



THE PARKVILLE

SALES BROCHURE
售樓說明書

THE PARKVILLE

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.

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.

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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5. Sales brochure

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

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

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

10. Expression of intent of purchasing a residential property

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

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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.

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.

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.

Notes to purchasers of first-hand residential properties

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

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

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

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

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 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。

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

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。

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。

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

Notes to purchasers of first-hand residential properties

一手住宅物業買家須知

- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。
 - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網 址：www.srpa.gov.hk
電 話：2817 3313
電 郵：enquiry_srpa@hd.gov.hk
傳 真：2219 2220

其他相關聯絡資料：

消費者委員會
網 址：www.consumer.org.hk
電 話：2929 2222
電 郵：cc@consumer.org.hk
傳 真：2856 3611

地產代理監管局
網 址：www.eaa.org.hk
電 話：2111 2777
電 郵：enquiry@eaa.org.hk
傳 真：2598 9596

香港地產建設商會
電 話：2826 0111
傳 真：2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

Information on the development

發展項目的資料

Name of the Development

THE PARKVILLE*

發展項目名稱

天生樓*

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

88 Tuen Mun Heung Sze Wui Road

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

屯門鄉事會路88號

The Development consists of one multi-unit building

Total number of storeys

27 storeys (excluding basement and roof)

發展項目包含一幢多單位建築物

樓層的總數

27層(不包括地庫及天台)

Floor numbering as provided in the approved building plans for the Development

Basement, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F to 30/F.

發展項目的經批准的建築圖則所規定的樓層號數

地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至30樓

Omitted floor numbers

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

被略去的樓層號數

不設4樓、13樓、14樓 及24樓

Refuge floor

Roof

庇護層

天台

The Development is an uncompleted development

1. The estimated material date for the Development as provided by the authorized person for the Development is 31 July 2018.
2. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
3. Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

本發展項目屬未落成發展項目

1. 由發展項目的認可人士提供該項目的預計關鍵日期為2018年7月31日。
2. 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
3. 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該項目已落成或當作已落成(視屬何情況而定) 的確證。

Note:

- * The name of the entire Development constructed on Castle Peak Town Lot No. 18 and Tuen Mun Town Lot No. 99 is “THE PARKVILLE (天生樓)”. The name of the residential accommodation of the Development is “THE PARKVILLE”.

備註:

- * 整個興建於青山市地段第18號及屯門市地段第99號的發展項目之名稱為 “THE PARKVILLE (天生樓)”。發展項目內的住宅部份之名稱為 “THE PARKVILLE”。

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 Million World Development Limited	賣方 民威發展有限公司
Holding company of the vendor New World Development Company Limited	賣方的控權公司 新世界發展有限公司
Authorized person for the Development Mr. Leung Siu Kwong	發展項目的認可人士 梁少光先生
The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity Christopher Leung & Associates Limited	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 梁少光建築師事務所有限公司
Building contractor for the Development Build King Construction Limited	發展項目的承建商 Build King Construction Limited
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development Kao, Lee & Yip	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 高李葉律師行
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development China Construction Bank (Asia) Corporation Limited (Undertaking to be provided upon commencement of sale)	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 中國建設銀行(亞洲)股份有限公司 (於開售前提供承諾)
Any other person who has made a loan for the construction of the Development New World Development Company Limited	已為發展項目的建造提供貸款的任何其他人 新世界發展有限公司

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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	No 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	No 否
(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 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	Not Applicable 不適用
(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 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	Not Applicable 不適用
(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 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	No 否

Relationship between parties involved in the development

有參與發展項目的各方的關係

(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 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	No 否
(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 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	No 否
(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 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	No 否
(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 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	Not Applicable 不適用
(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 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	No 否
(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 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	No 否
(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 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	No 否
(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 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	Not Applicable 不適用
(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 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團	No 否
(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 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	No 否

Information on design of the development

發展項目的設計的資料

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

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
2/F 2樓	A	2.241	150
	B	0.000	
	C	0.000	
	D	2.096	

Remark : 4/F, 13/F, 14/F & 24/F are omitted.

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property and Range of Thickness of the Non-Structural Prefabricated External Walls of the Block 每個住宅物業的非結構的預製外牆的總面積及建築物的非結構的預製外牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F (24 storeys) 3樓、5樓 - 12樓 15樓 - 23樓 及25樓 - 30樓 (24層)	A	2.249	150
	B	0.679	
	C	0.799	
	D	2.096	

備註：不設4樓、13樓、14樓及24樓。

Information on design of the development

發展項目的設計的資料

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

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
2/F 2樓	A	1.365	200
	B	0.000	
	C	0.000	
	D	1.365	

Remark : 4/F, 13/F, 14/F & 24/F are omitted.

Total Area of the Curtain Walls of each Residential Property and Range of Thickness of the Curtain Walls of the Building 每個住宅物業的幕牆的總面積及建築物的幕牆的厚度範圍			
Description of Residential Property 物業的描述		Total Area 總面積	Range of Thickness 厚度範圍
Floor 樓層	Unit 單位	sq.m. 平方米	mm 毫米
3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F (24 storeys) 3樓、5樓 - 12樓 15樓 - 23樓 及25樓 - 30樓 (24層)	A	1.365	200
	B	0.825	
	C	1.285	
	D	1.365	

備註：不設4樓、13樓、14樓及24樓。

Information on property management

物業管理的資料

The Manager

New World Property Management Company Limited will be appointed as the manager of the Development under the latest draft deed of mutual covenant in respect of the Development.

管理人

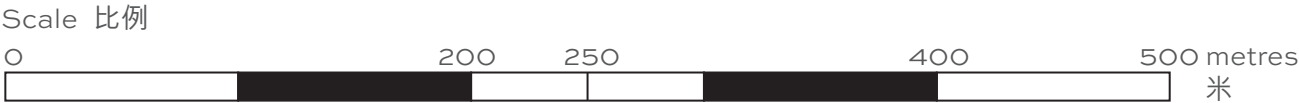
根據發展項目公契的最新擬稿，新世界物業管理有限公司將獲委任為發展項目的管理人。

Location plan of the development

發展項目的所在位置圖

The Location Plan is prepared based on a reproduction of Survey Sheet No. 6-SW-A dated 10 April 2017 with adjustments where necessary.

所在位置圖依據日期為2017年4月10日之測繪圖 (編號6-SW-A)複印後擬備，有需要處經修正處理。



Location of the Development
發展項目的位置

Legend 圖例

- | | |
|--|---|
| Ventilation shaft for the Mass Transit Railway
香港鐵路的通風井 | Public convenience
公廁 |
| Library
圖書館 | Public transport terminal (including a rail station)
公共交通總站 (包括鐵路車站) |
| Power plant (including electricity sub-stations)
發電廠 (包括電力分站) | Public utility installation
公用事業設施裝置 |
| Addiction treatment centre
戒毒院所 | Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
| Clinic
診療所 | School (including a kindergarten)
學校 (包括幼稚園) |
| Refuse collection point
垃圾收集站 | Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
| Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) | Public park
公園 |
| Public carpark (including a lorry park)
公眾停車場 (包括貨車停泊處) | |

- Remarks:
- Due to technical reasons as a result of the irregular boundary of the Development, the Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 - The map reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR. Licence No. 3/2017.
 - 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.

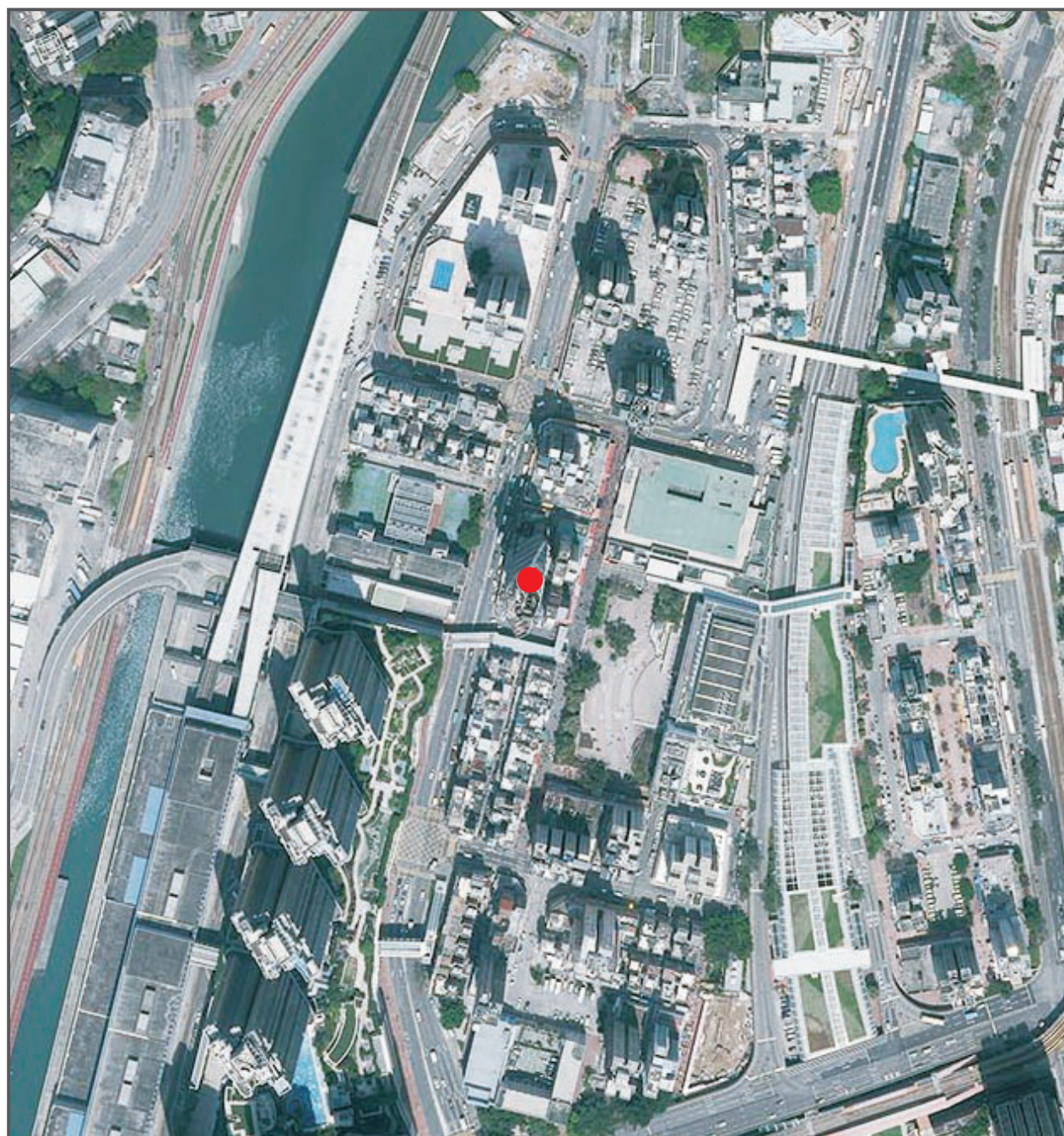
- 備註:
- 因發展項目的不規則界線引致的技術原因，所在位置圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 - 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號3/2017。
 - 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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 Lands Department at a flying height of 6,900 feet, photo No. E017959C, dated 2 April 2017.

摘錄自地政總署測繪處於2017年4月2日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E017959C。



● Location of the Development
發展項目的位置

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Remarks :

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

備註：

1. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
2. 因發展項目的不規則界線引致的技術原因，鳥瞰照片所顯示的範圍多於《一手住宅物業銷售條例》所要求。

Outline zoning plan etc. relating to the development

關乎發展項目的分區計劃大綱圖等

Part of the approved Tuen Mun Outline Zoning Plan with plan No. S/TM/33 gazetted on 13 February 2015.

摘錄自2015年2月13日憲報公布之屯門分區計劃大綱核准圖，圖則編號為S/TM/33。



Notation 圖例

Zones 地帶

C	Commercial 商業
CDA	Comprehensive Development Area 綜合發展區
R(A)	Residential (Group A) 住宅(甲類)
R(B)	Residential (Group B) 住宅(乙類)
I	Industrial 工業
G/I/C	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

Miscellaneous 其他

①	Planning Area Number 規劃區編號
---	Building Height Control Zone Boundary 建築物高度管制區界線
△100	Maximum Building Height (in metres above Principal Datum) 最高建築物高度(在主水平基準上若干米)

Communications 交通

△	Railway and Station (Elevated) 鐵路及車站(高架)
==	Major Road and Junction 主要道路及路口
==	Elevated Road 高架道路
++LR++	Light Rail 輕鐵

△★	Maximum Building Height Restriction as stipulated on the Notes 《註釋》內訂明最高建築物高度限制
3	Maximum Building Height (in number of storeys) 最高建築物高度(樓層數目)
PFS	Petrol Filling Station 加油站
[NBA]	Non-Building Area 非建築用地

Remarks:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
- The map, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- 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.
- Due to technical reasons as a result of the irregular boundary of the Development, the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註:

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
- 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 因發展項目的不規則界線引致的技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。

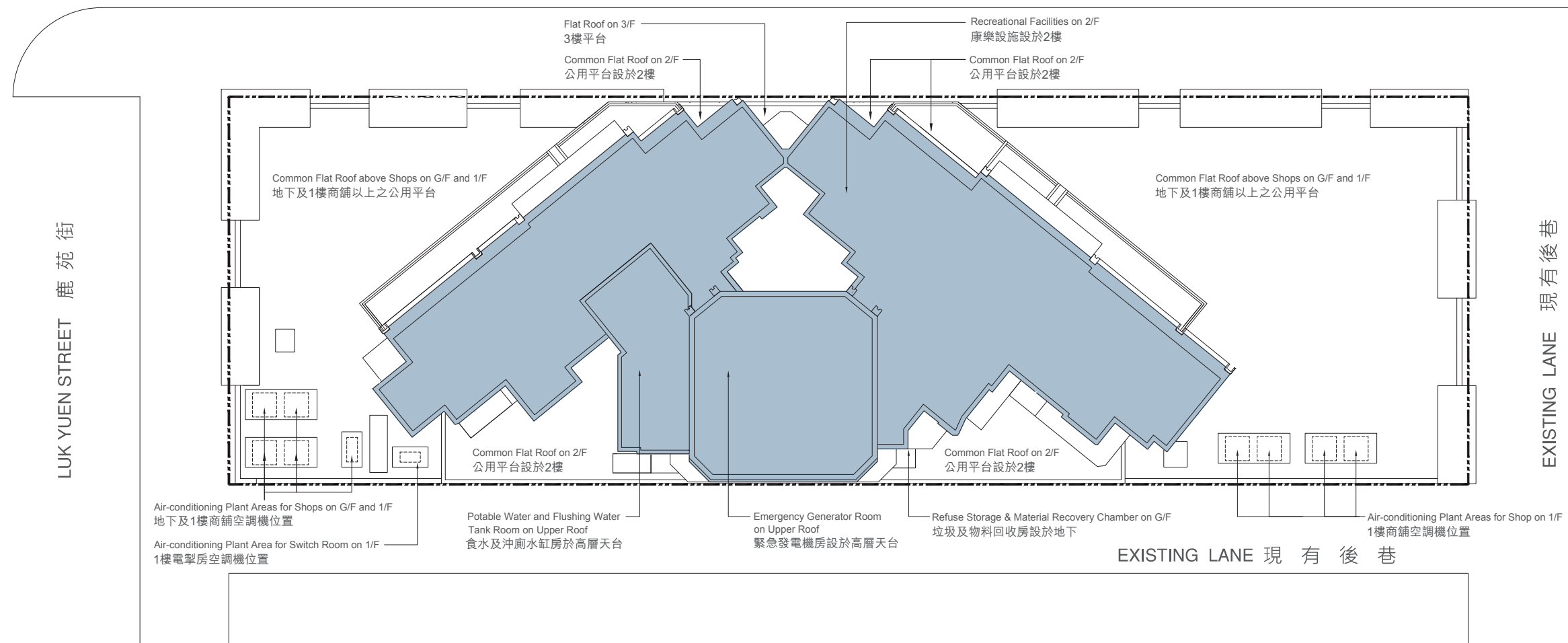
Layout plan of the development

發展項目的布局圖

The estimated date of completion of the building and facilities, as provided by the Authorized Person for the Development, is 31 May 2018.
由發展項目的認可人士提供的建築物及設施的預計落成日期為2018年5月31日



TUEN MUN HEUNG SZE WUI ROAD 屯門鄉事會路



EXISTING LANE 現有後巷

----- Boundary of the Development
發展項目的界線

Scale 比例
0M (米) 2 4 6 8 10M (米)

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans in this section :

1. There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or flat roof and/or air-conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
3. There are sunken slabs for mechanical and electrical services and/or false ceiling / bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
4. Balconies and Utility Platforms are non-enclosed areas.
5. Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

適用於本節之樓面平面圖之備註：

1. 部分樓層外牆範圍

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

2/F
2樓

Description 描述	Residential Unit 住宅單位			
	A	B	C	D
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	2.895 3.095 3.295	3.095	2.745 2.845 2.945 3.095	2.895 3.095
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)厚度(毫米)	150 175 300	150 400	125 150	150 300

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

Remark :
The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

- A/C = Air Conditioner Platform 空調機平台

Bal = Balcony 露台

Bal Above = Balcony Above 上層露台

Bath = Bathroom 浴室

Bedroom = 睡房

Common Flat Roof = 公用平台

D = Down 下

Dining = Dining Room 飯廳
- Dog House = Mechanical & Electrical Services
Duct connecting to the Floor Below
連接下層機電設施管道

ELV = Extra Low Voltage Duct/Room 低電壓槽/房

EMR = Electricity Meter Room 電錶房

Flat Roof = 平台

Gym = 健身室

HR = Hose Reel 消防喉轆
- Kitchen = 廚房

Lift = 升降機

Lobby = Lift Lobby 升降機大堂

Living = Living Room 客廳

Master Bathroom = 主人浴室

Master Bedroom = 主人睡房

Open Air = 露天地方

Open Kitchen = 開放式廚房
- PD = Pipe Duct 管道槽

Store = 儲物房

Study Room = 書房

U = Up 上

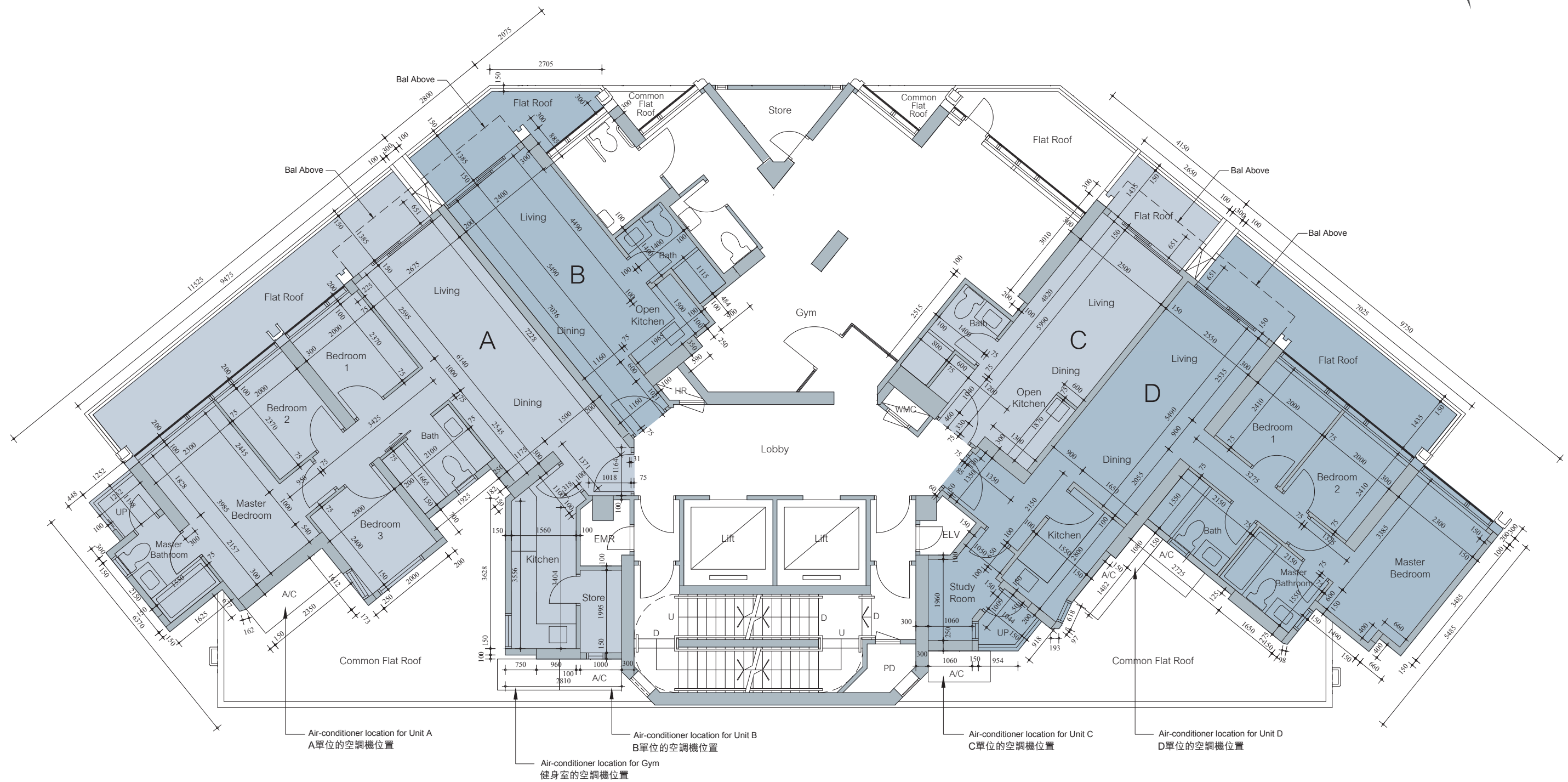
UP = Utility Platform 工作平台

WMC = Water Meter Cabinet 水錶箱

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

2/F
2樓



Scale 0 1 2 3 4 5M (米)
比例

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

3/F
3樓

Description 描述	Residential Unit 住宅單位			
	A	B	C	D
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	3.095			
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)厚度(毫米)	150	150	150	150
	175	400	175	300
	300	600	200	

