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23. 服務協議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

林內香港有限公司為期數的電訊服務供應商。各業主可自行向任何服務供應商申請電訊服務。

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

Rinnai Hong Kong Limited is appointed as a provider of telecommunication services to the Phase. Any service subsciption of telecommunication service to any service provider shall be subject to individual owners' discretion.

24. 地稅
GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

25. 買方的雜項付款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。

2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.

Note: The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.

26. 欠妥之處的保養責任期
DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，凡售出物業或於買賣合約列出裝設於物業內的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

As provided in the agreement for sale and purchase, the vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase, remedy any defects to the property sold, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase, caused otherwise than by the act or neglect of the purchaser.

27. 斜坡維修
MAINTENANCE OF SLOPES

(1) 批地文件規定，「承批人」須自費維修斜坡。

(2) 批地文件第(43)(a)條特別批地條款規定：「倘若有或已有任何土地遭削去、移走或向後退入，或任何建造、填土或任何類型的斜坡處理工程，不論是否已經地政總署署長事先書面同意，無論在該地段範圍內或任何政府地段，如是為了或是有關構成、平整或發展該地段或相關的任何部分，或根據特別條款下「承批人」須做的任何其他工程，或為任何其他目的，「承批人」須自費進行和建設於當時或在其後任何時間有必要或可能需要的斜坡處理工程、護土牆或其他承托、防護、排水或任何其他附屬工程，以保護及支撐該地段及任何相鄰或毗鄰該地段的政府土地或租用土地，並避免和防止其後出現滑土、山泥傾瀉或地陷的情況。「承批人」須時刻於特此已同意批准的年期內，自費維持該土地，斜坡處理工程、護土牆或其他承托、防護、排水或任何其他附屬工程在維修充足及良好的狀況，以令「署長」滿意。」。

(3) 每名住宅物業擁有人均須分擔維修工程的費用。

(4) 該斜坡、護土牆及有關構築物已經或將會在發展項目所位於的土地內或之外建造之圖則在第294頁列出。

(5) 根據公契，管理人有權根據「政府批地書」及按照「斜坡維修指南及斜坡維修手冊」，以及不時由適當的政府部門就維修斜坡、護土牆及有關的構築物而發出的指南，聘請合資格的人員檢查、維持及保養斜坡及護土牆，及執行任何必要的工程，以保持其在妥善及維修充足和狀態良好。管理人亦有權向業主收取由管理人因進行有關斜坡及護土牆的保養、維修及任何其他工程而已經或將會合法產生的一切費用。

備註：根據公契，發展項目的所有擁有人均須分擔維修工程的費用。

(1) The Land Grant requires the Grantee to maintain slopes at its own costs.

(2) Special Condition No.(43)(a) of the Land Grant stipulates that "Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, 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 hereby agreed to be granted 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".

(3) Each of the residential owners is obliged to contribute towards the costs of the maintenance work.

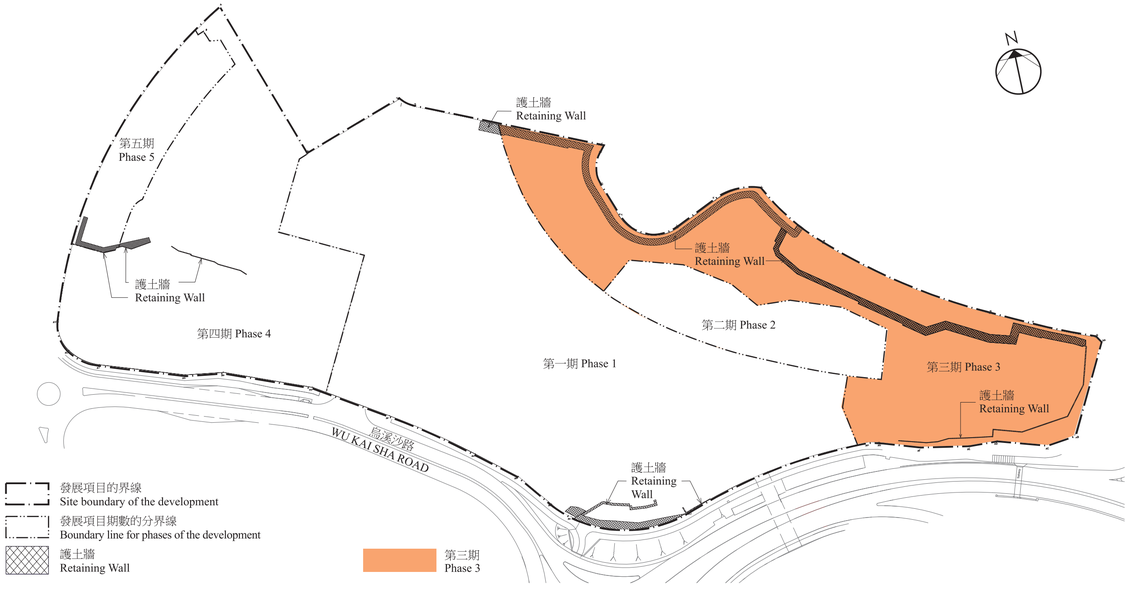
(4) The plan for the slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the development is situated is set out on page 294.

(5) Under the Deed of Mutual Covenant, the Manager shall have the authority to engage qualified personnel to inspect keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of any of the Slopes and Retaining Walls in compliance with the Government Grant and in accordance with the Slope Maintenance Guidelines and the Slope Maintenance Manual and all guidelines issued from time to time by the appropriate government department regarding the maintenance of slopes, retaining walls and related structures and to collect from the Owners all costs lawfully incurred or to be incurred by the Manager in carrying out such maintenance, repair and any other works in respect of the Slopes and Retaining Walls.

