



SALES BROCHURE 售樓說明書

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1 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.

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.

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.

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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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 representative(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).
- Note that vendors (including their authorized representative(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 salespersons 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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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.
 - 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 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.

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:

	Website	Telephone	Email	Fax
Consumer Council	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
Estate Agents Authority	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
Real Estate Developers Association of Hong Kong		2826 0111		2845 2521

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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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.

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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。
- 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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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。

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。

- 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，關於相當可能對享有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。
- 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。

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——

- 每個住宅物業的外部尺寸；
- 每個住宅物業的內部尺寸；
- 每個住宅物業的內部間隔的厚度；
- 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。

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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」必定較期數的預計關鍵日期遲。
- 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）。
 - 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期數，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。

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。

1 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

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

其他相關聯絡資料：

	網址	電話	電郵	傳真
消費者委員會	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
地產代理監管局	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
香港地產建設商會		2826 0111		2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

2 INFORMATION ON THE PHASE 期數的資料

Name of the Phase of the Development

Phase 2 ("the Phase*") of Sol City Development ("the Development") (residential portion of the Phase is called "Sol City")

*The Phase, being Phase 2 of the Development, comprises the Drainage Services Accommodation (as defined in Special Condition No. (16)(a)(ii)(II) of the Government Grant), the residential development (consisting of 4 residential towers, car park, club house and other recreational areas and facilities) and common areas and facilities.

Name of the street at which the Phase is situated and street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Phase

1 Ma Wang Road#

The above provisional street number is subject to confirmation from the Rating & Valuation Department when the Phase is completed

Total number of storeys of each multi-unit building

Tower 1: 29 storeys (excluding lift machine room, roof & upper roof)

Tower 2: 29 storeys (excluding 1 storey of basement, lift machine room, roof & upper roof)

Tower 3: 29 storeys (excluding 1 storey of basement, lift machine room, roof & upper roof)

Tower 5: 19 storeys (excluding, lift machine room, roof & upper roof)

(Tower 4 is omitted)

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

Tower 1: G/F, 1/F, 2/F, 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F

Tower 2: Basement, G/F, 1/F, 2/F, 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F

Tower 3: Basement, G/F, 1/F, 2/F, 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F

Tower 5: G/F, 1/F, 2/F, 3/F, 5/F - 12/F & 15/F - 21/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Tower 1: 4/F, 13/F, 14/F & 24/F

Tower 2: 4/F, 13/F, 14/F & 24/F

Tower 3: 4/F, 13/F, 14/F & 24/F

Tower 5: 4/F, 13/F & 14/F

Refuge floor (if any) of each multi-unit building

Tower 1: Roof

Tower 2: Roof

Tower 3: Roof

Tower 5: Not Applicable

The estimated material date for the Phase as provided by the authorized person for the Phase

31st July 2020

- The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

Note: "material date" means the date on which the conditions of the land grant are complied with in respect of the Phase.

發展項目期數名稱

朗城滙發展項目(「發展項目」)的第2期(「期數*」)

(期數中住宅部分稱為「朗城滙」)

*「期數」指發展項目第2期，包含渠務設施(釋義以批地文件特別條款第(16)(a)(ii)(II)為準)，以及由4座住宅大樓、停車場、會所及其他康樂地方和設施組成的住宅項目及公用地方和設施。

期數所位於的街道的名稱及由差餉物業估價署署長為識別期數的目的而編配的門牌號數

媽橫路1號#

#此臨時門牌號數有待差餉物業估價署在期數建成時確認

每幢多單位建築物的樓層的總數

第1座：29層(不包括升降機機房、天台及頂層天台)

第2座：29層(不包括一層地庫、升降機機房、天台及頂層天台)

第3座：29層(不包括一層地庫、升降機機房、天台及頂層天台)

第5座：19層(不包括升降機機房、天台及頂層天台)

(不設第4座)

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓

第2座：地庫、地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓

第3座：地庫、地下、1樓、2樓、3樓、5樓至12樓、15樓至23樓及25樓至32樓

第5座：地下、1樓、2樓、3樓、5樓至12樓及15樓至21樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數

第1座：4樓、13樓、14樓及24樓

第2座：4樓、13樓、14樓及24樓

第3座：4樓、13樓、14樓及24樓

第5座：4樓、13樓及14樓

每幢多單位建築物內的庇護層(如有的話)

第1座：天台

第2座：天台

第3座：天台

第5座：不適用

由期數的認可人士提供該期數的預計關鍵日期

2020年7月31日

- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 根據批地文件，進行該項買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成(視屬何情況而定)的確證。

備註：「關鍵日期」指批地文件的條件就期數而獲符合的日期。

3 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

Vendor

Long Ping South Property Development Limited (as “Owner”)¹
Loi Fu Investment Company Limited (as “Person so engaged”)²

Holding Company of the Vendor

Holding company of the Owner:
West Rail Property Development Limited
Holding company of the Person so engaged:
Chime Corporation Limited

Authorized Person for the Phase

Lee Kar Yan, Douglas

The firm or corporation of which an Authorized Person for the Phase is a proprietor, director or employee in his or her professional capacity
Andrew Lee King Fun & Associates Architects Ltd.

Building Contractor for the Phase

China Overseas Building Construction Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase

Deacons
Slaughter and May
Ford, Kwan & Company

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase

Standard Chartered Bank (Hong Kong) Limited

Any other person who has made a loan for the construction of the Phase

Chime Corporation Limited
Somercotes Limited

Notes:

1. “Owner” means the legal or beneficial owner of the Phase.
2. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

賣方

朗屏南物業發展有限公司 (作為「擁有人」)¹
來富投資有限公司 (作為「如此聘用的人」)²

賣方的控權公司

擁有人之控權公司:
西鐵物業發展有限公司
如此聘用的人之控權公司:
參明有限公司

期數的認可人士

李嘉胤

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團
李景勳、雷煥庭建築師有限公司

期數的承建商

中國海外房屋工程有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所的近律師行

司力達律師樓
梁錦濤關學林律師行

已為期數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
渣打銀行(香港)有限公司

已為期數的建造提供貸款的任何其他人

參明有限公司
Somercotes Limited

註:

1. 「擁有人」指期數的法律上的擁有人或實益擁有人。
2. 「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

