

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is situate at The Remaining Portion of Rural Building Lot No.345 (“the Land”).

2. The term of years of the land grant of the Land is 75 years from the 9th January 1924 renewable for one further term of 75 years (term renewed by virtue of the Government Leases Ordinance). The renewed term will expire on 8th January 2074.

3. User restrictions :

According to the land grant of the Land, namely Government Lease in respect of Rural Building Lot No.345 as varied or modified by a Deed of Variation Memorial No.UB403687 and three Modification Letters Memorial Nos.UB5285030, UB6356260 and 08012902180227 respectively (collectively “the land grant”) :-

(a) The lessee and its assignees shall not erect or construct any structure or structures other than boundary walls and fences within the area shown coloured pink hatched black on the plan marked “PLAN A” annexed to the land grant except with the prior written approval of the Director of Buildings and Lands (or his successor(s)).

(b) Subject to the terms and covenants contained in the land grant, the lessee and its assignees shall not use or allow or suffer to be used the Land or any part thereof or the buildings thereon or any part thereof for any purpose other than private residential purposes.

(c) The lessee and its assignees shall not use or allow or suffer to be used the parking spaces and carports provided within the Land or both for any purpose other than the parking of private motor vehicles belonging to the residents of the buildings on the Land and their bona fide visitors and shall maintain the said parking spaces and carports in accordance with the layout plan approved by the Building Authority and shall not alter the layout thereof except with the prior written consent of the Director of Buildings and Lands (or his successor(s)).

(d) The Land or any part thereof 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 whatever without the previous licence of the relevant Government Authority(ies).

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

4. Facilities that are required to be constructed and provided for the Government or for public use :

Not Applicable

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

(b) In the event that as a result of or arising out of any formation, levelling, development or other works done by the lessee and its assignees or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Land or from any adjacent or adjoining Government or leased land, the lessee and its assignees shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

(d) The lessee and its assignees shall at his own expense carry out and complete to the satisfaction of the Director of Lands such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan marked “PLAN B” annexed to the land grant (hereinafter referred to as “the Green Hatched Black

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Area”) as the Director of Lands in his absolute discretion may require and shall, at all times during the term, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term, the lessee and its assignees shall at his own expense reinstate and make good the same to the satisfaction of the Director of Lands together with any adjacent or adjoining areas which, in the opinion of the Director of Lands (whose decision shall be final and binding on the lessee and its assignees), have also been affected. The lessee and its assignees shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The lessee and its assignees shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director of Lands, the lessee and its assignees may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director of Lands may have in respect of any breach of the terms and covenants herein contained, the Director of Lands may at any time by notice in writing call upon the lessee and its assignees to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the lessee and its assignees shall neglect or fail to comply with such notice to the satisfaction of the Director of Lands within the period specified therein, the Director of Lands may, after the expiry of such period, execute and carry out the required works and the said lessee and its assignees shall on demand repay to the Government the cost thereof.

- (e) The obligations and rights of the lessee and its assignees in respect of the Green Hatched Black Area or any part thereof as mentioned in subparagraph 5(d) above shall absolutely determine upon the Government giving to the lessee and its assignees notice to that effect.
- (f) The works of connecting any drains and sewers from the said piece or parcel of ground to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director of Lands who shall not be liable to the lessee and its assignees for any loss or damage thereby occasioned and the lessee and its assignees shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the lessee and its assignees at his own expense to the satisfaction of the Director of Lands and in such case any section of the said connection works which is constructed within Government land shall be maintained by the lessee and its assignees at his own cost and upon demand be handed

over by the lessee and its assignees to the Government for future maintenance thereof at the expense of the Government and the lessee and its assignees shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director of Lands may, upon failure of the lessee and its assignees to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the lessee and its assignees shall pay to the Government on demand the cost of such works.

- (g) Where prestressed ground anchors are installed upon development or redevelopment of the Land or any part thereof the lessee and its assignees will 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 Buildings and Lands (or his successor(s)) and will supply to the Director of Buildings and Lands (or his successor(s)) such reports and information on all such monitoring works as the Director of Buildings and Lands (or his successor(s)) may from time to time in his absolute discretion require And in the event of the lessee and its assignees shall neglect or fail to carry out the required monitoring works the Director of Buildings and Lands (or his successor(s)) may forthwith execute and carry out the monitoring works and the lessee and its assignees will on demand repay to the Government the cost thereof.
- (h) The lessee and its assignees shall landscape and plant with trees and shrubs and keep in a clean neat and tidy condition the portions of the Land not built upon all to the satisfaction of the Director of Buildings and Lands (or his successor(s)).
- (i) The lessee and its assignees shall construct and maintain at his own expense and to the satisfaction of the Director of Buildings and Lands (or his successor(s)) such drains and channels whether within the boundaries of the Land or on Government land as the Director of Buildings and Lands (or his successor(s)) may consider necessary AND in the event of any foundations being constructed near or adjoining any sewer storm-water drain or nullah within or adjoining the Land, shall construct such foundations in such manner as the Director of Buildings and Lands (or his successor(s)) may require.
- (j) The lessee and its assignees shall at his own expense and to the satisfaction of the Director of Fire Services provide suitable means of access for the passage of Fire Services appliances and Fire Services Personnel to any building or buildings and structure or structures erected or placed or to be erected or placed on the Land and shall at all times permit such Fire services personnel and Fire Services appliances free and uninterrupted use of such means of access and will throughout the term granted maintain such means of access at his own expense and keep the same free from obstruction to the satisfaction of the Director of Fire Services And will at his own expense and

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to the satisfaction of the Director of Fire Services provide fire hydrants fire fighting appliances water pumping connections and such other fire service installations and equipment (as defined in the Fire Services Ordinance) as the Director of Fire Services in his sole discretion shall require within the Land (or subject to the prior written consent and approval of the Director of Buildings and Lands (or his successor(s)) on any adjacent or adjoining Government land) and or within any building or buildings erected or to be erected thereon at such point or points as the Director of Fire Services may require and will at his own expense maintain the said fire hydrants fire fighting appliances water pumping connections and such other fire service installations and equipment in good condition and to the satisfaction of the Director of Fire Services And will comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance any regulations made thereunder and any amendments thereto.

- (k) The lessee and its assignees shall throughout the term of the land grant at their own expense maintain the recreational facilities and facilities ancillary thereto (“the Facilities”) provided within the Land pursuant to the land grant in good and substantial repair and condition and operate the Facilities to the satisfaction of the Director of Buildings and Lands (or his successor(s)). The Facilities shall not be used by any persons other than the residents of buildings on the Land and their bona fide visitors.
 - (l) The lessee and its assignees will dispose of the drainage or sullage water from the said piece or parcel of ground or any buildings thereon as may be required by and subject to the special approval of the Director of Buildings and Lands (or his successor(s)) and all works in connection with the construction and maintenance of such works outside the boundaries of said piece or parcel of ground shall be carried out by the Director of Lands at the cost of the lessee and its assignees And shall and will from time to time and at all times hereafter when where and as often as need or occasion shall be and require at his her or 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 standing upon the Land 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 Director of Buildings and Lands (or his successor(s)).
6. (a) The lessee and its assignees shall 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 land 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 of Buildings and Lands (or his successor(s)) and shall be recoverable in the nature of rent in arrear.

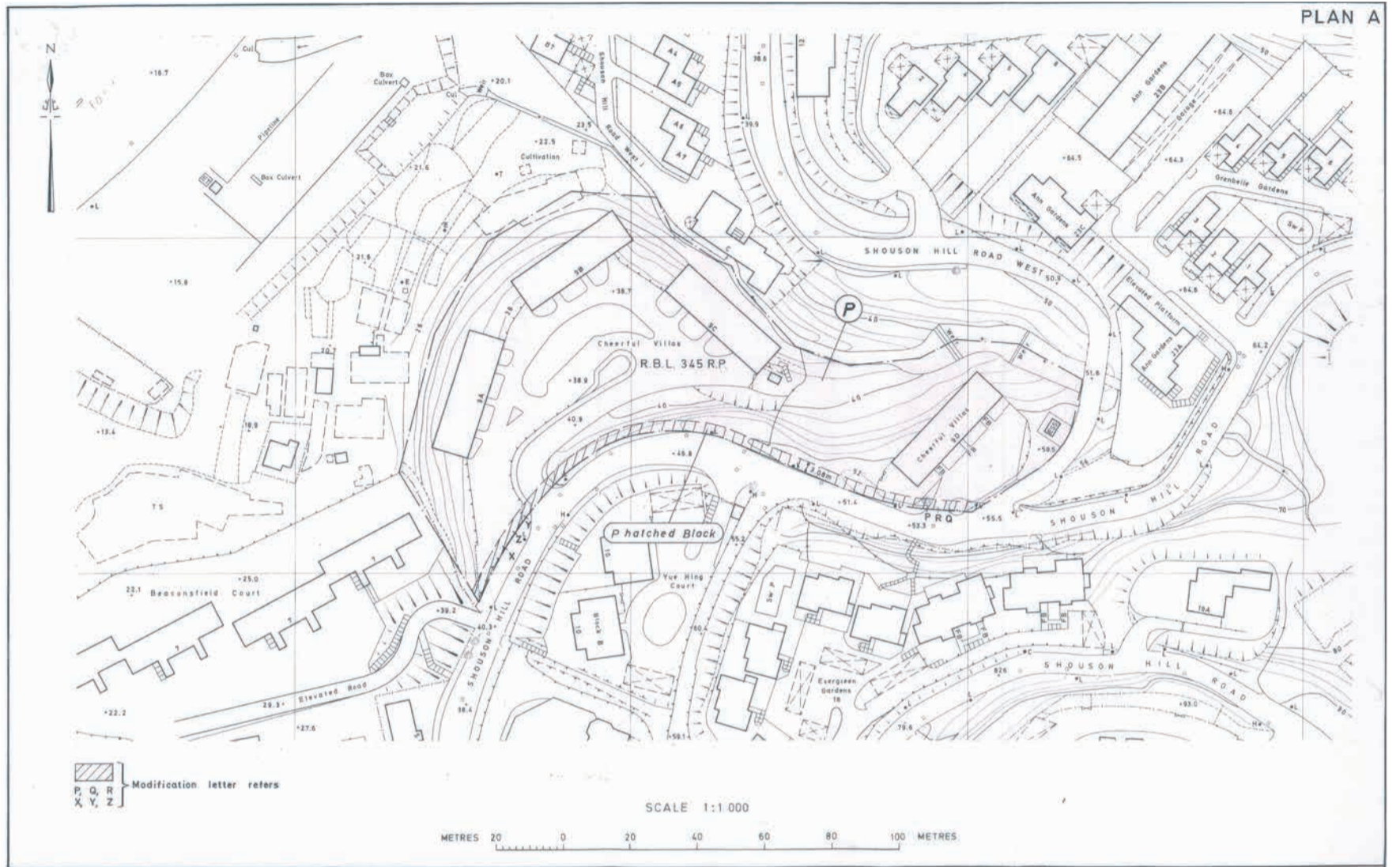
- (b) The lessee and its assignees shall not do or permit or suffer anything to be done in the Land or the buildings thereon which may be or become a nuisance or annoyance or which may cause damage or inconvenience to the Government of Hong Kong or to the owners or occupiers of any adjoining or neighbouring lots or premises.
- (c) The lessee and its assignees shall not interfere with or remove any tree growing on the Land or adjacent thereto without the prior written consent of the Director of Buildings and Lands (or his successor(s)) who may in granting consent impose such conditions as to replanting or landscaping as he may deem appropriate.

Note: For full details, please refer to the land grant. Full script of the land grant is available for inspection upon request at the sales office and copies of the land grant can be obtained upon paying necessary photocopying charges.

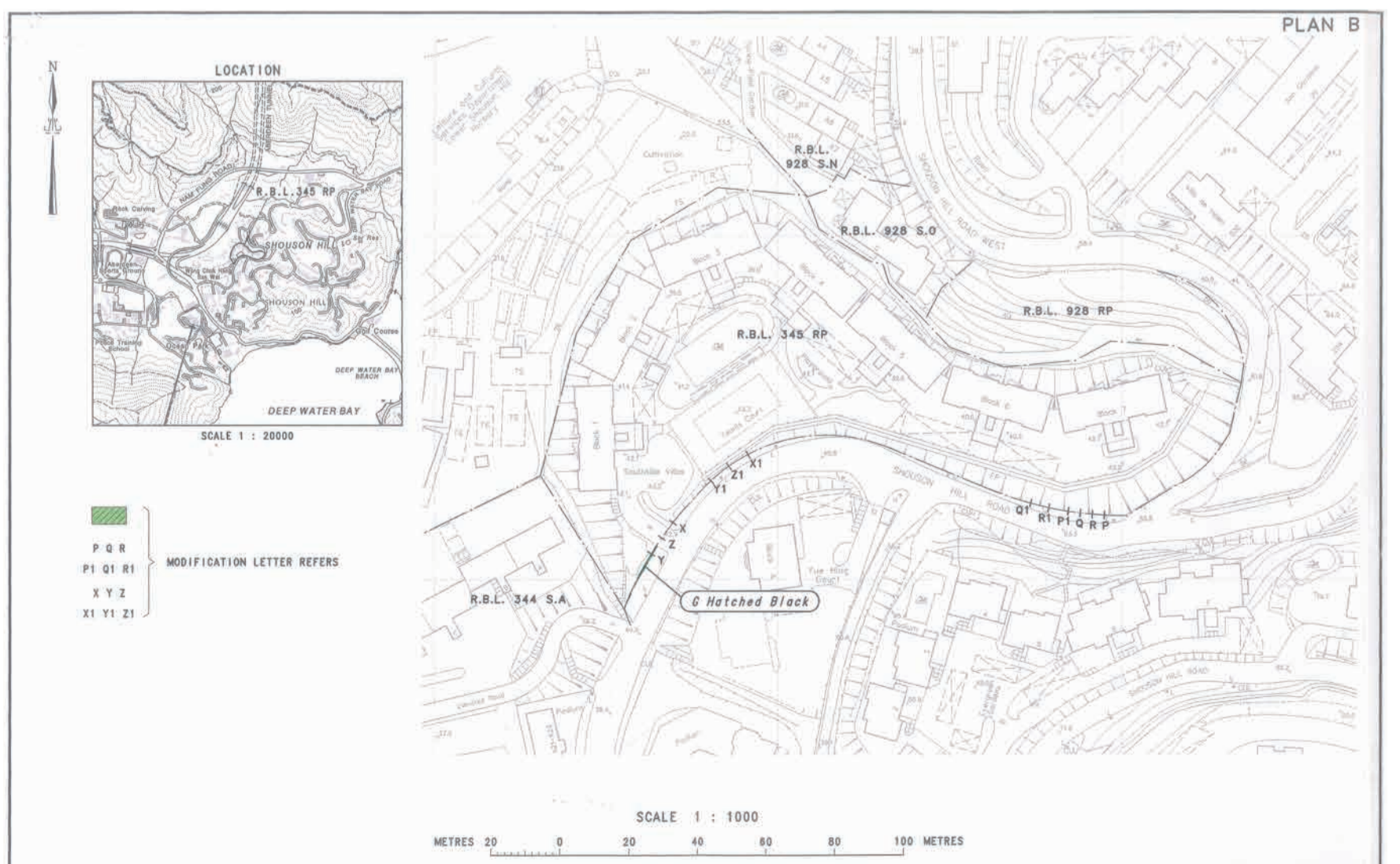
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批地文件的摘要

“PLAN A” in the land grant



“PLAN B” in the land grant



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- 發展項目座落於鄉郊建屋地段第345號之餘段(“該土地”)。
- 批地文件中批地年期為75年，由1924年1月9日開始，可續75年(年期已憑藉政府租契條例續期)。該已續期年期將於2074年1月8日期滿。
- 用途限制：

依照該土地之批地文件，即鄉郊建屋地段第345號的政府租契及更改或修改該政府租契之更改契據註冊摘要號碼UB403687號，及三份修改文書註冊摘要號碼分別為UB5285030,UB6356260及08012902180227號(合稱“批地文件”)：

 - 除圍牆及柵欄外，承租人及其受讓人不得於該批地文件附圖“PLAN A”中以粉紅色加上黑色斜線顯示之範圍內，豎立或建造任何構築物，除非獲得屋宇地政署署長(或其繼任人)之事先書面批准。
 - 在不抵觸該批地文件的情況下，承租人及其受讓人不得使用或容許或容受該土地或其任何部份或其上之建築物或其任何部份被使用作私人住宅用途以外之用途。
 - 除停泊屬於該土地之上樓宇住客及其真正訪客所擁有之私人汽車外，承租人及其受讓人不得使用、准許或容受該土地內提供之停車位或車庫作其他用途，並須依照建築事務監督批准之規劃圖，保持該等停車位及車庫，除非獲得屋宇地政署署長(或其繼任人)事先書面同意，不得更改其布局設計。
 - 除非獲得有關政府主管當局之事先許可，該土地或其任何部份不可用作銅匠、屠夫、肥皂製造者、製糖者、毛皮商、獸脂處理者、油商、肉販、蒸餾酒製造者、食物供應者、酒館、鐵匠、掏糞者、清掃者或任何其他嘈雜、有害或惡臭的或厭惡性的行業或生意。
 - 在該土地內不得興建或製造任何墳墓或骨灰龕安置所，亦不可埋葬或放置任何人類遺體或動物遺體，不論放於土製瓶中、骨灰龕中或其他形式埋葬或放置。
- 按規定須興建並提供予政府或供公眾使用的設施：

不適用
- 如由於為了或有關於該土地或其任何部份之形成、平整或發展或根據該批地文件內條款及條件承租人及其受讓人所須完成工程或因任何其他目的，於該土地或任何政府土地中有任何挖除、移除或移後任何土地、或任何築起或填補或任何斜坡處理工程(不論何種形式、亦不論有否獲得地政總署署長事先書面同意)，承租人及其受讓人須自資履行或興建為保護及支撐該土地內土地及毗連或鄰接政府土地或已租出土地及排除及防止任何崩塌、山崩或下陷其後發生所須或當時所須或日後所須之斜坡處理工程，護土牆或其他支撐、保護、排水或附帶或其他工程。承租人及其受讓人須於批地年期內所有時間自資保養該些土地、斜坡處理工程、護土牆或其他支撐、保護、排水或附帶或其他工程，以保持其良好及充份維修及狀態以達至地政總署署長滿意程度。
 - 倘若因承租人及其受讓人作出之形成、平整、發展或其他工程或因其他原因導致或引致在任何時間有任何崩塌、山崩、或下陷，不論在或由任何土地、在該土地中或任何毗連或鄰接政府土地或已租出土地，承租人及其受讓人須自資使其回復原狀及將其修復以達至地政總署署長滿意及須彌償政府及其代理人及承建商因該崩塌、山崩或下陷而導致、經受或招致之一切費用、收費、損害賠償、需索及申索。
 - 在批地文件中所定違反任何批地文件條款及契諾而有之任何其他權利及補救之上，地政總署署長有權以書面通知要求承租人及其受讓人履行、建造及保養該些土地、斜坡處理工程、護土牆或其他支撐、保護及排水或附帶或其他工程、或恢復及修復任何崩塌、山崩或下陷，又如承租人及其受讓人在該通知指定期限內忽視或未能遵守該通知以達致地政總署署長滿意，地政總署署長可立即執行或履行任何所須工程而承租人及其受讓人須應要求付還政府有關費用，連帶行政或專業收費。
 - 承租人及其受讓人須自資履行及完成地政總署署長在其絕對酌情權下要求有關於批地文件附圖“PLAN B”中以綠色加上黑色斜線顯示之區域(以下稱“綠色加上黑色斜線區域”)之土力勘察及斜坡處理、山崩防止、減輕及補救工程以致地政總署署長滿意，又須於批地年期內所有時間，自資保養綠色加上黑色斜線區域，包括其中之所有土地、斜坡處理工程、擋土工程、排水及任何其他工程，以保持其良好及充份維修之狀況，達致地政總署署長滿意程度。批地年期內任何時間倘若於在綠色加上黑色斜線區域內發生任何山崩、下陷或崩塌，承租人及其受讓人須自資使其後復原或將其修復以致地政總署署長滿意連帶任何地政總署署長認為亦受影響之毗連及鄰接地(地政總署署長之決定將為最終決定及對承租人及其受讓人有約束力)。承租人及其受讓人須彌償政府，其代理人及承建商因此類山崩、下陷或崩塌所引致之一切任何申索、訴訟、費用、損害賠償及使費。承租人及其受讓人須確保於任何時候於該綠色加上黑色斜線區域都不會有非法挖掘或堆存，經地政總署署長事前的書面批准，承租人及其受讓人可以豎立欄柵或其他障礙以防止該等非法挖掘或

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堆存。在批地文件中所定違反任何批地文件條款及契諾而有之任何其他權利及補救之上，地政總署署長可於就任何此等條款之違反任何時間以書面通知要求承租人及其受讓人履行該等土力工程勘察、斜坡處理、山崩防止、減輕、補救工程及保養，恢復及修復任何因山崩、下陷或崩塌而受影響之土地、構築物或工程，又如承租人及其受讓人在該通知指定期限內忽視或未能遵守該通知以達致地政總署署長滿意，地政總署署長可於該期限屆滿後執行或履行所須工程而承租人及其受讓人須應要求付還政府有關費用。

