



SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(a) 發展項目的公用部分：

「停車場公用地方」指所有供停車位（不包括構成獨立屋一部分的住宅停車位）業主共同使用及受益而並未以大廈公契及管理協議（「公契」）或其他方式提供或保留予賣方或任何個別業主的停車場地方或部分（已於公契全部附錄的總綱規劃地庫平面圖、總綱規劃低層1樓（L1）平面圖、停車場編號P91-P106置高位置上部分圖則、總綱規劃低層2樓（L2）平面圖、洋房單位（類別2）A單位低層1樓平面圖 — 1/2、洋房單位（類別2）A單位低層1樓平面圖 — 2/2、洋房單位（類別5）A單位低層1樓平面圖及洋房單位（類別1）地庫圖則 — 1/3、洋房單位（類別1）地庫圖則 — 2/3及洋房單位（類別1）地庫圖則 — 3/3塗上黃色表示（只要有關地方或部分在圖上能夠識別），並且由認可人士或代表核證其準確性），包括《建築物管理條例》（《建築物管理條例》）所界定及其附表1所指明的「公用部分」及包含停車場公用服務及設施的其他地方或空位，但不包括如根據批地文件特別條件第（24）條批准的停車場規劃圖則所示的指定為住宅停車位及電單車停車位的該等地方或部分，亦不包括屋苑公用地方、獨立屋公用地方及住宅公用地方。

「停車場公用服務及設施」指位於該地段及發展項目內或位於其下方、整體服務於停車場且並不屬於賣方或任何個別業主的設施，包括但不限於電子錶房、覆蓋層系統及屋頂物料、消防安全構件、水管系統、排水、清潔及灌溉系統、消防裝置及設備、電力線路系統及照明系統、升降機裝置、窗戶裝置、接地／避雷系統、機械通風及冷氣機系統、特低壓、數據及私人自動電話交換系統，以及保安及進出控制，但不包括屋苑公用服務及設施、獨立屋公用服務及設施及住宅公用服務及設施包含的任何事物。

「公用地方」指屋苑公用地方、獨立屋公用地方、住宅公用地方及停車場公用地方的統稱。

「公用設施」指屋苑公用服務及設施、獨立屋公用服務及設施、住宅公用服務及設施以及停車場公用服務及設施的統稱。

「公用地方及設施」指公用地方及公用設施的統稱。

「屋苑公用地方」指供單位業主共同使用及受益而並未以公契或以其他方式提供及／或保留予賣方或任何個別單位的業主的該地段及發展項目地方或部分（已於公契全部附錄的總綱規劃低層1樓（L1）平面圖、停車場編號P91-P106置高位置上部分圖則、總綱規劃低層2樓（L2）平面圖、總綱規劃低層3樓（L3）平面圖、總綱規劃高層1樓（L1）平面圖、洋房單位（類別2）B單位高層1樓平面圖—1/2、洋房單位（類別2）B單位高層1樓平面圖—2/2、洋房單位（類別2）A單位低層1樓平面圖—1/2、洋房單位（類別2）A單位低層1樓平面圖—2/2、洋房單位（類別2）B單位高層天台平面圖—1/2、洋房單位（類別5）B單位高層1樓平面圖、洋房單位（類別5）A單位低層1樓平面圖、洋房單位（類別5）A單位低層2樓平面圖、洋房單位（類別5）B單位高層天台平面圖、洋房單位（類別1）低層1樓A單位地下平面圖 — 1/3、洋房單位（類別1）B單位高層天台平面圖 — 1/3、洋房單位（類別1）低層1樓A單位地下平面圖 — 2/3、洋房單位（類別1）B單位高層天台平面圖 — 2/3、洋房單位（類別1）低層1樓A單位地下平面圖 — 3/3、獨立屋（類別4）停車場平面圖、獨立屋（類別4）1樓平面圖、獨立屋（類別4）高層天台平面圖、獨立屋（類別3）停車場平面圖及獨立屋（類別3）1樓平面圖塗上橙色表示（只要有關地方或部分在圖上能夠識別），並且由認可人士或代表核證其準確性），包括但不限於緊急車輛通道、康樂設施及停車場大廈之高層平台／天台及外牆、業主委員會辦公室、管理員宿舍及洗手間、管理員辦事處、風櫃房、灑水器水缸及泵房、灑水器及消防入水掣、路徑、訪客停車位（亦作為康樂設施及停車場大廈低層1樓之傷殘人士停車位）、康樂設施及停車場大廈低層1樓上落客貨車位及垃圾收集車位、康樂設施、《建築物管理條例》所界定及其附表1所指明的「公用部分」及包含屋苑公用服務及設施的其他地方或空位、非建築用地（如公契定義為批地文件特別條件第（4）（g）條及已於批地文件附圖塗上粉紅色斜黑線及已於公契附錄的斜坡結構／護土牆圖則塗上粉紅色斜黑線及靛青色斜黑線表示）（但不包括構成住宅單位一部分的該等地方）、斜坡（如公契定義為所有於該地段內或外的批地文件中要求業主維修的土地、斜坡、斜坡處理工程、護

土牆或其他承托物、保護物、排水或輔助或其他工程及其他結構及只供參考而已於公契附錄的斜坡結構／護土牆圖則塗上靛青色斜黑線及靛青色表示，並且由認可人士或代表核證其準確性）及該地段及發展項目範圍內並非專供任何業主或組別業主使用的所有其他地方，但不包括停車場公用地方、獨立屋公用地方及住宅公用地方。

「屋苑公用服務及設施」指位於該地段及發展項目內或位於其下方、整體服務於發展項目的設施，包括但不限於轉台、污水渠、沙井、集水坑泵槽、雨水渠、喉管及管道、水泵、水缸及衛生裝置、電線、電纜、電力裝置、照明、電線配件、裝置、及設備、消防及滅火系統、垃圾及物料回收、消防控制室、消防水泵房、電掣房、電訊網絡設施、沖廁水泵房、總水錶房、錶房、電訊及廣播設備室、電子低壓房、緊急發電機機房、變壓器房、消防及水管裝置及排水管道槽、水管裝置及排水管室、煤氣管槽、通風機房、燃料缸房、覆蓋層系統及屋頂物料、消防安全構件、斜坡及地面排水渠及擋土構築物、水管、排水、清潔及灌溉系統、升降機裝置、氣體供應系統、窗戶裝置、接地／避雷系統、機械通風及冷氣機系統、屋苑邊界牆及隔音屏障邊界牆、游泳池及濾水機、特低壓、數據及私人自動電話交換系統、閉路電視及監控系統、園景建築及種植花木以及街道設施（如有）、外部標誌、保安及進出控制、會所設施及遊樂設備、衛星主天線電視及公共天線系統、土地分段（如公契定義為系統（如公契定義為整個由該地段沿青發里及青發街至及包括建築於政府土地及該地段內的排水渠道出口雨水系統，及已於公契附錄的雨水系統圖則塗上粉紅色及靛青色斜線表示）的部分，及只供參考已於公契附錄的雨水系統圖則塗上靛青色斜線表示）及供該地段及發展項目使用、裝設或受益及作為其設施一部分而並非專供任何業主或組別業主受益的其他裝置、系統、機械裝置、設備、儀器、裝置、服務及設施，但不包括停車場公用服務及設施、獨立屋公用服務及設施及住宅公用服務及設施所包含的任何事物。

「獨立屋公用地方」指供住宅區獨立屋業主共同使用及受益而並未以公契或以其他方式提供或保留予賣方或任何個別業主的該地段及發展項目地方或部分（已於公契全部附錄的總綱規劃低層1樓平面圖、獨立屋（類別4）停車場平面圖及獨立屋（類別3）停車場平面圖塗上靛青色表示（只要有關地方或部分在圖上能夠識別），並且由認可人士或代表核證其準確性），包括但不限於服務獨立屋（類別4）（亦稱為海翡翠獨立屋）的氣錶箱、服務獨立屋（類別3）（亦稱為綠碧璽獨立屋）的消防入水掣、消防栓及水錶櫃，《建築物管理條例》所界定及其附表1所指明的「公用部分」及包含獨立屋公用服務及設施的其他地方或空位，但不包括屋苑公用地方、住宅公用地方及停車場公用地方。

「獨立屋公用服務及設施」指位於該地段及發展項目內或位於其下方，整體服務於住宅區獨立屋而並不屬於任何個別業主的設施，包括但不限於服務獨立屋（類別4）（亦稱為海翡翠獨立屋）的氣錶箱內的氣喉管、服務獨立屋（類別3）（亦稱為綠碧璽獨立屋）的手動火警鐘、消防入水掣內的水喉管及水錶、消防栓及水錶櫃，但不包括屋苑公用服務及設施、住宅公用服務及設施及停車場公用服務及設施所包含的任何事物。

「住宅公用地方」指供住宅區洋房單位業主共同使用及受益而並未以公契或以其他方式提供或保留予賣方或任何個別業主的該地段及發展項目地方或部分（已於公契全部附錄的總綱規劃地庫平面圖、總綱規劃低層1樓（L1）平面圖、停車場編號P91-P106置高位置上部分圖則、總綱規劃低層2樓（L2）平面圖、總綱規劃低層3樓（L3）平面圖、總綱規劃高層1樓（L1）平面圖、洋房單位（類別2）A單位低層1樓平面圖 — 1/2、洋房單位（類別2）A單位低層1樓平面圖 — 2/2、洋房單位（類別2）A單位低層2樓平面圖 — 1/2、洋房單位（類別2）A單位低層2樓平面圖 — 2/2、洋房單位（類別2）A單位低層3樓平面圖 — 1/2、洋房單位（類別2）A單位低層3樓平面圖的高層部分 — 1/2, 洋房單位（類別2）A單位低層3樓平面圖的高層部分 — 2/2、洋房單位（類別2）B單位高層1樓平面圖 — 1/2、洋房單位（類別2）B單位高層1樓平面圖 — 2/2、洋房單位（類別2）B單位高層2樓平面圖 — 1/2、洋房單位（類別2）B單位高層2樓平面圖 — 2/2、洋房單位（類別2）B單位高層3樓平面圖 — 1/2、洋房單位（類別2）B單位高層3樓平面圖 — 2/2、洋房單位（類別2）B單位天台平面圖 — 1/2、洋房單位（類別2）B單位天台平面圖 — 2/2、洋房單位（類別5）A



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單位低層1樓平面圖、洋房單位(類別5)A單位低層2樓平面圖、洋房單位(類別5)A單位低層3樓平面圖、洋房單位(類別5)A單位低層3樓平面圖的高層部分、洋房單位(類別5)B單位高層1樓平面圖、洋房單位(類別5)B單位高層2樓平面圖、洋房單位(類別5)B單位高層3樓平面圖、洋房單位(類別5)B單位天台平面圖、洋房單位(類別1)所有平面圖 — 1/3、洋房單位(類別1)所有平面圖 — 2/3，以及洋房單位(類別1)所有平面圖 — 3/3塗上粉紅色表示(只要有關地方或部分在圖上能夠識別)，並且由認可人士或代表核證其準確性)，包括但不限於街道消防栓及消防泵房、供會所使用的消防泵房及泵房、泵房、住宅入口大堂、發電機機房、電掣房、變壓器房、玻璃纖維消防水缸、玻璃纖維食水缸、清潔泵房、濾水機房、樓梯、升降機大堂、升降機大廳、升降機槽、升降機機房、通道、後勤服務室、入口大堂、平台及高層天台(但不包括構成住宅單位的該等部分)、梯屋(但不包括構成獨立屋或洋房單位的該等部分)、水錶箱、開口鐵架及在內的水管／排水渠，以及洋房單位(類別1)、(類別2)及(類別5)構成部分的建築物外牆，《建築物管理條例》所界定及其附表1所指明的「公用部分」及包含住宅公用服務及設施的其他地方或空位，但不包括屋苑公用地方、獨立屋公用地方及停車場公用地方。