Note : Under the Deed of Mutual Covenant all owners of the development are obliged to contribute towards the costs of maintenance work.

27. 斜坡維修
MAINTENANCE OF SLOPES

斜坡及護土牆平面圖
Slope and Retaining Walls Plan



28. 修訂
MODIFICATION

不適用

Not applicable

29. 申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(*)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		面積(平方米)
1.(*)	停車場及上落客貨地方(公共交通總站除外)	1,122.505
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	752.324
2.2(*)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	3,090.570
2.3	非強制性或非必要機房， 例如空調機房、風櫃房等	202.735

根據聯合作業備考第1及第2號提供的環保設施		面積(平方米)
3.	露台	2,286.953
4.	加闊的公用走廊及升降機大堂	2,138.156
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	1,576.684
9.	工作平台	1,621.500
10.	隔音屏障	不適用

適意設施		面積(平方米)
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衞室和廁所、業主立案法團辦公室	24.970
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用

適意設施		面積(平方米)
13.	有上蓋的園景區及遊樂場	2,329.905
14.	橫向屏障／有蓋人行道、花棚	230.154
15.	擴大升降機井道	1,582.081
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衞星電視共用天線房	不適用
18.(*)	強制性設施或必要機房所需的管槽、氣槽	705.075
19.	非強制性設施或非必要機房所需的管槽、氣槽	515.552
20	環保系統及設施所需的機房、管槽及氣槽	不適用
21	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用

其他項目		面積(平方米)
23.(*)	庇護層，包括庇護層兼空中花園	不適用
24.(*)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(*)	共用構築物及樓梯	不適用
27.(*)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	805.353
28.(*)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用

額外總樓面面積		面積(平方米)
30.	額外總樓面面積	不適用

註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

有關建築物的環境評估及期數的公用部分的預計能量表現或消耗的資料

本期數的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked(*) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m^2)
1.(*)	Carpark and loading/unloading area excluding public transport terminus	1,122.505
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	752.324
2.2(*)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	3,090.570
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	202.735

Green Features under Joint Practice Notes 1 and 2		Area (m^2)
3.	Balcony	2,286.953
4.	Wider common corridor and lift lobby	2,138.156
5.	Communal sky garden	NIL
6.	Acoustic fin	NIL
7.	Wing wall, wind catcher and funnel	NIL
8.	Non-structural prefabricated external wall	1,576.684
9.	Utility platform	1,621.500
10.	Noise barrier	NIL

Amenity Features		Area (m^2)
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	24.970
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	NIL
13.	Covered landscaped and play area	2,329.905

Amenity Features		Area (m^2)
14.	Horizontal screens/covered walkways, trellis	230.154
15.	Larger lift shaft	1,582.081
16.	Chimney shaft	NIL
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	NIL
18.(*)	Pipe duct, air duct for mandatory feature or essential plant room	705.075
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	515.552
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	NIL
21.	Void in duplex domestic flat and house	NIL
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	NIL

Other Exempted Items		Area (m^2)
23.(*)	Refuge floor including refuge floor cum sky garden	NIL
24.(*)	Other projections	NIL
25.	Public transport terminus	NIL
26.(*)	Party structure and common staircase	NIL
27.(*)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	805.353
28.(*)	Public passage	NIL
29.	Covered set back area	NIL

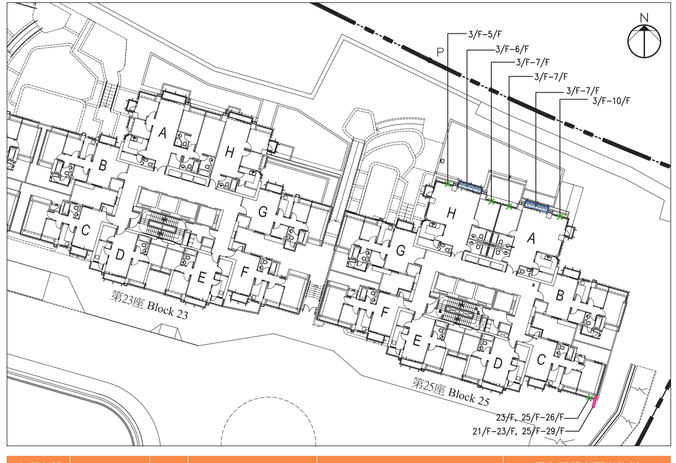
Bonus GFA		Area (m^2)
30.	Bonus GFA	NIL

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the Phase.

The approved general building plans of this Phase are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

噪音緩解措施 NOISE MITIGATION MEASURES



大廈名稱 Block Name	樓層 Floor	單位 Unit	垂直建築鰭片 Vertical Architectural Fins	固定玻璃窗 Fixed Window	露台天花有隔音物料 Ceiling of Balcony with Noise Absorption Materials
第25座 Block 25	3/F - 5/F	A	-	客廳及儲物間2 Living room & Store 2	客廳露台 Balcony at living room
		H	-	客廳及儲物間2 Living room & Store 2	客廳露台 Balcony at living room
	6/F	A	-	客廳及儲物間2 Living room & Store 2	客廳露台 Balcony at living room
		H	-	儲物間2 Store 2	客廳露台 Balcony at living room
	7/F	A	-	客廳及儲物間2 Living room & Store 2	客廳露台 Balcony at living room
		H	-	儲物間2 Store 2	-
	8/F - 10/F	A	-	客廳 Living room	-
	21/F - 22/F	C	主人房 Master bedroom	-	-
	23/F, 25/F - 26/F	C	主人房 Master bedroom	主人房 Master bedroom	-
	27/F - 29/F	C	主人房 Master bedroom	-	

