

11. 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) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	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
尚賢居 CENTRE POINT	2-10/F & 12-18/F	A	52.457 (565) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	2.404 (26)	-	-	-	-	-	-	-	-
		B	45.296 (488) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.633 (39)	-	-	-	-	-	-	-	-
		C	31.346 (337) 露台 Balcony: - 工作平台 Utility Platform: -	-	2.113 (23)	-	-	-	-	-	-	-	-
		D	31.499 (339) 露台 Balcony: - 工作平台 Utility Platform: -	-	2.113 (23)	-	-	-	-	-	-	-	-
		E	43.945 (473) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.078 (33)	-	-	-	-	-	-	-	-
		F	52.682 (567) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.646 (39)	-	-	-	-	-	-	-	-

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大廈名稱 Block	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	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
尚賢居 CENTRE POINT	11/F	A	47.740 (514) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	2.404 (26)	-	-	-	-	-	-	-	-
		B	45.479 (490) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.633 (39)	-	-	-	-	-	-	-	-
		C	31.555 (340) 露台 Balcony: - 工作平台 Utility Platform: -	-	2.113 (23)	-	-	-	-	-	-	-	-
		D	31.555 (340) 露台 Balcony: - 工作平台 Utility Platform: -	-	2.113 (23)	-	-	-	-	-	-	-	-
		E	44.067 (474) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.078 (33)	-	-	-	-	-	-	-	-
		F	49.131 (529) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	3.646 (39)	-	-	-	-	-	-	-	-

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大廈名稱 Block	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	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
尚賢居 CENTRE POINT	19-27/F	A	72.416 (779) 露台 Balcony: 2.135 (23) 工作平台 Utility Platform: -	-	2.961 (32)	-	-	-	-	-	-	-	-
		B	61.087 (658) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.549 (49)	-	-	-	-	-	-	-	-
		C	62.479 (673) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.481 (48)	-	-	-	-	-	-	-	-
		D	68.994 (743) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.330 (47)	-	-	-	-	-	-	-	-

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大廈名稱 Block	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	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
尚賢居 CENTRE POINT	28-30/F	A	72.416 (779) 露台 Balcony: 2.135 (23) 工作平台 Utility Platform: -	-	2.961 (32)	-	-	-	-	-	-	-	-
		B	61.087 (658) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.549 (49)	-	-	-	-	-	-	-	-
		C	62.479 (673) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.481 (48)	-	-	-	-	-	-	-	-
		D	68.994 (743) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	4.280 (46)	-	-	-	-	-	-	-	-

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大廈名稱 Block	樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	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
尚賢居 CENTRE POINT	31/F	A	151.028 (1626) 露台 Balcony: 3.795 (41) 工作平台 Utility Platform: -	-	-	-	-	-	-	14.305 (154)	4.410 (47)	-	-
		B	130.322 (1403) 露台 Balcony: 3.356 (36) 工作平台 Utility Platform: -	-	-	-	-	-	-	11.885 (128)	4.410 (47)	-	-

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表二第2部的計算分別得出的。

備註：以平方呎顯示之面積均依據1平方米 = 10.764平方呎換算，並以四捨五入至整數。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

Note: Areas in square feet are converted at a rate of 1 square meter to 10.764 square feet and rounded to the nearest integer.

12.發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用。

Not Applicable.

13. 臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

1. 在簽署臨時合約時須支付款額為5%的臨時訂金。
2. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有於訂立該臨時合約的日期之後5個工作日之內簽立買賣合約 —
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

1. A preliminary deposit of 5% is payable on the signing of that preliminary agreement;
2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

1. 發展項目的公用部分

「公用地方與設施」指供大廈整體公用及共享的地方及設施，並在適用的情況下包括《建築物管理條例》附表一所列舉的適當及相關的公用部分。

公用地方與設施包括但不限於大廈外牆（包括位於三十一樓的玻璃幕牆及相連各單位的冷氣機平台）、斜坡與護土牆、公共空地（意指於本售樓說明書第35頁陳示指定供公眾使用為目的的基座升降機及大廈一樓部份基座天台花園）、公共通道（意指於本售樓說明書第34頁陳示指定供公眾通行為目的的大廈部份地下）、地基、柱、樑及其他結構性支承物、安裝或使用天線廣播分導系統或電訊網絡設施的地方、康樂地方與設施、升降機大堂、升降機、垃圾及物料回收房、泵房、水箱、污水管、排水渠及機房和機器。

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

單位 \ 樓層	2樓至10樓	11樓	12樓至18樓	19樓至30樓	31樓
A	53 / 7300	48 / 7300	53 / 7300	73 / 7300	153 / 7300
B	47 / 7300	47 / 7300	47 / 7300	63 / 7300	133 / 7300
C	32 / 7300	32 / 7300	32 / 7300	64 / 7300	—
D	32 / 7300	32 / 7300	32 / 7300	71 / 7300	—
E	45 / 7300	45 / 7300	45 / 7300	—	—
F	54 / 7300	51 / 7300	54 / 7300	—	—

不設4、14及24字樓

3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止為止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每個單位的業主應在每個曆月首日預繳按管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應繳的份額比例，應與分配給其單位的管理份數對分配給發展項目內所有單位的管理份數的比例相同。

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按首個年度管理預算案計算而須繳的三個月管理費。

6. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用。

1. The common parts of the development

“Common Areas and Facilities” means those parts of the Estate and those facilities intended for the common use and benefit of the Estate as a whole and, where applicable, includes those appropriate and relevant common parts specified in Schedule 1 to the Building Management Ordinance.

