





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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ 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.

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

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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 property². 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.

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 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following -

(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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。

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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).

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。

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11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show Flats

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

11. 委託地產代理

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

12. 委聘律師

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

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。

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ 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 majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's Information Form

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「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」。

³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.
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。

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

17. Viewing of property

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

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

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

Other useful contacts :

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

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

地產代理監管局

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

香港地產建設商會

電話 : 2826 0111
傳真 : 2845 2521

INFORMATION ON THE DEVELOPMENT 發展項目的資料

	
Name of the Development The Woods	發展項目名稱 尚林
Name of the street and the street number Villa A : 2 Pak Shek Wo San Tsuen Road Villas B to F : 6 Pak Shek Wo San Tsuen Road	街道名稱及門牌號數 洋房 A：白石窩新村路 2 號 洋房 B 至 F：白石窩新村路 6 號
Total number of Houses 6	獨立屋的總數 6
House numbering Villa A Villa B Villa C Villa D Villa E Villa F	門牌號數 洋房 A 洋房 B 洋房 C 洋房 D 洋房 E 洋房 F

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

Stanhope Holdings Limited

Holding company of the Vendor

Not applicable

Authorized person for the Development

Ms. Pi Tsui Man Angelina

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity

Barrie Ho Architecture Interiors Ltd.

Building Contractor for the Development

Leung Cheung Shing Construction & Eng. Co. Ltd.

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Bernard Wong & Co.

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

Chong Hing Bank Limited

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

Not applicable

賣方

達望集團有限公司

賣方的控權公司

不適用

發展項目的認可人士

畢翠文女士

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

何周禮建築設計事務所有限公司

發展項目的承建商

梁祥誠建築工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

黃江森、林輝德律師事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

創興銀行有限公司

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
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	Not applicable
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	Not applicable
(l) The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	Not applicable
(m) The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	Not applicable

(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
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份。	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

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



(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

(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分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	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 are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

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

發展項目沒有構成圍封牆的一部分的幕牆。

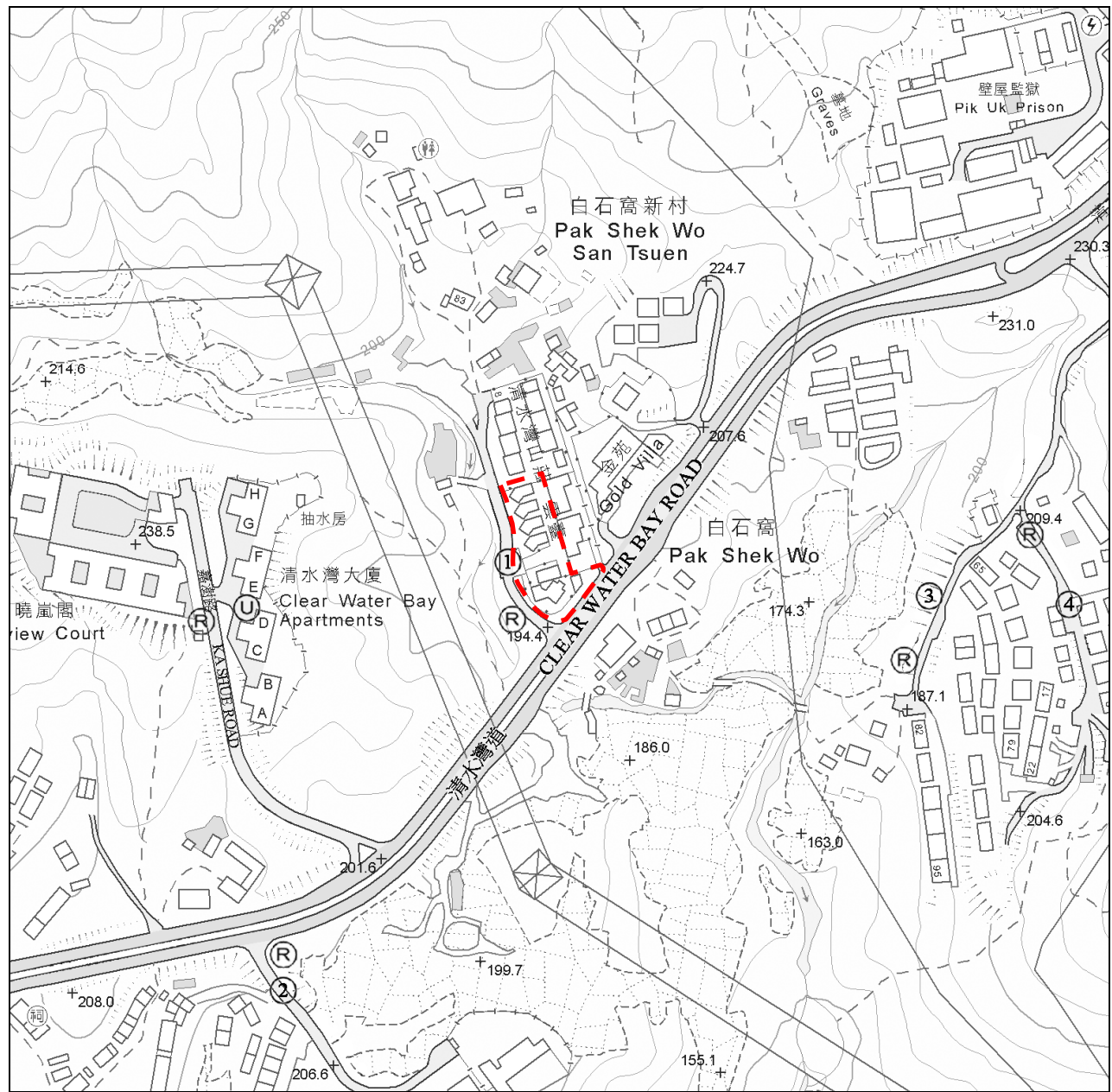
INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料



The Manager appointed under the latest draft deed of mutual covenant
Guardian Property Management Limited

根據公契的最新擬稿獲委任的管理人
佳定物業管理有限公司

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



Scale
比例 0 50 100 150 200 250 Meters / 米



This Location Plan is prepared with reference to part of Survey Sheet 11-NE-B, last updated on 16th August 2017 by the Survey and Mapping Office of Lands Department, with adjustments where necessary.
此所在位置圖參考自地政總署測繪處最近在 2017 年 8 月 16 日更新之測繪圖編號為 11-NE-B 之部份而編制，並經修正處理。

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Legend 圖例



Religions Institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)



Public Convenience
公廁



Pylon
電塔



Refuse Collection Point
垃圾收集站



Public Utility Installation
公用事業設施裝置



Location of the Development
發展項目的所在位置

Street names in Chinese and English not shown in full in the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道中英文全名:

- | | |
|-------------------------------------|----------------------|
| ① Pak Shek Wo San Tsuen Road 白石窩新村路 | ② Kam Shue Road 甘澍路 |
| ③ Pak Shek Toi Road 白石臺路 | ④ Chung Yin Lane 忠賢里 |

Notes: 備註:

- 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.
賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- This Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
由於發展項目的邊界不規則的技術原因，此所在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



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.CS63063, date of flight : 8 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 CS63063，飛行日期：2016 年 1 月 8 日。

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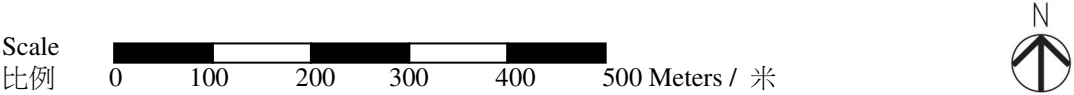
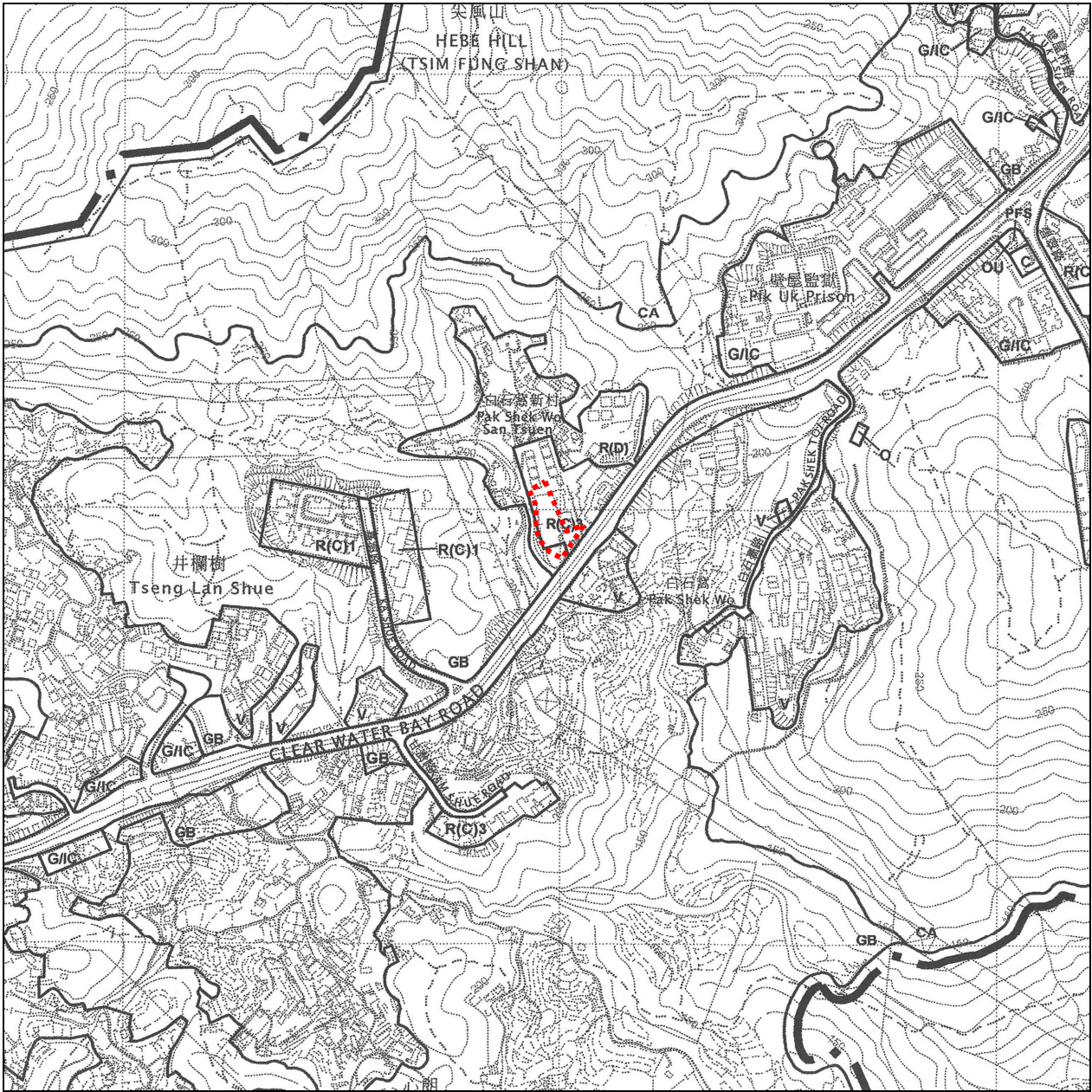
Location of the Development 發展項目的所在位置

Notes :

備註：

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.
賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. This aerial photograph may show more than required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
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。
3. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
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。

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



Adopted from part of the Tseng Lan Shue Outline Zoning Plan with Plan No.S/SK-TLS/8, gazetted on 14 March 2006, with adjustments where necessary.
摘錄自 2006 年 3 月 14 日刊憲之井欄樹分區計劃大綱圖，圖則編號 S/SK-TLS/8，經修正處理。

The Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
此分區計劃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。

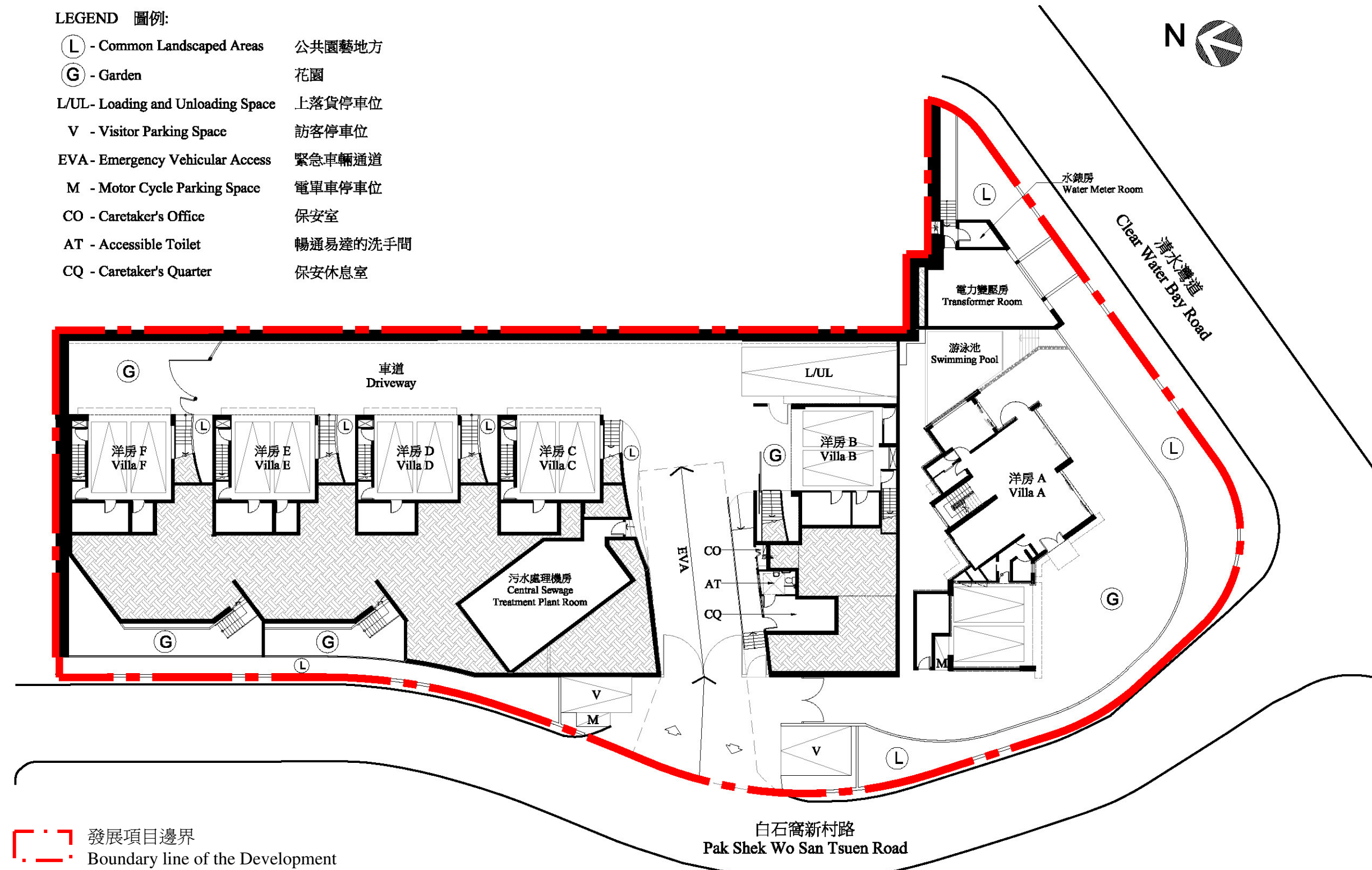
Legend 圖例

C	COMMERCIAL	商業
R(C)	RESIDENTIAL (GROUP C)	住宅(丙類)
R(D)	RESIDENTIAL (GROUP D)	住宅(丁類)
V	VILLAGE TYPE DEVELOPMENT	鄉村式發展
G/IC	GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
O	OPEN SPACE	休憩用地
OU	OTHER SPECIFIED USES	其他指定用途
GB	GREEN BELT	綠化地帶
CA	CONSERVATION AREA	自然保育區
	MAJOR ROAD AND JUNCTION	主要道路及路口
	BOUNDARY OF PLANNING SCHEME	規劃範圍界線
	P F S PETROL FILLING STATION	加油站
	Location of the Development 發展項目的所在位置	

Notes :
備註：

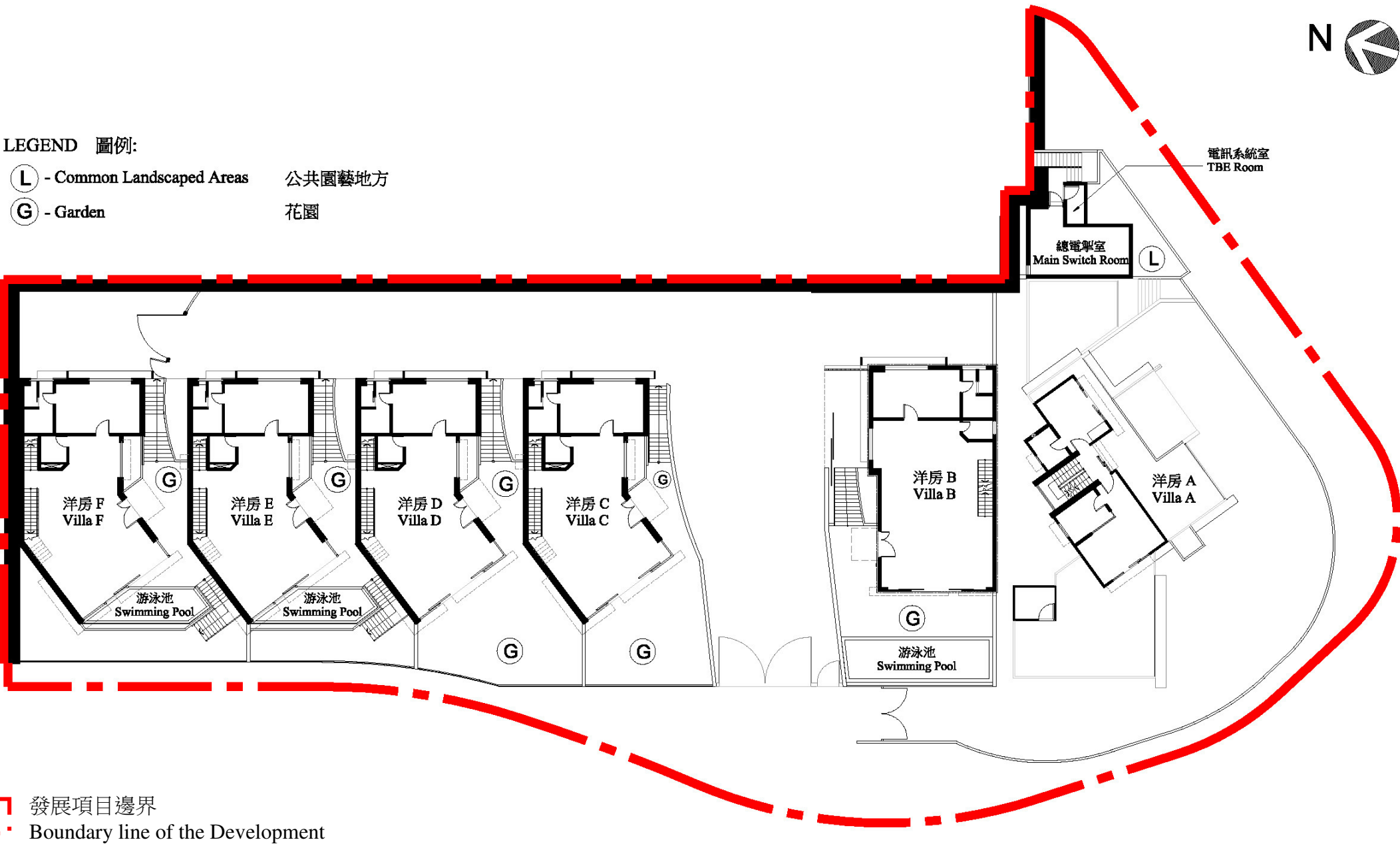
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- The Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 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.
在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及附表，可於售樓處開放時間內免費查閱。

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



Ground Floor 地面層

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



First Floor 一樓

Scale 比例 0 3 6 9 12 15 Meters / 米

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

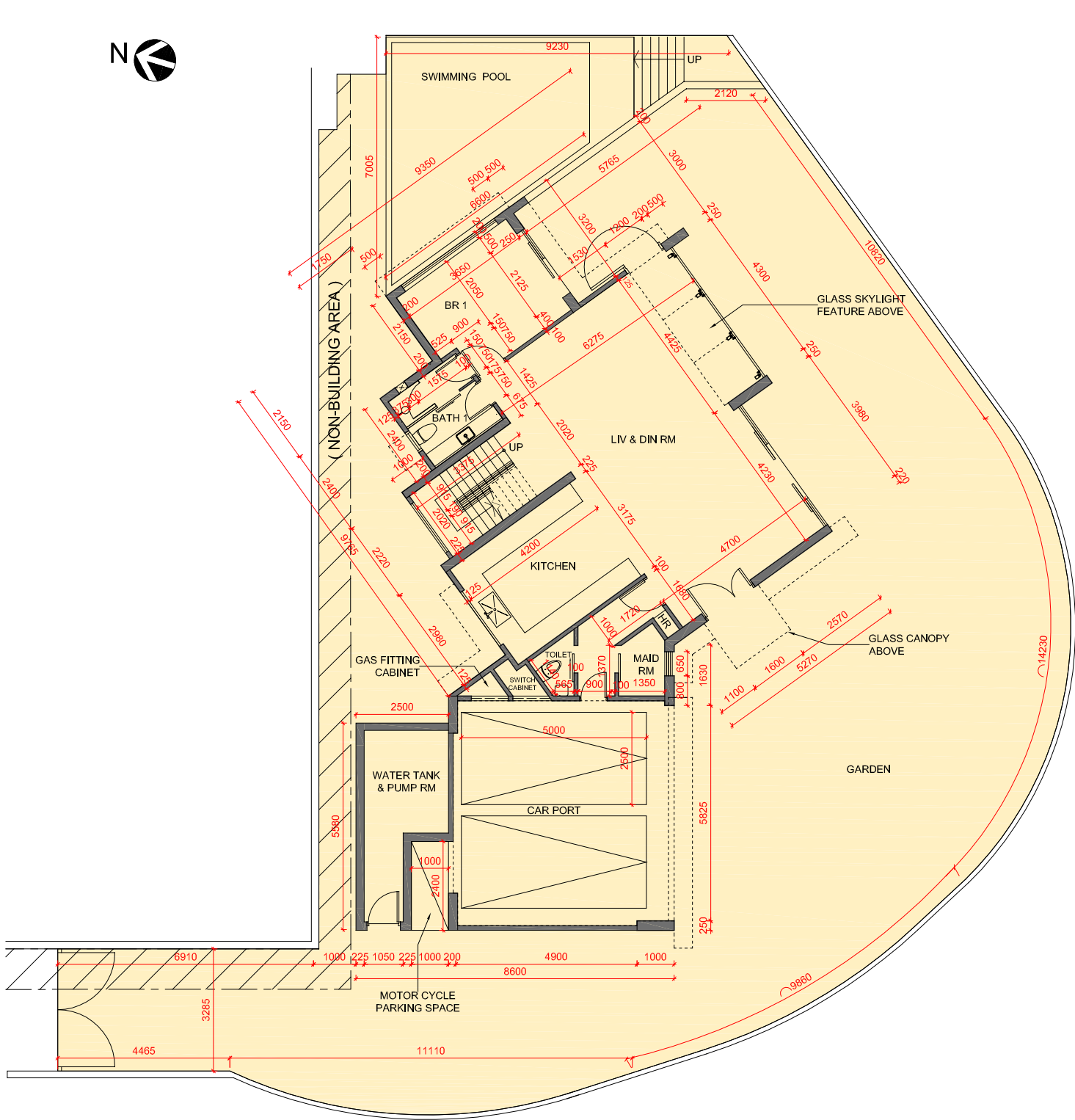
	
Notes	備註
- The dimensions of the floor plans are all structural dimensions in millimeter. - There are ceiling bulkheads and/or sunken slabs in the houses for the air-conditioning system and mechanical and electrical services. - There may be architectural features and exposed pipes on some external walls of the houses. - 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. - Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, hydropa, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and for general indication only. - Please refer to the Cross-section Plans on pages XIX - 1 to XIX - 7 and the Trees Location Plan on page XXVII - 2 of this sales brochure to have a better understanding of the houses.	- 平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。 - 洋房有假天花及 / 或跌級樓板以內藏冷氣系統及機電設備。 - 洋房部份外牆設有建築裝飾及外露喉管。 - 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。 - 平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盤、坐廁、按摩浴池、花灑、洗滌盤櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。 - 為較佳了解各洋房，請參閱本售樓說明書第 XIX - 1 至 XIX - 7 頁之橫截面圖及第 XXVII - 2 頁之樹木位置圖。

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

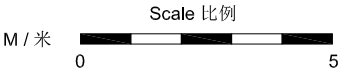
BATH	Bathroom 浴室	KITCHEN	Kitchen 廚房
BR	Bedroom 睡房	LIV & DIN RM	Living and Dining Room 客飯廳
CARPORT	Carport 車房	MAID RM	Maid Room 工人房
DN	Down 向下	MASTER BATH	Master Bathroom 主人浴室
FS PUMP RM	Fire Services Water Tank & Pump Room 消防水缸及水泵房	MASTER BR	Master Bedroom 主人睡房
FILTRATION PLANT RM	Filtration Plant Room 濾水機房	MOTOR CYCLE PARKING SPACE	Motor Cycle Parking Space 電單車停車位
FLAT ROOF	Flat Roof 平台	NON-BUILDING AREA	Non-Building Area 非建築用地
GARDEN	Garden 花園	PD	Pipe Duct 管道槽
GAS FITTING CABINET	Gas Fitting Cabinet 氣體裝置櫃	PLANTER	Planter 花槽
GLASS CANOPY	Glass Canopy 玻璃簷篷	POWDER RM	Powder Room 化妝間
GLASS CANOPY ABOVE	Glass Canopy Above 玻璃簷篷覆蓋之部份	ROOF	Roof 天台
GLASS SKYLIGHT	Glass Skylight 玻璃天窗	STAIRHOOD	Stairhood 梯屋
GLASS SKYLIGHT ABOVE	Glass Skylight Above 玻璃天窗覆蓋之部份	SWIMMING POOL	Swimming Pool 游泳池
GLASS SKYLIGHT FEATURE	Glass Skylight Feature 玻璃天窗組合	SWITCH RM	Switch Room 電掣房
GLASS SKYLIGHT FEATURE ABOVE	Glass Skylight Feature Above 玻璃天窗組合覆蓋之部份	TOILET	Toilet 廁所
HR	Hose Reel 消防喉轆	UP	Up 向上
HYDROSPA	Hydrospa 按摩浴池	WATER TANK & PUMP RM	Potable & Flushing Water Tank & Pump Room 食用及沖廁水缸及水泵房

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

VILLAA 洋房 A



GROUND FLOOR PLAN
地面層平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

G/F 地面層	150
1/F 1 樓	150, 160, 180
Roof 天台	150, 160, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

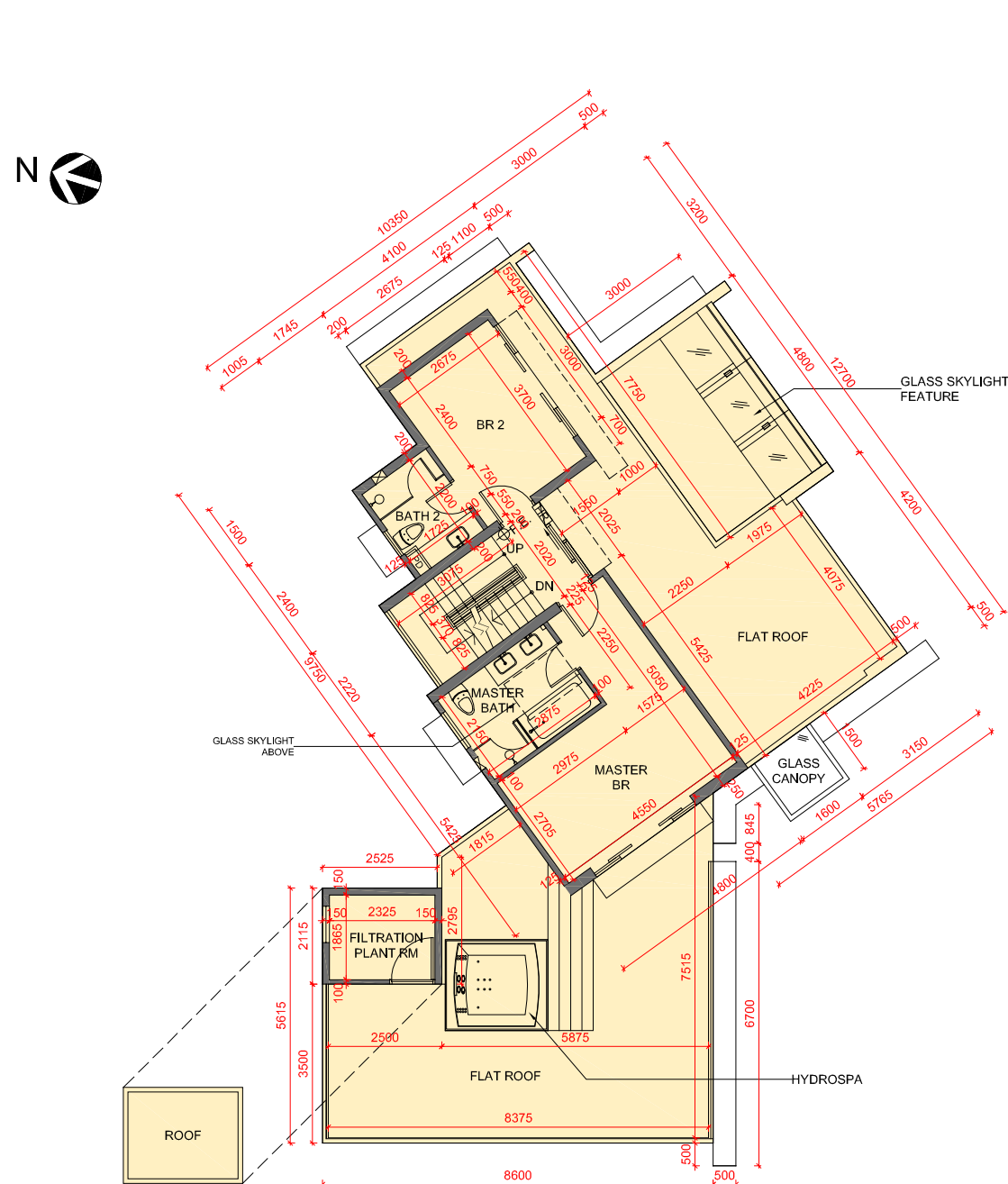
G/F 地面層	3,050
1/F 1 樓	2,800

- Note :
- (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - (2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

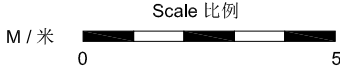
- 備註 :
- (1) 因住宅洋房的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。
 - (2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

VILLAA 洋房 A



FIRST FLOOR PLAN
1樓平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

G/F 地面層	150
1/F 1 樓	150, 160, 180
Roof 天台	150, 160, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

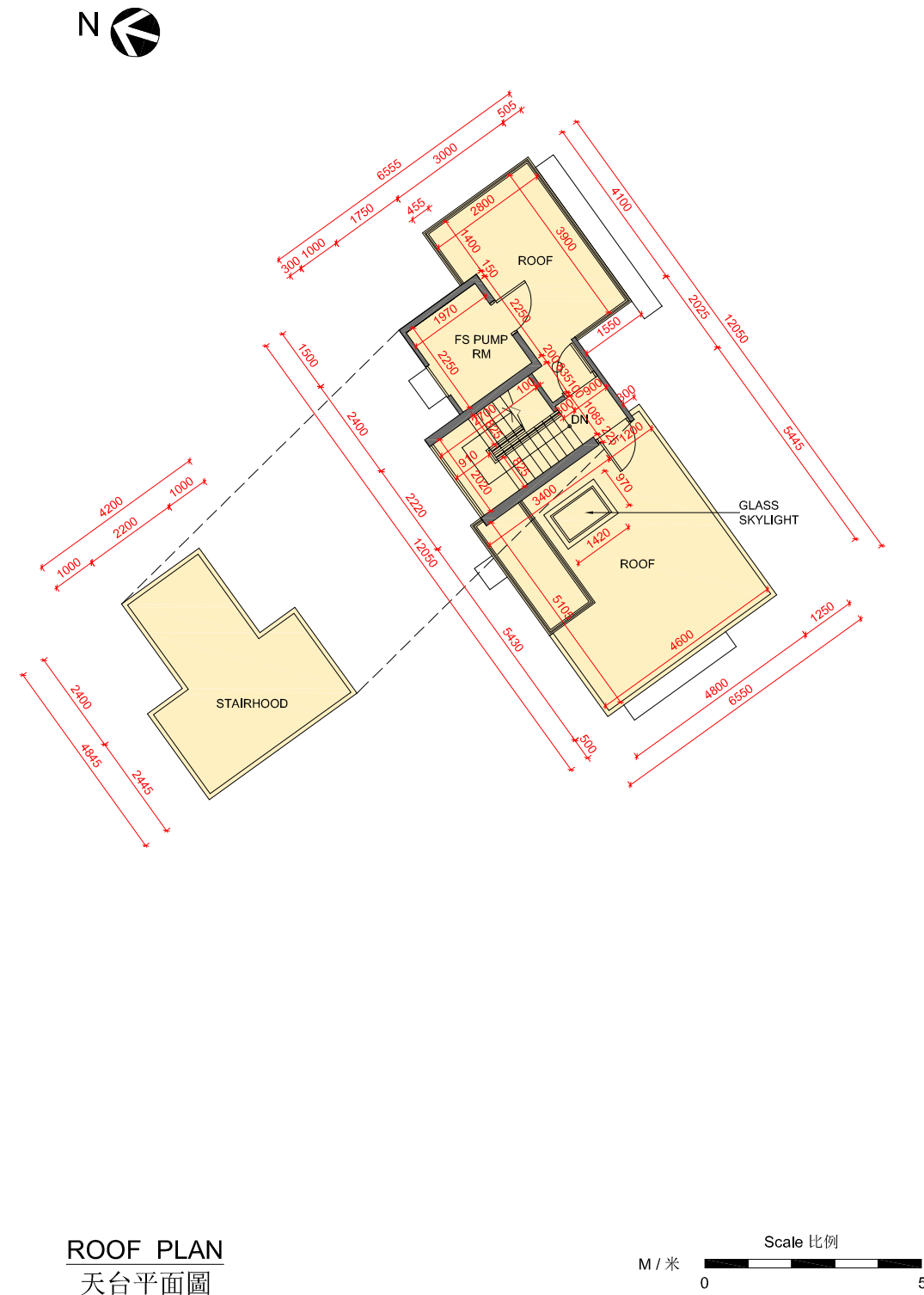
G/F 地面層	3,050
1/F 1 樓	2,800

- Note :
- (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - (2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