- (e) 於以上5(d)分段內提及承租人及其受讓人就該綠色加上黑色斜線區域或其任何部份之責任及權利，將於政府發出予承租人及其受讓人終止通知時終止。
- (f) 地政總署署長可展開連接任何該土地排水管及下水道至政府雨水管及溝渠（當已鋪設及營造）之工程，唯其不需對承租人及其受讓人負責因該等工程而引起之任何損失或損害；但在政府提出要求時承租人及其受讓人須繳付該等連接工程之費用。或者，承租人及其受讓人可自資展開該等連接工程致地政總署署長滿意程度，在該情況下上述連接工程於官地內建造之部份將由承租人及其受讓人自資保養，及於政府提出要求時交予政府由政府出資作日後保養；但承租人及其受讓人須於政府提出時支付該等連接工程之技術審核費用。當承租人及其受讓人未能履行保養上述連接工程於官地內建造任何部分，地政總署署長可進行就其認為有需要之保養工程，承租人及其受讓人於政府提出要求時支付該等工程之費用。
- (g) 如於發展或再發展該土地或其任何部份時設置了預應力地錨，承租人及其受讓人須該等預應力地錨整個服務期間自資履行該等預應力地錨的定期保養及定期監察以致屋宇地政署署長（或其繼任人）滿意程度，又須於屋宇地政署署長（或其繼任人）不時以其絕對耐情權作出要求時提供予屋宇地政署署長（或其繼任人）所有該等監察工程之報告及資料；如承租人（或其受讓人）疏忽或未能履行所需之監察工程屋宇地政署署長（或其繼任人）可立即執行及履行監察工程而承租人（或其受讓人）須於政府作出要求時繳付予政府有關費用。
- (h) 承租人及其受讓人須於該土地沒有興建建築物之部份，佈置園林及種植樹木及灌木，及將其維持於清潔及整潔狀況，一切達致屋宇地政署署長（或其繼任人）滿意程度。
- (i) 承租人及其受讓人須自資興建及保養屋宇地政署署長（或其繼任人）認為有需要之排水管及水道，不論於該土地範圍內或於官地上，以達致屋宇地政署署長滿意程度，及如有任何地基建築近於或緊接任何於該土地或緊接該土地之溝渠、雨水管或大溝渠，該等地基必須依照屋宇地政署署長（或其繼任人）的要求方式建造。
- (j) 承租人及其受讓人須自資提供達致消防處處長滿意的合適進入途徑予消防設備及消防人員以通過及到達該土地上之任何建築物或構築物；又須於所有時間准許該等消防人員及消防設備自由及無間斷地使用該等進入途徑及於批地年期內所有時間自資保養該等進入途徑及保持該等進入進徑不受阻礙以達致消防處處長滿意程度；又須自資及達致消防處處長的滿意情況下於該土地內（或在得屋宇地政署署長（或其繼任人）事先書面同意及批准下於接鄰或接連之官地）及其上建築物之內消防處處長要求的地點提供消防處處長以其獨有耐情權要求之消防龍頭、滅火設備水泵連接及其他消防裝置及設備（按照消防條例之定義）；又須自資保養該等消防龍頭，滅火設備，水泵連接及該等其他消防裝置及設備良好狀態及達致消防處處長滿意程度，與及須遵守所有消防處處長根據危險品條例包括附例及其任何更改之條文所定之合法要求。
- (k) 承租人及其受讓人須於批地年期內，自資保養依照批地文件內在該土地內提供之休憩設施及其附屬設施（“該等設施”），於良好及充份的維修之狀況及運作該等設施致屋宇地政署署長（或其繼任人）滿意程度。該等設施不可由其他人使用除非其為該土地上樓宇住客及其真正訪客。
- (l) 承租人及其受讓人須依照屋宇地政署署長（或其繼任人）之要求及特別准許處置該土地及其上之建築物之排水及污水；所有有關該土地範圍以外該等工程之建造及保養須由承租人及其受讓人出資並由該署長履行；並須不時及於所有其後時間就情況所需隨時隨地自資以需要及必須之維修、清潔及修補等方式保持良好及充份地維持、支持、保養、鋪設、潔淨、沖洗、清潔、清空、修補及保持該土地上之房屋、宅地、住屋及所有其他豎立物及所有所屬或有關的牆壁、堤岸、路塹、籬笆、溝渠、欄杆、燈、行人路、廁所、下水道、排水道及水道全達致屋宇地政署署長（或其繼任人）滿意程度。

SUMMARY OF LAND GRANT

批地文件的摘要

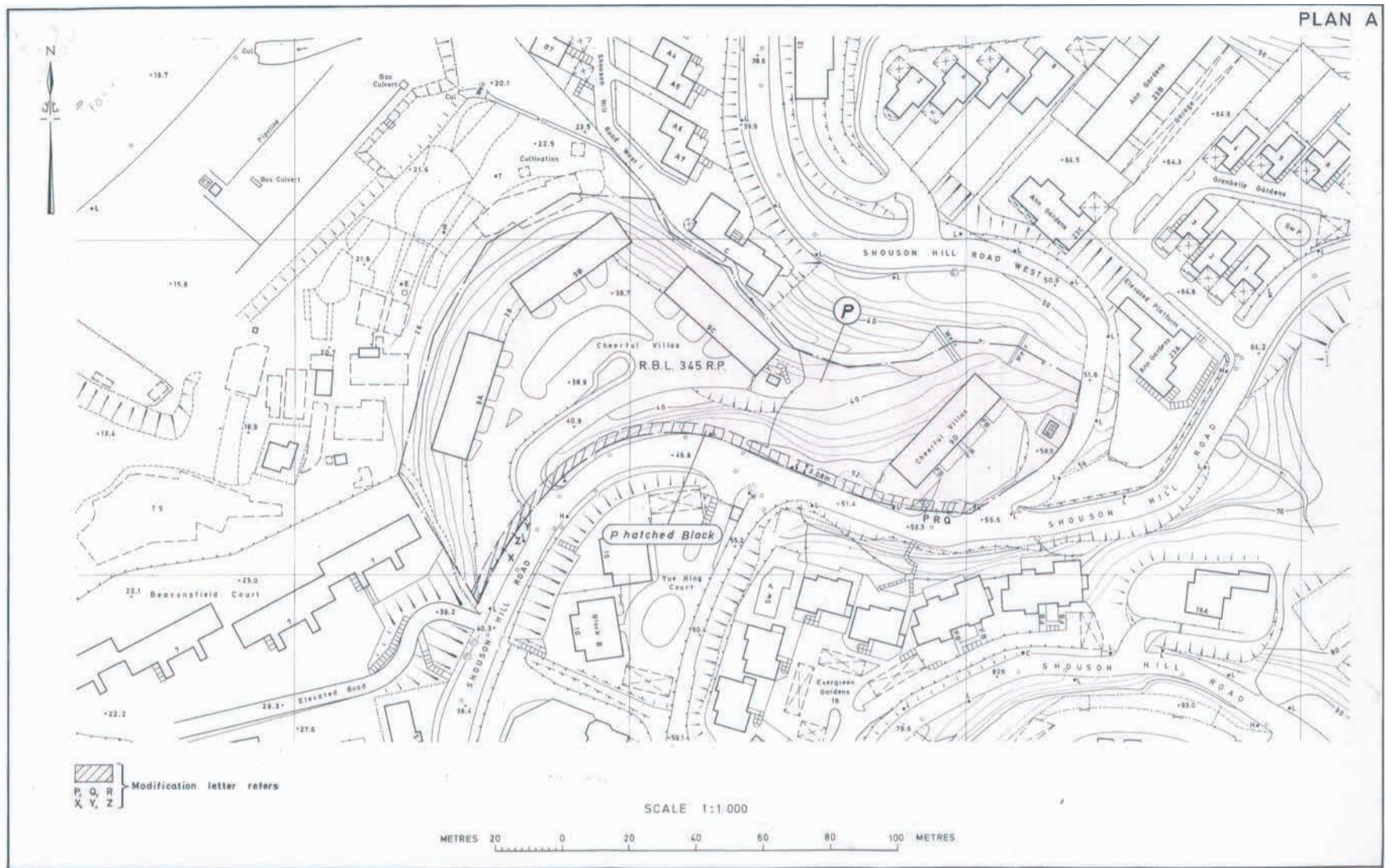
6. (a) 承租人及其受承讓人每當有需要時須繳付及負擔有關該土地或其任何部份所需的，或位於該土地或屬該土地或該土地與鄰近或鄰接土地共用部份之所有道路、行人路、水道、柵欄及共用牆、通風口、私人或公共污水管及排水道之營造、建築、維修及及修補費用及收費之合理分擔份數，該份數由屋宇地政署署長（或其繼任人）訂定及確定，該等付款將以欠交地租性質追討。
- (b) 在該土地上或其上的建築物，承租人及其受讓人不得作出、准許或容許任何可成為滋擾或煩擾，或可對香港政府或相接或相鄰地段或處所之擁有人或佔用人構成損害或不便之行為。
- (c) 除非獲得屋宇地政署署長(或其繼任人)事先書面同意，承租人及其受讓人不得干擾或移除該土地上或鄰近生長之樹木，屋宇地政署署長(或其繼任人)可於批出同意時，加入其認為合適之重新種植或園林佈置條件。

備註：請查閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

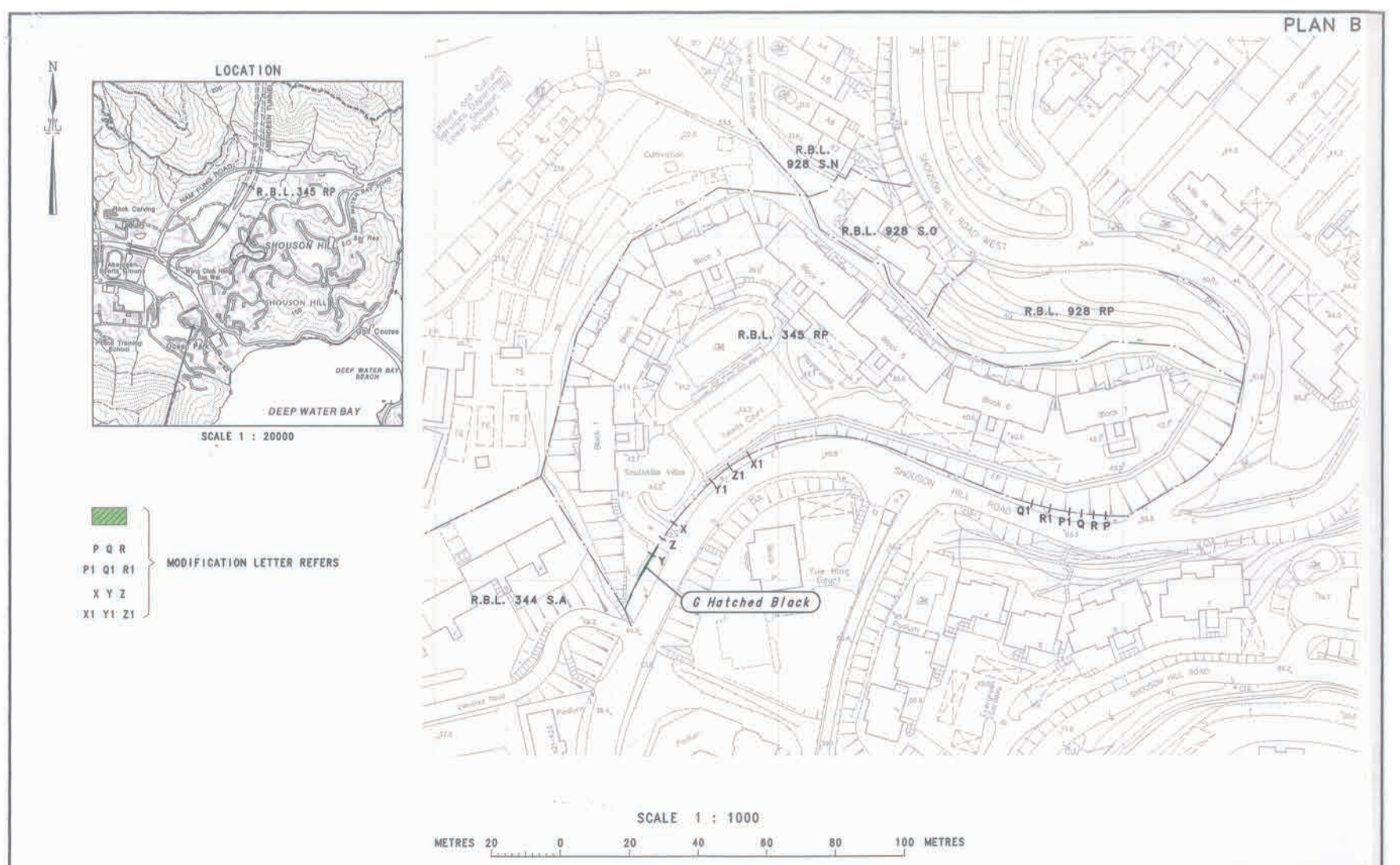
SUMMARY OF LAND GRANT

批地文件的摘要

批地文件中之附圖 “PLAN A”



批地文件中之附圖 “PLAN B”



INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Not Applicable
(b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not Applicable
(c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;	Not Applicable
(d) Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg F).	Not Applicable
(a) 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施；	不適用
(b) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施；	不適用
(c) 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；	不適用
(d) 該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

WARNING TO PURCHASERS

對買方的警告

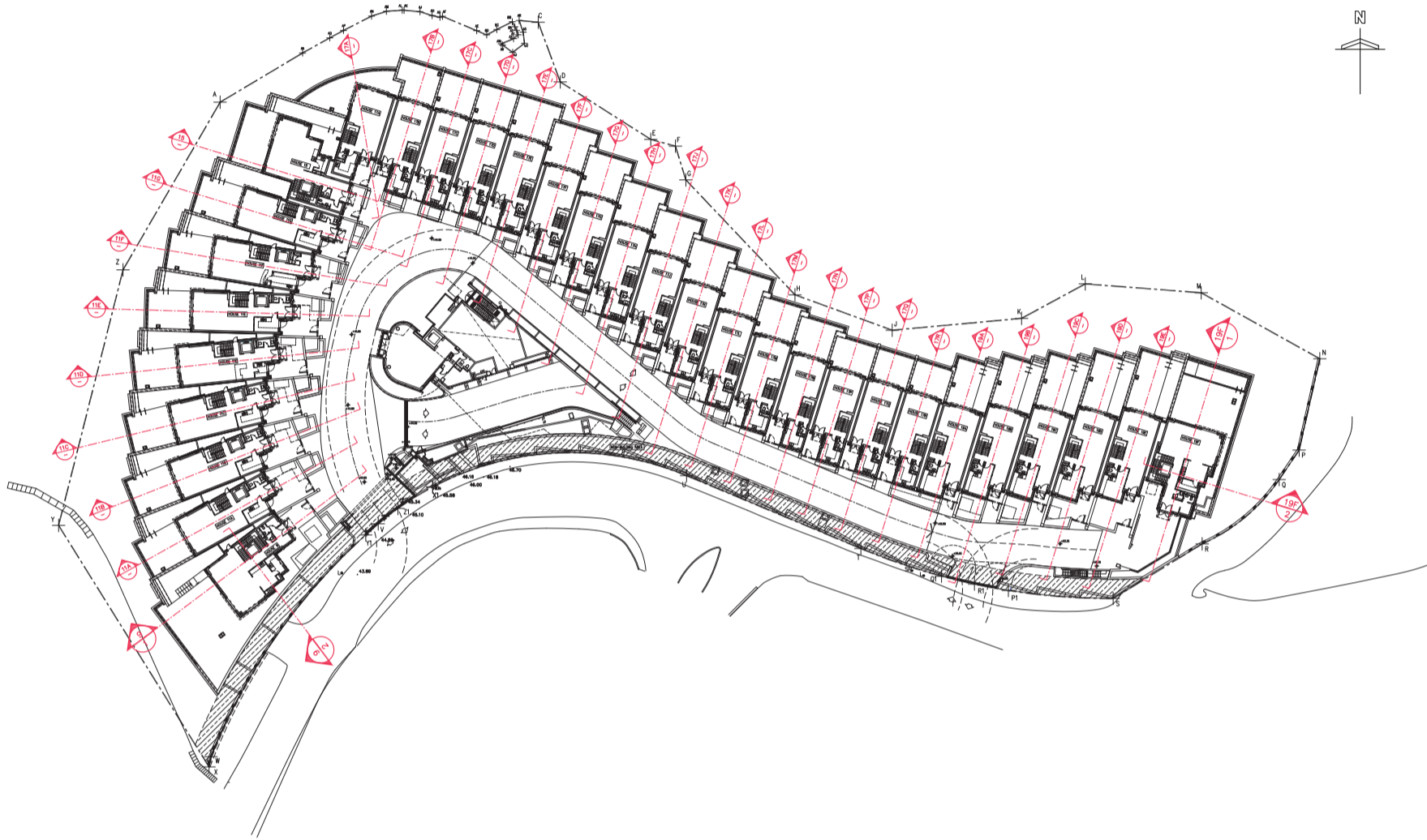
- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (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,
 - (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; and
 - (iii) that 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.
- (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。
 - (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。
 - (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—
 - (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；及
 - (iii) 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。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

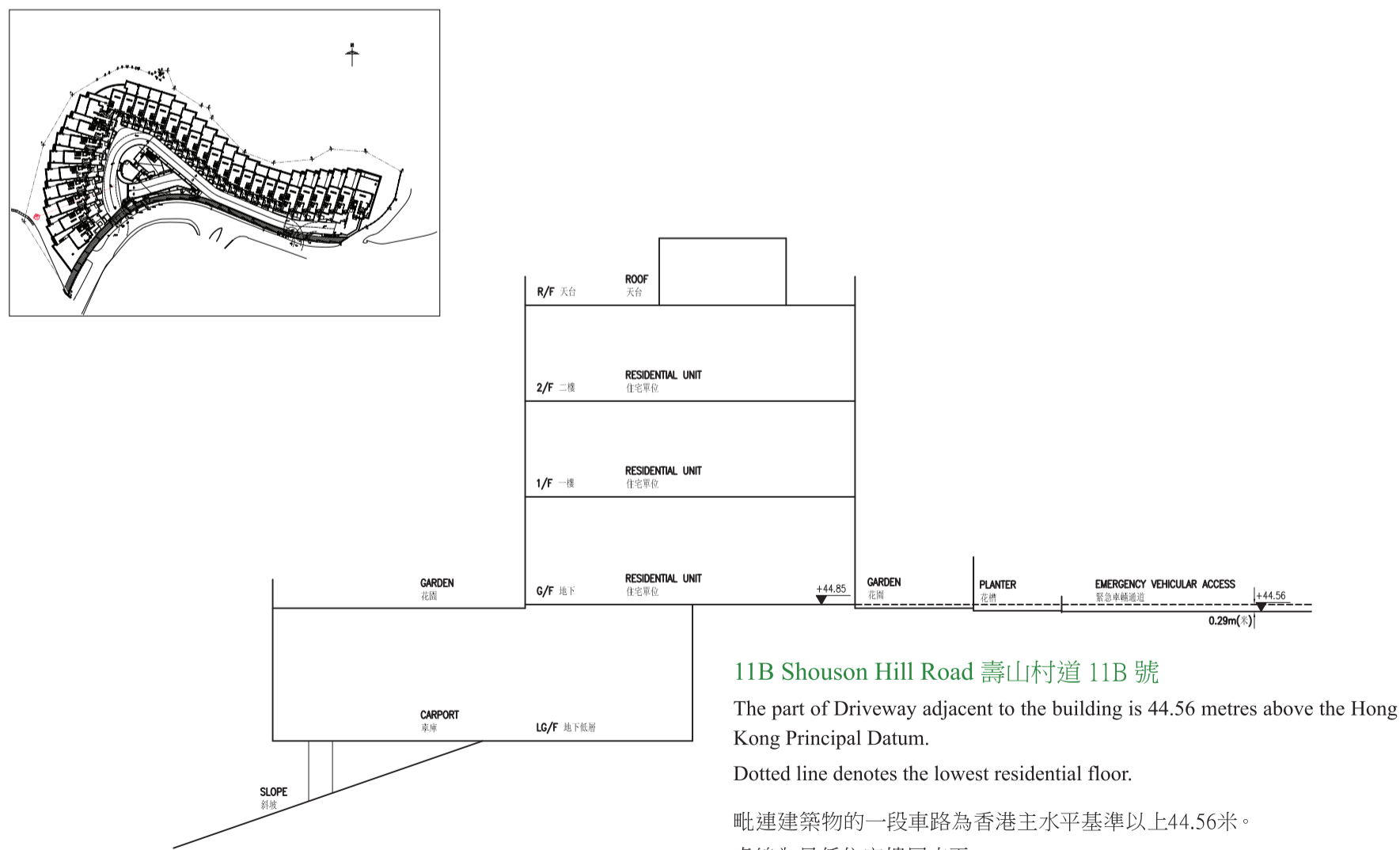
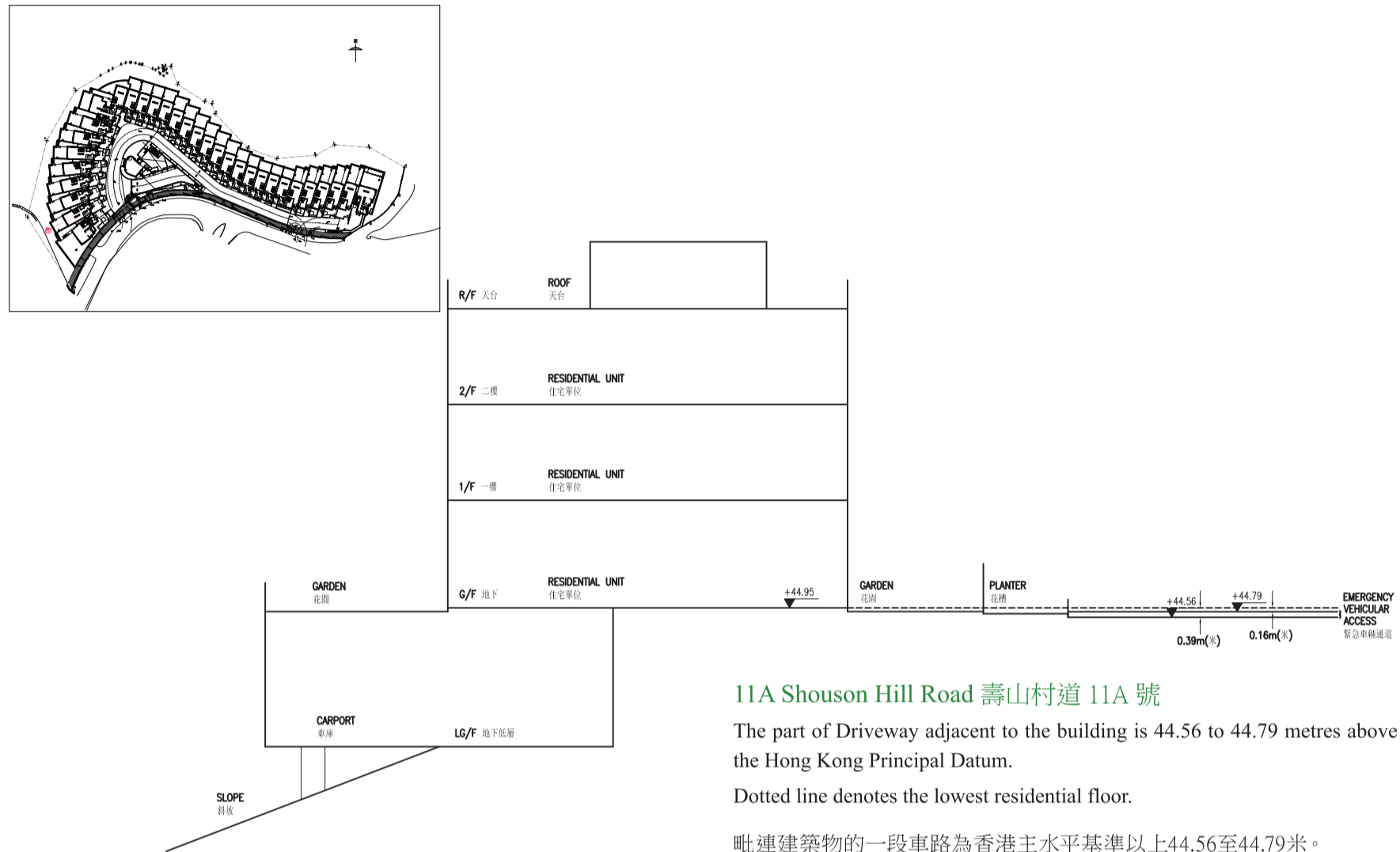
Cross Section Key Plan

