



怡翠軒
VerdeGreen

售樓說明書
Sales Brochure

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

You are advised to take the following steps before purchasing first-hand residential properties.

For all first-hand residential properties

1. Important information
 - Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
 - Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
 - Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
 - Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.
2. Fees, mortgage loan and property price
 - Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
 - Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
 - Check recent transaction prices of comparable properties for comparison.
 - Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.
3. Price list, payment terms and other financial incentives
 - Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
 - Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
 - If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage

loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings
 - Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
 - Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
 - Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

¹ The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—

- (i) the external dimensions of each residential property;
- (ii) the internal dimensions of each residential property;
- (iii) the thickness of the internal partitions of each residential property;
- (iv) the external dimensions of individual compartments in each residential property.

According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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5. Sales brochure
 - Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
 - Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.
6. Government land grant and deed of mutual covenant (DMC)
 - Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
 - Check the Government land grant on whether individual owners are liable to pay Government rent.
 - Check the DMC on whether animals can be kept in the residential property.
7. Information on Availability of Residential Properties for Selection at Sales Office
 - Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.
8. Register of Transactions
 - Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
 - Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.
9. Agreement for sale and purchase
 - Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
 - Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
 - Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
 - A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
 - If you do not execute the ASP within 5 working days (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
 - If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
 - The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.
10. Expression of intent of purchasing a residential property
 - Note that vendors (including their authorized representatives(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).

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- Note that vendors (including their authorized representatives(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should –
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or sales-persons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

- Consider appointing your own solicitor to protect your interests. If the solicitor also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest.
- Compare the charges of different solicitors.

For first-hand uncompleted residential properties

13. Pre-sale Consent

- For uncompleted residential property under the Lands Department Consent Scheme, seek confirmation from the vendor whether the “Pre-sale Consent” has been issued by the Lands Department for the development.

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

For first-hand uncompleted residential properties and completed residential properties pending compliance

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

³ Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

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- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - ▶ strike or lock-out of workmen;
 - ▶ riots or civil commotion;
 - ▶ force majeure or Act of God;
 - ▶ fire or other accident beyond the vendor's control;
 - ▶ war; or
 - ▶ inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For complaints and enquiries relating to the sales of first-hand residential properties by the vendors which the Ordinance applies, please contact the Sales of First-hand Residential Properties Authority –

Website : www.srpa.gov.hk
Telephone : 2817 3313
Email : enquiry_srpa@hd.gov.hk
Fax : 2219 2220

Other useful contacts:

Consumer Council
Website : www.consumer.org.hk
Telephone : 2929 2222
Email : cc@consumer.org.hk
Fax : 2856 3611

Estate Agents Authority
Website : www.eaa.org.hk
Telephone : 2111 2777
Email : enquiry@eaa.org.hk
Fax : 2598 9596

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

For first-hand completed residential properties

16. Vendor's information form
- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.
17. Viewing of property
- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
 - You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），參考「銷售資訊網」內有關一手住宅物業的市場資料。
- 閱覽賣方就該發展項目所指定的互聯網網站內的有關資訊，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
- 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
- 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。

2. 費用、按揭貸款和樓價

- 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
- 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
- 查閱同類物業最近的成交價格，以作比較。
- 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額(如有)、特別基金金額(如有)、補還的水、電力及氣體按金(如有)、以及／或清理廢料的費用(如有)。

3. 價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃，在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

¹ 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
 - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
 - 室內和外部的裝置、裝修物料和設備；
 - 管理費按甚麼基準分擔；
 - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
 - 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

- 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
- 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
- 留意公契內訂明有關物業內可否飼養動物。

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

- 留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的24小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。
- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價5% 的臨時訂金。
- 如您在訂立臨時買賣合約後五個工作日（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

- 留意在賣方（包括其獲授權代表）就有關住宅物業向公眾提供價單前，賣方不得尋求或接納任何對有關住宅物業的購樓意向（不論是否屬明確選擇購樓意向）。因此您不應向賣方或其授權代表提出有關意向。
- 留意在有關住宅物業的銷售開始前，賣方（包括其獲授權代表）不得尋求或接納任何對該物業的有明確選擇購樓意向。因此您不應向賣方或其授權代表提出有關意向。

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名／名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及

- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益。
- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

- 洽購地政總署「預售樓花同意方案」下的未落成住宅物業時，應向賣方確認地政總署是否已就該發展項目批出「預售樓花同意書」。

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。

³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2 條。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- ▶ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意書發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- ▶ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - ▶ 工人罷工或封閉工地；
 - ▶ 暴動或內亂；
 - ▶ 不可抗力或天災；
 - ▶ 火警或其他賣方所不能控制的意外；
 - ▶ 戰爭；或
 - ▶ 惡劣天氣。
- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

其他相關聯絡資料：

消費者委員會
網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

地產代理監管局
網址：www.eaa.org.hk
電話：2111 2777
電郵：enquiry@eaa.org.hk
傳真：2598 9596

香港地產建設商會
電話：2826 0111
傳真：2845 2521

適用於一手已落成住宅物業

16. 賣方資料表格

- 確保取得最近三個月內印製有關您擬購買的一手已落成住宅物業的「賣方資料表格」。

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業，除非您以書面同意賣方無須開放與有關物業相若的物業供您參觀。您應仔細考慮，然後才決定是否簽署豁免上述規定的書面同意。
- 除非有關物業根據租約持有，或為確保物業參觀者的人身安全而須設定合理限制，您可以對該物業進行量度、拍照或拍攝影片。

任何與賣方銷售受條例所規管的一手住宅物業有關的投訴和查詢，請與一手住宅物業銷售監管局聯絡。

網址：www.srpa.gov.hk
電話：2817 3313
電郵：enquiry_srpa@hd.gov.hk
傳真：2219 2220

INFORMATION ON THE DEVELOPMENT

發展項目的資料

Name of the Development	:	Verde Green
發展項目名稱	:	怡翠軒
Name of the Street and Street number	:	16 Wang Fung Terrace
街道名稱及門牌號數	:	宏豐臺16號
Total Number of Storeys	:	5 storeys (excluding Upper Roof)
樓層總數	:	5層 (不包括上層天台)
Floor Numbering	:	G/F, 1/F - 3/F, R/F
樓層號數	:	地下, 1樓至3樓, 天台
Omitted Floor Numbers	:	Nil
被略去的樓層號數	:	沒有
Refuge Floor	:	Not applicable
庇護層	:	不適用

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT
賣方及有參與發展項目的其他人的資料

Vendor 賣方	:	Pacific King Development Limited 海景發展有限公司
Every Holding Company of the Vendor 賣方的每間控權公司	:	Crowntex Limited, Fostering Holdings Limited 君泰有限公司，Fostering Holdings Limited
Authorized Person for the Development 發展項目的認可人士	:	Lew Wing Tim George 劉榮添
The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團	:	Hsin Yieh Architects and Engineers Limited 興業建築師樓有限公司
Building Contractor for the Development 發展項目的承建商	:	Ray On Construction Company Limited 威安建築有限公司
Firm of Solicitors acting for the Vendor in relation to the sale of residential properties in the Development 就發展項目中的住宅物業的出售而代表賣方行事的律師事務所	:	Kao, Lee & Yip 高李葉律師行
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構	:	The Bank of East Asia, Limited 東亞銀行有限公司
Other person who has made a loan for the construction of the Development 已為發展項目的建造提供貸款的其他人	:	Ever Brave Company Limited, Fortune King Development Limited and Mr. Chow Nin Mow (Note: The loans for the construction of the Development granted by Fortune King Development Limited and Mr. Chow Nin Mow have been fully repaid.) Ever Brave Company Limited、豐佳發展有限公司及周年茂先生 (附註: 由豐佳發展有限公司及周年茂先生為發展項目的建造提供的貸款已全部清還。)

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development.	Not applicable
(b) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not applicable
(c) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of the Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(l) The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor.	No
(p) The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a) 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	不適用
(b) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	否
(s) 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料

There is no non-structural prefabricated external wall forming part of the enclosing walls of the development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There is no curtain wall forming part of the enclosing walls of the development.
發展項目沒有構成圍封牆的一部分的幕牆。

INFORMATION ON PROPERTY MANAGEMENT

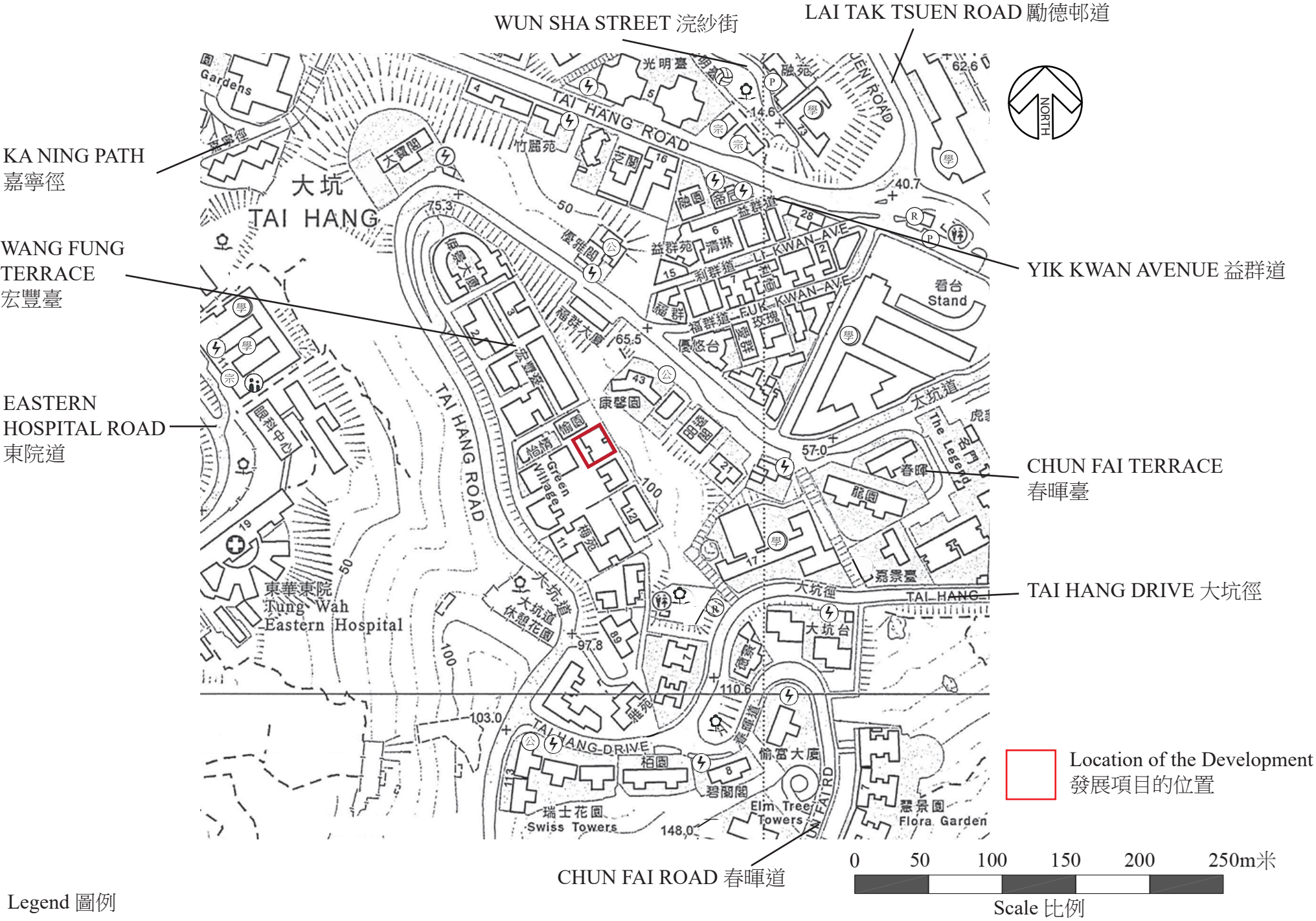
物業管理的資料

Person appointed as the manager of the development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed:
Wah Yip Property Management Limited

根據有關公契在售樓說明書的印刷日期的最新擬稿，獲委任為發展項目的管理人的人：
華業物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Legend 圖例

- | | | |
|--|--|---|
| ⚡ Power Plant (including electricity sub-stations)
發電廠 (包括電力分站) | Ⓜ Public Utility Installation
公用事業設施裝置 | 🎓 School (including a kindergarten)
學校 (包括幼稚園) |
| 🏥 Hospital 醫院 | 🏛 Religious Institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) | 👴 Social Welfare Facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
| 🅑 Public Carpark (including lorry park)
公眾停車場 (包括貨車停泊處) | 🏊 Sports Facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) | 🌳 Public Park 公園 |
| 🚻 Public Convenience 公廁 | | 🗑 Refuse Collection Point 垃圾收集站 |

This Location Plan is prepared by the Vendor with reference to Survey Sheet No. 11-SE-A dated 16 January 2019 and Survey Sheet No. 11-SE-C dated 26 March 2019 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

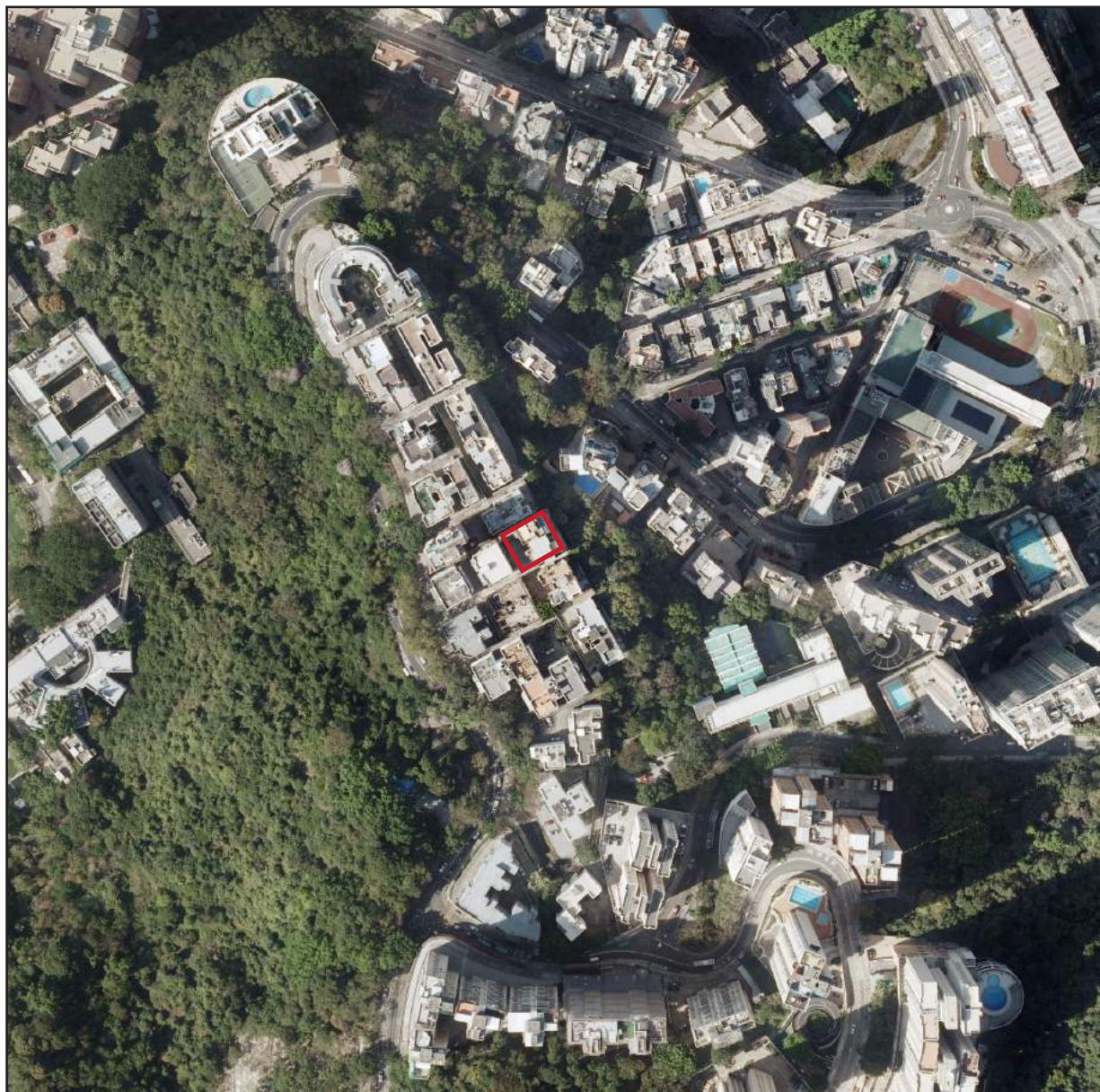
此位置圖由賣方擬備及參考地政總署測繪處測繪圖編號11-SE-A(日期為2019年1月16日)及測繪圖編號11-SE-C(日期為2019年3月26日)製作，有需要處經修正處理。

Note 附註：

- The map is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. License No. 12/2015.
 - Due to technical reasons (such as the shape of the Development), the Location Plan of the Development has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 - The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號12/2015。
 - 由於技術原因(例如發展項目的形狀)，發展項目的所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求者。
 - 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



 Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,000 feet on 10 March 2018, photo no.E034331C.

摘錄自地政總署測繪處於2018年3月10日在6,000呎飛行高度拍攝之鳥瞰照片，編號為E034331C。

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Note:

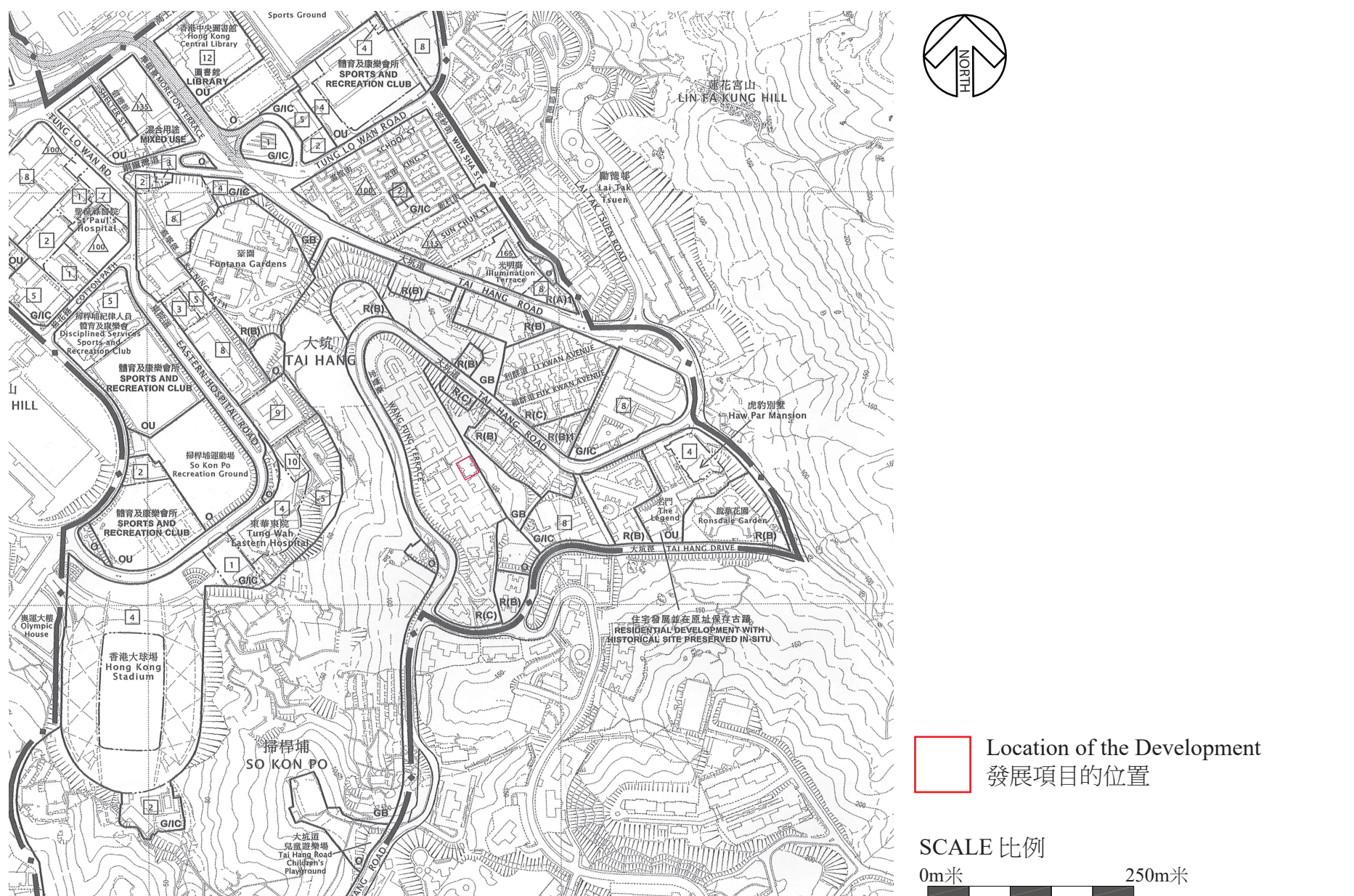
1. The Aerial Photograph is available for free inspection during opening hours at the sales office.
2. Due to technical reasons (such as the shape of the Development), the Aerial Photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

附註：

1. 該物業的鳥瞰照片現存於售樓處，於售樓處開放時間內供免費查閱。
2. 因技術原因(例如發展項目的形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。
3. 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖



Legend 圖例

地帶 ZONES

- R(A) 住宅（甲類） RESIDENTIAL (GROUP A)
- R(B) 住宅（乙類） RESIDENTIAL (GROUP B)
- R(C) 住宅（丙類） RESIDENTIAL (GROUP C)
- G/C 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- OU 其他指定用途 OTHER SPECIFIED USES
- GB 綠化地帶 GREEN BELT

交通 COMMUNICATIONS

- 鐵路及車站（地下） RAILWAY AND STATION (UNDERGROUND)
- 主要道路及路口 MAJOR ROAD AND JUNCTION
- 高架道路 ELEVATED ROAD

其他 MISCELLANEOUS

- 規劃範圍界線 BOUNDARY OF PLANNING SCHEME
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 最高建築物高度（樓層數目）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

