



Residence 城•點

**Sales Brochure 售樓說明書**





Residence 城•點

# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

#### 2. Fees, mortgage loan and property price

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

#### 3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties,

such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### 4. Property area and its surroundings

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

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

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

condition of the development and enter into a PASP rashly.

### 8. Register of Transactions

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

### 9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

### 10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized

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

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

#### **11. Appointment of estate agent**

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

#### **12. Appointment of solicitor**

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

#### **For first-hand uncompleted residential properties**

##### **13. Pre-sale Consent**

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the "Pre-

sale Consent" has been issued by the Lands Department for the development.

##### **14. Show flats**

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

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

##### **15. Estimated material date and handing over date**

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the



purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

- For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
  - strike or lock-out of workmen;
  - riots or civil commotion;
  - force or Act of God;
  - fire or other accident beyond the vendor's control;
  - war; or
  - inclement weather.
- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

you intend to purchase.

### 17. Viewing of property

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

### For first-hand completed residential properties

#### 16. Vendor's information form

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

# Notes to Purchasers of First-hand Residential Properties

## 一手住宅物業買家須知

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

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

Other useful contacts:

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

<b>Estate Agents Authority</b>	
<b>Website</b>	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
<b>Telephone</b>	: 2111 2777
<b>Email</b>	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
<b>Fax</b>	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>	
<b>Telephone</b>	: 2826 0111
<b>Fax</b>	: 2845 2521

- <sup>1</sup> The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- <sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following-
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- <sup>3</sup> Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.



您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭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。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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垂直相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

### 8. 成交紀錄冊

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

### 9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價 5% 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的 5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名 / 名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
  - 了解該地產代理是否只代表您行事。該地產

代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；

- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

### 12. 委聘律師

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

### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

#### 14. 示範單位

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

### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書或地政總署署長的轉讓同意（視屬何種情況而定）。

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

### 適用於一手已落成住宅物業

#### 16. 賣方資料表格

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

#### 17. 參觀物業

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

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

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

其他相關聯絡資料：

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

<b>地產代理監管局</b>	
網址	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
電話	: 2111 2777
電郵	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
傳真	: 2598 9596

<b>香港地產建設商會</b>	
電話	: 2826 0111
傳真	: 2845 2521

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

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 -  
(i) 每個住宅物業的外部尺寸；  
(ii) 每個住宅物業的內部尺寸；  
(iii) 每個住宅物業的內部間隔的厚度；  
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

# Information on the Development 發展項目的資料

## NAME OF THE DEVELOPMENT

COO Residence

## 發展項目名稱

城·點

## NAME OF THE STREET AND THE STREET NUMBER

8 Kai Fat Path

(Note: This provisional street number is subject to confirmation when the Development is completed)

## 街道名稱及門牌號數

啓發徑 8 號

(備註：此臨時門牌號數有待發展項目建成時確認)

## TOTAL NUMBER OF STOREYS

23 storeys (excluding Main Roof, Lift Machine Level and Top Roof)

## 樓層的總數

23 層 (不包括天台、升降機器房層及頂層天台)

## FLOOR NUMBERING

B/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F, Main Roof, Lift Machine Level and Top Roof

## 樓層號數

地庫、地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 23 樓、25 樓、天台、升降機器房層及頂層天台

## OMITTED FLOOR NUMBERS

4/F, 13/F, 14/F and 24/F are omitted

## 被略去的樓層號數

不設 4 樓、13 樓、14 樓及 24 樓

## REFUGE FLOOR

Not Applicable

## 庇護層

不適用

## THIS DEVELOPMENT IS AN UNCOMPLETED DEVELOPMENT

- (a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 29th September 2019.
- (b) The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- (c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the Agreement for Sale and Purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

## 本發展項目屬未落成發展項目

- (a) 由發展項目的認可人士提供的該發展項目的預計關鍵日期為 2019 年 9 月 29 日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 根據批地文件，進行該買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該發展項目落成的其他方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。



## Information on Vendor and Others Involved in the Development 賣方及有參與發展項目的其他人的資料

### **VENDOR**

Hoyden Holdings Limited

### **賣方**

Hoyden Holdings Limited

### **HOLDING COMPANIES OF THE VENDOR**

System Matrix Limited  
Couture Homes Limited  
CSI Properties Limited

### **賣方控權公司**

System Matrix Limited  
時尚家居有限公司  
CSI Properties Limited

### **AUTHORIZED PERSON**

Mr. Ng Kwok Fai of LWK & Partners (HK) Limited

### **認可人士**

梁黃顧建築師(香港)事務所有限公司之吳國輝先生

### **BUILDING CONTRACTOR**

Kin Shing (Leung's) General Contractors Limited

### **承建商**

堅城(梁氏)建築有限公司

### **SOLICITOR FOR THE VENDOR**

Mayer Brown JSM

### **賣方代表律師**

孖士打律師行

### **AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT**

Hang Seng Bank Limited

已為發展項目的建造提供貸款或已承諾為該項建造  
提供融資的認可機構

恒生銀行有限公司

### **ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT**

Not Applicable

已為發展項目的建造提供貸款的任何其他人  
不適用

## Relationship between Parties Involved in the Development

### 有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	Not Applicable
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	Not Applicable
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	Not Applicable
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	Not Applicable
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development	Not Applicable
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not Applicable
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	Not Applicable
(ii)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable



## Relationship between Parties Involved in the Development 有參與發展項目的各方的關係

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not Applicable
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	Not Applicable
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	Not Applicable

## Relationship between Parties Involved in the Development 有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	不適用
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	不適用
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人；	不適用
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	不適用
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	不適用
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；	不適用
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	不適用
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人；	不適用
(ii)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份；	不適用

(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份；	不適用
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	不適用
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份；	不適用
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	不適用
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	不適用
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	不適用

## Information on Design of the Development 發展項目的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的非結構的預製外牆。

The range of thickness of the non-structural prefabricated external walls of the Development is 150mm.  
發展項目的非結構的預製外牆的厚度範圍為 150 毫米。

Schedule of total area of non-structural prefabricated external walls of each residential property: -  
每個住宅物業的非結構的預製外牆總面積表：-

Floor 樓層	Flat 單位	Total Area (sq. m) 總面積 (平方米)
6/F to 8/F 6 樓至 8 樓	A	0.928
	B	-
	C	0.154
	D	0.413
	E	0.413
	F	0.176
	G	-
	H	0.221
	J	-
	K	-
	L	-
	M	-
9/F to 12/F, 15/F to 23/F & 25/F 9 樓至 12 樓， 15 樓至 23 樓 及 25 樓	A	0.976
	B	-
	C	0.154
	D	0.413
	E	0.413
	F	0.176
	G	-
	H	0.221
	J	-
	K	-
	L	-
	M	-

## Information on Design of the Development 發展項目的設計的資料

There will be curtain walls forming part of the enclosing walls of the Development.  
發展項目將會有構成圍封牆的一部分的幕牆。

The range of thickness of the curtain walls of the Development is 200mm.  
發展項目的幕牆的厚度範圍為 200 毫米。

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

Floor 樓層	Flat 單位	Total Area (sq. m) 總面積 (平方米)
6/F to 12/F, 15/F to 23/F & 25/F 6 樓至 12 樓， 15 樓至 23 樓 及 25 樓	A	0.955
	B	0.760
	C	0.550
	D	0.550
	E	0.550
	F	0.550
	G	0.700
	H	0.640
	J	0.420
	K	0.420
	L	0.420
	M	0.420

## Information on Property Management 物業管理的資料

**THE MANAGER TO BE APPOINTED UNDER THE  
LATEST DRAFT DEED OF MUTUAL COVENANT**  
COO Management Services Limited

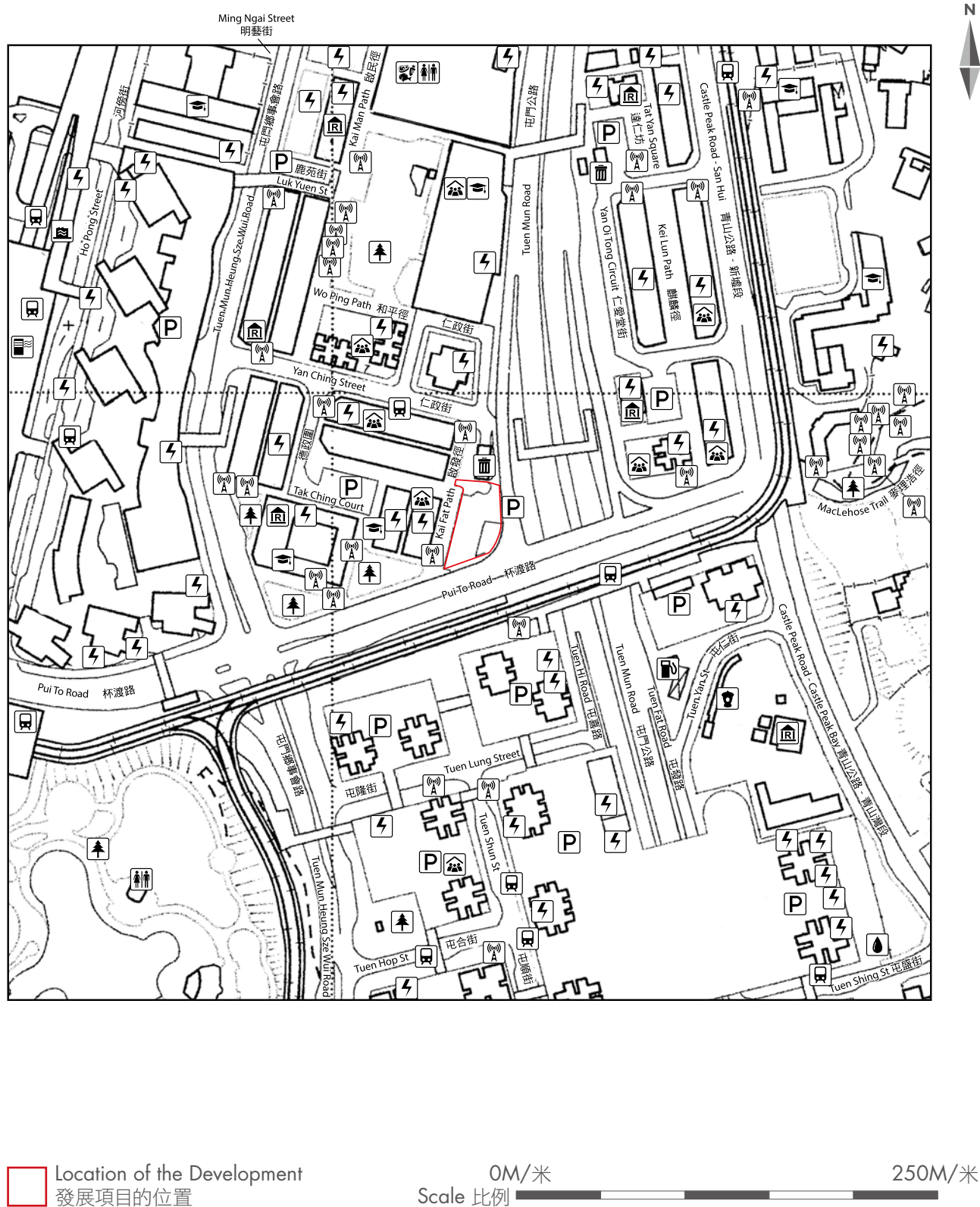
根據公契的最新擬稿獲委任的管理人  
COO Management Services Limited



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# Location Plan of the Development 發展項目的所在位置圖



This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 6-SW-A dated 10 April 2017 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考於 2017 年 4 月 10 日出版之地政總署測繪處之測繪圖，圖幅編號 6-SW-A，有需要處經修正處理。

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# Location Plan of the Development

## 發展項目的所在位置圖

### NOTATION

#### 圖例



A Columbarium  
骨灰龕



A Ventilation Shaft for the Mass Transit Railway  
香港鐵路的通風井



A Petrol Filling Station  
油站



An Oil Depot  
油庫



Sewage Treatment Works and Facilities  
污水處理廠及設施



A Power Plant (including Electricity Sub-stations)  
發電廠(包括電力分站)



A Refuse Collection Point  
垃圾收集站



A Market (including a Wet Market and a Wholesale Market)  
市場(包括濕貨市場及批發市場)



A Public Carpark (including a Lorry Park)  
公眾停車場(包括貨車停泊處)



A Public Convenience  
公廁



A Public Transport Terminal (including a Rail Station)  
公共交通總站(包括鐵路車站)



A Public Utility Installation  
公用事業設施裝置



A Religious Institution (including a Church, a Temple and a Tsz Tong)  
宗教場所(包括教堂、廟宇及祠堂)



A School (including a Kindergarten)  
學校(包括幼稚園)



Social Welfare Facilities (including an Elderly Centre and a Home for the Mentally Disabled)  
社會福利設施(包括老人中心及弱智人士護理院)



A Public Park  
公園

#### Notes:

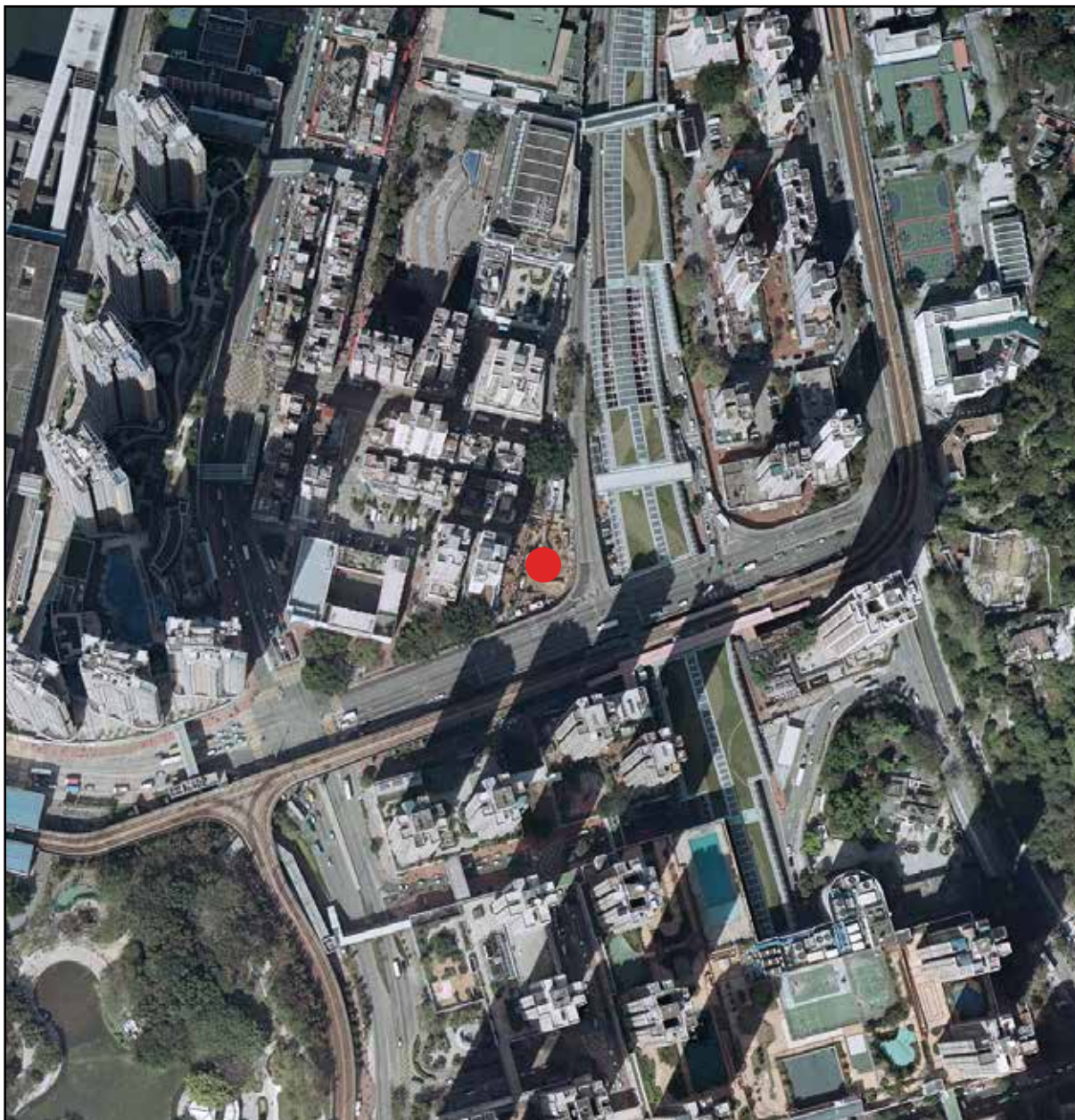
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance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

#### 備註：

1. 賣方建議準買方到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



## Aerial Photograph of the Development 發展項目的鳥瞰照片



● Location of the Development  
發展項目的位置

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet, Photo No. CS63708, dated 25 January 2016.

摘錄自地政總署測繪處在 6,000 呎的飛行高度拍攝之鳥瞰照片，照片編號 CS63708，飛行日期：2016 年 1 月 25。

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### Notes:

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

### 備註：

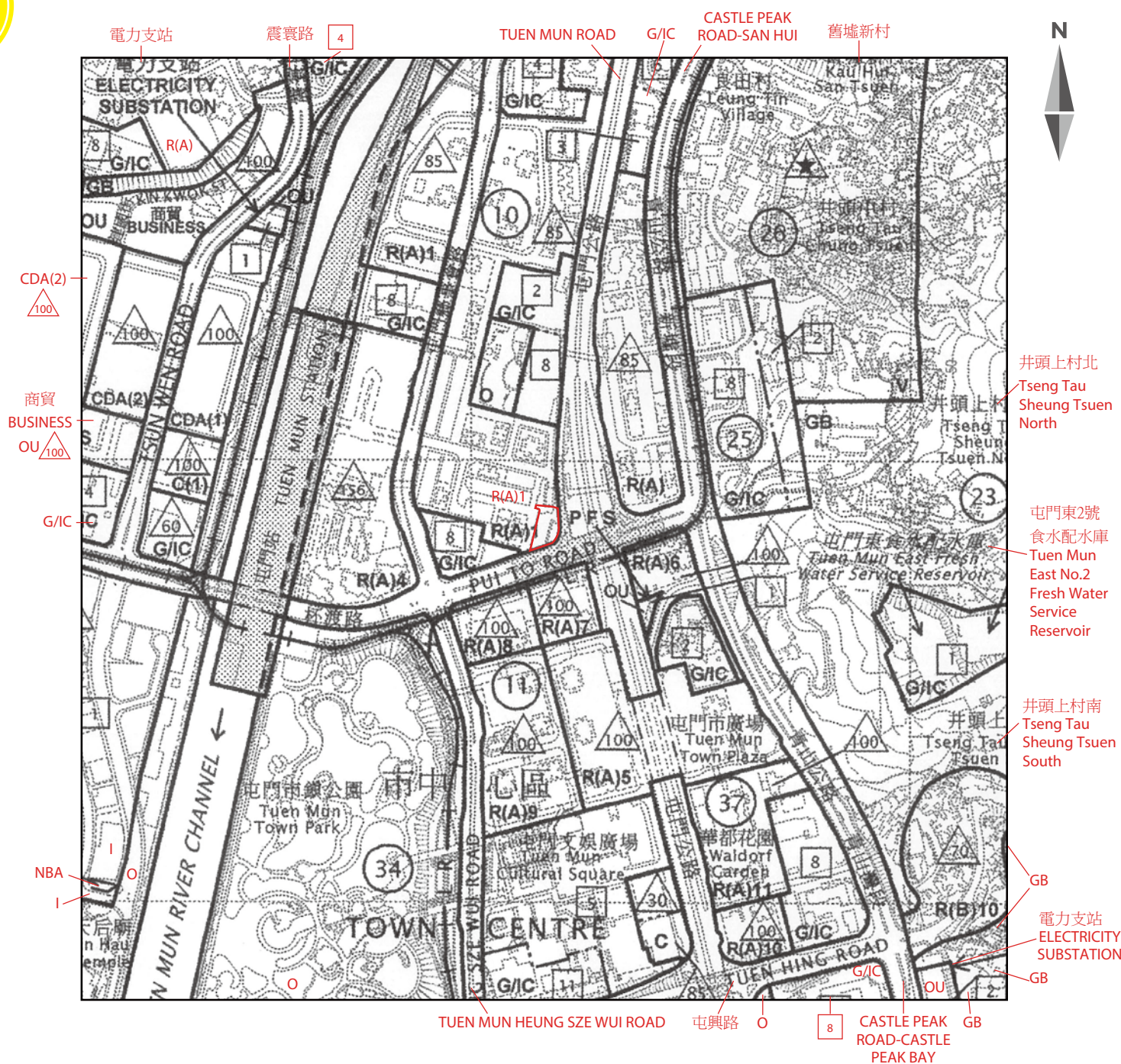
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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# Outline Zoning Plan Relating to the Development 關乎發展項目的分區計劃大綱圖



Boundary of the Development  
 發展項目的邊界

0M/米  
 Scale 比例 500M/米

Adopted from part of the approved Tuen Mun Outline Zoning Plan, Plan No. S/TM/33, gazetted on 13 February 2015, with adjustments where necessary as shown in red.

摘錄自2015年2月13日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/33，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

大綱圖為規劃署遵照城市規劃委員會指示擬備 © 版權屬香港特區政府，經地政總署准許複印。













# Outline Zoning Plan Relating to the Development

## 關乎發展項目的分區計劃大綱圖


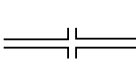


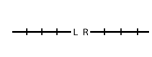
### NOTATION

#### 圖例

#### ZONES 地帶

	Commercial 商業		Industrial 政府、機構或社區
	Comprehensive Development Area 綜合發展區		Government, Institution or Community 政府、機構或社區
	Residential (Group A) 住宅 (甲類)		Open Space 休憩用地
	Residential (Group B) 住宅 (乙類)		Other Specified Uses 其他指定用途
	Village Type Development 鄉村式發展		Green Belt 綠化地帶

#### COMMUNICATIONS 交通

	Railway and Station (Underground) 鐵路及車站 (地下)		Major Road and Junction 主要道路及路口
	Railway and Station (Elevated) 鐵路及車站 (高架)		Elevated Road 高架道路
	Light Rail 輕鐵		

#### MISCELLANEOUS 其他

	Planning Area Number 規劃區域編號		Maximum Building Height Restriction as Stipulated on the Notes 最高建築物高度 《註釋》內訂明最高建築物高度限制
	Building Height Control Zone Boundary 建築物高度管制區界線		Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)
	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)		P F S Petrol Filling Station 加油站
			NBA Non-Building Area 非建築用地

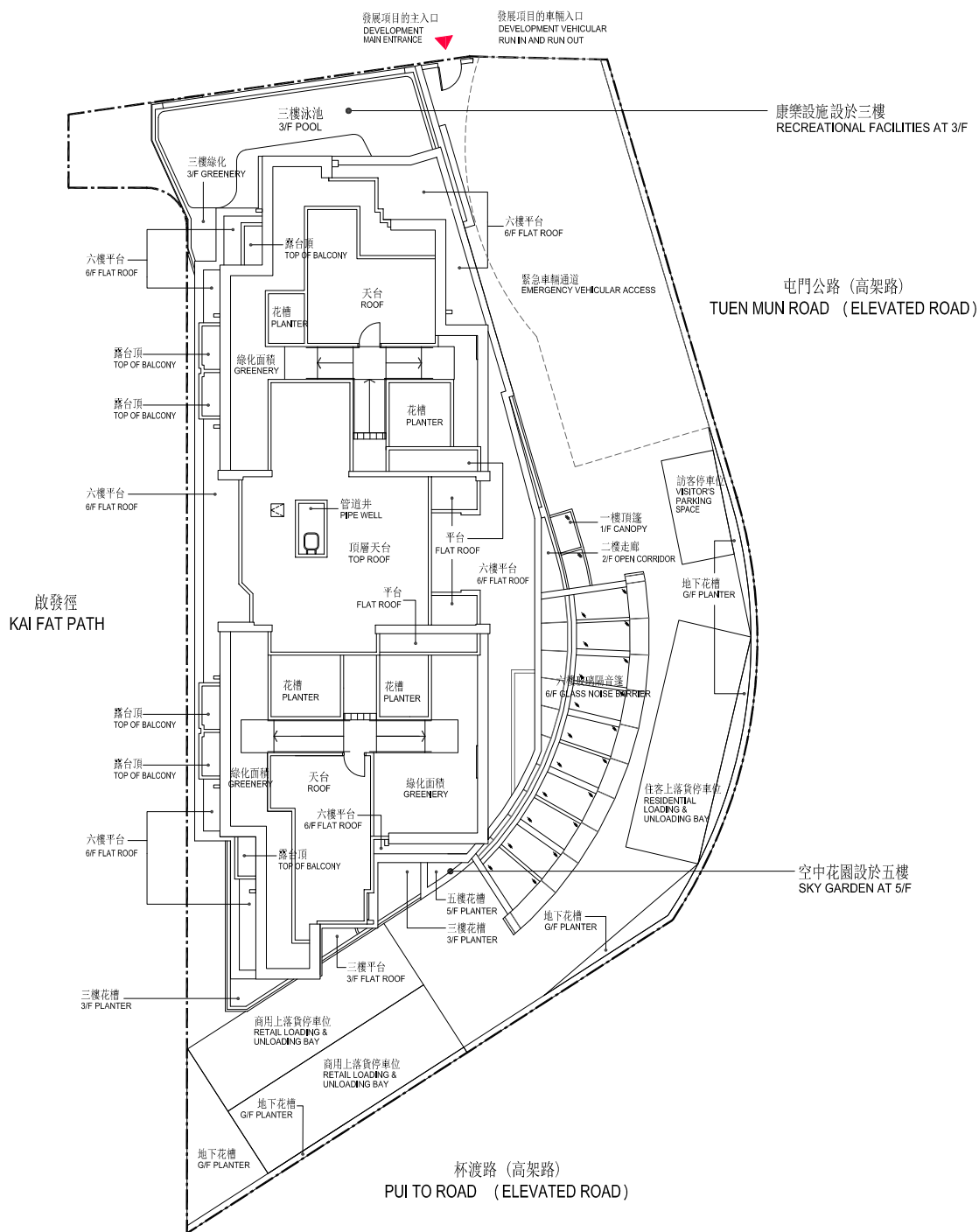
#### Notes:

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

#### 備註:

- 在印製售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方亦建議準買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

# Layout Plan of the Development 發展項目的布局圖



= Boundary of the Development  
發展項目的邊界

0M/米 10M/米  
Scale 比例

The estimated date of completion of the buildings and facilities within the Development as provided by the Authorized Person for the Development is 10th July 2019.