橫截面示意圖



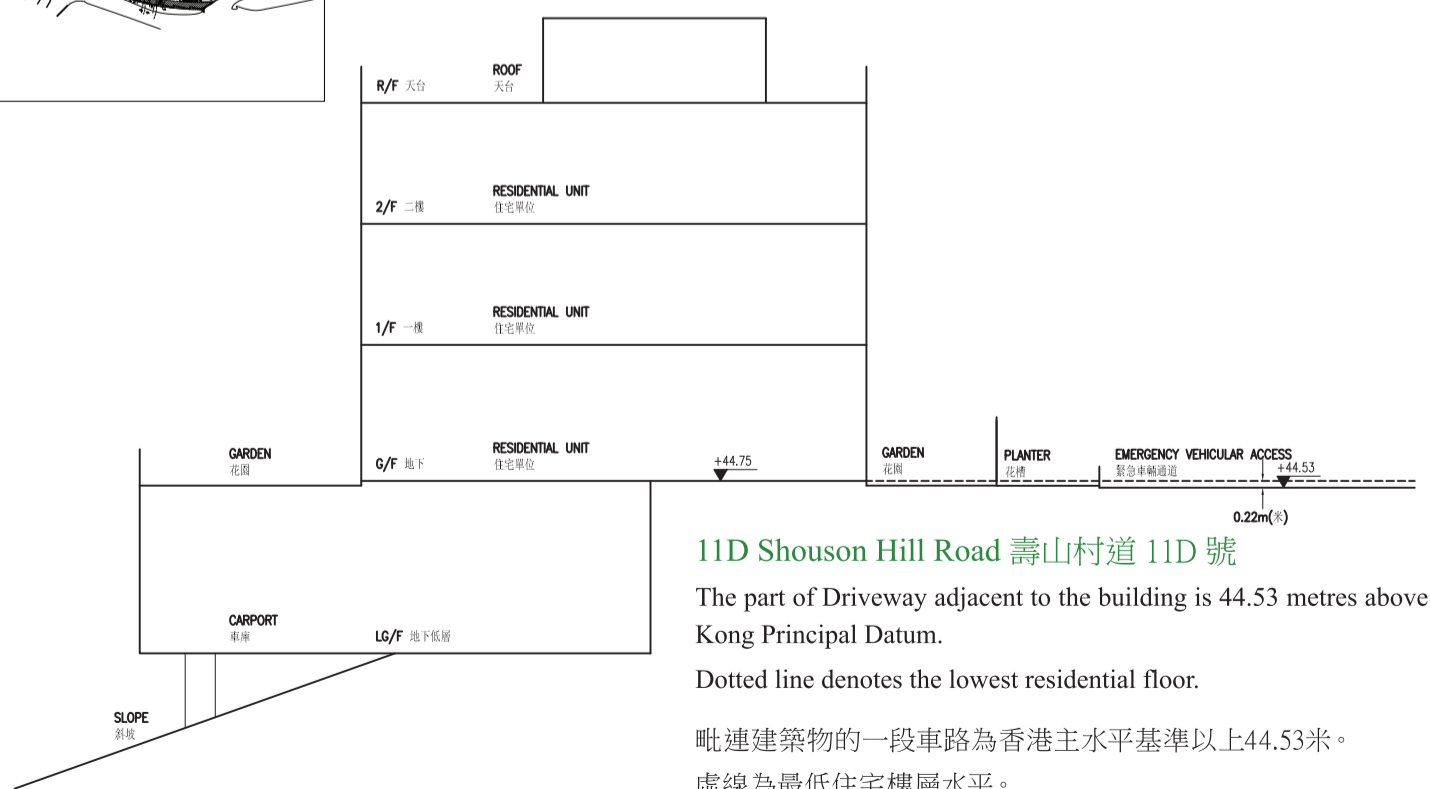
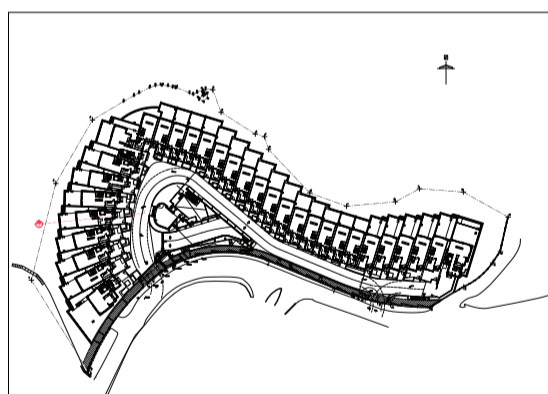
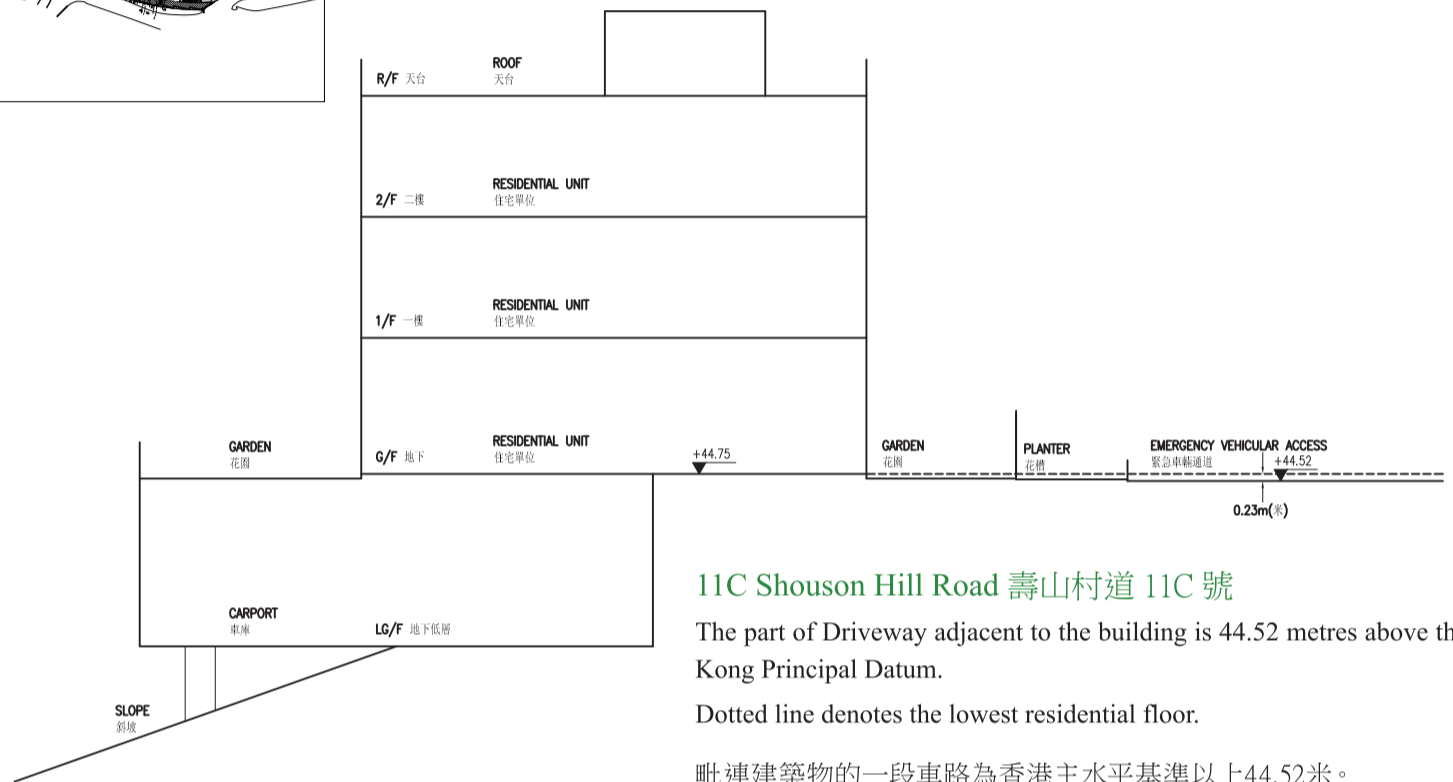
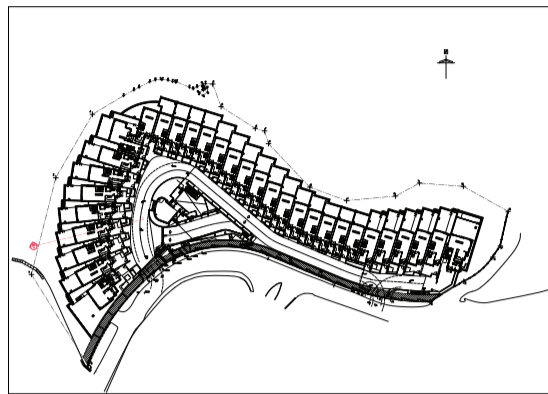
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



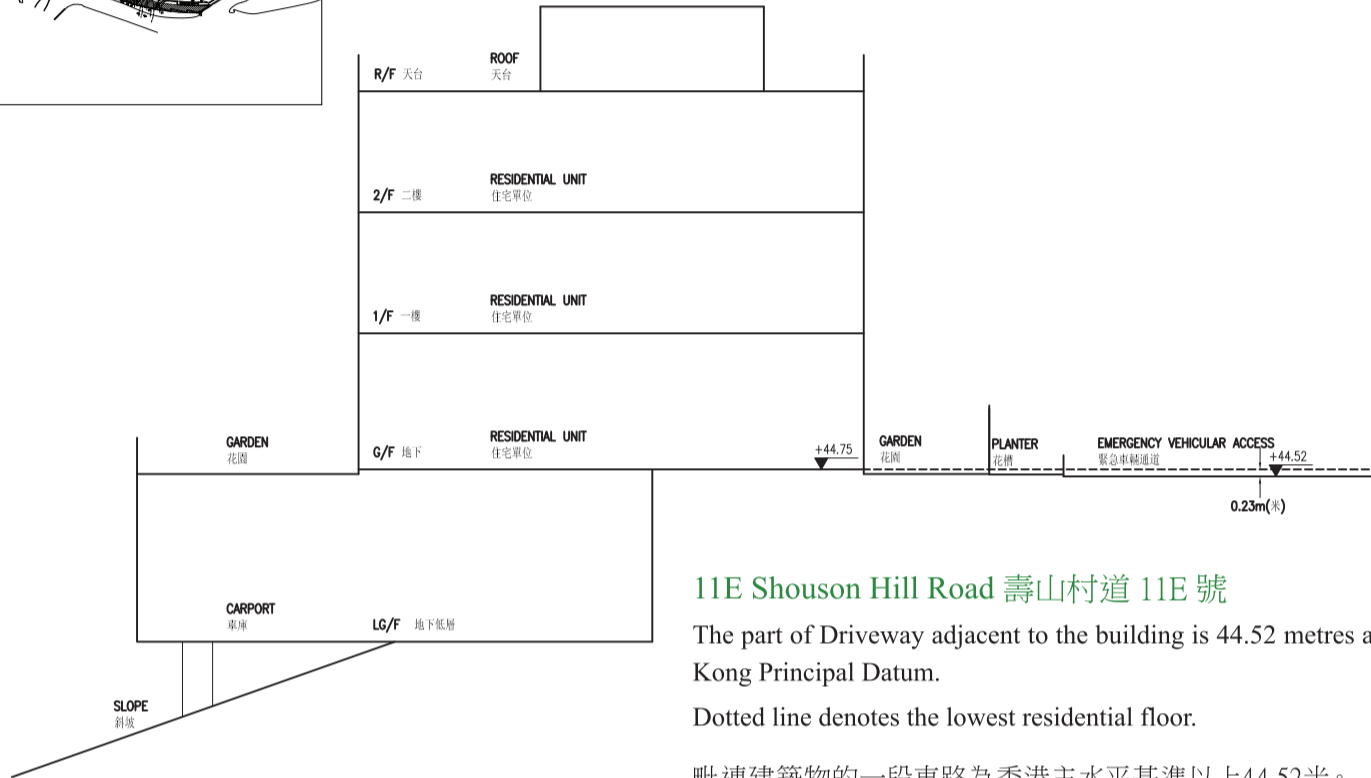
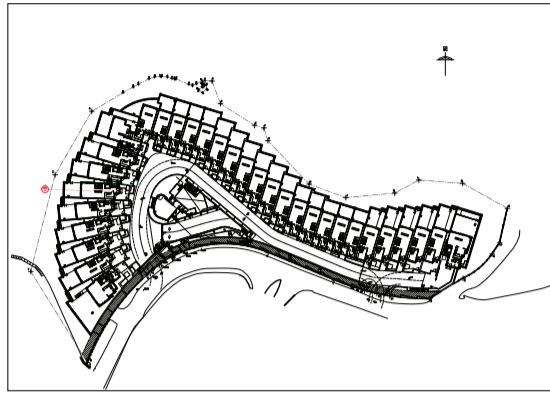
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

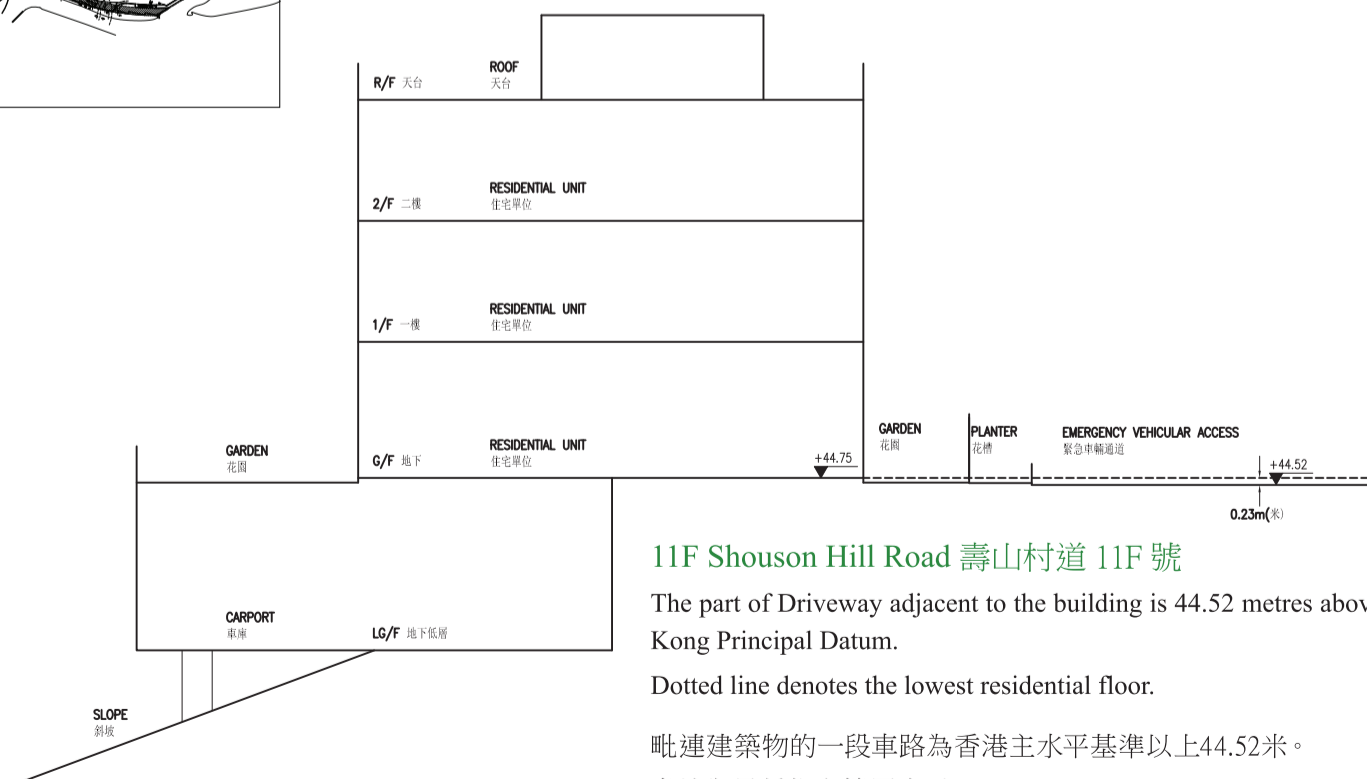
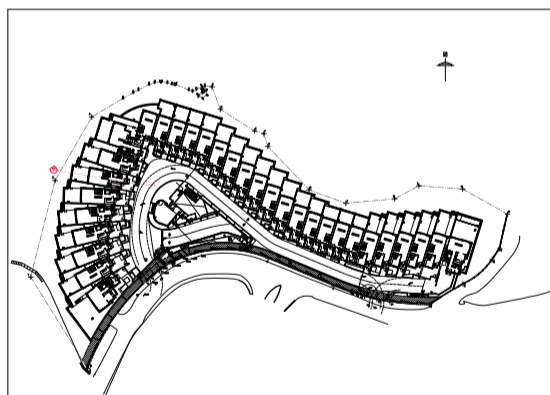


11E Shouson Hill Road 壽山村道 11E 號

The part of Driveway adjacent to the building is 44.52 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.52米。
虛線為最低住宅樓層水平。