「住宅公用服務及設施」指位於該地段及發展項目內或位於其下方，整體服務於住宅區洋房單位而並不屬於任何個別業主的設施，包括但不限於服務住宅區的升降機及升降機槽、升降機機房、錶房、電子低壓錶房、濾水機房、覆蓋層系統及屋頂物料、消防安全構件、水管系統、排水、清潔及灌溉系統、消防裝置及設備、電力線路系統及照明系統、升降機裝置、氣體供應系統、窗戶安裝、接地／避雷系統、機械通風及冷氣機系統、特低壓、數據及私人自動電話交換系統、園景建築及種植花木以及街道設施(如有)、保安及進出控制、衛星主天線電視及公共天線系統，但不包括屋苑公用服務及設施、獨立屋公用服務及設施及停車場公用服務及設施所包含的任何事物。

(b) 分配予發展項目中的每個住宅物業的不分割份數的數目：

	低層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別2) (亦稱為 藍彩鑽洋房 單位)	1A	藍彩鑽洋房單位 1A	2,249	17,910
	2A	藍彩鑽洋房單位 2A	2,236	
	3A	藍彩鑽洋房單位 3A	2,239	
	5A	藍彩鑽洋房單位 5A	2,236	
	6A	藍彩鑽洋房單位 6A	2,239	
	7A	藍彩鑽洋房單位 7A	2,236	
	8A	藍彩鑽洋房單位 8A	2,239	
	9A	藍彩鑽洋房單位 9A	2,236	

	高層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別2) (亦稱為 藍彩鑽洋房 單位)	1B	藍彩鑽洋房單位 1B	2,409	19,198
	2B	藍彩鑽洋房單位 2B	2,398	
	3B	藍彩鑽洋房單位 3B	2,399	
	5B	藍彩鑽洋房單位 5B	2,398	
	6B	藍彩鑽洋房單位 6B	2,399	
	7B	藍彩鑽洋房單位 7B	2,398	
	8B	藍彩鑽洋房單位 8B	2,399	
	9B	藍彩鑽洋房單位 9B	2,398	

備註：不設獨立屋編號4及14及洋房單位編號4A、14A、24A、34A、40A、41A、42A、43A、44A、45A、46A、47A、48A、49A、50A、4B、14B、24B、34B、40B、41B、42B、43B、44B、45B、46B、47B、48B、49B及50B。



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	低層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別5) (亦稱為 青玥琳洋房 單位)	10A	青玥琳洋房單位 10A	2,236	44,750
	11A	青玥琳洋房單位 11A	2,239	
	12A	青玥琳洋房單位 12A	2,236	
	13A	青玥琳洋房單位 13A	2,239	
	15A	青玥琳洋房單位 15A	2,236	
	16A	青玥琳洋房單位 16A	2,239	
	17A	青玥琳洋房單位 17A	2,236	
	18A	青玥琳洋房單位 18A	2,239	
	19A	青玥琳洋房單位 19A	2,236	
	20A	青玥琳洋房單位 20A	2,239	
	21A	青玥琳洋房單位 21A	2,236	
	22A	青玥琳洋房單位 22A	2,239	
	23A	青玥琳洋房單位 23A	2,236	
	25A	青玥琳洋房單位 25A	2,239	
	26A	青玥琳洋房單位 26A	2,236	
	27A	青玥琳洋房單位 27A	2,239	
	28A	青玥琳洋房單位 28A	2,236	
	29A	青玥琳洋房單位 29A	2,239	
	30A	青玥琳洋房單位 30A	2,236	
	31A	青玥琳洋房單位 31A	2,239	

	高層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別5) (亦稱為 青玥琳洋房 單位)	10B	青玥琳洋房單位 10B	2,416	48,400
	11B	青玥琳洋房單位 11B	2,424	
	12B	青玥琳洋房單位 12B	2,416	
	13B	青玥琳洋房單位 13B	2,424	
	15B	青玥琳洋房單位 15B	2,416	
	16B	青玥琳洋房單位 16B	2,424	
	17B	青玥琳洋房單位 17B	2,416	
	18B	青玥琳洋房單位 18B	2,424	
	19B	青玥琳洋房單位 19B	2,416	
	20B	青玥琳洋房單位 20B	2,424	
	21B	青玥琳洋房單位 21B	2,416	
	22B	青玥琳洋房單位 22B	2,424	
	23B	青玥琳洋房單位 23B	2,416	
	25B	青玥琳洋房單位 25B	2,424	
	26B	青玥琳洋房單位 26B	2,416	
	27B	青玥琳洋房單位 27B	2,424	
	28B	青玥琳洋房單位 28B	2,416	
	29B	青玥琳洋房單位 29B	2,424	
	30B	青玥琳洋房單位 30B	2,416	
	31B	青玥琳洋房單位 31B	2,424	

備註：不設獨立屋編號4及14及洋房單位編號4A、14A、24A、34A、40A、41A、42A、43A、44A、45A、46A、47A、48A、49A、50A、4B、14B、24B、34B、40B、41B、42B、43B、44B、45B、46B、47B、48B、49B及50B。



SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

	低層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別1) (亦稱為 金琥珀洋房 單位)	32A	金琥珀洋房單位 32A	2,118	21,385
	33A	金琥珀洋房單位 33A	2,129	
	35A	金琥珀洋房單位 35A	2,142	
	36A	金琥珀洋房單位 36A	2,136	
	37A	金琥珀洋房單位 37A	2,146	
	38A	金琥珀洋房單位 38A	2,140	
	39A	金琥珀洋房單位 39A	2,146	
	51A	金琥珀洋房單位 51A	2,140	
	52A	金琥珀洋房單位 52A	2,146	
	53A	金琥珀洋房單位 53A	2,142	

	高層洋房 單位編號	亦稱為	不分割份數	小計
洋房單位 (類別1) (亦稱為 金琥珀洋房 單位)	32B	金琥珀洋房單位 32B	2,268	22,727
	33B	金琥珀洋房單位 33B	2,271	
	35B	金琥珀洋房單位 35B	2,277	
	36B	金琥珀洋房單位 36B	2,271	
	37B	金琥珀洋房單位 37B	2,277	
	38B	金琥珀洋房單位 38B	2,271	
	39B	金琥珀洋房單位 39B	2,277	
	51B	金琥珀洋房單位 51B	2,271	
	52B	金琥珀洋房單位 52B	2,277	
	53B	金琥珀洋房單位 53B	2,267	

備註：不設獨立屋編號4及14及洋房單位編號4A、14A、24A、34A、40A、41A、42A、43A、44A、45A、46A、47A、48A、49A、50A、4B、14B、24B、34B、40B、41B、42B、43B、44B、45B、46B、47B、48B、49B及50B。

	獨立屋編號	亦稱為	包括	不分割份數	小計
獨立屋 (類別4) (亦稱為 海翡翠 獨立屋)	1	海翡翠獨立屋 1	兩個住宅停車位 編號P1及P2	3,191	28,999
	2	海翡翠獨立屋 2	兩個住宅停車位 編號P3及P4	3,163	
	3	海翡翠獨立屋 3	兩個住宅停車位 編號P5及P6	3,166	
	5	海翡翠獨立屋 5	兩個住宅停車位 編號P7及P8	3,180	
	6	海翡翠獨立屋 6	兩個住宅停車位 編號P9及P10	3,191	
	7	海翡翠獨立屋 7	兩個住宅停車位 編號P11及P12	3,229	
	8	海翡翠獨立屋 8	兩個住宅停車位 編號P13及P14	3,230	
	9	海翡翠獨立屋 9	兩個住宅停車位 編號P15及P16	3,229	
	10	海翡翠獨立屋 10	兩個住宅停車位 編號P17及P18	3,420	

	獨立屋編號	亦稱為	包括	不分割份數	小計
獨立屋 (類別3) (亦稱為 綠碧璽 獨立屋)	11	綠碧璽獨立屋 11	兩個住宅停車位 編號P19及P20	2,823	16,989
	12	綠碧璽獨立屋 12	兩個住宅停車位 編號P21及P22	2,838	
	13	綠碧璽獨立屋 13	兩個住宅停車位 編號P23及P24	2,832	
	15	綠碧璽獨立屋 15	兩個住宅停車位 編號P25及P26	2,832	
	16	綠碧璽獨立屋 16	兩個住宅停車位 編號P27及P28	2,838	
	17	綠碧璽獨立屋 17	兩個住宅停車位 編號P29及P30	2,826	



SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

(c) 有關發展項目的管理人的委任年期：

合眾物業管理有限公司由簽訂公契日期起計被委任為管理人，首屆任期為兩年，其後續任至按公契的條文終止為止。

(d) 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：

- (i) 所有業主須根據分配予彼等各自單位之管理份數數目，依照屋苑管理預算，按比例分攤屋苑管理費用。
- (ii) 住宅區洋房單位業主須根據住宅管理預算承擔及支付住宅管理費用，且須根據分配予彼等各自洋房單位之管理份數數目，按比例分攤住宅管理費用。前提是對於在以洋房單位（類別1）（亦稱為金琥珀洋房單位）為部分的建築物內的獨自服務洋房單位（類別1）（亦稱為金琥珀洋房單位）的業主或住戶的升降機、升降機槽、升降機堂及相關儀器，其修理、維修、保養、取締導致的成本及支出，由洋房單位（類別1）（亦稱為金琥珀洋房單位）的業主根據分配予彼等各自擁有的洋房單位（類別1）（亦稱為金琥珀洋房單位）之管理份數數目，按比例分攤。為免生疑，洋房單位（類別2）（亦稱為藍彩鑽洋房單位）的業主、獨立屋（類別3）（亦稱為綠碧璽獨立屋）的業主、獨立屋（類別4）（亦稱為海翡翠獨立屋）的業主及洋房單位（類別5）（亦稱為青玥琳洋房單位）的業主不需為該修理、維修、保養、取締負責。〔及前提是對於洋房單位（類別1）（亦稱為金琥珀洋房單位）、洋房單位（類別2）（亦稱為藍彩鑽洋房單位）及洋房單位（類別5）（亦稱為青玥琳洋房單位）為部分的建築物的外牆，此等外牆的修理、維修、保養、取締導致的成本及支出，由洋房單位（類別1）（亦稱為金琥珀洋房單位）的業主、洋房單位（類別2）（亦稱為藍彩鑽洋房單位）的業主及洋房單位（類別5）（亦稱為青玥琳洋房單位）的業主根據分配予彼等各自擁有的洋房單位（類別1）（亦稱為金琥珀洋房單位）、洋房單位（類別2）（亦稱為藍彩鑽洋房單位）及洋房單位（類別5）（亦稱為青玥琳洋房單位）之管理份數數目，按比例分攤。為免生疑，獨立屋（類別3）（亦稱為綠碧璽獨立屋）的業主及獨立屋（類別4）（亦稱為海翡翠獨立屋）的業主不需為該修理、維修、保養、取締負責。〕
- (iii) 住宅區獨立屋業主須根據獨立屋管理預算承擔及支付獨立屋管理費用，且須根據分配予彼等各自獨立屋之管理份數數目，按比例分攤獨立屋管理費用。前提是對於服務獨立屋（類別4）（亦稱為海翡翠獨立屋）的氣錶箱及服務獨立屋（類別4）（亦稱為海翡翠獨立屋）的氣錶箱內的氣喉管，其修理、維修、保養、取締導致的成本及支出，由獨立屋（類別4）（亦稱為海翡翠獨立屋）的業主根據分配予彼等各自擁有的獨立屋（類別4）（亦稱為海翡翠獨立屋）之管理份數數目，按比例分攤。為免生疑，獨立屋（類別3）（亦稱為綠碧璽獨立屋）的業主不需為該修理、維修、保養、取締負責。及前提是對於服務獨立屋（類別3）（亦稱為綠碧璽獨立屋）的消防入水掣、消防栓及水錶櫃及服務獨立屋（類別3）（亦稱為綠碧璽獨立屋）的手動火警鐘、消防入水掣內的水喉管及水錶、消防栓及水錶櫃，該消防入水掣、消防栓及水錶櫃及該手動火警鐘、水喉管及水錶的修理、維修、保養、取締導致的成本及支出，由獨立屋（類別3）（亦稱為綠碧璽獨立屋）的業主根據分配予彼等各自擁有的獨立屋（類別3）（亦稱為綠碧璽獨立屋）之管理份數數目，按比例分攤。為免生疑，獨立屋（類別4）（亦稱為海翡翠獨立屋）的業主不需為該修理、維修、保養、取締負責。

