

BIARRITZ | 逸海

SALES BROCHURE
售樓說明書

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) 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.

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.

- 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 you have 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.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - Whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - The cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

7. Agreement for sale and purchase

- Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (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.
- 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.

8. 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).

9. 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.

10. Appointment of solicitor

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

For first-hand uncompleted residential properties

11. Pre-sale Consent

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

12. Show flats

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

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

13. Estimated material date

- Check the estimated material date¹ for the development in the sales brochure.
- Please note that:
 - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it 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.
 - For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

For first-hand completed residential properties

14. 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.

15. 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 –

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

Other useful contacts:

	Telephone	Fax
Consumer Council	2929 2222	2590 6271
Estate Agents Authority	2111 2777	2598 9596
Real Estate Developers Association of Hong Kong	2826 0111	2845 2521

¹Generally 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.

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」)，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，會在緊接該項目的出售日期前最少七日內向公眾發布，而有關價單和銷售安排，亦會在緊接該項目的出售日期前最少三日內公布。
- 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。

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、前庭或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。
- 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。

- 閱覽售樓說明書，並須特別留意以下資訊—

- 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 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。
- 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。

8. 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。

9. 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。

10. 委聘律師

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

適用於一手未落成住宅物業

11. 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」。

12. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

13. 預計的關鍵日期

- 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。
- 請注意：
 - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內(以何者較早為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。
 - 至於並非地政總署預售樓花同意方案規管的發展項目，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，以書面通知買方。

適用於一手已落成住宅物業

14. 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」。

15. 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管理局聯絡。

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

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

¹ 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。



Name of the development

BIARRITZ

發展項目名稱

逸海

Name of the street at which the development is situated

Tsing Tai Road

街道名稱所位於的街道的名稱

青泰路

Street number allocated by the commissioner of Rating and Valuation for perspective distinguishing the development

No.16

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

16 號

Total number of houses

3 houses

獨立屋的總數

三幢

House numbering as provided in the approved building plans for the development

House 1, House 2, House 3

該項目的經批准的建築圖則所規定的門牌號數

1 號洋房 、 2 號洋房 、 3 號洋房

Estimated material date for the development as provided by the authorized person for the development

Not applicable

由發展項目的認可人士提供的該項目的預計關鍵日期

不適用



Vendor

Viclong Company Limited

Holding company of the Vendors

Yuexiu Property Company Limited
Yuexiu Property (B.V.I.) Limited
Yuexiu Property (HK) Company Limited

Authorized person for the development

Mr. Choy Ka Hung of Spiral Architectural Design Limited

Building contractor for the development

Ching Lee Engineering Limited

Firm of solicitor acting for the owner in relation to the sale of residential properties in the development

King & Wood Mallesons

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development

Not applicable

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

Yuexiu Property (HK) Company Limited

賣方

堅興有限公司

賣方控權公司

越秀地產股份有限公司
越秀地產 (B.V.I.) 有限公司
越秀地產 (香港) 有限公司

發展項目的認可人士

思博建築設計有限公司之蔡家雄先生

發展項目的承建商

正利工程有限公司

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

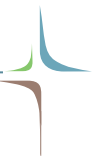
金杜律師事務所

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

不適用

已為發展項目的建造提供貸款的任何其他人

越秀地產 (香港) 有限公司



(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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;	No
(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

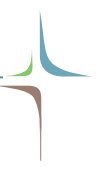
(l)	The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor;	No
(m)	The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor;	No
(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;	No
(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



RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	賣方或有關項目的承建商屬個人，並屬該項目的認可人士的家人；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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；	否
(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



There will be no non-structural prefabricated external wall or curtain wall of the development.

發展項目不會有非結構的預製外牆或幕牆。

Person appointed as the manager of the development under the latest draft deed of mutual covenant	委任為該項目的管理人的人
Yue Xiu Property Management Limited	越秀物業管理有限公司

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

The Location Plan is made with reference to Survey Sheet No. 6-SW-C dated 25 January 2017, with adjustments where necessary.
位置圖是參考日期為 2017 年 1 月 25 日之測繪圖 (編號 6-SW-C) 編製，有需要處經修正處理。



Notation 圖例

- 發電廠 (包括電力分站)
A Power Plant (Including Electricity Sub-stations)
- 公廁
A Public Convenience
- 公用事業設施裝置
A Public Utility Installation
- 垃圾收集站
A Refuse Collection Point
- 油站
A Petrol Filling Station
- 市場 (包括濕貨市場及批發市場)
A Market (Including a Wet Market And a Wholesale Market)
- 油庫
An Oil Depot
- 墳場
A Cemetery

Location of the development
發展項目的位置

Scale 比例: 0 50 100 150 200 250M (米)

Notes:

- Due to the technical reason that the boundary of the development is irregular, the plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The above plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 53/2015.

備註:

- 因發展項目的邊界不規則的技術原因，上圖顯示可能多於《一手住宅物業銷售條例》所要求顯示的範圍。
- 地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號 53/2015。

Adopted from part of the aerial photograph Photo No. CS63744, Flying Height 6,000 ft. (dated 25 January 2016) from Survey and Mapping Office, Lands Department, The Government of the Hong Kong Special Administrative Region.
摘錄自香港特別行政區政府地政總署測繪處之鳥瞰照片，照片編號 CS63744，飛行高度 6,000 呎（飛行日期：2016 年 1 月 25 日）。



● Location of the development
發展項目的位置

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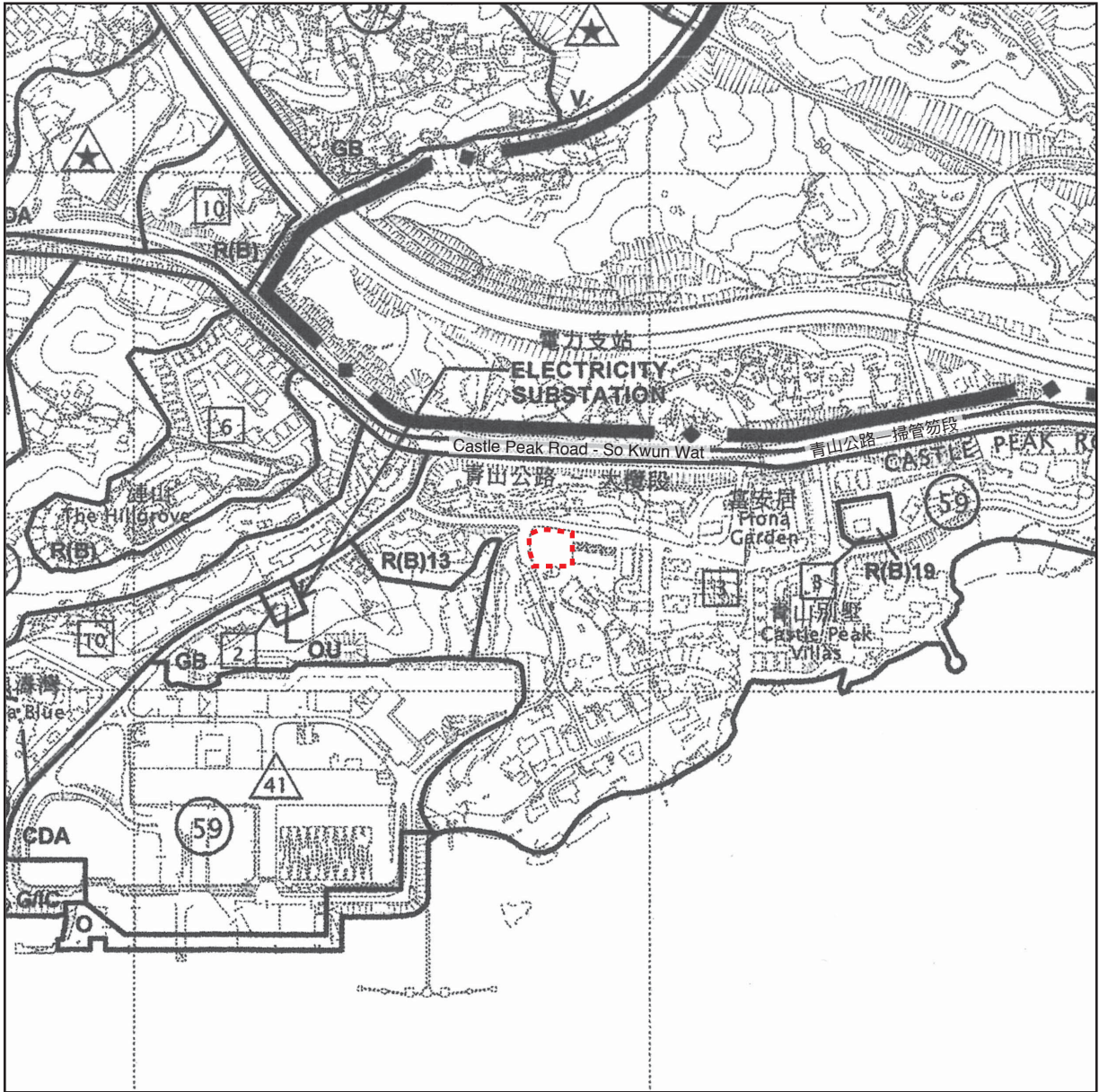
Notes:

1. The aerial photograph is available for free inspection during normal office hours at the sales office.
2. Due to the technical reasons that the boundary of the development is irregular, the aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：

1. 該鳥瞰照片存在於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目的邊界不規則的技術原因，上圖顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

For information of land use of neighbouring land of the development, please refer to part of the approved Tuen Mun Outline Zoning Plan No. S/TM/33 gazetted on 13 February 2015.
就發展項目周圍的土地用途，請參閱摘錄自 2015 年 2 月 13 日憲報公告之屯門分區計劃大綱核准圖編號為 S/TM/33。



Notes:

1. The above Outline Zoning Plan is an excerpt of the approved Tuen Mun Outline Zoning Plan No. S/TM/33 gazetted on 13 February 2015, with adjustments where necessary as shown in red.
2. Due to the technical reasons that the boundary of the development is irregular, the Plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours of the sales office.
4. The vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. The plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.

Notation 圖例

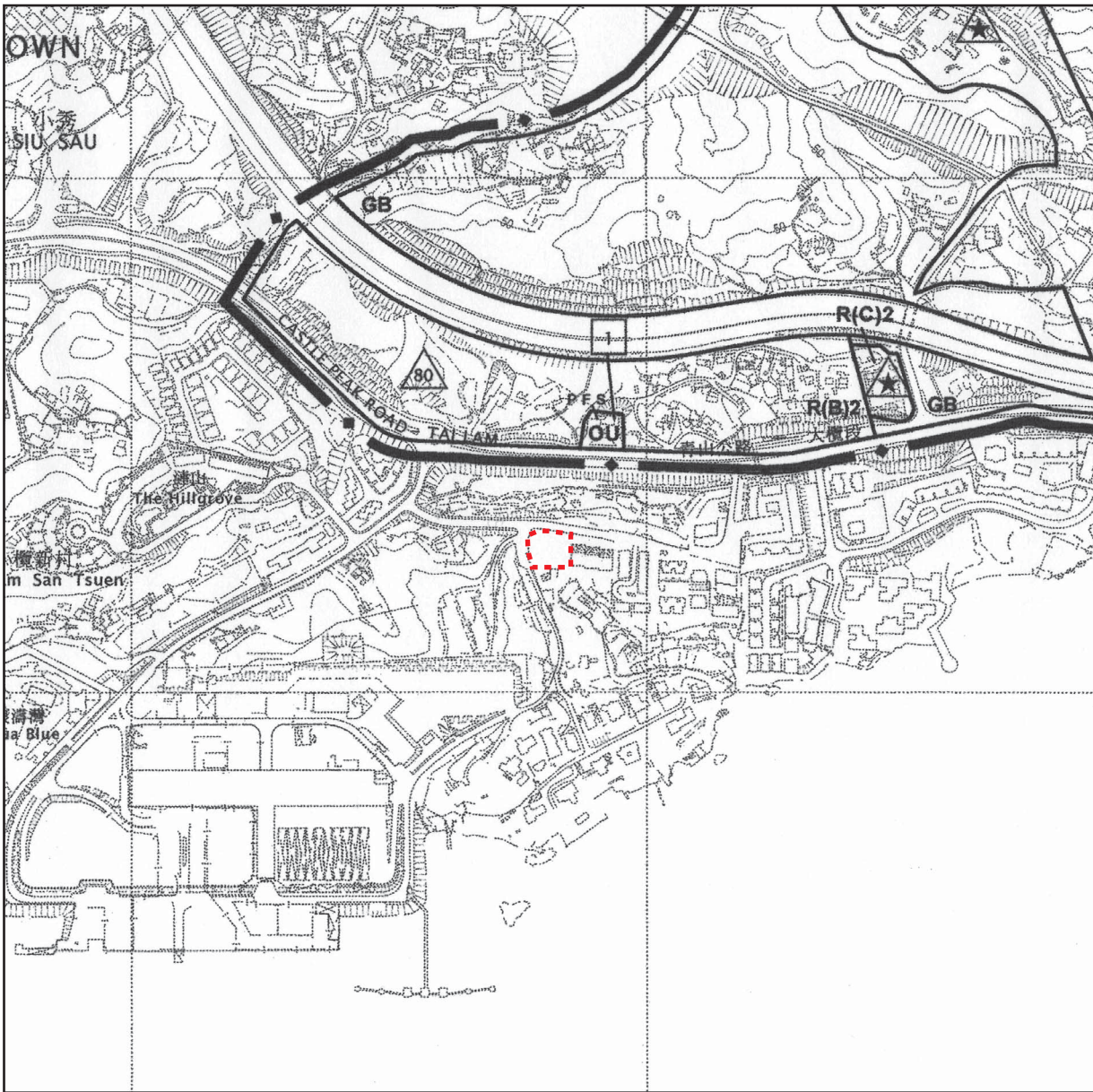
ZONES 地帶		
CDA	Comprehensive Development Area	綜合發展區
R(B)	Residential (Group B)	住宅 (乙類)
G/C	Government, Institution or Community	政府、機構或社區
GB	Green Belt	綠化地帶
O	Open Space	休憩用地
OU	Other Specified Uses	其他指定用途
V	Village Type Development	鄉村式發展
COMMUNICATIONS 交通		
==+	Major Road And Junction	主要道路及路口
MISCELLANEOUS 其他		
— • —	Boundary Of Planning Scheme	規劃範圍界線
①	Planning Area Number	規劃區編號
△100	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)
△★	Maximum Building Height Restriction As Stipulated On The Notes	《註釋》內訂明最高建築物高度限制
③	Maximum Building Height (In Number Of Storeys)	最高建築物高度 (樓層數目)

Boundary Line of the development 發展項目的地界線
Scale比例: 0 100 200 300 400 500M(米)

備註:

1. 上述分區計劃大綱圖摘錄自 2015 年 2 月 13 日憲報公布之屯門分區計劃大綱核准圖編號 S/TM/33，經處理，以紅色顯示。
2. 因該項目的邊界不規則的技術原因，上圖所顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公室內供免費查閱。
4. 賣方建議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。
5. 地圖版權屬香港特別行政區政府，經地政總署准許複印。

For information of land use of neighbouring land of the development, please refer to part of the approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13 gazetted on 11 December 2015. 就發展項目周圍的土地用途，請參閱摘錄自 2015 年 12 月 11 日憲報公告之掃管笏分區計劃大綱核准圖，圖則編號為 S/TM-SKW/13。



Notes:

1. The above Outline Zoning Plan is an excerpt of the approved So Kwun Wat Outline Zoning Plan with plan No. S/TM-SKW/13 gazetted on 11 December 2015, with adjustments where necessary as shown in red.
2. Due to the technical reasons that the boundary of the development is irregular, the Plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours of the sales office.
4. The vendor advises purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
5. The plan is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR.

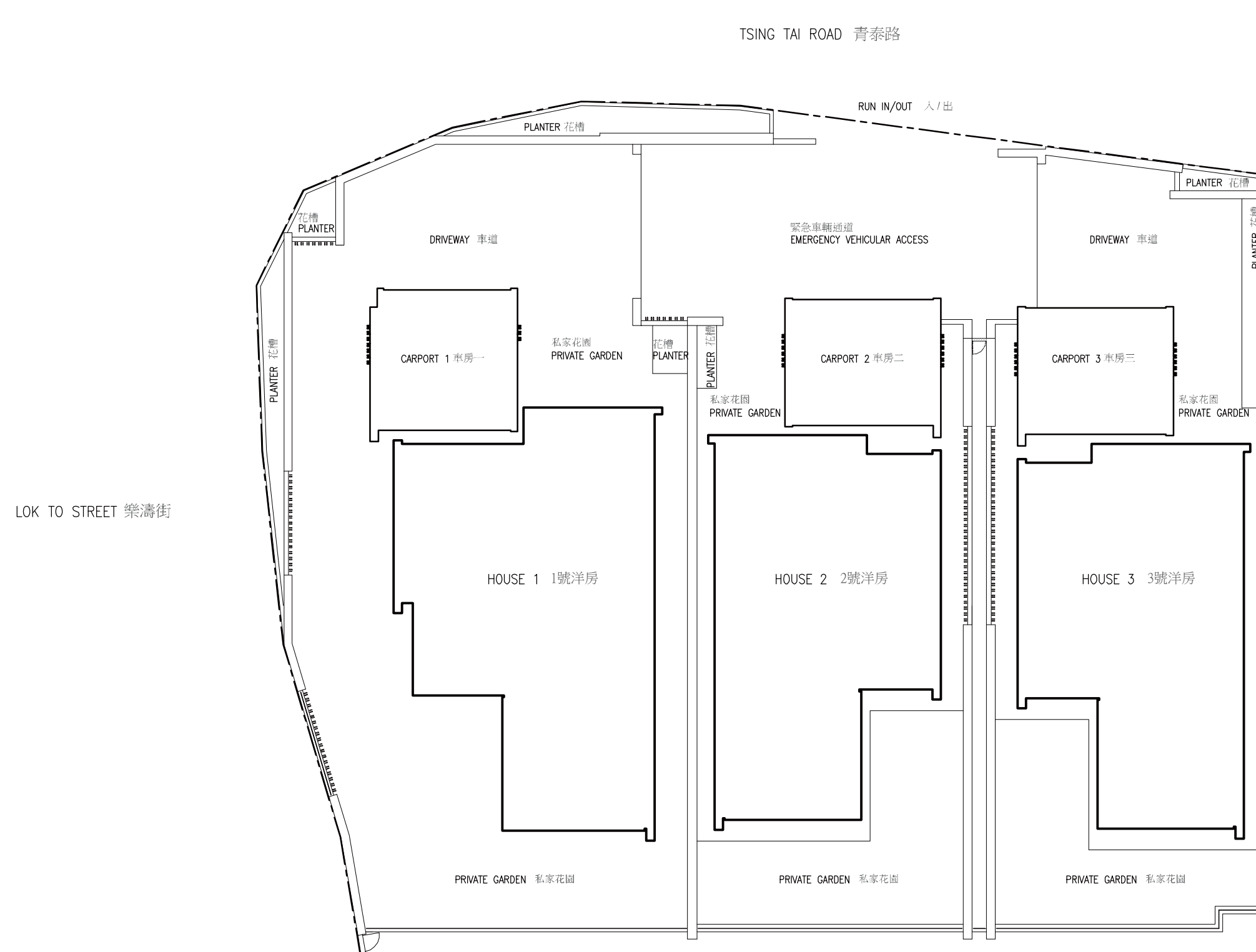
Notation 圖例

ZONES 地帶		
GB	Green Belt	綠化地帶
OU	Other Specified Uses	其他指定用途
R(C)	Residential (Group C)	住宅 (丙類)
COMMUNICATIONS 交通		
==+==	Major Road And Junction	主要道路及路口
MISCELLANEOUS 其他		
—•—	Boundary Of Planning Scheme	規劃範圍界線
▲	Maximum Building Height Restriction As Stipulated On The Notes	《註釋》內訂明最高建築物高度限制
3	Maximum Building Height (In Number Of Storeys)	最高建築物高度 (樓層數目)

Boundary Line of the development 發展項目的地界線
Scale比例: 0 100 200 300 400 500M(米)

備註:

1. 上述分區計劃大綱圖摘錄自 2015 年 12 月 11 日憲報公布之掃管笏分區計劃大綱核准圖編號 S/TM-SKW/13，經處理，以紅色顯示。
2. 因該項目的邊界不規則的技術原因，上圖所顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
3. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
4. 賣方建議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。
5. 地圖版權屬香港特別行政區政府，經地政總署准許複印。



RUN IN/OUT 入 / 出

PLANTER 花槽

PLANTER 花槽

DI ANTER 子安 子安

DRIVEWAY 車道

緊急車輛通道
EMERGENCY VEHICULAR ACCESS

DRIVEWAY 車道

CARPORT 1 車房一

私家花園
PRIVATE GARDEN

花槽
PLANTER

PLANTER 花
私家花園
PRIVATE GARDEN

CARPORT 2 車房二

CARPORT 3 車房三

私家花園
PRIVATE GARDEN

LOK TO STREET 樂濤街

HOUSE 1 1號洋房

HOUSE 2 2號洋房

HOUSE 3 3號洋房

PRIVATE GARDEN 私家花園

PRIVATE GARDEN 私家花園

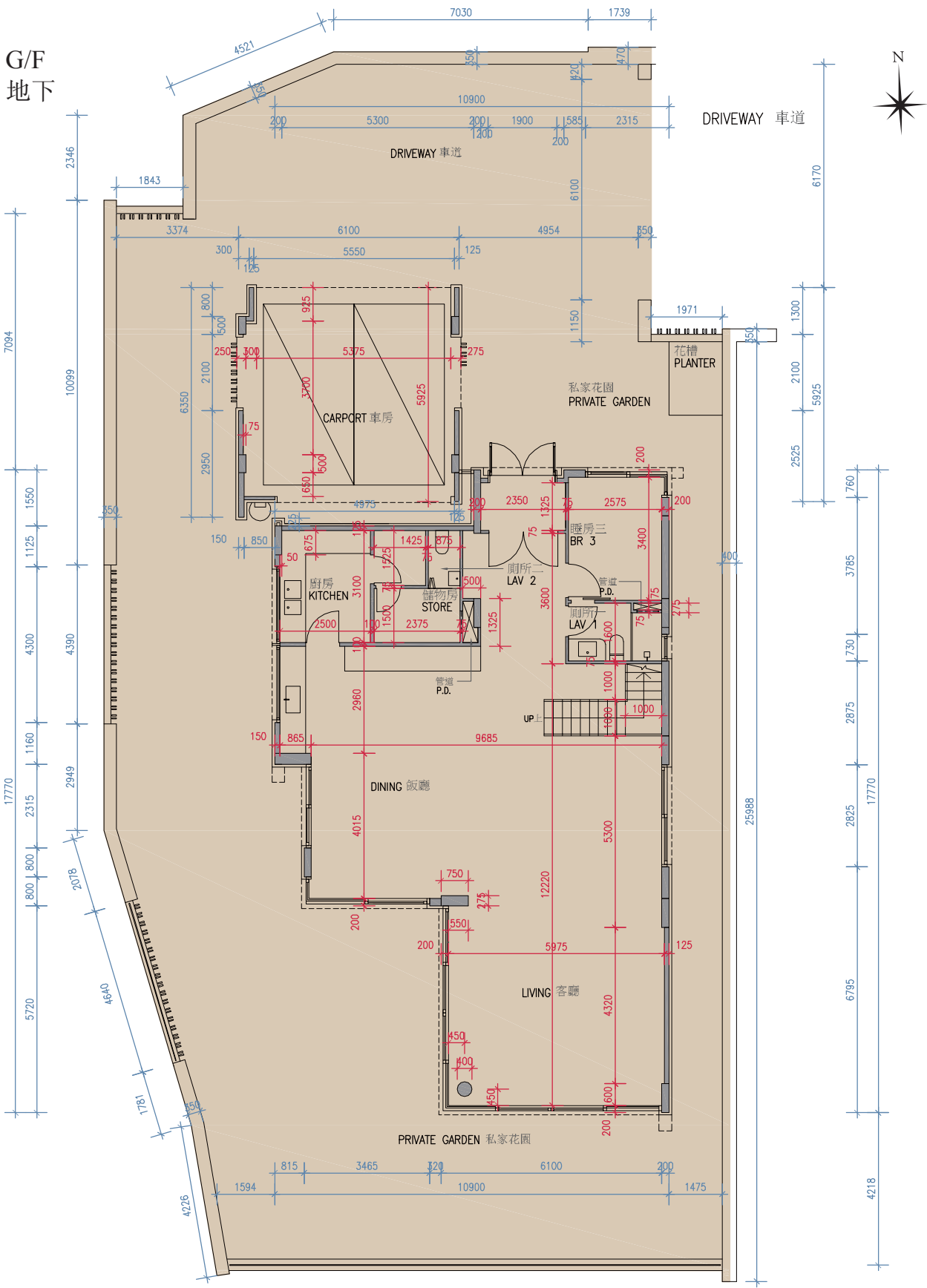
PRIVATE GARDEN 私家花園

Boundary Line
土地界線

Scale比例 : 