- 備註 :
- (1) 因住宅洋房的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。
 - (2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

VILLAA 洋房 A



The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

G/F 地面層	150
1/F 1 樓	150, 160, 180
Roof 天台	150, 160, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

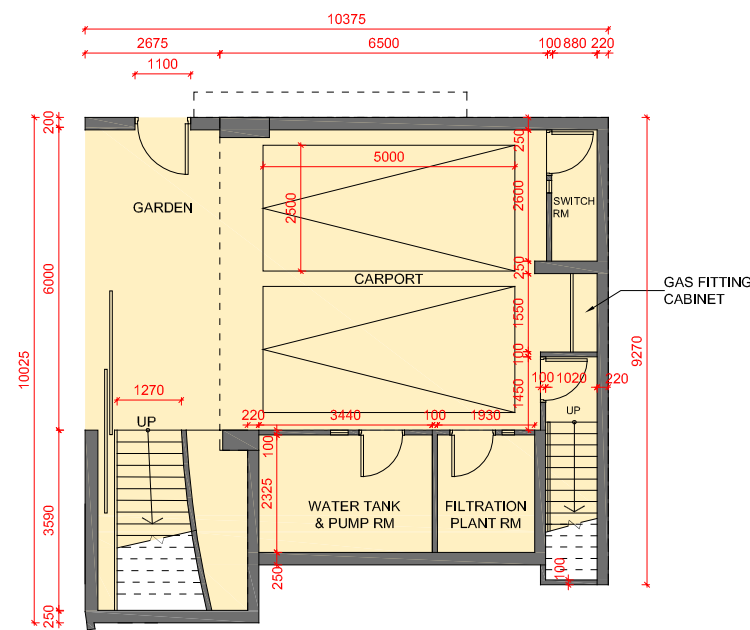
G/F 地面層	3,050
1/F 1 樓	2,800

- Note :
- (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - (2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

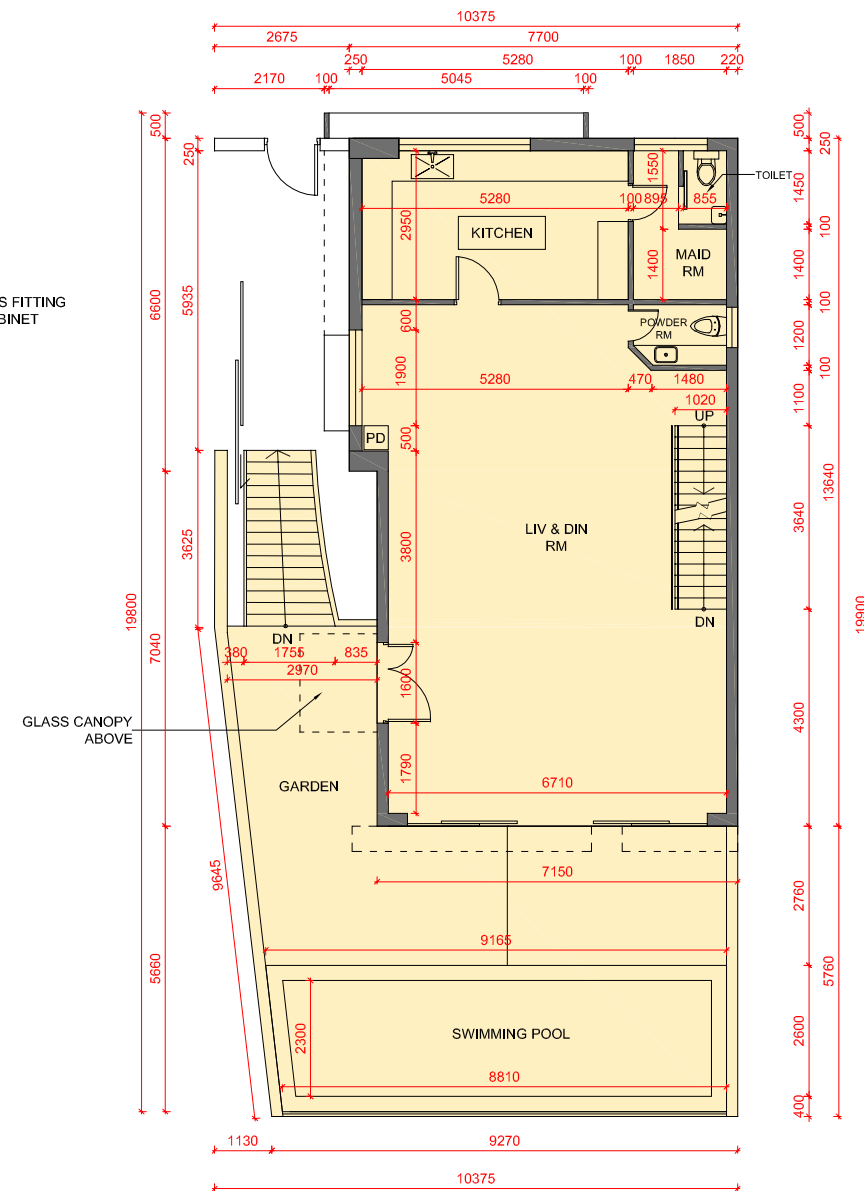
- 備註：
- (1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - (2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

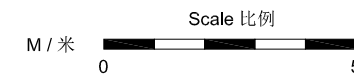
VILLA B 洋房 B



GROUND FLOOR PLAN
地面層平面圖



FIRST FLOOR PLAN
1樓平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

G/F 地面層	150
1/F 1 樓	150, 160, 175, 200
2/F 2 樓	150, 200
Roof 天台	150, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

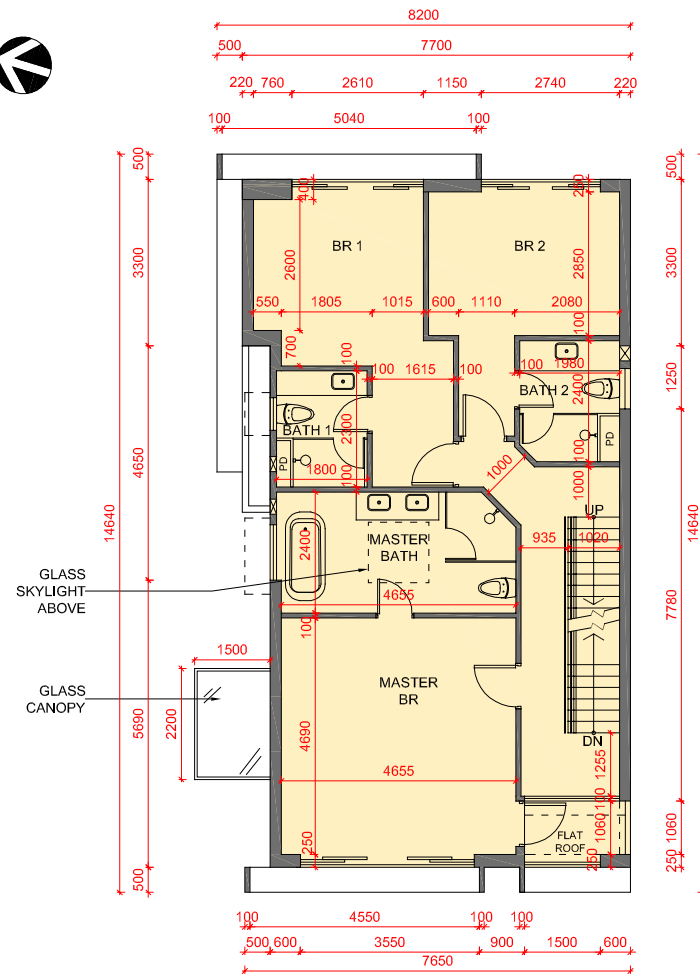
G/F 地面層	2,900
1/F 1 樓	3,300
2/F 2 樓	2,800

Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

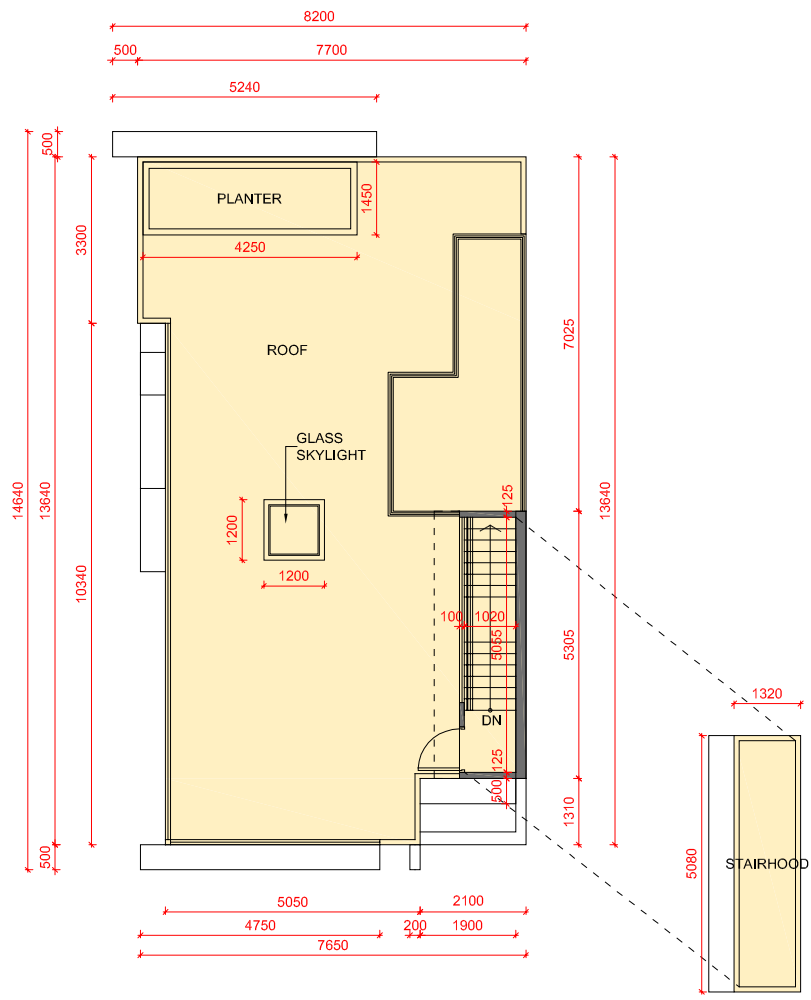
備註 : (1) 因住宅洋房的較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

VILLA B 洋房 B



SECOND FLOOR PLAN
2樓平面圖



ROOF PLAN
天台平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

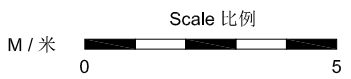
G/F 地面層	150
1/F 1樓	150, 160, 175, 200
2/F 2樓	150, 200
Roof 天台	150, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

G/F 地面層	2,900
1/F 1樓	3,300
2/F 2樓	2,800

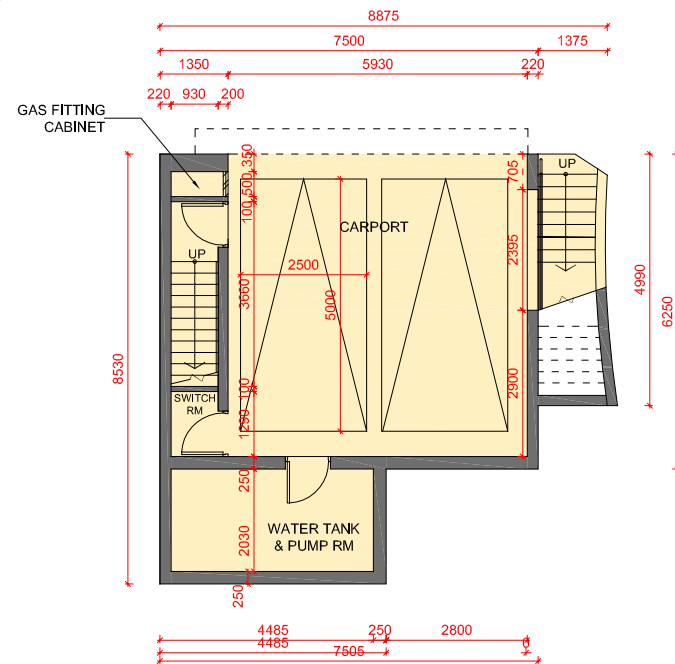
Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註：(1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

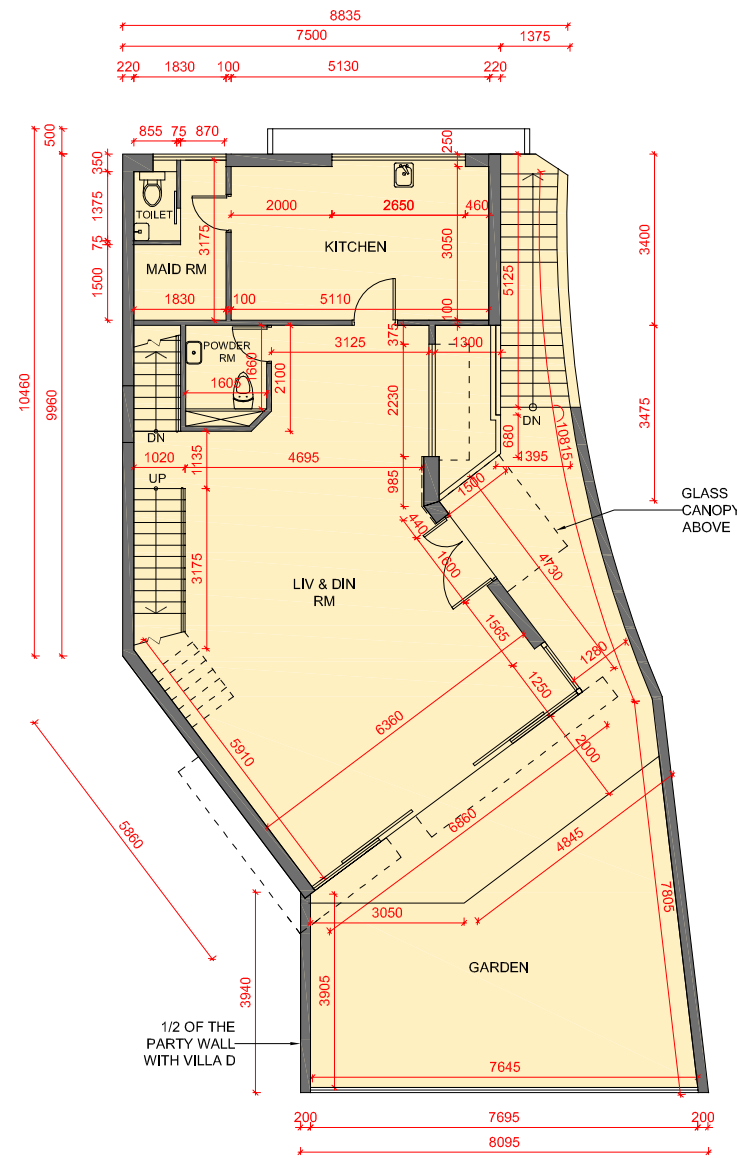


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

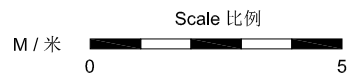
VILLA C 洋房 C



GROUND FLOOR PLAN
地面層平面圖



FIRST FLOOR PLAN
1樓平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

G/F 地面層	150
1/F 1 樓	150, 200
2/F 2 樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

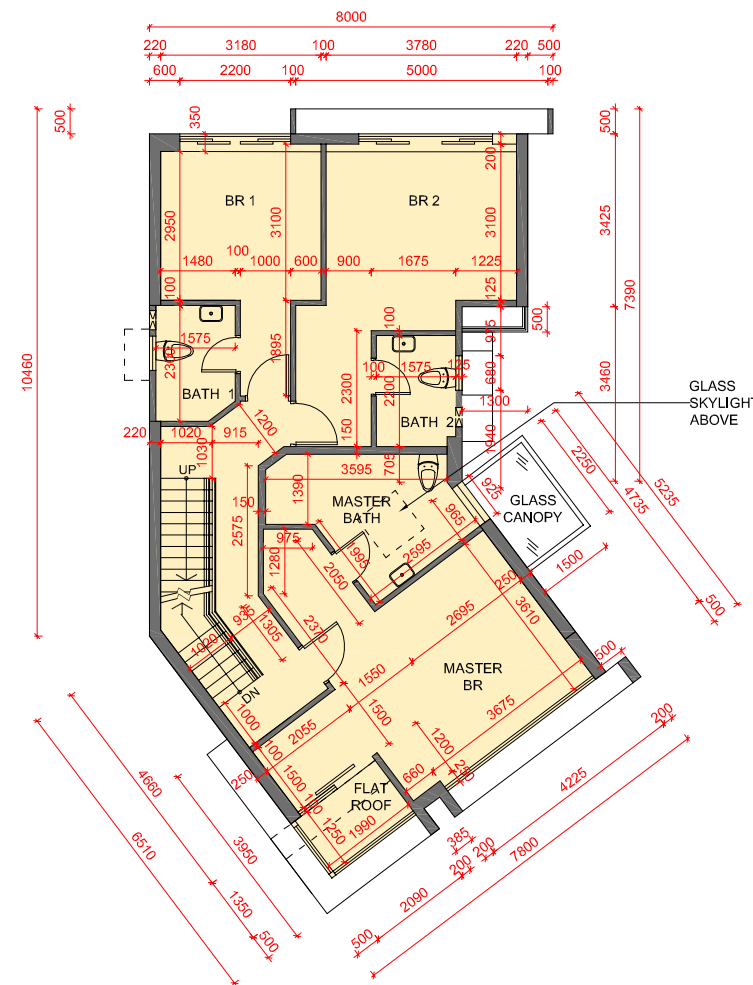
G/F 地面層	2,900
1/F 1 樓	3,300
2/F 2 樓	2,800

Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

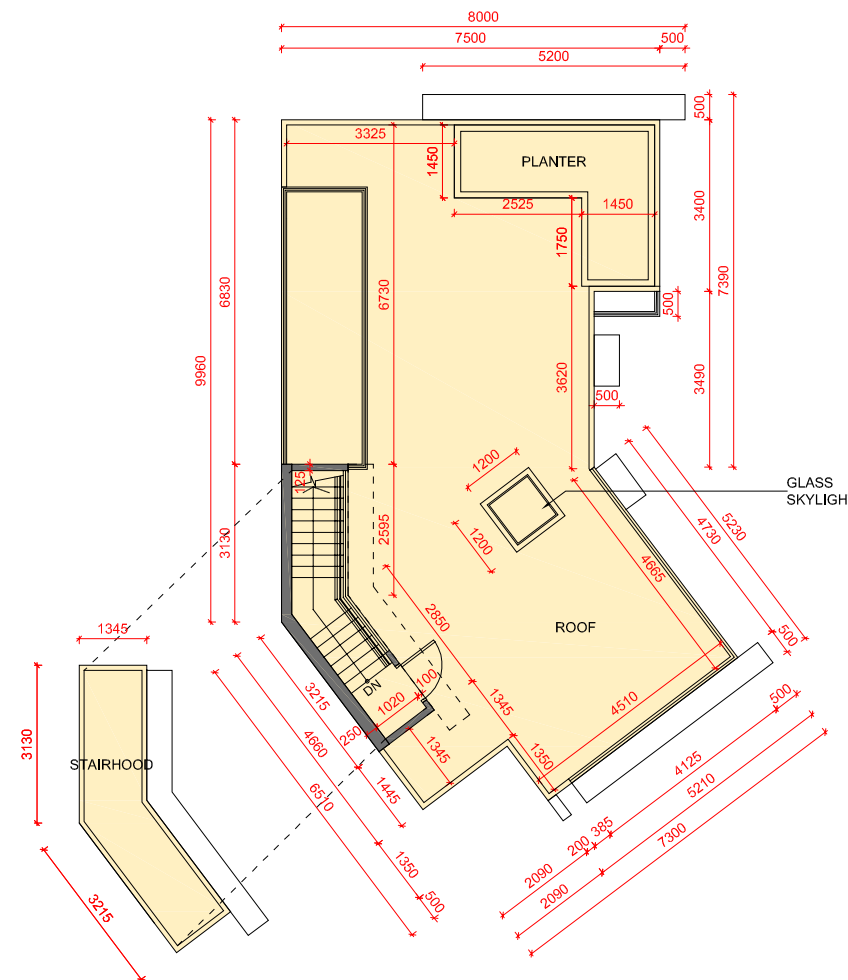
備註 : (1) 因住宅洋房的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

VILLAC 洋房 C



SECOND FLOOR PLAN
2樓平面圖



ROOF PLAN
天台平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

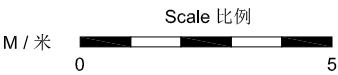
G/F 地面層	150
1/F 1 樓	150, 200
2/F 2 樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

G/F 地面層	2,900
1/F 1 樓	3,300
2/F 2 樓	2,800

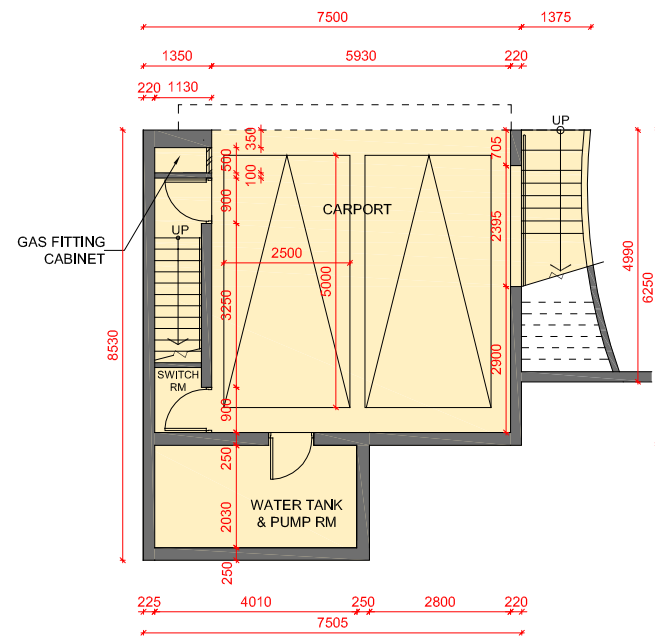
Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註：(1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

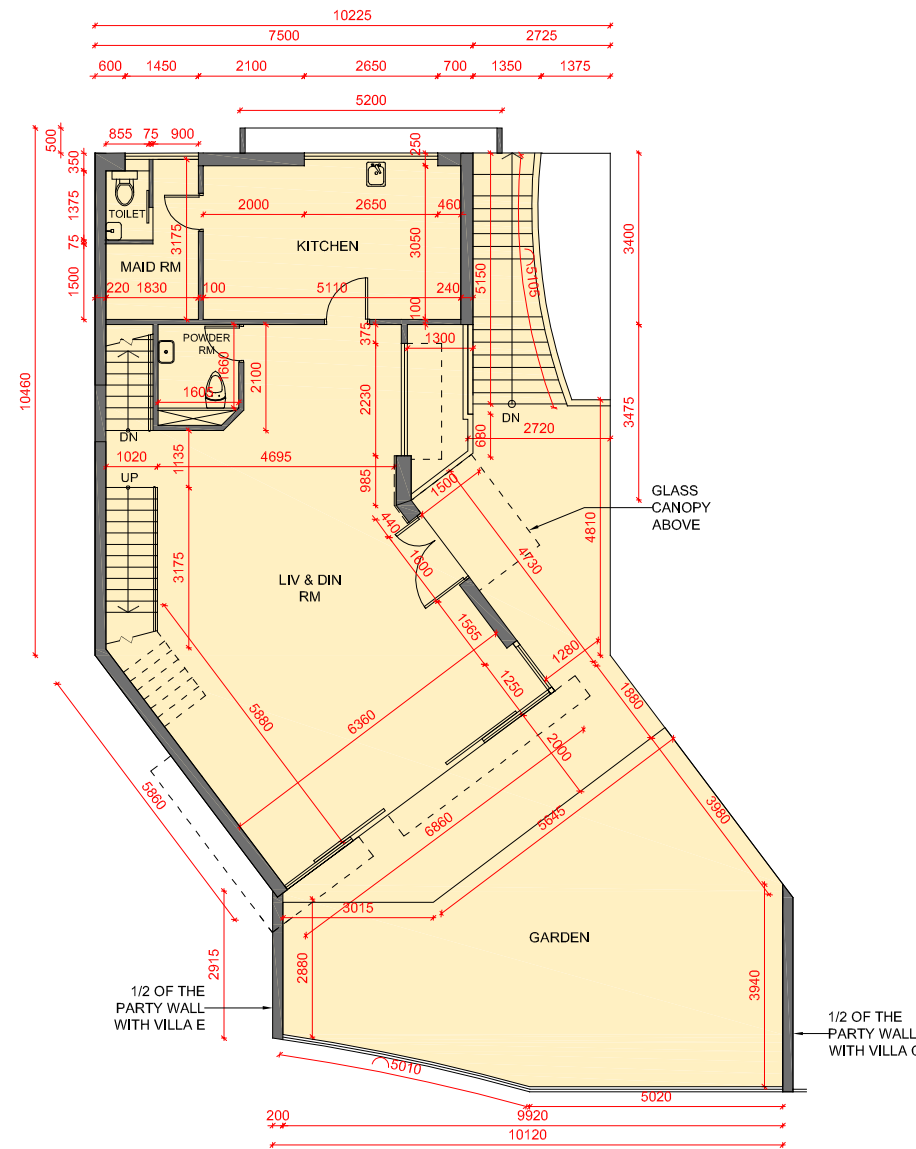


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

VILLAD 洋房D



GROUND FLOOR PLAN
地面層平面圖



FIRST FLOOR PLAN
1樓平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

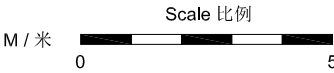
G/F 地面層	150
1/F 1樓	150, 200
2/F 2樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

G/F 地面層	2,900
1/F 1樓	3,300
2/F 2樓	2,800

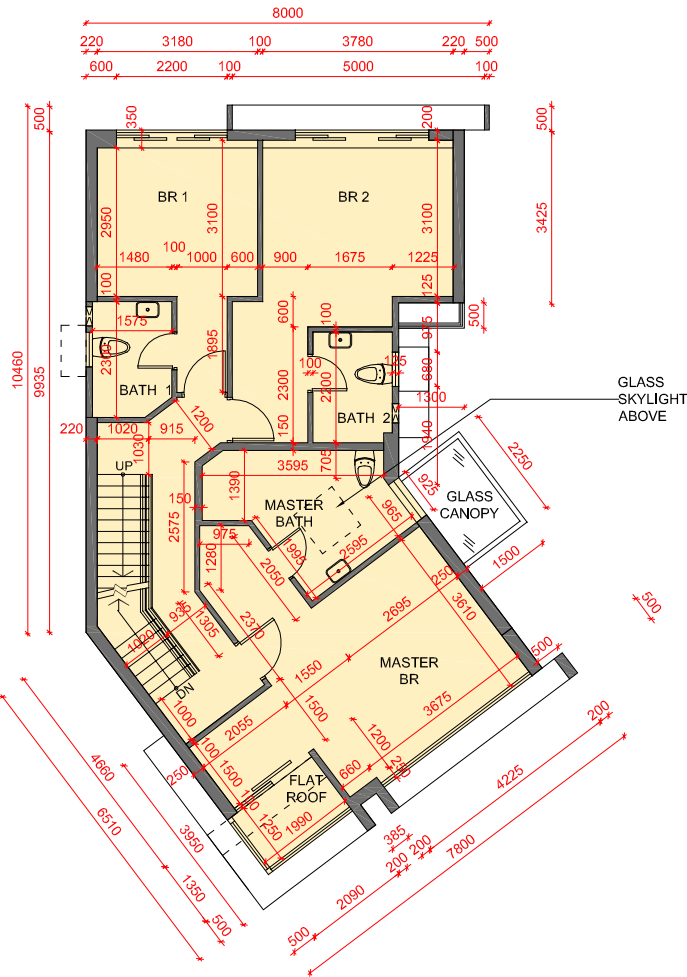
Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註：(1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

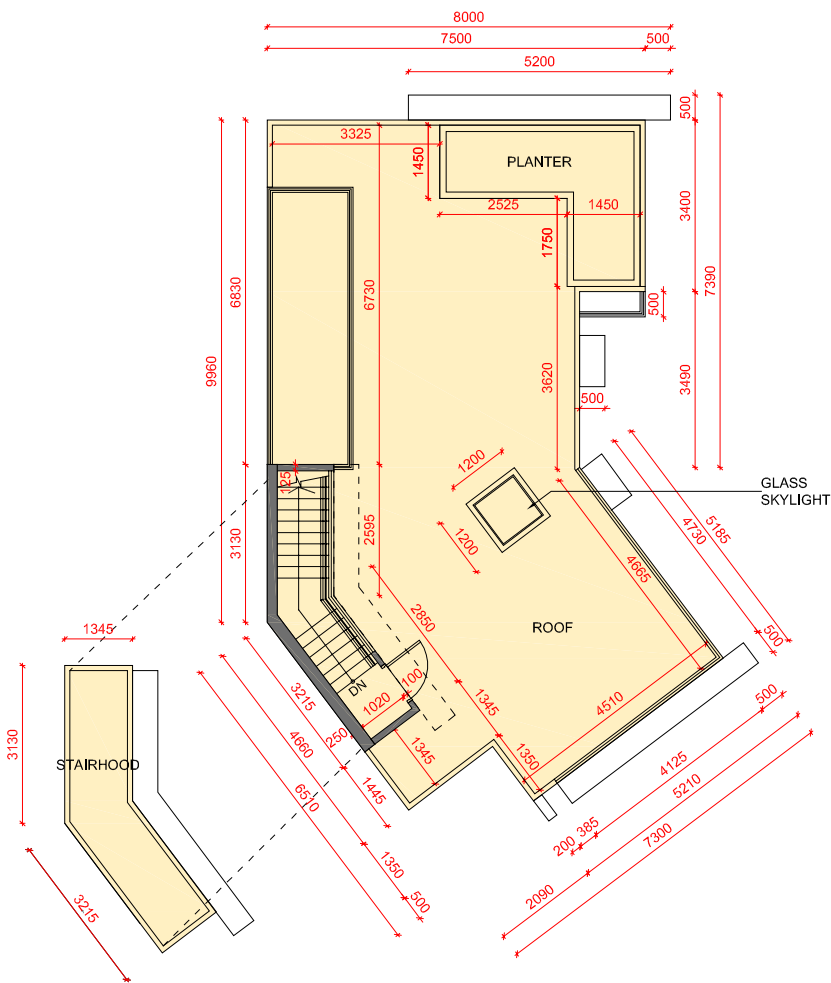


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

VILLAD 洋房D



SECOND FLOOR PLAN
2樓平面圖



ROOF PLAN
天台平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

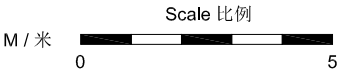
G/F 地面層	150
1/F 1樓	150, 200
2/F 2樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