- (iv) 停車場業主須根據停車場管理開支承擔及支付停車場管理費用，且須根據分配予彼等各自停車位之管理份數數目，按比例分攤停車場管理費用。〔前提是對於在以獨立屋（類別3）（亦稱為綠碧璽獨立屋）或獨立屋（類別4）（亦稱為海翡翠獨立屋）為部分的住宅停車位的業主不需為停車場管理開支負責，除非一位獨立屋（類別3）（亦稱為綠碧璽獨立屋）或獨立屋（類別4）（亦稱為海翡翠獨立屋）的業主擁有一個在停車場中的停車位，如是者該業主需為與該停車位有關的停車場管理費用。〕

(e) 計算管理費按金的基準：

首位成為每個單位的業主的人士須於取得其單位管有權之前向管理人繳交不可退還但可轉讓、相等於業主就其單位按首年預算管理開支計算而須繳付的月費的三倍的管理費按金。

(f) 擁有人在發展項目中保留作自用的範圍（如有的話）：

不適用。

備註：請於售樓處免費參閱公契以了解全部詳情。



SUMMARY OF LAND GRANT

批地文件的摘要

The lot number of the land on which the Development is situated :

Tuen Mun Town Lot No. 449 (“the Lot”)

The term of years under the lease :

The term of years under New Grant No.20386 (“the Land Grant”) is fifty years commencing from the 29 day of May 2007 (“the Term”)

The user restrictions applicable to that land :

1. Special Condition No.(3) of the Land Grant provides 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.
2. Special Condition No.(4)(g) of the Land Grant provides that except with the prior written consent of the Director of Lands (“the Director”), no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan annexed to the Land Grant except boundary walls or fences or both.
3. Special Condition No.(4)(i) of the Land Grant provides that no residential units shall be provided at any podium roof level of any building or buildings erected or to be erected on the Lot. Except with the prior written approval of the Director, the podium roof shall not be used for any purpose other than the purposes of the Facilities (as defined in Special Condition No. (6)(a) of the Land Grant) for the common use and benefit of the residents of the building or buildings erected or to be erected on the Lot and their bona fide visitors and such other purposes as may be approved in writing by the Director as being ancillary to private residential purposes. The opinion of the Director as to what constitutes “podium roof” or “podium roof level” shall be final and binding on the Grantee¹.
4. Special Condition No.(6) of the Land Grant provides that:-
 - (a) The Grantee¹ may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
 - (b) The Facilities provided in accordance with sub-clause (a) of this Special Condition shall only be used by any one or more residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons whosoever.
5. Special Condition No.(9)(a)(ii) of the Land Grant provides that office accommodation for watchmen or caretakers or both may be provided within the Lot subject to the condition that such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.
6. Special Condition No.(10)(a)(ii) of the Land Grant provides that quarters for watchmen or caretakers or both may be provided within the Lot subject to the condition that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.

7. Special Condition No.(11)(a)(i) of the Land Grant provides that one office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the Lot provided that such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon.
8. Special Condition No.(17)(a)(iv) of the Land Grant provides that the spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
9. Special Condition No.(17)(b)(iii) of the Land Grant provides that the spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
10. Special Condition No.(17)(c)(ii) of the Land Grant provides that the spaces provided under sub-clause (c)(i) of this Special Condition shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
11. Special Condition No.(18)(b) of the Land Grant provides that each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.
12. Special Condition No.(25)(a) of the Land Grant provides that a carparking podium or podia (hereinafter referred to as “the CP Podium”) may be provided within the Lot or the building or buildings erected or to be erected on the Lot subject to the following conditions:
 - (i) the CP Podium (excluding the roof thereof) shall not be used for any purpose other than:-
 - (I) (A) for the parking of motor vehicles and bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees;
 - (B) for the parking, loading and unloading of goods, services or refuse collection vehicles serving the residents of the building or buildings erected or to be erected on the Lot; provided that theses parking, loading and unloading spaces shall be designated as such on the approved car park layout plan referred to in Special Condition No.(24) of the Land Grant; and
 - (II) for such other purposes as may be approved in writing by the Director as being ancillary to private residential purposes (hereinafter referred to as “the ancillary purposes”);
 - (ii) any portion of the roof of the CP Podium not built upon shall be landscaped and planted with trees or shrubs or both by the Grantee at his own expense and to the satisfaction of the Director and such portion shall not be used for any purpose other than for the Facilities as referred to in Special Condition No.(6) of the Land Grant for the common use and benefit of all the residents of the building or buildings erected or to be erected on the Lot and their bona fide visitors and the ancillary purposes.
13. Special Condition No.(35)(a) of the Land Grant provides that in addition to the spaces to be provided in accordance with Special Condition No.(17) of the Land Grant, adequate spaces for the parking, loading and unloading of refuse collection vehicles (including facilities for the removal of refuse matter) shall be provided within the Lot to the satisfaction of the Director. The spaces so provided shall not be used for any purpose other than for the parking, loading and unloading of refuse collection vehicles serving the residents of the building or buildings erected or to be erected on the Lot.

¹ Grantee means the grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in the case of a corporation its successors and assigns.



SUMMARY OF LAND GRANT

批地文件的摘要

The facilities that are required to be constructed and provided for the Government, or for public use :

Not applicable.

The grantee’s obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land :

1. Special Condition No.(2) of the Land Grant provides that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the General and Special Conditions of the Land Grant (“these Conditions”) and all ordinances, byelaws and regulations relating to the building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30 day of June, 2012.
2. Special Condition No.(7) of the Land Grant provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
3. Special Condition No.(8) of the Land Grant provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
4. Special Condition No.(17)(a)(i) of the Land Grant provides that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below;

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	1 space for every 10 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	1 space for every 6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	5 spaces for every 12 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	10 spaces for every 12 residential units or part thereof
Not less than 160 square metres	3 spaces for every 2 residential units of part thereof

5. Special Condition No.(17)(a)(iii) of the Land Grant provides that if more than 30 residential units are provided in any block of residential units erected or to be erected on the Lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided at a rate of two spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of one space being provided.

6. Special Condition No.(17)(b)(i) of the Land Grant provides that out of the spaces provided under sub-clause (a) of this Special Condition, the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director:
(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Special Condition or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and
(II) one space out of the spaces provided in accordance with sub-clause (a)(iii) of this Special Condition.
7. Special Condition No. (17)(b)(iii) of the Land Grant provides that the spaces provided under sub-clause (b)(i) of this Special Condition shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise.
8. Special Condition No.(17)(c)(i) of the Land Grant provides that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
9. Special Condition No.(18)(a) of the Land Grant provides that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause, detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units. In the event only detached, semi-detached and terraced houses are provided within the Lot, a minimum of one loading and unloading space shall be provided.
10. Special Condition No.(19) of the Land Grant provides that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a rate of one space for every 15 units or part thereof for those residential units, size of each residential unit is less than 70 square metres or at such other rates as may be approved by the Director.
11. Special Condition No.(33)(a) of the Land Grant provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government 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 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.
12. Special Condition No.(35)(b) of the Land Grant provides that the Grantee shall at his own expense, to the satisfaction of the Director and in all respects in compliance with the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations and other relevant regulations construct, provide and maintain a comprehensive and nuisance-free system of refuse collection and disposal to serve the Lot and any building or buildings erected or to be erected thereon.

SUMMARY OF LAND GRANT

批地文件的摘要

The lease conditions that are onerous to a purchaser:

1. Special Condition No.(4)(j)(i) of the Land Grant provides that the Grantee shall at his own expense and in all respects to the satisfaction of the Director implement noise mitigation measures such that any opening or openings, that is or are relied on for ventilation, on the facade of any noise sensitive rooms (including without limitation, bedrooms, dining and living rooms) of residential blocks erected or to be erected on the Lot shall not have a line of sight of Tuen Mun Road or Castle Peak Road or both. For the purpose of this Special Condition, the decision of the Director as to what constitutes “opening”, “noise sensitive room” and “line of sight” shall be final and binding on the Grantee.
2. Special Condition No.(22)(a) of the Land Grant provides that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
 - (i) assigned except
 - (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 or buildings 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 or buildings erected or to be erected on the Lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings 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 or buildings erected or to be erected on the Lot.
3. Special Condition No.(27) of the Land Grant stipulates that the Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the Lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the Lot at such premium as he may determine.
4. Special Condition No.(28)(a) of the Land Grant provides 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, either within the Lot 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 Lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee 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 Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term agreed to be granted under the Land Grant maintain at his own expense 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.
5. Special Condition No.(28)(c) of the Land Grant provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director 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.
6. Special Condition No.(28)(d) of the Land Grant provides that in addition to any other rights or remedies provided under the Land Grant for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the land referred to in Special Condition No.(28)(a), 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 Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

7. Special Condition No.(31) of the Land Grant provides that:
 - (a) in the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
 - (b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.
8. Special Condition No.(32) of the Land Grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
9. Special Condition No.(33)(b) of the Land Grant provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee 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 Grantee shall pay to the Government on demand the cost of such works.



SUMMARY OF LAND GRANT

批地文件的摘要

10. Special Condition No.(36) of the Land Grant provides that wherever in these Conditions it is provided that:-
- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Lot or any part thereof or outside the Lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
 - (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Remark: For full details, please refer to the Land Grant which is free for inspection at the sales office.

發展項目所位於的土地的地段編號：

屯門市地段第449號（「該地段」）

有關租契規定的年期：

根據新批地條件20386號（「批地文件」），年期為由2007年5月29日起計50年（「該年期」）

適用於該土地的用途限制：

1. 批地文件特別條件第(3)條規定該地段或其部分或任何其上已豎立或將會豎立的建築物或建築物的部分除用作私人住宅用途外，不得用作其他用途。
2. 批地文件特別條件第(4)(g)條規定除非事前獲得地政總署署長（「署長」）書面同意，不得在批地文件附圖標示為粉紅色斜黑色線的區域上、其上、下、上方、下方或其範圍內豎立或建造任何建築物或結構或任何建築物或結構的支撐物；惟邊界牆或柵欄或兩者並存則除外。
3. 批地文件特別條件第(4)(i)條規定任何該地段上已豎立或將會豎立的一座或多座建築物的平台屋頂層均不能設有任何住宅單位。除非事前獲得署長書面同意，平台屋頂不能用作除該設施（根據批地文件特別條件第(6)(a)條定義）外的任何用途供已豎立或將會豎立的一座或多座建築物的居民及其真正賓客共同使用及受益及其他經署長書面批准為附屬私人住宅的用途。署長關於「平台屋頂」及「平台屋頂層」的詮釋對於承授人¹為最終和有約束力的意見。
4. 批地文件特別條件第(6)條規定：-
 - (a) 承授人¹可以在該地段內豎立、建造及設有由署長書面批准的康樂設施及附屬設施（以下簡稱為「該設施」）。該設施的類型、尺寸、設計、高度及處置也受制於署長的事先書面批准。
 - (b) 根據本特別條件第(a)分條設有的該設施應只由該地段上已豎立或將會豎立的一座或多座住宅樓宇的居民及其真正訪客使用而非其它任何人。
5. 批地文件特別條件第(9)(a)(ii)條規定該地段內可提供看守員或管理員或兩者的辦公地方，惟該辦公地方不得用於完全及必須受僱於該地段內的看守員或管理員或其兩者辦公以外的任何目的。
6. 批地文件特別條件第(10)(a)(ii)條規定該地段內可提供看守員或管理員或兩者的宿舍，惟該宿舍不得用於完全及必須受僱於該地段內的看守員或管理員或兩者住宿以外的任何目的。
7. 批地文件特別條件第(11)(a)(i)條規該地段內可提供一個辦公室供業主立案法團或業主委員會使用，惟該辦公室不得用於就該地段及其上已豎立或將會豎立的建築物的已成立或將要成立的業主立案法團或業主委員會的會議及行政工作以外的任何目的。
8. 批地文件特別條件第17(a)(iv)條規定本特別條件第(a)(i)及第(a)(iii)分條設有的車位不得用作除該等分條說明外的其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。