HOUSE 1 | FLOOR PLAN
1 號洋房 | 平面圖

	G/F 地下	1/F 1 樓	Roof 天台	Top Roof 天台上層
The thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	125,150 & 300	125 & 300	125 & 150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3130 & 4300	3320	1900	—



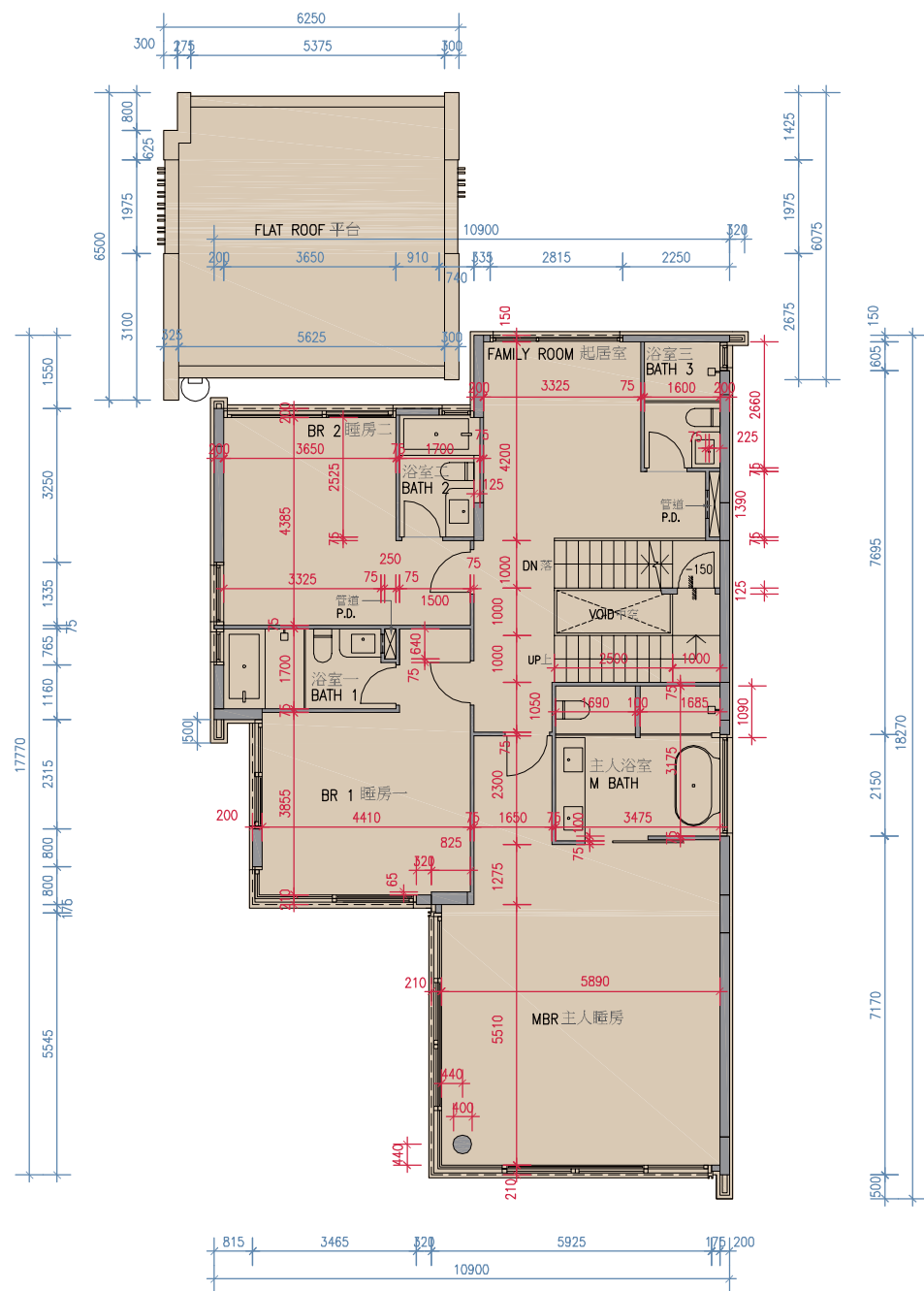
Scale比例：0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

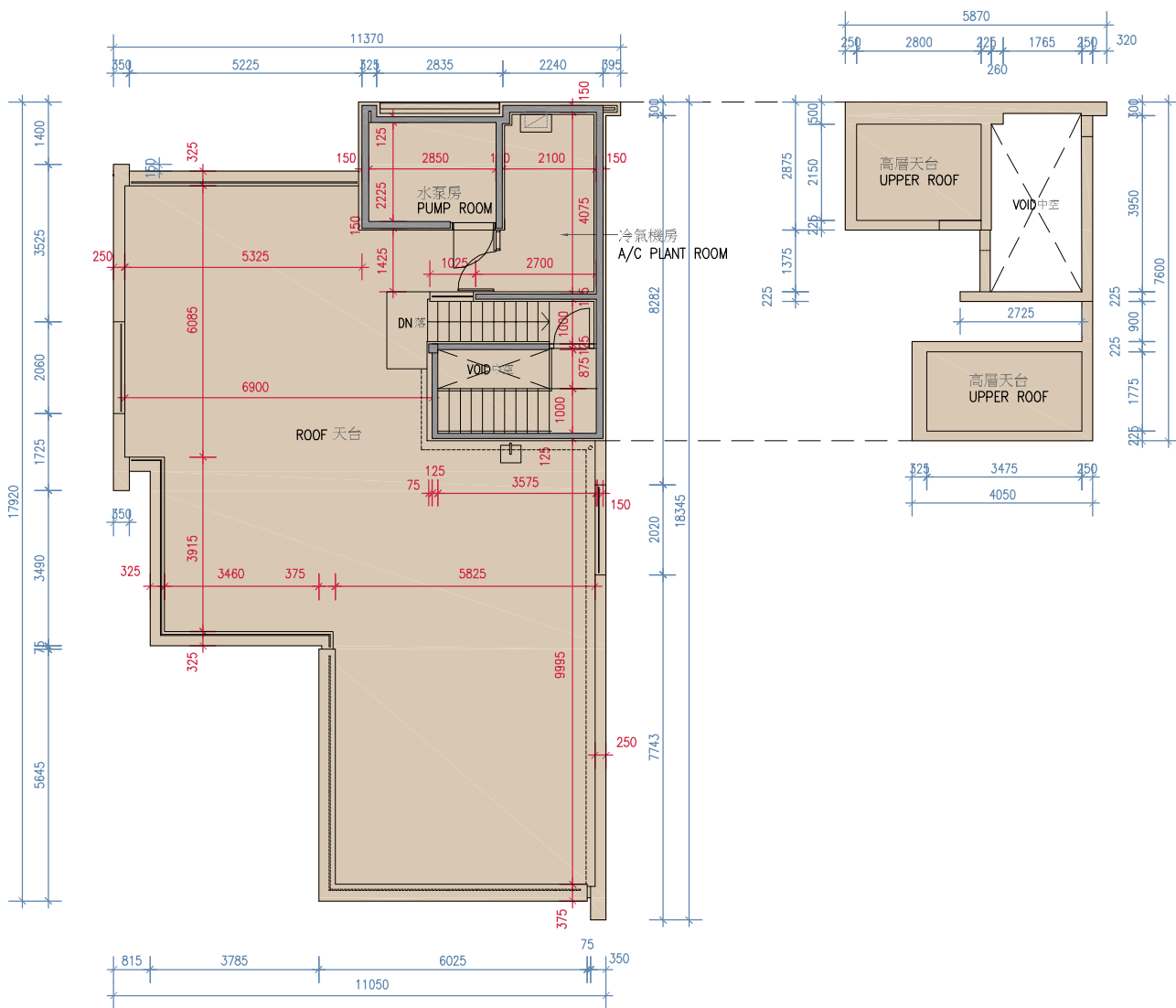
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低層的內部面積稍大。



1/F
1 樓



Roof
天台



Top Roof
天台上層

HOUSE 2
2 號洋房

FLOOR PLAN
平面圖

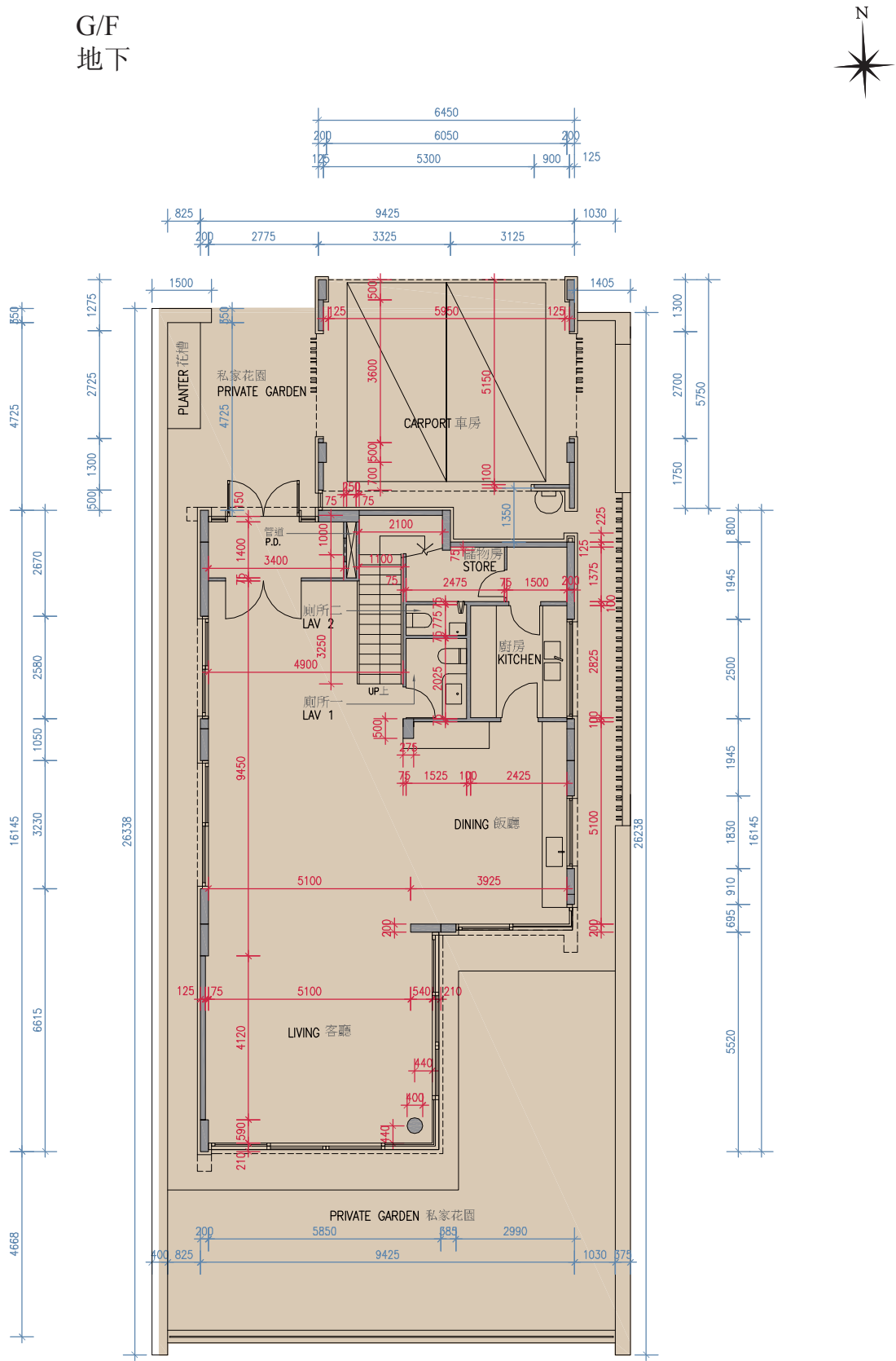
	G/F 地下	1/F 1 樓	Roof 天台	Top Roof 天台 上層
The thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	125, 150 & 300	125 & 300	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3130 & 4300	3320	1900	—

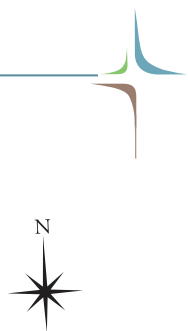
Scale比例：0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

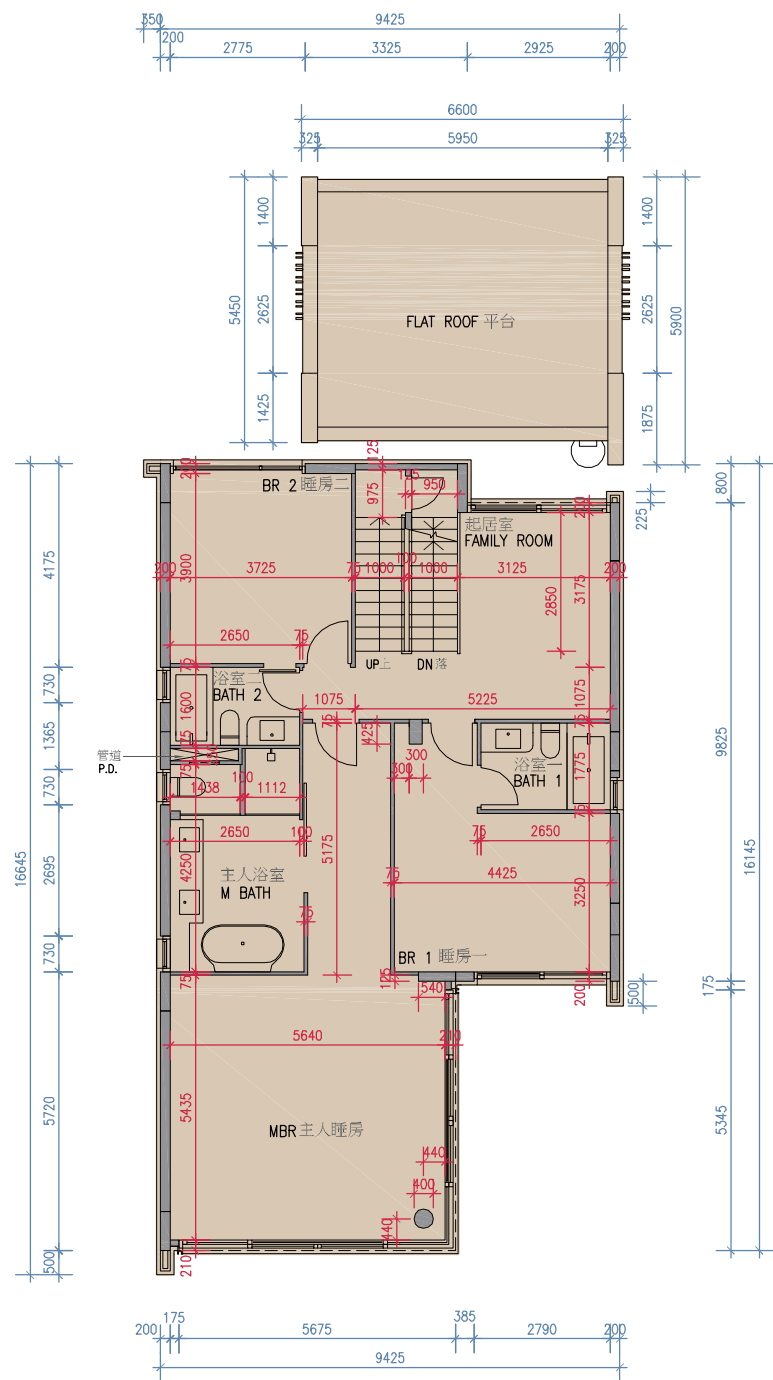
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低層的內部面積稍大。

G/F
地下

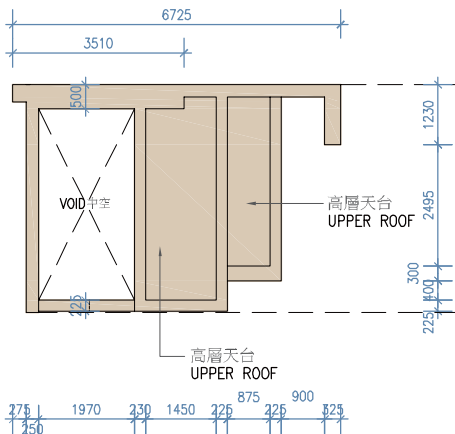




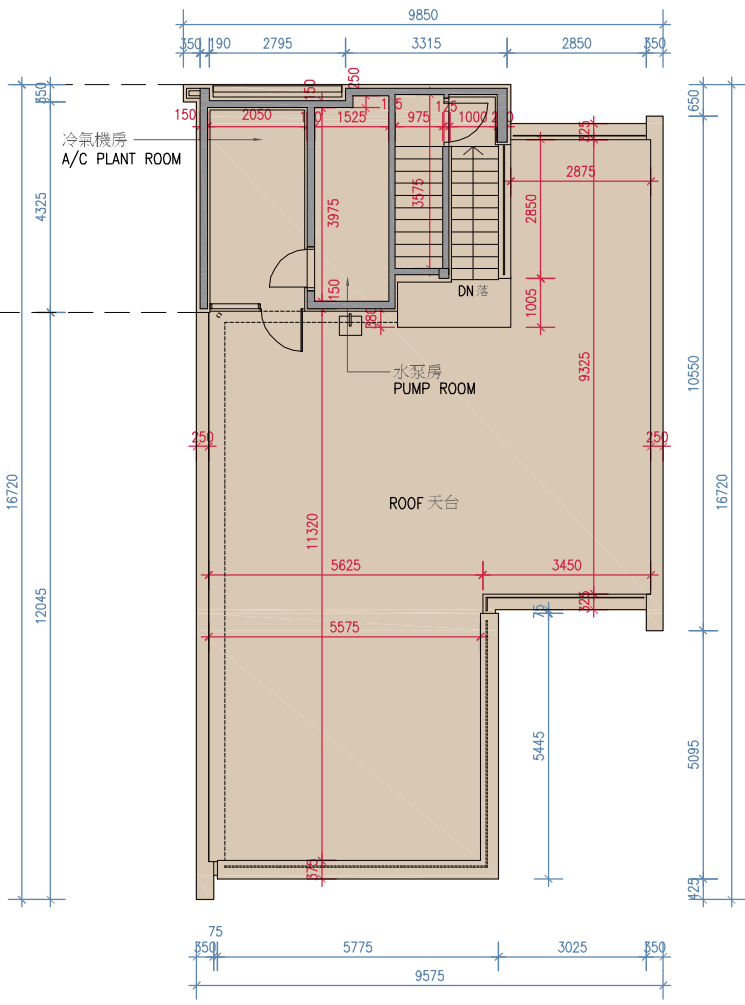
1/F
1 樓



Top Roof
天台 上層



Roof
天台



HOUSE 3
3 號洋房

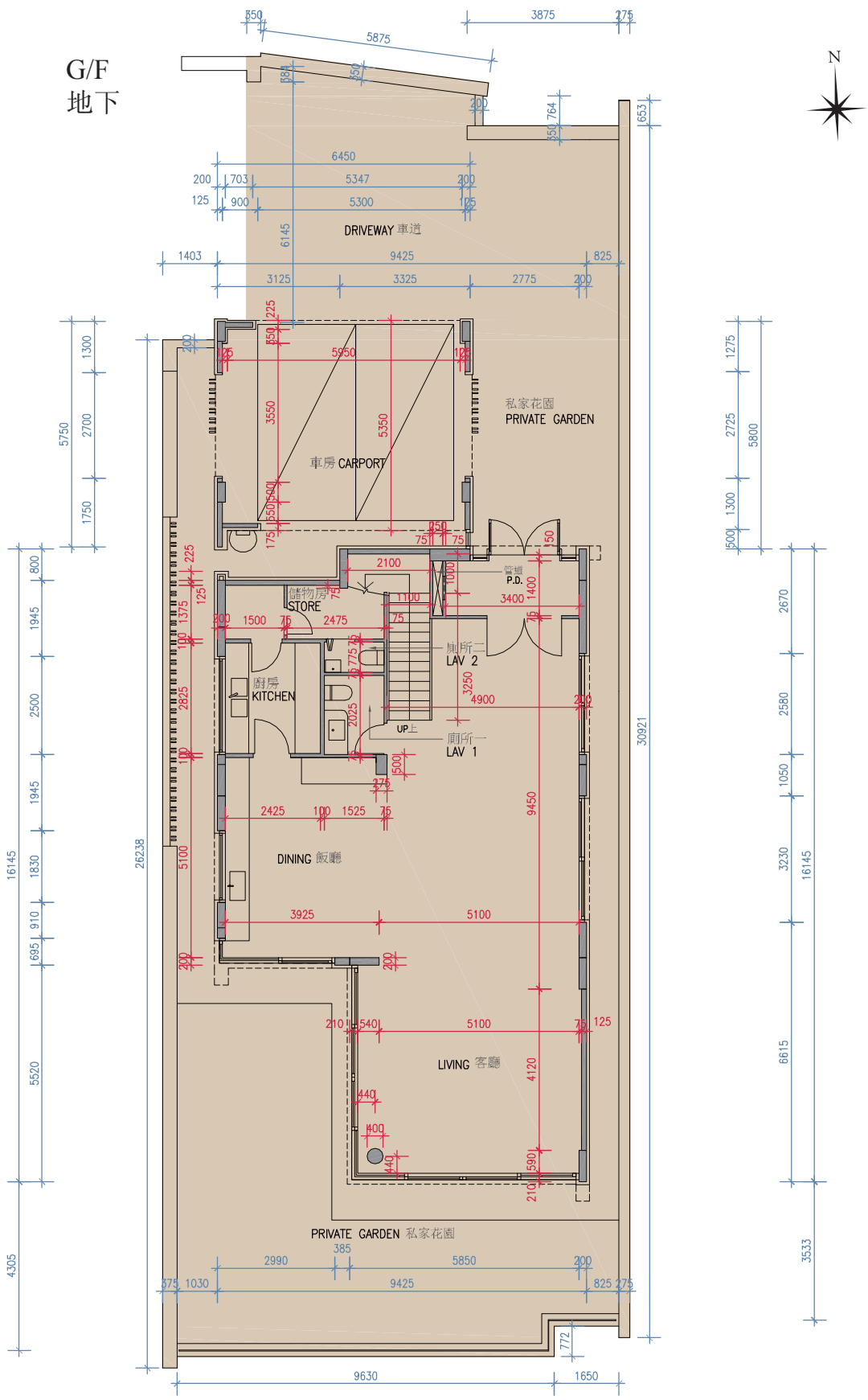
FLOOR PLAN
平面圖

	G/F 地下	1/F 1 樓	Roof 天台	Top Roof 天台上層
The thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	150	125, 150 & 300	125 & 300	150
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	3130 & 4300	3320	1900	—