Extracted from the Hong Kong Planning Area No. 6 - Approved Causeway Bay Outline Zoning Plan No. S/H6/17 gazetted on 8 January 2019.
摘錄自刊憲日期為2019年1月8日之銅鑼灣(港島規劃區第6區)分區計劃大綱核准圖編號S/H6/17。

Note 附註：

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- Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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- 因技術原因(例如發展項目的形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
- 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

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OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關於發展項目的分區計劃大綱圖



Extracted from the Hong Kong Planning Area No. 7 – Approved Wong Nai Chung Outline Zoning Plan No. S/H7/18 gazetted on 30 October 2015.
摘錄自刊憲日期為2015年10月30日之黃泥涌(港島規劃區第7區)分區計劃大綱核准圖編號S/H7/18。

- Note 附註：
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 - 因技術原因(例如發展項目的形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
 - 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Legend 圖例

地帶 ZONES

- R(A) 住宅（甲類） RESIDENTIAL (GROUP A)
- R(B) 住宅（乙類） RESIDENTIAL (GROUP B)
- G/C 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- O 休憩用地 OPEN SPACE
- GB 綠化地帶 GREEN BELT

交通 COMMUNICATIONS

- 鐵路及車站（地下） RAILWAY AND STATION (UNDERGROUND)
- 主要道路及路口 MAJOR ROAD AND JUNCTION
- 高架道路 ELEVATED ROAD

其他 MISCELLANEOUS

- 規劃範圍界線 BOUNDARY OF PLANNING SCHEME
- 郊野公園界線 BOUNDARY OF COUNTRY PARK
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- 最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 最高建築物高度（樓層數目）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)

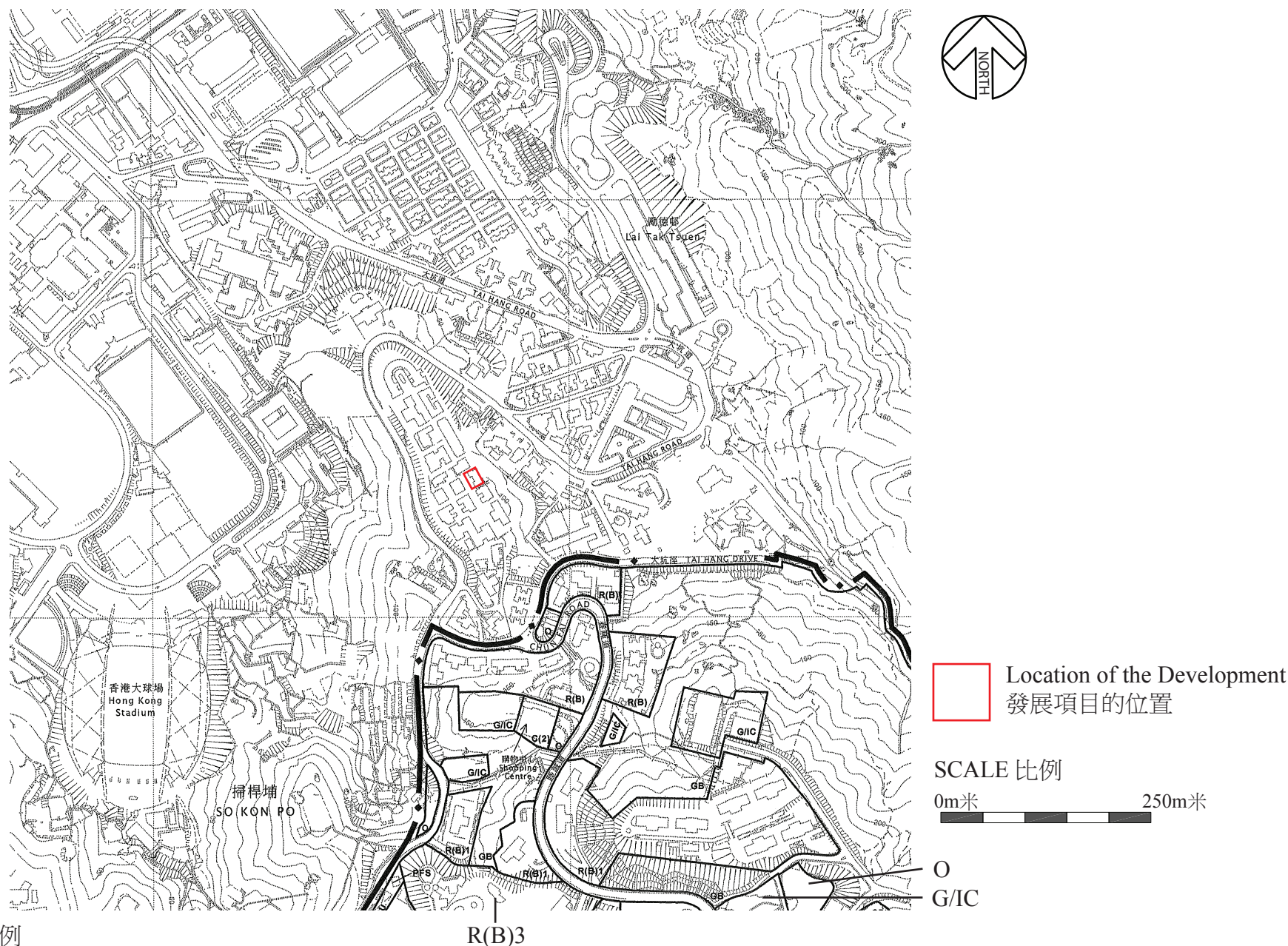
Extracted from the Hong Kong Planning Area No. 8 - Approved North Point Outline Zoning Plan No. S/H8/24 gazetted on 10 December 2010.
摘錄自刊憲日期為2010年12月10日之北角(港島規劃區第8區)分區計劃大綱核准圖編號S/H8/24。

Note 附註：

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 - Due to technical reasons (such as the shape of the Development), the Outline Zoning Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
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 - 因技術原因 (例如發展項目的形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
 - 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖



Legend 圖例

地帶 ZONES

- 商業 COMMERCIAL
- 住宅(乙類) RESIDENTIAL (GROUP B)
- 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地 OPEN SPACE
- 綠化地帶 GREEN BELT

其他 MISCELLANEOUS

- 規劃範圍界線 BOUNDARY OF PLANNING SCHEME
- 郊野公園界線 BOUNDARY OF COUNTRY PARK
- 建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
- PFS 加油站 PETROL FILLING STATION

交通 COMMUNICATIONS

- 鐵路及車站(地下) RAILWAY AND STATION (UNDERGROUND)
- 主要道路及路口 MAJOR ROAD AND JUNCTION
- 高架道路 ELEVATED ROAD

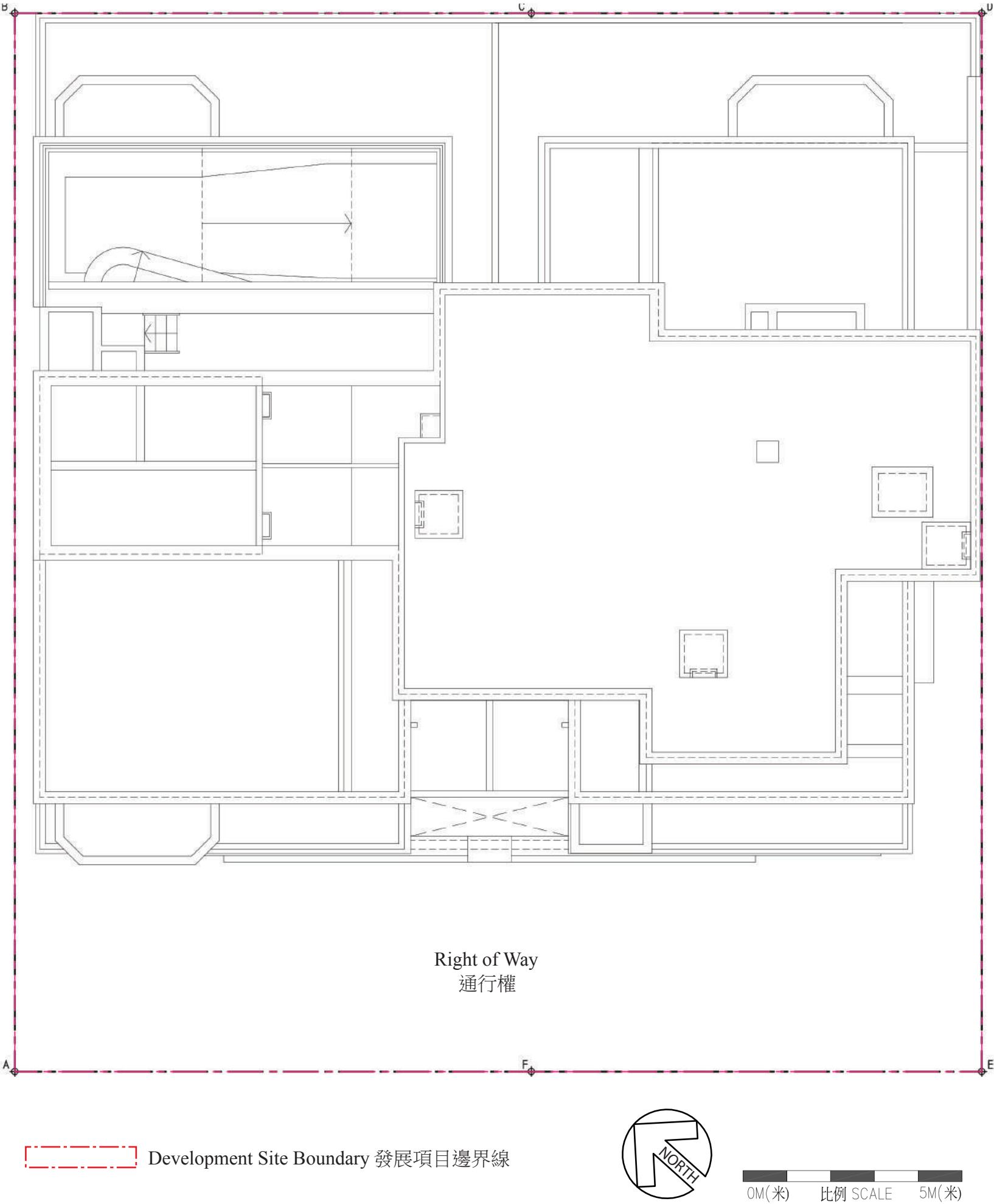
Extracted from the Hong Kong Planning Area No. 13 – Approved Jardine’s Lookout and Wong Nai Chung Gap Outline Zoning Plan No. S/H13/12 gazetted on 18 October 2007.

摘錄自刊憲日期為2007年10月18日之渣甸山及黃泥涌峽(港島規劃區第13區)分區計劃大綱核准圖編號S/H13/12。

Note 附註：

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- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
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- 因技術原因(例如發展項目的形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
- 賣方建議買方到該發展地盤作實地考察，以獲取對該發展地盤及周圍地區的公共設施及環境有較佳的了解。

LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

GLOSSARY 詞彙表

ACCESS CHAMBER	喉管入口
A/C PLATFORM = AIR CONDITIONING PLATFORM	冷氣機平台
ARCH. FEATURE = ARCHITECTURAL FEATURE	建築裝飾
BALCONY	露台
BALCONY ABOVE	上層露台
BATH = BATHROOM	浴室
BEDROOM	睡房
C.D. = CABLE DUCT	電線槽
CANOPY FOR BALCONY BELOW	下層露台簷篷
CARPORT	車房
CAT LADDER	豎梯
COMMON FLAT ROOF	公共平台
DN. = DOWN	落
F.H. = FIRE HYDRANT	消防龍頭
F.S. INLET = FIRE SERVICE INLET	消防入水掣
F.S. SPRINKLER TANK = FIRE SERVICE SPRINKLER TANK	消防灑水器水箱
F.S. WATER TANK = FIRE SERVICE WATER TANK	消防水箱
FAMILY RM. = FAMILY ROOM	家庭房
FLAT ROOF	平台
FRESH/FLUSH WATER TANK & PUMP ROOM	食用/沖廁水水箱及泵房
GAS CHAMBER	煤氣管井
H.R. = HOSE REEL	消防喉轆
KIT. = KITCHEN	廚房
LIFT	升降機
LIFT LOBBY	升降機大堂
LIVING / DINING ROOM	客廳 / 飯廳
LOBBY	大堂
MASTER BEDROOM	主人房
P.D. = PIPE DUCT	管槽
PLANT RM.=PLANT ROOM	機房
PRIVATE FLAT ROOF	私人平台
P.T. = PLANTER	花槽
R.C. PARAPET WALL = REINFORCED CONCRETE PARAPET WALL	鋼筋混凝土護牆
RAMP UP	向上斜路
SPRINKLER & F.S. PUMP RM. = SPRINKLER & FIRE SERVICE PUMP ROOM	灑水器及消防泵房
SPRINKLER INLET & CONTROL VALVE	灑水器進水口及控制閥
ST. = STORE	士多房
STONE CLADDING	石材飾面
SWITCH ROOM	電掣房
SWIMMING POOL	游泳池
TBE RM. = TELECOMMUNICATIONS AND BROADCASTING EQUIPMENT ROOM	電訊及廣播設備室
TIE BEAM	橫樑
TIE BEAM ABOVE	上層橫樑
TOILET	廁所
UP	上
W.M.C. = WATER METER CABINET	水錶櫃箱

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

Remarks applicable to the floor plans of this section:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
3. Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony (if any) and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or other relevant plans.
4. There are ceiling bulkheads and/or sunken slab and/or wall furring in some residential properties for enclosing the air-conditioning pipes and/or other mechanical and electrical services.

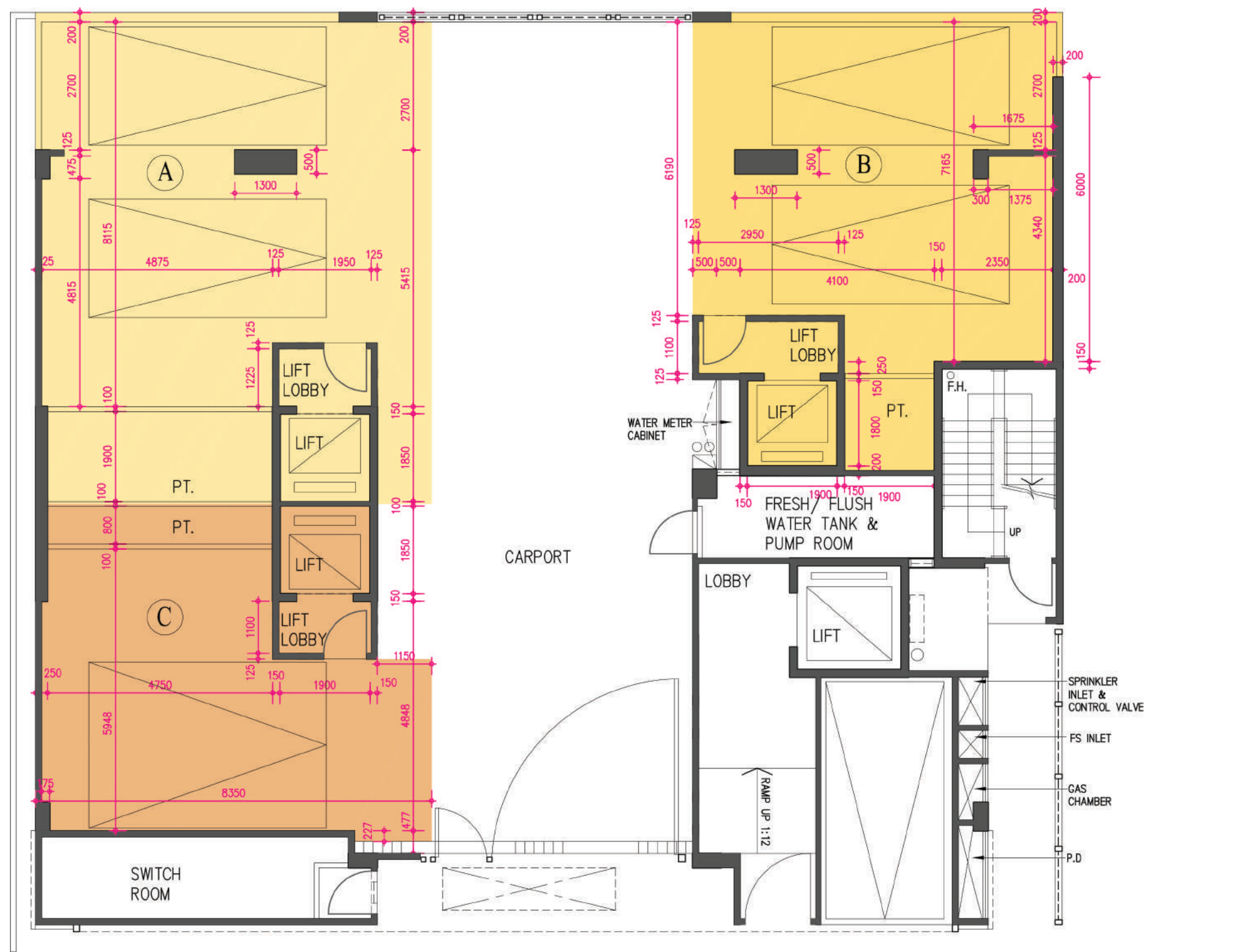
適用於本節各樓面平面圖之備註:

1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 部分樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
3. 部分住宅物業的露台(如有)及/或外牆設有外露及/或藏於外牆裝飾板內之公用喉管。詳細資料請參考最新批准的建築圖則及/或其他相關圖則。
4. 部分住宅物業之假天花及/或跌級樓板及/或牆板內裝置有冷氣喉管及/或其他機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

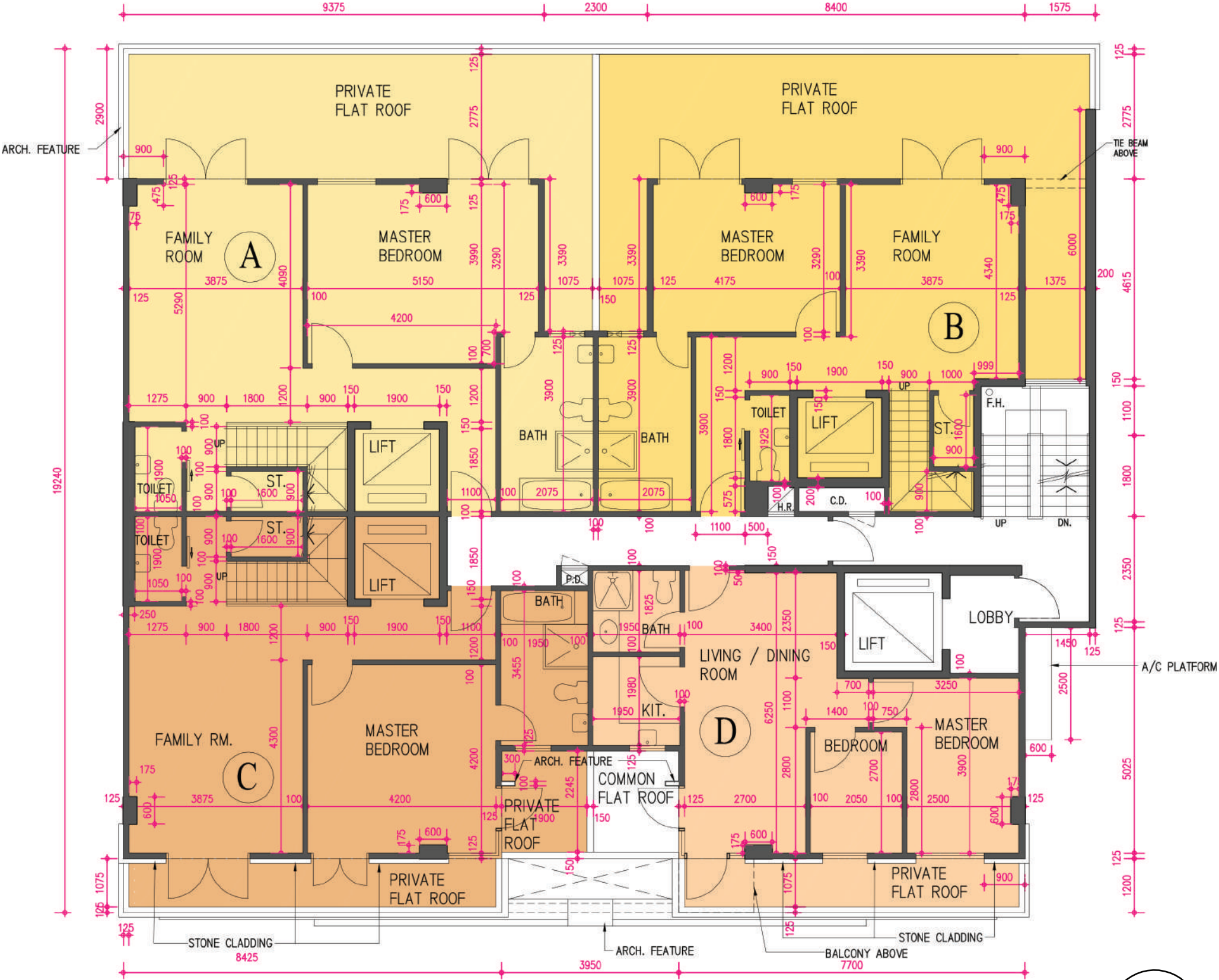
G/F 地下



- Note:
1. Floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 4m
 2. The lift lobbies of Units A, B and C form part of the respective residential property, and is not a common part of the Development.
 3. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
 4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
 5. Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.
- 附註:
1. 住宅物業層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：4米
 2. A、B及C單位之升降機大堂屬相關住宅物業一部分，並非發展項目之公用部分。
 3. 每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
 5. 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

1/F 一樓



Note:

- 1. Floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 3.5m
- 2. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. Please refer to page 28 for details of the alterations.
- 3. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
- 4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- 5. Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

附註:

- 1. 住宅物業層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：3.5米
- 2. A、B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第28頁。
- 3. 每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
- 4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 5. 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

2/F 二樓



Note:

1. Floor-to-floor height of each residential property (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 3.5m
2. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. Please refer to page 29 for details of the alterations.
3. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
5. Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

附註:

1. 住宅物業層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離): 3.5米
2. A, B及C單位於發展項目落成後, 經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第29頁。
3. 每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。
5. 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