4 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(a)	The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an Authorized Person for the Phase; 賣方#或有關期數的承建商屬個人，並屬該期數的認可人士的家人；	Not applicable 不適用
(b)	The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an Authorized Person; 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬上述認可人士的家人；	Not applicable 不適用
(c)	The vendor# or a building contractor for the Phase 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; 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控股公司)的董事或秘書屬上述認可人士的家人；	No 否
(d)	The vendor# or a building contractor for the Phase is an individual, and that vendor# or contractor is an immediate family member of an associate of such an Authorized Person; 賣方#或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	Not applicable 不適用
(e)	The vendor# or a building contractor for the Phase is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an Authorized Person; 賣方#或該期數的承建商屬合夥，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；	Not applicable 不適用
(f)	The vendor# or a building contractor for the Phase 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; 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控股公司)的董事或秘書屬上述認可人士的有聯繫人士的家人；	No 否
(g)	The vendor# or a building contractor for the Phase 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 Phase; 賣方#或該期數的承建商屬個人，並屬就該期數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；	Not applicable 不適用
(h)	The vendor# or a building contractor for the Phase 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 Phase; 賣方#或該期數的承建商屬合夥，而該賣方#或承建商的合夥人屬就該期數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；	Not applicable 不適用
(i)	The vendor# or a building contractor for the Phase 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 a proprietor of such a firm of solicitors; 賣方#或該期數的承建商屬法團，而該賣方#或承建商(或該賣方#的控股公司)的董事或秘書屬上述律師事務所的經營人的家人；	No 否
(j)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that vendor#, holding company or contractor; 賣方#、賣方#的控股公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方#、控股公司或承建商最少10%的已發行股份；	No 否

(k)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, 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; 賣方#、賣方#的控股公司或該期數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#、控股公司或承建商最少1%的已發行股份；	Not applicable 不適用
(l)	The vendor# or a building contractor for the Phase 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#; 賣方#或該期數的承建商屬法團，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#的控股公司的僱員、董事或秘書；	No 否
(m)	The vendor# or a building contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that vendor# or contractor; 賣方#或該期數的承建商屬合夥，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；	Not applicable 不適用
(n)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that vendor#, holding company or contractor; 賣方#、賣方#的控股公司或該期數的承建商屬私人公司，而就該期數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#、控股公司或承建商最少10%的已發行股份；	No 否
(o)	The vendor#, a holding company of the vendor#, or a building contractor for the Phase, 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; 賣方#、賣方#的控股公司或該期數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#、控股公司或承建商最少1%的已發行股份；	Not applicable 不適用
(p)	The vendor# or a building contractor for the Phase 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#; 賣方#或該期數的承建商屬法團，而上述律師事務所的經營人屬該賣方#或承建商或該賣方#的控股公司的僱員、董事或秘書；	No 否
(q)	The vendor# or a building contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor; 賣方#或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方#或承建商的僱員；	Not applicable 不適用
(r)	The vendor# or a building contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase 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#; 賣方#或該期數的承建商屬法團，而該期數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#的控股公司的有聯繫法團；	No 否
(s)	The vendor# or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#. 賣方#或該期數的承建商屬法團，而該承建商屬該賣方#或該賣方#的控股公司的有聯繫法團。	No 否

5 INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
The thickness of the non-structural prefabricated external walls of each Tower of the Phase is 150mm.
There will be no curtain wall forming part of the enclosing walls of the Phase.

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property 每個住宅物業的非結構的預製外牆的總面積			
Tower Name 大廈名稱	Floor 樓層	Unit 單位	sq. metre 平方米
Tower 1 第1座	3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	A	2.191
		B	1.343
		C	0.536
		D	1.358
		E	0.491
		F	1.899
Tower 2 第2座	3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	A	1.035
		B	1.785
		C	2.156
		D	1.103
		E	1.103
		F	1.591
		G	0.536
	3/F & 5/F 3樓及5樓	H	1.144
	6/F - 12/F, 15/F - 23/F & 25/F - 32/F 6樓至12樓、15樓至23樓及25樓至32樓	H	1.189
	3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	J	1.050

Remarks:
Tower 1: 4/F, 13/F, 14/F & 24/F are omitted.
Tower 2: 4/F, 13/F, 14/F & 24/F are omitted.
Tower 3: 4/F, 13/F, 14/F & 24/F are omitted.
Tower 5: 4/F, 13/F & 14/F are omitted.
Tower 4 is omitted.

期數將會有構成圍封牆的一部份的非結構的預製外牆。
期數每幢大廈的非結構的預製外牆的厚度為150毫米。
期數將不會有構成圍封牆的一部份的幕牆。

Total Area of the Non-Structural Prefabricated External Walls of each Residential Property 每個住宅物業的非結構的預製外牆的總面積			
Tower Name 大廈名稱	Floor 樓層	Unit 單位	sq. metre 平方米
Tower 3 第3座	3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 32/F 3樓、5樓至12樓、15樓至23樓及25樓至32樓	A	1.118
		B	1.950
		C	1.950
		D	0.476
		E	0.476
		F	1.118
		G	2.052
		H	1.842
		J	1.626
		Tower 5 第5座	3/F, 5/F - 12/F & 15/F - 21/F 3樓、5樓至12樓及15樓至21樓
B	1.126		
C	0.536		
D	1.553		
E	0.536		
F	2.124		