11F Shouson Hill Road 壽山村道 11F 號

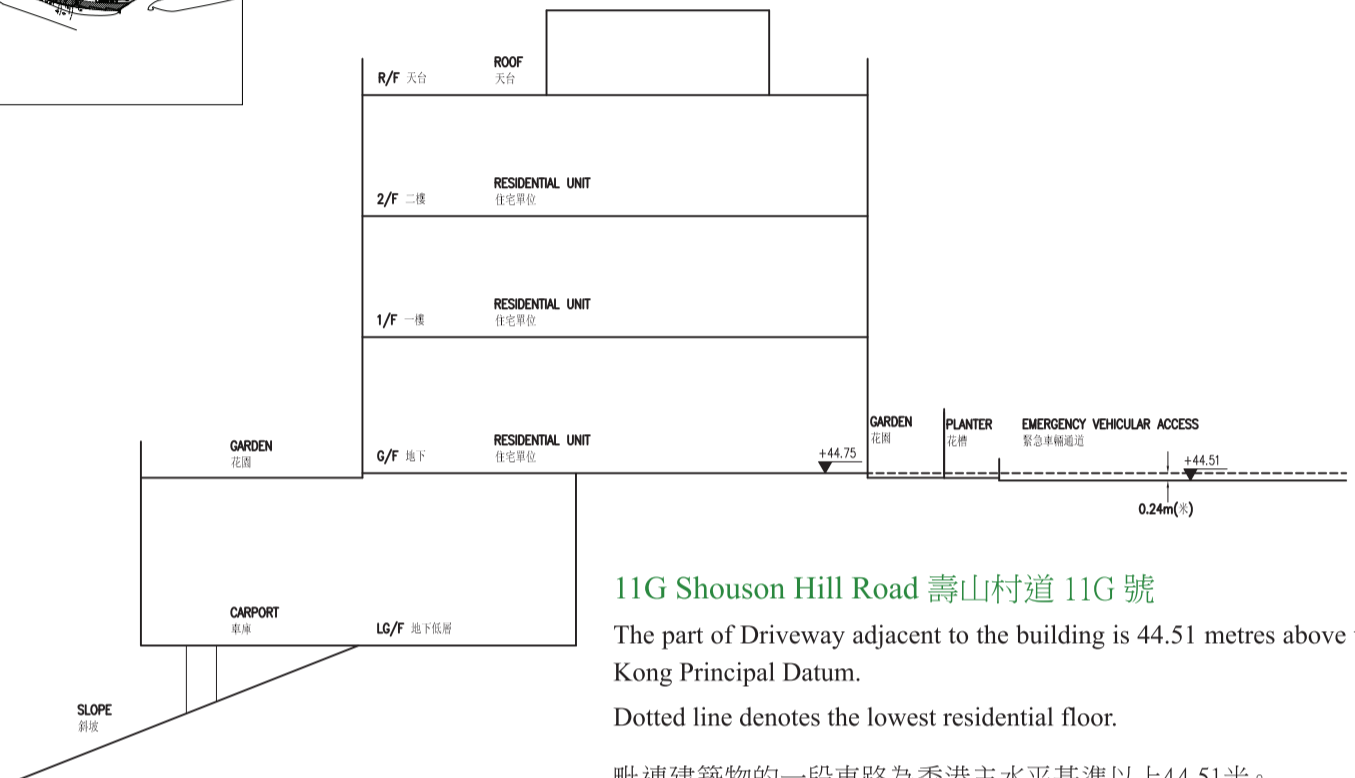
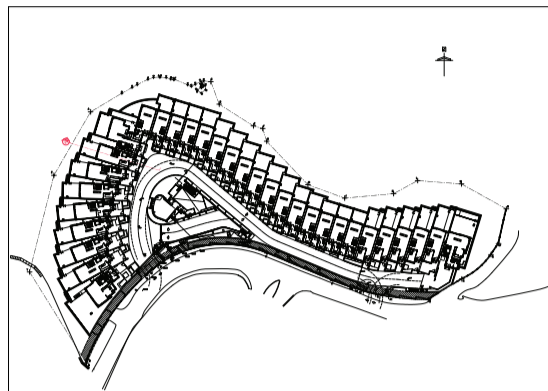
The part of Driveway adjacent to the building is 44.52 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.52米。
虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

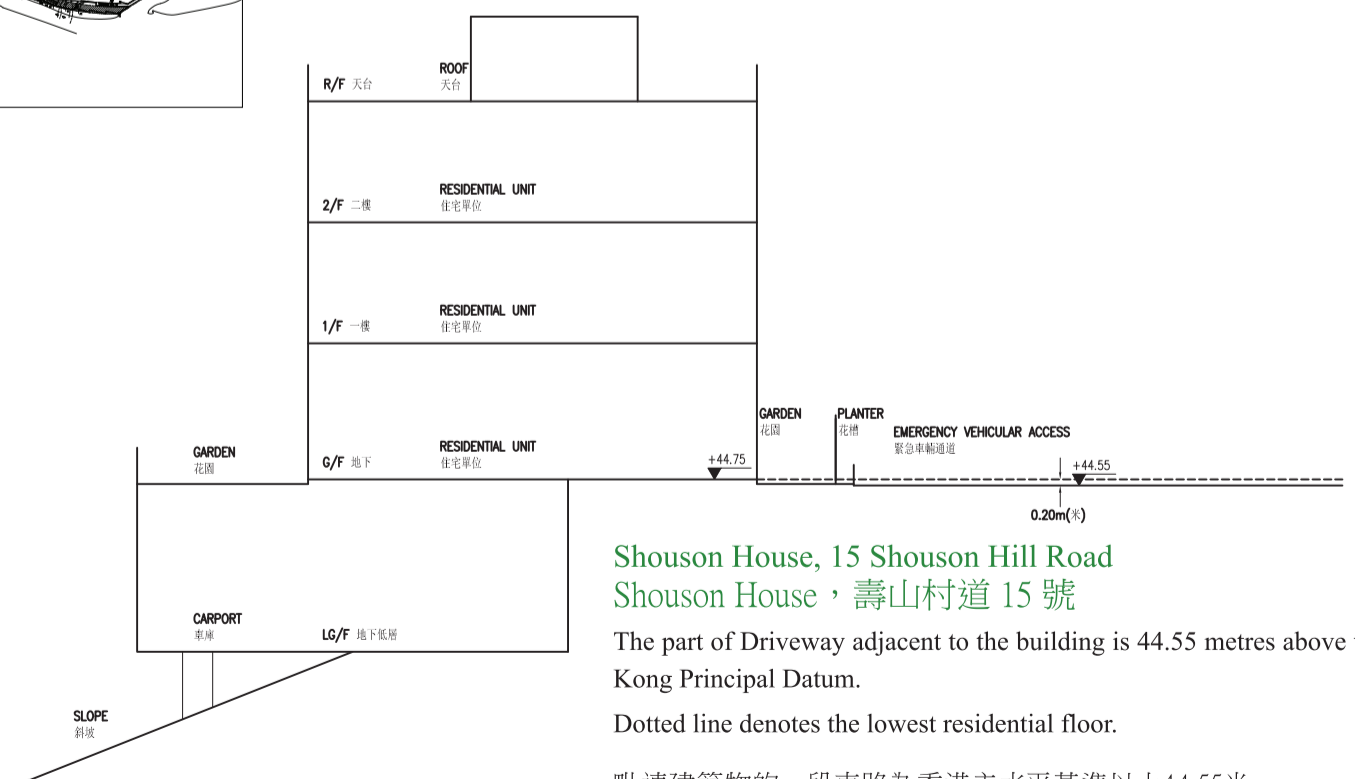
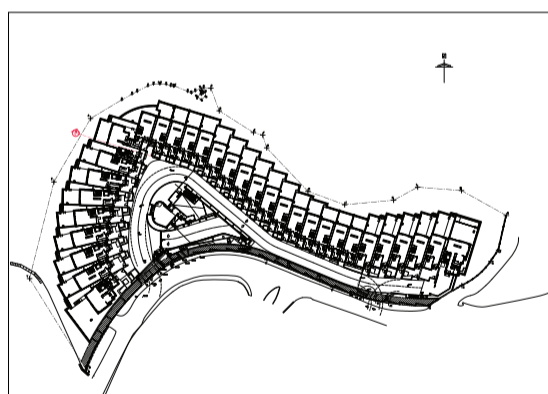


11G Shouson Hill Road 壽山村道 11G 號

The part of Driveway adjacent to the building is 44.51 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.51米。
虛線為最低住宅樓層水平。



Shouson House, 15 Shouson Hill Road Shouson House, 壽山村道 15 號

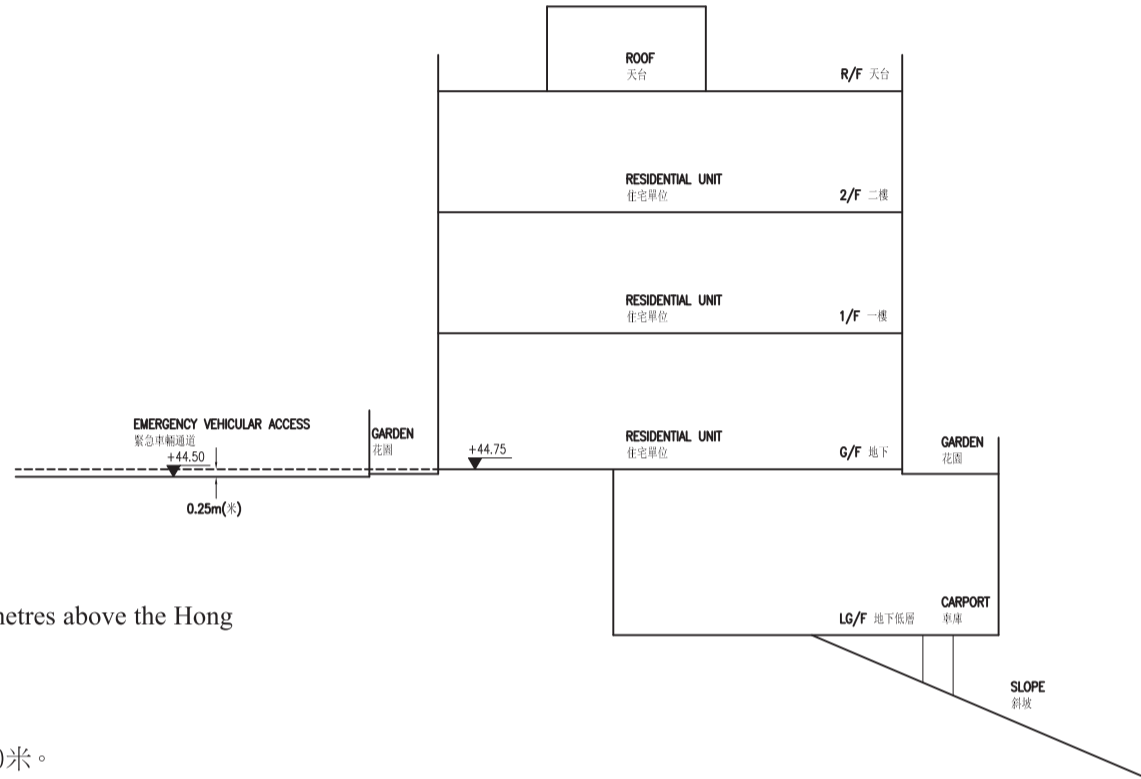
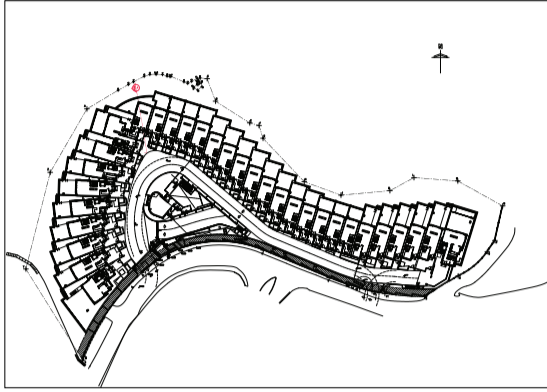
The part of Driveway adjacent to the building is 44.55 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.55米。
虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

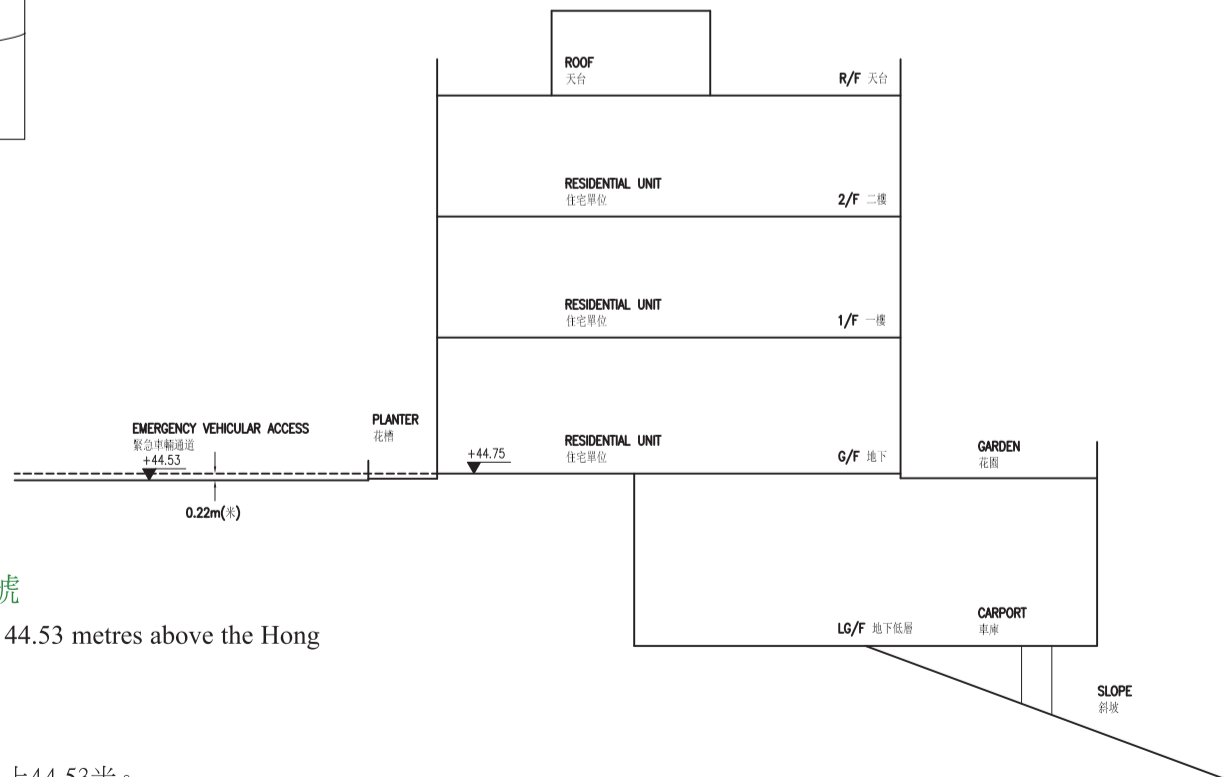
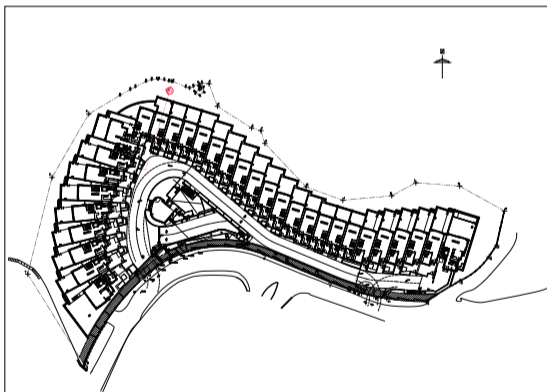


17A Shouson Hill Road 壽山村道 17A 號

The part of Driveway adjacent to the building is 44.50 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.50米。
虛線為最低住宅樓層水平。



17B Shouson Hill Road 壽山村道 17B 號

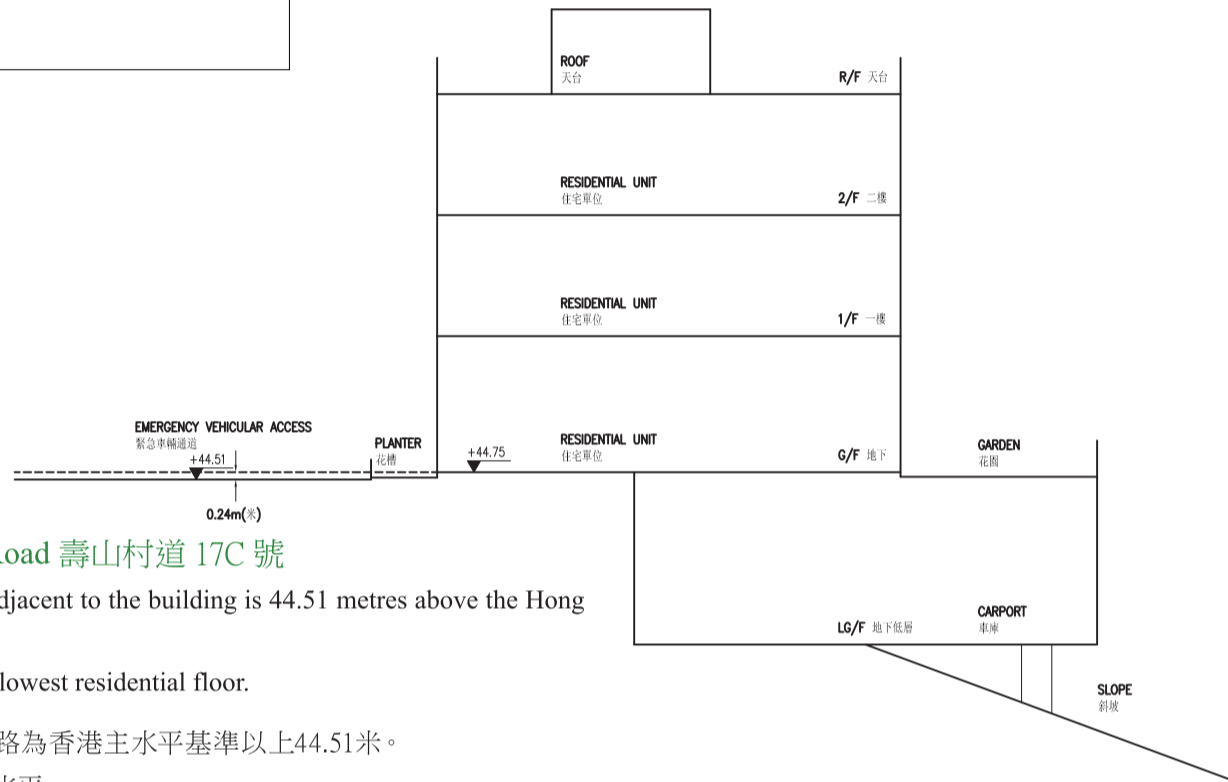
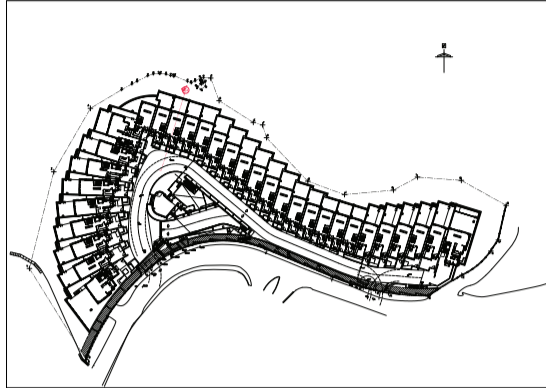
The part of Driveway adjacent to the building is 44.53 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.53米。
虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

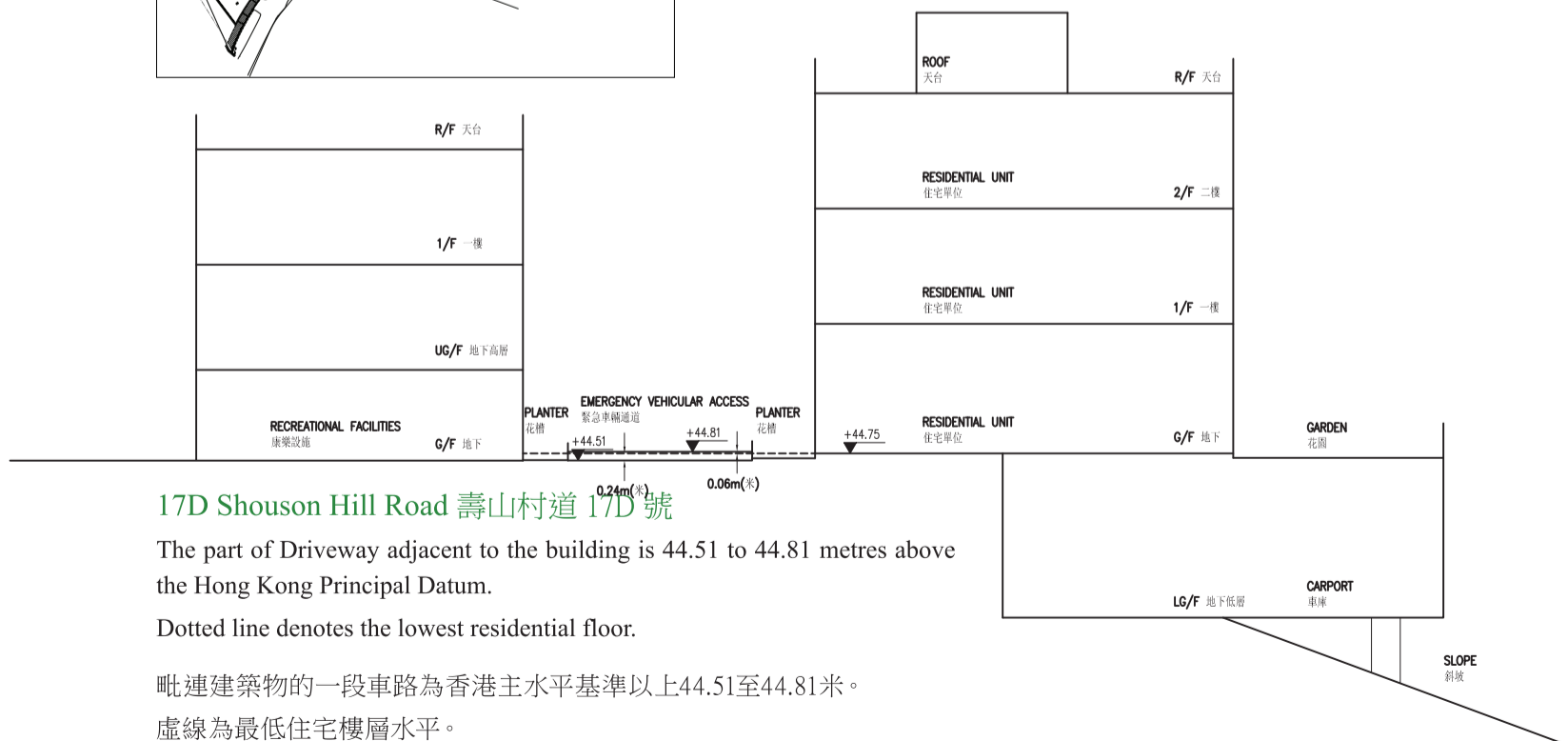
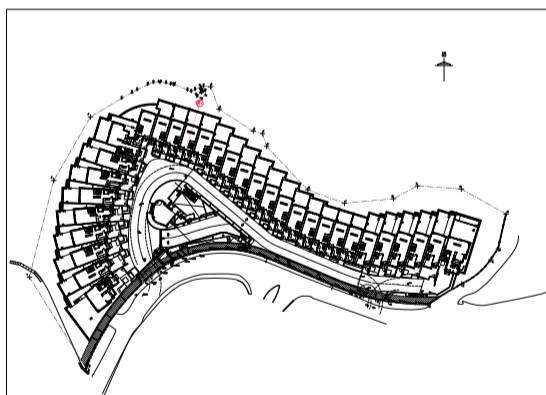


