

關乎發展項目的分區計劃大綱圖

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT



NOTATION 圖例

ZONES 地帶		
R(A)	Residential (Group A)	住宅 (甲類)
R(E)	Residential (Group E)	住宅 (戊類)
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
COMMUNICATIONS 交通		
	Major Road and Junction	主要道路及路口
	Elevated Road	高架道路
MISCELLANEOUS 其他		
	Boundary of Planning Scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (In Metres Above Principal Datum)	最高建築物高度(在主水平基準上若干米)
	Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層數目)
	Land Development Corporation / Urban Renewal Authority Development Scheme Plan Area	土地發展公司/市區重建局發展計劃圖範圍

--- 發展項目範圍界線 Boundary Line of Development

SCALE 比例尺： (m)(米)

Explanatory remark:-
1. The Outline Zoning Plan is adopted from part of Draft Wan Chai Outline Zoning Plan No.S/H5/27, gazette date on 03/08/2012.
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance (Cap.621) due to technical reason that the boundary of the Development is irregular.


備註:
1. 分區計劃大綱圖摘錄自2012年8月3日憲報公佈之灣仔分區計劃大綱草圖，編號為S/H5/27。
2. 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。
3. 由於發展項目的邊界不規則的技術原因，分區計劃大綱圖可能顯示多於《一手住宅物業銷售條例》(第621章)所要求顯示的範圍。

發展項目的布局圖

LAYOUT PLAN OF THE DEVELOPMENT



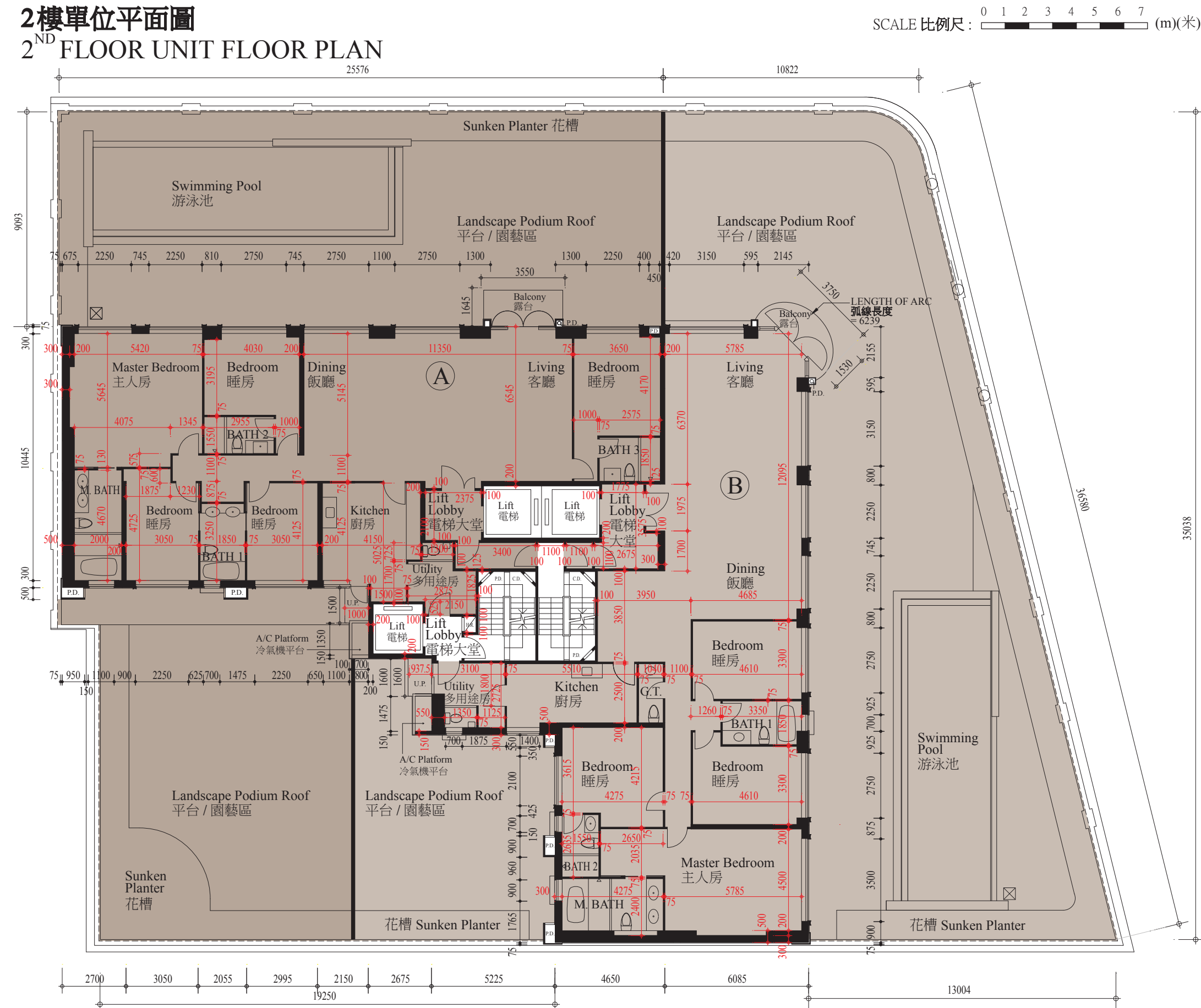
--- 發展項目範圍界線 Boundary Line of Development

SCALE 比例尺 :  (m)(米)

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

2樓單位平面圖
2ND FLOOR UNIT FLOOR PLAN



按發展項目的經批准的建築圖則所規定，2樓的每個住宅物業的層與層之間的高度：3.41米¹
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 2/F as provided in the approved building plans for the Development: 3.41m¹
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
2/F	200, 300 (700, 2,000 for transfer plate) (轉換層為700, 2,000)

- 備註:
- 數字四捨五入至小數點後第二位。
 - 樓面平面圖上尺寸以毫米為單位。
 - 2樓A單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目的住宅物業的面積」一節所列該平台之面積包括花槽、游泳池及平台/園藝區之面積。
 - 2樓B單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目的住宅物業的面積」一節所列該平台之面積包括花槽、游泳池及平台/園藝區之面積。
 - 樓面平面圖根據發展項目的經批准的建築圖則提供。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。
 - 有關2樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第17a及17b頁。

Explanatory remark:

- The figure is rounded up to 2nd decimal places.
- The dimensions of the Floor Plan are all in millimeter.
- The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit A on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
- The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit B on 2/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool and landscape podium roof.
- The Floor Plan is provided according to the approved building plans of the Development. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development.
- Please refer to pages 17a and 17b for the approximate location of alteration, details of alteration and condition of the unit after alteration of Unit A on 2/F.

發展項目的住宅物業的樓面平面圖

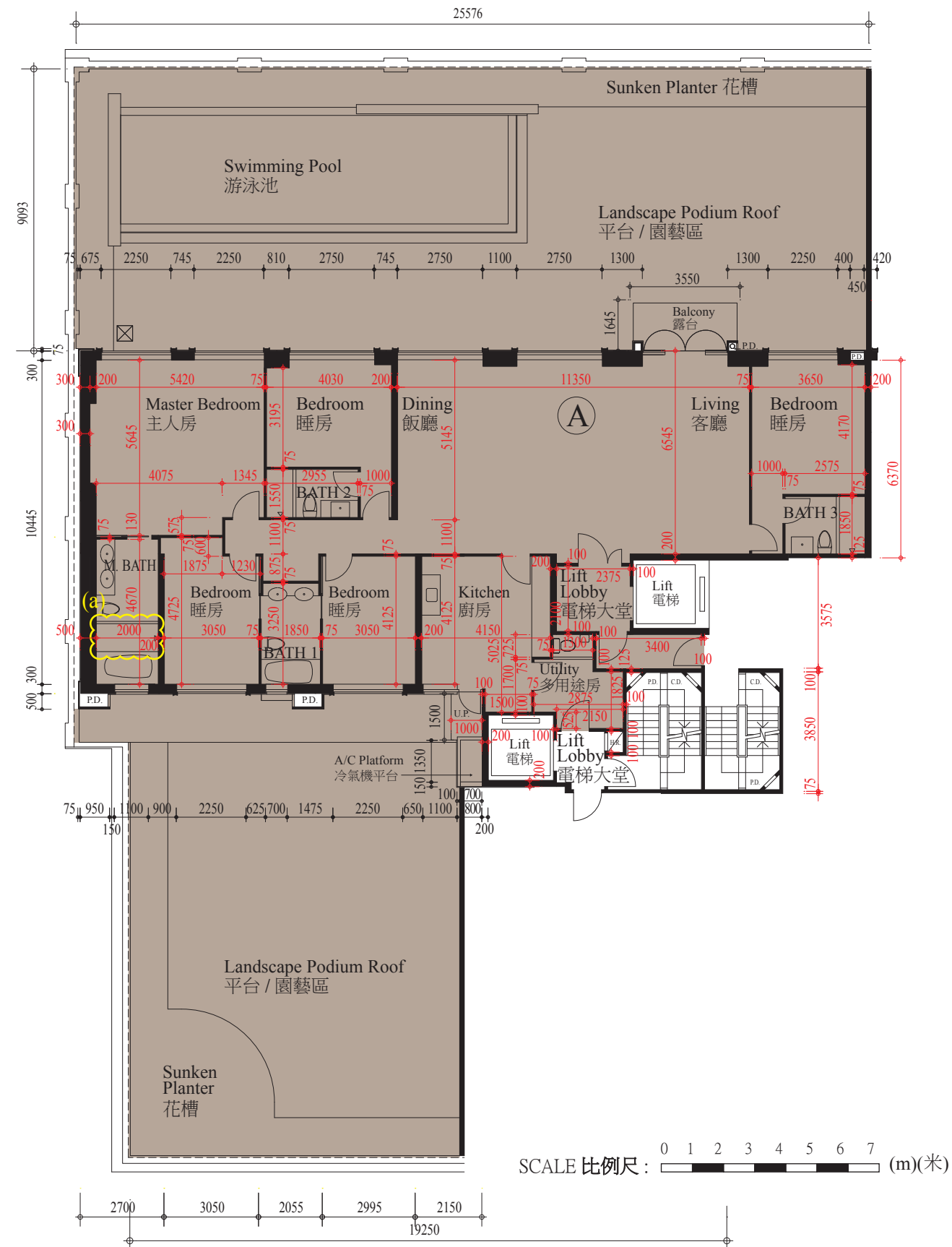
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第17頁備註6的附加資料。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 6 on page 17. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate location of the alteration. The details of the alteration are set out below (numbering below refers to the remarks in the floor plan):-

- (a) 淋浴間花灑水龍頭移位
Shower mixer relocated

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



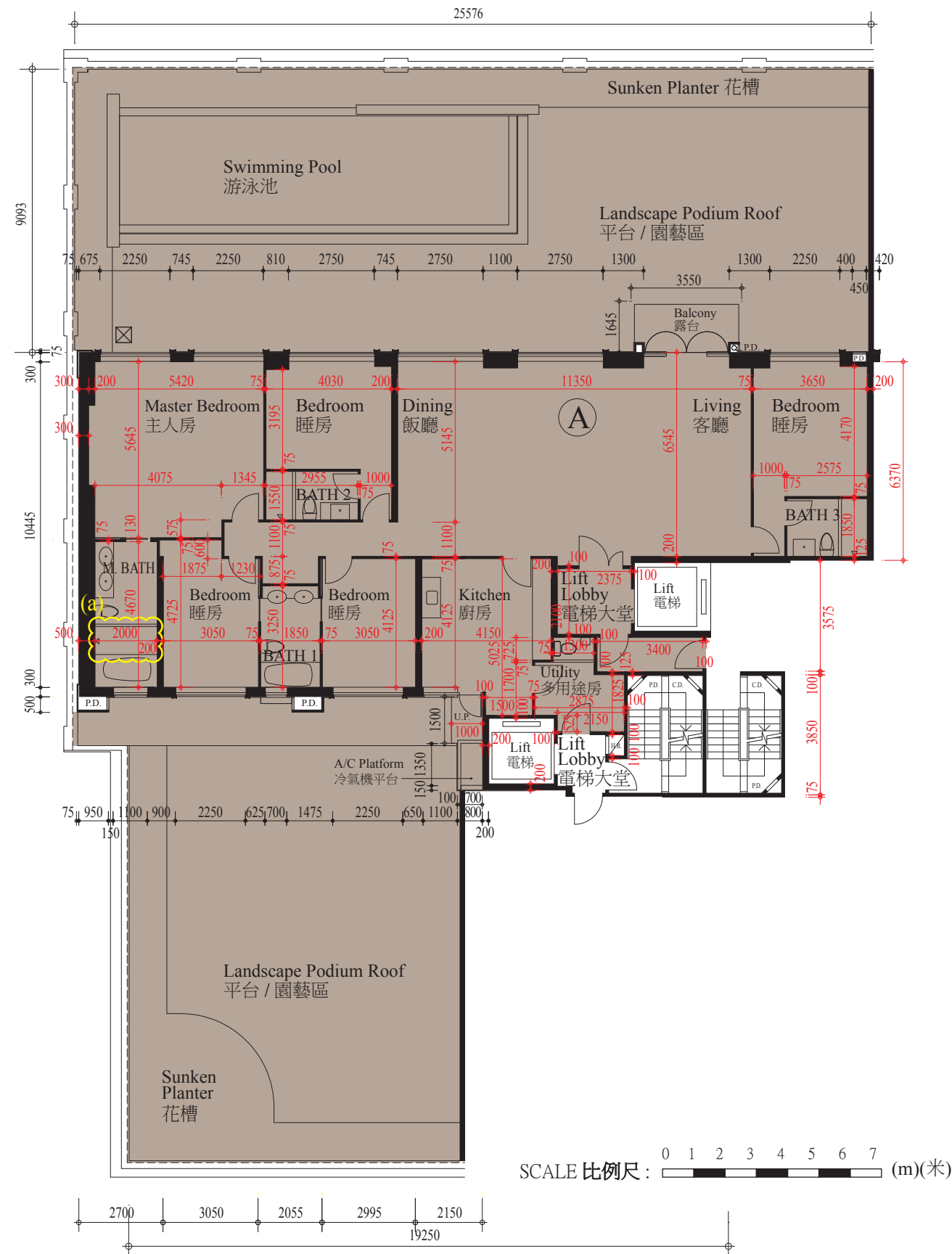
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第17頁備註6的附加資料。2樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 6 on page 17. Unit A on 2/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，2樓的每個住宅物業的層與層之間的高度：3.41米(數字四捨五入至小數點後第二位)。

因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 2/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
2/F	200, 300 (700, 2,000 for transfer plate) (轉換層為700, 2,000)