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

Remark :

The dimensions in the floor plans are all structural dimensions in millimetre.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Legend 圖例

- A/C = Air Conditioner Platform 空調機平台

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連接下層機電設施管道

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Gym = 健身室

HR = Hose Reel 消防喉轆
- Kitchen = 廚房

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Lobby = Lift Lobby 升降機大堂

Living = Living Room 客廳

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Master Bedroom = 主人睡房

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Open Kitchen = 開放式廚房
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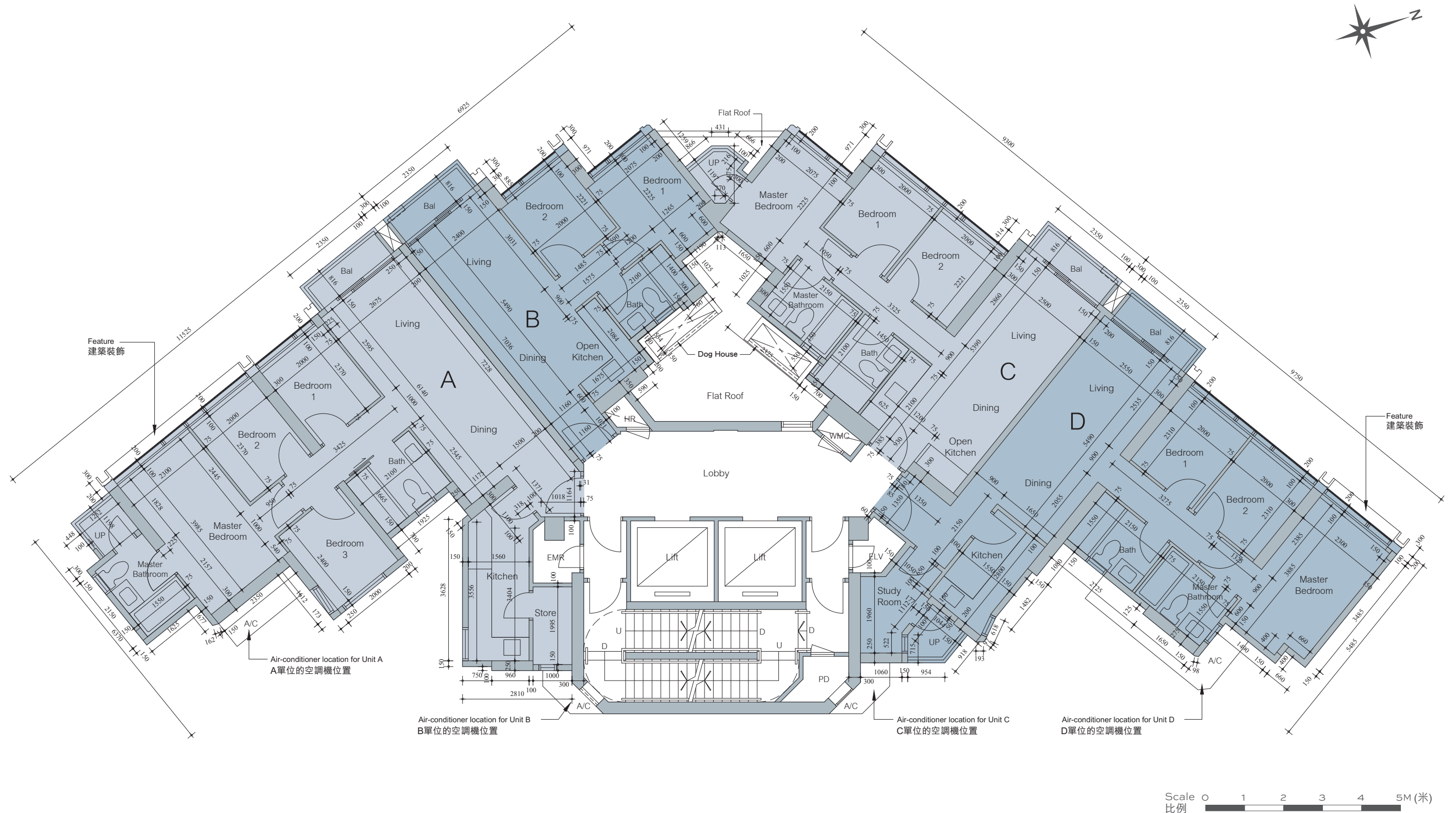
UP = Utility Platform 工作平台

WMC = Water Meter Cabinet 水錶箱

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

3/F
3樓



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F- 12/F, 15/F - 23/F & 25/F - 30/F (4/F, 13/F, 14/F & 24/F are omitted)
5樓 - 12樓、15樓 - 23樓、25樓 - 30樓(不設4樓、13樓、14樓及24樓)

Description 描述		Residential Unit 住宅單位			
		A	B	C	D
Floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (m) 每個住宅物業的層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)(米)	5/F- 12/F, 15/F - 23/F & 25/F - 29/F (4/F, 13/F, 14/F & 24/F are omitted) 5樓至12樓、15樓至23樓及25樓至29樓 (不設4樓、13樓、14樓及24樓)	3.095			
	30/F 30樓	3.140	3.140	3.140	3.140
		3.340	3.190	3.290	
		3.490	3.340	3.390	
Thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)厚度(毫米)	5/F- 12/F, 15/F - 23/F & 25/F - 29/F (4/F, 13/F, 14/F & 24/F are omitted) 5樓至12樓、15樓至23樓及25樓至29樓 (不設4樓、13樓、14樓及24樓)	150	150	150	150
	30/F 30樓	175	200	175	
		300	600	200	
		150	150	150	150
		175	400	175	
		300	600	200	

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

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

Remark :
The dimensions in the floor plans are all structural dimensions in millimetre.

備註：
樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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Flat Roof = 平台

Gym = 健身室

HR = Hose Reel 消防喉轆
- Kitchen = 廚房

Lift = 升降機

Lobby = Lift Lobby 升降機大堂

Living = Living Room 客廳

Master Bathroom = 主人浴室

Master Bedroom = 主人睡房

Open Air = 露天地方

Open Kitchen = 開放式廚房
- PD = Pipe Duct 管道槽

Store = 儲物房

Study Room = 書房

U = Up 上

UP = Utility Platform 工作平台

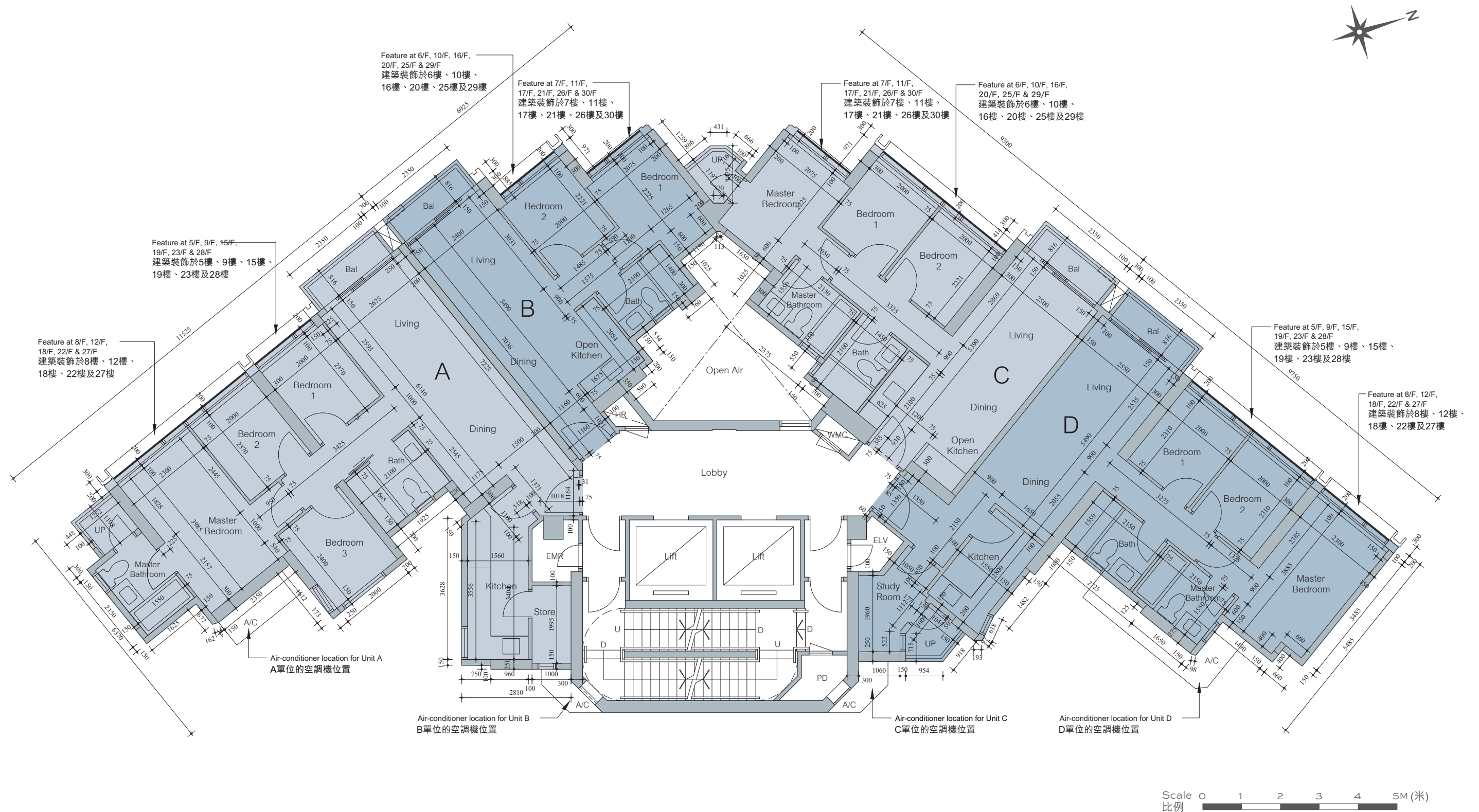
WMC = Water Meter Cabinet 水錶箱

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

5/F-12/F, 15/F-23/F & 25/F-30/F (4/F, 13/F, 14/F & 24/F are omitted)

5樓-12樓、15樓-23樓、25樓-30樓(不設4樓、13樓、14樓及24樓)



Area of residential properties in the development

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	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)									
Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
2/F 2樓	A	76.317 (821) (Balcony 露台：- (-)) (Utility platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	—	—	—	12.738 (137)	—	—	—	—	—	—
	B	23.728 (255) (Balcony 露台：- (-)) (Utility platform 工作平台：- (-)) (Verandah 陽台：- (-))	—	—	—	5.708 (61)	—	—	—	—	—	—
	C	22.371 (241) (Balcony 露台：- (-)) (Utility platform 工作平台：- (-)) (Verandah 陽台：- (-))	—	—	—	3.607 (39)	—	—	—	—	—	—
	D	67.187 (723) (Balcony 露台：- (-)) (Utility platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	—	—	—	9.736 (105)	—	—	—	—	—	—
3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F 3樓、5樓 - 12樓、 15樓 - 23樓及 25樓 - 30樓	A	78.317 (843) (Balcony 露台：2.000 (22)) (Utility platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	—	—	—	—	—	—	—	—	—	—
	B	39.192 (422) (Balcony 露台：2.000 (22)) (Utility platform 工作平台：- (-)) (Verandah 陽台：- (-))	—	—	—	—	—	—	—	—	—	—
	C	53.437 (575) (Balcony 露台：2.000 (22)) (Utility platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	—	—	—	—	—	—	—	—	—	—
	D	69.187 (745) (Balcony 露台：2.000 (22)) (Utility platform 工作平台：1.500 (16)) (Verandah 陽台：- (-))	—	—	—	—	—	—	—	—	—	—

1. The saleable area of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
2. The floor area of every one of the balcony, utility platform and verandah, if any, to the extent that it forms part of the residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.
3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Remarks :

1. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
2. 4/F, 13/F, 14/F and 24/F are omitted.

1. 住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出的。
2. 在構成住宅物業的一部分的範圍內的每一露台、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。

備註：

1. 以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。
2. 不設4樓、13樓、14樓及24樓。

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

Not Applicable

不適用

Summary of preliminary agreement for sale and purchase

臨時買賣合約的摘要

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

Summary of deed of mutual covenant

公契的摘要

A Deed of Mutual Covenant incorporating Management Agreement (“**DMC**”) in respect of the residential properties in the Development will be entered into by the First Owner (i.e. Million World Development Limited, being the “**Vendor**” referred to in other parts of this sales brochure), the Manager (i.e. New World Property Management Company Limited) and an owner of the Development.

1. Common parts of the Development

- (i) “**Common Areas**” means all of the Development Common Areas, Commercial Common Areas and Residential Common Areas; “**Common Facilities**” means all of the Development Common Facilities, Commercial Common Facilities and Residential Common Facilities.
- (ii) “**Development Common Areas**” means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of all the Units (as defined in the DMC, which include Residential Units and Shops) and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which include, without limiting the generality of the foregoing,
 - (a) external walls of the Development (excluding external walls forming part of Commercial Common Areas and external walls forming part of the Residential Common Areas);
 - (b) sprinkler & F.S. pump room (sprinkler and fire services pump room), F.S. tank (fire services water tank), sprinkler water tank, refuse storage and material recovery chamber, F.S. control room (fire services control room), lifts (excluding any lift forming part of any Unit or forming part of the Residential Common Areas), lift lobby(ies) (excluding those lift lobby(ies) forming part of any Unit or forming part of the Residential Common Areas), staircases (excluding those forming part of any Unit(s) or forming part of the Residential Common Areas), flat roofs (excluding those forming part of any Unit(s) or forming part of the Residential Common Areas), caretaker counter, Transformer Room(s), pump room, PD (pipe duct), T.B.E. ROOM (telecommunications and broadcasting room), Elect. Meter Cabinet (electrical meter cabinet), EL duct (electrical duct), switch room, canopy, A/C PLANT ROOM (air conditioning plant room), ELV (extra low voltage room), potable water and flushing water pump room, emergency generator room, flushing water tanks, potable water and flushing water tank room, lift machine room;
 - (c) the Slopes and Retaining Walls (as defined in the DMC) (if any) which are located within the Land;
 - (d) areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
 - (e) such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Commercial Common Areas and the Residential Common Areas.

For the purpose of identification, the Development Common Areas are shown coloured orange on the plans annexed to the DMC, certified as to their accuracy by or on behalf of the Authorized Person.

“**Development Common Facilities**” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including any gondola(s), drain(s), gullies, trap(s), manhole(s), channel(s), water main(s), sewer(s), gutter(s), wiring system(s), pipe(s), flushing and potable water intakes supplies and mains, fire services or security equipment and facilities, pump(s), switch(es), meter(s), light(s), power supply system(s), sanitary fittings, communal aerial(s), lightning protecting system(s), earthing system(s), extra low voltage system(s), mechanical exhaust and air conditioning system(s) and other apparatus, equipment and facilities.

- (iii) “**Commercial Common Areas**” means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of all the Shops and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Shop and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include lavatories, unisex disabled lavatory, PD (pipe duct), electrical meter room, WMC (water meter cabinet), air-conditioning grilles, electrical and mechanical services in the space at level +8.10 (i.e. at 8.10 metres above the Hong Kong Principal Datum) of the Development behind the signage area(s) of Shop 1, Shop 2, Shop 3, Shop 5, Shop 6, Shop 7, Shop 8, Shop 9, Shop 10, Shop 11 and Shop 12, landings, passages, external walls of the Shops on the Ground Floor and the 1st Floor of the Development (but, for the avoidance of doubt, not including any shopfront(s) of the Shops) and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Development Common Areas and the Residential Common Areas. For the purpose of identification, the Commercial Common Areas are shown coloured indigo on the plans annexed to the DMC, certified as to their accuracy by or on behalf of the Authorized Person.
 - (iv) “**Commercial Common Facilities**” means all those installations and facilities in the Commercial Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Shops and not for the exclusive use or benefit of any individual Shop or the Development as a whole and which, without limiting the generality of the foregoing, include any fire services installations installed inside the Shops and inside the Commercial Common Areas, gullies, power supply fittings, CCTV system(s), emergency call alarm(s), fan(s), duct(s), louver(s), drain(s), switch(es), meter(s), pipe(s), sanitary fittings, wire(s), cable(s), light(s), installations and facilities in the electrical duct room(s) and apparatus and other service facilities apparatus, whether ducted or otherwise.
- “**Residential Common Areas**” means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of all Residential Units and is not given by the DMC or otherwise to the First Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned other than to the Manager on trust for the benefit of all Owners and which, without limiting the generality of the foregoing, include:
- (a) external walls of the Development on and above the 2nd Floor of the Development including the non-structural prefabricated external walls and the curtain wall system of the Development (except the openable parts of the curtain wall system wholly enclosing or fronting a Residential Unit and such pieces of vision panels forming part of the curtain wall system and wholly enclosing or fronting a Residential Unit, which said openable parts and vision panels shall form part of the relevant Residential Unit);
 - (b) architectural features (if any) forming part of or on such external walls and/or curtain walls;

Summary of deed of mutual covenant

公契的摘要

- (c) flat roofs (excluding any flat roof(s) forming part of the Units or forming part of the Development Common Areas), air-conditioning platforms, WMC (water meter cabinet), EMR (electric meter room), lift lobby(ies) (excluding any lift lobby forming part of any Unit or forming part of the Development Common Areas), lifts (excluding any lift forming part of any Unit or forming part of the Development Common Areas) and staircases (excluding any staircase forming part of any Unit or forming part of the Development Common Areas), Recreational Facilities (as defined in the DMC), refuge areas, lift shafts, fresh water tanks;
- (d) wider common lift lobbies and wider common corridors (which are, for the purpose of identification, shown and marked “WIDER COMMON LIFT LOBBIES AND WIDER COMMON CORRIDORS” and coloured red cross-hatched black on the plans annexed to the DMC, and certified as to their accuracy by or on behalf of the Authorized Person); and
- (e) such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Development Common Areas and the Commercial Common Areas.

For the purpose of identification, the Residential Common Areas are shown coloured red and red cross-hatched black on the plans annexed to the DMC, certified as to their accuracy by or on behalf of the Authorized Person.

“**Residential Common Facilities**” means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of the Owners and occupiers of all the Residential Units and not for the exclusive use or benefit of any individual Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include any artificial lighting and backup emergency system(s) for staircases, drain(s), switch(es), meter(s), pipe(s), pump(s), wire(s), cable(s), light(s), antennae(s), external decorative aluminium louver(s), lift(s), installations and facilities in the lift machine room(s), water tank(s), fire services installations, power supply system(s), earthing system(s), lightning system(s), extra low voltage system(s), mechanical ventilation and air conditioning system(s), recreational and other services, facilities and apparatus, whether ducted or otherwise.

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

Number of undivided shares allocated to each Residential Unit

Floor	Unit	Number of undivided shares allocated to each Residential Unit
2/F	A	79 / 7239
	B	25 / 7239
	C	24 / 7239
	D	69 / 7239
3/F – 30/F (24 storeys)	A	79 / 7239
	B	40 / 7239
	C	54 / 7239
	D	70 / 7239

Note: There is no designation of Floor Nos. 4/F, 13/F, 14/F and 24/F.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the DMC Manager, New World Property Management Company Limited, will be appointed as the first manager to manage the Land and the Development for the initial term of TWO years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which, in the opinion of the Manager, is attributable to the Land and the Development as a whole, the Development Common Areas and the Development Common Facilities and any areas or facilities within or outside the Land and the Development that are required to be maintained by the Owners under the Government Grant or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget);
- (b) Each Owner, in addition to the amount payable under (a) above, shall in respect of each Residential Unit of which he is the Owner, contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which, in the opinion of the Manager, is attributable solely to the Residential Units or solely for the benefit of all the Owners of the Residential Units, the Residential Common Areas and the Residential Common Facilities including, but not limited to, the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities; and
- (c) Each Owner, in addition to the amount payable under (a) above, shall in respect of each Shop of which he is the Owner, contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Shop bears to the total number of the Management Shares allocated to all Shops of and in the Development. Part C shall contain the estimated management expenditure which, in the opinion of the Manager, is attributable solely to the Shops or solely for the benefit of all the Owners of the Shops, the Commercial Common Areas and the Commercial Common Facilities.

Note:

The number of undivided shares allocated to each Residential Unit as shown in Paragraph 2 above is the same as the number of Management Shares allocated to each Residential Unit in the Development. However, the total number of the undivided shares in the Development is different from the total number of the Management Shares in the Development. The total number of Management Shares of all Residential Units is 6029 and the total number of Management Shares of the entire Development is 7139.