由發展項目的認可人士提供的位於發展項目內的建築物及設施的預計落成日期為 2019 年 7 月 10 日。

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

### Legend of Terms and Abbreviations used on floor plans:

平面圖中所使用名詞及簡稱之圖例：

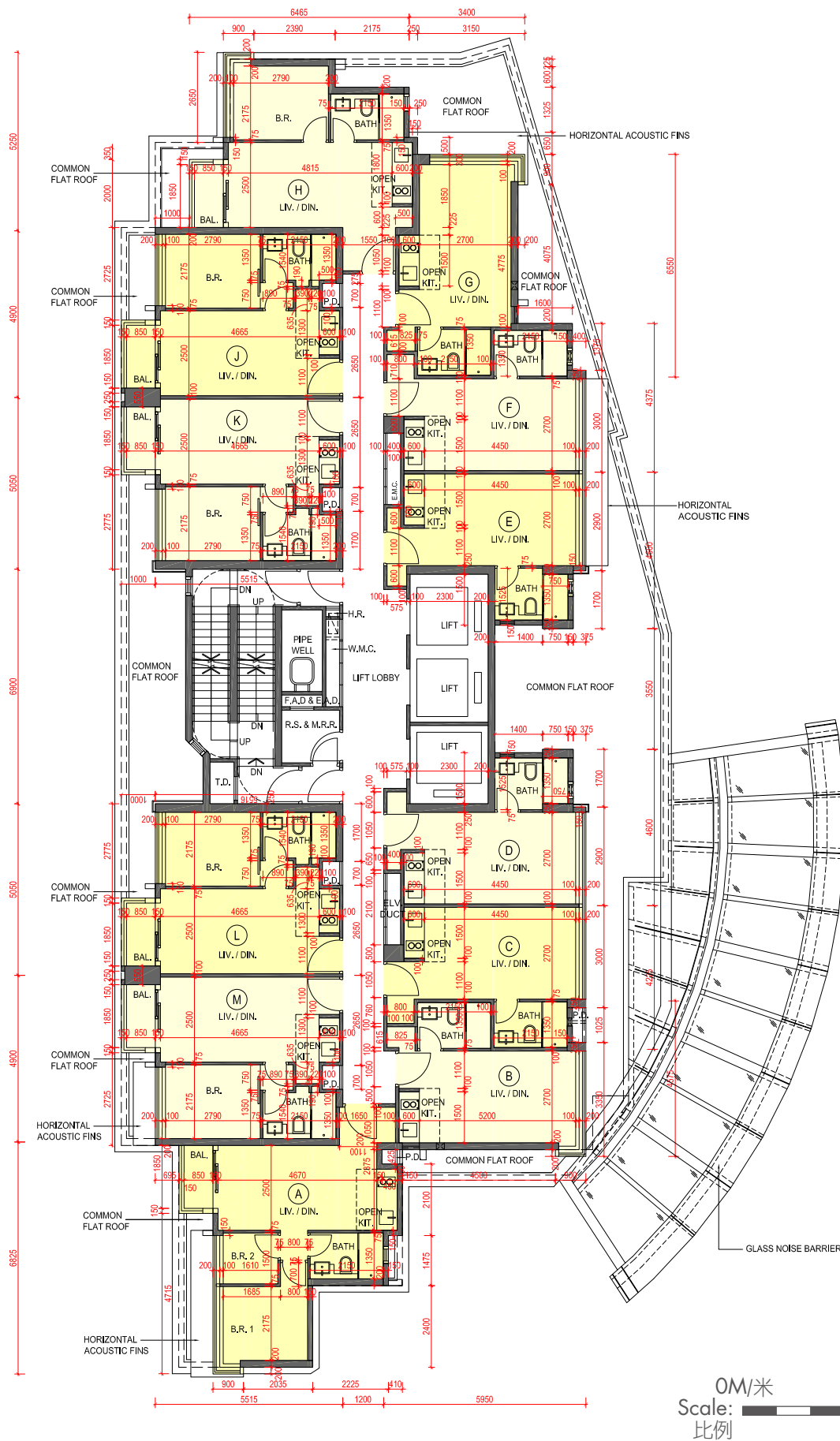
A/C P.	= AIR-CONDITIONING PLATFORM = 冷氣機平台
ACCESS PANEL	= 檢修門
BAL.	= BALCONY = 露台
BATH	= BATHROOM = 浴室
B.R.	= BEDROOM = 睡房
BUILDING LINE	= 建築界線
COMMON FLAT ROOF	= 公用平台
DN	= DOWN = 落
E.M.C.	= ELECTRIC METER CABINET = 電錶櫃
ELV. DUCT	= EXTRA-LOW VOLTAGE DUCT = 弱電槽
F.A.D. & E.A.D.	= FAN AIR DUCT & EXHAUST AIR DUCT = 風道槽
GLASS NOISE BARRIER	= 玻璃隔音篷
HORIZONTAL ACOUSTIC FINS	= 隔音簾
H.R.	= HOSE REEL = 消防喉轆
LIFT	= 升降機
LIFT LOBBY	= 升降機大堂
LIV./DIN.	= LIVING ROOM / DINING ROOM = 客廳 / 飯廳
METAL GRATING PLATFORM	= 格柵平台
OPEN KIT.	= OPEN KITCHEN = 開放式廚房
P.D.	= PIPE DUCT = 管槽
PIPE WELL	= 管道井
R.S. & M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收室
T.D.	= TELEPHONE DUCT = 電話槽
UP	= 上
W.M.C.	= WATER METER CABINET = 水錶櫃

- There may be architectural features and/or exposed pipes on external walls and/or flat roof and/or common flat roof of some floors.
- There may be exposed and/or enclosed common pipes may be at/adjacent to balcony and/or flat roof and/or common flat roof and/or air-conditioning platform and/or external wall of some residential properties.
- There may be ceiling bulkheads at living room /dining room, bedroom, corridor, bathroom and/or open kitchen of some residential properties for the air-conditioning system and/or Mechanical and Electrical services.
- The ceiling height of some residential properties may vary due to structural, architectural and/or decoration design variations.
- Symbols of fittings shown on the floor plans, such as sinks, basin cabinets, wash basins, water closets, shower sets, etc, are retrieved from the latest approved building plans and are for general indication of their approximate locations only and are not indications of their actual size, design or shapes.
- Balconies are non-enclosed area.
- For some residential properties, the air-conditioning platform(s) outside the residential properties will be placed with air conditioner outdoor unit(s) belonging to that residential property and/or other residential properties. The placement of these air conditioner outdoor unit(s) may have heat and/or sound.
- There are non-structural prefabricated external walls and/or curtain walls in some/all the residential properties. The saleable area as defined in the formal agreement for sale and purchase has included the non-structural prefabricated external walls and curtain walls and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.
- 部份樓層外牆及 / 或平台及 / 或公用平台設有建築裝飾及 / 或外露喉管。
- 部份住宅物業位於 / 鄰近部份的露台及 / 或平台及 / 或公用平台及 / 或冷氣機平台及 / 或外牆設有外露及 / 或內藏的公用喉管位。
- 部份住宅物業客廳 / 飯廳、睡房、走廊、浴室及 / 或開放式廚房之假天花內設有冷氣系統及 / 或其他機電設備。
- 部份住宅物業之天花高度將會因應結構、建築設計及 / 或裝修設計上的需要而有差異。
- 樓面平面圖上所顯示的形象裝置符號，例如洗滌盆、洗面盆櫃、洗面盆、坐廁、花灑套裝等乃擇自最新的經批准的建築圖則，只供展示其大約位置而非展示其實際大小、設計及形狀。
- 露台為不可封閉的地方。
- 部份住宅物業外的冷氣機平台將會放置屬於其住宅物業及 / 或其他住宅物業的冷氣機室外機。該等冷氣機室外機的位置可能發出熱力及 / 或聲音。
- 部份 / 全部住宅物業設有非結構預製外牆及 / 或幕牆。買賣合約之實用面積之計算包括非結構預製外牆及幕牆，並由非結構預製外牆及幕牆之外圍起計。

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

6/F Floor Plan  
6樓平面圖



# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

	Floor 樓層	Flats 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	6/F 6 樓	150					
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3150	3150, 2900, 2750	3150, 2900, 2800	3150, 2900	3150, 2900	3150, 2900, 2750

	Floor 樓層	Flats 單位					
		G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	6/F 6 樓	150					
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3150, 2750	3150	3150, 2900, 2800	3150, 2900, 2800	3150, 2900, 2800	3150, 2900, 2800

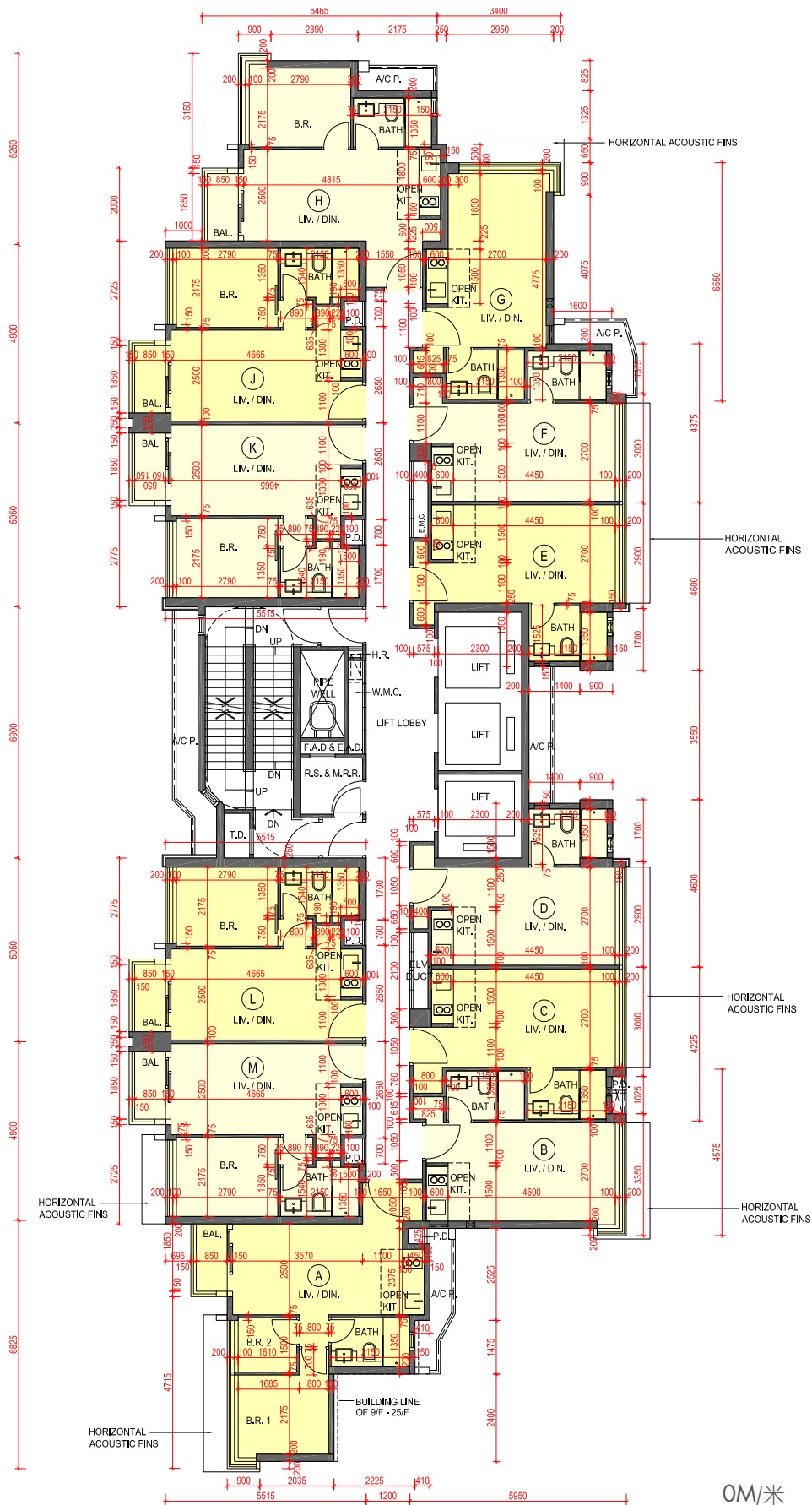
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(b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
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7. 發展項目提供的住宅單位總數為 204 個。



# Floor Plans of Residential Properties in the Development 發展項目的住宅物業的樓面平面圖

## 7/F - 8/F Floor Plan 7樓至8樓平面圖



0M/米 5M/米  
Scale: 比例

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

	Floor 樓層	Flats 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	7/F - 8/F 7 樓至 8 樓	150					
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3150					

	Floor 樓層	Flats 單位					
		G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	7/F - 8/F 7 樓至 8 樓	150					
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3150					

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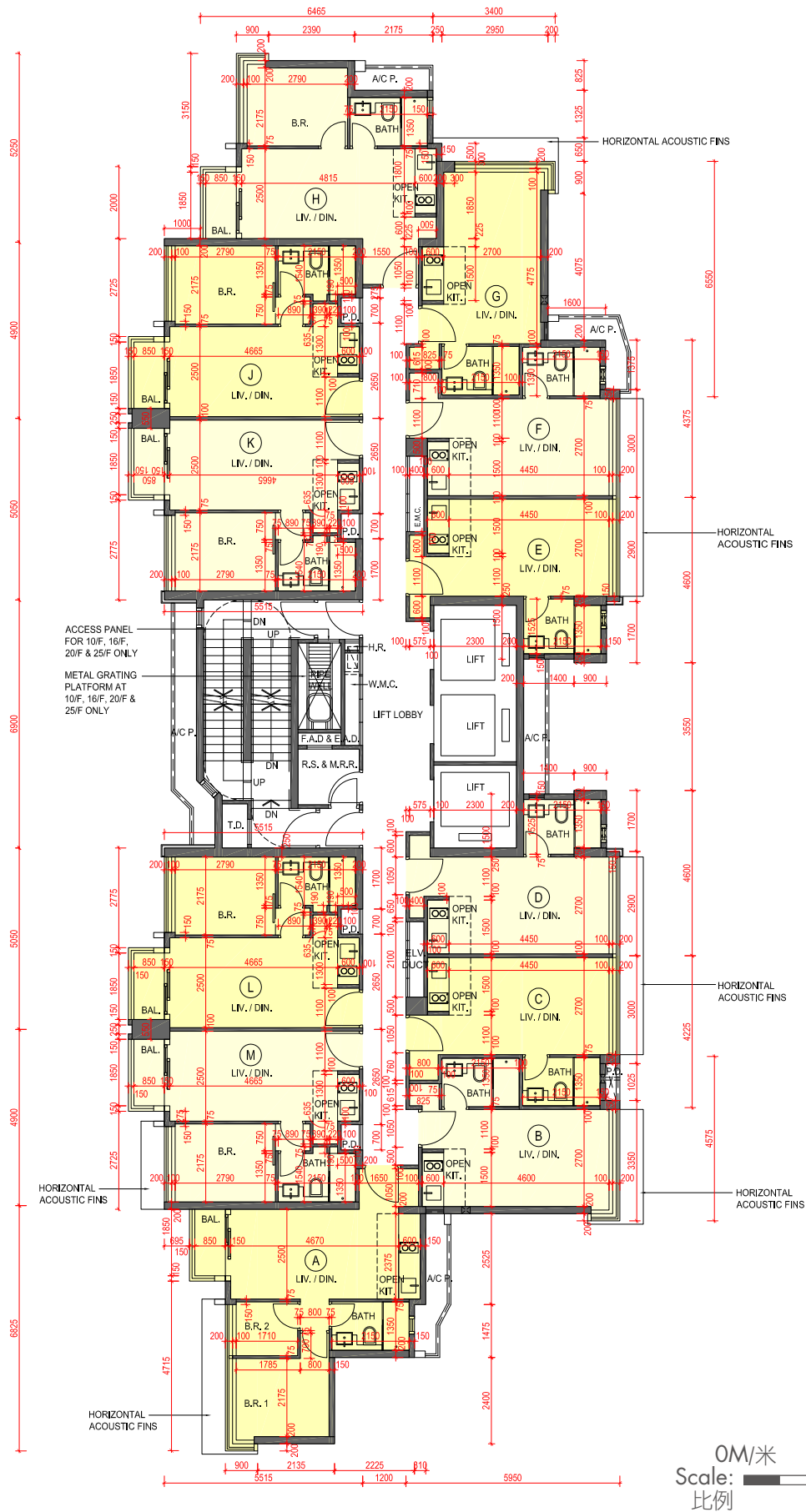
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7. 發展項目提供的住宅單位總數為 204 個。

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

### 9/F - 12/F, 15/F - 23/F & 25/F Floor Plan

#### 9樓至12樓, 15樓至23樓及25樓平面圖



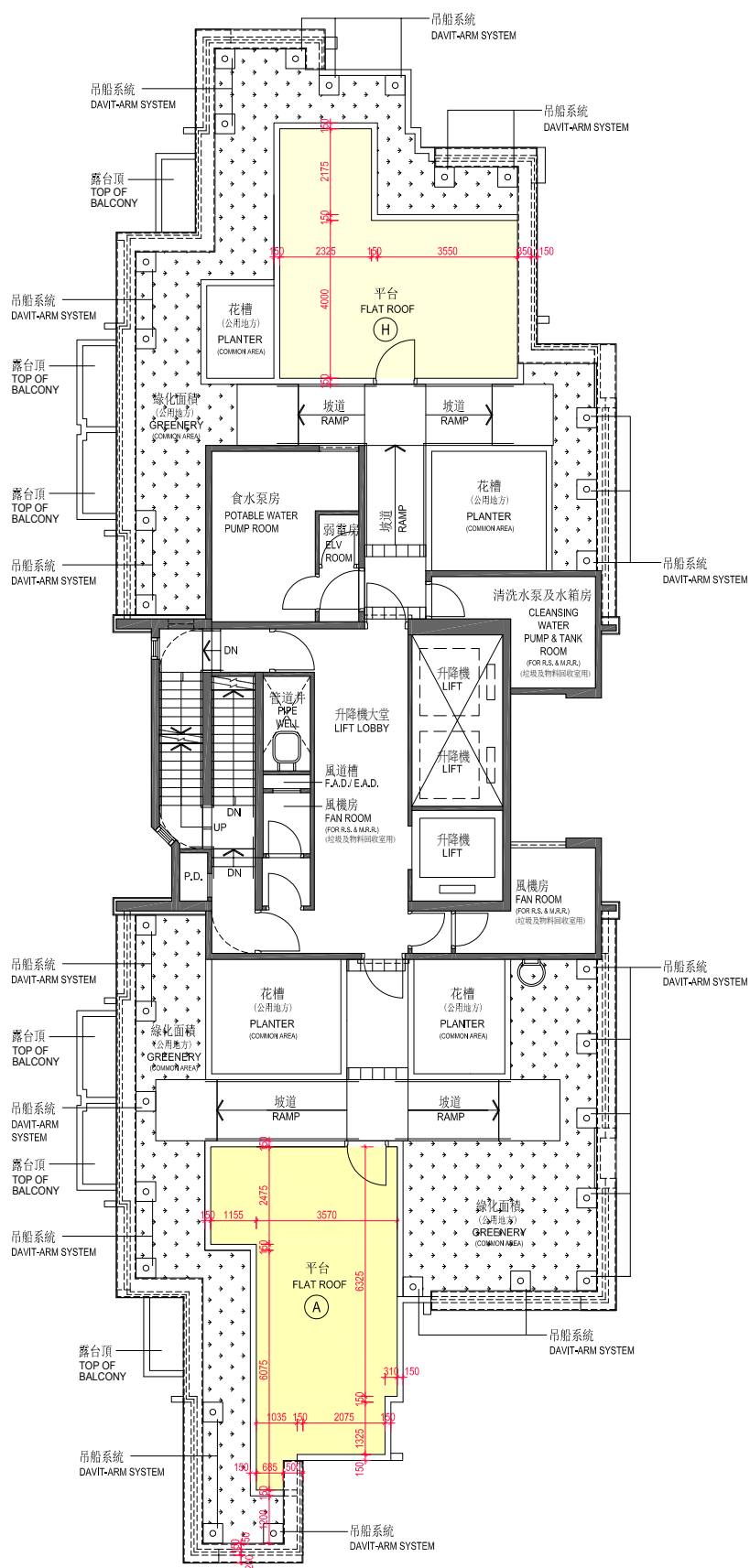
	Floor 樓層	Flats 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	9/F - 12/F, 15/F -23/F	150											
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)	9樓至 12樓, 15樓 至23 樓	3150											

	Floor 樓層	Flats 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	25/F 25 樓	150, 200	200	200	200	150, 200	200	200	150, 200	200	200	200	200
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		3150											

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7. 發展項目提供的住宅單位總數為 204 個。

## Main Roof Plan 天台平面圖



Scale: 0M/米 5M/米  
比例

# Floor Plans of Residential Properties in the Development

## 發展項目的住宅物業的樓面平面圖

	Floor 樓層	Flats 單位	
		A	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	Main Roof 天台	Not Applicable 不適用	
The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) (毫米)		Not Applicable 不適用	

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- (b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.
7. The total number of residential units provided in the Development is 204.
6. 獲地政總署署長（「署長」）批准的發展項目公契及管理協議規定如下：  
第九章第 9.13 條  
不得合併住宅單位等
- (a) 任何業主不得進行或准許或容許他人對任何住宅單位進行任何工程，包括但不限於拆除或更改任何分隔牆或任何樓板或天花板或任何分隔構築物，以致將住宅單位的內部連接並進入任何毗鄰或毗連住宅單位，除非獲得地政總署署長或不時代替他的任何其他政府當局預先書面同意，他可絕對酌情發出或拒絕發出上述同意。如果發出同意書，必須遵守他可絕對酌情施加的條款及條件（包括支付費用）。
- (b) 管理人須在管理人備存地政總署署長提供有關按本條第 (a) 項發出同意的記錄，供所有業主免費查閱並在他們繳交合理的費用後提供其副本，因此收到一切收費須撥入特別基金。
7. 發展項目提供的住宅單位總數為 204 個。



## 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)	Air-conditioning Plant Room 空調機房	Bay Window 窗台
Floor 樓層	Unit 單位			
6/F - 8/F 6樓至8樓	A	33.932 (365) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	B	20.616 (222) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	C	20.188 (217) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	D	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	E	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	F	20.428 (220) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	G	21.112 (227) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	H	30.833 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	J	28.839 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	K	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	L	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	M	28.767 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.
4. 13/F, 14/F & 24/F are omitted.

## Area of Residential Properties in the Development 發展項目中的住宅物業的面積

Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)							
Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

- 住宅物業的實用面積、以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 發展項目的住宅物業不設陽台。
- 不設13樓、14樓及24樓。

## 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)	Air-conditioning Plant Room 空調機房	Bay Window 窗台
Floor 樓層	Unit 單位			
9/F - 12/F, 15/F - 23/F 9樓至12樓, 15樓至23樓	A	34.590 (372) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	B	20.600 (222) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	C	20.188 (217) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	D	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	E	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	F	20.428 (220) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	G	21.112 (227) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	H	30.833 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	J	28.839 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	K	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	L	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	M	28.767 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.
4. 13/F, 14/F & 24/F are omitted.

## Area of Residential Properties in the Development 發展項目中的住宅物業的面積

Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)							
Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

- 住宅物業的實用面積、以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 發展項目的住宅物業不設陽台。
- 不設13樓、14樓及24樓。

## 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)	Air-conditioning Plant Room 空調機房	Bay Window 窗台
Floor 樓層	Unit 單位			
25/F 25樓	A	34.590 (372) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	B	20.600 (222) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	C	20.188 (217) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	D	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	E	21.526 (232) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	F	20.428 (220) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	G	21.112 (227) Balcony 露台: - (-) Utility Platform 工作平台: - (-)	-	-
	H	30.833 (332) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	J	28.839 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	K	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	L	29.693 (320) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-
	M	28.767 (310) Balcony 露台: 2.000 (22) Utility Platform 工作平台: - (-)	-	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from that shown in square metre.
3. There is no verandah in the residential properties of the Development.
4. 13/F, 14/F & 24/F are omitted.

## Area of Residential Properties in the Development 發展項目中的住宅物業的面積

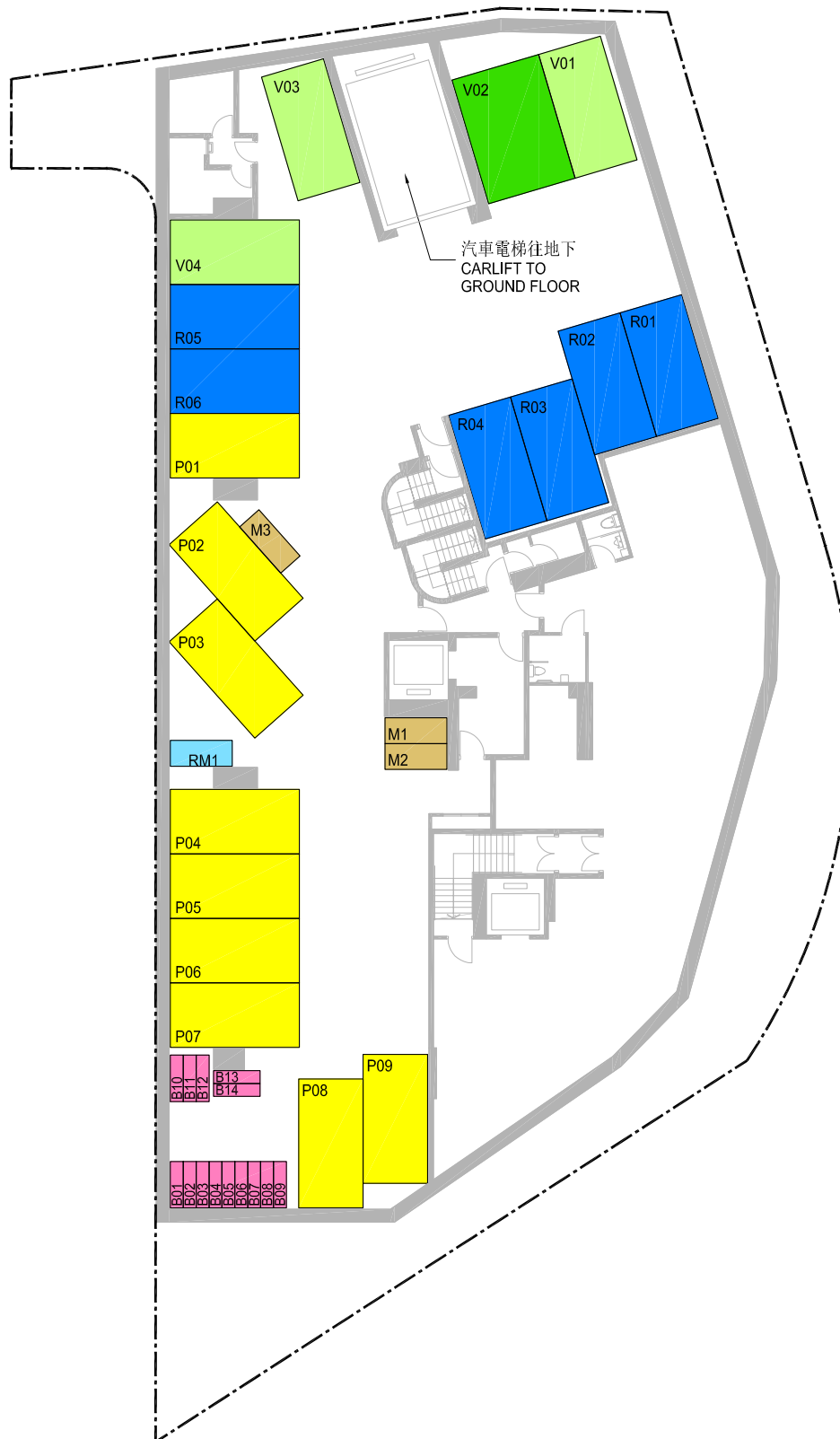
Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)							
Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
-	30.914 (333)	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	29.506 (318)	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

- 住宅物業的實用面積、以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
- 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 發展項目的住宅物業不設陽台。
- 不設13樓、14樓及24樓。

# Floor Plans of Parking Spaces in the Development

## 發展項目中的停車位的樓面平面圖

Basement Floor Plan  
地庫平面圖





# Floor Plans of Parking Spaces in the Development

## 發展項目中的停車位的樓面平面圖

### Number, Dimensions and Area of Parking Spaces 停車位數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimension (LxW)(m) 尺寸 (長 x 闊) (米)	Area of Each of the Parking Space (sq. m.) 每個車位面積 (平方米)
Residential Parking Space 住客停車位	9	5 x 2.5	12.5
Visitor's Parking Space 訪客停車位	3	5 x 2.5	12.5
Accessible Visitor's Parking Space 無障礙訪客停車位	1	5 x 3.5	17.5
Residential Motorcycle Parking Space 住客電單車停車位	3	2.4 x 1	2.4
Retail Parking Space 商用停車位	6	5 x 2.5	12.5
Retail Motorcycle Parking Space 商用電單車停車位	1	2.4 x 1	2.4
Bicycle Parking Space 單車停車位	14	1.8 x 0.5	0.9

