		CVA 6401	-	-	-	-	1	1	1	-
	食物保溫櫃 Food warming drawer		ESW 6214	-	-	-	-	1	1	1	-
	微波焗爐 Microwave Combination Oven		H 6200 BM	-	-	-	-	1	1	1	1
西式廚間 Western Kitchen	微波焗爐 Microwave Combination Oven	Miele	H 6200 BM	1	1	1	1	-	-	-	-
	酒櫃 Wine conditioning unit		KWT 6321 UG	1	1	1	1	1	1	1	1
	食物保溫櫃 Food warming drawer		ESW 6214	1	1	1	1	-	-	-	1
	咖啡機 Coffee Machine		CVA 6401	1	1	1	1	-	-	-	1
	雪櫃連冰箱 Fridge-freezer		KF 1911 Vi	1	1	1	1	-	-	-	1
	二合一電磁爐連抽氣裝置 Induction hob with extractor fan		KMDA 7774 FL	-	1	-	-	-	-	-	-
			KMDA 7774-1 FL	1	-	1	1	1	1	1	1
傭人房 Maid Room	洗衣機 Washing machine	Miele	WDB 020	1	1	1	1	1	1	1	1
	乾衣機 Tumble dryer		TDB 120 WP	1	1	1	1	1	1	1	1
客廳 Living Room	電視機 Television	三星 Samsung	QA82Q60RAJXZK	-	-	-	-	-	1	-	-
	5.1 音響組合 5.1 Speaker System	Bose	LIFESTYLE 650	-	-	-	-	-	1	-	-

備註 : "-" 代表 " 不適用 "
Remark: "-" denotes "Not Applicable"

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

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

6. 設備
Appliances

品牌名稱及產品型號
Brand name and model number

位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
睡房 1 Bedroom 1	電視機 Television	三星 Samsung	QA65Q60RAJXZK	-	-	-	-	-	1	-	-
睡房 2 Bedroom 2			QA55Q60RAJXZK	-	-	-	-	-	1	-	-
起居室 Family Room			QA65Q60RAJXZK	-	-	-	-	-	1	-	-
主人睡房 Master Bedroom			QA65Q60RAJXZK	-	-	-	-	-	1	-	-
主人浴室 Master Bathroom	電熱毛巾架 Electric Towel Heat Bar	Vola	T39EL	1	1	1	1	1	1	1	1
	化妝品雪櫃 Cosmetic Refrigerator	Biszet	Biszet B7	1	1	1	1	1	1	1	1
浴室 3 Bathroom 3	電熱毛巾架 Electric Towel Heat Bar	Vola	T39EL	-	-	-	-	-	-	-	1
	化妝品雪櫃 Cosmetic Refrigerator	Biszet	Biszet B7	-	-	-	-	-	-	-	1
1 樓酒吧櫃檯 Bar Counter on 1/F	雪櫃 Refrigerator	De Dietrich	DRS604MU	-	-	-	-	-	1	-	-
	微波爐 Microwave Oven		DME1517X	-	-	-	-	-	1	-	-
2 樓酒吧櫃檯 Bar Counter on 2/F	雪櫃 Refrigerator		DRS604MU	-	-	-	-	-	1	-	-
	酒櫃 Wine Cellar		DWS1252IC	-	-	-	-	-	1	-	-
天台 Roof	燒烤爐 Barbecue Grille	Blueframe	TBQ-121F	1	1	1	1	1	1	1	1

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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.

6. 設備
Appliances

VRV 分體式空調
VRV Multi Air Conditioning System

品牌 Brand Name	產品型號 Model Number	1 號洋房 House 1	2 號洋房 House 2	3 號洋房 House 3	5 號洋房 House 5	6 號洋房 House 6	7 號洋房 House 7	8 號洋房 House 8	9 號洋房 House 9
大金 Daikin	FXSP71CA	6	4	5	5	4	4	5	2
	FXSP45CA	2	3	2	2	2	2	1	10
	FXSP28CA	-	1	1	1	-	-	-	1
	FXAQ50PVE	1	-	-	-	5	5	5	-
	FXAQ40PVE	5	7	7	7	-	-	-	5
	FXAQ32PVE	1	-	-	-	-	-	-	3
	FXAQ25PVE	2	2	2	2	1	1	1	4
	RUXYQ40BA	1	-	-	-	-	-	-	-
	RUXYQ38BA	-	-	1	1	-	-	-	-
	RUXYQ36BA	-	1	-	-	-	-	-	1
	RUXYQ32BA	-	-	-	-	1	1	1	-