Summary of deed of mutual covenant

公契的摘要

5. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to two (2) months' monthly contribution of the first year's budgeted management expenditure, and such sum shall not be used to set off against monthly contribution of the management expenditure or any other contributions to be made by the first Owner of each Residential Unit, and such sum is non-refundable but transferable.

6. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

Summary of deed of mutual covenant

公契的摘要

第一擁有人(即: 民威發展有限公司, 在本售樓說明書的其他部分稱為「**賣方**」)、管理人(即:新世界物業管理有限公司)及發展項目的一位業主將訂立有關發展項目的住宅物業的公契及管理協議「**公契**」)。

1. 發展項目的公用部分

- (i) 「**公用地方**」指所有發展項目公用地方、商業公用地方及住宅公用地方；「**公用設施**」指所有發展項目公用設施、商業公用設施及住宅公用設施。
- (ii) 「**發展項目公用地方**」指其用途被指定為供所有單位(按公契界定，包括住宅單位和商舖)業主(按公契界定)及佔用人共同使用與享用，而並非按公契或其他規定給予第一擁有人或任何個別單位的業主，亦並非特別轉讓(除非給管理人以信託形式為全體業主的實益持有)的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括：
 - (a) 發展項目的外牆(不包括構成商業公用地方之部分的外牆及構成住宅公用地方之部分的外牆)；
 - (b) 灑水器及消防泵房、消防水箱、灑水器水箱、垃圾存放及物料回收房、消防控制室、升降機(不包括構成任何單位之部分或構成住宅公用地方之部分的任何升降機)、升降機大堂(不包括構成任何單位之部分或構成住宅公用地方之部分的該等升降機大堂)、樓梯(不包括構成任何單位之部分或構成住宅公用地方之部分的樓梯)、平台(不包括構成任何單位之部分或構成住宅公用地方之部分的平台)、管理員工作櫃檯、變壓器房、泵房、管槽、電訊及廣播室、電錶櫃、電力槽、電掣房、簷篷、空調機房、超低電壓房、食水及沖廁水泵房、緊急發電機室、沖廁水水箱、食水及沖廁水箱房、升降機機房；
 - (c) 在該土地內的斜坡及護土牆(按公契界定)(如有)；
 - (d) 安裝或使用天線廣播分導或電訊網絡設施的區域；
 - (e) <<建築物管理條例>>(香港法例第344章)第2條界定的「公用部分」所涵蓋的區域，但不包括商業公用地方及住宅公用地方。

發展項目公用地方在公契附錄的圖則(經或代表認可人士核實為準確)上用橙色顯示，以供識別。

「**發展項目公用設施**」指發展項目公用地方內由發展項目所有單位業主及佔用人共同使用，或安裝供他們共同享用，以作為其設施之部份，而並非供任何個別單位獨家享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括任何吊船、排水渠、集水溝、隔氣彎管、沙井、渠道、總水喉、污水渠、砌渠、電線系統、管道、沖廁水及食水進水口供應及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明、供電系統、衛生裝置、公共天線、避雷系統、地線系統、超低電壓系統、機械通風及空調系統和其他裝置、設備及設施。

- (iii) 「**商業公用地方**」指其用途被指定為供所有商舖業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一擁有人或任何個別商舖業主，亦並非特別轉讓(除非給管理人以信託形式為全體業主的實益持有)的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括洗手間、男女通用殘疾人士洗手間、管槽、電錶房、水錶房、空調機格柵、位於發展項目的+8.10(即香港主水平基準以上8.10米)及在商舖1、商舖2、商舖3、商舖5、商舖6、商舖7、商舖8、商舖9、商舖10、商舖11及商舖12的招牌區後面的空間內的機電設備、梯台、通道、位於發展項目的地下及1樓的商舖的外牆(但是為免存疑，不包括商舖的店面)和<<建築物管理條例>>(香港法例第344章)第2條界定的「公用部分」所涵蓋的區域，但不包括發展項目公用地方和住宅公用地方。商業公用地方在公契附錄的圖則(經或代表認可人士核實為準確)上用靛青色顯示，以供識別。

「**商業公用設施**」指商業公用地方內由所有商舖的業主及佔用人共同使用，或安裝供他們共同享用，而並非供任何個別商舖獨家享用或整個發展項目享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括任何消防裝置(安裝於商舖內及商業公用地方內)、集水溝、供電裝置、閉路電視系統、緊急呼叫警報器、電扇、槽、百葉窗、排水渠、電掣、儀錶、管道、衛生裝置、電線、電纜、照明、電力槽室內的裝置及設施、器具和其他服務設施裝置(不論有否套上套管)。

- (iv) 「**住宅公用地方**」指其用途被指定為供所有住宅單位業主及佔用人共同使用與享用，而並非按公契或其他規定給予第一擁有人或任何個別住宅單位的業主，亦並非特別轉讓(除非給管理人以信託形式為全體業主的實益持有)的該土地及發展項目的所有該等區域或部分，在不限制上述一般適用範圍下，包括：

- (a) 發展項目的2樓及以上的發展項目的外牆，包括非結構預製外牆和發展項目的幕牆系統(以下除外: 完全圍住或面向住宅單位的幕牆系統的可開合部分及構成幕牆系統之部分且完全圍住或面向住宅單位的觀看窗，該等可開合部分和觀看窗則構成有關住宅單位之部分)；

- (b) 構成外牆及/或幕牆之部分或在其上面的建築裝飾(如有)；

- (c) 平台(不包括構成單位之部分或構成發展項目公用地方之部分的任何平台)、空調機平台、水錶櫃、電錶房、升降機大堂(不包括構成任何單位之部分或構成發展項目公用地方之部分的任何升降機大堂)、升降機(不包括構成任何單位之部分或構成發展項目公用地方之部分的任何升降機)和樓梯(不包括構成任何單位之部分或構成發展項目公用地方之部分的任何樓梯)、康樂設施(按公契界定)、庇護區、升降機槽、食水水箱；

- (d) 寬敞的升降機大堂及寬敞的公用走廊(為作識別之用，在公契附錄的圖則(經或代表認可人士核實為準確)上標上“WIDER COMMON LIFT LOBBIES AND WIDER COMMON CORRIDORS”並用紅色加交叉黑斜線顯示)；及

- (e) <<建築物管理條例>>(香港法例第344章)第2條界定的「公用部分」所涵蓋的區域，但不包括發展項目公用地方和商業公用地方。

住宅公用地方在公契附錄的圖則(經或代表認可人士核實為準確)上用紅色及紅色加交叉黑斜線顯示，以供識別。

「**住宅公用設施**」指住宅公用地方內由所有住宅單位業主及佔用人共同使用，或安裝供他們共同享用，而並非供任何個別住宅單位獨家享用或整個發展項目享用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括樓梯的任何人工照明及後備緊急系統、排水渠、電掣、儀錶、管道、泵、電線、電纜、照明、天線、外裝飾鋁製百葉窗、升降機、升降機機房內的裝置及設施、水箱、消防裝置、供電系統、地線系統、照明系統、超低電壓系統、機械通風及空調系統、康樂及其他服務、設施及裝置(不論有否套上套管)。

Summary of deed of mutual covenant

公契的摘要

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

分配予每個住宅單位的不分割份數的數目

樓層	單位	分配予每個住宅單位的不分割份數的數目
2樓	A	79 / 7239
	B	25 / 7239
	C	24 / 7239
	D	69 / 7239
3樓-30樓 (共24層樓)	A	79 / 7239
	B	40 / 7239
	C	54 / 7239
	D	70 / 7239

註：不設4樓、13樓、14樓及24樓

3. 有關發展項目的管理人的委任年期

除<<建築物管理條例>>(香港法例第344章) 規定外，公契管理人(即:新世界物業管理有限公司)將獲委任為管理該土地及發展項目的第一任管理人，任期為公契之日起計的初期2年，其後繼續管理發展項目，直至按公契規定終止其委任。

4. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人按下列原則決定每個業主分擔管理開支的款項：

- (a) 發展項目的每個單位業主須按他的單位獲分配的管理份數對發展項目所有單位獲分配的總管理份數之比例分擔年度管理預算A部分評估的款項。A部分涵蓋管理人認為歸屬整個土地及發展項目、發展項目公用地方及發展項目公用設施及政府批地文件要求業主保養該土地及發展項目之內或之外或供全體業主享用的任何區域或設施的預計管理開支(不包括管理預算B部分和C部分載有的預計管理開支)；
- (b) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個住宅單位按他的住宅單位獲分配的管理份數對發展項目所有住宅單位的總管理份數之比例分擔年度管理預算B部分評估的款項。B部分涵蓋管理人認為僅歸屬住宅單位或僅供全體住宅單位業主享用和住宅公用地方及住宅公用設施的預計管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安的開支；及
- (c) 每個業主除了支付以上第(a)項應付的款項外，還須就他作為業主擁有的每個商舖按他的商舖獲分配的管理份數對發展項目所有商舖的總管理份數之比例分擔年度管理預算C部分評估的款項。C部分涵蓋管理人認為僅歸屬商舖或僅供所有商舖業主享用和商業公用地方及商業公用設施的預計管理開支。

註：
以上第2段列明每個住宅單位獲分配的不分割份數的數目與發展項目中每個住宅單位獲分配的管理份數數目相同，但是發展項目的總不分割份數則與發展項目的總管理份數不同。所有住宅單位的總管理份數為6029，而整個發展項目的總管理份數為7139。

5. 計算管理費按金的基準

管理費按金相等於第一年預算管理開支每月分擔款項的2個月款項。該等款項不可用來抵銷管理開支的每月分擔款項或每個住宅單位的第一業主應作出的任何其他分擔款項，該等款項不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

Summary of land grant

批地文件的摘要

- 1. The Development is situated on Castle Peak Town Lot No. 18 (“**CPTL No. 18**”) and Tuen Mun Town Lot No. 99 (“**TMTL No. 99**”). CPTL No. 18 and TMTL No. 99 are hereinafter collectively referred to as “**the Two Lots**”.
- 2. CPTL No. 18 is held under Conditions of Grant dated 16 June 1970 and registered in the Land Registry as New Grant No. TM1528 (hereinafter referred to as “**New Grant No. 1528**”) as varied or modified by a Modification Letter dated 5 February 2016 and registered in the Land Registry by Memorial No. 16021902120012 (“**Modification Letter**”) for a term of 99 years less the last three days thereof commencing from 1 July 1898 (the term is extended until the expiry of 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Chapter 150)).
- 3. TMTL No. 99 is held under Conditions of Grant dated 24 March 1975 and registered in the Land Registry as New Grant No. TM2207 (hereinafter referred to as “**New Grant No. 2207**”) as varied or modified by the Modification Letter for a term of 99 years less the last three days thereof commencing from 1 July 1898 (the term is extended until the expiry of 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Chapter 150)).

New Grant No. 1528

- 4. Special Condition No. 6(a) of New Grant No. 1528 stipulates that:

The grantee shall within six months from the date specified in a letter from the Director of Lands (“**the Director**”) requiring the fulfilment of this Condition, form to the levels at his own expense and to the satisfaction of the Director the area delineated and coloured red on the plan annexed to New Grant No. 1528.
- 5. Special Condition No. 6(b) of New Grant No. 1528 stipulates that:

If the grantee fails to carry out the necessary works in compliance with this Special Condition, the Director may carry out any such formation, protective and drainage works as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.
- 6. Special Condition No. 7(b) of New Grant No. 1528 stipulates that:

Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of CPTL No. 18 or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and CPTL No. 18 itself and to obviate and prevent any falling away, landslips or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks or in or from CPTL No. 18 itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands, and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. In addition to any other rights or remedies herein provided for breach of any of the conditions hereof the Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Director may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.

- 7. Special Condition No. 8(a) of New Grant No. 1528 stipulates that:

In the event of spoil or debris from the site or from other areas affected by the development of CPTL No. 18 being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other government properties, the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or for damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.
- 8. Special Condition No. 9 of New Grant No. 1528 stipulates that:

The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any footpaths, drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on CPTL No. 18 or on areas adjacent thereto which the Director may consider it necessary to remove, divert or reinstate.
- 9. Special Condition No. 14 of New Grant No. 1528 stipulates that:

The grantee shall pay to the Government on demand any sum which the Director shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from CPTL No. 18.
- 10. Special Condition No. 16 of New Grant No. 1528 stipulates that:

The grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of CPTL No. 18 or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catch-pit, channel or storm-water drain all storm-water or rain-water falling or flowing on to CPTL No. 18 and the approach road thereto, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
- 11. Special Condition No. 17 of New Grant No. 1528 stipulates that:

Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other government properties within or adjoining CPTL No. 18 shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.
- 12. Special Condition No. 18 of New Grant No. 1528 stipulates that:

The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from CPTL No. 18 to the government storm-water drains and sewers when laid. Such works shall be carried out by the Director, who shall incur no liability to the grantee in respect thereof.
- 13. Special Condition No. 20 of New Grant No. 1528 stipulates that:

The grantee shall have no right of ingress and egress to or from CPTL No. 18 for the passage of motor vehicles.
- 14. Special Condition No. 22 of New Grant No. 1528 stipulates that:

Except with the prior written consent of the Director of Water Supplies, no fresh or salt water from Government mains shall be used for any air-conditioning purpose.

Summary of land grant

批地文件的摘要

15. Special Condition No. 24 of New Grant No. 1528 stipulates that:

The grantee shall pay to the Government on demand the cost of repair and reinstatement to any Waterworks installation that shall or may be necessary at any time during the term as a result of damage caused by any works or other activities carried out upon CPTL No. 18 by the grantee or others under his charge and shall indemnify the Government against any claim, action or demand arising therefrom.

New Grant No. 2207

16. Special Condition No. 5 of New Grant No. 2207 stipulates that:

- (i) The grantee shall within twelve months from the date on which possession of TMTL No. 99 is given and before any building operations commence on TMTL No. 99, form at his own expense and to the satisfaction of the Director the areas delineated and shown coloured red and green on the plan annexed to New Grant No. 2207.
- (ii) For the purpose of formation only the grantee shall, on the date on which possession of TMTL No. 99 is given, be granted possession of the area shown coloured green on the said plan. Possession of the said area shall be re-delivered on demand and in any event shall be deemed to have been re-delivered to the Government by the grantee on the date of a letter from the Director indicating either that the formation work has been completed, or that the General and Special Conditions have been complied with to his satisfaction.
- (iii) The method and sequence of the formation of the areas shown coloured red and green on the said plan and all necessary temporary and permanent protective and storm-water drainage works shall be subject to the approval of the Director.

17. Special Condition No. 7(b) of New Grant No. 2207 stipulates that:

Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of TMTL No. 99 or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and TMTL No. 99 itself and to obviate and prevent any falling away, landslip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event of any landslip, subsidence or falling away occurring at any time whether in or from the adjacent hillside or banks whether the same be Government or leased land, or in or from TMTL No. 99 itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason thereof. In addition to any other rights or remedies herein provided for breach of any of the conditions hereof the Director shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the Director may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.

18. Special Condition No. 8(a) of New Grant No. 2207 stipulates that:

In the event of spoil or debris from the site or from other areas affected by any development of TMTL No. 99 being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other Government properties, the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

19. Special Condition No. 9 of New Grant No. 2207 stipulates that:

The grantee shall pay to the Government on demand the cost of removing, diverting and reinstating elsewhere as may be required any footpaths, drains, sewers, nullahs, water courses, pipes, cables, wires, utility services or any other works or installations on TMTL No. 99 or on areas adjacent thereto which the Director may consider it necessary to remove, divert or reinstate upon any development thereof.

20. Special Condition No. 14 of New Grant No. 2207 stipulates that:

The grantee shall pay to the Government on demand any sum which the Director shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from TMTL No. 99.

21. Special Condition No. 16 of New Grant No. 2207 stipulates that:

The grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of TMTL No. 99 or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or storm-water drain all storm-water or rain-water falling or flowing on to TMTL No. 99, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water.

22. Special Condition No. 17 of New Grant No. 2207 stipulates that:

Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining TMTL No. 99 shall be made good by the Government at the cost of the grantee and the amount due in respect thereof shall be paid on demand to the Government by the grantee.

23. Special Condition No. 18 of New Grant No. 2207 stipulates that:

The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from TMTL No. 99 to the Government storm-water drains and sewers. Such works shall be carried out by the Director, who shall incur no liability to the grantee in respect thereof.

24. Special Condition No. 22 of New Grant No. 2207 stipulates that:

The grantee shall have no right of ingress or egress to or from TMTL No. 99 for the passage of motor vehicles.

25. Special Condition No. 24 of New Grant No. 2207 stipulates that:

Except with the prior written consent of the Water Authority, no fresh or salt water from Government mains shall be used for any air-conditioning purpose.

Modification Letter

The purpose of the Modification Letter is to modify New Grant No. 1528 and New Grant No. 2207 so as to permit CPTL No. 18 and TMTL No. 99 to be jointly developed as a whole as one combined site subject to the conditions of the Modification Letter.

Summary of land grant

批地文件的摘要

26. General Condition No. 9(a)(ii) of the First Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

In addition to the right as provided in sub-clause (a)(i) of this General Condition, upon any failure or neglect by the grantee of the adjoining lot (which expression shall for the purpose of this General Condition, include the executors, administrators and assigns of the grantee of the adjoining lot) now known and registered in the Land Registry as Tuen Mun Town Lot No. 99 to perform, observe or comply with any of the terms and conditions of New Grant No. 2207 as varied or modified from time to time under which TMTL No. 99 is held, the Government shall be entitled to re-enter upon and take back possession of CPTL No. 18 or any part thereof and all or any buildings, erections and works erected or to be erected on CPTL No. 18 or any such part thereof or any part of such buildings, erections or works and thereupon New Grant No. 1528 and the rights of the grantee thereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions thereof and the terms and conditions of New Grant No. 2207.

27. General Condition No. 9(a)(iii) of the First Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

The grantee acknowledges and agrees that any breach of or failure or neglect to perform, observe or comply with any of the terms and conditions of New Grant No. 2207 shall be deemed to be a breach of the General and Special Conditions of New Grant No. 1528 (“**these Conditions of New Grant No. 1528**”) by the grantee.

28. General Condition No. 9(c) of the First Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

The grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (d) of this General Condition) in accordance with these Conditions of New Grant No. 1528:

- (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 of New Grant No. 1528 and New Grant No. 2207 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.

29. General Condition No. 9(d) of the First Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

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

30. Special Condition No. 25 of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

The grantee shall develop the Two Lots jointly as a whole as one combined site by the erection thereon of a building or buildings complying in all respects with these Conditions of New Grant No. 1528 and New Grant No. 2207 and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2020.

31. Special Condition No. 26 of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

No tree growing on CPTL No. 18 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.

32. Special Condition No. 29 of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

- (a) The grantee may erect, construct and provide within the Two Lots such recreational facilities and facilities ancillary thereto (hereinafter referred to as “**the Facilities**”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. 27(c) hereof, any part of the Facilities provided within the Two Lots in accordance with sub-clause (a) of this Special Condition and Special Condition No. 30(a) of New Grant No. 2207 which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “**the Exempted Facilities**”):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. 35(a)(v) hereof;
 - (ii) the grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors and by no other person or persons.

Summary of land grant

批地文件的摘要

33. Special Condition No. 30(a) of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

Office accommodation for watchmen or caretakers or both may be provided within the Two Lots subject to the following conditions:

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the Two Lots;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Two Lots; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.

34. Special Condition No. 31(a) of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

Quarters for watchmen or caretakers or both may be provided within the Two Lots subject to the following conditions:

- (i) such quarters shall be located in one of the blocks of residential units erected on the Two Lots or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Two Lots.

35. Special Condition No. 32(a) of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Two Lots provided that:

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or the Owners' Committee formed or to be formed in respect of the Two Lots and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.

36. Special Condition No. 37 of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

Wherever in these Conditions of New Grant No. 1528 it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on CPTL No. 18 or any part thereof or outside CPTL No. 18 (whether on behalf of the grantee or on the failure of the grantee to carry out such works or otherwise) at the cost of the grantee or that the grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

37. Special Condition No. 39 of the Third Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528:

No grave or columbarium shall be erected or made on CPTL No. 18, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

38. General Condition No. 9(a)(ii) of the Fourth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

In addition to the right as provided in sub-clause (a)(i) of this General Condition, upon any failure or neglect by the grantee of the adjoining lot (which expression shall for the purpose of this General Condition, include the executors, administrators and assigns of the grantee of the adjoining lot) now known and registered in the Land Registry as Castle Peak Town Lot No. 18 to perform, observe or comply with any of the terms and conditions of New Grant No. 1528 as varied or modified from time to time under which CPTL No. 18 is held, the Government shall be entitled to re-enter upon and take back possession of TMTL No. 99 or any part thereof and all or any buildings, erections and works erected or to be erected on TMTL No. 99 or any such part thereof or any part of such buildings, erections or works and thereupon New Grant No. 2207 and the rights of the grantee thereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions thereof and any of the terms and conditions of New Grant No. 1528.

39. General Condition No. 9(a)(iii) of the Fourth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

The grantee acknowledges and agrees that any breach of or failure or neglect to perform, observe or comply with any of the terms and conditions of New Grant No. 1528 shall be deemed to be a breach of the General and Special Conditions of New Grant No. 2207 (“**these Conditions of New Grant No. 2207**”) by the grantee.

40. General Condition No. 9(c) of the Fourth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

The grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (d) of this General Condition) in accordance with these Conditions of New Grant No. 2207:

- (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 of New Grant No. 2207 and New Grant No. 1528 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.