17C Shouson Hill Road 壽山村道 17C 號

The part of Driveway adjacent to the building is 44.51 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.51米。
虛線為最低住宅樓層水平。



17D Shouson Hill Road 壽山村道 17D 號

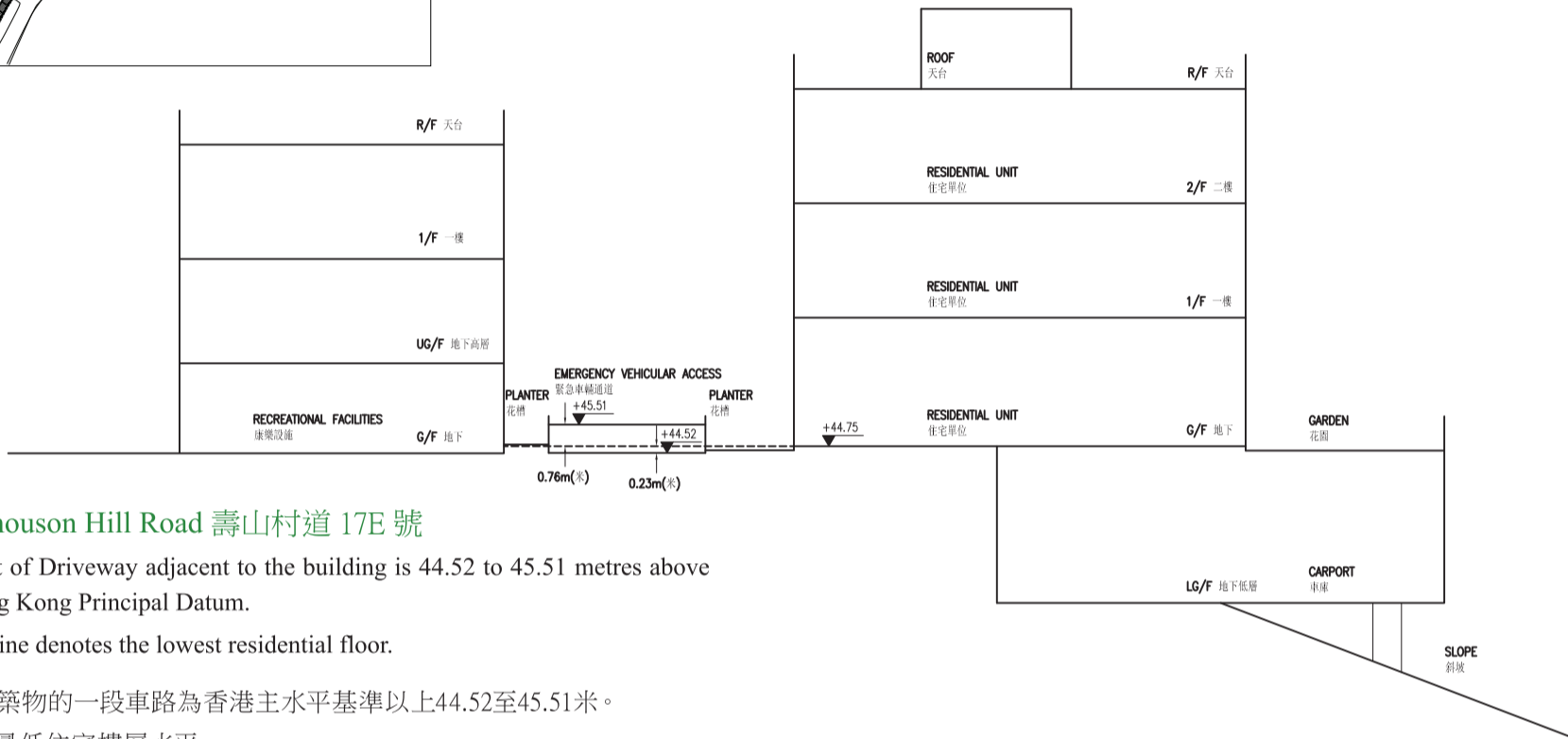
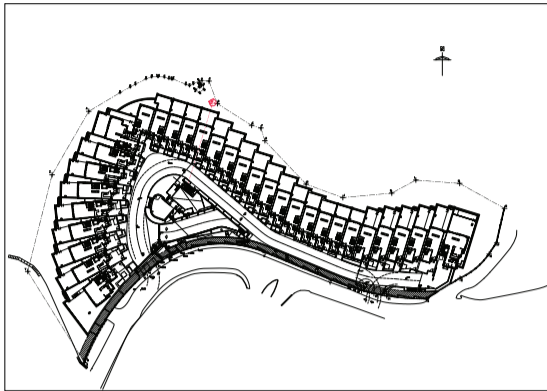
The part of Driveway adjacent to the building is 44.51 to 44.81 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.51至44.81米。
虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

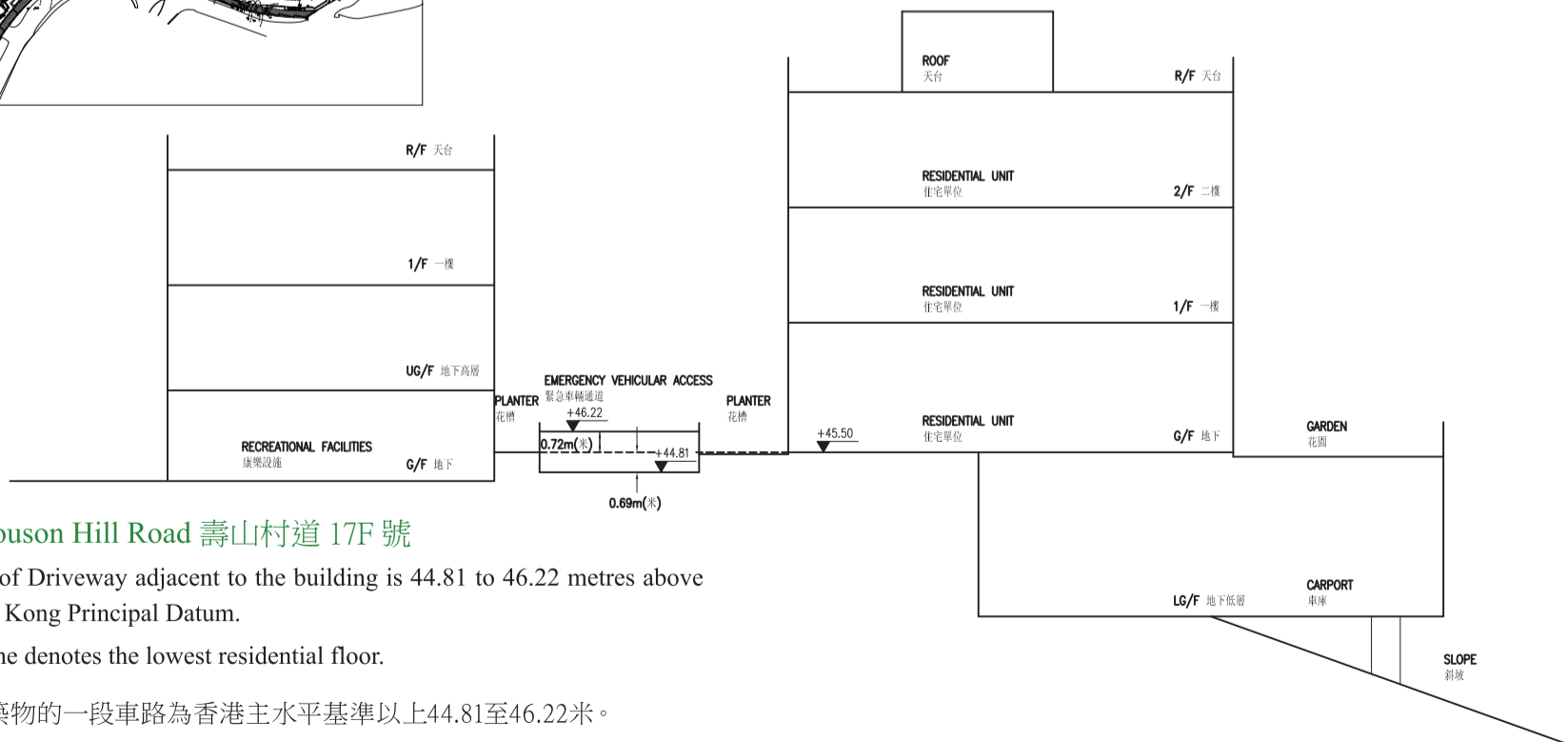
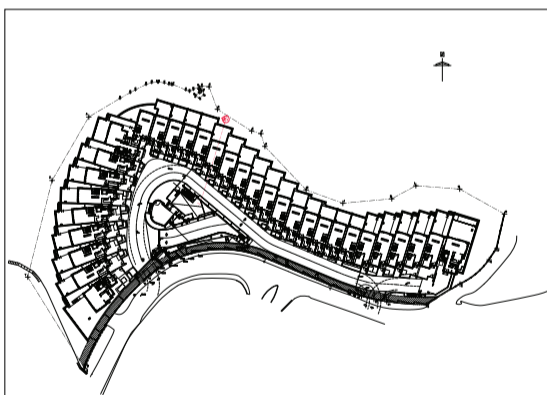


17E Shouson Hill Road 壽山村道 17E 號

The part of Driveway adjacent to the building is 44.52 to 45.51 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.52至45.51米。
虛線為最低住宅樓層水平。



17F Shouson Hill Road 壽山村道 17F 號

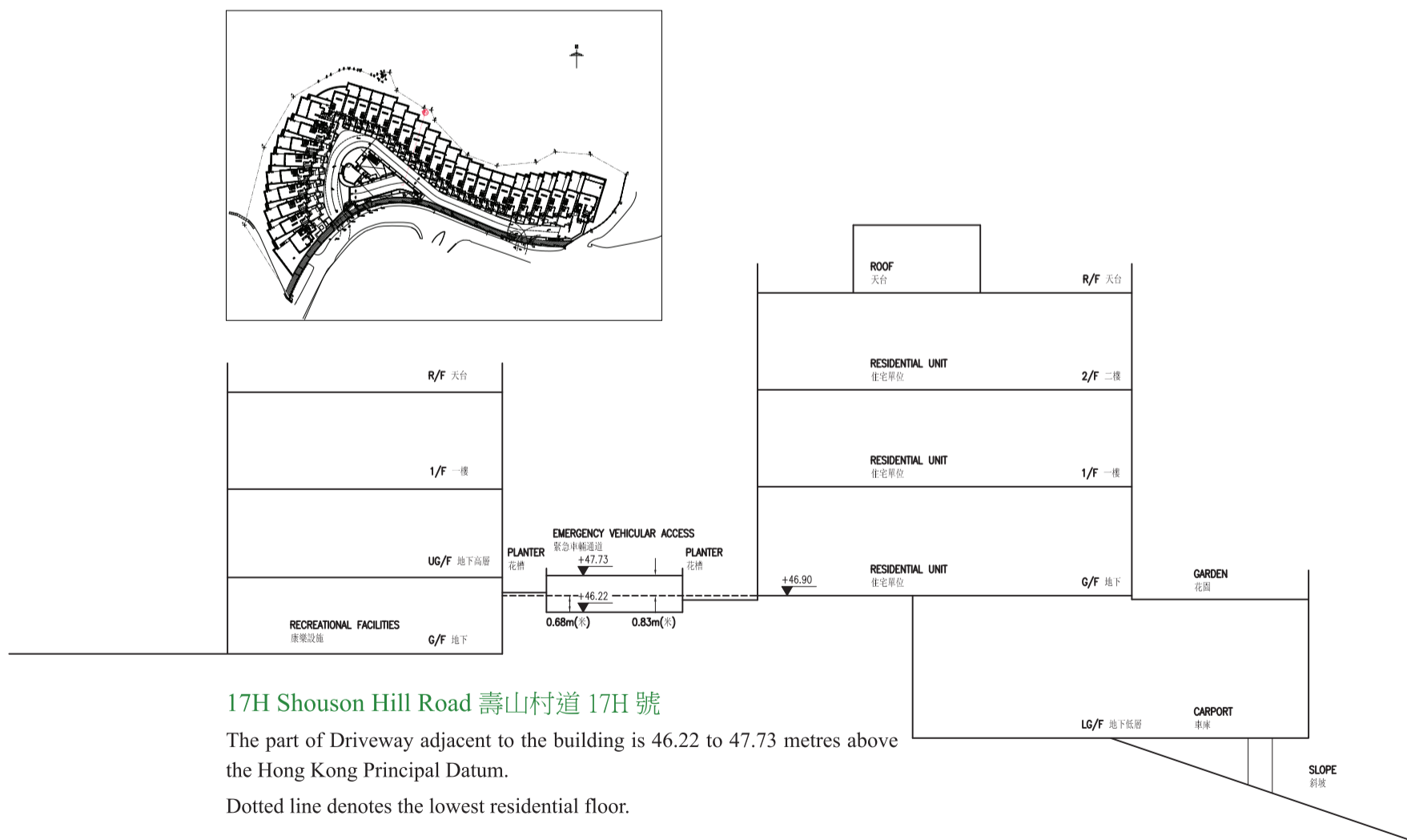
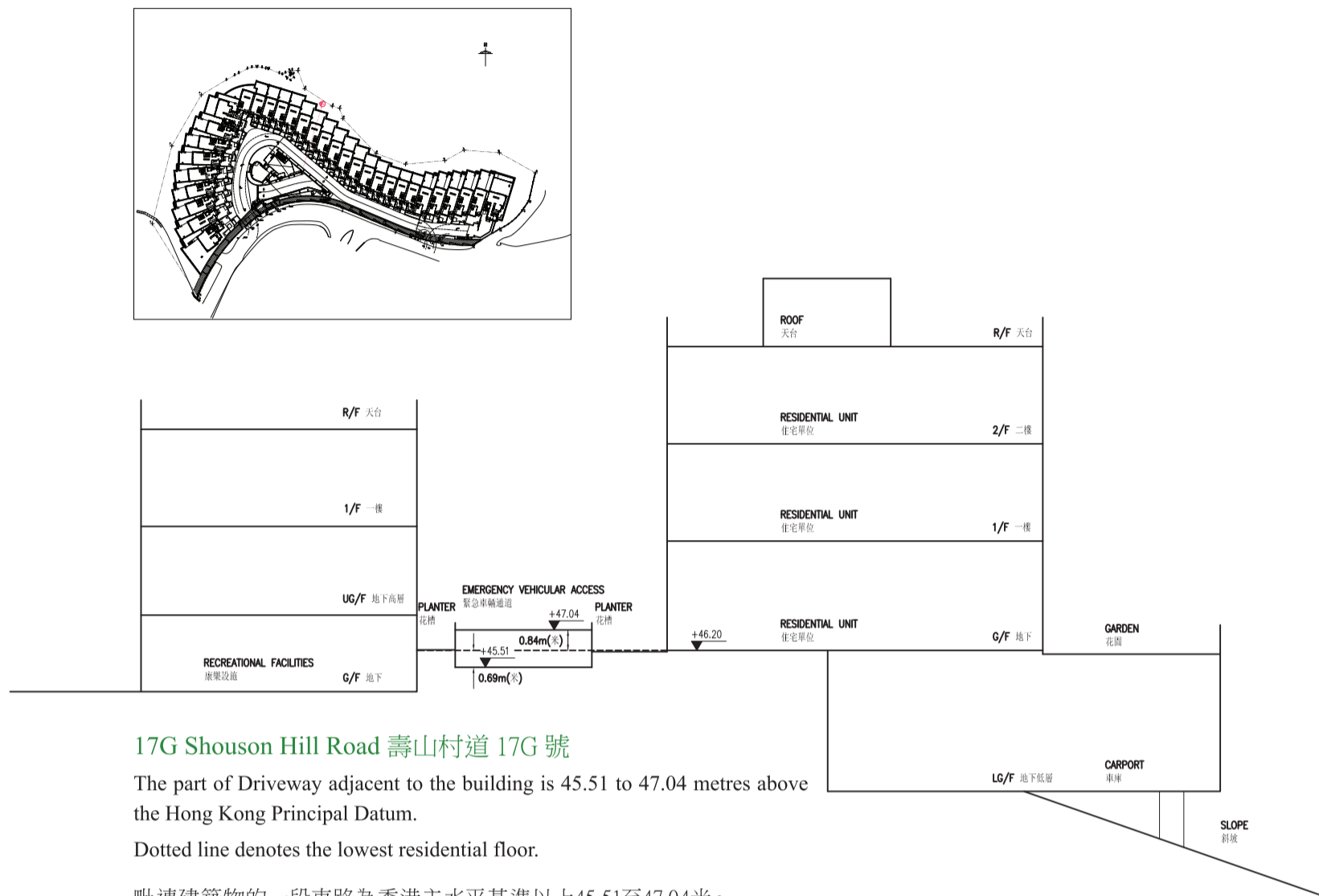
The part of Driveway adjacent to the building is 44.81 to 46.22 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段車路為香港主水平基準以上44.81至46.22米。
虛線為最低住宅樓層水平。

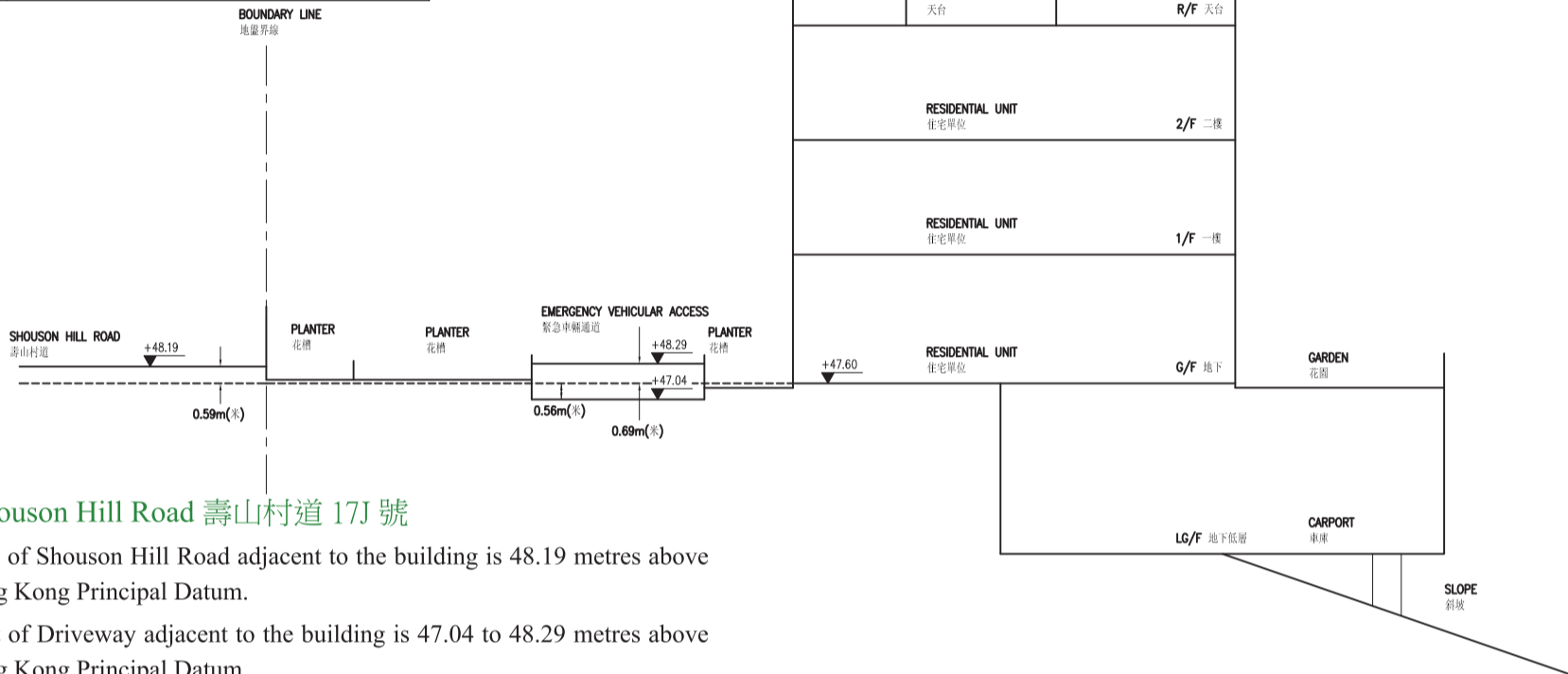
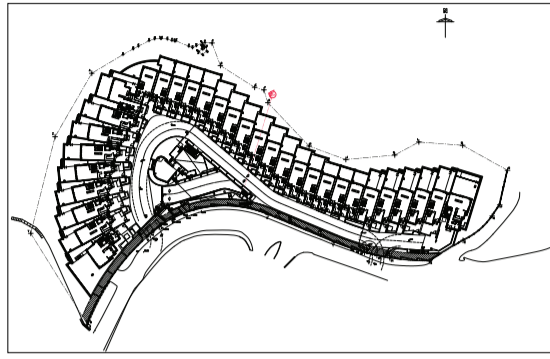
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



17J Shouson Hill Road 壽山村道 17J 號

The part of Shouson Hill Road adjacent to the building is 48.19 metres above the Hong Kong Principal Datum.