Scale比例：0 2 4M(米)

Note: The dimensions of the floor plans are all structural dimensions in millimeter.
備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低層的內部面積稍大。





AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq.m. (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Name 洋房名稱		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stair-hood 梯屋	Terrace 前庭	Yard 庭院
House 1 1 號洋房	311.330 (3,351)	8.591 (92)	—	—	30.605 (329)	308.045 (3,316)	34.372 (370)	123.827 (1,333)	—	—	—
House 2 2 號洋房	262.074 (2,821)	7.731 (83)	—	—	28.709 (309)	124.247 (1,337)	32.988 (355)	102.112 (1,099)	—	—	—
House 3 3 號洋房	262.074 (2,821)	7.731 (83)	—	—	28.709 (309)	174.649 (1,880)	32.749 (353)	102.112 (1,099)	—	—	—

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

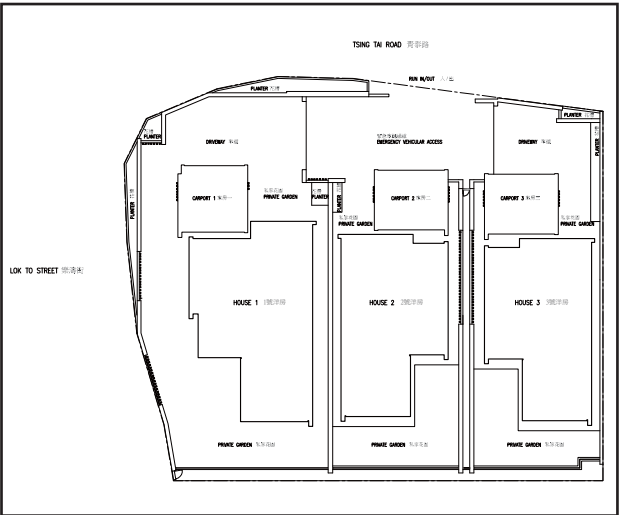
上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）的面積，是按照《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。

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

附註：
上述以平方呎表述之面積由以平方米表述之面積以 1 平方米 =10.764 平方呎換算並四捨五入至整數平方呎之方法計算得出，與以平方米表述之面積可能有些微差異。



KEY PLAN 指示圖



Residential Car Parking Space
住客停車位

Scale比例：0 5 10M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:
停車位數目、數目、尺寸名面積表：

Parking Space 停車位	Number 數目	Dimensions (L x W) (m.) 尺寸(長 x 闊)(米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
House 1 1 號洋房	2	5.8 x 3.104	18.003
House 2 2 號洋房	2	5.4 x 3.225	17.415
House 3 3 號洋房	2	5.4 x 3.225	17.415

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);
 2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the vendor, 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 that preliminary agreement –
 - (a) that preliminary agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the vendor does not have any further claim against the purchaser for the failure.
1. 在簽署臨時買賣合約（“臨時合約”）時買方須支付款額為售價 5% 的臨時訂金；
 2. 買方於簽署臨時合約時所支付的臨時訂金將由代表賣方行事的律師事務所以保證金保存人的身份持有；
 3. 如買方沒有在本臨時合約的簽署日期之後的 5 個工作日內簽立正式合約 —
 - (a) 本臨時合約即告終止；
 - (b) 有關的臨時訂金即被沒收；
 - (c) 賣方不得就買方沒有簽立正式合約，而對買方提出進一步申索。



A. COMMON PARTS OF THE DEVELOPMENT

According to the draft Deed of Mutual Covenant and Management Agreement (“DMC”):-

1. “Common Areas” means those areas as shown and coloured Green on the plans certified as to their accuracy by the authorised person and annexed to the DMC which consist of, inter alia, car ramp, planter(s), water check meter cabinet, planter wall(s), fencing wall(s), and the slopes and retaining walls (including such part or parts thereof beneath any of the Houses or beneath the development) and any other space and external wall of the development (unless forming part of a House) intended for the common use and enjoyment of the owners or residents or occupiers for the time being of the development and any other area designated by the manager in accordance with the DMC or by the vendor as the registered owner in accordance with the DMC, but not further or otherwise, to be Common Areas, PROVIDED THAT where appropriate, if (a) any parts of the development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap.344) and/or (b) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap.344), unless it is intended for the exclusive use of any owner, resident or occupier for the time being of the development, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas.
- 2 “Common Facilities” means the facilities and systems for the common use and enjoyment of the owners or residents or both for the time being of the development including but without limitation foundation, pipes, beams and gutters fences.

B. NUMBER OF UNDIVIDED SHARES ASSIGNED TO EACH RESIDENTIAL PROPERTY IN THE DEVELOPMENT

House	Undivided Shares
House 1	362
House 2	292
House 3	297

C. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED

An initial term of Two (2) years from the date of the DMC and thereafter shall continue until the appointment is terminated in accordance with the DMC.

D. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Each owner of a House shall contribute to the management expenses in respect of the Common Areas and the Common Facilities at the rate at which the number of management shares of the House held by the owner bears to the total number of the management shares of the development.

The number of management shares allocated to each House in the development:-

House	Management Shares
House 1	362
House 2	292
House 3	297

E. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED

Equivalent to three (3) times of each House’s monthly contribution towards the first year’s budgeted management expenses.

F. AREA IN THE DEVELOPMENT RETAINED BY THE VENDOR FOR IT’S OWN USE

Not Applicable.

Note:

Please refer to the final draft DMC for its full details. A copy of the final draft DMC is available for inspection during business hours at the sales office and copy of the final draft DMC can be obtained upon paying necessary photocopying charges.

A. 發展項目的公用部分

- 根據草擬的大廈公契及管理合同（下稱「公契」），
- 「公用部分」指夾附在公契內並獲認可人士核證準確的圖則上用綠色顯示之地方並由包括其中的車道、花槽、水錶箱、花槽牆、圍牆、斜坡和護土牆（包括在任何住宅或發展項目地下之部分）及任何其他擬供發展項目的擁有人或住客或佔用人共同使用及享用之發展項目內的空間和外牆（已構成住宅之一部分則除外）及任何其他由管理人或賣方以註冊擁有人的身分根據公契指定為公用部分的地方；倘若，如適用，包括 (a) 被《建築物管理條例》（第 344 章）第 2 條列明「公用部分」定義第 (a) 段涵蓋的發展項目的任何部份和/ 或 (b) 在《建築物管理條例》（第 344 章）附表 1 指定及包括在《建築物管理條例》（第 344 章）第 2 條「公用部分」定義第 (b) 段涵蓋的任何部份組成，但如該部份擬供發展項目的任何擁有人、住客或佔用人獨自使用則除外。
 - 「公用設施」指擬供發展項目的擁有人及/ 或住客共同使用和享用的設施和系統，包括但不限於地基、管道、橫樑及明渠牆。

B. 分配予發展項目中的每個住宅物業的不分割份數的數目

住宅	不分割份數
1 號洋房	362
2 號洋房	292
3 號洋房	297

C. 發展項目的管理人的委任年期

首屆任期從公契日期起計的兩 (2) 年，其後繼續直至按照公契被終止委任為止。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支之基準

每個住宅的擁有人須按照他擁有的住宅的管理份數相對發展項目全部管理份數之比例支付有關公用部分和公用設施的管理開支。

分配予發展項目中的每個住宅的管理份數的數目：—

住宅	管理份數
1 號洋房	362
2 號洋房	292
3 號洋房	297

E. 計算管理費按金之基準

相等於首年管理費預算中每個住宅所攤分的每月支出的三 (3) 倍。

F. 賣方在發展項目中保留作自用的範圍

不適用。

備註：
請查閱公契的最後草擬本了解全部詳情。公契的最後草擬本的副本現存放於售樓處，於開放時間內供查閱，公契的最後草擬本的副本可於支付所需影印費用後取得。

1. The lot number of the land on which the development is situated:

Lot No.754 in Demarcation District No.379.

2. The term of years under the lease:

99 years less the last 3 days thereof commencing from 1 July 1898 (which term was extended until 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).

3. The user restrictions applicable to that land:

- [SC 4] The land 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.
- [SC6] The grantee shall not without the prior written consent of the District Commissioner, New Territories use the areas shown coloured green and yellow on the plan annexed to the land grant for the purpose of storage or for the erection of any temporary structure.
- [SC 14]
[Remark 3] No structure other than such structures including boundary walls fences, as may be approved in writing by the District Commissioner, New Territories shall be erected within the area shown coloured pink hatched black on the plan annexed to the land grant.
- [SC 17] No building shall be erected on the land of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance and any regulations made thereunder is exempt from the provisions of the Buildings Ordinance and any regulations made thereunder.
- [SC 23] Any foundations to be constructed near or adjoining any sewer, storm-water drain or nullah within or adjoining the land shall comply with the requirements of the Director of Public Works.

4. The facilities that are required to be constructed and provided for the Government, or for public use:

- [SC5]
(i)
[Remarks 1 & 3] The grantee shall within twelve months from the date on which possession of the land is given form at his own expense and to the satisfaction of the District Commissioner, New Territories the areas delineated and shown coloured pink, pink hatched black and yellow and green on the plan annexed to the land grant.
- (ii)
[Remark 1] The areas shown coloured green and yellow on the plan annexed to the land grant shall be formed by the grantee before any building operations commence on the land and shall be retained by the Government on completion. In the event of non-fulfilment of the formation aforesaid within the prescribed period, the Government may carry out the work at the cost of the grantee, who shall pay to the Government on demand a sum equal to the cost thereof.
- (iii)
[Remark 1] For the purposes of formation only the grantee shall, on the date on which possession of the land is given, be granted possession of the areas shown coloured green and yellow on the plan annexed to the land grant. Possession of the said areas shall be re-delivered to the Government by the grantee on the date of a letter from the said District Commissioner indicating either that the formation work has been completed, or that the General and Special Condition have been complied with to his satisfaction. The grantee shall at all times while he is in possession of the areas shown coloured green and yellow allow free passage over and along the said areas for vehicular and pedestrian traffic.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

- [GC4]
(a)
[Remark 1] The grantee shall develop the land by the erection thereon of a building or buildings complying with the Special Conditions of the land grant and in all respects in accordance with the provisions of all ordinances, byelaws and regulations relating to building and sanitation which are or may at any time be in force in the New Territories, other than New Kowloon such building/s to be completed before the expiration of 36 months from the first day of January 1973 and shall expend thereon a sum of not less than \$230,000 (such sum to exclude moneys spent on site formation, foundation, access roads and other ancillary work).
- (b) The grantee of the land shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the land in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the land or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the District Commissioner, New Territories. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the said District Commissioner, for consent to carry out building works for the redevelopment of the land and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the said District Commissioner.
- [GC6]
[Remark 1] Any private streets, roads and lanes which are required to be formed shall be sited to the satisfaction of the District Commissioner, New Territories and included in or excluded from the area to be leased as may be determined by him and in either case shall be handed over to the Government free of cost if so required. Where taken over by the Government the surfacing, kerbing, drainage (both foul and storm-water sewers) and channelling shall be carried out by the Government at the cost of the grantee and thereafter maintained at public expenses, but where remaining part of the area leased or to be leased such streets, roads, or lanes shall be surfaced, kerbed, drained, channelled and maintained by and at the expense of the grantee to the satisfaction in all respects of the Director of Public Works.
- [SC 7]
(i) The grantee shall not cut away, remove or set back any land adjoining the land except with the prior written consent of the District Commissioner, New Territories.

- (ii) Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the land or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the land itself and to obviate and prevent any falling away landslip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away at any time whether in or from the adjacent hillside or banks, whether the same be Crown or leased land, or in or from the land itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. In addition to any other rights or remedies herein provided for breach of any of the conditions hereof the District Commissioner, New Territories shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said District Commissioner may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.
- [SC 10] The design, disposition and height of any building to be erected on the land shall be subject to the approval in writing of the District Commissioner, New Territories.
- [SC 11] Upon development or redevelopment of the land or any part thereof the building or buildings erected or to be erected shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- [SC 12] Space shall be provided within the land to the satisfaction of the District Commissioner, New Territories, for the parking of motor vehicles at the rate of not less than two cars per flat. Single storey car ports will be permitted but will not be regarded as buildings for the purpose of calculating coverage limitations. Neither the space so provided nor the said single storey car ports shall be used other than for the purpose of parking private motor vehicles belonging to the residents of the buildings to be erected on the land.
- [SC 13] The grantee shall maintain the parking spaces or car ports or all or any of them in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Public Works.
- [SC15]
[Remark 2] Subject to these Conditions of the land grant, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.4(b) of the land grant) of the land or any part thereof:
- (a) the total site coverage of any building or buildings erected or to be erected on the land shall not exceed 30% of the area of the land;
- (b) no part of any building or other structure erected or to be erected on the land together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 7.62 metres above the mean formation level of the land on which it stands, or such other height limit as the Director of Lands at his sole discretion may, subject to the payment by the grantee of any premium and administrative fee as shall be determined by the Director of Lands, approve, provided that with the prior written approval of the Director of Lands, 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; and
- (c)(i) no building or buildings erected or to be erected on the land shall, except with the prior written consent of the Director of Lands, exceed 3 storeys provided that the Director of Lands in his sole discretion may in calculating the number of storeys referred to in this sub-clause (c)(i) exclude any basement floor or floors and in the event of the Director of Lands consenting to the building or buildings erected or to be erected on the land exceeding 3 storeys (excluding any basement floor or floors which is or are excluded by the Director of Lands as aforesaid), the Director of Lands may impose such terms and conditions as the Director shall, in his absolute discretion, determine; and
- (c)(ii) for the purposes of calculating the number of storeys under sub-clause (c)(i) of this Special Condition:
- (c)(ii)(I) a basement floor (if erected) below the level of the ground, irrespective of the size or floor area of such floor, shall be counted as a basement floor; and
- (c)(ii)(II) in any event, the decision of the Director on what constitutes the level of the ground or on what constitutes a basement floor or floors shall be final and binding on the grantee.
- [SC16]
[Remark 1] The grantee shall at his own expense re-provision and reconstruct the road within the area shown coloured yellow on the plan annexed to the land grant to the satisfaction of the Chief Engineer/Highways, New Territories.
- [SC 20] The grantee shall construct and maintain at his own expenses and to the satisfaction of the District Commissioner, New Territories such drains and channels, whether within the boundaries of the land or on Crown land, as the said District Commissioner may consider necessary to intercept and convey into the nearest stream-course, catch-pit, channel or storm-water drain all storm-water or rain-water falling or flowing on to the land and the approach road thereto, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- [SC 24] The drainage of any building erected on the land shall be effected as may be required by the Director (of) Public Works and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the treatment and disposal of foul or contaminated water by the construction of suitable works either within the land or on Crown land or otherwise and on such terms as the said Director shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.

[SC 26] The whole of the drainage within the land shall be subject to the approval of the Director of Public Works, who may require these works to be carried out with pipes and other equipment of such sizes and materials and other types as he may specify.

[SC27]
[Remark 2] The grantee shall have no right of ingress or egress to or from the land for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed to the land grant or at such other points as may be approved in writing by the Director of Lands. Upon development or redevelopment of the land, a temporary access for construction vehicles into the land may be permitted in such position and subject to such conditions as may be imposed by the Director of Lands. Upon completion of the development or redevelopment, the grantee shall at his own expense within the time limit specified by the Director of Lands and in all respects to the satisfaction of the Director of Lands, reinstate the area or areas upon which the temporary access was constructed.

6. The lease conditions that are onerous to a purchaser:

[SC 3(i)] The grantee shall not:-

(a)
[Remark 1] except with the prior consent of the District Commissioner, New Territories and in conformity with any conditions imposed by him (including the payment of such fee as may be required by him) assign, underlet or part with the possession of or otherwise dispose of the land or any part thereof or any interest therein, or enter into any agreement so to do, or

(b)
[Remark 1] mortgage or charge the land or any part thereof or any interest therein except for the purpose of the development thereof and then only by way of a building mortgage in such form and containing such provisions as the Land Officer shall approve or require,

unless and until he has in all respects observed and complied with these General and Special Conditions of the land grant to the satisfaction of the said District Commissioner. Every assignment, mortgage, charge, underletting or other alienation of the land or any part thereof or any interest therein shall be registered at the District Land Office.

[SC 8]
(a) In the event of spoil or debris from the site or from other areas affected by any development of the land being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other Government properties, the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

[SC 9] The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any footpaths, drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on the land or on areas adjacent thereto which the District Commissioner, New Territories may consider it necessary to remove, divert or reinstate upon any development thereof.

[SC 13]
[Remark 1] A lay-out plan indicating the parking spaces or car ports or all or any of them to be provided within the land in accordance with Special Condition No.12 of the land grant and approved by the Building Authority, or a copy of such plan certified by an authorized architect, shall be registered by the grantee by memorial in the District Land Office. No transaction affecting the land or any part thereof of any building or part of any building erected or to be erected thereon shall be entered into prior to such registration. The parking spaces or car ports or all or any of them indicated on the said approval plan shall not be used for any purpose other than the purposes set out in Special Condition No.12 of the land grant. The grantee shall maintain the parking spaces or car ports or all or any of them in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Public Works.

[SC 18] The grantee shall pay to the Government on demand any such which the District Commissioner, New Territories shall certify to be the cost of making good any damage done to adjoining public roads by the grantee his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the land.

[SC 21] Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the land shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.

[SC 22] The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the land to the Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works who shall incur no liability to the grantee in respect thereof.

[SC 28]
(b) No water from Government mains shall be used for flushing purposes on any part of the land without the written consent of the Water Authority. Consent to use fresh water from the mains for such purposes may be given if an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority. If a mains supply of salt water is provided, the grantee shall not implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of an alternative supply proving inadequate, the fact that salt water may in the future be unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes.



Remarks:

1. Remark 1: this condition was complied with and did not apply to the current redevelopment.
2. Remark 2: such condition of the land grant was varied by a modification letter dated 3rd December 2014 and registered in the Land Registry by Memorial No.14121000670027.
3. Remark 3: Such condition of the land grant was varied by a modification letter dated 10th December 2015 and registered in the Land Registry by Memorial No. 15121700790051.

Note:

Please refer to the land grant for its full details. A copy of the land grant is available for inspection during business hours at the sales office and copy of the land grant can be obtained upon paying necessary photocopying charges.