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Remark: "-" denotes "Not Applicable"

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

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

6. 設備
Appliances

1 號洋房抽氣扇及抽濕機 House 1 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

備註 : "-" 代表 " 不適用 "
Remark: "-" denotes "Not Applicable"

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

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

6. 設備
Appliances

2、3 和 5 號洋房抽氣扇及抽濕機 House 2, 3 and 5 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

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

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

6. 設備
Appliances

6 至 8 號洋房抽氣扇及抽濕機 House 6 to 8 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

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

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

6. 設備
Appliances

9 號洋房抽氣扇及抽濕機 House 9 Exhaust Fans and Dehumidifiers				
樓層 Location	位置 Location	設備 Appliance	品牌 Brand Name	產品型號 Model Number
地下 Ground Floor	中式廚房 Chinese Kitchen	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
	洗手間 1 Lavatory 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
	洗手間 2 Lavatory 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-15NS3H
1 樓 First Floor	浴室 1 Bathroom 1	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 4 Bathroom 4	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
2 樓 Second Floor	浴室 2 Bathroom 2	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NS3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
	浴室 3 Bathroom 3	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H
3 樓 Third Floor	主人浴室 Master Bathroom	抽氣扇 Exhaust Fan	樂聲 Panasonic	FV-18NF3H
		抽濕機 Dehumidifier	樂聲 Panasonic	FV-30BG3H

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

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

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

1 號洋房 House 1

樓層 Floor	位置 Location	項目 Items											
		空調機接駁點 Air-conditioner points	燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			10				4		
	傭人房 Maid Room	1	1			1	2	1	1				
	洗手間 1 Lavatory 1		2	1							1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳 , 飯廳 Living Room, Dining Room	5	7		1	1	11	3	3		10	1	
	花園 Garden		5				3						
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	2	2				2	2	2		4		
	睡房 1 Bedroom 1	3	2			1	2	2	2		3		
	浴室 1 Bathroom 1		2	2			1				3		
	浴室 2 Bathroom 2		2	2			1				2		
	睡房 2 Bedroom 2	1	1			1	3	3	3		8		
	浴室 3 Bathroom 3		2	2			1				3		
	樓梯 Staircase		2										
2 樓 Second Floor	走廊 Corridor		2	2									
	睡房 3 Bedroom 3	1	4			1	2	2	2		4		
	浴室 4 Bathroom 4		2	2			1				2		
	主人睡房 Master Bedroom	4	3		1	1	3	3	3		10		1
	主人浴室 Master Bathroom		2	2			5	1			3		
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2			1			3	3		
	冷氣機平台 A/C Plant Area		1										

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

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

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

2、3 和 5 號洋房 House 2, 3 and 5

樓層 Floor	位置 Location		項目 Items											
		空調機接駁點 Air-conditioner points	燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			11				4		
	傭人房 Maid Room	1	1			1	2	1	1		0		
	洗手間 1 Lavatory 1		2	1							1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳 , 飯廳 Living Room, Dining Room	5	7		1	1	11	2	2		11	1	
	花園 Garden		2				1						
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	1	3				2	2	2		4		
	睡房 1 Bedroom 1	3	2			1	1	1	1		2		
	浴室 1 Bathroom 1		2	2			1				3		
	浴室 2 Bathroom 2		2	2			1				2		
	睡房 2 Bedroom 2	1	2			1	3	3	3		8		
	浴室 3 Bathroom 3		2	2			1				3		
	樓梯 Staircase		2										
2 樓 Second Floor	走廊 Corridor		2	2									
	睡房 3 Bedroom 3	2	3			1	2	2	2		洋房 2 House 2 5 洋房 3,5House 3,5 4		
	浴室 4 Bathroom 4		2	2			1				3		
	主人睡房 Master Bedroom	4	3		1	1	3	3	3		10		1
	主人浴室 Master Bathroom		2				5	1			3		
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2			1			3	3		
	冷氣機平台 A/C Plant Area		1										