¹承授人指批地文件中的承授人及如情況許可或有需要，包括其執行人、管理人及承讓人；如屬法團，則指其繼承人及承讓人。



SUMMARY OF LAND GRANT

批地文件的摘要

9. 批地文件特別條件第17(b)(iii)條規定本特別條件第(b)(i)分條設有的車位不得用作除供《道路交通條例》、任何其定下的規條及任何修訂法定義的傷殘人士且屬於該地段上已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的車輛停泊外的其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。
10. 批地文件特別條件第(17)(c)(ii)條規定本特別條件第(c)(i)分條設有的車位不得用作除該分條說明外的其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。
11. 批地文件特別條件第(18)(b)條規定本特別條件第(a)分條設有的車位需闊3.5米、長11米及具最低通行高度4.7米。該等車位不得用作與有關該分條指的一座或多座建築物的貨車上落貨外的任何目的。
12. 批地文件特別條件第(25)(a)條規定該地段內或該地段上已豎立或將會豎立的一座或多座建築物內可提供一個或多個停車場平台（以下簡稱為「停車場平台」），惟：
- (i) 停車場平台（除其天台外）不得用作除下列以外的任何目的：
 - (I) (A) 屬於該地段上已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的車輛及單車停泊；
 - (B) 該地段上已豎立或將會豎立的一座或多座建築物的住戶的貨物、服務或垃圾收集車輛的停泊及上落貨；前提是此等停泊及上落貨車位由批地文件特別條件第(24)條說明的已批准的停車場的圖則指定；及
 - (II) 經署長書面同意為附屬於私人住宅用途的其他目的（以下簡稱為「附屬目的」）；
 - (ii) 任何停車場平台的天台沒有建築物的部分需由承授人自費及以達致署長滿意美化及種植樹木或灌木或兩者。該等部分並不得用作批地文件特別條件第(6)條說明的該設施作供該地段已豎立或將會豎立的一座或多座建築物的住戶及其真正訪客使用和享用的康樂用途及附屬目以外的任何目的。
13. 批地文件特別條件第(35)(a)條規定在根據批地文件特別條件第(17)條設有的車位之上，該地段內需以達致署長滿意設有足夠車位予垃圾收集車輛的停泊及上落貨（包括清除垃圾物質的設施）。該等車位不得用作於該地段上已豎立或將會豎立的一座或多座建築物的住戶的垃圾收集車輛的停泊及上落貨以外的任何目的。

按規定須興建並提供予政府或供公眾使用的設施：

不適用

有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：

1. 批地文件特別條件第(2)條規定承授人須開發該地段，在其上豎立一座或多座建築物，並須於2012年6月30日或之前完成該一座或多座建築物和使其適合佔用，在所有方面符合批地文件中的一般及特別條件（「此等條件」）和當時或在香港實施的一切對建築、衛生及規劃的條例、附例及規例。
2. 批地文件特別條件第(7)條規定除非事前獲得署長書面同意，不得移除或干擾生長在該地段或其相鄰的樹木。署長在給予該同意時，可加入其認為適當的移植、補償美化或重植條件。
3. 批地文件特別條件第(8)條規定承授人須自費及美化及種植樹木及灌木於任何該地段及平台（如有）沒有建築物的部分，並其後應維持及保持其於安全、清潔、整齊、整潔及健康的狀況，以達致署長滿意。

4. 批地文件特別條件第(17)(a)(i)條規定須在該地段內以達致署長滿意設有按下列表格列明在該地段已豎立或將會豎立的一座或多座的住宅單位面積計算的比率在該地段內提供車位（以下簡稱為「住宅車位」），供該地段內已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的按《道路交通條例》、任何其定下的規條及任何修訂法例領有執照的車輛停泊，除非署長同意按不同於下列表格說明的比率或數目提供住宅車位外；

每個住宅單位的面積	將提供的住宅車位數目
少於40平方米	每10個住宅單位或其部份提供1個
不少於40平方米但少於70平方米	每6個住宅單位或其部份提供1個
不少於70平方米但少於100平方米	每12個住宅單位或其部份提供5個
不少於100平方米但少於160平方米	每12個住宅單位或其部份提供10個
不少於160平方米	每2個住宅單位或其部份提供3個

5. 批地文件特別條件第(17)(a)(iii)條規定如果在該地段上豎立或將會豎立的任何住宅單位大廈有超過30個住宅單位須額外按每座住宅單位大廈2個車位的比率或署長批准的其他比率提供不少於一個車位，供該地段內已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的按《道路交通條例》、任何其定下的規條及任何修訂法例領有執照的車輛停泊。
6. 批地文件特別條件第(17)(b)(i)條規定承授人須從按本批地文件特別條款第(a)分條規定的車位中按下列比率或署長批准的其他比率，保留及指定車位供《道路交通條例》、任何其定下的規條及任何修訂法定義的殘疾人士停泊汽車：
- (I) 按本特別條款第(a)(i)分條設有的每200個車位或其部分，如果該部分超過100個車位，不少於一個車位（惟須保留及指定至少一個車位）；及
 - (II) 按本特別條款第(a)(iii)分條設有的車位中的一個車位。
7. 批地文件特別條件第(17)(b)(iii)條規定本特別條件第(b)(i)分條設有的車位不得用作除供《道路交通條例》、任何其定下的規條及任何修訂法定義的傷殘人士且屬於該地段上已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的車輛停泊外的其他用途，尤其不得用作存放、展示或展覽車輛作出售或其他用途。
8. 批地文件特別條件第(17)(c)(i)條規定需使署長滿意按本特別條款第(a)(i)及(a)(ii)分條要求提供的總車位的百分之10之比率，在該地段內已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人的按《道路交通條例》、任何其定下的規條及任何修訂法例領有執照的電單車（以下簡稱為「電單車車位」），除非署長同意其他比率。如果提供的車位數目是小數點，則取下一個最接近的整數。

9. 批地文件特別條件第(18)(a)條規定需使署長滿意按該地段內已豎立或將會豎立的一座或多座住宅單位大廈的每800個住宅單位提供一個或其任何部分之比率或署長批准的其他比率在該地段內提供車位供上落貨之用途，惟在該地段內已豎立或將會豎立的每座住宅單位大廈至少需有一個上落貨車位並須設在每座住宅單位大廈之內或毗鄰。在本分條中，供個別家庭居住的獨立屋、半獨立屋及排屋不能視為一座住宅單位大廈。如果該地段內只設有獨立屋、半獨立屋及排屋，至少需設有一個上落貨車位。

10. 批地文件特別條件第(19)條規定需使署長滿意按該地段內豎立的一座或多座住宅單位大廈的每15個面積少於70平方米的住宅單位的或其任何部分之比率或署長批准的其他比率在該地段內提供一個電單車車位，供該地段內已豎立或將會豎立的一座或多座建築物的住戶或其真正賓客、訪客或受邀人停泊單車。



SUMMARY OF LAND GRANT

批地文件的摘要

- 11. 批地文件特別條件第(33)(a)條規定承授人需自費建造及維修以達致署長滿意署長認為需要的水渠及管道，無論是否位於該地段範圍內或政府土地上，以將所有落在或流在該地段上的排水或雨水收集並排去至就近的水道、水井、管道或政府排水渠。承授人須為該等排水或雨水所造成的損壞或滋擾，並就其引致的法律行動、申索及索求對政府、其職員獨立負責及作出充分彌償。
- 12. 批地文件特別條件第(35)(b)條規定承授人須自費及以達致署長滿意並在各方面均符合《建築物(垃圾及物料回收房及垃圾槽)規例》及其他有關規條，為服務該地段及任何其上已豎立或將會豎立的一座或多座建築物建造、提供並維持一個全面和無滋擾的垃圾收集和處理系統。

對承授人造成負擔的租用條件：

- 1. 批地文件特別條件第(4)(j)(i)條規定承授人須自費並在各方面均達致地政總署署長滿意，實施噪音紓減措施以達致該地段上已豎立或將會豎立的住宅樓宇任何賴以通風、易受噪聲影響的房間(包括但不限於睡房、飯廳和客廳)外牆上的開口的視線內的一個或多個開口不會出現與屯門公路或青山公路或兩者的一線視線。就這特別條件的目的，署長有權決定什麼構成「開口」、「易受噪聲影響的房間」和「視線」，並為最終決定且對承授人具約束力。
- 2. 批地文件特別條件第(22)(a)條規定住宅車位及電單車車位不可
 - (i) 轉讓除非
 - (I) 連同賦予該地段上已豎立或將會豎立的一座或多座建築物內的一個或多個住宅單位的獨家使用權及擁有權的該地段內的不分割份數；或
 - (II) 給已擁該地段內的不分割份數的業主及該地段上已豎立或將會豎立的一座或多座建築物內的一個或多個住宅單位的獨家使用權及擁有權的；或
 - (ii) 分租除非分租給該地段上已豎立或將會豎立的一座或多座建築物內的住宅單位的住戶。
前提是在任何情況下，不得將多於三個住宅車位及電單車車位轉讓予或分租予該地段上已豎立或將會豎立的一座或多座建築物的任何一個住宅單位的業主或住戶。
- 3. 批地文件特別條件第(27)條規定除非事前獲得署長書面同意，承授人不得切去、移除或後移任何與該地段相鄰或相連的政府土地或在任何政府土地上進行任何形式的建築、填補或斜坡處理工程。而署長在給予該同意時，可酌情決定加入任何其認為合適的條款和條件，包括決定補地價以批出額外的政府土地作為該地段的延展。
- 4. 批地文件特別條件第(28)(a)條規定如果任何土地需要或已經被切去、移除或任何土地的先移或建築或填補或進行任何類型的斜坡處理工程，不論有否事前獲得署長書面同意，亦不論是在該地段內或任何政府土地內，目的是或曾是構建、平整或開發該地段或其中任何部分或承授人按批地文件此等條件須要進行的任何其他工程或作任何其他用途，承授人須自費進行與修建該斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後或成為必要，以保護與承托該地段內和任何政府土地或出租土地內的泥土的其他工程，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承授人須在批地文件中的年期內所有時間自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態以達致署長滿意。
- 5. 批地文件特別條件第(28)(c)條規定倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段內任何土地或任何相鄰或相連政府土地或出租土地，承授人須自費進行修復或彌補以達致署長滿意，並彌償對上述塌方、山泥傾瀉或地陷造成政府、其代理及承建商將承受、遭受或產生一切費用、收費、損害賠償、要求及索償。
- 6. 批地文件特別條件第(28)(d)條規定除在此設有的對違反任何該等的條件的任何其他權利或濟助以外，署長有權發出書面通知要求承授人進行、修建及保養批地文件特別條件第(28)(a)條列明的土地、斜坡處理工程、護土牆或其他承

托物、保護物及排水或輔助工程或其他工程或修復及彌補任何塌方、山泥傾瀉或地陷。如果承授人不理會或未能在通知指定的時期內執行該通知要求及以達致署長滿意，署長可立即執行與進行任何必要工程。承授人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

- 7. 批地文件特別條件第(31)條規定：
 - (a) 由該地段或由其他受發展該地段影響的區域，因侵蝕、沖刷或傾倒至公共車道或道路上、或進入到道路涵洞、海濱或海床、污水渠、雨水渠、明渠或其他政府物業(以下簡稱「政府物業」)的泥土、棄土、碎片、建築雜物垃圾或建築材料(以下簡稱為「廢置物」)，承授人需自費將廢置物從政府物業移除及彌補任何對政府物業的損害。承授人需賠償政府因該等侵蝕、沖刷或傾倒而對政府物業造成損害或對私有財產造成滋擾所導致的一切訴訟、索賠和要求。
 - (b) 儘管此特別條件(a)分條，署長可以(但無責任)在承授人的要求下將廢置物從政府物業移除及彌補任何對政府物業的損害，而承授人在被要求時須向政府支付相關費用。
- 8. 批地文件特別條件第(32)條規定承授人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱為「工程」)，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其中任何部分之上、其上、下或相鄰的任何政府擁有或其他現有的排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下簡稱為「服務」)造成任何損壞、騷擾或阻礙。承授人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何或會受工程影響的服務的書面建議給署長，供他審批。在取得署長對上述建議作出的書面批准前不得進行任何工程，承授人並需履行及自費負責署長對服務的任何要求，包括改道、重鋪或修復的費用。承授人必須自費維修、彌補及修復上述建築、保養、翻新或維修工程對該地段或任何服務造成的任何損壞、干擾或阻塞(除非署長另作選擇，明渠、污水渠、雨水渠或總水喉須由署長進行修復，承授人須在要求時向政府支付該等工程費用)達致一切方面使署長滿意。如果承授人未能對該地段或其中任何部分或服務進行上述必要的改道、重鋪、維修、彌補及修復工程以達致署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補，承授人須在要求時向政府支付該等工程的費用。
- 9. 批地文件特別條件第33(b)條規定署長可進行工程以連接該地段排水渠及污水渠到政府已鋪路及訂做的排水渠和污水渠，而不須為其造成的任何損失或損害向承授人承擔任何責任；承授人需按政府要求支付該等連接工程的費用。另一種選擇是承授人亦可自費進行該等連接工程，以達致署長滿意；在這種情況下，如該等連接工程有任何部分興建於在政府土地內，承授人須自費負責其保養，並於政府要求時交還給政府保養，其後保養費用由政府負責；承授人須按政府要求支付該等連接工程的技術審核費用。
- 10. 批地文件特別條件第(36)條規定凡在此等特別條件設有：
 - (a) 政府或其合法許可的職員需或在該地段上或任何部分或該地段外執行任何形式的工程(不論代表承授人或因為承授人不能執行該工程或其他)，在承授人的開支下或承授人需繳付或在要求時歸還政府或其合法許可的職員該工程的開支，該開支需包括政府或其合法許可的職員定下的監督及運營費用；或
 - (b) 必需獲得政府或其合法許可的職員的事前同意或批准，他們可在給予同意或批准時絕對地酌情加入他們認為合適的條款和條件或拒絕。

備註：請於售樓處免費參閱批地文件以瞭解全部詳情。

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; 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；	Not applicable 不適用
(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; 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；	Not applicable 不適用
(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; 根據批地文件規定須由該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休憩用地；	Not applicable 不適用
(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). 該發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。	Not applicable 不適用

WARNING TO PURCHASER

對買方的警告

1.