1. 發展項目所位於的土地的地段編號：

丈量約份第 379 約地段第 754 號。

2. 有關租契規定的年期：

由 1898 年 7 月 1 日起計 99 年減最後 3 天 (該租期根據新界土地契約 (續期) 條例 (第 150 章) 第 6 條延長至 2047 年 6 月 30 日)。

3. 適用於該土地的用途限制：

- [SC 4] 該土地或其部分或在其上已經興建或擬興建的任何建築物或其部分不得用作私人住宅用途以外的其他用途。
- [SC 6] 承批人未取得新界民政署長的事先書面批准前，不得使用在批地文件夾附的圖則上以綠色和黃色顯示之範圍作儲存或豎立任何臨時構建物之用途。
- [SC 14]
[備註 3] 未經新界民政署長書面批准，不得在批地文件夾附的圖則上以粉紅色加黑色斜線顯示之範圍內豎立任何構築物 (圍牆、柵欄除外)。
- [SC 17] 不得在該土地上豎立任何憑藉建築物條例 (新界適用) 條例及其規例獲豁免受建築物條例條文及其規例規管的建築物。
- [SC 23] 任何擬於該土地以內或毗連該土地的下水道、雨水渠或明渠之附近或毗連處興建的地基須符合工務司的規定。

4. 按規定需興建並提供予政府或供公眾使用的設施：

- [SC 5]
(i)
[備註 1 & 3] 承批人須於得到該土地的管有權之日起計 12 個月內自費塑造在批地文件夾附的圖則上被勾劃並以粉紅色、粉紅色加黑色斜線、黃色和綠色顯示之範圍至新界民政署長滿意。
- (ii)
[備註 1] 在該土地上展開任何建築工序前，承批人須先塑造在批地文件夾附的圖則上以綠色和黃色顯示之範圍，該範圍在完工時將由政府保留。如未能在上述指定的期限內完成塑造，政府可進行相關工程並要求承批人支付工程費用。承批人須在政府提出要求時支付相等於工程費用的款項。
- (iii)
[備註 1] 僅為了塑造之目的，承批人須於得到該土地管有權之日被授予批地文件夾附的圖則上以綠色和黃色顯示的範圍之管有權。該等範圍之管有權須在該民政署長發信表示不論是相關塑造工程已經完成或是一般和特別條款已被履行至他滿意的當天交還政府。在承批人管有該綠色和黃色範圍時須容許車輛及行人自由通過或沿著該等範圍。

5. 承批人在該土地內外鋪設、塑造或作環境美化的任何範圍、或興建或維持任何構建物或設施的責任

[GC 4] (a)
[備註 1] 承批人須開發該土地並在其上按照批地文件的特別條款及遵照當時或未來在新界 (不包括新九龍) 適用與建築及衛生相關之一切條例、附例及規例興建一個或多個建築物。該建築物須於自 1973 年 1 月 1 日起計的 36 個月內完成建築而承批人須為此花費不少於 \$230,000 (此款額不包括塑造工地、地基、通道及其他附帶工程的開支)。

(b) 承批人須在整個批租期間保養已建或今後擬建的一切建築物，使其處於良好及重大維修及狀態並於租期完結或租約提前終止時以該維修及狀態交還該建築物。倘若於批租期間的任何時間內任何在該土地上或其部份的建築物被拆卸，承批人須以相同類型及容積不少於舊建築物或獲新界民政署長批准的類型及價值的建築物取代。倘若發生上述拆卸，承批人須於拆卸的一個月內向該民政署長申請重建該土地的許可並在得到該許可後的三個月內展開重建的所需工程，及須於該民政署長要求的時限內完成至其滿意。

[GC 6]
[備註 1] 任何被要求塑造的私人街道、道路和小路的選址須使新界民政署長滿意，並根據其決定被包括在或被排除於擬被承租的範圍。無論是兩者中任何一種情況，須按要求免費交還政府。當被政府接管後，政府會鋪設路面、路邊石、排水及分流並要求承批人支付工程開支及其後以公帑保養；但是當餘下的範圍已被承租或擬被承租，承批人須替該等街道、道路和小路鋪設路面、路邊石、排水、分流及保養至工務司滿意。

[SC 7]
(i) 除得到新界民政署長的事先書面同意，承批人不得切掉、移除、或倒退任何與該土地毗連的土地。

(ii) 倘若以塑造、平整或開發該土地或其部分之目的或相關目的，毗連或附近的山坡或堤岸被切掉、移除、或倒退、或在其上被建造或堆填，承批人須或在其後的任何時間須建造用以保護及支持該等山坡、堤岸和該土地的護土牆或其他承托物或支付所需建造費用及避免和防止今後發生任何塌方、山泥傾瀉或地陷；並須在任何時間維持該等護土牆或其他承托物處於良好及重大維修及狀態。倘若發生山泥傾瀉、地陷或塌方，不論在任何時候發生，不論是發生在或來自毗連的山坡或堤岸，也不論是政府土地或已承租的土地，或在或來自該土地，承批人須自費進行復原和修補工作，並須對此造成、遭受、引致或因而產生的一切費用、開支、損害，要求和申索彌償政府。附加在批地文件內因為違反任何條款的其他權利及濟助，新界民政署長有權發出書面通知要求承批人進行該建造或 / 和保養，或復原及修補任何塌方、山泥傾瀉、或地陷，及如承批人忽視或未能在限定時期內履行該通知，該民政署長可立即執行與進行該工程而承批人須按要求歸還政府因而產生的費用。

[SC 10] 任何擬在該土地豎立的建築物的設計、布局和高度須經新界民政署長書面批准。

[SC 11] 在開發或重建該土地或其部份時，在其上豎立或擬豎立的建築物須完全遵照建築物條例及其下任何規例和任何修訂法例。

[SC 12] 須在該土地內按照每個單位不少於兩部私家車的比率提供新界民政署長滿意的空間作停泊車輛之用。單層車庫會被批准，但不會被當作在計算覆蓋限制時的建築物。被提供的空間和該單層車庫均不得用作停泊該土地已豎立或擬豎立的建築物的住戶的私人汽車以外的其它用途。

- [SC 13] 承批人須按照上述已被批准的圖則維持車位或車庫，除得到工務司的事先書面同意外，不得更改其布局。
- [SC 15]
[備註 2] 受限於批地文件的條款，在開發或重建（僅指批地文件一般條款第 4(b) 條的重建）該土地或其部份：
- (a) 任何在該土地已豎立或擬豎立的建築物的總上蓋面積不得超過該土地面積的 30%；
- (b) 任何在該土地已豎立或擬豎立的建築物或其他構建物的部分連同任何該建築物或構建物的附加物或裝置（如有）的總計高度不得超越該土地的平均地基水平以上 7.62 米，或在承批人支付由地政總署署長決定的地價和行政費用的前提後，其他由地政總署署長行使其獨有酌情決定權批准的高度限制，但倘若得到地政總署署長的事先書面批准，機房、空調裝置、水缸、梯屋和類似天台構建物可被豎立或放置在建築物的天台以便超過上述高度限制，和
- (c)(i) 除得到地政總署署長的事先書面批准，任何在該土地已豎立或擬豎立的建築物不得超過三層；但地政總署署長在計算此第 (c)(i) 分條條款提及的層數時可行使其獨有酌情權排除任何地庫樓層及倘若地政總署署長同意在該土地已豎立或擬豎立的建築物超過三層（排除任何上述被地政總署署長排除的地庫層），地政總署署長可施加，按其絕對酌情權決定的，條款及條件；和
- (c)(ii) 在計算此特別條款的第 (c)(i) 分條條款中所指的層數時：
- (c)(ii)(I) 在地面水平下的地庫層（如已豎立），不論其大小或樓面面積，須被計算為地庫層；和
- (c)(ii)(II) 在任何情況下，署長就如何構成地面水平或地庫層的決定為最終決定且約束承批人。
- [SC 16]
[備註 1] 承批人須自費重新提供和重新建造在批地文件夾附的圖則上以黃色顯示的範圍內的道路至路政署新界區總工程師滿意。
- [SC 20] 承批人須自費建造及保養至新界民政署長滿意該等排水渠及渠道，不論是在該土地的邊界內或在政府土地內，按該民政署長認為需要下將落到或流入該土地或通路的一切暴雨或雨水攔截及引導到最接近的河道、集水井、渠道或雨水渠。承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟，索償及要求自行負責並向政府及其官員作出彌補。
- [SC 24] 在該土地已豎立的建築物的排水系統須按照工務司的要求執行。承批人須自費及至工務司滿意下在該土地內或在政府土地上或其它進行合適的工程以處理及排放廢水或被污染的水和依照工務司提出的條款進行。承批人須自行負責因此造成的損害或滋擾。
- [SC 26] 在該土地內的全部排水系統須經工務司批准。工務司可要求該工程利用的水管和其他工具為其指明的尺寸、材料及其他種類。
- [SC 27]
[備註 2] 承批人除在批地文件夾附的圖則上通過 Z 點來往 X 和 Y 點或在地政總署署長書面批准的其他位置外，不得在其他位置使用車輛進出該土地。在開發或重建該土地時，地政總署署長可批准建築車輛使用臨時通道進入該土地，該臨時通道的位置及使用條件由地政總署署長決定。在完成開發或重建時，承批人須自費於地政總署署長指定的時間內復原興建臨時通道的範圍。

6. 對買方造成負擔的租用條件：

[SC 3(i)] (a) 承批人不得：—

[備註 1] 在沒有得到新界民政署長的事先同意及遵照其施加的條件（包括繳付任何他要求的費用）下，轉讓、分租、或放棄管有或以其他方式處置該土地或其部份或其利益；或進行相關協議，或

(b) 除以開發為目的，將該土地或其部分或其利益進行按揭或押記並只能以地政主任批准或要求的格式及條款作出建築按揭。

[備註 1] 除非及直至完全履行批地文件內的一般及特別條款至該民政署長滿意。每一份該土地或其部分或其利益的轉讓、按揭、押記、分租或其他讓與須於土地註冊處進行註冊。

[SC 8]
(a) 倘若從工地或受該土地開發影響的其他區域遭腐蝕的廢石方或瓦礫被沖刷到公眾小路或道路或進路渠、污水渠、雨水渠、明渠或其他政府物業、承批人須負責並須按要求向政府支付清理公眾小路或道路或路渠、污水渠、雨水渠、明渠或其他政府物業上的廢石方和瓦礫費用或對該等地方造成的損壞。承批人須彌償政府因上述腐蝕和沖刷造成私人物業的任何損壞或滋擾所產生的一切訴訟、申索及要求。

[SC 9] 承批人須按要求向政府支付新界民政署長認為因開發該土地需要移除、改道及復原任何在該土地上或其毗連範圍上的行人路、排水渠、污水渠、明渠、水道、管道、電纜、電線、公用事業服務或任何其他工程或裝置的費用。

[SC 13]
[備註 1] 顯示根據批地文件特別條款第 12 條提供並獲建築事務監督批准的車位或車庫的布局圖或由獲授權的建築師核證的該布局圖副本須由承批人以註冊摘要登記在分區地政處。登記前，不得進行任何影響該土地或其部分，或在其上已豎立或擬豎立的建築物或其部分的交易。在上述被批准的圖則上顯示的車位或車庫不能作批地文件特別條款第 12 條規定以外之其他用途。承批人須按照上述被批准的圖則維持車位或車庫，在沒有得到工務司的事先書面同意下不得更改其布局。

[SC 18] 承批人須按要求向政府支付由新界民政署長核證為修補因承批人、其承建商、或次承建商或其工人或車輛、或來自該土地的廢石方對其毗連公眾道路造成破壞的費用。

[SC 21] 政府會修補因承批人、其僱員或代理人造成任何在該土地內或毗連該土地內的明渠、污水渠、雨水渠、自來水幹管或其他政府財產的損害或破壞，而承批人須按要求支付政府有關費用。

[SC 22] 承批人須按要求支付政府連接該土地內任何排水渠和污水渠至政府的雨水渠和污水渠的費用。該工程須由工務司進行，但工務司毋須就此對承批人負責。

[SC 28]
(b) 未經水務署的書面同意，來自政府幹管的水不得在該土地的任何部分被用作沖廁用途。如水務署接納證據指替代供水方案並不可行，水務署可允許以幹管的自來水用作該用途。如提供海水，承批人不得在沒有得到水務署的書面批准其抽取方案前實施其抽取方案。倘若證明替代供應不足夠，海水可能在將來不適合已裝設的管道這事實並不會被接納為要求以幹管內的自來水用作沖廁之用的理據。



備註：

1. 備註 1： 此項條款已獲履行及不適用於現有的重建項目。
2. 備註 2： 在批地文件內的此項條款已被日期為 2014 年 12 月 3 日及於土地註冊處內以備忘錄第 14121000670027 號註冊的修訂信件予以修改。
3. 備註 3： 在批地文件內的此項條款已被日期為 2015 年 12 月 10 日及於土地註冊處內以備忘錄第 15121700790051 號註冊的修訂信件予以修改。

附註：

請查閱批地文件以了解詳情。批地文件的副本現存放於售樓處，於開放時間內供查閱。批地文件的副本可於支付所需影印費後取得。



Not applicable

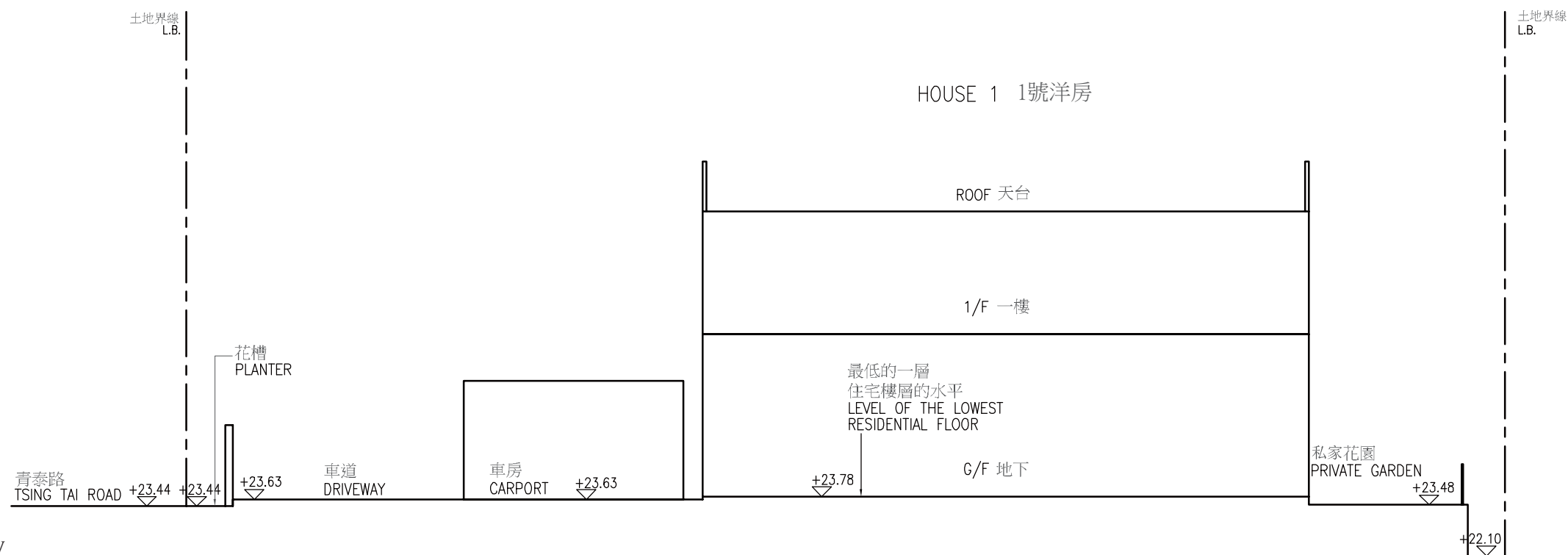
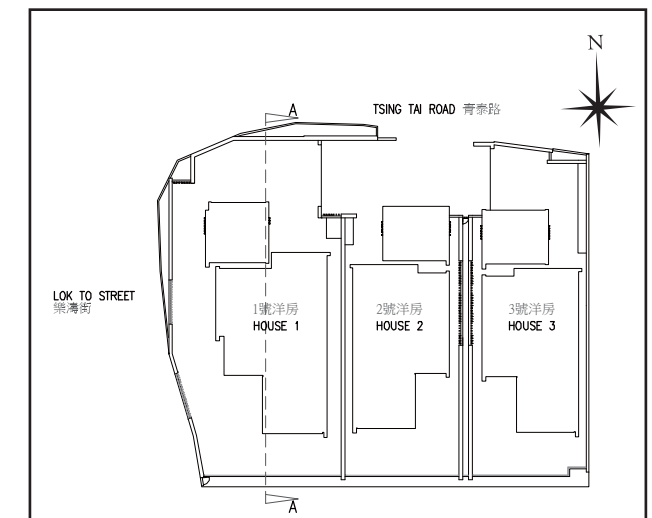
不適用



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

CROSS-SECTION PLAN A
橫截面圖 A

KEY PLAN 指示圖



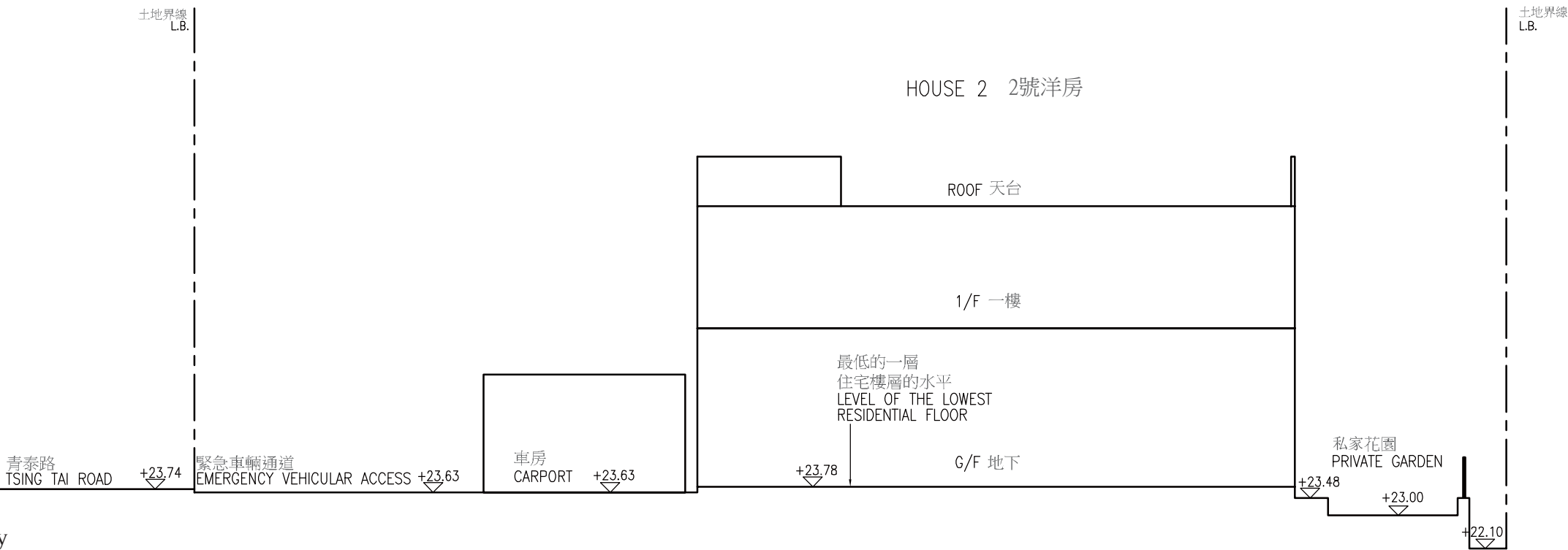
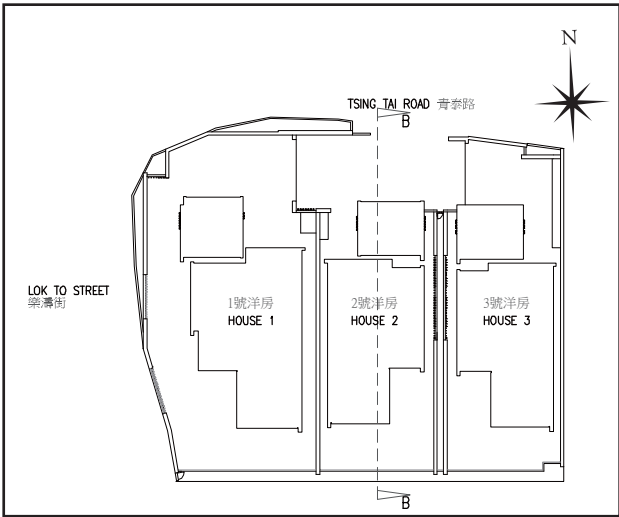
L.B. = Line Boundary
土地界線

1. The part of Tsing Tai Road adjacent to the building is 23.44 metres above the Hong Kong Principal Datum.
2. Black dotted line denotes the lowest residential floor.

1. 毗連建築物的一段青泰路為香港主水平基準以上 23.44 米。
2. 黑色虛線為住宅樓層水平。

CROSS-SECTION PLAN B
橫截面圖 B

KEY PLAN 指示圖



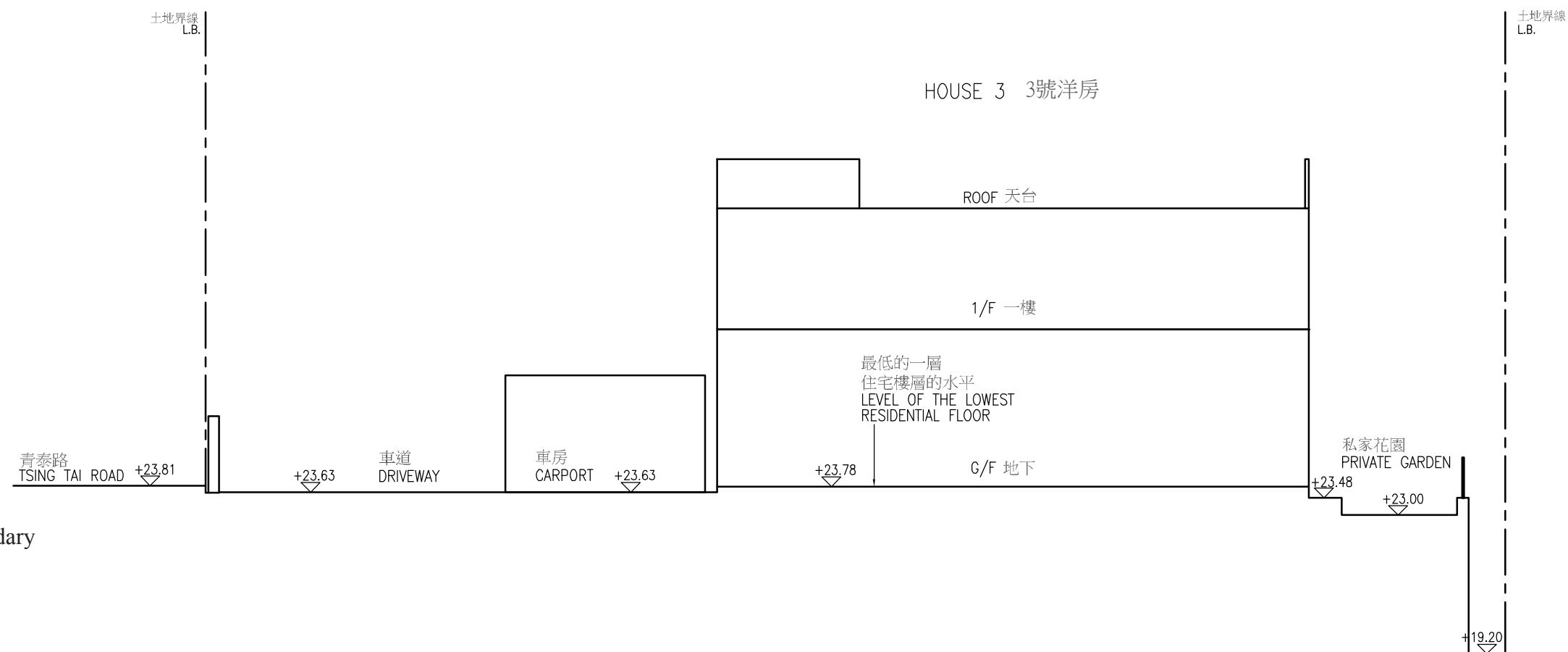
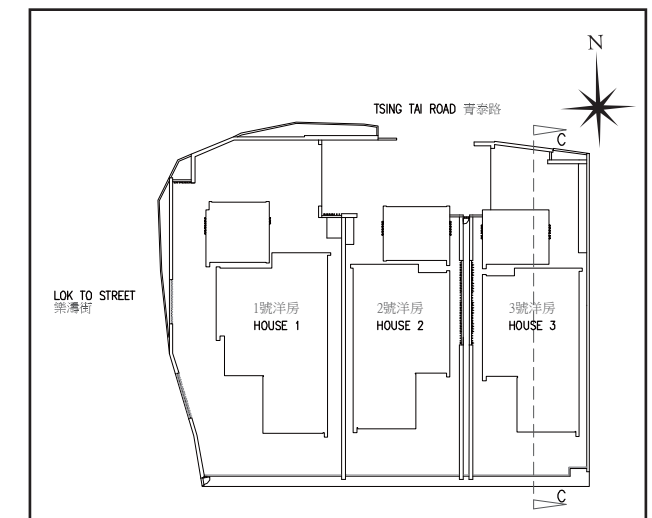
L.B. = Line Boundary
土地界線

1. The part of Tsing Tai Road adjacent to the building is 23.62 metres above the Hong Kong Principal Datum.
2. Black dotted line denotes the lowest residential floor.