3/F 三樓



Note:

1. Floor-to-floor height of each residential proeprty (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 3.5m
2. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. Please refer to page 30 for details of the alterations.
3. The thickness of floor slabs (excluding plaster) of each residential property is 150mm.
4. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
5. Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

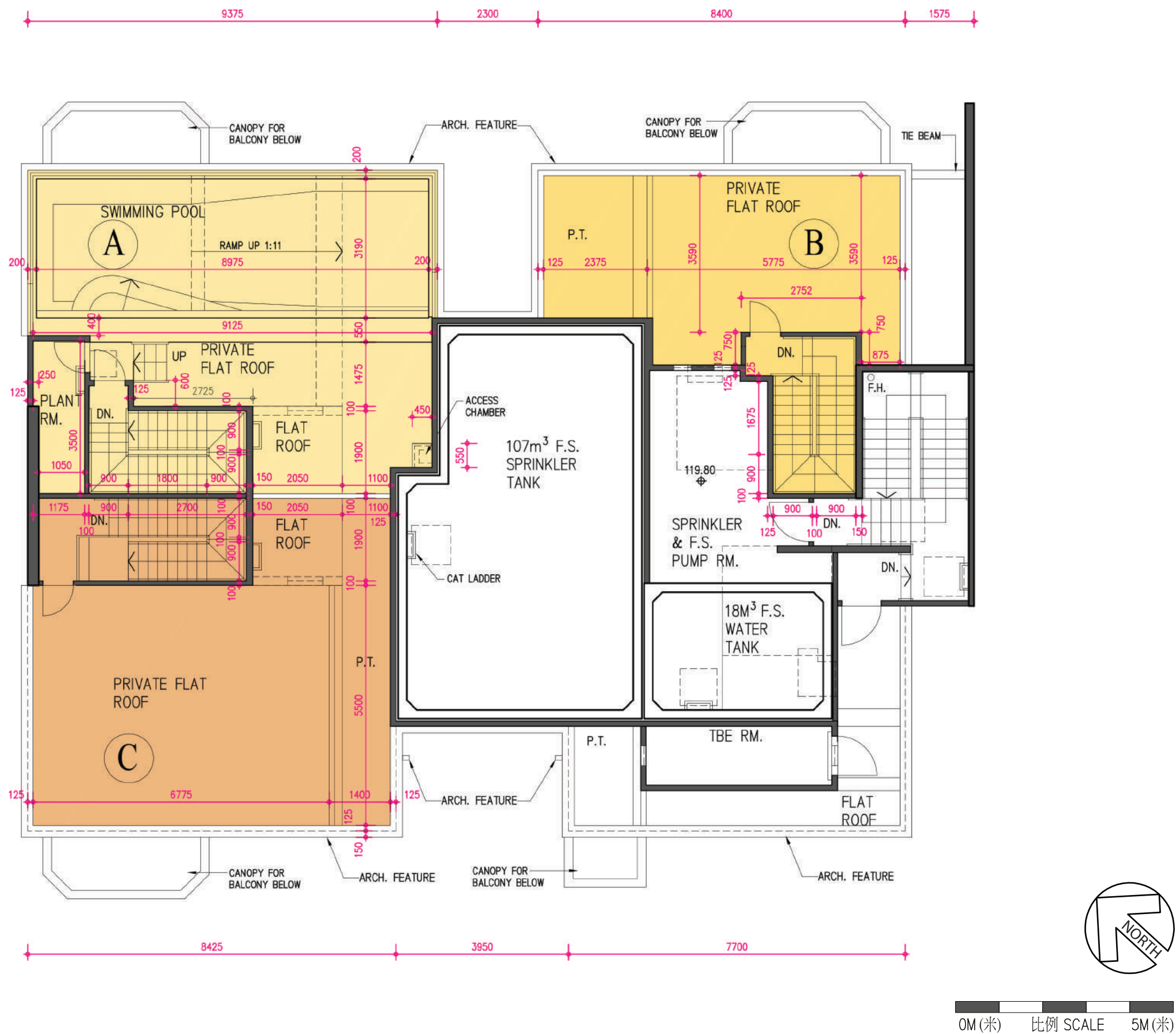
附註:

1. 住宅物業層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)：3.5米
2. A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。有關改動的詳情請參閱第30頁。
3. 每個住宅物業的樓板(不包括灰泥)的厚度為150毫米。
4. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
5. 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

R/F 天台



Note:

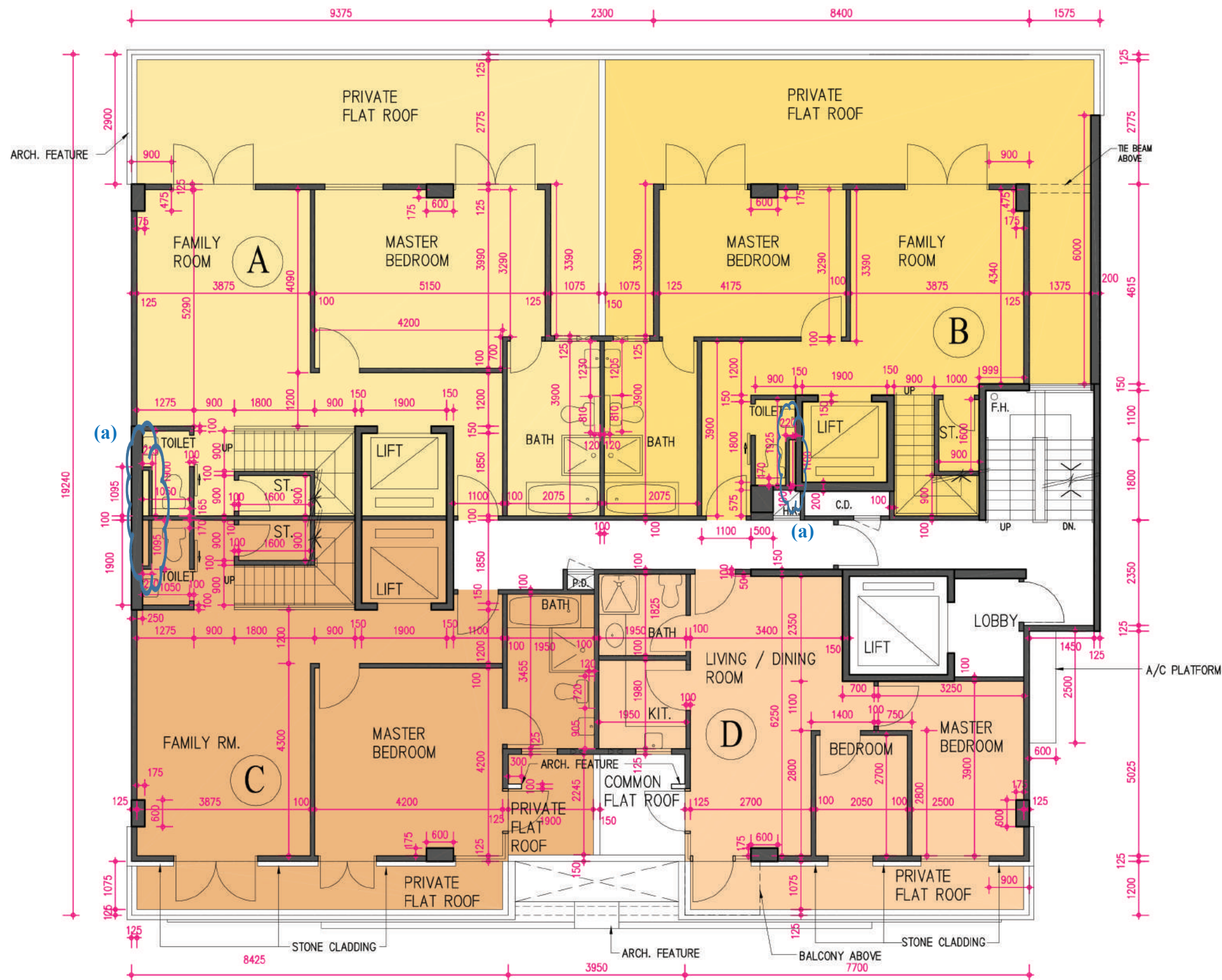
1. R/F of Unit A includes a swimming pool of 31.781 sq. m. (342 sq. ft.).
2. The thickness of floor slabs (excluding plaster) of Unit A, Unit B and Unit C is 150mm, 250mm and 300mm respectively.
3. Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

附註:

1. A單位之天台包括一個面積為31.781平方米 (342 平方呎) 游泳池。
2. A單位, B單位及C單位的樓板(不包括灰泥)的厚度分別為150毫米，250毫米及300毫米。
3. 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

1/F “as-built” layout plan 一樓現狀平面圖



Remarks:

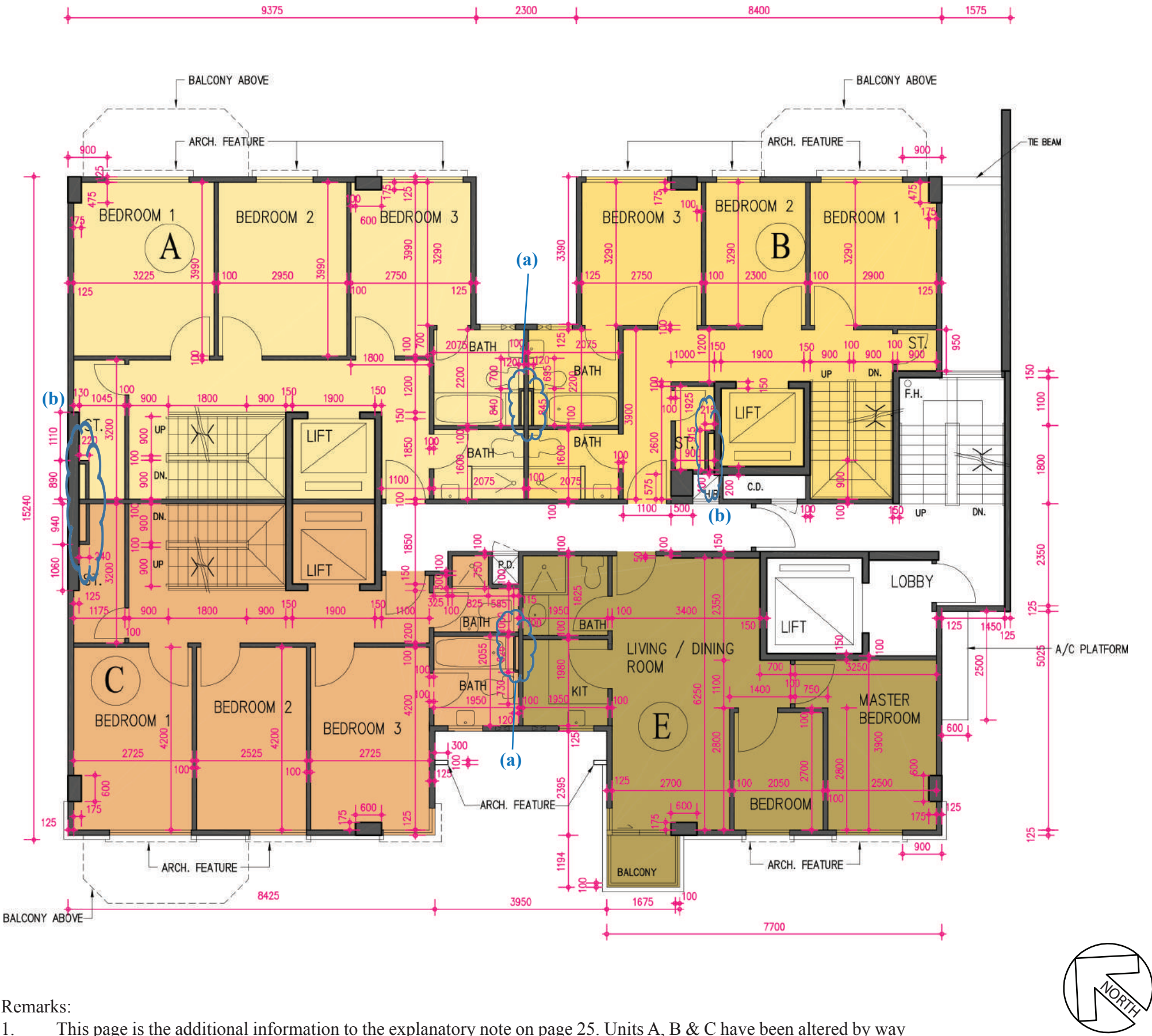
- This page is the additional information to the explanatory note on page 24. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The “as-built” layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
(a) there is wall furring in 1/F toilets for enclosing exposed pipes.
- Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

備註:

- 本頁是第24頁附註的附加資料。A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動，以上現狀平面圖顯示了改動的大約位置。有關改動的細節如下：
(a) 一樓廁所內鋪設牆板用以覆蓋外露喉管。
- 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

2/F “as-built” layout plan 二樓現狀平面圖



Remarks:

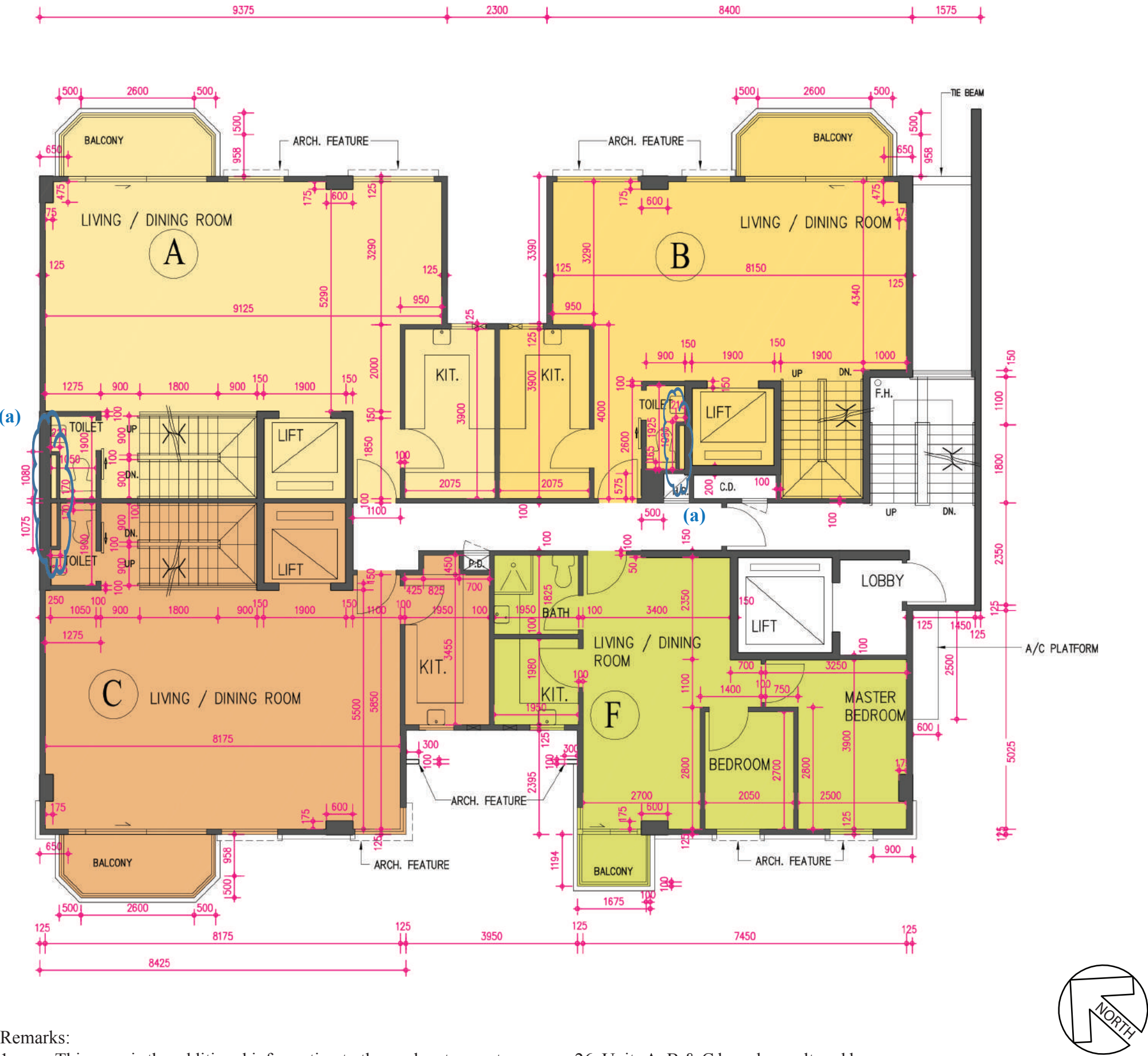
- This page is the additional information to the explanatory note on page 25. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The “as-built” layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
(a) there is wall furring in bathrooms in bedroom 3 for enclosing exposed pipes;
(b) there is wall furring in 2/F stores for enclosing exposed pipes.
- Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

備註:

- 本頁是第25頁附註的附加資料。A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動，以上現狀平面圖顯示了改動的大約位置。有關改動的細節如下：
(a) 睡房三之浴室內鋪設牆板用以覆蓋外露喉管；
(b) 二樓士多房內鋪設牆板用以覆蓋外露喉管。
- 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

3/F “as-built” layout plan 三樓現狀平面圖



Remarks:

- This page is the additional information to the explanatory note on page 26. Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. The “as-built” layout plan above shows the approximate locations of the alterations. Details of the relevant alterations are as follows:
(a) there is wall furring in 3/F toilets for enclosing exposed pipes.
- Please refer to page 21 of this sales brochure for glossary of the terms and abbreviations shown in the floor plan above.

備註:

- 本頁是第26頁附註的附加資料。A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動，以上現狀平面圖顯示了改動的大約位置。有關改動的細節如下：
(a) 三樓廁所內鋪設牆板用以覆蓋外露喉管。
- 以上平面圖中顯示之名詞及簡稱之詞彙表請參閱本售樓說明書第21頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

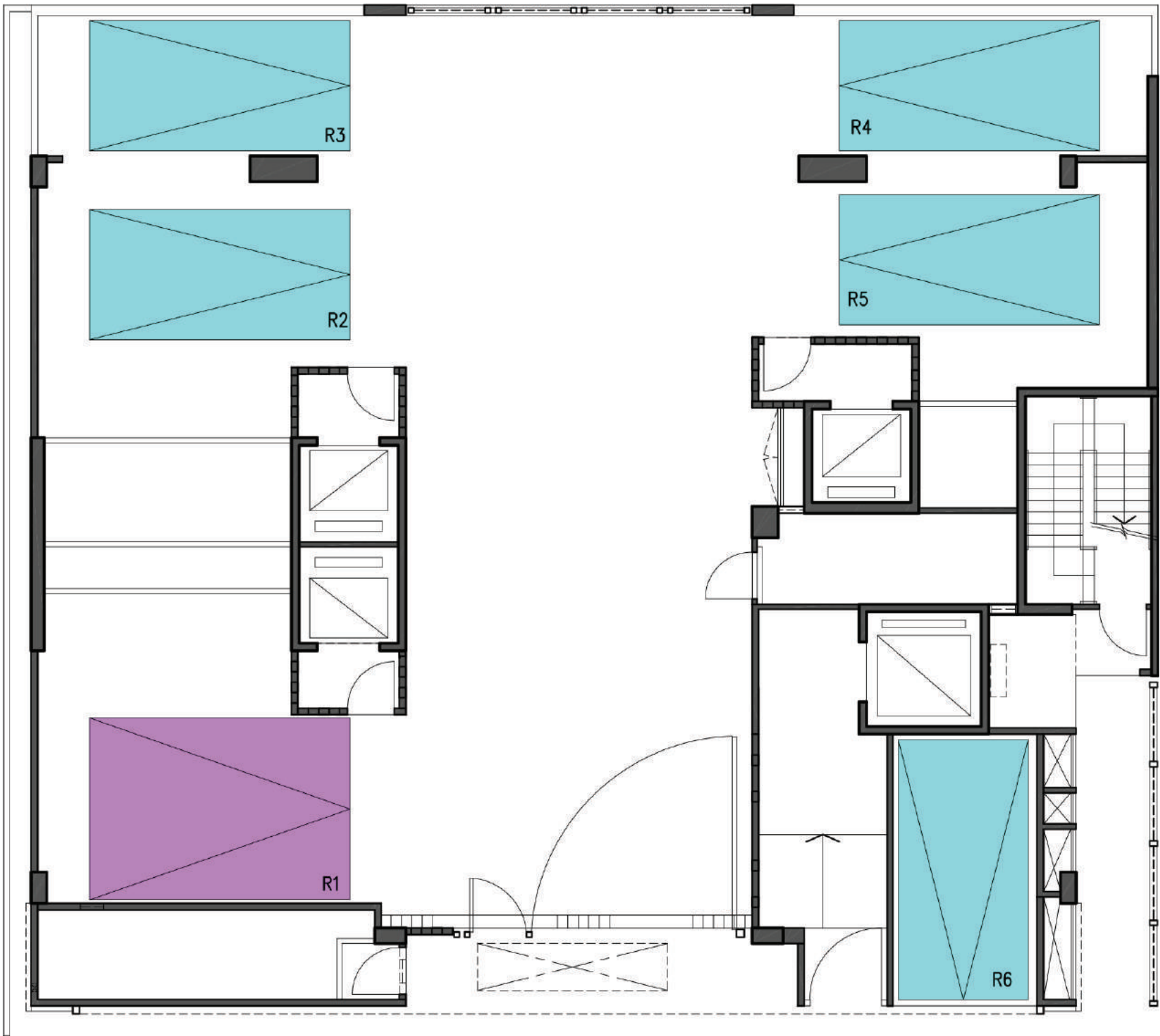
物業的描述 Description of Residential Property			實用面積 (包括露台、 工作平台及陽台 (如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. m. (sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (not included in the Saleable Area) 平方米(平方呎) sq. m. (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit		空調機房 Air-Conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
Verde Green 怡翠軒	G/F ~ R/F	A	241.897 (2604) 露台 Balcony: 5.00 (54)	-	-	-	32.296 (348)	-	78.837 (849)	55.227 (594)	8.567 (92)	-	-
	地下至天台	B	203.793 (2194) 露台 Balcony: 5.00 (54)	-	-	-	39.985 (430)	-	59.633 (642)	30.621 (330)	8.931 (96)	-	-
		C	222.842 (2399) 露台 Balcony: 5.00 (54)	-	-	-	12.629 (136)	-	47.849 (515)	51.263 (552)	10.558 (114)	-	-
	1/F 一樓	D	48.879 (526) 露台 Balcony: - (-)	-	-	-	7.651 (82)	-	-	-	-	-	-
	2/F 二樓	E	50.894 (548) 露台 Balcony: 2.00 (22)	-	-	-	-	-	-	-	-	-	-
	3/F 三樓	F	50.879 (548) 露台 Balcony: 2.00 (22)	-	-	-	-	-	-	-	-	-	-

- Note:
- The areas in square metre have been converted to square feet based on a conversion rate of 1 square metre = 10.7639 square feet and are rounded to the nearest square foot. As the area shown in sq.ft. is rounded down or rounded up to the nearest integer, it may be slightly different from that shown in sq.m.
 - The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.
 - The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
 - There is no utility platform and verandah in the residential properties in the Development.
 - Each of Units A and B contains two car parking spaces and Unit C contains one car parking space. The area of the carport and planter on G/F of each of Unit A, Unit B and Unit C is taken into account in the measurement of parking space for the purpose of the above area schedule. Each area inside the carport in Unit A and Unit B which is designated in the Land Grant for the purpose of parking cars is 12.5 sq. meters / 135 sq. ft. (per parking space) and the area inside the carport in Unit C which is designated in the Land Grant for the purpose of parking a car is 17.5 sq. metres / 188 sq.ft.