根據城規會於2011年12月20日批准發展項目之規劃申請內之交通噪音影響評估，第25座某些單位就鳥溪沙路交通及鐵路噪音須設置下列噪音緩解措施：

1. 1.5米長之垂直建築鰭片。
2. 固定玻璃窗。某些單位面向鐵路的窗戶需固定並不能開啟。
3. 部分單位露台天花鋪砌吸音物料。

迎海第三期的副公契第18(b)及(c)條訂明：

(b) 改裝該等噪音緩解措施(包括但不限於干預固定窗戶或噪音吸音物料)將構成對該住宅發展項目的表面或外觀之改動，並為關乎「第三期」的副公契及主公契附表三第15條所不容許。

(c) 構成任何住宅單位部分之該等噪音緩解措施必須由相關住宅單位的擁有人按照管理人批准之標準作出維修、更換或修改。有關住宅單位的擁有人所使用的物料及所委任的承辦商須由管理人批准。

有關設施之位置，請參看本部分附圖及附表。

In accordance with the Traffic Noise Impact Assessment submitted as substantiation to the Planning Application for the Development approved by the Town Planning Board on 20th December 2011, the following measures against adverse noise impact from Wu Kai Sha Road road traffic and rail noise impact should be provided at some units at Block 25:

1. 1.5m long vertical architectural fins.
2. Fixed window. Some units are designed without openable window facing railway tracks.
3. Noise absorption materials will be applied at the ceiling of the balcony of some units.

Clause 18(b) & (c) of the Sub-Deed of Mutual Covenant in respect of Phase 3 stipulates that:

(b) Alteration of such noise mitigation measures (including but not limited to tampering with the fixed windows or the noise absorption materials) amounts to alteration of the façade or external appearance of the Residential Development (as defined in the Principal Deed of Mutual Covenant) and is prohibited under the Sub-Deed of Mutual Covenant in respect of Phase 3 and Clause 15 of the Third Schedule to the Principal Deed of Mutual Covenant.

(c) The maintenance, replacement or repair of such noise mitigation measures forming part of any Residential Units shall be made by the relevant Owners of such Residential Units in accordance with the standards as approved by the Manager. The Owners of such Residential Units shall use such materials and appoint such contractors as approved by the Manager in relation thereto.

Please refer to the drawing and table shown in this section for indicative locations of respective measures.

- 噪音緩解措施 (垂直建築鰭片) Noise Mitigation Measures (Vertical Architectural Fins)
- × 固定玻璃窗 Fixed Window
- 露台天花鋪砌吸音物料 Ceiling of Balcony with Noise Absorption Materials

保存樹木及「林木區」

1. 發展項目的擁有人須遵守以下有關保存樹木及「林木區」的規定：-
   (I)「批地文件」特別批地條款第（13）條訂明：-
   (13) 未經「署長」事先書面同意，任何人不得移除或干擾種植在「該地段」上或毗連「該地段」附近的樹木。當「署長」發出書面同意時，可施加其認為合適的關於樹木移植、補償性園景建構或重植的條款。
   (II) 第四期副公契第24(b)、(c)及(d)條訂明：-
   24. (b)「管理人」須根據「林木區管理計劃」管理及保養「林木區」及有關地方。「管理人」特別須根據「林木區管理計劃」內之要求確保「林木區」加以保存以作保育目的，並必須將「林木區」長期以圍欄圍封，惟作維修及/或保養目的，或其他「管理人」以其合理酌情權認為合適目的之情況則屬例外。
   (c) 在獲得「業主委員會」(其釋義於「主公契」內所界定)事先批准下，「管理人」在「業主立案法團」(其釋義於「主公契」內所界定)成立之前，有權代表所有「業主」向規劃署/城市規劃委員會及其他有關的政府當局作出申請以不時更新、修訂、改進、改變、更改、變更、修改、取代及/或取消「林木區管理計劃」。
   (d) 在本「副公契」之日期起計一個月內，「第一業主」須自費將一份屆時最新版本的「林木區管理計劃」存放於「屋苑」管理處內，以供所有「業主」免費查閱，當有關「業主」自費及繳付合理費用後，可向該「業主」提供有關之副本。所有收訖的影印費用一律撥入「特別基金」。「管理人」必須確保上述存放於「屋苑」管理處以提供予「業主」查閱或供索取副本的「林木區管理計劃」為最新之版本。
2. 僅作為識別目的，該「林木區」的位置以粉紅色顯示在本章最後部分的圖則上。
3. 根據第四期副公契，「林木區」構成「第四期發展項目住宅公用地方」一部分。因此，發展項目的所有住宅單位擁有人均須分擔管理及保養「林木區」的費用。

第四期的「行人天橋支承件及連接段」

1. 第四期副公契第25條訂明：-
   25. 在不影響「第一業主」於「主公契」第9(q)條的權利及為了興建在「批地文件」特別批地條款第(25)(a)(ii)條中特別列出的任何建議的行人天橋及為了連接該建議的行人天橋與「該地段」及「屋苑」，「業主」及「管理人」當收到有關政府當局要求時，必須准許政府、其職員、代理人、承辦商、工人、僱員及其他獲得政府許可之人員(不論是否携同工具、裝備、機械、機器或器具)在無須費用及收費的情況下，必要時進入「公用地方」，以便政府自費進行該等興建及連接的工程(包括但不限於在其中、上方、穿越及/或跨越第四期的「行人天橋支承件及連接段」所需連接的任何夾口伸縮縫及其他裝置及物料)，以及任何其他有關日後維修、保養及更換的工程。在不局限「主公契」第38(bc)條的一般性的原則下，「管理人」必須採取一切需要或適宜的措施(包括但不限於臨時封閉「公用地方」的任何部分)以遵守「批地文件」及因應政府就有關該等興建及連接的工程及任何其他日後政府所進行的相關維修、保養及更換的工程而作出的任何要求。
2. 僅作為識別目的，第四期的「行人天橋支承件及連接段」的位置以橙色顯示在本章最後部分的圖則上。