The Common Areas and Facilities includes but not limited to the external walls of the Estate (including the curtain walls at the 31st floor and the air-conditioning platforms adjoining each Unit), the Slopes and Retaining Walls, the Public Open Space (which means the podium lift and portions of the podium roof garden on the 1st floor of the Estate as shown on page 35 of this sales brochure designated for the purpose of public use), the Public Passageway (which means portion of the ground floor of the Estate as shown on page 34 of this sales brochure designated for the purpose of public passage), the foundations, columns, beams and other structural supports, areas for the installation or use of aerial broadcast distribution or telecommunications network facilities, recreational areas and facilities, lift lobbies, lifts, refuse storage and material recovery chamber, pump rooms, water tanks, sewers, drains and plant and machinery.

2. The number of undivided shares assigned to each residential property in the development

Unit \ Floor	2/F–10/F	11/F	12/F–18/F	19/F–30/F	31/F
A	53 / 7300	48 / 7300	53 / 7300	73 / 7300	153 / 7300
B	47 / 7300	47 / 7300	47 / 7300	63 / 7300	133 / 7300
C	32 / 7300	32 / 7300	32 / 7300	64 / 7300	—
D	32 / 7300	32 / 7300	32 / 7300	71 / 7300	—
E	45 / 7300	45 / 7300	45 / 7300	—	—
F	54 / 7300	51 / 7300	54 / 7300	—	—

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

3. The term of years for which the manager of the development is appointed

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.

4. The basis on which the management expenses are shared among the owners of the residential properties in the development

The Owner of each Unit shall contribute towards the management expenses (including the Manager’s remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Unit bears to the total number of Management Units allocated to all the Units in the development.

5. The basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

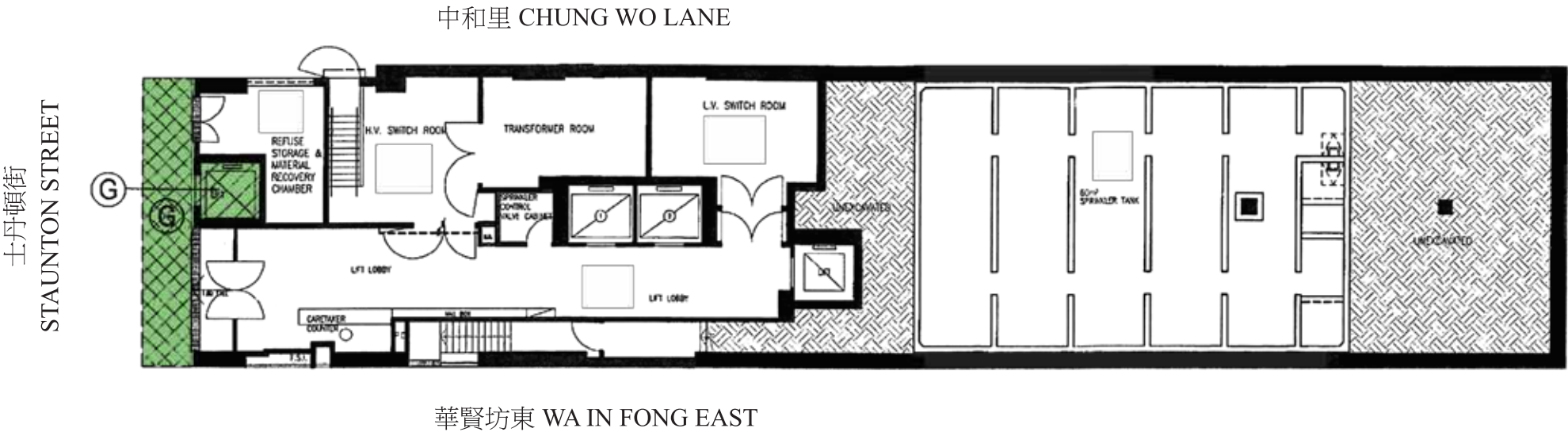
6. The area (if any) in the development retained by the vendor for its own use

Not Applicable.



14. 公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

公眾休憩用地及公共通道平面圖
PLAN FOR PUBLIC OPEN SPACE & PUBLIC PASSAGEWAY

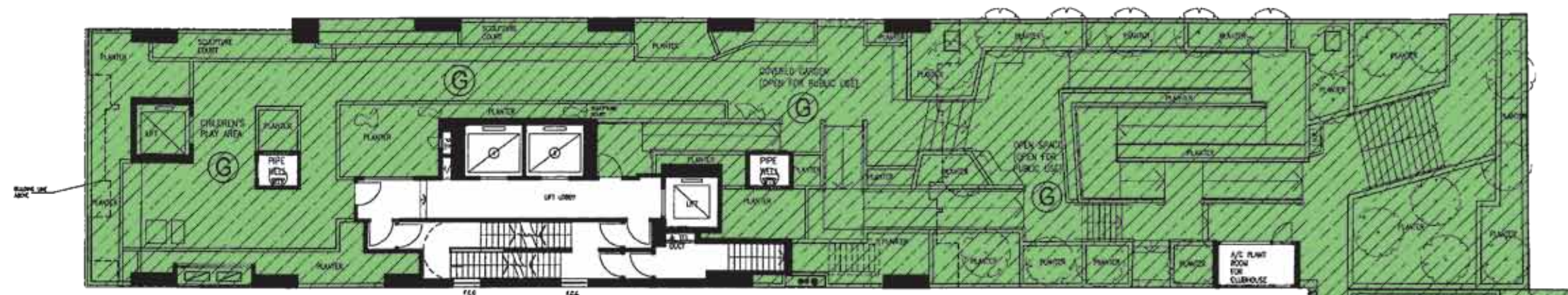


地下平面圖 GROUND FLOOR PLAN

-  公眾休憩用地 PUBLIC OPEN SPACE
(部分公共空間 FORMING PART OF COMMON AREAS)
-  公共通道 PUBLIC PASSAGEWAY
(部分公共空間 FORMING PART OF COMMON AREAS)