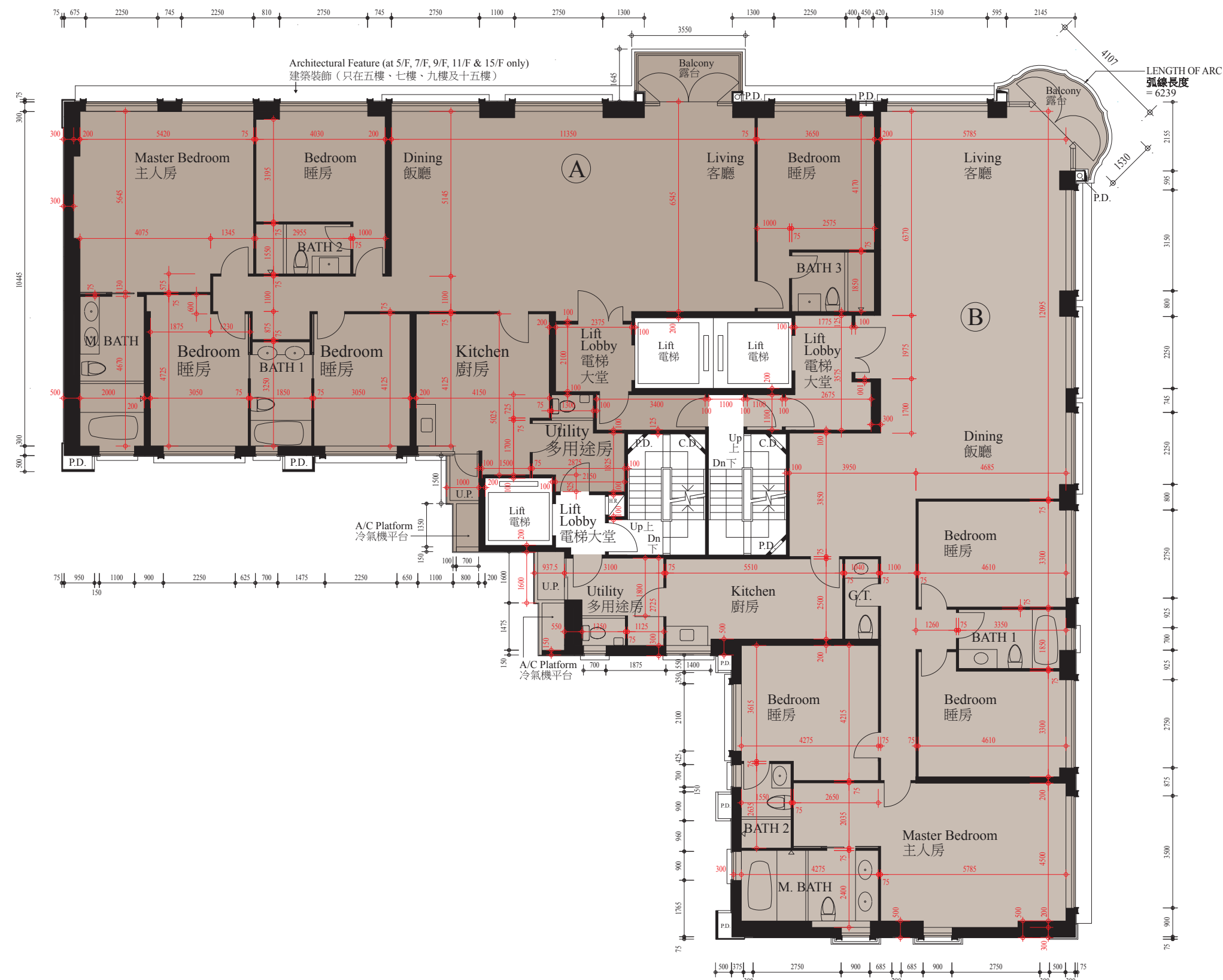
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓、5-12樓及15樓單位平面圖

3/F, 5-12/F, 15/F FLOOR UNIT FLOOR PLAN

SCALE 比例尺: 0 1 2 3 4 5 6 7 (m)(米)



按發展項目的經批准的建築圖則所規定，3樓、5-12樓及15樓的每個住宅物業的層與層之間的高度：3.41米¹。因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 3/F, 5-12/F and 15/F as provided in the approved building plans for the Development: 3.41m¹

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
3/F	150, 175
5 – 12/F	150, 175
15/F	150, 175

備註:

1. 數字四捨五入至小數點後第二位。
2. 樓面平面圖上尺寸以毫米為單位。
3. 樓面平面圖根據發展項目的經批准的建築圖則提供。8樓B單位、9樓A單位及11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。
4. 有關8樓B單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第19及20頁。
5. 有關9樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第21及22頁。
6. 有關11樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第23及24頁。

Explanatory remark:

1. The figure is rounded up to 2nd decimal places.
2. The dimensions of the Floor Plan are all in millimeter.
3. The Floor Plan is provided according to the approved building plans of the Development. Unit B on 8/F, Unit A on 9/F and Unit A on 11/F have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development.
4. Please refer to page 19 and 20 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit B on 8/F.
5. Please refer to page 21 and 22 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 9/F.
6. Please refer to page 23 and 24 for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 11/F.

發展項目的住宅物業的樓面平面圖

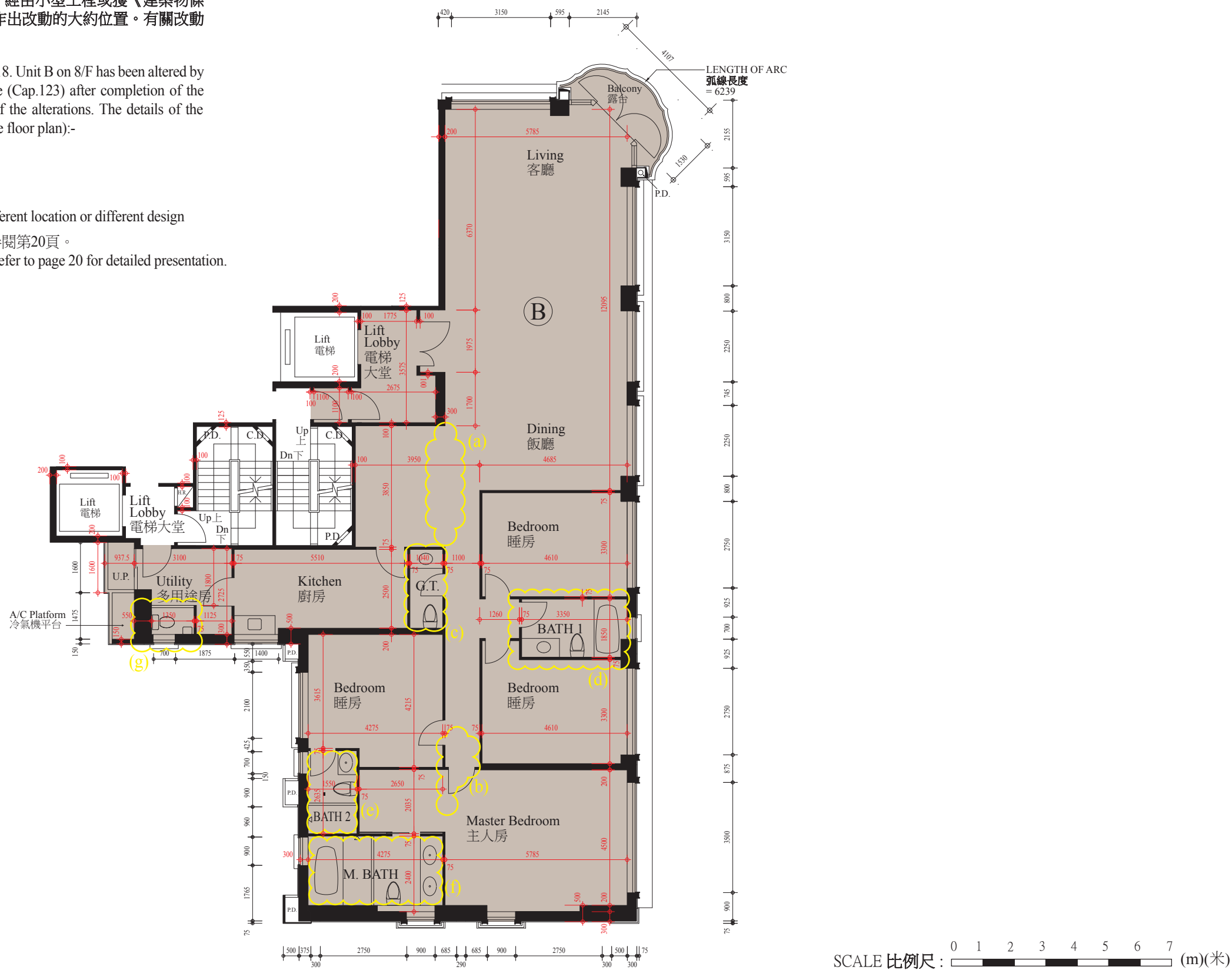
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註4的附加資料。8樓B單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 4 on page 18. Unit B on 8/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

- (a) 增設推拉門
Additional sliding door
- (b) 門移位或拆除，並以不同位置或不同設計之門取代。
Door relocated or removed and replaced by a door at a different location or different design
- (c)(d)(e)(f)(g) 本樓面平面圖只簡單顯示裝置，有關的詳細顯示請參閱第20頁。
The fittings shown in the floor plan are simplified, please refer to page 20 for detailed presentation.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.

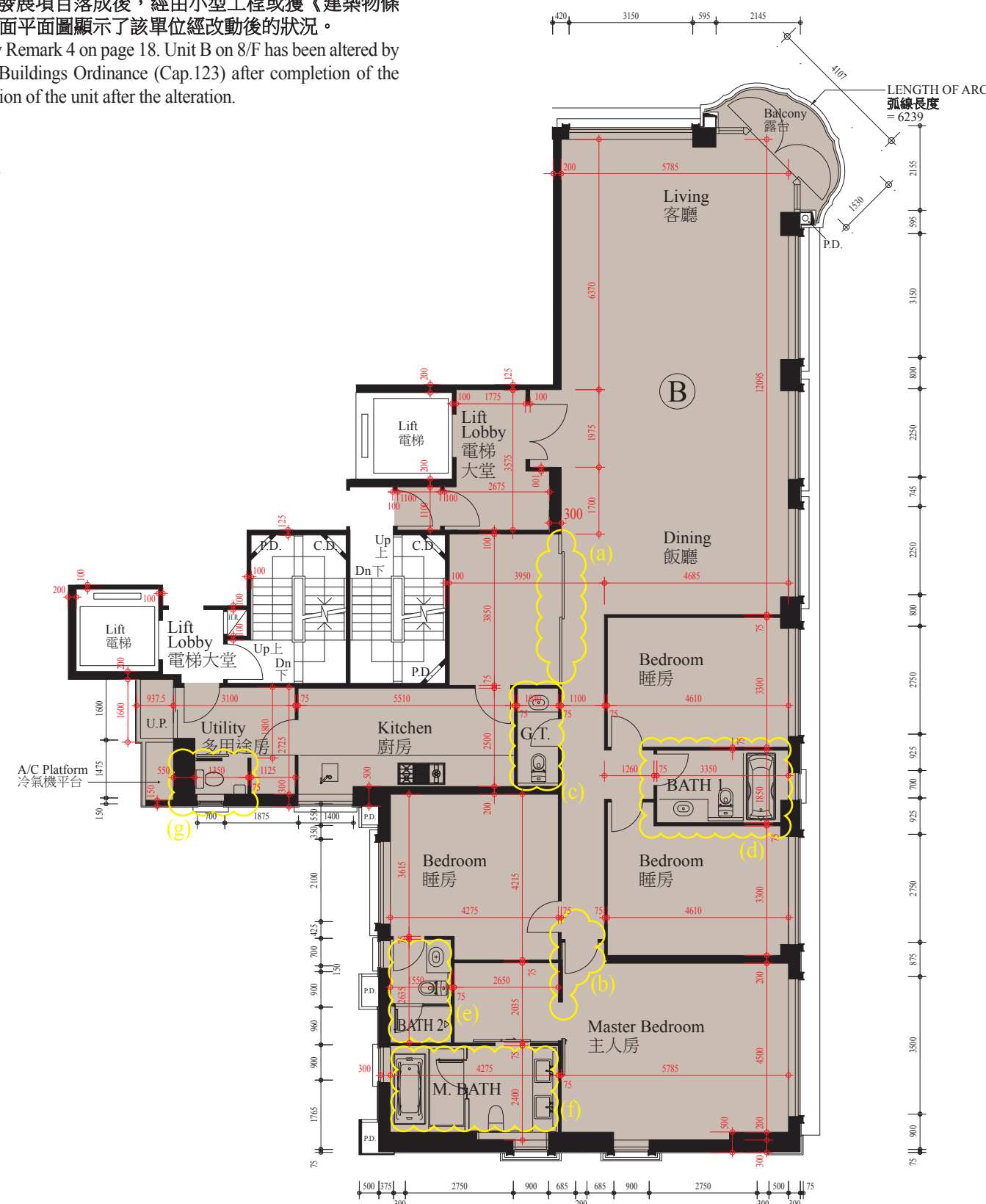


發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註4的附加資料。8樓B單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。
This page is additional information to the Explanatory Remark 4 on page 18. Unit B on 8/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，8樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 8/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
8/F	150, 175

SCALE 比例尺: 0 1 2 3 4 5 6 7 (m)(米)