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

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

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

6 及 8 號洋房 House 6 & 8

樓層 Floor	位置 Location		項目 Items										
		空調機接駁點 Air-conditioner points	燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			9				4		
	傭人房 Maid Room	1	1			1	2	1	1				
	洗手間 1 Lavatory 1		2	1							1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳 , 飯廳 Living Room, Dining Room	4	7		1	1	8	2	1		10	1	
	花園 Garden		2				1						
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	1	3				2	2	2		4		
	睡房 1 Bedroom 1	2	2			1	1	1	1		2		
	浴室 1 Bathroom 1		2	2			1				2		
	浴室 2 Bathroom 2		2	2			1				3		
	睡房 2 Bedroom 2	1	2			1	3	3	3		6		
	樓梯 Staircase		2										
2 樓 Second Floor	走廊 Corridor		2	2									
	睡房 3 Bedroom 3	1	3			1	2	2	2		3		
	浴室 3 Bathroom 3		2	2			1				2		
	主人睡房 Master Bedroom	2	2		1	1	2	2	2		6		1
	主人浴室 Master Bathroom		2	2			4	1			2		
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2			1			3	3		
	冷氣機平台 A/C Plant Area		1										

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

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

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

7 號洋房 House 7

樓層 Floor	位置 Location	項目 Items											
		空調機接駁點 Air-conditioner points	燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			9				4		
	傭人房 Maid Room	1	1			1	2	1	1				
	洗手間 1 Lavatory 1		2	1							1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳 , 飯廳 Living Room, Dining Room	4	7		1	1	11	2	1		10	1	
	花園 Garden		2				1						
	樓梯 Staircase		5										
1 樓 First Floor	起居室 Family Room	1	3				7	2	2		4		
	睡房 1 Bedroom 1	2	2			1	5	2	1		2		
	浴室 1 Bathroom 1		2	2			1				2		
	睡房 2 Bedroom 2	1	2			1	8	3	3		6		
	浴室 2 Bathroom 2		2	2			1				3		
	樓梯 Staircase		2										
2 樓 Second Floor	走廊 Corridor		2	2			2						
	睡房 3 Bedroom 3	1	3			1	9	2	2		3		
	浴室 3 Bathroom 3		2	2			1				2		
	主人睡房 Master Bedroom	2	2		1	1	5	2	2		6		1
	主人浴室 Master Bathroom		2	2			4	1			2		
	樓梯 Staircase		2										
天台 Roof	天台 Roof		1	2			1			3	3		
	冷氣機平台 A/C Plant Area		1										

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

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

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

9 號洋房 House 9

樓層 Floor	位置 Location	項目 Items											
		空調機接駁點 Air-conditioner points	燈掣 Lighting Switch	電源掣 Power Switch	訪客控制板 Visitor Keypad	對講機控制板 Intercom Keypad	插蘇 Socket Outlet	電視 / 電台天線插座 TV / FM Outlet	電話插座 Telephone Outlet	熱水爐 Water Heater	接線座 Fused Spur Unit	升降插座 Pull Out Socket	緊急按鈕 Panic Button
地下低層 Lower Ground Floor	升降機大堂 Lift Lobby		3										
	電錶櫃 Electrical Meter Cabinet						2				4		
	樓梯 Staircase												
	停車位 Carport			1			1				1		
地下 Ground Floor	廚房 Kitchen		2	1			11			2	7		
	傭人房 Maid Room	1	1			1	1	1	1				
	洗手間 1 Lavatory 1		1								1		
	洗手間 2 Lavatory 2		1	1							3		
	客廳 , 飯廳 Living Room, Dining Room	6	4		1	1	9	3	3		15	1	
	花園 Garden		5				1						
	樓梯 Staircase		7								1		
1 樓 First Floor	升降機大堂 Lift Lobby	1	2				1				3		
	起居室 Family Room	2	1				1	1	1		6		
	睡房 1 Bedroom 1	2	1			1	3	2	2		4		
	浴室 1 Bathroom 1		2	2			1				3		
	睡房 4 Bedroom 4	2	2			1	3	2	2		5		
	浴室 4 Bathroom 4		2	2			1				2		
	樓梯 Staircase		2										
2 樓 Second Floor	升降機大堂 Lift Lobby	1	2								3		
	睡房 2 Bedroom 2	2	2			1	2	2	2		4		
	浴室 2 Bathroom 2		2	2			1				3		
	睡房 3 Bedroom 3	3	2			1	5	4	4		4		
	浴室 3 Bathroom 3		2	2			5	1			6		
	樓梯 Staircase		2										
3 樓 Third Floor	升降機大堂 Lift Lobby	1	2	2							2		
	主人睡房 Master Bedroom	4	3		1	1	4	3	3		9		1
	主人浴室 Master Bathroom		2	2			5				6		
	樓梯 Staircase		2										
天台 Roof	天台 Roof			1			2			2	3		
	冷氣機平台 A/C Plant Area		1										

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

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

24 服務協議 SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

25 地稅 GOVERNMENT RENT

賣方將會繳付或已繳付（視屬何情況而定）有關指明住宅物業的地稅直至及包括指明住宅物業之買賣成交日期（即該指明住宅物業轉讓契日期）。

The vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the specified residential property up to and including the completion date of the sale and purchase of the specified residential property (i.e. the date of assignment of the specified residential property).