- 附註:
- 以平方米列出的面積以1平方米＝10.7639平方呎換算至平方呎並四捨五入至整數。由於以平方呎顯示之面積是四捨五入至整數，以平方米表述之面積與以平方呎表述之面積可能有些微差異。
 - 上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。
 - 上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
 - 發展項目住宅物業並無工作平台及陽台。
 - A單位及B單位各有兩個停車位，C單位有一個停車位。A單位、B單位及C單位各個位於地下所屬之車房及花槽的面積計算入上述面積表內停車位的面積中。A單位及B單位的車房內根據批地文件指定供停泊車輛的每一範圍為12.5平方米 / 135平方呎（每一停車位）；C單位的車房內根據批地文件指定供停泊車輛的範圍為17.5平方米 / 188平方呎。

FLOOR PLAN OF PARKING SPACES IN THE DEVELOPMENT
發展項目中的停車位的樓面平面圖

G/F Car Park Floor Plan 地下停車場平面圖



Category of parking space 停車位類別	Number 數目	Dimensions of each parking space (L x W) (m.) 每個停車位的尺寸 (長 x 闊) (米)	Area of each parking space (sq. m.) 每個停車位的面積 (平方米)
 Car parking space (for residential/disabled) 停車位 (供住宅/傷殘人士使用)	1	5 x 3.5	17.5
 Car parking space (for residential) 停車位 (供住宅使用)	5	5 x 2.5	12.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

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

SUMMARY OF DEED OF MUTUAL COVENANT
公契的摘要

1. The common parts of the development:

(a) “Common Areas” means all of the Development Common Areas and Triplex Common Areas.

(b) “Common Facilities” means all of the Development Common Facilities and Triplex Common Facilities.

(c) “Development Common Areas” means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units including bona fide visitors of the Development and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, manholes, external walls, external tie beams, parapet walls, architectural features, stone claddings, spandrel glasses, air-conditioning platforms, canopies for balconies, common flat roof, flat roof, upper roof (excluding those parapet walls and flat roofs which form part of any Units), lobbies, lift and lift shaft (excluding those lift lobbies, lifts and lift shafts which form part of any Units), ramp, footpath, corridors, passage-ways, entrances, open spaces, staircases, switch room, the Slopes and Retaining Walls which are located within the Land, fire service inlet cabinet, sprinkler inlet and control valve cabinet, fire service sprinkler tank, fresh and flush water tank and pump room, water meter cabinet, gas chamber, sprinkler and fire service pump room, fire service water tank, reinforced concrete plinth, pile cap, telecommunications and broadcasting equipment room, and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Triplex Common Areas.

(d) “Development Common Facilities” means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including metal fence walls, metal features, main entrance glass door, fire rated wooden doors, lift, installations and facilities in the lift shaft, visitor door phone panels, pipe ducts, drains, manhole, channels, water mains, sewers, gutters, cables, pipes, wires, flushing and fresh water intakes and mains, fire fighting or security equipment and facilities, pumps, switches, meters, lights and other apparatus equipment and facilities (which do not form part of the Triplex Common Facilities).
- (e) “Triplex Common Areas” means all those areas or parts of the Land and the Development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of all Triplex Units including bona fide visitors of the Triplex Units and the exclusive use of which is not assigned to any Owner and which include, without limiting the generality of the foregoing, parapet wall and carport (excluding those areas of carport which form part of any Units) serving the Triplex Units only.

(f) “Triplex Common Facilities” means all those installations and facilities in the Triplex Common Areas used in common by or installed for the common benefit of all the Triplex Units and not for the exclusive use or benefit of any individual Triplex Unit or the Development as a whole and which, without limiting the generality of the foregoing, include the drains, switches, pipes, wires, cables, lights, suspended metal ceiling, metal fence, metal gates and other service facilities apparatus whether ducted or otherwise.
2. The number of undivided shares assigned to each residential property in the development:

Residential Units	Undivided Shares
Unit	
A (including Car Parking Space Nos. R2 and R3)	274 / 919
B (including Car Parking Space Nos. R4 and R5)	233 / 919
C (including Car Parking Space No. R1)	247 / 919
D	50 / 919
E	49 / 919
F	49 / 919
3. The term of years for which the manager of the development is appointed:

Wah Yip Property Management Limited is appointed as the first Manager of the Land and the Development for an initial term of 2 years from the date of the Deed of Mutual Covenant and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the Deed of Mutual Covenant.
4. The basis on which the management expenses are shared among the owners of the residential properties in the development:

Each annual Management Budget shall be divided into the following parts:

(a) Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the Land and the Development as a whole or for the benefit of all the Owners excluding the estimated management expenditure falling within Part B of the Management Budget hereinafter mentioned;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (b) Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the Triplex Units or solely for the benefit of all the Owners of the Triplex Units.

Each Owner shall contribute towards the management expenditure in accordance with the following principles:

- (a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development;
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Triplex Unit of which he is the owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Triplex Unit bears to the total number of the Management Shares allocated to all Triplex Units of and in the Development.

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

The management fee deposit is equivalent to 2 months' monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him.

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

Not applicable.

Note: For the purpose of this summary, the term "Registered Owner" means the "Vendor" referred to in this sales brochure.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- 1.發展項目公用部分
- (a)「公用地方」指所有發展項目公用地方及三層複式單位公用地方。

(b)「公用設施」指所有發展項目公用設施及三層複式單位公用設施。

(c)「發展項目公用地方」指註冊業主按公契規定指定其使用權供單位的業主及佔用人包括發展項目的真誠訪客共同使用與享用，而並非按公契或其他規定給予或保留給註冊業主或任何個別單位業主及並非特別轉讓的該土地及發展項目的所有該等部分，在不限制上述一般適用範圍下，包括沙井、外牆、外部繫樑、護欄、建築裝飾、石材飾面、烘油玻璃、冷氣機平台、露台簷篷、公共平台、平台、上層屋頂(不包括構成任何單位之部分的護欄及平台)、大堂、升降機、升降機井(不包括構成任何單位之部分的升降機大堂、升降機及升降機井)、坡道、行人路、走廊、通道、入口、遊憩用地、樓梯、電掣房、位於該土地內的斜坡及護土牆、消防進水口櫃、灑水器進水口及控制閥櫃、消防灑水器水箱、食用及沖廁水水箱及泵房、水錶櫃、煤氣管井、灑水器及消防泵房、消防水箱、鋼筋混凝土基座、樁帽、電訊及廣播設備室和建築物管理條例（香港法例第344章）第2條界定的「公用部分」所涵蓋的地方，但不包括三層複式單位公用地方。

(d)「發展項目公用設施」指發展項目公用地方內安裝作為其便利設施部分，供發展項目所有單位共同享用，而並非供任何個別單位獨家享用的所有該等設置及設施，在不限制上述一般適用範圍下，包括金屬圍牆、金屬裝置、主入口玻璃門、防火木門、升降機、升降機井內的裝置及設施、訪客門口視像對講機、管道槽、排水渠、沙井、溝渠、總水管、污水渠、雨水槽、電纜、管道、電線、沖廁水及食水進水口及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明和其他(不構成三層複式單位公用設施一部分的)裝置、設備及設施。

(e)「三層複式單位公用地方」指註冊業主按公契規定指定其使用權供所有三層複式單位的業主及佔用人包括三層複式單位的真誠訪客共同使用及享用，而並非轉讓給任何業主獨家享用的該土地及發展項目的所有該等部分，在不限制上述一般適用範圍下，包括僅服務三層複式單位的護欄及車房(不包括構成任何單位之部分的車房面積)。

(f)「三層複式單位公用設施」指三層複式單位公用地方內安裝供所有三層複式單位共同享用，而並非供任何個別三層複式單位業主獨家使用或享用或整個發展項目使用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括排水渠、電掣、管道、電線、電纜、照明、垂吊式金屬天花板、金屬圍欄及金屬閘和其他服務、裝置、設備及設施，不論設於管道中與否。

- 2.分配予發展項目中的每個住宅物業的不分割份數的數目
- | 住宅單位 | 每個住宅單位獲分配的不可分割份數之數目 |
|------------------|---------------------|
| A (包括停車位編號R2及R3) | 274 / 919 |
| B (包括停車位編號R4及R5) | 233 / 919 |
| C (包括停車位編號R1) | 247 / 919 |
| D | 50 / 919 |
| E | 49 / 919 |
| F | 49 / 919 |
- 3.發展項目管理人的委任年期
- 管理人華業物業管理有限公司將獲委任為管理該土地及發展項目的第一任管理人，任期從公契之日起的初期兩年，其後繼續管理發展項目直至按公契規定終止其委任。
- 4.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
- 年度管理開支分為以下部分：
- (a)A部分涵蓋管理人認為歸屬該土地及發展項目整體或供全體業主享用的預計管理開支，但不包括下述管理預算B部分載有的預計管理開支；

(b)B部分載有管理人認為僅歸屬三層複式單位或供全體三層複式單位業主享用的預計管理開支。
- 每個住宅物業業主須按下列原則分擔管理開支的款項：
- (a)發展項目每位單位業主須按他的單位獲分配的管理份數對發展項目所有單位的總管理份數之比例分擔年度管理預算A部分評估的款項；

(b)每位業主除了須付以上第（a）分條規定的款項外，還須就他作為三層複式單位業主按他的三層複式單位獲分配的管理份數數目對發展項目所有三層複式單位獲分配的總管理份數之比例，分擔年度管理預算B部分評估的款項。
- 5.計算管理費按金的基準
- 管理費按金相等於第一個年度預算管理開支的2個月的每月分擔款項，而該款項不得用作抵銷他每月須分擔的管理開支或任何其他供款。
- 6.業主保留供自己使用的發展項目區域（如有）
- 不適用。
- 附註：
- 本公契的摘要中的「註冊業主」在售楼說明書其他部分稱為「賣方」。

SUMMARY OF LAND GRANT

批地文件的摘要

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

Subsection 2 of Section B of Inland Lot No.6408 and The Remaining Portion of Section B of Inland Lot No.6408.
2. The term of years under the lease:

75 years commencing from 30th November 1931 with a right of renewal for a further term of 75 years.
3. The user restrictions applicable to that land:

The Lessee shall not nor will during the continuance of the Land Grant, use, exercise or follow in or upon the lot or any part thereof the trade or business of a Brazier, Slaughterman, Soap-maker, Sugar-baker, Fellmonger, Melter of tallow, Oilman, Butcher, Distiller, Victualler or Tavern-keeper, Blacksmith, Nightman, Scavenger or any other noisy, noisome or offensive trade or business whatever without the previous licence of the Government of the Hong Kong Special Administrative Region signified in writing by the Government of the Hong Kong Special Administrative Region or other person duly authorized in that behalf.
4. The facilities that are required to be constructed and provided for the Government, or for public use:

The Lessee will construct a road or path on the portion of Government Land coloured yellow on the plan attached to the Land Grant at such time or times and in such manner as the Director of Public Works may direct and will jointly and severally along with others similarly bound uphold maintain and repair such road or path and everything forming portion of or appertaining thereto to the satisfaction of the Director of Public Works and will be responsible for the whole as if the Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government of the Hong Kong Special Administrative Region or its officers in respect of any alteration by the Government of the Hong Kong Special Administrative Region to Tai Hang Road absorbing a portion of the said road or path or affecting the gradient thereof or making necessary any alteration thereto which consequential alteration shall be carried out by the Lessee at his own expense.
5. The Lessee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities within or outside that land:
 - The Lessee shall and will from time to time and at all times when where and as often as need or occasion shall be and required at his own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings standing upon the lot and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director of Public Works.
 - The Lessee will construct substantial retaining walls where necessary to obviate landslips in the event of his cutting away the hill to level the site or to protect any filling in connection with the same and will be responsible for and shall indemnify the Government of the Hong Kong Special Administrative Region and its officers from and against all action claims and demands arising out of any damage resulting from or brought about by any landslip occurring as a result of such cutting or levelling.
 - The Lessee will construct to the satisfaction of the Director of Public Works and as directed by him such drains or channels as the Director of Public Works may consider necessary to intercept and carry off to stream course directed storm water flowing on to the lot from the hillside and shall be solely liable for and shall indemnify the Government of the Hong Kong Special Administrative Region and its officers from and against all actions claims and demands arising out of any damage or nuisance caused or alleged to be caused by such storm water.

SUMMARY OF LAND GRANT

批地文件的摘要

6. The lease conditions that are onerous to a purchaser:

- The Lessee will during the term granted by the Land Grant as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for or in or belonging to the lot or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director of Public Works and shall be recoverable in the nature of rent in arrear.
- The Lessee will not let, underlet, mortgage, assign or otherwise part with all or any part of the lot for all or any part of the term granted by the Land Grant without at the same time registering such alienation in the Land Registry or in such other Office as may be instituted for the purpose of Registration in Hong Kong and paying the prescribed fees therefor.
- The Lessee will not allow any sewage or refuse water to flow from the lot on to any adjoining land or road and will not deposit any decaying noisome noxious excrementitious or other refuse matter on the lot.

- The Lessee will not deposit any excavated earth on the lot nor (whether permission has been given or not) on Government Land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and will remove all refuse matter daily from the lot.
- The Lessee will pay into the Treasury on demand the cost of removal by the Urban Council of any Chinese graves at present on the area if such removal becomes necessary which authorities shall alone be permitted to effect such removal.
- In the event of any trees on the lot interfering with building operations the Lessee will notify the Forestry Officer who shall effect the removal thereof.
- The Lessee will pay into the Treasury on demand the cost of removing any water main gas main or service pipe cable telegraph or telephone line sewer or culvert which the Director of Public Works may consider it necessary to have removed.
- The Lessee will pay into the Treasury on demand any sum which the Director of Public Works shall certify to be the cost of making good any damage done to Tai Hang Road by the Lessee his contractors or subcontractors or his or their workmen or vehicles or by any spoil falling from the lot.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目所位於的土地的地段編號：

內地段第6408號B段2分段及內地段第6408號B段餘段（「該地段」）。

2. 有關租契規定的年期：

自一九三一年十一月三十日起為期75年，另設續租權為期75年。

3. 適用於該土地的用途限制：

在未經香港特別行政區政府或其授權人士的書面許可下，承租人在租期期間，不得在該地段或其中任何部分用作、促使或從事銅工、屠宰、肥皂製造、製糖、製造毛皮、化油、製油、販肉、釀酒、食物供應或旅館、打鐵、掏糞、垃圾清理的行業或業務或任何產生噪音、發出惡臭或令人厭惡的貿易或業務。

4. 按規定須興建並提供予政府或供公眾使用的設施：

在工務司不時的要求下，承租人須按工務司要求的方式，在夾附於批地文件的圖則上以黃色標示的政府土地部分興建一條道路或路徑，並與其他受共同限制的人士共同及各別地負責保護、保養及維修該道路或路徑及所有構成該道路或路徑的部分，使工務司滿意，並在所有方面負責，猶如承租人為該部分的絕對擁有人一樣。假如香港特別行政區政府改動大坑道致使上述道路或路徑的部分被減去或其坡度被影響，或對上述道路或路徑進行必需的改動，致使承租人須自費改動該道路或路徑，承租人亦不得對香港特別行政區政府或其人員索取任何賠償或提出任何要求。

5. 有關承租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：

- 承租人須根據情況需要，適時自費妥善進行維修、保護、承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持院宅或物業及建於該地段上的搭建物及建築物及其所屬或毗連的所有牆壁、河岸、路塹、樹籬、壕溝、扶手、照明裝置、行人路、廁所、溝渠、排水渠及水道等，進行任何合適及必需的維修、清潔及改動，並在所有方面使工務司滿意。
- 如有必要承租人須興建堅固的護土牆，以避免承租人於切削或夷平山坡時發生山泥傾瀉或保護與該等工程有關的充填物，並對因切削或夷平山坡等工程引致的山泥傾瀉所造成的損失，而導致的訴訟、索償或賠償向香港特別行政區政府及其人員作出彌償。

- 承租人須興建工務司認為必要並使其滿意的排水渠及渠道，以便截斷與引導由山上流到該地段的一切暴雨或雨水到河道，承租人須同時對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及賠償自行負責，並向香港特別行政區及其人員作出彌償。

6. 對買方造成負擔的租用條件：

- 承租人須在租期期間，根據情況需要，承擔、支付與接受合理分攤部分費用，用以建造、建築、維修及改善位於或屬於該地段或其中任何部分及其與附近或毗連物業共用的所有或任何道路、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠，該等分攤費用由工務司釐定並可作為欠租追收。
- 於租期期間或其中任何時期內，承租人不得出租、分租、按揭、轉讓或以其他方式處置該地段的全部或任何部分，除非承租人同時在土地註冊處或其他處理註冊事宜的辦事處註冊上述轉讓，並支付一切合理的費用及其他有關開支。
- 承租人不得容許任何廢水或污水從該地段流入任何毗鄰的土地或道路，及不得在該地段上放置任何腐爛物、有害物、毒物、排泄物或其他廢物。
- 承租人不得於該地段上或（不論獲授權與否）政府土地上或毗鄰的其他土地上放置任何挖出的泥土，以致由挖出的泥土所形成的斜坡受到侵蝕或受到雨水沖落。承租人須在挖出的泥土所形成的斜坡上種植草皮，及於必要的情況下建設砌石牆以加固該等斜坡，並須每日移除於該地段上的廢物。
- 如移除屬必要的，而政府部門亦可獨自獲准進行移除，則承租人須因應要求向庫務署支付市政局移除該地段上現存的中國式墳墓的費用。
- 如種植於該地段上的樹木影響建築物運作，承租人須通知林務主任以移除該等樹木。
- 承租人須因應要求向庫務署支付移除工務司認為必需移除的總水管、煤氣總管、供水管、電報、電訊或電話線、污水管或排水渠的費用。
- 承租人須因應要求，向庫務署支付工務司核證用於修復大坑道的費用，而該等費用是因承租人、其承包商、分包商或其工人或車輛或源自該地段脫落的廢土對大坑道所作出的破壞而招致的。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

- A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use:

The Lessee will construct a road or path on the portion of Government Land coloured yellow on the plan attached to the Land Grant at such time or times and in such manner as the Director of Public Works may direct and will jointly and severally along with others similarly bound uphold maintain and repair such road or path and everything forming portion of or appertaining thereto to the satisfaction of the Director of Public Works and will be responsible for the whole as if the Lessee were absolute owner thereof and will not make any claim or demand of any kind whatsoever against the Government of the Hong Kong Special Administrative Region or its officers in respect of any alteration by the Government of the Hong Kong Special Administrative Region to Tai Hang Road absorbing a portion of the said road or path or affecting the gradient thereof or making necessary any alteration thereto which consequential alteration shall be carried out by the Lessee at his own expense.

- B. 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:

- (a) The road as referred to in paragraph A above.
- (b) The Government and others the Lessee or Lessees of Inland Lots No.4222 and 4611 and their tenants servants visitors workmen and other persons authorized by them in that behalf shall enjoy a free and uninterrupted right from time to time and at all times during the continuance of the Land Grant for all purposes connected with the proper use and enjoyment of Inland Lots Nos.4222 and 4611 to pass and repass on along over by and through the portion of Inland Lot No.6408 shown coloured green on the plan annexed to the Land Grant.

- C. Size of any open space required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development:

Not applicable.

- D. Information on any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 sub. leg. F):

Not applicable.

- E. The general public has the right to use the facilities in accordance with the Land Grant.