G/F 地面層	2,900
1/F 1樓	3,300
2/F 2樓	2,800

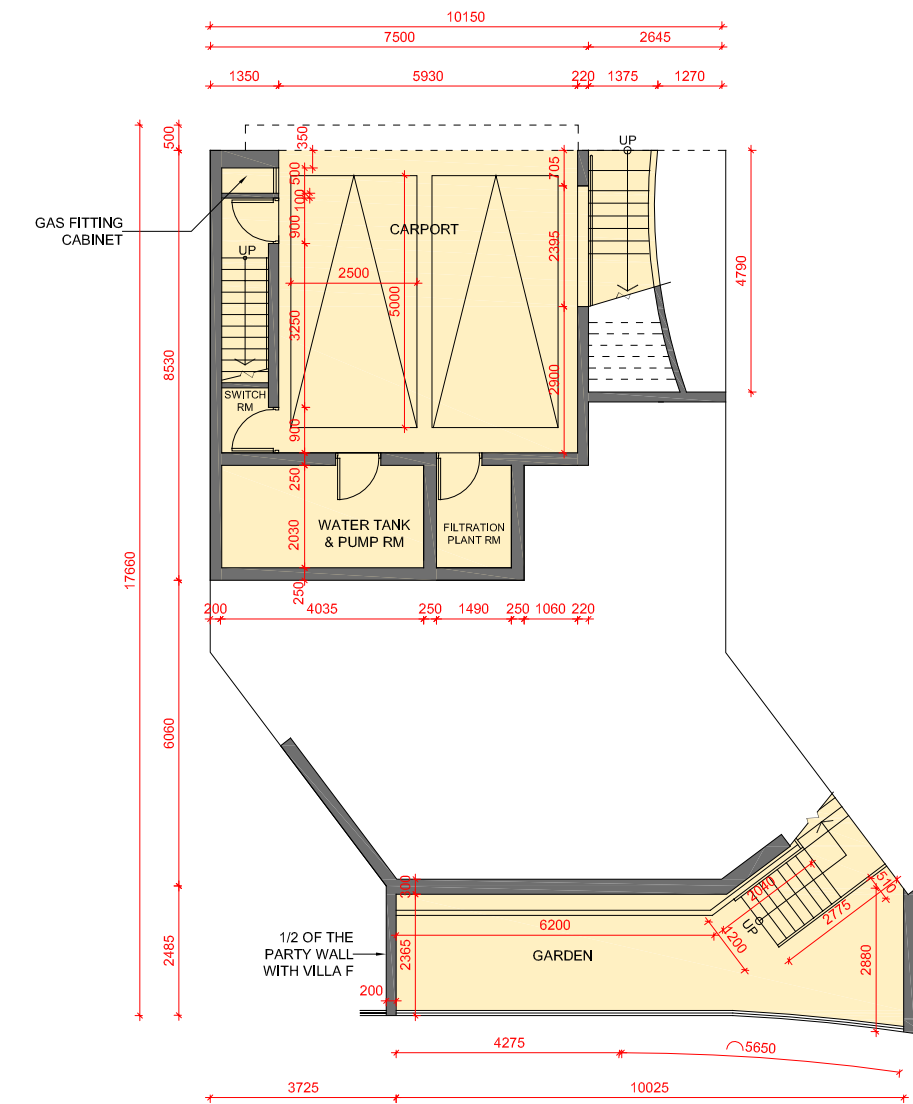
Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註：(1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

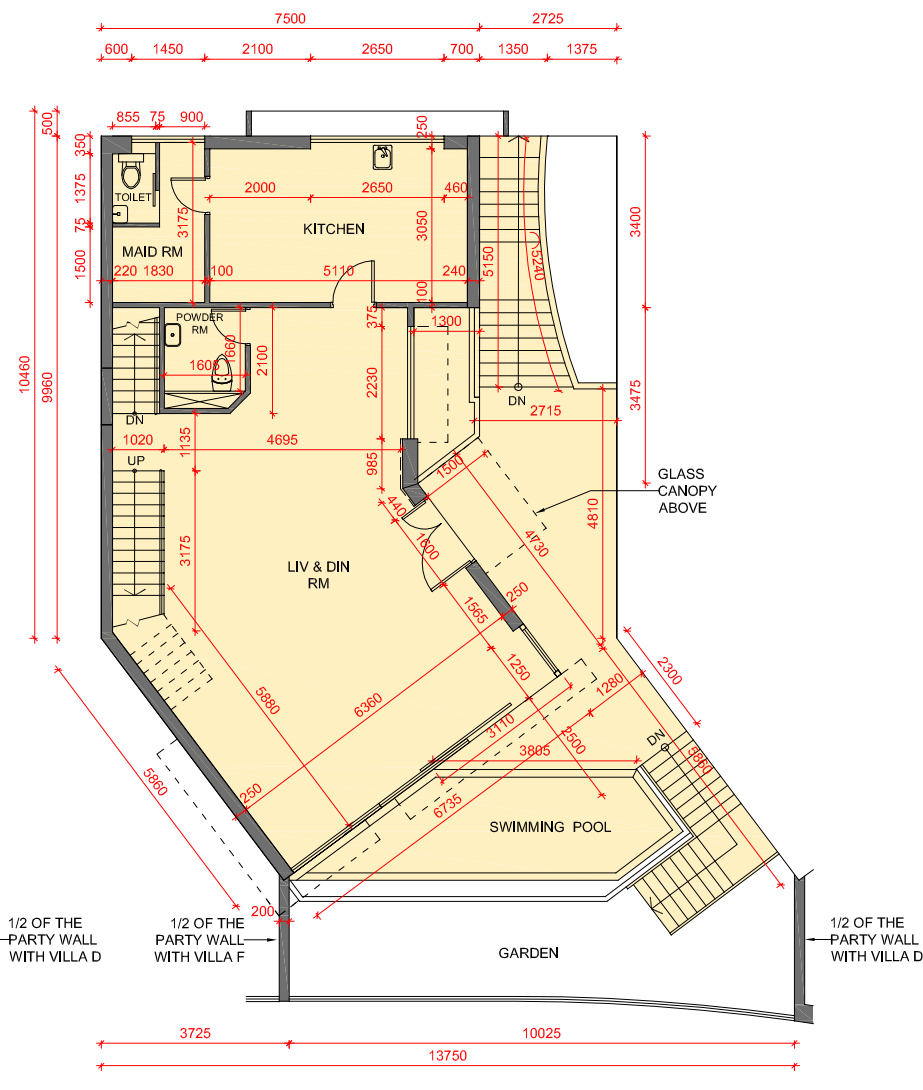


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

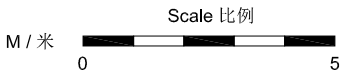
VILLAE 洋房 E



GROUND FLOOR PLAN
地面層平面圖



FIRST FLOOR PLAN
1樓平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

G/F 地面層	150
1/F 1樓	150, 200
2/F 2樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

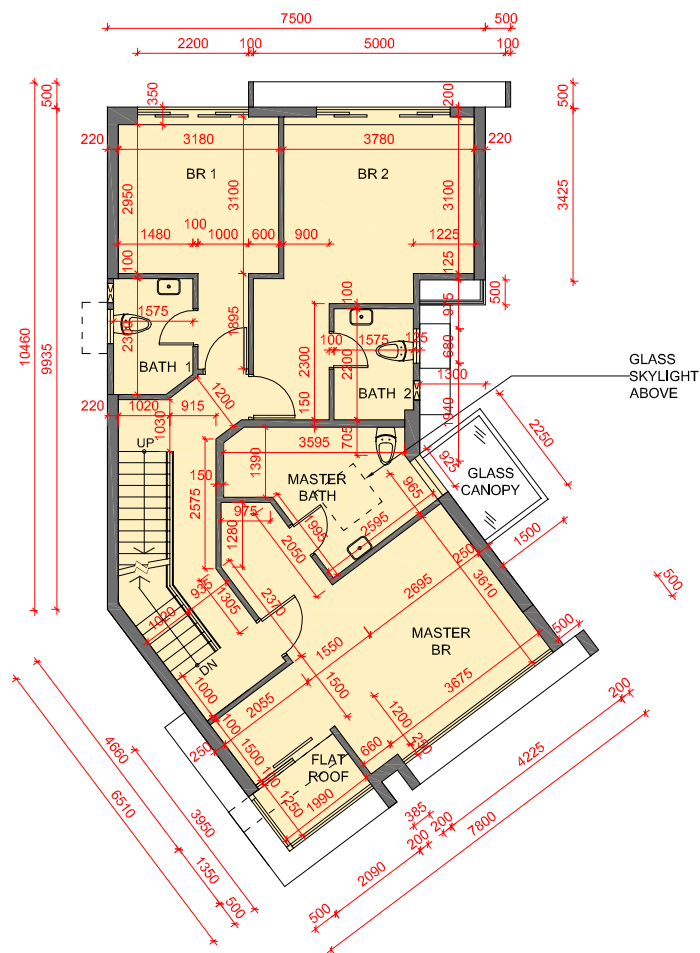
G/F 地面層	2,900
1/F 1樓	3,300
2/F 2樓	2,800

- Note :
- (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 - (2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

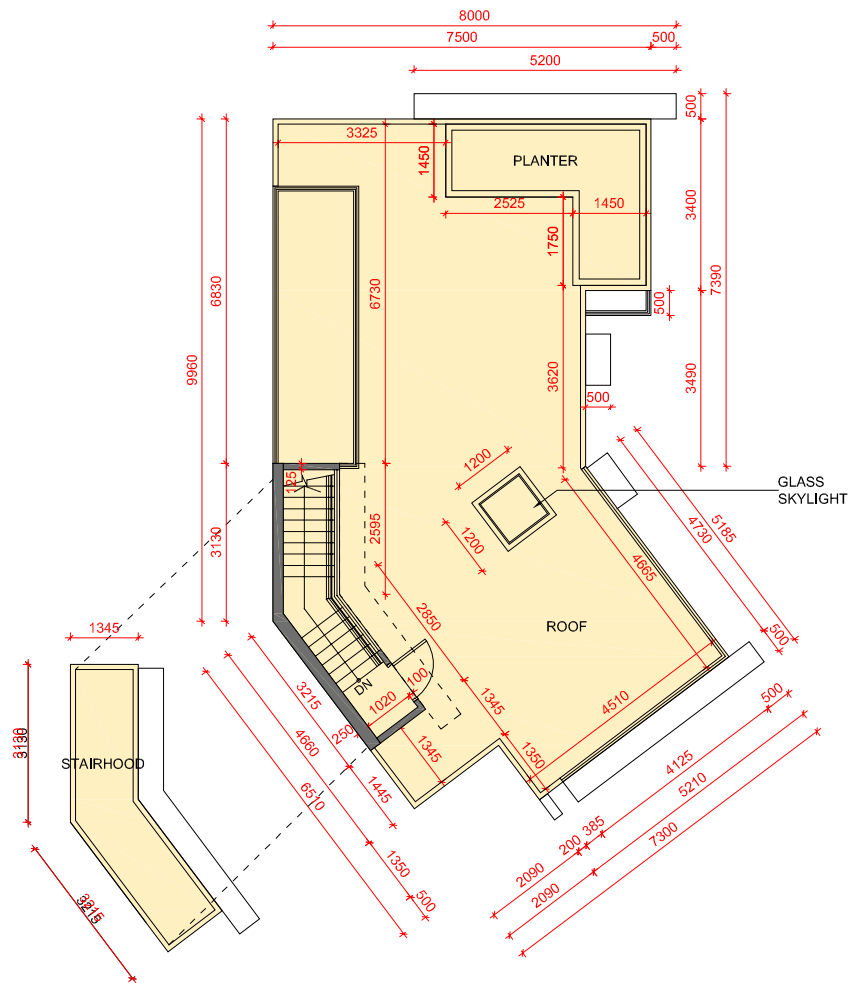
- 備註：
- (1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 - (2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

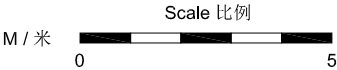
VILLAE 洋房 E



SECOND FLOOR PLAN
2樓平面圖



ROOF PLAN
天台平面圖



The thickness of the floor slabs (excluding plaster) (mm) :
樓板（不包括灰泥）的厚度（毫米）：

G/F
地面層 150

1/F
1樓 150, 200

2/F
2樓 150, 200

Roof
天台 150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度（毫米）：

G/F
地面層 2,900

1/F
1樓 3,300

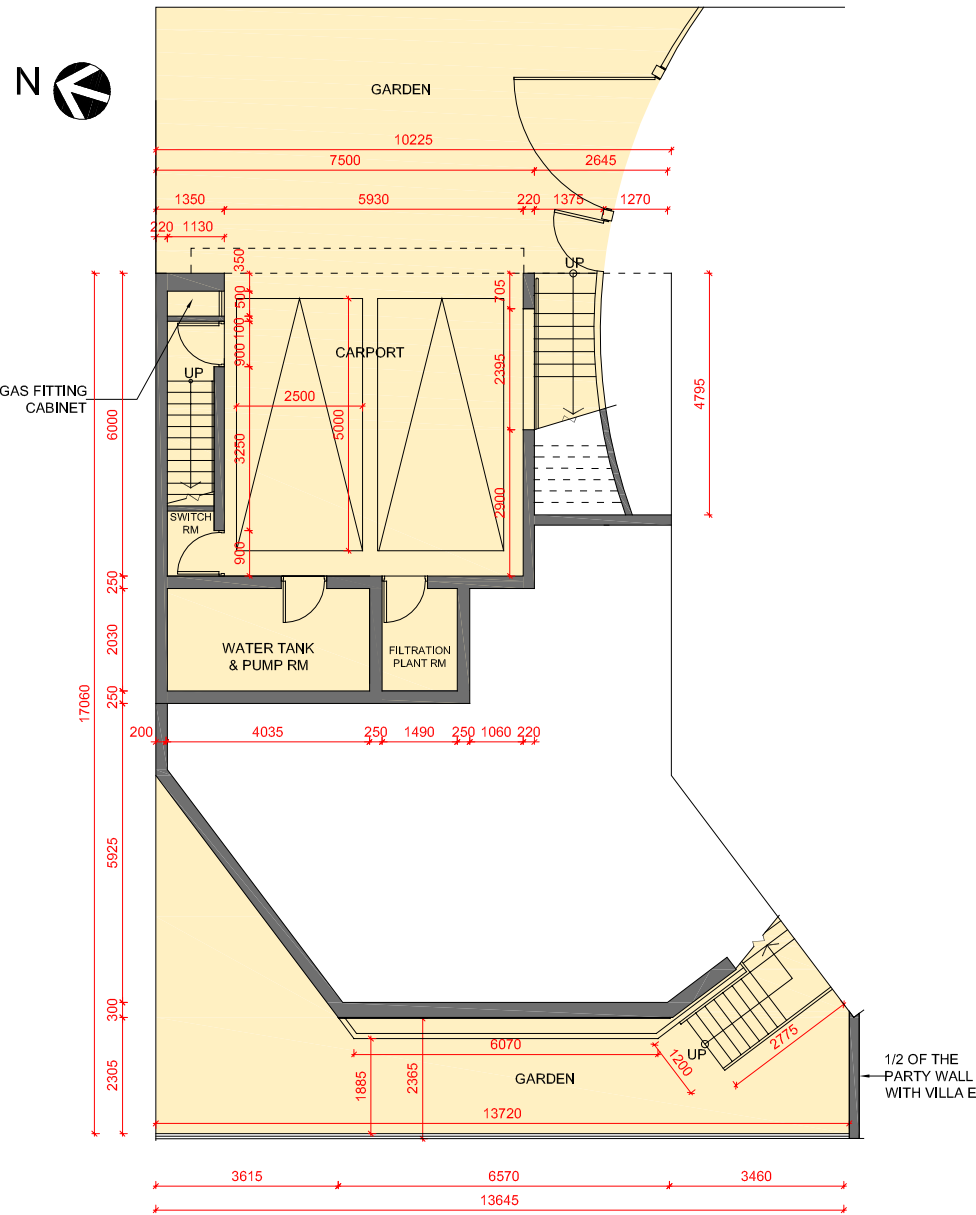
2/F
2樓 2,800

Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

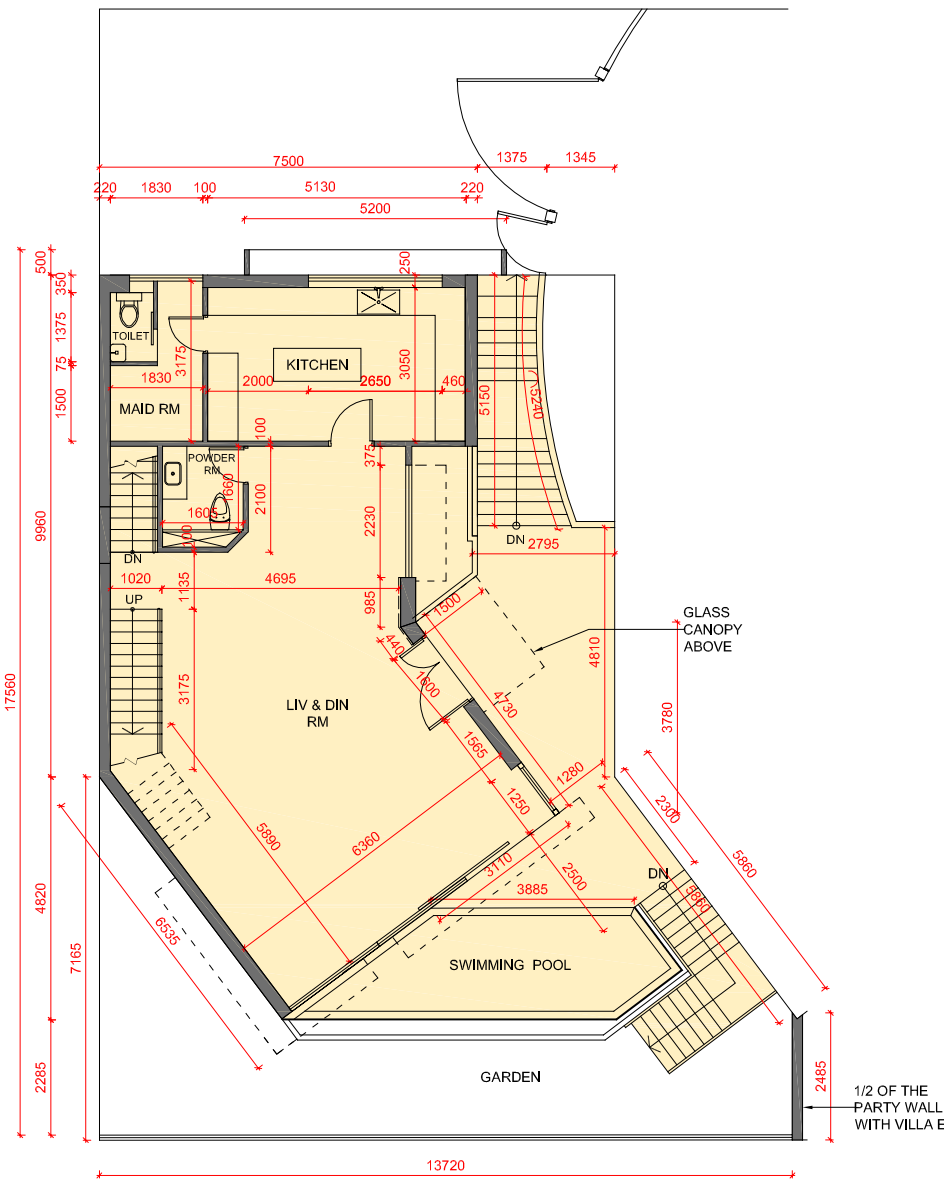
備註：(1) 因住宅洋房的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

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

VILLA F 洋房 F



GROUND FLOOR PLAN
地面層平面圖



FIRST FLOOR PLAN
1樓平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

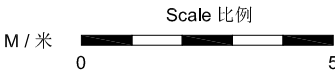
G/F 地面層	150
1/F 1 樓	150, 200
2/F 2 樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

G/F 地面層	2,900
1/F 1 樓	3,300
2/F 2 樓	2,800

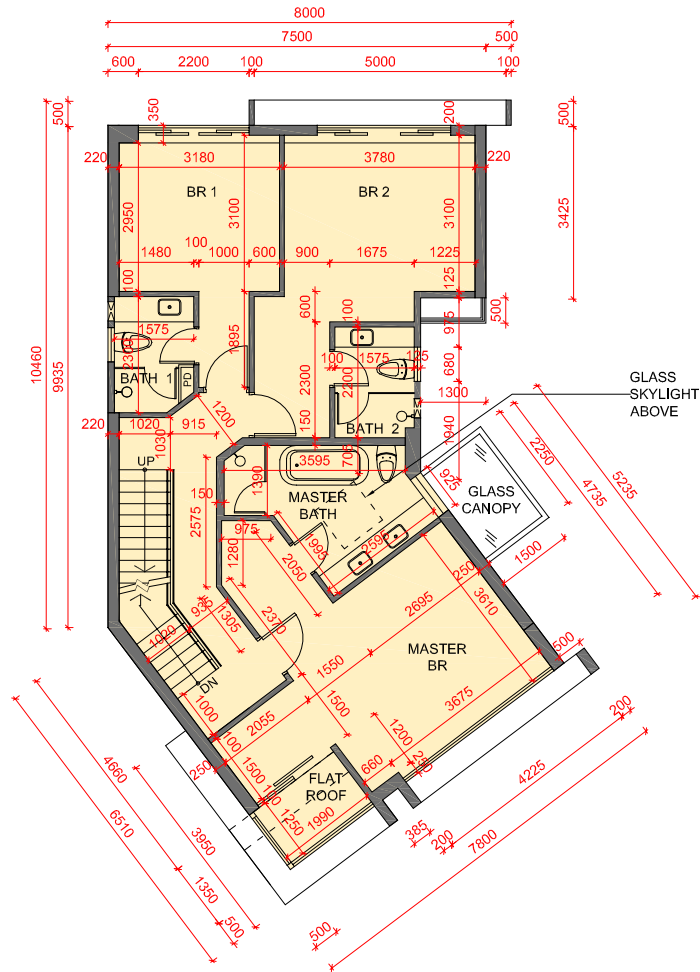
Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註 : (1) 因住宅洋房的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。

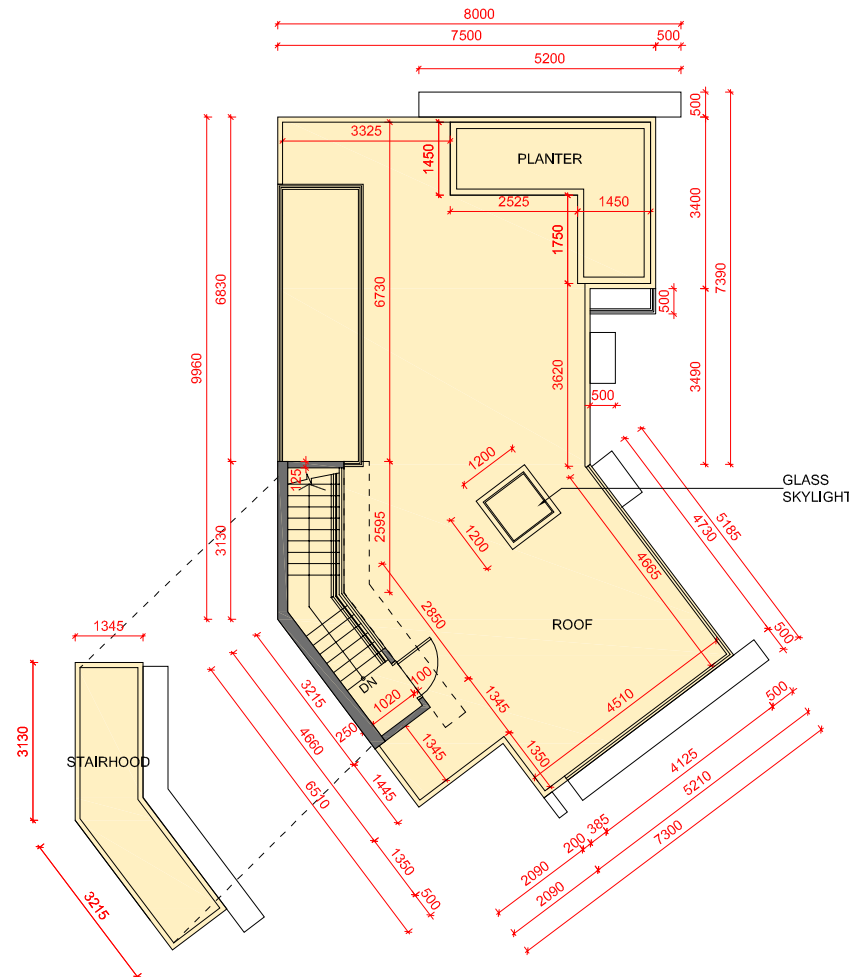


FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

VILLA F 洋房 F



SECOND FLOOR PLAN
2樓平面圖



ROOF PLAN
天台平面圖

The thickness of the floor slabs (excluding plaster) (mm) :
樓板 (不包括灰泥) 的厚度 (毫米) :

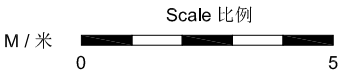
G/F 地面層	150
1/F 1 樓	150, 200
2/F 2 樓	150, 200
Roof 天台	150, 180, 200

The floor-to-floor height of each floor (mm) :
每個樓層的層與層之間的高度 (毫米) :

G/F 地面層	2,900
1/F 1 樓	3,300
2/F 2 樓	2,800

Note : (1) The internal areas of the house on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
(2) Please refer to page XI - 1 of this sales brochure for legend of the terms and abbreviations shown on the floor plans.

備註 : (1) 因住宅洋房的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
(2) 平面圖中顯示之名詞及簡稱請參閱本售樓說明書第 XI - 1 頁。



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	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）									
Name of the House 屋名	（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	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
Villa A 洋房 A	157.528 (1,696) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	83.142 (895)	336.339 (3,620)	38.500 (414)	56.593 (609)	15.002 (161)	-	-
Villa B 洋房 B	207.894 (2,238) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	2.750 (30)	91.510 (985)	38.911 (419)	90.342 (972)	7.003 (75)	-	-
Villa C 洋房 C	187.095 (2,014) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	2.822 (30)	67.532 (727)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
Villa D 洋房 D	187.095 (2,014) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	2.822 (30)	85.520 (921)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
Villa E 洋房 E	192.130 (2,068) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	2.822 (30)	74.390 (801)	35.583 (383)	82.450 (887)	7.933 (85)	-	-
Villa F 洋房 F	192.130 (2,068) Balcony 露台：- Utility Platform 工作平台：- Verandah 陽台：-	-	-	-	2.822 (30)	143.589 (1,546)	35.583 (383)	82.450 (887)	7.933 (85)	-	-

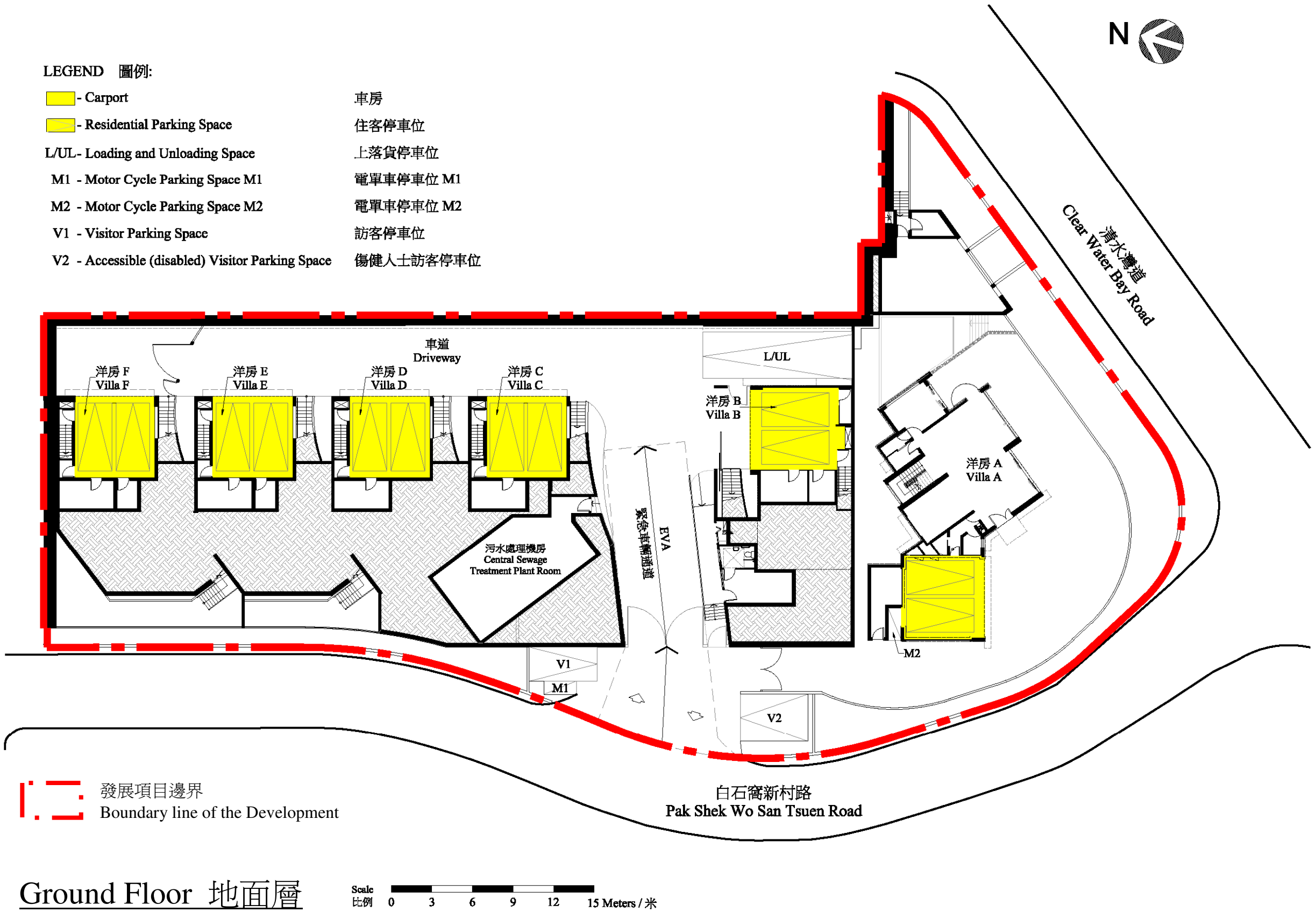
Note :

1. The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The area of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
4. The area in square metres have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

備註：

1. 實用面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
2. 露台、工作平台及陽台（如有）之樓面面積是按《一手住宅物業銷售條例》第 8 條計算得出的。
3. 其他指明項目的面積（不計算入實用面積）是按《一手住宅物業銷售條例》附表 2 第 2 部計算得出的。
4. 以平方呎列出的面積以 1 平方米=10.764 平方呎換算，並以四捨五入至整數。

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



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



Location, Number, Dimensions and Areas of Parking Spaces 停車位位置、數目、尺寸及面積

Category of parking space 車位類別	Location 位置	Number 數目	Parking space number 停車位編號	Dimensions (L x W)(m.) 尺寸（長 x 闊）（米）	Area of each parking space (sq.m.) 每個停車位面積（平方米）
Residential parking space 住客停車位	Carport of Villa A 洋房 A 的車房	2	-	5 x 2.5	12.5
	Carport of Villa B 洋房 B 的車房	2	-	5 x 2.5	12.5
	Carport of Villa C 洋房 C 的車房	2	-	5 x 2.5	12.5
	Carport of Villa D 洋房 D 的車房	2	-	5 x 2.5	12.5
	Carport of Villa E 洋房 E 的車房	2	-	5 x 2.5	12.5
	Carport of Villa F 洋房 F 的車房	2	-	5 x 2.5	12.5
Visitor parking space 訪客停車位	G/F 地面層	1	V1	5 x 2.5	12.5
Accessible (disabled) visitor parking space 傷健人士訪客停車位	G/F 地面層	1	V2	5 x 3.5	17.5
Motor cycle parking space 電單車停車位	G/F 地面層	1	M1	2.4 x 1	2.4
	G/F of Villa A 洋房 A 的地面層	1	M2	2.4 x 1	2.4
Loading and unloading space 上落貨停車位	G/F 地面層	1	-	11 x 2.5	27.5

Number, Dimensions and Areas of Carports of Houses 洋房的車房的數目、尺寸及面積

	Name of the Houses 屋名					
	Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
Number of Carport 車房數目	1	1	1	1	1	1
Area of Carport (sq.m.) 車房面積（平方米）	36.100	38.911	35.583	35.583	35.583	35.583

Note : The Carport is the parking space which forms part of the House and includes the space(s) as required under the Land Grant for parking purposes and the maneuvering area(s). For details, please refer to the Floor Plans of the Residential Properties in the Development and the Floor Plans of Parking Spaces in the Development.

備註：車房為構成洋房部分的停車位，包括按批地文件要求作停放車輛的地方及迴旋空間。詳情請參照發展項目的住宅物業的樓面平面圖及發展項目中的停車位的樓面平面圖。

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



- | | |
|--|---|
| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase ("preliminary agreement");</p> <p>2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by the firm of solicitors acting for the owner, as stakeholders;</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement :</p> <ul style="list-style-type: none">(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. | <p>1. 在簽署臨時買賣合約（「該臨時合約」）時須支付款額為 5% 的臨時訂金；</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約：</p> <ul style="list-style-type: none">(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. Common parts of the Development

According to the Deed of Mutual Covenant and Management Agreement ("DMC") :-

1. "Common Areas" means, subject to Clause 2.12 of the DMC, such of the driveways, ramps, passageways, staircases, caretaker's quarter, caretaker's office, refuse storage and recovery chamber (if any), Visitors' Carparking Spaces, Loading and Unloading Space, the E&M Building, Central Sewage Treatment Plant Room, Slopes and Retaining Walls, fence walls, accessible toilet, planters and common landscaped areas (being the areas landscaped in accordance with Special Condition No.(15) of the Land Grant), the entire foundation system of the Estate (i.e. the Development), all external walls (whether structural or load bearing or not) (save to the extent forming part of the Houses), all structural or loading bearing elements of the Estate (save to the extent forming part of the Houses) and other areas and spaces containing the Common Facilities and other areas and spaces in any part or parts of the Estate which are designated as being for the common use and benefit of the Owners of the Estate (as defined in the DMC), PROVIDED THAT, where appropriate, if (a) any parts of the Estate covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or (b) any parts specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance, shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas and the Common Areas are shown for the purpose of identification only on the DMC Plans (insofar as such areas and spaces are identifiable on the DMC Plans) annexed to the DMC, the accuracy of the DMC Plans has been certified by or on behalf of the Authorized Person, and thereon coloured Yellow and Indigo EXCLUDING such areas within the Estate in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belong to any particular owner.
2. "Common Facilities" means all equipment facilities and system designated as being for the use, benefit or service of the Common Areas and without limiting the generality of the foregoing, include :-

(a) Conduits (as defined in the DMC);

(b) Machineries, equipment and installations in E&M Building, Caretaker's Office and Central Sewage Treatment Plant Room;

(c) Fire fighting and lightning installation and equipment;

(d) Lamp posts, traffic lights and public lighting within the Estate;

(e) Lightning protection installations on roofs of Villa B and Villa D including their respective connections to earth for common protection of the Estate as shown and coloured Yellow on the Lightning Protection Installation Location Plan annexed to the DMC;

(f) Other facilities and systems (if any) for the use and benefit of the Estate and not for the use and benefit of any particular Owner.