墳墓

1. 發展項目的擁有人須遵守以下有關墳墓、「伯公」及「金塔」的規定：-
   (I)「批地文件」特別批地條款第（33）條訂明：-
   (33) (a) 如非事前獲得「署長」書面批准，不得干擾或移除該地段或其任何部分或任何毗鄰「政府」土地上現存的墳墓、「伯公」或「金塔」。
   (b) 在得到本特別批地條款(a)次條所指「署長」的批准之後，承批人應自費遷移該等墳墓、「伯公」和「金塔」，以達到「署長」滿意的程度為止，並應遵守「署長」關於該等遷移工程的任何要求。承批人應保證「政府」和「署長」免於因為任何墳墓、「伯公」和「金塔」的遷移或損毀而引起或伴隨的一切法律行動、訴訟、費用、索償(包括「釁符」儀式)和要求而蒙受損失。
   (c) 遵從本特別批地條款(a)及(b)次條規定，不得於「該地段」豎立或建造墳墓或骨灰龕，亦不得於「該地段」安葬或存放任何人類骸骨或動物骸骨，無論是否安葬或存放在陶罐、骨灰甕或其他器皿。
   (II) 第四期副公契第24(a)條訂明：-
   24. (a) 管理人須確保「該地段」(尤其是「林木區」)內現存的墳墓、「伯公」或「金塔」不受到干擾或被移除，除非按照「批地文件」特別批地條款第（33）條的要求則屬例外。
2. 發展項目「林木區」內有一個墳墓。僅作為識別目的，該墳墓的位置以綠色顯示在本章最後部分的圖則上。

吊船運作

在管理人安排為發展項目的「公用地方與設施」進行定期及特別安排的檢查、清潔、保養及維修期間，吊船會在住宅單位的窗戶外及平台、天台、私家花園及/或車位的上空運作。

30. 有關資料
RELEVANT INFORMATION

Preservation of trees and the Woodland

1. The owners of the development have to comply with the following requirements in respect of the preservation of trees and woodland: -
   (I) Special Condition (13) of the Land Grant stipulates that: -
   (13) 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.

   (II) Clause 24(b), (c) and (d) of the Sub-Deed of Mutual Covenant in respect of Phase 4 stipulates that: -
   24. (b) The Manager shall be responsible for managing and maintaining the Woodland and the relevant areas in accordance with the Woodland Management Plan. In particular the Manager shall ensure the Woodland shall be preserved for conservation purposes in accordance with the requirements of the Woodland Management Plan and be fenced off at all times except for repair and/or maintenance purposes or other purposes as the Manager may consider appropriate in its reasonable discretion.
   (c) Subject to the prior approval of the Owners' Committee defined in the Principal Deed, the Manager shall have the right on behalf of the Owners (prior to the formation of the Owners' Incorporation (as defined in the Principal Deed)) to make application(s) to the Planning Department/Town Planning Board and other relevant government authorities to update, amend, modify, change, alter, vary, revise, substituted and/or cancel the Woodland Management Plan from time to time.
   (d) Within one month from the date of this Sub-Deed, the First Owner shall at its own costs and expenses deposit a copy of the then latest version of the Woodland Management Plan at the management office of the Estate for reference by all Owners free of costs and for taking copies at their own expenses and upon payment of a reasonable charge. All charges received will be credited to the Special Funds. The Manager shall ensure the latest version of the Woodland Management Plan will be kept at the management office of the Estate for inspection or taking copies by the Owners as aforesaid.
2. For the purpose of identification only, the location of the Woodland is shown and coloured pink on the plan at the end of this Section.
3. Under the Sub-Deed of Mutual Covenant in respect of Phase 4, the Woodland forms part of the Development Residential Common Areas In Phase Four. Thus, all owners of the residential units of the development are obliged to contribute towards the costs of management and maintenance of the Woodland.

Footbridge Supports and Connections in Phase 4

1. Clause 25 of the Sub-Deed of Mutual Covenant in respect of Phase 4 stipulates that: -
   25. Without prejudice to the right of the First Owner under Clause 9(q) of the Principal Deed and for the purpose of the construction of any proposed pedestrian footbridges and to connect such proposed pedestrian footbridges with the Lot and the Estate as more particularly set out in Special Condition No.(25)(a)(ii) of the Government Grant, the Owners and the Manager shall upon request by the relevant government authorities allow the Government, its officers, agents, contractors, workmen, employees and other duly authorized personnel of the Government (with or without tools, equipment, plant, machinery or apparatus) free of costs and charges to enter into the Common Areas as may be necessary to carry out such construction and connection works (including but not limited to the connection of any movement joints and other installations and materials at, upon, through and/or over the Footbridge Supports and Connections in Phase 4) and any other future repair, maintenance and replacement works in relation thereto at the expense of the Government. Without limiting the generality of Clause 38(bc) of the Principal Deed, the Manager shall take all steps (including but not limited to any temporary closure of any parts of the Common Areas) necessary or expedient for complying with the Government Grant and any government requirements with respect to such construction and connection works and any other future repair, maintenance and replacement works in relation thereto by the Government.

2. For the purpose of identification only, the location of the Footbridge Supports and Connections in Phase 4 is shown and coloured orange on the plan at the end of this Section.