發展項目的住宅物業的樓面平面圖

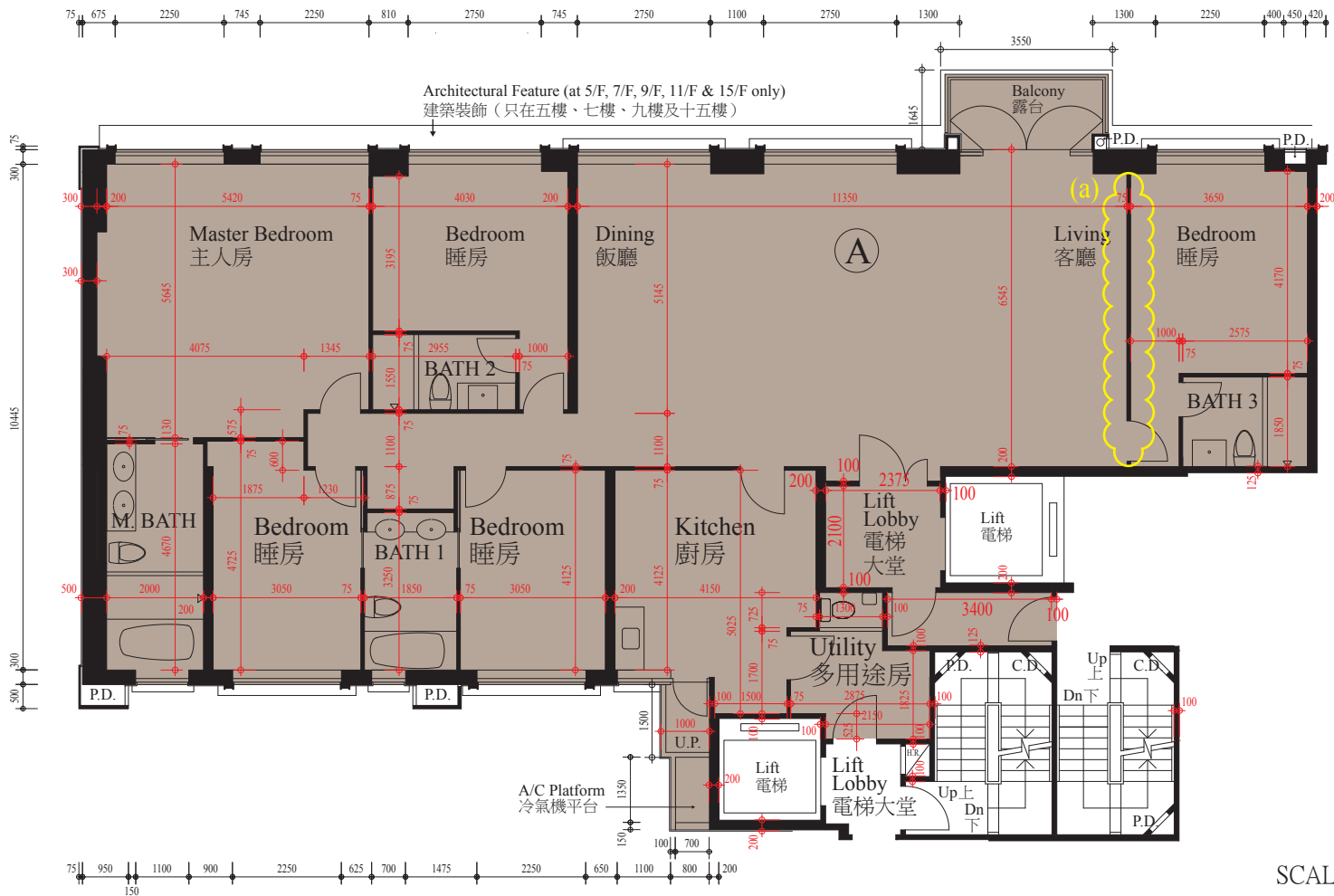
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註5的附加資料。9樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 5 on page 18. Unit A on 9/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

- (a) 內牆拆除
Original wall removed

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



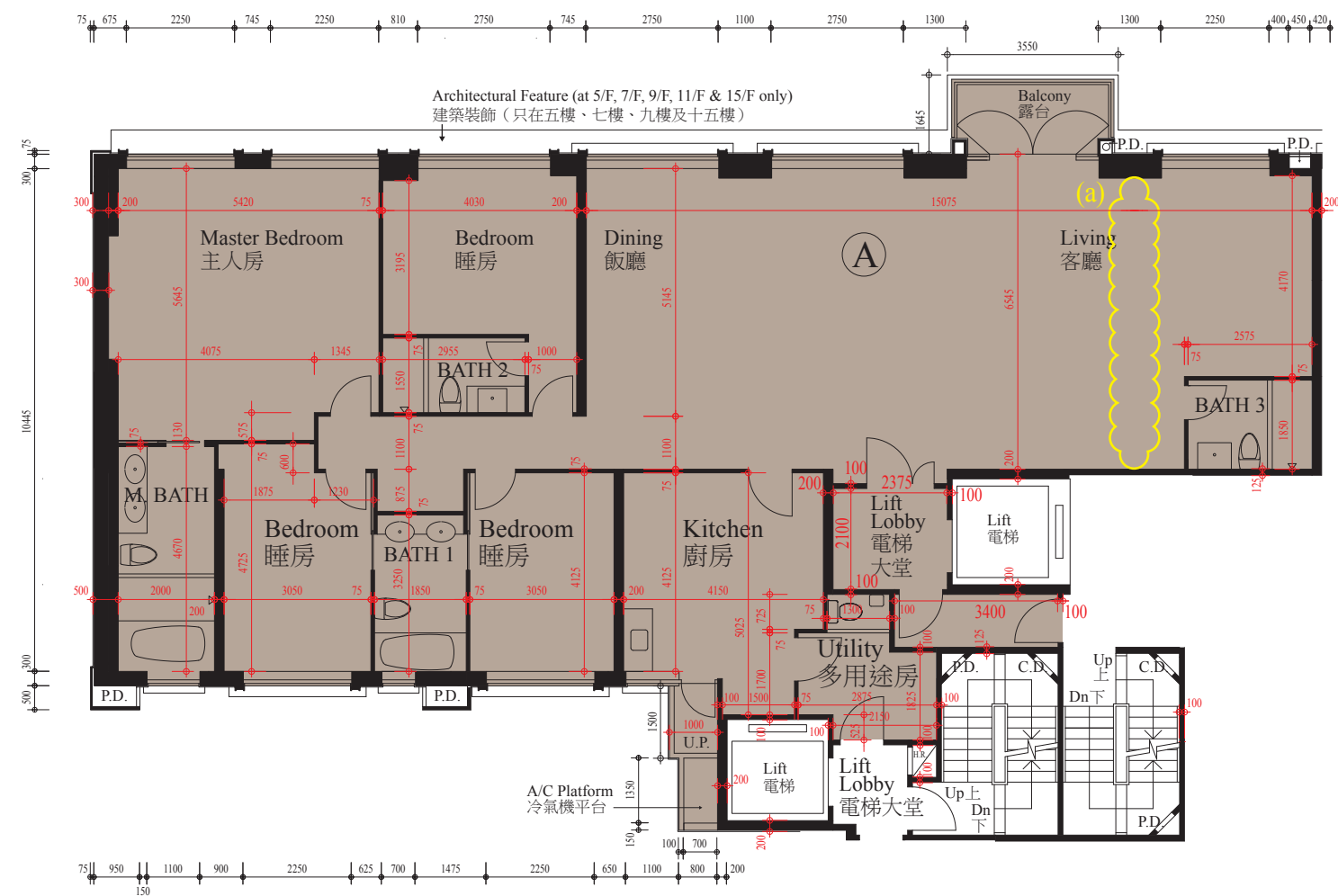
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註5的附加資料。9樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 5 on page 18. Unit A on 9/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，9樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。

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

按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 9/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).

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.

The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
9/F	150, 175

SCALE 比例尺：0 1 2 3 4 5 6 7 (m)(米)

發展項目的住宅物業的樓面平面圖

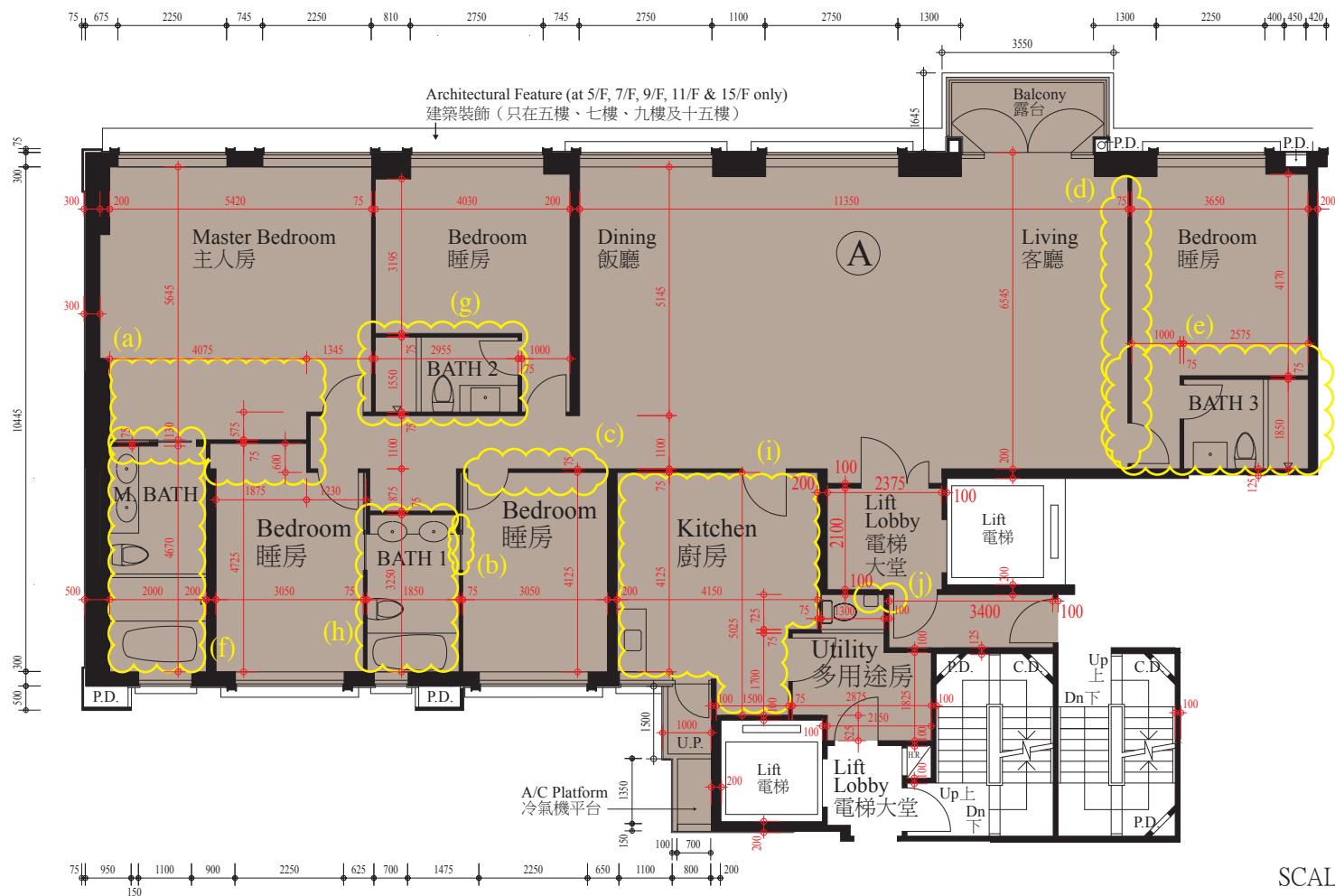
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註6的附加資料。11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 6 on page 18. Unit A on 11/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

- (a) 原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代
Original walls and fittings are demolished or relocated, replaced with walls of different dimension and fitting with different fittings
- (b) 浴室原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代
Original walls and fittings of bathroom are demolished or relocated, replaced with walls of different dimension and fitting with different fittings
- (c) 內牆拆除
Original walls removed
- (d) 內牆拆除
Original walls removed
- (e) 浴室原本的牆及裝置移除或移位，以不同尺寸的牆及不同的裝置取代
Original walls and fittings of bathroom are demolished or relocated, replaced with walls of different dimension and fitting with different fittings
- (f)(g)(h)(i)(j) 本樓面平面圖只簡單顯示裝置，有關的詳細顯示請參閱第24頁。
The fittings shown in the floor plan are simplified, please refer to page 24 for detailed presentation.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.

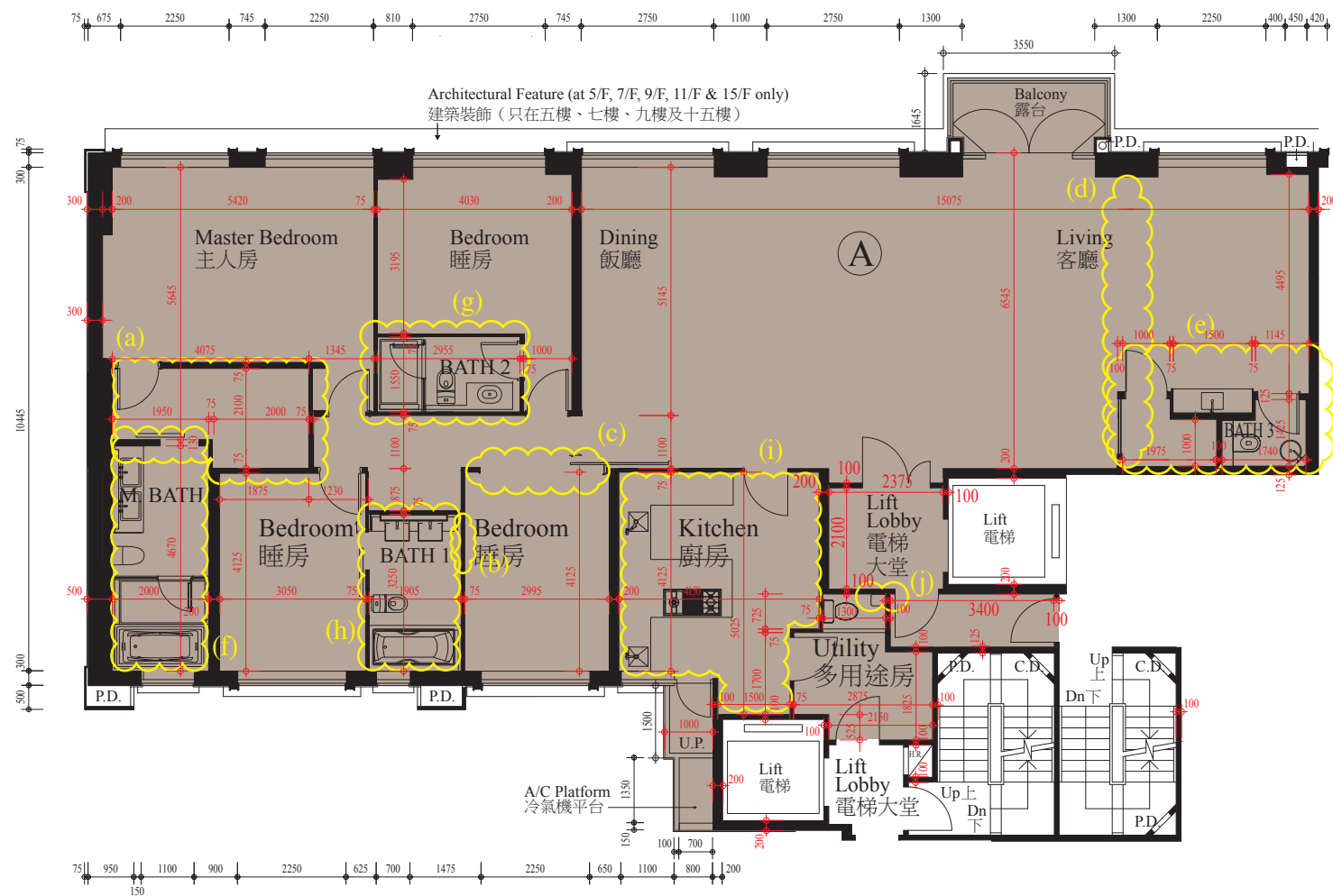


發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第18頁備註6的附加資料。11樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。
This page is additional information to the Explanatory Remark 6 on page 18. Unit A on 11/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



按發展項目的經批准的建築圖則所規定，11樓的每個住宅物業的層與層之間的高度：3.41米 (數字四捨五入至小數點後第2位)。
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。

The floor-to-floor height of each residential property on 11/F as provided in the approved building plans for the Development: 3.41m (The figure is rounded up to 2nd decimal places).
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.

Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
11/F	150, 175

SCALE 比例尺 : 0 1 2 3 4 5 6 7 (m)(米)

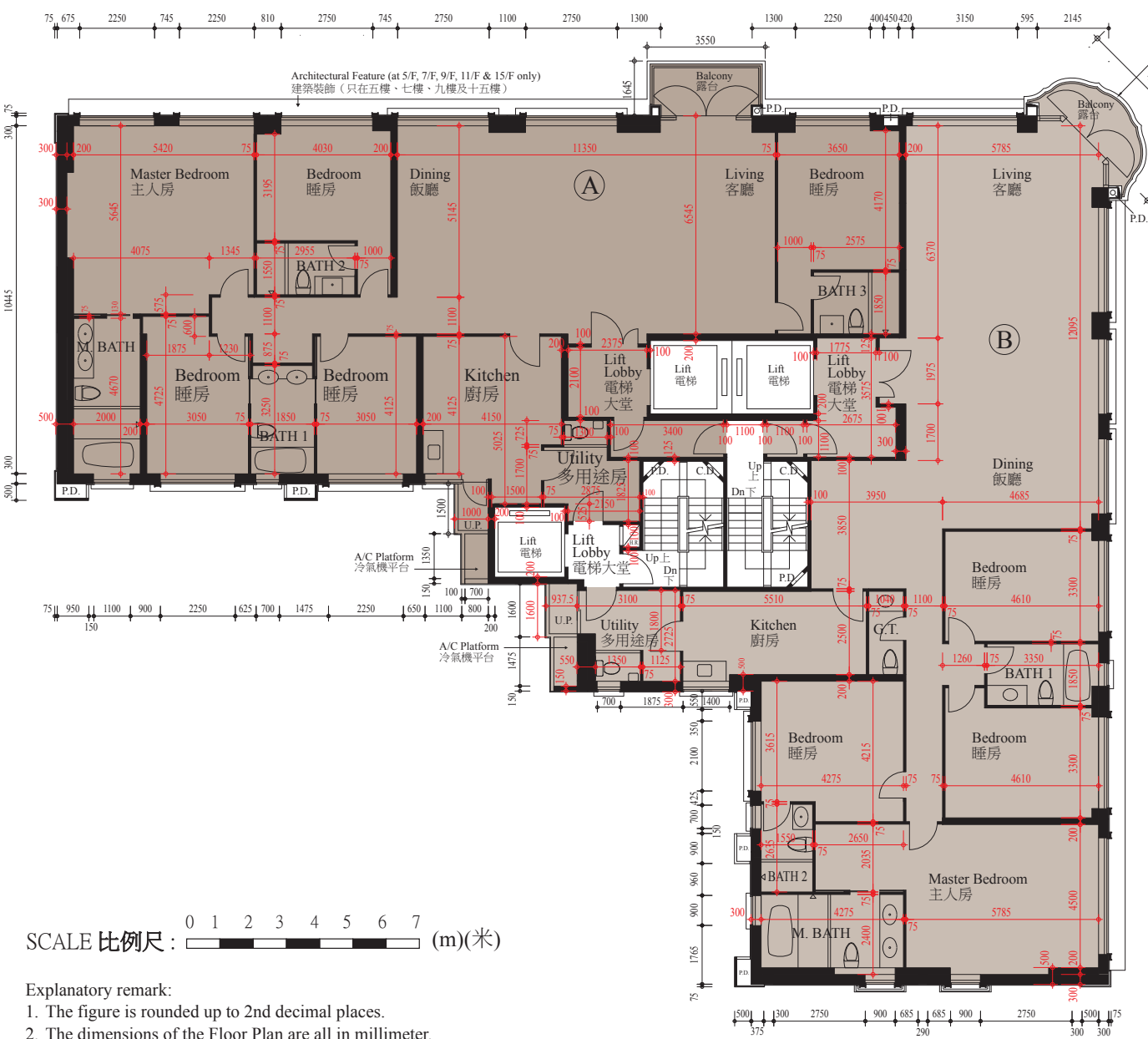
發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

16樓單位及天台平面圖

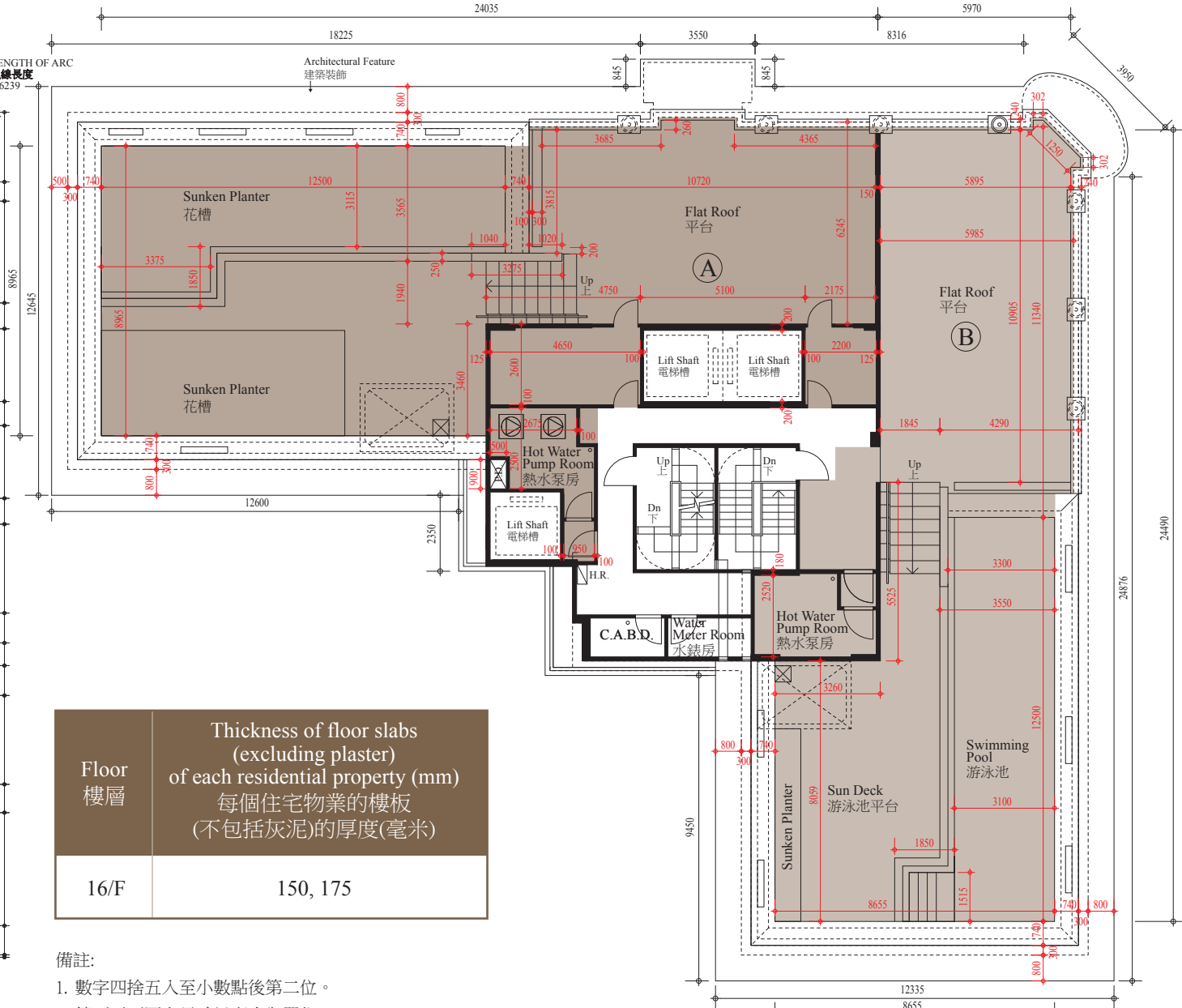
16TH FLOOR UNIT AND ROOF FLOOR PLAN

按發展項目的經批准的建築圖則所規定，16樓的每個住宅物業的層與層之間的高度：3.41米¹
因住宅物業的較高樓層的結構牆的厚度遞減，較高層的內部面積，一般比較低樓層的內部面積稍大。
按發展項目的經批准的建築圖則所規定，每個住宅物業的樓板(不包括灰泥)的厚度。
The floor-to-floor height of each residential property on 16/F as provided in the approved building plans for the Development: 3.41m¹
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.
The thickness of the floor slabs (excluding plaster) of each residential property as provided in the approved building plans.



SCALE 比例尺：0 1 2 3 4 5 6 7 (m)(米)

- Explanatory remark:
1. The figure is rounded up to 2nd decimal places.
 2. The dimensions of the Floor Plan are all in millimeter.
 3. The sunken planters and hot water pump room are provided in the flat roof of residential property Unit A on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planters and hot water pump room.
 4. The sunken planter, swimming pool, hot water pump room and sun deck are provided in the flat roof of residential property Unit B on 16/F. The area of that flat roof specified in the section "Area of Residential Properties in the Development" includes the area of that sunken planter, swimming pool, hot water pump room and sun deck.
 5. The "flat roof" on the roof floor plan means the uppermost roof slab of the Development.
 6. The Floor Plan is provided according to the approved building plans of the Development. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap. 123) after completion of the Development.
 7. Please refer to pages 25a and 25b for the approximate locations of alterations, details of alterations and condition of the unit after alterations of Unit A on 16/F.



Floor 樓層	Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥)的厚度(毫米)
16/F	150, 175

- 備註:
1. 數字四捨五入至小數點後第二位。
 2. 樓面平面圖上尺寸以毫米為單位。
 3. 16樓A單位住宅物業之平台內設有花槽及熱水泵房。「發展項目的住宅物業的面積」一節所列該平台之面積包括花槽及熱水泵房之面積。
 4. 16樓B單位住宅物業之平台內設有花槽、游泳池、熱水泵房及游泳池平台。「發展項目的住宅物業的面積」一節所列該平台之面積包括花槽、游泳池、熱水泵房及游泳池平台之面積。
 5. 此天台平面圖上的「平台」是指此發展項目的最高天台樓板。
 6. 樓面平面圖根據發展項目的經批准的建築圖則提供。16樓A單位於發展項目落成後，經由小型工程或《建築物條例》(第123章)豁免的工程而作出改動。
 7. 有關16樓A單位的作出改動的大約位置、改動的細節及經改動後的狀況，請參閱第25a及25b頁。

M. BATH : Master Bathroom 主人房浴室 BATH : Bathroom 浴室 G.T. : Guest Toilet 客廁 P.D. : Pipe Duct 管道槽 C.D. : Cable Duct 電線槽 H.R. : Hose Reel 喉轆 U.P. : Utility Platform 工作平台
C.A.B.D. : Communal Aerial Broadcast Distribution 公共天線系統房

發展項目的住宅物業的樓面平面圖

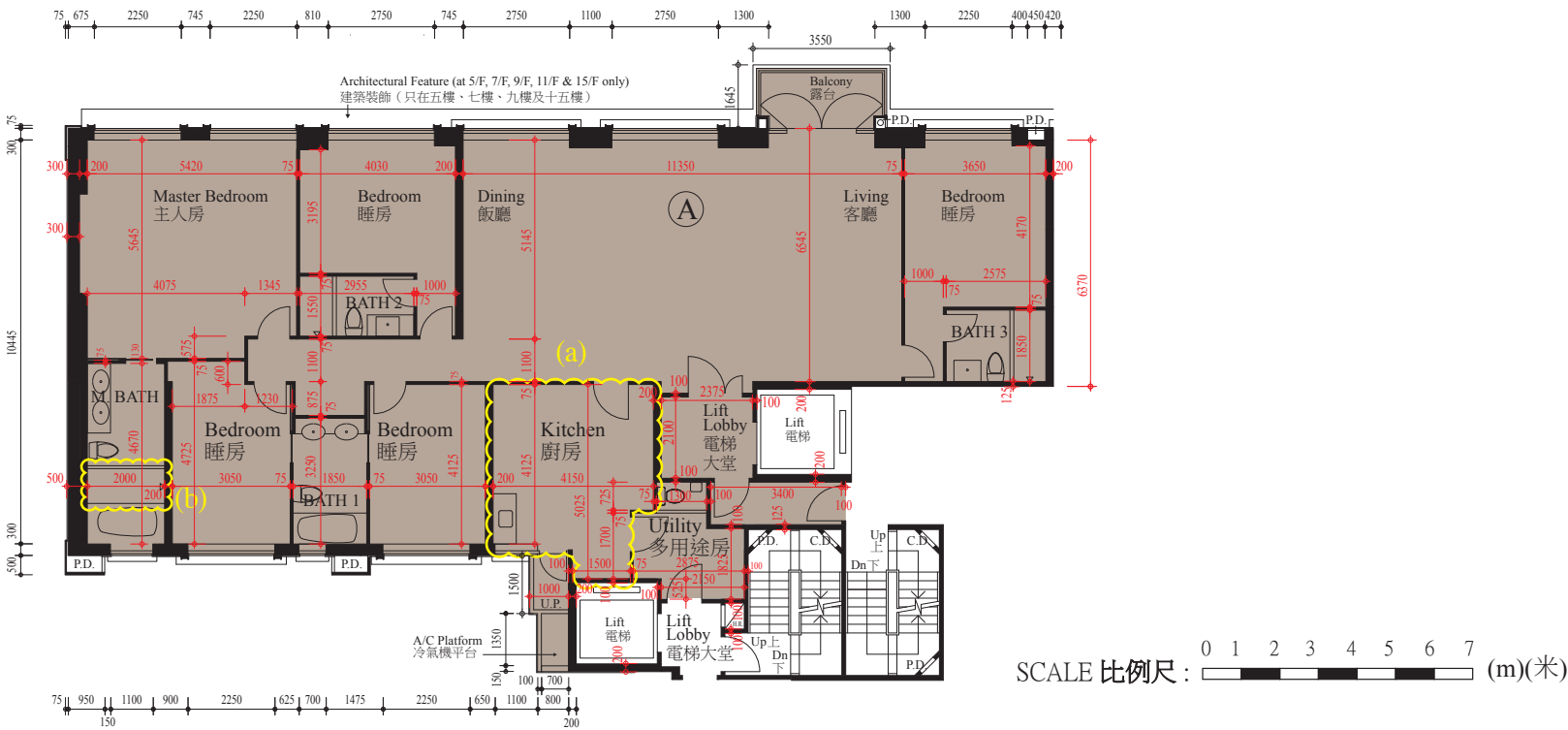
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第25頁備註7的附加資料。16樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了作出改動的大約位置。有關改動的細節如下(編號對應樓面平面圖中的附註)：

This page is additional information to the Explanatory Remark 7 on page 25. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the approximate locations of the alterations. The details of the alterations are set out below (numbering below refers to the remarks in the floor plan):-

- (a) 增加不銹鋼鑄盤
Addition of stainless steel sink
- (b) 淋浴間花灑水龍頭移位
Shower mixer relocated

樓面平面圖上尺寸以毫米為單位。
The dimensions of the floor plan are all in millimeter.