The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owners) 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 conflict of interests 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)

in the case of paragraph (3)(ii) above, 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.

1.

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。

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.

如買方聘用擁有人方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)

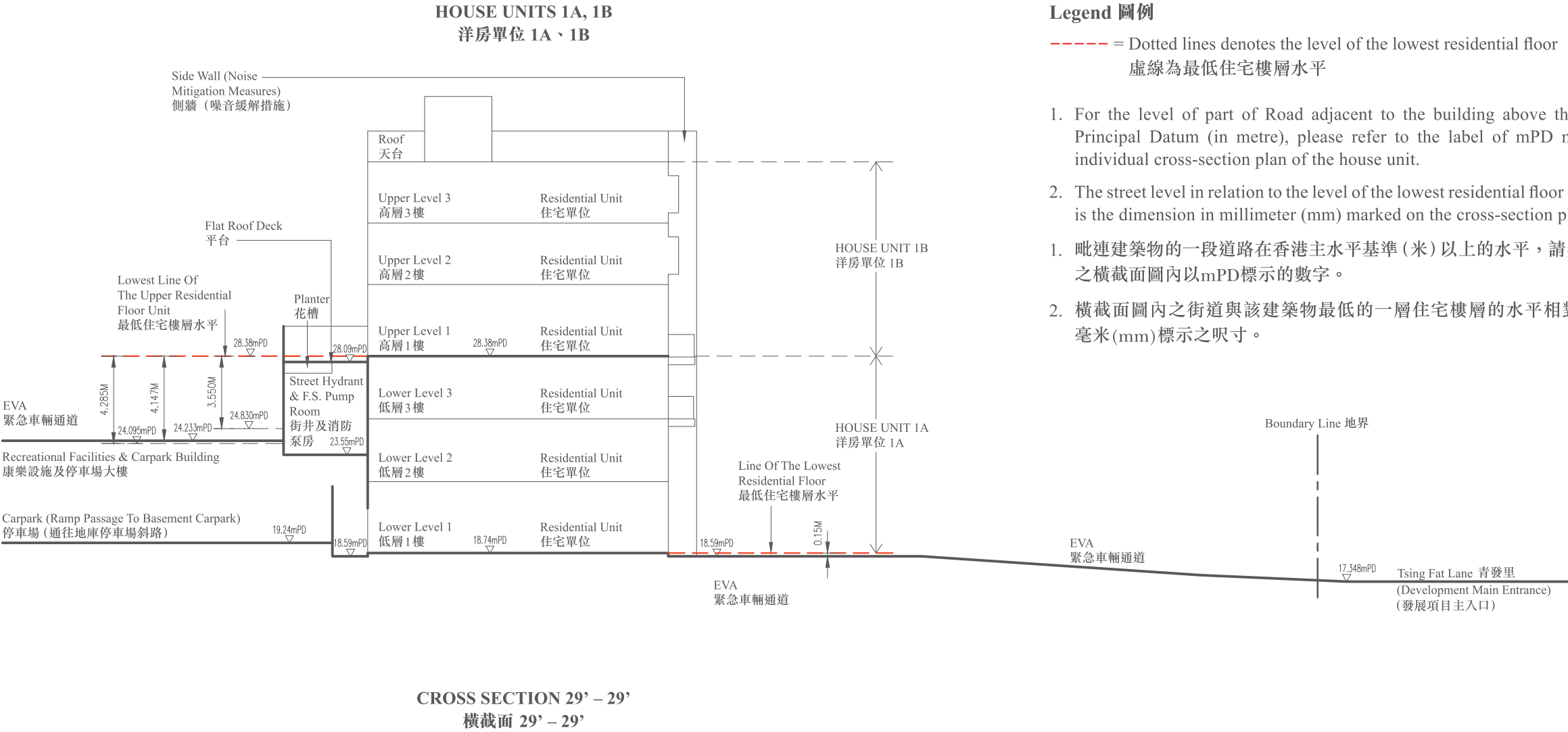
如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNIT 1 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 1**)
洋房單位 1 (類別 2) (亦稱為藍彩鑽洋房單位 1)



Legend 圖例

----- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

- For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
- The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
 - 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
 - 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNIT 2 (TYPE 2) (also known as DIAMOND HOUSE UNIT 2)
洋房單位 2 (類別 2) (亦稱為藍彩鑽洋房單位 2)



Legend 圖例

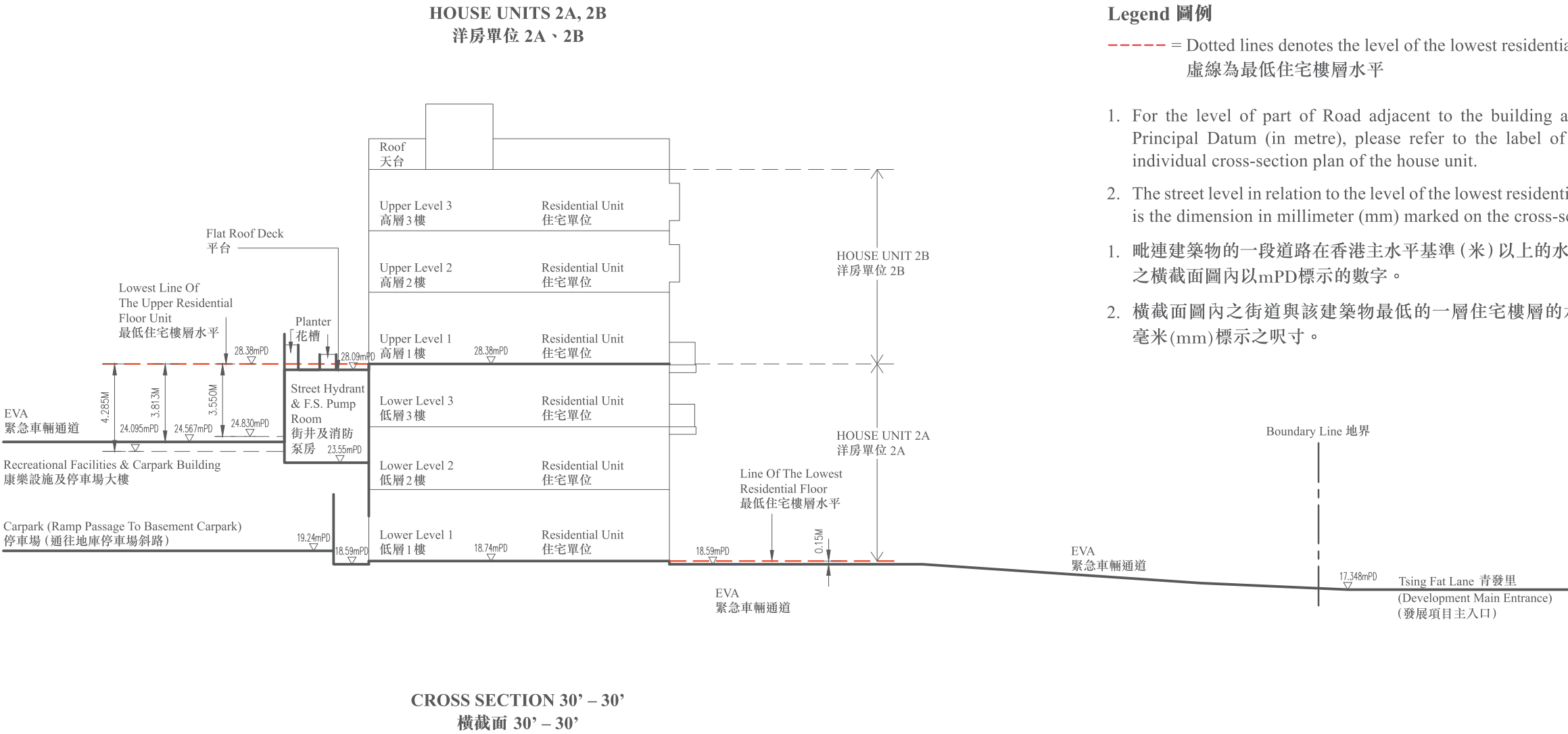
----- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

1. For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.

2. The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.

1. 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。

2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



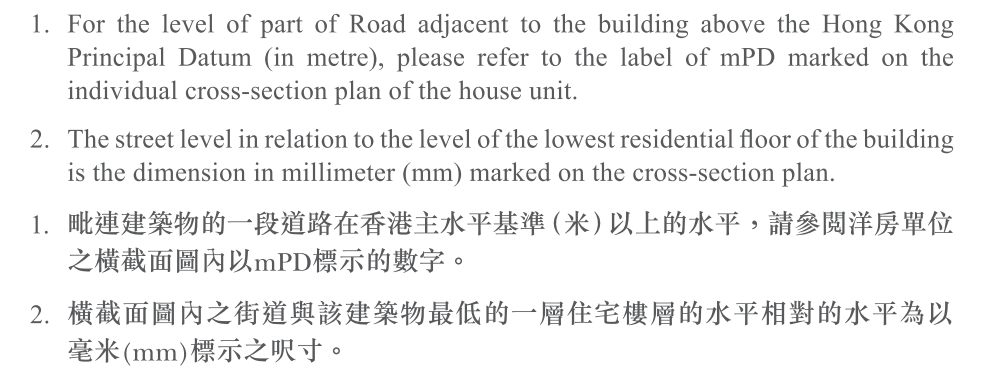
HOUSE UNIT 3 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 3**)
洋房單位3(類別2) (亦稱為**藍彩鑽洋房單位3**)



2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



HOUSE UNIT 5 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 5**)
洋房單位5 (類別2) (亦稱為**藍彩鑽洋房單位5**)



HOUSE UNIT 6 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 6**)
洋房單位6(類別2) (亦稱為**藍彩鑽洋房單位6**)



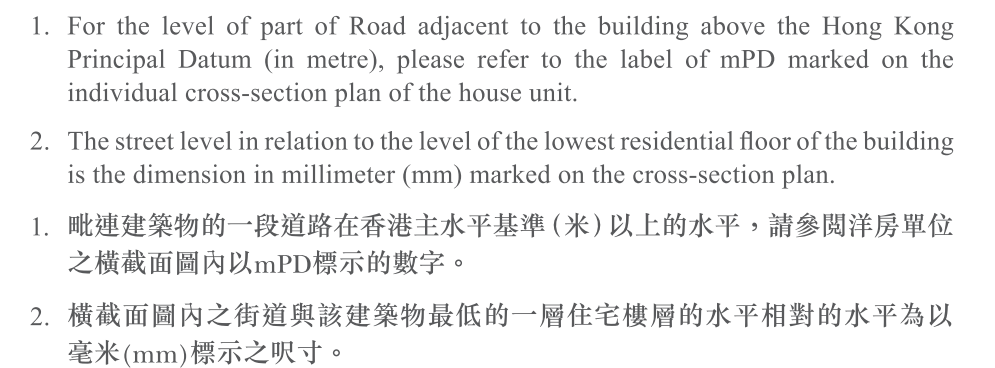
1. For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
2. The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.