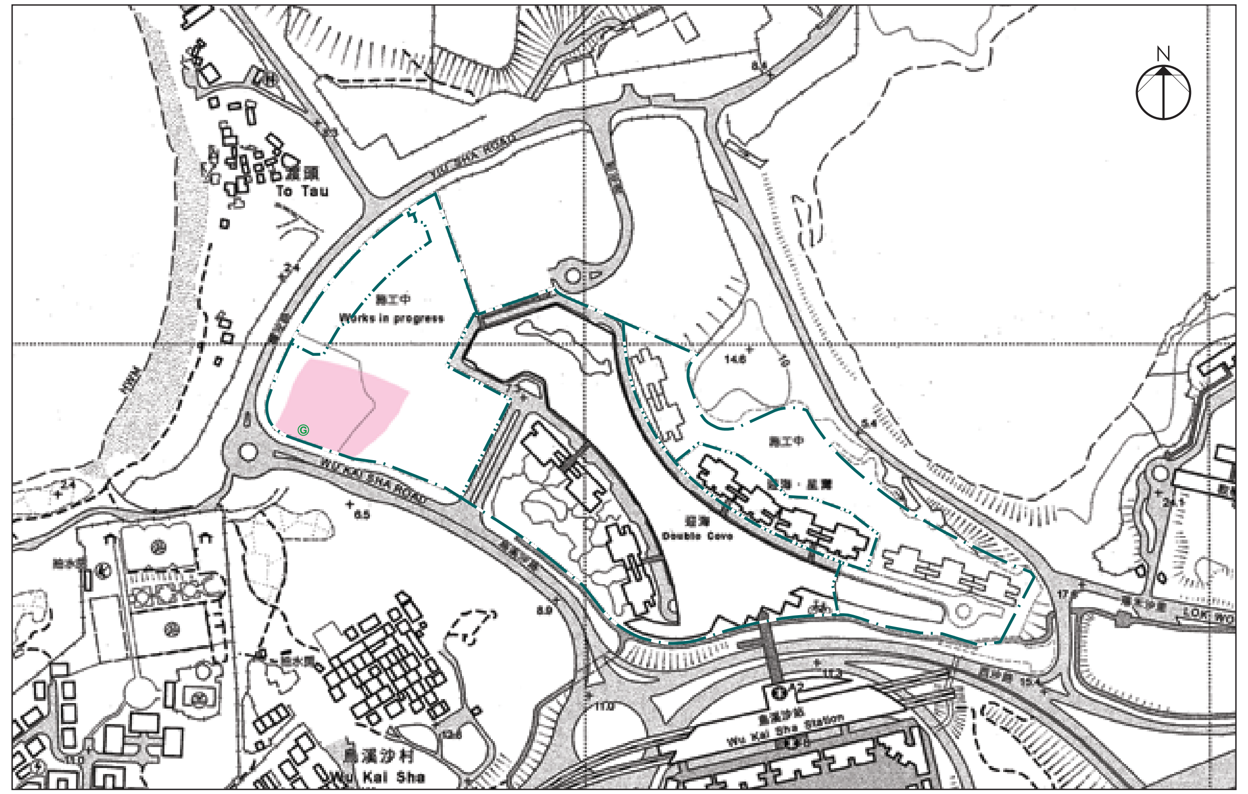
Grave

1. The owners of the development have to comply with the following requirements in respect of grave, "Pak Kung" and "Kam Tap": -
   (I) Special Condition (33) of the Land Grant stipulates that: -
   (33) (a) No grave, "Pak Kung" or "Kam Tap" presently existing on the lot or any part thereof or on any Government land adjacent thereto shall be interfered with or removed without the prior written approval of the Director.
   (b) Subject to the approval of the Director under sub-clause (a) of this Special Condition, the Grantee shall at his own expense remove such graves, "Pak Kung" and "Kam Tap" to the satisfaction of the Director and comply with any requirement of the Director in respect of the removal works. The Grantee shall indemnity the Government and the Director from and against all actions, suits, costs, claims for compensation (including "Tun Fu" ceremonies) and demands whatsoever arising out of or incidental to the removal of or damage to any graves, "Pak Kung" and "Kam Tap".
   (c) Subject to sub-clauses (a) and (b) of this Special Condition, no grave or columbarium shall be erected or make on the lot, nor shall any human remains or animals remains whether in earthenware jars, cinerary urns or otherwise be interred or deposited thereon.

   (II) Clause 24(a) of the Sub-Deed of Mutual Covenant in respect of Phase 4 stipulates that: -
   24. (a) The Manager shall ensure any existing grave, "Pak Kung" or "Kam Tap" presently existing within the Lot, and in particular within the Woodland, shall not be interfered with or removed otherwise in accordance with Special Condition No.(33) of the Government Grant.
2. A grave is located in the Woodland in the development. For the purpose of identification only, the location of the grave is shown and coloured green on the plan at the end of this Section.

Operation of gondola

During the regular and specially arranged inspection, cleaning, maintenance and repairing the Common Areas and Facilities of the development arranged by the Manager, gondola(s) will be operated in the air space outside the windows and directly above the flat roof(s), roof(s), private garden(s) and/or parking space(s) of the residential units.