M. BATH : Master Bathroom 主人房浴室 BATH : Bathroom 浴室 G.T. : Guest Toilet 客廁 P.D. : Pipe Duct 管道槽 C.D. : Cable Duct 電線槽 H.R. : Hose Reel 喉轆 U.P. : Utility Platform 工作平台
C.A.B.D. : Communal Aerial Broadcast Distibution 公共天線系統房

發展項目的住宅物業的樓面平面圖

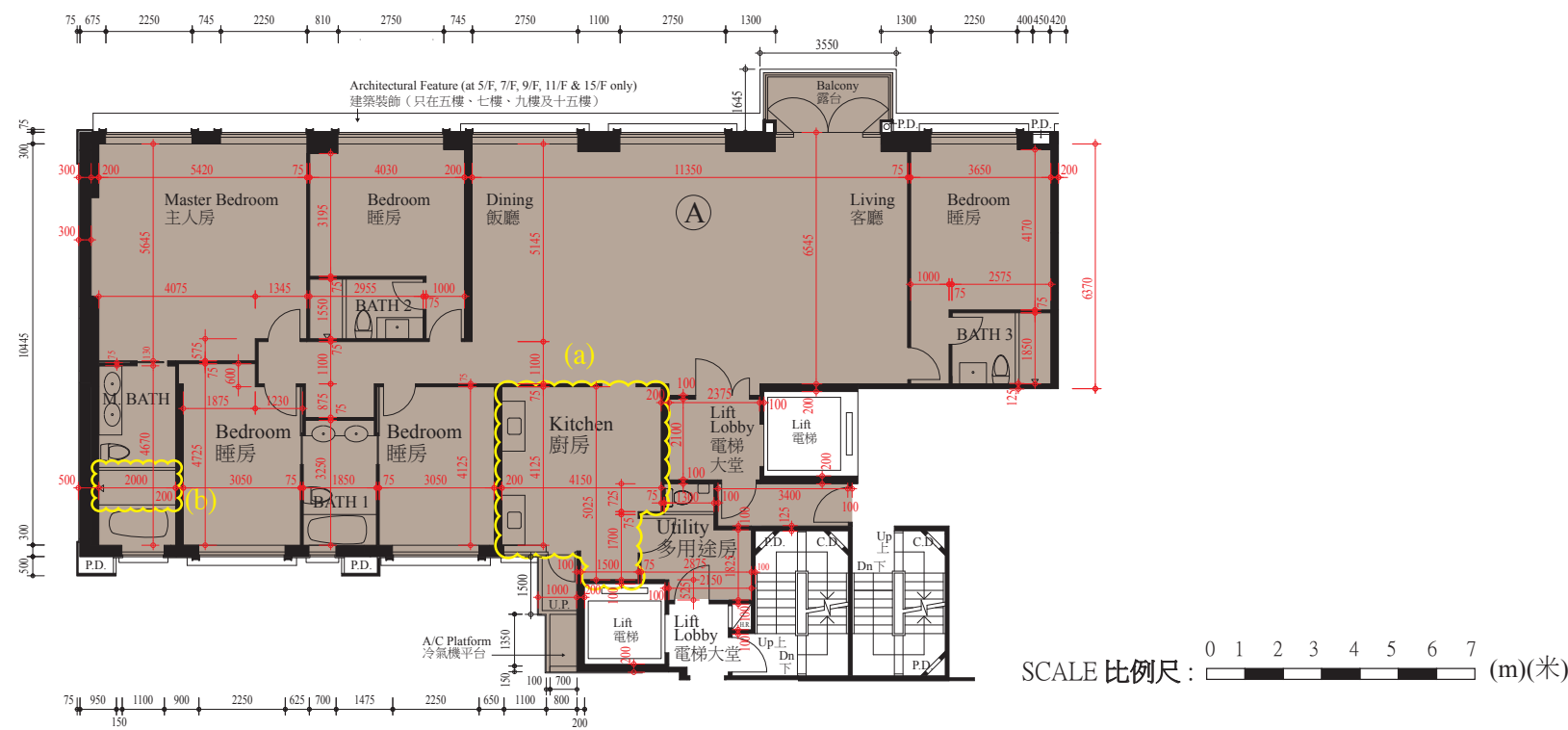
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

本頁是第25頁備註7的附加資料。16樓A單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章) 豁免的工程而作出改動。以下樓面平面圖顯示了該單位經改動後的狀況。

This page is additional information to the Explanatory Remark 7 on page 25. Unit A on 16/F has been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The floor plan below shows the condition of the unit after the alteration.

樓面平面圖上尺寸以毫米為單位。

The dimensions of the floor plan are all in millimeter.



M. BATH : Master Bathroom 主人房浴室 BATH : Bathroom 浴室 G.T. : Guest Toilet 客廁 P.D. : Pipe Duct 管道槽 C.D. : Cable Duct 電線槽 H.R. : Hose Reel 喉轆 U.P. : Utility Platform 工作平台
C.A.B.D. : Communal Aerial Broadcast Distribution 公共天線系統房

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property		實用面積 (包括露台，工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq.ft.)									
樓層 Floor	單位 Unit		空調機房 Air-Conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
2	A	261.579 (2,816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	389.161 (4,189)	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	437.289 (4,707)	--	--	--	--	--	--
3	A	261.579 (2,816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
5-12	A	261.579 (2,816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
15	A	261.579 (2,816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	--	--	--	--	--	--	--
16	A	261.579 (2,816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	210.108 (2,262)	--	--	--	--	--	--
	B	260.547 (2,805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	--	--	--	185.685 (1,999)	--	--	--	--	--	--

實用面積，以及露台、工作平台及陽台的樓面面積(如有)，是按照《一手住宅物業銷售條例》(第621章)第8條計算。
其他指明項目的面積(不包括在實用面積內)，是按照《一手住宅物業銷售條例》(第621章)附表2第2部計算。

The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).
The area of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621).

備註：

- 以平方米列出的面積以1平方米 = 10.764平方呎換算至平方呎並以四捨五入至整數。
- 2樓A單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
- 2樓B單位住宅物業之平台內設有花槽、游泳池及平台/園藝區。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池及平台/園藝區之面積。
- 16樓A單位住宅物業之平台內設有花槽及熱水泵房。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽及熱水泵房之面積。
- 16樓B單位住宅物業之平台內設有花槽、游泳池、熱水泵房及游泳池平台。「發展項目中的住宅物業的面積」一節所列出該平台之面積包括花槽、游泳池、熱水泵房及游泳池平台之面積。
- 「發展項目中的住宅物業的面積」一節所列出的16樓A單位住宅物業之平台及16樓B單位住宅物業之平台是指該兩個住宅物業位於發展項目的最高天台樓板的平台。

Explanatory remark:

- The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.
- The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit A on 2/F. The area of that flat roof specified in the section “Area of Residential Properties in the Development” includes the area of that sunken planter, swimming pool and landscape podium roof.
- The sunken planter, swimming pool and landscape podium roof are provided in the flat roof of residential property Unit B on 2/F. The area of that flat roof specified in the section “Area of Residential Properties in the Development” includes the area of that sunken planter, swimming pool and landscape podium roof.
- The sunken planters and hot water pump room are provided in the flat roof of residential property Unit A on 16/F. The area of that flat roof specified in the section “Area of Residential Properties in the Development” includes the area of that sunken planters and hot water pump room.
- The sunken planter, swimming pool, hot water pump room and sun deck are provided in the flat roof of residential property Unit B on 16/F. The area of that flat roof specified in the section “Area of Residential Properties in the Development” includes the area of that sunken planter, swimming pool, hot water pump room and sun deck.
- The flat roof of residential property Unit A on 16/F and the flat roof of residential property Unit B on 16/F as specified in the section “Area of Residential Properties in the Development” mean the flat roofs of these two residential properties located on the uppermost roof slab of the Development.

發展項目中的停車場的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

車位數目及車位面積 Numbers and Area of Car Parking Spaces

車位類別 Category of Car Parking Space	車位數目 Number of Parking Space			尺寸 (長x闊) (米) Dimension (L x W) (m)	每個車位面積 (平方米) Area Per Space (sq.m)
	地下 L/F	1樓 1/F	總數 Total		
住客車位 Residential Parking Space	4	28	32	5 x 2.5	12.5
訪客車位 Visitor's Parking Space	1*	4	4	5 x 2.5	12.5
			1*	5 x 3.5	17.5
電單車車位 Motor Cycle Parking Space	2	1	3	2.4 x 1.0	2.4
上落貨車位 Loading and Unloading Parking Space	1	0	1	9 x 3.5	31.5

備註：
*傷殘人士及訪客車位。

Explanatory remark:
*Carpark for disabled and visitor.

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

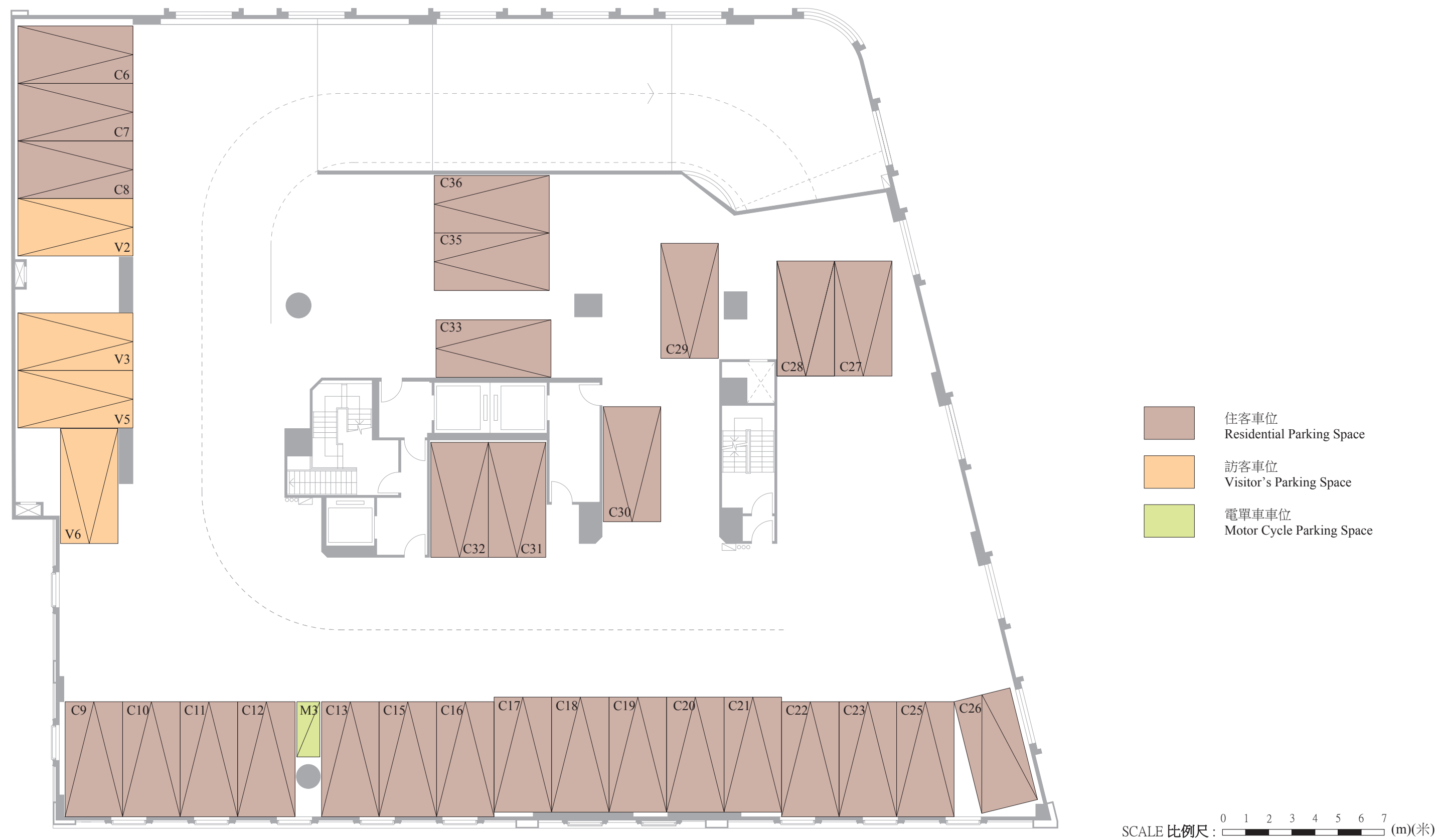
地下 L/F



發展項目中的停車場的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

1樓 1/F



臨時買賣合約摘要

SUMMARY OF 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. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表賣方行事的律師事務所以保證金保存人的身分持有。

3. 如買方沒有於訂立臨時買賣合約的日期之後5個工作日內簽立買賣合約：

(i) 臨時買賣合約即告終止；

(ii) 有關的臨時訂金即予沒收；及

(iii) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement for sale and purchase will be held by a firm of solicitors acting for the Vendor, as stakeholders.

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

i) the preliminary agreement for sale and purchase is terminated;

ii) the preliminary deposit is forfeited; and

iii) the Vendor does not have any further claim against the purchaser for the failure.