士丹頓街
STAUNTON STREET

中和里 CHUNG WO LANE

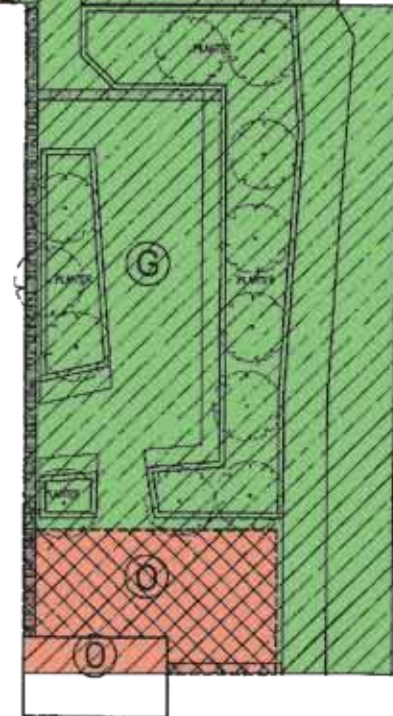


華賢坊東 WA IN FONG EAST

一樓平面圖 1ST FLOOR PLAN

-  公眾休憩用地 PUBLIC OPEN SPACE
(部分公共空間 FORMING PART OF COMMON AREAS)
-  公眾休憩用地 - 華賢坊東13號通道 PUBLIC OPEN SPACE - PASSAGEWAY FOR 13 WA IN FONG EAST
(部分公共空間 FORMING PART OF COMMON AREAS)
-  公眾休憩用地 - 華賢坊東13號共用樓梯餘部 PUBLIC OPEN SPACE - REMAINING COMMON STAIRCASE FOR 13 WA IN FONG EAST
(部分公共空間 FORMING PART OF COMMON AREAS)

華賢坊東 WA IN FONG EAST



15. 批地文件的摘要

SUMMARY OF LAND GRANT

1. 發展項目位於內地段第94號的餘段的C段的餘段、內地段第94號的F段的第1分段的餘段、內地段第94號的G段的第6分段的餘段、內地段第94號的G段的餘段（又稱為內地段第94號的餘段的G段的餘段）、內地段第94號的F段的餘段、內地段第94號的F段的餘段的B段的餘段、內地段第94號的E段的第4分段的餘段、內地段第94號的E段的第6分段的餘段、內地段第94號的D段的第5分段的餘段、內地段第94號的D段的第6分段的餘段、內地段第94號的C段的第3分段的C段的餘段、內地段第94號的C段的第3分段的A段的餘段、內地段第3011號的餘段、內地段第3012號的餘段、內地段第3013號的餘段及內地段第3014號的餘段（統稱「該土地」）。
2. 5份屬於該土地的政府租契（統稱「該租契」）所規定的年期均由1860年10月26日起計994年。
3. 該土地不可在事前未得到政府給予特許下被用作經營或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、淘糞、垃圾清理或任何其他產生噪音、發出惡臭或令人厭惡的行業或業務。
4. 內地段第3012號政府租契獲批時「乃連同該承租人現在可能享有於該片或該幅土地上越過豎立於上述內地段第3013號的樓梯的通行權」。
5. 內地段第3013號政府租契獲批時「受賦予該毗連業主享有越過豎立於該片或該幅土地上的樓梯的通行權所規限」。
6. 內地段第94號政府租契規定承租人「當該片土地上的現所批租的該宅院或物業、豎設物及建築物分別地完成後，在餘下的現所批的該年期間，每當有需要時便須自費修理、維持、保持、保養、鋪設、清除、擦淨、清洗、清倒、修改及保存該宅院或物業、豎設物及建築物及所有以任何方式屬於或與其相關的牆壁、欄杆、燈光、行人道、廁所、洗滌槽、排水渠及水道，並以所有及各類必需的方式去進行修理、清洗及修改，達致整體令該女王陛下的測量師感到滿意的程度」。
7. 內地段第3011號、第3012號及第3014號政府租契規定承租人「此後每當有需要時便須承租人自費修理、維持、保持、保養、鋪設、清除、擦淨、清洗、清倒、修改及保存現時或在此後任何時間豎立於該片或該幅土地上的宅院或物業及所有其他豎設物及建築物以及所有以任何方式屬於或與其相關的牆壁、斜堤、路塹、籬笆、溝渠、欄杆、燈光、行人道、廁所、洗滌槽、排水渠及水道，並以所有及各類必需的方式去進行修理、清洗及修改，達致整體令陛下的工務局局長感到滿意的程度」。
8. 內地段第3013號政府租契規定承租人「此後每當有需要時便須自費修理、維持、保持、保養、鋪設、清除、擦淨、清洗、清倒、修改及保存現時或在此後任何時間豎立於現明示所批租的該片或該幅土地上的宅院或物業及所有其他豎設物及建築物以及所有以任何方式屬於或與其相關的牆壁、斜堤、路塹、籬笆、溝渠、欄杆、燈光、行人道、廁所、洗滌槽、排水渠及水道，並以所有及各類必需的方式去進行修理、清洗及修改，達致整體令該陛下的測量師感到滿意的程度」。
9. 內地段第94號政府租契規定承租人「須於現批出的年期內每當有需要時便當分擔及支付製造、建造、維修及修改所批租的該處所與該處所附近或毗連的其他處所共用或共同擁有的所有或任何道路、行人道、渠道、圍欄、界牆、風擋、私人或公共污水渠及排水渠所需的費用之合理部份」。
10. 內地段第3011號政府租契規定承租人「須於批出的該年期內每當有需要時便當分擔及支付製造、建造、維修及修改現明示所批租的該處所與該處所附近或毗連的其他處所共用或共同擁有的所有或任何道路、行人道、渠道、圍欄、界牆、風擋、私人或公共污水渠及排水渠所需的費用之合理部份，而該部份應由局長訂定及核實並可作為屬欠繳租金的性質追討」。
11. 內地段第3013號政府租契規定承租人「須於現批出的年期內每當有需要時便當分擔及支付製造、建造、維修及修改現明示所批租的該處所與該處所附近或毗連的其他處所共用或共同擁有的所有或任何道路、行人道、渠道、圍欄、界牆、風擋、私人或公共污水渠及排水渠所需的費用之合理部份，而該部份應由該陛下的測量師 ... 訂定及核實並可作為屬欠繳租金的性質追討」。
12. 內地段第3011號、第3012號及第3014號政府租契規定承租人「如有需要改善該殖民地或凡是為其他公共目的，在給予承租人3個公曆月的通知及付予承租人由局長公平及公正無私地估定該土地及其上的建築物的全面及公平的補償後，陛下具有全權收回、進入、重新接管所有該處所或其任何部份，而當行使該項權力時，現批出的年期及現設立的產權將分別終止及變為無效」。
13. 內地段第3013號政府租契規定承租人「如有需要改善該香港殖民地或凡是為其他公共目的，在給予該承租人 ... 3個公曆月的通知及付予該承租人 ... 由該陛下的測量師公平及公正無私地估定該土地其上的建築物的全面及公平的補償後，該陛下 ... 具有全權收回、進入、重新接管所有現明示所批租的處所或其任何部份，而當行使該項權力時，現批出的年期及現設立的產權將分別終止及變為無效」。