- F. The above mentioned public facilities (by virtue of the provisions of the Deed of Mutual Covenant) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development and those owners are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

- A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施：

在工務司不時的要求下，承租人須按工務司要求的方式，在夾附於批地文件的圖則上以黃色標示的政府土地部分興建一條道路或路徑，並與其他受共同限制的人士共同及各別地負責保護、保養及維修該道路或路徑及所有構成該道路或路徑的部分，使工務司滿意，並在所有方面負責，猶如承租人為該部分的絕對擁有人一樣。假如香港特別行政區政府改動大坑道致使上述道路或路徑的部分被減去或其坡度被影響，或對上述道路或路徑進行必需的改動，致使承租人須自費改動該道路或路徑，承租人亦不得對香港特別行政區政府或其人員索取任何賠償或提出任何要求。

- B. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的設施：

- (a) 上文第A段所述的道路。
- (b) 政府和其他人士，以及內地段第4222號及第4611號的承租人和其租客、傭工、訪客、工人及以其身份授權的其他人士，可於承租期內所有時間及就所有有關適當使用和享用內地段第4222號及第4611號的目的，自由而不受阻礙地通過或往返內地段第6408號在夾附於批地文件的圖則上以綠色標示的部分。

- C. 根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的休憩用地的大小：

不適用。

- D. 該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的部分：

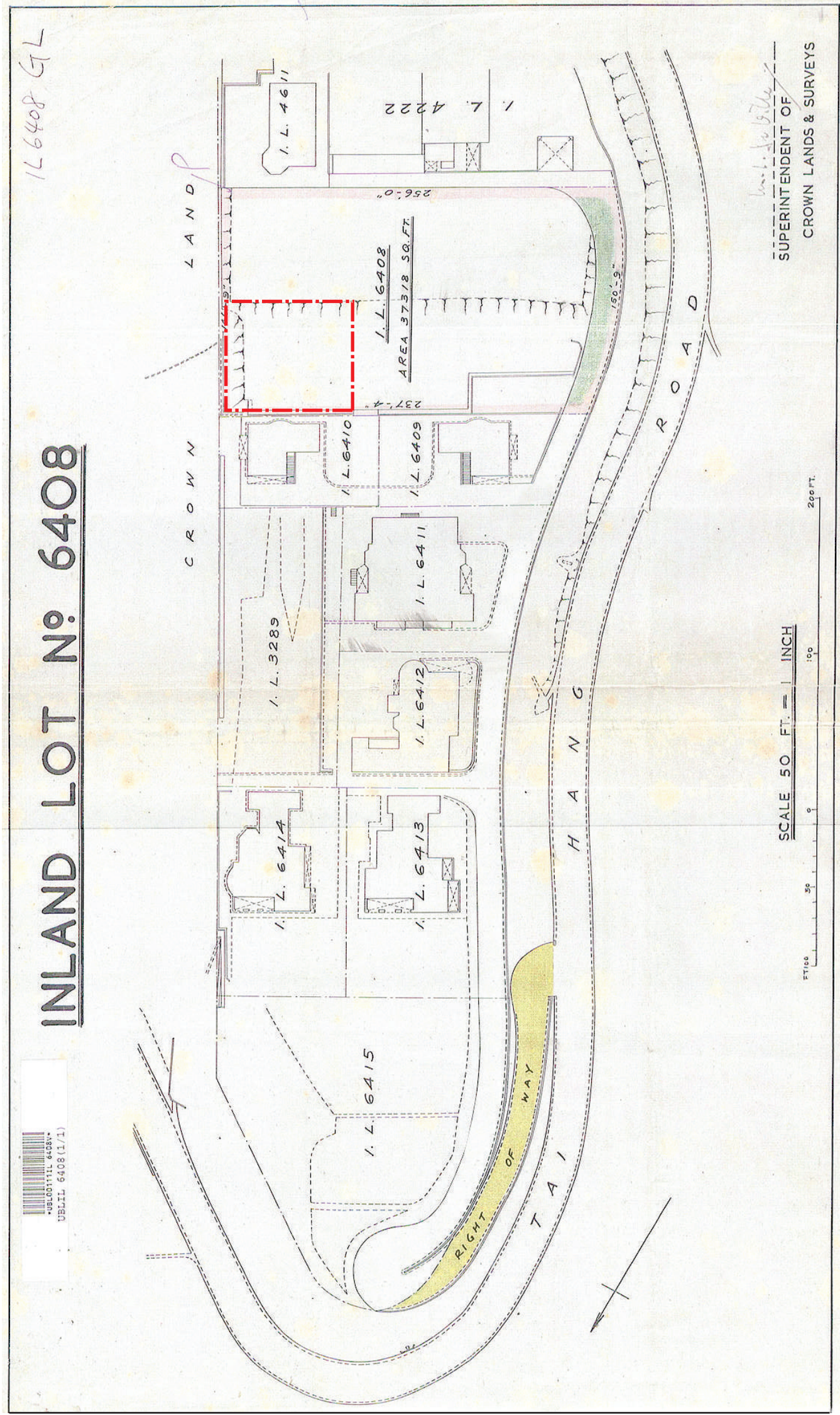
不適用。

- E. 公眾有權按照批地文件使用上述設施。

- F. 上述公共設施(根據公契所規定)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，而該等擁有人按規定須以有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACE
公共設施及公眾休憩用地的資料

The plan annexed to the Land Grant and referred to in paragraphs A and B of Information on Public Facilities and Public Open Space
夾附於批地文件及於公共設施及公眾休憩用地的資料中A及B段所述之圖則



Remarks 附註:

1. This plan is a reproduction of the plan annexed to the Land Grant with adjustments where necessary.
 2. This plan is for showing the locations of the yellow portion and the green portion referred to in paragraphs A and B of Information on Public Facilities and Public Open Space. Other matters shown in this plan may not reflect their latest conditions.
- 此圖乃複製自夾附於批地文件的圖則，有需要處經修正處理。
此圖僅作顯示公共設施及公眾休憩用地的資料中A及B段所述的黃色部分及綠色部分的位置。圖中所示的其他事項未必能反映其最新狀況。

Legend 圖例:

-  Development Site Boundary 發展項目邊界線
-  Portion of Government Land coloured yellow
黃色標示的政府土地部分
-  Portion of Inland Lot No.6408 coloured green
綠色標示的內地段第6408號

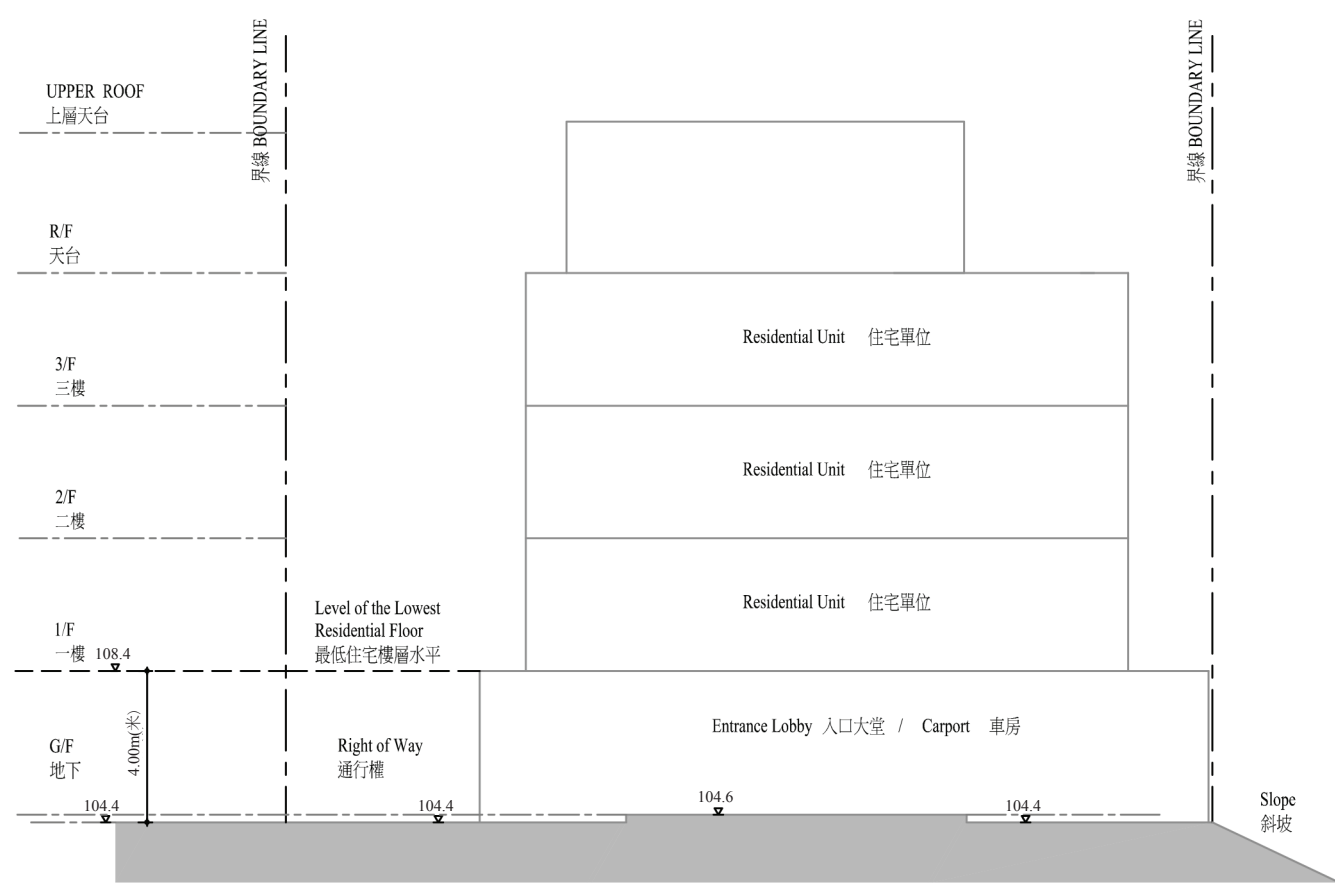
WARNING TO PURCHASERS

對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
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 a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) in the case of paragraph 3(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

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. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬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。

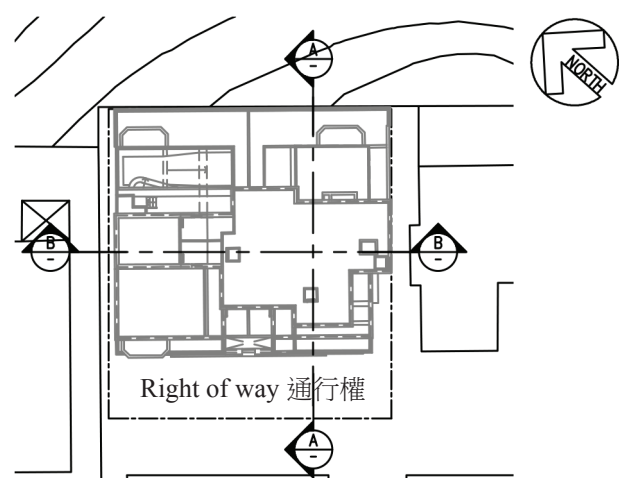
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



CROSS-SECTION PLAN A-A 橫截面圖 A-A

▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度

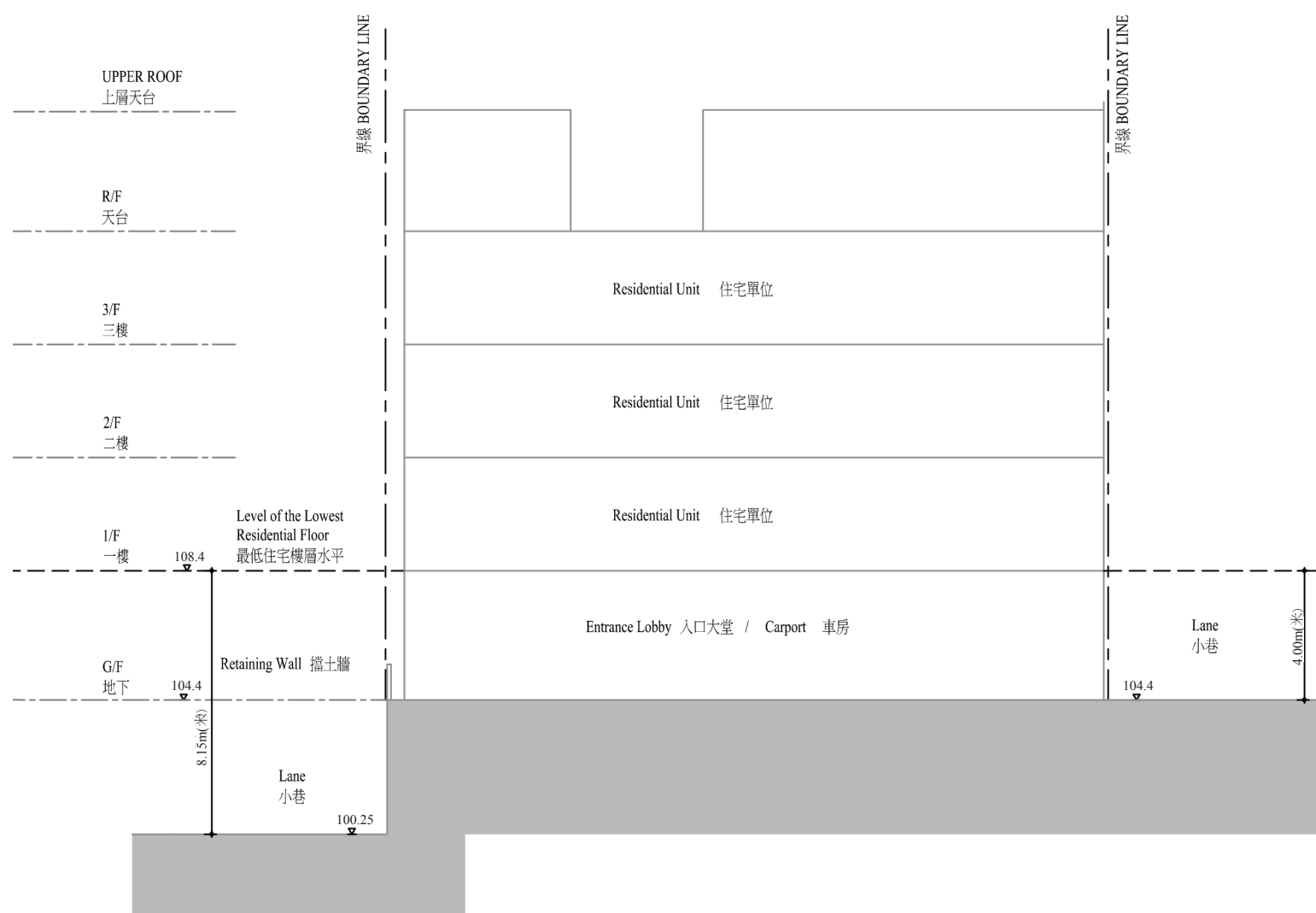
--- Black dotted line denotes the lowest residential floor.
黑色虛線為最低住宅樓層水平。



Note:
The part of right of way adjacent to the Development is 104.40 metres above Hong Kong Principal Datum.

附註:
毗鄰發展項目的一段通行權為香港主水平基準以上104.40米。

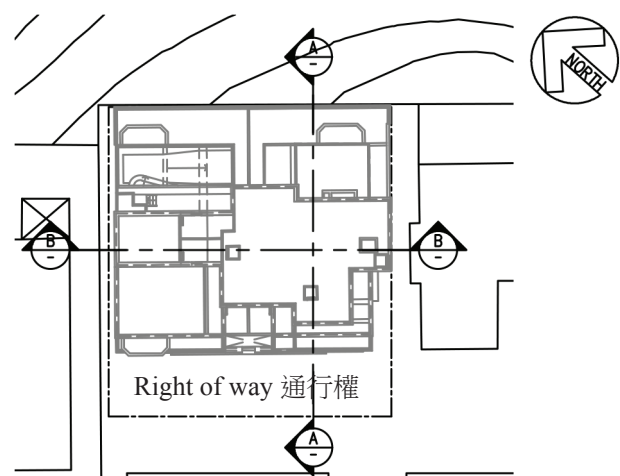
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT
發展項目中的建築物的橫截面圖



CROSS-SECTION PLAN B-B 橫截面圖 B-B

▽ Height in metres above Hong Kong Principal Datum (HKPD)
香港主水平基準以上高度

--- Black dotted line denotes the lowest residential floor.
黑色虛線為最低住宅樓層水平。



- Notes:
1. The part of lane adjacent to the Development is 100.25 metres above Hong Kong Principal Datum.
 2. The part of lane adjacent to the Development is 104.40 metres above Hong Kong Principal Datum.

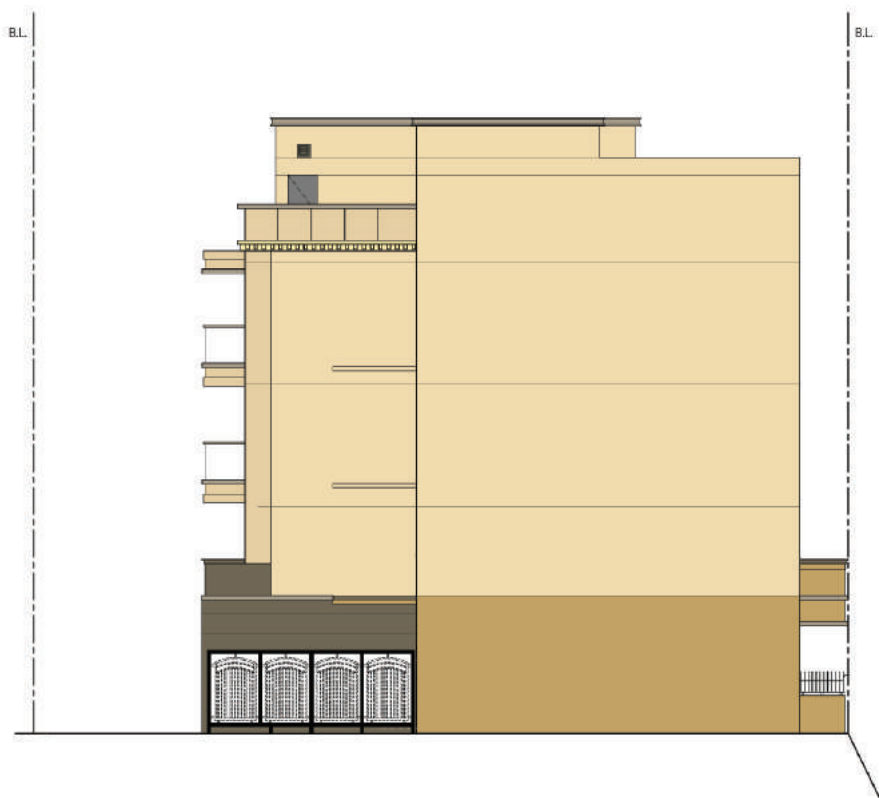
- 附註:
1. 毗鄰發展項目的小巷為香港主水平基準以上100.25米。
 2. 毗鄰發展項目的小巷為香港主水平基準以上104.40米。

ELEVATION PLAN
立面圖

B.L. = Boundary Line 地界線



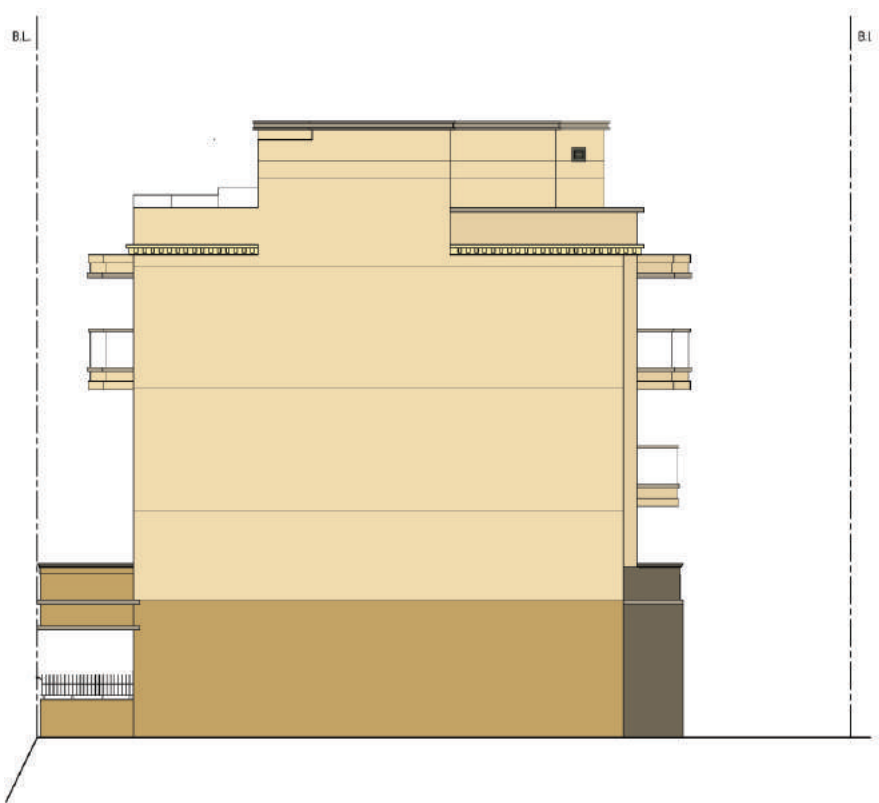
ELEVATION 1 立面圖 1



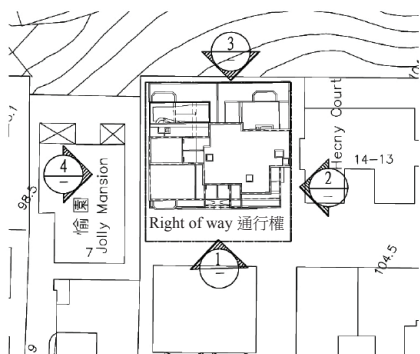
ELEVATION 2 立面圖 2



ELEVATION 3 立面圖 3



ELEVATION 4 立面圖 4



Notes:
Authorized Person for the Development certified that the elevations shown on these plans:
(1) are prepared on the basis of the approved building plans for the Development as of 1 April 2014;
(2) are in general accordance with the outward appearance of the Development.