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

	No. of Undivided Shares
Villa A together with Motor Cycle Parking Space M2	2,513/15,100
Villa B	2,689/15,100
Villa C	2,415/15,100
Villa D	2,435/15,100
Villa E	2,477/15,100
Villa F	2,551/15,100

C. Term of years for which the management of the Development is appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

A. 發展項目的公用部分

根據公契及管理協議（「公契」）：

1. 「公用地方」，受限於公契第 2.12 條，指供屋苑（即發展項目）的業主（按公契定義闡釋）共同使用及享用的車道、斜坡道、人行道、樓梯、保安休息室、保安室、垃圾及物料回收室（如有）、訪客停車位、上落貨停車位、機電樓、污水處理機房、斜坡及護土牆、圍牆、暢通易達的洗手間、花槽及公共園藝地方（即批地文件特別條款第（15）條規定的園景）、屋苑的整個地基體系、所有外牆（不論結構或承重與否）（構成洋房部份除外）、屋苑的所有結構或承重組織（構成洋房部份除外），以及其它附設公用設施的地方，但是如適用的話，若（a）建築物管理條例第 2 條列明的「公用部分」定義的第（a）段涵蓋屋苑的任何部份及／或（b）建築物管理條例附表 1 指定並納入建築物管理條例第 2 條的「公用部分」定義的第（b）段的屋苑之任何部份亦被上述規定的條文涵蓋，則該等部份應視為已被納入並構成公用地方。為作識別之用，公用地方在公契所附的圖則上以黃色及靛藍色顯示，而該圖則由認可人士或其代表證明為準確。公用地方並不包括任何個別業主獨家擁用、使用及享用的地方。
2. 「公用設施」指服務公用地方及供其使用及享用的所有設備、設施及系統，及在不局限前文的概括性的原則下，包括：

(a) 導管（按公契定義闡釋）；

(b) 機電樓、保安室及污水處理機房內之機械、設備及裝置；

(c) 消防及避雷裝置及設備；

(d) 屋苑內之燈柱、交通燈及公共照明設備；

(e) 為屋苑公共保障而安裝於洋房 B 及洋房 D 天台的避雷裝置，包括其個別接地，該等避雷裝置在公契所附的避雷裝置位置圖上以黃色顯示；

(f) 供屋苑使用與享用，而非供任何個別業主使用與享用的其他設施及系統（如有）。

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

	不分割份數
洋房 A 連電單車停車位 M2	2,513/15,100
洋房 B	2,689/15,100
洋房 C	2,415/15,100
洋房 D	2,435/15,100
洋房 E	2,477/15,100
洋房 F	2,551/15,100

C. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要



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

The Management Expenses (as defined in the DMC) shall be apportioned between the Owners in proportion to the Management Shares as set out in the Second Schedule to the DMC.

E. Basis on which the management fee deposit is fixed

The amount of management fee deposit is equivalent to 3 months' management fee.

F. Area (if any) in the Development retained by the owner (i.e. the vendor) for its own use

Nil

Note :

For full details please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

D. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

業主須根據列於公契第二附表的管理份數的比例分擔發展項目的管理開支（按公契定義闡釋）。

E. 計算管理費按金的基準

管理費按金相等於三個月之管理費。

F. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

沒有

備註：

請查閱公契以了解全部詳情，副本在售數處於開放時間內提供免費參閱。完整公契可作出有關要求後提供查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT 批地文件的摘要

1.	The Development is situated on Lot No.1282 in Demarcation District No.253 ("the Land").	1.	發展項目所位於的土地的地段編號：丈量約份第 253 約地段 1282 號（「該地段」）。
2.	The Land is held under an Agreement and Conditions of Sale dated 6 th September 2011 and registered in the Land Registry as New Grant No.21283 ("the New Grant") for a term of 50 years commencing from the 6 th day of September 2011.	2.	該地段依據日期為 2011 年 9 月 6 日訂立並在土地註冊處以新批租契第 21283 號（「批地文件」）持有，租期由 2011 年 9 月 6 日起計 50 年。
3.	User restrictions set out in the General Conditions ("GC") and/or Special Conditions ("SC") of the New Grant :	3.	批地文件中一般條款（「GC」）及 / 或特別條款（「SC」）列明的用途限制：
SC(9)	The Land or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.	SC(9)	該地段或其任何部分或其上之建築物或其任何部分不得用作私人住宅用途以外之用途。
SC(42)	No grave or columbarium shall be erected or made on the Land, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.	SC(42)	該地段上不得興建或建造墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。
4.	Facilities that are required to be constructed and provided for the Government, or for public use; Purchaser's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside the Land; and lease conditions that are onerous to a purchaser :	4.	批地文件的一般條款及 / 或特別條款列明按規定須興建並提供予政府或供公眾使用的設施；有關承授人在該地段內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任；及對買方造成負擔的租用條件：
GC14	(a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in GC14(b)) in accordance with the General and Special Conditions ("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.	GC14	(a) 承授人須在整個租契年期期間就根據批地文件的一般條款及特別條款（「該等條款」）建造或重建（該詞語指 GC 第 14（b）條提及的重新開發）： (i) 按已批准的設計、佈局及任何經批准的建築圖則保養所有建築物，不能對其作出改變或更改；及 (ii) 保養所有已興建或今後可能按該等條款或對其作出的合同修訂興建的所有建築物，使其處於修繕妥當的狀態，直至租契年期期滿或提早終止租約時交還。
GC18	Upon any failure or neglect by the Purchaser to perform, observe or comply with any of these Conditions, the Government shall be entitled to re-enter upon and take back possession of the Land or any part thereof and all or any buildings, erections and works erected or to be erected on the Land or any such part thereof. Upon re-entry : (a) the Purchaser's right on the part of the Land re-entered shall absolutely cease and determine; (b) the Purchaser shall not be entitled to any refund of premium, any payment or compensation in respect of the value of the Land and the buildings thereon or any amount expended by the Purchaser in the preparation, formation or development of the Land; and (c) the Government's any other rights, remedies and claims in respect of any other breach, non-observance or non-performance of the terms and conditions of the New Grant are not to be thereby prejudiced.	GC18	當承授人未能或忽略履行、遵守或符合任何該等條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上所建或擬建之建築物或工程。當該地段被收回：（a）承授人在該地段被收回之部分之權利將完全地告停止或終止；（b）承授人無權獲得任何地價退款、就該地段及其上之建築物的價值之任何款項或賠償，或承授人在地盤整理、平整或發展該地段中花費的任何金額；及（c）政府就任何其它違反、不遵守或不履行批地文件條款及條件的任何其他權利、補償及申索將不受影響。

SUMMARY OF LAND GRANT 批地文件的摘要

SC(4)	(a)	The Purchaser shall : (i) within 48 calendar months from the date of the New Grant or such other extended periods as may be approved by the Director of Lands ("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 those portions of future public roads shown coloured green on the plan annexed to the New Grant (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 48 calendar months from the date of the New Grant or such other extended periods 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 delivered in accordance with SC(5).	SC(4)	(a)	承授人須： (i) 於批地文件之日期起計 48 個月內（或其他經地政總署署長（「署長」）批准延後的期限內），自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、水平高度、定線及設計，至使署長在各方面滿意： (I) 於批地文件附圖上顯示為綠色的部分（「綠色範圍」）鋪設及建造若干未來公共道路；及 (II) 提供及建造署長全權酌情指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱為「該等構築物」） 使建築、車輛及行人交通將可於綠色範圍上進行； (ii) 於批地文件之日期起計 48 個月內（或其他經署長批准延後的期限內），自費於綠色範圍上鋪設路面、路邊石及管道，並就署長可能要求為此等設施提供溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及 (iii) 自費保養綠色範圍連同該等構築物及於其上或其內所建造、安裝及提供的所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，達至署長滿意，直至綠色範圍之管有權按 SC 第（5）條交回政府為止。
SC(8)		The Purchaser shall develop the Land 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 30 th day of September 2015 ¹ .	SC(8)		承授人須按該等條款和目前或任何時候在香港特別行政區實施有關建築、衛生及規劃的一切條例、附例及規例開發該地段，在其上建造建築物，該等建築物須在 2015 年 9 月 30 日或之前落成並使其適合佔用 ¹ 。
SC(11)		Except with the prior written consent of the Director, no building or structure or support for any building or structure (except boundary walls or fences as may be approved by the Director) may be erected or constructed within the areas shown coloured pink hatched black and pink stippled black hatched black on the plan annexed to the New Grant.	SC(11)		未經署長的預先書面同意，不得於批地文件附圖中以粉紅色間黑斜線及粉紅色加黑點間黑斜線顯示的範圍內豎立或建造任何建築物或構築物或任何建築物或構築物的支撐（獲署長批准的邊界牆或圍欄除外）。
SC(14)		No tree growing on the Land 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.	SC(14)		未經署長的預先書面同意，不得移除或干擾在該地段或毗鄰地段種植的樹木。署長在授予同意時可以對移植、代償性環境美化或補種施加他認為合適的條件。
SC(15)	(c)	The Purchaser shall at his own expense landscape the Land 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.	SC(15)	(c)	承授人須按照經署長批准的綠化圖則自費於該地段進行園景美化工程，達至署長滿意。未經署長的預先書面同意，不得對該批准綠化圖則作出修訂、改變、更改、修改或替換。
	(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.		(d)	承授人須在其後自費保養及保持綠化工程使其處於安全、潔淨、整潔、齊整及健康狀態，達至署長滿意。
SC(21)	(a)	(ix) The space provided under SC(24)(a)(ii) which size is defined in SC(24)(c)(ii)(I) shall be reserved for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation.	SC(21)	(a)	(ix) 按 SC 第（24）（a）（ii）條所提供之車位，其尺寸於 SC 第（24）（c）（ii）（I）條訂明，須預留以供傷健人士（按《道路交通條例》、其附屬規例及任何修訂法例定義）使用之車輛停泊。

¹ The Government has agreed to extend the completion date to 30th June 2016 by its letter dated 24th March 2016. 政府於 2016 年 3 月 24 日同意將落成日期順延至 2016 年 6 月 30 日。

SUMMARY OF LAND GRANT 批地文件的摘要

SC(24)	(a)	(i)	Spaces shall be provided within the Land 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 residential units in the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the rate specified in the New Grant.	SC(24)	(a)	(i)	須於該地段內按批地文件指定的比率提供若干車位，並達至署長滿意，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段上已建或擬建的建築物之住戶和其真實賓客、訪客或所邀請者之車輛停泊（「住客車位」）。
		(ii)	In addition to the spaces to be provided in accordance with SC(24)(a)(i), two spaces shall be provided within the Land 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 bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Land unless the Director consents to another number of spaces.			(ii)	除按 SC 第（24）（a）（i）條所提供的車位外，須額外提供兩個車位（除非署長同意其他數目之車位），以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段上已建或擬建的建築物之住戶的真實賓客、訪客或所邀請者之車輛停泊。
		(iii)	The spaces provided under SC(24)(a)(i) and (a)(ii) 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.			(iii)	按 SC 第（24）（a）（i）及（a）（ii）條所提供的車位不得用作規定以外的任何用途，特別是該等車位不得用作儲存、陳列或展示車輛作出售或其他用途或提供車輛清洗及美容服務。
	(b)	(i)	Spaces shall be provided within the Land to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees at the rate specified in the New Grant ("the Motor Cycle Parking Spaces").		(b)	(i)	須於該地段內按批地文件指定的比率提供若干車位，並達至署長滿意，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌及屬於該地段上已建或擬建的建築物之住戶和其真實賓客、訪客或所邀請者之電單車停泊（「電單車停車位」）。
		(ii)	The spaces provided under SC(24)(b)(i) shall not be used for any purpose other than for the purpose set out in SC(24)(b)(i) 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.			(ii)	按 SC 第（24）（b）（i）條所提供的車位不得用作該條款所規定以外的任何用途，特別是該等車位不得用作儲存、陳列或展示車輛作出售或其他用途或提供車輛清洗及美容服務。
		(c)	(i) Each of the spaces provided under SC(24)(a)(i) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres. (ii) Of the spaces provided under SC(24)(a)(ii), (I) one space shall measure 3.5 metres in width and 5.0 metres in length; and (II) the remaining space shall measure 2.5 metres in width and 5.0 metres in length, with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director. (iii) Each of the spaces provided under SC(24)(b) 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.				(c)
SC(25)	(a)			(ii)	按 SC 第（24）（a）（ii）條所提供的車位， (I) 其中一個車位必須為 3.5 米闊及 5.0 米長；及 (II) 餘下之車位必須為 2.5 米闊及 5.0 長，及至少有 2.4 米之淨空高度或經署長批准的其他最少之淨空高度。		
				(iii)	按 SC 第（24）（b）條所提供的車位必須為 1.0 米闊及 2.4 米長及至少有 2.4 米之淨空高度或經署長批准的其他最少之淨空高度。		
SC(25)	(a)		One space shall be provided within the Land to the satisfaction of the Director for the loading and unloading of goods vehicles unless the Director consents to another number of space.	SC(25)	(a)		必須於該地段內提供一個裝卸貨區，並達至署長滿意，以供貨車裝卸貨物，除非署長同意其他數目之裝卸貨區。
		(b)	The space provided under SC(25)(a) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such space not be used for any purpose other than for the loading and unloading of goods vehicles.			(b)	按 SC 第（25）（a）條所提供的裝卸貨區必須為 3.5 米闊及 11.0 米長及至少有 4.7 米之淨空高度或經署長批准的其他最少之淨空高度。此裝卸貨區不得用作貨車裝卸貨物以外的任何用途。

SUMMARY OF LAND GRANT 批地文件的摘要

	
SC(27)	(a) The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be : (i) assigned except (I) together with undivided shares in the Land giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Land; or (II) to a person who is already the owner of undivided shares in the Land with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Land; or (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Land. Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Land.
SC(29)	The Purchaser shall maintain the parking and loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the car park layout plan approved by and deposited with the Director and shall not alter the layout except with the prior written consent of the Director.
SC(30)	The Purchaser shall have no right of ingress or egress to or from the Land for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan annexed to the New Grant or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the Land, a temporary access for construction vehicles into the Land may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.
SC(31)	(a) The Land is granted together with a right for the Purchaser and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term agreed to be granted by the New Grant for all purposes connected with the proper use and enjoyment of the Land to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed to the New Grant (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director. (b) The Purchaser shall, within 48 calendar months from the date of the New Grant or within such other time limit as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in SC(31)(a) is given. (c) The Purchaser shall at his own expenses uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof. (d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Purchaser who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.
SC(27)	(a) 住客車位及電單車停車位不得： (i) 轉讓，除非： (I) 連同給予該地段上已建或擬建建築物的住宅單位獨家使用及管有權的不分割份數一同轉讓；或 (II) 轉讓予一名已擁有該地段上已建或擬建建築物的住宅單位的獨家使用及管有權的不分割份數的人士；或 (ii) 分租，除非分租予該地段上已建或擬建建築物的住宅單位之住戶。 但是在任何情況下，不得向該地段上已建或擬建建築物的任何一個住宅單位的業住轉讓或住戶分租總共超過 3 個住客車位及電單車停車位。
SC(29)	承授人須按經署長批准並存放於署長處之停車位佈局圖維持停車位、裝卸貨區及其他空間（包括但不限於升降機、樓梯平台及運轉及通道地方），並且未經署長的預先書面同意，不得更改停車位的佈局。
SC(30)	承授人無權駕駛車輛進出該地段，除非經批地文件附圖上顯示並標記的 X 點及 Y 點（經 Z 點）之間，或經其他由署長書面批准的地點進出。當該地段被發展或重新發展時，署長可允許建築車輛使用署長所指定的位置作為臨時通道進入該地段，但必須受署長施加的條件規限。在該等發展或重新發展完成之時，承授人必須自資於署長指明的時限內將該臨時通道所在的範圍恢復原狀，並在各方面達至署長滿意。
SC(31)	(a) 為恰當使用及享用該地段，該地段之批出乃連同給予承授人及其僕人、訪客、工人及其他獲其就此授權人士，於批地年期內不時及在所有時間，按署長批准的水平高度於批地文件附圖上以棕色標示的範圍（「棕色範圍」）上沿著及通過往來的權利。 (b) 承授人須於批地文件之日期起計 48 個月內（或其他經署長批准延後的期限內），自費按署長要求或批准的方式、材料及水準於根據 SC 第（31）（a）條所授予通行權的棕色範圍上鋪建一條道路連同相聯繫的街道設施、交通輔助設施、街燈、污水渠、排水管及其他構築物。 (c) 承授人須自費維護、保養及維修棕色範圍及所有構成其一部份或所附屬的所有物體，且所有工作須達至署長滿意，兼且承授人須對整體負責，猶如自身為棕色範圍的絕對擁有人。 (d) 承授人不會因任何公路改動而併入承授人有通行權之部份棕色範圍或影響其斜度而有權作出任何申索；承授人並須自資在其已築道路開展所有隨之需要的改動，並達至署長滿意。

SUMMARY OF LAND GRANT 批地文件的摘要



- (e)

The grant of the right of way referred to in SC(31)(a) shall not give the Purchaser the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Purchaser or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (f)

In the event of the non-fulfilment of the Purchaser's obligations under SC(31)(b) and (c), the Government may carry out the necessary construction, maintenance and repair works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.
- SC(33)

(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 Land 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 Land 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 Land 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 agreed to be granted by the New Grant 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.

(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 Land or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d)

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

SC(35)

Where prestressed ground anchors have been installed, upon development or redevelopment of the Land or any part thereof, the Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout the 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.

(e)

SC 第（31）（a）條所提及的通行權並不給予承授人棕色範圍之獨有權利。政府有權現在或將來授予其他鄰近地段的業主於棕色範圍之通行權，或接管整個或部分棕色範圍以用作公眾街道，而無需向承授人或其他獲授予整個或部分棕色範圍之通行權的其他業主支付任何補償金。

(f)

若承授人未履行 SC 第（31）（b）及（c）條內所規定的責任，政府可進行必須的建造、保養及維修工程，承授人須承擔該費用並於政府要求時支付相等於該費用的金額，該金額將由署長決定，而其決定將為最終決定並對承授人具有約束力。

SC(33)

(a)

若有或曾有任何土地被削去、清除或後移，或任何種類的堆土、填土或斜坡護土工程，不論有否經署長預先書面同意，亦不論是否處於該地段內或任何政府土地內，其目的在於構建、平整或開發該地段或其中任何部分或承授人按該等條款需要進行的任何其他工程或任何其他目的，承授人必須自行出資進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水系統或附屬工程或今後成為必要的其他工程，以保護與承托該等土地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。承授人必須在批地文件授予的年期期間自行出資維持該等土地、斜坡處理工程、護土牆或其他承托物、保護物、排水系統或附屬工程或其他工程於修繕妥當的狀態，並達至署長滿意。

(c)

倘若因為任何構建、平整、開發或承授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，承授人必須自行出資進行修復或彌補，達至署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。

(d)

除了批地文件所定對違反任何該等條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水系統或附屬工程或其他工程或復原或修復任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知的要求，並達至署長滿意，署長可立即執行與進行任何必要工程。承授人必須在政府要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

SC(35)

若在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，承授人必須在預應力地錨的服務年限期間定期保養與監察預應力地錨，達至署長滿意，並於署長不時以其絕對酌情權要求時向其提交上述監察工程的報告及資料。若承授人不理會或未能進行上述要求的監察工程，署長可立即執行與進行該監察工程，而承授人必須在政府要求時歸還政府因此產生的費用。

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SUMMARY OF LAND GRANT 批地文件的摘要

SC(37) 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 Land or any part thereof or the Green Area or the Brown Area or any combination of any of them or any part thereof (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 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 Land or the Green Area or the Brown Area or any combination of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Land or any part thereof or the Green Area or the Brown Area or any combination of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Purchaser shall pay to the Government on demand the cost of such works.

- SC(38) (a) The Purchaser shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Land 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 Land, and the Purchaser shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- (b) The works of connecting any drains and sewers from the Land 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.

SC(37) 承授人須於任何時候，特別是於進行建設、保養、更新或維修工程（「該等工程」）時，採取或安排採取恰當及足夠的謹慎、技術及預防措施，以免使置於或行經該地段或其任何部分或綠色範圍或棕色範圍或其任何組合或其任何部分之上、之下或毗連的任何政府或其他現存的排水、航道或水道、主水管、道路、行人徑、街道設施、下水道、溝渠、管道、電纜、電線、公用服務或任何其他工程或裝置（「該等服務」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及水平高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或復修的費用。承授人須自費在各方面維修、修復及復原所有由該等工程以任何方式引起的對該地段或綠色範圍或棕色範圍或其任何組合或其任何部分造成的損壞、干擾或阻礙，達至署長滿意（溝渠、下水道、雨水渠或主水管除外，其修復須由署長進行，除非署長另有決定，且承授人須在政府要求時向其繳付上述工程之費用）。若承授人未能對該地段或其任何部分或綠色範圍或棕色範圍或其任何組合或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修復及復原至使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修復及復原，且承授人須在政府要求時向其繳付上述工程之費用。

- SC(38) (a) 承授人必須自行出資建造及保養署長認為需要的排水渠及渠道（不論是否位於在該地段邊界內或政府土地上），以將落在或流經該地段上的雨水截流並排送至就近的水道、集水井、渠道或政府雨水渠，並達至署長滿意。承授人必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、索償及要求獨自負責並向政府及其官員作出彌償。
- (b) 駁接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠（如已鋪設及運作）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承授人負責。承授人必須在政府要求時支付上述接駁工程的費用。該等接駁工程亦可由承授人自行出資進行，但工程須達至署長滿意，在此情況下，承授人必須自行出資保養任何一段建於政府土地上的接駁工程，並須在政府要求時將其移交給政府，由政府負責其後的保養。承授人必須在政府要求時向其支付有關上述接駁工程的技術檢查費用。若承授人未能保養任何一段建於政府土地上的接駁工程，署長可按他認為必要進行該保養工程，承授人必須在政府要求時向其支付上述工程費用。

SUMMARY OF LAND GRANT 批地文件的摘要



- Note :

 - (1) The expression "Purchaser" as mentioned in this section means the Purchaser under the New Grant, i.e. the grantee of the Land, and where the context so admits or requires includes his executors, administrators and assigns and in the case of a corporation its successors and assigns.
 - (2) Unless otherwise defined in this Sales Brochure, capitalized terms used in this section shall have the same meanings of such terms in the New Grant.
 - (3) For full details governing the Development or redevelopment, please refer to the New Grant. Full script of the New Grant is available for inspection free of charge upon request during office hours at the sales office and copies of the New Grant can be obtained upon paying necessary photocopying charges.
- 備註：

 - (1) 本節中提述「承授人」一詞指批地文件中的承授人，及如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。
 - (2) 除非本售樓書另設定義，否則本節中的名詞具有批地文件中該等名詞的相同定義。
 - (3) 關於本發展項目及將來重建項目之規定，請參閱批地文件以了解全部詳情。完整的批地文件可於作出要求時在售樓處於開放時間內免費查閱，並可在支付所需影印費後取得批地文件之複印本。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

	
1. Description of any facilities that are required under the New Grant to be constructed and provided for the Government, or for public use	1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述
(a) The Green Area and the Structures as referred to in Special Condition No.(4) of the New Grant. (b) The Brown Area as referred to in Special Condition No.(31) of the New Grant.	(a) 批地文件特別條款第（4）條中所述的綠色範圍及該等構築物。 (b) 批地文件特別條款第（31）條中所述的棕色範圍。
2. Description of any facilities that are required under the New Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	2. 對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的描述
See 1(a) and (b) above	見上述第 1（a）及（b）段
3. The size of any open space that is required under the New Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development	3. 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的大小
Not applicable	不適用
4. Description of 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)	4. 發展項目所位於的土地中為施行《建築物（規劃）規例》（第 123 章，附屬法例 F）第 22（1）條而撥供公眾用途的任何部分的描述
Not applicable	不適用
5. Plan showing location of the facilities mentioned in 1 and 2 above, the open spaces mentioned in 3 above (if any) and those parts of the land mentioned in 4 above (if any)	5. 顯示上述第 1 及 2 段所述的設施、第 3 段所述的休憩用地（如有）及第 4 段所述的土地中的該等部分（如有）的位置的圖則
See the plan below in this section. The "Green Area" and the "Brown Area" are shown coloured green and brown respectively on the plan. The "Structures" are within the Green Area. The plan is for showing the location of the "Green Area" and the "Brown Area" only. Other matters shown on that plan may not reflect their latest conditions.	見本節內之圖則。「綠色範圍」及「棕色範圍」於圖則中分別以綠色及棕色顯示。「該等構築物」在綠色範圍內。該圖則僅顯示「綠色範圍」及「棕色範圍」的位置，圖則中所示之其他事項未必能反映其最新狀況。
6. General public's right to use	6. 公眾之使用權
The general public has the right to use those facilities mentioned in 1(a) and (b) above, in accordance with the New Grant.	公眾有權按照批地文件使用上述第 1（a）及（b）段所述的設施。
7. Management, operation and maintenance	7. 管理、營運及維持
The facilities mentioned in 2 above and the open spaces mentioned in 3 above (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.	上述第 2 段所述的設施及第 3 段所述的休憩用地（如有）按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。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

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8. Provisions of the New Grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2, the open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

A. Green Area and the Structures

Special Conditions Nos.(4), (5), (6) and (7) of the New Grant stipulate that :-

- (4) (a) The Purchaser shall :
- (i) within 48 calendar months from the date of the New Grant or such other extended periods as may be approved by the Director of Lands ("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 those portions of future public roads shown coloured green on the plan annexed to the New Grant (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 48 calendar months from the date of the New Grant or such other extended periods 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 delivered in accordance with Special Condition No.(5) of the New Grant.
- (b) 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.
- (c) 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 shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (5) For the purpose only of carrying out the necessary works specified in Special Condition No.(4) of the New Grant, the Purchaser shall on the date of the New Grant 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 the General Conditions and Special Conditions of the New Grant have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area 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 Condition No.(4) of the New Grant or otherwise.

8. 批地文件、撥出私人地方供公眾使用的契據（如適用）及發展項目公契中關於第 1 及 2 段所述的設施、第 3 段所述的休憩用地（如有）及第 4 段所述的土地中的該等部分（如有）的條文

A. 綠色範圍及該等構築物

批地文件特別條款第（4）、（5）、（6）及（7）條訂明：

- (4) (a) 承授人須：
- (i) 於批地文件之日期起計 48 個月內（或其他經地政總署署長（「署長」）批准延後的期限內），自費以署長批准的方式，以署長批准的材料，達到署長批准的水準、水平高度、定線及設計，至使署長在各方面滿意：
 - (I) 於批地文件附圖上顯示為綠色的部分（「綠色範圍」）鋪設及建造若干未來公共道路；及
 - (II) 提供及建造署長全權酌情指定的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱為「該等構築物」）使建築、車輛及行人交通將可於綠色範圍上進行；
 - (ii) 於批地文件之日期起計 48 個月內（或其他經署長批准延後的期限內），自費於綠色範圍上鋪設路面、路邊石及管道，並就署長可能要求為此等設施提供溝渠、下水道、排水渠、有管道接駁供水系統的消防龍頭、街燈、交通標誌、街道設施及道路標記，至使署長滿意；及
 - (iii) 自費保養綠色範圍連同該等構築物及所有於其上或其內建造、安裝及提供的所有構築物、路面、溝渠、下水道、排水渠、消防龍頭、服務、街燈、交通標誌、街道設施、道路標記及植物，達至署長滿意，直至綠色範圍之管有權按批地文件特別條款第（5）條交回政府為止。
- (b) 倘承授人於本特別條款規定的期間內未能履行本特別條款第（a）款下的責任，政府可自行進行所需工程，費用由承授人負責，承授人須應要求向政府支付相等於有關費用的金額，而有關金額將由署長釐定，其決定為最終決定並對承授人具約束力。
- (c) 政府毋須就承授人或其他人士因履行本特別條款第（a）款內所規定承授人的責任或因政府行使本特別條款第（b）款的權利或其他原因而造成或引致或蒙受的任何損失、損害、滋擾或干擾承擔任何責任。承授人不得就上述任何損失、損害、滋擾或干擾向政府要求索償。
- (5) 僅為了進行批地文件特別條款第（4）條指定的必要工程，承授人在批地文件之日期獲授予綠色範圍的管有權。承授人須在要求時重新交還綠色範圍給政府，但無論如何，在署長發出信件表明承授人已遵行批地文件的一般及特別條款並達至署長滿意之日，即視為承授人已重新交還綠色範圍給政府。承授人在管有綠色範圍期間須允許所有政府車輛，公共車輛及行人在任何合理時間內自由進出綠色範圍，並確保上述進出不會受到任何工程干涉或阻礙，不論是按批地文件特別條款第（4）條或其他規定進行的工程。

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- (6) 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 Condition No.(4) of the New Grant.
- (7) (a) The Purchaser shall at all reasonable times while he is in the possession of the Green Area :
- (i) permit the Government and the Director, his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Land and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(4)(a) of the New Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) of the New Grant 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 Land 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, wire, 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 Land 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 Land 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, repairing, 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 person 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 other 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.

Relevant provisions in the Deed of Mutual Covenant

Clause 5.45 :

The Owners shall at their own expenses maintain the Green Area and all structures constructed, installed and provided thereon or therein to the satisfaction of the Director until the Green Area shall have been redelivered to the Government as required under the New Grant.

Clause 6.2.1(a)(49) :

The Manager shall have the duty to maintain the Green Area and all the structures constructed, installed and provided thereon or therein until possession of the same is re-delivered to the Government in accordance with the New Grant.

Clause 6.14.1(l) :

The Management Expenses shall include the cost and expense of upholding, managing, maintaining and repairing (as the case may be) the Slopes and Retaining Walls, Green Area, Brown Area and landscaped works which are required to be upheld, managed, maintained and repaired (as the case may be) under the New Grant.

- (6) 未經署長的預先書面同意，承授人不得使用綠色範圍作儲放或豎立任何臨時構築物、或進行批地文件特別條款第（4）條指定的工程以外的任何用途。
- (7) (a) 承授人須於其管有綠色範圍的所有合理時間內：
- (i) 允許政府及署長、其官員、承建商及代理人，以及任何獲署長授權的人士進入、離開及返回，並經過和通過該地段及綠色範圍以視察、檢查及監督為符合批地文件特別條款第（4）（a）條而進行的工程，及進行、視察、檢查及監督批地文件特別條款第（4）（b）條所述的工程及任何署長認為需於綠色範圍進行的其他工程；
 - (ii) 允許政府及獲政府授權的相關公用事業公司在其需要時進入、離開及返回，並經過和通過該地段及綠色範圍，以於綠色範圍或任何毗連土地進行任何工程，包括但不限於鋪設及其後維持用作提供電話、電力、煤氣（如有）及其他擬為該地段或任何毗連或毗鄰土地或處所而設的服務之所有水管、電線、管道、電纜管槽及其他導電媒介及配套設施。承授人須就上述有關在綠色範圍進行工程的所有事宜與政府及獲政府正式授權的相關公用事業公司全面合作；及
 - (iii) 允許水務署人員及獲其授權的其他人士在需要時進入、離開及返回，並經過和通過該地段及綠色範圍進行有關操作、保養、維修、更換及更改任何於綠色範圍的其他水務設施。
- (b) 政府、署長及其官員、承建商及代理人及任何人士或按本特別條款第（a）款獲正式授權的公用事業公司毋須就政府、署長及其官員、承建商及代理人及任何人士或按本特別條款第（a）款獲正式授權的公用事業公司因行使其權利而產生或導致承授人或任何其他人士任何損失、損害、滋擾或干擾承擔責任。

公契中有關條文：

第 5.45 條：

業主須自費保養綠色範圍連同於其上或其內建造、安裝及提供的所有構築物，達至署長滿意，直至綠色範圍之管有權按批地文件交回政府為止。

第 6.2.1（a）（49）條：

管理人有責任按批地文件規定保養綠色範圍連同於其上或其內建造、安裝及提供的所有構築物，直至綠色範圍之管有權交回政府為止。

第 6.14.1（l）條：

管理費開支包括按批地文件規定需要維護、保養及維修斜坡及護土牆、綠色範圍、棕色範圍及綠化工程（視屬何情況而定）的維護、保養及維修費用及支出（視屬何情況而定）。

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B. Brown Area

Special Condition No.(31) stipulates that :-

- (31) (a) The Land is granted together with a right for the Purchaser and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term agreed to be granted by the New Grant for all purposes connected with the proper use and enjoyment of the Land to pass and repass, on, along, over, by and through the area shown coloured brown on the plan annexed to the New Grant (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director.
- (b) The Purchaser shall, within 48 calendar months from the date of the New Grant or within such other time limit as may be specified by the Director, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Special Condition is given.
- (c) The Purchaser shall at his own expenses uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Purchaser shall be responsible for the whole as if he were the absolute owner thereof.
- (d) Any alteration to any public road absorbing a portion of the Brown Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Purchaser who shall at his own expense carry out all consequent alterations to the paved way constructed by him to the satisfaction of the Director.
- (e) The grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Purchaser the exclusive right over the Brown Area. The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Brown Area for the purposes of a public street without payment of any compensation to the Purchaser or to other owners to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (f) In the event of the non-fulfilment of the Purchaser's obligations under sub-clauses (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

Relevant provisions in the Deed of Mutual Covenant :

Clause 5.46 :

The Owners shall at their own expenses uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Owners shall be responsible for the whole as if they were the absolute owner thereof.