### Legend 圖例

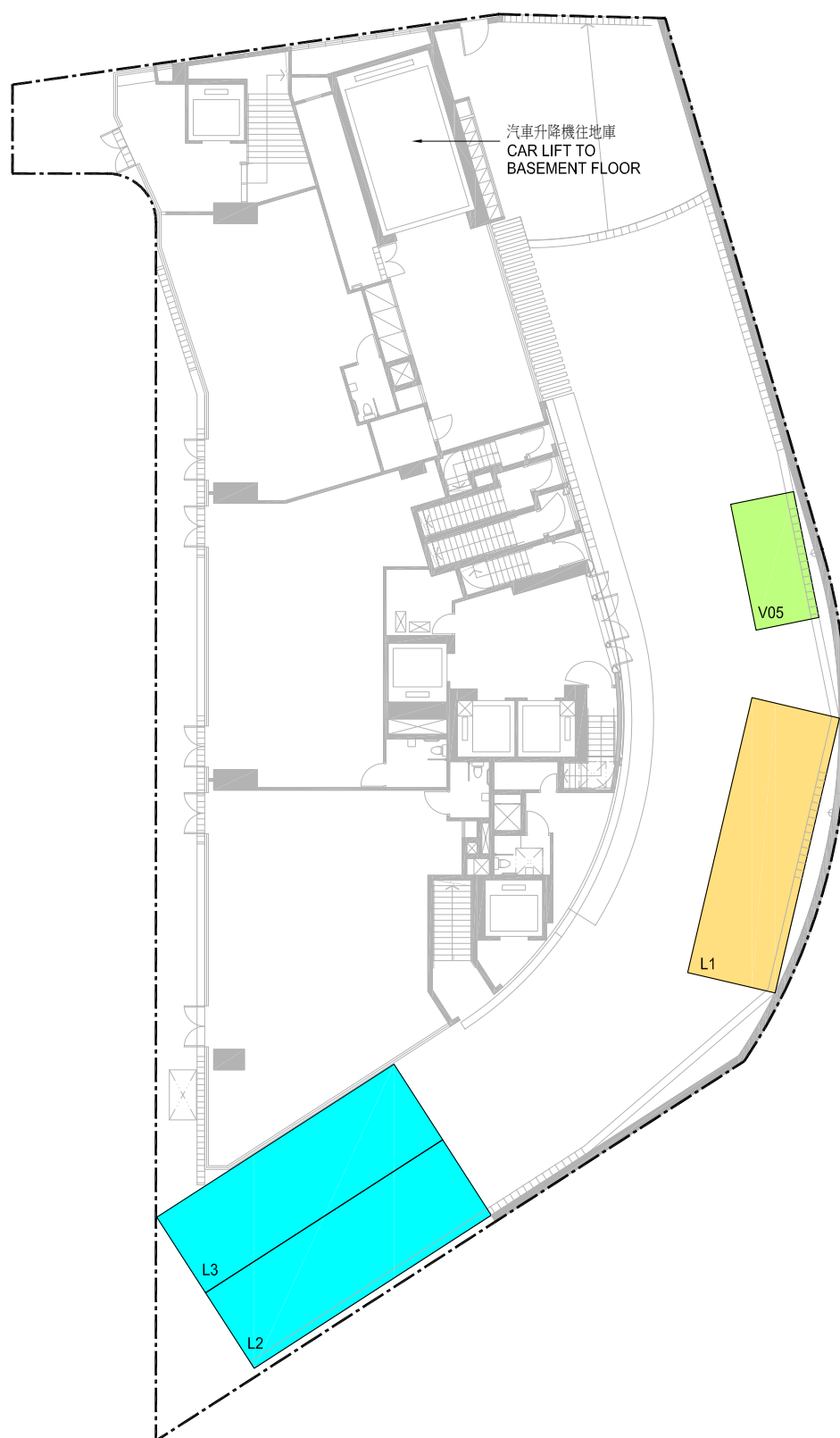
	Residential Parking Space 住客停車位
	Visitor's Parking Space 訪客停車位
	Accessible Visitor's Parking Space 無障礙訪客停車位
	Residential Motorcycle Parking Space 住客電單車停車位

	Retail Parking Space 商用停車位
	Retail Motorcycle Parking Space 商用電單車停車位
	Bicycle Parking Space 單車停車位

# Floor Plans of Parking Spaces in the Development

## 發展項目中的停車位的樓面平面圖

Ground Floor Plan  
地下平面圖



# Floor Plans of Parking Spaces in the Development

## 發展項目中的停車位的樓面平面圖

### Number, Dimensions and Area of Parking Spaces

#### 停車位數目、尺寸及面積

Category of Parking Space 車位類別	Number 數目	Dimension (LxW)(m) 尺寸 (長 x 闊) (米)	Area of Each of the Parking Space (sq. m.) 每個車位面積 (平方米)
Residential Loading and Unloading Bay 住客上落貨停車位	1	11 x 3.5	38.5
Retail Loading and Unloading Bay 商用上落貨停車位	2	11 x 3.5	38.5
Visitor's Parking Space 訪客停車位	1	5 x 2.5	12.5

### Legend 圖例

	Residential Loading and Unloading Bay 住客上落貨停車位
	Retail Loading and Unloading Bay 商用上落貨停車位
	Visitor's Parking Space 訪客停車位

## Summary of Preliminary Agreement for Sale and Purchase 臨時買賣合約的摘要

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase ("the preliminary agreement");  
1. 在簽署臨時買賣合約 ("該臨時合約") 時須支付款額為售價的 5% 的臨時訂金;
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;  
2. 買方在簽署該臨時合約時支付的臨時訂金, 會由代表擁有人行事的律師事務所以保證金保存人的身份持有;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement: -  
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約 -  
(i) the preliminary agreement is terminated;  
(ii) the preliminary deposit is forfeited; and  
(iii) the owner does not have any further claim against the purchaser for the failure.  
(i) 該臨時合約即告終止;  
(ii) 有關的臨時訂金即予沒收; 及  
(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

# Summary of Deed of Mutual Covenant

## 公契的摘要

A Deed of Mutual Covenant and Management Agreement will be entered into in respect of the Development ("DMC").

### A. The common parts of the Development

1. **"Common Areas and Facilities"** mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities, the Carpark Common Areas and Facilities and all those parts and such of the facilities of the Development as may be designated as common areas and facilities in any Sub-Deed(s);

2. **"Carpark Common Areas and Facilities"** mean and include :-

(a) the whole of the Carpark (except the Carpark Units, the Accessible Parking Space, the Bicycle Parking Spaces and the Visitors' Parking Spaces), car lift, car lift machine room, car lift pit, car lift shaft, driveway, ramp, electricity room, sump pump control room, staircases, such areas and facilities of and in the Lot and the Development for the common use and benefit of the Carpark as a whole; such areas and facilities of and in the Lot and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner and which (insofar as they are capable of being identified and shown on plans) are for the purposes of identification shown coloured **Pink** on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) such other areas and facilities of and in the Lot and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s) or any other deed(s);

(c) to the extent not specifically provided in paragraphs (a) and (b) above:-

(i) any parts of the Lot and 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

(ii) 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);

which are intended for the use and benefit of the Carpark as a whole, but EXCLUDING:-

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Commercial Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

3. **"Commercial Common Areas and Facilities"** mean and include :-

(a) the Commercial Loading and Unloading Spaces, gas meter cabinet, fresh air duct, smoke/heat detectors which are intended for the common use and benefit of the Owners, occupiers and licensees of the Commercial Accommodation and the bona fide guests, visitors or invitees thereof and are for the purposes of identification shown coloured **Indigo Hatched Black** on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Commercial Accommodation to be designated as Commercial Common Areas and Facilities where appropriate in accordance with any Sub-Deed(s).

(c) to the extent not specifically provided in paragraphs (a) and (b) above :-

(i) any parts of the Lot and 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

(ii) 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);

which are intended for the use and benefit of the Commercial Accommodation as a whole,

but EXCLUDING :-

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities; and

(ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;

4. **"Development Common Areas and Facilities"** mean and include :-

- (a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the external walls, non-structural pre-fabricated external walls, Greenery Area, vertical green, landscaping area, Air Sensitive Areas, Waterworks Reserve Area, existing drains, catchpits, culverts or manholes and Diverted Drains within the Lot and the Development, footpaths, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, entrance lobbies, driveway/EVA (emergency vehicular access), run in / out, hoisting area, covered air-conditioning plant area, open corridors, roadways and pavements, ramps, transformer room, sprinkler pump room, potable pump room, potable water pump room, flushing pump room, fire service pump room, fire service control centre, cable riser ducts, planters, sprinkler control valve, emergency generator room, fresh water tank room, planter walls, parapet walls, canopy, low voltage switch room, lift machine room, fuel tank room, extra low voltage room, canopy at residential entrance on the Ground Floor, air-conditioning plant room, water meter cabinet, gas meter cabinet, exhaust air duct, fire service pipe ducts, pipe ducts, cable ducts, smoke vent ducts, common flat roofs, lifts, lift shafts, Owners' Committee Office, caretaker counter, meter rooms, telecommunication broadcasting equipment rooms and such of the drains, channels, water mains, sewers, sprinkler water tank, fire service water tanks, fire service inlet and sprinkler inlet, fresh and salt water intakes and mains, storm water and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, planters, stone cladding, metal cladding, aluminium architectural feature, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development; which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification shown coloured **Yellow**, **Yellow Stippled Black** and **Yellow Cross Black** on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;
- (b) and such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance

with the DMC or any Sub-Deed(s) or any other deed(s);

- (c) to the extent not specifically provided in paragraphs (a) and (b) above:-
- (i) 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
  - (ii) 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);

but EXCLUDING :-

- (i) the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities; and
  - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner;
5. "**Residential Common Areas and Facilities**" mean and include:-

- (a) those parts of the Residential Accommodation (including the external walls thereof) in the Development intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Party Wall (excluding its interior surface abutting the relevant Residential Units), the Recreational Areas and Facilities, the Residential Loading and Unloading Space, Accessible Parking Space, Visitors' Parking Spaces, Bicycle Parking Spaces, covered landscaped area, sky garden, planters, Noise Mitigation Measures (excluding those forming part(s) of and/or serving exclusively a Residential Unit), pipewells, wells, top of the balconies on the main roof, top roof, television broadcasting equipment rooms, cleansing water tank and pump room, transfer plate, metal grating platform, aluminum capping and glass balustrade, parapet walls, aluminium architectural features, aluminium cladding, stone cladding, electric meter cabinet, extra low voltage duct, pipe ducts, refuse storage and material recovery chamber, fan rooms, and such of the passages, common corridors and lift lobbies, fireman's lift lobby, store, entrances, landings, halls, entrance lobbies, common flat roofs, dog houses, air conditioning platforms, curtain walls, structural walls, stairways, walkways, caretaker's

quarters on Fifth Floor, meter rooms and meter spaces and such of the lifts, lift shafts, firemen's lifts, lift pits, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with this DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification shown coloured **Green, Green Hatched Black** and **Green Cross-Hatched Black** on the plans certified as to accuracy by the Authorized Person and annexed to the DMC;

- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s) or any other deed(s);
- (c) to the extent not specifically provided in paragraphs (a) and (b) above:-
  - (i) any parts of the Lot and 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
  - (ii) 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);

which are intended for the use and benefit of the Residential Accommodation as a whole,

but EXCLUDING :-

- (i) the Development Common Areas and Facilities, the Commercial Common Areas and Facilities and the Carpark Common Areas and Facilities; and

- (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.

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

Floor	Flat	Undivided Shares
6 - 8/F (3 storeys)	A	15
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	13
	J	12
	K	13
	L	13
	M	12
9/F - 12/F, 15/F - 23/F (13 storeys)	A	15
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	13
	J	12
	K	13
	L	13
	M	12
25/F	A	16*
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	14*
	J	12
	K	13
	L	13
	M	12

\*including the flat roof of that Flat

Remarks:

There are no 13/F, 14/F and 24/F

There is no Flat I



## Summary of Deed of Mutual Covenant 公契的摘要

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

6. The Manager will be appointed for an initial term of not exceeding two (2) years from the date of the DMC and shall continue until terminated as provided in the DMC.

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

7. The Owners of Residential Units shall contribute towards the Management Expenses in the following manner :-

(a) Each Owner of a Residential Unit (together with others) shall pay a due proportion of the budgeted Management Expenses specifically referable to the Development Common Areas and Facilities which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all the Units in the Development under the first part of the annual adopted budget;

(b) Each Owner of the Residential Units in addition to the amount payable under paragraph (a) above shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a due proportion of the budgeted Management Expenses specifically referable to the Residential Common Areas and Facilities which proportion shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units under the second part of the annual adopted budget;

(c) The Owners of the Residential Units shall contribute 30.20% of the budgeted Management Expenses under the fourth part of the annual adopted budget, to the intent that the due proportion of contribution thereto paid by each Owner of a Residential Unit shall be equal to the Undivided Shares of his Residential Unit divided by the total Undivided Shares of all Residential Units.

(d) If a Sub-Deed is entered into in respect of any component part of the Development and a new section of the annual budget is established for that component part in accordance with Proviso III of Clause 4.6 of the DMC, each Owner of that component part shall in addition contribute his due proportion of the budgeted Management Expenses for that section in the manner provided in the Sub-Deed;

(e) Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group

of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand;

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

8. A sum equal to three (3) months' monthly management contribution payable in respect of his Residential Unit which said sum shall be non-refundable but transferable.

### **F. Area (if any) in the Development retained by the owner for the owner's own use**

9. Not applicable

# Summary of Deed of Mutual Covenant

## 公契的摘要

一份有關發展項目的公契及管理協議(「公契」)將簽立。

### A. 發展項目的公用部分

1. 「**公用地方及設施**」統指發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施、停車場公用地方及設施和任何公契分契指定作為公用地方及設施的發展項目所有該等部分及設施；

2. 「**停車場公用地方及設施**」指並包括：

(a) 整個停車場(停車位、無障礙停車位、單車車位及訪客停車位除外)、車輛升降機、車輛升降機機房、車輛升降機井、車輛升降機槽、車道、斜道、電力房、集水坑泵控制房、樓梯、該地段及發展項目內供整個停車場共同使用與享用的地方及設施；該地段及發展項目內供整個停車場享用，而並非供任何個別業主享用的該等地方及設施。該等地方及設施(如果可以在圖則上識別及顯示)，在公契附錄的圖則(經認可人士核實為準確)上用**粉紅色**顯示，以供識別；

(b) 公契或任何公契分契或任何其他契約指定為停車場公用地方及設施的該地段及發展項目的其他地方及設施；

(c) 如果沒有在以上第(a)和(b)段特別規定：

(i) 建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(a)段所涵蓋該地段及發展項目的任何部分；及

(ii) 屬於建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(b)段所涵蓋的任何部分；

擬供整個停車場使用與享用，但是不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施及商業公用地方及設施；及

(ii) 任何個別業主有權利及特權獨家持有、使用、佔用及享有發展項目內的該等區域和發展項目內僅服務任何個別業主的該等設施；

3. 「**商業公用地方及設施**」指並包括：

(a) 擬供商業區的業主、佔用人、被許可人及真正來賓、訪客或獲邀請人共同使用及享用的商業裝卸區、煤氣錶櫃、新鮮空氣槽、煙霧/熱力傳感器，在公契附錄的圖則(經認可人士核實為準確)上用**靛青色加黑斜線**顯示，以供識別；

(b) 按任何公契分契指定商業區內作為商業公用地方及設施的該地段及發展項目的其他地方、裝置、器具、系統及設施；

(c) 如果沒有在以上第(a)和(b)段特別規定：

(i) 建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(a)段所涵蓋該地段及發展項目的任何部分；及

(ii) 屬於建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(b)段所涵蓋的任何部分；

擬供整個商業區使用與享用，但是不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施；及

(ii) 任何個別業主有權利及特權獨家持有、使用、佔用及享有發展項目內的該等區域和發展項目內僅服務任何個別業主的該等設施；

4. 「**發展項目公用地方及設施**」指並包括：

(a) 擬供發展項目共同使用與享用的發展項目該等部分，包括但不限於外牆、非結構預製外牆、綠化區、垂直綠化、園藝區、空氣敏感區、水務工程保留區、現有排水渠、集水池、暗渠或沙井和該地段及發展項目內的改道排水渠、行人徑、通道入口、行人路、樓梯、梯台、平台、邊界圍牆、大堂、入口大堂、車道/EVA(緊急車輛通道)、入口/出口、吊裝區、有蓋空調機區、露天走廊、道路及行人道、斜道、變壓器房、灑水器泵房、食水泵房、食水水泵房、沖廁水泵房、消防泵房、消防控制中心、電纜豎槽、花槽、灑水器控制閥、緊急發電機房、食水水箱房、花卉牆、護牆、簷篷、低壓電掣房、升降機機房、燃料箱房、超低電壓房、地面住宅入口的簷篷、空調機房、水錶櫃、煤氣錶櫃、排氣槽、消防管槽、管槽、電纜槽、排煙槽、公共平台、升降機、升降機槽、業主委員會辦事處、管理員工作枱、儀錶房、電訊廣播設備房和排水渠、渠道、總水喉、污水渠、灑水器水箱、消防水箱、消防進水口及灑水器進水口、食水及鹹水進水口及總喉、雨水及排水渠連接段、接收電視及無線電廣播的公共電視及無線電天線系統、電訊及廣播分導網絡、電線、電纜和目前或任何時候在該地段之內、之下、之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務輸送出入發展項目的其他設施(不論有否套上套管)、樹木、灌木及其他植物及植被、花槽、石材包層、金屬包層、鋁製建築物裝飾、燈柱及其他照明設施、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內安裝與提供擬供發展項目共同使用與享用任何其他機械系統、器具或設備，該等地方及設施(如果可以在圖則上識別及顯示)，在公契附錄的圖則(經認可人士核實為準確)上用**黃色、黃色加黑點及黃色加黑交叉線**顯示，以供識別；

(b) 按公契或任何公契分契或任何其他契約指定作為發展項目公用地方及設施的該地段及發展項目的其他地方、裝置、器具、系統及設施；

(c) 如果沒有在以上第(a)和(b)段特別規定：

(i) 建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(a)段所涵蓋該地段及發展項目的任何部分；及

(ii) 屬於建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344

# Summary of Deed of Mutual Covenant 公契的摘要

章)第2條列明的「**公用部分**」的定義第(b)段所涵蓋的任何部分;

但是不包括:

- (i) 住宅公用地方及設施、商業公用地方及設施及停車場公用地方及設施;及
- (ii) 任何個別業主有權利及特權獨家持有、使用、佔用及享有發展項目內的該等區域和發展項目內僅服務任何個別業主的該等設施;

## 5. 「住宅公用地方及設施」指並包括:

- (a) 發展項目內擬供住宅區業主、佔用人及被許可人和他們的真正來賓、訪客或獲邀請人共同使用與享用的住宅區之該等部分(包括其外牆),包括但不限於共用牆(不包括毗連有關住宅單位的牆身內面)、康樂區及設施、住宅裝卸區、無障礙停車位、訪客停車位、單車車位、有蓋園藝區、空中花園、花槽、噪音消滅措施(不包括歸屬及/或專門服務個別住宅單位之部分)、管井、井、主天台的陽台頂部、屋頂、電視廣播設備房、清潔水箱及泵房、轉換層、金屬圍欄平台、鋁製封蓋及玻璃矮牆、護牆、鋁製建築裝飾、鋁製包層、石材包層、電錶櫃、超低電壓槽、管槽、垃圾存放及物料回收室、電扇房和通道、公共走廊及升降機大堂、消防員升降機大堂、儲物室、入口、梯台、大廳、入口大堂、公共平台、室外管導房、空調機平台、幕牆、結構牆、樓梯、行人路、5樓的管理員室、儀錶房及儀錶區、升降機、升降機槽、消防員升降機、升降機井、水箱、天線儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水管及總喉、電線、電纜、空調及通風系統和將食水或鹹水、污水、煤氣、電話、電力及其他服務輸送出入住宅區的其他設施(不論有否套上套管)、泵、水箱、衛生裝置、電力裝置、固定物、設備及裝置、消防及滅火設備及裝置、保安系統及裝置、通風系統和在發展項目內提供或安裝擬供住宅區的業主、住戶和他們的真正來賓、訪客或獲邀請人共同使用與享用的其他區域及其他系統、裝置或設施和該地段內的其他區域和按公契規定在發展項目內擬供住宅區共同使用與享用的其他系統、器具及設施,該等地方及設施(如果可以在圖則上識別及顯示),在公契附錄的圖則(經認可人士核實為準確)上用**綠色、綠色加黑斜線及綠色加交叉黑斜線**顯示,以供識別;

- (b) 按公契或任何公契分契或任何其他契約指定住宅區內作為住宅公用地方及設施的該地段及發展項目的其他地方、裝置、器具、系統及設施;

- (c) 如果沒有在以上第(a)和(b)段特別規定:

- (i) 建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(a)段所涵蓋該地段及發展項目的任何部分;及
- (ii) 屬於建築物管理條例(第344章)第一附表指定並納入建築物管理條例(第344章)第2條列明的「**公用部分**」的定義第(b)段所涵蓋的任何部分;

擬供整個住宅區使用與享用,但是不包括:

- (i) 發展項目公用地方及設施、商業公用地方及設施及停車場公用地方及設施;及
- (ii) 任何個別業主有權利及特權獨家持有、使用、佔用及享有發展項目內的該等區域和發展項目內僅服務任何個別業主的該等設施。

## 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

樓層	單位	不分割份數
6-8 樓 (3 層)	A	15
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	13
	J	12
	K	13
	L	13
	M	12
9-12 樓 15-23 樓 (13 層)	A	15
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	13
	J	12
	K	13
	L	13
	M	12
25 樓	A	16*
	B	9
	C	9
	D	9
	E	9
	F	9
	G	9
	H	14*
	J	12
	K	13
	L	13
	M	12

\* 包括該單位的平台

註：

不設 13 樓、14 樓及 24 樓

不設 I 單位

### C. 有關發展項目的管理人的委任年期

6. 管理人的首屆任期不超過兩 (2) 年，由公契生效日開始，其任期屆滿後繼續生效，直至依照公契終止。

### D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之分擔

7. 每個住宅單位的業主應根據以下方式以分擔發展項目的管理開支：

- (a) 每個住宅單位業主 (連同其他業主) 須按已採取的年度預算第一部分支付專門涉及發展項目公用地方及設施的預算管理開支中一個適當部分，該部分相等於他的單位的不分割份數除與發展項目所有單位的總不分割份數；
- (b) 每個住宅單位業主除了支付以上 (a) 段中所規定的應付的款項外，還須就他擁有住宅區的個別住宅單位獲分配的每份不分割份數支付專門涉及住宅公用地方及設施的預算管理開支中一個適當部分，該部分相等於他的住宅單位的不分割份數除與已採取的年度預算第二部分下所有住宅單位的總不分割份數；
- (c) 住宅單位業主須分擔已採納年度預算第四部分列明的預算管理開支中的 30.20%，用意是每個住宅單位業主支付分擔款項的適當部分等於他的住宅單位的不分割份數除與所有住宅單位的總不分割份數；
- (d) 如果對發展項目任何組成部分訂立一份公契分契，並按公契第 4.6 (III) 條在年度預算內為該組成部分設立一個新欄目，該組成部分的每個業主還須按公契分契規定的方式分擔該欄目的預算管理開支中他的適當部分；
- (e) 如果管理人合理認為管理與保養發展項目及該地段的任何開支專門涉及或供個別單位或數個單位開支，而任何其他單位的業主未能從中取得重大實益，則該全部款項須從年度預算中剔出並在要求時由該個別單位或若干單位的業主支付；

### E. 計算管理費按金的基準

8. 一筆相等於他的住宅單位應付每月管理分擔款項的 3 個月款項，上述金額不能退還，但可轉讓。

### F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

9. 不適用



1. The Development is constructed on Tuen Mun Town Lot No. 513 (the "Lot").
2. The lease term of the Lot granted under New Grant No. 21893 (the "Land Grant") is 50 years from 19 September 2014.

### Indemnity by Purchaser

3. General Condition No.(5)(c) of the Land Grant stipulates that:-

"The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director (whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

### Maintenance

4. General Condition No.(7) of the Land Grant stipulates that:-

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

- (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
- (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Purchaser shall within one calendar month

of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."

### Private streets, roads and lanes

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

"Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting."

### Formation of the Green Area (time limit, manner and purpose)

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

"The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
- (II) lay and form that portion of future public road shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and
- (III) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or

such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

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

- (ii) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof."

#### Formation of the Green Area (non-fulfilment)

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

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

#### No claim on works on the Green Area

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

"The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance."

#### Possession of the Green Area

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

"(a) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing vehicular access within the Green Area (hereinafter referred to as "the Existing Vehicular Access") being used by the public to gain access to the land adjacent to the lot. The Purchaser shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Vehicular Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof.

(b) For the purpose only of carrying out the necessary works specified in Special Conditions Nos. (2), (3)(a), and (4)(a) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all times while he is in possession of the Green Area allow free and uninterrupted access over and along the Green Area including but not limited to the Existing Vehicular Access for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Conditions Nos. (2), (3)(a) and (4)(a) hereof or otherwise."

#### Restriction on use of the Green Area

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

"The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Conditions Nos. (2), (3)(a) and (4)(a) hereof."

#### Access to the Green Area for inspection

11. Special Condition No. (6) of the Land Grant stipulates that:-

"(a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area:

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to

be carried out in compliance with Special Conditions Nos. (2), (3)(a) and (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (3)(b) hereof and any other works which the Director may consider necessary in the Green Area;

- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repair, replacement and alteration of any other waterworks installations within the Green Area.

- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

#### **Building covenant**

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

"The Purchaser shall develop the lot by the erection

thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2019."

#### **User**

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

"(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

- (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:

- (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;

- (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and

- (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

- (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Conditions Nos. (25) (as may be varied under Special Condition No. (27) hereof) and (26) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Purchaser.

- (d) For the purpose of this Special Condition, the



decision of the Director as to what constitutes a floor or floors and whether a floor or floors constitute a basement level or basement levels shall be final and binding on the Purchaser."

### Preservation of trees

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

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

### Landscaping

15. Special Condition No. (10) of the Land Grant stipulates that:-

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

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

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

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

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

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

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

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

### Total gross floor area

16. Special Condition No. (11)(c) of the Land Grant stipulates that:-

"(i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 4,227 square metres;

(ii) the total gross floor area of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding godown, hotel, petrol filling station and private residential) purposes shall not exceed 1,174 square metres; and

(iii) the total gross floor area of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for private residential purposes shall not exceed the figure calculated according to the following formula:

$$Y = \frac{(A-B)}{A} \times C$$

where Y = the maximum gross floor area (in square metres) of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for private residential purposes

A = 11,153 square metres

B = the total gross floor area (in square metres) of any building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding godown, hotel, petrol filling station and private residential) purposes as to which the decision of the Director shall be final and binding on the Purchaser

C = 7,044 square metres

(it being hereby expressly agreed and

accepted by the Purchaser that there is no guarantee that the maximum gross floor area stipulated in this sub-clause (c) can be attained and that no refund of premium and no compensation whatsoever shall be claimed by the Purchaser against the Government in the event that the maximum gross floor area stipulated in this sub-clause (c) cannot be attained);"

### **Height**

17. Special Condition No. (11)(d) of the Land Grant stipulates that :-

"no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 100 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building or structure so as to exceed the said height limit on condition that the design, size and disposition of the said roof-top structures are to the satisfaction of the Director;"

### **Number of residential units**

18. Special Condition No. (11)(e) of the Land Grant stipulates that :-

"the total number of residential units erected or to be erected on the lot shall not be less than 125 and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser;"

### **Building separation**

19. Special Condition No. (11)(f) of the Land Grant stipulates that :-

- "(i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected facade length of 60 metres or more; and
- (ii) for the purpose of sub-clause (f)(i) of this Special Condition:
  - (I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;

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

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

(IV) in calculating the projected façade length referred to in sub-clause (f)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser."