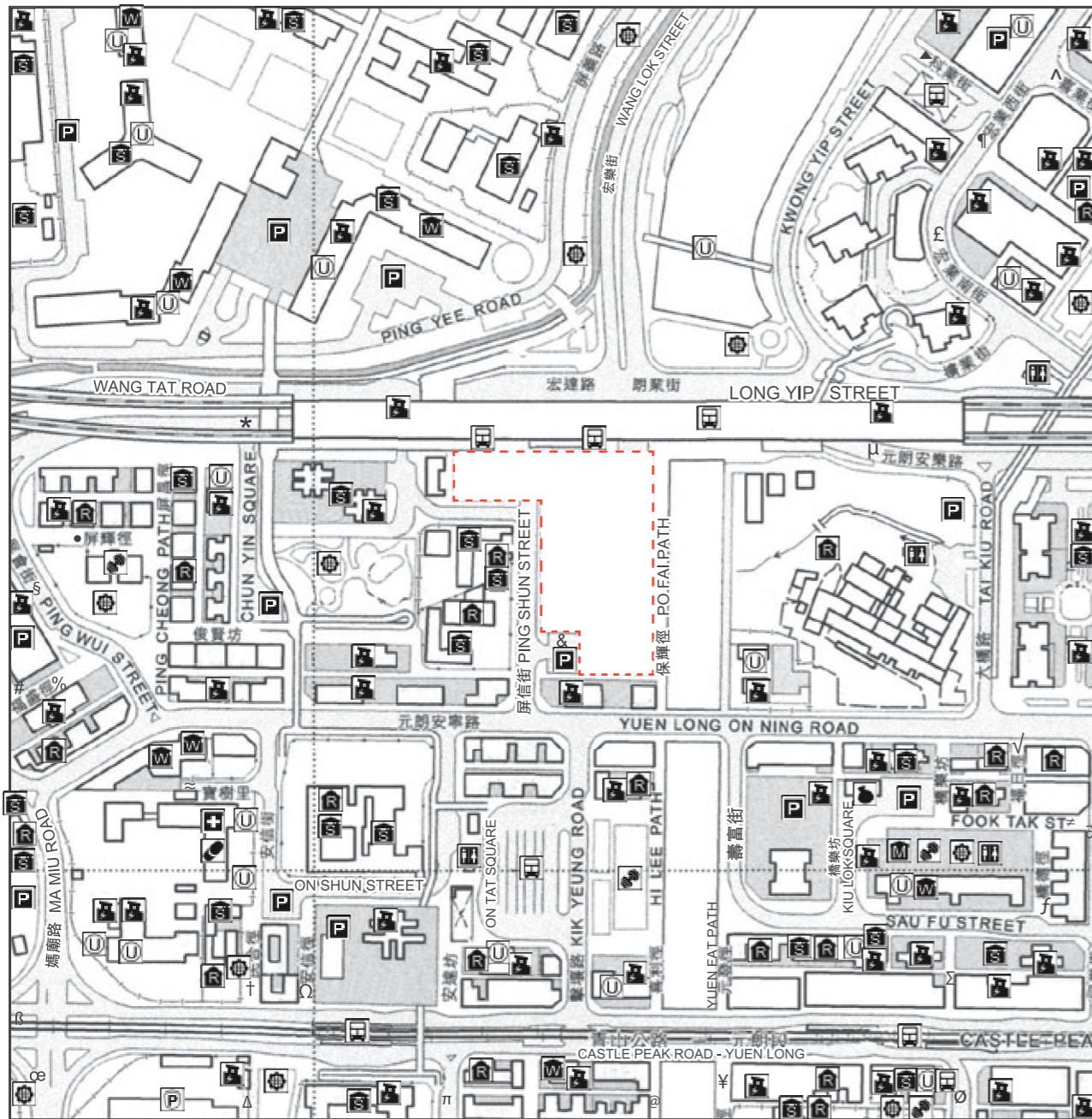
備註：
第1座：不設4樓、13樓、14樓及24樓。
第2座：不設4樓、13樓、14樓及24樓。
第3座：不設4樓、13樓、14樓及24樓。
第5座：不設4樓、13樓及14樓。
不設第4座。

6 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Person to be appointed as the Manager of the Phase under the latest draft Deed of Mutual Covenant:
MTR Corporation Limited or its subsidiary

根據有關公契的最新擬稿，將獲委任為期數的管理人的人：
香港鐵路有限公司或其子公司

7 LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖



Boundary of the Development
發展項目的邊界

Scale 比例: 0 250m (米)

The Location Plan is prepared by Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 6-NW-B dated 28th March 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考日期為2019年3月28日之地政總署測繪處之測繪圖(組別編號HP5C), 圖幅編號6-NW-B, 並由賣方擬備, 有需要處經修正處理。

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NOTATION 圖例

- | | |
|---|--|
| Public Carpark (including lorry park)
公眾停車場(包括貨車停泊處) | Public Utility Installation
公用事業設施裝置 |
| Power Plant (including electricity sub-stations)
發電廠(包括電力分站) | Public Transport Terminal (including rail station)
公共交通總站(包括鐵路車站) |
| Public Park
公園 | Public Convenience
公廁 |
| School (including kindergarten)
學校(包括幼稚園) | Refuse Collection Point
垃圾收集站 |
| Market (including wet market and wholesale market)
市場(包括濕貨市場及批發市場) | Addiction Treatment Centre
戒毒院所 |
| Religious Institution (including church, temple and Tsz Tong)
宗教場所(包括教堂、廟宇及祠堂) | Clinic
診療所 |
| Social Welfare Facilities (including elderly centre and 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) | Sports Facilities (including sports ground and swimming pool)
體育設施(包括運動場及游泳池) |
| | Police Station
警署 |

Street name(s) not shown in full in the Location Plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名:

- | | | | | |
|-----------------------------------|-------------------------|----------------------------------|--|---------------------------------|
| * 媽橫路
MA WANG ROAD | # 福田徑
FUK TIN PATH | & 寶樂坊
PO LOK SQUARE | β 青山公路—屏山段
CASTLE PEAK ROAD — PING SHAN | |
| ∞ 元朗體育路
YUEN LONG TAI YUK ROAD | Δ 平樂徑
PING LOK PATH | π 豐年路
FUNG NIN ROAD | @ 昌盛徑
CHEONG SHING PATH | |
| ¥ 鐘聲徑
CHUNG SING PATH | Σ 橋壽徑
KIU SAU PATH | ∂ 同樂街
TUNG LOK STREET | ∅ 元朗康樂路
YUEN LONG HONG LOK ROAD | |
| ^ 喜業街
HI YIP STREET | • 屏輝徑
PING FAI PATH | § 屏會街
PING WUI STREET | ¶ 宏業西街
WANG YIP STREET WEST | £ 宏業南街
WANG YIP STREET SOUTH |
| ▲ 科業街
FO YIP STREET | % 福盛徑
FUK SHING PATH | ≈ 寶樹里
PO SHU LANE | † 民合徑
MAN HOP PATH | Ω 安信徑
ON SHUN PATH |
| ≠ 福德街
FOOK TAK STREET | f 橋德徑
KIU TAK PATH | μ 元朗安樂路
YUEN LONG ON LOK ROAD | √ 福日徑
FOOK YAT PATH | |

Note:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

- 賣方建議準買家到有關發展地盤作實地考察, 以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
- 由於發展項目的邊界不規則的技術原因, 此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

8 AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片

These blank areas fall outside the coverage of the relevant Aerial Photograph
鳥瞰照片並不覆蓋空白範圍



● Location of the Phase
期數的位置

Extracted from the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E034781C, dated 13th Mar 2018.