Summary of land grant

批地文件的摘要

41. General Condition No. 9(d) of the Fourth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

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

42. Special Condition No. 26 of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

The grantee shall develop the Two Lots jointly as a whole as one combined site by the erection thereon of a building or buildings complying in all respects with these Conditions of New Grant No. 2207 and New Grant No. 1528 and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2020.

43. Special Condition No. 27 of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

No tree growing on TMTL No. 99 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.

44. Special Condition No. 30 of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

- (a) The grantee may erect, construct and provide within the Two Lots such recreational facilities and facilities ancillary thereto (hereinafter referred to as “**the Facilities**”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. 28(c) hereof, any part of the Facilities provided within the Two Lots in accordance with sub-clause (a) of this Special Condition and Special Condition No. 29(a) of New Grant No. 1528 which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “**the Exempted Facilities**”):
 - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. 36(a)(v) hereof;
 - (ii) the grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Two Lots and their bona fide visitors and by no other person or persons.

45. Special Condition No. 31(a) of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

Office accommodation for watchmen or caretakers or both may be provided within the Two Lots subject to the following conditions:

- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the Two Lots;
- (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Two Lots; and
- (iii) the location of any such accommodation shall first be approved in writing by the Director.

46. Special Condition No. 32(a) of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

Quarters for watchmen or caretakers or both may be provided within the Two Lots subject to the following conditions:

- (i) such quarters shall be located in one of the blocks of residential units erected on the Two Lots or in such other location as may be approved in writing by the Director; and
- (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Two Lots.

47. Special Condition No. 33(a) of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the Two Lots provided that:

- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or the Owners’ Committee formed or to be formed in respect of the Two Lots and the buildings erected or to be erected thereon; and
- (ii) the location of any such office shall first be approved in writing by the Director.

48. Special Condition No. 38 of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

Wherever in these Conditions of New Grant No. 2207 it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on TMTL No. 99 or any part thereof or outside TMTL No. 99 (whether on behalf of the grantee or on the failure of the grantee to carry out such works or otherwise) at the cost of the grantee or that the grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Summary of land grant

批地文件的摘要

49. Special Condition No. 40 of the Fifth Schedule to the Modification Letter stipulates that, in respect of New Grant No. 2207:

No grave or columbarium shall be erected or made on TMTL No. 99, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

50. Special Condition No. 4(a) of the Second Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528 and New Grant No. 2207:

Subject to sub-clause (b) of this Special Condition, the lot (meaning CPTL No. 18 and TMTL No. 99) or any part thereof or any building or buildings whether wholly or partly erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

51. Special Condition No. 4(b) of the Second Schedule to the Modification Letter stipulates that, in respect of New Grant No. 1528 and New Grant No. 2207:

Any building or part of any building erected or to be erected on the lot (meaning CPTL No. 18 and TMTL No. 99) shall not be used for any purpose other than the following:

- (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for the avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
- (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
- (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

Summary of land grant

批地文件的摘要

- 發展項目位於青山市地段第18號「**青山市地段第18號**」和屯門市地段第99號「**屯門市地段第99號**」。青山市地段第18號和屯門市地段第99號在下文統稱為「**該兩個地段**」。
- 青山市地段第18號依據1970年6月16日訂立並在土地註冊處註冊為新批租契第TM1528號(以下簡稱「**新批租契第1528號**」)的批地條件持有，新批租契第1528號經2016年2月5日訂立並在土地註冊處以註冊摘要第16021902120012號註冊的一份修訂函「**修訂函**」作出更改或修訂，租期由1898年7月1日起計99年，減去最後3天。根據<<新界土地契約(續期)條例>>(第150章)第6條規定，該年期續期至2047年6月30日。
- 屯門市地段第99號依據1975年3月24日訂立並在土地註冊處註冊為新批租契第TM2207號(以下簡稱「**新批租契第2207號**」)的批地條件持有，新批租契第2207號經修訂函作出更改或修訂，租期由1898年7月1日起計99年，減去最後3天。根據<<新界土地契約(續期)條例>>(第150章)第6條規定，該年期續期至2047年6月30日。

新批租契第1528號

- 新批租契第1528號特別條款第6(a)條規定：

承授人須在地政總署署長(「**署長**」)發出要求履行本條款之函件內指定的日期計起6個月內，自費平整新批租契第1528號附錄的圖則上劃界並用紅色顯示的區域，並達到所要求的水平和使署長滿意。

- 新批租契第1528號特別條款第6(b)條規定：

如果承授人未能按本特別條款進行必要的工程，署長可進行他認為必要的任何平整、防護及排水工程，而承授人須應要求支付上述工程費用給政府。

- 新批租契第1528號特別條款第7(b)條規定：

如果青山市地段第18號或其中任何部分的平整、水準測量或開發需要分割、移走或退讓毗鄰或毗連的山丘、堤霸或任何堆積、堆填，承授人須建築當時或其後任何時候為了防護與承托該等山丘、堤霸及青山市地段第18號本身所需的護土牆或其他承托物或承擔其建築費用，並避免與防止其後發生任何塌陷、山泥傾瀉或地陷，和在任何時候維持該護土牆或其他承托物處於修繕妥當的維修狀態。倘若在任何時候，無論在毗鄰山丘、堤霸或由青山市地段第18號或從中發生任何山泥傾瀉、地陷或塌陷、承授人須自費進行修復與彌補，並對政府因此造成、承受或產生的一切費用、收費、損害賠償、要求及索償彌償政府。除了本文件規定署長對違反任何條件所享有的任何其他權利或補償之外，署長有權發出書面通知，要求承授人進行上述建築及/或維持並修復與彌補任何塌陷、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履行該通知，署長可立即行動與進行該等工程。承授人必須應要求歸還給政府因此產生的費用。

- 新批租契第1528號特別條款第8(a)條規定：

如果任何泥土或瓦礫從地盤或從任何受開發青山市地段第18號影響之範圍因受侵蝕而被沖洗至公眾巷或道路或道路暗渠、污水渠、雨水渠或大溝渠或其他政府物業，承授人須對此負責並應要求向政府支付清除該等泥土及瓦礫之費用及支付對公眾巷或道路或道路暗渠、污水渠、雨水渠或大溝渠或其他政府物業造成的損壞之費用。承授人須就上述侵蝕或沖洗對私人物業造成的損壞或滋擾所引發的一切訴訟、索償及要求彌償政府。

- 新批租契第1528號特別條款第9條規定：

承授人須應要求向政府支付移走、改道及修復政府認為有必要移走、改道及修復位於青山市地段第18號之內或毗鄰區域的任何行人徑、排水渠、污水渠、大溝渠、水道、管道、電纜、電線、公用服務設施或其他工程或裝置之費用。

- 新批租契第1528號特別條款第14條規定：

承授人須應要求向政府支付一筆款項，該款項為經署長核實為就承授人、他的承判商或次承判商或他的或他們的工人或車輛或從青山市地段第18號流失的任何廢土對毗鄰公共道路造成的任何損壞而作出復修的費用。

- 新批租契第1528號特別條款第16條規定：

承授人須自費建造及維持不論是在青山市地段第18號邊界內或政府土地上的、署長認為必要的、排水渠及渠道，並使署長滿意，以便將落在或流入青山市地段第18號及其引路的一切暴雨或雨水截斷與引導至最近的河道、集水井、渠道或雨水渠。承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求獨自承擔責任並向政府及其官員作出彌償。

- 新批租契第1528號特別條款第17條規定：

承授人、他的受僱人或代理人造成不論是在青山市地段第18號內或其毗鄰的任何大溝渠、污水渠、雨水渠、供水總管或其他政府物業造成的任何損壞或堵塞將由政府修復，費用由承授人承擔。承授人須應要求向政府支付與其有關到期應付的費用。

- 新批租契第1528號特別條款第18條規定：

承授人須應要求向政府支付連接青山市地段第18號的排水渠及污水渠至政府的雨水渠及污水渠(如鋪設)的費用。上述工程由署長進行，署長毋須在這方面對承授人負責。

- 新批租契第1528號特別條款第20條規定：

承授人無權使用汽車進出青山市地段第18號。

- 新批租契第1528號特別條款第22條規定：

未經水務署署長的預先書面同意，不能使用政府總喉的食水或鹹水作為任何空調用途。

- 新批租契第1528號特別條款第24條規定：

承授人須應要求向政府支付在租期期間因承授人或其負責的其他人士在青山市地段第18號上進行任何工程或其他活動而造成任何損壞，及因此需要或可能需要維修與修復的任何水務設施裝置的費用，並對因此產生的任何索償、訴訟或要求彌償政府。

Summary of land grant

批地文件的摘要

新批租契第2207號

16. 新批租契第2207號特別條款第5條規定：

- (i) 承授人須在獲得屯門市地段第99號的管有權之日起的12個月內和在屯門市地段第99號展開任何建築工程之前，自費平整新批租契第2207號附錄的圖則上劃界並用紅色及綠色顯示的區域，並使署長滿意。
- (ii) 僅為了土地平整之目的，承授人在獲得屯門市地段第99號的管有權之日獲授權管有在該圖則上用綠色顯示的區域，該區域的管有權須應要求重新交還政府和在任何情況下，在署長發出信件指明平整工程已經完成或一般及特別條款均已履行並使他滿意之日，即視為承授人已重新將該區域交還給政府。
- (iii) 就在該圖則上用紅色和綠色顯示的區域進行平整和一切必要的臨時及永久防護及雨水排水工程的方式及次序，須經署長批准。

17. 新批租契第2207號特別條款第7(b)條規定：

如果屯門市地段第99號或其中任何部分的平整、水準測量或開發需要分割、移走或退讓毗鄰或毗連的山丘、堤霸或任何堆積、堆填，承授人須建築當時或其後任何時候為了防護與承托該等山丘、堤霸及屯門市地段第99號本身所必要的護土牆或其他承托物或承擔其建築費用，並避免與防止其後發生任何塌陷、山泥傾瀉或地陷，和在任何時候維持該護土牆或其他承托物處於修繕妥當的的維修狀態。倘若在任何時候在毗鄰山丘、堤霸(不論是政府或出租土地)或屯門市地段第99號或從中發生任何山泥傾瀉、地陷或塌陷、承授人須自費進行修復與彌補，並對政府因此造成、承受或產生的一切費用、收費、損害賠償、要求及索償彌償政府。除了本文件規定署長對違反任何條件所享有的任何其他權利或補償之外，署長有權發出書面通知，要求承授人進行上述建築及/或維持並修復與彌補任何塌陷、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履行該通知，署長可立即行動與進行該等工程，而承授人必須應要求歸還給政府因此產生的費用。

18. 新批租契第2207號特別條款第8(a)條規定：

如果任何泥土或瓦礫從地盤或從任何受開發屯門市地段第99號影響之範圍因受侵蝕而被沖洗至公眾巷或道路或道路暗渠、污水渠、雨水渠、或大溝渠或其他政府物業，承授人須對此負責並應要求向政府支付清除該等泥土及瓦礫之費用及支付對公眾巷或道路或道路暗渠、污水渠、雨水渠或大溝渠或其他政府物業造成的損壞之費用。承授人須就上述侵蝕或沖洗對私人物業造成的損壞或滋擾所引發的一切訴訟、索償及要求彌償政府。

19. 新批租契第2207號特別條款第9條規定：

承授人須應要求向政府支付移走、改道及修復政府認為有必要移走、改道及修復在屯門市地段第99號或毗鄰區域的任何行人徑、排水渠、污水渠、大溝渠、水道、管道、電纜、電線、公用服務設施或其他工程或裝置之費用。

20. 新批租契第2207號特別條款第14條規定：

承授人須應要求向政府支付一筆款項，該款項為經署長核實為就承授人、他的承判商或次承判商或他的或他們的工人或車輛或從屯門市地段第99號流失的任何泥土對毗鄰公共道路造成的任何損壞而作出復修的費用。

21. 新批租契第2207號特別條款第16條規定：

承授人須自費建造及維持不論是在屯門市地段第99號邊界內或政府土地上的署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導落在或流入屯門市地段第99號的一切暴雨或雨水至最接近的河道、集水井、渠道或雨水渠。承授人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求獨自承擔責任並向政府及其官員作出彌償。

22. 新批租契第2207號特別條款第17條規定：

承授人、他的受僱人或代理人造成不論是在屯門市地段第99號內或其毗鄰的任何大溝渠、污水渠、雨水渠、排水渠、供水總管或其他政府物業造成的任何損壞或堵塞將由政府修復，費用由承授人承擔。承授人須應要求向政府支付與其有關到期應付的費用。

23. 新批租契第2207號特別條款第18條規定：

承授人須應要求向政府支付連接屯門市地段第99號的排水渠及污水渠至政府的雨水渠及污水渠的費用。上述工程由署長進行，署長毋須在這方面對承授人負責。

24. 新批租契第2207號特別條款第22條規定：

承授人無權使用汽進出屯門市地段第99號。

25. 新批租契第2207號特別條款第24條規定：

未經水務監督的預先書面同意，不能使用政府總喉的食水或鹹水作為任何空調用途。

修訂函

修訂函的目的是修訂新批租契第1528號和新批租契第2207號，以便在修訂函的條件規範下准許青山市地段第18號和屯門市地段第99號合併成為一個單一地盤作為一個整體共同開發。

26. 修訂函附表1的一般條款第9(a)(ii)條規定，就新批租契第1528號而言：

除了本一般條款第(a)(i)分條規定的權利外，如果毗鄰地段(即:目前在土地註冊處以屯門市地段第99號註冊的地段)的承授人(在本一般條款中，該詞義包括該毗鄰地段承授人的遺囑執行人、遺產管理人及受讓人)未能或忽略履行、遵守或執行屯門市地段第99號據以持有的新批租契第2207號的任何條款及條件(經不時修改或修訂)，政府則有權收回及重新管有青山市地段第18號或其中任何部分和在青山市地段第18號或其中任何部分上已建或擬建的一切或任何建築物、搭建物及工程或該等建築物、搭建物及工程的任何部分，而在此情形下，新批租契第1528號和其承授人的權利將完全停止及終結(如果僅收回一部分，則就該部分而言)，但是不影響政府對違反、不遵守或不履行其條款及條件和新批租契第2207號的條款及條件追索的權利、濟助及索償。

27. 修訂函附表1的一般條款第9(a)(iii)條規定，就新批租契第1528號而言：

承授人承認與同意，任何違反、沒有或忽略履行、遵守或執行新批租契第2207號的任何條款及條件將被視為承授人違反新批租契第1528號的一般及特別條款(「**新批租契第1528號的該等條款**」)。

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28. 修訂函附表1的一般條款第9(c)條規定，就新批租契第1528號而言：

承授人須在整個租契年期期間根據新批租契第1528號的該等條款建造或重建(該詞義指本一般條款第(d)分條預期的重新開發)：

- (i) 按已批准的設計及佈局及任何經批准的建築圖則維持所有建築物，不能對其作出改變或更改；及
- (ii) 對於按新批租契第1528號的該等條款和新批租契第2207號或其後對其作出的合同修訂而已建或今後擬建的所有建築物，須作出維持及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以同樣的狀態交還。

29. 修訂函附表1的一般條款第9(d)條規定，就新批租契第1528號而言：

倘若在租契年期期間拆卸當時在該兩個地段或其中任何部分上存在的任何建築物，承授人須興建相同類型和不少於原先的總樓面面積的健全及堅固的建築物或經署長批准的類型和價值的建築物作為代替。如果作出上述拆卸，承授人須在該拆卸的一個曆月內向署長申請同意將該兩個地段合併為一個單一地盤作為一個整體進行重新開發之建築工程，並在收到上述同意後的3個曆月內展開重新開發所必要的工程和在署長規定的期限內完成工程，並使署長滿意。

30. 修訂函附表3的特別條款第25條規定，就新批租契第1528號而言：

承授人須將該兩個地段合併為一個單一地盤共同開發，並在其上興建建築物，並於2020年3月31日或之前竣工並使該等建築物適合佔用，在一切方面符合新批租契第1528號的該等條款和新批租契第2207號及目前或任何時候在香港特別行政區施行適用於建築、衛生及規劃的一切法例、則例及規例之規定。

31. 修訂函附表3的特別條款第26條規定，就新批租契第1528號而言：

未經署長的預先書面同意，不得移除或干涉在青山市地段第18號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。

32. 修訂函附表3的特別條款第29條規定，就新批租契第1528號而言：

- (a) 承授人可在該兩個地段上搭建、建造及提供署長書面批准的康樂設施及其附屬設施(以下簡稱「設施」)，設施的類型、尺寸、設計、高度及方位亦須經署長的預先書面批准。
- (b) 在計算本文件特別條款第27(c)條指定的總樓面面積時，根據本特別條款第(a)分條和新批租契第2207號第30(a)條，在該兩個地段內提供給在其上已建或擬建的住宅大廈的住戶和他們的真正訪客共同使用與享用的設施之任何部分將不列入計算，但署長認為不屬於該等用途的設施之餘下部分則須列入上述計算。
- (c) 若設施的任何部分在總樓面面積的計算，根據本特別條款第(b)分條獲得豁免(以下簡稱「獲豁免設施」):
 - (i) 獲豁免設施須指定為並構成本文件特別條款第35(a)(v)條提及的公用地方之部分；
 - (ii) 承授人須自費維持獲豁免設施於修繕妥當的狀態及營運獲豁免設施，並使署長滿意；及
 - (iii) 獲豁免設施只能供在該兩個地段上已建或擬建的住宅大廈的住戶及其真正訪客使用，其他人士概不得使用。

33. 修訂函附表3的特別條款第30(a)條規定，就新批租契第1528號而言：

該兩個地段內可提供辦公設施給看守員或管理員或兩者使用，但受下列條件約束：

- (i) 署長認為此等設施對於該兩個地段上已建或擬建的住宅大廈的安全、保安及良好管理是有必要的；
- (ii) 此等設施不能用作該兩個地段全職及有必要聘請的看守員或管理員或兩者的辦公設施以外之任何用途；及
- (iii) 此等設施的位置須首先經署長書面批准。

34. 修訂函附表3的特別條款第31(a)條規定，就新批租契第1528號而言：

該兩個地段內可提供宿舍給看守員或管理員或兩者使用，但受下列條件約束：

- (i) 上述宿舍須安置在該兩個地段上已建的一座住宅單位大廈內或署長以書面批准的其他位置；及
- (ii) 上述宿舍不能用作該兩個地段全職及有必要聘請的看守員或管理員或兩者的宿舍以外的任何用途。

35. 修訂函附表3的特別條款第32(a)條規定，就新批租契第1528號而言：

可以在該兩個地段內提供一個辦公室，供業主立案法團或業主委員會使用，但是：

- (i) 該辦公室不能用作該兩個地段及在其上已建或擬建的大廈已成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的任何用途；及
- (ii) 上述該辦公室的位置須首先經署長書面批准。

36. 修訂函附表3的特別條款第37條規定，就新批租契第1528號而言：

凡新批租契第1528號的該等條款有下述規定：

- (a) 凡規定政府或其正式授權的官員須或可以在青山市地段第18號或其任何部分之上或青山市地段第18號之外進行任何類型的工程(不論是代表承授人或因為承授人未能進行該等工程或其他原因)，費用由承授人承擔，或承授人須應要求向政府或其正式授權的官員支付或償還上述工程的費用。上述費用包括政府或其正式授權的官員可釐定的任何監管費及經費；或
- (b) 凡規定必須取得政府或它正式授權的官員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件或運用其絕對酌情拒絕發出批准或同意。

37. 修訂函附表3的特別條款第39條規定，就新批租契第1528號而言：

不得在青山市地段第18號上搭建或製作墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

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38. 修訂函附表4的一般條款第9(a)(ii)條規定，就新批租契第2207號而言：

除了本一般條款第(a)(i)分條規定的權利外，如果毗鄰地段(即:目前在土地註冊處以青山市地段第18號註冊的地段)的承授人(在本一般條款中，該詞義包括該毗鄰地段承授人的遺囑執行人、遺產管理人及受讓人)未能或忽略履行、遵守或執行青山市地段第18號據以持有的新批租契第1528號的任何條款及條件(經不時修改或修訂)，政府則有權收回及重新管有屯門市地段第99號或其任何部分和在屯門市地段第99號或其任何部分上已建或擬建的一切或任何建築物、搭建物及工程或該等建築物、搭建物及工程的任何部分，而在此情形下，新批租契第2207號和其承授人的權利將完全停止及終結(如果僅收回一部分，則就該部分而言)，但是不影響政府對任何違反、不遵守或不履行其條款及條件和新批租契第1528號的條款及條件追索的權利、濟助及索償。

39. 修訂函附表4的一般條款第9(a)(iii)條規定，就新批租契第2207號而言：

承授人承認與同意，任何違反、沒有或忽略履行、遵守或執行新批租契第1528號的任何條款及條件將被視為承授人違反新批租契第2207號的一般及特別條款(「**新批租契第2207號的該等條款**」)。

40. 修訂函附表4的一般條款第9(c)條規定，就新批租契第2207號而言：

承授人須在整個租契年期期間根據新批租契第2207號的該等條款建造或重建(該詞義指本一般條款第(d)分條預期的重新開發)：

- (i) 按已批准的設計及佈局及任何經批准的建築圖則維持所有建築物，不能對其作出改變或更改；及
- (ii) 對於按新批租契第2207號的該等條款和新批租契第1528號或其後對其作出的合同修訂而已建或今後擬建的所有建築物，須作出維持及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契時以同樣的狀態交還。