Clause 6.2.1(a)(50) :

The Manager shall have the duty to uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it in accordance with the New Grant.

B. 棕色範圍

批地文件特別條款第（31）條訂明：

- (31) (a) 為恰當使用及享用該地段，該地段之批出乃連同給予承授人及其僕人、訪客、工人及其他獲其就此授權人士，於批地年期內不時及在所有時間，按署長批准的水平高度於批地文件附圖上以棕色標示的範圍（「棕色範圍」）上沿著及通過往來的權利。
- (b) 承授人須於批地文件之日期起計 48 個月內（或其他經署長批准延後的期限內），自費按署長要求或批准的方式、材料及水準於根據本特別條款第（a）款所授予通行權的棕色範圍上鋪建一條道路連同相聯繫的街道設施、交通輔助設施、街燈、污水渠、排水管及其他構築物。
- (c) 承授人須自費維護、保養及維修棕色範圍及所有構成其一部份或所附屬的所有物體，且所有工作須達至署長滿意，兼且承授人須對整體負責，猶如自身為棕色範圍的絕對擁有人。
- (d) 承授人不會因任何公路改動而併入承授人有通行權之部份棕色範圍或影響其斜度而有權作出任何申索；承授人並須自資在其已築道路開展所有隨之需要的改動，並達至署長滿意。
- (e) 本特別條款第（a）款所提及的通行權並不給予承授人棕色範圍之獨有權利。政府有權現在或將來授予其他鄰近地段的業主於棕色範圍之通行權，或接管整個或部分棕色範圍以用作公眾街道，而無需向承授人或其他獲授予整個或部分棕色範圍之通行權的其他業主支付任何補償金。
- (f) 若承授人未履行本特別條款第（b）及（c）款內所規定的責任，政府可進行必須的建造、保養及維修工程，承授人須承擔該費用並於政府要求時支付相等於該費用的金額，該金額將由署長決定，而其決定將為最終決定並對承授人具有約束力。

公契中有關條文：

第 5.46 條：

業主須自費維護、保養及維修棕色範圍及所有構成其一部份或所附屬的所有物體，且全部須達至署長滿意，兼且業主須對整體負責，猶如自身為棕色範圍的絕對擁有人。

第 6.2.1（a）（50）條：

管理人有責任按批地文件規定維護、保養及維修棕色範圍及所有構成其一部份或所附屬的所有物體。

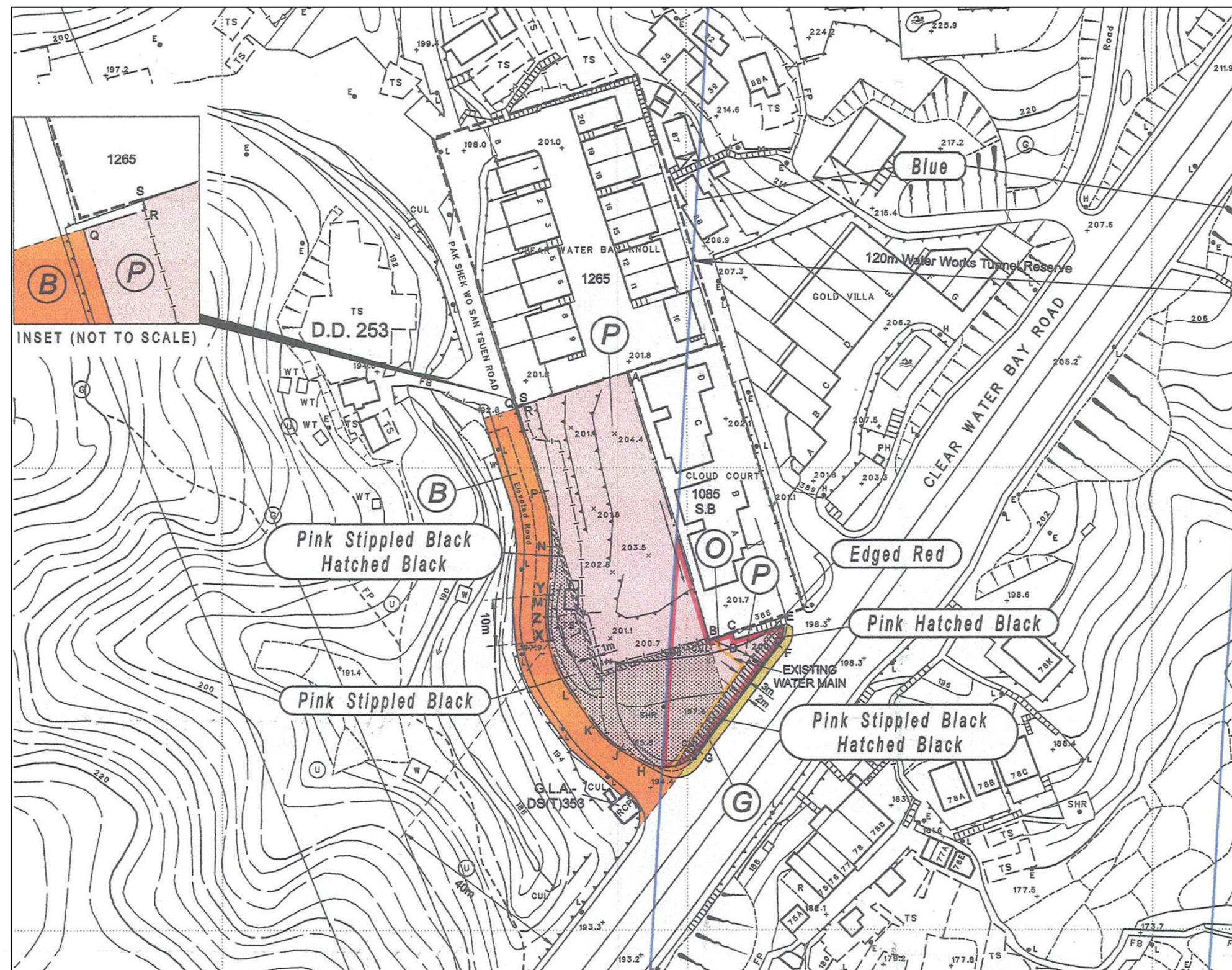
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Clause 6.14.1(l) :
The Management Expenses shall include the cost and expense of upholding, managing, maintaining and repairing (as the case may be) the Slopes and Retaining Walls, Green Area, Brown Area and landscaped works which are required to be upheld, managed, maintained and repaired (as the case may be) under the New Grant.

第 6.14.1（1）條：
管理費開支包括按批地文件規定需要維護、保養及維修斜坡及護土牆、綠色範圍、棕色範圍及綠化工程（視屬何情況而定）的維護、保養及維修費用及支出（視屬何情況而定）。

A Plan that shows the location of those facilities and open spaces, and those part of the land :
展示該等設施、休憩用地及土地中的該等部份的位置的圖則：



Legend 圖例

 BROWN AREA 棕色範圍

 GREEN AREA 綠色範圍

Note : This plan is for showing the location of the Brown Area and Green Area only. Other matters shown on this plan may not reflect their latest conditions.

備註：此圖則只供顯示棕色範圍及綠色範圍的位置之用。此圖則顯示的其他事宜並不反映其最新狀況。

Remarks :
This plan is an extract from the plan annexed to the Land Grant.
註：
此圖摘錄自批地文件的附圖。

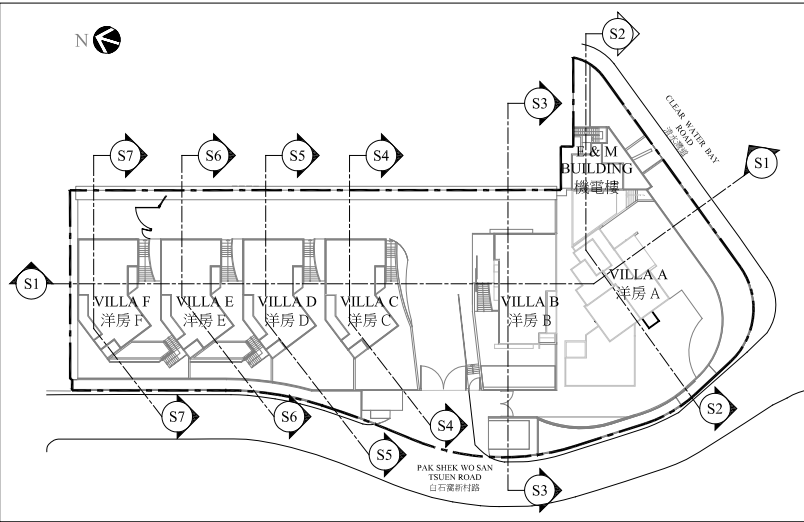
WARNING TO PURCHASERS 對買方的警告



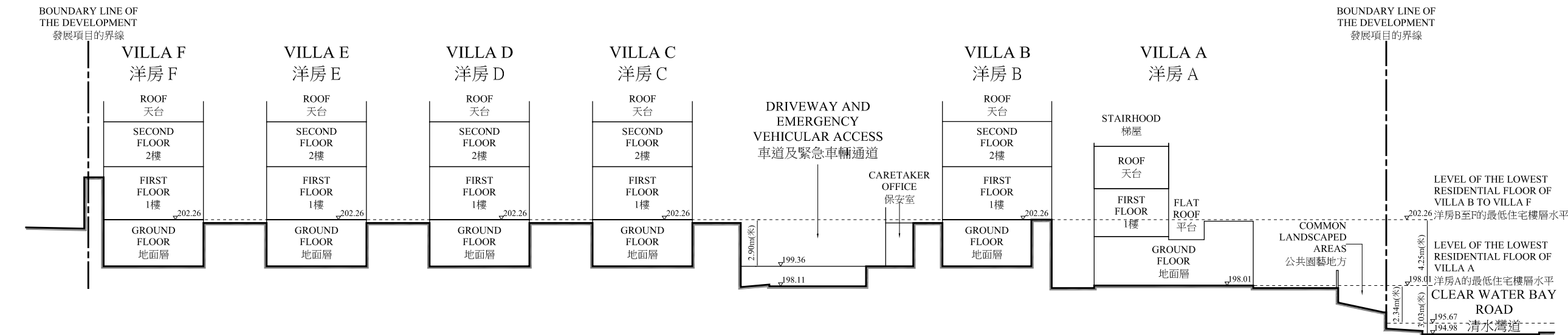
- | | |
|--|--|
| <ol style="list-style-type: none">1. The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.2. If the purchaser instructs such separate firm of solicitors to act for 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 :
(a) that firm may not be able to protect the purchaser's interests; and
(b) the purchaser may have to instruct a separate firm of solicitors.4. In the case of paragraph 3 (b) above, 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. | <ol style="list-style-type: none">1. 謹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：
(a) 該律師事務所可能不能夠保障買方的利益；及
(b) 買方可能要聘用一間獨立的律師事務所。4. 如屬上述第 3（b）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

Cross-Section S1
橫截面圖 S1



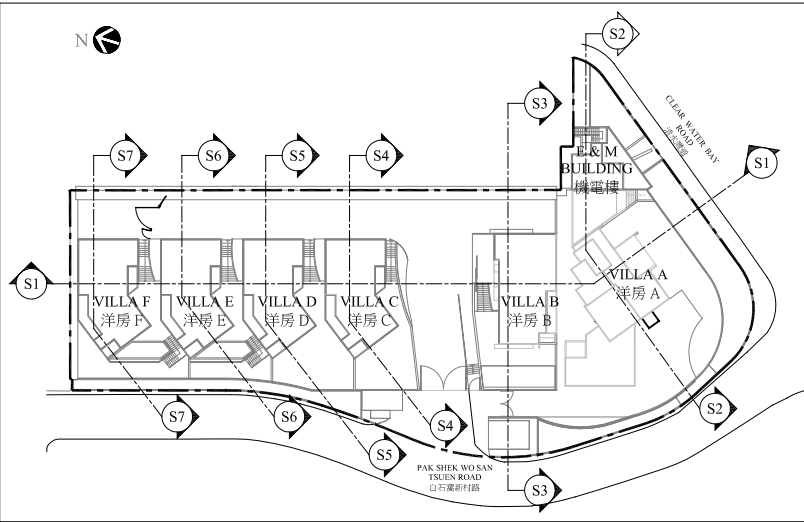
KEY PLAN
示意圖



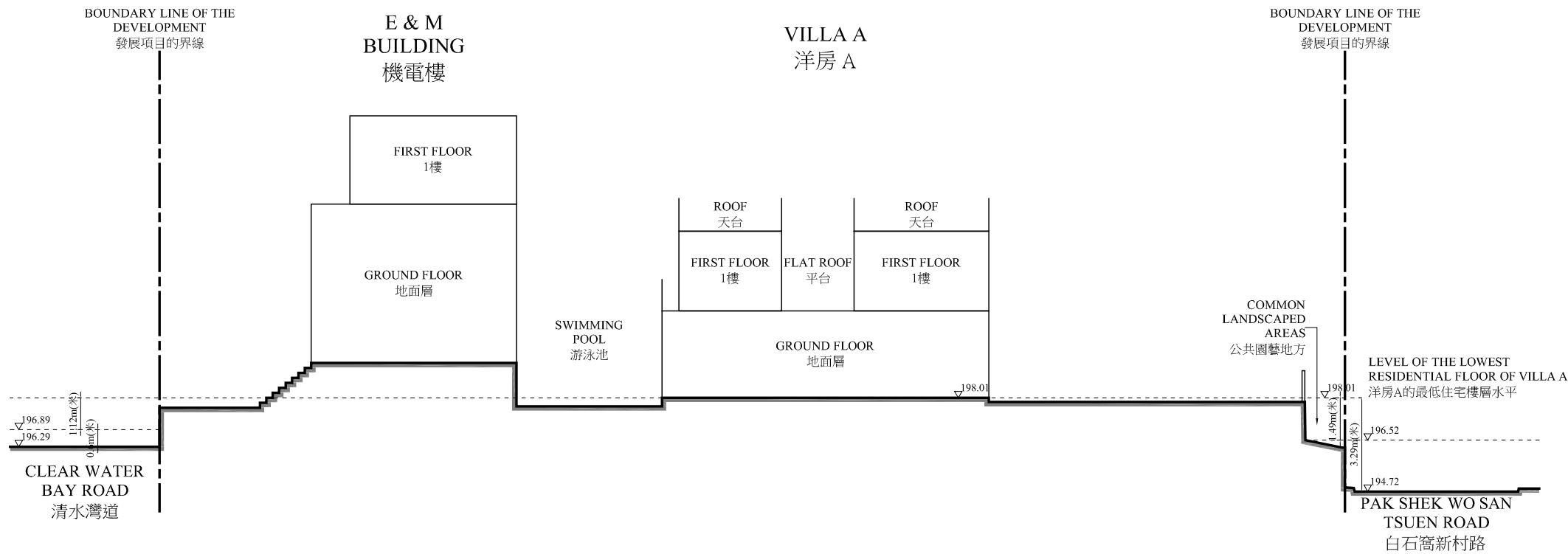
The part of Clear Water Bay Road adjacent to Villa A is 194.98 to 195.67 metres above the Hong Kong Principal Datum.
毗鄰洋房A的一段清水灣道為香港主水平基準以上194.98至195.67米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平

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

Cross-Section S2
橫截面圖 S2



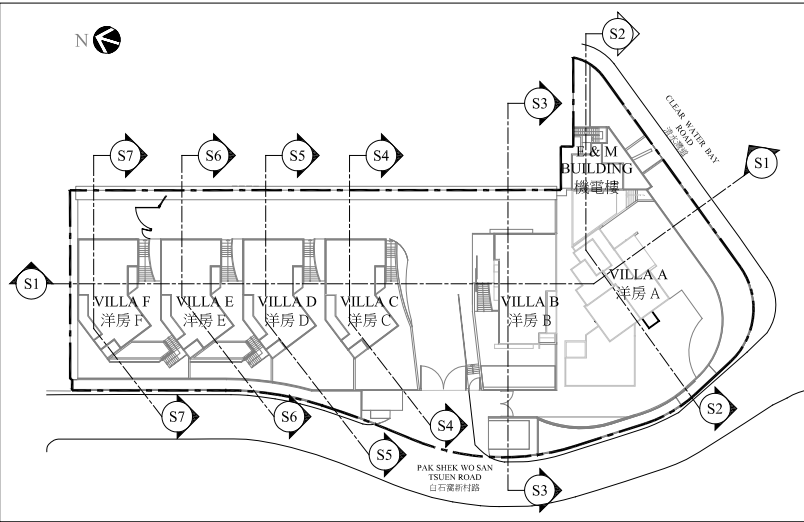
KEY PLAN
示意圖



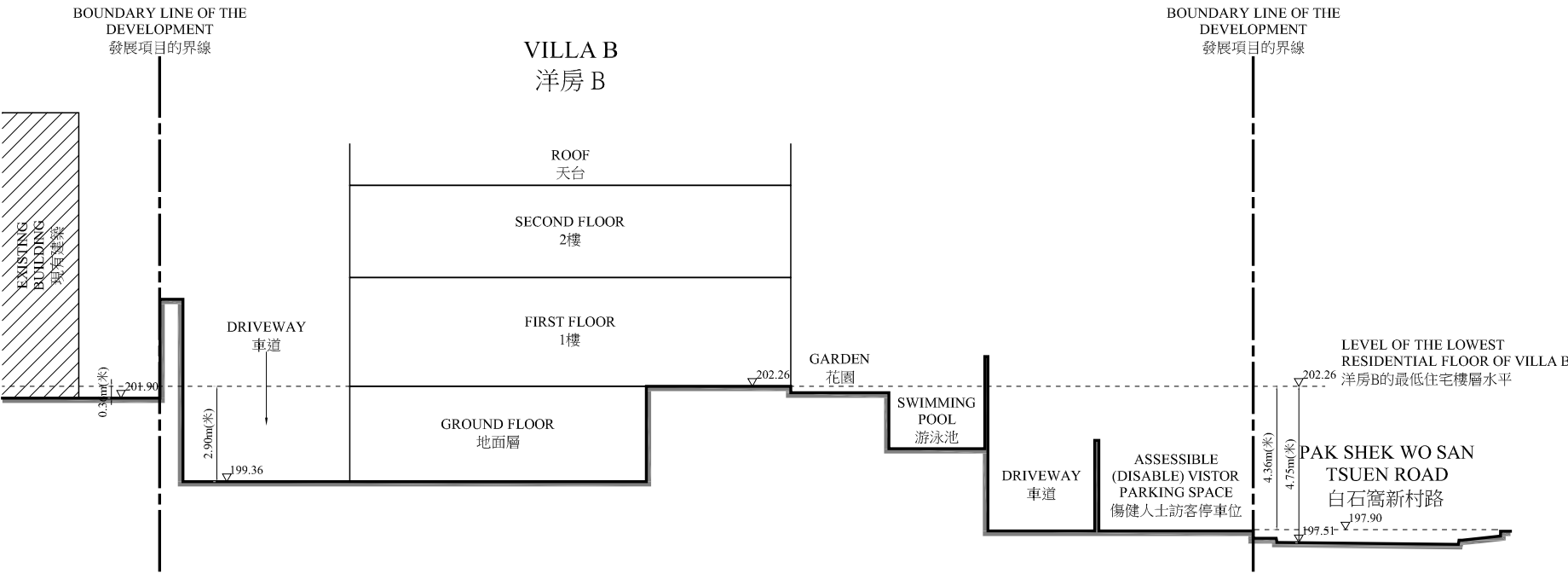
The part of Clear Water Bay Road adjacent to E & M Building is 196.29 to 196.89 metres above the Hong Kong Principal Datum.
毗鄰機電樓的一段清水灣道為香港主水平基準以上196.29至196.89米。
The part of Pak Shek Wo San Tsuen Road adjacent to Villa A is 194.72 to 196.52 metres above the Hong Kong Principal Datum.
毗鄰洋房A的一段白石窩新村路為香港主水平基準以上194.72至196.52米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平

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

Cross-Section S3
橫截面圖 S3



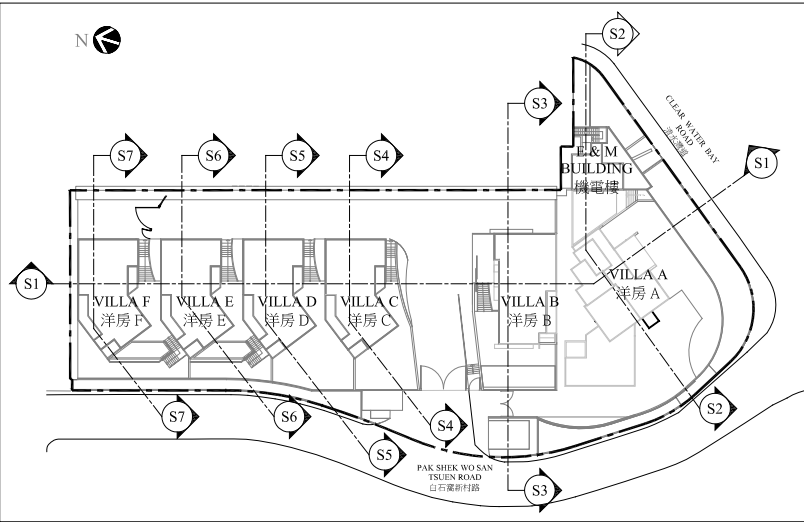
KEY PLAN
示意圖



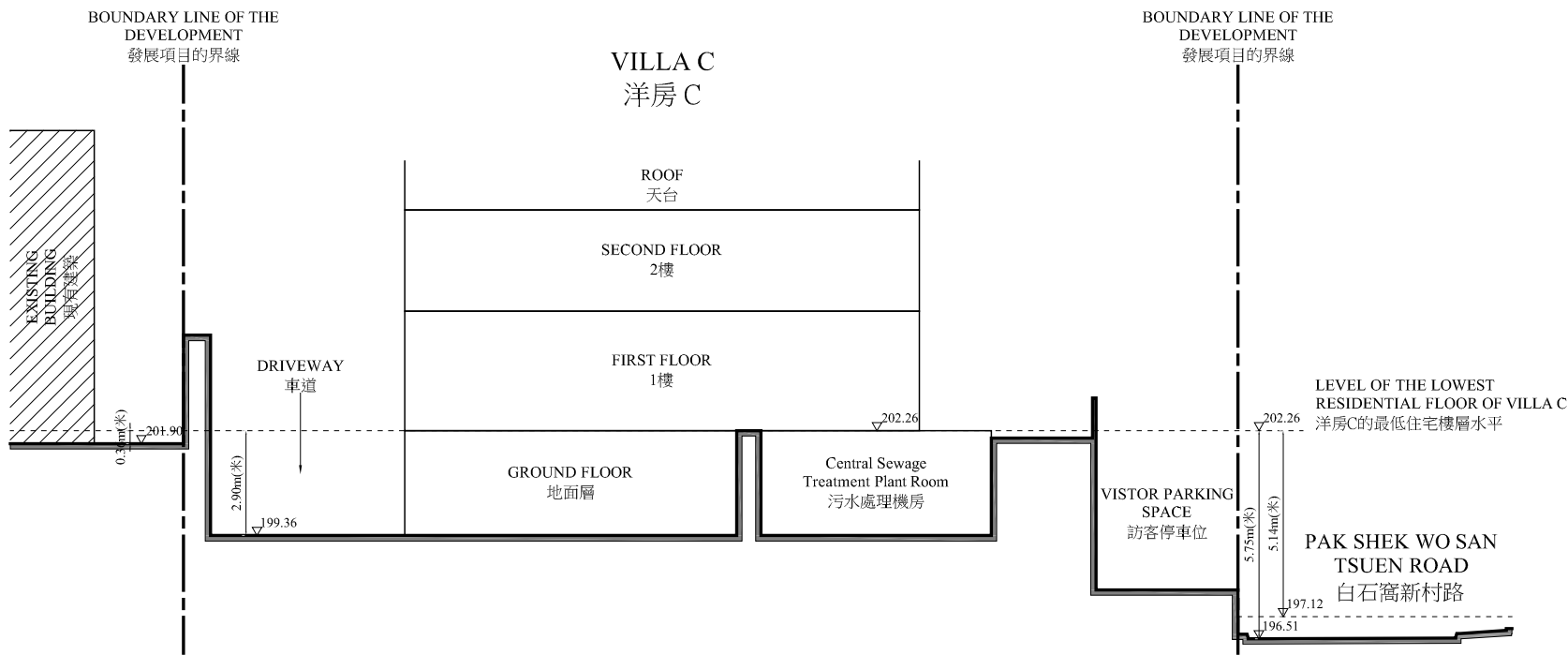
The part of Pak Shek Wo San Tsuen Road adjacent to Villa B is 197.51 to 197.90 metres above the Hong Kong Principal Datum.
毗鄰洋房B的一段白石窩新村路為香港主水平基準以上197.51至197.90米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

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

Cross-Section S4
橫截面圖 S4



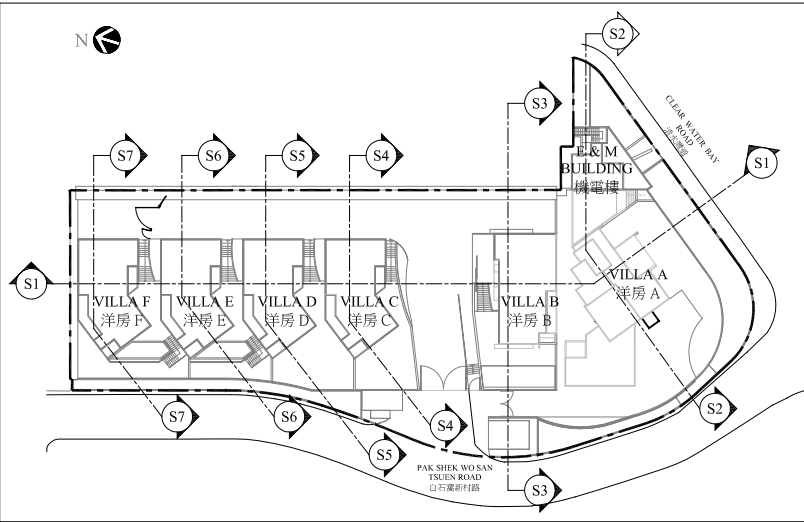
KEY PLAN
示意圖



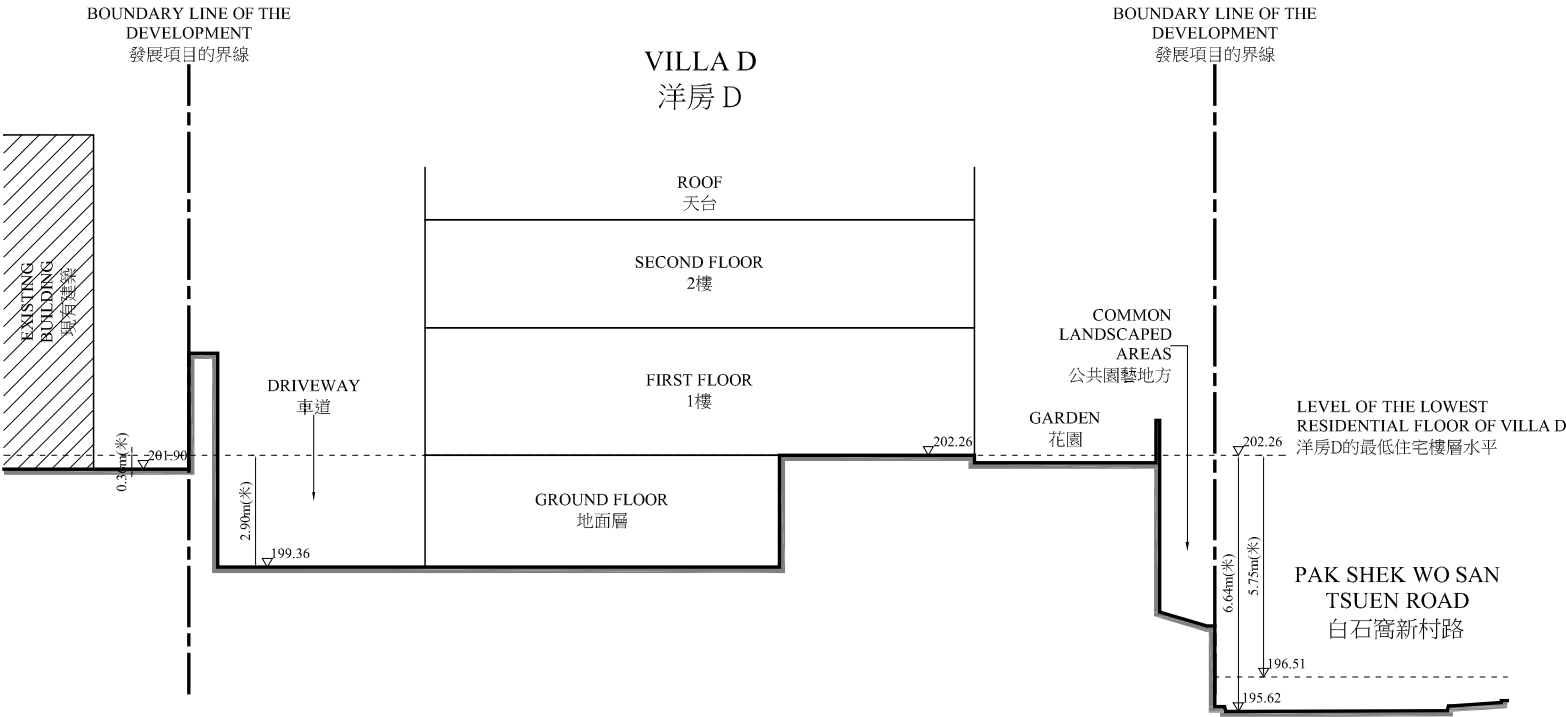
The part of Pak Shek Wo San Tsuen Road adjacent to Villa C is 196.51 to 197.12 metres above the Hong Kong Principal Datum.
毗鄰洋房C的一段白石窩新村路為香港主水平基準以上196.51至197.12米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

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

Cross-Section S5
橫截面圖 S5



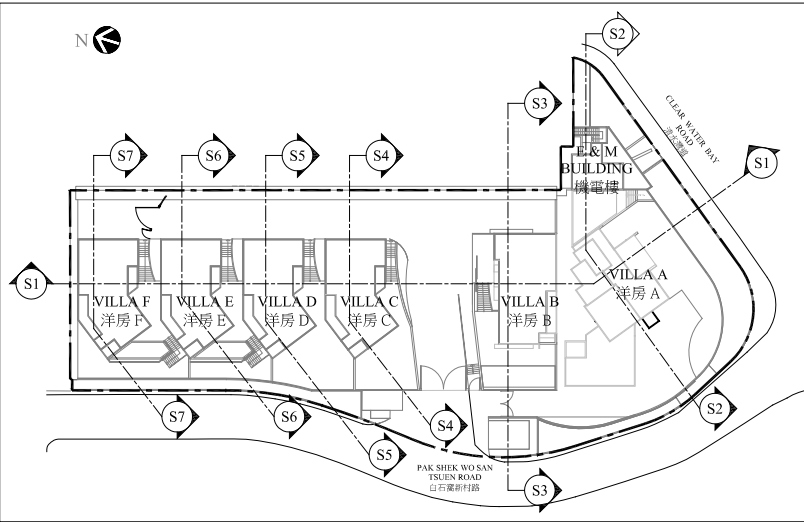
KEY PLAN
示意圖



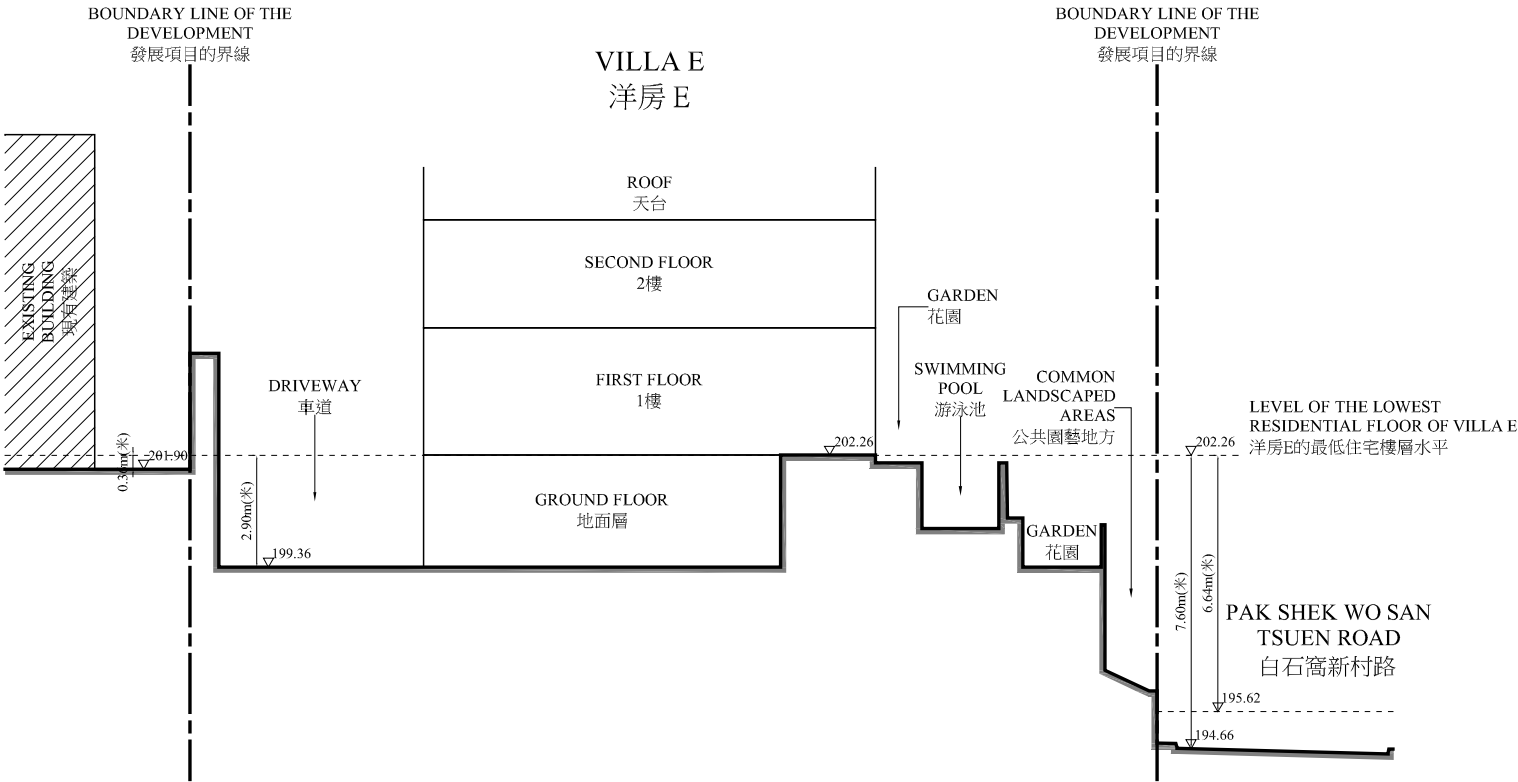
The part of Pak Shek Wo San Tsuen Road adjacent to Villa D is 195.62 to 196.51 metres above the Hong Kong Principal Datum.
毗鄰洋房D的一段白石窩新村路為香港主水平基準以上195.62至196.51米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