1. The development is situated on The Remaining Portion of Section C of The Remaining Portion of Inland Lot No.94, The Remaining Portion of Subsection 1 of Section F of Inland Lot No.94, The Remaining Portion of Subsection 6 of Section G of Inland Lot No.94, The Remaining Portion of Section G of Inland Lot No.94 (also known as The Remaining Portion of Section G of The Remaining Portion of Inland Lot No.94), The Remaining Portion of Section F of Inland Lot No.94, The Remaining Portion of Section B of The Remaining Portion of Section F of Inland Lot No.94, The Remaining Portion of Subsection 4 of Section E of Inland Lot No.94, The Remaining Portion of Subsection 6 of Section E of Inland Lot No.94, The Remaining Portion of Subsection 5 of Section D of Inland Lot No.94, The Remaining Portion of Subsection 6 of Section D of Inland Lot No.94, The Remaining Portion of Section C of Subsection 3 of Section C of Inland Lot No.94, The Remaining Portion of Section A of Subsection 3 of Section C of Inland Lot No.94, The Remaining Portion of Inland Lot No.3011, The Remaining Portion of Inland Lot No.3012, The Remaining Portion of Inland Lot No.3013 and The Remaining Portion of Inland Lot No.3014 (collectively “the Lots”).
2. The Lots are respectively held under five Government Leases for five several terms all of 994 years commencing from 26th October 1860.
3. The Lots shall not be used for the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler, or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business without the previous licence of the Government.
4. The Government Lease of Inland Lot No.3012 was granted “together with such right of access in the said piece or parcel of ground over the staircase erected on Inland Lot No.3013 aforesaid as the said lessee may now have”.
5. The Government Lease of Inland Lot No.3013 was granted “subject to a right of way over the staircase erected on the said piece or parcel of ground for such of the adjoining owners as have a right thereto”.
6. The Government Lease of Inland Lot No.94 requires the Lessee “from time to time and at all times from and after the said messuage or tenement, erections and buildings on the said piece of ground hereby demised shall be respectively completed and finished, during the remainder of the said term hereby granted, when, where, and as often as need or occasion shall be require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the said messuage or tenement, messuages or tenements, erections and buildings, and all the Walls, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of Her said Majesty”.
7. The Government Leases of Inland Lot Nos.3011, 3012 and 3014 require the Lessees “from time to time and at all times hereafter when where and as often as need or occasion shall require at the Lessees own costs and charges well and sufficiently Repair Uphold Support Maintain Pave Purge Scour Cleanse Empty Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings now or at any time hereafter standing upon the said piece or parcel of ground and all the Walls Banks Cuttings Hedges Ditches Rails Lights Pavements Privies Sinks Drains and Watercourses thereunto belonging and which shall in any-wise belong or appertain unto the same in by and with all and all manner of needful and necessary reparations cleansings and amendments whatsoever the whole to be done to the satisfaction of His Majesty’s Director of Public Works”.
8. The Government Lease of Inland Lot No.3013 requires the Lessee “from time to time, and at all times hereafter, when, where, and as often as need or occasion shall be and require, at his and their own proper costs and charges, well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement, messuages or tenements, and all other erections and buildings, now or at any time hereafter standing upon the said piece or parcel of ground hereby expressed to be demised, and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging, and which shall in any-wise belong or appertain unto the same, in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever, the whole to be done to the satisfaction of the Surveyor of His said Majesty”.
9. The Government Lease of Inland Lot No.94 requires that the Lessee “will during the term hereby granted, as often as need shall require, bear, pay, and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending, all or any roads, pavement, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said demised premises, or any part thereof, in common with other premises near or adjoining thereto”.
10. The Government Lease of Inland Lot No.3011 requires that the Lessees “will during the said term as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making building repairing and amending all or any roads pavements channels fences and party-walls draughts private or public sewers and drains requisite for or in or belonging to the said premises hereby expressed to be demised or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director and shall be recoverable in the nature of rent in arrear”.
11. The Government Lease of Inland Lot No.3013 requires that the Lessee ‘will during the term hereby granted, as often as need shall require, bear, pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing, and amending, all or any roads, pavements, channels, fences and party-walls, draughts, private or public sewers and drains, requisite for, or in, or belonging to the said premises hereby expressed to be demised or any part thereof, in common with other premises near or adjoining thereto, and that such proportion shall be fixed and ascertained by the Surveyor of His said Majesty ... and shall be recoverable in the nature of rent in arrear”.
12. The Government Leases of Inland Lot Nos.3011, 3012 and 3014 provide that “His Majesty shall have full power to resume enter into and re-take possession of all or any part of the said premises if required for the improvement of the said Colony or for any other public purpose whatsoever Three Calendar Months’ notice being given to the Lessee of its being so required and a full and fair compensation for the said Land and the Buildings thereon being paid to the Lessee at a valuation to be fairly and impartially made by the Director and upon the exercise of such power the term and estate hereby created shall respectively cease determine and be void”.
13. The Government Lease of Inland Lot No.3013 provides that “His said Majesty ... shall have full power to resume, enter into, and re-take possession of all or any part of the premises hereby expressed to be demised, if required for the improvement of the said Colony of Hong Kong, or for any other public purpose whatsoever, Three Calendar Months’ notice being given to the said Lessee ... of its being so required, and a full and fair Compensation for the said Land the Buildings thereon, being paid to the said Lessee ... at a valuation, to be fairly and impartially made by the Surveyor of His said Majesty ... and upon the exercise of such power the term and, estate hereby created shall respectively cease, determine and be void”.