1. 毗連建築物的一段道路在香港主水平基準(米)以上的水平,請參閱洋房單位之橫截面圖內以mPD標示的數字。

2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



HOUSE UNIT 7 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 7**)
洋房單位7(類別2) (亦稱為**藍彩鑽洋房單位7**)



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNIT 8 (TYPE 2) (also known as **DIAMOND HOUSE UNIT 8**)
洋房單位 8 (類別 2) (亦稱為藍彩鑽洋房單位 8)

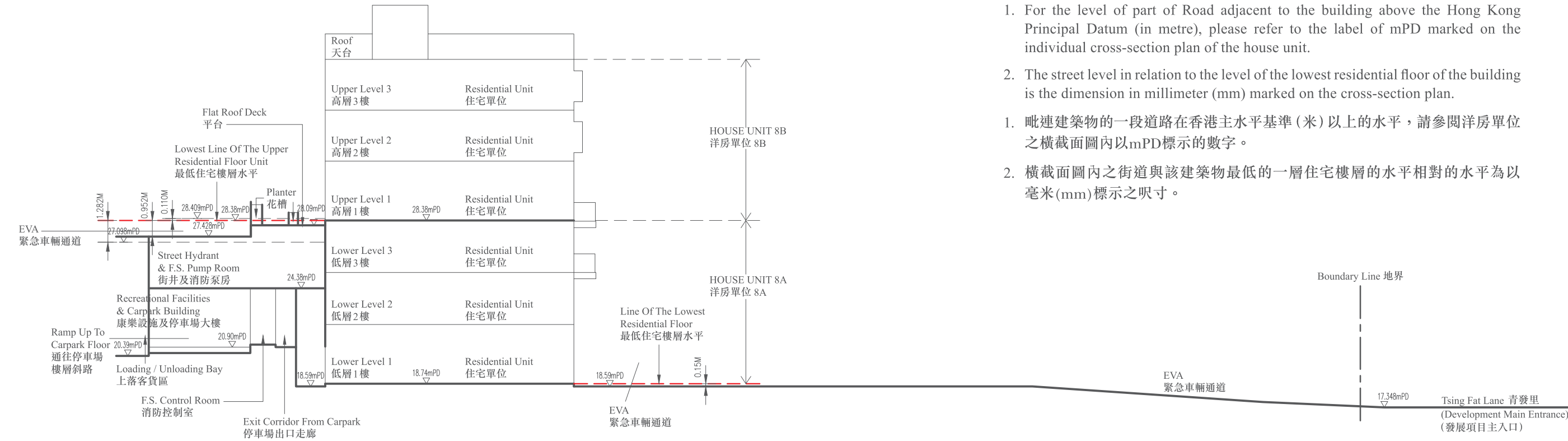


HOUSE UNITS 8A, 8B
洋房單位 8A、8B

Legend 圖例

----- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

- For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
 - The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
- 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
 - 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



CROSS SECTION 35' – 35'
橫截面 35' – 35'

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNIT 9 (TYPE 2) (also known as DIAMOND HOUSE UNIT 9)

洋房單位 9 (類別 2) (亦稱為藍彩鑽洋房單位 9)



Legend 圖例

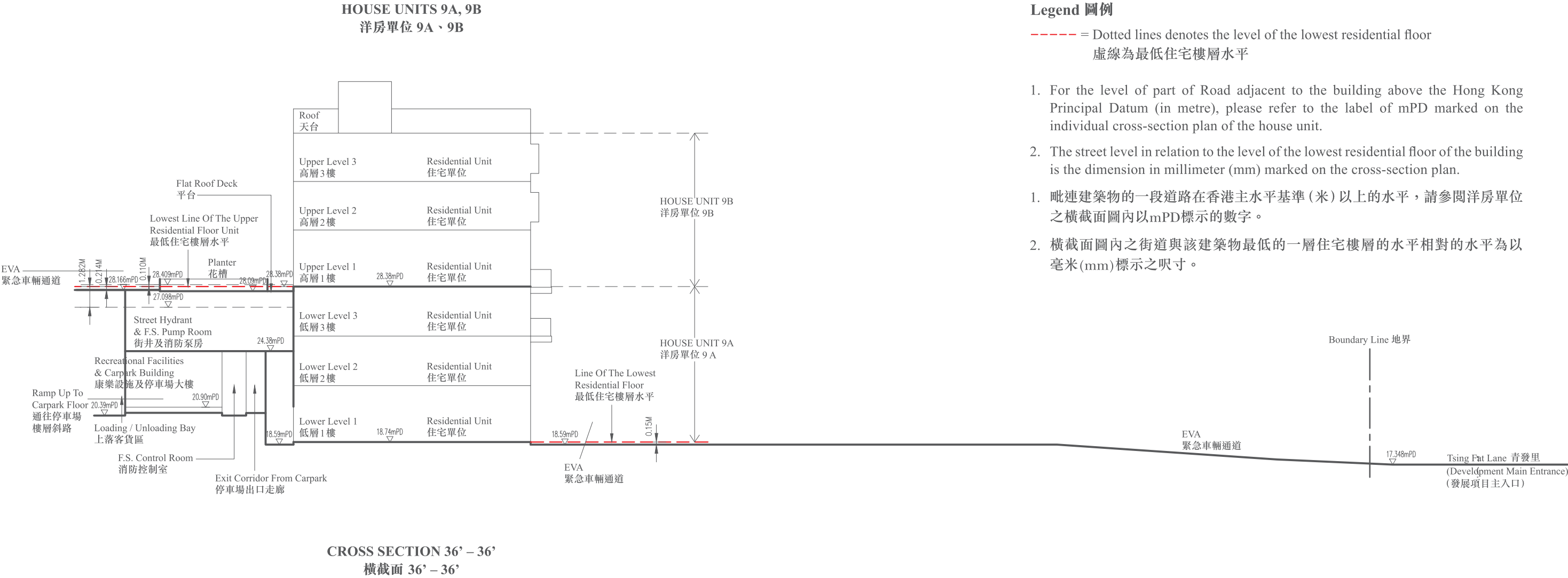
----- = Dotted line denotes the level of the lowest residential floor
虛線為最低住宅樓層水平

1. For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.

2. The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.

1. 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。

2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNITS 1-3 & 5-9 (TYPE 2) (also known as DIAMOND HOUSE UNITS 1-3 & 5-9) 洋房單位 1-3 及 5-9 (類別 2) (亦稱為藍彩鑽洋房單位 1-3 及 5-9)

Legend 圖例

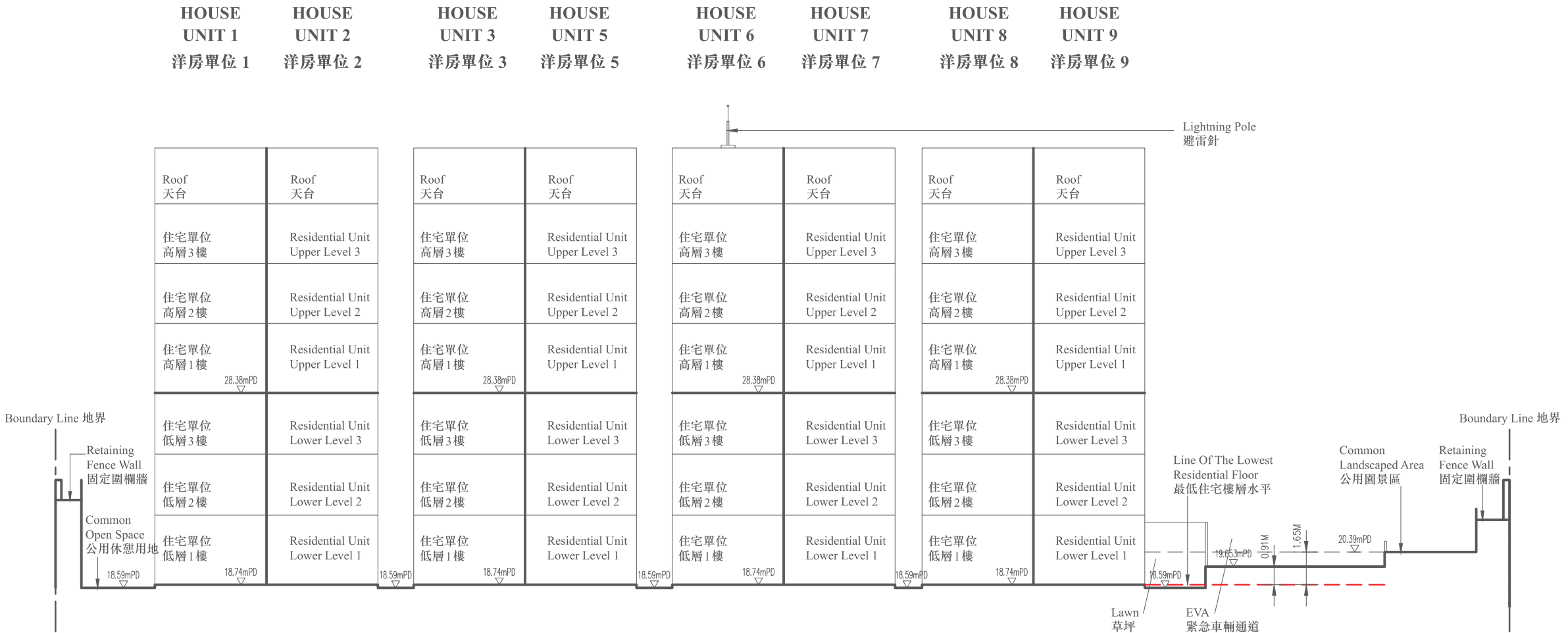
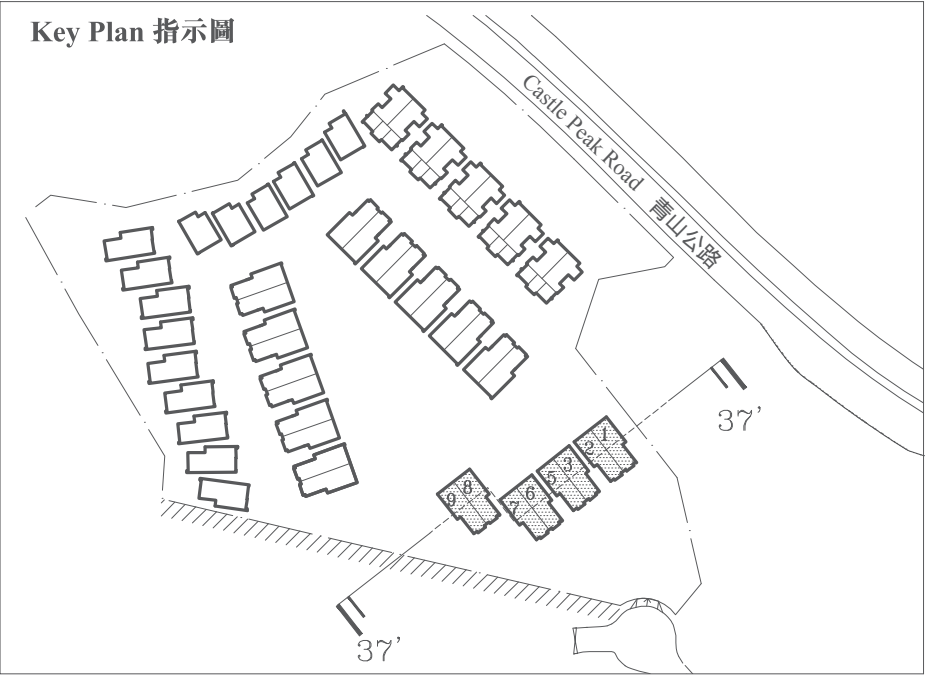
- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
1.

For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
2.

The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
1.

毗連建築物的一段道路在香港主水平基準（米）以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
2.