1. 毗連建築物的一段青泰路為香港主水平基準以上 23.62 米。
2. 黑色虛線為住宅樓層水平。

CROSS-SECTION PLAN C
橫截面圖 C

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

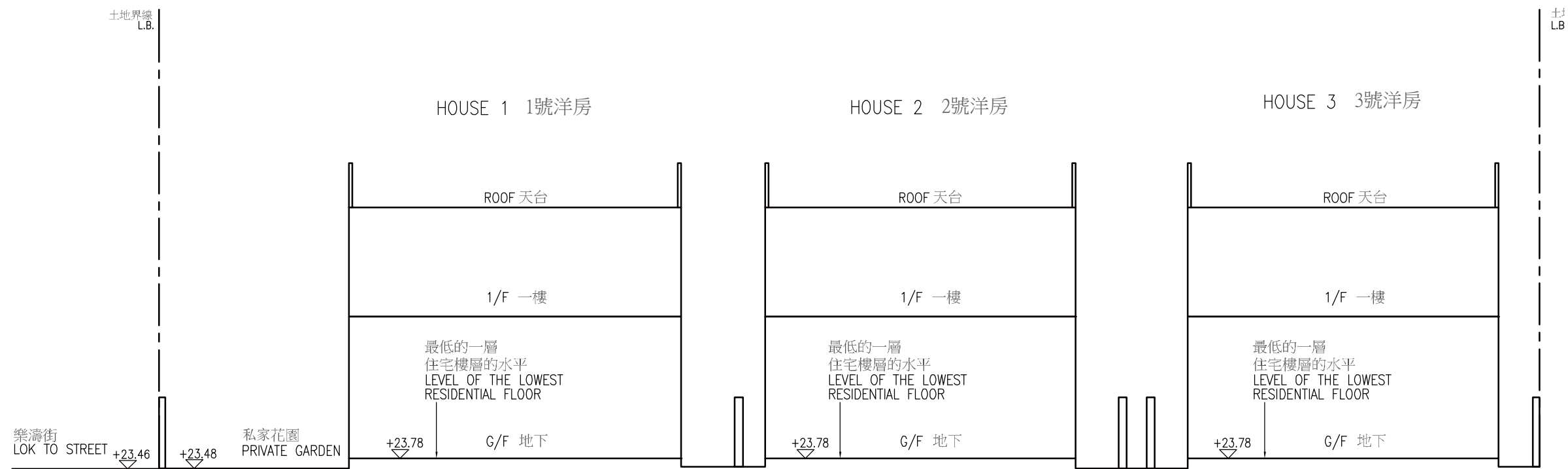
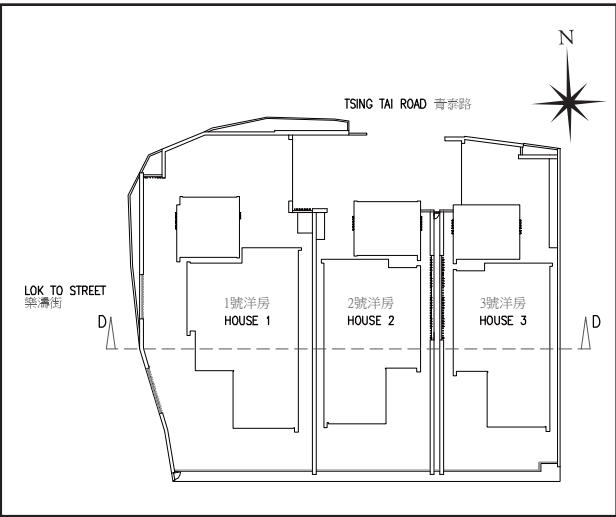
1. The part of Tsing Tai Road adjacent to the building is 23.48 metres above the Hong Kong Principal Datum.
2. Black dotted line denotes the lowest residential floor.

1. 毗連建築物的一段青泰路為香港主水平基準以上 23.48 米。
2. 黑色虛線為住宅樓層水平。



CROSS-SECTION PLAN D
橫截面圖 D

KEY PLAN 指示圖



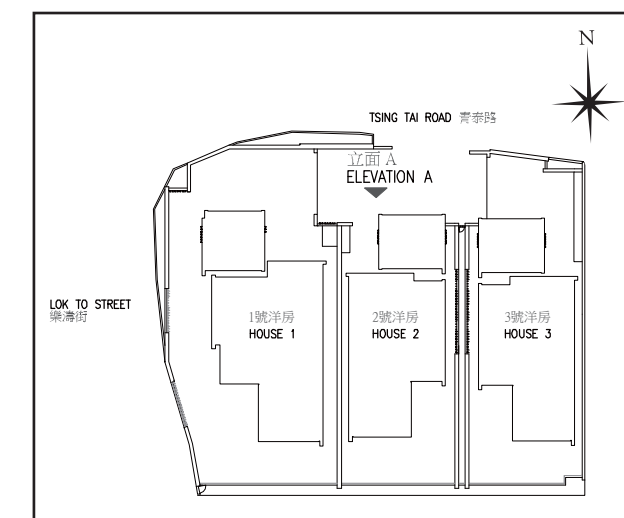
L.B. = Line Boundary
土地界線

1. The part of Tsing Tai Road adjacent to the building is 23.48 metres above the Hong Kong Principal Datum.
2. Black dotted line denotes the lowest residential floor.

1. 毗連建築物的一段青泰路為香港主水平基準以上 23.48 米。
2. 黑色虛線為住宅樓層水平。

ELEVATION A 立面圖 A

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

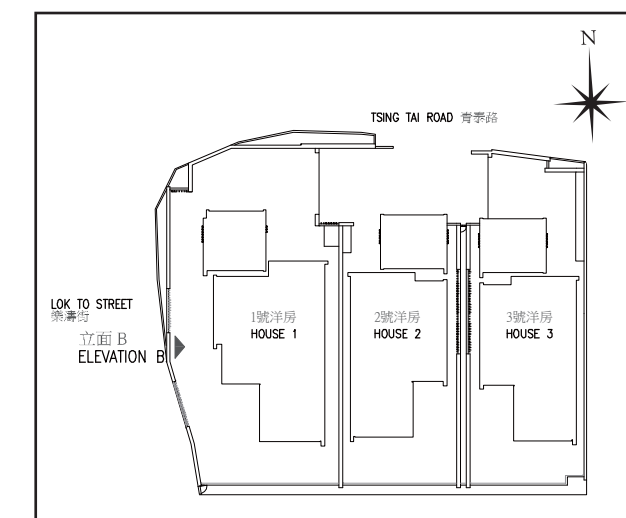
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION B
立面圖 B

KEY PLAN 指示圖



Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

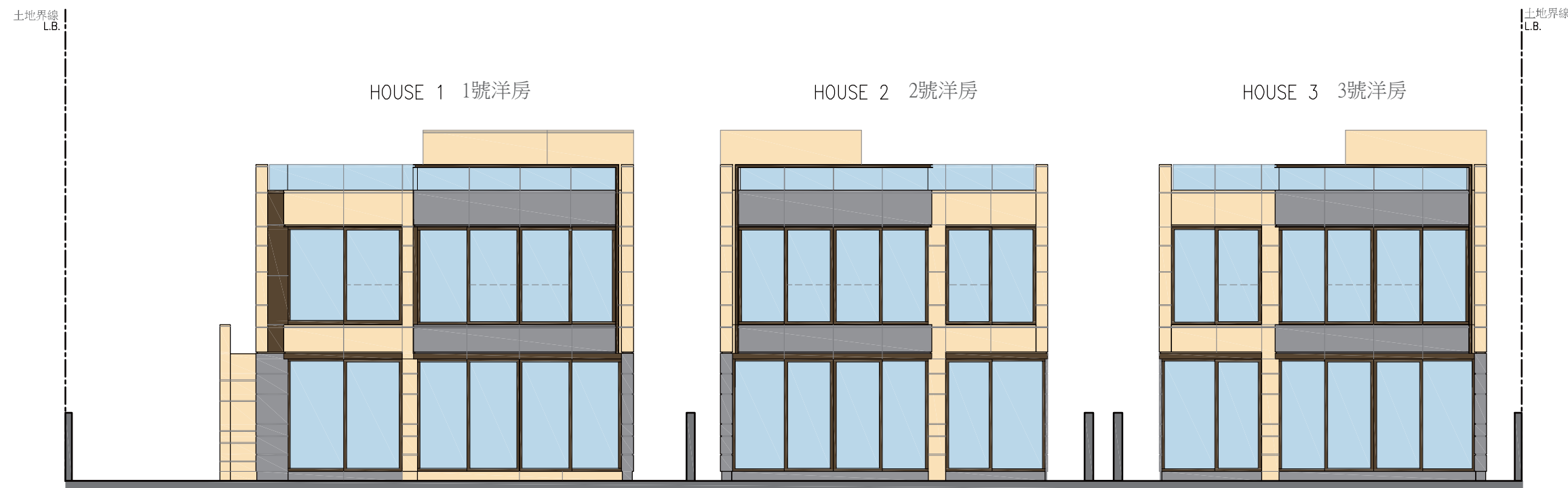
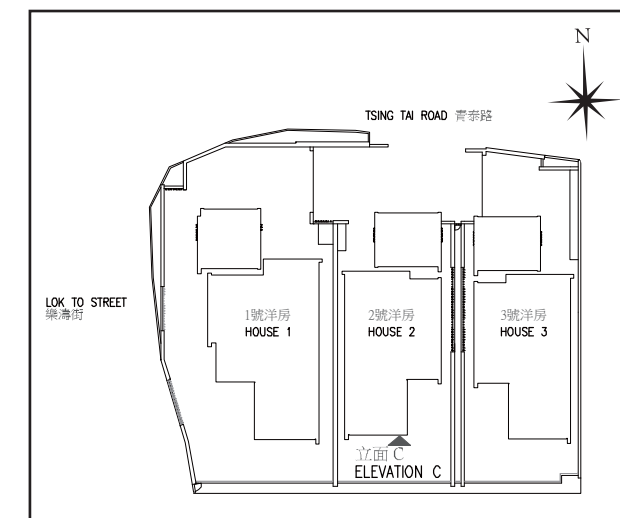
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION C 立面圖 C

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

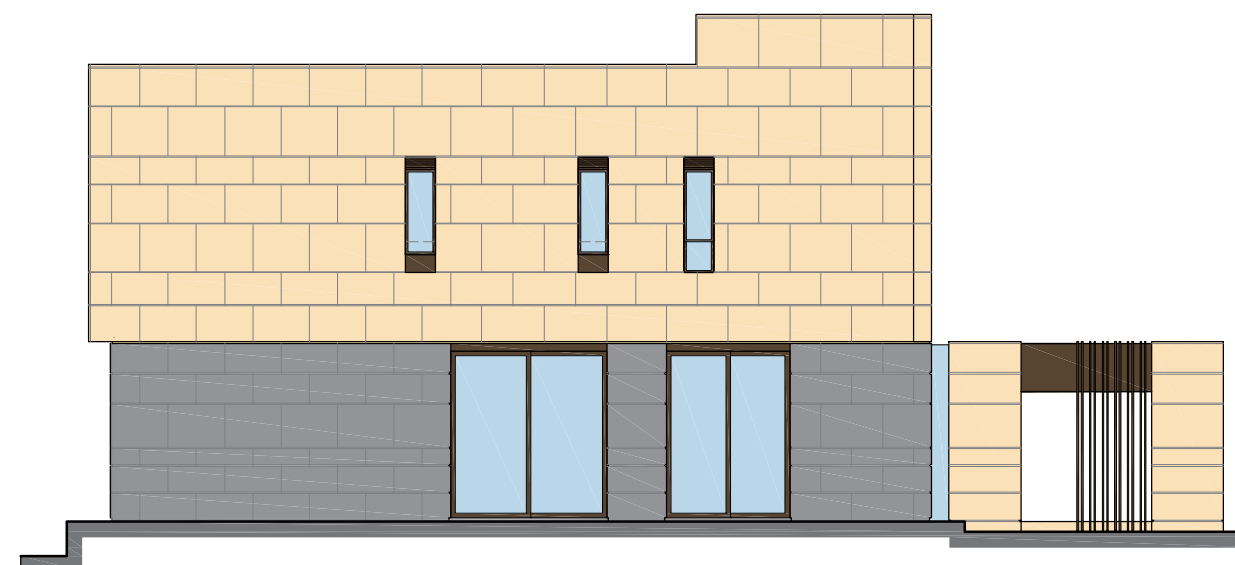
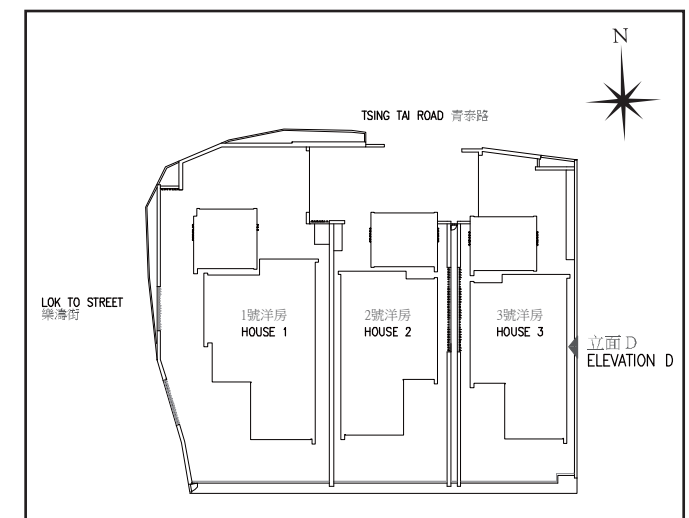
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION D
立面圖 D

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

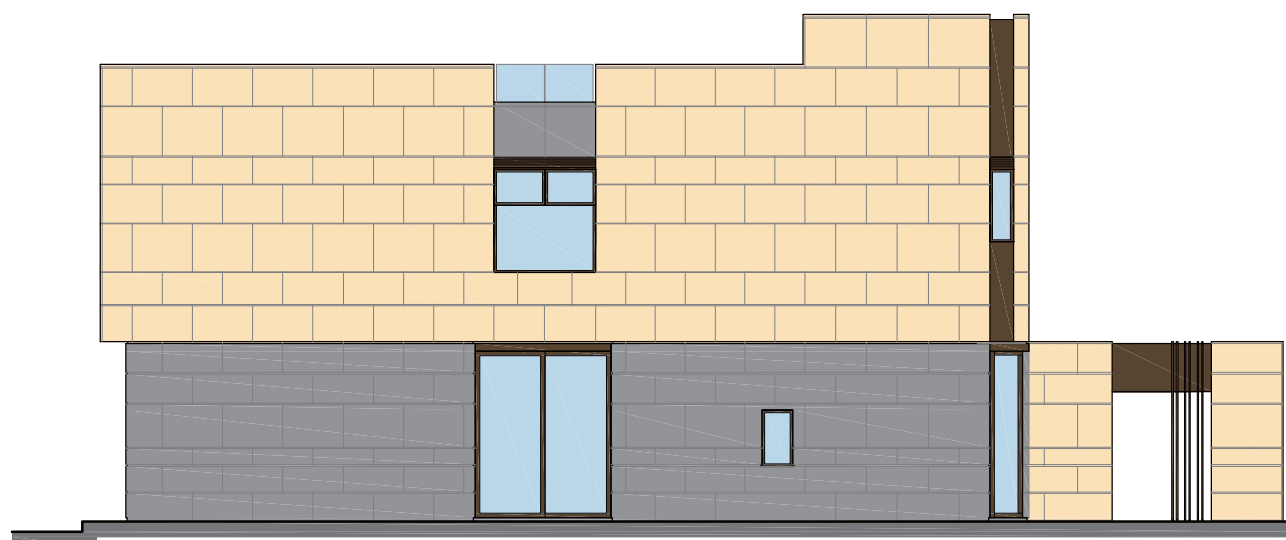
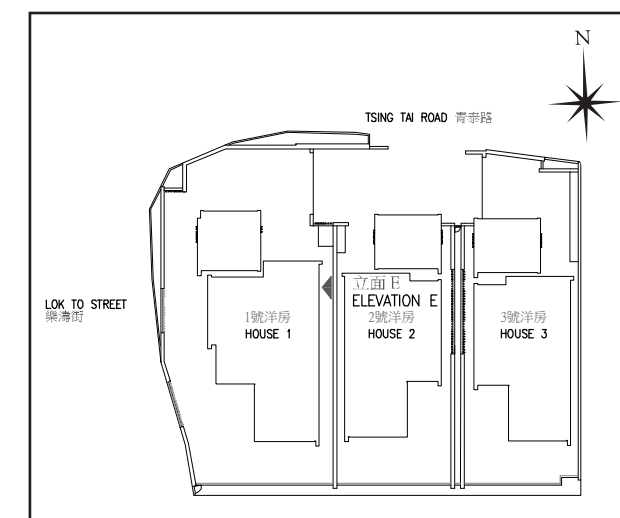
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION E
立面圖 E

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

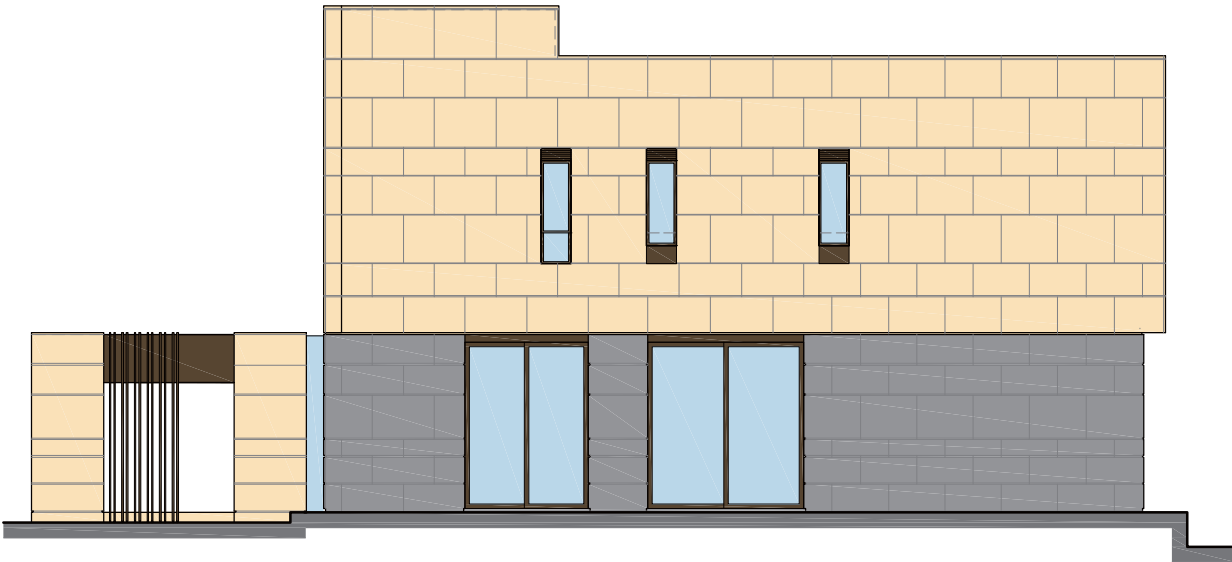
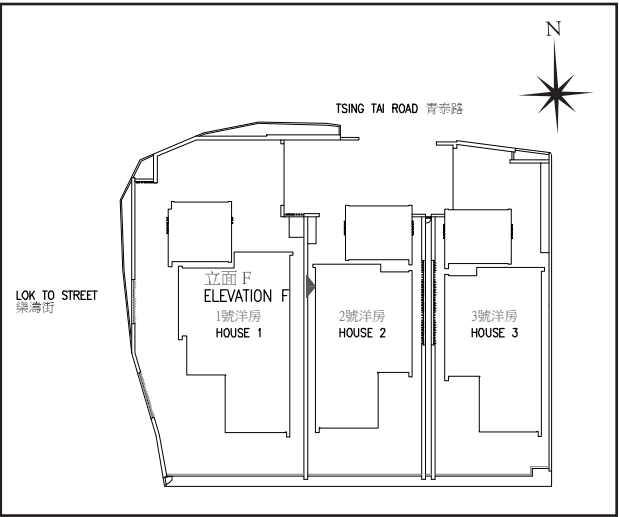
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION F
立面圖 F

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

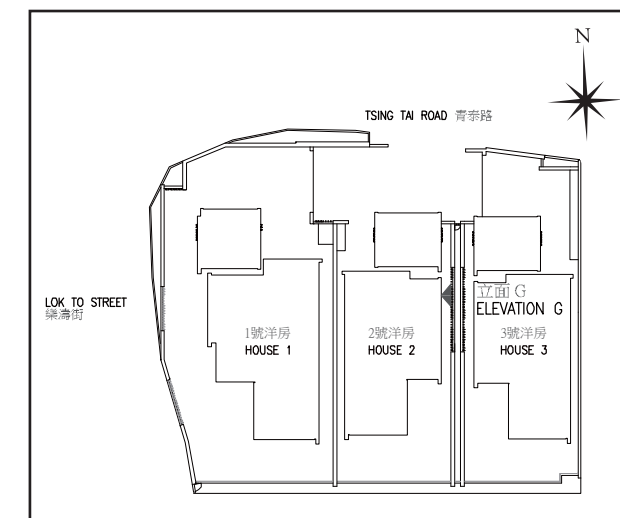
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION G 立面圖 G

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

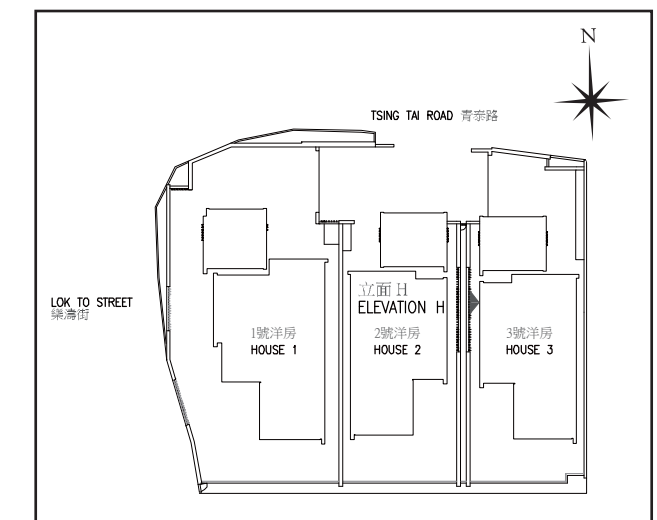
備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。

ELEVATION H
立面圖 H

KEY PLAN 指示圖



L.B. = Line Boundary
土地界線

Remarks:

The elevation plan has been certified by the Authorized Person for the Development that the elevations:

1. are prepared on the basis of the approved building plans for the Development as of 29 June 2015; and
2. are in general accordance with the outward appearance of the Development.