26 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

附註 : 根據發展項目已簽立的公契，買方須向發展項目的管理人（而非擁有人）補還水、電力及氣體的按金及支付清理廢料的費用。

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note : Pursuant to the deed of mutual covenant of the Development that has been executed, the purchaser should reimburse and pay to the manager of the Development (not the owner) the deposits for water, electricity and gas and debris removal fee.

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

按買賣合約的規定，賣方在收到買方在成交日期後的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，盡快自費對住宅物業或買賣合約所列出的裝置、裝修物料或設備有欠妥之處作出補救（因買方行為或疏忽造成除外）。

According to the agreement for sale and purchase, the vendor shall at its own costs 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 of residential property, remedy any defects (caused otherwise than by the act or neglect of the purchaser) to the residential property, or the fittings, finishes or appliances as set out in the agreement for sale and purchase.

28 斜坡維修 MAINTENANCE OF SLOPES

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡。

2. 批地文件特別條件第(29)條規定：

(a) 如該地段或任何政府土地現時或以往曾經配合或因應該地段或其任何部份的平整、水準測量或發展事宜而進行任何削土、移土或土地後移工程，或任何建造或填土工程或任何類型的斜坡處理工程，或此等批地文件條件規定買家執行的任何其他工程，不論事前是否獲署長書面同意，買家亦須在當時或嗣後任何時間按需要自費進行及建造該斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。買家須在批地文件協定的整個批租期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

(b) 本特別條件第(a)款的規定不妨礙政府根據此等批地條款行使權利，其中特別以批地文件特別條件第(28)條為要。

(c) 無論何時，如因買家進行任何平整、水準測量、發展或其他工程或因其他事故導致或引起該地段內的土地或自任何毗連或毗鄰政府土地或已批租土地發生任何滑土、山泥傾瀉或地陷，買家須自費還原並修葺該處，以令署長滿意，並就政府、其代理及承辦商作出所有因滑土、山泥傾瀉或地陷蒙受、招致或引起的所有費用、收費、損害、索求及索償作出彌償。

(d) 除享有批地文件訂明可就違反批地文件條件之任何其他權利或補償外，署長有權向買家發出書面通知，要求買家進行、建造及維修上述土地、斜坡處理工程、護土牆、或其他支承結構、防護結構、排水或輔助工程或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷。如買家疏忽或未能於通知書訂明的期限內以署長滿意的方式履行通知書的要求，署長可即時執行及進行任何必要工程。買家必須在接獲通知時向政府償還有關費用，以及任何行政或專業費用與收費。

3. 每名擁有人均須分擔維修工程的費用。

4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

5. 斜坡、護土牆及有關構築物(如有)之位置，請參閱本節之附圖。該位置以綠色及啡色表示。

6. 由擁有人已作出自費就發展項目維修任何斜坡的承諾(如有)：不適用

28 斜坡維修 MAINTENANCE OF SLOPES

1. The Land Grant requires the owner of the residential properties in the Development to maintain any slope at their own cost.

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

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

   (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

   (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify 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 of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