摘錄自地政總署測繪處於2018年3月13日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E034781C。

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Note:

1. Copy of the Aerial Photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
2. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 期數的鳥瞰照片之副本可在期數的售樓處於開放時間內免費查閱。
2. 由於發展項目期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。

8

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



● Location of the Phase
期數的位置

Extracted from the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E032786C, dated 3rd Jan 2018.

摘錄自地政總署測繪處於2018年1月3日在6,900呎飛行高度拍攝之鳥瞰照片，照片編號為E032786C。

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香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Note:

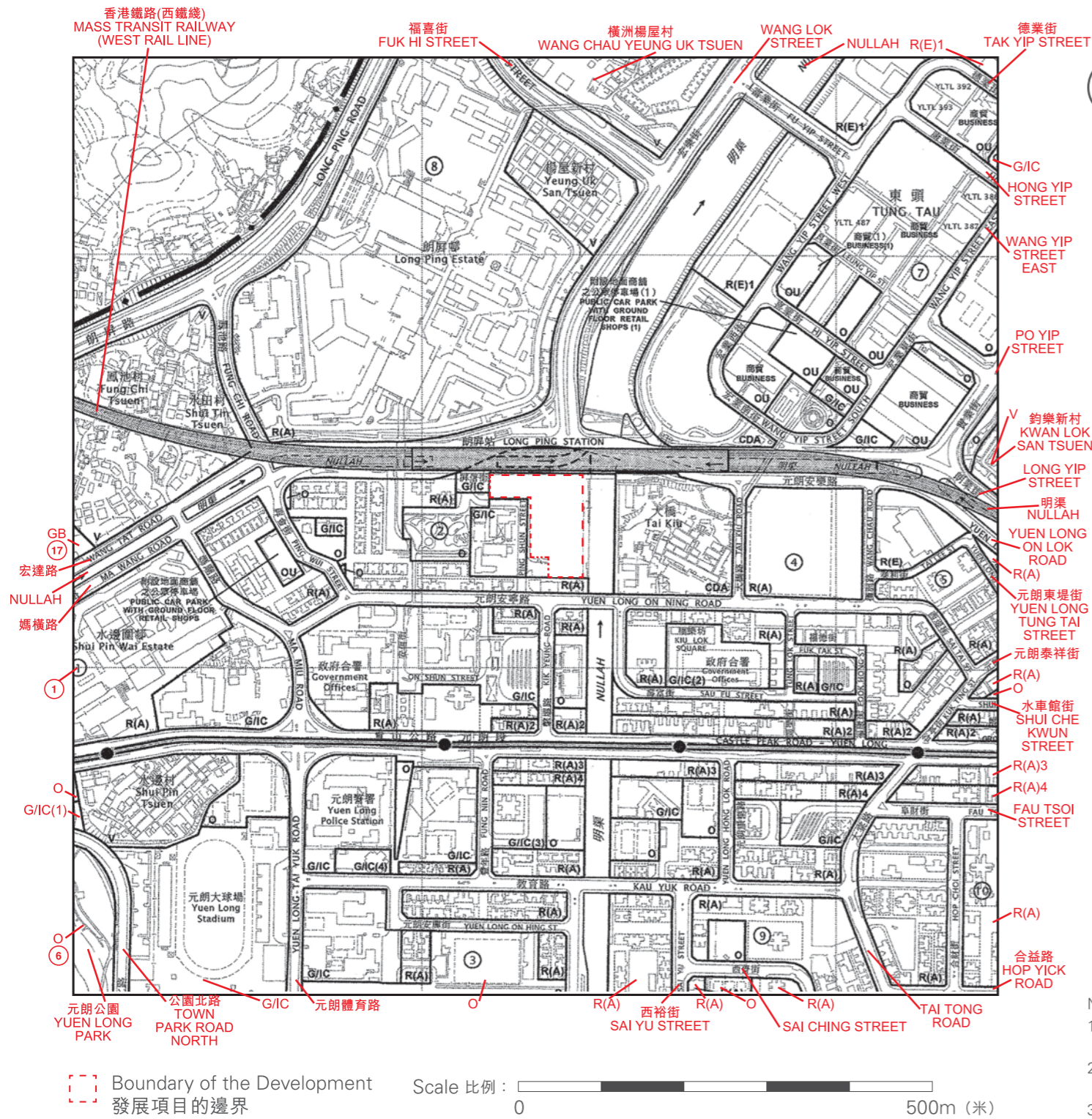
1. Copy of the Aerial Photograph of the Phase is available for free inspection at the sales office of the Phase during opening hours.
2. The Aerial Photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註：

1. 期數的鳥瞰照片之副本可在期數的售樓處於開放時間內免費查閱。
2. 由於發展項目期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
3. 賣方建議準買家到有關發展地盤實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。

9

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



NOTATION 圖例 ZONES 地帶

	COMPREHENSIVE DEVELOPMENT AREA 綜合發展區
	RESIDENTIAL (GROUP A) 住宅(甲類)
	RESIDENTIAL (GROUP E) 住宅(戊類)
	VILLAGE TYPE DEVELOPMENT 鄉村式發展
	GOVERNMENT, INSTITUTION OR COMMUNITY 政府、機構或社區
	OPEN SPACE 休憩用地
	OTHER SPECIFIED USES 其他指定用途
	GREEN BELT 綠化地帶

COMMUNICATIONS 交通

	RAILWAY AND STATION (ELEVATED) 鐵路及車站(高架)
	LIGHT RAIL AND STOP 輕鐵及車站
	MAJOR ROAD AND JUNCTION 主要道路及路口

MISCELLANEOUS 其他

	BOUNDARY OF PLANNING SCHEME 規劃範圍界線
	PLANNING AREA NUMBER 規劃區編號

Note:

- The last updated version of Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection at the sales office of the Phase during opening hours.
- The above Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. © The Government of the Hong Kong SAR.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註:

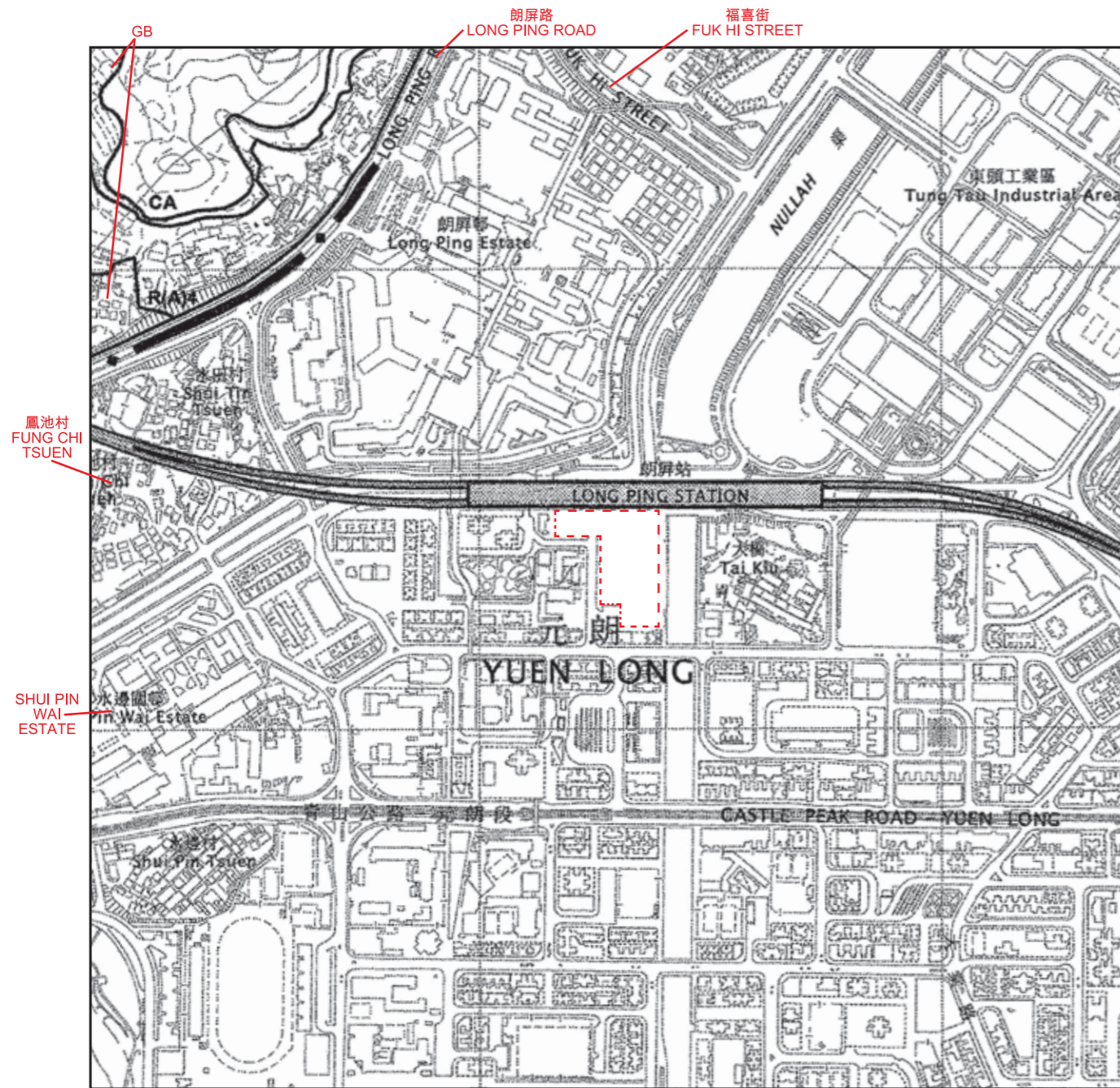
- 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於期數的售樓處，於期數的售樓處開放時間內供免費查閱。
- 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Extracted from Approved Yuen Long Outline Zoning Plan No. S/YL/23 gazetted on 28th October 2016, with adjustments where necessary as shown in red.

摘錄自2016年10月28日刊憲之元朗分區計劃大綱核准圖編號S/YL/23，經修正處理之處以紅色表示。

9

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


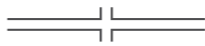


NOTATION 圖例

ZONES 地帶


-  RESIDENTIAL (GROUP A)
住宅(甲類)
-  GREEN BELT
綠化地帶
-  CONSERVATION AREA
自然保育區

COMMUNICATIONS 交通

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

MISCELLANEOUS 其他

-  BOUNDARY OF PLANNING SCHEME
規劃範圍界線

 Boundary of the Development
發展項目的邊界

Scale 比例:  0 500m (米)

Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/18 gazetted on 26th October 2018, with adjustments where necessary as shown in red.

摘錄自2018年10月26日刊憲之屏山分區計劃大綱核准圖編號S/YL-PS/18，經修正處理之處以紅色表示。

Note:

- The last updated version of Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection at the sales office of the Phase during opening hours.
- The above Outline Zoning Plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of the Hong Kong SAR.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