備註：

立面圖已由發展項目的認可人士證明該等立面：

1. 以 2015 年 6 月 29 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
2. 大致上與該項目的外觀一致。



Not applicable

不適用



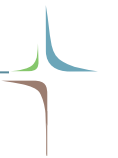
- | | |
|---|---|
| <ol style="list-style-type: none">1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.2. A copy of the latest draft Deed of Mutual Covenant as the date on which the Development is offered to be sold is available for inspection free of charge at the place at which the residential property is offered to be sold.3. The inspection is free of charge. | <ol style="list-style-type: none">1. 本發展項目的分區計劃大綱圖的文本，可供閱覽的互聯網網址為 www.ozp.tpb.gov.hk。2. 住宅物業的公契在將住宅物業提供出售的日期的最新擬稿文本存放在住宅物業的售樓處，以供閱覽。3. 無須為閱覽付費。 |
|---|---|

1. Exterior finishes	
Item	Description
(a) External Wall	External Wall of House: Finished with natural stone cladding, and aluminium architectural feature.
(b) Window	All windows are fitted with aluminium window frame. Double glazed low e-coating glass for windows in living room, dining room, kitchen, bedrooms and bathrooms.
(c) Bay window	Not Applicable
(d) Planter	Not Applicable
(e) Verandah or balcony	Not Applicable
(f) Garden	Garden is filled with clear glass balustrade with aluminium top rail. Fence walls are finished with natural stone. Floors are finished with natural stone and grass lawn. Portion of floor for House 1 garden is finished with artificial timber deck.

2. Interior finishes	
Item	Description
(a) Lobby	Not Applicable
(b) Internal wall and ceiling	<p>Ceiling Emulsion paint and portion of ceiling finished by gypsum board with emulsion paint. Portion of ceiling for dining, bedroom and master bedroom finished with timber veneer panel.</p> <p>Wall (For House 1 only) Entrance lobby and dining room: Natural stone Living room: Timber veneer panel, stainless steel panel and natural stone and fabric upholstery Family room: Timber veneer panel and wallpaper Master bedroom: Timber veneer panel, wallpaper and natural stone Bedroom 1 and 2: Timber veneer panel, wallpaper and fabric upholstery Bedroom 3: Timber veneer panel and fabric upholstery Store room: Emulsion paint</p> <p>Wall (For House 2 & 3) Entrance lobby and dining room: Natural stone Living room, family room, master bedroom, bedroom 1 & 2, store room: Emulsion paint</p>

2. Interior finishes	
(c) Internal floor	<p>Living room, dining room and staircase to roof are finished with natural stone flooring. Store room are finished with tiles with tiles skirting. Master bedroom and all Bedrooms are finished with engineered timber floorings. Floor edge areas next to windows are finished with natural stone floor border. Master bedroom and all Bedrooms of House 2 & 3 are finished with timber skirting. Portion of floor of Master bedroom of House 1 is finished with natural stone flooring.</p>
(d) Bathroom	<p>All Bath and Lavatory 1 Walls are finished with natural stone where exposed up to the false ceiling. Floors are finished with natural stone where exposed. Bathtub apron and window sill are finished with natural stone. Suspended gypsum board false ceiling.</p> <p>Lavatory 2 Walls are finished with tiles where exposed up to the false ceiling. Floors are finished with tiles where exposed. Suspended gypsum board false ceiling.</p>
(e) Kitchen	<p>Walls are finished with natural stone where exposed up to the false ceiling. Floors are finished with natural stone where exposed. Suspended gypsum board false ceiling, pantry finished with timber veneer panel. Cooking bench is finished with engineered stone.</p>

3. Interior fittings	
Item	Description
(a) Doors	<p>Entrance door (Exterior Door) Alumimum frame glass french door with lock set.</p> <p>Entrance door (Interior Door) Timber veneered solid core timber door and fitted with lock set and concealed door closer.</p> <p>Kitchen door Metal frame with laminated glass door with floor hinge.</p> <p>Master Bedroom, Bedroom 1,2,3, Bath 1,2,3, Store and Lavatory 1 entrance door Timber veneered solid core timber door fitted with lock set.</p>



3. Interior fittings	
(a) Doors	<p>Master Bath entrance door Metal frame with laminated glass sliding door.</p> <p>Store room entrance door Timber veneered solid core timber door fitted with lock set.</p> <p>Second entrance door of Lavatory 1 of House 1 and Bath 2 of House 2 & 3 Timber veneered solid core timber sliding door fitted with lock set.</p> <p>Lavatory 2 door Aluminium framed glass folding door and aluminium door frame.</p> <p>Pump room and A/C plant room door Aluminium door and aluminium door frame with lock set.</p>
(b) Bathroom	<p>Master Bathroom Fitted with natural stone countertop with basin and sanitary wares and fittings include Ceramilux bathtub (1690mm(L) x 940mm(W) x 480mm(D)), ceramic toilet bowl, shower column and shower set, chrome plated freestanding bath mixer with basic set, chrome plated basin mixer, chrome plated electric towel heater and chrome plated paper roll holder.</p> <p>Bathroom 1 Fitted with natural stone countertop and sanitary wares and fittings include cast iron bathtub (1524mm(L) x 813mm(W) x 464mm(D)), ceramic toilet bowl, ceramic wash basin, shower column and shower set (Provided in House 1 only), chrome plated shower mixer with bathspout and hand shower set, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder.</p> <p>Bathroom 2 Fitted with natural stone countertop and sanitary wares and fittings include cast iron bathtub (1524mm(L) x 813mm(W) x 464mm(D)) (Provided in House 1 only), pressed steal bathtub (1600mm(L) x 700mm(W) x 420mm(D)) (provided in House 2 & 3 only), ceramic toilet bowl, ceramic wash basin, chrome plated shower mixer with bathspout and hand shower set, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder.</p> <p>Bathroom 3 (For House 1 only) Fitted with natural stone countertop and sanitary wares and fittings include ceramic toilet bowl, ceramic wash basin, shower column and shower set, chrome plated basin mixer, chrome plated towel rack and chrome plated paper roll holder.</p>

3. Interior fittings	
(b) Bathroom	<p>Lavatory 1 Fitted with natural stone countertop and sanitary wares and fittings include ceramic toilet bowl, ceramic wash basin, shower column and shower set (Provided in House 1 only), chrome plated basin mixer and chrome plated paper roll holder.</p> <p>Lavatory 2 Fitted with sanitary wares and fittings include ceramic toilet bowl, ceramic wash basin, ceramic wash basin, chrome plated basin mixer and shower set. Copper water pipes for hot and cold water are installed. See "Water Supply" below for material of water supply system.</p>
(c) Kitchen	<p>Fitted with wooden kitchen cabinet with timber veneer door panel, engineered stone counter top and stainless steel sink with chrome plated hot and cold faucet. See "Water Supply" below for material of water supply system. For appliances provision and brand names, please refer to "Appliances Schedule".</p>
(d) Bedroom	<p>House 1 Master bedroom, Bedroom 1, Bedroom 2 Fitted with built-in wood veneer plywood wardrobe with laminated mirror door.</p>
(e) Telephone	<p>Telephone outlets are provided in living room and all bedrooms. For the number and location of connection points, please refer to the "Mechanical & Electrical Plans" and "Schedule of Mechanical & Electrical Provisions of units".</p>
(f) Aerials	<p>TV/FM outlets are provided in living room and all bedrooms. For the number and location of connection points, please refer to the "Mechanical & Electrical Plans" and "Schedule of Mechanical & Electrical Provisions of units".</p>
(g) Electrical installations	<p>Socket Outlets are provided in all living room, dining rooms, bedrooms, kitchens and bathrooms. All cables are run in surface and concealed conduit systems. Surface conduits enclosed in false ceiling, mouldings, cabinets, bulkhead. Miniature circuit breaker complete with residual current device is provided for the House. For the number and location of power points and air-conditioner points, please refer to the "Mechanical & Electrical Plans" and "Schedule of Mechanical & Electrical Provisions of units".</p>

3. Interior fittings	
(h) Gas supply	Gas supply pipes are provided and connected to the built-in gas cooking hobs in kitchens and the gas water heater in pump room. For the location of gas point, please refer to the "Mechanical & Electrical Plans".
(i) Washing machine connection point	18mm diameter water supply pipe with tap and 40mm diameter waste pipe are provided for washing machine in store room. For the location of water inlet and outlet connection point for washing machine, please refer to the "Mechanical & Electrical Plans".
(j) Water supply	Copper water pipes for hot and cold water are to be installed. All pipes are run in surface and concealed conduit systems. Hot water is available. Surface pipes enclosed in false ceiling. Hot water supply to bathrooms and kitchen is provided by water heater.
4. Miscellaneous	
Item	Description
(a) Lifts	Not Applicable
(b) Letter box	Metal letter box is provided.
(c) Refuse collection	Not Applicable
(d) Water meter, electricity meter and gas meter	Separate water meter for individual house is provided in water meter cabinet at Tsing Tai Road fence wall. Separate electricity meter for individual house is provided in electricity meter cabinet at Tsing Tai Road fence wall. Separate gas meter for individual house is provided at kitchen.
5. Security facilities	
CCTV system is to be installed at surrounding of house. Video doorphone is to be provided.	
6. Appliances	
For provision and brand names of appliances, please refer to the “Appliances Schedule”.	



1. 外部裝修物料	
細項	描述
(a) 外牆	洋房外牆鋪砌天然石，並配以鋁質建築裝飾。
(b) 窗	所有窗戶採用鋁質窗框。 客廳、飯廳、廚房、所有睡房、所有浴室採用雙層低反射中空玻璃。
(c) 窗台	不適用
(d) 花槽	不適用
(e) 陽台或露台	不適用
(f) 花園	花園配設透明玻璃欄杆及鋁質扶手。牆身鋪砌天然石。地台鋪砌天然石及草坪。 部份 1 號洋房花園地台鋪砌人造木平台。

2. 室內裝修物料	
細項	描述
(a) 大堂	不適用
(b) 內牆及天花板	<p>天花 髹上乳膠漆，部份天花位置裝設上乳膠漆的石膏板。 飯廳，睡房及主人睡房部份天花設木飾面。</p> <p>牆身 (1 號洋房) 入口大堂及飯廳：天然石。 客廳：木飾面、不鏽鋼飾面及牆紙。 起居室：木飾面及牆紙。 主人睡房：木飾面、牆紙及天然石。 睡房一及二：木飾面、牆紙及捫布飾面。 睡房三：木飾面及捫布內飾面。 儲物房：髹上乳膠漆。</p> <p>牆身 (2 號及 3 號洋房) 入口大堂及飯廳：天然石。 客廳、起居室、主人睡房、睡房一、睡房二、儲物房：髹上乳膠漆。</p>
(c) 內部地板	<p>客廳、飯廳、起居室及通往天台樓梯地台鋪砌天然石。 儲物房鋪砌瓷磚及瓷磚牆腳線。 主人睡房及所有睡房地台鋪砌天然木複合地板，窗口附近地板邊緣鋪砌天然石圍邊。 2 號及 3 號洋房主人睡房及所有睡房地台鋪砌木牆腳線。 1 號洋房主人睡房部分地台鋪砌天然石。</p>

2. 室內裝修物料	
(d) 浴室	<p>所有浴室、廁所一 牆身外露部份選用天然石鋪砌至假天花底。 地台外露部份、浴缸裙圍及浴室窗台鋪砌天然石。 天花裝設石膏板假天花。</p> <p>廁所二 牆身外露部份鋪砌瓷磚至假天花底。 地台外露部份鋪砌瓷磚。 天花裝設石膏板假天花。</p>
(e) 廚房	<p>牆身外露部份選用天然石鋪砌至假天花底。 地台外露部份鋪砌天然石。 天花裝設石膏板假天花，開放式廚房裝設木飾面假天花。 選用人造石灶台。</p>

3. 室內裝置	
細項	描述
(a) 門	<p>大門 (外門) 鋁框玻璃門配置門鎖。</p> <p>大門 (內門) 木飾面實心木門配置門鎖及嵌入式氣鼓。</p> <p>廚房 金屬框夾膠玻璃門配地鉸。</p> <p>主人睡房、睡房一、二、三、浴室一、二、三、儲物房及廁所一 木飾面實心木門配置門鎖。</p> <p>主人浴室 金屬框夾膠玻璃趟門。</p> <p>儲物室 木飾面實心木門配置門鎖。</p> <p>1 號洋房廁所一及 2 號、3 號洋房浴室二的次入口門 木飾面實心木趟門配置門鎖。</p> <p>廁所二 鋁框玻璃摺門配鋁門框。</p> <p>水泵房及冷氣機房 鋁門配鋁門框連門鎖。</p>

3. 室內裝置	
(b) 浴室	<p>主人浴室 選用天然石檯面及面盆以潔具包括樹脂合成物浴缸 (1690 毫米長 x 940 毫米寬 x 480 毫米深)、陶瓷坐廁、淋浴柱及花灑套裝、座地式鍍鉻浴缸水龍頭及花灑套裝、鍍鉻面盆水龍頭、鍍鉻暖毛巾架及鍍鉻廁紙架。</p> <p>浴室一 選用天然石檯面配以潔具包括鑄鐵浴缸 (1524 毫米長 x 813 毫米寬 x 464 毫米深)、陶瓷坐廁、陶瓷面盆、淋浴柱及花灑套裝 (只適用於 1 號洋房)、鍍鉻浴缸龍頭、鍍鉻淋浴花灑套裝、鍍鉻面盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>浴室二 選用天然石檯面配以潔具包括鑄鐵浴缸 (1524 毫米長 x 813 毫米寬 x 464 毫米深) (只適用於 1 號洋房)、壓鋼浴缸 (1600 毫米長 x 700 毫米寬 x 420 毫米深) (只適用於 2 號洋房及 3 號洋房)、陶瓷坐廁、陶瓷面盆、鍍鉻浴缸龍頭、鍍鉻淋浴花灑套裝、鍍鉻面盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>浴室三 (只適用於 1 號洋房) 選用天然石檯面配以潔具包括陶瓷坐廁、陶瓷面盆、淋浴柱及花灑套裝、鍍鉻面盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>廁所一 選用天然石檯面配以潔具包括陶瓷坐廁、陶瓷面盆、淋浴柱及花灑套裝 (只適用於 1 號洋房)、鍍鉻面盆水龍頭、鍍鉻毛巾架及鍍鉻廁紙架。</p> <p>廁所二 配以潔具包括陶瓷坐廁、陶瓷面盆、鍍鉻面盆水龍頭及花灑套裝。 浴室採用冷熱水銅喉 供水系統的類型及用料見下文「供水」一欄。</p>
(c) 廚房	<p>選用木製廚櫃連木皮飾面門板、人造石檯面配以不鏽鋼洗滌盤及鍍鉻冷熱水龍頭。 供水系統的用料見下文「供水」一欄。 隨樓附送設備及品牌，請參考「設備說明」。</p>
(d) 睡房	<p>1 號洋房 主人睡房、睡房一、睡房二 設有嵌入式木皮飾面夾板衣櫃配夾膠玻璃鏡門。</p>
(e) 電話	<p>客廳及所有睡房均裝有電話插座。 有關接駁點之數目及位置，請參閱「機電裝置圖」及「單位機電裝置數量說明表」。</p>
(f) 天線	<p>客廳及所有睡房均裝置電視及電台接收插座。 有關接駁點之數目及位置，請參閱「機電裝置圖」及「單位機電裝置數量說明表」。</p>

3. 室內裝置	
(g) 電力裝置	<p>客廳、飯廳、睡房、廚房及浴室均裝有安全電插座。 全屋電線均採用明及暗電線喉管安裝方法，明電線喉管均安裝於假天花、裝飾線條、櫃、天花飾板內。 全屋均裝有微型斷路器及包括漏電斷路器。 有關電插座及空調機接駁點之數目及位置，請參閱「機電裝置圖」及「單位機電裝置數量說明表」。</p>
(h) 氣體供應	<p>提供煤氣喉位並接駁至廚房的煤氣煮食爐及水泵房內的煤氣熱水爐。 有關接駁點之位置，請參閱「機電裝置圖」。</p>
(i) 洗衣機接駁點	<p>儲物房設有 18 毫米供水管及來水龍頭和直徑 40 毫米的去水接駁位供洗衣機。 有關洗衣機來去水接駁點之位置，請參閱「機電裝置圖」。</p>
(j) 供水	<p>單位採用冷熱水銅喉。 採用明及暗喉管安裝方法，有熱水供應。 明喉管均安裝於假天花內。 設有熱水爐供應廚房及浴室熱水。</p>

4. 雜項	
細項	描述
(a) 升降機	不適用
(b) 信箱	設有專用之金屬信箱。
(c) 垃圾收集	不適用
(d) 水錶、電錶及氣體錶	<p>洋房之獨立水錶安裝於青泰路圍牆的水錶櫃內。 洋房之獨立電錶安裝於青泰路圍牆的電錶櫃內。 洋房之獨立煤氣錶位設於廚房內。</p>

5. 保安設施
洋房外圍設有閉路攝影機。洋房備有視像對講機。

6. 設備
隨樓附送設備及品牌請參閱「設備說明」。



Appliances Schedule
設備說明

House 1 1 號洋房				
Level 樓層	Location 位置	Appliances 設備	Brands 品牌	Model 型號
GF 地下	Living Room & Dining Room 客廳及飯廳	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP45QPVC, FXMP56NAVC, FXMP112NAVC
	Bedroom 3 睡房三	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC
	Open Kitchen 開放式廚房	Ceiling Extractor 抽油煙機	Miele	DA2900
		Induction Hob 電磁爐	Miele	CS1212-1i
		Barbecue Grill 燒烤爐	Miele	CS1312BG
		Oven 焗爐	Miele	H6461B
		Combination Steam Oven 蒸焗爐	Miele	DGC 6400
		Wine Cellar 酒櫃	Arclinea	Vina & Dispensa 1800
		Refrigerator 雪櫃	Sub Zero	ICBIC-24R
		Freezer 雪櫃	Sub Zero	ICBIC-24FI
		VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC
	Kitchen 廚房	Cooking Range 單炒爐	Unico	Square 1
		Exhaust Hood 抽油煙機	Unico	WH1000
		Built-in Refrigerator 雪櫃	Siemens	KI 40FP60
		Oven 焗爐	Miele	H 6090 B
		Exhaust Fan 抽氣扇	Woitert	SDX150
	Lavatory 1 廁所一	Exhaust Fan 抽氣扇	Woitert	SDX160
	Store Room 儲物房	Washing Machine 洗衣機	Siemens	WM14S496GB
		Dryer 乾衣機	Siemens	WT46S592HK
		Split-type Air-conditioner 分體式空調機	Daikin	FXAP36NVC
	Lavatory 2 廁所二	Exhaust Fan 抽氣扇	Woitert	SDX160
1F 一樓	Family Room 起居室	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC
	Master Bedroom 主人睡房	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP71QPVC
	Bedroom 1 睡房一	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP56QPVC

House 1 1 號洋房				
Level 樓層	Location 位置	Appliances 設備	Brands 品牌	Model 型號
1F 一樓	Bedroom 2 睡房二	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP71QPVC
	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Woiter	SDX200
		Electrical Towel Heater 暖毛巾架	Vola	T39EL/5-16
	Bathroom 1 浴室一	Exhaust Fan 抽氣扇	Woiter	SDX150
	Bathroom 2 浴室二	Exhaust Fan 抽氣扇	Woiter	SDX160
House 2 & 3 2 號洋房及 3 號洋房				
Level 樓層	Location 位置	Appliances 設備	Brands 品牌	Model 型號
GF 地下	Living Room & Dining Room 客廳及飯廳	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC, FXMP71NAVC
	Open Kitchen 開放式廚房	Ceiling Extractor 抽油煙機	Miele	DA2900
		Induction Hob 電磁爐	Miele	CS1212-1i
		Barbecue Grill 燒烤爐	Miele	CS1312BG
		Oven 焗爐	Miele	H6461B
		Combination Steam Oven 蒸焗爐	Miele	DGC 6400
		Refrigerator 雪櫃	Sub Zero	ICBIC-24R
		Freezer 雪櫃	Sub Zero	ICBIC-24FI
		VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP45QPVC
	Kitchen 廚房	Cooking Range 單炒爐	Unico	Square 1
		Exhaust Hood 抽油煙機	Unico	WH1000
		Built-in Refrigerator 雪櫃	Siemens	KI 40FP60
		Oven 焗爐	Miele	H 6090 B
		Exhaust Fan 抽氣扇	Woiter	SDX160
	Lavatory 1 廁所一	Exhaust Fan 抽氣扇	Woiter	SDX150
	Store Room 儲物房	Washing Machine 洗衣機	Siemens	WM14S496GB
		Dryer 乾衣機	Siemens	WT46S592HK
		Split-type Air-conditioner 分體式空調機	Daikin	FXAP28NVC
	Lavatory 2 廁所二	Exhaust Fan 抽氣扇	Woiter	SDX150