41. 修訂函附表4的一般條款第9(d)條規定，就新批租契第2207號而言：

倘若在租契年期期間拆卸當時在該兩個地段或其任何部分上存在的任何建築物，承授人須興建相同類型和不少於原先的總樓面面積的健全及堅固的建築物或經署長批准的類型和價值的建築物作為代替。如果作出上述拆卸，承授人須在該拆卸的一個曆月內向署長申請同意將該兩個地段合併為一個單一地盤作為一個整體進行重新開發之建築工程，並在收到上述同意後的3個曆月內展開重新開發所必要的工程和在署長規定的期限內完成工程，並使署長滿意。

42. 修訂函附表5的特別條款第26條規定，就新批租契第2207號而言：

承授人須將該兩個地段合併為一個單一地盤共同開發，並在其上興建建築物，並於2020年3月31日或之前竣工和使該等建築物適合佔用，在一切方面符合新批租契第2207號的該等條款和新批租契第1528號及目前或任何時候在香港特別行政區施行適用於建築、衛生及規劃的一切條例、則例及規例之規定。

43. 修訂函附表5的特別條款第27條規定，就新批租契第2207號而言：

未經署長的預先書面同意，不得移除或干涉在屯門市地段第99號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。

44. 修訂函附表5的特別條款第30條規定，就新批租契第2207號而言：

- (a) 承授人可在該兩個地段上搭建、建造及提供署長書面批准的康樂設施及其附屬設施(以下簡稱「**設施**」)，設施的類型、尺寸、設計、高度及方位亦須經署長的預先書面批准。
- (b) 在計算本文件特別條款第28(c)條指定的總樓面面積時，按本特別條款第(a)分條和新批租契第1528號第29(a)條在該兩個地段內提供給在其上已建或擬建的住宅大廈的住戶和他們的真正訪客共同使用與享用的設施之任何部分將不列入計算，但署長認為不屬於該等用途的設施之其餘部分則須列入上述計算。
- (c) 若設施的任何部分在總樓面面積的計算，根據本特別條款第(b)分條獲得豁免(以下簡稱「**獲豁免設施**」):
 - (i) 獲豁免設施須指定為並構成本文件特別條款第36(a)(v)條提及的公用地方之部分；
 - (ii) 承授人須自費維持獲豁免設施於修繕妥當的狀態及營運獲豁免設施，並使署長滿意；及
 - (iii) 獲豁免設施只能供在該兩個地段上已建或擬建的住宅大廈的住戶及其真正訪客使用，其他人士概不得使用。

45. 修訂函附表5的特別條款第31(a)條規定，就新批租契第2207號而言：

該兩個地段內可提供辦公設施給看守員或管理員或兩者使用，但受下列條件約束：

- (i) 署長認為此等設施對於該兩個地段上已建或擬建的住宅大廈的安全、保安及良好管理是有必要的；
- (ii) 此等設施不能用作該兩個地段的全職及有必要聘請的看守員或管理員或兩者的辦公設施以外之任何用途；及
- (iii) 此等設施的位置須首先經署長書面批准。

46. 修訂函附表5的特別條款第32(a)條規定，就新批租契第2207號而言：

該兩個地段內可提供宿舍給看守員或管理員或兩者使用，但受下列條件約束：

- (i) 上述宿舍須安置在該兩個地段上已建的一座住宅單位大廈內或署長以書面批准的其他位置；及
- (ii) 上述宿舍不能用作該兩個地段全職及有必要聘請的看守員或管理員或兩者的宿舍以外的任何用途；

47. 修訂函附表5的特別條款第33(a)條規定，就新批租契第2207號而言：

可以在該兩個地段內提供一個辦公室，供業主立案法團或業主委員會使用，但是：

- (i) 該辦公室不能用作該兩個地段及在其上已建或擬建的大廈已成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的任何用途；及
- (ii) 上述該辦公室的位置須首先經署長書面批准。

Summary of land grant

批地文件的摘要

48. 修訂函附表5的特別條款第38條規定，就新批租契第2207號而言：

凡新批租契第2207號的該等條款有下述規定：

- (a) 凡規定政府或其正式授權的官員須或可以在屯門市地段第99號或其任何部分之上或屯門市地段第99號之外進行任何類型的工程(不論是代表承授人或因為承授人未能進行該等工程或其他原因)，費用由承授人承擔，或承授人須應要求向政府或它正式授權的官員支付或償還上述工程的費用。上述費用包括政府或它正式授權的官員可釐定的任何監管費及經費；或
- (b) 凡規定必須取得政府或其正式授權的官員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件或運用其絕對酌情拒絕發出批准或同意。

49. 修訂函附表5的特別條款第40條規定，就新批租契第2207號而言：

不得在屯門市地段第99號上搭建或製作墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

50. 修訂函附表2的特別條款第4(a)條規定，就新批租契第1528號和新批租契第2207號而言：

受制於本特別條款第(b)分條規定，該地段(即:青山市地段第18號和屯門市地段第99號)或其任何部分或在其上已建或擬建的全部或部分建築物不能用作非工業(不包括倉庫、酒店及加油站)用途以外的任何用途。

51. 修訂函附表2的特別條款第4(b)條規定，就新批租契第1528號和新批租契第2207號而言：

除用作以下用途外，在該地段(即:青山市地段第18號和屯門市地段第99號)上已建或擬建的任何建築物或任何建築物之部分不得作其他用途：

- (i) 就最低3層樓而言，須作非工業用途(不包括倉庫、酒店及加油站)用途，但是為免存疑，地庫層(如興建)不論該樓層尺寸或樓面面積大小，應列入本特別條款界定的樓層，且任何地庫層的使用還須受本特別條款第(b)(iii)分條規定的進一步限制；
- (ii) 就餘下樓層而言(若有多於3層地庫層，則不包括最低3層樓以上任何一層或多層地庫層(如興建)，須用作私人住宅用途；及
- (iii) 就任何地庫層(如興建)而言，不論是最低3層樓之其中一層或最低3層樓以上的一層地庫層，須用作非工業(不包括住宅、倉庫、酒店及加油站)用途。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

A. Facilities that are required under the land grant to be constructed and provided for the Government, or for public use

1. Description
- The area (hereinafter referred to as “**Green Area**”) shown coloured green on the plan annexed to Conditions of Grant dated 24 March 1975 and registered in the Land Registry as New Grant No.TM2207 (hereinafter referred to as “**the New Grant No. 2207**”) as varied or modified by a Modification Letter dated 5 February 2016 and registered in the Land Registry by Memorial No. 16021902120012 (“**Modification Letter**”).
2. General public’s right to use
- Section 16(4) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) is not applicable to the Green Area.

B. Facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

C. Open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development

Not applicable.

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

Not applicable.

E. A plan that shows the location of the Green Area

The location of the Green Area is shown, for identification purpose only, coloured green on the plan annexed to this section.

F. Provisions of the land grant that concern the Green Area

Special Condition No.	Provisions of the New Grant No. 2207 as varied or modified by the Modification Letter
5	(i) The grantee shall within twelve months from the date on which possession of the lot is given and before any building operations commence on the lot, form at his own expense and to the satisfaction of the Director of Lands the areas delineated and shown coloured red and green on the plan annexed hereto. (ii) For the purpose of formation only the grantee shall, on the date on which possession of the lot is given, be granted possession of the area shown coloured green on the said plan. Possession of the said area shall be re-delivered on demand and in any event shall be deemed to have been re-delivered to the Government by the grantee on the date of a letter from the Director of Lands indicating either that the formation work has been completed, or that the General and Special Conditions have been complied with to his satisfaction. (iii) The method and sequence of the formation of the areas shown coloured red and green on the said plan and all necessary temporary and permanent protective and storm-water drainage works shall be subject to the approval of the Director of Lands.

G. Provisions of the deed of mutual covenant that concern the Green Area

Not applicable.

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料

A. 根據批地文件規定須興建並提供予政府或公眾使用的設施

1. 描述
在1975年3月24日訂立並在土地註冊處以新批租契第TM2207號註冊的批地條件(以下簡稱「**新批租契第2207號**」)(經2016年2月5日訂立並在土地註冊處以註冊摘要第16021902120012號註冊的修訂函(「**修訂函**」)作出更改或修訂)附錄的圖則上用綠色顯示的區域(以下簡稱「**綠色區域**」)。

2. 公眾的使用權
《一手住宅物業銷售條例》(第621章)附表1第1部分第16(4)條不適用於綠色區域。

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

不適用。

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

不適用。

D. 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

不適用。

E. 顯示綠色區域位置的圖則

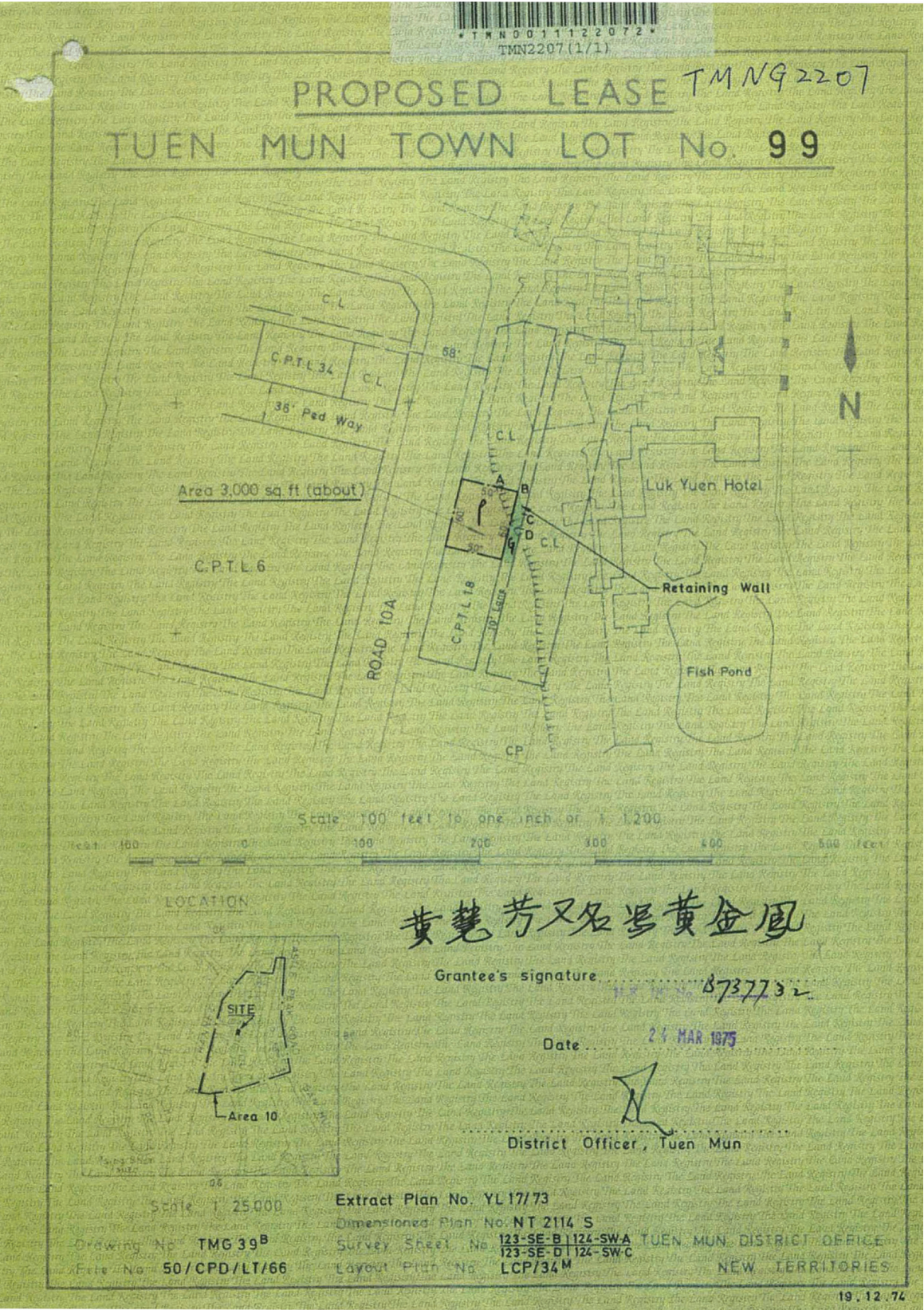
綠色區域的位置在本章附錄的圖則上用綠色顯示，僅供識別。

F. 批地文件關於綠色區域的條文

特別條款	經修訂函更改或修訂新批租契第2207號的條文
第5條	(i) 承授人須在在獲得該地段的管有權之日起的12個月內和在該地段展開任何建築工程之前，自費平整新批租契附錄的圖則上劃界並用紅色及綠色顯示的區域，並使署長滿意。 (ii) 僅為了土地平整之目的，承授人在獲得該地段的管有權之日獲授權管有在該圖則上用綠色顯示的區域，該區域的管有權須在要求時重新交還政府和在任何情況下，在地政總署署長發出信件指明平整工程已經完成或一般及特別條款均已履行並使他滿意之日，即視為承授人已重新將該區域交還給政府。 (iii) 就在該圖則上用紅色和綠色顯示的範圍進行平整和一切必要的臨時及永久防護及雨水排水工程的方式及次序，須經地政總署署長批准。

G. 公契關於綠色區域的條文

不適用。



This plan is reproduction of the plan as annexed to the New Grant No. 2207, and is the plan referred to in Paragraph E of this Section.

Remark: The scale shown on this plan may not be applicable to this sales brochure.

本圖則是新批租契第2207號附錄的圖則的複製本，亦是本章E段提及的圖則。

備註：本圖則上所示之比例可能不適用於本售樓說明書。

Warning to purchasers

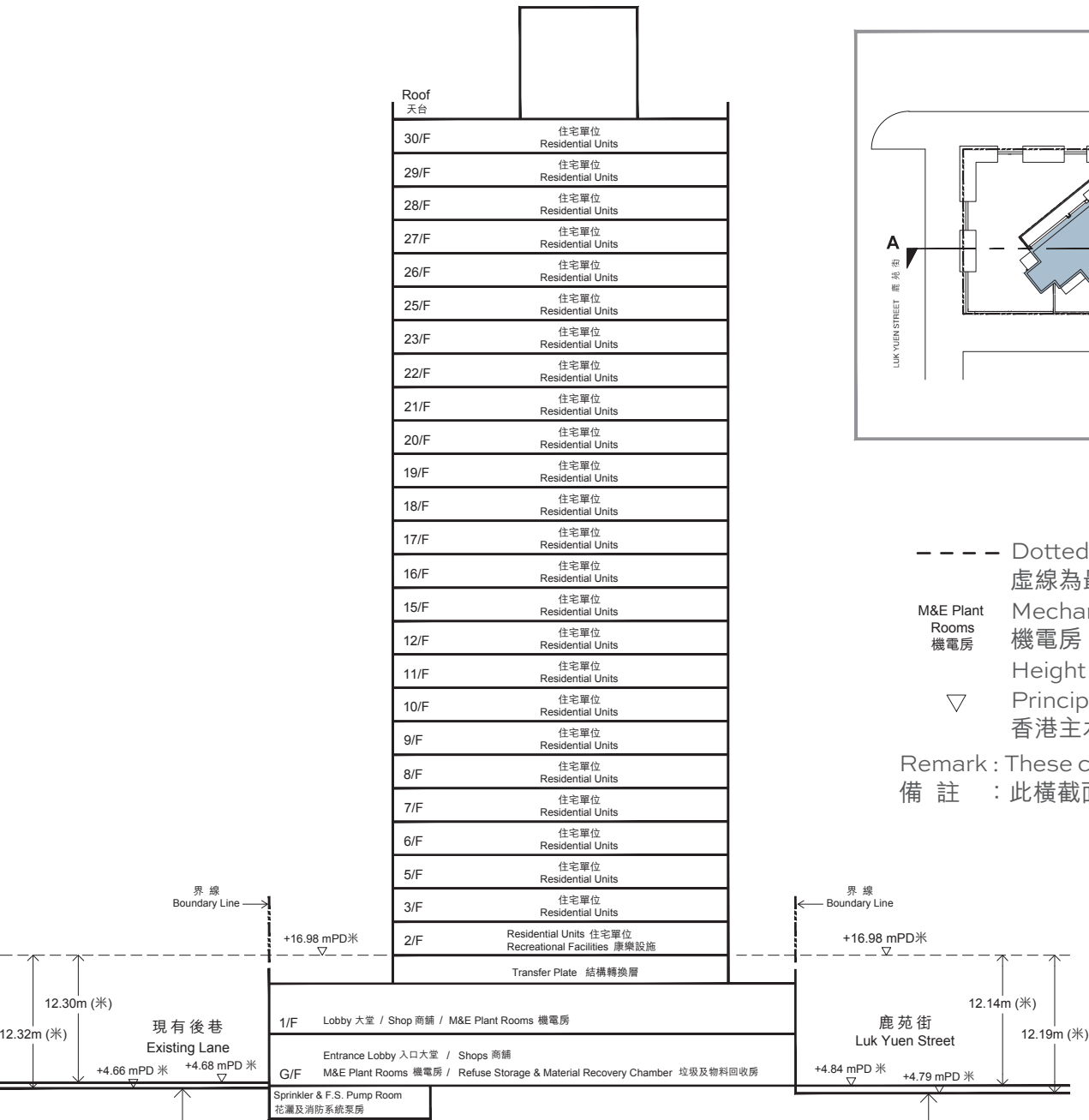
對買方的警告

- | | |
|---|--|
| <p>(a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.</p> <p>(b) 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.</p> <p>(c) 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 -</p> <ul style="list-style-type: none">(i) that firm may not be able to protect the purchaser's interests ; and(ii) the purchaser may have to instruct a separate firm of solicitors. <p>(d) In the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.</p> | <p>(a) 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。</p> <p>(b) 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。</p> <p>(c) 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 -</p> <ul style="list-style-type: none">(i) 該律師事務所可能不能夠保障買方的利益；及(ii) 買方可能要聘用一間獨立的律師事務所。 <p>(d) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。</p> |
|---|--|

Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

Cross-Section A-A 橫截面圖 A-A

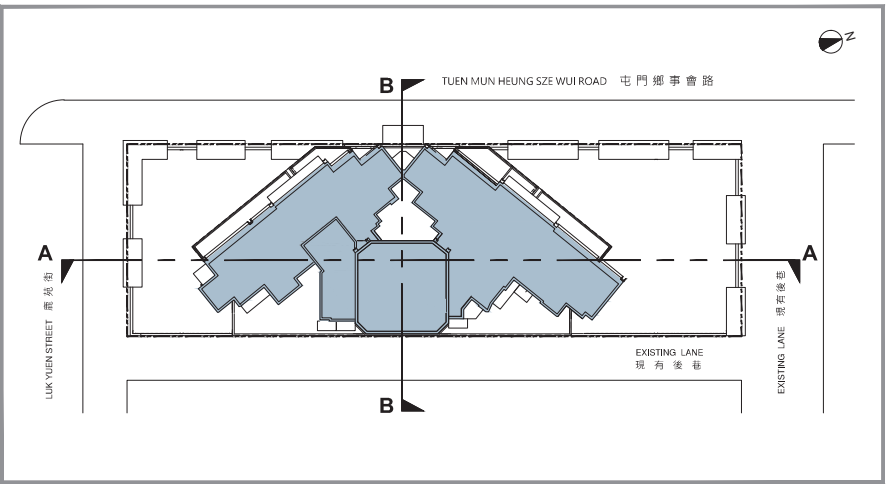


The part of Existing Lane adjacent to the building is 4.66 to 4.68 metres above the Hong Kong Principal Datum.

毗連建築物的一段現有後巷為香港主水平基準以上4.66米至4.68米。

The part of Luk Yuen Street adjacent to the building is 4.79 to 4.84 metres above the Hong Kong Principal Datum.