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

- (a) 「公用地方及設施」統指發展項目公用地方及設施、住宅區公用地方及設施及停車場公用地方及設施。
- (b) 「發展項目公用地方及設施」指並包括公契（「公契」）附錄的圖則上用深藍色標明的通道、入口、人行道、樓梯、梯台、平台、裝卸區、露天地方、斜坡及護土牆（如有）、從大堂底樓至二樓的外牆及飾面、邊界圍牆、緊急通道區、行人路、園藝區、花架及訪客停車位（定義見公契）和目前或任何時候在該地段（定義見公契）及/或發展項目（定義見公契）之內、之下、之上或經過將食水、碱水、污水、煤氣、電力及其他服務輸送出入該地段及/或發展項目的排水渠、渠道、總喉、污水渠、食水及碱水儲存及處理廠、食水及碱水進水口及總喉、雨水排水連接管及其他設施，不論有否套套管，和在該地段及/或發展項目內安裝或提供擬供該地段及/或發展項目共同使用與享用的燈柱及其他照明裝置、消防和滅火設備及裝置、保安系統及裝置、通風系統和其他機械系統、裝置或設施和第一業主（定義見公契）目前或任何時候按公契指定供該地段及/或發展項目共同使用與享用該地段及/或發展項目內的其他區域和該地段及/或發展項目內的其他系統、裝置及設施，但不包括住宅區公用地方及設施、停車場公用地方及設施和在該地段及/或發展項目內供任何個別業主（定義見公契）有權獨家持有、使用、佔用和享用的區域以及在該地段及/或發展項目內僅服務任何個別業主的設施。
- (c) 「住宅區公用地方及設施」指並包括康樂地方及設施（定義見公契），在公契附錄的圖則上用黃色標明的花園、天台及平台（不屬於業主獨家擁有）、住宅區的（定義見公契）外牆及飾面、通道、入口、梯台、大堂、升降機門廊、樓梯、業主委員會辦事處（定義見公契）、管理員工作枱、垃圾儲放及物料回收室、入口大廳、過濾機機房、儀錶房、空調機機房、設備房、灑水器水箱、控制室、水箱、緊急發電機房及垃圾槽，目前或任何時候在該地段及/或發展項目之內、之下、之上或經過將食水、碱水、污水、煤氣、電力及其他服務輸送出入住宅區的廣播發射機、電訊網絡設施、儀錶、變壓器、照明、排水渠、渠道、污水渠、碱水及食水進水及總喉、電線、電纜及其他設施，不論有否套套管，在該地段及/或發展項目內安裝，擬供住宅區業主及佔用人 and 他們的真正訪客共同使用與享用的泵、水箱、衛生裝置、電力裝置、固定物、設備及器具、消防及滅火設備及裝置、保安設備及裝置、任何其他區域和其他系統、裝置或設施和第一業主目前或不時按公契指定供住宅區共同使用與享用在該地段及/或發展項目內的其他區域、其他系統、裝置及設施，但不包括發展項目公用地方及設施、停車場公用地方及設施和該地段及/或發展項目內供任何個別業主有權獨家持有、使用、佔用和享用該地段及/或發展項目內的區域和該地段及/或發展項目內僅服務任何個別業主的設施。

- (d) 「停車場公用地方及設施」指公契附錄的圖則上用綠色標明並詳述發展項目大堂底樓及一樓的所有地方及區域和該地段及/或發展項目內供住宅停車位（定義見公契）及電單車停車位（定義見公契）業主共同使用與享用的一切其他地方及區域，受制於公契的規定，並包括供住宅停車位及電單車停車位的業主共同使用與享用的通道、車道、斜道、入口區、迴旋通道、空置區、停車場（定義見公契）入口及出口和目前或任何時候在該地段及/或發展項目之內、之下、之上或通過該地方輸送水、污水、煤氣、電力、空調和任何其他服務設施給停車場共同使用與享用的污水渠、排水渠、水道、管道、明渠、井（如有）、天線、電線、電纜、避雷針、空調機及系統（如有）和其他服務設施及一般設施，不論有否套套管，和不時按公契安裝供停車場共同使用與享用的照明、灑水器系統及一般設施、附著物、固定物、機械、機器、器具及裝置，但不包括發展項目公用地方及設施、住宅區公用地方及設施和在該地段及/或發展項目內供任何個別有權獨家持有、使用、佔用和享用的地方和在該地段及/或發展項目內僅服務任何個別業主的設施。

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

樓層	單位	不可分割份數
2/F	A	325 / 6,874
2/F	B	329 / 6,874
3/F	A	281 / 6,874
3/F	B	280 / 6,874
5/F	A	281 / 6,874
5/F	B	280 / 6,874
6/F	A	281 / 6,874
6/F	B	280 / 6,874
7/F	A	281 / 6,874
7/F	B	280 / 6,874
8/F	A	281 / 6,874
8/F	B	280 / 6,874
9/F	A	281 / 6,874
9/F	B	280 / 6,874
10/F	A	281 / 6,874
10/F	B	280 / 6,874
11/F	A	281 / 6,874
11/F	B	280 / 6,874
12/F	A	281 / 6,874
12/F	B	280 / 6,874
15/F	A	281 / 6,874
15/F	B	280 / 6,874
16/F	A	307 / 6,874
16/F	B	303 / 6,874

3. 發展項目的管理人的委任年期

發展項目的管理人的初始委任年期為自公契日期起兩年，並隨後續任，直至根據公契的條款終止。

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

- (a) 每位業主須就其為業主的住宅區、住宅停車位或電單車停車位的任何部分所獲分配的每個管理份數支付年度採納預算第三部份評定的發展項目公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該地段及發展項目管理份數的總數。
- (b) 除須支付上文(a)段的款額外，每位業主須就其為業主的住宅單位所獲分配的每個管理份數支付年度採納預算第一部份評定的住宅區公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該發展項目的住宅單位的管理份數的總數。
- (c) 除須支付上文(a)及(b)段的款額外，每位業主須就其為業主的住宅停車位或電單車停車位所獲分配的每個管理份數支付年度採納預算第二部份評定的停車場公用地方及設施的管理開支總額按一個分數計算的數額，該分數的分子為一，而分母相等於該發展項目的住宅停車位及電單車停車位的管理份數的總數。

5. 計算管理費按金的基準

管理費按金相等於業主就其單位（定義見公契）而須繳付的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍

不適用。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. COMMON PARTS OF THE DEVELOPMENT

- (a) “Common Areas and Facilities” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.
- (b) “Development Common Areas and Facilities” means and includes such of the passages, entrances, walkways, stairways, landings, platforms, loading and unloading areas, open spaces, slopes and retaining walls (if any), external walls and surfaces from the Lobby Floor to the Second Floor, boundary fence walls, emergency access areas, pavements, landscaped areas, planters and Visitors’ Car Parking Spaces (as defined in DMC) as shown and coloured Indigo on the plans annexed to the Deed of Mutual Covenant (“the DMC”) and such of the drains, channels, water mains, sewers, fresh and salt water storage and treatment plants, fresh and salt water intakes and mains, storm water drainage connection and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot (as defined in DMC) and/or the Development (as defined in DMC) through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Lot and/or the Development, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Lot and/or the Development intended for common use and benefit of the Lot and/or the Development, and such other areas within the Lot and/or the Development and such other systems, devices and facilities within the Lot and/or the Development as are now or from time to time designated by the First Owner (as defined in DMC) for common use and benefit of the Lot and/or the Development in accordance with these presents but EXCLUDING the Residential Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner (as defined in DMC) and such facilities within the Lot and/or the Development serving only any particular owner.
- (c) “Residential Common Areas and Facilities” means and includes the Recreational Areas and Facilities (as defined in DMC), such of the gardens, roofs and flat roofs (not exclusively possessed by an Owner), external walls and surfaces of the Residential Accommodation (as defined in DMC), passages, entrances, landings, lobbies, lift lobbies, stairways, Owners’ Committee’s office (as defined in DMC), caretaker’s counter, refuse storage and material recovery chamber, entrance hall, filtration plant room, meter rooms and meter spaces, switch rooms, lift machine rooms, pump rooms, TBE room, air-conditioning plant room, equipment room, sprinkler tank, control room, water tanks, emergency generator room and refuse chutes as shown and coloured Yellow on the plan annexed to the DMC and such of the aerials broadcast distribution or telecommunications network facilities, meters, transformers, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables and other facilities whether ducted or otherwise under are or at any time may be in under or over or passing through the Lot and/or the

Development through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus and any other areas and any other systems, devices or facilities installed or provided in the Lot and/or the Development intended for the common use and benefit of the Owners and occupiers of the Residential Accommodation and their bona fide visitors and such other areas within the Lot and/or the Development and such other systems, devices and facilities within the Lot and/or the Development as are now or from time to time designated by the First Owner for common use and benefit of the Residential Accommodation in accordance with these presents but EXCLUDING the Development Common Areas and Facilities, the Carpark Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Lot and/or the Development serving only any particular owner.

- (d) “Carpark Common Areas and Facilities” means all the areas and spaces on the Lobby Floor and First Floor of the Development more particularly shown and coloured Green on the plans annexed to the DMC and all other areas and spaces in any part or parts of the Lot and/or the Development which are for the common use and benefit of the Owners of the Residential Car Parking Spaces (as defined in DMC) and the Motorcycle Parking Spaces (as defined in DMC) subject always however to the provisions of the DMC and includes such of the passageways, driveways, ramps, accessory areas, circulation passages, void spaces, entrances and exits to the Carpark (as defined in DMC) which are for the common use and benefit of the Owners of the Residential Car Parking Spaces and the Motorcycle Parking Spaces and such of the sewers, drains, water courses, pipes, gutters, wells (if any), aerials, wires and cables, lightning conductor, air-conditioning plant and system (if any) and other services and facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot and/or the Development through which water, sewage, gas, electricity, air-conditioning (if any) and any other services are supplied for the common use and benefit of the Carpark, and lighting, sprinkler systems and such of the facilities, fixtures, fittings, plant, machinery, apparatus and installations from time to time installed for the common use and benefit of the Carpark in accordance with these presents but EXCLUDING the Development Common Areas and Facilities, the Residential Common Areas and Facilities and such areas within the Lot and/or the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Lot and/or the Development serving only any particular Owner.

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

Floor	Unit	Undivided shares
2/F	A	325 / 6,874
2/F	B	329 / 6,874
3/F	A	281 / 6,874
3/F	B	280 / 6,874
5/F	A	281 / 6,874
5/F	B	280 / 6,874
6/F	A	281 / 6,874
6/F	B	280 / 6,874
7/F	A	281 / 6,874
7/F	B	280 / 6,874
8/F	A	281 / 6,874
8/F	B	280 / 6,874
9/F	A	281 / 6,874
9/F	B	280 / 6,874
10/F	A	281 / 6,874
10/F	B	280 / 6,874
11/F	A	281 / 6,874
11/F	B	280 / 6,874
12/F	A	281 / 6,874
12/F	B	280 / 6,874
15/F	A	281 / 6,874
15/F	B	280 / 6,874
16/F	A	307 / 6,874
16/F	B	303 / 6,874

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

3. TERM OF YEARS FOR WHICH THE MANAGER OF THE DEVELOPMENT IS APPOINTED
- The manager for the Development shall be appointed for an initial period of two years from the date of the DMC and such appointment shall thereafter continue until termination in accordance with the terms of the DMC.
4. BASIS ON WHICH THE MANAGEMENT EXPENSES ARE SHARED AMONG THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
- (a) Each Owner shall pay for every Management Share (as defined in DMC) allocated to any part of the Residential Accommodation, the Residential Car Parking Space or the Motorcycle Parking Spaces of which he is the Owner a fraction of the total amount of the Management Expenses relating to the Development Common Areas and Facilities assessed under the third part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Lot and in the Development.
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Management Share allocated to a Residential Flat (as defined in DMC) of which he is the Owner pay a fraction of the total amount of the Management Expenses relating to the Residential Common Areas and Facilities assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Residential Flats in the Development.
- (c) Each Owner in addition to the amount (if any) payable under (a) and (b) above shall in respect of each Management Share allocated to a Residential Car Parking Space or a Motorcycle Parking Space of which he is the Owner pay a fraction of the total amount of the Management Expenses relating to the Carpark Common Areas and Facilities assessed under the second part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Management Shares of all the Residential Car Parking Spaces and Motorcycle Parking Spaces in the Development.
5. BASIS ON WHICH THE MANAGEMENT FEE DEPOSIT IS FIXED
- The management fee deposit is equivalent to three months’ management contribution payable by the Owner in respect of his Unit (as defined by DMC).
6. AREA IN THE DEVELOPMENT RETAINED BY THE OWNER FOR THAT OWNER’S OWN USE
- Not applicable.

批地文件的摘要

SUMMARY OF LAND GRANT

- 發展項目位於內地段第2302號B分段第1小分段及延展地段（「該地段」）。
- 有關租契規定的年期為75年，由1920年10月4日起計，並有權續期75年。
- 批地文件的特別批地條款第(1)條規定：
承授人應在有需要時興建足夠的擋土牆，以消除承授人在切割丘陵以夷平地皮而導致山崩的情況。所有沿該地段北面及東面周邊建造的擋土牆的深度需達到地政總署署長的要求。
- 批地文件的特別批地條款第(5)條規定：
該地段將被給予兩條從新道路起的公用路線穿越用地，路線須由地政總署署長批准。承授人應在地政總署署長指示時維護、維持及維修該公用路線穿越用地及一切構成或屬於該公用路線穿越用地的部分，以致使地政總署署長滿意。
- 批地文件的特別批地條款第(6)條規定：
承授人應自行承擔費用，處理污水，以致使地政總署署長滿意。
- 批地文件的特別批地條款第(7)條規定：
政府不能保證能供水予該地段，但會鋪設設備至最近的位置，從而可由現有的供水系統以引力取得供應，有關費用由承授人自行承擔。
- 批地文件的特別批地條款第(9)條規定：
承授人應自行承擔費用，於有需要時移除任何現處於該地段上的中國式墳墓。工程應由Tung Wah Hospital Authorities負責進行。
- 批地文件的特別批地條款第(13)條規定：
該地段、當中任何部分、在其上興建和將會興建的任何建築物或其任何部分，除作為私人住宅用途外，不得作任何其他用途。
- 批地文件的特別批地條款第(15)條規定：
除已先行得到地政總署署長書面同意外，在批地文件所夾附圖則A內以粉紅色加上黑色影線顯示的區域以及當中任何部分的裡面、上面、地底建立和設置任何建築物、結構物或任何建築物、結構物的支撐（批地文件的特別批地條款第(15)條訂定的除外）。
- 批地文件的特別批地條款第(18)條規定：
在該地段上或毗鄰的樹木，不得在未得到地政總署署長事先書面同意

的情況下移除或遭受干擾。而地政總署署長在給予同意時，可加上其認為合適的關於移植、補償性園景美化或重植的條款。

- 批地文件的特別批地條款第(19)條規定：
承授人應自行承擔費用，根據已得到批准的園景總綱圖對該地段實施園景美化。如未得到地政總署署長事先書面同意，不得對已得到批准的園景總綱圖作出任何修訂、更改、改變或取代。承授人此後應自行承擔費用，對園景工程進行保養，使其維持於安全、清潔、整齊、能夠運作及健康的狀態，以致在一切方面使地政總署署長滿意。
- 批地文件的特別批地條款第(28)(a)(i)及(28)(a)(iv)條規定：
住宅車位除作批地文件的特別批地條款第(28)(a)(i)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。
- 批地文件的特別批地條款第(28)(a)(iii)及(28)(a)(iv)條規定：
訪客車位除作批地文件的特別批地條款第(28)(a)(iii)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。
- 批地文件的特別批地條款第(28)(b)條規定：
電單車車位除作批地文件的特別批地條款第(28)(b)條訂定之用途外，不得作任何其他用途，其中特別禁止在該處存放、陳列或展示車輛作招售等用途。
- 批地文件的特別批地條款第(29)條規定：
裝貨及卸貨車位除作批地文件的特別批地條款第(29)條訂定之用途外，不得作任何其他用途。
- 批地文件的特別批地條款第(32)條規定：
住宅車位及電單車車位應遵守以下規定：
 - 除符合以下規定外不得進行轉讓：
 - 連同賦予專有權使用及管有在該地段上興建或將會興建的建築物當中某一個或多個住宅單位之不分割業權一併轉讓；或
 - 承讓人已是該地段不分割業權的業主，並具有專有權使用及管有在該地段上興建或將會興建的建築物當中的住宅單位的權利；或
 - 只可分租給在該地段上興建或將會興建的建築物當中的住宅單位住客。