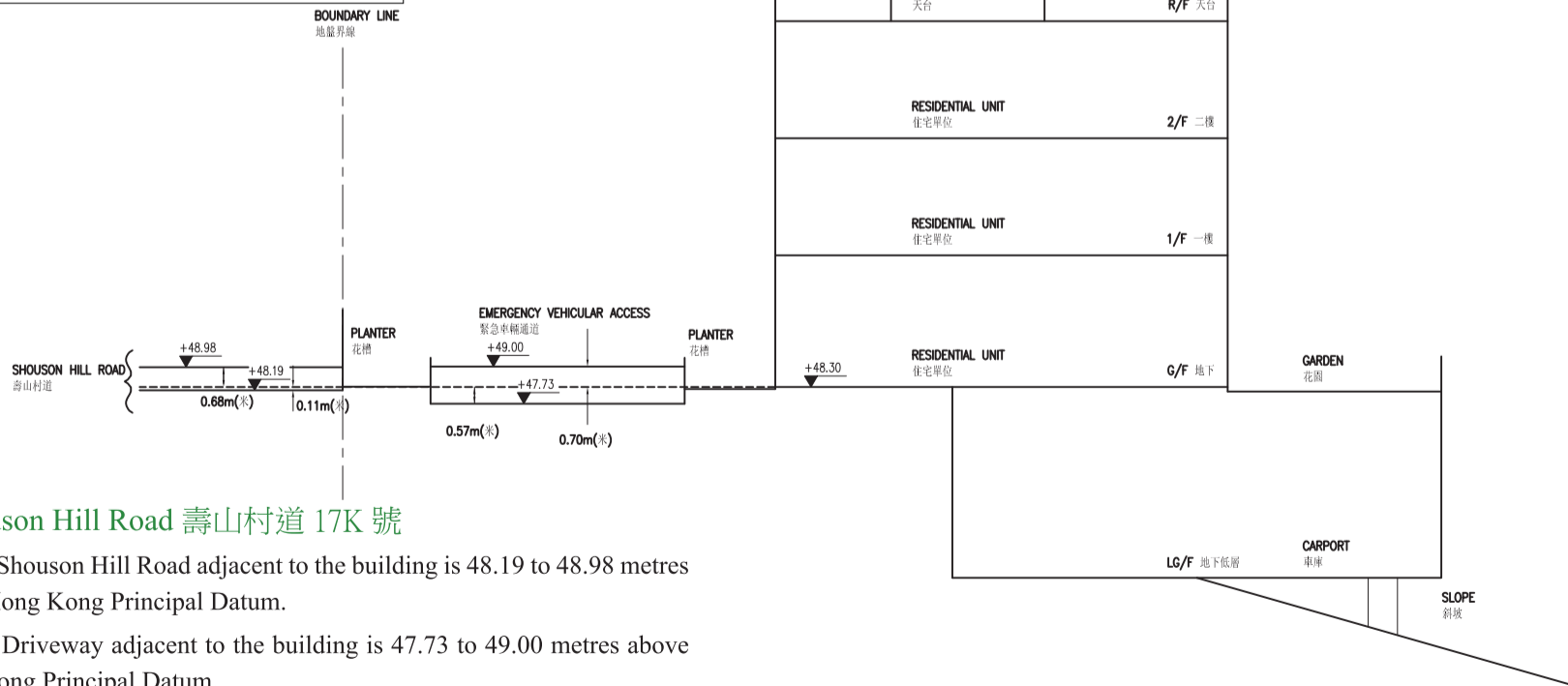
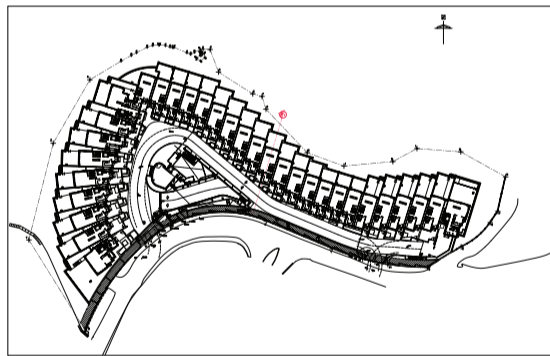
The part of Driveway adjacent to the building is 47.04 to 48.29 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上48.19米。

毗連建築物的一段車路為香港主水平基準以上47.04至48.29米。

虛線為最低住宅樓層水平。



17K Shouson Hill Road 壽山村道 17K 號

The part of Shouson Hill Road adjacent to the building is 48.19 to 48.98 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 47.73 to 49.00 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

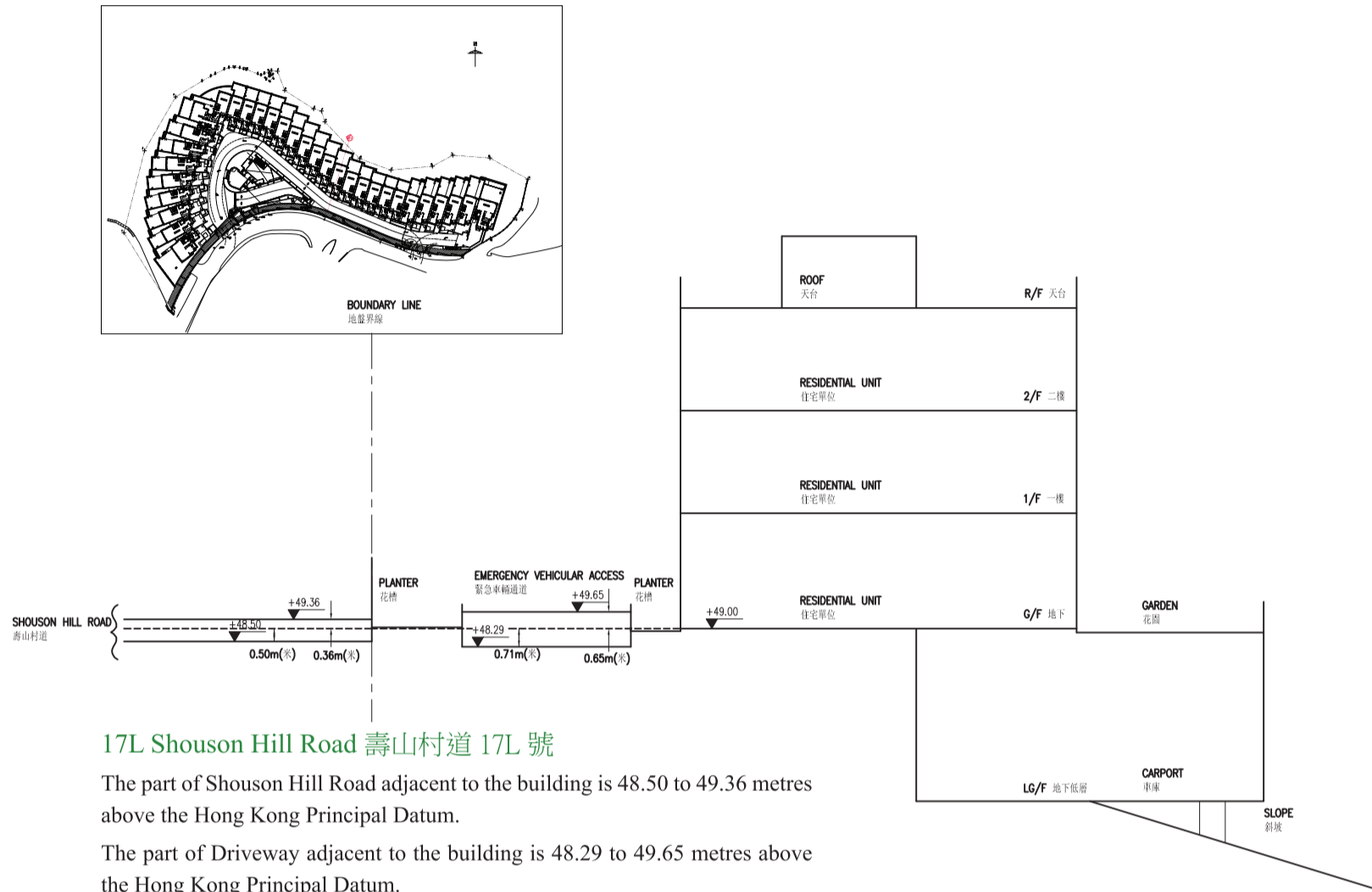
毗連建築物的一段壽山村道為香港主水平基準以上48.19至48.98米。

毗連建築物的一段車路為香港主水平基準以上47.73至49.00米。

虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



17L Shouson Hill Road 壽山村道 17L 號

The part of Shouson Hill Road adjacent to the building is 48.50 to 49.36 metres above the Hong Kong Principal Datum.

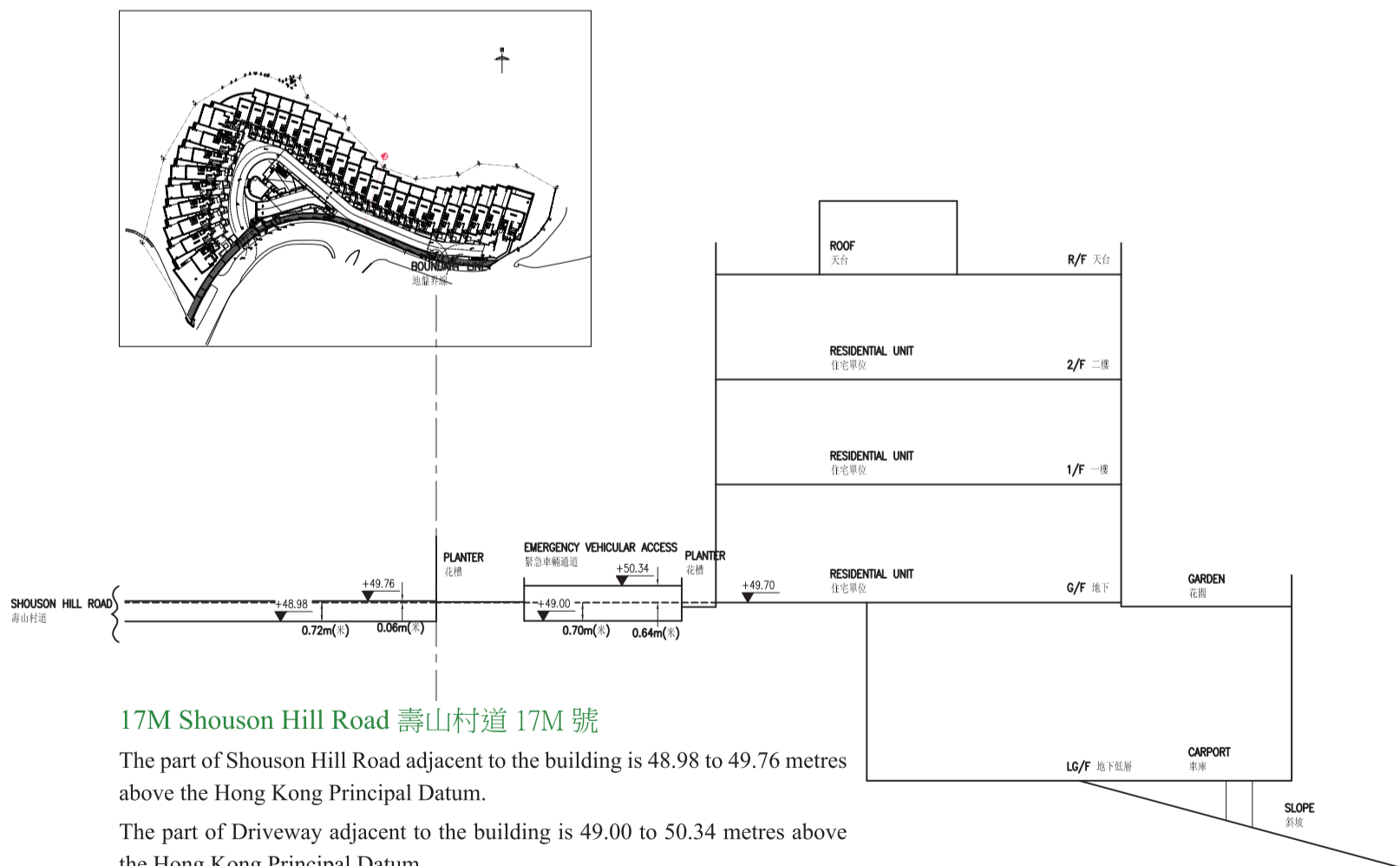
The part of Driveway adjacent to the building is 48.29 to 49.65 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上48.50至49.36米。

毗連建築物的一段車路為香港主水平基準以上48.29至49.65米。

虛線為最低住宅樓層水平。



17M Shouson Hill Road 壽山村道 17M 號

The part of Shouson Hill Road adjacent to the building is 48.98 to 49.76 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 49.00 to 50.34 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

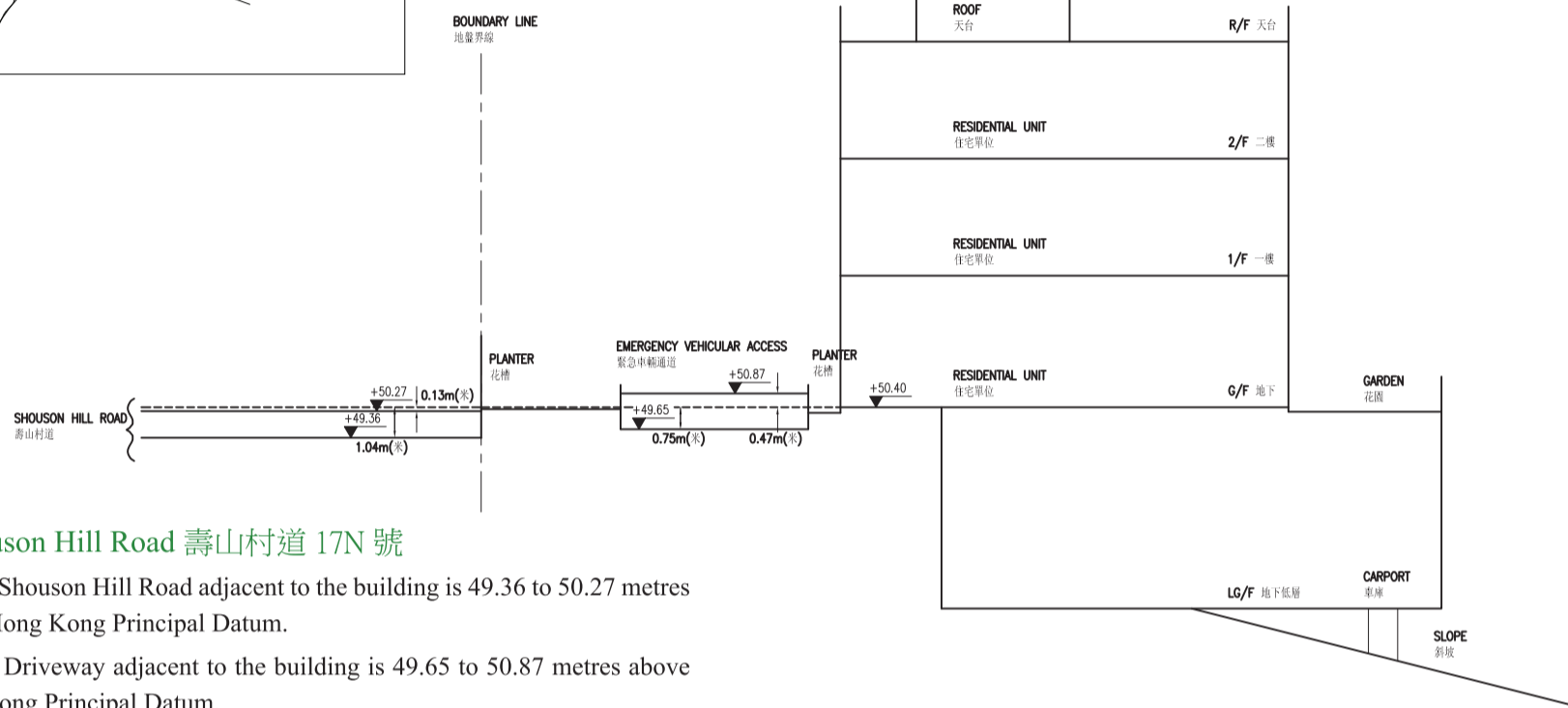
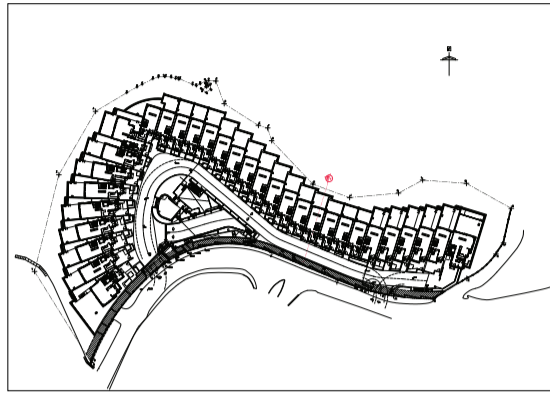
毗連建築物的一段壽山村道為香港主水平基準以上48.98至49.76米。

毗連建築物的一段車路為香港主水平基準以上49.00至50.34米。

虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



17N Shouson Hill Road 壽山村道 17N 號

The part of Shouson Hill Road adjacent to the building is 49.36 to 50.27 metres above the Hong Kong Principal Datum.

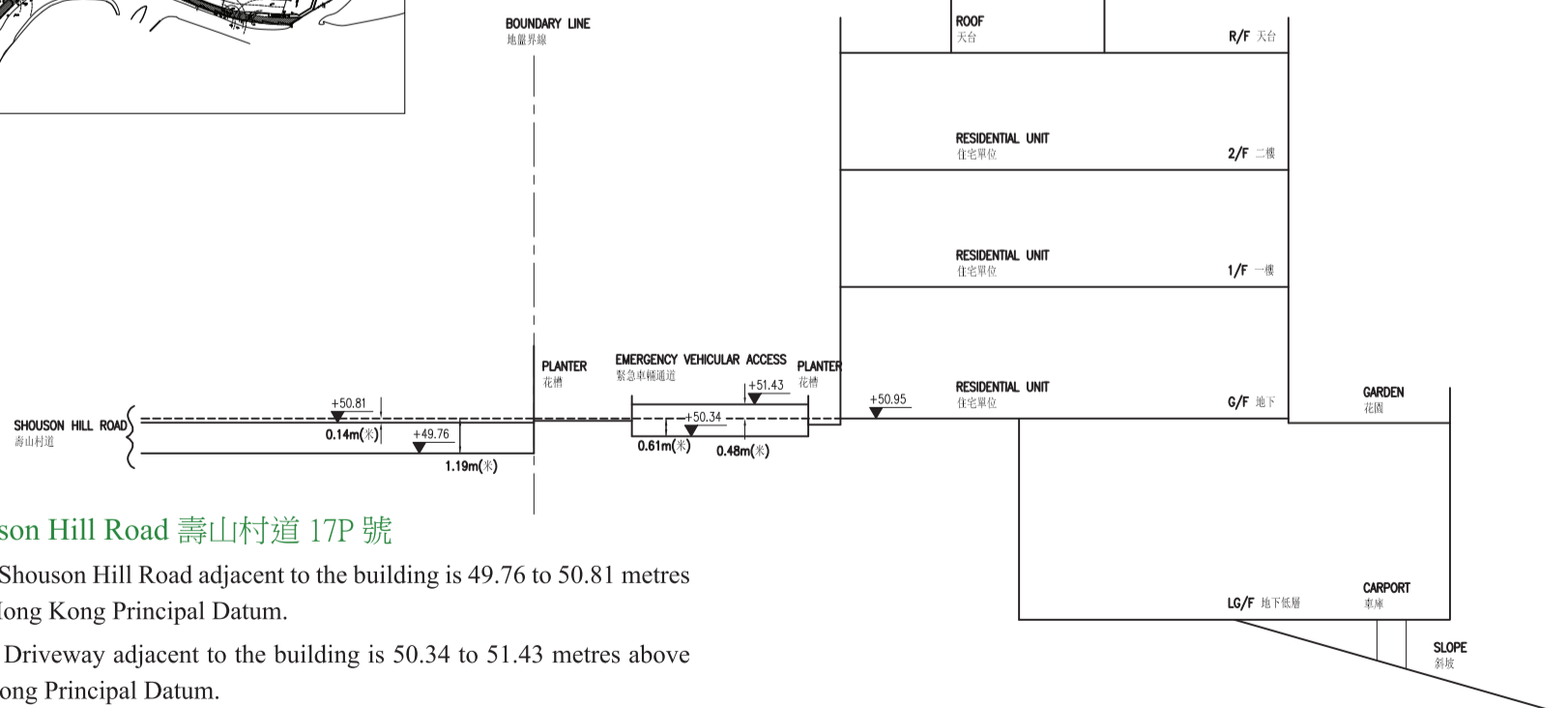
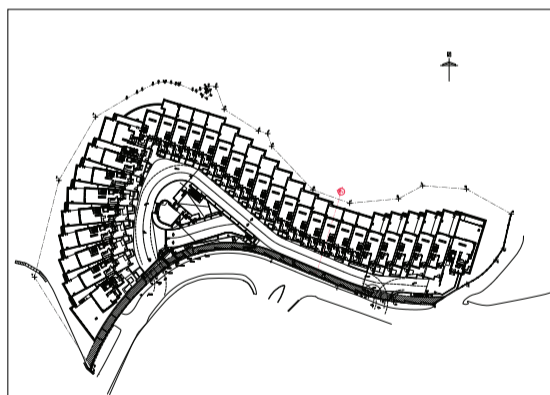
The part of Driveway adjacent to the building is 49.65 to 50.87 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上49.36至50.27米。