### **Design and disposition**

20. Special Condition No. (11)(g) of the Land Grant stipulates that:-

"the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than ground investigation, site formation works, the Demolition Works and the Diversion Works referred to in Special Condition No. (37)(b) hereof) shall be commenced on the lot until such approval shall have been obtained, and for the purpose of these Conditions, "ground investigation", "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."

### **Air Sensitive Areas**

21. Special Condition No. (12) of the Land Grant stipulates that:-

"(a) Subject to Special Conditions Nos. (39)(d) and (42)(d) hereof, except with the prior written consent of the Director, no building, structure, support for any building or buildings or structure or structures, or projection shall be erected, constructed or placed on, over or above the ground level or levels of those portions of the lot respectively shown coloured pink hatched black, pink cross-hatched black and pink stippled red on the plan annexed hereto (hereinafter collectively referred to as "the Air Sensitive Areas") except:

- (i) boundary walls or fences or both; and
- (ii) landscaping works provided in accordance with Special Condition No. (10) hereof.

- (b) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Air Sensitive Areas shall be final and binding on the Purchaser."

#### Building set back

22. Special Condition No. (13) of the Land Grant stipulates that:-

"Except with the prior written consent of the Director and in conformity with any conditions imposed by him including the payment of any administrative fee and premium as he may require, no building, structure, support for any building or buildings or any structure or structures, or projection shall be erected or constructed within those portions of the lot shown coloured pink stippled black on the plan annexed hereto (hereinafter collectively referred to as "the Building Setback Areas") at the ground level or levels or within the air space extending upwards from the ground level or levels of the Building Setback Areas to a height of 15 metres. For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level or levels of the Building Setback Areas shall be final and binding on the Purchaser."

#### Recreational facilities

23. Special Condition No. (15) of the Land Grant stipulates that :-

- "(a) The Purchaser may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to Special Condition No. (44)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):

- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof;
- (ii) the Purchaser shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
- (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons."

#### Office accommodation for watchmen and caretakers

24. Special Condition No.(16) of the Land Grant stipulates that :-

- "(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to Special Condition No. (44)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:
- (I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for private residential purposes; or
- (II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

- (ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof."

**Quarters for watchmen and caretakers**

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

- "(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
  - (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director, and
  - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof."

**Owners' Corporation/Owners' Committee Office**

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

- "(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
  - (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (11)(c) hereof, subject to Special Condition No.(44)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (22)(a)(v) hereof."

**Residential Parking Spaces**

27. Special Conditions Nos. (25)(a)(i) and (ii) of the Land Grant stipulate that:-

- "(i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number different from those set out in the table below:

Size of each residential unit	Number of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 25.9 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 14.8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 4.9 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 1.9 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.4 residential units or part thereof
Not less than 160 square metres	One space for every 1.1 residential units or part thereof

- (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
- (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which is not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (11)(c) hereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on

the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which is not taken into account for the calculation of the gross floor area stipulated in Special Condition No. (11)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

### Visitors' parking spaces

28. Special Conditions Nos. (25)(a)(iii) and (iv) of the Land Grant stipulate that:-

- "(iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes shall be provided at the following rates or at such other rates as may be approved by the Director:
- (I) five spaces for every block of residential units erected or to be erected on the lot which contains more than 75 residential units (hereinafter referred to as "block of more than 75 residential units"); and
- (II) one space for every 15 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof subject to a minimum of two spaces being provided.
- (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

### Parking spaces for office purposes

29. Special Condition No. (25)(b)(i)(I) of the Land



Grant stipulates that:-

- "(b) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor vehicles at the following rates unless the Director consents to another rate:
- (l) one space for every 150 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and"

**Parking spaces for other non-industrial purposes**

30. Special Condition Nos. (25)(b)(i)(ll), (25)(b)(ii) and (iii) of the Land Grant stipulate that:-

- "(ll) one space for every 200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.
- (ii) For the purpose of calculating the number of spaces to be provided under sub-clauses (b) (i)(ll) and (b)(i)(lll) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof), any floor area to be used for parking, loading and unloading purposes shall be excluded.
- (iii) The spaces provided under sub-clauses (b)(i) (ll) and (b)(i)(lll) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

**Parking spaces for the Disabled Persons**

31. Special Conditions Nos. (25)(c)(i) and (ii) of the Land Grant stipulate that:-

- "(i) Out of the spaces provided under sub-clauses (a)(i), (a)(iii), (b)(i)(ll) and (b)(i)

(ll) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (27) hereof) and that the Purchaser shall not reserve or designate all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be varied under Special Condition No. (27) hereof) to become the Parking Spaces for the Disabled Persons.

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

**Motor Cycle Parking Spaces**

32. Special Conditions Nos.(25)(d)(i), (ii) and (iii) of the Land Grant stipulate that :-

- "(i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation at the following rates unless the Director consents to another rate:
- (l) one space for every 100 residential units or part thereof in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes (hereinafter referred to as "the Residential Motor Car Parking Spaces);
- (ll) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(ll) of this Special Condition (as may

be varied under Special Condition No. (27) hereof); and

- (III) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i)(III) of this Special Condition (as may be varied under Special Condition No. (27) hereof).

If the number of spaces to be provided under this sub-clause (d)(i) is a decimal number, the same shall be rounded up to the next whole number.

- (ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (iii) The spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

### Bicycle parking spaces

33. Special Condition No.(25)(e) of the Land Grant stipulates that :-

" Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes and their bona fide guests, visitors or invitees at a rate of one space for every 15 residential units or part thereof with

the size of each residential unit in terms of gross floor area less than 70 square metres or at such other rates as may be approved by the Director."

### Dimensions of parking spaces

34. Special Conditions Nos.(25)(f)(i), (ii), (iii) and (iv) of the Land Grant stipulate that :-

- "(i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i) ,(a)(iii) and (b)(i) of this Special Condition (as may be respectively varied under Special Condition No. (27) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) The dimensions of each of the Parking Spaces for the Disabled Persons shall be as the Building Authority may require and approve.
- (iii) Each of the spaces provided under sub-clause (d)(i) of this Special Condition (as may be varied under Special Condition No. (27) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.
- (iv) Each of the spaces provided under sub-clause (e) of this Special Condition shall be of such dimensions as may be approved in writing by the Director."

### Loading and Unloading Requirements

35. Special Condition No. (26) of the Land Grant stipulates that:-

- "(a) Spaces for the loading and unloading of goods vehicles shall be provided within the lot to the satisfaction of the Director at the following rates:
- (i) one space for every block of residential units erected or to be erected on the lot for private residential purposes or at such other rates as may be approved by the Director, such loading and unloading space to be located adjacent to or within each block of residential units;
- (ii) one space for every 2,000 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot or any part or parts of the building or buildings for office purposes; and
- (iii) one space for every 800 square metres or part thereof of the gross floor area of the building or buildings erected or to be



erected on the lot or any part or parts of the building or buildings for non-industrial (excluding office, godown, hotel, petrol filling station and private residential) purposes.

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 3.6 metres. The spaces provided under sub-clauses (a)(i), (a)(ii) and (a)(iii) of this Special Condition shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings or any part or parts of the building or buildings referred to respectively in the said sub-clauses.
- (c) For the purpose of calculating the number of spaces to be provided under sub-clauses (a)(ii) and (a)(iii) of this Special Condition, any floor area to be used for parking, loading and unloading purposes shall be excluded."

### Restriction on alienation of the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces

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

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

- (i) assigned except

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

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

- (ii) underlet except to residents of the residential units in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes.

Provided that in any event not more than three in number of the total of the Residential

Parking Spaces and the Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Purchaser may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Purchaser.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment, underletting, mortgage or charge of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for the Disabled Persons."

### Common Areas

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

"The spaces provided within the lot in accordance with Special Conditions Nos.(25)(a)(iii) (as may be varied under Special Condition No. (27) hereof), the Parking Spaces for the Disabled Persons and the spaces provided within the lot in accordance with Special Conditions Nos. (25)(e) and (26)(a) hereof shall be designated as and form part of the Common Areas."

### Cutting away

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

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

all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No.(32) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government and its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges."

#### Anchor maintenance

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

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

forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof."

#### Spoil or debris

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

- "(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof."

#### Damage to Services

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

"The Purchaser shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (hereinafter collectively referred to as "the Services"). The Purchaser shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval

to the Works and to such aforesaid proposals. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Purchaser shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or of any of the Services to the satisfaction of the Director, the Director may carry out of any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works."

#### **Diversion of Existing Drains**

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

- "(a) The Purchaser hereby acknowledges that as at the date of this Agreement, there are existing drains, catchpits, culverts or manholes with covers and other structures within, adjoining or adjacent to the lot (hereinafter collectively referred to as "the Existing Drains"). Without prejudice to the generality of the provisions of General Condition No. 5 hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing at the date of this Agreement subject to the presence of the Existing Drains and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Drains. Subject to sub-clause (b) of this Special Condition, the Purchaser shall not interfere with or obstruct or remove or relocate or permit or suffered to be interfered with or obstructed or removed or relocated the Existing Drains.
- (b) Without prejudice to the provisions of Special Condition No. (36) hereof, prior to commencement of any building works and site formation works on the lot (other than ground investigation and the Demolition Works), the Purchaser shall at his own expense and in all respects to the satisfaction of the Director carry out diversion works for or in connection with the Existing Drains (hereinafter referred to as "the Diversion Works") to such location or locations outside the lot with such materials and to such standard, specification and design as the Director may approve or require and complete the Diversion Works in accordance with the proposal approved by the Director under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Drains and the carrying out of the Diversion Works.
- (c) Prior to commencement of the Diversion Works, the Purchaser shall at his own expense submit to the Director for his approval a written proposal for the Diversion Works.
- (d) Upon completion of the Diversion Works, the Purchaser shall at his own expense maintain the drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works (hereinafter collectively referred to as "the Diverted Drains") in good condition and in all respects to the satisfaction of the Director until the Diverted Drains shall be handed over by the Purchaser in accordance with sub-clause (e) of this Special Condition.
- (e) The Diverted Drains shall be handed over by the Purchaser to the Government free of cost upon demand by the Government and in any event the Diverted Drains shall be deemed to have been handed over to the Government by the Purchaser free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- (g) The Purchaser shall at all times permit the Government, the Director and his officers, contractors, agents and workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery

or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through the lot or any part thereof and the Green Area for the purposes of:

- (i) inspecting, operating, maintaining and repairing the Existing Drains prior to the completion of the Diversion Works; and
  - (ii) carrying out, inspecting, checking and supervising the Diversion Works and the works under sub-clause (f) of this Special Condition.
- (h) The Government, the Director and his officers, contractors, agents and workmen and any persons duly authorized under sub-clause (g) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors, agents and workmen and any persons duly authorized under sub-clause (g) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors, agents and workmen and any persons duly authorized under sub-clause (g) of this Special Condition by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (i) The Purchaser shall at all times indemnify and keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the carrying out of the Diversion Works or the erection, construction, presence, repair or maintenance of the Diverted Drains or the works under sub-clause (f) of this Special Condition."

#### Construction of drains and channels

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

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

#### Connecting drains and sewers

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

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

#### Noise impact assessment

45. Special Condition No. (40) of the Land Grant stipulates that:-

"(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment (hereinafter referred to as "the NIA") on the development of the lot containing, among others, such information as the Director may require including but not limited to all adverse noise impacts on the development of the lot and proposals for appropriate noise mitigation measures (hereafter referred to as "Noise Mitigation Measures").

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

(c) No building works (other than ground investigation, site formation works, the Demolition Works and the Diversion Works) shall be commenced on the lot or any

part thereof until the NIA shall have been approved in writing by the Director.

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

### Noise Barrier

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

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

- (a) the Purchaser shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
- (b) no foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the lot;
- (c) no alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
- (d) the Purchaser shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under this sub-clause (d), written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
- (e) the Noise Barrier shall not be used for any purpose other than noise barrier and the Purchaser shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the

display of any signs, notices or posters whatsoever except with the prior written consent of the Director;

- (f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;
- (g) the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to their entry or carrying out of the works referred to in sub-clause (f) of this Special Condition and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
- (h) the Purchaser shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier;
- (i) the Director shall, at any time and at his absolute discretion, have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Purchaser shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
- (j) in the event of the non-fulfillment of any of the Purchaser's obligations under this Special Condition, the Director may carry out the necessary works and the Purchaser shall pay to the Director on demand the cost of such works;
- (k) the Purchaser shall at all times permit the Director and his officers, contractors,



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

- (l) neither the Government nor the Director shall have any responsibility or liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfillment of the Purchaser's obligations under this Special Condition, the exercise by the Director of the right of entry under sub-clause (k) of this Special Condition or the carrying out of any works under sub-clause (j) of this Special Condition and the Purchaser shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
- (m) the Purchaser shall at all times indemnify and keep indemnified the Government, the Director and his officers, contractors, agents and workmen and any persons authorised by the Director under sub-clause (k) of this Special Condition from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, renewal, replacement, use, demolition or removal of the Noise Barrier or in connection with the works under sub-clause (j) of this Special Condition."

#### **Protection of the Highways Structures**

47. Special Conditions Nos. (42)(d), (e) and (f) of the Land Grant stipulate that :-

- "(d) The Purchaser shall at all times throughout the term hereby agreed to be granted maintain a minimum vertical clearance of four metres below the soffit of the Highways Structures (hereinafter referred to as "the minimum vertical clearance") and a minimum horizontal clearance of two metres from the structures or columns or foundations of the Highways Structures (hereinafter referred to as "the minimum horizontal

clearance") for the purposes of carrying out works, survey, inspection, examination, maintenance, improvement or development in connection with the Highways Structures by the persons referred to in sub-clause (e) of this Special Condition. The Purchaser shall demonstrate to the Director in all respects to his satisfaction that the clearance requirements stipulated in this sub-clause (d) are fully met before carrying out any works on the lot.

- (e) The Purchaser shall, throughout the term hereby agreed to be granted, permit the Director and his officers, contractors, agents and workmen and any persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress to, from and through that portion of the lot shown coloured pink stippled red on the plan annexed hereto at all times for the purposes of carrying out works, survey, inspection, examination, maintenance, improvement or development in connection with the Highways Structures. The Director and his officers, contractors, agents and workmen and any persons duly authorized by the Director under this sub-clause (e) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise of the rights conferred under this sub-clause (e) and no claim whatsoever shall be made against him or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (f) For the purpose of this Special Condition, the decision of the Director as to what constitutes the Highways Structures, the minimum vertical clearance and the minimum horizontal clearance shall be final and binding on the Purchaser."

#### **Restriction on merging of residential units**

48. Special Condition No. (45) of the Land Grant stipulates that :-

"Except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser."



### No grave or columbarium permitted

49. Special Condition No. (46) of the Land Grant stipulates that :-

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

#### Note:

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

1. 發展項目興建於屯門市地段第 513 號(「地段」)。
2. 根據新批地文件第 21893 號(「批地文件」)規定,該地段的租期為 50 年,從 2014 年 9 月 19 日起計。

### 購買人須彌償

3. 批地文件一般條件第 (5) (c) 條規定:

“如購買人違反此等條款,或購買人導致毗連或毗鄰土地或地段受損或出現泥土或地下水污染,而署長認為(其意見將作終論並對購買人約束)有關損害或泥土或地下水污染乃因購買人使用該地段或於該處任何發展項目或重建項目或其任何部份又或購買人於該地段進行任何活動或執行任何工程所致,則不論購買人使用該地段、發展、重建、進行活動或執行工程乃遵從或違反此等條款,購買人亦必須就任何由此招致或產生的訴訟、法律程序、責任、索求、費用、開支及損失(不論屬經濟或其他性質)向政府作出彌償,並確保其獲彌償保障。”

### 保養

4. 批地文件一般條件第 (7) 條規定:

“(a) 購買人須在整個租期期間按本文件已建或重建建築物(該詞指本一般條件第 (b) 分條预期的重建工程):

(i) 按經批准的設計、配置及任何經批准圖則保養一切建築物,不得對其作出修訂或更改;及

(ii) 保養按本文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止交還為止。

(b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物,購買人須興建相同類型和不少於其總樓面面積的品質良好的建築物或署長批准的類型及價值的建築物作為代替。如果進行上述清拆,購買人須在上述清拆的一個曆月內向署長申請其同意進行重新開發該地段的建築工程,當收到上述同意後必須在三個曆月內開展重建的必要工程及在署長規定的期限內以署長滿意的方式完成重建。”

### 私家街道、道路及小巷

5. 批地文件一般條件第 (9) 條規定:

“本文件要求拓建的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地,在任何一種情況下,須在要求時免費交還給政府。如果上述街道、道路及小巷交還給政府,必須由政府進行路面、路邊石、排水渠(污水及雨水排水渠)渠道及路燈工程,費用由購買人承擔,其後用公幣進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分,必須由購買人出資進行照明、路面、路邊石、排水、開渠及保養工程,在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。購買人須承擔安裝路燈的資本性開支並允許工人及車輛為了安裝與保養路燈自由出入批租的範圍。”

### 塑造綠色範圍(時限、方式及目的)

6. 批地文件特別條件第 (3) (a) 條規定:

購買人須:

(i) 於本協議之日起 54 個曆月(或署長可批准的其他延長時期)內按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程,在一切方面使署長滿意:

(ii) 鋪設及塑造本文件附錄的圖則上用綠色顯示的未來公共道路之部分(以下簡稱「綠色範圍」);及

(iii) 按署長自行酌情要求,提供及建造指定橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物(以下統稱「構築物」)

以便於綠色範圍建造建築物和供車輛及行人往來;

(ii) 於本協議之日起 54 個曆月(或署長可批准的其他延長時期)內自費在綠色範圍鋪設地面、路邊石及渠道,並提供署長可能要求的明渠、污水渠、排水渠、消防栓連同接駁至總水喉的喉管、街燈、交通標誌、街道設施及道路標記,使署長滿意;及

(iii) 自費保養綠色範圍連同構築物以及在該範圍之上或之內興建、設置及提供的所有構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物,使署長滿意,直至按本文件第 (4) (b) 分條指定交還綠色範圍的管有權。

### 塑造綠色範圍(沒有履行)

7. 批地文件特別條件第 (3) (b) 條規定:

“倘若購買人未能在指定的期限內履行本特別條件 (a) 分條所定的責任,政府可進行必要的工程,費用由購買人承擔。購買人須在接獲要求時向政府支付相等於該工程費用的款項,金額由署長決定,其決定將作終論及對購買人有約束力。”

### 不能對綠色範圍上面的工程索償

8. 批地文件特別條件第 (3) (c) 條規定:

“政府對購買人履行他在本特別條件第 (a) 分條的責任或政府按本特別條件第 (b) 分條或其他規定行使權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。購買人不能就上述損失、損害、滋擾或干擾向政府索償。”

### 綠色範圍的管有權

9. 批地文件特別條件第 (4) 條規定:

“(a) 購買人特此確認在本協議之日,綠色範圍內有一條現有的車道(以下簡稱「現有車道」),供公眾用作進入該地段毗鄰的土地之通道。購買人須自費保養該現有車道,在一切方面使署長滿意,直至按本文件特別條件第(4)(b)

條交回綠色範圍的管有權。

- (b) 僅為了購買人進行本文件特別條件第(2)、(3)(a)及(4)(a)條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，於署長致函予購買人當日，說明購買人已以其滿意的方式全面履行本文件，即視作已交還綠色範圍予政府。購買人在其管有綠色範圍期間，在任何時間下須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍包括但不限於現有車道，並確保上述進入不會受到按本文件特別條件第(2)、(3)(a)及(4)(a)條或其他規定進行的工程之干涉或阻礙。”

### 對使用綠色範圍的限制

10. 批地文件特別條件第(5)條規定：

“未經署長的預先書面同意，購買人不得使用綠色範圍作儲物用途或搭建任何臨時構築物或任何用途，除了進行本文件特別條件第(2)、(3)(a)及(4)(a)條指定的工程。”

### 進入綠色範圍視察

11. 批地文件特別條件第(6)條規定：

“(a) 購買人須在管有綠色範圍期間，於任何合理時間內：

- (i) 准許政府、署長、他的官員、承辦商、代理人及署長授權的任何其他人士有權出入、經過及再經過該地段及綠色範圍，旨在視察、檢查及監管本文件特別條件第(2)、(3)(a)及(4)(a)條指定的工程和進行、視察、檢查及監管本文件特別條件第(3)(b)條指定的工程及署長認為有必要在綠色範圍進行的任何其他工程；
- (ii) 准許政府和政府授權的有關公用事業公司在他們要求時有權出入、經過及再經過該地段及綠色範圍，旨在綠色範圍或任何毗鄰土地之內、之上或之下進行任何工程，包括但不限於鋪設和其後保養一切管道、電線、導管、電纜槽及其他傳導媒介及輔助設備，以便提供電話、電力、煤氣(如有)及其他服務給該地段或任何毗鄰或毗連土地及物業。購買人須充分配合政府和政府正式授權的有關公用事業公司在綠色範圍內進行上述工程的一切事宜；及
- (iii) 准許水務監督的官員和他們授權的其他人士在他們要求時有權出入、經過及再經過該地段及綠色範圍，旨在進行有關操作、保養、修理、更換、更改綠色範圍內的任何水務工程裝置。

- (b) 政府、署長、他的官員、承辦商、代理人及署長按本特別條件第(a)分條正式授權的任何其他人士或公用事業公司對政府、署長、他的官員、承辦商、代理人及署長按本特別條

件第(a)分條正式授權的任何其他人士或公用事業公司行使其權利所產生或附帶造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任。”

### 建築契諾

12. 批地文件特別條件第(7)條規定：

“購買人須開發該地段，在該地段上興建建築物並於2019年6月30日或之前完工和使其適合佔用，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例。”

### 用途

13. 批地文件特別條件第(8)條規定：

“(a) 除本特別條件第(b)分條規定外，該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作非工業(不包括倉庫、酒店及加油站)以外的任何用途。

(b) 該地段已建或擬建的任何建築物或其中任何部分不得用作以下各項規定以外的任何用途：

- (i) 最低三層樓作非工業(不包括倉庫、酒店及加油站)用途，但是為免存疑，地庫層(如已建)(不論該層的尺寸或面積大小)應視為本特別條件的樓層。任何地庫層的使用還須受制於本特別條件第(b)(iii)分條規定；
  - (ii) 所有其他樓層(不包括任何地庫層或最低三層樓以上的地庫層(如已建))作私人住宅用途；及
  - (iii) 任何地庫層(如已建)(不論是最低三層樓之一層或最低三層樓以上的一層地庫層)作非工業(不包括住宅、倉庫、酒店及加油站)用途。
- (c) 按特別條件第(25)條(可按本文件特別條件第(27)條修訂)或第(26)條提供僅作為停車位、裝卸區或機房或兩者的任何樓層不能視作本特別條件第(b)分條提及的一層樓層。署長對該樓層是否用作本第(c)分條准許的用途的決定是最終的及購買人有約束力。
- (d) 在本特別條件中，署長對樓層的定義和樓層是否構成地庫層的決定是最終的及購買人有約束力。”

### 保育樹木

14. 批地文件特別條件第(9)條規定：

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

### 園藝工程

#### 15. 批地文件特別條件第(10)條規定：

- “(a) 購買人須自費向署長提交一份園藝建議書，列明按本特別條件第(b)分條的要求擬在該地段提供的園藝工程的位置、佈局及平面圖供他審批。
- (b) (i) 該地段不少於20%的範圍須種植樹木、灌木或其他植物。
- (ii) 本特別條件第(b)(i)分條提及的20%中不少於50%(以下簡稱「綠化區」)須設置在署長自行酌情決定的位置或水平，以便行人可看見或進入該地段的任何人士可接近。
- (iii) 署長對購買人建議的園藝工程是否構成本特別條件第(b)(i)分條提及的20%之決定是最終的及對購買人有約束力。
- (iv) 署長可自行酌情接受購買人建議用其他非種植裝飾代替種植樹木、灌木或其他植物。
- (c) 購買人須按經批准園藝建議書自費美化該地段，使署長滿意。未經署長書面批准，不能對經批准園藝建議書作出修訂、改變、更改、修改或更替。
- (d) 購買人須在其後自費保持與保養園藝工程處於安全、乾淨、整潔、整齊、實用及健康狀態，完全使署長滿意。
- (e) 按本特別條件指定的園藝區須指定為並構成本文件特別條件第(22)(a)(v)條提及的公用地方。”

### 總樓面面積

#### 16. 批地文件特別條件第(11)(c)條規定：

- “(i) 在該地段上已建或擬建的任何建築物的總樓面面積不能少於4,227平方米。
- (ii) 在該地段上已建或擬建用作非工業(不包括貨倉、酒店、加油站及私人住宅)用途的任何建築物或建築物的任何部分的總樓面面積不能超過1,174平方米；及
- (iii) 在該地段上已建或擬建用作私人住宅用途的任何建築物或建築物的任何部分的總樓面面積不能超過按下列公式計算的數字：

$$Y = \frac{(A-B)}{A} \times C$$

其中 Y = 在該地段上已建或擬建用作私人住宅用途的任何建築物或建築物的任何部分的最大樓面面積(以平方米計)

$$A = 11,153 \text{ 平方米}$$

B = 在該地段上已建或擬建用作非工業(不包括貨倉、酒店、加油站及私人住宅)用途的任何建築物或建築物的任何部分的總樓面面積(以平方米計)，署長對其作的決定是最終的及對購買人有約束力。

$$C = 7,044 \text{ 平方米}$$

(購買人特此明文同意及接受不保證取得本第(c)分條規定的最大的總樓面面積。倘若不能取得本第(c)分條規定的最大的總樓面面積，購買人不能要求政府退還地價和作出補償)。

### 高度

#### 17. 批地文件特別條件第(11)(d)條規定：

“任何該地段上已建或擬建的建築物或其他構築物連同該建築物或構築物的任何增建物或固定物(如有)總數不能超過香港主水平基準面之上100米高度或署長在購買人支付署長決定的任何地價及行政費後可自行酌情批准的其他高度限制，但是經署長的預先書面批准，在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制，惟該屋頂構築物的設計、尺寸及佈局須使署長滿意；”

### 住宅單位數目

#### 18. 批地文件特別條件第(11)(e)條規定：

“在該地段上已建或擬建的住宅單位總數不能少於125個，署長對住宅單位的定義作的決定是最終的及對購買人有約束力。”

### 建築物分隔

#### 19. 批地文件特別條件第(11)(f)條規定：

“(i) 未經署長的預先書面批准，在該地段上已建或擬建的任何一座建築物或建築物羣正面伸展外牆長度不能超過60米或以上；及

(ii) 在本特別條件第(f)(i)分條中：

- (I) 署長對建築物定義作出的決定是最終的及對購買人有約束力；
- (II) 若在該地段上已建或擬建的任何二座建築物之間的最短水平間距少於15米，該二座或以上建築物應視為一建築物羣；
- (III) 署長對在該地段上已建或擬建的一座建築物或建築物羣的正面伸展外牆長度定義作出的決定是最終的及對購買人有約束力；及
- (IV) 在計算本特別條件第(f)(i)分條提及的正面伸展外牆長度時，應考慮任何二座建築物之間的空隙，署長對其計算作出的決定是最終的及對購買人有約束力。”



### 設計及佈局

#### 20. 批地文件特別條件第(11)(g)條規定：

“在該地段上已建或擬建的任何建築物的設計及佈局須經署長書面批准，未取得上述批准之前不得展開任何建築工程（土地勘察、地盤平整工程、拆遷工程及本文件特別條件第(37)(b)條提及的改道工程除外），在本文件中，「土地勘察」、「建築工程」及「地盤平整工程」須按建築物條例、其下的任何規例及任何修訂法例界定。”