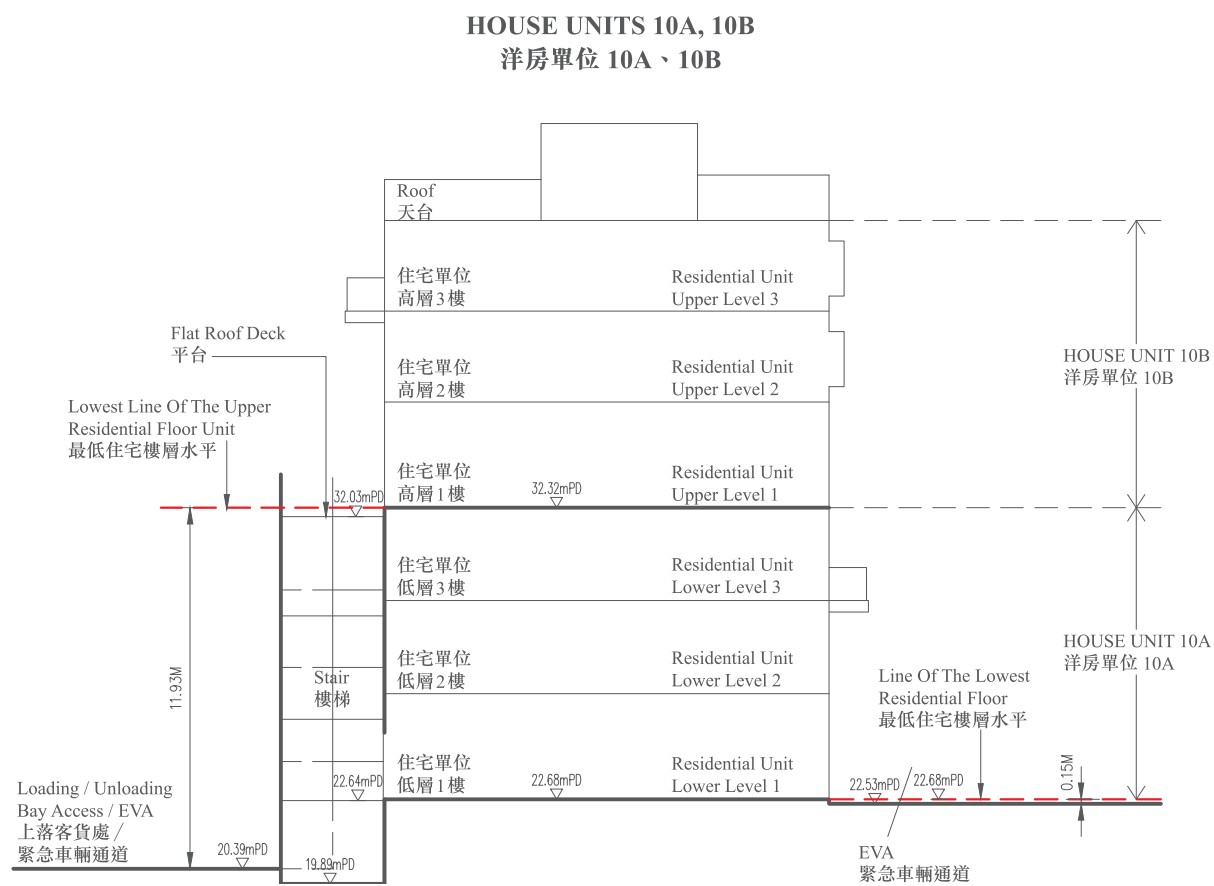
橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



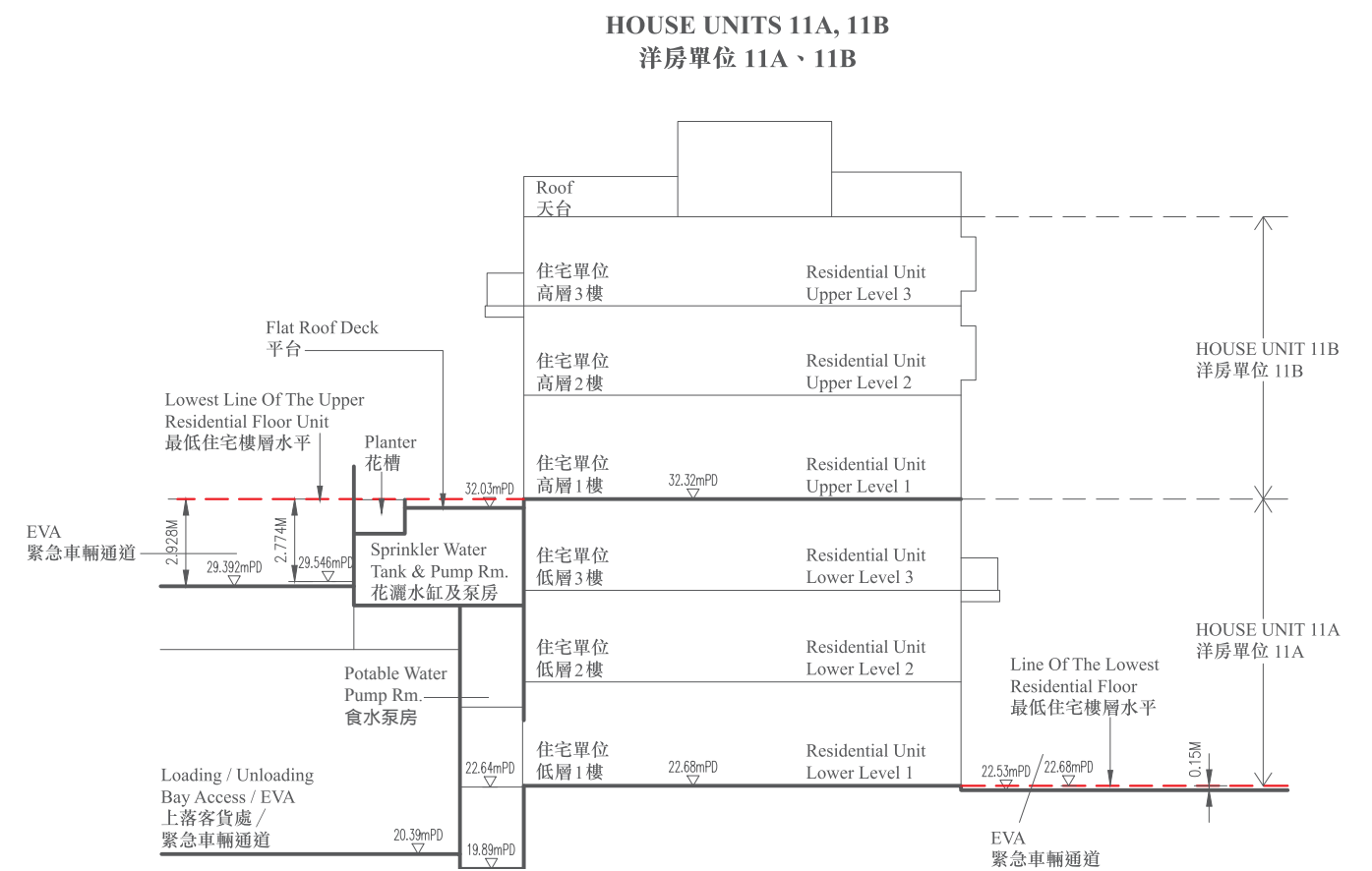
CROSS SECTION 37' – 37'
橫截面 37' – 37'

HOUSE UNITS 10-11 (TYPE 5) (also known as GROVE HOUSE UNITS 10-11)
洋房單位10-11(類別5) (亦稱為青玥琳洋房單位10-11)

1. For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
 2. The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
1. 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



CROSS SECTION 38' – 38'
橫截面 38' – 38'



CROSS SECTION 39' – 39'
橫截面 39' – 39'

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

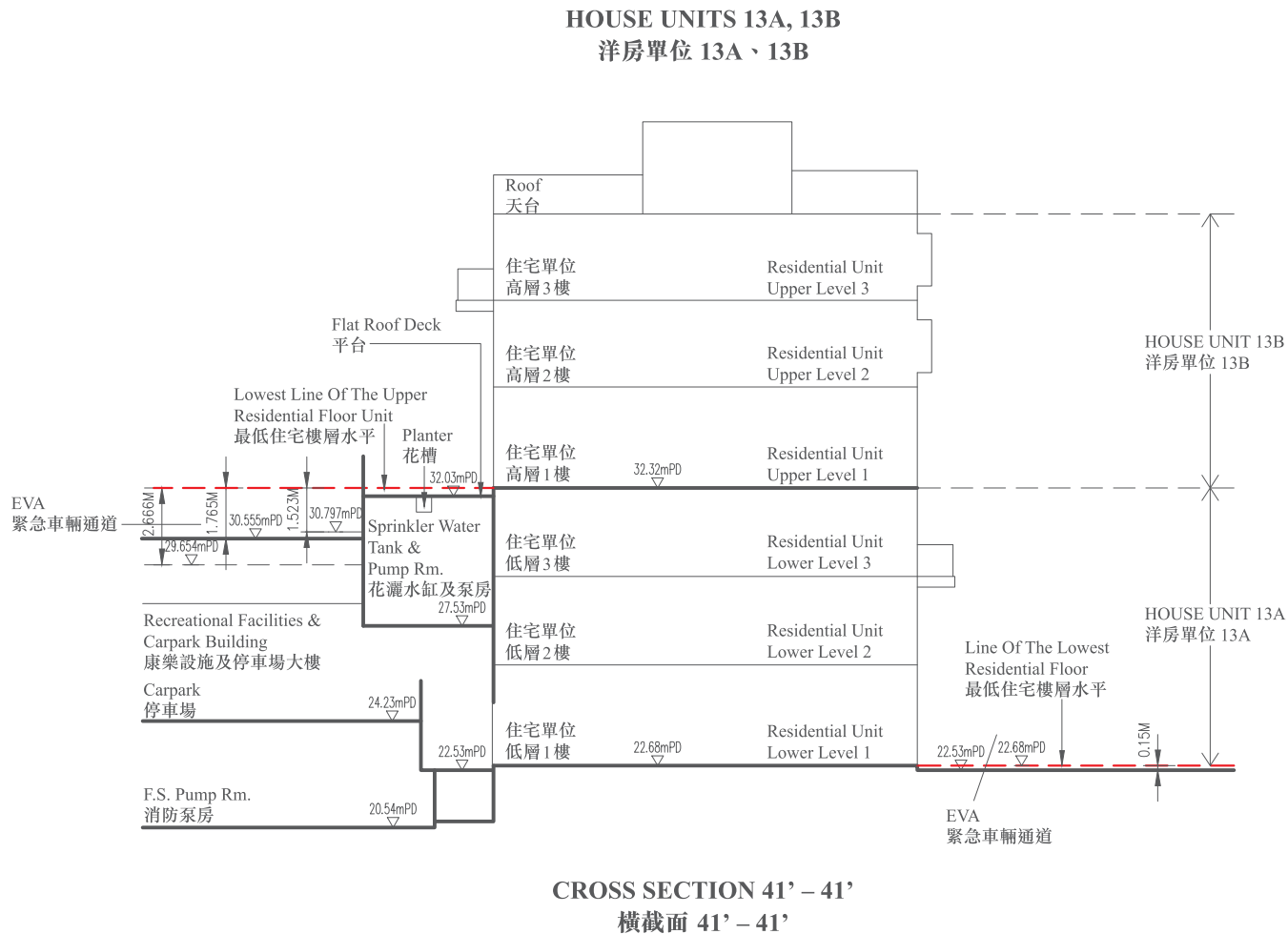
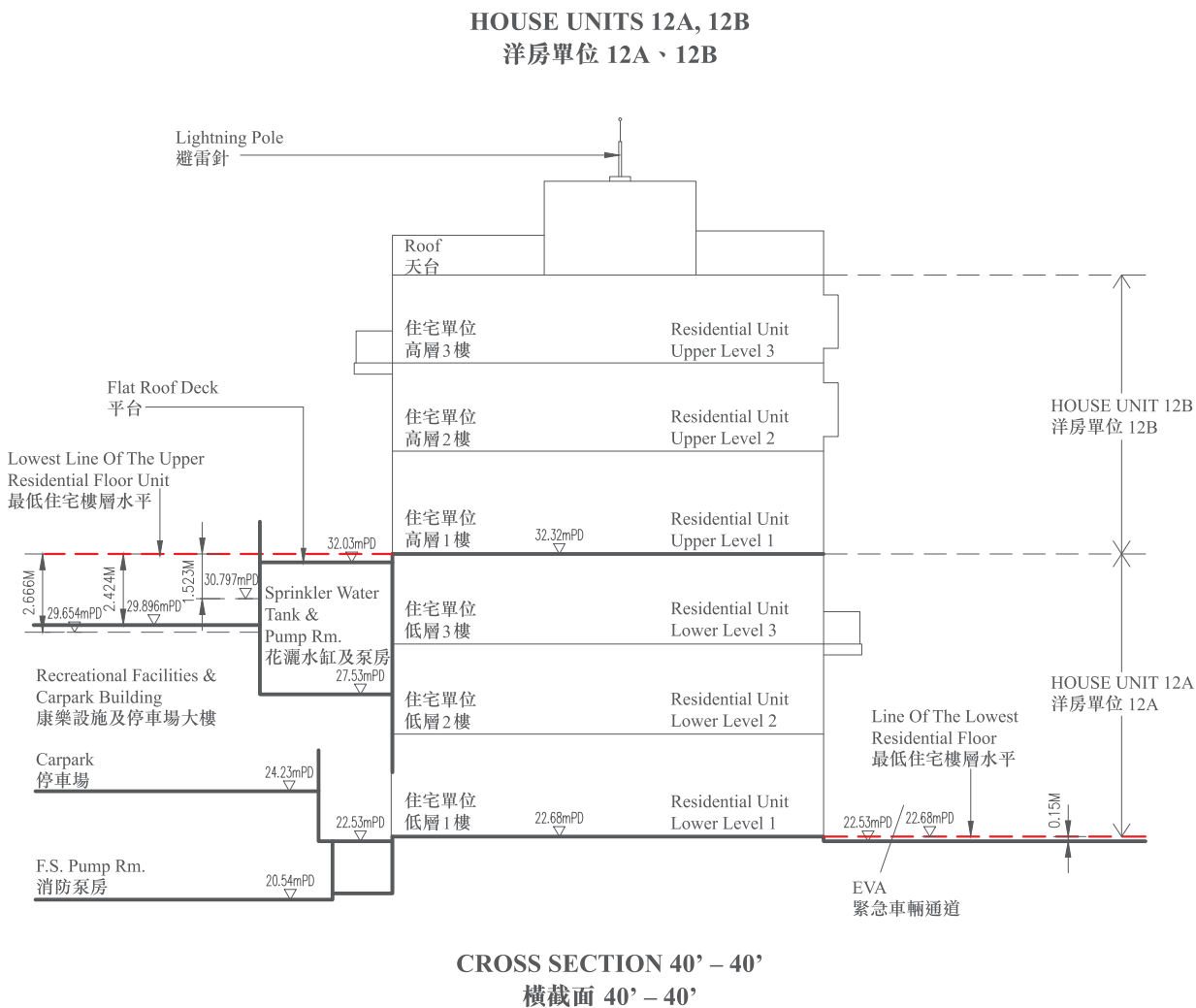
發展項目中的建築物的橫截面圖