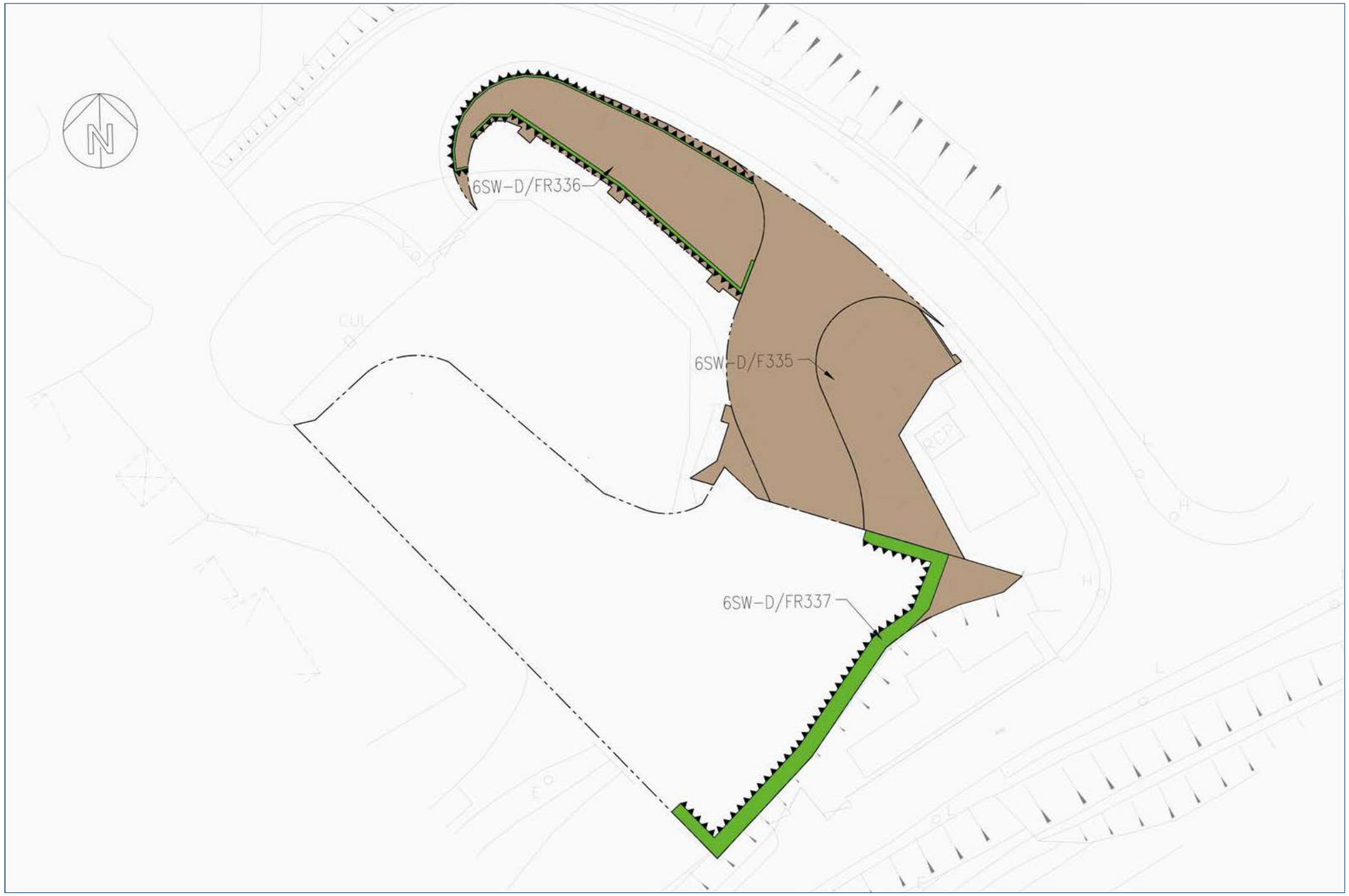
3. Each of the owners is obliged to contribute towards the costs of the maintenance work.

4. Under the deed of mutual covenant, the manager of the Development has the owner's authority to carry out the maintenance work.

5. Please refer to the plan in this section for the location of the slope structures, retaining walls and related structures (if any), the location of which is coloured in green and brown.

6. Undertaking (if any) provided by the owner to maintain any slope in relation to the Development at that owner's own cost: Not applicable