### 空氣敏感區

#### 21. 批地文件特別條件第(12)條規定：

“(a) 除本文件特別條件第(39)(d)條和第(42)(d)條規定外，未經署長的預先書面同意，不能在本文件附錄的圖則上用粉紅色加黑斜線、粉紅色加交叉黑線及粉紅色加紅點顯示的該地段的該等部分的地面層之上、上面、上方搭建、建築或安置任何建築物、構築物或建築物、構築物的承托物或伸展物，除了：

- (i) 圍牆或圍欄或兩者；及
- (ii) 按本文件特別條件第(10)條規定的園藝工程。

(b) 在本特別條件中，署長對地面層空氣敏感區的定義作的決定是最終的及對購買人有約束力。”

### 建築物退縮

#### 22. 批地文件特別條件第(13)條規定：

“未經署長的預先書面同意和符合他施加的任何條件包括支付他要求的任何行政費及地價，不得在本文件附錄圖則上用粉紅色加黑點標示的範圍（以下簡稱「建築物退縮區」）的地面層或空間內向上伸展從建築物退縮區的地面層起計 15 米內搭建或興建任何建築物、構築物和任何建築或任何構築物的支撐物或伸展物。在本特別條件中，署長對建築物退縮區的地面層定義作出的決定是最終的及對購買人有約束力。”

### 康樂設施

#### 23. 批地文件特別條件第(15)條規定：

- “(a) 經署長書面批准，購買人可在該地段內搭建、建築及提供康樂設施及其輔助設施（以下簡稱「設施」）。設施的類型、面積、設計、高度及佈局亦須經署長的預先書面批准。
- (b) 在計算本文件特別條件第(11)(c)條指定的總樓面面積時，在受限於特別條件第(44)(d)條規定下，按本特別條件第(a)分條在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

(c) 倘若設施任何部分被豁免列入計算本特別條件第(b)分條的總樓面面積（以下簡稱「豁免設施」）：

- (i) 豁免設施須指定為並構成本文件特別條件第(22)(a)(v)條提及的公用地方。
- (ii) 購買人須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，使署長滿意。
- (iii) 豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，並非其他人士使用。”

### 看更及管理員的辦公場所

#### 24. 批地文件特別條件第(16)條規定：

“(a) 可於該地段為看更或管理員或兩者提供辦事處，惟須遵從以下條件：

- (i) 署長認為上述場所是為在該地段已建或擬建的建築物的安全、保安及妥善管理的基本需要；
- (ii) 上述場所不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的辦公場所以外的任何用途；及
- (iii) 上述場所的位置須首先經署長書面批准。

- (b) (i) 為了計算本文件特別條件第(11)(c)條規定的總樓面面積，在受限於本文件特別條件第(44)(d)條規定下，在該地段內按本特別條件第(a)分條提供的辦公場所不超過以下第(i)或(ii)條，以較少者為準，不列入計算。
  - (i) 該地段已建或擬建的建築物或任何私人住宅用途之大廈的總樓面面積之 0.2%；
  - (ii) 在該地段已建或擬建每 50 個住宅單位或其中部分 5 平方米或該地段已建或擬建的每座住宅單位大廈 5 平方米，以上述場所的較大樓面面積為準。

超過以上第(i)或(ii)分條的任何總樓面面積須列入上述計算。

- (ii) 在計算本特別條件第(b)(i)(i)分條提及在該地段上已建或擬建的建築物或建築物中任何部分的總樓面面積時，按本文件豁免計算該地段已建或擬建建築物總樓面面積亦不列入計算該樓面面積。署長對此作出的決定是最終的及對購買人有約束力。

(c) 按本特別條件第(a)分條在該地段內提供的辦公場所須指定為並構成本文件特別條件第(22)(a)(v)條提及的公用地方。”

## 看更及管理員宿舍

25. 批地文件特別條件第(17)條規定：

- “(a) 該地段內可提供看更或管理員或兩者的宿舍，受下列條件規限：
- (i) 上述宿舍須設在該地段已建一座住宅單位大廈或署長書面批准的其他位置；及
  - (ii) 上述宿舍不能用作該地段內長期聘用和必要時聘用的看更或管理員或兩者的宿舍所以外的任何用途。
- (b) 在計算本文件特別條件第(11)(c)條規定的總樓面面積時，按本特別條件第(a)分條在該地段內提供的宿舍若不超過25平方米總樓面面積則不列入計算；而超過25平方米總樓面面積則應列入上述計算。
- (c) 按本特別條件第(a)分條在該地段內提供的宿舍須指定為並構成本文件特別條件第(22)(a)(v)條提及的公用地方。”

## 業主立案法團 / 業主委員會辦事處

26. 批地文件特別條件第(18)條規定：

- “(a) 可以在該地段內提供一個辦事處供業主立案法團或業主委員會使用，但是
- (i) 上述辦事處不能用作已成立或擬成立有關該地段和該地段上已建或擬建建築物的業主立案法團或業主委員會開會和行政工作以外的任何用途；及
  - (ii) 上述辦事處的位置須預先經署長書面批准。
- (b) 在計算本文件特別條件第(11)(c)條規定的總樓面面積時，在受限於本文件特別條件第(44)(d)條規定下，按本特別條件第(a)分條在該地段內提供的辦事處若不超過20平方米則不列入計算；而超過20平方米總樓面面積則應列入上述計算。
- (c) 按本特別條件第(a)分條在該地段內提供的辦事處須指定為並構成本文件特別條件第(22)(a)(v)條提及的公用地方。”

## 住宅停車位

27. 批地文件特別條件第(25)(a)(i)和(ii)條規定：

- “(i) 除非署長同意按不同於下列表格的比率或數目計算，否則必須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率在該地段提供停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，屬於該地段上已建或擬建作住宅用途的建築物或建築物的部分之住戶和他們的真正來賓、訪客或被邀請使用者（以下簡稱「住宅停車位」），使署長滿意：

每個住宅單位的面積	擬提供的住宅停車位數目
少於 40 平方米	每 25.9 個住宅單位或其中部分一個停車位
不少於 40 平方米，但少於 70 平方米	每 14.8 個住宅單位或其中部分一個停車位
不少於 70 平方米，但少於 100 平方米	每 4.9 個住宅單位或其中部分一個停車位
不少於 100 平方米，但少於 130 平方米	每 1.9 個住宅單位或其中部分一個停車位
不少於 130 平方米，但少於 160 平方米	每 1.4 個住宅單位或其中部分一個停車位
不少於 160 平方米	每 1.1 個住宅單位或其中部分一個停車位

- (ii) 在本特別條件第(a)(i)分條中擬提供的停車位總數應是根據本特別條件第(a)(i)分條的表格列明每個住宅單位的面積計算各個住宅停車位數目的總數。在本文件中，「每個住宅單位面積」一詞在總樓面面積方面以下第(i)及(ii)的總數：

- (i) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本文件特別條件第(11)(c)條指定的總樓面面積的所有樓面面積；及
- (ii) 每個住宅單位成比例的住宅公用地方（按下文界定）的總樓面面積，即是在住宅單位圍牆外面供該地段已建或擬建發展項目的住宅部分的所有住戶共同使用與享用的住宅公用地方的總樓面面積。為免存疑，不包括沒有列入計算本文件特別條件第(11)(c)條指定總樓面面積的所有樓面面積（該住宅公用地方以下簡稱「住宅公用地方」），在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條件第(a)(ii)(i)分條計算的有關住宅單位的總樓面面積}}{\text{按本特別條件第(a)(ii)(i)分條計算所有住宅單位的總樓面面積}}$$

## 訪客停車位

28. 批地文件特別條件第(25)(a)(iii)和(iv)條規定：

- “(iii) 必須按下列比率或署長可批准的比率在該地段提供額外的停車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛，屬於該地段上已建或擬建作住宅用途的建築物之住戶的真正來賓、訪客或被邀請使用者：



- (i) 該地段已建或擬建提供超過 75 個住宅單位的每幢住宅單位大廈(以下簡稱「超過 75 個住宅單位的大廈」)配置 5 個停車位;及
- (ii) 每 15 個住宅單位(不包括任何超過 75 個住宅單位的大廈內的住宅單位) 1 個停車位, 惟至少提供 2 個停車位。
- (iv) 按本特別條件第(a)(i)和(a)(iii)分條(可按批地文件特別條件第(27)條修訂)提供的停車位不得用作本特別條件指定以外的任何用途, 及特別是上述停車位不得用作儲存、陳列或展示汽車以供出售或其他用途或提供汽車清潔及美容服務。”

### 供寫字樓用的停車位

29. 批地文件特別條件第(25)(b)(i)(I)條規定:

- “(b)(i) 除非署長同意按不同的比率計算, 必須按以下比率在該地段提供車輛停車位:
  - (I) 在該地段上已建或擬建作寫字樓用途的建築物或建築物的任何部分的總樓面面積的每 150 平方米或其中部分配置 1 個停車位;及”

### 供其他非工業用的停車位

30. 批地文件特別條件第(25)(b)(i)(II)、第(25)(b)(ii)和(iii)條規定:

- “(II) 在該地段上已建或擬建作非工業用途(不包括寫字樓、倉庫、酒店、加油站及私人住宅)的建築物或建築物的任何部分的總樓面面積的每 200 平方米或其中部分或建築物的任何部分配置 1 個停車位。
- (ii) 在計算按本特別條件第(b)(i)(I)和(b)(i)(II)分條(可按批地文件特別條件第(27)條修訂)的停車位時, 不包括用作泊車、裝卸用途的任何樓面面積。
- (iii) 按本特別條件第(b)(i)(I)和(b)(i)(II)分條(可按批地文件特別條件第(27)條修訂)提供的停車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的車輛, 屬於該地段上已建或擬建作本分條指定用途的建築物或建築物的部分之佔用人和他們的真正來賓、訪客或被邀請使用者以外的任何用途, 及特別是上述停車位不得用作儲存、陳列或展示汽車以供出售或其他用途或提供汽車清潔及美容服務。”

### 供殘疾人士泊車的停車位

31. 批地文件特別條件第(25)(c)(i)和(ii)條規定:

- “(i) 按本特別條件第(a)(i)、(a)(iii)、(b)(i)(I)

及(b)(i)(II)分條(可按批地文件特別條件第(27)條修訂)提供的停車位中, 購買人須按建築事務監督要求及批准保留與指定停車位, 供《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛(以下簡稱「殘疾人士停車位」), 但是必須在按本特別條件第(a)(iii)分條(可按批地文件特別條件第(27)條修訂)提供的停車位中保留與指定至少 1 個停車位, 購買人不能保留與指定按本特別條件第(a)(iii)分條(可按批地文件特別條件第(27)條修訂)提供的全部停車位作為殘疾人士停車位:

- (ii) 殘疾人士停車位須設在署長書面批准的位置及水平。
- (iii) 殘疾人士停車位不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛, 並且屬於該地段上已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請使用者以外的任何用途, 及特別是上述停車位不得用作儲存、陳列或展示汽車以供出售或其他用途或提供汽車清潔及美容服務。”

### 電單車停車位

32. 批地文件特別條件第(25)(d)(i)、(ii)和(iii)條規定:

- “(i) 除非署長同意其他的比率, 必須按下列比率在該地段內提供署長滿意的停車位, 供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車:
  - (I) 在該地段上已建或擬建作住宅用途的建築物或建築物的任何部分的每 100 個住宅單位或其中部分配置 1 個停車位(以下簡稱「住宅電單車停車位」);
  - (II) 本特別條件第(b)(i)(I)分條(可按批地文件特別條件第(27)條修訂)要求提供的全部停車位的 10%;及
  - (III) 本特別條件第(b)(i)(II)分條(可按批地文件特別條件第(27)條修訂)要求提供的全部停車位的 10%;

如果按本第(d)(i)分條提供的車位數目是小數, 則須向上進位至下一個整數。

- (ii) 住宅電單車停車位(可按批地文件特別條件第(27)條修訂)不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車, 並且屬於該地段上已建或擬建作私人住宅用途的建築物或建築物的部分之住戶和他們的真正來賓、訪客或被邀請使用者以外的任何用途, 及特別是住宅電單車停車位不得用作儲存、陳列或展示車輛以供出售或其他用途或提供車輛清潔及美容服務。
- (iii) 按本特別條件第(d)(i)(II)和(d)(i)(III)分條提供(可按批地文件特別條件第(27)條修訂)的停車位不得用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌的電單車, 屬於該地段上已建或擬建作本特別條件第(b)(i)(I)和(b)(i)(II)

分條分別指定用途的建築物或建築物的部分之佔用人和他們的真正來賓、訪客或被邀請使用者以外的任何用途，及特別是上述停車位不得用作儲存、陳列或展示車輛以供出售或其他用途或提供車輛清潔及美容服務。”

### 單車停車位

33. 批地文件特別條件第 (25) (e) 條規定：

“必須使署長滿意按每 15 個住宅單位（每個住宅單位的總樓面面積不少於 70 平方米）或其中部分配置 1 個停車位的比率或署長批准的其他比率在該地段內提供停車位，供停泊該地段上已建或擬建作私人住宅用途的建築物或建築物的部分之住戶和他們的真正來賓、訪客或被邀請使用者擁有的單車。”

### 停車位面積

34. 批地文件特別條件第 (25) (f) (i)、(ii)、(iii) 及 (iv) 條規定：

- “(i) 除殘疾人士停車位外，按本特別條件第(a)(i)、(a) (iii) 及 (b) (i) 分條（可按批地文件特別條件第 (27) 條修訂）提供的每個停車位的尺寸應為：2.5 米闊 × 5.0 米長 × 至少 2.4 米高。
- (ii) 由建築事務監督要求及批准殘疾人士停車位的尺寸。
- (iii) 按本特別條件第 (d) (i) 分條（可按批地文件特別條件第 (27) 條修訂）提供的每個停車位的尺寸應為：1.0 米闊 × 2.4 米長 × 至少 2.4 米高或署長可批准的其他至少高度。
- (iv) 由署長書面批准按本特別條件第 (e) 提供的每個停車位的尺寸。”

### 裝卸要求

35. 批地文件特別條件第 (26) 條規定：

- “(a) 必須按下列比率在該地段內提供裝卸區供貨車裝卸，使署長滿意：
  - (i) 該地段已建或擬建作私人住宅用途的每座住宅單位大廈配置 1 個裝卸區或署長可批准的其他比率，該裝卸區須設在每座住宅單位大廈旁邊或之內；
  - (ii) 該地段已建或擬建作寫字樓用途的建築物或建築物的部分的總樓面面積的每 2,000 平方米配置 1 個裝卸區；及
  - (iii) 在該地段上已建或擬建作非工業用途（不包括寫字樓、倉庫、酒店、加油站及私人住宅）的建築物的總樓面面積的每 800 平方米或其中部分配置 1 個裝卸區。
- (b) 按本特別條件第 (a) 分條提供的裝卸區尺寸應為：3.5 米闊 × 11.0 米長 × 至少 4.7 米高。按本特別條件第 (a) (i)、(a) (ii) 及 (a) (iii) 分條提供的裝卸區不能用作該分條提述的

建築物或建築物的部分有關的貨車裝卸以外的任何用途。

- (c) 在計算按本特別條件第 (a) (ii) 和 (a) (iii) 分條的裝卸區時，不包括用作泊車、裝卸用途的任何樓面面積。”

### 住宅停車位及住宅電單車停車位的轉讓限制

36. 批地文件特別條件第 (29) 條規定：

- “(a) 即使已遵守與履行本文件使署長滿意，住宅停車位及住宅電單車停車位不能
  - (i) 轉讓，除非
    - (I) 連同該地段的不可分割份數及獨家使用及管有該地段已建或擬建作私人住宅用途的大廈或大廈的部分的住宅單位的權利；或
    - (II) 給已經是該地段的不可分割份數及獨家使用及管有該地段已建或擬建作私人住宅用途的大廈或大廈的部分的住宅單位的權利的業主之人士；或
  - (ii) 分租，除非給該地段已建或擬建作私人住宅用途的大廈或大廈的部分的住宅單位的住戶，

但是在任何情況下，不得轉讓或分租超過 3 個住宅停車位和住宅電單車停車位給予該地段已建或擬建作私人住宅用途的大廈或大廈的部分的任何一個住宅單位的業主或住戶。

- (b) 即使本特別條件第 (a) 分條規定，經署長的預先書面同意，購買人可以轉讓整個所有住宅停車位及住宅電單車停車位僅給購買人全資擁有的附屬公司。
- (c) 本特別條件第 (a) 分條不適用於轉讓、分租、按揭或抵押整個地段。
- (d) 本特別條件第 (a) 和 (b) 分條不適用於殘疾人士停車位。”

### 公用地方

37. 批地文件特別條件第 (30) 條規定：

“按批地文件特別條件第 (25) (a) (iii)（可按批地文件特別條件第 (27) 條修訂）、殘疾人士停車位及按本文件特別條件第 25 (e) 和 (26) (a) 分條提供的區域須指定為及構成公用地方之部分。”

### 分割

38. 批地文件特別條件第 (33) 條規定：

- “(a) 如果任何土地需要或已經被分割、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或

購買人按本文件需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

- (b) 本特別條件第(a)分條不能影響本文件，特別是批地文件特別條件第(32)條賦予政府的權利。
- (c) 倘若因為任何塑造、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承辦商承受、遭受或產生一切費用、收費、損害、賠償、要求及索償彌償他們。
- (d) 除了批地文件規定對違反該規約的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時歸還政府因此產生的費用連同任何行政費連同專業費用及開支。”

### 保養地樁

#### 39. 批地文件特別條件第(34)條規定：

“如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，購買人須在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意，並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果購買人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。購買人須在要求時歸還政府因此產生的費用。”

### 廢土或廢料

#### 40. 批地文件特別條件第(35)條規定：

- “(a) 倘若從該地段或開發該地段所影響的其他範圍的泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)被腐蝕、沖洗或棄置到公共行人徑、道路或路渠、前濱、海床、污水渠、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，購買人須自費清理該等廢料並修復對政府物業造成的損壞。購買人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。
- (b) 即使本特別條件第(a)分條規定，署長可以(但

沒有責任)應購買人要求清理上述廢料和修復對政府物業造成的損壞。購買人須在要求時向政府支付因此產生的費用。”

### 損壞服務

#### 41. 批地文件特別條件第(36)條規定：

“購買人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分或綠色範圍或他們全部之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。購買人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及水平，並提交處理任何服務一切方面的書面建議給署長，供他審批，且必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。購買人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。購買人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該土地或其中任何部分或綠色範圍或他們全部或該等服務造成的任何損壞、或其中任何部分或干擾或阻塞(明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，購買人須在要求時向政府支付該等工程的費用)，使署長滿意。如果購買人未能對該土地或其中任何部分或綠色範圍或他們全部或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，購買人須在要求時向政府支付該等工程的費用。”

### 現有排水渠改道

#### 42. 批地文件特別條件第(37)條規定：

- “(a) 購買人特此確認在本協議之日，該地段之內，毗鄰或毗連設置現有的排水渠、集水井、暗渠或沙井及其他構築物(以下統稱「現有排水渠」)。在不影響本文件一般條件第5條的一般適用範圍下，購買人應視為已滿意接受在本協議之日該地段的現有狀態及狀況，包括現有排水渠的存在。購買人不會對現有條件作出任何異議或提出索償。政府對現有排水渠的存在造成購買人蒙受任何損失、損害、滋擾或干擾不承擔任何責任或義務。除本特別條件第(b)分條規定外，購買人不能干涉、阻礙、拆除、遷移或允許或容許他人干涉、阻礙、拆除或遷移現有排水渠。
- (b) 在不影響本文件特別條款第(36)分條規定下，在對該地段開展任何建築工程和地盤平整工程(地面勘測及拆遷工程除外)之前，購買人須按署長批准或要求的材料、標準、規格、設計自費進行連接現有排水渠至該地段外面的位置的改道工程(以下簡稱「改道工程」)並按署長根據本特別條件第(c)分條批准的建議以良好及精工細作之方式完成該改道工程，在一切方面使署長滿意。政府對因為現有排水渠的存在和進行該改道工程造成購買人蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。



- (c) 在開展改道工程之前，購買人須自費提交一份書面的改道工程建議給署長審批。
- (d) 當完成改道工程時，購買人須自費保養作為改道工程之部分所搭建或建造的排水渠、集水井、暗渠、沙井連蓋及其他構築物（以下統稱「改道排水渠」）處於良好狀態，在一切方面使署長滿意，直至購買人按本特別條件第(e)分條移交改道排水渠。
- (e) 購買人須在政府要求時免費移交改道排水渠給政府，在任何情況下，當署長發出函件之日，證明本條件已履行使他滿意，即視為購買人已免費移交改道排水渠給政府。
- (f) 倘若購買人沒有履行本特別條件第(b)和(d)分條規定他的責任，政府可進行必要工程，費用由購買人承擔，購買人須在要求時向政府支付一筆等於工程費用的款項，該筆款項由署長決定，他的決定是最終的及對購買人有約束力。
- (g) 購買人須在任何時候准許政府、署長及其官員、承辦商、代理人、工人及署長授權的任何人士帶上或不帶工具、設備、機械、機器或車輛自由及不受限制地出入、經過及再經過該地段或其中任何部分和綠色範圍，旨在：
  - (i) 在完成改道工程之前視查，操作、保養及維修現有排水渠，及
  - (ii) 進行、視察、檢查及監督改道工程和按本特別條件第(f)分條進行的工程。
- (h) 政府、署長及其官員、承辦商、代理人、工人及按本特別條件第(g)分條正式授權的任何人士對政府、署長及其官員、承辦商、代理人、工人及按本特別條件第(g)分條正式授權的任何人士行使本特別條件第(g)分條賦予的權利造成購買人或任何人士蒙受或連帶的任何損失、損害、滋擾或干擾毋須承擔責任。購買人不能對上述任何損失、損害、滋擾或干擾向政府、署長及其官員、承辦商、代理人、工人及按本特別條件第(g)分條正式授權的任何人士索償。
- (i) 購買人須對任何時候進行改道工程或搭建、建造、設置、維修或保養改道排水渠或按本特別條件第(f)分條進行的工程直接或間接產生或有關的一切責任、損失、損害、索償、開支、費用、收費、要求、訴訟及各種司法程序彌償並保持彌償政府。”

### 建造排水渠及渠道

#### 43. 批地文件特別條件第(38)(a)條規定：

“購買人須自費建造保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。購買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償。”

### 連接排水渠和污水渠

#### 44. 批地文件特別條件第(38)(b)條規定：

“連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已建及試用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對購買人負責。購買人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可以署長滿意的方式由購買人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由購買人自費保養，直至要求時由購買人移交給政府，由政府出資負責今後的保養。購買人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若購買人未能保養上述在政府土地內的連接工程的任何一段，署長可進行他認為必要的該等保養工程，購買人須在要求時向政府支付該等工程的費用。”

### 噪音影響評估

#### 45. 批地文件特別條件第(40)條規定：

- “(a) 購買人須在本協議之日起的6個曆月（或署長可批准的其他延長期限）內自費提交或安排他人提交一份開發該地段的噪音影響評估（以下簡稱「噪音影響評估」）給署長作書面審批，在一切方面使署長滿意。該評估除了其他事項外，還須載有署長可要求的資料，包括但不限於開發該地段的一切不利的噪音影響和建議採取適當的噪音消減措施（以下簡稱「噪音消減措施」）。
- (b) 購買人須在署長指定的期限內自費進行與實施噪音影響評估建議並經署長批准的噪音消減措施（以下簡稱「經批准噪音消減措施」），在一切方面使署長滿意。
- (c) 在署長沒有書面批准噪音影響評估之前，不能在該地段或其中任何部分展開建築工程（土地勘察、地盤平整工程、拆遷工程及改道工程除外）。
- (d) 政府及其官員對履行本特別條件或其他情況產生或附帶和造成購買人蒙受的任何費用、損害或損失毋須承擔任何責任或義務。購買人不能對任何費用、害及損失向政府或其官員要求索償。”

### 隔音屏障

#### 46. 批地文件特別條件第(41)條規定：

“倘若經批准噪音消減措施包括在該地段上搭建或興建伸展超出該地段的邊界和在毗鄰政府土地任何部分之上或上方的隔音屏障（以下簡稱「隔音屏障」），下列條件適用：

- (a) 購買人須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合《建築物條例》、其下的任何法例及任何修訂條例；
- (b) 不能在任何政府土地及毗鄰地段之上、上方或之下搭建噪音屏障的地基及承建物；

- (c) 未經署長的預先書面批准，不能在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、更換或連接；
- (d) 購買人須在任何時候自費維護、保養及維修隔音屏障或（如果署長批准）其更換物處於良好的維修狀態，在一切方面使署長滿意。如果按本第(d)分條進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；
- (e) 隔音屏障只能用作隔音屏障之用途。未經署長的預先書面同意，購買人不能使用或容許他人使用隔音屏障或其中任何部分張貼廣告或展示任何標誌、通告或海報；
- (f) 經署長的預先書面批准，購買人、他的承辦商、工人或購買人授權的任何其他人士可帶上或不帶工具設備、機械、機器或車輛進入該地段毗鄰的政府土地，旨在按本特別條件進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；
- (g) 政府對他們進入或進行本特別條件第(f)分條提及的工程所產生或附帶和造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。不能對任何費用、損害、滋擾或干擾向政府要求索償；
- (h) 購買人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、修復、更換、使用、拆除或移動隔音屏障對該地段毗鄰的政府土地和隔音屏障或進入或使用該地段毗鄰的政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；
- (i) 署長有權在任何時候自行酌情向購買人發出一封書面通知，要求購買人在收到該書面通知後，在通知日起的6個曆月內拆除與移走伸展到政府土地上面的隔音屏障的部分且不能作出任何更換。購買人須在上述書面通知指定的時間內自費拆除與移走上述隔音屏障部分，在一切方面使署長滿意；
- (j) 倘若沒有履行本特別條件規定購買人的責任，署長可進行必要的工程，而購買人須在要求時向署長支付上述工程的費用；
- (k) 購買人須准許署長、他的官員、承辦商、代理人、工人或署長授權的任何其他人士在任何時間內帶上或不帶工具、設備、機械、機器或車輛自由及不受阻礙出入、經過及再經過該地段或其中任何部分或在其上已建或擬建的任何建築物，旨在視察、檢查及監管按本特別條件第(a)、(d)及(i)分條進行的任何工程和按本特別條件第(j)分條進行的任何工程或署長認為必要的任何其他工程；
- (l) 政府或署長對購買人履行在本特別條件的責任，署長行使本特別條件(k)分條的進入權或按本特別條件第(j)分條進行的任何工程產生或附帶和造成購買人或任何其他人士蒙受

任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。購買人無權就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員索償或要求補償；及

- (m) 購買人須對搭建、建造、展示、維修、保養、更改、修復、更換、使用、拆除或移走隔音屏障或進行本特別條件第(j)分條規定的工程直接或間接有關或造成的一切責任、損失、損害、索償、費用、開支、收費、要求訴訟或其他司法程序彌償及保障政府、署長、承辦商、代理人、工人或署長按本特別條件第(k)分條授權的任何其他人士。”

### 保護公路構築物

47. 批地文件特別條件第(42)(d)、(e)及(f)條規定：

- “(d) 購買人在本文件同意授予的整個租期期間在公路構築物的拱腹下保留至少4米垂直淨空（以下簡稱「至少垂直淨空」）和從公路的構築物或支柱或地基起至少2米的橫向間距（以下簡稱「至少橫向間距」），以便本特別條件第(e)分條提及的人士對公路構築物進行工程、勘測、視察、檢驗、保養、改善或開發。購買人須在該地段進行任何工程前向署長表明完全符合第(d)分條規定的間距，在一切方面使署長滿意。
- (e) 購買人須在本文件同意授予的整個租期期間，准許署長和他的官員、承辦商、代理人、工人及署長授權的任何人士有權帶上或不帶工具、設備、機械、機器或車輛自由及不受限制地出入、經過及再經過本文件附錄的圖則上用粉紅色加紅點顯示該地段的部份，以便對公路構築物進行工程、測量、視察、檢驗、保養、改善或開發。署長和他的官員、承辦商、代理人、工人或署長按本特別條件第(e)分條授權的任何其他人士對行使本特別條件第(e)分條的權利造成購買人或任何其他人士蒙受任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。購買人不能就上述損失、損害、滋擾或干擾向他或他們提出索償。
- (f) 在本特別條件中，署長對公路構築物、至少垂直淨空及至少橫向間距的定義作出的決定是最終的及購買人有約束力。”

### 住宅單位合併的限制

48. 批地文件特別條件第(45)條規定：

“未經署長的預先書面同意，購買人不能進行或准許或容許他人對在該地段上已建或擬建的任何住宅單位進行任何工程，包括但不限於拆除或更改任何間隔牆壁或任何地板或天台樓板或任何分隔構築物，使該單位在內部連接和通往該地段已建或擬建的任何毗鄰或毗連住宅單位，署長對工程是否導致一個單位內部連接和通往任何毗鄰或毗連住宅單位的決定是最終的及對購買人有約束力。”

### 不准建墳墓或骨灰龕

49. 批地文件特別條件第(46)條規定：

“不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。”

註： 如欲知全部詳情，請參閱批地文件。該文件可在售樓處的工作時間內免費查閱並在要求與支付必要的影印費後索取其副本。



**(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use**

**1. Green Area and Structures**

Under Special Condition Nos. (3)(a)(i) and (ii) of the land grant, the grantee shall, within 54 calendar months from the date of the land grant, lay, form, provide and construct in such manner with such materials and to such standards, levels, alignment and design as the Director of Lands shall approve the Green Area and the Structures so that building, vehicular and pedestrian traffic may be carried on the Green Area.