毗連建築物的一段鹿苑街為香港主水平基準以上4.79米至4.84米。

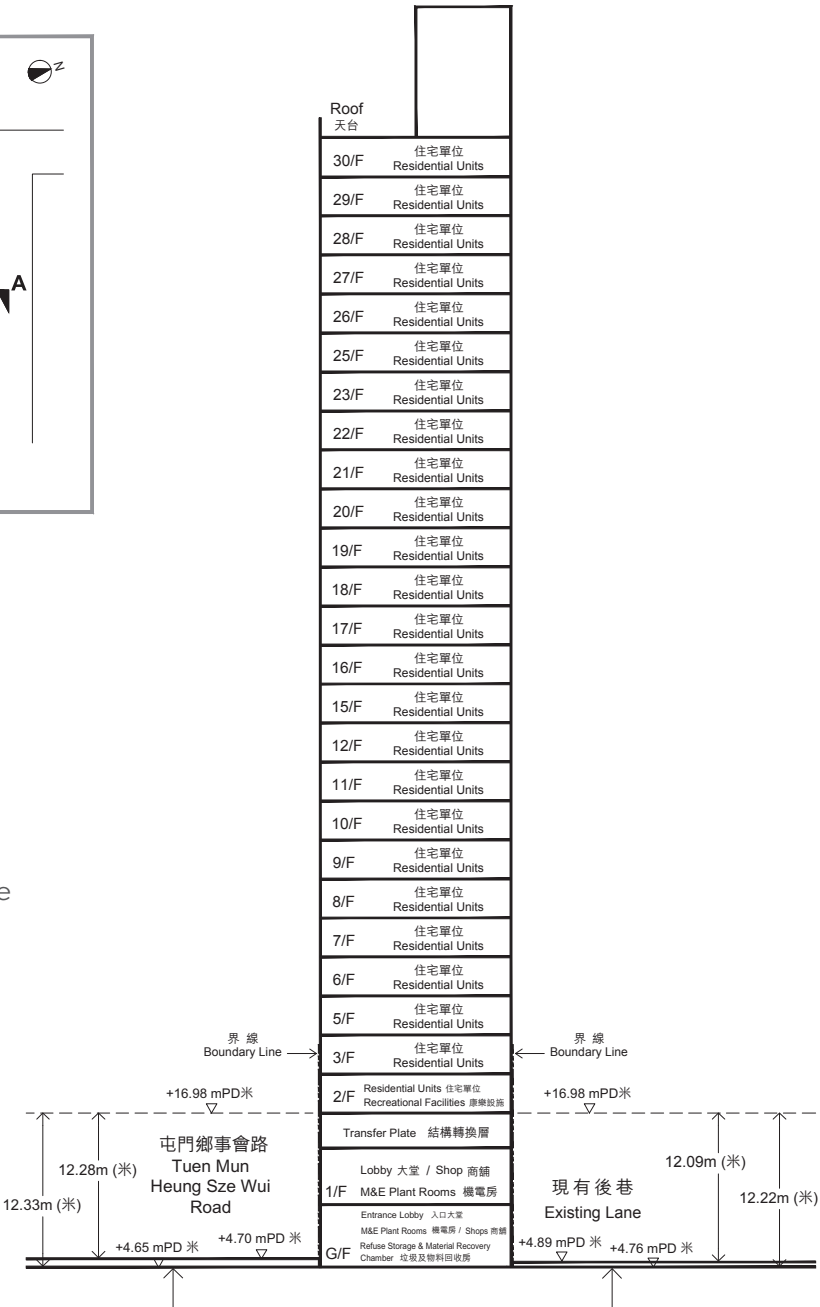


Key plan 索引圖

- Dotted line denotes the lowest residential floor
虛線為最低住宅樓層水平
- M&E Plant Rooms
機電房
- ▽ Height in metre above the Hong Kong Principal Datum (PD) (Metre)
香港主水平基準以上高度(米)

Remark : These cross-section plans are not drawn to scale
備註 : 此橫截面圖並非按照比例繪圖

Cross-Section B-B 橫截面圖 B-B



The part of Tuen Mun Heung Sze Wui Road adjacent to the building is 4.65 to 4.70 metres above the Hong Kong Principal Datum.

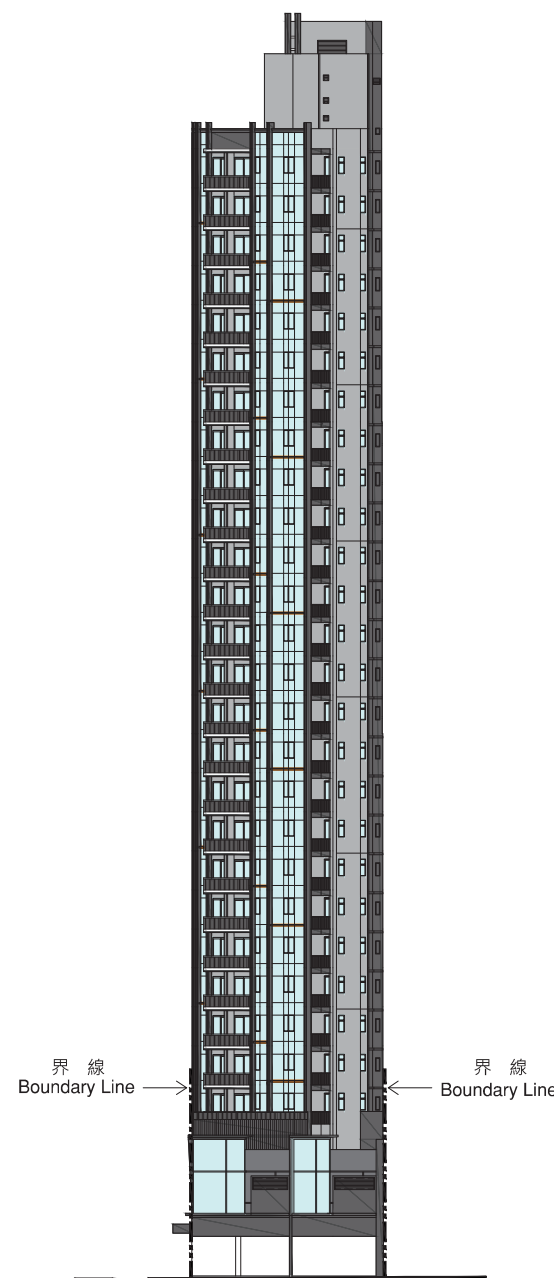
毗連建築物的一段屯門鄉事會路為香港主水平基準以上4.65米至4.70米。

The part of Existing Lane adjacent to the building is 4.76 to 4.89 metres above the Hong Kong Principal Datum.

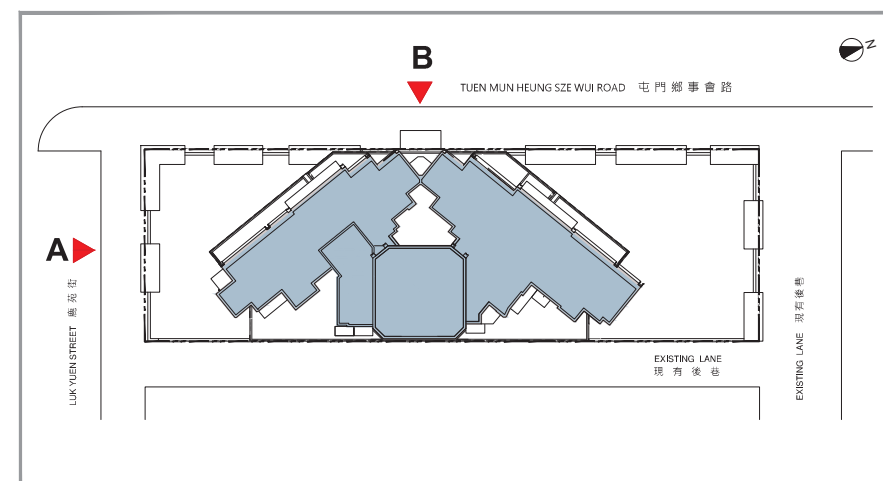
毗連建築物的一段現有後巷為香港主水平基準以上4.76米至4.89米。

Elevation plan

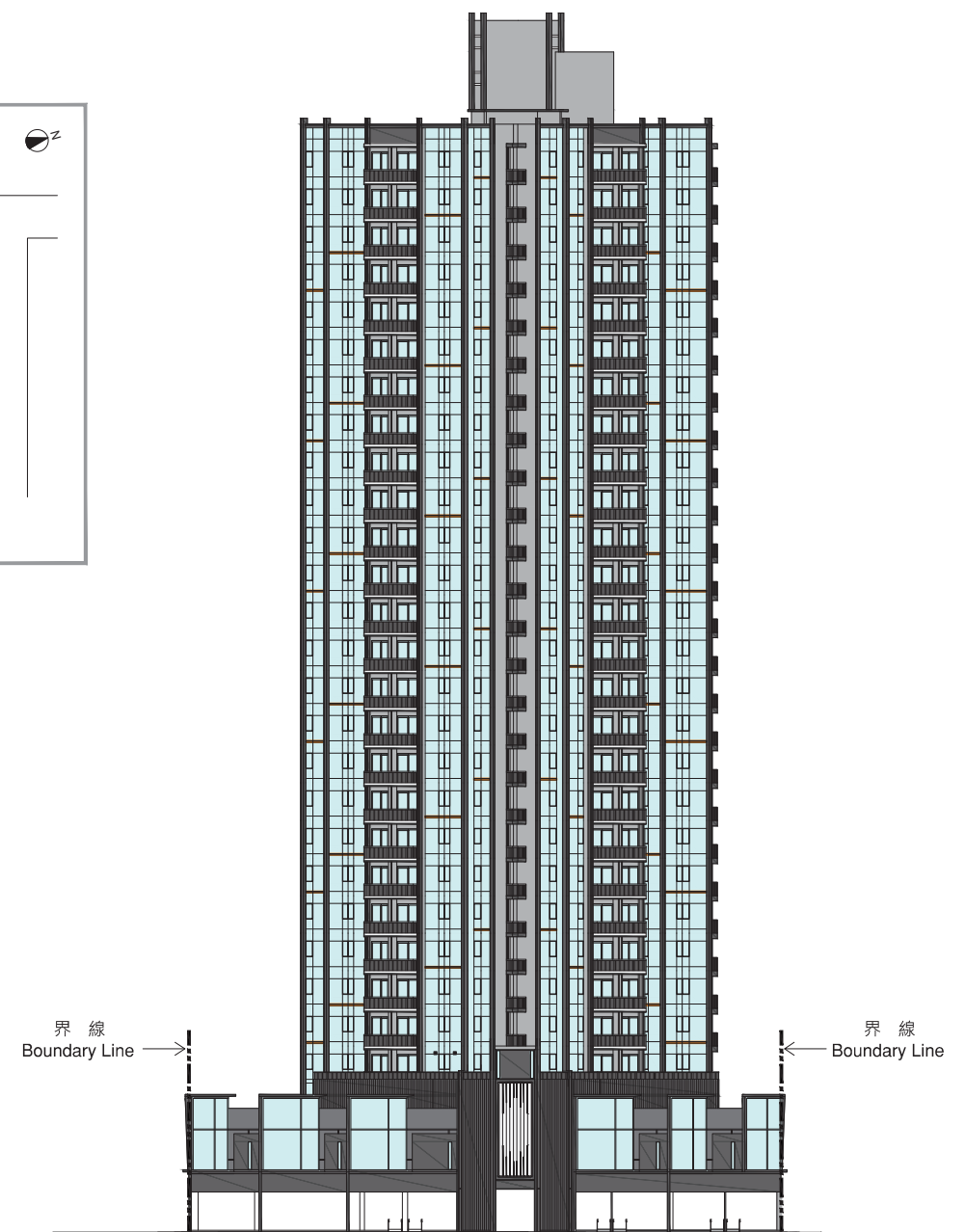
立面圖



Elevation Plan A
立面圖 A



Key plan 索引圖



Elevation Plan B
立面圖 B

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

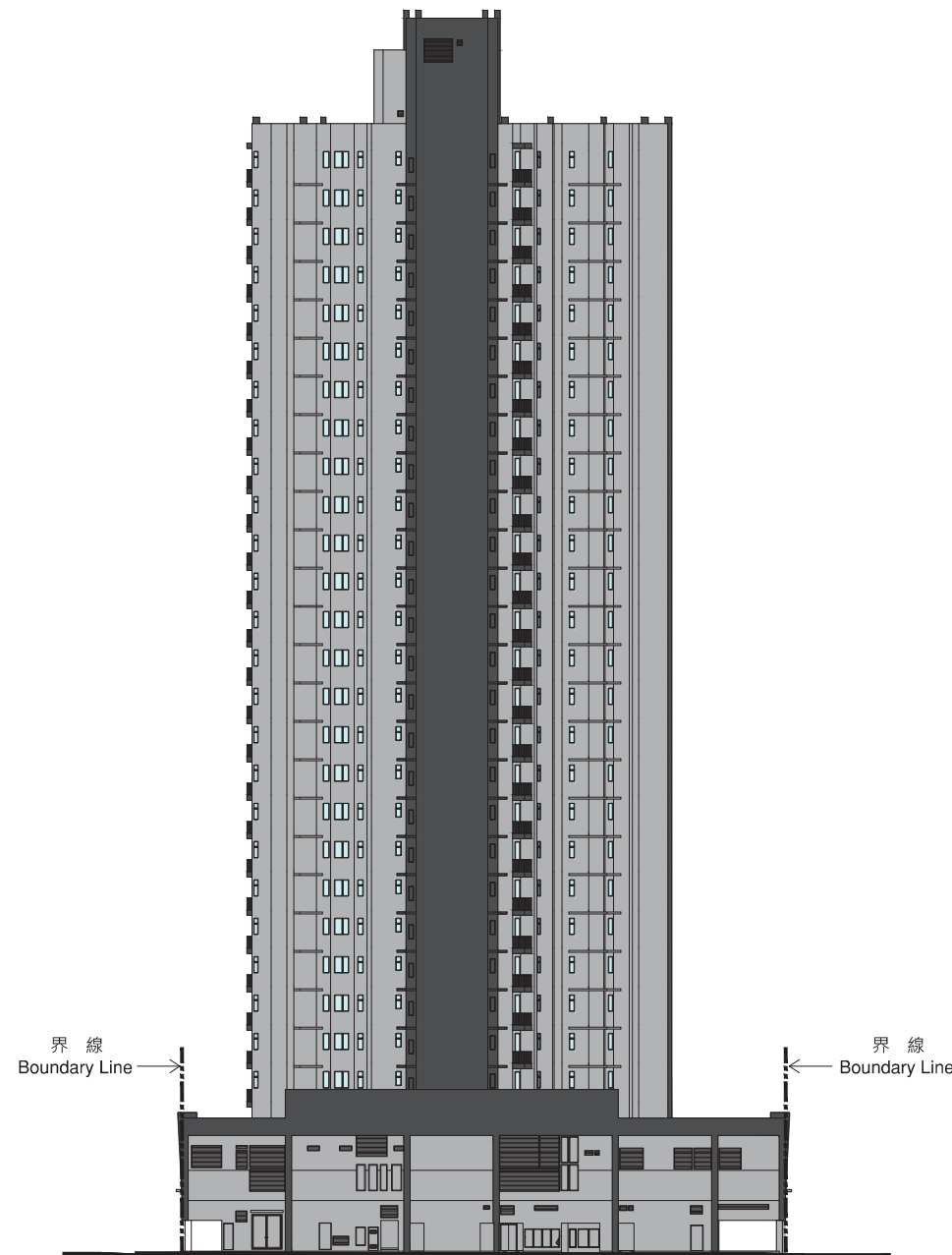
1. are prepared on the basis of the approved building plans for the Development as of 7 April 2017;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

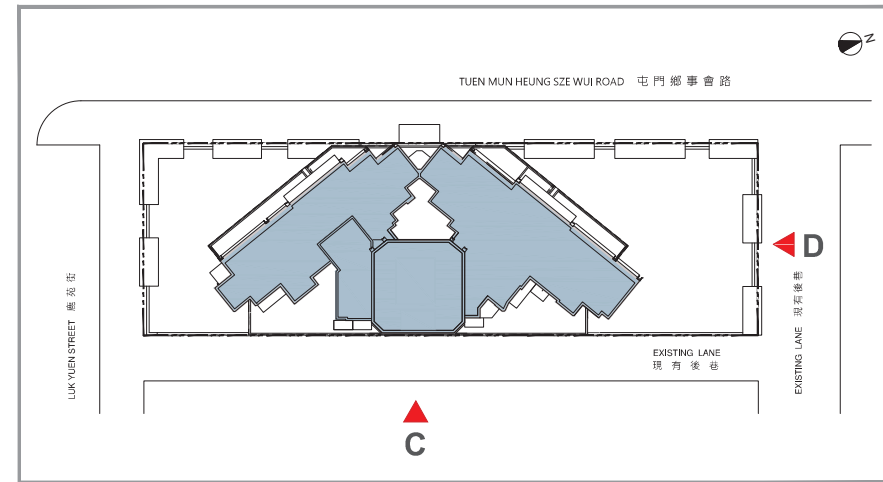
1. 以2017年4月7日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與該發展項目的外觀一致。

Elevation plan

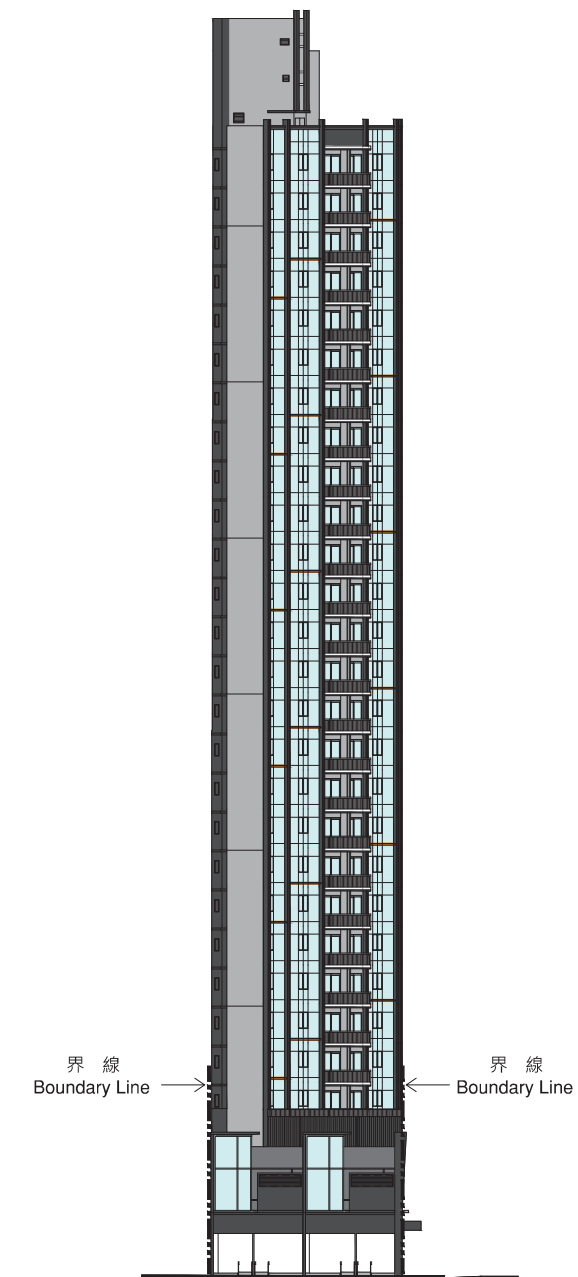
立面圖



Elevation Plan C
立面圖 C



Key plan 索引圖



Elevation Plan D
立面圖 D

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 7 April 2017;
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2017年4月7日的情況為準的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. 平方呎	sq. m. 平方米	sq. ft. 平方呎
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	56.762	611	63.136	680
	Uncovered 沒有上蓋	6.374	69		
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	—	—	—	—
	Uncovered 沒有上蓋	—	—		
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 （不論是稱為有蓋及園景的遊樂場或有其他名稱）	Covered 有上蓋	—	—	—	—
	Uncovered 沒有上蓋	—	—		

Remarks :

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

備註：

- 上述所列以平方米顯示之面積乃依據最新的經批准的建築圖則。
- 以平方呎顯示之面積由以平方米顯示之面積以1平方米=10.764平方呎換算，並四捨五入至整數。

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

- The address of the website at which a copy of the outline zoning plan relating to the Development is available is: www.ozp.tpb.gov.hk
- (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.
(b) The inspection is free of charge.

- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為：www.ozp.tpb.gov.hk
- (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
(b) 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

1. Exterior Finishes	
Item	Description
(a) External Wall	- Finished with aluminium curtain wall, ceramic tiles, aluminium cladding, metal louvre, metal grille, metal balustrade and external paint.
(b) Window	- Aluminium framed windows fitted with single glazing.
(c) Bay Window	- Not provided.
(d) Planter	- Not provided.
(e) Verandah or Balcony	- Balcony provided with metal balustrade and aluminium capping. - Wall finished with ceramic tiles and external paint. - Floor finished with ceramic tiles. - Ceiling finished with external paint. - Balconies are covered. - There is no verandah.
(f) Drying Facilities for Clothing	- Not provided.

2. Interior Finishes	
Item	Description
(a) Lobby	Main entrance lobby on ground floor - Wall finished with emulsion paint, natural stone, wood veneer panel, feature glass and stainless steel panel. - Floor finished with natural stone. - Gypsum board false ceiling finished with emulsion paint and wood veneer panel. Lift lobby on 1/F - Wall and floor finished with ceramic tiles. - Ceiling provided with aluminium false ceiling. Lift lobby on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F & 25/F to 30/F - Wall finished with natural stone, wood veneer panel, wallpaper upholstery and stainless steel panel. - Floor finished with porcelain tiles. - Gypsum board false ceiling finished with emulsion paint and plastic laminate sheet. (4/F, 13/F, 14/F & 24/F are omitted)

1. 外部裝修物料	
細 項	描 述
(a) 外牆	- 鋪砌鋁玻璃幕牆、瓷磚、鋁面板、金屬百葉、金屬格柵、金屬圍欄及外用油漆。
(b) 窗	- 鋁窗框配單片玻璃。
(c) 窗台	- 沒有提供。
(d) 花槽	- 沒有提供。
(e) 陽台或露台	- 露台裝設金屬欄杆鑲配鋁扶手。 - 牆身鋪砌瓷磚及外用油漆。 - 地台鋪砌瓷磚。 - 天花髹外用油漆。 - 露台有蓋。 - 沒有陽台。
(f) 乾衣設施	- 沒有提供。

2. 室內裝修物料	
細 項	描 述
(a) 大堂	地下入口大堂 - 牆身髹乳膠漆、天然石、木飾面板、特色玻璃及不鏽鋼飾面板。 - 地台鋪砌天然石。 - 石膏板假天花髹乳膠漆及木飾面板。 1樓升降機大堂 - 牆身及地台鋪砌瓷磚 - 天花設鋁質假天花 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓升降機大堂 - 牆身鋪砌天然石、木飾面板、捫牆紙襯墊及不鏽鋼飾面板。 - 地台鋪砌瓷磚。 - 石膏板假天花髹乳膠漆及膠板飾面。 (不設4樓、13樓、14樓及24樓)

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(b) Internal Wall and Ceiling	- Internal wall of living room and dining room finished with emulsion paint and plastic laminate, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes. - Internal wall of master bedroom and bedroom finished with emulsion paint, except area above false ceiling level and area covered by bulkhead at which there are no wall finishes. - Ceiling of living room, dining room, master bedroom and bedroom finished with emulsion paint where exposed; other parts provided with gypsum board false ceiling and bulkhead, finished with emulsion paint.
(c) Internal Floor	- Internal floor of living room, dining room, master bedroom and bedroom finished with engineered timber floor and timber skirting.
(d) Bathroom	Master bathroom and bathroom - Wall finished with porcelain tiles, colour backing feature glass, mirror and stainless steel trimming. (except areas covered by bulkhead, vanity cabinet and mirror cabinet, at which there are no wall finishes). - Floor finished with porcelain tiles and natural stone for the bathrooms. Floor finished with porcelain tiles for the master bathroom. - Ceiling provided with aluminum false ceiling and gypsum board false ceiling finished with emulsion paint. - Wall finishes run up to the level of false ceiling.
(e) Kitchen	Open kitchen - Wall finished with high glossy lacquer panel and colour backing feature glass (except areas above false ceiling level and areas covered by kitchen cabinet, at which there are no wall finishes). - Floor finished with porcelain tiles (except areas covered by kitchen cabinet, at which there is cement sand screeding). - Gypsum board false ceiling and bulkhead finished with emulsion paint. - Cooking bench top is finished with acrylic solid surfacing material. - Wall finishes run up to the level of false ceiling.