惟不論在任何情況下，均不得轉讓或分租總數超過三個住宅車位及電單車車位予任何同一個在該地段上興建或將會興建的建築物當中住宅單位的業主或任何同一個在該地段上興建或將會興建的建築物當中住宅單位的住客。

- 批地文件的特別批地條款第(34)條規定：
除於已批准的圖則所指示的車位外，任何該地段的其他部分或該地段上的建築物或結構物均不得用作停泊用途。
- 批地文件的特別批地條款第(37)條規定：
如在該地段或在任何政府土地上有削除、移除或移後土地的情況，或者施行任何性質的建築、填土或斜坡處理工程，不論是否已經先行得到地政總署署長的書面同意，凡是為構造、平整或發展該地段或者當中任何部分，或者是為執行承授人在批地文件條款下需要進行的其他工作所相關的，又或者為其他目的的，承授人應自行承擔費用，在該地段及其毗鄰或相連的政府或出租土地，進行及建造斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以在任何時候保護及支撐該土地，並消除及防止任何陷落、山崩或沈澱的發生。承授人應在批地文件規定的年內自行承擔費用，維持該土地、斜坡治理工程、擋土牆或其他支撐、保護、排水系統或輔助或其他工程，以致維修狀況良好，並使地政總署署長滿意。
- 批地文件的特別批地條款第(39)條規定：
如於發展或重建該地段或其任何部分時安裝預應力地錨，承授人應自行承擔費用，在預應力地錨的使用年限內為預應力地錨進行定期保養及定期監察，以致使地政總署署長滿意，並提供地政總署署長可能不時全權酌情決定要求的所有監察工作的報告及資料。
- 批地文件的特別批地條款第(42)(a)條規定：
承授人應為將建於或流入該地段的雨水截流和引入最就近的河道、集水溝、水道或政府雨水渠，而自行承擔費用，按照地政總署署長之需要，在該地段範圍內以及在官地內建設、保養排水道和水渠，使地政總署署長滿意。對於該等雨水導致任何損毀和滋擾，進而引起各種法律行動、索償和要求，承授人應單獨負責，並應保障政府及其人員不必承擔任何責任。

批地文件的摘要

SUMMARY OF LAND GRANT

1. The Development is situated on Sub-section 1 of Section B of Inland Lot No.2302 and the Extensions thereto (“the Lot”).
2. The term of years under the lease is 75 years commencing from 4 October 1920 with a right to renew for one further term of 75 years.
3. Special Condition No.(1) of the Land Grant stipulates that:-

The grantee shall construct substantial retaining walls where necessary to obviate landslip in the event of his cutting away the hill to level the site. Any retaining walls constructed along the North and East sides of the Lot shall be founded at such depths as the Director of Lands may require.
4. Special Condition No.(5) of the Land Grant stipulates that:-

Two rights-of-way from the New Road will be given to the Lot on lines to be approved by the Director of Lands. The grantee shall uphold, maintain and repair such rights-of-way including everything forming portion of them or appertaining to them at such time as the Director of Lands may direct, and to his satisfaction.
5. Special Condition No.(6) of the Land Grant stipulates that:-

The grantee must make all necessary arrangements at his own expense and to the satisfaction of the Director of Lands for the disposal of any foul or contaminated water.
6. Special Condition No.(7) of the Land Grant stipulates that:-

The Government is unable to ensure supply of water to the Lot, but will, at the expense of the grantee, lay a service to the nearest point at which a supply by gravitation can be obtained from the waterworks existing system.
7. Special Condition No.(9) of the Land Grant stipulates that:-

The grantee shall pay the cost of removing any Chinese graves at present on the Lot if such removal becomes necessary. The work shall be done by the Tung Wah Hospital Authorities.
8. Special Condition No.(13) of the Land Grant stipulates that:-

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

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

Except with the prior written consent of the Director of Lands, no building or structure or support for any building or structure (other than those stipulated in Special Condition No.(15)) may be erected or constructed or placed within, on, over, under, above or below the area shown coloured pink hatched black on the Plan A annexed to the Land Grant.
10. Special Condition No.(18) of the Land Grant stipulates that:-

No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director of Lands who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
11. Special Condition No.(19) of the Land Grant stipulates that:-

The grantee shall at his own expense landscape the Lot in accordance with the approved landscape master plan and no amendment, variation, alteration, modification thereof or substitution therefor shall be made without the prior written consent of the Director of Lands. The grantee shall thereafter at his own expense keep and maintain the landscaped works in a safe, clean, neat, tidy, functional and healthy condition all to the satisfaction of the Director of Lands.
12. Special Condition Nos.(28)(a)(i) and (28)(a)(iv) of the Land Grant stipulates that:-

Residential parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.(28)(a)(i) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
13. Special Condition Nos.(28)(a)(iii) and (28)(a)(iv) of the Land Grant stipulates that:-

Visitors’ parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.(28)(a)(iii) of the Land Grant and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
14. Special Condition No.(28)(b) of the Land Grant stipulates that:-

Motor cycle parking spaces shall not be used for any purpose other than those stipulated in Special Condition No.28(b) of the Land Grant and in particular such spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.

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

Loading and unloading spaces shall not be used for any purpose other than those stipulated in Special Condition No.(29) of the Land Grant.
16. Special Condition No.(32) of the Land Grant stipulates that:-

The residential parking spaces and the motor cycle parking spaces shall not be:-

(i) assigned excepted:-

(I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building erected or to be erected on the Lot; or

(II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building erected or to be erected on the Lot; or

(ii) underlet except to residents of the residential units in the building erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the residential parking spaces and the motor cycle parking spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building erected or to be erected on the Lot.
17. Special Condition No.(34) of the Land Grant stipulates that:-

Except for the parking spaces indicated on the approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.
18. Special Condition No.(37)(a) of the Land Grant stipulates that:-

Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director of Lands, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, leveling or development of the Lot or any part thereof or any other works required to be done by the grantee under the conditions of the Land Grant, or for any other purpose, the grantee shall at his own expense carry out and construct the slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to

批地文件的摘要

SUMMARY OF LAND GRANT

obviate and prevent any falling away, landslip or subsidence occurring thereafter. The grantee shall at all times during the term of the Land Grant at his own expense maintain the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director of Lands.

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

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

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

The grantee shall construct and maintain at his own expense and to the satisfaction of the Director of Lands such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director of Lands 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 the Lot, and the grantee shall be solely liable for and shall indemnify and keep indemnified 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.

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE

不適用

Not applicable.

對買方的警告

WARNING TO PURCHASERS

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

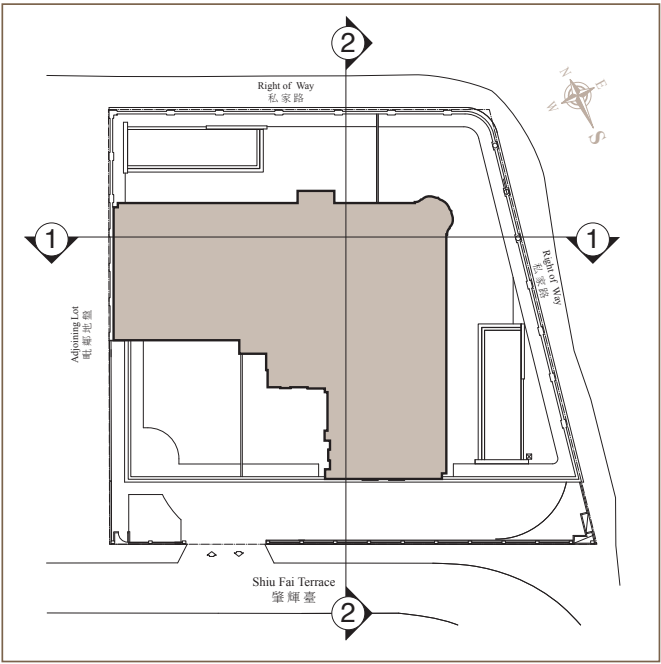
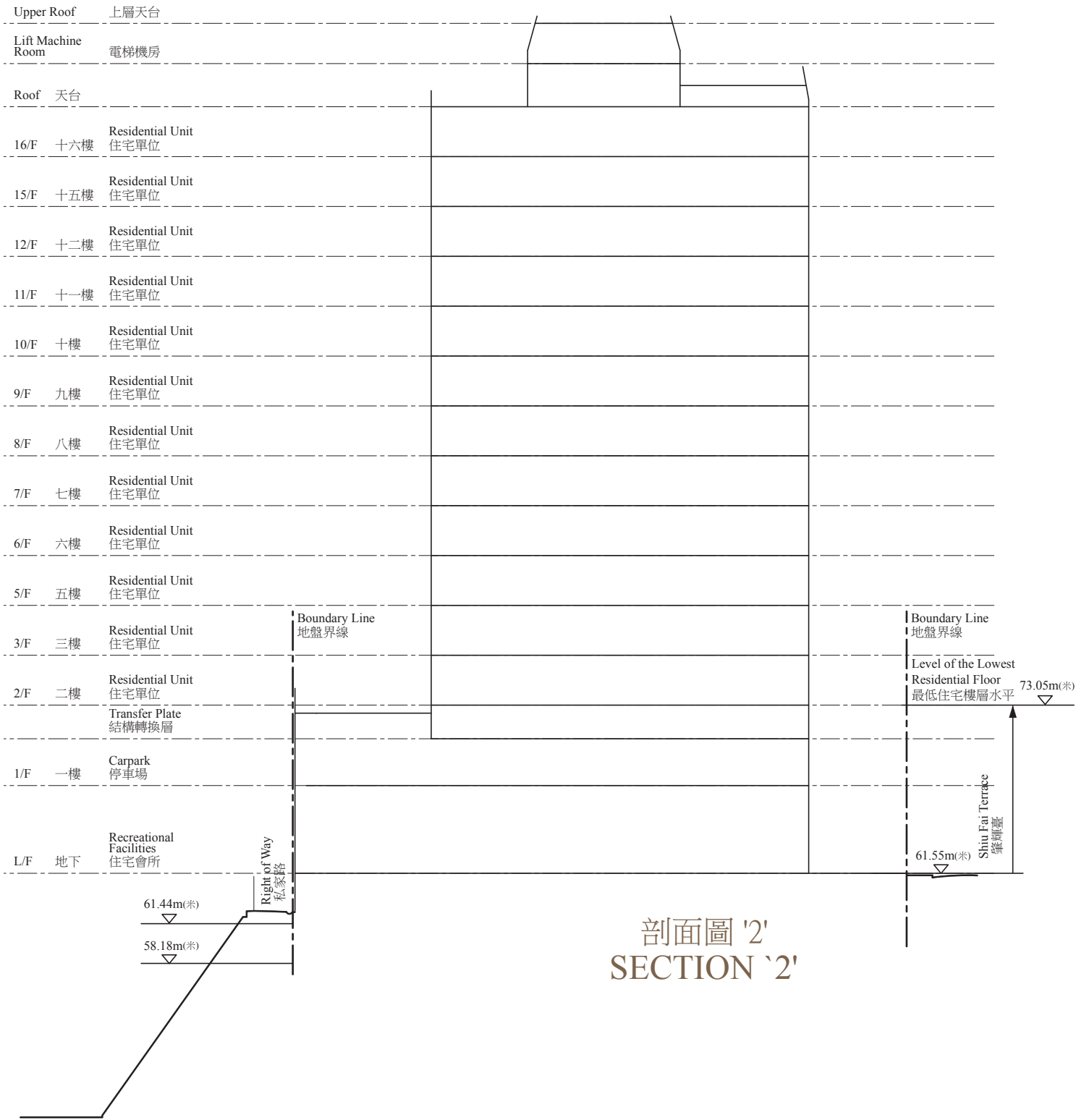
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the Vendor) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



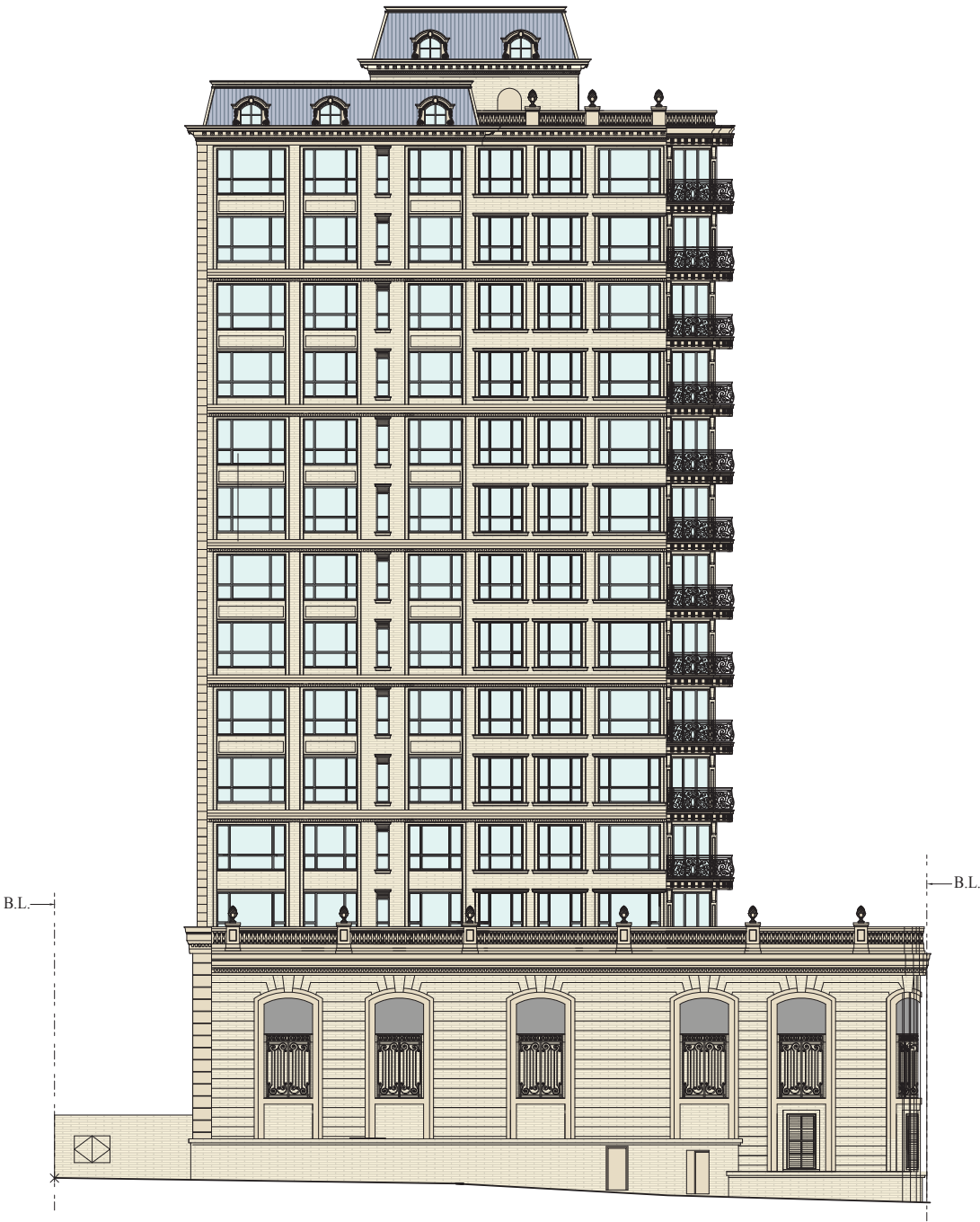
毗連建築物的一段肇輝臺為香港主水平基準以上61.55米。
The part of Shiu Fai Terrace adjacent to the building is 61.55 metres above the Hong Kong principal datum.