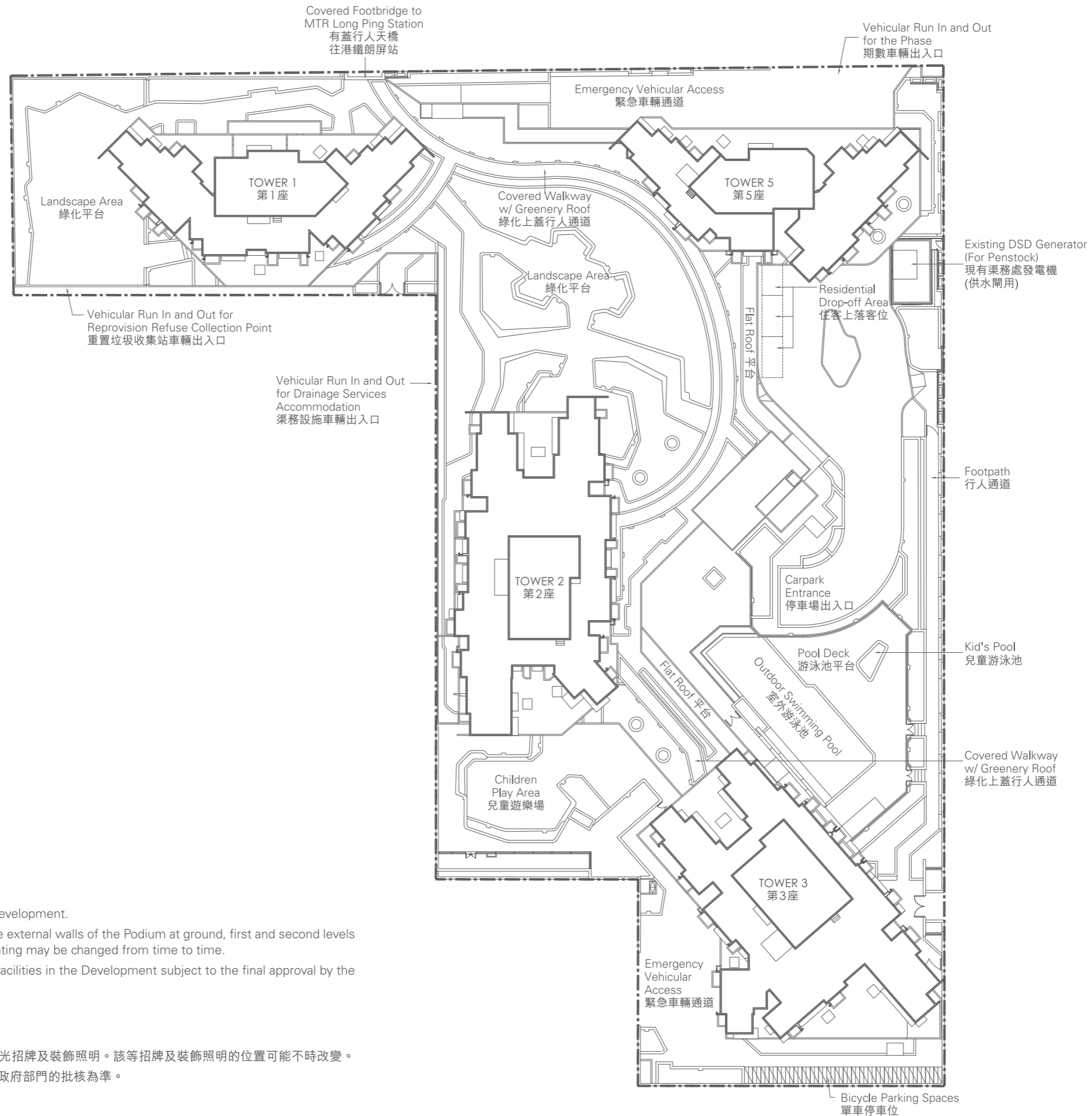
備註:

- 在印刷售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於期數的售樓處，於期數的售樓處開放時間內供免費查閱。
- 上述分區計劃大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。
- 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

The estimated date of completion of the buildings and facilities of the Development, as provided by the Authorized Person for the Development, is 30th September 2019.

由發展項目的認可人士提供的發展項目的建築物及設施的預計落成日期為2019年9月30日。



Boundary Line
界線

Scale 比例: 0 20m (米)

Remarks:

- 1) Floodlight will be provided in the swimming pool of the Development.
- 2) There may be backlit signage and decorative lighting at the external walls of the Podium at ground, first and second levels of the Development. The location of such signage and lighting may be changed from time to time.
- 3) There may be future changes to the above buildings and facilities in the Development subject to the final approval by the relevant Government authorities.

備註:

- 1) 發展項目內的游泳池會裝設泛光燈。
- 2) 發展項目內的基座樓宇的地下、1樓及2樓的外牆可能設有背光招牌及裝飾照明。該等招牌及裝飾照明的位置可能不時改變。
- 3) 發展項目內的建築物及設施將來可能會有變化的，並以有關政府部門的批核為準。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

Reference of the legend shown on the floor plan: 平面圖上圖例之參考：

A/C PLATFORM = Air-conditioning Platform = 冷氣機平台
A/C PLATFORM ABOVE = Air-conditioning Platform Above = 冷氣機平台置上
A/C PLATFORM AT H/L = Air-conditioning Platform At High Level = 冷氣機平台於高位
ACOUSTIC FIN = 隔音翼牆#
ACOUSTIC FIN (FOR 5/F ONLY) = 隔音翼牆# (只供5樓)
ARCHITECTURAL FEATURE = 建築裝飾
BAL = Balcony = 露台
BATH = Bathroom = 浴室
B.R. = Bedroom = 睡房
B.R.1 = Bedroom 1 = 睡房1
B.R.2 = Bedroom 2 = 睡房2
C.L. = Cat Ladder = 豎梯
COMMON FLAT ROOF = 公用平台
COVERED WALKWAY W/ GREENERY ROOF = Covered Walkway with Greenery Roof = 上蓋綠化之行人通道
DIN = Dining Room = 飯廳
DN = Down = 落
DOGHOUSE = 喉管罩室
EAD = Exhaust Air Duct = 排氣槽
E.M.R. = Electrical Meter Room = 電錶房
FIREMAN'S LIFT LOBBY = 消防升降機大堂
FIXED GLAZING (NOT OPENABLE FOR VENTILATION) = 固定玻璃 (不可開啟作通風之用)*
FIXED GLAZING (NOT OPENABLE) = 固定玻璃 (不可開啟)*
H.R. = Hose Reel = 消防喉轆

Remarks applicable to floor plans of residential properties in the Phase:
適用於期數的住宅物業樓面平面圖之備註：

- 1) The dimensions of the floor plans are all structural dimensions in millimetre.
樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
- 2) Balconies and utility platforms are non-enclosed area.
露台及工作平台為不可封閉之地方。
- 3) There may be architectural features and / or exposed pipes on external walls and common flat roof of some floors.
部份樓層外牆及公用平台設有建築裝飾及/或外露喉管。
- 4) There may be ceiling bulkheads or suspended ceiling at living room, dining room, bedroom, corridor, bathroom, store, open kitchen and / or kitchen of some residential properties for the air-conditioning system and / or conduits and / or Mechanical and Electrical services.
部分住宅物業客廳、飯廳、睡房、走廊、浴室、儲物室、開放式廚房及/或廚房之裝飾橫樑或假天花內裝置冷氣系統及/或喉管及/或其他機電設備。
- 5) There are non-structural prefabricated external walls in all the residential properties. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a residential property has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
全部住宅物業有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
- 6) The ceiling height of some units may vary due to structural, architectural and / or decoration design variations.
部分單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。