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

Cross-Section S6
橫截面圖 S6



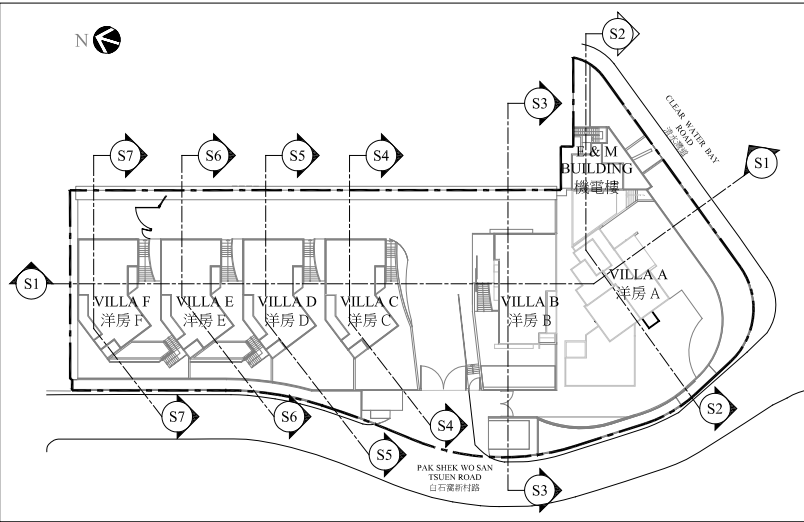
KEY PLAN
示意圖



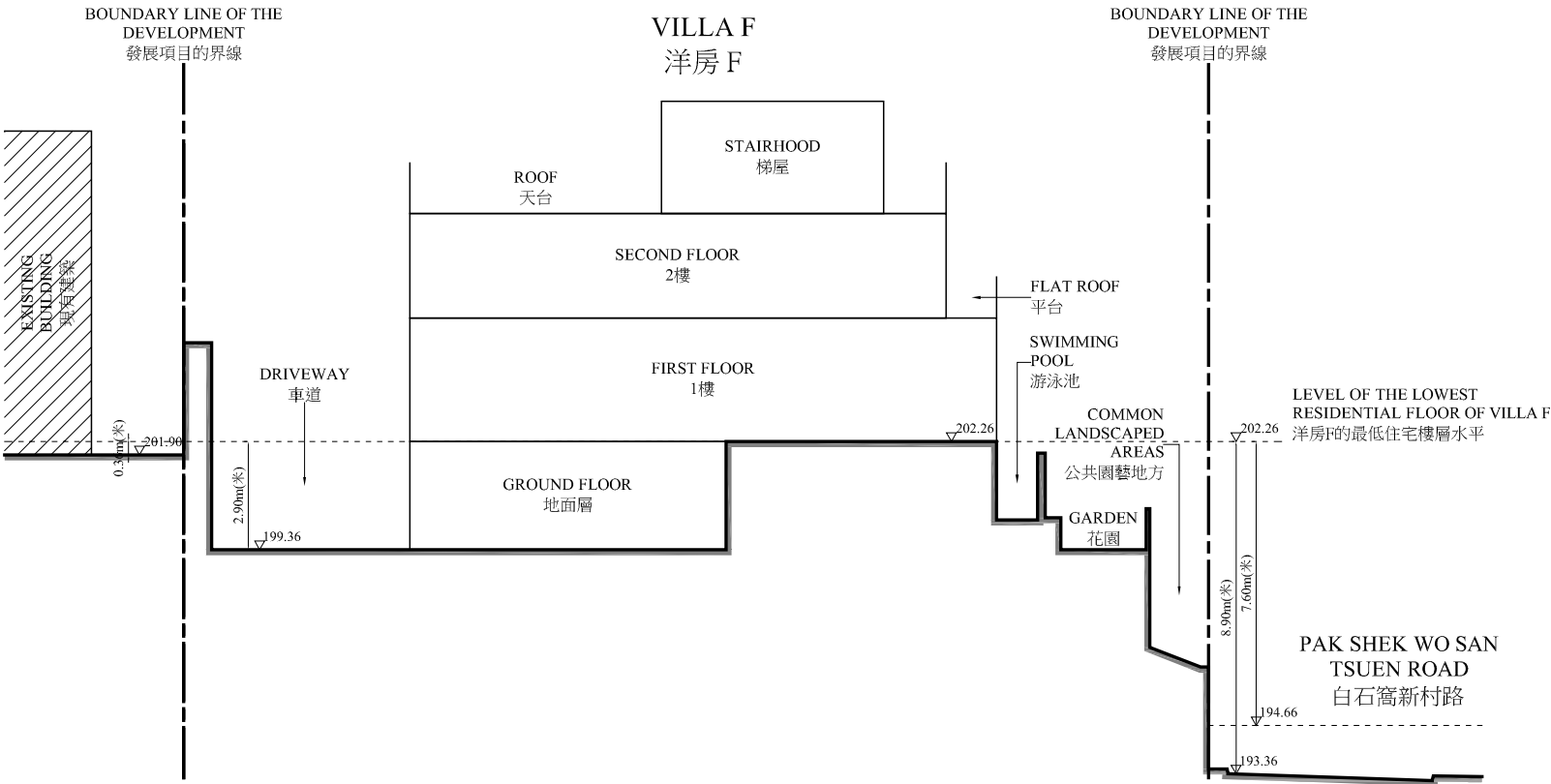
The part of Pak Shek Wo San Tsuen Road adjacent to Villa E is 194.66 to 195.62 metres above the Hong Kong Principal Datum.
毗鄰洋房E的一段白石窩新村路為香港主水平基準以上194.66至195.62米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

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

Cross-Section S7
橫截面圖 S7

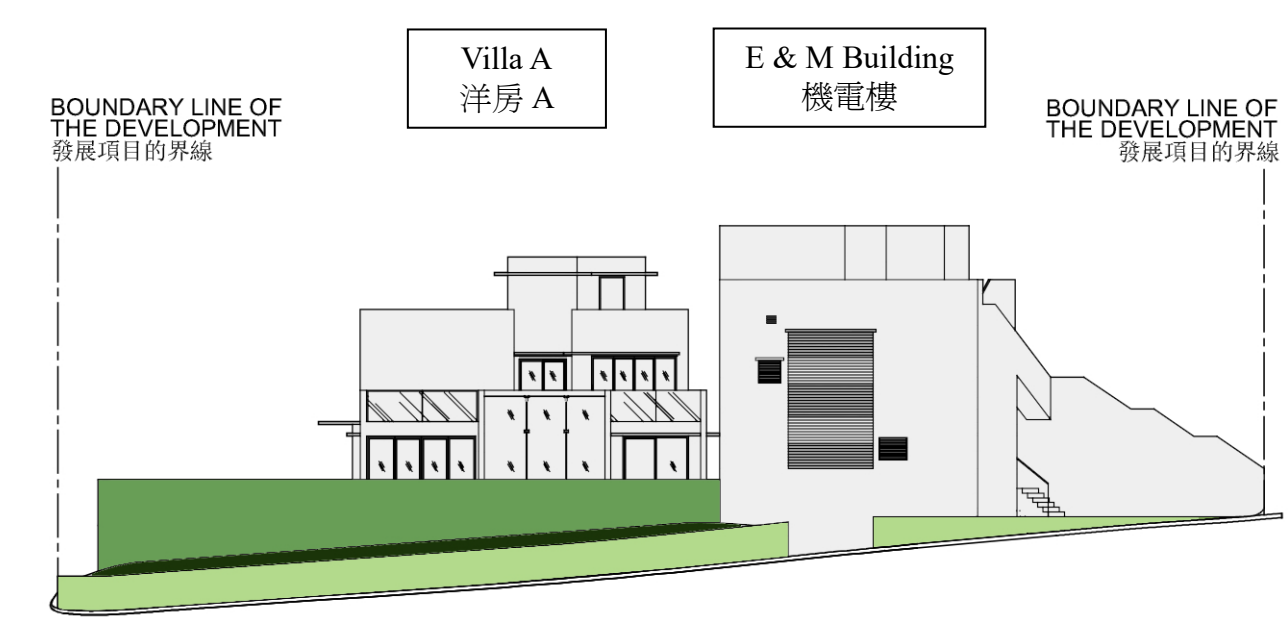


KEY PLAN
示意圖

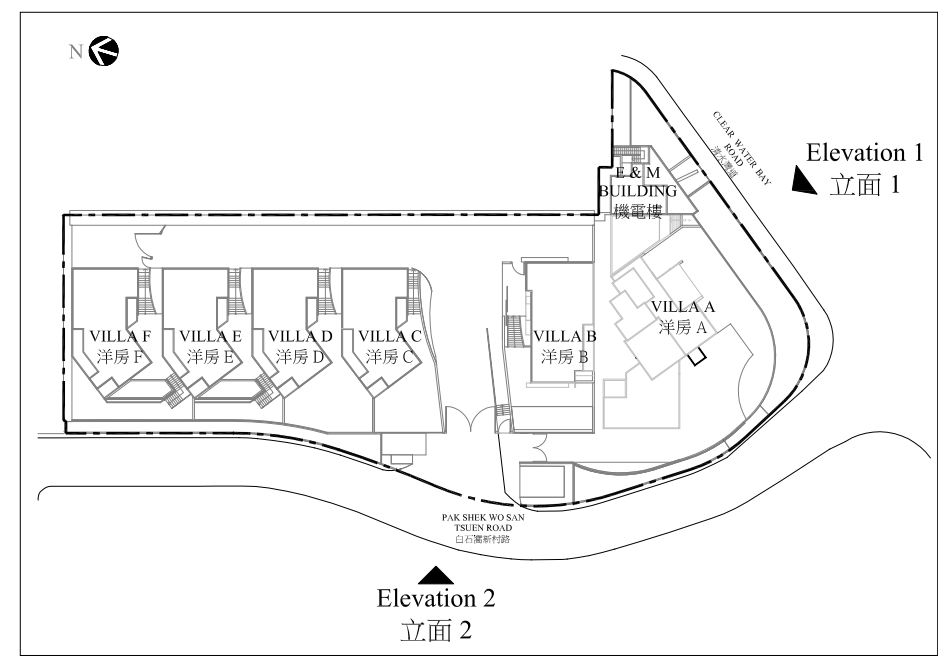


The part of Pak Shek Wo San Tsuen Road adjacent to Villa F is 193.36 to 194.66 metres above the Hong Kong Principal Datum.
毗鄰洋房F的一段白石窩新村路為香港主水平基準以上193.36至194.66米。
Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

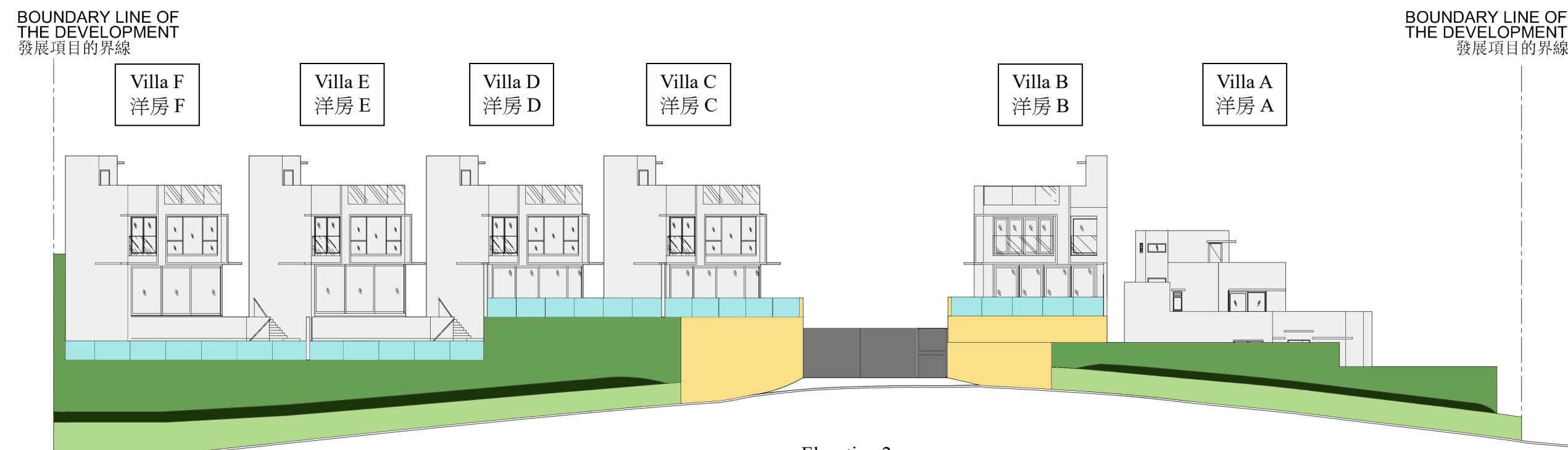
ELEVATION PLAN 立面圖



Elevation 1
立面圖 1



KEY PLAN
示意圖



Elevation 2
立面圖 2

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

1. are prepared on the basis of the approved building plans for the Development as of 23 February 2016 and 31 March 2016 ;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以 2016 年 2 月 23 日及 2016 年 3 月 31 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

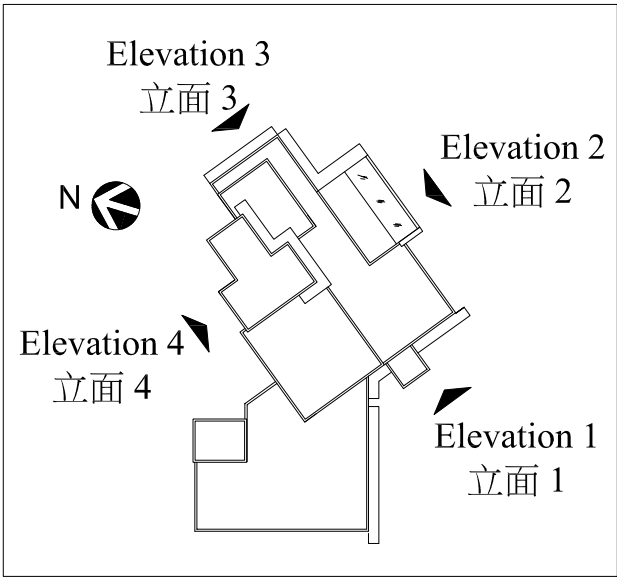
Villa A
洋房 A



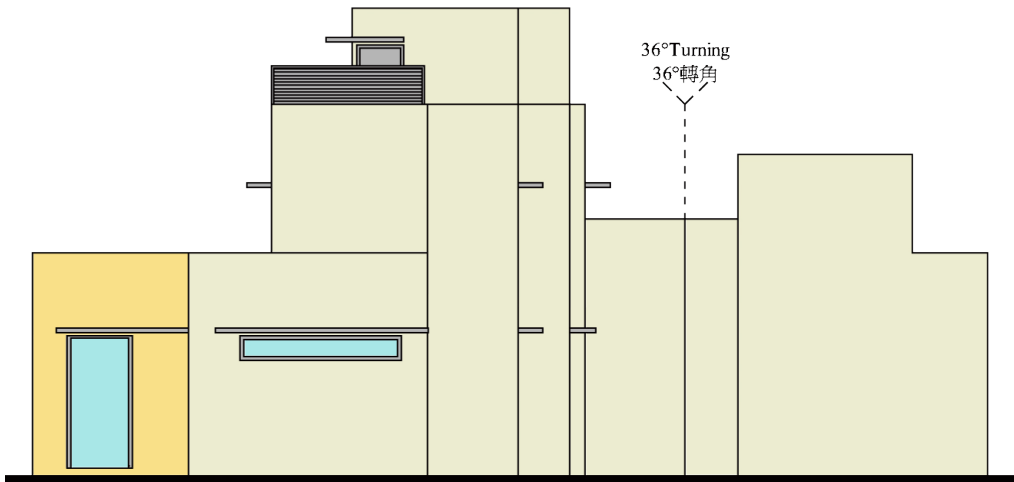
Elevation 1
立面圖 1



Elevation 2
立面圖 2



KEY PLAN
示意圖



Elevation 3
立面圖 3



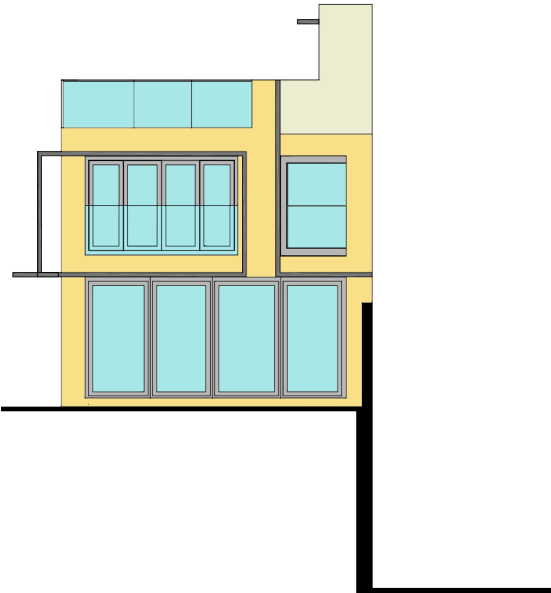
Elevation 4
立面圖 4

The Authorized Person for the Development has certified that the elevations shown on this plan :
1. are prepared on the basis of the approved building plans for the Development as of 31 March 2016;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以 2016 年 3 月 31 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

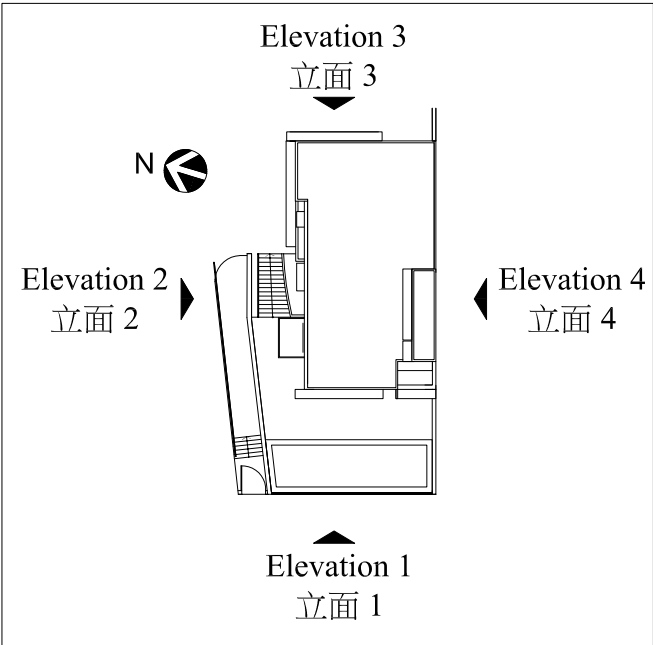
Villa B
洋房 B



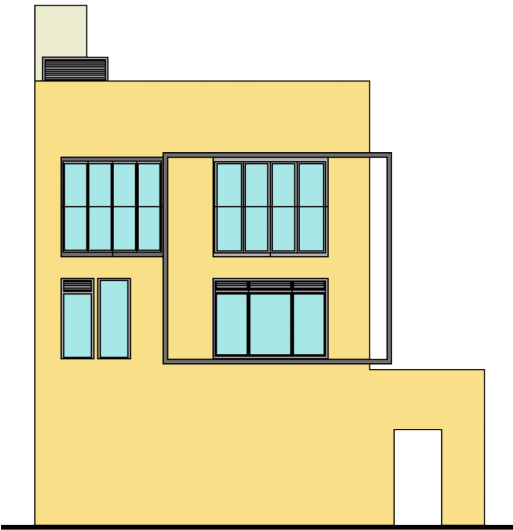
Elevation 1
立面圖 1



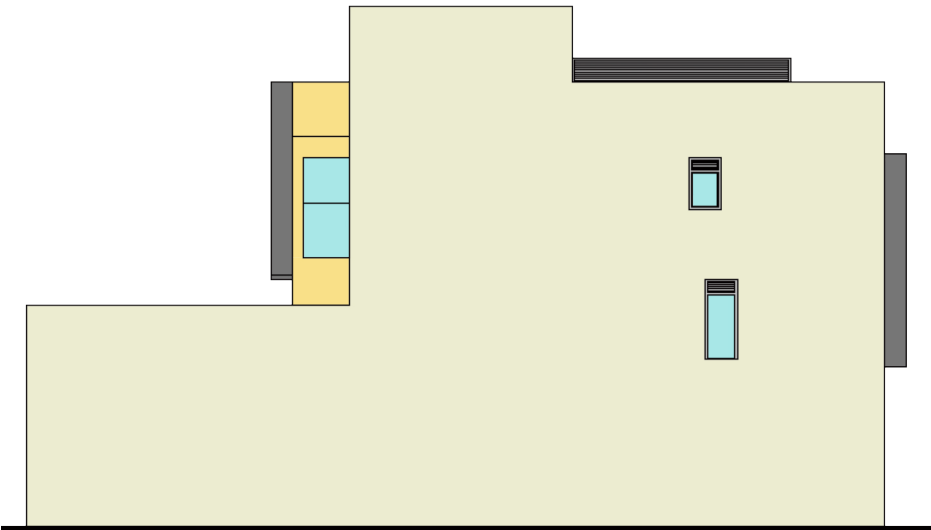
Elevation 2
立面圖 2



KEY PLAN
示意圖



Elevation 3
立面圖 3



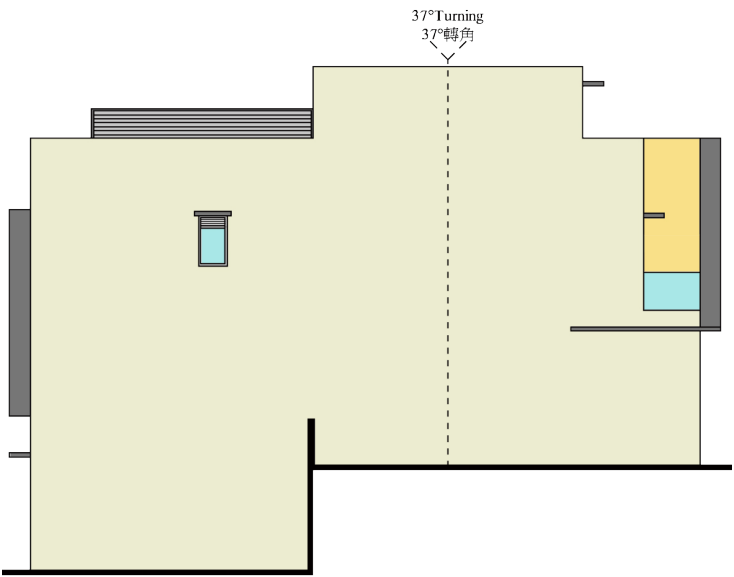
Elevation 4
立面圖 4

The Authorized Person for the Development has certified that the elevations shown on this plan :
1. are prepared on the basis of the approved building plans for the Development as of 31 March 2016;
2. are in general accordance with the outward appearance of the Development.

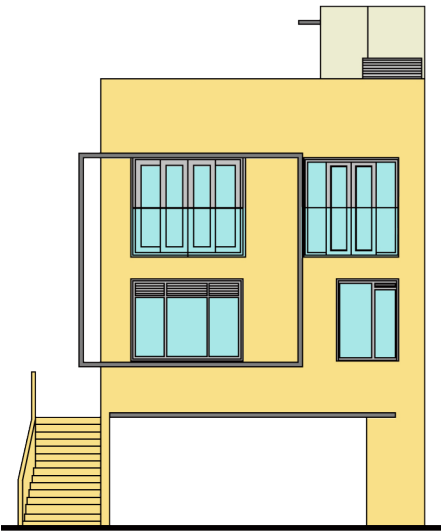
發展項目的認可人士已證明本圖所顯示的立面：
1. 以 2016 年 3 月 31 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

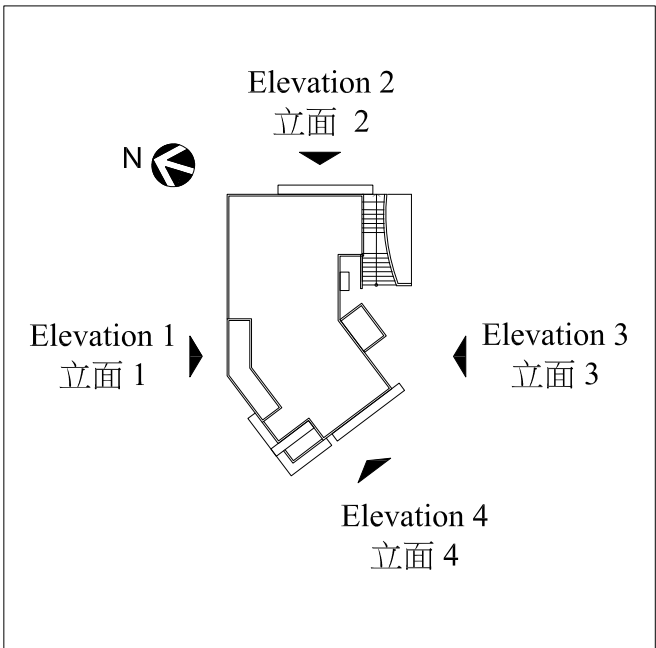
Villa C & Villa D
洋房 C 及 洋房 D



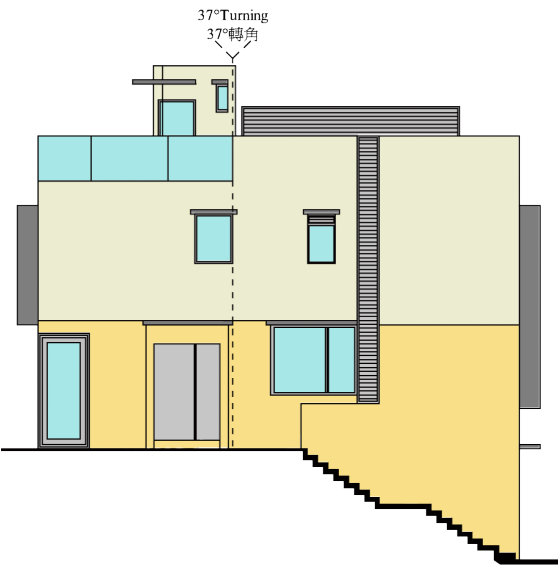
Elevation 1
立面圖 1



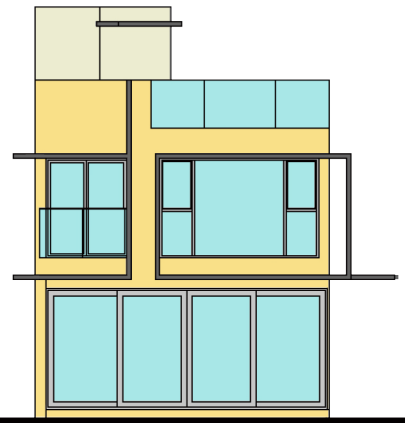
Elevation 2
立面圖 2



KEY PLAN
示意圖



Elevation 3
立面圖 3



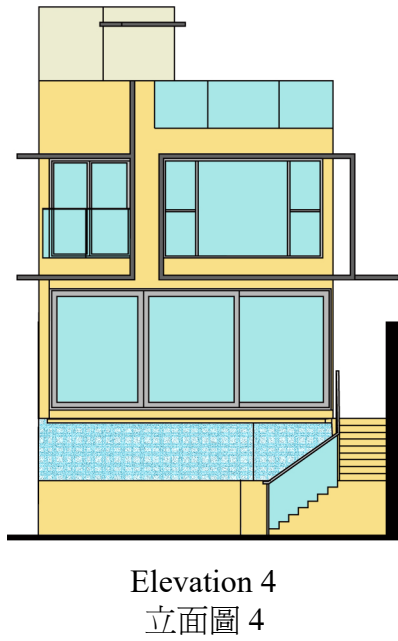
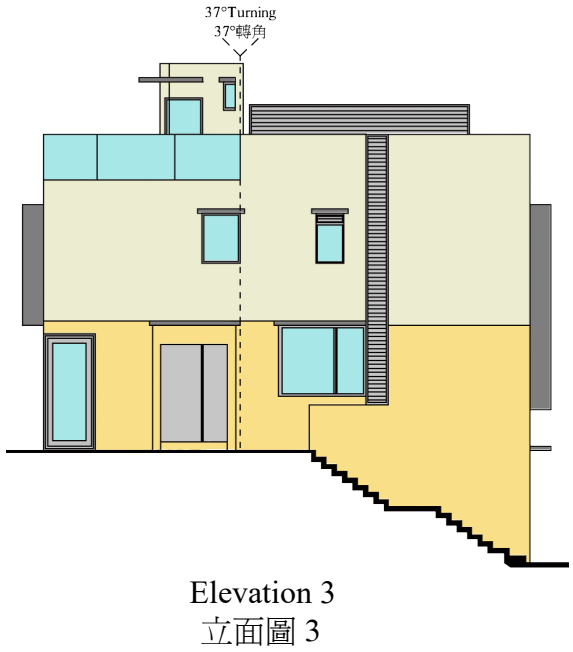
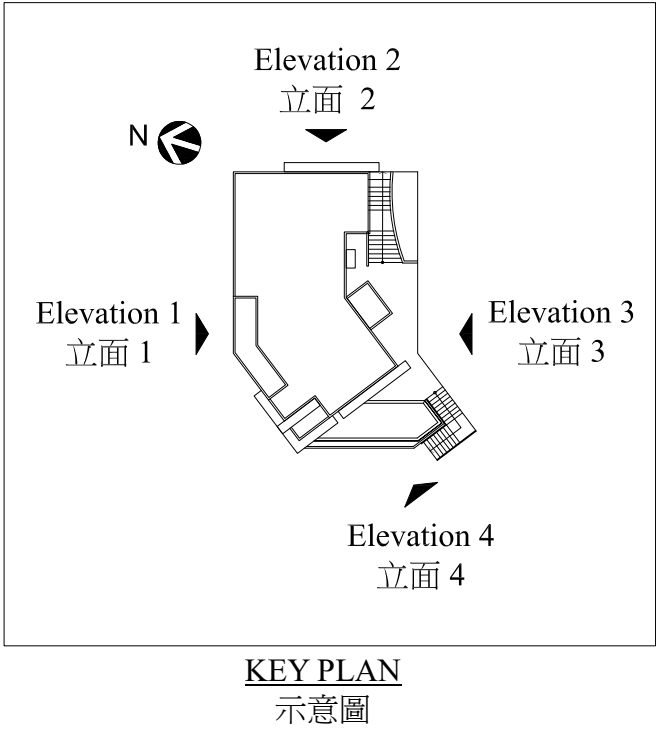
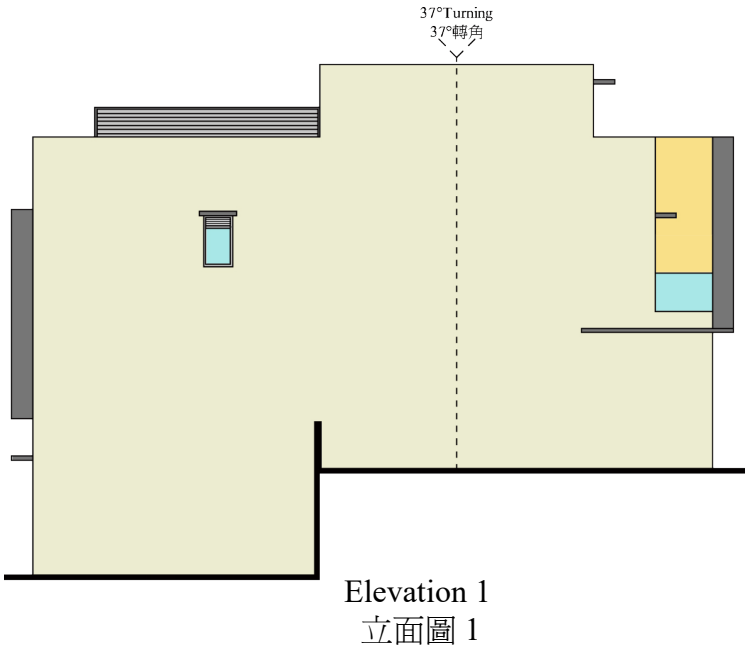
Elevation 4
立面圖 4