HOUSE UNITS 12-13 (TYPE 5) (also known as GROVE HOUSE UNITS 12-13)

洋房單位 12-13 (類別 5) (亦稱為青玥琳洋房單位 12-13)

Legend 圖例

- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
 - The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
1. 毗連建築物的一段道路在香港主水平基準 (米) 以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

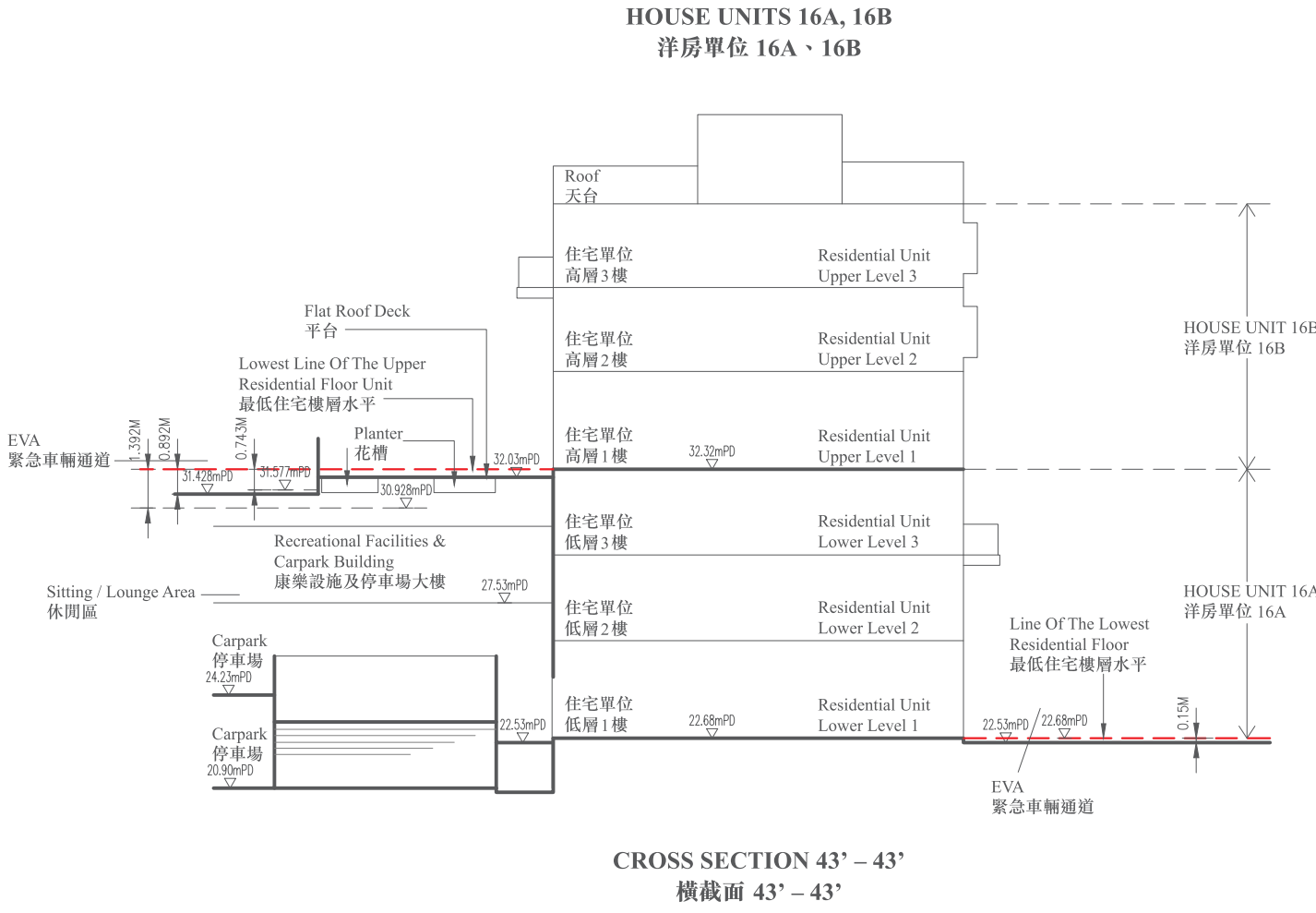
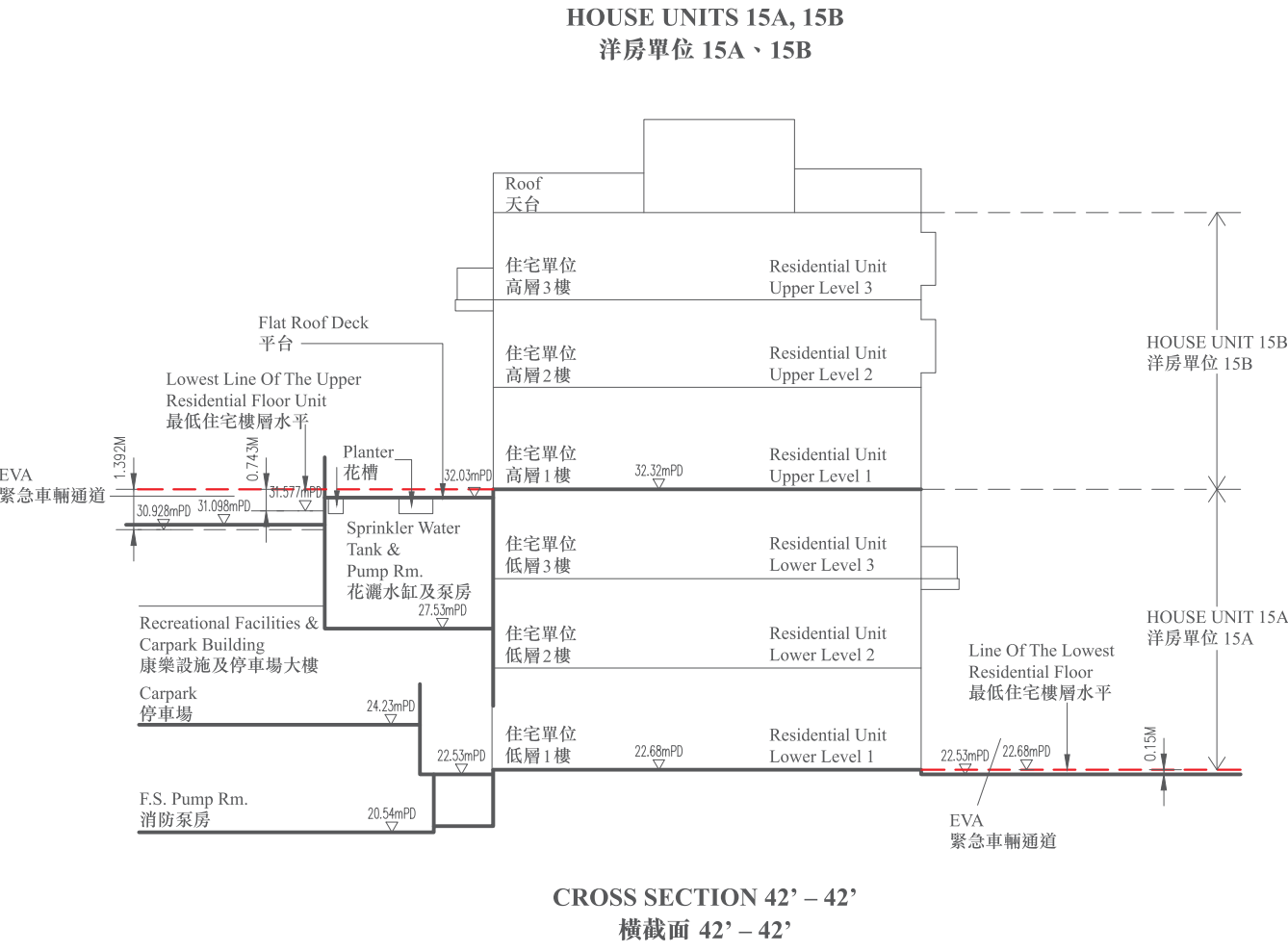
發展項目中的建築物的橫截面圖

HOUSE UNITS 15-16 (TYPE 5) (also known as GROVE HOUSE UNITS 15-16)

洋房單位 15-16 (類別 5) (亦稱為青玥琳洋房單位 15-16)

Legend 圖例

- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
 - The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
- 毗連建築物的一段道路在香港主水平基準 (米) 以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
 - 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。



CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

HOUSE UNITS 17-18 (TYPE 5) (also known as GROVE HOUSE UNITS 17-18)

洋房單位17-18(類別5) (亦稱為青玥琳洋房單位17-18)

Legend 圖例

- = Dotted lines denotes the level of the lowest residential floor
虛線為最低住宅樓層水平
- For the level of part of Road adjacent to the building above the Hong Kong Principal Datum (in metre), please refer to the label of mPD marked on the individual cross-section plan of the house unit.
 - The street level in relation to the level of the lowest residential floor of the building is the dimension in millimeter (mm) marked on the cross-section plan.
1. 毗連建築物的一段道路在香港主水平基準(米)以上的水平，請參閱洋房單位之橫截面圖內以mPD標示的數字。
2. 橫截面圖內之街道與該建築物最低的一層住宅樓層的水平相對的水平為以毫米(mm)標示之呎寸。