16. 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

- A. 有關的批地文件規定興建並提供予政府或供公眾使用的設施的資料
不適用。
- B. 有關的批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施或休憩用地的資料
不適用。
- C. 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部份的資料
不適用。

- A. Information on any facilities that are required under the land grant to be constructed and provided for the Government, or for public use
Not Applicable.
- B. Information on any facilities or 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.
- C. Information on 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.

17.對買方的警告

WARNING TO PURCHASERS

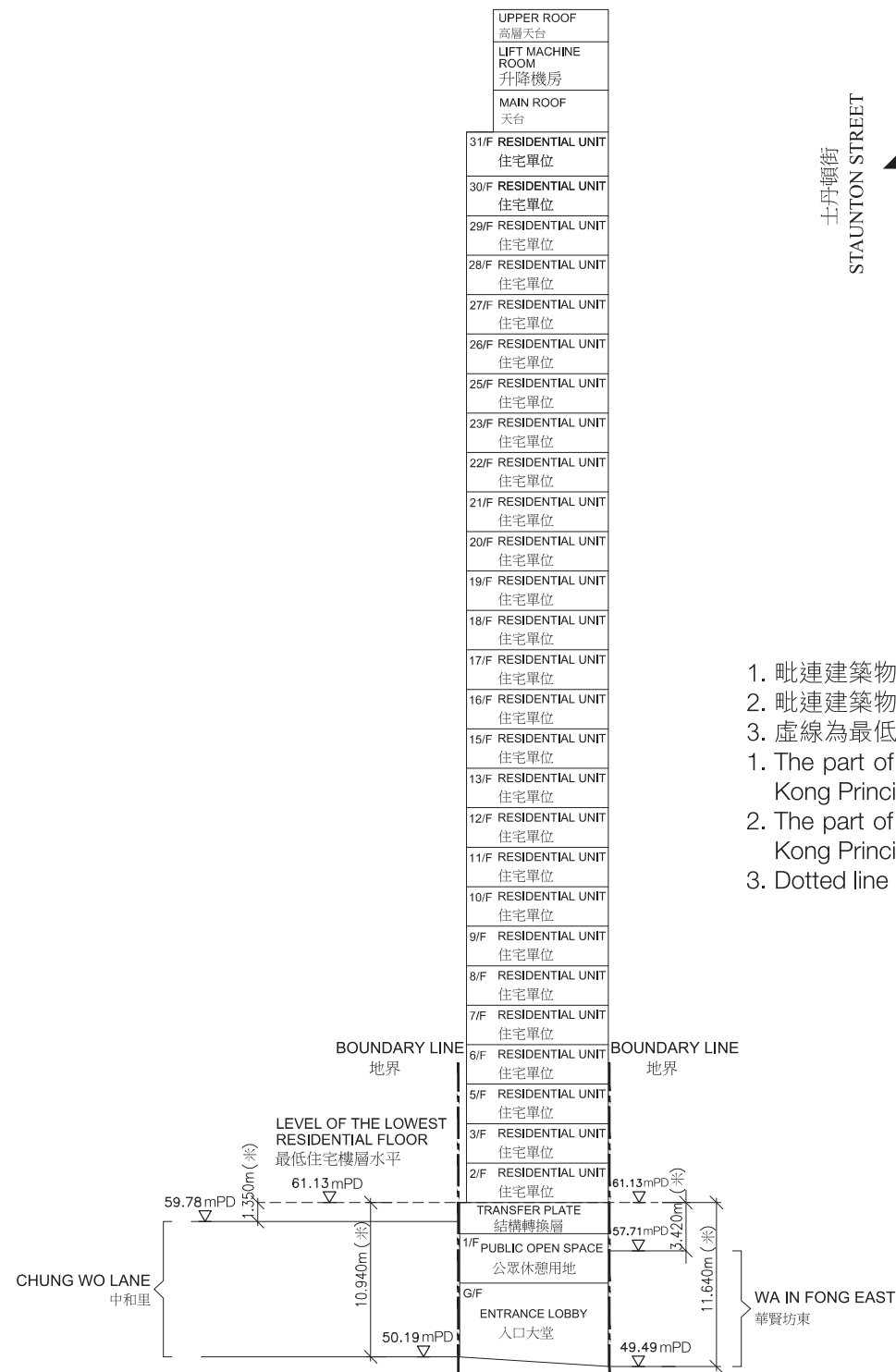
1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：—
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii) 段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