毗連建築物的一段車路為香港主水平基準以上49.65至50.87米。

虛線為最低住宅樓層水平。



17P Shouson Hill Road 壽山村道 17P 號

The part of Shouson Hill Road adjacent to the building is 49.76 to 50.81 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 50.34 to 51.43 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

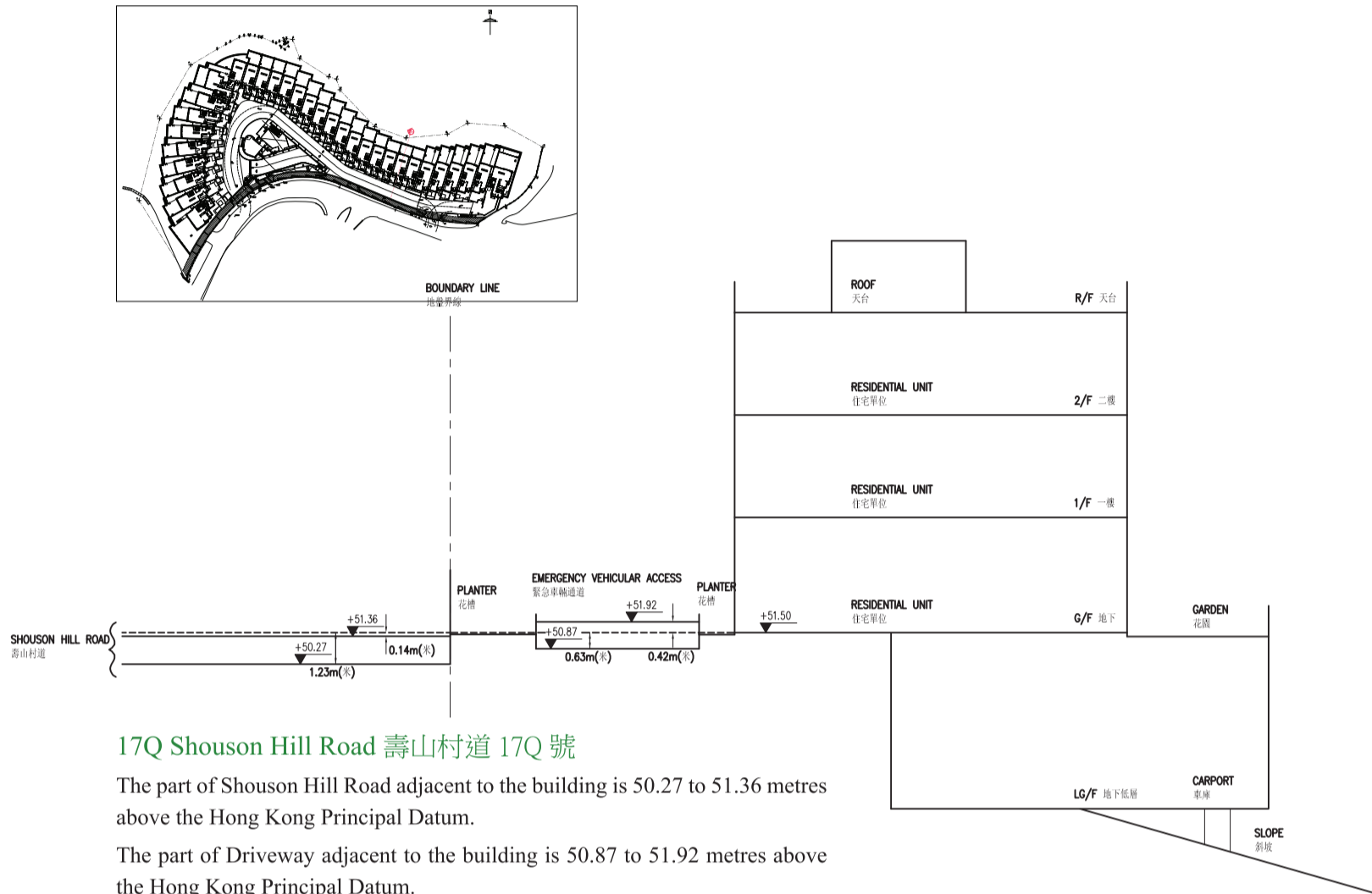
毗連建築物的一段壽山村道為香港主水平基準以上49.76至50.81米。

毗連建築物的一段車路為香港主水平基準以上50.34至51.43米。

虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



17Q Shouson Hill Road 壽山村道 17Q 號

The part of Shouson Hill Road adjacent to the building is 50.27 to 51.36 metres above the Hong Kong Principal Datum.

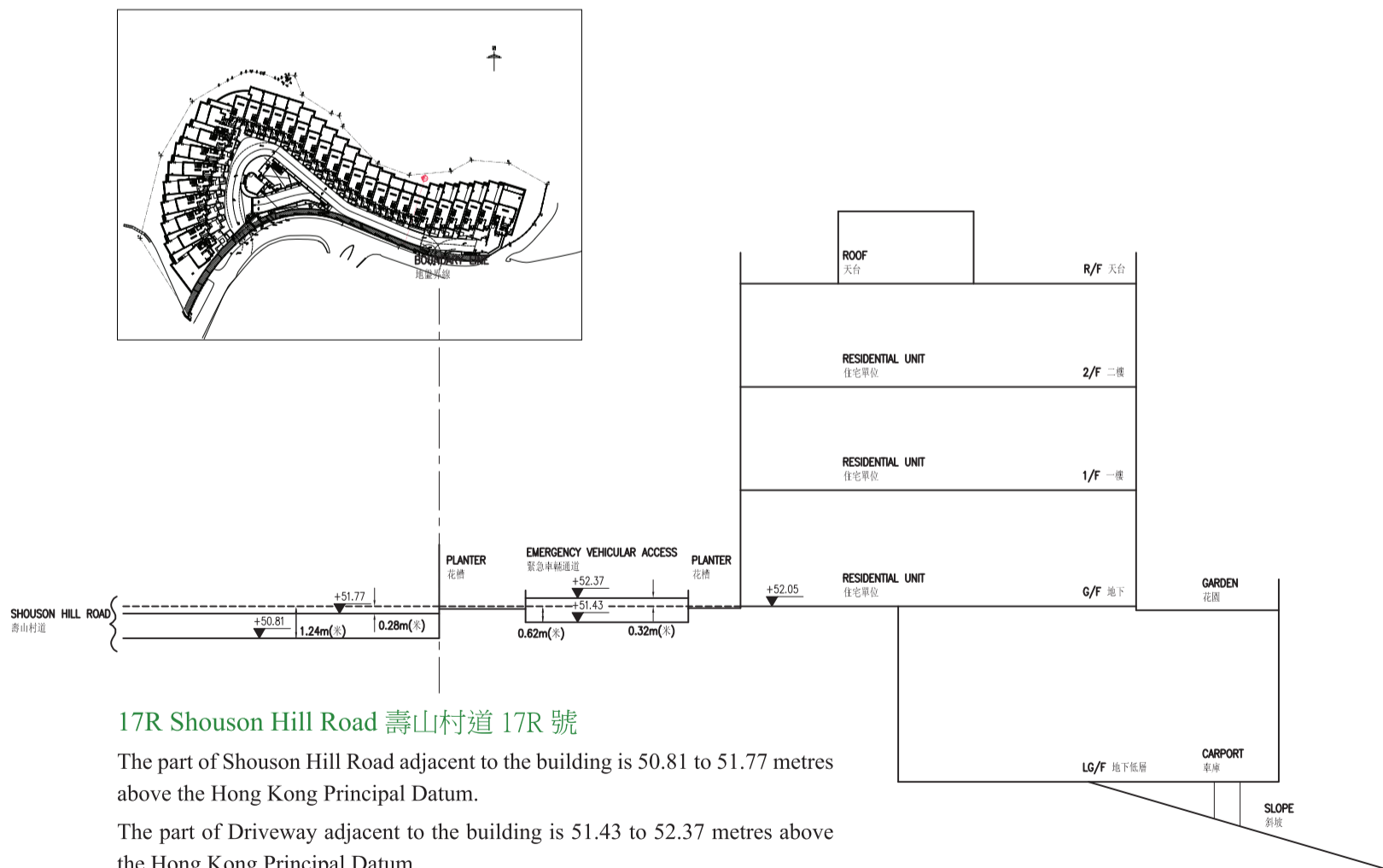
The part of Driveway adjacent to the building is 50.87 to 51.92 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上50.27至51.36米。

毗連建築物的一段車路為香港主水平基準以上50.87至51.92米。

虛線為最低住宅樓層水平。



17R Shouson Hill Road 壽山村道 17R 號

The part of Shouson Hill Road adjacent to the building is 50.81 to 51.77 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 51.43 to 52.37 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

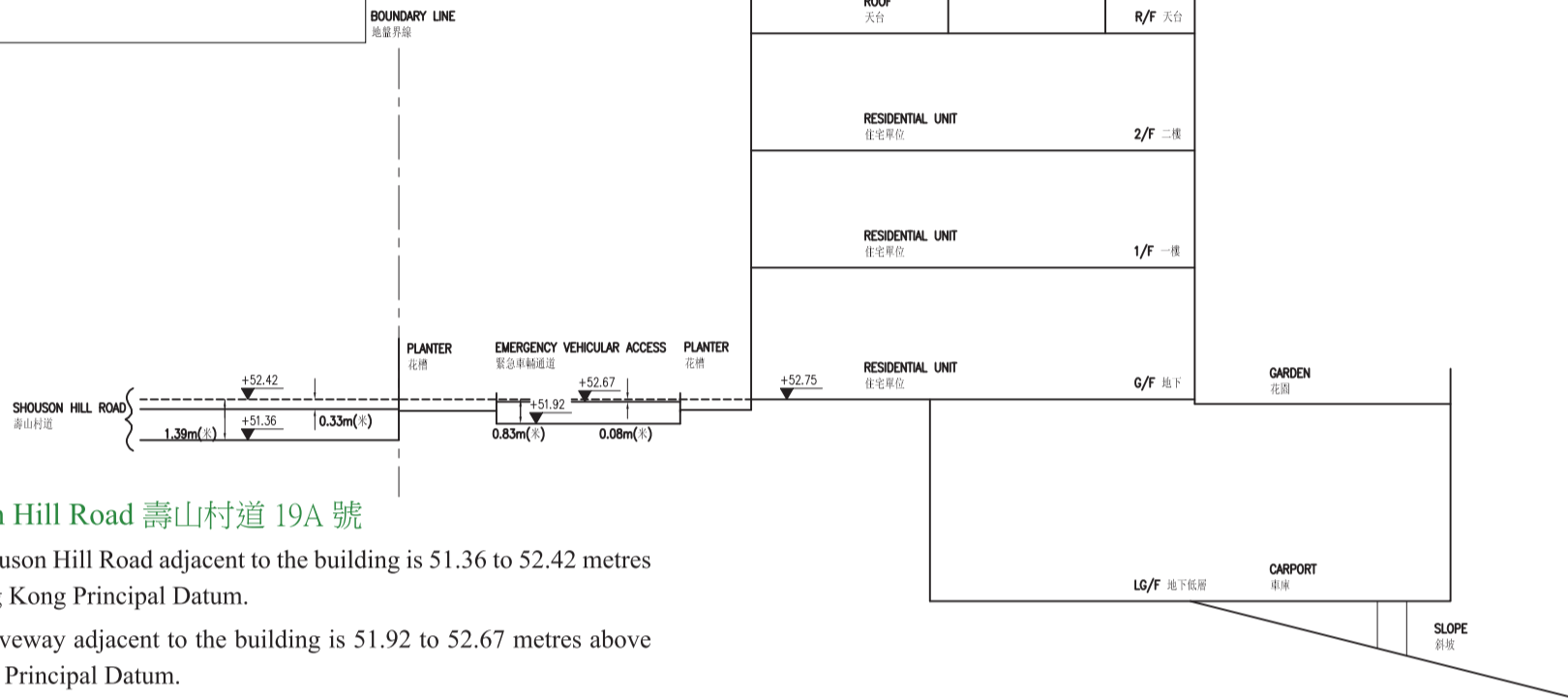
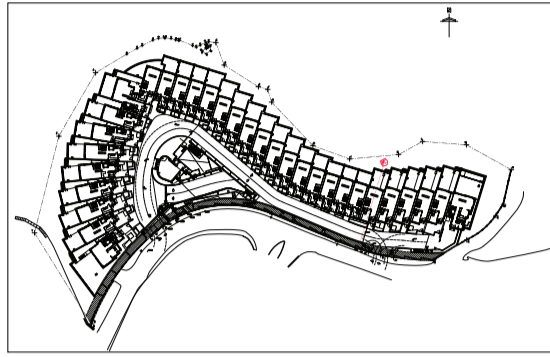
毗連建築物的一段壽山村道為香港主水平基準以上50.81至51.77米。

毗連建築物的一段車路為香港主水平基準以上51.43至52.37米。

虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



19A Shouson Hill Road 壽山村道 19A 號

The part of Shouson Hill Road adjacent to the building is 51.36 to 52.42 metres above the Hong Kong Principal Datum.

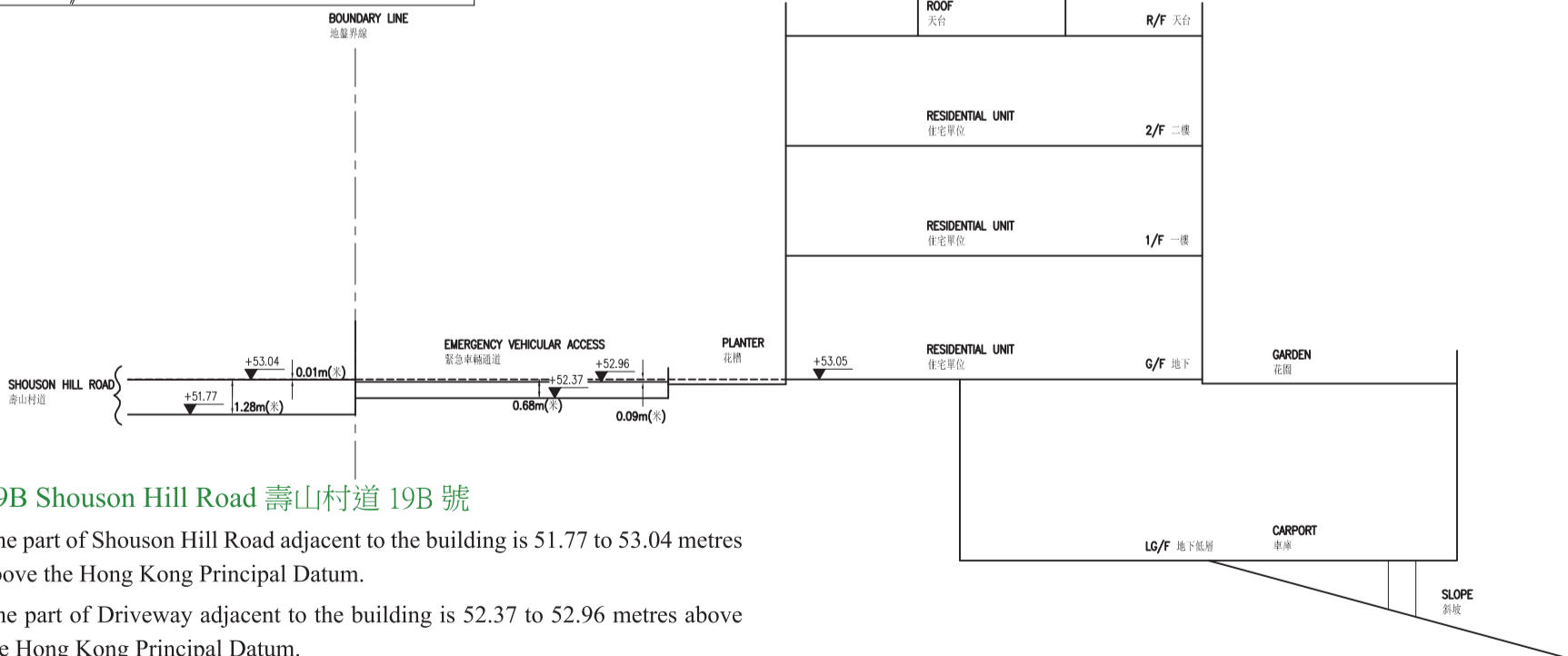
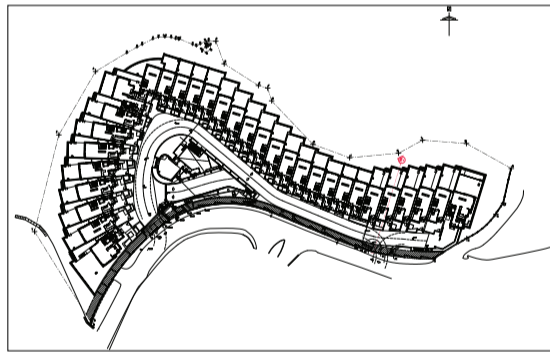
The part of Driveway adjacent to the building is 51.92 to 52.67 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上51.36至52.42米。

毗連建築物的一段車路為香港主水平基準以上51.92至52.67米。

虛線為最低住宅樓層水平。



19B Shouson Hill Road 壽山村道 19B 號

The part of Shouson Hill Road adjacent to the building is 51.77 to 53.04 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 52.37 to 52.96 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

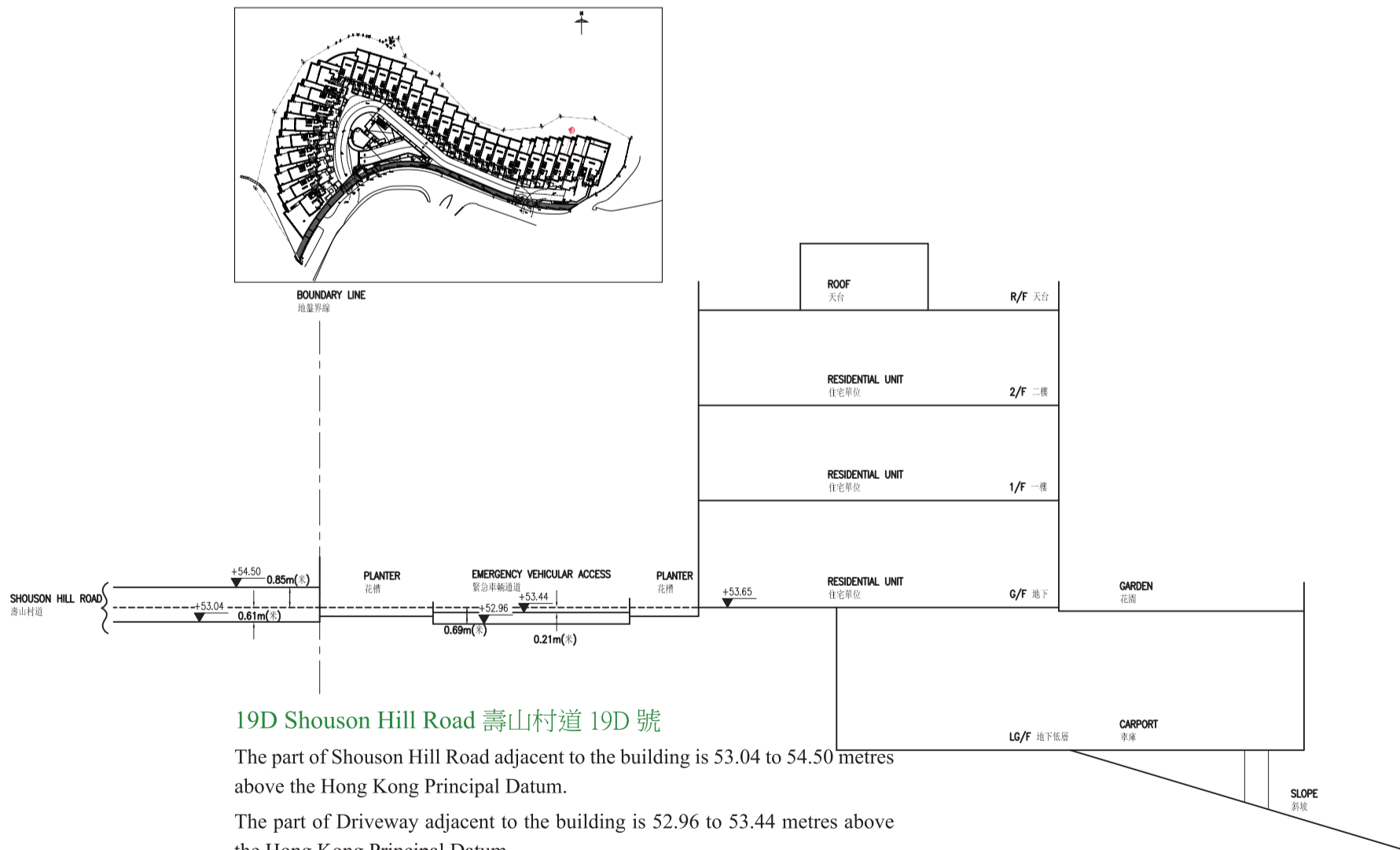
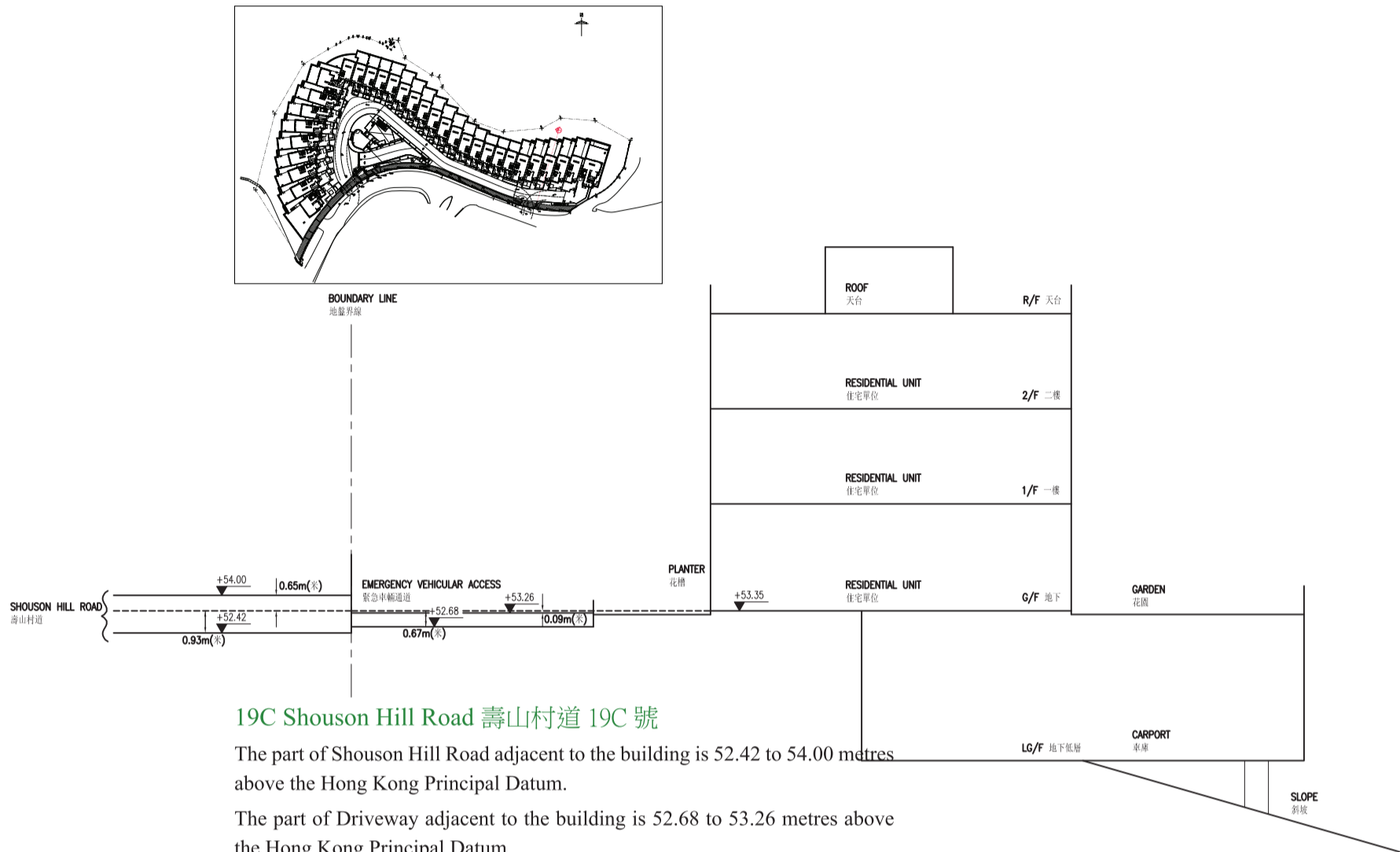
毗連建築物的一段壽山村道為香港主水平基準以上51.77至53.04米。