The Authorized Person for the Development has certified that the elevations shown on this plan :
1. are prepared on the basis of the approved building plans for the Development as of 23 February 2016;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以 2016 年 2 月 23 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

Villa E
洋房 E



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

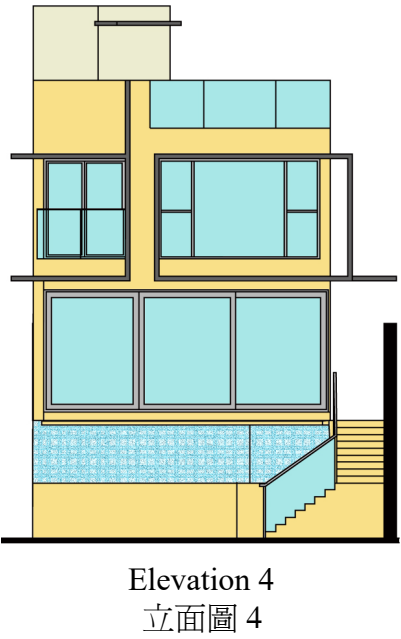
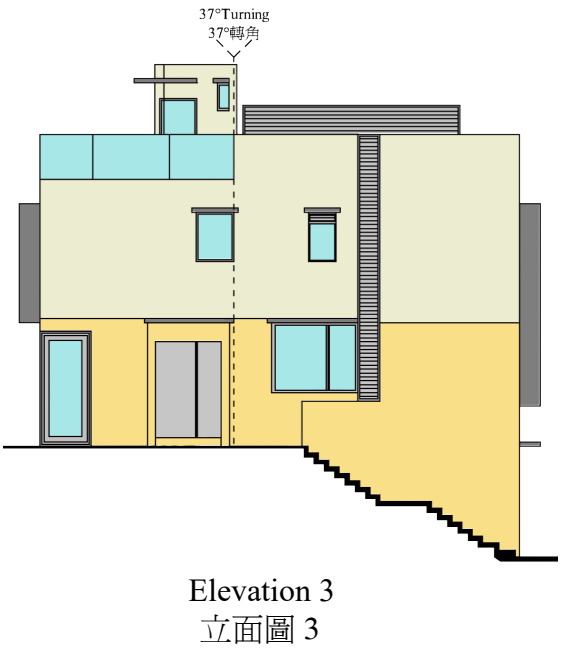
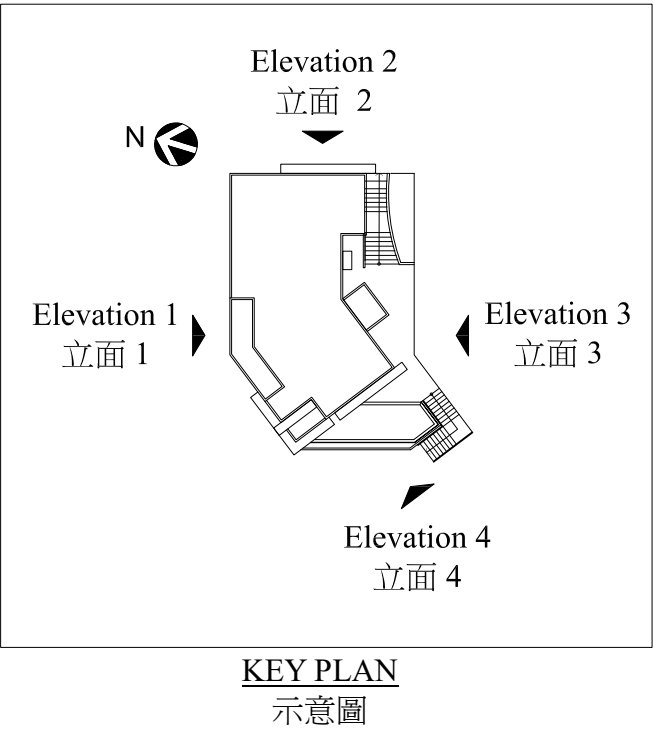
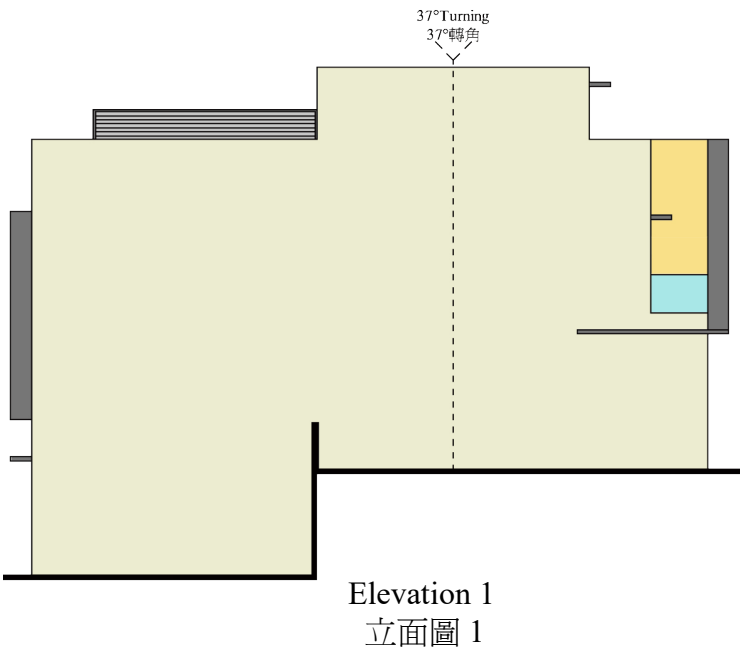
1. are prepared on the basis of the approved building plans for the Development as of 23 February 2016;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以 2016 年 2 月 23 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

ELEVATION PLAN 立面圖

Villa F
洋房 F



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

1. are prepared on the basis of the approved building plans for the Development as of 23 February 2016;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以 2016 年 2 月 23 日此發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該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

Common Facilities 公用設施		Area 面積		Total Area 總面積	
		sq. m. 平方米	sq. ft. 平方尺	sq. m. 平方米	sq. ft. 平方尺
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）	Covered 有上蓋	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	Uncovered 沒有上蓋	Not applicable 不適用	Not applicable 不適用		
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）	Covered 有上蓋	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	Uncovered 沒有上蓋	Not applicable 不適用	Not applicable 不適用		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或其他名稱）	Covered 有上蓋	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用	Not applicable 不適用
	Uncovered 沒有上蓋	Not applicable 不適用	Not applicable 不適用		

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

1.

A copy of the Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk
2.

A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold. The inspection is free of charge.
1.

備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk
2.

指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

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



VILLA A, VILLA B & VILLA F 洋房 A、洋房 B 及洋房 F			
Item	細項	Description	描述
1. Exterior finishes 外部裝修物料			
(a) External wall	外牆	External wall of the house is finished with natural stones, ceramic tiles and aluminium cladding.	洋房外牆鋪砌天然石、瓷磚及鋁質飾面。
(b) Window	窗	(1) All windows are fitted with aluminium window frame with fluorocarbon coating. (2) Windows in Living and Dining Room, all Bedrooms and Maid Room are fitted with double glazed clear glass. (3) Windows in Kitchen are fitted with double glazed clear glass and aluminium louvre. (4) Windows in all Bathrooms are fitted with double glazed obscured glass and aluminium louvre (except Bathroom 1 of Villa F). (5) Window in Power Room (Villa B only) is fitted with double glazed obscured glass and aluminium louvre. (6) Windows in Toilet (Villa B & Villa F only) are fitted with double glazed obscured glass and aluminium louvre.	(1) 所有窗戶採用氟碳噴塗鋁質窗框。 (2) 客飯廳、所有睡房及工人房的窗戶採用雙層透明玻璃。 (3) 廚房的窗戶採用雙層透明玻璃及鋁質百葉。 (4) 所有浴室的窗戶採用雙層不透明玻璃及鋁質百葉（洋房 F 的浴室 1 除外）。 (5) 化裝間的窗戶（只限洋房 B）採用雙層不透明玻璃及鋁質百葉。 (6) 廁所的窗戶（只限洋房 B 及洋房 F）採用雙層不透明玻璃及鋁質百葉。
(c) Bay window	窗台	Nil	沒有
(d) Planter	花槽	Planter on Roof (Villa B & Villa F only) : Externally finished with ceramic tiles.	天台花槽（只限洋房 B 及洋房 F）：花槽外鋪砌瓷磚。
(e) Verandah or balcony	陽台或露台	No verandah or balcony	沒有陽台或露台
(f) Drying facilities for clothing	乾衣設施	Nil	沒有
2. Internal finishes 室內裝修物料			
(a) Lobby	大堂	Nil	沒有
(b) Internal wall and ceiling	內牆及天花板	(1) Wall (a) Living and Dining Room : • Villa A : Painted with emulsion paint. • Villa B : Finished with wallpaper and painted with emulsion paint and fitted with wooden built-in TV cabinet. • Villa F : Painted with emulsion paint and fitted with wooden built-in TV cabinet. (b) All Bedrooms : • Villa A & Villa F : Painted with emulsion paint. • Villa B : Finished with wallpaper. (c) Maid Room : Painted with emulsion paint. (2) Ceiling (a) Living and Dining Room : • Painted with emulsion paint. • Fitted with glass skylight feature (Villa A only). • Fitted with gypsum board bulkhead in some areas of the ceiling. (b) All Bedrooms : • Painted with emulsion paint. • Fitted with gypsum board bulkhead in some areas of the ceiling. (c) Maid Room : • Painted with emulsion paint. • Fitted with gypsum board bulkhead in some areas of the ceiling.	(1) 牆身 (a) 客廳及飯廳： • 洋房 A：髹上乳膠漆。 • 洋房 B：貼牆紙及髹上乳膠漆，並裝置木製嵌入式電視櫃。 • 洋房 F：髹上乳膠漆，並裝置木製嵌入式電視櫃。 (b) 所有睡房： • 洋房 A 及洋房 F：髹上乳膠漆。 • 洋房 B：貼牆紙。 (c) 工人房：髹上乳膠漆。 (2) 天花 (a) 客廳及飯廳： • 髹上乳膠漆。 • 裝設玻璃天窗組合（只限洋房 A）。 • 部份天花位置裝設石膏板假樑。 (b) 所有睡房： • 髹上乳膠漆。 • 部份天花位置裝設石膏板假樑。 (c) 工人房： • 髹上乳膠漆。 • 部份天花位置裝設石膏板假樑。
(c) Internal floor	內部地板	(1) Living and Dining Room : Finished with natural stone for floor and skirting. (2) All Bedrooms : Finished with engineered timber floorings with timber skirting and with natural stone borders along windows and areas connecting to Flat Roofs. (3) Maid Room : Finished with porcelain tiles.	(1) 客廳及飯廳：地台及牆腳線鋪砌天然石。 (2) 所有睡房：地台鋪砌複合地板配以木牆腳線，另沿窗邊及連接平台部份以天然石鑲邊。 (3) 工人房：地台鋪砌瓷磚。

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



VILLA A, VILLA B & VILLA F 洋房 A、洋房 B 及洋房 F			
Item	細項	Description	描述
(d) Bathroom	浴室	(1) Wall (where exposed) : (a) Master Bathroom : Finished with natural stone and glass mosaic tiles up to false ceiling. (b) Bathrooms 1 & 2 : Finished with natural stone up to false ceiling. (c) Powder Room (Villa B & Villa F only) : Finished with natural stone up to false ceiling. (d) Toilet : Finished with homogenous tiles up to ceiling. (2) Floor (where exposed) : (a) Master Bathroom and Bathrooms 1 & 2 : Finished with natural stone. (b) Powder Room (Villa B & Villa F only) : Finished with natural stone. (c) Toilet : Finished with homogenous tiles. (3) Ceiling : (a) Master Bathroom : Fitted with gypsum board false ceiling and glass skylight. (b) Bathrooms 1 & 2 : Fitted with gypsum board false ceiling. (c) Powder Room (Villa B & Villa F only) : Fitted with gypsum board false ceiling. (d) Toilet : Painted with emulsion paint.	(1) 牆身（外露部份）： (a) 主人浴室：鋪砌天然石及玻璃馬賽克飾面至假天花底。 (b) 浴室 1 及浴室 2：鋪砌天然石至假天花底。 (c) 化裝間（只限洋房 B 及洋房 F）：鋪砌天然石至假天花底。 (d) 廁所：鋪砌同質磚至天花底。 (2) 地台（外露部份）： (a) 主人浴室、浴室 1 及浴室 2：鋪砌天然石。 (b) 化裝間（只限洋房 B 及洋房 F）：鋪砌天然石。 (c) 廁所：鋪砌同質磚。 (3) 天花： (a) 主人浴室：裝設石膏板假天花及玻璃天窗。 (b) 浴室 1 及浴室 2：裝設石膏板假天花。 (c) 化裝間（只限洋房 B 及洋房 F）：裝設石膏板假天花。 (d) 廁所：髹上乳膠漆。
(e) Kitchen	廚房	(1) Wall (where exposed) : Finished with natural stone up to false ceiling. (2) Floor (where exposed) : Finished with natural stone. (3) Ceiling : Fitted with gypsum board false ceiling.	(1) 牆身（外露部份）：鋪砌天然石至假天花底。 (2) 地台（外露部份）：鋪砌天然石。 (3) 天花：裝設石膏板假天花。

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



VILLA A, VILLA B & VILLA F 洋房 A、洋房 B 及洋房 F			
Item	細項	Description	描述
3. Internal fittings 室內裝置			
(a) Doors	門	(1) Main Entrance door : Solid core timber door with fluorocarbon coating aluminium cladding and hardwood door frame and fitted with lockset, concealed door closer and door stopper. (2) Living and Dining Room door(s) (to Garden) : • Villa A : ~ Living Room door : Glass door with fluorocarbon coating aluminium door frame and fitted with lockset and door stopper. ~ Dining Room door : Glass sliding door with fluorocarbon coating aluminium door frame and fitted with lockset. • Villa B & Villa F : Glass sliding door with fluorocarbon coating aluminium door frame and fitted with lockset. (3) Living and Dining Room doors : • To Carport : Solid core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. • At staircase (Villa F only) : Hollow core timber sliding door with wood veneer. (4) Powder Room door (Villa B & Villa F only) : Solid core timber door with wood veneer, hardwood door frame and louvre and fitted with lockset and door stopper. (5) Bedroom doors : Solid core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (6) Bathroom doors : Solid core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (7) Flat Roof door(s) : • Villa A & Villa F : Glass sliding door with fluorocarbon coating aluminium door frame and fitted with lockset. • Villa B : Glass door with fluorocarbon coating aluminium door frame and fitted with lockset and door stopper. (8) Kitchen door (Villa B & Villa F only) : Solid core timber door with wood veneer and hardwood door frame and fitted with door stopper. (9) Roof door : Glass door with fluorocarbon coating aluminium door frame and fitted with lockset and door stopper. (10) Maid Room door : • Villa A : Solid core timber sliding door with plastic laminate finish and hardwood door frame and fitted with lockset. • Villa B & Villa F : Solid core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (11) Toilet door : • Villa A : Solid core timber sliding door with plastic laminate finish, hardwood door frame and louvre and fitted with lockset. • Villa B & Villa F : Obscured glass sliding door with lockset. (12) (Where applicable) Doors of Switch Room, Switch Cabinet, Water Tank & Pump Rooms, Pipe Duct, Filtration Plant Room, Hose Reel Cabinet and Gas Fitting Cabinet : Solid core timber door with plastic laminate finish and hardwood door frame and fitted with lockset and door stopper.	(1) 大門：氟碳噴塗鋁質飾面實心木門及實木門框，配置門鎖、嵌入式氣鼓及門擋。 (2) 客飯廳門（進出花園）： • 洋房 A： ~ 客廳門：玻璃門及氟碳噴塗鋁質門框，配置門鎖及門擋。 ~ 飯廳門：玻璃趟門及氟碳噴塗鋁質門框，配置門鎖。 • 洋房 B 及洋房 F：玻璃趟門及氟碳噴塗鋁質門框，配置門鎖。 (3) 客飯廳門： • 進出車房：木皮飾面實心木門及實木門框，配置門鎖及門擋。 • 於樓梯（只限洋房 F）：木皮飾面空心木趟門。 (4) 化裝間門（只限洋房 B 及洋房 F）：木皮飾面實心木門及實木門框連百葉，配置門鎖及門擋。 (5) 睡房門：木皮飾面實心木門及實木門框，配置門鎖及門擋。 (6) 浴室門：木皮飾面實心木門及實木門框，配置門鎖及門擋。 (7) 平台門： • 洋房 A 及洋房 F：玻璃趟門及氟碳噴塗鋁質門框，配置門鎖。 • 洋房 B：玻璃門及氟碳噴塗鋁質門框，配置門鎖及門擋。 (8) 廚房門（只限洋房 B 及洋房 F）：木皮飾面實心木門及實木門框，配置門擋。 (9) 天台門：玻璃門及氟碳噴塗鋁質門框，配置門鎖及門擋。 (10) 工人房門： • 洋房 A：塑板飾面實心木趟門及實木門框，配置門鎖。 • 洋房 B 及洋房 F：木皮飾面實心木門及實木門框，配置門鎖及門擋。 (11) 廁所門： • 洋房 A：塑板飾面實心木趟門及實木門框連百葉，配置門鎖。 • 洋房 B 及洋房 F：不透明玻璃趟門，配置門鎖。 (12)（如適用）電掣室門、電掣櫃門、水缸及水泵房門、管道槽門、濾水機房門、消防喉轆門及氣體裝置櫃門：塑板飾面實心木門及實木門框，配置門鎖及門擋。

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

VILLA A, VILLA B & VILLA F 洋房 A、洋房 B 及洋房 F			
Item	細項	Description	描述
(b) Bathroom	浴室	(1) Master Bathroom : - Fitted with mirror cabinet and natural stone counter-top. - Sanitary wares and fittings include freestanding "volcanic limestone" bathtub (1495mm(L) x 803mm(W) x 600mm(D)) with freestanding chrome plated waterspout, ceramic water closet, ceramic wash basins with chrome plated basin mixers, chrome plated hand shower set, chrome plated body jets, chrome plated rainshower, chrome plated towel hooks, chrome plated towel rails, chrome plated paper holder and waterproofing television. (2) Bathrooms 1 & 2 : - Fitted with mirror shelves and natural stone counter-top. - Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer, chrome plated hand shower set, chrome plated rainshower, chrome plated towel hook, chrome plated towel rails and chrome plated paper holder. (3) Powder Room (Villa B & Villa F only) : - Fitted with mirror shelves and natural stone counter-top. - Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer, chrome plated towel hook, chrome plated towel rail and chrome plated paper holder. (4) Toilet : - Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer and shower set and chrome plated paper holder. (5) Other fittings and equipment : Please refer to "Appliances Schedule".(6) Water supply system : Installed with copper pipes for cold and hot water supply system and UPVC pipes for flushing water supply system.	(1) 主人浴室： - 裝置鏡櫃及天然石枱面。 - 潔具及配件包括獨立式「volcanic limestone」浴缸（1495 毫米長 x 803 毫米寬 x 600 毫米深 ）配以獨立式鍍鉻浴缸水龍頭、陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭、鍍鉻花灑套裝、鍍鉻按摩噴咀、鍍鉻淋浴花灑、鍍鉻毛巾掛鉤、鍍鉻毛巾桿、鍍鉻廁紙架及防水電視。 (2) 浴室 1 及浴室 2： - 裝置鏡架及天然石枱面。 - 潔具及配件包括陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭、鍍鉻花灑套裝、鍍鉻淋浴花灑、鍍鉻毛巾掛鉤、鍍鉻毛巾桿及鍍鉻廁紙架。 (3) 化裝間（只限洋房 B 及洋房 F）： - 裝置鏡架及天然石枱面。 - 潔具及配件包括陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭、鍍鉻毛巾掛鉤、鍍鉻毛巾桿及鍍鉻廁紙架。 (4) 廁所： - 潔具及配件包括陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭連花灑套裝及鍍鉻廁紙架。 (5) 其他裝置及設備：請參閱「設備說明表」。(6) 供水系統：冷熱水供水系統採用銅喉管。沖廁供水系統採用膠喉管。
(c) Kitchen	廚房	(1) Sink unit : Stainless steel sink with chrome plated sink mixer.(2) Kitchen cabinet : - Villa A : Wooden kitchen cabinet with wood veneer and high glossy lacquer door panel and artificial stone counter-top. - Villa B & Villa F : Wooden kitchen cabinet with wood veneer and glass door panel and artificial stone counter-top. (3) Other fittings and equipment : Please refer to "Appliances Schedule".(4) Water supply system : Installed with copper pipes for cold and hot water supply system.	(1) 洗滌盆：不銹鋼洗滌盆配以鍍鉻洗滌盆水龍頭。(2) 廚櫃： - 洋房 A：木製廚櫃組合配木皮飾面及高光鋼琴漆門板連人造石枱面。 - 洋房 B 及洋房 F：木製廚櫃組合配木皮及玻璃飾面門板連人造石枱面。 (3) 其他裝置及設備：請參閱「設備說明表」。(4) 供水系統：冷熱水供水系統採用銅喉管。
(d) Bedroom	睡房	(1) Villa A : No fittings.(2) Villa B & Villa F : - Master Bedroom and Bedrooms 1 & 2 : Fitted with wooden built-in wardrobe. - Maid Room : Fitted with wooden built-in bunk bed with storage cabinet.	(1) 洋房 A：沒有裝置。(2) 洋房 B 及洋房 F： - 主人睡房、睡房 1 及睡房 2：裝置木製嵌入式衣櫃。 - 工人房：裝置木製嵌入式雙層睡牀連儲物櫃。
(e) Telephone	電話	(1) Connection points : Installed in Living and Dining Room and all Bedrooms.(2) Number and location of connection points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 接駁點：客飯廳及所有睡房均裝有電話插座。(2) 接駁點的位置及數目：請參閱「機電裝置數量說明表」。
(f) Aerials	天線	(1) Connection points : Installed with TV/FM outlets in Living and Dining Room, Master Bathroom and all Bedrooms.(2) Number and location of connection points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 接駁點：客飯廳、主人浴室及所有睡房均裝有電視及電台接收插座。(2) 接駁點的位置及數目：請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	(1) Electricity fittings (including safety devices) : Provided with three-phase electricity supply with miniature circuit breakers distribution board completed with residual-current device.(2) Conduits : Fitted with conduit wiring concealed in walls or enclosed in false ceilings or bulkheads or cabinets for lightings and power points.(3) Number and location of power points and air conditioner points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 供電附件（包括安全裝置）：提供三相電力配電箱並裝置有漏電斷路器。(2) 導管：照明及電插座之導管暗藏於牆身或置於假天花、假樑或櫃內。(3) 電插座及空調機接駁點的位置及數目：請參閱「機電裝置數量說明表」。

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



VILLA A, VILLA B & VILLA F 洋房 A、洋房 B 及洋房 F			
Item	細項	Description	描述
(h) Gas supply	氣體供應	Nil	沒有
(i) Washing machine connection point	洗衣機接駁點	(1) Design : Drain point and water point are provided. (2) Location of connection point : Roof.	(1) 設計：設置來水及去水接駁點。 (2) 接駁點的位置：天台。
(j) Water supply	供水	(1) Copper pipes are used for cold and hot water supply system. (2) UPVC pipes are used for flushing water supply system. (3) Water pipes are concealed in walls or enclosed in false ceilings or bulkheads or cabinets.	(1) 冷熱水供水系統採用銅喉管。 (2) 沖廁供水系統採用膠喉管。 (3) 水管暗藏於牆身或置於假天花、假樑或櫃內。
4. Miscellaneous 雜項			
(a) Lifts	升降機	Nil	沒有
(b) Letter box	信箱	Galvanized mild steel letter box is provided.	設置鍍鋅軟鋼信箱。
(c) Refuse collection	垃圾收集	Collection point to be designated by the Manager.	垃圾收集點由管理人指定。
(d) Water meter, electricity meter and gas meter	水錶、電錶及氣體錶	(1) Water meter : Separate water meter for individual house is provided at water meter room. (2) Electricity meter : Separate electricity meter for individual house is provided at main switch room. (3) Gas meter : Not applicable	(1) 水錶：每座洋房之獨立水錶裝於水錶房。 (2) 電錶：每座洋房之獨立電錶裝於總電掣室。 (3) 氣體錶：不適用
5. Security facilities 保安設施			
Security system and equipment	保安系統及設施	(1) CCTV security system is provided along boundary fence wall. (2) Video door phone system : • Villa A : Installed at Kitchen and 1/F corridor. • Villa B & Villa F : Installed at Kitchen and 2/F corridor.	(1) 邊界圍牆裝有閉路電視系統。 (2) 視像對講機系統： • 洋房 A：設於廚房及 1 樓走廊。 • 洋房 B 及洋房 F：設於廚房及 2 樓走廊。
6. Appliances 設備			
For appliances brand name and model number, please refer to "Appliances Schedule". 有關設備品牌及產品型號，請參閱「設備說明表」。			

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



VILLA C, VILLAD & VILLAE 洋房 C、洋房 D 及洋房 E			
Item	細項	Description	描述
1. Exterior finishes 外部裝修物料			
(a) External wall	外牆	External wall of the house is finished with natural stones, ceramic tiles and aluminium cladding.	洋房外牆鋪砌天然石、瓷磚及鋁質飾面。
(b) Window	窗	(1) All windows are fitted with aluminium window frame with fluorocarbon coating. (2) Windows in Living and Dining Room, all Bedrooms and Maid Room are fitted with double glazed clear glass. (3) Windows in Kitchen are fitted with double glazed clear glass and aluminium louvre. (4) Windows in all Bathrooms are fitted with double glazed obscured glass and aluminium louvre. (5) Windows in Toilet are fitted with double glazed obscured glass and aluminium louvre.	(1) 所有窗戶採用氟碳噴塗鋁質窗框。 (2) 客飯廳、所有睡房及工人房的窗戶採用雙層透明玻璃。 (3) 廚房的窗戶採用雙層透明玻璃及鋁質百葉。 (4) 所有浴室的窗戶採用雙層不透明玻璃及鋁質百葉。 (5) 廁所的窗戶採用雙層不透明玻璃及鋁質百葉。
(c) Bay window	窗台	Nil	沒有
(d) Planter	花槽	Planter on Roof : Externally finished with ceramic tiles.	天台花槽：花槽外鋪砌瓷磚。
(e) Verandah or balcony	陽台或露台	No verandah or balcony	沒有陽台或露台
(f) Drying facilities for clothing	乾衣設施	Nil	沒有
2. Internal finishes 室內裝修物料			
(a) Lobby	大堂	Nil	沒有
(b) Internal wall and ceiling	內牆及天花板	(1) Wall (a) Living and Dining Room : Finished with cement lime plastering. (b) All Bedrooms : Finished with cement lime plastering. (c) Maid Room : Finished with cement lime plastering. (2) Ceiling (a) Living and Dining Room : Finished with cement lime plastering. (b) All Bedrooms : Finished with cement lime plastering. (c) Maid Room : Finished with cement lime plastering.	(1) 牆身 (a) 客廳及飯廳：英灰批盪。 (b) 所有睡房：英灰批盪。 (c) 工人房：英灰批盪。 (2) 天花 (a) 客廳及飯廳：英灰批盪 (b) 所有睡房：英灰批盪。 (c) 工人房：英灰批盪。
(c) Internal floor	內部地板	(1) Living and Dining Room : Finished with cement sand screeding. (2) All Bedrooms : Finished with cement sand screeding. (3) Maid Room : Finished with cement sand screeding.	(1) 客廳及飯廳：英泥沙批盪。 (2) 所有睡房：英泥沙批盪。 (3) 工人房：英泥沙批盪。
(d) Bathroom	浴室	(1) Wall : Finished with cement sand screeding. (2) Floor : Finished with cement sand screeding. (3) Ceiling : Finished with cement sand screeding. Fitted with glass skylight for Master Bathroom only.	(1) 牆身：英泥沙批盪。 (2) 地台：英泥沙批盪。 (3) 天花：英泥沙批盪。主人浴室裝設玻璃天窗。
(e) Kitchen	廚房	(1) Wall : Finished with cement sand screeding. (2) Floor : Finished with cement sand screeding. (3) Ceiling : Finished with cement sand screeding.	(1) 牆身：英泥沙批盪。 (2) 地台：英泥沙批盪。 (3) 天花：英泥沙批盪。

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



VILLA C, VILLAD & VILLAE 洋房 C、洋房 D 及洋房 E			
Item	細項	Description	描述
3. Internal fittings 室內裝置			
(a) Doors	門	(1) Main Entrance door : Solid core timber door with fluorocarbon coating aluminium cladding and hardwood door frame and fitted with lockset, concealed door closer and door stopper. (2) Living and Dining Room door (to Garden) : Glass sliding door with fluorocarbon coating aluminium door frame and fitted with lockset. (3) Living and Dining Room doors (to Carport) : Solid core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (4) Powder Room door : Hollow core timber door with wood veneer, hardwood door frame and louvre and fitted with lockset and door stopper. (5) Bedroom doors : Hollow core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (6) Bathroom doors : Hollow core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (7) Flat Roof door : Glass sliding door with fluorocarbon coating aluminium door frame and fitted with lockset. (8) Kitchen door : Solid core timber door with wood veneer and hardwood door frame and fitted with door stopper. (9) Roof door : Glass door with fluorocarbon coating aluminium door frame and fitted with lockset and door stopper. (10) Maid Room door : Hollow core timber door with wood veneer and hardwood door frame and fitted with lockset and door stopper. (11) Toilet door : Hollow core timber sliding door with wood veneer and hardwood door frame. (12) Doors of Switch Room, Water Tank & Pump Room and Gas Fitting Cabinet : Solid core timber door with plastic laminate finish and hardwood door frame and fitted with lockset and door stopper.	(1) 大門：氟碳噴塗鋁質飾面實心木門及實木門框，配置門鎖、嵌入式氣鼓及門擋。 (2) 客飯廳門（進出花園）：玻璃趟門及氟碳噴塗鋁質門框，配置門鎖。 (3) 客飯廳門（進出車房）：木皮飾面實心木門及實木門框，配置門鎖及門擋。 (4) 化裝間門：木皮飾面空心木門及實木門框連百葉，配置門鎖及門擋。 (5) 睡房門：木皮飾面空心木門及實木門框，配置門鎖及門擋。 (6) 浴室門：木皮飾面空心木門及實木門框，配置門鎖及門擋。 (7) 平台門：玻璃趟門及氟碳噴塗鋁質門框，配置門鎖。 (8) 廚房門：木皮飾面實心木門及實木門框，配置門擋。 (9) 天台門：玻璃門及氟碳噴塗鋁質門框，配置門鎖及門擋。 (10) 工人房門：木皮飾面空心木門及實木門框，配置門鎖及門擋。 (11) 廁所門：木皮飾面空心木趟門及實木門框。 (12) 電掣室門、水缸及水泵房門及氣體裝置櫃門：塑板飾面實心木門及實木門框，配置門鎖及門擋。
(b) Bathroom	浴室	(1) Master Bathroom : Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer. (2) Bathrooms 1 & 2 : Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer. (3) Powder Room : Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer. (4) Toilet : Sanitary wares and fittings include ceramic water closet, ceramic wash basin with chrome plated basin mixer. (5) Other fittings and equipment : Please refer to "Appliances Schedule". (6) Water supply system : Installed with copper pipes for cold and hot water supply system and UPVC pipes for flushing water supply system.	(1) 主人浴室：潔具及配件包括陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭。 (2) 浴室 1 及浴室 2：潔具及配件包括陶瓷坐廁、陶瓷面盆配以鍍鉻面盆水龍頭。 (3) 化裝間：潔具及配件包括陶瓷坐廁、陶瓷面盆及鍍鉻面盆水龍頭。 (4) 廁所：潔具及配件包括陶瓷坐廁、陶瓷面盆及鍍鉻面盆水龍頭。 (5) 其他裝置及設備：請參閱「設備說明表」。 (6) 供水系統：冷熱水供水系統採用銅喉管。沖廁供水系統採用膠喉管。
(c) Kitchen	廚房	(1) Sink unit : Stainless steel sink with chrome plated sink mixer. (2) Kitchen cabinet : NIL (3) Other fittings and equipment : Please refer to "Appliances Schedule". (4) Water supply system : Installed with copper pipes for cold and hot water supply system.	(1) 洗滌盆：不銹鋼洗滌盆配以鍍鉻洗滌盆水龍頭。 (2) 廚櫃：沒有。 (3) 其他裝置及設備：請參閱「設備說明表」。 (4) 供水系統：冷熱水供水系統採用銅喉管。
(d) Bedroom	睡房	No fittings	沒有裝置
(e) Telephone	電話	(1) Connection points : Installed in Living and Dining Room and all Bedrooms. (2) Number and location of connection points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 接駁點：客飯廳及所有睡房均裝有電話插座。 (2) 接駁點的位置及數目：請參閱「機電裝置數量說明表」。