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

18.發展項目中的建築物的橫截面圖

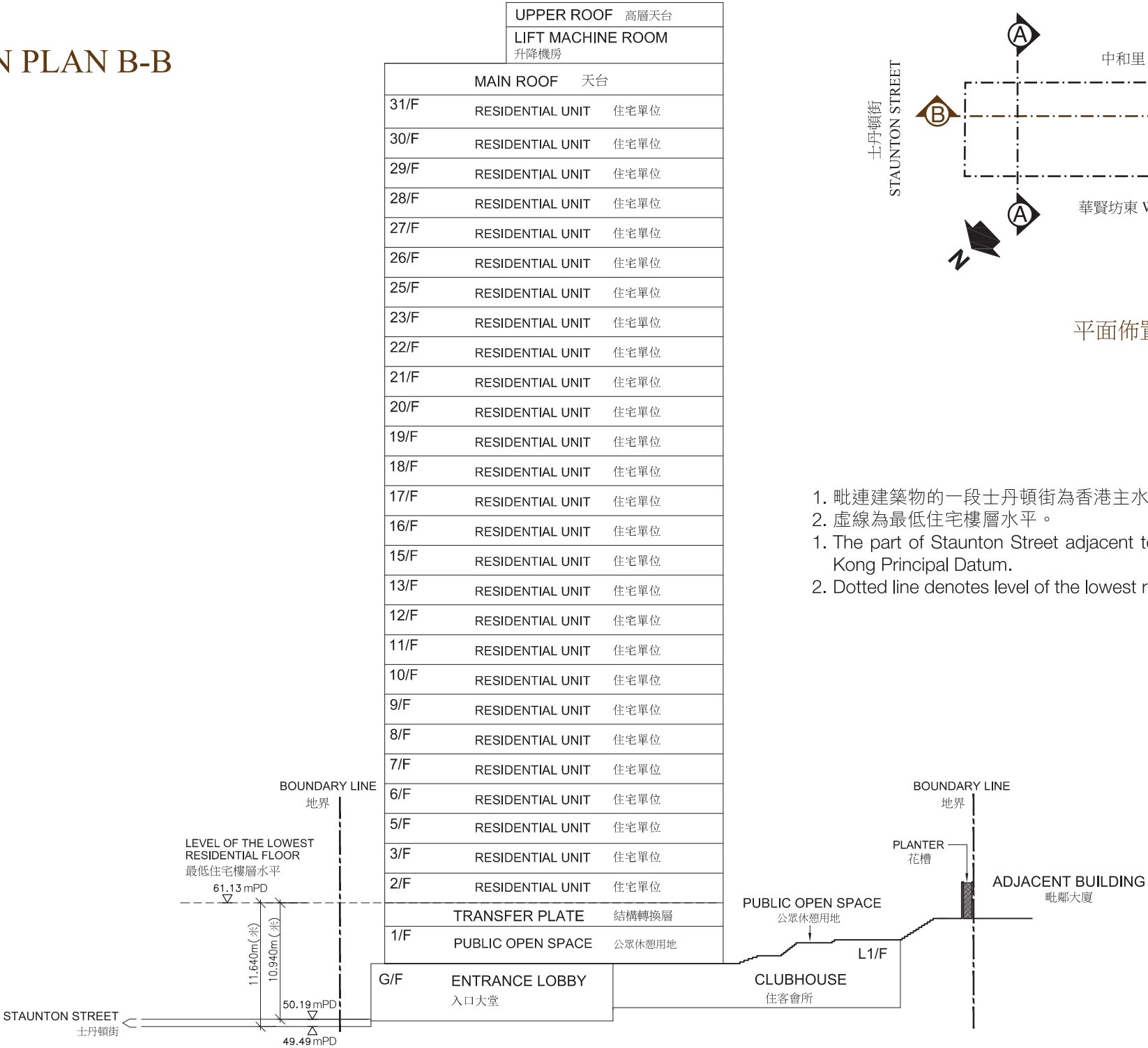
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A
CROSS - SECTION PLAN A-A



- 1. 毗連建築物的一段中和里為香港主水平基準以上 50.19 至 59.78 米。
- 2. 毗連建築物的一段華賢坊東為香港主水平基準以上 49.49 至 57.71 米。
- 3. 虛線為最低住宅樓層水平。
- 1. The part of Chung Wo Lane adjacent to the building is 50.19 to 59.78 metres above the Hong Kong Principal Datum.
- 2. The part of Wa In Fong East adjacent to the building is 49.49 to 57.71 metres above the Hong Kong Principal Datum.
- 3. Dotted line denotes level of the lowest residential floor.