**(I) Provisions of the land grant**

Special Condition Nos. 3(a)(i) and (ii) of the land grant:

"(3)(a) The Purchaser shall:

- (i) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

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

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

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

- (ii) within 54 calendar months from the date of this Agreement (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require;"

Special Condition No. (4) of the land grant:

- "(4)(a) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing vehicular access within the Green Area (hereinafter referred to as "the Existing Vehicular Access") being used by the public to gain access to the land adjacent to the

lot. The Purchaser shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Vehicular Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof.

- (b) For the purpose only of carrying out the necessary works specified in Special Conditions Nos. (2), (3)(a), and (4)(a) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all times while he is in possession of the Green Area allow free and uninterrupted access over and along the Green Area including but not limited to the Existing Vehicular Access for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Conditions Nos. (2), (3)(a) and (4)(a) hereof or otherwise."

**(II) Provisions of the deed of mutual covenant**

Clause 4.29 (aw) of the latest draft deed of mutual covenant and management agreement authorises the manager of the Development:

"To repair, maintain and upkeep the Green Area, the Existing Vehicular Access, the Structures and the Diverted Drains (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area together with the Existing Vehicular Access and the Structures and the Diverted Drains have been re-delivered to the Government."

Plan showing the location of the Green Area as far as it is practicable to do so is appended hereto at the end of this section.

**2. Diversion Works and Diverted Drains**

Under Special Condition Nos. 37(b) and (c) of the land grant, the grantee shall at his own expense and in all respects to the satisfaction of the Director of Lands carry out diversion works ("Diversion Works") for or in connection with the existing drains, catchpits, culverts or manholes with covers and other structures within, adjoining or adjacent to the lot ("Diverted Drains") to such location(s) outside the lot with such materials and to such standard, specification and design as the Director of Lands may approve or require and complete the Diversion Works in accordance with the proposal

approved by the Director of Lands in all respects to his satisfaction.

(I) Provisions of the land grant

Special Condition No. 37(b) of the land grant:

"(37)(b) Without prejudice to the provisions of Special Condition No. (36) hereof, prior to commencement of any building works and site formation works on the lot (other than ground investigation and the Demolition Works), the Purchaser shall at his own expense and in all respects to the satisfaction of the Director carry out diversion works for or in connection with the Existing Drains (hereinafter referred to as "the Diversion Works") to such location or locations outside the lot with such materials and to such standard, specification and design as the Director may approve or require and complete the Diversion Works in accordance with the proposal approved by the Director under sub-clause (c) of this Special Condition in good and workmanlike manner in all respects to the satisfaction of the Director. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser by reason of the presence of the Existing Drains and the carrying out of the Diversion Works."

(II) Provisions of the deed of mutual covenant

Clause 4.29 (aw) of the latest draft deed of mutual covenant and management agreement authorises the manager of the Development:

"To repair, maintain and upkeep the Green Area, the Existing Vehicular Access, the Structures and the Diverted Drains (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area together with the Existing Vehicular Access and the Structures and the Diverted Drains have been re-delivered to the Government."

**(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development**

1. Green Area and Structures and Existing Vehicular Access

Under Special Conditions Nos.(3)(a)(iii) and (4)(a) of the land grant, the grantee shall maintain, inter alia, the Green Area together with the

Structures and the Existing Vehicular Access to the satisfaction of the Director of Lands until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(4)(b) of the land grant.

(I) Provisions of the land grant

Special Condition No.(3)(a)(iii) of the land grant requires the grantee to:

"(3)(a)(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No.(4)(b) hereof."

Special Condition No. (4) of the land grant:

"(4)(a) The Purchaser hereby acknowledges that as at the date of this Agreement, there is an existing vehicular access within the Green Area (hereinafter referred to as "the Existing Vehicular Access") being used by the public to gain access to the land adjacent to the lot. The Purchaser shall maintain at his own expense and in all respects to the satisfaction of the Director the Existing Vehicular Access until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (4)(b) hereof.

(b) For the purpose only of carrying out the necessary works specified in Special Conditions Nos. (2), (3)(a), and (4)(a) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all times while he is in possession of the Green Area allow free and uninterrupted access over and along the Green Area including but not limited to

the Existing Vehicular Access for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Conditions Nos. (2), (3)(a) and (4)(a) hereof or otherwise."

(II) Provisions of the deed of mutual covenant

Clause 4.29 (aw) of the latest draft deed of mutual covenant and management agreement authorises the manager of the Development:

"To repair, maintain and upkeep the Green Area, the Existing Vehicular Access, the Structures and the Diverted Drains (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area together with the Existing Vehicular Access and the Structures and the Diverted Drains have been re-delivered to the Government."

Plan showing the location of the Green Area as far as it is practicable to do so is appended hereto at the end of this section.

**(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development**

Not Applicable

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

Not Applicable

(a) 根據批地文件規定須興建並提供予政府或公眾使用的任何設施

1. 綠色範圍及構築物

根據批地文件特別條件第 (3) (a) (i) 和 (ii) 條規定，承批人須於本批地文件之日起 54 個曆月內按地政總署署長批准的方式、材料、標準、水平、定線及設計鋪設、塑造、提供及興建綠色範圍及構築物，以便於綠色範圍建造建築物和供車輛及行人往來。

(i) 批地文件的條文：

批地文件特別條件第 (3) (a) (i) 和 (ii) 條規定：

“(3) (a) 購買人須：

(i) 於本協議之日起 54 個曆月（或署長可批准的其他延長時期）內按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：

(i) 鋪設及塑造本文件附錄的圖則上用綠色顯示的未來公共道路之部分（以下簡稱「綠色範圍」）；及

(ii) 按署長自行酌情要求，提供及建造指定橋樑、隧道、立交橋、地下通道、暗渠、高架橋、天橋、行人路、道路或其他指定構築物（以下統稱「構築物」），

以便於綠色範圍建造建築物和供車輛及行人往來；

(ii) 於本協議之日起 54 個曆月（或署長可批准的其他延長時期）內自費在綠色範圍鋪設路面、路邊石及渠道，並提供署長可能要求的明渠、污水渠、排水渠、消防栓連同接駁至總水喉的喉管、街燈、交通標誌、街道設施及道路標記，使署長滿意；”

批地文件特別條件第 (4) 條規定：

“(4) (a) 購買人特此確認在本協議之日，綠色範圍內有一條現有的車道（以下簡稱「現有車道」），供公眾用作進入該地段毗鄰的土地之通道。購買人須自費保養該現有車道，在一切方面使署長滿意，直至按本文件特別條件第 (4) (b) 條交回綠色範圍的管有權。

(b) 僅為了購買人進行本文件特別條件第 (2)、(3)(a) 及 (4)(a) 條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，於署長致函予購買人當日，說明購買人已以其滿意的方式全面履行本文件，即視作已交還綠色範圍予政府。購買人在其管有綠色範圍期間，在任何時間下須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍包括但不限於現有車道，並確保上述進入不會受到按本文件特別條件第 (2)、(3) (a) 及 (4) (a) 條或其他規定進行的工程之

干涉或阻礙。”

(ii) 公契的條文：

最新版本的公契草稿及管理協議第 4.29(aw) 條授權發展項目的管理人：

“在交還綠色範圍連同現有車道、建築物及改道排水渠給政府之前，維修、保養及維護綠色範圍、現有車道、建築物及改道排水渠（直至其管有權交還給政府）和在其之上或之內建造、安裝及提供的一切建築物、路面、明渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物處於良好保養及狀態，使地政總署署長滿意。”

在本章結尾處附錄有在切實可行範圍內顯示綠色範圍位置的圖則。

2. 改道工程和改道排水渠

根據批地文件特別條件第 37 (b) 和 (c) 條規定，承批人須按地政總署署長批准或要求的材料、標準、規格及設計自費進行連接該地段之內、毗鄰或毗連的現有排水渠、集水井、暗渠、沙井連蓋及其他構築物（「改道排水渠」）至該地段外面的位置的改道工程（「改道工程」），在一切方面使地政總署署長滿意並按地政總署署長批准的建議完成該改道工程，在一切方面使他滿意。

(i) 批地文件的條文：

批地文件特別條件第 (37) (b) 條規定：

“37 (b) 在不影響本文件特別條款第 (36) 分條規定下，在對該地段開展任何建築工程和地盤平整工程（地面勘測及拆遷工程除外）之前，購買人須按署長批准或要求的材料、標準、規格、設計自費進行連接現有排水渠至該地段外面的位置的改道工程（以下簡稱「改道工程」）並按署長根據本特別條件第 (c) 分條批准的建議以良好及精工細作之方式完成該改道工程，在一切方面使署長滿意。政府對因為現有排水渠的存在和進行該改道工程造成購買人蒙受的任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。”

(ii) 公契的條文：

最新版本的公契草稿及管理協議第 4.29(aw) 條授權發展項目的管理人：

“在交還綠色範圍連同現有車道、建築物及改道排水渠給政府之前，維修、保養及維護綠色範圍、現有車道、建築物及改道排水渠（直至其管有權交還給政府）和在其之上或之內建造、安裝及提供的一切建築物、路面、明渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物處於良

好保養及狀態，使地政總署署長滿意。”

- (b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施

1. 綠色範圍及構築物和現有車道

根據批地文件特別條件第(3)(a)(iii)和(4)(a)條規定，承批人須保養（特別是）綠色範圍及構築物和現有車道使地政總署署長滿意，直至按批地文件特別條件第(4)(b)條交還綠色範圍的管有權給政府。

(i) 批地文件的條文：

批地文件特別條件第(3)(a)(iii)條要求承批人：

“(3)(a)(iii)自費保養綠色範圍連同構築物以及在該範圍之上或之內興建、設置及提供的所有構築物、路面、明渠、污水渠、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，使署長滿意，直至按本文件第(4)(b)分條指定交還綠色範圍的管有權。”

批地文件特別條件第(4)條規定：

“(4)(a) 購買人特此確認在本協議之日，綠色範圍內有一條現有的車道（以下簡稱「現有車道」），供公眾用作進入該地段毗鄰的土地之通道。購買人須自費保養該現有車道，在一切方面使署長滿意，直至按本文件特別條件第(4)(b)條交回綠色範圍的管有權。

- (b) 僅為了購買人進行本文件特別條件第(2)、(3)(a)及(4)(a)條列明所需的工程，購買人於本協議之日獲授予綠色範圍的管有權。購買人須應政府要求交還綠色範圍給政府。在任何情況下，於署長致函予購買人當日，說明購買人已以其滿意的方式全面履行本文件，即視作已交還綠色範圍予政府。購買人在其管有綠色範圍期間，在任何時間下須准許所有政府車輛及公共車輛及行人自由及不受限制穿越、通往及前往綠色範圍包括但不限於現有車道，並確保上述進入不會受到按本文件特別條件第(2)、(3)(a)及(4)(a)條或其他規定進行的工程之干涉或阻礙。”

(ii) 公契的條文：

最新版本的公契草稿及管理協議第 4.29(aw) 條授權發展項目的管理人：

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在本章結尾處附錄有在切實可行範圍內顯示綠色範圍位置的圖則。

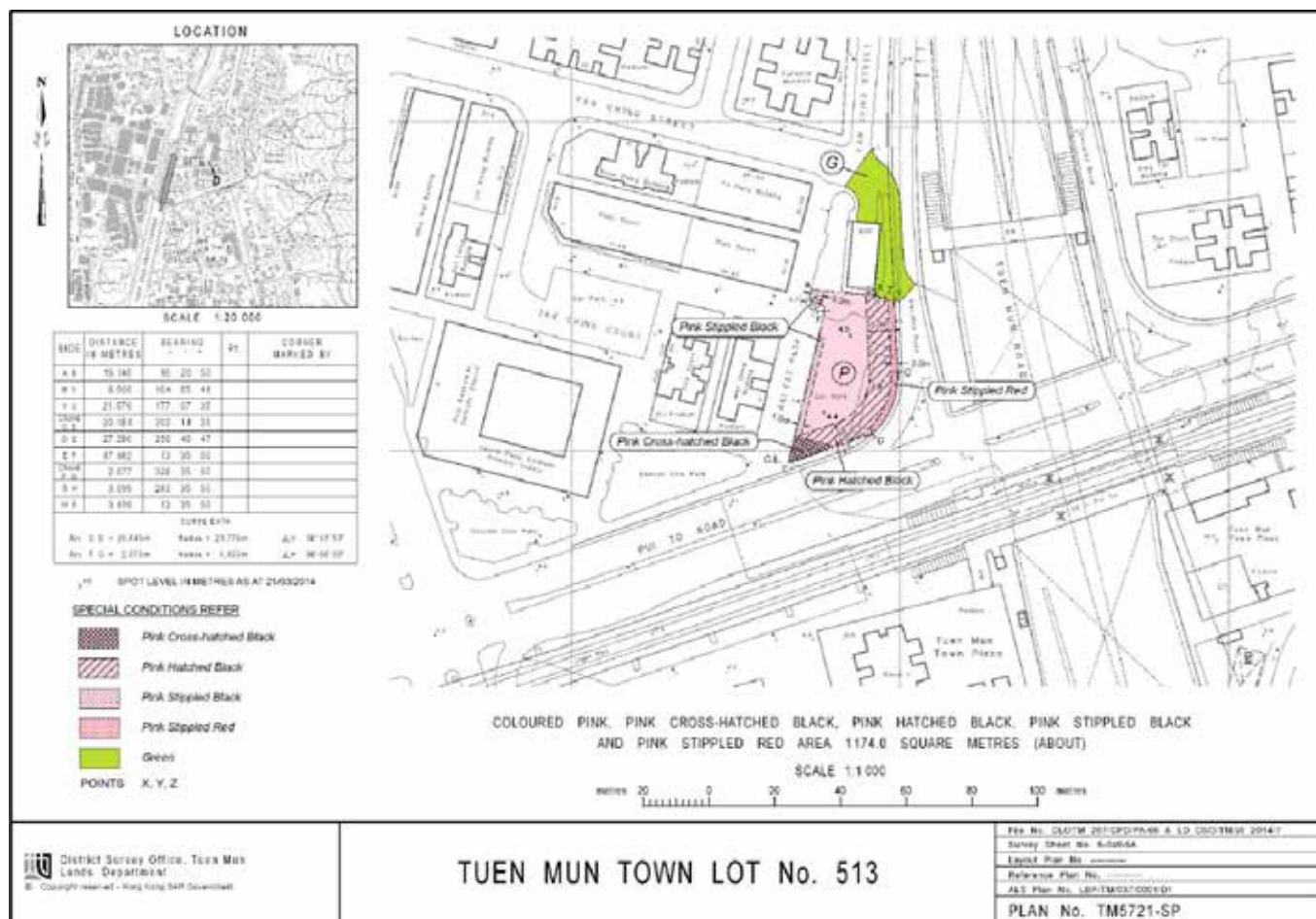
- (c) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地

不適用

- (d) 發展項目所位於的土地為施行《建築物（規劃）規例》（第 123 章，附屬法例 F）第 22(1) 條而撥供公眾用途的任何部分

不適用





## Legend 圖例

	Pink Hatched Black 粉紅色加黑斜線
	Pink Stippled Black 粉紅色加黑點
	Green 綠色

### Notes:

1. The above plan is an extract from the plan annexed to the land grant.
2. The above plan is for showing the location of Green Area (as at the date of the land grant) only. Other matters shown on the plan may not reflect their latest conditions.

### 備註:

1. 上圖摘錄自批地文件附圖。
2. 上圖謹作顯示(於批地文件中所示的日期)綠色範圍之位置。圖中所示之其他事項未必能反映其最新狀況。



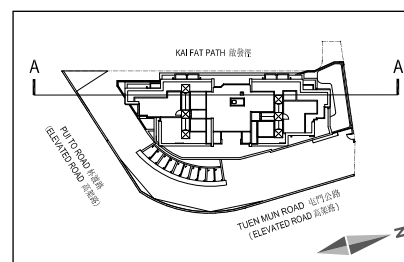
## Warning to Purchasers 對買方的警告

1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
  - (i) that firm may not be able to protect the purchaser's interests;
  - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  - (iii) in the case of paragraph (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.

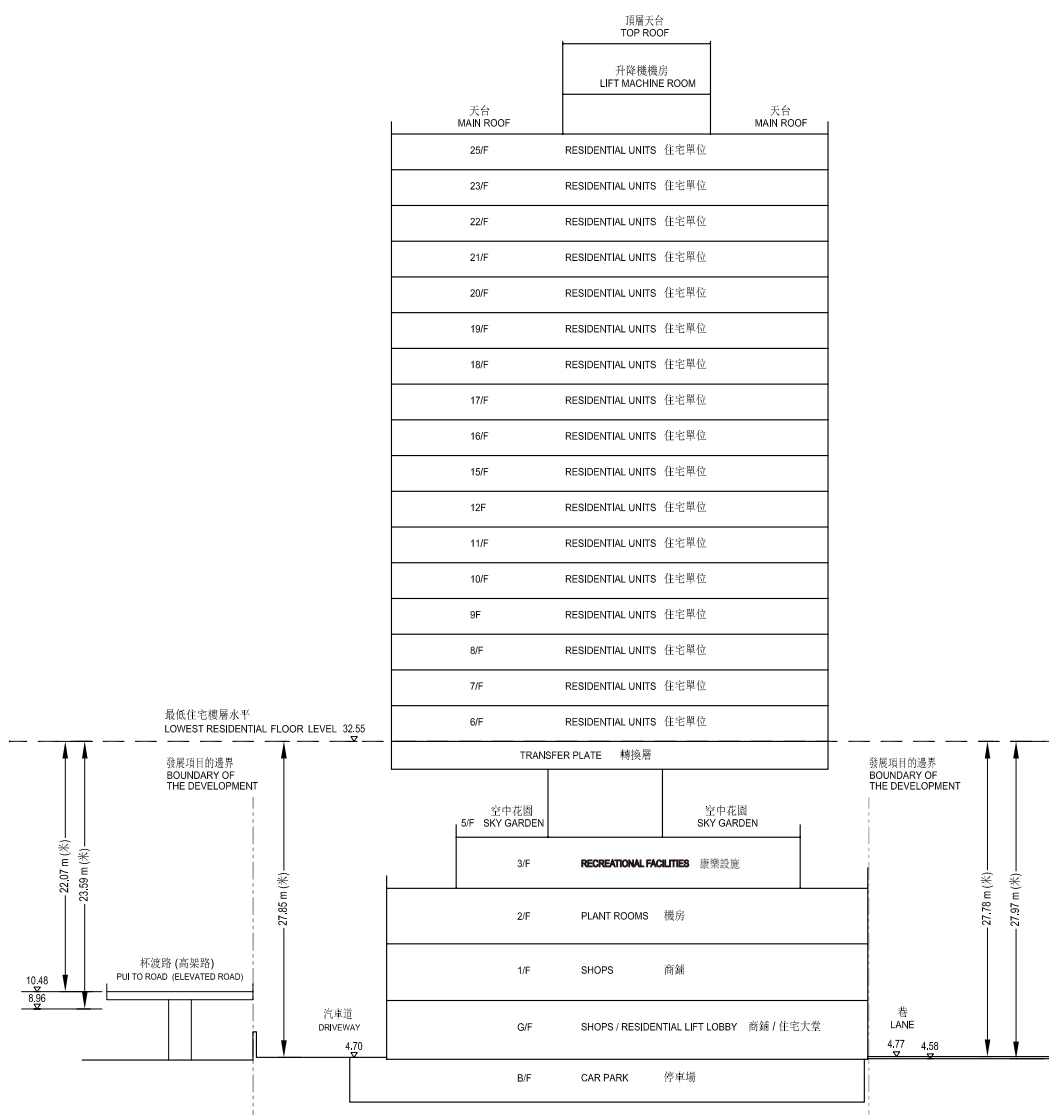
1. 特此建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：－
  - (i) 該律師事務所可能不能夠保障買方的利益；
  - (ii) 買方可能要聘用一間獨立的律師事務所；及
  - (iii) 如屬 (ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

# Cross-section Plan of Building in the Development

## 發展項目中的建築物的橫截面圖



Key Plan  
索引圖

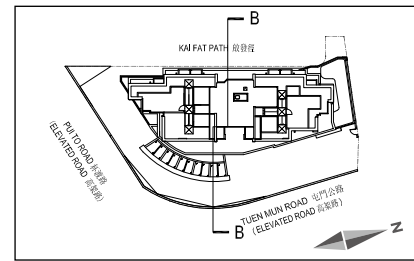


Cross-section Plan A-A  
橫截面圖 A-A

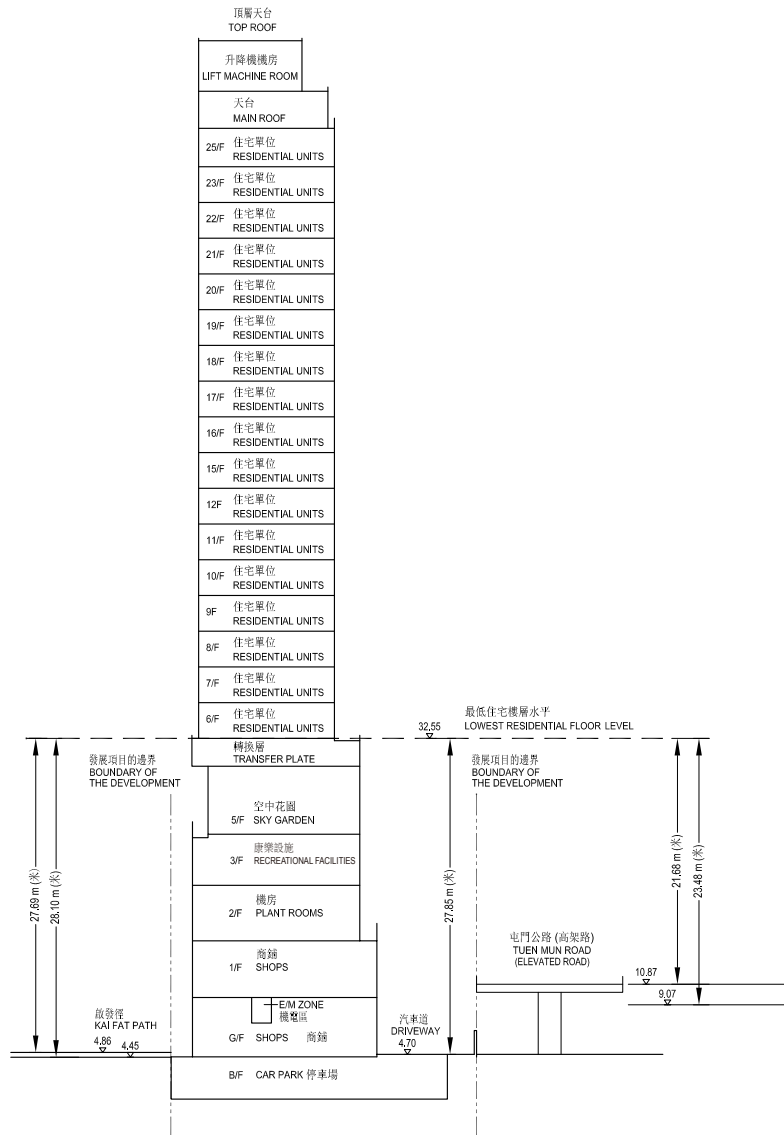
1. The part of Pui To Road adjacent to the building is 8.96 to 10.48 metres above the Hong Kong Principal Datum.  
毗連建築物的一段杯渡路為香港主水平基準以上 8.96 至 10.48 米。
2. The part of driveway adjacent to the building is 4.70 metres above the Hong Kong Principal Datum.  
毗連建築物的一段汽車道為香港主水平基準以上 4.70 米。
3. The part of lane adjacent to the building is 4.58 to 4.77 metres above the Hong Kong Principal Datum.  
毗連建築物的一段巷為香港主水平基準以上 4.58 至 4.77 米。

# Cross-section Plan of Building in the Development

## 發展項目中的建築物的橫截面圖

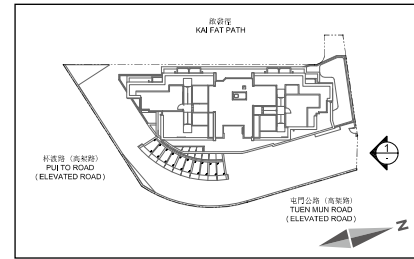


Key Plan  
索引圖

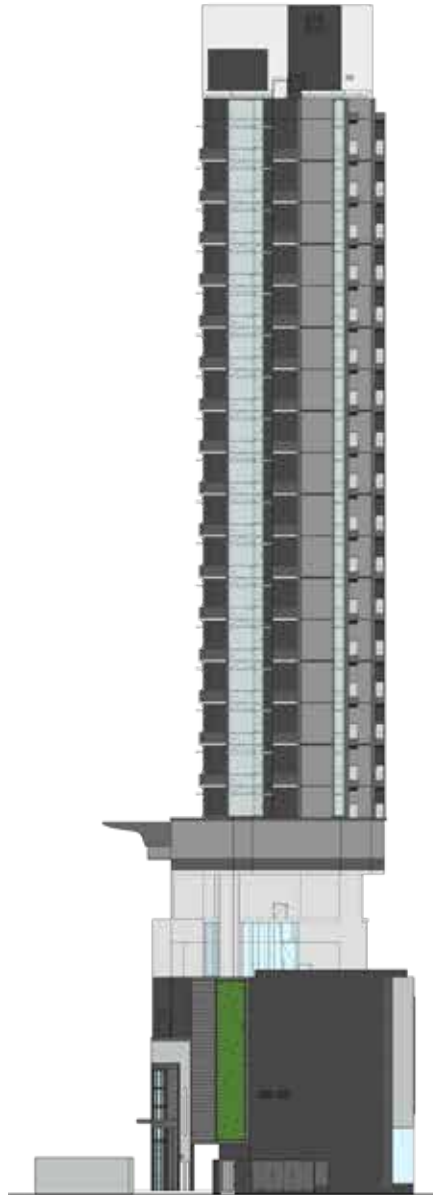


Cross-section Plan B-B  
橫截面圖 B-B

1. The part of Tuen Mun Road (Elevated Road) adjacent to the building is 9.07 to 10.87 metres above the Hong Kong Principal Datum.  
毗連建築物的一段屯門公路 (高架路) 為香港主水平基準以上 9.07 至 10.87 米。
2. The part of driveway adjacent to the building is 4.70 metres above the Hong Kong Principal Datum.  
毗連建築物的一段汽車道為香港主水平基準以上 4.70 米。
3. The part of Kai Fat Path adjacent to the building is 4.45 to 4.86 metres above the Hong Kong Principal Datum.  
毗連建築物的一段啟發徑為香港主水平基準以上 4.45 至 4.86 米。



