

Area of residential properties in the development 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 1號洋房	433.004 (4661) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	20.398 (220)	-	-	25.348 (273)	415.987 (4478)	85.207 (917)	75.543 (813)	8.249 (89)	-	-
House 2 2號洋房	389.934 (4197) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	21.645 (233)	-	-	10.022 (108)	258.867 (2786)	67.350 (725)	78.555 (846)	5.049 (54)	-	-
House 3 3號洋房	446.410 (4805) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	11.769 (127)	-	-	23.387 (252)	267.901 (2884)	280.054 (3015)	75.927 (817)	8.249 (89)	-	-
House 5 5號洋房	404.958 (4359) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	23.940 (258)	-	-	10.022 (108)	169.167 (1821)	56.271 (606)	78.278 (843)	5.049 (54)	-	-
House 6 6號洋房	393.999 (4241) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	18.748 (202)	-	-	9.199 (99)	236.132 (2542)	63.715 (686)	77.073 (830)	8.249 (89)	-	-
House 7 7號洋房	401.971 (4327) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	16.100 (173)	-	-	9.199 (99)	215.240 (2317)	57.629 (620)	77.073 (830)	8.249 (89)	-	-
House 8 8號洋房	444.470 (4784) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	16.196 (174)	-	-	23.387 (252)	268.357 (2889)	45.876 (494)	75.927 (817)	8.253 (89)	-	-
House 9 9號洋房	339.737 (3657) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	6.438 (69)	-	-	0.984(11)	182.256 (1962)	64.930 (699)	66.790 (719)	8.400 (90)	-	-
House 10 10號洋房	347.842 (3744) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	6.438 (69)	-	-	0.984(11)	172.694 (1859)	55.320 (595)	66.790 (719)	8.400 (90)	-	-

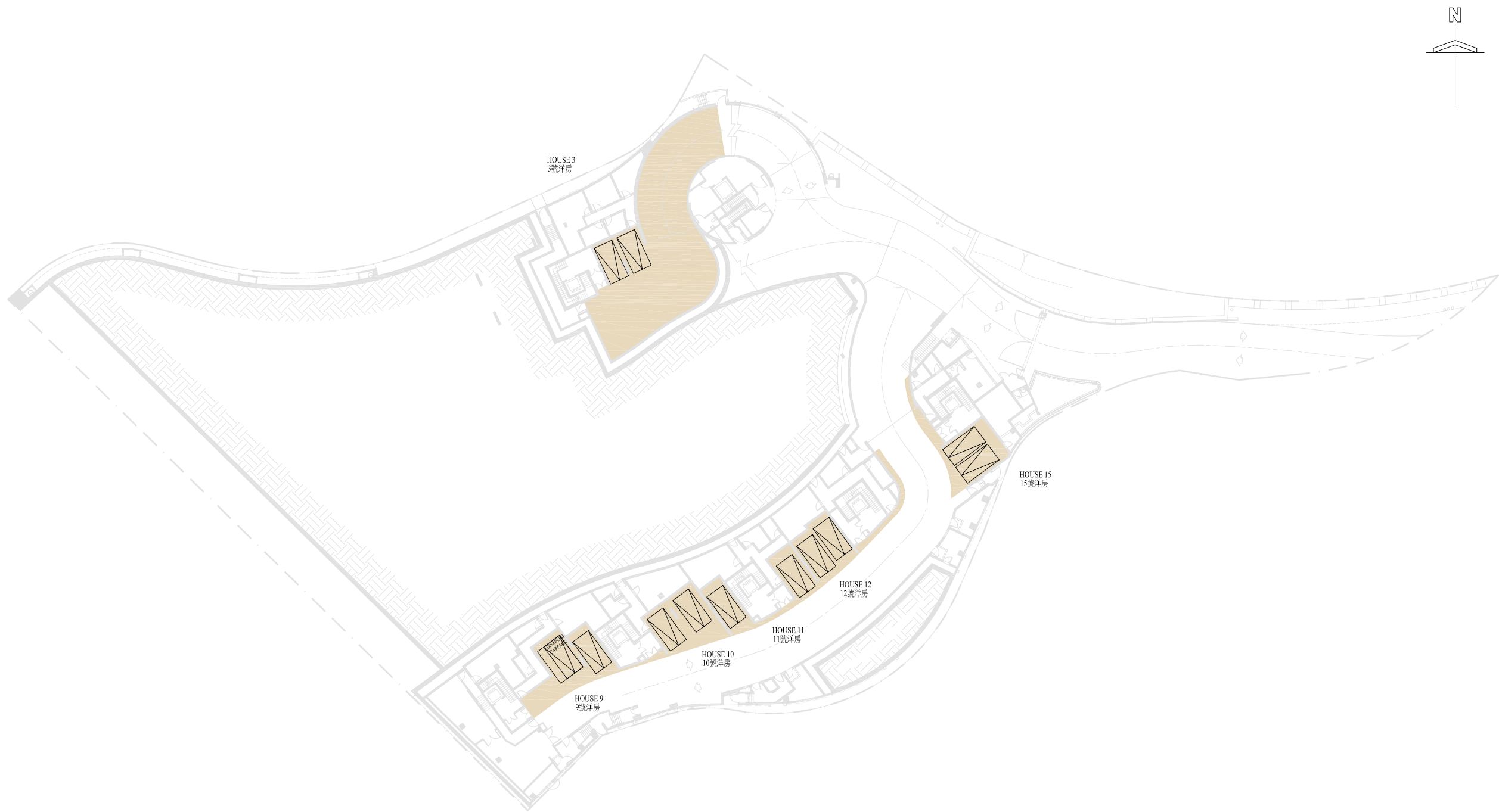
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House Number 屋號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 11 11號洋房	349.255 (3759) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	6.438 (69)	-	-	0.984(11)	207.884 (2238)	47.209 (508)	66.790 (719)	8.400 (90)	-	-
House 12 12號洋房	350.309 (3771) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	6.438 (69)	-	-	0.984(11)	205.401 (2211)	48.246 (519)	66.790 (719)	8.400 (90)	-	-
House 15 15號洋房	346.644 (3731) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	6.438 (69)	-	-	0.984(11)	167.451 (1802)	52.386 (564)	66.790 (719)	8.400 (90)	-	-