附註:
發展項目的認可人士已經證明本圖所顯示的立面：
(1) 以2014年4月1日的情況為準的發展項目的經批准的建築圖則為基礎擬備；
(2) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Category of communal facilities 公用設施	Area 面積	
	Covered 有蓋 sq. m. (sq.ft.) 平方米 (平方呎)	Uncovered 無蓋 sq. m. (sq.ft.) 平方米 (平方呎)
Residents' Clubhouse (including any recreational facilities for residents’ use) 住客會所 (包括供住客使用的任何康樂設施)	—	—
Communal garden or play area for residents’ use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	—	—
Communal garden or play area for residents’ use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	—	—

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

- The address of the website on which a copy of the outline zoning plan relating to the Development is available is www.ozp.tpb.gov.hk.
 - A copy of the latest draft deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
 - The inspection is free of charge.
- 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 - 指明住宅物業的公契在將其提供出售的日期的最新擬稿存放在指明住宅物業的售樓處以供閱覽。
 - 無須為閱覽付費。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. EXTERIOR FINISHES

Item	Description
a. External wall	Building facades are finished with ceramic tiles, natural stone, aluminium cladding, painted glass panels and GRC architectural features.
b. Window	Aluminum window frames of living / dining rooms, bedrooms and kitchens fitted with clear glass. Aluminium window frames of bathrooms fitted with obscured glass.
c. Bay window	Nil
d. Planter	G/F planters: Exterior of planter finished with external paint. R/F planters: Exterior of planter finished with ceramic tiles.
e. Verandah or balcony	Balconies are covered. The types of finishes of the balconies are as follow: Walls: Finished with ceramic tiles (Units A and B) / natural stone (Units C, E and F) and fixed with metal balustrade with laminated glass panels and aluminium capping. Ceiling: Finished with external paint. Floor: Finished with homogeneous tiles. There is no verandah.
f. Drying facilities for clothing	Nil

2. INTERIOR FINISHES

Item	Description
a. Lobby	<u>Main Entrance Lobby:</u> Walls are finished with spray painted timber panels with mouldings, clear mirror and decorative color mosaic tiles to exposed surface with natural stone skirting and natural stone portal around the lift door. Floor is finished with natural stone. Gypsum board false ceiling finished with emulsion paint. <u>1/F, 2/F & 3/F Lift Lobbies:</u> Walls are finished with emulsion paint and fitted with timber mouldings to exposed surface with natural stone skirting and natural stone portal around the lift door. Floor is finished with natural stone. Gypsum board false ceiling finished with emulsion paint. <u>G/F Lift Lobbies of Units A, B & C:</u> Walls are finished with emulsion paint and fitted with clear mirror and timber mouldings to exposed surface with natural stone skirting and natural stone portal around the lift door. Floor is finished with natural stone. Aluminium false ceiling is provided.
b. Internal wall and ceiling	Walls: Living / dining rooms and bedrooms are plastered and finished with emulsion paint to exposed surface. Natural stone skirting and natural stone portal around the lift door. Ceiling: Living / dining rooms and bedrooms are plastered and finished with emulsion paint to exposed surface. Some areas are fitted with gypsum board false ceiling and bulkhead.
c. Internal floor	Living / dining rooms and bedrooms are finished with solid timber flooring and timber skirting is provided. Unit entrances, roof exit and floor borders in front of flat roof door and balcony door (if any) are finished with natural stone.
d. Bathroom	Walls: Finished with natural stone to exposed surface up to false ceiling. Floor: Finished with natural stone where exposed. Ceiling: Aluminium false ceiling to exposed surface (except bathroom in master bedroom of Units A, B & C). For Units A, B & C, ceiling of bathroom in master bedroom is fitted with painted gypsum board and aluminium panels to exposed surface.
e. Kitchen	Walls: Finished with homogeneous tiles and stainless steel panel to exposed surface up to false ceiling. Floor: Finished with natural stone where exposed. Ceiling: Aluminium false ceiling to exposed surface. Cooking bench: Finished with reconstituted stone.

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

3. INTERIOR FITTINGS

(i) Applicable to Units A, B & C

Item	Description
a. Doors	<u>G/F Lift Lobby Entrance Door:</u> Fire rated door made of glass with stainless steel frame and fitted with lockset and handles. <u>Unit Entrance Doors:</u> Fire rated doors made of solid core timber finished with timber veneer and fitted with concealed door closer, eye viewer, lockset and stopper. <u>Bedroom Doors:</u> Doors made of solid core timber finished with timber veneer and fitted with lockset and stopper. <u>Bathroom Doors:</u> Doors made of solid core timber finished with timber veneer and fitted with louvers, lockset and stopper. <u>Kitchen Doors:</u> Fire rated doors made of solid core timber finished with timber veneer and fitted with glass vision panel, concealed door closer, lockset and stopper. <u>Toilet Doors:</u> Sliding doors made of solid core timber finished with timber veneer and fitted with louvers and lockset. <u>Store Doors:</u> Doors made of solid core timber finished with timber veneer and fitted with lockset and stopper. <u>1/F Private Flat Roof Doors:</u> Doors made of clear glass with aluminium frame and fitted with lockset. <u>Balcony Doors:</u> Sliding doors made of clear glass with aluminium frame and fitted with lockset. <u>Roof Doors:</u> Fire rated stainless steel door fitted with glass vision panels, door closer, lockset and handles. <u>Plant Room Door (Unit A only):</u> Fire rated stainless steel door fitted with door closer, lockset and handles.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Item	Description
b. Bathroom	<u>Bathroom in Master Bedroom:</u> Fitted with timber mirror cabinet and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, enameled cast iron bathtub (size: 1600mm(L) x 750mm(W) x 460mm(H)), chrome plated basin mixer, chrome plated bath mixer with hand shower, shower cubicle fitted with glass door, chrome plated shower set with mixer and showers, chrome plated towel ring, chrome plated towel bar, chrome plated robe hook, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. <u>Bathroom in Bedroom 3 (Units A & B)</u> Fitted with timber mirror cabinet and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, enameled cast iron bathtub (size: 1500mm(L) x 700mm(W) x 398mm(H)), chrome plated basin mixer, chrome plated bath mixer and shower, chrome plated towel ring, chrome plated towel bar, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. <u>Bathroom in Bedroom 3 (Unit C)</u> Fitted with mirror surface sliding timber panel and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, enameled cast iron bathtub (size: 1500mm(L) x 700mm(W) x 398mm(H)), chrome plated basin mixer, chrome plated bath mixer and shower, chrome plated towel ring, chrome plated towel bar, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. <u>2/F Bathroom (Units A & B)</u> Fitted with timber mirror cabinet and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, chrome plated basin mixer, shower cubicle fitted with glass door, chrome plated shower set with mixer and shower, chrome plated towel bar, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. <u>2/F Bathroom (Unit C)</u> Fitted with wall mirror and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, chrome plated basin mixer, shower cubicle fitted with glass door, chrome plated shower set with mixer and shower, chrome plated towel ring, chrome plated towel bar, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. For appliances provisions, please refer to the “Appliances Schedule”. For the type and material of water supply system, please refer to “(j) Water supply”.
c. Kitchen	Medium-density fibreboard (MDF) kitchen cabinet, of which base units are finished with timber veneer and wall and tall units are finished with high gloss acrylic surface. Reconstituted stone worktop, stainless steel sink with stainless steel sink mixer and metal surface waste bin are provided. For appliances provisions, please refer to the “Appliances Schedule”. For the type and material of water supply system, please refer to “(j) Water supply”.
d. Bedroom	Nil
e. Telephone	Telephone outlets are provided in living/dining room, family room and bedrooms. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.
f. Aerials	Communal TV/FM outlets for local TV/FM programmes are provided in living/dining room, family room and bedrooms. For the number and location of connection points, please refer to “Schedule of Mechanical & Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.
g. Electrical installations	General-use socket outlets are provided in the living/dining room, family room, bedrooms, kitchen, private lift lobby, stores (if applicable), private flat roof (if applicable) and plant room (if any). Socket outlet with cover is provided in bathrooms. Conduit wiring for lighting and power points are concealed in walls or enclosed in false ceilings or bulkheads or cabinets. Three-phase electricity supply with residual current protection device is provided for each unit. For the number and location of power points and air-conditioner points, please refer to “Schedule of Mechanical & Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Item	Description
h. Gas supply	Town gas connection points are provided in kitchen and bathroom in master bedroom and bathroom in bedroom 3 which are connected to built-in gas cooking hobs and/or gas water heaters respectively. For Units A & B, a town gas connection point is provided at 1/F private flat roof. For the location of connection points, please refer to “Mechanical & Electrical Provisions Plan”.
i. Washing machine connection point	Water point and drain point for washing machine are provided in the kitchen. For the location of connection points, please refer to “Mechanical & Electrical Provisions Plan”.
j. Water supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are concealed in wall or enclosed in false ceilings or bulkheads or cabinets. Hot water supply to kitchen and bathrooms is provided by the gas water heaters installed in kitchen and bathroom in master bedroom and bathroom in bedroom 3; hot water supply to toilets is provided by the electric water heaters installed in the toilets.

(ii) Applicable to Units D, E & F

Item	Description
a. Doors	<u>Unit Entrance Door:</u> Fire rated door made of solid core timber finished with timber veneer and fitted with concealed door closer, eye viewer, lockset and stopper. <u>Bedroom Doors:</u> Doors made of solid core timber finished with timber veneer and fitted with lockset and stopper. <u>Bathroom Door:</u> Door made of solid core timber finished with timber veneer and fitted with louvers, lockset and stopper. <u>Kitchen Door:</u> Fire rated door made of solid core timber finished with timber veneer and fitted with glass vision panel, concealed door closer, lockset and stopper. <u>Private Flat Roof Door & Common Flat Roof Door (Unit D):</u> Doors made of clear glass with aluminium frame and fitted with lockset. <u>Balcony Door (Units E & F):</u> Sliding door made of clear glass with aluminium frame and fitted with lockset.
b. Bathroom	Fitted with timber mirror cabinet and timber vanity cabinet finished with mirror surface and natural stone countertop. Fittings and equipment include vitreous china water closet and basin, chrome plated basin mixer, shower cubicle fitted with glass door, chrome plated shower set with mixer and shower, chrome plated towel ring, chrome plated towel bar, chrome plated paper holder, chrome plated soap dish and plastic finished controller for gas water heater. For appliances provisions, please refer to the “Appliances Schedule”. For the type and material of water supply system, please refer to “(j) Water supply”.
c. Kitchen	Medium-density fibreboard (MDF) kitchen cabinet, of which base units are finished with aluminium panel and wall and tall units are finished with high gloss acrylic surface. Reconstituted stone worktop, stainless steel sink with stainless steel sink mixer and metal surface waste bin are provided. For appliances provisions, please refer to the “Appliances Schedule”. For the type and material of water supply system, please refer to “(j) Water supply”.
d. Bedroom	Nil
e. Telephone	Telephone outlets are provided in living/dining room and bedrooms. For the number and location of connection points, please refer to “Schedule of Mechanical and Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.
f. Aerials	Communal TV/FM outlets for local TV/FM programmes are provided in living/dining room and bedrooms. For the number and location of connection points, please refer to “Schedule of Mechanical and Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.
g. Electrical installations	General-use socket outlets are provided in the living/dining room, bedrooms and kitchen. Socket outlet with cover is provided in bathroom. Conduit wiring for lighting and power points are concealed in walls or enclosed in false ceilings or bulkheads or cabinets. Single-phase electricity supply with residual current protection device is provided for each unit. For the number and location of power points and air-conditioner points, please refer to “Schedule of Mechanical and Electrical Provisions” and “Mechanical & Electrical Provisions Plan”.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Item	Description
h. Gas supply	Town gas points are provided in kitchen which connected to built-in gas cooking hob and gas water heater. For the location of connection points, please refer to “Mechanical & Electrical Provisions Plan”.
i. Washing machine connection point	Water point and drain point for washing machine are provided in the kitchen. For the location of connection points, please refer to “Mechanical & Electrical Provisions Plan”.
j. Water supply	PVC-coated copper pipes are provided for both hot and cold water. Water pipes are concealed in wall or enclosed in false ceilings or bulkheads or cabinets. Hot water supply to kitchen and bathroom is provided by the gas water heater installed in the kitchen.

4. MISCELLANEOUS

Item	Description
a. Lifts	1 number of “Schindler” passenger lift (Model No. 5400AP) serving G/F to 3/F. 1 number of “Schindler” private lift (Model No. 3300AP) serving G/F to 3/F is provided for each Units A, B & C respectively.
b. Letter box	Stainless steel with aluminium frame letter box for each unit is provided at G/F entrance.
c. Refuse collection	Refuse points are provided in the common areas of the Development. Refuse to be collected by cleaners.
d. Water meter, electricity meter and gas meter	(i) Water meter for each individual unit is provided in the water meter cabinet on G/F. (ii) Electricity meter for each individual unit is provided as follows : Units A, B & C: provided in the switch room on G/F. Units D, E & F: provided in the cable duct of each floor. (iii) Town gas meter for each individual unit is provided in the kitchen of each unit.

5. SECURITY FACILITIES

Item	Description
Security System	CCTV cameras are provided at main entrance lobby, carport, staircase exit at G/F, corridors on 1/F, 2/F & 3/F and all lifts. Visitor panels with proximity card reader for access control are provided at G/F entrance which are connected to the video door phone in each unit. Vehicular control system is provided at the carport entrance.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note: Please refer to the Mechanical & Electrical Provisions Plan for the location of the connection points, power points and air-conditioner points.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項	描述
a. 外牆	大廈外牆鋪砌外牆磚及天然石材並配以鋁質裝飾板、焗漆玻璃飾板及強化水泥建築裝飾。
b. 窗	客/飯廳、睡房及廚房選用鋁質窗框配透明玻璃，浴室窗戶選用鋁質窗框配磨沙玻璃。
c. 窗台	沒有
d. 花槽	地下花槽外部表面髹外牆漆。 天台花槽外部表面以外牆磚鋪砌。
e. 陽台或露台	露台有蓋。露台裝修物料類型如下： 牆身：鋪砌外牆磚(A 及 B 單位) / 天然石材(C、E 及 F 單位)，裝設金屬欄杆並配以夾膠玻璃及鋁質扶手。 天花：髹外牆漆。 地台：鋪砌高溫過底磚。 沒有陽台。
f. 乾衣設施	沒有

2. 室內裝修物料

細項	描述
a. 大堂	<u>主入口大堂</u> 牆身見光處採用噴漆木材飾版配嵌線、鏡飾及馬賽克裝飾，並配以天然石材地腳線及電梯門套。地台鋪砌天然石材。設有石膏板假天花及髹上乳膠漆。 <u>一樓、二樓及三樓升降機大堂</u> 牆身見光處髹上乳膠漆配木嵌線，並配以天然石材地腳線及電梯門套。地台鋪砌天然石材。設有石膏板假天花及髹上乳膠漆。 <u>A, B 及 C 單位地下升降機大堂</u> 牆身見光處髹上乳膠漆配鏡飾及木嵌線，並配以天然石材地腳線及電梯門套。地台鋪砌天然石材。設有鋁質假天花。
b. 內牆及天花板	牆身：客/飯廳及睡房見光處批盪後再髹乳膠漆。電梯門套鋪砌天然石材。 天花：客/飯廳及睡房見光處批盪後再髹乳膠漆。部分位置設有石膏板假天花及假陣。
c. 內部地板	客/飯廳及睡房均鋪砌實木地板及設有木腳線。單位入口、天台出口及平台門和露台門(如有)地台邊框鋪砌天然石材。
d. 浴室	牆身: 見光處鋪砌天然石材至假天花。 地台: 見光處鋪砌天然石材。 天花: 見光處為鋁質假天花(A, B及C單位主人房之浴室除外)。A, B及C單位主人房之浴室天花見光處為已髹上乳膠漆之石膏板及鋁質假天花。
e. 廚房	牆身: 見光處鋪砌高溫過底磚及不銹鋼板至假天花。 地台: 見光處鋪砌天然石材。 天花: 見光處為鋁質假天花。 灶台: 鋪砌人造石。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

(i) 適用於 A, B 及 C 單位

細項	描述
a. 門	地下升降機大堂入口大門: 防火門配不銹鋼門框及玻璃，裝設門鎖及手柄。 <u>單位入口大門:</u> 木皮飾面防火實心木門，裝設隱藏式門鼓、防盜眼、門鎖及門擋。 <u>睡房門:</u> 木皮飾面實心木門，裝設門鎖及門擋。 <u>浴室門:</u> 木皮飾面實心木門，裝設百葉、門鎖及門擋。 <u>廚房門:</u> 木皮飾面防火實心木門，裝設玻璃、隱藏式門鼓、門鎖及門擋。 <u>廁所門:</u> 木皮飾面實心趟門，裝設百葉及門鎖。 <u>士多房門:</u> 木皮飾面實心木門，裝設門鎖及門擋。 <u>一樓私人平台門:</u> 鋁框玻璃門，裝設門鎖。 <u>露台門:</u> 鋁框玻璃趟門，裝設門鎖。 <u>天台門:</u> 防火不銹鋼門，裝設玻璃、門鼓、門鎖及手柄。 <u>機房門(只限 A 單位):</u> 防火不銹鋼門，裝設門鼓、門鎖及手柄。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

b. 浴室	<u>主人房之浴室:</u> 配以木製鏡櫃及木製洗手盆櫃配鏡飾表面及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、瓷釉鑄鐵浴缸(1600 毫米(長)x750 毫米(闊)x460 毫米(高))、鍍鉻洗手盆水龍頭、鍍鉻浴缸龍頭連花灑、淋浴間配玻璃門、鍍鉻淋浴設備組件包括水龍頭及花灑、鍍鉻毛巾圈、鍍鉻毛巾架、鍍鉻衣帽鉤、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 <u>睡房三之浴室(A 及 B 單位):</u> 配以木製鏡櫃及木製洗手盆櫃配鏡飾表面及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、瓷釉鑄鐵浴缸(1500 毫米(長)x700 毫米(闊)x398 毫米(高))、鍍鉻洗手盆水龍頭、鍍鉻浴缸龍頭連花灑、鍍鉻毛巾圈、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 <u>睡房三之浴室(C 單位):</u> 配以鏡面木製趟板及木製洗手盆櫃配鏡飾櫃門及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、瓷釉鑄鐵浴缸 (1500 毫米(長)x700 毫米(闊)x398 毫米(高))、鍍鉻洗手盆水龍頭、鍍鉻浴缸龍頭連花灑、鍍鉻毛巾圈、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 <u>二樓浴室(A 及 B 單位):</u> 配以木製鏡櫃及木製洗手盆櫃配鏡飾表面及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、鍍鉻洗手盆水龍頭、淋浴間配玻璃門、鍍鉻淋浴設備組件包括水龍頭及花灑、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 <u>二樓浴室(C 單位):</u> 配以牆身鏡及木製洗手盆櫃配鏡飾表面及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、鍍鉻洗手盆水龍頭、淋浴間配玻璃門、鍍鉻淋浴設備組件包括水龍頭及花灑、鍍鉻毛巾圈、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 浴室設備及品牌請參閱「設備說明」。供水系統的類型及用料請參閱「(j) 供水」。
c. 廚房	中密度纖維板(MDF)製廚櫃，地櫃配以木皮飾面，而吊櫃與高櫃表面為高光亞加力。裝設人造石枱面、不銹鋼洗滌盆配不銹鋼水龍頭及金屬外殼垃圾桶。 廚房設備及品牌請參閱「設備說明」。供水系統的類型及用料請參閱「(j) 供水」。
d. 睡房	沒有
e. 電話	客/飯廳、家庭房及睡房均裝有電話插座。有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
f. 天線	客/飯廳、家庭房及睡房裝有本地電視/電台接收插座。有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
g. 電力裝置	客/飯廳、家庭房、睡房、廚房、私人升降機大堂、士多房 (如適用)、私人平台 (如適用) 及機房 (如有) 均裝有一般插座。浴室裝有有蓋插座。照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。每戶均提供三相電力配电箱並裝有剩餘電流動作斷路器。 有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
h. 氣體供應	廚房、主人房之浴室及睡房三之浴室分別裝有煤氣喉接駁至煤氣煮食爐及/或煤氣熱水爐。A 及 B 單位的一樓私人平台各裝有一個煤氣接駁點。有關接駁點之位置，請參考「機電裝置平面圖」。
i. 洗衣機接駁點	廚房設有洗衣機來去水接駁點。有關接駁點之位置，請參考「機電裝置平面圖」。
j. 供水	冷熱水喉管全部採用塑膠面銅喉。水管暗藏於牆身或置於假天花、假陣或櫃內。設於廚房、主人房之浴室及睡房三之浴室的煤氣熱水爐供應熱水予廚房及浴室；設於廁所的電熱水爐供應熱水予廁所。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

(ii) 適用於 D, E 及 F 單位

細項	描述
a. 門	<u>單位入口大門:</u> 木皮飾面防火實心木門，裝設隱藏式門鼓、防盜眼、門鎖及門擋。 <u>睡房門:</u> 木皮飾面實心木門，裝設門鎖及門擋。 <u>浴室門:</u> 木皮飾面實心木門，裝設百葉、門鎖及門擋。 <u>廚房門:</u> 木皮飾面防火實心木門，裝設玻璃、隱藏式門鼓、門鎖及門擋。 <u>私人平台門及公用平台門(D 單位):</u> 鋁框玻璃門，裝設門鎖。 <u>露台門(E 及 F 單位):</u> 鋁框玻璃趟門，裝設門鎖。
b. 浴室	配以木製鏡櫃及木製洗手盆櫃配鏡飾表面及天然石檯面。裝置及設備包括搪瓷坐廁及洗手盆、鍍鉻洗手盆水龍頭、淋浴間配玻璃門、鍍鉻淋浴設備包括水龍頭及花灑、鍍鉻毛巾圈、鍍鉻毛巾架、鍍鉻廁紙架、鍍鉻肥皂架及塑膠面煤氣熱水爐控制器。 浴室設備及品牌請參閱「設備說明」。供水系統的類型及用料請參閱「(j) 供水」。
c. 廚房	中密度纖維板(MDF)製廚櫃，地櫃配以鋁質飾面，而吊櫃與高櫃表面為高光亞加力。裝設人造石枱面、不銹鋼洗滌盆配不銹鋼水龍頭及金屬外殼垃圾桶。 廚房設備及品牌請參閱「設備說明」。供水系統的類型及用料請參閱「(j) 供水」。
d. 睡房	沒有
e. 電話	客/飯廳及睡房均裝有電話插座。有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
f. 天線	客/飯廳及睡房裝有本地電視/電台接收插座。有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
g. 電力裝置	客/飯廳、睡房及廚房均裝有一般插座。浴室裝有有蓋插座。照明及電插座之導管暗藏於牆身或置於假天花、假陣或櫃內。每戶均提供單相電力配電箱並裝有剩餘電流動作斷路器。 有關接駁點之數目及位置，請參考「機電裝置數量說明表」及「機電裝置平面圖」。
h. 氣體供應	廚房裝有煤氣喉接駁至煤氣煮食爐及煤氣熱水爐。 有關接駁點之位置，請參考「機電裝置平面圖」。
i. 洗衣機接駁點	廚房設有洗衣機來去水接駁點。有關接駁點之位置，請參考「機電裝置平面圖」。
j. 供水	冷熱水喉管全部採用塑膠面銅喉。水管暗藏於牆身或置於假天花、假陣或櫃內。設於廚房的煤氣熱水爐供應熱水予廚房及浴室。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