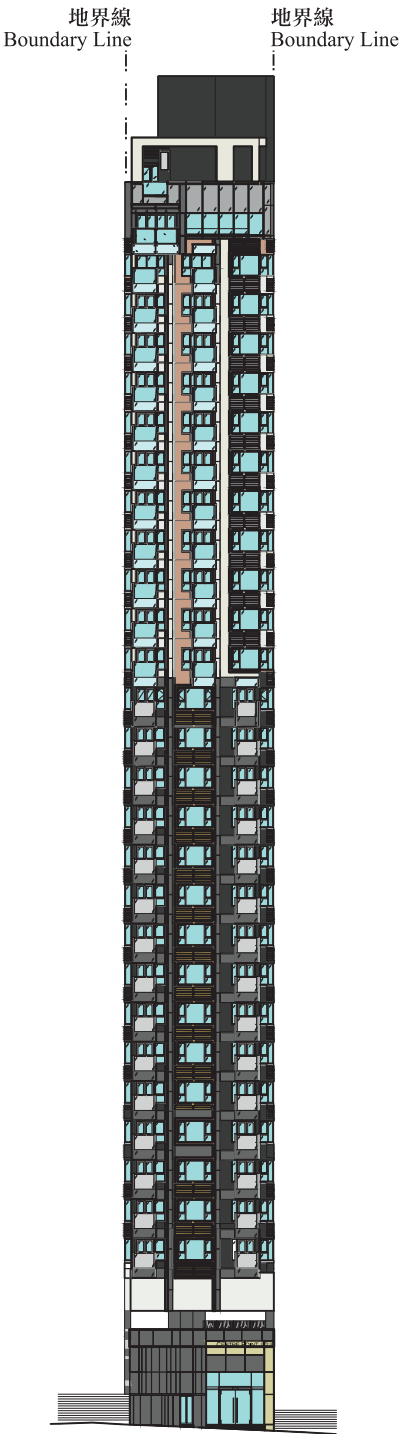
橫截面圖 B-B
CROSS - SECTION PLAN B-B



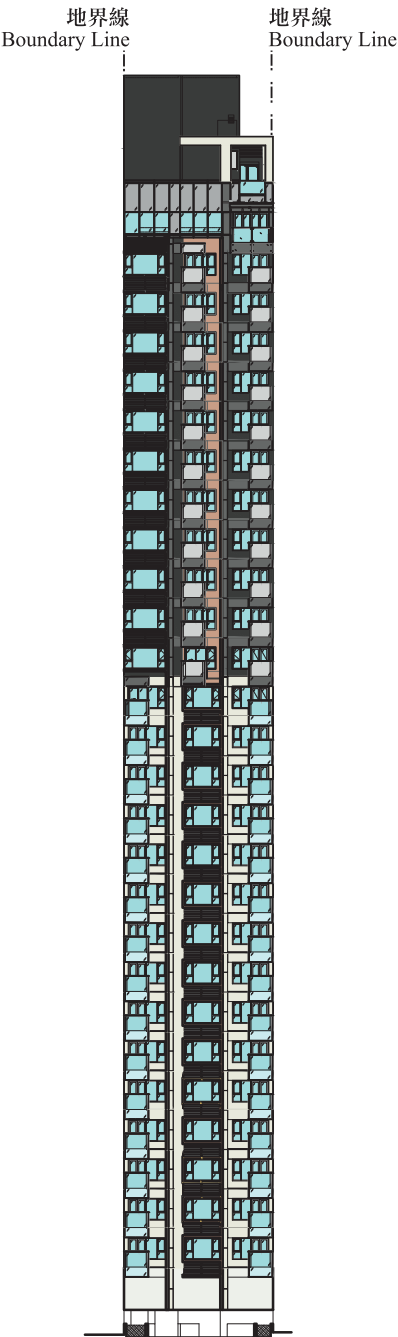
- 1. 毗連建築物的一段士丹頓街為香港主水平基準以上 49.49 至 50.19 米。
- 2. 虛線為最低住宅樓層水平。
- 1. The part of Staunton Street adjacent to the building is 49.49 to 50.19 metres above the Hong Kong Principal Datum.
- 2. Dotted line denotes level of the lowest residential floor.