毗連建築物的一段私家路為香港主水平基準以上58.18至61.44米。
The part of Right of Way adjacent to the building is 58.18 to 61.44 metres above the Hong Kong principal datum.

發展項目之最低住宅層為香港主水平基準以上73.05米。
The level of lowest residential floor of the Development is 73.05 metres above Hong Kong Principal Datum.

立面圖

ELEVATION PLAN



東南面立面圖
SOUTH EAST ELEVATON

Explanatory remark:

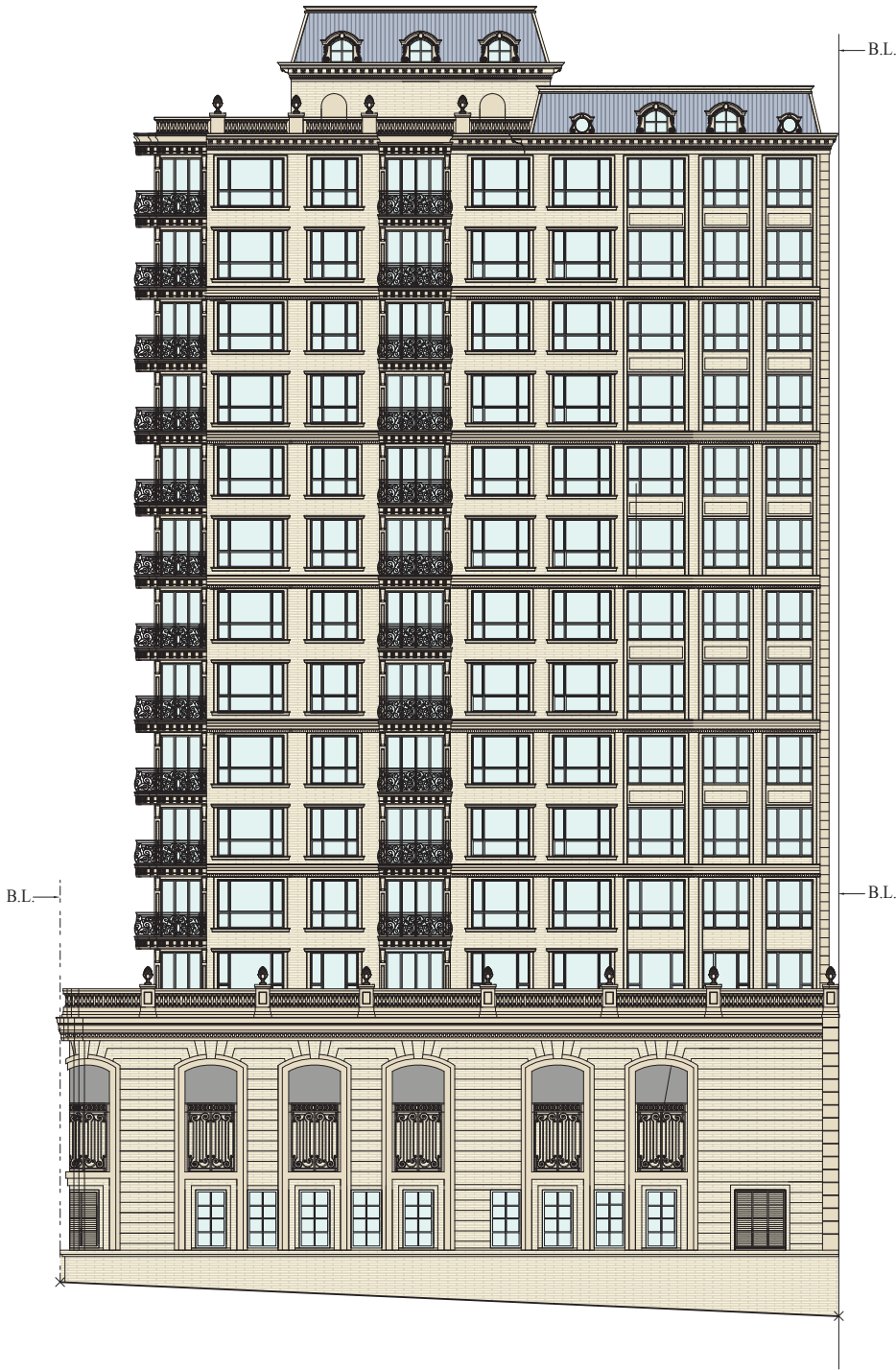
1. The Elevation Plan is certified by the Authorized Person that the elevation:-
(a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
(b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
(a) 以2009年10月23日的情況為準的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

立面圖

ELEVATION PLAN



東北面立面圖

NORTH EAST ELEVATON

Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-

(a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and

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

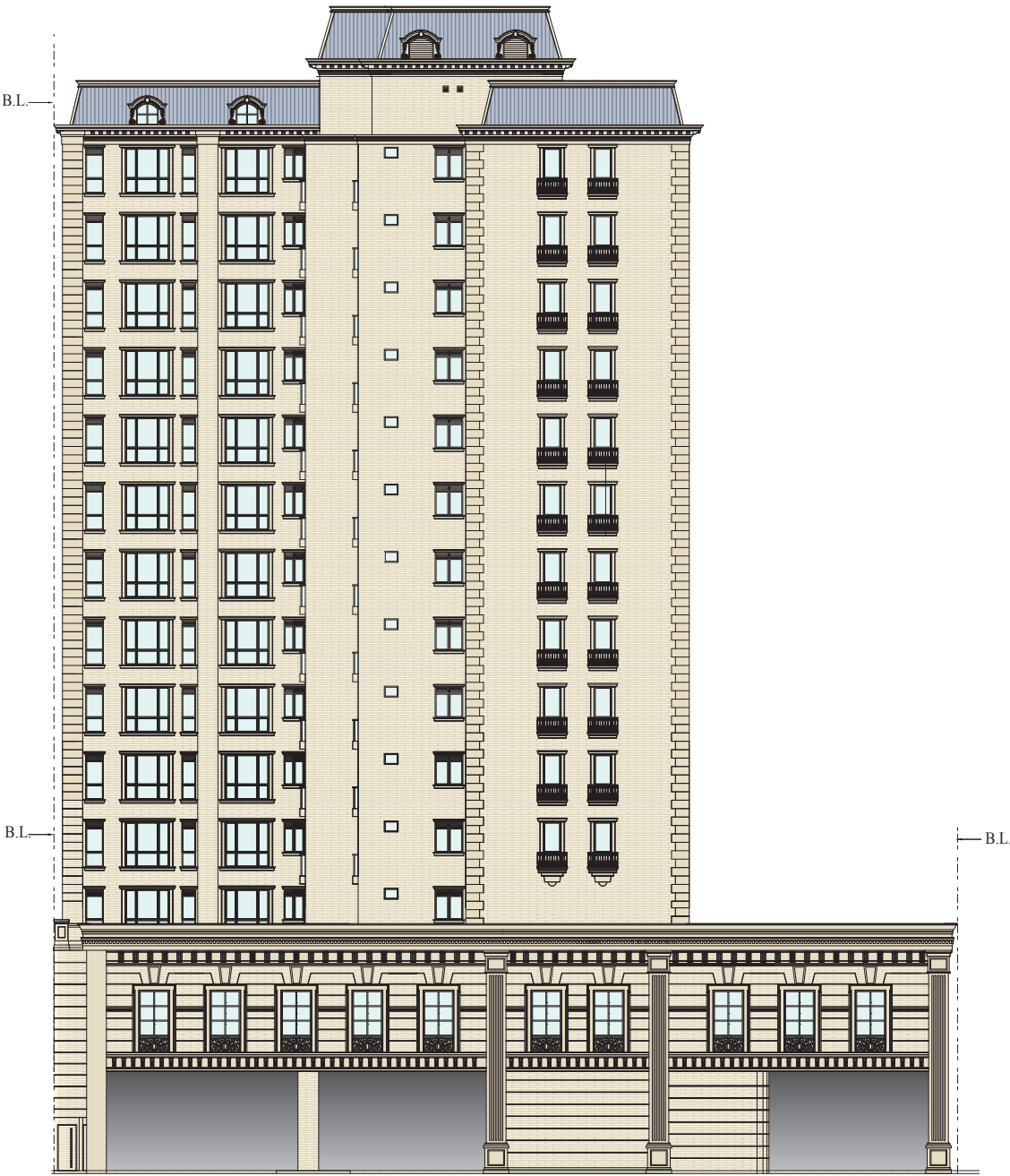
備註：

1. 立面圖須由認可人士證明該等立面：

(a) 以2009年10月23日的情況為準的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

立面圖 ELEVATION PLAN



西南面立面圖
SOUTH WEST ELEVATION

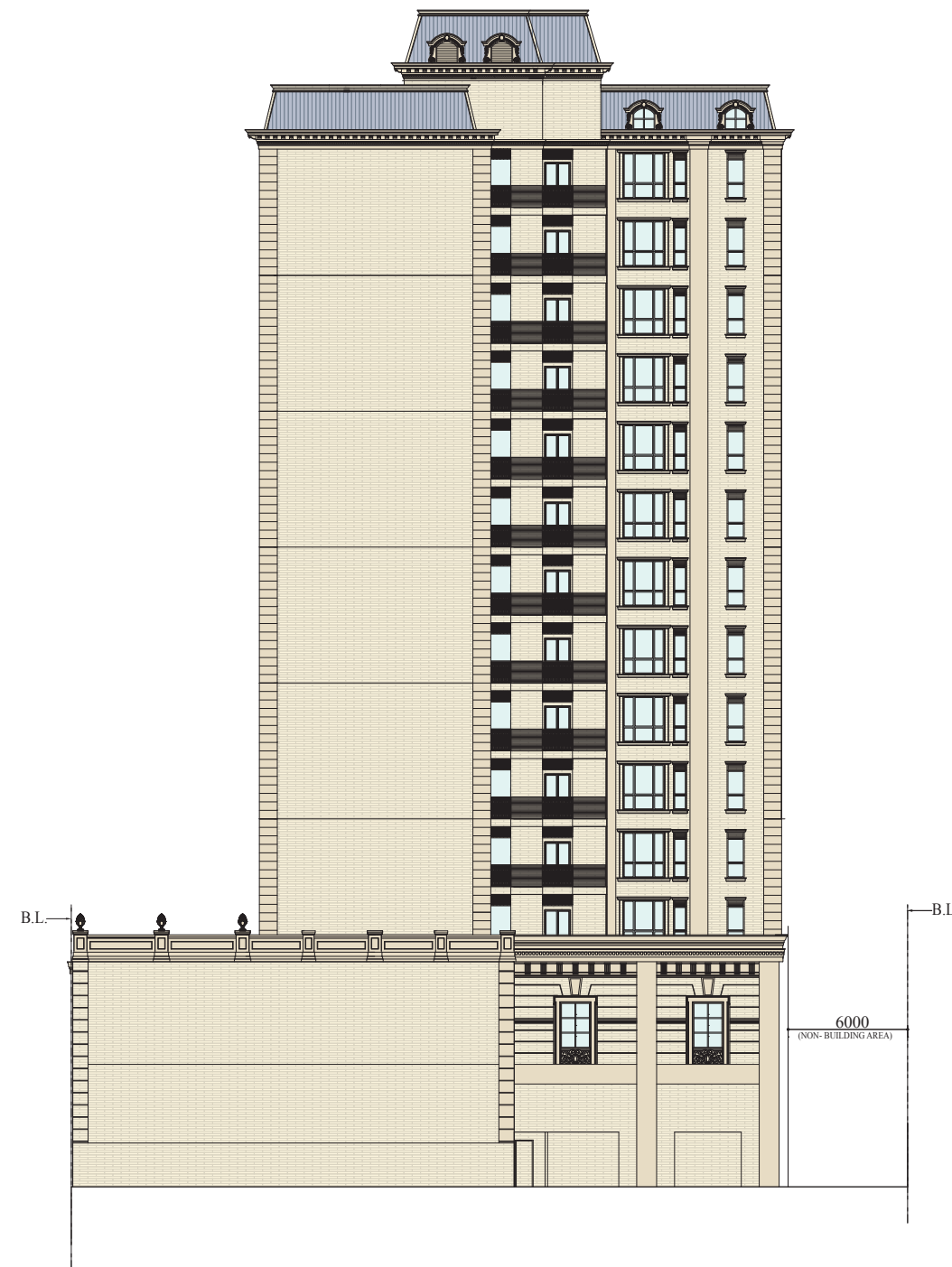
Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
(a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
(b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
(a) 以2009年10月23日的情況為準的經批准的建築圖則為基礎擬備；及
(b) 大致上與發展項目的外觀一致。

立面圖 ELEVATION PLAN



西北面立面圖
NORTH WEST ELEVATION

Explanatory remark:

1. The Elevation Plan is certified by the Authorized Person that the elevation:-
 - (a) are prepared on the basis of the approved building plans for the Development as of 23 Oct 2009; and
 - (b) are in general accordance with the outward appearance of the Development.

備註：

1. 立面圖須由認可人士證明該等立面：
 - (a) 以2009年10月23日的情況為準的經批准的建築圖則為基礎擬備；及
 - (b) 大致上與發展項目的外觀一致。

發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

1. 住客會所(包括供住客使用的任何康樂設施)的面積為3,411平方呎/316.909平方米¹。
2. 住客會所(包括供住客使用的任何康樂設施)有上蓋遮蓋。

- 1.The area of residents’ clubhouse (including any recreational facilities for residents’ use) is 3,411 square feet / 316.909 square metres¹.
- 2.The residents’ clubhouse (including any recreational facilities for residents’ use) is covered.

備註：
1. 以平方米列出的面積以1平方米 = 10.764平方呎換算至平方呎並以四捨五入至整數。

Explanatory remark:
1. The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 備有關於發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
2. 指明住宅物業每一已簽立的公契的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付費。

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk.
2. A copy of every deed of mutual covenant in respect of the specified residential property that has been executed is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection fee is free of charge.