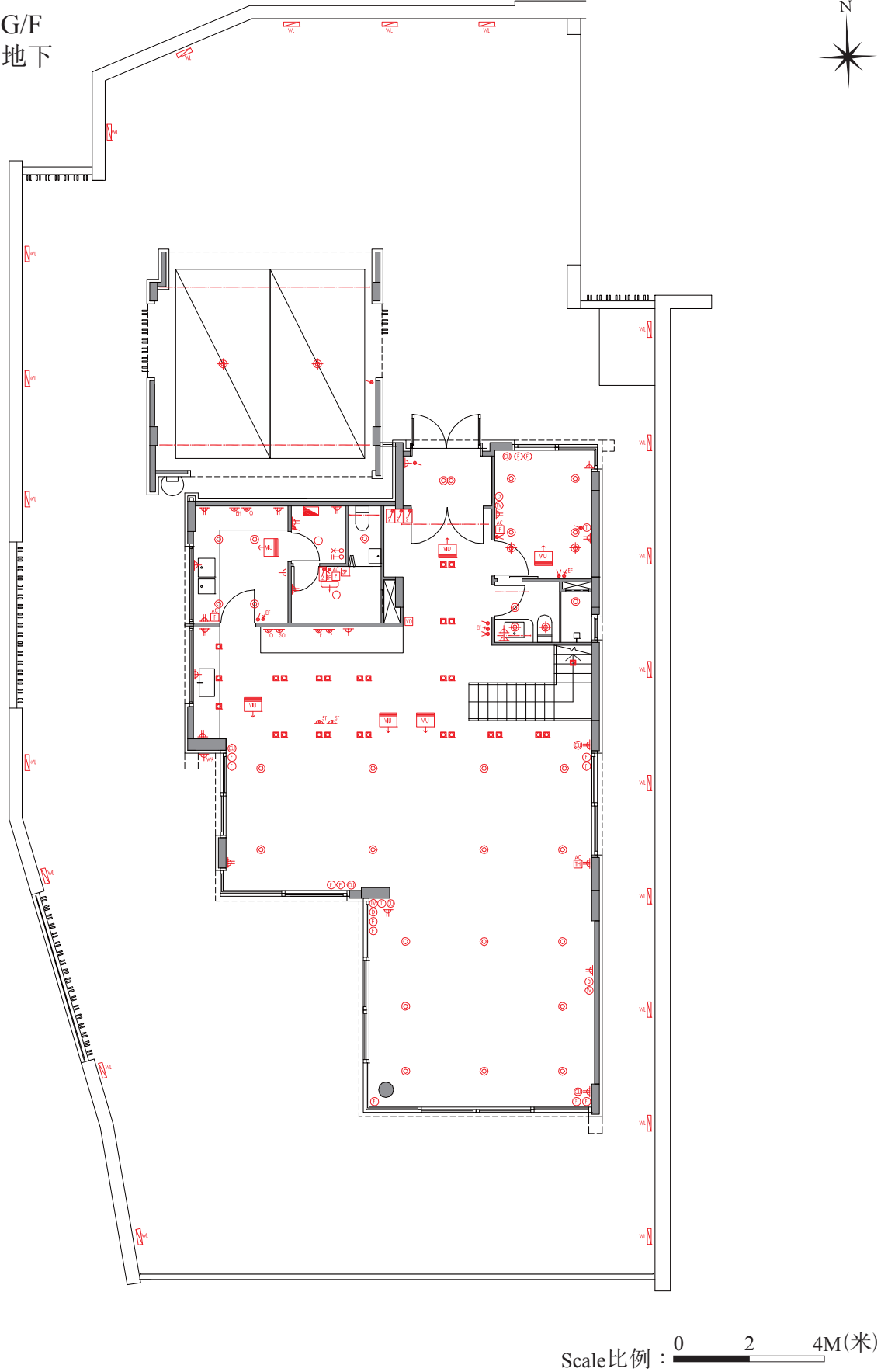
House 2 & 3 2 號洋房及 3 號洋房				
Level 樓層	Location 位置	Appliances 設備	Brands 品牌	Model 型號
1F 一樓	Family Room 起居室	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC
	Master Bedroom 主人睡房	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXMP140NAVC
	Bedroom 1 睡房一	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP71QPVC
	Bedroom 2 睡房二	VRV (Variable Refrigerant Volume) Air-conditioner 可變冷媒流量空調機	Daikin	FXDP36QPVC
	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Woitex	SDX200
	Bathroom 1 浴室一	Exhaust Fan 抽氣扇	Woitex	SDX150
	Bathroom 2 浴室二	Exhaust Fan 抽氣扇	Woitex	SDX150

HOUSE 1
1 號洋房

MECHANICAL & ELECTRICAL PROVISION PLANS
機電裝置圖

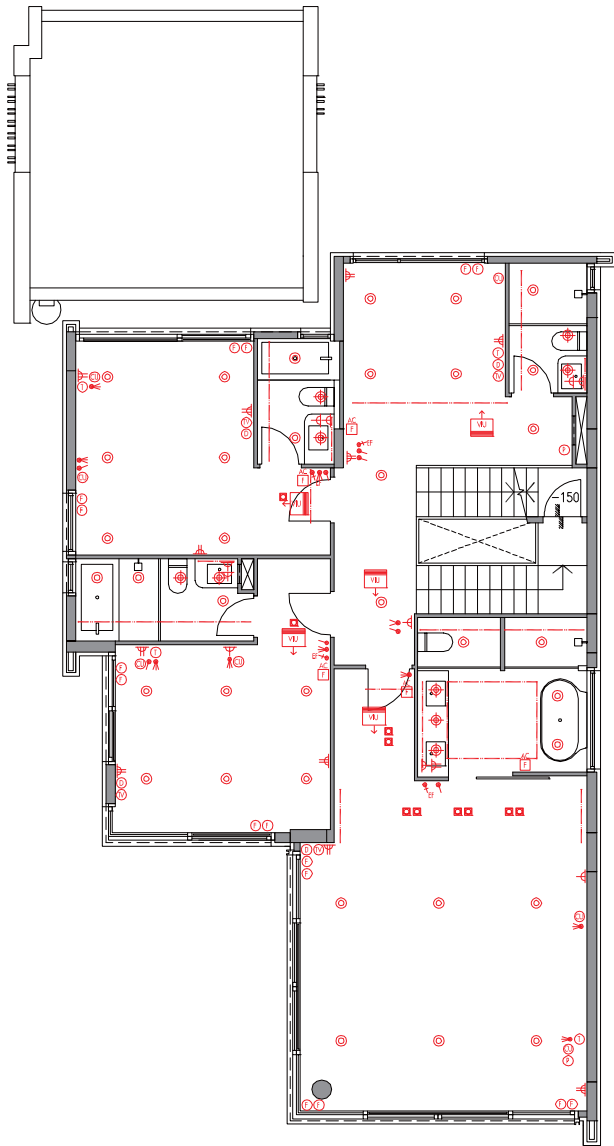
LEGEND 圖例：

 Lighting Switch 燈掣	 TV/ FM Outlet 電視及電台接收插座
 2-Way Lighting Switch 雙位燈掣	 Panic Alarm Button 警鐘按鈕
 3-Way Lighting Switch 三位燈掣	 Video Doorphone Panel 大門入口視像對講機
 Switch For Exhaust Fan 抽氣扇開關掣	 Video Doorphone 室內視像對講機
 Weatherproof Lighting Switch 防水燈掣	 Local Alarm Panel 警鐘控制器
 Indoor Air-conditioner Thermostat 室內空調機自動調溫器	 M.C.B Board 總電掣箱
 Indoor Air-conditioner Point 室內空調機接線位	 Watertight Light 防水燈
 Isolator For Outdoor Air-conditioner 室外空調機開關掣	 Downlight 天花燈
 13A Single Socket Outlet 13A 單位電插座	 Lamp Holder 燈位
 13A Twin Socket Outlet 13A 雙位電插座	 Ceiling Light Trough 假天花燈槽
 13A Watertight Socket Outlet 13A 防水電插座	 Washing Macine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
 Fuse Spur Unit For Fridge 接線座供雪櫃	 Washing Macine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)
 Fuse Spur Unit For Oven 接線座供焗爐	 Concealed Type Indoor Air-conditioner 隱藏式室內空調機
 Fuse Spur Unit For Combi Steam Oven 接線座供蒸焗爐	 Wall Mounted Type Indoor Air-conditioner 室內空調機
 Fuse Spur Unit Induction Hob 接線座供電磁爐	 Fuse Spur For Curtain At High Level 電動窗簾菲士蘇
 Fuse Spur Unit For Exhaust Hood 接線座供抽油煙機	 Weatherproof Fluorescent Lamp 防水燈管
 Control For Curtain 電動窗簾控制位	 Central Hot Water System 中央熱水系統
 Data Outlet 數據插座	 Recessed LED Light Bar 室外牆身暗藏燈
 Telephone Outlet 電話插座	

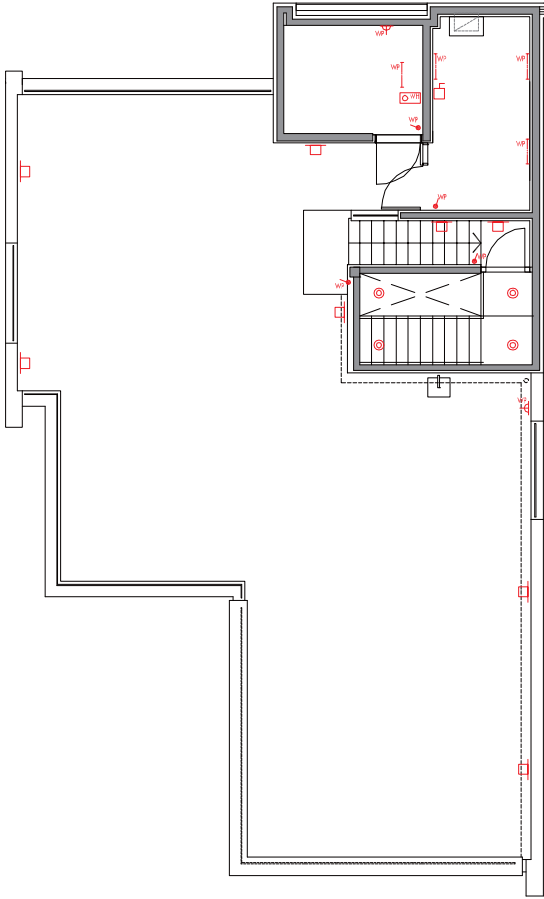




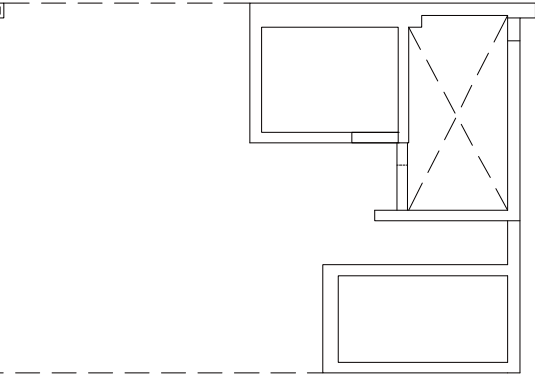
1/F
1 樓



Roof
天台



Top Roof
天台上層



HOUSE 2
2 號洋房

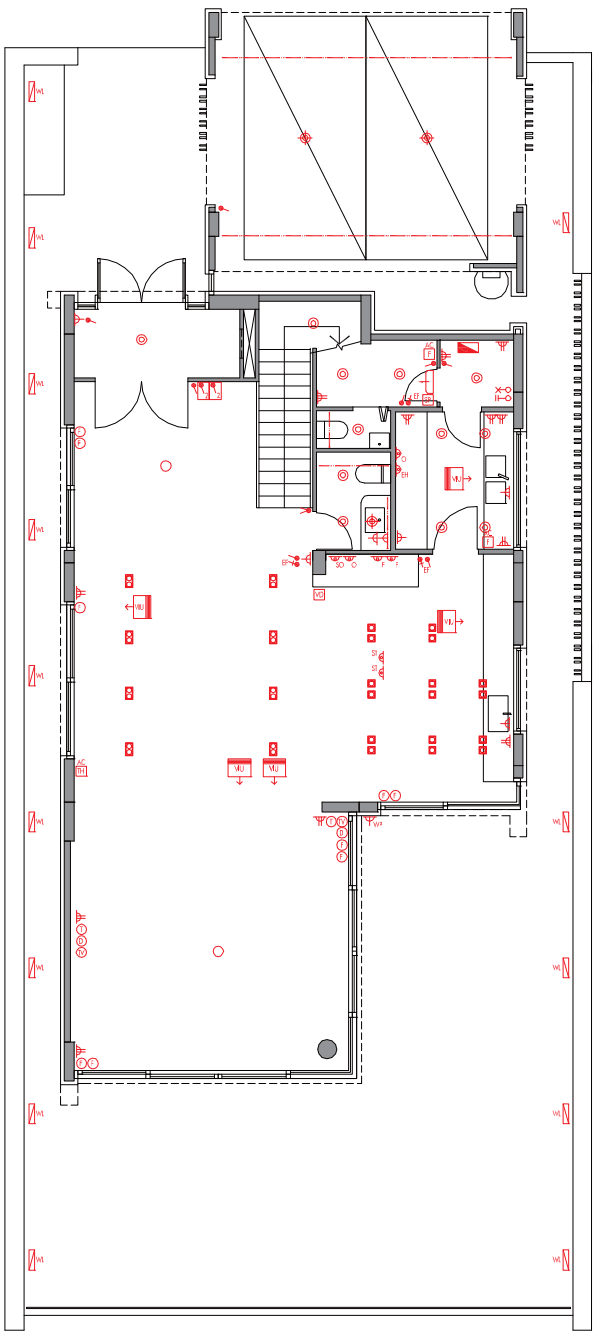
MECHANICAL & ELECTRICAL PROVISION PLANS
機電裝置圖

G/F
地下



LEGEND 圖例：

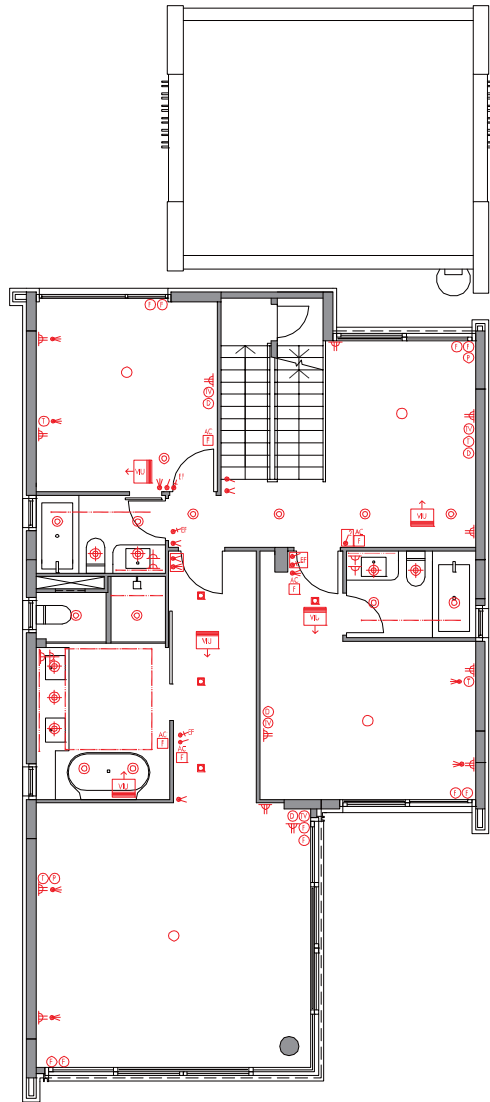
Lighting Switch 燈掣	TV/ FM Outlet 電視及電台接收插座
2-Way Lighting Switch 雙位燈掣	Panic Alarm Button 警鐘按鈕
3-Way Lighting Switch 三位燈掣	Video Doorphone Panel 大門入口視像對講機
Switch For Exhaust Fan 抽氣扇開關掣	Video Doorphone 室內視像對講機
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Isolator For Outdoor Air-conditioner 室外空調機開關掣	Downlight 天花燈
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13A Twin Socket Outlet 13A 雙位電插座	Ceiling Light Trough 假天花燈槽
13A Watertight Socket Outlet 13A 防水電插座	Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
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Fuse Spur Unit For Exhaust Hood 接線座供抽油煙機	Weatherproof Fluorescent Lamp 防水燈管
Control For Curtain 電動窗簾控制位	Central Hot Water System 中央熱水系統
Data Outlet 數據插座	Recessed LED Light Bar 室外牆身暗藏燈
Telephone Outlet 電話插座	



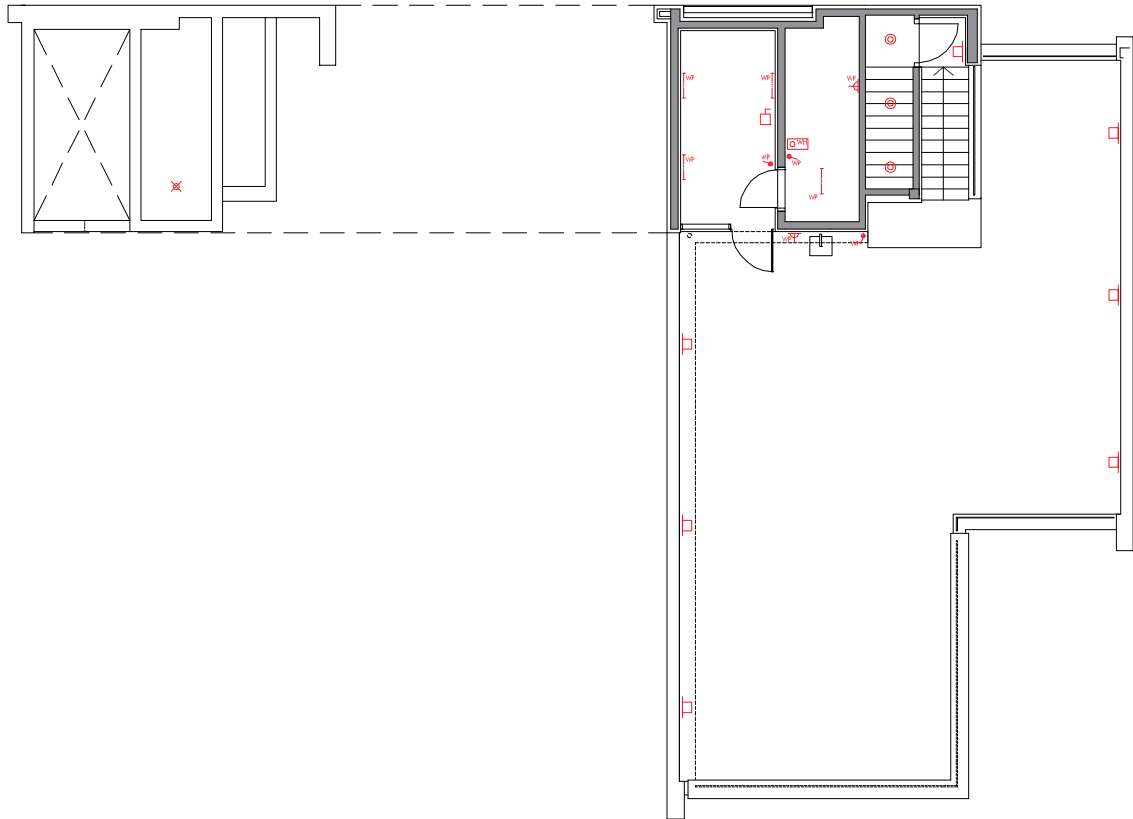
Scale比例：0 2 4M(米)



1/F
1 樓



Top Roof
天台上層



Roof
天台



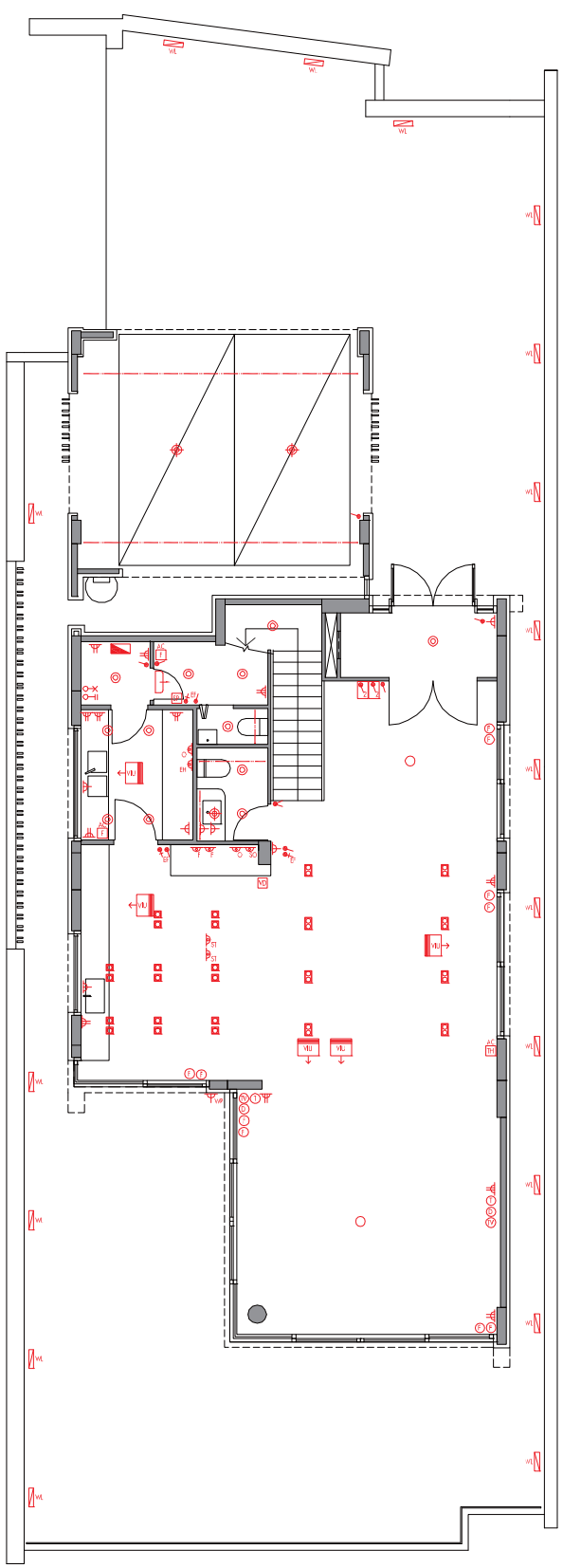
HOUSE 3
3 號洋房

MECHANICAL & ELECTRICAL PROVISION PLANS
機電裝置圖

LEGEND 圖例：

 Lighting Switch 燈掣	 TV/ FM Outlet 電視及電台接收插座
 2-Way Lighting Switch 雙位燈掣	 Panic Alarm Button 警鐘按鈕
 3-Way Lighting Switch 三位燈掣	 Video Doorphone Panel 大門入口視像對講機
 Switch For Exhaust Fan 抽氣扇開關掣	 Video Doorphone 室內視像對講機
 Weatherproof Lighting Switch 防水燈掣	 Local Alarm Panel 警鐘控制器
 Indoor Air-conditioner Thermostat 室內空調機自動調溫器	 M.C.B Board 總電掣箱
 Indoor Air-conditioner Point 室內空調機接線位	 Watertight Light 防水燈
 Isolator For Outdoor Air-conditioner 室外空調機開關掣	 Downlight 天花燈
 13A Single Socket Outlet 13A 單位電插座	 Lamp Holder 燈位
 13A Twin Socket Outlet 13A 雙位電插座	 Ceiling Light Trough 假天花燈槽
 13A Watertight Socket Outlet 13A 防水電插座	 Washing Machine Connection Point (Water Outlet) 洗衣機接駁點 (去水位)
 Fuse Spur Unit For Fridge 接線座供雪櫃	 Washing Machine Connection Point (Water Inlet) 洗衣機接駁點 (來水位)
 Fuse Spur Unit For Oven 接線座供焗爐	 Concealed Type Indoor Air-conditioner 隱藏式室內空調機
 Fuse Spur Unit For Combi Steam Oven 接線座供蒸焗爐	 Wall Mounted Type Indoor Air-conditioner 室內空調機
 Fuse Spur Unit Induction Hob 接線座供電磁爐	 Fuse Spur For Curtain At High Level 電動窗簾菲士蘇
 Fuse Spur Unit For Exhaust Hood 接線座供抽油煙機	 Weatherproof Fluorescent Lamp 防水燈管
 Control For Curtain 電動窗簾控制位	 Central Hot Water System 中央熱水系統
 Data Outlet 數據插座	 Recessed LED Light Bar 室外牆身暗藏燈
 Telephone Outlet 電話插座	