細項	描述
a. 升降機	裝設” Schindler 迅達” (型號 5400AP)客用電梯一部來往地下至三樓各樓層。 A, B 及 C 單位每戶獨立裝設” Schindler 迅達” (型號 3300AP)私人電梯一部來往單位地下至三樓各樓層。
b. 信箱	地下入口處設每戶專用的鋁框不銹鋼信箱。
c. 垃圾收集	垃圾收集點設於發展項目公用地方。由清潔工人收集垃圾。
d. 水錶、電錶及氣體錶	(i) 每戶之獨立水錶裝設在地下水錶櫃箱。 (ii) 每戶之獨立電錶裝設在: A, B 及 C 單位: 地下電掣房。 D, E 及 F 單位: 每層之電線槽。 (iii) 每戶廚房均裝有獨立煤氣錶。

5. 保安設施

細項	描述
保安設施	主入口大堂、車房、地下樓梯出口、一樓、二樓及三樓走廊及各電梯均設有閉路電視鏡頭。訪客對講系統配以智能卡出入系統裝設於地下入口並連接各住宅單位內之視像對講機。車房入口設汽車控制系統。

賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，賣方將會安裝品質相若的升降機或設備。

附註： 有關電話、天線、電力裝置及煤氣供應的位置，請參閱機電裝置平面圖。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

6. Appliance Schedule 設備說明

Units 單位 A, B & C

Appliances 設備	Brand 品牌	Model No. 型號	
Private Lift 私人電梯	Schindler 迅達	3300AP	
Video Door Phone 視像對講機	KHinD	AN-2000	
Living / Dining Rooms 客廳 / 飯廳			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		<u>Units 單位 A & C</u> FDUM71KXE6D	<u>Units 單位 A & C</u> FDC335KXE6G
		<u>Unit 單位 B</u> FDUM56KXE6D	<u>Unit 單位 B</u> FDC280KXE6G
Family Room 家庭房			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		<u>Units 單位 A & C</u> FDUM71KXE6D	<u>Units 單位 A & C</u> FDC335KXE6G
		<u>Unit 單位 B</u> FDUM56KXE6D	<u>Unit 單位 B</u> FDC280KXE6G
Master Bedroom 主人房			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		<u>Unit 單位 A</u> FDK71KXE6F	<u>Units 單位 A & C</u> FDC335KXE6G
		<u>Units 單位 B & C</u> FDK45KXE6F	<u>Unit 單位 B</u> FDC280KXE6G
Bedroom 1 睡房一			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		FDK36KXE6F	<u>Units 單位 A & C</u> FDC335KXE6G
			<u>Unit 單位 B</u> FDC280KXE6G
Bedroom 2 睡房二			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		<u>Unit 單位 A</u> FDK36KXE6F	<u>Units 單位 A & C</u> FDC335KXE6G
		<u>Unit 單位 B</u> FDK22KXE6F	<u>Unit 單位 B</u> FDC280KXE6G
		<u>Unit 單位 C</u> FDK28KXE6F	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances 設備	Brand 品牌	Model No. 型號	
Bedroom 3 睡房三			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		Units 單位 A & B FDK28KXE6F	Units 單位 A & C FDC335KXE6G
		Unit 單位 C FDK36KXE6F	Unit 單位 B FDC280KXE6G
Bathroom in Master Bedroom 主人房之浴室			
Gas Water Heater 煤氣熱水爐	TGC	NJW160TFL	
Exhaust Fan 抽氣扇	KDK	15WHC07 & 17CUF	
Bathroom in Bedroom 3 睡房三之浴室			
Gas Water Heater 煤氣熱水爐	TGC	NJW220TFL	
Exhaust Fan 抽氣扇	KDK	15WHC07	
2/F Bathroom 二樓浴室			
Duct Ventilating Fan 管道式抽氣扇	LICO 菱高	DPT10-23B	
Toilet 洗手間			
Duct Ventilating Fan 管道式抽氣扇	LICO 菱高	DPT10-23B	
Electric Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	
Kitchen 廚房			
Gas Cooking Hob 煤氣煮食爐	Bauknecht	TGZ6260IN & TGC6180IN	
Cooker Hood 抽油煙機	Bauknecht	CPT1000	
Refrigerator 雪櫃	Bauknecht	KSN505A++IL	
Microwave Oven 微波爐	Bauknecht	EMCHT9145PT	
Electric Oven 焗爐	Bauknecht	BCTMS9100PT	
2in1 Washer Dryer 洗衣乾衣機	Bauknecht	BKWD1200	
Gas Water Heater 煤氣熱水爐	TGC	NJW160TFL	
Exhaust Fan 抽氣扇	KDK	15WHC07	

Units 單位 D, E & F

Appliances 設備	Brand 品牌	Model No. 型號	
Living / Dining Rooms 客廳 / 飯廳			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		FDK36KXE6F	FDC140KXEN6
Video Door Phone 視像對講機	KHinD	AN-2000	
Master Bedroom 主人房			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		FDK28KXE6F	FDC140KXEN6
Bedroom 睡房			
VRF Air-conditioner 變頻多聯式空調機	Mitsubishi H.I. 三菱重工	Indoor Unit 室內機	Outdoor Unit 室外機
		FDK22KXE6F	FDC140KXEN6
Bathroom 浴室			
Duct Ventilating Fan 管道式抽氣扇	LICO 菱高	DPT10-23B	
Kitchen 廚房			
Gas Cooking Hob 煤氣煮食爐	Bauknecht	TGZ6260IN	
Cooker Hood 抽油煙機	Bauknecht	DNHV750	
Refrigerator 雪櫃	Bauknecht	KGIN31811/A+	
Microwave Oven 微波爐	Bauknecht	EMWP9238PT	
2in1 Washer Dryer 二合一洗衣乾衣機	Bauknecht	BKWD1200	
Gas Water Heater 煤氣熱水爐	TGC	NJW160TFL	
Exhaust Fan 抽氣扇	KDK	15WHC07	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

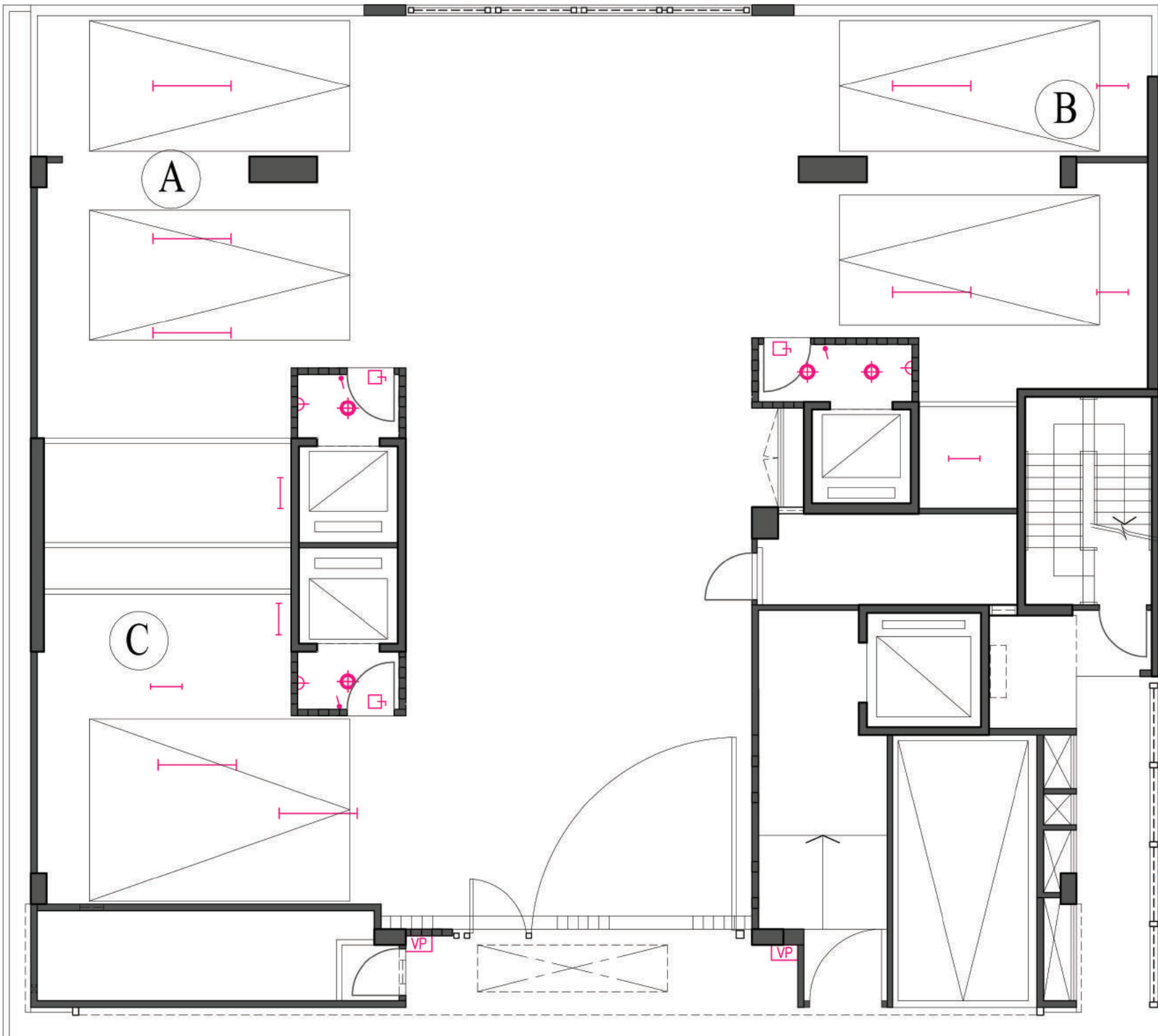
Legends of Mechanical & Electrical Provisions Plans
機電裝置平面圖之圖例

	LIGHTING SWITCH 燈掣		UPSTAND LIGHT 直立燈
	LIGHTING SWITCH (WEATHERPROOF TYPE) 防水燈掣		WALL MOUNTED LIGHT 掛牆燈
	SINGLE 13A SOCKET OUTLET 13安培單位插座		CEILING MOUNTED LIGHT 天花燈
	TWIN 13A SOCKET OUTLET 13安培雙位插座		SWIMMING POOL UNDER WATER LIGHT 泳池燈
	SINGLE 13A SOCKET OUTLET WITH COVER 13安培單位有蓋插座		LED DOWN LIGHT LED燈
	SINGLE 13A SOCKET OUTLET (WEATHERPROOF TYPE) 13安培單位防水插座		RECESSED DOWN LIGHT 隱藏式天花燈
	FUSED CONNECTION UNIT (HAS BEEN USED FOR CONNECTIONS TO LIGHT FITTING OR APPLIANCE) 菲士接線座(已用作連接電燈或設備)		LAMP HOLDER 燈座
	DOUBLEPOLE SWITCH WITH PILOT LIGHT 兩極有燈開關掣		FLUORESCENT LIGHT 光管
	CONNECTION UNIT 接線座		FLUORESCENT LIGHT (WEATHERPROOF TYPE) 防水式光管
	FUSED CONNECTION UNIT FOR AIR CONDITIONER (INDOOR UNIT) 室內冷氣機菲士接線座		LED STRIP LIGHT LED 燈帶
	ISOLATING SWITCH 隔離開關		RECESSED WALL LIGHT 隱藏式牆燈
	WEATHER PROOF ISOLATING SWITCH FOR AIR CONDITIONER (OUTDOOR UNIT) 防水隔離開關(室外冷氣機)		VIDEO DOOR PHONE 視像對講機
	MCB BOARD 配電箱		GAS WATER HEATER CONTROLLER 煤氣熱水爐控制器
	TELEPHONE OUTLET 電話插座		TOWN GAS METER 煤氣錶位
	TV/FM OUTLET 電視或電台天線插座		TOWN GAS CONNECTION POINT 煤氣接駁位
	LIFT SUPERVISORY PANEL 電梯監察器		TOWN GAS WATER HEATER 煤氣熱水爐
	DOOR BELL (PUSH BUTTON) 門鈴按鈕		TOWN GAS COOKING HOB 煤氣煮食爐
	DOOR BELL 門鈴		ELECTRIC WATER HEATER 電熱水爐
	WATER POINT / DRAIN POINT FOR WASHING MACHINE 洗衣機來/去水位接駁點		VISITOR DOOR PHONE PANEL 訪客門口視像對講機

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans
機電裝置平面圖

G/F 地下

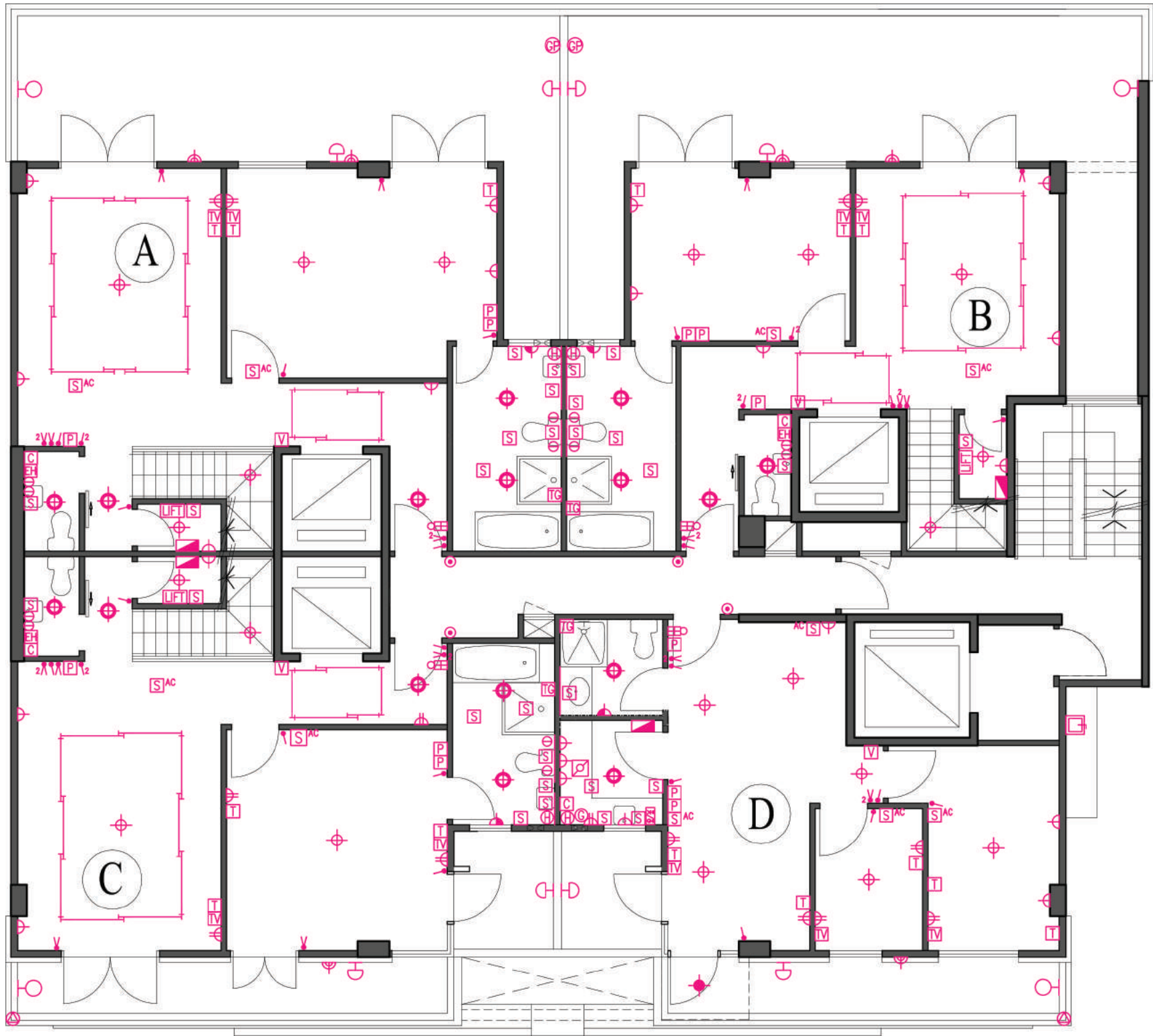


FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans
機電裝置平面圖

1/F 一樓



Note:
Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. However, such alterations have not affected the locations of the mechanical and electrical provisions.

附註:
A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。但有關改動並沒有影響機電裝置之位置。

裝置、裝修物料及設備

2/F 二樓



A, B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。但有關改動並沒有影響機電裝置之位置。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans
機電裝置平面圖

3/F 三樓



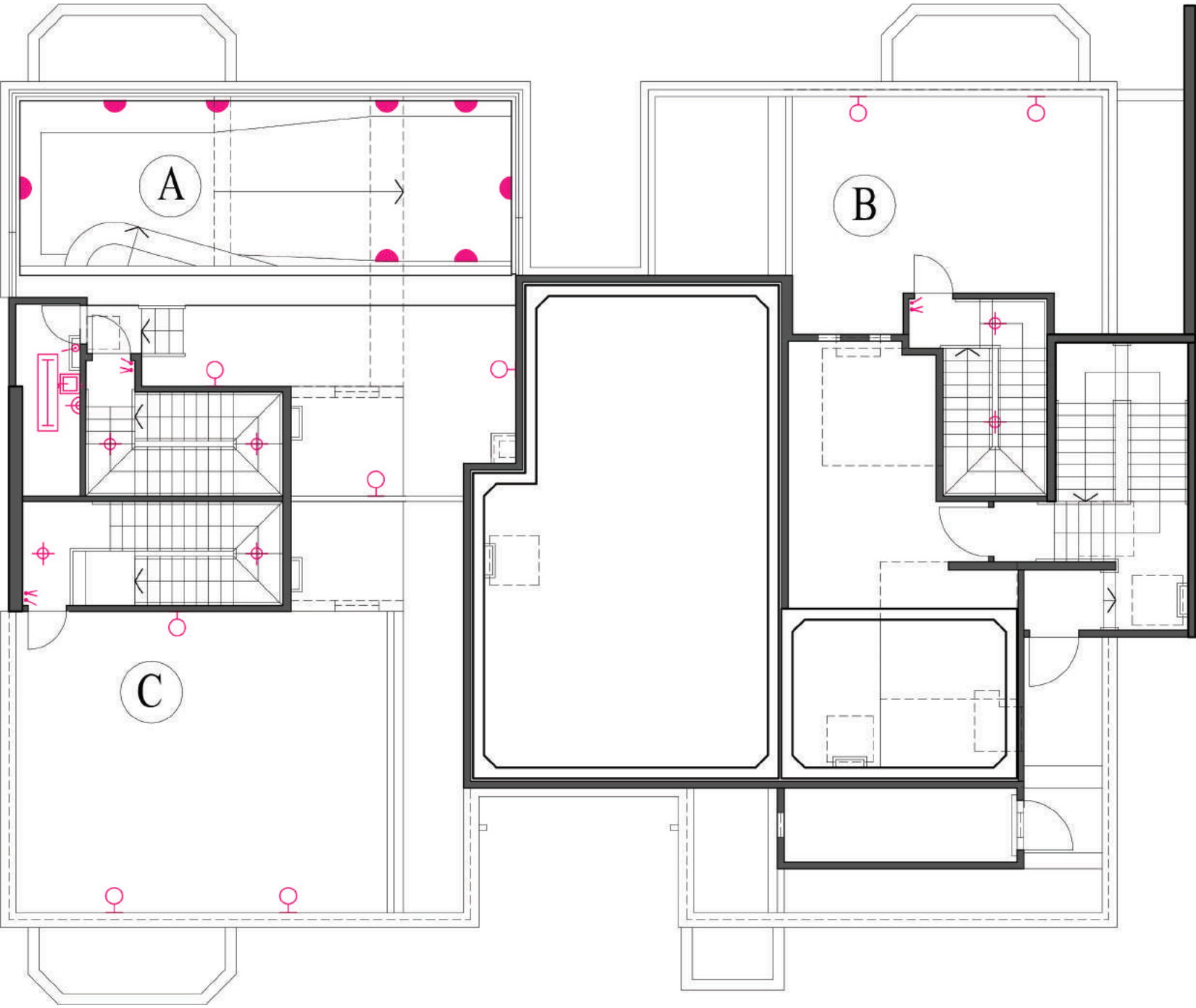
Note:
Units A, B & C have been altered by way of minor works or exempted works under the Buildings Ordinance (Cap.123) after completion of the Development. However, such alterations have not affected the locations of the mechanical and electrical provisions.