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

VILLA C, VILLAD & VILLAE 洋房 C、洋房 D 及洋房 E			
Item	細項	Description	描述
(f) Aerials	天線	(1) Connection points : Installed with TV/FM outlets in Living and Dining Room, Master Bathroom and all Bedrooms. (2) Number and location of connection points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 接駁點：客飯廳、主人浴室及所有睡房均裝有電視及電台接收插座。 (2) 接駁點的位置及數目：請參閱「機電裝置數量說明表」。
(g) Electrical installations	電力裝置	(1) Electricity fittings (including safety devices) : Provided with three-phase electricity supply with miniature circuit breakers distribution board completed with residual-current device. (2) Conduits : Fitted with conduit wiring concealed in walls for lightings and power points. (3) Number and location of power points and air conditioner points : Please refer to the "Schedule of Mechanical & Electrical Provision".	(1) 供電附件（包括安全裝置）：提供三相電力配電箱並裝置有漏電斷路器。 (2) 導管：照明及電插座之導管暗藏於牆身。 (3) 電插座及空調機接駁點的位置及數目：請參閱「機電裝置數量說明表」。
(h) Gas supply	氣體供應	Nil	沒有
(i) Washing machine connection point	洗衣機接駁點	(1) Design : Drain point and water point are provided. (2) Location of connection point : Roof.	(1) 設計：設置來水及去水接駁點。 (2) 接駁點的位置：天台。
(j) Water supply	供水	(1) Copper pipes are used for cold and hot water supply system. (2) UPVC pipes are used for flushing water supply system. (3) Water pipes are partly concealed in walls and partly exposed.	(1) 冷熱水供水系統採用銅喉管。 (2) 沖廁供水系統採用膠喉管。 (3) 部份水管暗藏於牆身，部份水管外露。
4. Miscellaneous 雜項			
(a) Lifts	升降機	Nil	沒有
(b) Letter box	信箱	Galvanized mild steel letter box is provided.	設置鍍鋅軟鋼信箱。
(c) Refuse collection	垃圾收集	Collection point to be designated by the Manager.	垃圾收集點由管理人指定。
(d) Water meter, electricity meter and gas meter	水錶、電錶及氣體錶	(1) Water meter : Separate water meter for individual house is provided at water meter room. (2) Electricity meter : Separate electricity meter for individual house is provided at main switch room. (3) Gas meter : Not applicable	(1) 水錶：每座洋房之獨立水錶裝於水錶房。 (2) 電錶：每座洋房之獨立電錶裝於總電掣室。 (3) 氣體錶：不適用
5. Security facilities 保安設施			
Security system and equipment	保安系統及設施	(1) CCTV security system is provided along boundary fence wall. (2) Video door phone system is installed at Kitchen and 2/F corridor.	(1) 邊界圍牆裝有閉路電視系統。 (2) 視像對講機系統設於廚房及 2 樓走廊。
6. Appliances 設備			
For appliances brand name and model number, please refer to "Appliances Schedule". 有關設備品牌及產品型號，請參閱「設備說明表」。			

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱 Model Number 產品型號					
		Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
SPLIT TYPE AIR-CONDITIONING SYSTEM 分體式空調							
Living and Dining room 客飯廳	Indoor unit 室內機	Daikin FTXS71FV MA8 (Quantity 數量：3)	Daikin FTXS71FV MA8 (Quantity 數量：3)	Daikin FTXS71FV MA8 (Quantity 數量：3)	Daikin FTXS71FV MA8 (Quantity 數量：3)	Daikin FTXS71FV MA8 (Quantity 數量：3)	Daikin FTXS71FV MA8 (Quantity 數量：3)
Master Bedroom 主人房		Daikin FTXS71FV MA8	Daikin FTXS71FV MA8	Daikin FTXS71FV MA8	Daikin FTXS71FV MA8	Daikin FTXS71FV MA8	Daikin FTXS71FV MA8
Bedroom 1 睡房 1		Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8
Bedroom 2 睡房 2		Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8
Kitchen 廚房		Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8	Daikin FTXS60FV MA8
Maid Room 工人房		Daikin FTXS35FV MA8	Daikin FTXS35FV MA8	Daikin FTXS35FV MA8	Daikin FTXS35FV MA8	Daikin FTXS35FV MA8	Daikin FTXS35FV MA8
Roof 天台	Outdoor unit 室外機	Daikin RXS71FVMA (Quantity 數量：4)	Daikin RXS71FVMA (Quantity 數量：4)	Daikin RXS71FVMA (Quantity 數量：4)	Daikin RXS71FVMA (Quantity 數量：4)	Daikin RXS71FVMA (Quantity 數量：4)	Daikin RXS71FVMA (Quantity 數量：4)
		Daikin RXS60FVMA (Quantity 數量：3)	Daikin RXS60FVMA (Quantity 數量：3)	Daikin RXS60FVMA (Quantity 數量：3)	Daikin RXS60FVMA (Quantity 數量：3)	Daikin RXS60FVMA (Quantity 數量：3)	Daikin RXS60FVMA (Quantity 數量：3)
		Daikin RXS35FVMA	Daikin RXS35FVMA	Daikin RXS35FVMA	Daikin RXS35FVMA	Daikin RXS35FVMA	Daikin RXS35FVMA
KITCHEN APPLIANCES 廚房設備							
Kitchen 廚房	Induction cooking hob 電煮食爐	Gaggenau VI230-134	Gaggenau VI230-134	Not provided 沒有提供	Not provided 沒有提供	Not provided 沒有提供	Gaggenau VI230-134
	LPG gas cooking hob 石油氣食爐	Gaggenau VG231-134F	Gaggenau VG231-134F				Gaggenau VG231-134F
		Gaggenau VG232-134F	Gaggenau VG232-134F				Gaggenau VG232-134F
	Electric oven 電焗爐	Gaggenau BO480-110	Gaggenau BOP211-110				Gaggenau BOP210-110
	Steam oven 蒸爐	Gaggenau BS484-111	Gaggenau BSP221-110				Gaggenau BSP220-110
	Microwave oven 微波爐	Gaggenau BMP224-110	Gaggenau BMP225-110				Gaggenau BMP224-110
	Refrigerator 雪櫃	Sub-Zero ICBBI-42S/S/TH	Sub-Zero ICBBI-42S/S/TH				Sub-Zero ICBBI-42S/S/TH
	Wine cellar 酒櫃	Sub-Zero ICBWS-30/S/TH-RH	Sub-Zero ICB424G/S/TH-RH				Sub-Zero ICB424G/S/TH-LH
	Cooker hood 抽油煙機	Gaggenau AW240-120	Gaggenau AW240-120				Gaggenau AW240-120
	Exhaust fan 抽氣扇	Panasonic FV-18NS3H	Panasonic FV-18NS3H				Panasonic FV-18NS3H
	Video door phone 對講機	Aiphone GT-IC-L & JK-DV	Aiphone GT-IC-L & JK-DV	Aiphone GT-IC-L & JK-DV	Aiphone GT-IC-L & JK-DV	Aiphone GT-IC-L & JK-DV	Aiphone GT-IC-L & JK-DV

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

APPLIANCES SCHEDULE 設備說明表

Location 位置	Appliances 設備	Brand Name 品牌名稱 Model Number 產品型號					
		Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
ELECTRIC WATER HEATER 電熱水爐							
Roof 天台	Electric water heater 電熱水爐	German Pool GPU-50 (Quantity 數量：2)	German Pool GPU-50 (Quantity 數量：2)	German Pool GPU-50 (Quantity 數量：2)	German Pool GPU-50 (Quantity 數量：2)	German Pool GPU-50 (Quantity 數量：2)	German Pool GPU-50 (Quantity 數量：2)
Kitchen 廚房		German Pool GPI-M6	German Pool GPI-M6	German Pool GPI-M6	German Pool GPI-M6	German Pool GPI-M6	German Pool GPI-M6
BATHROOM APPLIANCES 浴室設備							
Master Bathroom 主人浴室	Exhaust fan 抽氣扇	Panasonic FV-18NS3H	Panasonic FV-18NS3H	Panasonic FV-18NS3H	Panasonic FV-18NS3H	Panasonic FV-18NS3H	Panasonic FV-18NS3H
	Television set 電視機	JSA TMW15	JSA TMW15	Not provided 沒有提供	Not provided 沒有提供	Not provided 沒有提供	JSA TMW15
Bathroom 1 浴室 1	Exhaust fan 抽氣扇	Panasonic FV-18NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H
Bathroom 2 浴室 2	Exhaust fan 抽氣扇	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H
Powder Room 化裝間	Exhaust fan 抽氣扇	N/A 不適用	Panasonic FV-12NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H	Panasonic FV-15NS3H
Toilet 廁所	Exhaust fan 抽氣扇	Panasonic FV-12NS3H	Not provided 沒有提供	Not provided 沒有提供	Not provided 沒有提供	Not provided 沒有提供	Not provided 沒有提供
1/F Flat Roof 1 樓平台	Hydrospa 按摩浴池	Teuco Seaside 641 HA					
Note 備註： (1) The Vendor undertakes that if the appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed. 賣方承諾如發展項目中沒有安裝指明的品牌或產品型號的設備，會安裝品質相若的設備。 (2) Unless otherwise stated, the quantity of each of the above appliances is one (1). 除非特別註明，上述每項設備的數量均為壹部。							

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



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Location 位置	Description 描述	Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
Main Entrance 正門入口	Visitor panel 訪客對講機及門鈴裝置	1	1	1	1	1	1
Living and Dining Room 客飯廳	Lighting switch 燈掣	14	14	11	11	13	13
	Lighting point 燈位	4	16	6	6	6	7
	Single socket outlet 單位電插座	1	-	1	1	1	-
	Twin socket outlet 雙位電插座	4	5	7	7	7	5
	Fuse spur unit for curtain 菲士接線位供窗簾	2	1	3	3	3	2
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	3	3	3	3	3	3
	Telephone/internet connection point 電話/互聯網接駁點	2	2	3	3	3	2
	TV/FM connection point 電視/電台天線接駁點	2	2	3	3	3	2
Kitchen 廚房	Lighting switch 燈掣	3	2	2	2	2	2
	Lighting point 燈位	12	16	18	18	18	16
	Switch for exhaust air fan 抽氣扇開關掣	1	1	1	1	1	1
	Switch for electric water heater 電熱水爐開關掣	-	-	1	1	1	-
	Single socket outlet 單位電插座	-	-	3	3	3	-
	Twin socket outlet 雙位電插座	4	2	2	2	2	2
	Video door phone 視像對講機	1	1	1	1	1	1
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	1	1	1	1	1	1
	Fuse spur unit 菲士接線位	1	1	4	4	4	-
	Connection unit 接線位	-	-	-	-	-	-
Master Bedroom 主人睡房	Lighting switch 燈掣	6	2	7	7	7	7
	Lighting point 燈位	2	7	4	4	4	5
	Single socket outlet 單位電插座	-	1	-	-	-	-
	Twin socket outlet 雙位電插座	4	3	5	5	5	5
	Fuse spur unit for curtain 菲士接線位供窗簾	1	-	1	1	1	1
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	1	1	1	1	1	1
	Telephone/internet connection point 電話/互聯網接駁點	2	1	4	4	4	4
	TV/FM connection point 電視/電台天線接駁點	1	1	1	1	1	1
	Panic alarm button 緊急按鈕	1	1	1	1	1	1
Bedroom 1 睡房 1	Lighting switch 燈掣	2	1	1	1	1	1
	Lighting point 燈位	1	2	2	2	2	2
	Single socket outlet 單位電插座	-	1	1	1	1	1
	Twin socket outlet 雙位電插座	5	4	4	4	4	3
	Fuse spur unit for curtain 菲士接線位供窗簾	1	1	1	1	1	1
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	1	1	1	1	1	1
	Telephone/internet connection point 電話/互聯網接駁點	2	3	3	3	2	2
	TV/FM connection point 電視/電台天線接駁點	2	2	2	2	2	1
	Panic alarm button 緊急按鈕	1	1	1	1	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Location 位置	Description 描述	Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
Bedroom 2 睡房 2	Lighting switch 燈掣	3	1	1	1	1	1
	Lighting point 燈位	1	2	2	2	2	3
	Single socket outlet 單位電插座	1	1	1	1	1	1
	Twin socket outlet 雙位電插座	5	4	4	4	4	3
	Fuse spur unit for curtain 菲士接線位供窗簾	1	1	1	1	1	1
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	1	1	1	1	1	1
	Telephone/internet connection point 電話/互聯網接駁點	4	2	3	3	3	2
	TV/FM connection point 電視/電台天線接駁點	2	1	2	2	2	2
	Panic alarm button 緊急按鈕	1	1	1	1	1	1
Master Bathroom 主人浴室	Lighting switch 燈掣	4	4	4	4	4	4
	Lighting point 燈位	9	13	9	10	9	11
	Switch for exhaust air fan 抽氣扇開關掣	1	1	1	1	1	1
	Switch for magic glass (skylight) 天窗變色玻璃開關掣	2	1	-	-	-	1
	Single socket outlet 單位電插座	1	1	3	3	3	2
	Twin socket outlet 雙位電插座	2	2	2	2	2	2
	TV/FM connection point 電視/電台天線接駁點	-	-	1	1	1	-
	Fuse spur unit 菲士接線位	-	-	1	3	2	-
Bathroom 1 浴室 1	Lighting switch 燈掣	4	2	2	2	2	2
	Lighting point 燈位	6	6	6	6	6	6
	Switch for exhaust air fan 抽氣扇開關掣	1	1	1	1	1	1
	Single socket outlet 單位電插座	1	1	1	1	1	1
	Twin socket outlet 雙位電插座	-	-	1	1	1	-
	Fuse spur unit 菲士接線位	-	-	1	1	1	-
Bathroom 2 浴室 2	Lighting switch 燈掣	2	2	2	2	2	2
	Lighting point 燈位	6	6	6	7	6	6
	Switch for exhaust air fan 抽氣扇開關掣	1	1	1	1	1	1
	Single socket outlet 單位電插座	1	1	1	1	1	1
	Twin socket outlet 雙位電插座	-	-	1	1	1	-
	Fuse spur unit 菲士接線位	-	-	1	1	1	-
Powder Room 化裝間	Lighting switch 燈掣	N/A 不適用	2	3	3	3	3
	Lighting point 燈位		3	4	3	4	3
	Switch for exhaust air fan 抽氣扇開關掣		1	1	1	1	1
	Single socket outlet 單位電插座		1	1	1	1	-
	Fuse spur unit 菲士接線位		-	-	-	-	-
1/F Corridor 1 樓走廊	Lighting switch 燈掣	3	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
	Lighting point 燈位	2					
	Single socket outlet 單位電插座	1					
	Break glass unit 警報玻璃箱	1					
2/F Corridor 2 樓走廊	Lighting switch 燈掣	N/A 不適用	4	4	4	4	4
	Lighting point 燈位		4	6	6	6	7
	Twin socket outlet 雙位電插座		1	1	1	1	1

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

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Location 位置	Description 描述	Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
1/F Flat Roof 1 樓平台	Lighting point 燈位	31	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
	Weatherproof socket outlet 戶外電插座	3					
2/F Flat Roof 2 樓平台	Lighting point 燈位	N/A 不適用	1	1	1	1	1
Roof 天台	Lighting point 燈位	8	10	12	12	12	12
	Weatherproof socket outlet 戶外電插座	2	1	1	1	1	1
	Weatherproof isolator 戶外隔離開關	11	11	11	11	11	11
Stairhood 梯屋	Lighting switch 燈掣	3	3	3	3	3	3
	Lighting point 燈位	2	2	2	2	2	2
Maid Room 工人房	Lighting switch 燈掣	1	2	1	1	1	1
	Lighting point 燈位	1	2	2	2	2	2
	Single socket outlet 單位電插座	2	3	3	3	3	2
	Fuse spur unit for indoor air-conditioner unit 菲士接線位供室內分體式空調機	1	1	1	1	1	1
Toilet 廁所	Lighting switch 燈掣	1	1	1	1	1	1
	Lighting point 燈位	2	2	1	1	1	2
	Switch for exhaust air fan 抽氣扇開關掣	1	1	1	1	1	1
	Fuse spur unit 菲士接線位	-	-	1	1	1	-
Garden 花園	Lighting point 燈位	47	13	15	16	29	45
	Weatherproof socket outlet 戶外電插座	1	1	1	1	1	1
Carport 車房	Gate switch 閘開關掣	1	1	N/A 不適用	N/A 不適用	N/A 不適用	1
	Lighting point 燈位	6	6	6	6	6	6
	Weatherproof socket outlet 戶外電插座	5	5	5	5	5	5
	Weatherproof isolator 戶外隔離開關	-	-	-	-	-	-
Switch Room/Switch Cabinet 電掣室/電掣櫃	Lighting switch 燈掣	2	2	2	2	2	2
	Lighting point 燈位	1	1	1	1	1	1
	Twin socket outlet 雙位電插座	-	-	1	1	1	1
	Fuse spur unit 菲士接線位	-	-	-	-	-	-
Filtration Plant Room 濾水機房	Lighting switch 燈掣	1	1	N/A 不適用	N/A 不適用	1	1
	Lighting point 燈位	3	1			1	1
	Switch for exhaust air fan 抽氣扇開關掣	-	-			-	-
	Fuse spur unit 菲士接線位	-	-			-	-
	Weatherproof isolator 戶外隔離開關	1	1			1	1
Potable & Flushing Water Tank & Pump Room 水缸及水泵房	Lighting switch 燈掣	1	1	1	1	1	1
	Lighting point 燈位	1	2	2	2	2	2
	Switch for exhaust air fan 抽氣扇開關掣	-	-	-	-	-	-
	Fuse spur unit 菲士接線位	-	-	-	-	-	-
	Weatherproof isolator 戶外隔離開關	1	1	1	1	1	1

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



SCHEDULE OF MECHANICAL & ELECTRICAL PROVISION 機電裝置數量說明表

Location 位置	Description 描述	Villa A 洋房 A	Villa B 洋房 B	Villa C 洋房 C	Villa D 洋房 D	Villa E 洋房 E	Villa F 洋房 F
Fire Services Water Tank & Pump Room 消防水缸及水泵房	Lighting switch 燈掣	1	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
	Lighting point 燈位	1					
	Switch for exhaust air fan 抽氣扇開關掣	-					
	Fuse spur unit 菲士接線位	-					
	Weatherproof isolator 戶外隔離開關	1					

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 the assignment of that specified residential property).

擁有人就指明住宅物業有法律責任繳付該指明住宅物業之地稅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）（包括該日）為止。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

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

Remark :

On that delivery, the purchaser shall pay to the manager (not the owner) of the Development a non-refundable and non-transferable debris removal fee in the sum not exceeding one month's management fee, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

備註：

在交付時，買方須向發展項目的管理人（而非擁有人）支付一筆不多於一個月管理費的款項，作為清理廢料費用，該筆款項不可退還及不可轉讓，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

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

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

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

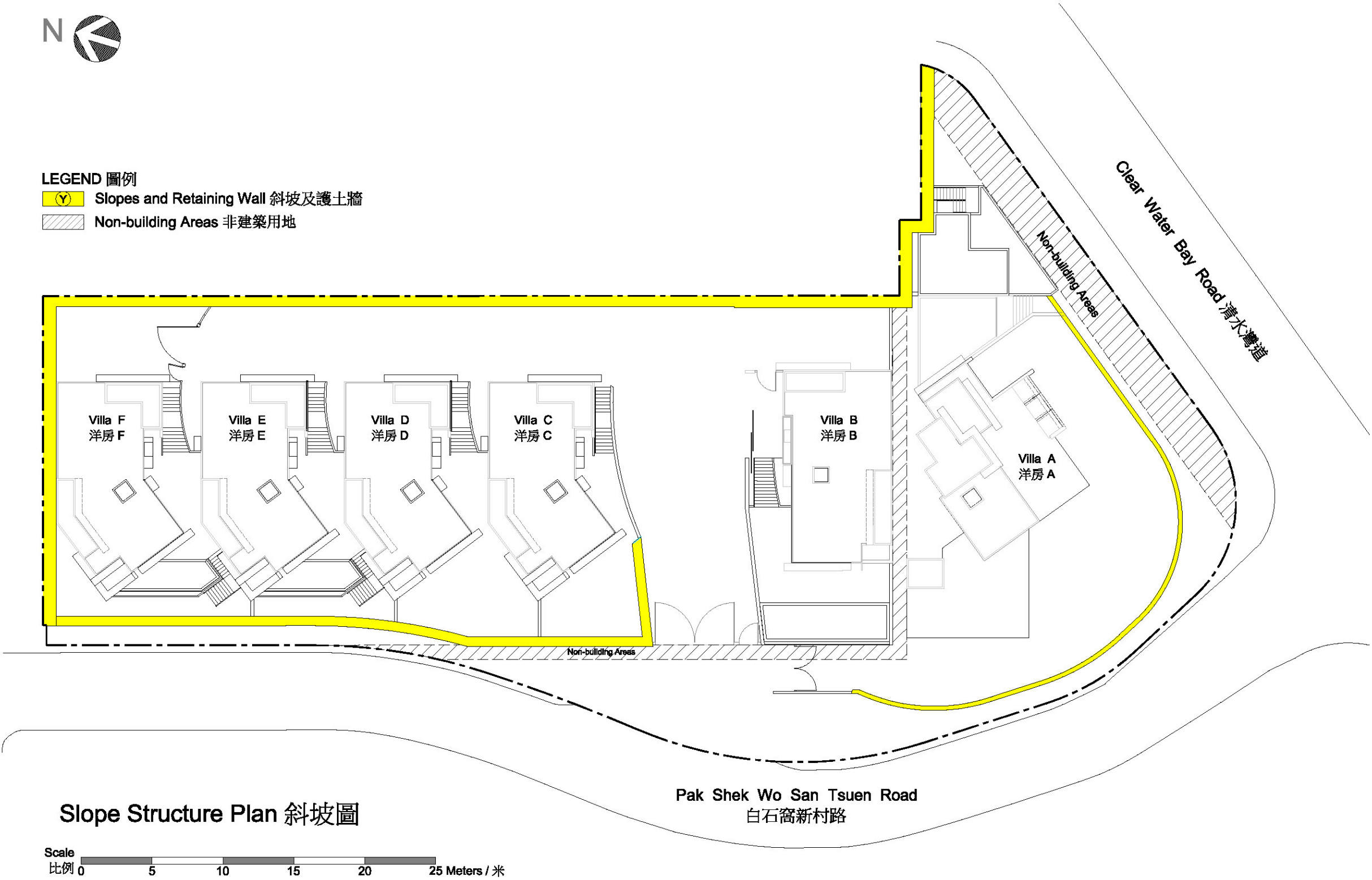
MAINTENANCE OF SLOPES 斜坡維修



1. The New Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows :
 - (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 Land 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 Land 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 Land 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 agreed to be granted by the New Grant 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 paragraph (a) above shall prejudice the Government's rights under the Land Grant.
 - (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Land or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
 - (d) In addition to any other rights or remedies provided in the New Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
2. Each of the owners is obliged to contribute towards the costs of the maintenance work.
3. Please refer to the plan on page XXV - 2 for the location of the slope structures, retaining walls or related structures (if any).
4. Under the Deed of Mutual Covenant, the manager of the development has the owners' authority to carry out the maintenance work.

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：
 - (a) 若有或曾有任何土地被削去、清除或後移，或任何種類的堆土、填土或斜坡護土工程，不論有否經署長預先書面同意，亦不論是否處於該地段內或任何政府土地內，其目的在於構建、平整或開發該地段或其中任何部分或承授人按該等條款需要進行的任何其他工程或任何其他目的，承授人必須自行出資進行與修建該等斜坡處理工程、護土牆或其他承托物、保護物、排水系統或附屬工程或今後成為必要的其他工程，以保護與承托該等土地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。承授人必須在批地文件授予的年期期間自行出資維持該等土地、斜坡處理工程、護土牆或其他承托物、保護物、排水系統或附屬工程或其他工程於修繕妥當的狀態，並達至署長滿意。
 - (b) 上述第（a）段不損害政府在批地文件下的權利。
 - (c) 倘若因為任何構建、平整、開發或承授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，承授人必須自行出資進行修復或彌補，達至署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。
 - (d) 除了批地文件所定對違反任何該等條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水系統或附屬工程或其他工程或復原或修復任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知的要求，並達至署長滿意，署長可立即執行與進行任何必要工程。承授人必須在政府要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。
2. 每名擁有人均須分擔維修工程的費用。
3. 斜坡、護土牆或有關構築物（如有）之位置，請參閱第 XXV - 2 頁之圖則。
4. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

MAINTENANCE OF SLOPES 斜坡維修



MODIFICATION 修訂



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

本發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料



The Deed of Mutual Covenant and Management Agreement of the Development will, inter alia, include the following terms :

Preserved Trees

- (a) The existing tree(s), replanted or transplanted tree(s) and/or other tree(s) growing on the Land or adjacent thereto ("Preserved Trees") are required to be preserved in accordance with Special Condition No.(14) of the New Grant.
- (b) No Owner shall do or permit or suffer to be done any act, deed, matter or thing which may in any way interfere with, cause any damage to or adversely affect or cut down any Preserved Trees, or relocate any Preserved Trees without the prior written consent of the Director of Lands (or other relevant Government authorities) and the Manager; and each Owner shall keep, maintain and preserve any Preserved Trees located within the garden and other areas of his House at his own costs and expenses to the satisfaction of the Manager and in accordance with the terms and conditions of the New Grant.

Note :
Please refer to the plan on page XXVII - 2 for the location of the Preserved Trees.

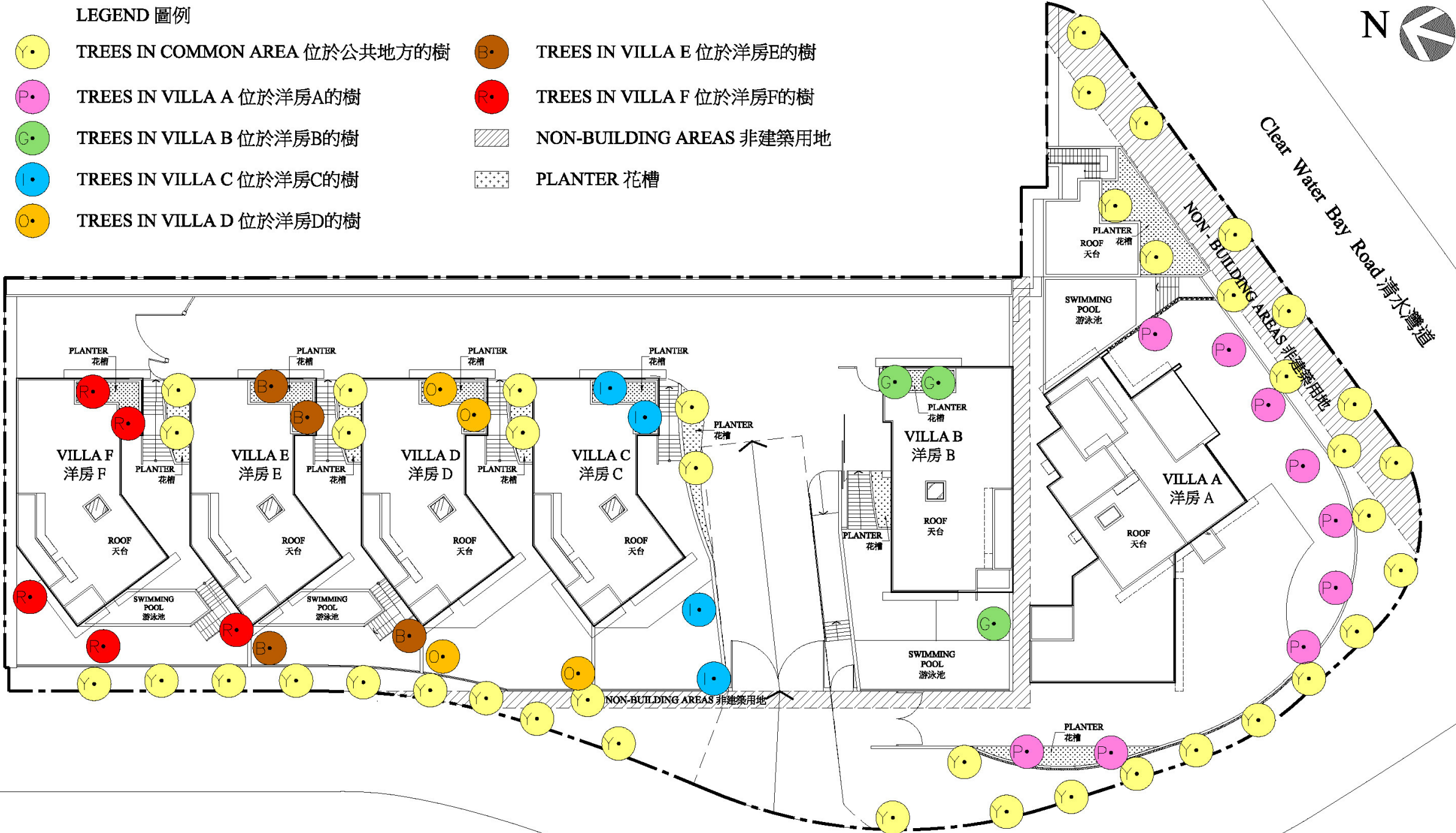
該發展項目之公契及管理協議當中將包括以下條款：

受維護樹木

- (a) 批地文件特別條款第（14）條規定必須維護所有現時於該地段或毗鄰土地種植、重種或移植的樹木（「受維護樹木」）。
- (b) 業主不得幹或准許或容許任何作為、行為、事情或事項使任何受維護樹木受到任何干擾、損害或有害的影響或被砍伐，或未經地政總署署長（或其他有關政府部門）及管理人的預先書面同意遷移任何受維護樹木。每位業主須根據批地文件的條款自費維持、保養及維護種植於其洋房之花園及其他地方的任何受維護樹木，達至管理人滿意。

備註：
受維護樹木之位置，請參閱第 XXVII - 2 頁之圖則。

RELEVANT INFORMATION 有關資料



Trees Location Plan 樹木位置圖

Scale 比例 0 5 10 15 20 25 Meters / 米

Pak Shek Wo San Tsuen Road
白石窩新村路

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 賣方就發展項目指定的互聯網網站的網址



The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is : www.thewoods.com.hk 賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址為：www.thewoods.com.hk

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA (GFA) 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入伙紙前呈交並獲建築事務監督批准前，以下分項資料仍可能有所修改。

			Area (m ²) 面積（平方米）
	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	
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）	218.346
2.	Plant rooms and similar services	機房及相類設施	
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、垃圾站及物料回收房等	3.951
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	212.281
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	N/A 不適用
	Green Features under Joint Practice Notes 1 and 2	根據聯合作業備考第一及第二號提供的環保設施	
3.	Balcony	露台	N/A 不適用
4.	Wider common corridor and lift lobby	加闊的公用走廊及升降機大堂	N/A 不適用
5.	Communal sky garden	公用空中花園	N/A 不適用
6.	Acoustic fin	隔聲鰭	N/A 不適用
7.	Wing wall, wind catcher and funnel	翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall	非結構預製外牆	N/A 不適用
9.	Utility platform	工作平台	N/A 不適用
10.	Noise barrier	隔音屏障	N/A 不適用
	Amenity Features	適意設施	
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	N/A 不適用
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, coveredwalkway 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	N/A 不適用
13.	Covered landscaped and play area	有上蓋的園景區及遊樂場	N/A 不適用

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

			Area (m²) 面積（平方米）
14.	Horizontal screens/ covered walkways, trellis	橫向屏障／有蓋人行道、花棚	N/A 不適用
15.	Larger lift shaft	擴大升降機井道	N/A 不適用
16.	Chimney shaft	煙囪管道	N/A 不適用
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、例如爐房、衛星電視共用天線房	N/A 不適用
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	N/A 不適用
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	N/A 不適用
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	N/A 不適用
21.	Void in duplex domestic flat and house	複式住宅單位及洋房的中空	N/A 不適用
22.	Projections such as air-conditioning box and platform with a projection of more than 750mm 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	N/A 不適用
	Other Exempted Items	其他項目	
23.(#)	Refuge floor including refuge floor cum sky garden	庇護層，包括庇護層兼空中花園	N/A 不適用
24.(#)	Other projections	其他伸出物	N/A 不適用
25.	Public transport terminus	公共交通總站	N/A 不適用
26.(#)	Party structure and common staircase	共用構築物及樓梯	N/A 不適用
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	N/A 不適用
28.(#)	Public passage	公眾通道	N/A 不適用
29.	Covered set back area	因建築物後移導致的覆蓋面積	N/A 不適用
	Bonus GFA	額外總樓面面積	
30.	Bonus GFA	額外總樓面面積	N/A 不適用

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

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 內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 (GFA) OF BUILDING 申請建築物總樓面面積寬免的資料



The environmental assessment of building and information on the estimated energy performance or consumption for the common parts of the Development

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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

**INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR
GIVING THE PRESALE CONSENT 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料**



The information is deleted as the certificate of compliance of the development has been issued.
由於發展項目的合格證明書經已發出，因此刪除資料。

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。

Date of printing : 30 June 2016
印製日期：2016 年 6 月 30 日

EXAMINATION RECORD 檢視記錄



Examination / Revision Date 檢視 / 修改日期	Page Number 頁次	Revision Made 所作修改
30 September 2016 2016 年 9 月 30 日	XXII - 1, XXII - 3, XXII - 4	Fittings and finishes are amended 裝置及裝修物料作出修改
30 December 2016 2016 年 12 月 30 日	II - 1	Information on the Development is updated 更新發展項目的資料
	VII - 1	Location plan of the Development is updated 更新發展項目的所在位置圖
	XXII - 1, XXII - 4	Fittings and finishes are amended 裝置及裝修物料作出修改
	XXX - 1	Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent is deleted 刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料
30 March 2017 2017 年 3 月 30 日	VII - 1	Location plan of the Development is updated 更新發展項目的所在位置圖
30 June 2017 2017 年 6 月 30 日	VII - 1	Location plan of the Development is updated 更新發展項目的所在位置圖
	XXIII - 1 - XXIII - 2	Appliances Schedule is amended 設備說明表作出修改
	XXIII - 3 - XXIII - 6	Schedule of Mechanical & Electrical Provision is amended 機電裝置數量說明表作出修改
29 September 2017 2017 年 9 月 29 日	Before update 更新前：I - 1 - I - 4 After update 更新後：I - 1 - I - 6	Notes to Purchasers of First-hand Residential Properties is updated 更新一手住宅物業買家須知
	VII - 1	Location plan of the Development is updated 更新發展項目的所在位置圖