**Key Plan**  
**索引圖**



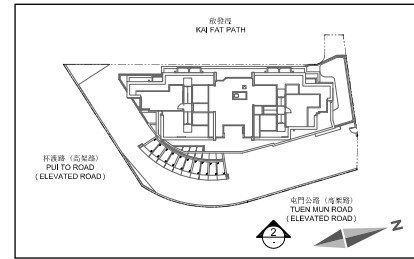
**Elevation Plan 1**  
**立面圖 1**

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

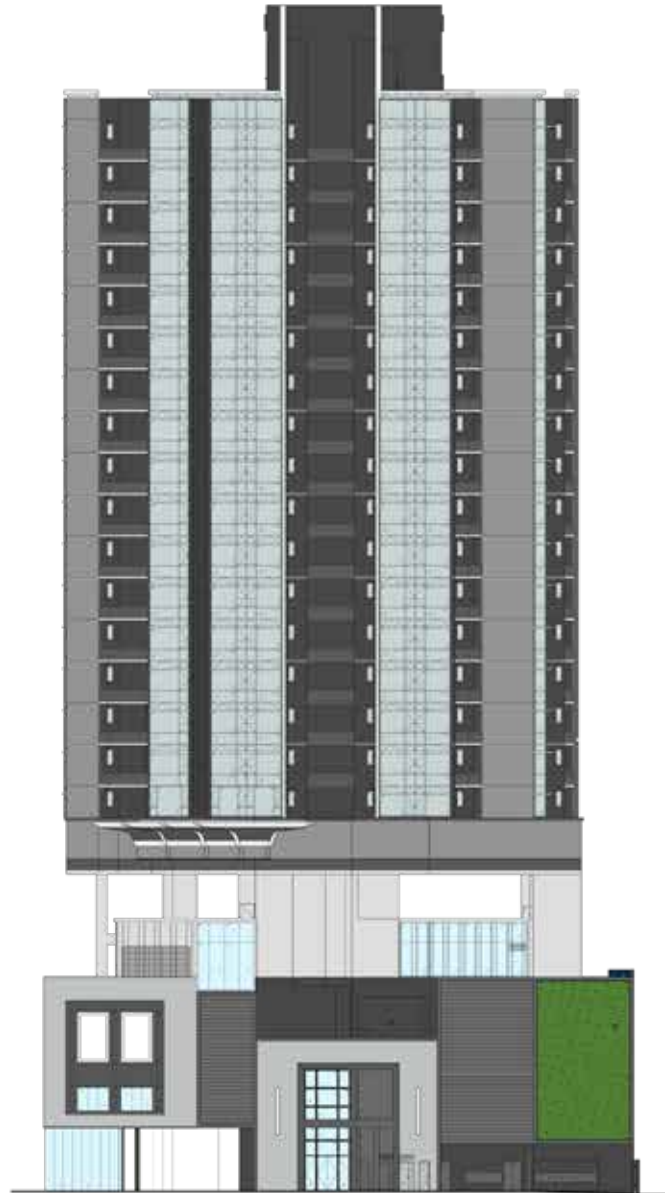
- (1) are prepared on the basis of the approved building plans for the Development as at 24 Mar 2017 ; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面 :-

- (1) 以 2017 年 3 月 24 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) 大致上與發展項目的外觀一致。



Key Plan  
索引圖



Elevation Plan 2  
立面圖 2

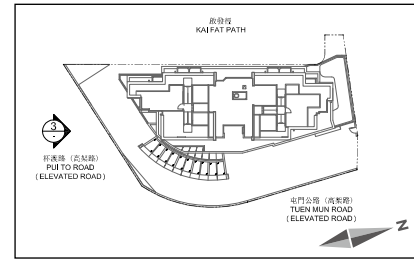
Authorized Person for the Development certified that the elevations shown on this plan:-

- (1) are prepared on the basis of the approved building plans for the Development as at 24 Mar 2017; and
- (2) are in general accordance with the outward appearance of the Development.

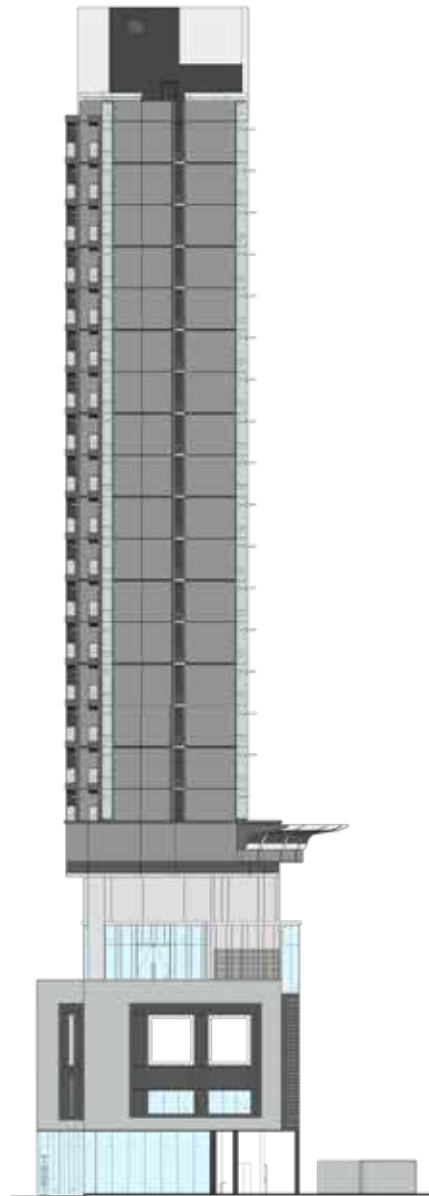
發展項目的認可人士證明本圖顯示的立面:-

- (1) 以 2017 年 3 月 24 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) 大致上與發展項目的外觀一致。





**Key Plan**  
**索引圖**



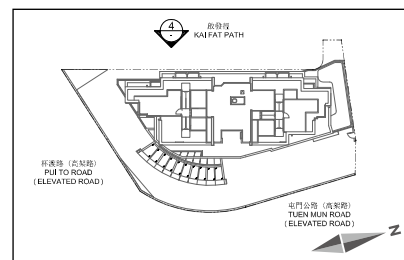
**Elevation Plan 3**  
**立面圖 3**

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

- (1) are prepared on the basis of the approved building plans for the Development as at 24 Mar 2017 ; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面 :-

- (1) 以 2017 年 3 月 24 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) 大致上與發展項目的外觀一致。



**Key Plan**  
**索引圖**



**Elevation Plan 4**  
**立面圖 4**

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

- (1) are prepared on the basis of the approved building plans for the Development as at 24 Mar 2017 ; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面 :-

- (1) 以 2017 年 3 月 24 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) 大致上與發展項目的外觀一致。

## Information on Common Facilities in the Development 發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	3545	907	4452
	sq. m. 平方米	329.313	84.280	413.593
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	1716	1716
	sq. m. 平方米	-	159.428	159.428
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	2682	370	3052
	sq. m. 平方米	249.157	34.340	283.497

**Note:**

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

**備註：**

上述所列以平方米顯示之面積乃依據最新的經批准建築圖則。以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數。

1. A copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk).
  2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as the date on which the residential property 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.
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](http://www.ozp.tpb.gov.hk)。
  2. 關於住宅物業的每一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 is finished with glass wall, curtain wall, metal cladding, glass cladding, metal grille, natural stone cladding, paint and ceramic tiles.
(b) Window	Window frames are finished with fluorocarbon coated aluminium and fitted with single tempered glass glazing.
(c) Bay window	Not Applicable.
(d) Planter	Planter is finished with natural stone and ceramic tiles.
(e) Verandah or balcony	Balcony is covered and fitted with glass balustrade. Floor and wall are finished with porcelain tiles. Ceiling is finished with aluminum false ceiling. There is no verandah.
(f) Drying facilities for clothing	Not Applicable.

2. Interior Finishes	
Item	Description
(a) Lobby	<p>Entrance Lobby: Wall is finished with artificial stone, wood veneer and stainless steel panels. Floor is finished with natural stone flooring. Ceiling is finished with gypsum board false ceiling in emulsion paint and timber.</p> <p>Typical Lift Lobby: Wall is finished with artificial stone, wood veneer and stainless steel panels. Floor is finished with artificial stone. Ceiling is finished with gypsum board false ceiling with emulsion paint and wood veneer.</p>
(b) Internal wall and ceiling	Internal walls of Living Room/Dining Room and Bedroom(s) (if any) are finished with emulsion paint where exposed. Ceiling of Living Room/Dining Room and Bedroom(s) (if any) is finished with emulsion paint and gypsum board false ceiling with emulsion paint.
(c) Internal floor	Floor of Living Room/Dining Room and Bedroom(s)(if any) is finished with porcelain tiles where exposed and timber skirting.
(d) Bathroom	Walls are finished with porcelain tiles where exposed. Floor is finished with porcelain tiles where exposed. Wall finishes run up to false ceiling. No finishes to be provided above false ceiling. Ceiling is finished with gypsum board false ceiling with emulsion paint.
(e) Kitchen	Walls are finished with ceramic tiles and high gloss lacquer where exposed. Floor is finished with porcelain tiles where exposed. Wall finishes run up to false ceiling. No finishes to be provided above false ceiling. Ceiling is finished with gypsum board false ceiling with emulsion paint. Cooking bench is finished with artificial stone counter top.

3. Interior Fittings	
Item	Description
(a) Doors	<p>Main Entrance Door: Solid core timber door with wood veneer and stainless steel panel, timber door frame, door viewer, door closer, door stopper and door lockset.</p> <p>Bedroom Door (Flats J, K, L and M)(To Bedroom): Hollow core timber sliding door with wood veneer panel, timber door frame and door lockset.</p> <p>Bedroom Door (Flats J, K, L and M)(To Living Room/ Dining Room): Hollow core timber door with wood veneer panel, timber door frame, door stopper and door lockset.</p> <p>Bedroom Door (Flats A and H): Hollow core timber door with wood veneer panel, timber door frame, door stopper and door lockset.</p> <p>Bathroom Door (Flats B, C and G): Hollow core timber door with wood veneer and stainless steel panel, timber door frame, door stopper and door lockset.</p> <p>Bathroom Door (Flats A, D, E, F, H, J, K, L and M): Hollow core timber door with wood veneer panel, timber door frame, door stopper and door lockset.</p> <p>Balcony Door: Glazed sliding door with aluminium door frame and door lockset.</p> <p>Roof Door (if any): GMS gate with paint and padlock.</p>
(b) Bathroom	<p>Fitted with wooden basin cabinet with plastic laminate door panel, wooden mirror cabinet, vitreous china wash basin, vitreous china water closet, metal wash basin mixer, metal paper holder, shower cubicles with metal shower set, thermo ventilator, electric water heater and exhaust fan.</p> <p>For type and material of water supply system, please refer to item 3(j).</p> <p>For appliances details, please refer to item 6.</p>
(c) Kitchen	<p>Fitted with wooden kitchen cabinet with plastic laminate door panels, stainless steel sink, chrome plated mixer, cooker hood, induction hob, refrigerator, washer dryer (except for kitchens in flat B, C, D, E, F and G), washing machine (except for kitchens in flat A, H, J, K, L and M), microwave oven and electric water heater, sprinkler heads and smoke detector.</p> <p>For material of water supply system, please refer to item 3(j).</p> <p>For appliances details, please refer to item 6.</p>
(d) Bedroom	Not Applicable.
(e) Telephone	Telephone connection points are provided in Living Room/ Dining Room and Bedroom(s)(if any).For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(f) Aerials	TV and FM connection points are provided in Living Room/ Dining Room and Bedroom(s)(if any).For the location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions".
(g) Electrical installations	<p>Three phase electricity supply with Miniature Circuit Breakers board complete with residual current protection is provided in each residential property. Conduits are partly concealed and partly exposed*.For the location and number of power points and air-conditioner points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions".</p> <p>* Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.</p>



3. Interior Fittings	
Item	Description
(h) Gas supply	Not Applicable.
(i) Washing machine connection point	Water point of a design of 22mm in diameter and drain point of a design of 40mm in diameter are provided. For the location, please refer to the "Schedule of Mechanical & Electrical Provisions".
(j) Water supply	Copper pipes for hot and cold water supply are provided. Water pipes are partly concealed and partly exposed <sup>#</sup> . Hot water is available. <sup>#</sup> Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

4. Miscellaneous	
Item	Description
(a) Lifts	One "TOSHIBA" lift (Elcosmo-III) serving B/F to Main Roof is provided. Two "TOSHIBA" lifts (Elcosmo-III) serving 3/F to 25/F are provided. Two "TOSHIBA" lifts (model no.: Space 1 III) serving G/F to 3/F are provided. One "TOSHIBA" lift (model no.: Space 1 III) serving B/F to G/F is provided. One "TOSHIBA" lift (model no.: Space 1 III) serving G/F to 1/F is provided. One "LM Liftmaterial" car lift (model no.: SPO) serving B/F to G/F is provided. (Remark: 4/F, 13/F, 14/F and 24/F are omitted.)
(b) Letter box	Metal letter box is provided.
(c) Refuse collection	Refuse will be collected by cleaners from Refuse Storage and Material Recovery Room on each residential floor and centralized at Refuse Storage and Material Recovery Chamber on G/F for removal.
(d) Water meter, electricity meter and gas meter	Separate water meter for each residential property is provided at Water Meter Cabinet (WMC) on each residential floor. Separate electricity meter for each residential property is provided at Electricity Meter Cabinet (EMC) on each residential floor. Gas meter is not applicable.

5. Security facilities	
CCTV cameras are provided at Entrance Lobby and outside car lift on G/F, at Lift Lobby and inside Carpark on B/F, inside lifts, car lifts and recreational facilities on 3/F, and connected to the reception on 3/F. Visitor intercom panels with smart card reader for access control are provided at Entrance Lobby and at Lift Lobby on B/F and are connected to door phone of each residential property and to the reception on 3/F. Smart card readers are also provided inside lifts which serve residential floors. Door phone of each residential unit is provided on the wall next to main entrance door.	

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

## 6. Appliances

Location	Appliances	Brand Name	Model Number	Floor & Flat					
				6/F - 8/F					
				A	B	C	D	E	F
Living Room /Dining Room	Door Phone	Urmet	1150	1	1	1	1	1	1
	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-22N3KCV(HK)1	-	-	1	1	1	1
	Split Type Air-conditioner (Outdoor unit)		RAS-22N3ACV-1	-	-	1	1	1	1
	Split Type Air-conditioner (Indoor unit)		RAS-22N3KCV(HK)1	1	1	-	-	-	-
	Split Type Air-conditioner (Outdoor unit)		RAS-22N3ACV-1	1	1	-	-	-	-
Open Kitchen	Induction Hob	Electrolux	EHH3320NVK	1	1	1	1	1	1
	Microwave Oven		EMS17006OX	1	1	1	1	1	1
	Washer Dryer		EWX14741OW	1	-	-	-	-	-
	Washing Machine		EWT1066EWW	-	1	1	1	1	1
	Cooker Hood	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	Refrigerator	Cristal	BS240MW	-	-	-	-	-	-
			BV160EW - 1	1	1	1	1	1	1
	Electric Water Heater	Stiebel Eltron	DHM 6220	1	1	1	1	1	1
Bathroom	Electric Water Heater	Stiebel Eltron	DHE 18 SLi	1	1	1	1	1	1
	Exhaust Fan	Ostberg	LPK125A	1	1	1	1	1	1
	Thermo Ventilator	Panasonic	FV-40BE2H	1	1	1	1	1	1
Bedroom 1	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-M16N3KCV(HK)	1	/	/	/	/	/
Bedroom 2	Split Type Air-conditioner (Indoor unit)		RAS-M10N3KCV(HK)	1	/	/	/	/	/
Bedroom 1 & 2	Split Type Air-conditioner (Outdoor unit)		RAS-3M20S3ACV	1	/	/	/	/	/

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

Notes :

1. "1, 2, ....."denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "Not Available".
3. "/" denotes "Not Applicable".
4. 13/F, 14/F & 24/F are omitted.

## 6. Appliances

Location	Appliances	Brand Name	Model Number	Floor & Flat					
				9/F -12/F, 15/F - 23/F & 25/F					
				A	B	C	D	E	F
Living Room /Dining Room	Door Phone	Urmet	1150	1	1	1	1	1	1
	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-22N3KCV(HK)1	-	-	1	1	1	1
	Split Type Air-conditioner (Outdoor unit)		RAS-22N3ACV-1	-	-	1	1	1	1
	Split Type Air-conditioner (Indoor unit)		RAS-22N3KCV(HK)1	1	1	-	-	-	-
	Split Type Air-conditioner (Outdoor unit)		RAS-22N3ACV-1	1	1	-	-	-	-
Open Kitchen	Induction Hob	Electrolux	EHH3320NVK	1	1	1	1	1	1
	Microwave Oven		EMS17006OX	1	1	1	1	1	1
	Washer Dryer		EWX14741OW	1	-	-	-	-	-
	Washing Machine		EWT1066EWW	-	1	1	1	1	1
	Cooker Hood	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	Refrigerator	Cristal	BS240MW	1	-	-	-	-	-
			BV160EW - 1	-	1	1	1	1	1
	Electric Water Heater	Stiebel Eltron	DHM 6220	1	1	1	1	1	1
Bathroom	Electric Water Heater	Stiebel Eltron	DHE 18 SLi	1	1	1	1	1	1
	Exhaust Fan	Ostberg	LPK125A	1	1	1	1	1	1
	Thermo Ventilator	Panasonic	FV-40BE2H	1	1	1	1	1	1
Bedroom 1	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-M16N3KCV(HK)	1	/	/	/	/	/
Bedroom 2	Split Type Air-conditioner (Indoor unit)		RAS-M10N3KCV(HK)	1	/	/	/	/	/
Bedroom 1 & 2	Split Type Air-conditioner (Outdoor unit)		RAS-3M20S3ACV	1	/	/	/	/	/

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

Notes :

1. "1, 2, ....."denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "Not Available".
3. "/" denotes "Not Applicable".
4. 13/F, 14/F & 24/F are omitted.

Location	Appliances	Brand Name	Model Number	Floor & Flat					
				6/F -12/F, 15/F - 23/F & 25/F					
				G	H	J	K	L	M
Living Room /Dining Room	Door Phone	Urmet	1150	1	1	1	1	1	1
	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-24N3KCV(HK)1	1	-	-	-	-	-
	Split Type Air-conditioner (Outdoor unit)		RAS-24N3ACV-2	1	-	-	-	-	-
	Split Type Air-conditioner (Indoor unit)		RAS-M22N3KCV(HK)	-	1	1	1	1	1
Living Room /Dining Room and Bedroom	Split Type Air-conditioner (Outdoor unit)	TOSHIBA	RAS-4M26S3ACV	-	1	1	1	1	1
Open Kitchen	Induction Hob	Electrolux	EHH3320NVK	1	1	1	1	1	1
	Microwave Oven		EMS17006OX	1	1	1	1	1	1
	Washer Dryer		EWX14741OW	-	1	1	1	1	1
	Washing Machine		EWT1066EWW	1	-	-	-	-	-
	Cooker Hood	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	Refrigerator	Cristal	BS240MW	-	1	1	1	1	1
			BV160EW - 1	1	-	-	-	-	-
	Electric Water Heater	Stiebel Eltron	DHM 6220	1	1	1	1	1	1
Bathroom	Electric Water Heater	Stiebel Eltron	DHE 18 SLi	1	1	1	1	1	1
	Exhaust Fan	Ostberg	LPK125A	1	1	1	1	1	1
	Thermo Ventilator	Panasonic	FV-40BE2H	1	1	1	1	1	1
Bedroom	Split Type Air-conditioner (Indoor unit)	TOSHIBA	RAS-M13N3KCV(HK)	/	-	1	1	1	1
		TOSHIBA	RAS-M16N3KCV(HK)	/	1	-	-	-	-

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

Notes :

1. "1, 2, ....."denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "Not Available".
3. "/" denotes "Not Applicable".
4. 13/F, 14/F & 24/F are omitted.

1. 外部裝修物料	
細項	描述
(a) 外牆	外牆鋪砌玻璃外牆、玻璃幕牆、金屬牆板、玻璃牆板、金屬欄柵、天然石材牆板、油漆及瓷磚。
(b) 窗	窗框為塗氟碳鋁質窗框配以單層強化玻璃。
(c) 窗台	不適用。
(d) 花槽	花槽鋪砌天然石材及瓷磚。
(e) 陽台或露台	露台為有蓋及裝設玻璃欄杆。地台及牆身鋪砌瓷磚。天花板裝置鋁質假天花。不設陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料	
細項	描述
(a) 大堂	入口大堂：牆身鋪砌人造石材、木皮飾面及不銹鋼飾面板。地台鋪砌天然石材。天花板為石膏板假天花髹乳膠漆及木飾面。 標準升降機大堂：牆身鋪砌人造石材、木皮飾面及不銹鋼飾面板。地台鋪砌人造石材。天花板為石膏板假天花髹乳膠漆及木皮飾面。
(b) 內牆及天花板	客廳 / 飯廳及睡房 (如有) 內牆外露位置髹乳膠漆。客廳 / 飯廳及睡房 (如有) 天花板為乳膠漆及石膏板假天花髹乳膠漆。
(c) 內部地板	客廳 / 飯廳及睡房 (如有) 內部地板外露位置鋪砌瓷磚及木腳線。
(d) 浴室	牆身外露位置鋪砌瓷磚。地板外露位置鋪砌瓷磚。牆壁裝飾鋪砌至假天花。假天花以上不設鋪砌。天花板為石膏板假天花髹乳膠漆。
(e) 廚房	牆身外露位置鋪砌瓷磚及高光焗漆飾面。地板外露位置鋪砌瓷磚。牆壁裝飾鋪砌至假天花。假天花以上不設鋪砌。天花板為石膏板假天花髹乳膠漆。灶台選用人造石材枱面。

3. 室內裝置	
細項	描述
(a) 門	入口大門： 實心木門配木皮及不銹鋼飾面、木門框、防盜眼、氣鼓、門擋及門鎖。 睡房門 (J, K, L 及 M 單位) (進出睡房)： 空心木趟門配木皮飾面、木門框、門鎖。 睡房門 (J, K, L 及 M 單位) (進出客廳 / 飯廳)： 空心木門配木皮飾面、木門框、門擋及門鎖。 睡房門 (A 及 H 單位)： 空心木門配木皮飾面、木門框、門擋及門鎖。 浴室門 (B, C 及 G 單位)： 空心木門配木皮及不銹鋼飾面、木門框、門擋及門鎖。 浴室門 (A, D, E, F, H, J, K, L 及 M 單位)： 空心木門配木皮飾面、木門框、門擋及門鎖。 露台門： 玻璃趟門配鋁門框及門鎖。 天台門 (如有)： 油漆鍍鋅軟鋼門配門鎖。
(b) 浴室	選用木製洗面盆櫃配以膠板門板、木製鏡櫃、搪瓷洗面盆、搪瓷坐廁、金屬水龍頭、金屬廁紙架、浴室淋浴間連金屬花灑套裝、換氣暖風機、電熱水爐及抽氣扇。有關供水系統的類型及用料，請參閱細項 3(j)。有關設備說明，請參閱細項 6。
(c) 廚房	選用木製廚櫃配以防火膠板門板、不銹鋼洗滌盆、鍍鉻水龍頭、抽油煙機、電磁爐、雪櫃、洗衣乾衣機 (只於 A, H, J, K, L 及 M 單位之廚房)、洗衣機 (只於 B, C, D, E, F 及 G 單位之廚房)、微波爐及電熱水爐、消防花灑及消防煙霧偵測器。有關供水系統的用料，請參閱細項 3(j)。有關設備說明，請參閱細項 6。

3. 室內裝置	
細項	描述
(d) 睡房	不適用。
(e) 電話	客廳 / 飯廳及睡房 (如有) 裝有電話接駁點。有關接駁點的位置及數目, 請參閱「機電裝置數量說明表」。
(f) 天線	客廳 / 飯廳及睡房 (如有) 裝有電視及電台接駁點。有關接駁點的位置及數目, 請參閱「機電裝置數量說明表」。
(g) 電力裝置	每個住宅單位裝有三相供電與總電掣箱, 並有漏電斷路器。導管是部分隱藏及部分外露*。有關電插座及空調機接駁點的位置和數目, 請參閱「機電裝置數量說明表」。 * 註: 除部分隱藏於混凝土內之導管外, 其他部分的導管均為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏, 並不容易看見。
(h) 氣體供應	不適用。
(i) 洗衣機接駁點	裝有設計為直徑 22 毫米的供水位, 及設計為直徑 40 毫米的去水位。有關位置, 請參閱「機電裝置數量說明表」。
(j) 供水	冷熱水喉採用銅喉管。水管是部分隱藏及部分外露 <sup>#</sup> 。有熱水供應。 <sup>#</sup> 註: 除部分隱藏於混凝土內之水管外, 其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏, 並不容易看見。

4. 雜項	
細項	描述
(a) 升降機	升降機 設有 1 部「東芝」升降機 (Elcosmo-III) 連接地庫至天台。 設有 2 部「東芝」升降機 (Elcosmo-III) 連接 3 樓至 25 樓。 設有 2 部「東芝」升降機 (型號: Space 1 III) 連接地下至 3 樓。 設有 1 部「東芝」升降機 (型號: Space 1 III) 連接地庫至地下。 設有 1 部「東芝」升降機 (型號: Space 1 III) 連接地下樓至 1 樓。 設有 1 部「LM Liftmaterial」汽車升降機 (型號: SPO) 連接地庫至地下。 (備註: 不設 4 樓、13 樓、14 樓及 24 樓)
(b) 信箱	設有金屬信箱。
(c) 垃圾收集	垃圾會由清潔工人於每層住宅樓層之垃圾及物料回收房收集, 運送至地下之垃圾及物料回收室中央處理及運走。
(d) 水錶、電錶及氣體錶	每個住宅物業之獨立水錶設於住宅樓層之水錶櫃。每個住宅物業之獨立電錶設於住宅樓層之電錶櫃。氣體錶為不適用。

5. 保安設施	
地下入口大堂及汽車升降機外、地庫升降機大堂及停車場內、升降機、汽車升降機及三樓康樂設施內設有閉路電視, 並連接三樓接待處。 地下入口大堂及地庫升降機大堂設有訪客對講機連智能卡閱讀器, 並連接每住宅物業之對講機及三樓接待處。 連接住宅樓層之升降機內設有智能卡閱讀器。每住宅物業之對講機設於入口大門旁的牆壁上。	