附註:
A，B及C單位於發展項目落成後，經由小型工程或獲《建築物條例》(第123章)豁免的工程而作出改動。但有關改動並沒有影響機電裝置之位置。

FITTINGS, FINISHES AND APPLIANCES
裝置、裝修物料及設備

Mechanical & Electrical Provisions Plans
機電裝置平面圖

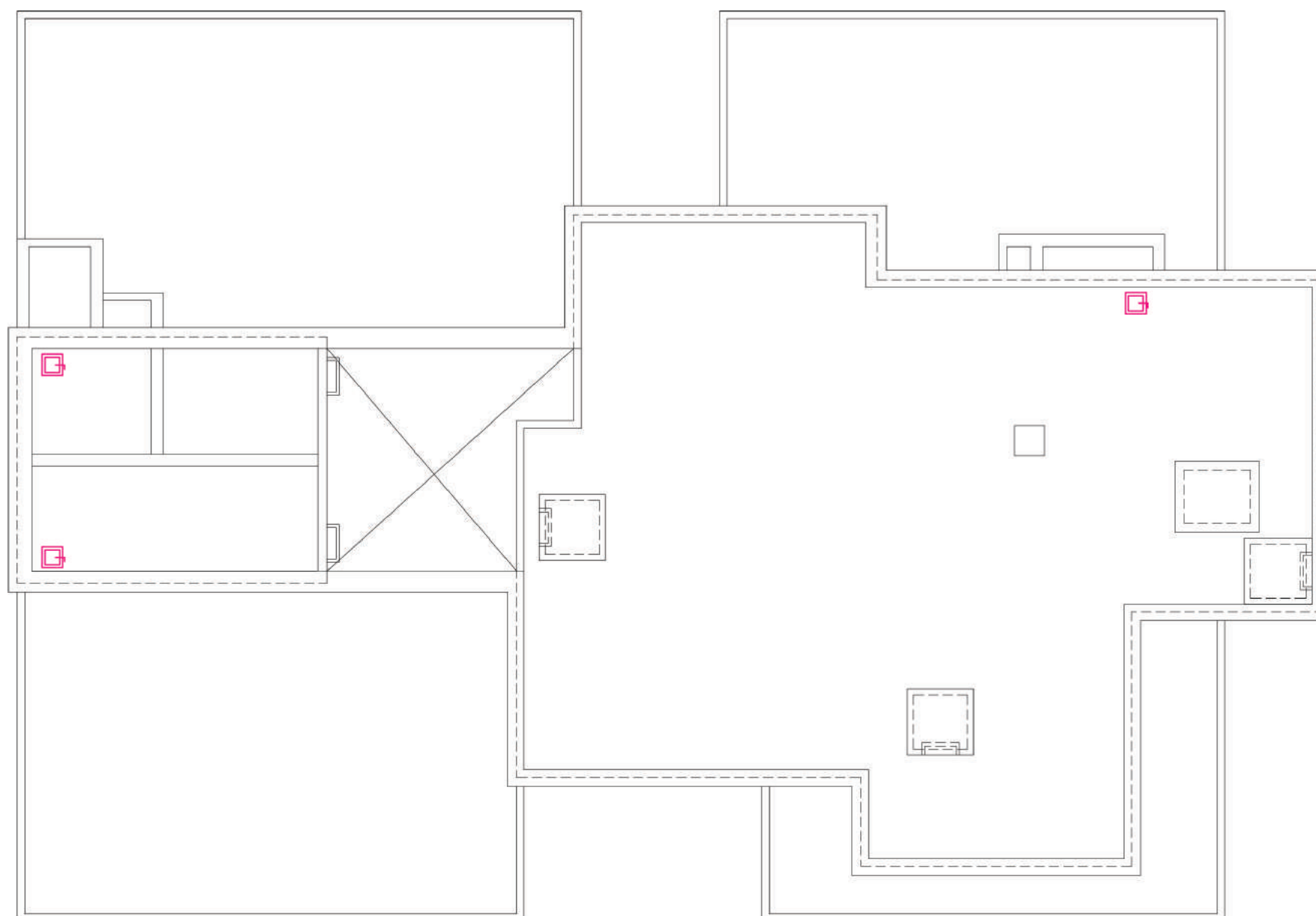
R/F 天台



裝置、裝修物料及設備

機電裝置平面圖

Upper Roof 上層天台



FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置數量說明表

Units 單位 A, B & C

Floor 樓層	Location 位置	Item 細項	Unit 單位		
			A	B	C
G/F 地下	Lift Lobby 電梯大堂	Single 13A Socket Outlet 13 安培單位插座	1	1	1
1/F 一樓	Family Room / Corridor 家庭房 / 走廊	Single 13A Socket Outlet 13 安培單位插座	3	3	2
		Twin 13A Socket Outlet 13 安培雙位插座	1	1	2
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
		Telephone Outlet 電話插座	1	1	1
		TV / FM Outlet 電視或電台天線插座	1	1	1
	Master Bedroom 主人房	Single 13A Socket Outlet 13 安培單位插座	2	2	0
		Twin 13A Socket Outlet 13 安培雙位插座	1	1	2
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
		Telephone Outlet 電話插座	2	2	2
		TV / FM Outlet 電視或電台天線插座	1	1	1
	Bathroom in Master Bedroom 主人房之浴室	Single 13A Socket Outlet With Cover 13 安培單位有蓋插座	1	1	1
	Store 士多房	Single 13A Socket Outlet 13 安培單位插座	1	1	1
	Private Flat Roof 私人平台	Single 13A Socket Outlet (Waterproof type) 13 安培單位防水插座	2	2	1
2/F 二樓	Corridor 走廊	Single 13A Socket Outlet 13 安培單位插座	2	2	2
	Bedroom 1 睡房一	Single 13A Socket Outlet 13 安培單位插座	2	2	2
		Twin 13A Socket Outlet 13 安培雙位插座	1	1	1
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
		Telephone Outlet 電話插座	1	1	1
		TV / FM Outlet 電視或電台天線插座	1	1	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Floor 樓層	Location 位置	Item 細項	Unit 單位		
			A	B	C
2/F 二樓	Bedroom 2 睡房二	Single 13A Socket Outlet 13 安培單位插座	1	1	2
		Twin 13A Socket Outlet 13 安培雙位插座	2	2	1
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
		Telephone Outlet 電話插座	1	1	1
		TV / FM Outlet 電視或電台天線插座	1	1	1
	Bedroom 3 睡房三	Single 13A Socket Outlet 13 安培單位插座	2	2	2
		Twin 13A Socket Outlet 13 安培雙位插座	1	1	1
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
		Telephone Outlet 電話插座	1	1	1
		TV / FM Outlet 電視或電台天線插座	1	1	1
	Bathroom 浴室	Single 13A Socket Outlet With Cover 13 安培單位有蓋插座	1	1	1
	Bathroom in Bedroom 3 睡房三之浴室	Single 13A Socket Outlet With Cover 13 安培單位有蓋插座	1	1	1
	Store 士多房	Single 13A Socket Outlet 13 安培單位插座	1	1	1
3/F 三樓	Living / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Single 13A Socket Outlet 13 安培單位插座	1	1	0
		Twin 13A Socket Outlet 13 安培雙位插座	2	2	2
		Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	2	2	2
		Telephone Outlet 電話插座	2	2	2
		TV / FM Outlet 電視或電台天線插座	1	1	1
	Kitchen 廚房	Single 13A Socket Outlet* 13 安培單位插座*	5	5	5
		Twin 13A Socket Outlet 13 安培雙位插座	2	2	2
R/F 天台	Plant Room (For Unit A only) 機房 (只適用於 A 單位)	Single 13A Socket Outlet (Waterproof type) 13 安培單位防水插座	1	N/A	N/A

N/A = Not applicable 不適用

Note 附註:

* Some sockets have been used for connection to appliances.
 部分插座已用作連接設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Units 單位 D, E & F

Location 位置	Item 細項	Unit 單位		
		D	E	F
Living / Dining Room / Corridor 客廳 / 飯廳 / 走廊	Single 13A Socket Outlet 13 安培單位插座	1	0	1
	Twin 13A Socket Outlet 13 安培雙位插座	2	3	2
	Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	2	2	2
	Telephone Outlet 電話插座	2	2	2
	TV / FM Outlet 電視或電台天線插座	1	1	1
Master Bedroom 主人房	Single 13A Socket Outlet 13 安培單位插座	2	2	2
	Twin 13A Socket Outlet 13 安培雙位插座	1	1	1
	Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
	Telephone Outlet 電話插座	2	2	2
	TV / FM Outlet 電視或電台天線插座	1	1	1
Bedroom 睡房	Single 13A Socket Outlet 13 安培單位插座	0	1	1
	Twin 13A Socket Outlet 13 安培雙位插座	2	1	1
	Fused Connection Unit For Air-conditioner (Indoor Unit) 室內冷氣機菲士接線座	1	1	1
	Telephone Outlet 電話插座	1	1	1
	TV / FM Outlet 電視或電台天線插座	1	1	1
Kitchen 廚房	Single 13A Socket Outlet* 13 安培單位插座*	4	4	4
	Twin 13A Socket Outlet 13 安培雙位插座	1	1	1
Bathroom 浴室	Single 13A Socket Outlet With Cover 13 安培單位有蓋插座	1	1	1
Private Flat Roof (For Unit D only) 私人平台 (只適用於 D 單位)	Single 13A Socket Outlet (Waterproof Type) 13 安培單位防水插座	1	N/A	N/A

N/A = Not applicable 不適用

Note 附註:

* Some sockets have been used for connection to appliance.
部分插座已用作連接設備。

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by The Hongkong Electric Company Limited.
Town gas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。
電力由香港電燈有限公司供應。
煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The Vendor is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that residential property.

賣方有法律責任繳付指明住宅物業直至該住宅物業買賣完成日(包括該日)為止之地稅。

MISCELLANEOUS PAYMENT BY PURCHASER

買方的雜項付款

1. On delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the Vendor for the deposits for water, electricity and gas; and
2. On that delivery, the purchaser is also liable to pay to the Vendor a debris removal fee.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向賣方補還水、電力及氣體的按金；及
2. 在交付時，買方須向賣方支付清理廢料的費用。

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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, 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.

凡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。

MAINTENANCE OF SLOPES

斜坡維修

1. The Lessee is required jointly and severally along with others similarly bound to uphold maintain and repair the road or path on the portion of Government Land coloured yellow on the plan attached to the Land Grant and everything forming portion of or appertaining thereto to the satisfaction of the Director of Public Works and will be responsible for the whole as if the Lessee were absolute owner thereof.
2. The Lessee shall and will from time to time and at all times when where and as often as need or occasion shall be and required at his own proper costs and charges well and sufficiently Repair, Uphold, Support, Maintain, Pave, Purge, Scour, Cleanse, Empty, Amend and keep the messuage or tenement messuages or tenements and all other erections and buildings standing upon the lot and all the Walls, Banks, Cuttings, Hedges, Ditches, Rails, Lights, Pavements, Privies, Sinks, Drains and Watercourses thereunto belonging and which shall in anywise belong or appertain unto the same in, by and with all and all manner of needful and necessary reparations, cleansings and amendments whatsoever the whole to be done to the satisfaction of the Director of Public Works.
3. The Lessee will construct substantial retaining walls where necessary to obviate landslips in the event of his cutting away the hill to level the site or to protect any filling in connection with the same and will be responsible for and shall indemnify the Government of the Hong Kong Special Administrative Region and its officers from and against all action claims and demands arising out of any damage resulting from or brought about by any landslip occurring as a result of such cutting or levelling.
4. The Lessee will during the term granted by the Land Grant as often as need shall require bear pay and allow a reasonable share and proportion for and towards the costs and charges of making, building, repairing and amending all or any roads, pavements, channels, fences and party walls, draughts, private or public sewers and drains requisite for or in or belonging to the lot or any part thereof in common with other premises near or adjoining thereto and that such proportion shall be fixed and ascertained by the Director of Public Works and shall be recoverable in the nature of rent in arrear.
5. The Lessee will not deposit any excavated earth on the lot nor (whether permission has been given or not) on Government Land or other land adjoining thereto in such a manner as shall expose the slopes of such excavated earth to be eroded and washed down by rain and will properly turf and if necessary secure such slopes by means of masonry toe walls and will remove all refuse matter daily from the lot.
6. The location of the Slopes and Retaining Walls required to be maintained by the owners of the residential properties in the Development are shown for identification purposes only on the Slopes and Retaining Walls Plans.
7. The Owners shall at their own expenses maintain and carry out all works in respect of the Slopes and Retaining Walls as required by the Land Grant and in accordance with “Geoguide 5-Guide to Slope Maintenance” issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the Maintenance Manual(s) for the Slopes and Retaining Walls prepared in accordance with Geoguide 5.
8. Under the Deed of Mutual Covenant, the Manager has the duty and power to maintain all areas slopes open spaces and facilities as are required to be maintained under the provisions of the Land Grant and in the manner as provided therein and/or in any statutory legislation and/or regulations of competent Government authorities.
9. Under the Deed of Mutual Covenant, the Manager has the full authority of the Owners to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition and carry out any necessary works in respect of the Slopes and Retaining Walls in compliance with the Land Grant and in accordance with the Maintenance Manual(s) referred to in Clause 7 above and all guidelines issued from time to time by the appropriate Government Department regarding the maintenance of the Slopes and Retaining Walls and to collect from the Owners all costs lawfully incurred or to be incurred by it in carrying out such maintenance, repair and any other works. For the purpose of this Clause, the Manager shall include the Owner’s Corporation (if formed).

MAINTENANCE OF SLOPE

斜坡維修

1. 承租人須與其他受同樣限制的人士共同及各別地負責保護、保養及維修在夾附於批地文件的圖則上以黃色標示的政府土地部分上的道路或路徑及所有構成該道路或路徑的部分，使工務司滿意，並在所有方面負責，猶如承租人為該部分的絕對擁有人一樣。
2. 承租人須根據情況需要，適時自費妥善進行維修、保護、承托、保養、鋪設、清除、擦淨、清潔、清理、改善，以及保持院宅或物業及建於該地段上的搭建物及建築物及其所屬或毗連的所有牆壁、河岸、路塹、樹籬、壕溝、扶手、照明裝置、行人路、廁所、溝渠、排水渠及水道等，進行任何合適及必需的維修、清潔及改動，並在所有方面使工務司滿意。
3. 如有必要承租人須興建堅固的護土牆，以避免承租人於切削或夷平山坡時發生山泥傾瀉或保護與該等工程有關的充填物，並對因切削或夷平山坡等工程引致的山泥傾瀉所造成的損失，而導致的訴訟、索償或賠償向香港特別行政區政府及其人員作出彌償。
4. 承租人須在租期期間，根據情況需要，承擔、支付與接受合理分攤部分費用，用以建造、建築、維修及改善位於或屬於該地段或其中任何部分及其與附近或毗連物業共用的所有或任何道路、行人路、渠道、圍欄及分界牆、通風裝置、私人或公共污水渠及排水渠，該等分攤費用由工務司釐定並可作為欠租追收。
5. 承租人不得於該地段上或（不論獲授權與否）政府土地上或毗鄰的其他土地上放置任何挖出的泥土，以致由挖出的泥土所形成的斜坡受到侵蝕或受到雨水沖落。承租人須在挖出的泥土所形成的斜坡上種植草皮，及於必要的情況下建設砌石牆以加固該等斜坡，並須每日移除於該地段上的廢物。
6. 發展項目住宅物業的業主須負責保養的斜坡及護土牆的位置在斜坡及護土牆圖則上標示，僅供識別。
7. 業主須按批地文件要求，並根據土力工程處發出的「工程岩土指南第五冊斜坡維修指南」（不時修訂或替代）和按其制訂的斜坡及護土牆維修手冊，自費保養及進行所有有關斜坡及護土牆的工程。
8. 根據公契，管理人獲授權，按批地文件及/或任何法律規定及/或由適當的政府部門發出的指引的要求，負責保養所有相關的範圍、斜坡、休憩用地及設施。
9. 根據公契，管理人獲業主授權，按批地文件、上文第7段所述之維修手冊，以及不時由適當的政府部門就維修斜坡和護土牆而發出的指引，聘請適合及具資格的人員檢查、維持及維修斜坡及護土牆，使其處於良好修葺的狀況，並就其進行必需的工程。管理人亦有權向業主收取有關上述保養、維修和其他工程而招致或將招致的支出。就本段而言，管理人包括業主立案法團（如有成立）。

MAINTENANCE OF SLOPE
斜坡維修



Slopes and Retaining Walls Plan
斜坡及護土牆圖

- Legend 圖例
- Boundary line of the lot 土地界線
 - Ⓡ Slope and retaining wall or related structures
斜坡及護土牆或有關結構物

Note 附註:
This plan is for showing the locations of the slopes and slope structures referred to in Maintenance of Slopes and for identification purpose only. Other matters shown in this plan may not reflect their latest conditions.
此圖僅作顯示斜坡維修中所述的斜坡及斜坡結構的位置及僅供識別之用。圖中所示的其他事項未必能反映其最新狀況。

MODIFICATION

修訂

No application to the Government for a modification of the Land Grant for the Development has been made.
本發展項目並沒有向政府提出申請修訂批地文件。

WEBSITE OF THE DEVELOPMENT

發展項目之互聯網網址

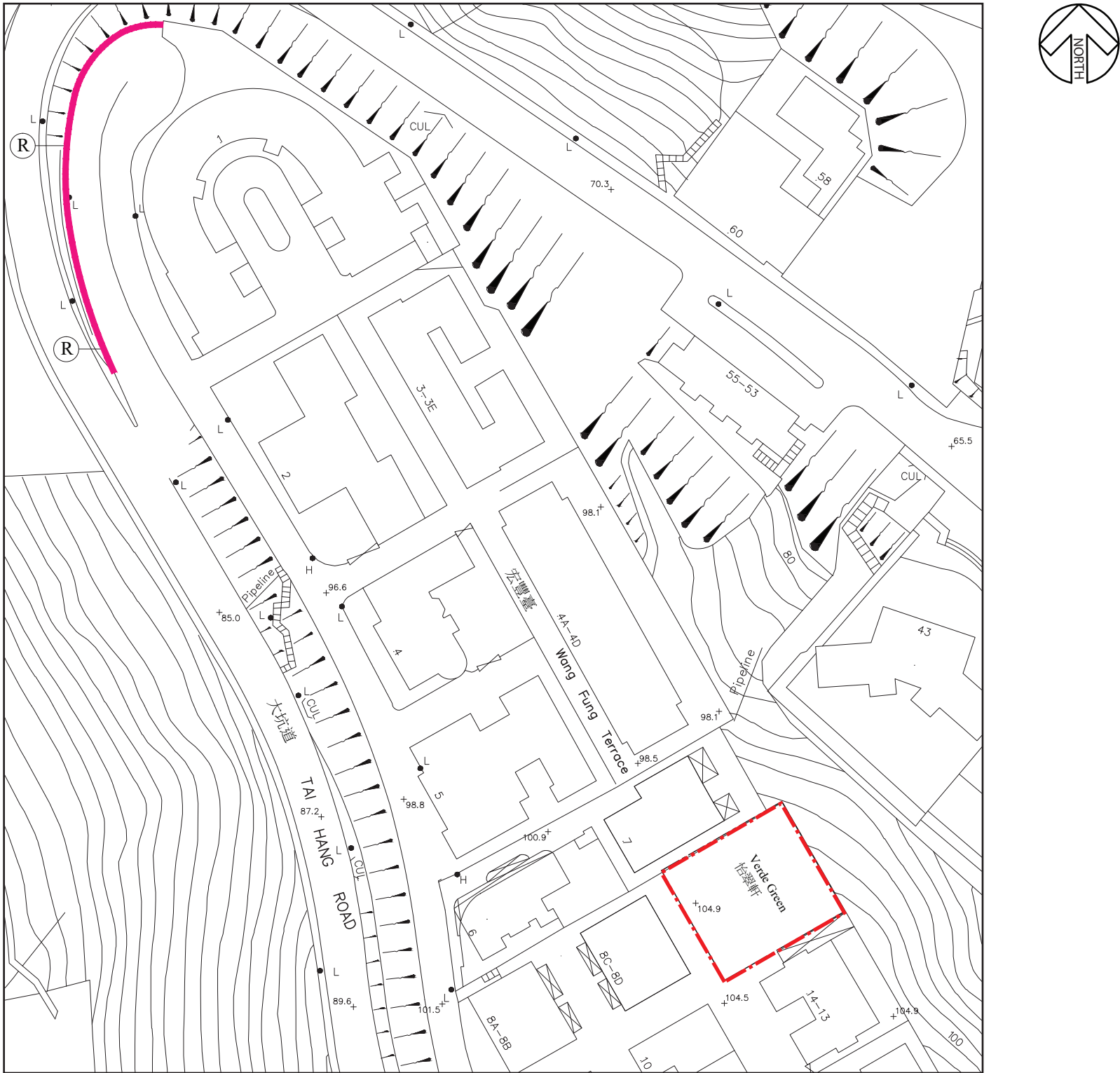
Address of the website designated by the Vendor for the Development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance:
賣方為施行《一手住宅物業銷售條例》第2部而就本發展項目指定的互聯網網站的網址:

www.verdegreen.com.hk

RELEVANT INFORMATION
有關資料

The Building Authority requires the owners of Nos. 1-16 Wang Fung Terrace and Section E of Inland Lot No. 3289 to carry out Repair and Maintenance works in respect of retaining wall feature no.11SE-A/R34 as shown coloured red on the plan below. Such works are outstanding. Individual owners of the Development may be required to contribute towards the cost of such works in due course.

建築事務監督要求第1-16號宏豐臺及內地段第3289號E段的業主就下圖以紅色標示之擋土牆地物編號11SE-A/R34進行維修及保養工程。該工程尚未完成。發展項目的個別業主可能需要於適當時候分擔上述工程的費用。



Legend 圖例

- Boundary line of the lot 土地界線
- (R) Retaining Wall Feature No. 11SE-A/R34
擋土牆地物編號11SE-A/R34

Note 附註:
This plan is for showing the location of the retaining wall feature referred to above and for identification purpose only. Other matters shown in this plan may not reflect their latest conditions.
此圖僅作顯示上述的擋土牆地物的位置及僅供識別之用。圖中所示的其他事項未必能反映其最新狀況。

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of Gross Floor Area (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.

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。

		Area (m2) 面積(平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)規例第23(3)(b)條不計算的總樓面面積		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	310.244
2.	Plant rooms and similar services 機房及相類設施	
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. 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、垃圾房等	7.200
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. 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，例如僅由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	104.780
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	-
Green Features under Joint Practice Notes 1 and 2 根據《聯合作業備考》提供的環保設施		
3.	Balcony 住宅樓宇露台	19.000
3a.	Covered Area Underneath the Lowest Balcony 最低露台下方的有蓋面積	17.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5.	Communal sky garden 公用空中花園	-
6.	Acoustic fin 隔聲鰭	-
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8.	Non-structural prefabricated external wall 非結構預製外牆	-
9.	Utility platform 工作平台	-
10.	Noise barrier 隔音屏障	-
Amenity Features 適意設施		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員使用的櫃、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	-
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 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	-
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	-
14.	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15.	Larger lift shaft 擴大升降機井道	-
16.	Chimney shaft 煙囪管道	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如爐房、衛星電視共用天線房	-

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18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管道、氣槽	8.675
19.	Pipe duct, air duct for non-mandatory feature or non-essential plant room 非強制性設施或非必要機房所需的管道、氣槽	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 其他伸出物，如空調機箱或伸出外牆超過750毫米的平台	-
Other Exempted Items 其他項目		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24.	Other projections 大型伸出/外懸設施下的有蓋面積	-
25.	Public transport terminus 公共交通總站	-
26.	Party structure and common staircase 共用構築物及樓梯	-
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	-
28.	Public passage 公眾通道	-
29.	Covered set back area 因樓宇後移導致的覆蓋面積	-
Bonus GFA 額外總樓面面積		
30.	Bonus GFA 額外總樓面面積	-

Environmental Assessment of the Building and Information on the Estimated Energy Performance or Consumption for the Common Parts of the Development:

The approved general building plans of this development 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.

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料:

此發展項目之經批准一般圖則並不受建築事務監督發出之《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》所限制。有關建築物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。

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.

附註:
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 規定的要求而制定的。屋宇署會按實際需要不時更改有關要求。

There may be future changes to the Development and the surrounding areas.
發展項目及其周邊地區日後可能出現改變。

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