1. The saleable area, 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; and the areas of the other 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.

2. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
1. 實用面積、露台、工作平台及陽台(如有)之樓面面積。是按照《一手住宅物業銷售條例》第8條計算得出。其他項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出。

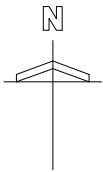
2. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。



LG 2/F FLOOR PLAN (CARPARK LEVEL 1)
地下低層二樓平面圖 (第一層停車場)

 CARPORT 車庫

SCALE
比例尺  0M(米) 20M(米) 40M(米)



LG 1/F FLOOR PLAN (CARPARK LEVEL 2)
地下低層一樓平面圖 (第二層停車場)

- CARPORT 車庫
- PARKING SPACE FOR MOTORCYCLE 電單車停車位

SCALE 0M(米) 20M(米) 40M(米)

Floor plans of parking spaces in the development 發展項目中的停車位的樓面平面圖

Numbers and Areas of Parking Spaces
停車位數目及停車位面積

House number 屋號	Location 位置	No. 數目	Dimensions of each parking space (L x W) (m) 每個停車位之尺寸 (長 x 闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)
House 3 3號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5	12.5
House 9 9號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5 / 5 x 3.5	12.5 / 17.5
House 10 10號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5	12.5
House 11 11號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5	12.5
House 12 12號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5	12.5
House 15 15號洋房	LG 2/F (Carpark Level 1) 地下低層二樓 (第一層停車場)	2	5 x 2.5	12.5
House 1 1號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5
House 2 2號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5
House 5 5號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5
House 6 6號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5
House 7 7號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5
House 8 8號洋房	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	2	5 x 2.5	12.5