斜坡及護土牆的圖則
Slope and Retaining Wall Plan



N

圖例
Legend

地帶 ZONES

啡色斜坡結構
Brown Slope Structures

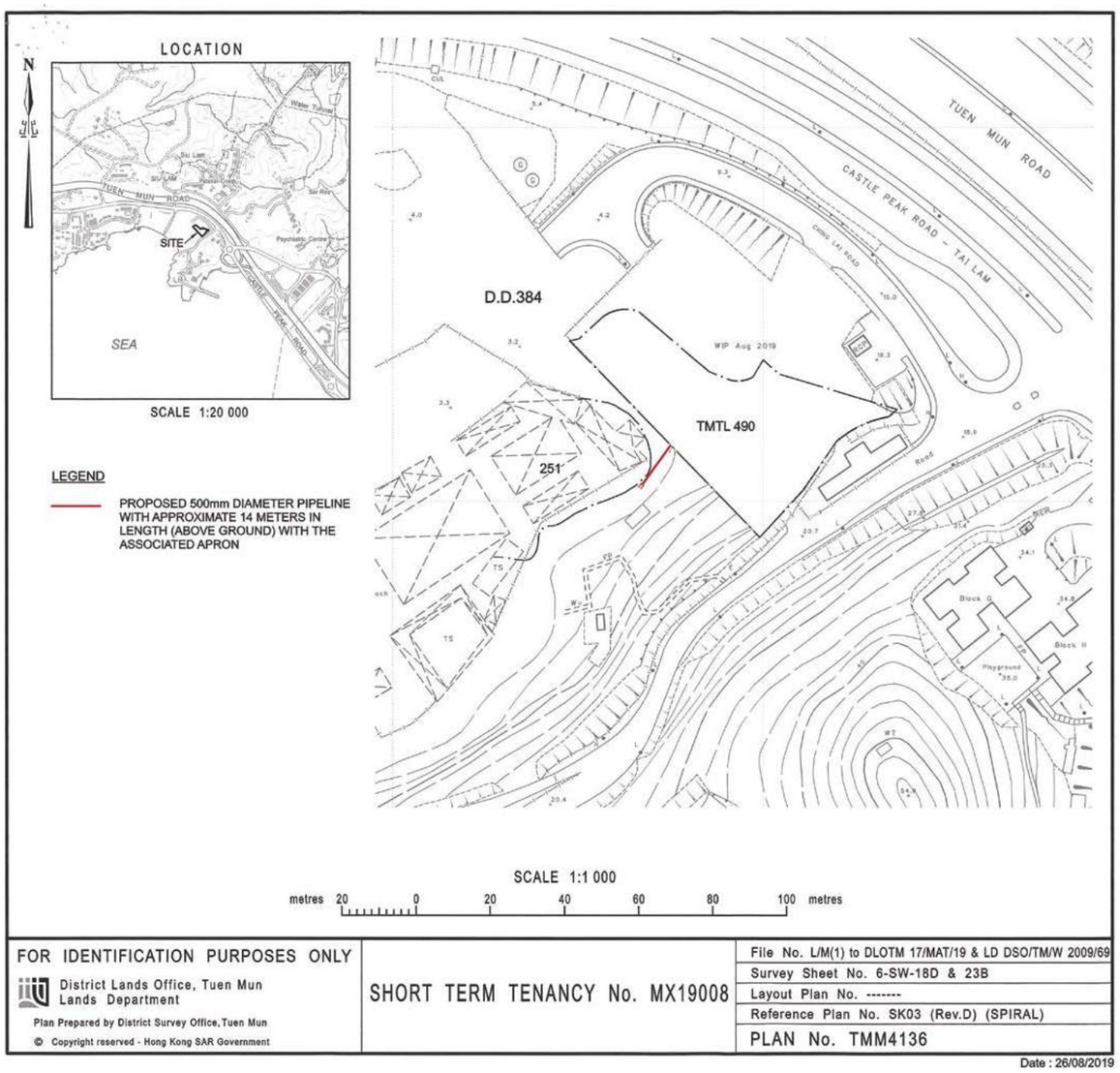
綠色護土牆結構
Green Retaining Structures

比例呎 SCALE
0 10 米 /M

29 修訂 MODIFICATION

本發展項目現時並沒有向政府提出申請修訂批地文件。

No existing application to the Government for a modification of the Land Grant for this Development has been made.



附註 : 上圖是複印自附於短期租約的圖，僅作顯示該範圍位置，圖中所示之其他事項未必能反映其最新狀況。

香港特別行政區政府批出的短期租約

1. 屯門第19008號租賃協議 (「短期租約」)下租出之範圍

短期租約下租出之範圍 (「該範圍」) 於圖以紅色線顯示。

2. 短期租約屬暫時性質

短期租約及該範圍內之管道及相關的台口排水連接工程屬暫時性質。短期租約將按其條款終止，而該範圍將按短期租約條款回復原狀。

3. 短期租約副本可供查閱

短期租約及其彩色圖則副本可於售樓處供準買家免費參閱 .

SHORT TERM TENANCY GRANTED BY THE GOVERNMENT OF THE HONG KONG SAR

1. AREA LET UNDER TENANCY AGREEMENT NO. 19008, Tuen Mun (“STT”)
The area let under the STT (the “Area”) is shown red in the plan.

2. TEMPORARY NATURE OF STT

The STT and the pipeline and the associated apron for drainage connection works on the Area are temporary in nature. The STT will be terminated according to the terms and the Area will be reinstated in accordance with the terms and conditions of the STT.

3. COPY OF STT AVAILABLE

A full copy of the STT with coloured plan(s) will be available in the sales office for inspection by prospective purchasers free of charge.

Note : The above plan is reproduced from the plan annexed to the STT. This plan is for showing the location of the Area only. Other matters shown in this plan may not reflect their latest conditions.