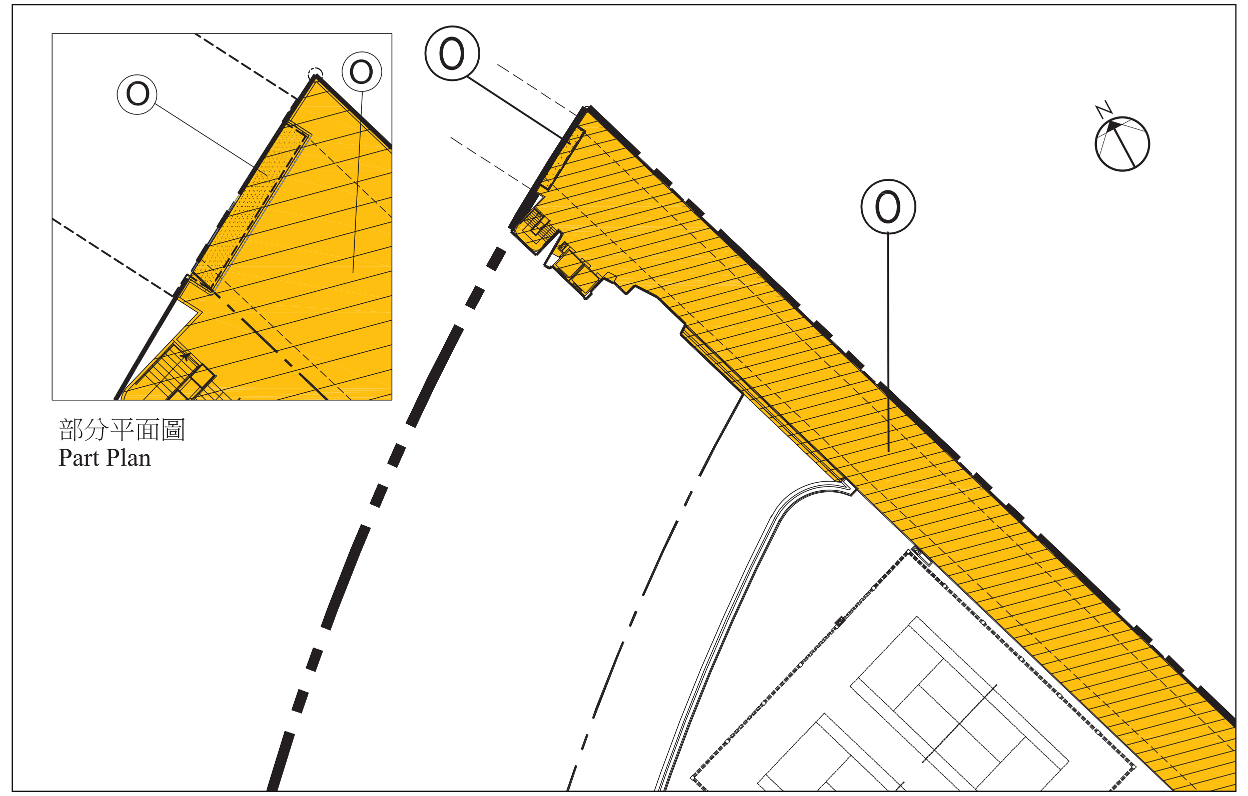


比例尺 SCALE: 0米(M) 250米(M)

— · — · —	發展項目的界線 Site boundary of the development
—··—··—	發展項目期數的分界線 Boundary line for phases of the development
Ⓖ	墳墓 Grave
(pink)	林木區 Woodland

備註 Note:

此圖僅作為顯示相關「林木區」及墳墓的位置，圖中所顯示之其他事項未必能反映其最新狀況。
This plan is for showing the locations of the Woodland and the grave only. Other matters shown in this plan may not reflect their latest conditions.



—··—	發展項目的界線 Site boundary of the development
— - -	發展項目期數的分界線 Boundary line for phases of the development
ⓞ	24小時行人通道 (即公眾行人通道) 24 Hours Pedestrian Walkway (i.e. Public Pedestrian Walkway) (構成第四期屋苑公用地方一部分) (Forming part of the Estate Common Areas In Phase Four)
Ⓞ	行人天橋支承件及連接段 Footbridge Support and Connections (構成第四期屋苑公用地方一部分) (Forming part of the Estate Common Areas In Phase Four)

備註 Note:

此圖僅作為顯示第四期的「行人天橋支承件及連接段」的位置，圖中所顯示之其他事項未必能反映其最新狀況。
This plan is for showing the location of the Footbridge Supports and Connections in Phase 4 only. Other matters shown in this plan may not reflect their latest conditions.

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賣方就該期數指定的互聯網網站的網址
The address of the website designated by the vendor for the Phase:
www.doublecove.com.hk