KIT = Kitchen = 廚房
LIFT = 升降機
LIFT LOBBY = 升降機大堂
LIV = Living Room = 客廳
M. BATH = Master Bathroom = 主人浴室
M.B.R. = Master Bedroom = 主人睡房
OPEN KIT. = Open Kitchen = 開放式廚房
PART PLAN FOR 5/F = 5樓的局部平面圖
P.D. = Pipe Duct = 管道槽
PIPE WELL = 管井
PROTECTED LOBBY = 防護門廊
R.S. & M.R.R. = Refuse Storage and Material Recovery Room = 垃圾及物料回收房
STORE = 儲物室
TEL. DUCT = Telephone Duct = 電話線槽
TEMPORARY REFUGE SPACE = 臨時庇護處
U.P. = Utility Platform = 工作平台
UP = 上
W.M.C. = Water Meter Cabinet = 水錶櫃
700mm WINDOW OPENING = 可開啟的窗達700毫米^
ACCESS DOOR AT 8TH, 12TH, 18TH, 22ND, 27TH & 31ST FLOOR = 檢修門位於8樓、12樓、18樓、22樓、27樓及31樓
ACCESS DOOR AT 8TH, 12TH & 18TH FLOOR = 檢修門位於8樓、12樓及18樓

- 7) The indications of fittings such as sinks, bathtubs, toilet bowls and wash basins, etc shown on the floor plans are indications of approximate locations only and not indications of their actual size, design or shapes.
樓面平面圖所示之裝置如洗滌盤、浴缸、坐廁及洗面盆等只供展示其大約位置而非展示其實際大小、設計或形狀。
- 8) During the necessary maintenance of the external walls of towers arranged by Manager of the Phase, suspended working platform will be operating in the airspace outside windows of the residential properties and above flat roof / roof of such towers.
在期數管理人安排於大廈外牆之必要維修進行期間，吊船將在該等大廈的住宅物業之窗戶外及平台/天台上之空間運作。
- 9) For some residential units, the air-conditioner platform(s) outside the residential unit will be placed with outdoor air-conditioner unit(s) belonging to this unit and/ or other units. The placement of these air-conditioner unit(s) may emit heat and / or sounds.
部份住宅單位外的冷氣機平台將會放置此單位及/或其他單位的一部或多部冷氣戶外機。該等冷氣機的位置可能發出熱力及/或聲音。

The acoustic fins as indicated in the floor plans of the Phase are provided for noise mitigation.
隔音翼牆已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

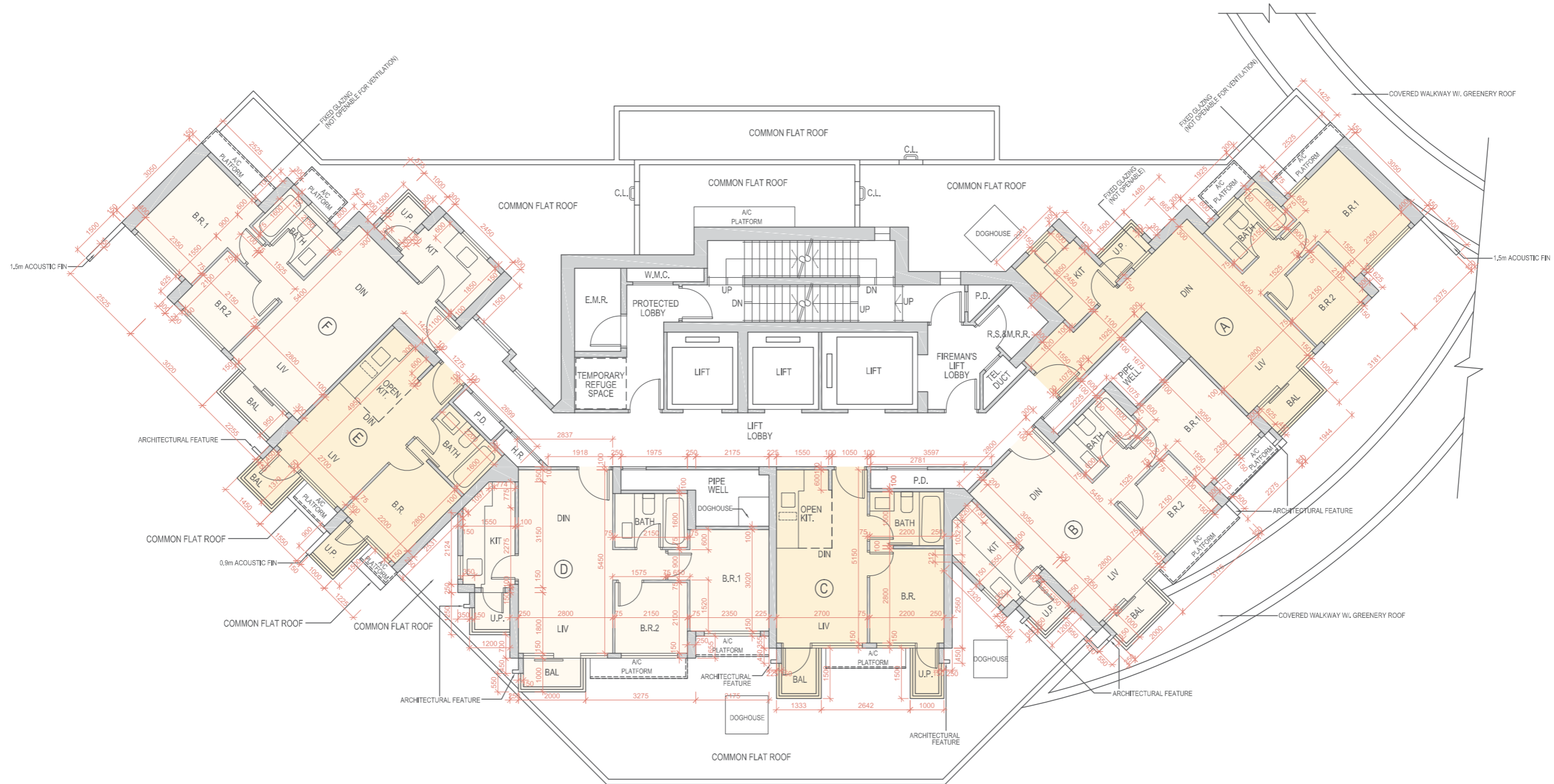
* The fixed glazing as indicated in the floor plans of the Phase are provided for noise mitigation.
* 固定玻璃已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

^ The 700mm window opening as indicated in the floor plans of the Phase are provided for noise mitigation.
^ 可開啟的窗達700毫米已在期數的樓面平面圖中顯示之位置提供以緩解噪音。