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

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）	232.400
2.	**機房及相類設施**	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》) 或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房 等	12.758
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	293.677
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	23.958
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	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	不適用
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	不適用
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	132.977

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 (m2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.(#)	Carpark and loading/unloading area excluding public transport terminus	232.400
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, refuse storage and material recovery chamber, etc.	12.758
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.	293.677
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	23.958
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	N/A
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	132.977

		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及氣槽	不適用
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	8.751
22.	遮陽篷及反光罩	不適用
23.(#)	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	不適用
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	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

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。

		Area (m2)
13.	Covered landscaped and play area	N/A
14.	Horizontal screen/covered walkway and trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	N/A
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	N/A
21.	Void in duplex domestic flat and house	8.751
22.	Sunshade and reflector	N/A
23.(#)	Minor projection such as A/C box, A/C platform, window cill and projecting window	N/A
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	N/A
Other Exempted Items		
25.(#)	Refuge floor including refuge floor cum sky garden	N/A
26.	Covered area under large projecting/ overhanging feature	N/A
27.	Public transport terminus	N/A
28.(#)	Party structure and common staircase	N/A
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	N/A
30.	Public passage	N/A
31.	Covered set back area	N/A
Bonus GFA		
32.	Bonus GFA	N/A
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	N/A

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

建築物的環境評估
Environment Assessment of the Building





發展項目的公用部分的預計能量表現或消耗
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:

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

第 I 部分 **Part I**	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 Yes
擬安裝的具能源效益的設施: Energy Efficient Features proposed:	1. 作為一般照明的T5（或更佳）光管 2. 計量儀器以量度電流 1. T5(or better) fluorescent lamps for general lighting 2. Metering provisions for energy consumption checking

第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量（備註 1）
Part II: The predicted annual energy use of the proposed building / part of building (Note 1)

位置 Location	使用有關裝置的內部樓面面積 Internal Floor Area Served (平方米 m2)	基線樓宇每年能源消耗量（備註 2） Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of proposed Building	
		電力 Electricity 千瓦小時 / 平方米 / 年 kWh/m2/annum	煤氣 / 石油氣 Town Gas / LPG 用量單位 / 平方米 / 年 (Unit/m2/annum)	電力 Electricity 千瓦小時 / 平方米 / 年 kWh/m2/annum	煤氣 / 石油氣 Town Gas / LPG 用量單位 / 平方米 / 年 (Unit/m2/annum)
有使用中央屋宇裝備裝置 (備註 3) 的部分 Area Served by Central building services installation (Note 3)	1570.1	112.5		93.3	

第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：
Part III: The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD):

裝置類型 Type of Installations	是 YES	否 NO	不適用 N/A
照明裝置 Lighting Installations	✓		
空調裝置 Air Conditioning Installations	✓	/	/
電力裝置 Electrical Installations	✓	/	/
升降機及自動梯的裝置 Lift & Escalator Installations	✓	/	/
以總能源為本的方法 Performance-based Approach	/	✓	/

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

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。

Notes:

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

   The predicted annual energy use in terms of electricity consumption (kWh/ m2/annum) and town gas/LPG consumption (unit/m2/ annum) of the development by the internal floor area served, where:

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

   (b) “internal floor area”, in relation to 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 Building (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.

32 發展項目的指定互聯網網站的網址
THE ADDRESS OF WEBSITE DESIGNATED FOR THE DEVELOPMENT

賣方就該項目指定的互聯網網站的網址：www.seasidecastle.hk

The address of the website designated by the vendor for the Development : www.seasidecastle.hk

33 售樓説明書印製日期
DATE OF PRINTING OF SALES BROCHURE

印製日期： 2021 年 4 月 20 日

Date of Printing: 20 April 2021

34 日後可能出現改變
POSSIBLE FUTURE CHANGE

發展項目及周邊地區日後可能出現改變。

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

檢視記錄
EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2021年4月20日印製版本之頁次 Page number in version with print date on 20 April 2021	2021年7月19日檢視版本之頁次 Page number in revised version with examination date on 19 July 2021	所作修改 Revision Made
2021年7月19日 19 July 2021	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	18	18	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development is updated