1. 期數及其周邊地區日後可能出現改變。
2. 本售樓說明書印製日期：二零一四年九月二十日。

1. There may be future changes to the Phase and the surrounding areas.
2. Date of printing of this Sales Brochure: 20th September 2014.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2014年9月30日 30th September 2014	17	更新發展項目的布局圖。 Update the layout plan of the development.
	19, 30, 43, 46, 58, 80 - 83	修訂住宅物業的樓面平面圖上的印刷誤差，簡稱及圖則註釋的資料。 Revise the printing error, abbreviation and annotation of the floor plan of residential properties.
	180	修訂浴室裝置及設備說明表內的資料。 Revise the information for the schedule for bathroom fittings and appliances.
	219 - 222	修訂機電裝置數量說明表的資料。 Revise the schedule for electrical & mechanical provisions.
	298	修訂有關資料內固定玻璃窗位置的資料。 Revise the information about the location of fixed window in the relevant information.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2014年12月3日 3rd December 2014	11, 11-1	修訂期數的設計的資料。 Revise the information on design of the phase.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14, 15, 15-1, 15-2	更新期數的鳥瞰照片。 Update the aerial photograph of the phase.
	17	更新發展項目的布局圖。 Update the layout plan of the development.
	19 – 20, 24 – 28, 33, 38 – 42, 47, 52 – 53, 63, 68 – 69, 79	修訂住宅物業的樓面平面圖、印刷誤差及相關的圖則註釋。 Revise the floor plans of residential properties, printing errors and the relevant annotations.
	121	修訂臨時買賣合約的摘要的印刷誤差。 Revise the printing error of the summary of preliminary agreement for sale and purchase.
	123, 125	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	144, 146 – 147	修訂公共設施及公眾休憩用地的資料。 Revise the information on public facilities and public open spaces.
	156 – 159	更新立面圖。 Update the elevation plans.
	162 – 166	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年3月2日 2nd March 2015	07	更新賣方及有參與期數的其他人的資料。 Update the information on vendor and others involved in the phase.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	16	更新分區計劃大綱圖。 Update the outline zoning plan.
	17	修訂發展項目的布局圖。 Revise the layout plan of the development.
	18, 32, 46, 62	修訂期數的住宅物業的樓面平面圖及其註釋。 Revise the floor plans of residential properties in the phase and its explanatory note.
	20, 27, 34, 41, 43, 48, 53, 57, 64, 73, 80, 81, 81-1, 82 – 91	修訂期數的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the phase.
	123, 125	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	156 – 159	更新立面圖。 Update the elevation plans.
	264, 271, 278, 279, 279-1, 280 – 283, 284-1, 284-2, 284-3, 284-4, 285	修訂機電裝置平面圖。 Revise the electrical & mechanical provision plans.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年6月1日 1st June 2015	07	更新賣方及有參與期數的其他人的資料。 Update the information on vendor and others involved in the phase.
	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	14, 15, 15-1, 15-2	更新期數的鳥瞰照片，並刪除第15-2頁中已過時的資料。 Update the aerial photograph of the phase and delete the information on page 15-2 which is outdated.
	16	更新發展項目的分區計劃大綱圖。 Update the outline zoning plan of the development.
	17	修訂發展項目的布局圖上的註釋。 Revise the annotations on the layout plan of the development.
	29, 74	修訂期數的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the phase.
	234, 246, 258, 270, 282	修訂機電裝置平面圖上的資料。 Revise the information on electrical & mechanical provision plans.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年8月31日 31st August 2015	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	17	修訂發展項目的布局圖的資料。 Revise the information of layout plan of the development.
	122 – 125	修訂公契的摘要。 Revise the summary of deed of mutual covenant.
	126 – 127	修訂批地文件摘要的資料。 Revise the information of the summary of land grant.
	136, 143 – 146	修訂公共設施及公眾休憩用地的資料。 Revise the information on public facilities and public open spaces.
	293 – 294	修訂斜坡維修的資料。 Revise the information of the maintenance of slopes.
	298-1, 298-2, 298-3, 298-4	增補發展項目的有關資料。 Add relevant information of the development.
	299	修訂用字。 Revise the wordings.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2015年11月30日 30th November 2015	13	更新發展項目的所在位置圖。 Update the location plan of the development.
	15, 15-1, 15-2	更新期數的鳥瞰照片。 Update the aerial photographs of the phase.
	17	修訂發展項目的布局圖的資料。 Revise the information of the layout plan of the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年2月29日 29th February 2016	13	更新發展項目的所在位置圖。Update the location plan of the development.
	16	更新分區計劃大綱圖。Update the outline zoning plan.
	17	修訂發展項目的布局圖的資料。Revise the information of layout plan of the development.
	122 – 125	修訂公契的摘要。Revise the summary of deed of mutual covenant.
	128	修訂批地文件的摘要。Revise the summary of land grant.
	136, 143 – 146	修訂公共設施及公眾休憩用地的資料。Revise the information on public facilities and public open spaces.
	293 – 294	修訂斜坡維修的資料。Revise the information of the maintenance of slopes.
	298-1, 298-3	修訂期數的有關資料。Revise the relevant information of the phase.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年5月27日 27th May 2016	13	更新發展項目的所在位置圖。Update the location plan of the development.
	17	修訂發展項目的布局圖的資料。Revise the information for the layout plan of the development.
	18 – 19, 29 – 30, 32 – 33, 43, 46 – 47, 58, 62 – 63, 74, 78, 91	修訂住宅物業的樓面平面圖。Revise the floor plans of residential properties.
	133, 136, 143	修訂公共設施及公眾休憩用地的資料。Revise the information on public facilities and public open spaces.
	160	修訂公用設施的資料的用字。Revise the wordings of the information on common facilities.
	170	更新裝置、裝修物料及設備的資料。Update the information in fittings, finishes and appliances.
	228 – 229, 237, 239 – 241, 249, 251 – 252, 261, 263 – 264, 273, 275 – 276, 285, 287	修訂機電裝置平面圖。Revise the electrical & mechanical provision plans.
	298-1, 298-2	修訂有關資料的用字。Revise the wordings of relevant information.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年8月26日 26th August 2016	06	修訂期數・迎海・星灣御的資料。Revise the information on the phase, Double Cove Starview Prime.
	10 – 11	修訂期數的設計的資料。Revise the information on design of the phase.
	17	修訂發展項目的布局圖的資料。Revise the information for the layout plan of the development.
	123, 125	修訂公契的摘要。Revise the summary of deed of mutual covenant.
	161	修訂圖例及公契。Revise the inspection of plans and deed of mutual covenant.
	291	修訂買方的雜項付款。Revise the miscellaneous payments by purchaser.
	299	由於期數的轉讓同意書已經發出，故刪除地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料。 Delete some information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent as the consent to assign for the phase has been issued.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2016年10月14日 14th October 2016	13	更新發展項目的所在位置圖。Update the location plan of the development.
	56, 72	修訂住宅物業的樓面平面圖的資料。Revise the information for the floor plans of residential properties.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2017年1月12日 12th January 2017	13	更新發展項目的所在位置圖。Update the location plan of the development.
	86	修訂住宅物業的樓面平面圖的資料。Revise the information for the floor plans of residential properties.