2. 室內裝修物料	
細 項	描 述
(b) 內牆及天花板	- 客廳及飯廳的內牆髹乳膠漆及膠板，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - 主人睡房及睡房的內牆髹乳膠漆，但不包括假天花以上及被裝飾橫樑遮蓋之牆身，該處之牆身不設裝修物料。 - 客廳、飯廳、主人睡房及睡房外露的天花板髹乳膠漆；其他部分設有石膏板假天花及裝飾橫樑，髹乳膠漆。
(c) 內部地板	- 客廳、飯廳、主人睡房及睡房內部地台鋪砌複合木地板及木腳線。
(d) 浴室	主人浴室及浴室 - 牆身鋪砌瓷磚、背漆玻璃、鏡及不鏽鋼飾面。(被裝飾橫樑、面盆櫃及鏡櫃遮蓋之位置除外，該等位置之牆身不設裝修物料)。 - 主人浴室之地台鋪砌瓷磚，其他浴室之地台鋪砌瓷磚及天然石。 - 天花設鋁質假天花及石膏板假天花髹乳膠漆。 - 牆身的裝修物料鋪砌至假天花底。
(e) 廚房	開放式廚房 - 牆身鋪高光漆面板及背漆玻璃(假天花以上及廚櫃遮蓋的位置除外，該處之牆身不設裝修物料)。 - 地台鋪砌瓷磚(廚櫃遮蓋的位置除外，該處之地台鋪水泥沙批盪)。 - 石膏板假天花及裝飾橫樑髹乳膠漆。 - 灶台面為亞加力實心面材枱面。 - 牆身的裝修物料鋪砌至假天花底。

Fittings, finishes and appliances

裝置、裝修物料及設備

2. Interior Finishes	
Item	Description
(e) Kitchen	Kitchen - Wall finished with porcelain tiles, colour backing feature glass and plastic laminate sheet (except areas above false ceiling level and areas covered by kitchen cabinet, at which there are no wall finishes) for the following residential properties: Unit A on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F. - Wall finished with porcelain tiles, colour backing feature glass, (except areas above false ceiling level and areas covered by kitchen cabinet, at which there are no wall finishes) for the following residential properties: Unit D on 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F. - Floor finished with porcelain tiles (except areas covered by kitchen cabinet, at which there is cement sand screeding). - Ceiling provided with gypsum board false ceiling, bulkhead finished with emulsion paint and aluminum ceiling. - Cooking bench top is finished with acrylic solid surfacing material. - Wall finishes run up to the level of false ceiling.

3. Interior Fittings	
Item	Description
(a) Doors	Main entrance of residential property Solid core fire rated timber door finished with plastic laminate sheet and timber veneer, fitted with lockset, concealed door closer, eye viewer, door guard and door stopper. Master bedroom, bedroom and study room Solid core timber door finished with plastic laminate sheet, fitted with lockset and door stopper. Kitchen Solid core fire rated timber door finished with plastic laminate sheet, fitted with fire rated glass panel, concealed door closer, lockset and door stopper. Store Solid core timber door finished with plastic laminate sheet, fitted with lockset.

2. 室內裝修物料	
細 項	描 述
(e) 廚房	廚房 - 以下住宅物業牆身鋪砌瓷磚、背漆玻璃及膠板飾面(假天花以上及廚櫃遮蓋的位置除外，該處之牆身不設裝修物料)： 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓A單位。 - 以下住宅物業牆身鋪砌瓷磚及背漆玻璃(假天花以上及廚櫃遮蓋的位置除外，該處之牆身不設裝修物料)： 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓D單位。 - 地台鋪砌瓷磚(廚櫃遮蓋的位置除外，該處之地台鋪水泥沙批盪)。 - 石膏板假天花、裝飾橫樑髹乳膠漆及鋁質天花。 - 灶台面為亞加力實心面材枱面。 - 牆身的裝修物料鋪砌至假天花底。

3. 室內裝置	
細 項	描 述
(a) 門	住宅物業大門 實心防火木門配膠板飾面及木飾面，裝設門鎖、暗氣鼓、防盜眼、防盜扣及門擋。 主人睡房、睡房及書房 實心木門配膠板飾面，裝設門鎖及門擋。 廚房 實心防火木門配以膠板飾面，裝設防火玻璃、暗氣鼓、門鎖及門擋。 儲物房 選用實心木門配膠板飾面，裝設門鎖。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(a) Doors	Master bathroom Solid core timber door finished with plastic laminate sheet, fitted with lockset and door stopper. Bathroom Solid core timber door finished with plastic laminate sheet, fitted with timber louvre, lockset and door stopper for the following residential properties: - Unit B, 2/F - Unit C, 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F Solid core timber door finished with plastic laminate sheet, fitted with lockset and door stopper for the following residential properties: - Unit B, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F - Unit D, 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F Solid core timber door finished with plastic laminate sheet and stainless steel board, fitted with lockset and door stopper for the following residential properties: - Unit A, 2/F, 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F (4/F, 13/F, 14/F & 24/F are omitted) Balcony, utility platform and flat roof - Aluminium framed glass door fitted with lockset.
(b) Bathroom	Master bathroom and bathroom - Plastic laminate sheet finished timber vanity counter with reconstituted stone countertop. - Timber mirror cabinet finished with plastic laminate sheet and stainless steel panel. - Fittings and equipment include vitreous china water closet, vitreous china wash basin with chrome plated wash basin mixer, chrome plated toilet paper holder and stainless steel towel hanging rack. - Tempered glass shower cubicle with chrome plated shower mixer provided for all bathrooms with shower cubicle. - Enameled steel bath tub (1500mm (L) x 700mm (W) x 390mm (D)) with chrome plated bath tub mixer provided for master bathrooms with bath tub. - Ventilation system is provided. - Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system.

3. 室內裝置	
細 項	描 述
(a) 門	主人浴室 選用實心木門配膠板飾面，裝設門鎖及門擋。 浴室 以下住宅物業選用實心木門配膠板飾面，裝設木百葉、門鎖及門擋: - 2樓B單位 - 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓C單位 以下住宅物業選用實心木門配膠板飾面，裝設門鎖及門擋： - 3樓、5樓至12樓、15樓至23樓及25樓至30樓B單位 - 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓D單位 以下住宅物業選用實心木門配膠板飾面及不鏽鋼飾面，裝設門鎖及門擋： - 2樓、3樓、5樓至12樓、15樓至23樓及25樓至30樓A單位 (不設4樓、13樓、14樓及24樓) 露台、工作平台及平台 - 鋁框玻璃門配門鎖。
(b) 浴室	主人浴室及浴室 - 膠板飾面木櫃配以人造石材枱面。 - 木鏡櫃配膠板飾面及不鏽鋼飾面。 - 裝置及設備包括陶瓷坐廁、陶瓷洗手盆配鍍鉻洗手盆水龍頭、鍍鉻廁紙架及不鏽鋼毛巾掛架。 - 設有淋浴間的浴室，配強化玻璃淋浴間隔及鍍鉻淋浴花灑套裝。 - 所有設有浴缸的主人浴室，均裝設瓷釉鋼浴缸(1500毫米(長)x700毫米(闊) x 390毫米 (深)) 配鍍鉻浴缸水龍頭。 - 裝有通風系統。 - 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。

Fittings, finishes and appliances

裝置、裝修物料及設備

3. Interior Fittings	
Item	Description
(c) Kitchen	- Timber kitchen cabinet finished with plastic laminate sheet with high gloss lacquer finished door panel, cabinet countertop fitted with acrylic solid surfacing materials. - Stainless steel sink and chrome plated sink mixer. - Copper pipes are used for cold and hot water supply system. - For appliances provision, please refer to the “Appliances Schedule”.
(d) Bedroom	- No fittings
(e) Telephone	- Telephone connection points are provided. - For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(f) Aerials	- TV/FM outlets for local TV/FM programs are provided. - For location and number of connection points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”.
(g) Electrical Installations	- Three-phase electricity supply with miniature circuit breaker distribution board is provided to all residential properties. - Conduits are partly concealed and partly exposed*. - For location and number of power points and air-conditioner points, please refer to the “Mechanical & Electrical Provisions Plan” and “Schedule of Mechanical & Electrical Provisions of Residential Properties”. * Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.
(h) Gas Supply	- Town gas supply pipes are connected to gas cooking hob and gas water heater for unit A & D. - Separate town gas meter is provided inside the kitchen of unit A & D. - No town gas supply is provided for unit B & C.
(i) Washing Machine Connection Point	- Drain point and water point are provided for washing machine. - For location of connection points, please refer to the “Mechanical & Electrical Provisions Plan”.
(j) Water Supply	- Copper pipes are used for cold and hot water supply system. - uPVC pipes are used for flushing water supply system. - Water pipes are partly concealed and partly exposed.* * Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Some of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.

3. 室內裝置	
細 項	描 述
(c) 廚房	- 木廚櫃組合配以膠板飾面及高光漆面門，亞加力實心面材枱面。 - 不鏽鋼洗滌盆及鍍鉻洗滌盆水龍頭。 - 冷熱水供水系統採用銅喉管。 - 所供應之設備請參閱「設備說明表」。
(d) 睡房	- 沒有裝置
(e) 電話	- 裝設有電話插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。
(f) 天線	- 裝設有可接收本地電視節目及電台節目的電視/收音機天線插座。 - 有關接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。
(g) 電力裝置	- 所有住宅物業提供三相電力配電箱並裝置有微型斷路器。 - 導管是部分隱藏及部分外露。* - 有關電插座及空調機接駁點的位置及數量，請參考「機電裝置平面圖」及「住宅物業機電裝置數量說明表」。 * 註釋：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。
(h) 氣體供應	- A及D單位之煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 - A及D單位之獨立煤氣錶安裝於廚房內。 - B及C單位不提供煤氣。
(i) 洗衣機接駁點	- 洗衣機配備來水及去水接駁點。 - 有關接駁點的位置，請參考「機電裝置平面圖」。
(j) 供水	- 冷熱水供水系統採用銅喉管。 - 沖廁供水系統採用膠喉管。 - 水管是部分隱藏及部分外露。* * 註釋：除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。部分外露的水管以假天花、裝飾橫樑、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。

Fittings, finishes and appliances

裝置、裝修物料及設備

4. Miscellaneous	
Item	Description
(a) Lifts	Residential tower and shop - 2 nos. of “Hitachi” (model no.: HVF-900-CO180) lift serve G/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F to 30/F Shop - 1 no. of “Hitachi” (model no.: UAG-2T-900-CO60) lift serves G/F to 1/F. (4/F, 13/F, 14/F & 24/F are omitted).
(b) Letter Box	- Metal letter box is provided
(c) Refuse Collection	- The refuse is collected and transported by cleaners to the refuse storage and material recovery chamber on G/F for removal.
(d) Water Meter, Electricity Meter and Gas Meter	Water meter - Separate water meter for individual residential property is provided in the water meter cabinet on each residential floor. Electricity meter - Separate electricity meter for individual residential property is provided in the electricity meter room on each residential floor. Gas meter - Separate town gas meter is provided in the kitchen of unit A & D. - No gas meter is provided for unit B & C.

4. 雜項	
細 項	描 述
(a) 升降機	住宅大廈及商舖 - 設有2部「日立」升降機(型號:HVF-900-CO180)直達地下至3樓，5樓至12樓，15樓至23樓及25樓至30樓。 商舖 - 設有1部「日立」升降機（型號UAG-2T-900-CO60)直達地下至1樓。 (不設4樓，13樓，14樓及24樓)。
(b) 信箱	- 設置金屬信箱。
(c) 垃圾收集	- 垃圾由清潔工人收集及運送到地下之垃圾及物料回收房，處理及運走。
(d) 水錶、電錶及氣體錶	水錶 - 每戶住宅物業之獨立水錶安裝於大廈每層住宅樓層之水錶箱內。 電錶 - 每戶住宅物業之獨立電錶安裝於大廈每層住宅樓層之電錶房內。 氣體錶 - A及D單位之獨立煤氣錶安裝於廚房內。 - B及C單位不設氣體錶。

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

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

Fittings, finishes and appliances

裝置、裝修物料及設備

5. Security Facilities
Description
- CCTV cameras are provided at main entrance lobby, lift cars, clubhouse and roof. Visitor panel with smart card reader for access control is provided at main entrance lobby of residential tower on G/F and connecting to door phone in residential properties.

6. Appliances
Description
- As set out in the “Appliances Schedule”.

5. 保安設施
描 述
- 大廈入口大堂、大廈升降機、會所及天台均裝設有閉路電視。訪客對講機系統及智能卡出入系統設於住宅大廈地下入口大堂並連接各住宅物業內之對講機。

6. 設備
描 述
- 於「設備說明表」列出。

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

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

Fittings, finishes and appliances

裝置、裝修物料及設備

2/F
2樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

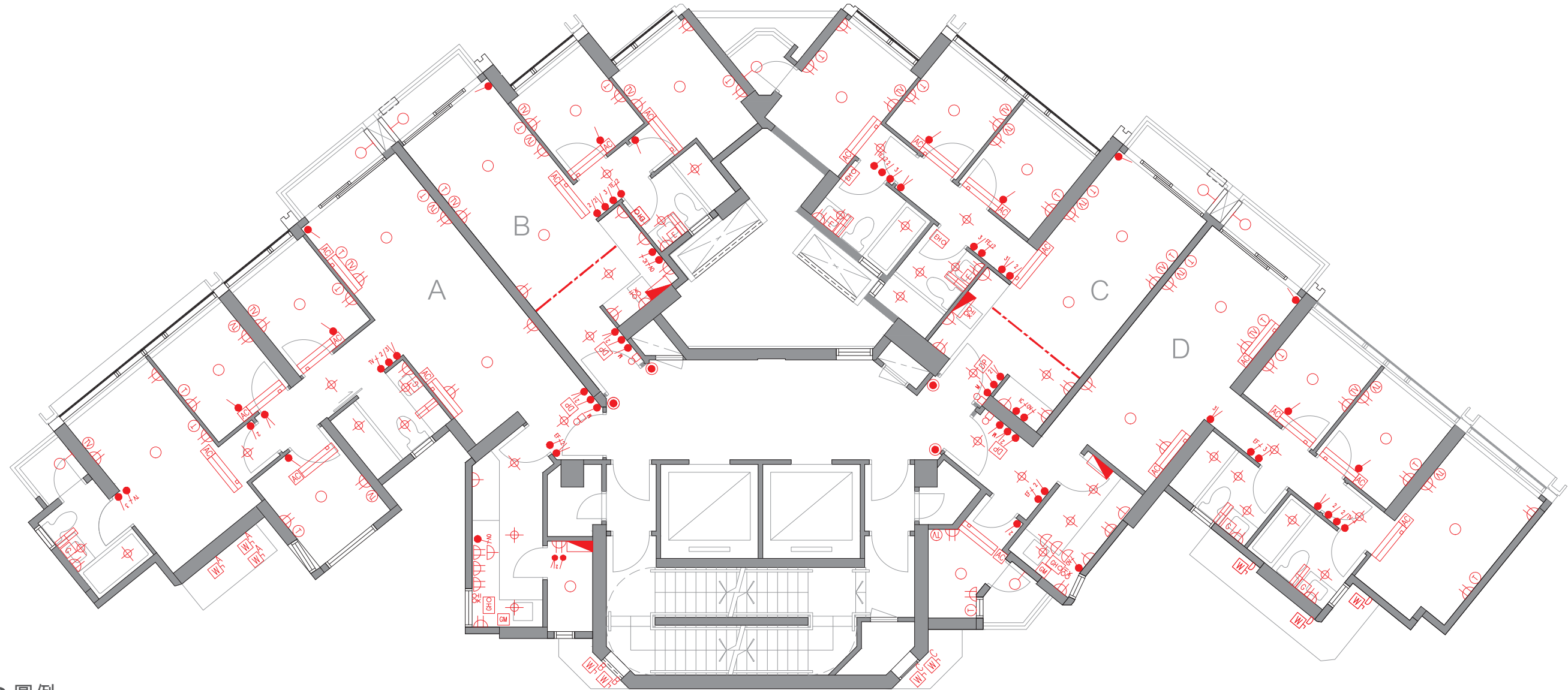
- | | | | | |
|---|---|--|---|--|
| <ul style="list-style-type: none"> 1-gang 1-way Lighting Switch
單位燈掣 2-gang 1-way Lighting Switch
雙位燈掣 3-gang 1-way Lighting Switch
三位燈掣 1-gang 2-way Lighting Switch
單位二路燈掣 2-gang 2-way Lighting Switch
雙位二路燈掣 3-gang 2-way Lighting Switch
三位二路燈掣 1-gang 1-way Master off Lighting Switch
單位燈總掣 | <ul style="list-style-type: none"> 3-gang (2 nos. 2-way & 1 no. 1-way) Lighting Switch
三位 (二路及一路) 燈掣 2-gang Switch for Water Heater & Thermal Ventilator
二位熱水爐及浴室換氣暖風機開關掣 Isolator for Outdoor Air-Conditioner (x Denotes Unit Served)
室外空調機開關掣 (x 代表供應單位) Town Gas Water Heater Remote Controller
煤氣熱水爐溫度控制器 Electric Water Heater Remote Controller
電熱水爐溫度控制器 Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位) Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位) Switch for Microwave Combination Oven
微波組合式焗爐開關掣 | <ul style="list-style-type: none"> Switch for Indoor Air-Conditioner
室內空調機接線位 13A Single Socket Outlet
13A 單位電插座 13A Twin Socket Outlet
13A 雙位電插座 Switch for Thermal Ventilator
浴室換氣暖風機開關掣 Switch for Induction Cooking Hob
電磁煮食爐開關掣 Switch for Exhaust Fan
抽氣扇開關掣 Door Bell Push Button
門鈴按鈕 Electric Water Heater
電熱水爐 | <ul style="list-style-type: none"> Town Gas Water Heater
煤氣熱水爐 Town Gas Meter
煤氣錶 Door Bell
門鈴 Downlight
天花燈 Door Phone
對講機 M.C.B. Board
總電掣箱 Lamp Holder
燈位 Wall Lamp
牆燈 | <ul style="list-style-type: none"> Power Bar
拖板 Strip Light or Light Track
燈帶或燈槽 Indoor Air-Conditioner
室內空調機 TV/FM Outlet
電視及電台接收插座 Telephone Outlet
電話插座 2-gang Switch for Water Heater & Exhaust Fan
二位熱水爐及抽氣扇開關掣 |
|---|---|--|---|--|