Type of parking space 停車位類別	Location 位置	No. 數目	Dimensions of parking space (L x W) (m) 停車位之尺寸 (長 x 闊) (米)	Area of parking space (sq.m.) 停車位之面積 (平方米)
Parking Space For Motorcycle 電單車停車位	LG 1/F (Carpark Level 2) 地下低層一樓 (第二層停車場)	3	2.4 x 1.0	2.4

Summary of the preliminary agreement for sale and purchase 臨時買賣合約的摘要

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| <p>1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (“preliminary agreement”);</p> <p>2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;</p> <p>3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —</p> <ul style="list-style-type: none">(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and(iii) the owner does not have any further claim against the purchaser for the failure. | <p>1. 在簽署臨時買賣合約(“臨時合約”)時須支付款額為5%的臨時訂金；</p> <p>2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；</p> <p>3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—</p> <ul style="list-style-type: none">(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |
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Summary of deed of mutual covenant 公契的摘要

5. Number of management shares allocated to each residential property in the development:-

House	Management Shares
House 1	8,799
House 2	7,901
House 3	9,074
House 5	8,179
House 6	7,974
House 7	8,127
House 8	8,993
House 9	6,872
House 10	7,029
House 11	7,064
House 12	7,087
House 15	7,003

Note: House 4, House 13 and House 14 are omitted

6. Each Owner of the Houses shall pay for every Management Share allocated to his House a fraction of the total amount assessed under the annual adopted budget for the Common Areas and Facilities in which the numerator shall be one and the denominator is equal to the total number of Management Shares in the Development.
- E. The basis on which the management fee deposit is fixed
7. Each Owner being the first assignee of his House shall upon the assignment of such part from the Vendor deposit with the Manager as security for due payment of all amounts which may be or become payable by him under the DMC a sum equal to three (3) months' monthly management contribution payable in respect of each Undivided Shares allocated to the House of which he is the Owner which deposit shall be non-interest bearing and non-refundable but transferable.
- F. The area (if any) in the Development retained by the owner for that owner's own use
8. Not applicable.

Note:

1. For full details, please refer to the DMC. A copy of the full script of the DMC is available upon request at the sales office for inspection by prospective purchasers free of charge.

Summary of deed of mutual covenant 公契的摘要

(ii)分配予發展項目中的每個住宅物業的管理份數的數目:-

屋號	管理份數
1號洋房	8,799
2號洋房	7,901
3號洋房	9,074
5號洋房	8,179
6號洋房	7,974
7號洋房	8,127
8號洋房	8,993
9號洋房	6,872
10號洋房	7,029
11號洋房	7,064
12號洋房	7,087
15號洋房	7,003

備註: 不設4號洋房, 13號洋房及14號洋房

(iii)每名洋房業主必須就其洋房所分攤的每一管理份數，支付根據公用地方及設施年度預算評定的總金額的一個分數數額，其分子是一，分母則相等於本發展項目管理份數的總數。

5. 計算管理費按金的基準

(i)作為其洋房的首名承讓人，每名業主於賣方轉讓該部份後，必須向管理人支付相等於其作為業主在該洋房所分攤的每一不分割份數應繳的三(3)個月管理費按金，作為該名業主根據大廈公契的規定到期應繳所有款項的保證金。該按金不計算利息及不予退還，但可予以轉讓。

6. 擁有人在發展項目中保留作自用的範圍(如有的話)

(i)不適用。

附註：

1. 請參閱大廈公契以瞭解全部詳情。準買家可於售樓處提出要求免費查閱完整的大廈公契。

Information on public facilities and public open spaces 公共設施及公眾休憩用地的資料

1. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;	Yes, please refer to Special Condition (3) of the Land Grant mentioned under the Summary of land grant on page AQ001. The general public has the right to use the facilities in accordance with the land grant.
2. 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
3. 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
4. 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

1. 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；	有，請參考於AQ003頁中批地文件的摘要所載的特別條款(3)。公眾有權按照批地文件使用該等設施。
2. 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
3. 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
4. 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。

Inspection of plans and deed of mutual covenant 閱覽圖則及公契

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.

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

2. 關於住宅物業已簽立的公契的文本已存放在住宅物業的售樓處，以供閱覽。

3. 無須為閱覽付費。