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2017年3月31日 31st March 2017	13	更新發展項目的所在位置圖。Update the location plan of the development.
	17	由於發展項目的合格證明書已經發出，故修訂發展項目的布局圖的備註。 Revise the note for the layout plan of the development as the certificate of compliance of the development has been issued.
	46 – 47, 47-1, 47-2, 62 – 63, 63-1, 63-2	因應第22座地下及1樓A單位及B單位及第23座地下及1樓A單位的改動工程，更新相對應的樓面平面圖。 Due to the alteration works for Unit A & Unit B, G/F & 1/F, Block 22, and Unit A, G/F & 1/F, Block 23, the corresponding floor plans were updated.
	123, 125	修訂公契的摘要。Revise the summary of deed of mutual covenant.
	162 – 166, 169 – 170, 200, 200-1, 200-2, 209, 252 – 253, 264 – 265, 288	因應第22座地下及1樓A單位及B單位及第23座地下及1樓A單位的改動工程，更新裝置、裝修物料及設備、機電裝置數量說明表及機電裝置平面圖的資料。 Due to the alteration works for Unit A & Unit B, G/F & 1/F, Block 22, and Unit A, G/F & 1/F, Block 23, the information of fittings, finishes and appliances, schedule for electrical & mechanical provisions and electrical & mechanical provision plans were updated.

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2017年6月9日 9th June 2017	13	更新發展項目的所在位置圖。Update the location plan of the development.
	32 – 33, 33-1, 33-2	因應第17座地下及1樓A單位及B單位的改動工程，更新相應的樓面平面圖。 Due to the alternation works for Flat A and Flat B, G/F & 1/F of Block 17, the corresponding floor plans were updated.
	162, 165, 177, 191, 240 – 241, 288	因應第17座地下及1樓A單位及B單位的改動工程，更新相應的裝置、裝修物料及設備、機電裝置數量說明表及機電裝置平面圖的資料。 Due to the alternation works for Flat A and Flat B, G/F & 1/F of Block 17, the corresponding information of fittings, finishes and appliances, schedule for electrical & mechanical provisions and electrical & mechanical provision plans were updated.

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2017年9月8日 8th September 2017	02 — 05 , 05-1, 05-2	更新一手住宅物業銷售監管局於2017年8月1日發布《一手住宅物業買家須知》的最新版本。 Updated with the latest version of the "Notes to Purchasers of First-hand Residential Properties" released by The Sales of First-hand Residential Properties Authority on 1st August 2017.
	13	更新發展項目的所在位置圖。Update the location plan of the development.
	1 5 , 15-1	更新期數的鳥瞰照片。Update the aerial photographs of the phase.

2017年11月24日 24th November 2017	07	更新賣方及有參與期數的其他人的資料。Update the information on vendor and others involved in the phase.
	13	更新發展項目的所在位置圖。Update the location plan of the development.
	14, 15, 15-1, 15-2	更新期數的鳥瞰照片，並刪除第15-1及15-2頁中已過時的資料。 Update the aerial photograph of the phase and delete the information on pages 15-1 and 15-2 which were outdated.
	18, 19, 19-1, 19-2	因應第16座地下及1樓A單位的改動工程，更新相應的樓面平面圖。 Due to the alteration works for Flat A, G/F & 1/F of Block 16, the corresponding floor plans were updated.
	162 – 166, 176, 182	因應第16座地下及1樓A單位的改動工程，更新相應的裝置、裝修物料及設備及機電裝置數量說明表的資料。 Due to the alteration works for Flat A, G/F & 1/F of Block 16, the corresponding information of fittings, finishes and appliances and schedule for electrical & mechanical provisions were updated.
	228 – 288	取消此等機電裝置平面圖。相關之機電裝置以機電裝置數量說明表為準。 Cancel these pages of the electrical and mechanical provision plans. The corresponding electrical and mechanical provisions are subject to the schedule for electrical & mechanical provisions.

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2018年2月13日 13th February 2018	13	更新發展項目的所在位置圖。Update the location plan of the development.
	14	更新期數的鳥瞰照片。Update the aerial photograph of the phase.
	18-19, 19-2, 62-63, 63-1, 63-2, 78, 79, 79-1, 79-2	因應第16座及第23座地下及1樓B單位及第25座地下及1樓A單位的改動工程，更新相應的樓面平面圖。 Due to the alteration works for Flats B, G/F & 1/F of Block 16 and Block 23 and Flat A, G/F & 1/F of Block 25, the corresponding floor plans were updated.
	162, 164-165, 176, 179, 180,182, 209, 218	因應第16座及第23座地下及1樓B單位及第25座地下及1樓A單位的改動工程，更新相應的裝置、裝修物料及設備及機電裝置數量說明表。 Due to the alteration works for Flats B, G/F & 1/F of Block 16 and Block 23 and Flat A, G/F & 1/F of Block 25, the corresponding information of fittings, finishes and appliances and schedule for electrical & mechanical provisions were updated.

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2018年5月11日 11th May 2018	07	修訂賣方及有參與期數的其他人的資料。Revise the information on vendor and others involved in the phase.
	13	更新發展項目的所在位置圖。Update the location plan of the development.

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2018年8月9日 9th August 2018	13	更新發展項目的所在位置圖。Update the location plan of the development.
	15, 15-1, 15-2, 15-3	增補期數的鳥瞰照片。Add the aerial photographs of the phase.

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	頁次 Page Number	所作修改 Revision Made
2018年11月7日 7th November 2018	13	更新發展項目的所在位置圖。Update the location plan of the development.
	162, 165	修訂裝置、裝修物料及設備的資料。Revise the information of fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年2月1日 1st February 2019	7	修訂賣方及有參與期數的其他人的資料。Revise the information on vendor and others involved in the phase.
	13	更新發展項目的所在位置圖。Update the location plan of the development.

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