毗連建築物的一段車路為香港主水平基準以上52.37至52.96米。

虛線為最低住宅樓層水平。

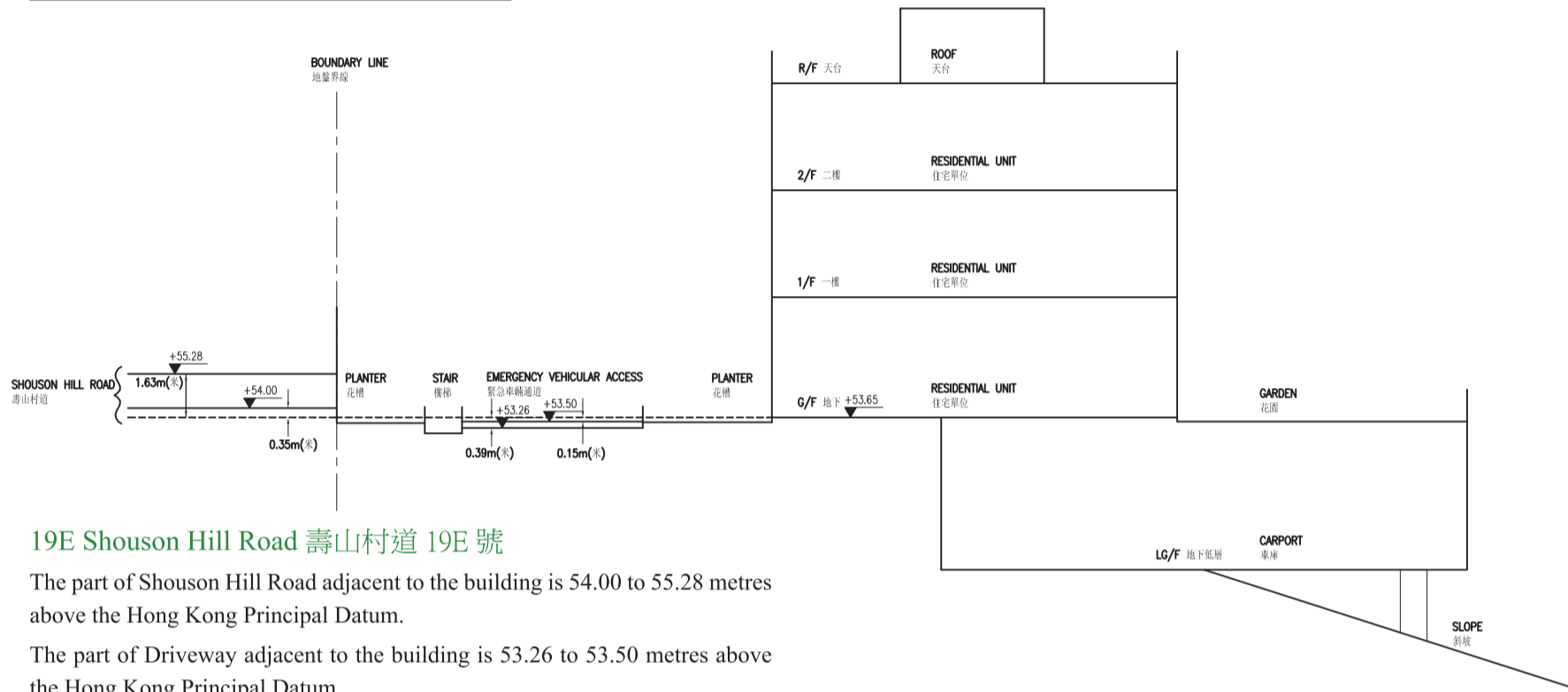
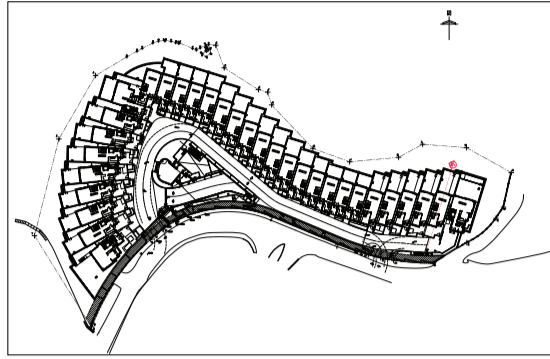
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



19E Shouson Hill Road 壽山村道 19E 號

The part of Shouson Hill Road adjacent to the building is 54.00 to 55.28 metres above the Hong Kong Principal Datum.

The part of Driveway adjacent to the building is 53.26 to 53.50 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

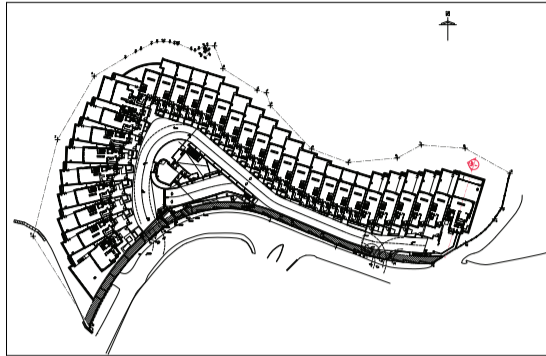
毗連建築物的一段壽山村道為香港主水平基準以上54.00至55.28米。

毗連建築物的一段車路為香港主水平基準以上53.26至53.50米。

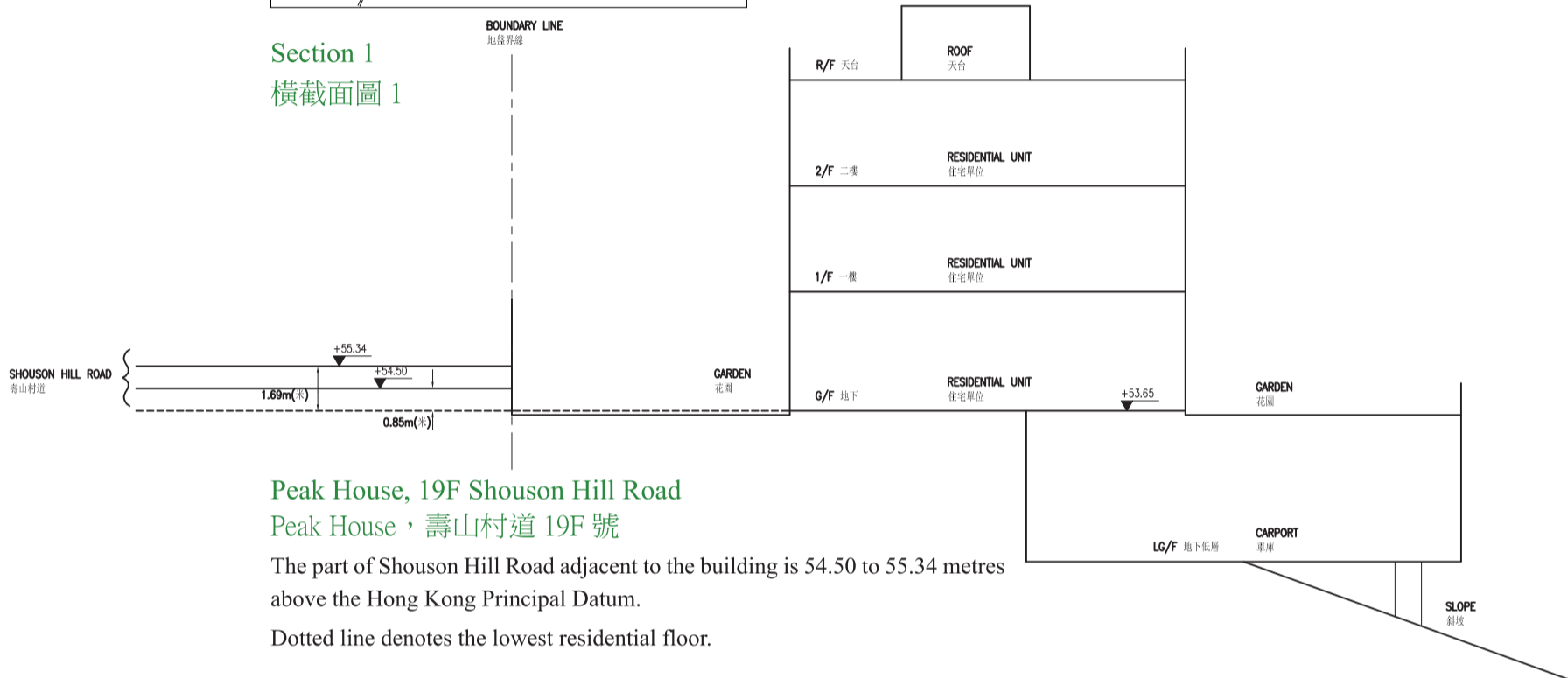
虛線為最低住宅樓層水平。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



Section 1
橫截面圖 1

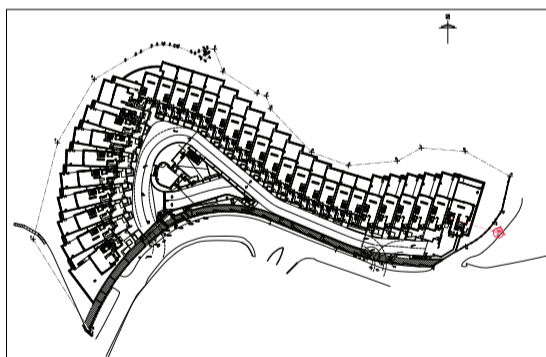


Peak House, 19F Shouson Hill Road Peak House, 壽山村道 19F 號

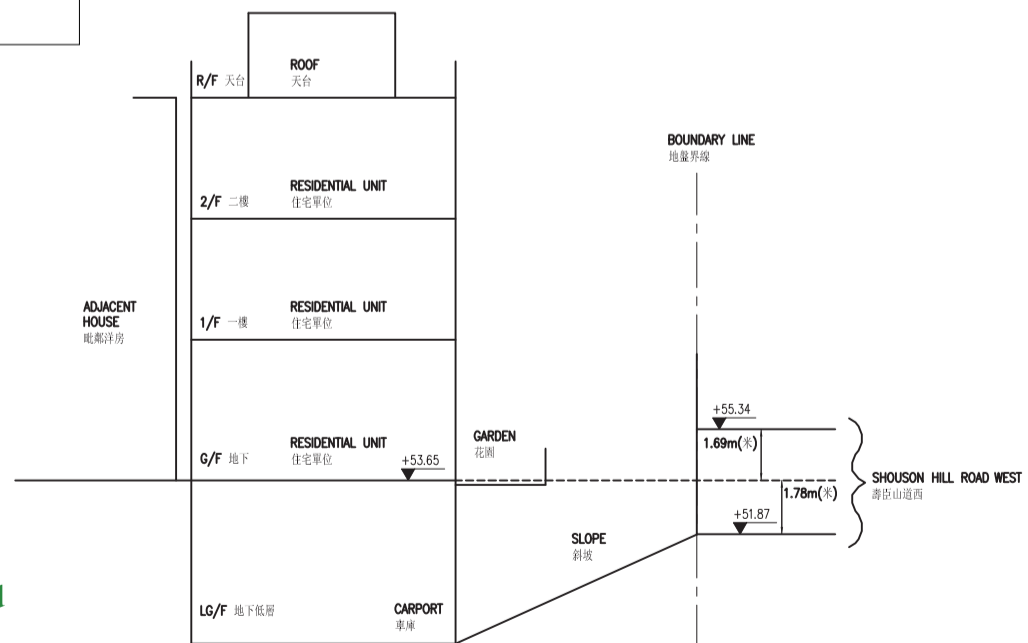
The part of Shouson Hill Road adjacent to the building is 54.50 to 55.34 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽山村道為香港主水平基準以上54.50至55.34米。
虛線為最低住宅樓層水平。



Section 2
橫截面圖 2



Peak House, 19F Shouson Hill Road Peak House, 壽山村道 19F 號

The part of Shouson Hill Road West adjacent to the building is 51.87 to 55.34 metres above the Hong Kong Principal Datum.

Dotted line denotes the lowest residential floor.

毗連建築物的一段壽臣山道西為香港主水平基準以上51.87至55.34米。
虛線為最低住宅樓層水平。

ELEVATION PLAN

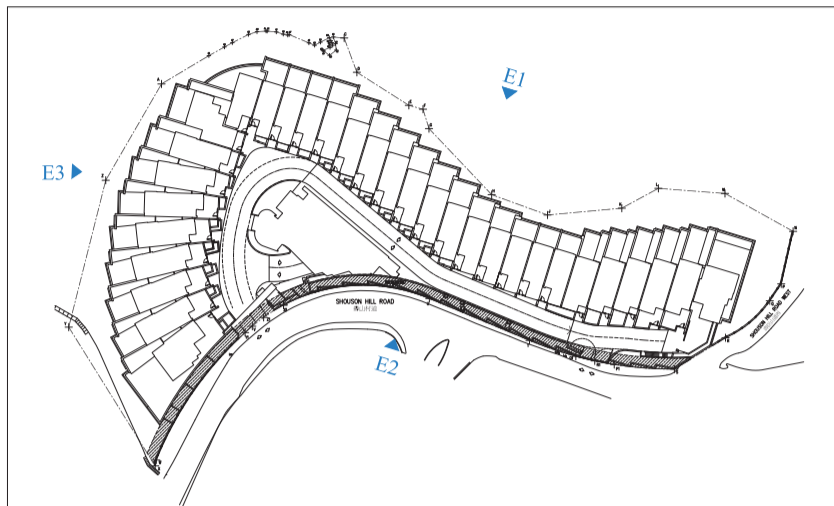
立面圖

Authorized person for the development certified that the elevations shown on this plan:-

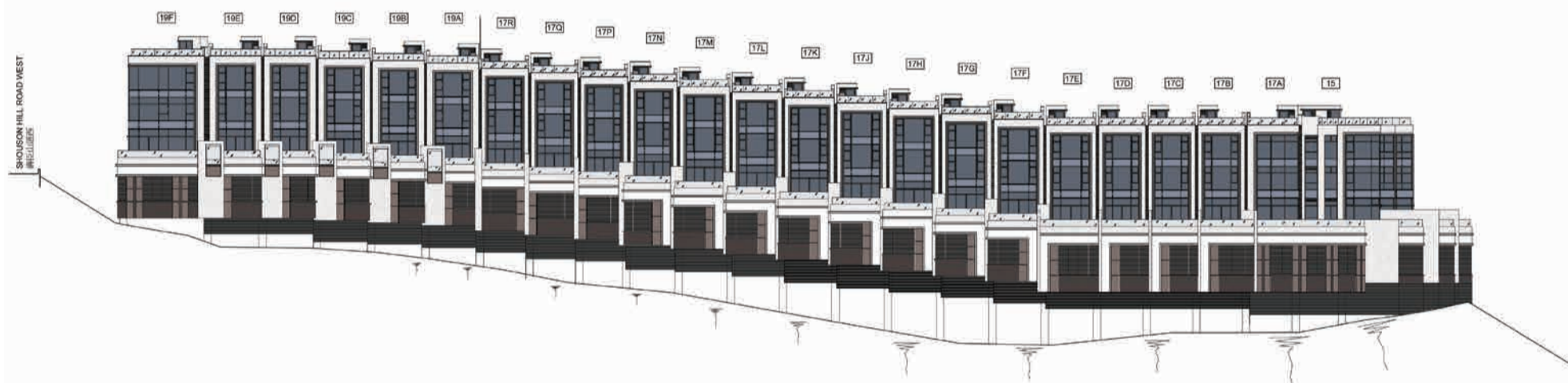
- (a) are prepared on the basis of the approved building plans for the development as of 09/08/2011 and 26/10/2012; and
- (b) are in general accordance with the outward appearance of the development.

發展項目的認可人士證明本圖示的立面：

- (a) 以 09/08/2011 及 26/10/2012 的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (b) 大致上與發展項目的外觀一致。



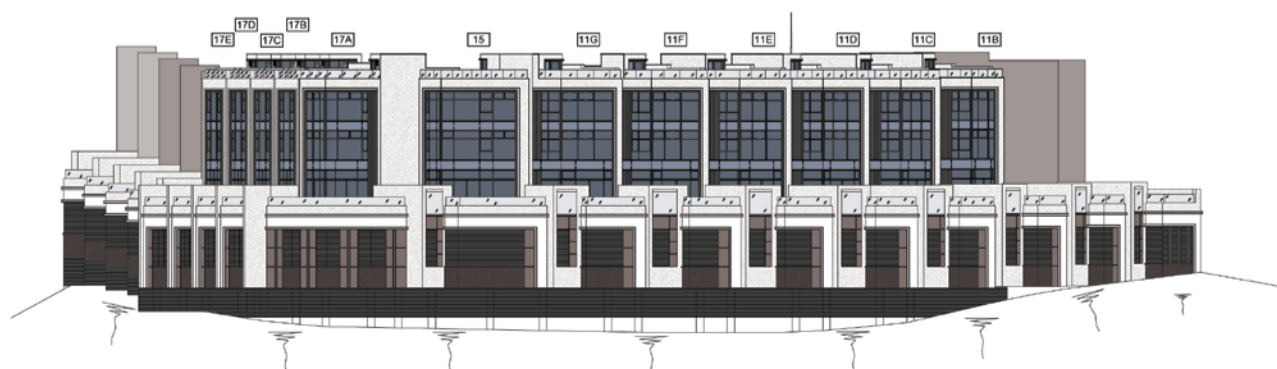
Elevation Plan Key Plan 立面圖示意圖



Elevation Plan 1
立面圖一



Elevation Plan 2
立面圖二



Elevation Plan 3
立面圖三

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse 住客會所	sq.ft. 平方呎	4,539*	2,993	7,532
	sq.m. 平方米	421.729*	278.015	699.744
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 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	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 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	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米			

Note: - *Accountable GFA and covered pipe duct space.

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

備註： - *可計算的總樓面面積及有蓋管導槽空間。

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契等

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk
 2. A copy of every deed of mutual covenant that has been executed (including a Deed of Mutual Covenant and Management Agreement dated 03/10/2012 and registered in the Land Registry by Memorial No. 12102202230178) in respect of the residential property is available for inspection at the place at which the residential property is offered to be sold.
 3. The inspection is free of charge.
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. 住宅物業的每一已簽立的公契（包括日期為2012年10月3日的大廈公契及管理協議（其於土地註冊處註冊的註冊摘要編號為12102202230178））的文本存放在住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。