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



## 6. 設備

位置	設備	品牌名稱	產品型號	樓層及單位					
				6 樓至 8 樓					
				A	B	C	D	E	F
客廳 / 飯廳	對講機	歐蒙特	1150	1	1	1	1	1	1
	分體式冷氣機 (室內機)	東芝	RAS-22N3KCV(HK)1	-	-	1	1	1	1
	分體式冷氣機 (室外機)		RAS-22N3ACV-1	-	-	1	1	1	1
	分體式冷氣機 (室內機)		RAS-22N3KCV(HK)1	1	1	-	-	-	-
	分體式冷氣機 (室外機)		RAS-22N3ACV-1	1	1	-	-	-	-
開放式 廚房	電磁爐	伊萊克斯	EGH3320NVK	1	1	1	1	1	1
	微波爐		EMS17006OX	1	1	1	1	1	1
	洗衣乾衣機		EWX14741OW	1	-	-	-	-	-
	洗衣機		EWT1066EWW	-	1	1	1	1	1
	抽油煙機	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	雪櫃	尼斯	BS240MW	-	-	-	-	-	-
			BV160EW - 1	1	1	1	1	1	1
	電熱水爐	斯寶亞創	DHM 6220	1	1	1	1	1	1
浴室	電熱水爐	斯寶亞創	DHE 18 SLi	1	1	1	1	1	1
	抽氣扇	奧斯博格	LPK125A	1	1	1	1	1	1
	換氣暖風機	樂聲	FV-40BE2H	1	1	1	1	1	1
睡房 1	分體式冷氣機 (室內機)	東芝	RAS-M16N3KCV(HK)	1	/	/	/	/	/
睡房 2	分體式冷氣機 (室內機)		RAS-M10N3KCV(HK)	1	/	/	/	/	/
睡房 1 及 2	分體式冷氣機 (室外機)		RAS-3M20S3ACV	1	/	/	/	/	/

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

備註：

1. “1, 2, .....” 表示提供於該住宅物業內的裝置數量。
2. “-” 代表“沒有”。
3. “/” 代表“不適用”。
4. 不設 13 樓、14 樓及 24 樓。

位置	設備	品牌名稱	產品型號	樓層及單位					
				9 樓至 12 樓， 15 樓至 23 樓及 25 樓					
				A	B	C	D	E	F
客廳 / 飯廳	對講機	歐蒙特	1150	1	1	1	1	1	1
	分體式冷氣機 (室內機)	東芝	RAS-22N3KCV(HK)1	-	-	1	1	1	1
	分體式冷氣機 (室外機)		RAS-22N3ACV-1	-	-	1	1	1	1
	分體式冷氣機 (室內機)		RAS-22N3KCV(HK)1	1	1	-	-	-	-
	分體式冷氣機 (室外機)		RAS-22N3ACV-1	1	1	-	-	-	-
開放式 廚房	電磁爐	伊萊克斯	EHH3320NVK	1	1	1	1	1	1
	微波爐		EMS17006OX	1	1	1	1	1	1
	洗衣乾衣機		EWX14741OW	1	-	-	-	-	-
	洗衣機		EWT1066EWW	-	1	1	1	1	1
	抽油煙機	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	雪櫃	尼斯	BS240MW	1	-	-	-	-	-
			BV160EW - 1	-	1	1	1	1	1
	電熱水爐	斯寶亞創	DHM 6220	1	1	1	1	1	1
浴室	電熱水爐	斯寶亞創	DHE 18 SLi	1	1	1	1	1	1
	抽氣扇	奧斯博格	LPK125A	1	1	1	1	1	1
	換氣暖風機	樂聲	FV-40BE2H	1	1	1	1	1	1
睡房 1	分體式冷氣機 (室內機)	東芝	RAS-M16N3KCV(HK)	1	/	/	/	/	/
睡房 2	分體式冷氣機 (室內機)		RAS-M10N3KCV(HK)	1	/	/	/	/	/
睡房 1 及 2	分體式冷氣機 (室外機)		RAS-3M20S3ACV	1	/	/	/	/	/

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

備註：

1. “1, 2, .....” 表示提供於該住宅物業內的裝置數量。
2. “-” 代表“沒有”。
3. “/” 代表“不適用”。
4. 不設 13 樓、14 樓及 24 樓。

**6. 設備**

位置	設備	品牌名稱	產品型號	樓層及單位					
				6 樓至 12 樓， 15 樓至 23 樓及 25 樓					
				G	H	J	K	L	M
客廳 / 飯廳	對講機	歐蒙特	1150	1	1	1	1	1	1
	分體式冷氣機 (室內機)	東芝	RAS-24N3KCV(HK)1	1	-	-	-	-	-
	分體式冷氣機 (室外機)		RAS-24N3ACV-2	1	-	-	-	-	-
	分體式冷氣機 (室內機)		RAS-M22N3KCV(HK)	-	1	1	1	1	1
客廳 / 飯廳 及睡房	分體式冷暖氣機 (室外機)	東芝	RAS-4M26S3ACV	-	1	1	1	1	1
開放式 廚房	電磁爐	伊萊克斯	EHH3320NVK	1	1	1	1	1	1
	微波爐		EMS17006OX	1	1	1	1	1	1
	洗衣乾衣機		EWX14741OW	-	1	1	1	1	1
	洗衣機		EWT1066EWW	1	-	-	-	-	-
	抽油煙機	Falmec	GRUPPO INCASSO	1	1	1	1	1	1
	雪櫃	尼斯	BS240MW	-	1	1	1	1	1
			BV160EW - 1	1	-	-	-	-	-
	電熱水爐	斯寶亞創	DHM 6220	1	1	1	1	1	1
浴室	電熱水爐	斯寶亞創	DHE 18 SLi	1	1	1	1	1	1
	抽氣扇	奧斯博格	LPK125A	1	1	1	1	1	1
	換氣暖風機	樂聲	FV-40BE2H	1	1	1	1	1	1
睡房	分體式冷氣機 (室內機)	東芝	RAS-M13N3KCV(HK)	/	-	1	1	1	1
		東芝	RAS-M16N3KCV(HK)	/	1	-	-	-	-

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

備註：

1. “1, 2, ……” 表示提供於該住宅物業內的裝置數量。
2. “-” 代表“沒有”。
3. “/” 代表“不適用”。
4. 不設 13 樓、14 樓及 24 樓。

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

Location 位置	Description 描述	Floor & Flat 樓層及單位											
		6/F -12/F, 15/F - 23/F & 25/F 6 樓至 12 樓, 15 樓至 23 樓及 25 樓											
		A	B	C	D	E	F	G	H	J	K	L	M
Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1
Living Room/ Dining Room 客廳 / 飯廳	Fused Spur Unit for Door Bell 門鈴菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1
	Air-conditioner Point 空調機接駁點	1	1	1	1	1	1	1	1	1	1	1	1
	Socket Outlet 插座	4	5	5	5	5	5	6	4	3	3	3	3
	TV & FM Outlet 電視及電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1
	Data Outlet 數據插座	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	1	1	1	1	1	1	1	1	-	-	-	-
	Lighting Switch 燈掣	3	2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位	4	3	3	3	3	3	5	3	3	3	3	3
	Miniature Circuit Breakers Board 總電掣箱	/	1	1	1	1	1	1	/	/	/	/	/
	Door Phone 對講機	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	/	1	1	1	1	1	1	/	/	/	/	/
Bedroom 睡房	Air Conditioner Point 空調機接駁點	/	/	/	/	/	/	/	1	1	1	1	1
	Socket Outlet 插座	/	/	/	/	/	/	/	2	2	2	2	2
	TV & FM Outlet 電視及電台天線插座	/	/	/	/	/	/	/	1	1	1	1	1
	Telephone Outlet 電話插座	/	/	/	/	/	/	/	1	1	1	1	1
	Data Outlet 數據插座	/	/	/	/	/	/	/	1	1	1	1	1
	Switch for Water Heater & Exhaust Fan 熱水爐及抽氣扇開關掣	/	/	/	/	/	/	/	-	1	1	1	1
	Lighting Switch 燈掣	/	/	/	/	/	/	/	1	2	2	2	2
	Lighting Point 燈位	/	/	/	/	/	/	/	1	2	2	2	2
Bedroom 1 睡房 1	Air Conditioner Point 空調機接駁點	1	/	/	/	/	/	/	/	/	/	/	/
	Socket Outlet 插座	2	/	/	/	/	/	/	/	/	/	/	/
	TV & FM Outlet 電視及電台天線插座	1	/	/	/	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座	1	/	/	/	/	/	/	/	/	/	/	/
	Data Outlet 數據插座	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	1	/	/	/	/	/	/	/	/	/	/	/

Notes :

1. "1, 2, ....."denotes the quantity of such provision(s) provided in the residential property.
2. "-" denotes "Not Available".
3. "/" denotes "Not Applicable".
4. The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.
5. 13/F, 14/F & 24/F are omitted.

Location 位置	Description 描述	Floor & Flat 樓層及單位											
		6/F -12/F, 15/F - 23/F & 25/F 6 樓至 12 樓, 15 樓至 23 樓及 25 樓											
		A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 2 睡房 2	Air Conditioner Point 空調機接駁點	1	/	/	/	/	/	/	/	/	/	/	/
	Socket Outlet 插座	2	/	/	/	/	/	/	/	/	/	/	/
	TV & FM Outlet 電視及電台天線插座	1	/	/	/	/	/	/	/	/	/	/	/
	Telephone Outlet 電話插座	1	/	/	/	/	/	/	/	/	/	/	/
	Data Outlet 數據插座	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Switch 燈掣	1	/	/	/	/	/	/	/	/	/	/	/
	Lighting Point 燈位	1	/	/	/	/	/	/	/	/	/	/	/
Bathroom 浴室	Socket Outlet 插座	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4	5	5	5	5
	Fused Spur Unit & Switch for Exhaust Fan 抽氣扇菲士蘇及開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Thermo Ventilator 換氣暖風機開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Cabinet Light 櫃燈菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1
Open Kitchen 開放式廚房	Socket Outlet 插座	5	4	4	4	4	4	4	5	5	5	5	5
	Fused Spur Unit for Cabinet Light 櫃燈菲士蘇	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	1	1	1	1	1	1	2	1	1	1	1
	Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Water Heater 熱水爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Washing Machine Connection Point (Water Inlet & Outlet) 洗衣乾衣機接駁點 (來去水)	1	-	-	-	-	-	-	1	1	1	1	1
	Miniature Circuit Breakers Board 總電掣箱	1	-	-	-	-	-	-	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	-	/	/	/	/	/	/	-	-	-	-	-
	Socket Outlet 插座	-	/	/	/	/	/	/	-	-	-	-	-
Main Roof 天台	Lighting Point 燈位	5	/	/	/	/	/	/	5	/	/	/	/
	Socket Outlet 插座	1	/	/	/	/	/	/	1	/	/	/	/

備註:

- “1, 2, .....” 表示提供於該住宅物業內的裝置數量。
- “-” 代表 “沒有”。
- “/” 代表 “不適用”。
- 說明表所顯示的燈掣數量足表示燈掣面板的數量。
- 不設 13 樓、14 樓及 24 樓。



## Service Agreements 服務協議

Potable and flushing water is supplied by Water Supplies Department. 食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited. 電力由中華電力有限公司供應。

## Government Rent 地稅

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that specified residential property (i.e. the date of Assignment of the specified residential property).

擁有人有法律責任就指明住宅物業繳付直至該指明住宅物業買賣完成日（即該指明住宅物業轉讓契日期）為止之地稅。

## Miscellaneous Payments by Purchaser 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas. 1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及煤氣的按金。
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee. 2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed. 3. 水、電力及煤氣的按金及清理廢料的費用的金額於售樓說明書的印製日期尚未確定。

Note:

The purchaser should pay to the Manager of the Development and not the owner the deposits for water, electricity and gas and the debris removal fee.

備註：

買方須向發展項目管理人而不須向擁有人繳付水、電力及煤氣的按金及清理廢料的費用。

## Defect Liability Warranty Period 欠妥之處的保養責任期

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

按買賣合約的規定，指明住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為指明住宅物業之成交日期起計六 (6) 個月內。

## Maintenance of Slopes 斜坡維修

Not applicable

不適用

## Modification 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

### Noise Mitigation Measures

Each Owner of a specified residential property with acoustic balconies shall maintain, replace or repair the acoustic balconies and appoint contractors for carrying out the maintenance, replacement and repair by using those materials as approved by the manager of the Development.

#### 1. Noise Impact Assessment

The Development is situated in close proximity to the Tuen Mun Road & Pui To Road. The Land Grant requires that the traffic noise generated from Tuen Mun Road & Pui To Road to be addressed in the design of the Development. Noise impact assessment has been carried out by the Vendor as required by the Land Grant.

#### 2. Noise Impact Assessment Report

A noise impact assessment report has been approved under Special Condition No. (40) of the Land Grant with the reference number 1259-16/0024 dated 2 December 2016 (the "NIAR"). The NIAR will be available in the sales office for inspection by prospective purchaser free of charge (photocopies will be available on payment of photocopying charges).

#### 3. Noise Mitigation Measures

All the noise mitigation measures specified in the NIAR are set out in the "Schedule of Noise Mitigation Measures" below (the "Noise Mitigation Measures") and will be duly implemented before completion of the Development. The Noise Mitigation Measures are more particularly described in NIAR.

#### 4. Schedule of Noise Mitigation Measures

##### (i) Acoustic Balcony

Flat	Floor	Locations	Noise Mitigation Measures
A	6/F - 12/F, 15/F-17/F	Balcony	Acoustic balcony with Sound absorptive material to be installed on ceiling and solid balustrade of 1200mm high applied for 1 side of Living and Dining Room facing Kai Fat Path.
M	6/F - 12/F, 15/F-17/F	Balcony	Acoustic balcony with Sound absorptive material to be installed on ceiling and Solid balustrade of 1200mm high applied for 1 side of Living and Dining Room facing Kai Fat Path.

##### (ii) High Level Top-Hung Window, Fixed / and Maintenance Window

Flat	Floor	Locations	Noise Mitigation Measures
A	6/F - 12/F, 15/F-23/F, 25/F	Bedroom 1	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Bedroom facing Kai Fat Path. Fixed/ and Maintenance window applied for 1 side of Bedroom facing Kai Fat Path.
	6/F - 12/F, 15/F-23/F, 25/F	Bedroom 2	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Bedroom facing Kai Fat Path. Fixed/ and Maintenance window applied for 1 side of Bedroom facing Kai Fat Path.

B	7/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
C	7/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
D	7/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
E	6/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
F	6/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
G	6/F - 12/F, 15/F-23/F & 25/F	Living/Dining Room	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Living and Dining room facing Tuen Mun Road. Fixed/ and Maintenance window applied for 1 side of Living and Dining room facing Tuen Mun Road.
M	6/F - 12/F, 15/F-23/F & 25/F	Bedroom	Specially designed high level top-hung window with microperforated absorber panel installed on the interior of the operable window, curtain box installed on the ceiling and horizontal fin of 650mm at exterior high level applied for 1 side of Bedroom facing Kai Fat Path. Fixed/ and Maintenance window applied for 1 side of Bedroom facing Kai Fat Path.

**2. Gondola**

During the times for necessary maintenance, inspection, cleaning and repairing of the external walls of the Development by the DMC Manager, the gondola will be operating in the airspace outside windows and/or above the balcony and/or flat roof of flats and/or common flat roofs.

**3. Cable Maintenance**

The DMC Manager shall have authority to grant rights of way or access to the Lot and the Development to such persons or workmen with or without equipment as the DMC Manager shall in its absolute discretion deem appropriate for the purpose of enabling such persons or workmen to maintain, remove, re-lay or renew the cables already existing within or under the Lot and the Development but which cables do not form any part of the common areas and facilities of the Development PROVIDED THAT an Owner's access to and from such parts of the Development shall not be affected and PROVIDED FURTHER THAT the right of an Owner to use and enjoy his Unit shall not be prejudicially affected ALSO PROVIDED FURTHER THAT any payment received (if any) for granting such rights of way or access must be credited to the special fund to be maintained by the DMC Manager.

### 噪音緩解措施

Each Owner of a specified residential property with acoustic balconies shall maintain, replace or repair the acoustic balconies and appoint contractors for carrying out the maintenance, replacement and repair by using those materials as approved by the manager of the Development.

1. 噪音影響評估  
發展項目鄰近屯門公路及杯渡路。地契文件要求，發展項目的設計須處理屯門公路及杯渡路或其他附近公共道路所產生之交通噪音。賣方已按地契文件要求進行噪音影響評估。
2. 噪音影響評估報告  
根據地契文件特別條款第 (40) 條獲批的噪音影響評估報告 (參考編號為 1259-16/0024 及日期為 2016 年 12 月 2 日) (「噪音影響評估報告」) 可於售樓處供準買家免費參閱 (索取影印本須付影印費)。
3. 噪音緩解措施  
下文「噪音緩解措施總覽」列出噪音影響評估報告內之所有噪音緩解措施 (「噪音緩解措施」)，發展項目內將會興建或安裝「噪音緩解措施」。噪音緩解措施之詳情，請參閱噪音影響評估報告。
4. 噪音緩解措施總覽

#### (i) 減音露台

單位	樓層	位置	噪音緩解措施
A	6 樓至 12 樓， 15 樓至 17 樓	露台	減音露台 (天花裝有吸音物料及 1200 毫米高之實心玻璃圍牆) 設於面向啓發徑客廳 / 飯廳的一邊。
M	6 樓至 12 樓， 15 樓至 17 樓	露台	減音露台 (天花裝有吸音物料及 1200 毫米高之實心玻璃圍牆) 設於面向啓發徑客廳 / 飯廳的一邊。

#### (ii) 上懸式減音窗，固定 / 維修窗戶

單位	樓層	位置	噪音緩解措施
A	6 樓至 12 樓， 15 樓至 23 樓及 25 樓	睡房 1	面向啓發徑睡房的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板)，天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲簾。 固定 / 維修窗戶設於面向啓發徑睡房的一邊。
	6 樓至 12 樓， 15 樓至 23 樓及 25 樓	睡房 2	面向啓發徑睡房的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板)，天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲簾。 固定 / 維修窗戶設於面向啓發徑睡房的一邊。
B	7 樓至 12 樓， 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板)，天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲簾。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。
C	7 樓至 12 樓， 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板)，天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲簾。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。
D	7 樓至 12 樓， 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板)，天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲簾。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。



E	6 樓至 12 樓, 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板), 天花窗簾盒及外牆高位裝有 650 毫米橫向隔聲鰭。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。
F	6 樓至 12 樓, 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板), 天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲鰭。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。
G	6 樓至 12 樓, 15 樓至 23 樓及 25 樓	客廳 / 飯廳	面向屯門公路客廳 / 飯廳的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板), 天花窗簾盒及外牆高位裝有 650 毫米橫向隔聲鰭。 固定 / 維修窗戶設於面向屯門公路客廳 / 飯廳的一邊。
M	6 樓至 12 樓, 15 樓至 23 樓及 25 樓	睡房	面向啓發徑睡房的一邊設有特別設計的上懸式減音窗 (於可操作窗口內面有微穿孔吸聲板), 天花窗簾盒及於外牆高位裝有 650 毫米橫向隔聲鰭。 固定 / 維修窗戶設於面向啓發徑睡房的一邊。

2. 吊船

當公契管理人為發展項目的外牆進行必要的保養、檢查、清潔及維修期間, 吊船將會在個別單位的窗外及／或露台之上及／或平台及／或公用平台之上的上空進行操作。

3. 電纜保養

公契管理人獲授權授予通過該地段及發展項目的道路權或通行權給公契管理人絕對酌情認為合適的人士或工人配帶或不配帶工具, 以便讓該等人士或工人保養、拆除、重鋪或翻新該地段及發展項目內安置, 並非構成公用地方及設施之部分的現有電纜, 但須以下列條件作為前提: 不能影響業主出入發展項目該等部分, 又須以下列條件作為前提: 業主使用與享用他的單位的權利不能受到不利地影響, 又須以下列條件作為前提: 授予上述道路或進入權收取的任何付款須撥入公契管理人管理的特別基金。

## Website Address 互聯網站網址

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.cooresidence.com.hk](http://www.cooresidence.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站的網址：

[www.cooresidence.com.hk](http://www.cooresidence.com.hk)

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

### 獲寬免總樓面面積的設施分項

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		Area (m <sup>2</sup> ) 面積(平方米)
1. (#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	625.468
2.	<b>Plant rooms and similar services</b> <b>機房及相類設施</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	169.942
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	491.873
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房，風櫃房等	19.101
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m <sup>2</sup> ) 面積(平方米)
3.	Balcony 露台	102.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5.	Communal sky garden 公用空中花園	249.388
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	39.857
9.	Utility platform 工作平台	-

# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

10.	Noise barrier 隔音屏障	-
Amenity Features 適意設施		Area (m <sup>2</sup> ) 面積(平方米)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	19.986
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	315.566
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	34.475
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	-
15.	Larger lift shaft 擴大升降機井道	153.291
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room. 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	114.933
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	11.698
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature. 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall. 伸出物，如空調機箱或伸出外牆超過750毫米的平台	-
Other Exempted Items 其他項目		Area (m <sup>2</sup> ) 面積(平方米)
23.(#)	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24.(#)	Other projections 其他伸出物	-
25.	Public transport terminus 公共交通總站	-
26.(#)	Party structure and common staircase 共用構築物及樓梯	-

## Information in Application for Concession on Gross Floor Area of Building

### 申請建築物總樓面面積寬免的資料

27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA. 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28.(#)	Public passage 公眾通道	-
29.	Covered set back area 因建築物後移導致的覆蓋面積	-
<b>Bonus GFA</b> 額外總樓面面積		<b>Area (m<sup>2</sup>)</b> 面積(平方米)
30.	Bonus GFA 額外總樓面面積	-

#### Remarks:

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

#### 備註：

以上表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

# Information in Application for Concession on Gross Floor Area of Building 申請建築物總樓面面積寬免的資料

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



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

於印製售樓說明書前呈交予建築事務監督發展項目的公用部份的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	Yes
Provision of Energy Efficient Features 提供具能源效益的設施	No
Energy Efficient Features proposed: 擬安裝的具能源效益的設施:-	-

Part II : The predicted annual energy use of the proposed building / part of building (Note 1) 第II部分: 擬興建樓宇/部分樓宇預計每年能源消耗量 (註腳1):-					
Location 位置	Internal Floor Area Served (m2) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/ m2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m2/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/ m2/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/ m2/annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation (Note 3) 有使用中央屋宇裝備裝置(註腳3)的部分	1693	230	0	173	0



# Information in Application for Concession on Gross Floor Area of Building

## 申請建築物總樓面面積寬免的資料

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) 第III部分: 以下裝置乃按機電工程署公布的相關實務守則設計:-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	✓		
Air Conditioning Installations 空調裝置	✓		
Electrical Installations 電力裝置	✓		
Lift & Escalator Installations 升降機及自動梯的裝置	✓		
Performance-based Approach 以總能源為本的方法			✓

### Notes:

1. In general, the lower the estimated "Annual Energy Use" of the building, the more efficient of the building in terms of energy use. For example, if the estimated "annual energy use of proposed building" is less than the estimated "annual energy use of baseline building", it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh/m<sup>2</sup>/annum) and town gas/LPG consumption (unit/m<sup>2</sup>/annum), of the Development by the internal floor area served, where: (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition) (Draft).

### 註腳:

1. 一般而言，一棟樓宇的預計 " 每年能源消耗量 " 愈低，其節約能源的效益愈高。如一棟樓宇預計的 " 每年能源消耗量 " 低於該樓宇的 " 基線樓宇每年能源消耗量 "，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。預計每年能源消耗量 [ 以耗電量 ( 千瓦小時 / 平方米 / 年 ) 及煤氣 / 石油氣消耗量 ( 用量單位 / 平方米 / 年 ) 計算 ]，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中:- (a) " 每年能源消耗量 " 與新建樓宇 BEAM Plus 標準 ( 現行版本 ) 第 4 節及附錄 8 中的「年能源消耗」具有相同涵義; 及 (b) 樓宇、空間或單位的 " 內部樓面面積 "，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
2. " 基準樓宇 " 與新建樓宇 BEAM Plus 標準 ( 現行版本 ) 第 4 節及附錄 8 中的 " 基準建築物模式 ( 零分標準 )" 具有相同涵義。
3. " 中央屋宇裝備裝置 " 與樓宇的屋宇裝備裝置能源效益實務守則 ( 2010 年 2 月版 ) ( 草稿 ) 中的涵義相同。

- (i) The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment; and
- (ii) If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase; and
- (iii) The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers; and
- (iv) The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request; and
- (v) Information and requirements relating to the following:

(I) the Green Area (as referred in the Special Conditions Nos. (3), (4), (5) and (6) of the Government Grant)	Please refer to sections "Summary of Land Grant" and "Information on Public Facilities and Public Open Spaces".
(II) the restriction on the minimum number of residential units (as stipulated in Special Condition No. (11)(e) of the Government Grant)	Please refer to section "Summary of Land Grant".

(III) the restriction on merging of residential units as stipulated in Special Condition No. (45) of the Government Grant	Please refer to section "Summary of Land Grant".
(IV) the provisions in clause 9.13 of Section IX of the approved form of Deed of Mutual Covenant and Management Agreement for the Development	<p>No merging of Residential Units, etc.</p> <p>(a) No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion.</p> <p>(b) The Manager shall deposit in the management office the record provided by the Director of Lands of the information relating to the consent given under the provision in sub-clause (a) of this Clause for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the Special Fund.</p>
(V) the total number of residential units provided	204

1. 買方須於正式買賣合約（「買賣合約下與賣方約定，除訂立按揭或抵押外，在買賣完成及簽署轉讓契前，買方不得提名任何人士接受買賣合約指明之住宅單位或停車位之轉讓；轉讓該住宅單位或停車位；或以任何形式轉移該住宅單位或停車位之買賣合約之權益；或訂立任何有關上述提名、轉售或轉移權益之協議；及
2. 若賣方應買賣合約下賣方要求同意（同意與否賣方有酌情權決定）取消買賣合約或買賣合約下買方之責任，賣方有權保留等同買賣合約指明之住宅單位及停車位總售價 5% 之金額，另買方須向賣方繳付或補還（視情況而定）所有與取消買賣合約有關之法律費用、收費及開銷（包括任何印花稅）；及
3. 賣方將會或已經（視情況而定）支付所有有關發展項目在其上興建之土地於批地文件日期起計至相關買家轉讓契日期（包括該兩日）期間之未付地稅；及
4. 已簽署買賣合約之買方，如已支付不多於港幣 \$100 之象徵式費用（按每次要求計），有權獲取（而當其要求時將獲提供）以下資料之最新紀錄印本：完成發展項目的總建築費用及總專業費用和截止該要求作出當曆月前之月份完結時已支出和繳付之總建築費用及總專業費用；及
5. 關於以下各項的資料及條件：

(i) (批地文件特別條件第(3),(4),(5)及(6)條提及的)綠色範圍	請參閱「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節
(ii) (批地文件特別條件第(11)(e)條)對最少住宅單位數目的限制	請參閱「批地文件的摘要」一節
(iii) (批地文件特別條件第(45)條)對合併住宅單位的限制	請參閱「批地文件的摘要」一節

(iv) 符合批准格式的發展項目的公契及管理協議第九章第 9.13 條的規定	不得合併住宅單位等 (a) 任何業主不得進行或准許或容許他人對任何住宅單位進行任何工程，包括但不限於拆除或更改任何分隔牆或任何樓板或天花板或任何分隔構築物，以致將住宅單位的內部連接並進入任何毗鄰或毗連住宅單位，除非獲得地政總署署長或不時代替他的任何其他政府當局預先書面同意，他可絕對酌情發出或拒絕發出上述同意。如果發出同意書，必須遵守他可絕對酌情施加的條款及條件（包括支付費用）。 (b) 管理人須在管理人備存地政總署署長提供有關按本條第(a)項發出同意的記錄，供所有業主免費查閱並在他們繳交合理的費用後提供其副本，因此收到一切收費須撥入特別基金。
(v) 提供的住宅單位總數	204

## **Date of Printing of Sales Brochure 售樓說明書印製日期**

Date of printing of this Sales Brochure:  
25 August 2017

本售樓說明書印製日期：  
2017 年 8 月 25 日

## **Possible Future Change 日後可能出現改變**

There may be future changes to the Development and the surrounding areas. 發展項目及其周邊地區日後可能出現改變。