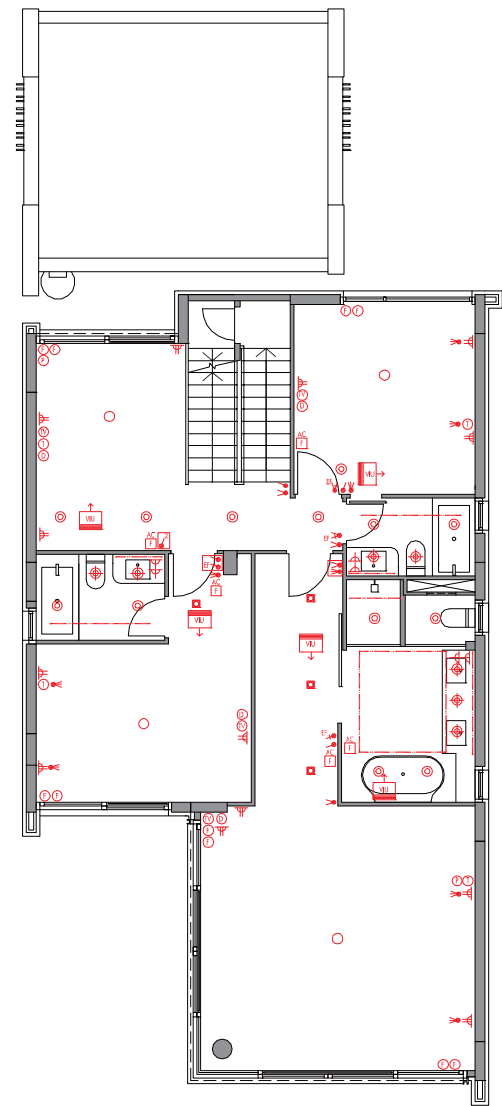
G/F
地下



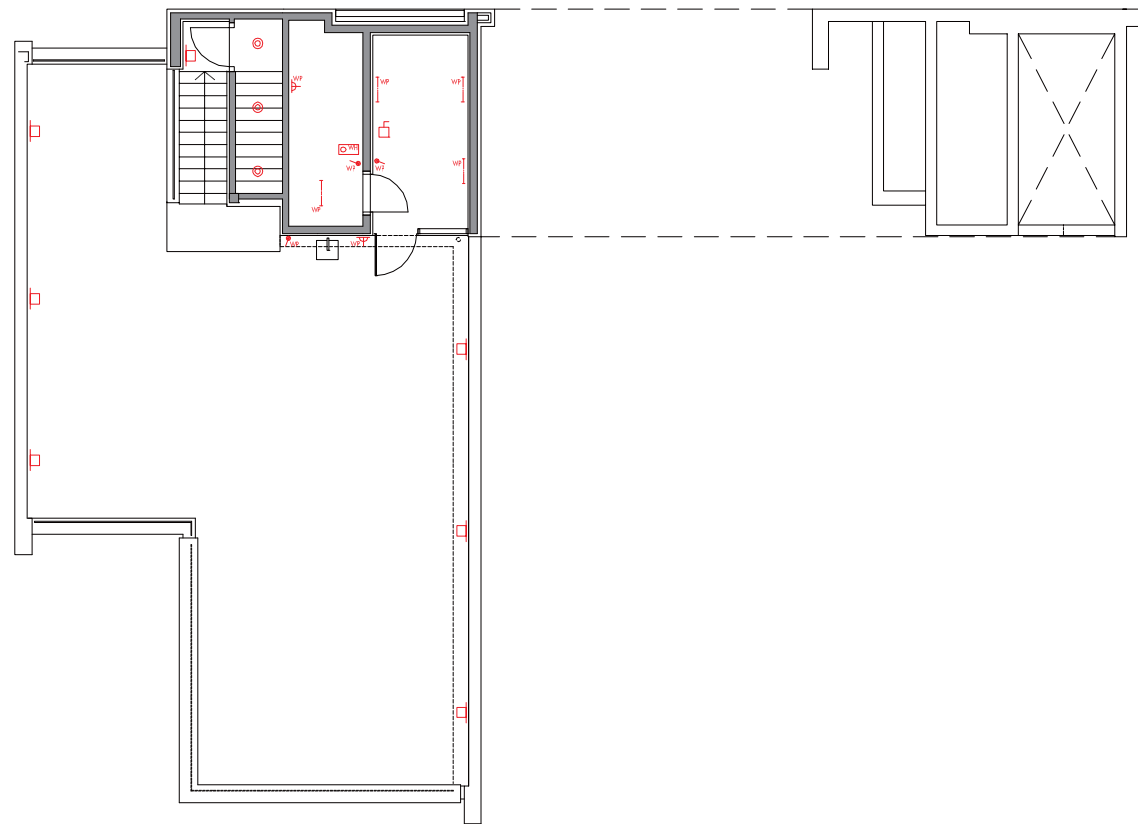
Scale比例：0 2 4M(米)



1/F
1 樓



Roof
天台



Top Roof
天台上層



Schedule of Mechanical & Electrical Provisions of Units

單位機電裝置數量說明表

House 洋房		House 1 1 號洋房			House 2 2 號洋房			House 3 3 號洋房		
Level 樓層		G/F 地下	1/F 一樓	Roof 天台	G/F 地下	1/F 一樓	Roof 天台	G/F 地下	1/F 一樓	Roof 天台
Entrance Lobby 入口大堂	Socket Outlet 單位電插座	1	N/A	N/A	1	N/A	N/A	1	N/A	N/A
Living & Dining 客廳及飯廳	TV/FM Outlet 電視 / 電台天線插座	2	N/A	N/A	2	N/A	N/A	2	N/A	N/A
	Telephone & Data Outlet 電話及數據插座	3			4			4		
	Twin Socket Outlet 雙位電插座	8			5			5		
	Socket Outlet 單位電插座	2			3			3		
	Video Door Phone 視像對講機	1			1			1		
	Indoor A/C Thermostat 室內空調機恆溫器	1			1			1		
Kitchen 廚房	Twin Socket Outlet 雙位電插座	3	N/A	N/A	4	N/A	N/A	4	N/A	N/A
	Socket Outlet 單位電插座	2			2			2		
	Indoor A/C Point 室內空調機接線位	1			1			1		
Bedroom 3 睡房三	TV/FM Outlet 電視 / 電台天線插座	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Telephone & Data Outlet 電話及數據插座	2								
	Twin Socket Outlet 雙位電插座	2								
	Socket Outlet 單位電插座	1								
	Indoor A/C Point 室內空調機接線位	1								
Lavatory 1 廁所一	Socket Outlet 單位電插座	2	N/A	N/A	2	N/A	N/A	2	N/A	N/A
Lavatory 2 廁所二	Socket Outlet 單位電插座	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Store Room 儲物房	Twin Socket Outlet 雙位電插座	3	N/A	N/A	3	N/A	N/A	3	N/A	N/A
	Indoor A/C Point 室內空調機接線位	1			1			1		
Family Room 起居室	TV/FM Outlet 電視 / 電台天線插座	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A
	Telephone & Data Outlet 電話及數據插座		2			2			2	
	Twin Socket Outlet 雙位電插座		3			3			3	
	Socket Outlet 單位電插座		0			0			0	
	Indoor A/C Point 室內空調機接線位		1			1			1	
Master Bedroom 主人睡房	TV/FM Outlet 電視 / 電台天線插座	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A
	Telephone & Data Outlet 電話及數據插座		2			2			2	
	Twin Socket Outlet 雙位電插座		2			4			4	
	Socket Outlet 單位電插座		1			0			0	
	Indoor A/C Point 室內空調機接線位		1			1			1	

Remark 備註：

N/A = Not applicable 不適用



House 洋房		House 1 1 號洋房			House 2 2 號洋房			House 3 3 號洋房		
Level 樓層		G/F 地下	1/F 一樓	Roof 天台	G/F 地下	1/F 一樓	Roof 天台	G/F 地下	1/F 一樓	Roof 天台
Bedroom 1 睡房一	TV/FM Outlet 電視 / 電台天線插座	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A
	Telephone & Data Outlet 電話及數據插座		2			2			2	
	Twin Socket Outlet 雙位電插座		3			3			3	
	Socket Outlet 單位電插座		1			0			0	
	Indoor A/C Point 室內空調機接線位		1			1			1	
Bedroom 2 睡房二	TV/FM Outlet 電視 / 電台天線插座	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A
	Telephone & Data Outlet 電話及數據插座		2			2			2	
	Twin Socket Outlet 雙位電插座		3			3			3	
	Socket Outlet 單位電插座		0			0			0	
	Indoor A/C Point 室內空調機接線位		1			1			1	
Master Bath 主人浴室	Socket Outlet 單位電插座	N/A	2	N/A	N/A	2	N/A	N/A	2	N/A
	Indoor A/C Point 室內空調機接線位	N/A	1	N/A	N/A	1	N/A	N/A	1	N/A
Bath 1 浴室一	Socket Outlet 單位電插座	N/A	2	N/A	N/A	2	N/A	N/A	2	N/A
Bath 2 浴室二	Socket Outlet 單位電插座	N/A	2	N/A	N/A	2	N/A	N/A	2	N/A
Bath 3 浴室三	Socket Outlet 單位電插座	N/A	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garden 花園	Waterproof Socket Outlet 防水電插座	1	N/A	N/A	1	N/A	N/A	1	N/A	N/A
Roof 天台	Waterproof Socket Outlet 防水電插座	N/A	N/A	2	N/A	N/A	2	N/A	N/A	2

Remark 備註：

N/A = Not applicable 不適用



SERVICE AGREEMENTS 服務協議

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.

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。



GOVERNMENT RENT 地稅

The Vendor is liable to pay the Government rent payable in respect of each residential property in the development up to and including the date of assignment of such residential property.

賣方有法律責任繳付有關發展項目中的每個住宅物業直到該住宅物業轉讓契的日期（包括該日）為止之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

On the delivery of vacant possession of the specified residential property to the Purchaser, the Purchaser:

- (i) Is liable to reimburse the Vendor for the deposits for water, electricity and gas; and
- (ii) shall not be liable to pay to the Vendor any debris removal fee. However, the Purchaser is liable to pay a debris removal fee to the manager under the deed of mutual covenant.

在向買方交付空置的住宅的管有權時，買方 —

- (i) 買方須負責向賣方補還水、電及氣體的按金；及
- (ii) 不須向賣方支付清理廢料的費用，但買方須根據公契向管理人支付清理廢料的費用。

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

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

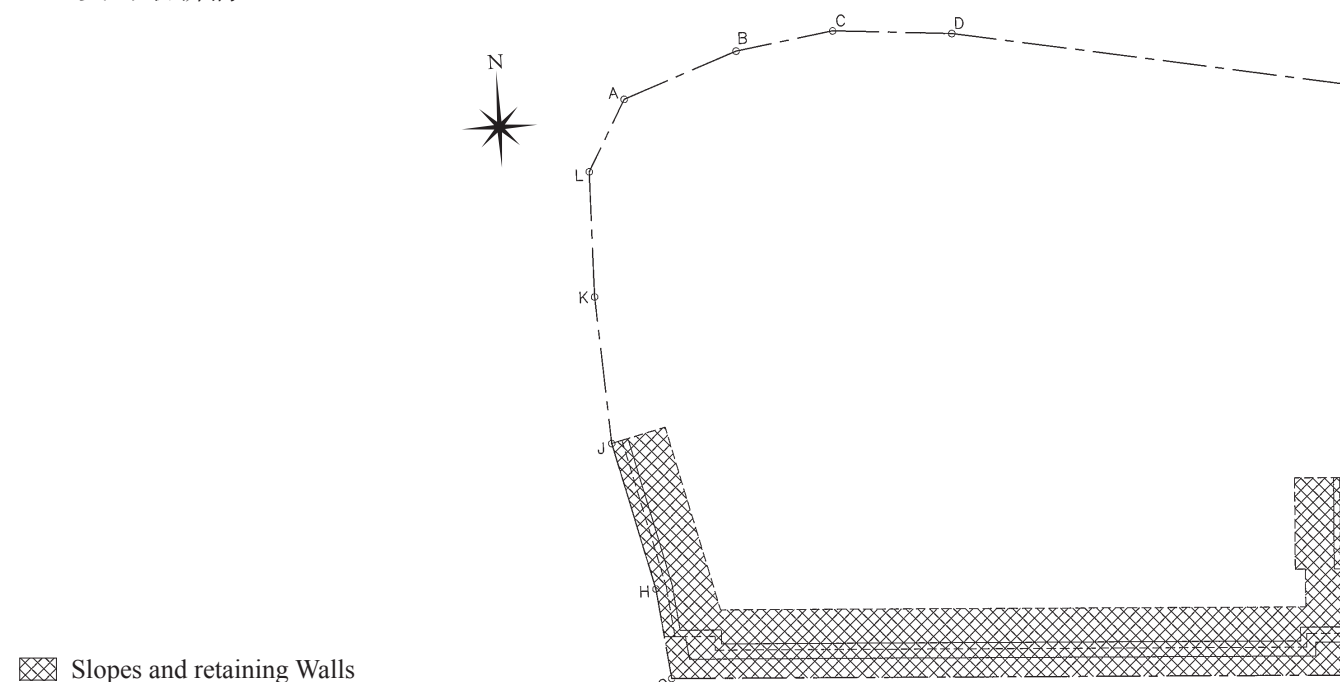
按買賣合約規定，住宅單位及住宅單位內裝置，裝修物料及設備之欠妥之處的保養責任期為住宅單位之成交日期起計為期六 (6) 個月內。

- (i) Under Special Condition 7(ii) of the land grant, any cutting away removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation levelling or development of the land or any part thereof, the Owners shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the Land itself and to obviate and prevent any falling away landslip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away at any time whether in or from the adjacent hillside or banks, whether the same be Government or leased land, or in or from the land itself, the Owners shall at their own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. In addition to any other rights or remedies therein provided for breach of any condition thereof, the District Commissioner, New Territories (now the Director of Lands) shall be entitled by a notice in writing to call upon the Owners to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the Owners shall neglect or fail to comply with such notice within the period specified therein the District Commissioner, New Territories (now the Director of Lands) may forthwith execute and carry out the work and the Owners shall on demand repay to the Government the cost thereof. The slope and the remaining or related structure constructed within or outside the land in which the development is situated but in relation to the development are shown on the plan below.
- (ii) The owners are obliged to maintain the slope, retaining wall. Each Owner is obliged to maintain the slope, retaining wall and related structure in relation to the development at their own cost to contribute towards the costs of the maintenance work.
- (iii) Under the latest draft of deed of mutual covenant of the development, the manager of the Development has the owners' authority to carry out the maintenance work. Please refer to the latest draft deed of mutual covenant for details.

MODIFICATION 修訂

Not applicable.

- (i) 根據特別條款第 7(ii) 條，倘若以塑造、平整或開發該土地或其部分之目的或相關目的，毗連或附近的山坡或堤岸被切掉、移除、或倒退、或在其上被建造或堆填，業主須或在其後的任何時間須建造用以保護及支持該等山坡、堤岸和該土地的護土牆或其他承托物或支付所需建造費用及避免和防止今後發生任何塌方、山泥傾瀉或地陷；並須在任何時間維持該等護土牆或其他承托物處於良好及重大維修及狀態。倘若發生山泥傾瀉、地陷或塌方，不論在任何時候發生，不論是發生在或來自毗連的山坡或堤岸，也不論是政府土地或已承租的土地，或在或來自該土地，業主須自費進行復原和修補工作，並須對此造成、遭受、引致或因而產生的一切費用、開支、損害、要求和申索彌償政府。附加在批地文件內因為違反任何條款的其他權利及濟助，新界民政署長（現為地政總署署長）有權發出書面通知要求業主進行該建造或 / 和保養，或復原及修補任何塌方、山泥傾瀉、或地陷，及如業主忽視或未能在限定時期內履行該通知，該民政署長（現為地政總署署長）可立即執行或進行該工程而業主須按要歸還政府因而產生的費用。以下圖則顯示發展項目所座落的土地以內或以外與發展項目相關之已建造的斜坡及護土牆或相關建物。
- (ii) 業主須自費負責與發展項目相關之斜坡、護土牆及相關建構物。而每一位業主均須分擔維修工程的費用。
- (iii) 根據發展項目的公契的最新稿，發展項目的管理人獲業主授權進行維修工程，詳情請參閱公契的最新稿。



不適用。

(A) Septic Tank

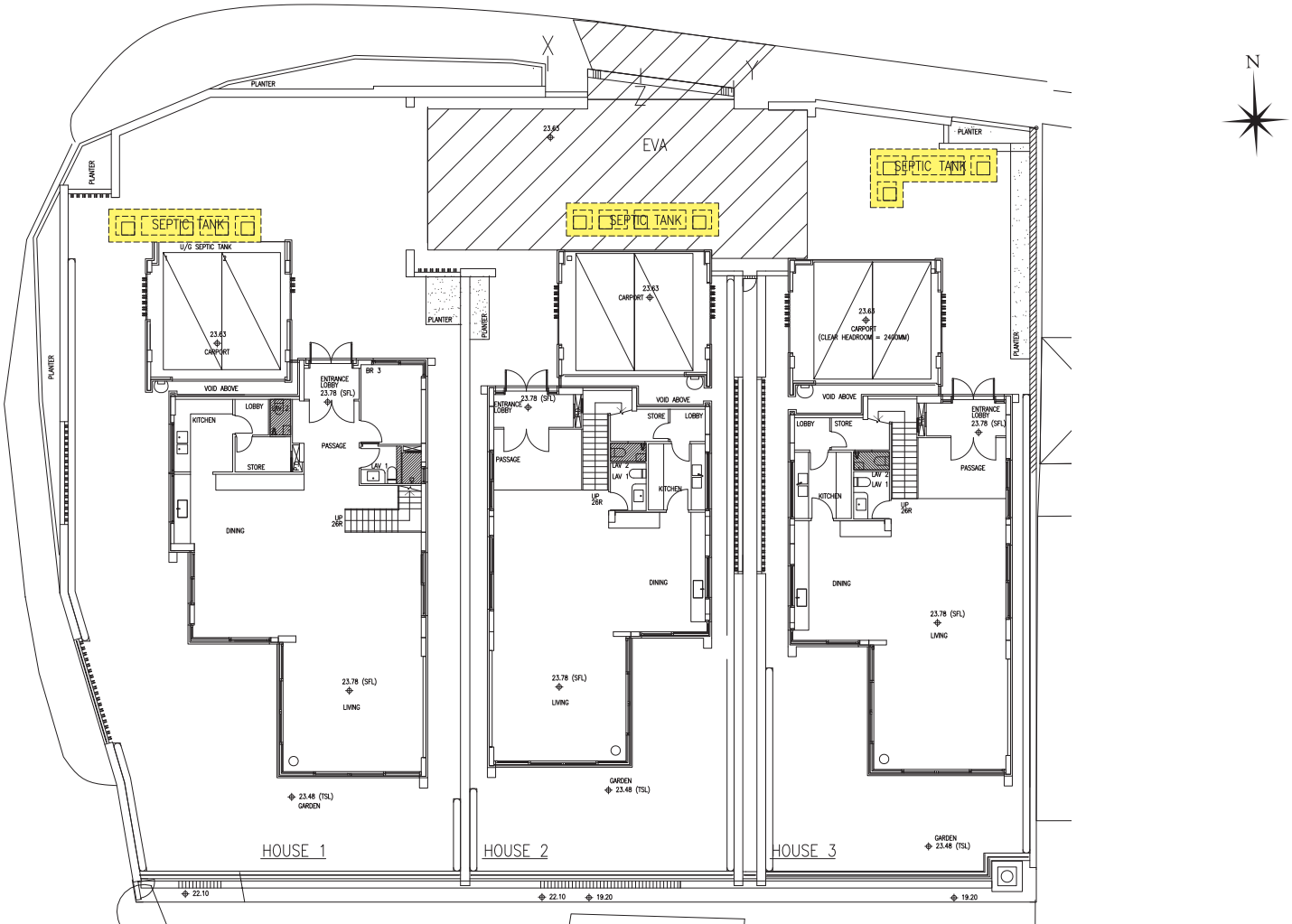
The soil and waste water of each House are processed by the septic tank of the House by way of settlement and percolation. The septic tanks are buried underground within the boundary of the land. The owner of the House is responsible for the maintenance and repair of his septic tank.

The location of the septic tanks are shown in yellow on the plan below.

(A) 化糞池

每個住宅的污穢物及廢水由該住宅的化糞池以沉澱及滲透方式處理。化糞池藏在該土地範圍內的地面下。每個住宅業主需負責保養維修其化糞池。

以下圖則的黃色部分顯示化糞池的位置。



The address of the website designated by the vendor for the development for the purpose of Part 2 of the Residential Properties(First-hand Sales) Ordinance

www.biarritz.com.hk

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

www.biarritz.com.hk



Not applicable

不適用



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Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
14 th Oct 2015 2015 年 10 月 14 日	13	Update the Location plan and the note. 更新所在位置圖及備註。
	17-23, 25	Delete the scale at the bottom. 刪除頁底的比例。
	24	Revise the heading in Area of other specified items (Not included in the Saleable Area). 修訂其他指明項目的面積 (不計算入實用面積) 的標題。
	52	Revise the heading in fittings, finishes and appliances. 修訂裝置、裝修物料及設備的標題。
28 th Oct 2015 2015 年 10 月 28 日	1	Update the logo of the development. 更新發展項目的標誌。
	7	Update the Chinese name of the development. 更新發展項目的中文名稱。
28 th Jan 2016 2016 年 1 月 28 日	13	Update the location plan. 更新所在位置圖。
	16	Update the outline zoning plan etc. relating to the development. 更新關乎發展項目的分區計劃大綱圖等。
	29-35	Update the summary of land grant. 批地文件的摘要。
	70	Update the modification. 更新修訂。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
28 th Apr 2016 2016 年 4 月 28 日	13	Update the location plan. 更新所在位置圖。
	31	Update the summary of land grant. 批地文件的摘要。
	70-71	Update the modification. 更新修訂。
28 th Jul 2016 2016 年 7 月 28 日	13	Update the location plan. 更新所在位置圖。
	14	Update the Aerial Photo. 更新鳥瞰照片。
28 th Oct 2016 2016 年 10 月 28 日	13	Update the location plan. 更新所在位置圖。
28 th Jan 2017 2017 年 1 月 28 日	13	Update the location plan of the development. 更新發展項目的所在位置圖。
	70	Update the maintenance of slopes. 更新斜坡維修。
28 th Apr 2017 2017 年 4 月 28 日	13	Update the location plan of the development. 更新發展項目的所在位置圖。