Fittings, finishes and appliances

裝置、裝修物料及設備

3/F
3樓

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

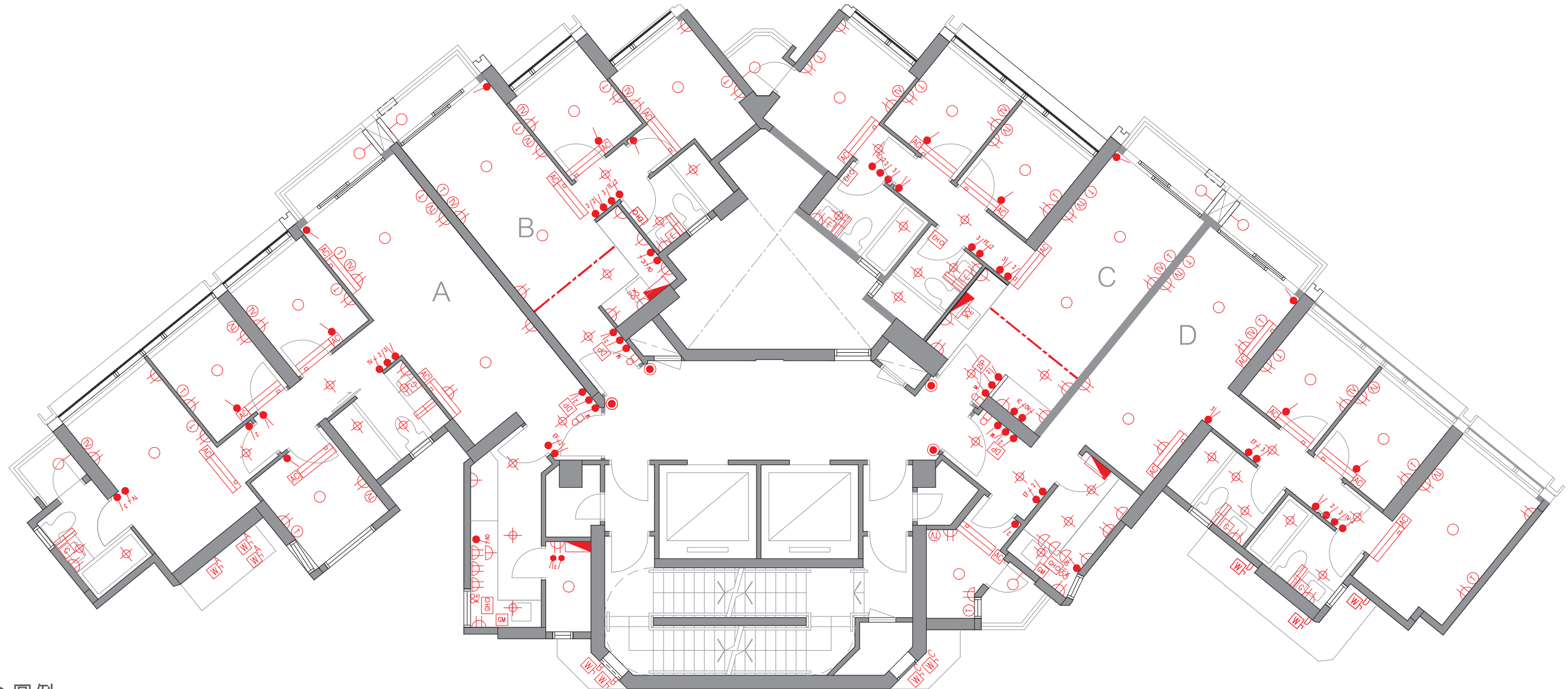
- | | | | | |
|---|---|--|---|--|
| <ul style="list-style-type: none"> 1-gang 1-way Lighting Switch
單位燈掣 2-gang 1-way Lighting Switch
雙位燈掣 3-gang 1-way Lighting Switch
三位燈掣 1-gang 2-way Lighting Switch
單位二路燈掣 2-gang 2-way Lighting Switch
雙位二路燈掣 3-gang 2-way Lighting Switch
三位二路燈掣 1-gang 1-way Master off Lighting Switch
單位燈總掣 | <ul style="list-style-type: none"> 3-gang (2 nos. 2-way & 1 no. 1-way) Lighting Switch
三位 (二路及一路) 燈掣 2-gang Switch for Water Heater & Thermal Ventilator
二位熱水爐及浴室換氣暖風機開關掣 Isolator for Outdoor Air-Conditioner (x Denotes Unit Served)
室外空調機開關掣 (x 代表供應單位) Town Gas Water Heater Remote Controller
煤氣熱水爐溫度控制器 Electric Water Heater Remote Controller
電熱水爐溫度控制器 Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位) Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位) Switch for Microwave Combination Oven
微波組合式焗爐開關掣 | <ul style="list-style-type: none"> Switch for Indoor Air-Conditioner
室內空調機接線位 13A Single Socket Outlet
13A 單位電插座 13A Twin Socket Outlet
13A 雙位電插座 Switch for Thermal Ventilator
浴室換氣暖風機開關掣 Switch for Induction Cooking Hob
電磁煮食爐開關掣 Switch for Exhaust Fan
抽氣扇開關掣 Door Bell Push Button
門鈴按鈕 Electric Water Heater
電熱水爐 | <ul style="list-style-type: none"> Town Gas Water Heater
煤氣熱水爐 Town Gas Meter
煤氣錶 Door Bell
門鈴 Downlight
天花燈 Door Phone
對講機 M.C.B. Board
總電掣箱 Lamp Holder
燈位 Wall Lamp
牆燈 | <ul style="list-style-type: none"> Power Bar
拖板 Strip Light or Light Track
燈帶或燈槽 Indoor Air-Conditioner
室內空調機 TV/FM Outlet
電視及電台接收插座 Telephone Outlet
電話插座 2-gang Switch for Water Heater & Exhaust Fan
二位熱水爐及抽氣扇開關掣 |
|---|---|--|---|--|

Fittings, finishes and appliances

裝置、裝修物料及設備

5/F-12/F, 15/F - 23/F & 25/F - 30/F (4/F, 13/F, 14/F & 24/F are omitted)
5樓 - 12樓、15樓 - 23樓、25樓 - 30樓 (不設4樓、13樓、14樓及24樓)

Mechanical & Electrical Provisions Plan
機電裝置平面圖



LEGEND 圖例

- | | | | | |
|---|---|--|---|--|
| <ul style="list-style-type: none"> 1-gang 1-way Lighting Switch
單位燈掣 2-gang 1-way Lighting Switch
雙位燈掣 3-gang 1-way Lighting Switch
三位燈掣 1-gang 2-way Lighting Switch
單位二路燈掣 2-gang 2-way Lighting Switch
雙位二路燈掣 3-gang 2-way Lighting Switch
三位二路燈掣 1-gang 1-way Master off Lighting Switch
單位燈總掣 | <ul style="list-style-type: none"> 3-gang (2 nos. 2-way & 1 no. 1-way) Lighting Switch
三位 (二路及一路) 燈掣 2-gang Switch for Water Heater & Thermal Ventilator
二位熱水爐及浴室換氣暖風機開關掣 Isolator for Outdoor Air-Conditioner (x Denotes Unit Served)
室外空調機開關掣 (x 代表供應單位) Town Gas Water Heater Remote Controller
煤氣熱水爐溫度控制器 Electric Water Heater Remote Controller
電熱水爐溫度控制器 Washing Machine Connection Point (Water Outlet)
洗衣機接駁點 (去水位) Washing Machine Connection Point (Water Inlet)
洗衣機接駁點 (來水位) Switch for Microwave Combination Oven
微波組合式焗爐開關掣 | <ul style="list-style-type: none"> Switch for Indoor Air-Conditioner
室內空調機接線位 13A Single Socket Outlet
13A 單位電插座 13A Twin Socket Outlet
13A 雙位電插座 Switch for Thermal Ventilator
浴室換氣暖風機開關掣 Switch for Induction Cooking Hob
電磁煮食爐開關掣 Switch for Exhaust Fan
抽氣扇開關掣 Door Bell Push Button
門鈴按鈕 Electric Water Heater
電熱水爐 | <ul style="list-style-type: none"> Town Gas Water Heater
煤氣熱水爐 Town Gas Meter
煤氣錶 Door Bell
門鈴 Downlight
天花燈 Door Phone
對講機 M.C.B. Board
總電掣箱 Lamp Holder
燈位 Wall Lamp
牆燈 | <ul style="list-style-type: none"> Power Bar
拖板 Strip Light or Light Track
燈帶或燈槽 Indoor Air-Conditioner
室內空調機 TV/FM Outlet
電視及電台接收插座 Telephone Outlet
電話插座 2-gang Switch for Water Heater & Exhaust Fan
二位熱水爐及抽氣扇開關掣 |
|---|---|--|---|--|

Fittings, finishes and appliances

裝置、裝修物料及設備

2/F - 30/F 2樓 - 30樓 Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Floor 樓層	2/F 2樓				3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F 3樓、5樓 - 12樓、15樓 - 23樓及25樓 - 30樓			
	Unit 單位	A	B	C	D	A	B	C	D
Living Room & Dining Room 客廳及飯廳	TV/FM Outlet 電視及電台接收插座	2	2	2	2	2	2	2	2
	Telephone Outlet 電話插座	2	2	2	2	2	2	2	2
	13A Twin Socket Outlet 13A 雙位電插座	4	3	3	4	4	3	3	4
	Switch for Indoor Air-Conditioner 室內空調機接線位	2	1	1	2	2	1	1	2
Master Bedroom 主人睡房	TV/FM Outlet 電視及電台接收插座	1	—	—	1	1	—	1	1
	Telephone Outlet 電話插座	1	—	—	1	1	—	1	1
	13A Twin Socket Outlet 13A 雙位電插座	3	—	—	3	3	—	3	3
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	1	1	—	1	1
Bedroom 1 睡房 1	TV/FM Outlet 電視及電台接收插座	1	—	—	1	1	1	1	1
	Telephone Outlet 電話插座	1	—	—	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	—	—	2	2	3	2	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	1	1	1	1	1
Bedroom 2 睡房 2	TV/FM Outlet 電視及電台接收插座	1	—	—	1	1	1	1	1
	Telephone Outlet 電話插座	1	—	—	1	1	1	1	1
	13A Twin Socket Outlet 13A 雙位電插座	2	—	—	2	2	2	2	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	1	1	1	1	1

Remarks :

- “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
- “—” denotes “Not applicable”.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註：

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

Fittings, finishes and appliances

裝置、裝修物料及設備

2/F - 30/F 2樓 - 30樓

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業機電裝置數量說明表

Location 位置	Floor 樓層	2/F 2樓				3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F 3樓、5樓 - 12樓、15樓 - 23樓及25樓 - 30樓			
	Unit 單位	A	B	C	D	A	B	C	D
Bedroom 3 睡房 3	TV/FM Outlet 電視及電台接收插座	1	—	—	—	1	—	—	—
	Telephone Outlet 電話插座	1	—	—	—	1	—	—	—
	13A Twin Socket Outlet 13A 雙位電插座	2	—	—	—	2	—	—	—
	Switch for Indoor Air-Conditioner 室內空調機接線位	1	—	—	—	1	—	—	—
Study Room 書房	TV/FM Outlet 電視及電台接收插座	—	—	—	1	—	—	—	1
	Telephone Outlet 電話插座	—	—	—	1	—	—	—	1
	13A Twin Socket Outlet 13A 雙位電插座	—	—	—	2	—	—	—	2
	Switch for Indoor Air-Conditioner 室內空調機接線位	—	—	—	1	—	—	—	1
Store 儲物房	13A Twin Socket Outlet 13A 雙位電插座	1	—	—	—	1	—	—	—
Kitchen / Kitchen Cabinet 廚房 / 廚櫃	13A Single Socket Outlet 13A 單位電插座	2	3	3	5	2	3	3	5
	13A Twin Socket Outlet 13A 雙位電插座	4	2	1	2	4	2	2	2
Master Bathroom 主人浴室	13A Twin Socket Outlet 13A 雙位電插座	1	—	—	1	1	—	1	1
	Power Bar 拖板	1	—	—	1	1	—	1	1
	Switch for Thermal Ventilator 換氣暖風機開關掣	1	—	—	1	1	—	1	1
Bathroom 浴室	13A Twin Socket Outlet 13A 雙位電插座	1	1	1	1	1	1	1	1
	Power Bar 拖板	1	1	1	1	1	1	1	1
	Switch for Thermal Ventilator 換氣暖風機開關掣	1	—	—	—	1	1	—	—

Remarks :

- “1, 2, ...” denotes the quantity of such provision(s) provided in the residential property.
- “—” denotes “Not applicable”.
- 4/F, 13/F, 14/F and 24/F are omitted.

備註：

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

Fittings, finishes and appliances

裝置、裝修物料及設備

2/F - 30/F 2樓 - 30樓 Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	2/F 2樓				3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F 3樓、5樓 - 12樓、15樓 - 23樓及25樓 - 30樓			
				A	B	C	D	A	B	C	D
Living Room, Dining Room, Master Bedroom, All Bedrooms & Study Room 客廳、飯廳、 主人睡房、 所有睡房及書房	Split-type Air-Conditioner (Indoor Unit) 分體空調機(室內機)	Toshiba 東芝	RAS-B10N3KV2-E	✓	—	—	✓	✓	✓	✓	✓
			RAS-B13N3KV2-E	✓	—	—	✓	✓	✓	✓	✓
			RAS-B22N3KV2-E	—	—	—	—	—	—	✓	—
			RAS-22N3KV-HK	—	✓	✓	—	—	✓	—	—
	Split-type Air-Conditioner (Outdoor Unit) 分體空調機(室外機)		RAS-2M18S3AV-E	✓	—	—	✓	✓	—	—	✓
			RAS-3M26S3AV-E	✓	—	—	✓	✓	✓	✓	✓
			RAS-5M34S3AV-E	—	—	—	—	—	—	✓	—
			RAS-22N3AV-HK	—	✓	✓	—	—	✓	—	—
Kitchen 廚房	Domino Gas Wok Burner 嵌入式單頭氣體爐	Gorenje	GCW341UC	✓	—	—	✓	✓	—	—	✓
	Domino Gas Double Burner 嵌入式雙頭氣體爐		GC341UC	✓	—	—	✓	✓	—	—	✓
	Built-in Microwave with Grill 嵌入式微波爐	Gorenje	BM171A4XG	✓	—	—	—	✓	—	—	—
	Built-in Microwave Combination Oven 嵌入式微波焗爐		BCM547S12X	—	—	—	✓	—	—	—	✓
	Built-in Steam Combination Oven 嵌入式蒸焗爐		BCS589S20X	✓	—	—	—	✓	—	—	—
	900 Telescopic Cooker Hood 拉趟式抽油煙機	Gorenje	BHP923E13X	✓	—	—	—	✓	—	—	—
	600 Telescopic Cooker Hood 拉趟式抽油煙機		BHP623E13X	—	—	—	✓	—	—	—	✓
	Built-in Refrigerator 嵌入式雪櫃	Gorenje	NRKI4181CW	✓	—	—	✓	✓	—	—	✓
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	✓	—	—	✓	✓	—	—	✓
	Gas Water Heater 煤氣熱水爐	TGC	TN JW221TFQL	✓	—	—	✓	✓	—	—	✓
	Window Fan 廚房抽氣扇	KDK	15WHCO8	✓	—	—	✓	✓	—	—	✓

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

Remarks :

1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
2. “—” denotes “Not applicable”.
3. 4/F, 13/F, 14/F and 24/F are omitted.

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

備註：

1. “✓” 表示此設備於該住宅物業內提供及/或安裝。
2. “—” 代表 “不適用”。
3. 不設4樓、13樓、14樓及24樓。

Fittings, finishes and appliances

裝置、裝修物料及設備

2/F - 30/F 2樓 - 30樓 Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand Name 品牌名稱	Model No. 產品型號	2/F 2樓				3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 30/F 3樓、5樓 - 12樓、15樓 - 23樓及25樓 - 30樓			
				A	B	C	D	A	B	C	D
Open Kitchen 開放式廚房	Induction Cooking Hob 電磁煮食爐	Siemens 西門子	EH675LDC1E	—	—	—	—	—	✓	✓	—
			EH375FBB1E	—	✓	✓	—	—	—	—	—
	Built-in Microwave Combination Oven 嵌入式微波焗爐	Gorenje	BCM547S12X	—	✓	✓	—	—	✓	✓	—
	600 Telescopic Cooker Hood 拉趟式抽油煙機	Gorenje	BHP623E13X	—	✓	✓	—	—	✓	✓	—
	Built-in Refrigerator 嵌入式雪櫃	Gorenje	NRKI4181CW	—	—	—	—	—	✓	✓	—
			RBI4122AW	—	✓	✓	—	—	—	—	—
	Built-in Washer Dryer 嵌入式洗衣乾衣機	Siemens 西門子	WK14D321HK	—	✓	✓	—	—	✓	✓	—
Master Bathroom 主人浴室	Thermal Ventilator 浴室換氣暖風機	KDK	30BGBH	✓	—	—	✓	✓	—	✓	✓
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DEL18/21/24SLi	—	—	—	—	—	—	✓	—
Bathroom 浴室	Window Fan 浴室抽氣扇	KDK	15WHCO8	—	—	—	✓	—	—	✓	✓
	Exhaust Fan 浴室抽氣扇	Wolter 沃士德	SDX16OL	—	✓	✓	—	—	—	—	—
	Thermal Ventilator 浴室換氣暖風機	KDK	30BGBH	✓	—	—	—	✓	✓	—	—
	Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DEL18/21/24SLi	—	✓	✓	—	—	✓	✓	—

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

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

- Remarks :
- 1. “✓” means such appliance(s) is / are provided and / or installed in the residential property.
 - 2. “—” denotes “Not applicable”.
 - 3. 4/F, 13/F, 14/F and 24/F are omitted.

- 備註：
- 1. “✓” 表示此設備於該住宅物業內提供及/或安裝。
 - 2. “—” 代表 “不適用”。
 - 3. 不設4樓、13樓、14樓及24樓。

Service agreements

服務協議

Potable and flushing water is supplied by Water Supplies Department.

食水及沖廁水由水務署供應。

Electricity is supplied by CLP Power Hong Kong Limited.

電力由中華電力有限公司供應。

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

煤氣由香港中華煤氣有限公司供應。

Government rent

地稅

The vendor is liable for the Government rent payable for the specified residential property of the Development up to and including the date of the respective assignment of the residential property to the purchaser.

賣方有法律責任就發展項目的指明住宅物業繳付直至並包括有關個別住宅物業之買方簽署轉讓契之日期為止的地稅。

Miscellaneous payments by purchaser

買方的雜項付款

1.

On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2.

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

Remark :
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the owner) under the deed of mutual covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

1.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2.

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：
在交付時，買方須根據公契向管理人(而非擁有人)支付清理廢料的費用，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 residential property, remedy any defects to the residential property, or the fittings, finishes or appliances to be incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

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

Maintenance of slopes

斜坡維修

Not applicable

不適用

Modification

修訂

No application is made to the Government for a modification of the Land Grant for this development.

本發展項目並沒有向政府提出申請修訂批地文件。

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.theparkville.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.theparkville.com.hk

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m²) 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）	Not Applicable 不適用
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及必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	66.572
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	523.867
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	30.941
Disregarded GFA under Building (Planning) Regulations 23A(3) 根據《建築物(規劃) 規例》第23 A (3)條不計算的總樓面面積		
3	Area for picking up and setting down persons departing from or arriving at the hotel by vechicle 供人離開或到達旅館時上落汽車的地方	Not Applicable 不適用
4	Supporting facilities for a hotel 旅館的輔助性設施	Not Applicable 不適用
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		
5	Balcony for residential buildings 住宅樓宇的露台	192.000
6	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	71.775
7	Communal sky garden 公用空中花園	Not Applicable 不適用
8	Communal podium garden for non-residential buildings 非住宅樓宇的公用平台花園	Not Applicable 不適用
9	Acoustic fin 隔聲鰭	Not Applicable 不適用
10	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
11	Non-structural prefabricated external wall 非結構性預製外牆	144.089
12	Utility platform 工作平台	111.000
13	Noise barrier 隔音屏障	Not Applicable 不適用

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

		Area (m ²) 面積(平方米)
Amenity Features 適意設施		
14	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枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	3.445
15	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	56.762
16	Covered landscaped and play area 有上蓋的園景區及遊樂場	Not Applicable 不適用
17	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	Not Applicable 不適用
18	Larger lift shaft 擴大升降機井道	58.788
19	Chimney shaft 煙囪管道	Not Applicable 不適用
20	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
21	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	77.776
22	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	Not Applicable 不適用
23	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	Not Applicable 不適用
24	High headroom and void in front of cinema, shopping arcade etc. in non-domestic development 非住用發展項目中電影院、商場等的較高的淨高及前方中空	Not Applicable 不適用
25	Void over main common entrance (Prestige entrance) in non-domestic development 非住用發展項目的公用主要入口(尊貴入口)上方的中空	Not Applicable 不適用
26	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	Not Applicable 不適用
27	Other projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 其他伸出物，如空調機箱及伸出外牆超過750毫米的平台	Not Applicable 不適用
Other Exempted Items 其他項目		
28	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
29	Other projections 其他伸出物	Not Applicable 不適用
30	Public transport terminus 公共交通總站	Not Applicable 不適用
31	Party structure and common staircase 共用構築物及樓梯	Not Applicable 不適用
32	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	Not Applicable 不適用
33	Public passage 公眾通道	Not Applicable 不適用
34	Covered set back area 因樓宇後移導致的覆蓋面積	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
35	Bonus GFA 額外總樓面面積	Not Applicable 不適用

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

Information in application for concession on gross floor area of building

申請建築物總樓面面積寬免的資料

Environmental assessment 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.

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

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

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成買賣及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受轉讓正式買賣合約所指定的住宅單位，或轉讓該住宅單位，或轉移該住宅單位於正式合約內的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅單位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方(視情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何印花稅)。
 3. 賣方將會支付或已經支付(視情況而定)由批地文件之日起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。
 4. 已簽署正式買賣合約的買方有權要求查閱，並於要求時獲提供一份有關完成興建發展項目所需的建築費用及專業費用總額，及直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額的最新資料紀錄的副本，但每次要求須支付不超過港幣一百元的象徵式費用。

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。

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Examination Record

檢視紀錄

Examination/ Revision Date	Revision Made	
	Page Number	Revision Made
3 October 2017	18	Aerial photograph of the development is updated
	25, 27	Printing errors are corrected

檢視/修改 日期	所作修改	
	頁次	所作修改
2017年 10月3日	18	更新發展項目的鳥瞰照片
	25, 27	更正排印錯誤