19. 立面圖
ELEVATION PLAN

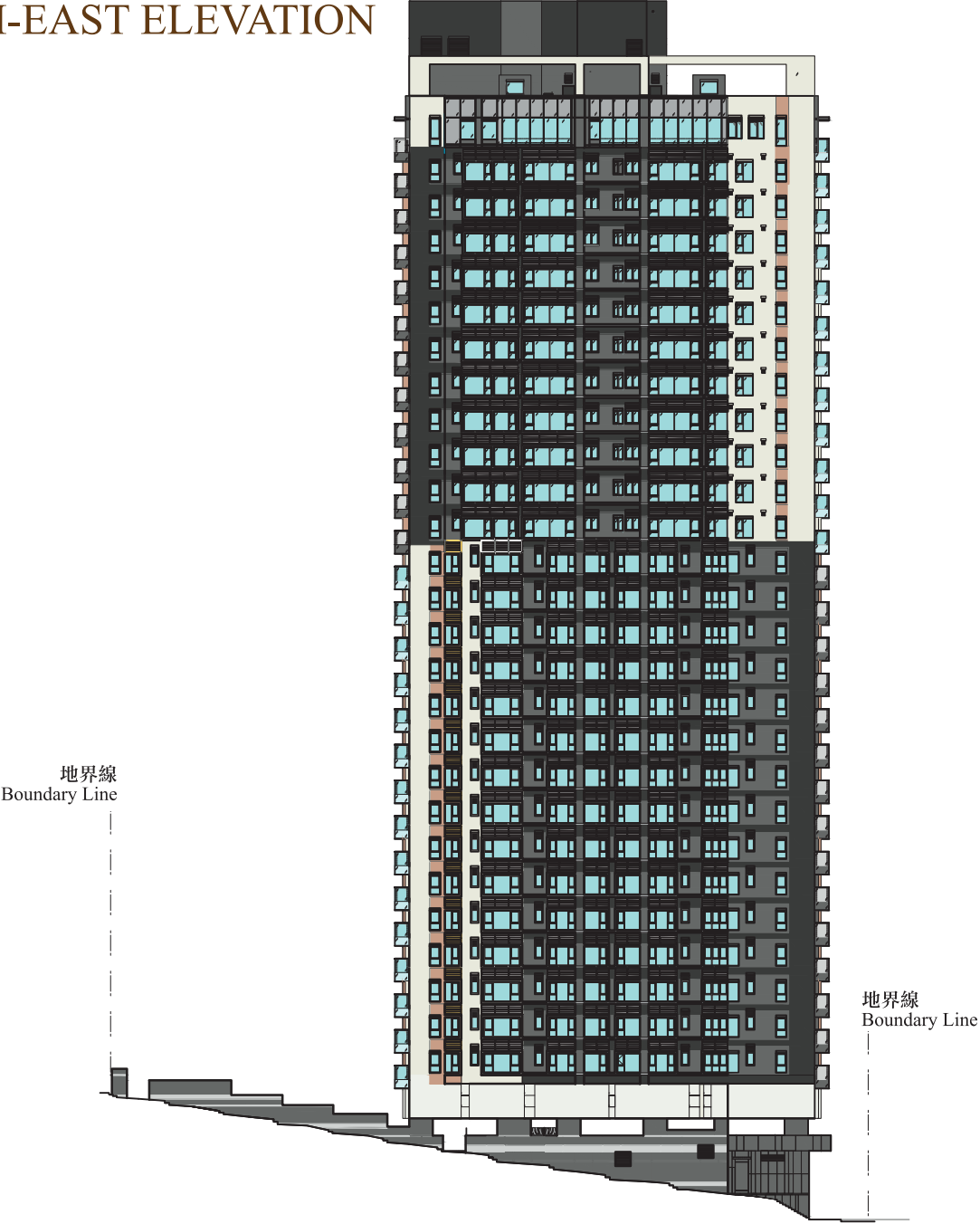
東北立面圖
NORTH-EAST ELEVATION



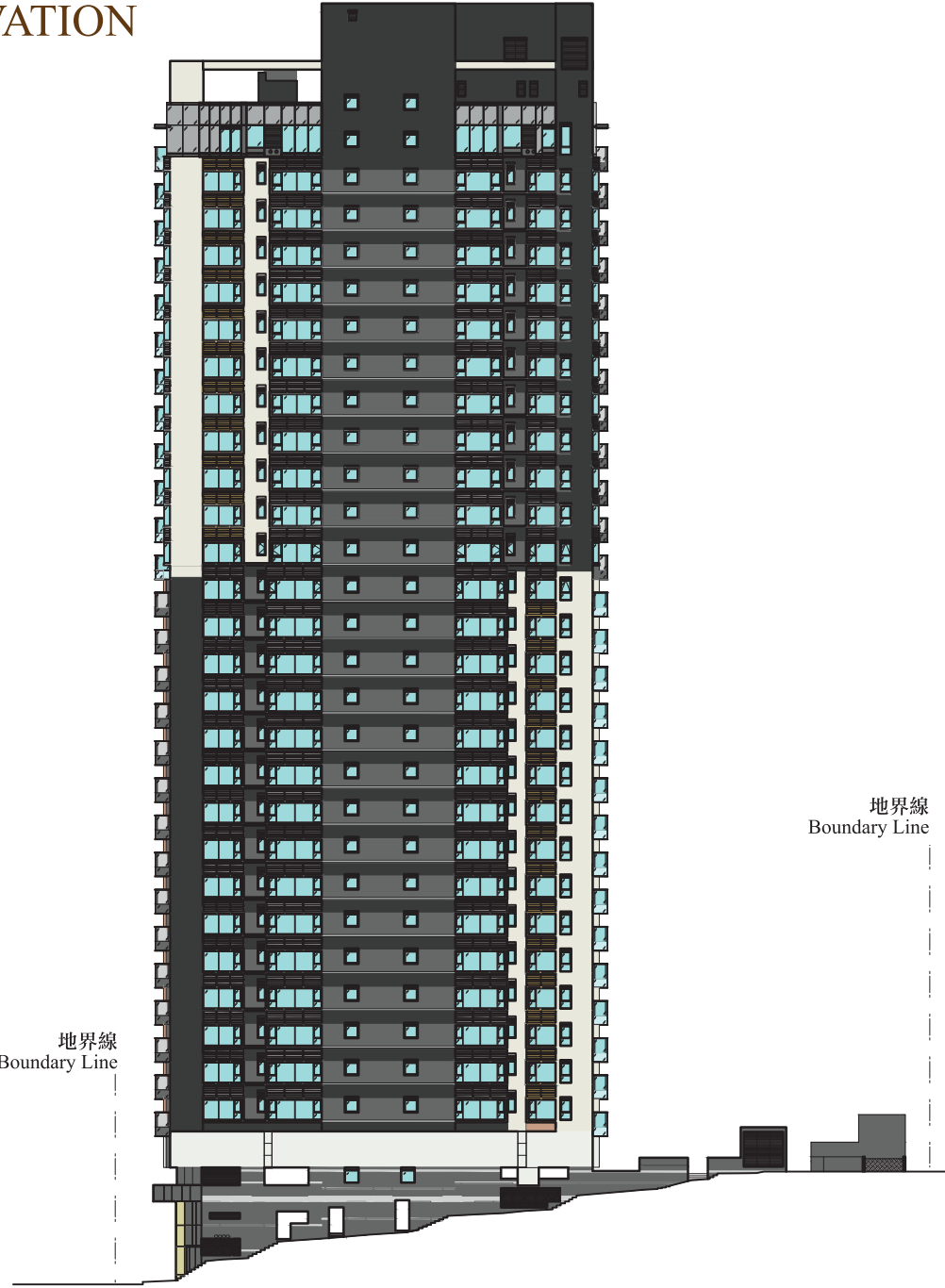
西南立面圖
SOUTH-WEST ELEVATION



東南立面圖
SOUTH-EAST ELEVATION



西北立面圖
NORTH-WEST ELEVATION



20.發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

	有上蓋遮蓋住客會所 Covered Residents' Clubhouse		有上蓋遮蓋公眾休憩用地 Covered public open space		沒有上蓋遮蓋公眾休憩用地 Uncovered public open space	
面積 位置 Area Location	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
1樓低層 Lower first floor	227.383	2,448	—	—	—	—
1樓 First floor	—	—	266.401	2,868	448.547	4,828

備註：以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。
Notes：Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest square foot.

21. 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 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
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
 - (i) 住宅物業每一已簽立的公契。
 - (b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold —
 - (i) every deed of mutual covenant in respect of the residential property that has been executed.
 - (b) The inspection is free of charge.