檢視/修改日期 Examination / Revision Date	2021年7月19日印製版本之頁次 Page number in version with print date on 19 July 2021	2021年10月18日檢視版本之頁次 Page number in revised version with examination date on 18 October 2021	所作修改 Revision Made
2021年10月18日 18 October 2021	2, 3, 4, 5, 6, 7, 8	2, 3, 4, 5, 6, 7, 8	更新一手住宅物業買家須知 Notes to purchasers of first-hand residential properties is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2021年10月18日印製版本之頁次 Page number in version with print date on 18 October 2021	2022年1月17日檢視版本之頁次 Page number in revised version with examination date on 17 January 2022	所作修改 Revision Made
2022年1月17日 17 January 2022	14	14	更新物業管理的資料 Information on property management is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	66,68	66,68	更新公契的摘要 Summary of deed of mutual covenant is updated
	129	129	更新閱覽圖則及公契 Inspection of plans and deed of mutual covenant is updated
	154	154	更新買方的雜項付款 Miscellaneous payments by purchaser is updated
	155,156	155,156	更新斜坡維修 Maintenance of slopes is updated

檢視/修改日期 Examination / Revision Date	所作修改 Revision Made
2022年4月16日 16 April 2022	並無作出修改 No Revision Made

檢視/修改日期 Examination / Revision Date	2022年4月16日印製版本之頁次 Page number in version with print date on 16 April 2022	2022年7月15日檢視版本之頁次 Page number in revised version with examination date on 15 July 2022	所作修改 Revision Made
2022年7月15日 15 July 2022	10	10	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2022年7月15日印製版本之頁次 Page number in version with print date on 15 July 2022	2022年10月14日檢視版本之頁次 Page number in revised version with examination date on 14 October 2022	所作修改 Revision Made
2022年10月14日 14 October 2022	10	10	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	17,18	17,18	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development is updated

檢視/修改日期 Examination / Revision Date	2022年10月14日印製版本之頁次 Page number in version with print date on 14 October 2022	2023年1月13日檢視版本之頁次 Page number in revised version with examination date on 13 January 2023	所作修改 Revision Made
2023年1月13日 13 January 2023	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視記錄
EXAMINATION RECORD

檢視/修改日期 Examination / Revision Date	2023年1月13日印製版本之頁次 Page number in version with print date on 13 January 2023	2023年4月12日檢視版本之頁次 Page number in revised version with examination date on 12 April 2023	所作修改 Revision Made
2023年4月12日 12 April 2023	4, 8	4, 8	更新一手住宅物業買家須知 Notes to purchasers of first-hand residential properties is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視/修改日期 Examination / Revision Date	2023年4月12日印製版本之頁次 Page number in version with print date on 12 April 2023	2023年7月11日檢視版本之頁次 Page number in revised version with examination date on 11 July 2023	所作修改 Revision Made
2023年7月11日 11 July 2023	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	17	17	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development is updated

檢視/修改日期 Examination / Revision Date	2023年7月11日印製版本之頁次 Page number in version with print date on 11 July 2023	2023年10月10日檢視版本之頁次 Page number in revised version with examination date on 10 October 2023	所作修改 Revision Made
2023年10月10日 10 October 2023	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated
	160,161	160,161	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building is updated

檢視/修改日期 Examination / Revision Date	2023年10月10日印製版本之頁次 Page number in version with print date on 10 October 2023	2024年1月9日檢視版本之頁次 Page number in revised version with examination date on 9 January 2024	所作修改 Revision Made
2024年1月9日 9 January 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	17,18	17,18	更新關乎發展項目的分區計劃大綱圖 Outline zoning plan relating to the development is updated
	141,142	141,142	更新裝置、裝修物料及設備 Fittings, finishes and appliances is updated
	160,161,162,163	160,161,162,163	更新申請建築物總樓面面積寬免的資料 Information in application for concession on gross floor area of building

檢視/修改日期 Examination / Revision Date	2024年1月9日印製版本之頁次 Page number in version with print date on 9 January 2024	2024年4月8日檢視版本之頁次 Page number in revised version with examination date on 8 April 2024	所作修改 Revision Made
2024年4月8日 8 April 2024	10	10	更新賣方及有參與發展項目的其他人的資料 Information on vendor and others involved in the development is updated
	15	15	更新發展項目的所在位置圖 Location plan of the development is updated

檢視/修改日期 Examination / Revision Date	2024年4月8日印製版本之頁次 Page number in version with print date on 8 April 2024	2024年7月7日檢視版本之頁次 Page number in revised version with examination date on 7 July 2024	所作修改 Revision Made
2024年7月7日 7 July 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated

檢視/修改日期 Examination / Revision Date	2024年7月7日印製版本之頁次 Page number in version with print date on 8 April 2024	2024年10月6日檢視版本之頁次 Page number in revised version with examination date on 6 October 2024	所作修改 Revision Made
2024年10月6日 6 October 2024	15	15	更新發展項目的所在位置圖 Location plan of the development is updated
	16	16	更新發展項目的鳥瞰照片 Aerial photograph of the development is updated