TOWER 1
第 1 座

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 第1座 3/F FLOOR PLAN 3樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 第1座 3/F FLOOR PLAN 3樓平面圖

	FLOOR 樓層	FLAT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	3/F 3樓	150, 175	150, 175	150, 175	150, 175	150	150, 175
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)	3/F 3樓	3000	3000	3000	3000	3000	3000

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
- The form of the Deed of Mutual Covenant and Management Agreement for the Development approved by the Director of Lands (the "Director") contains the following provisions:-
Clause 7(a) of the Third Schedule:
"No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in a Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

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。

備註：

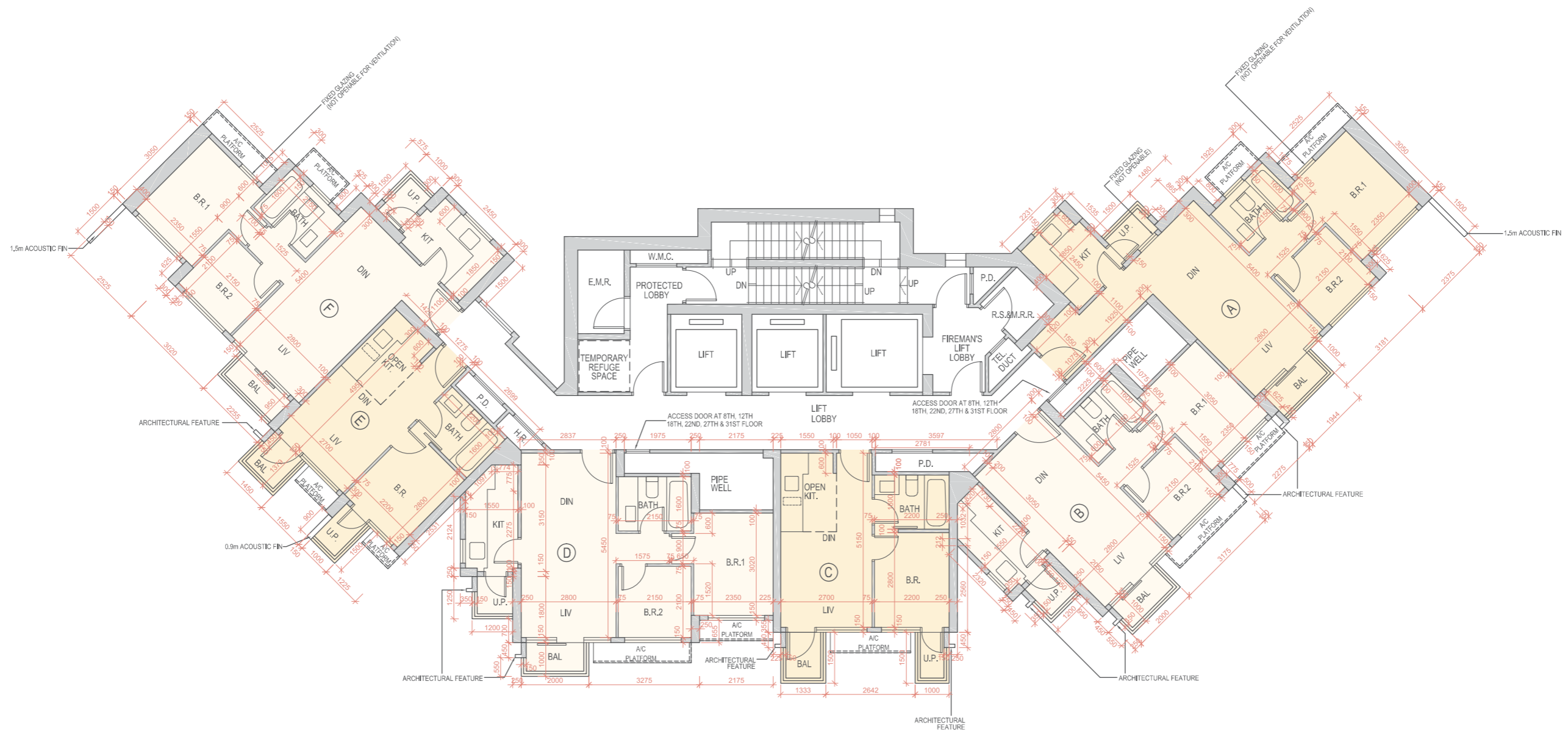
- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長(「署長」)批准的發展項目的公契及管理協議規定如下：-
附錄三第7(a)條
「「業主」不得進行或允許或容許進行任何與任何「住宅單位」有關而會導致一個「住宅單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲署長或不時取而代之的任何其他政府機關事先書面同意(該同意書可按其絕對酌情權發出或拒絕，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』」
附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
- 期數提供的住宅單位總數為720個。
- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 第1座

5/F - 12/F, 15/F - 23/F & 25/F - 32/F FLOOR PLAN

5樓至12樓、15樓至23樓及25樓至32樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 第1座

5/F - 12/F, 15/F - 23/F & 25/F - 32/F FLOOR PLAN

5樓至12樓、15樓至23樓及25樓至32樓平面圖

	FLOOR 樓層	FLAT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 32/F 5樓至12樓、15樓至23樓 及25樓至32樓	150, 175	150, 175	150, 175	150, 175	150	150, 175
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度 (毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 31/F 5樓至12樓、15樓至23樓 及25樓至31樓	3000	3000	3000	3000	3000	3000
	32/F 32樓	3000, 3250, 3350, 3400	3000, 3060, 3250, 3350, 3500	3000, 3060, 3250, 3350, 3500, 3560, 3750, 3850	3000, 3060, 3250, 3350, 3400, 3500	3000, 3060, 3250, 3350	3000, 3250, 3350

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
- The form of the Deed of Mutual Covenant and Management Agreement for the Development approved by the Director of Lands (the "Director") contains the following provisions:-
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Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

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。

備註：

- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長（「署長」）批准的發展項目的公契及管理協議規定如下：-
附錄三第7(a)條
「業主」不得進行或允許或容許進行任何與任何「住宅單位」有關而會導致一個「住宅單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動），除非獲署長或不時取而代之的任何其他政府機關事先書面同意（該同意書可按其絕對酌情權發出或拒絕，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。）
附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
- 期數提供的住宅單位總數為720個。
- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。

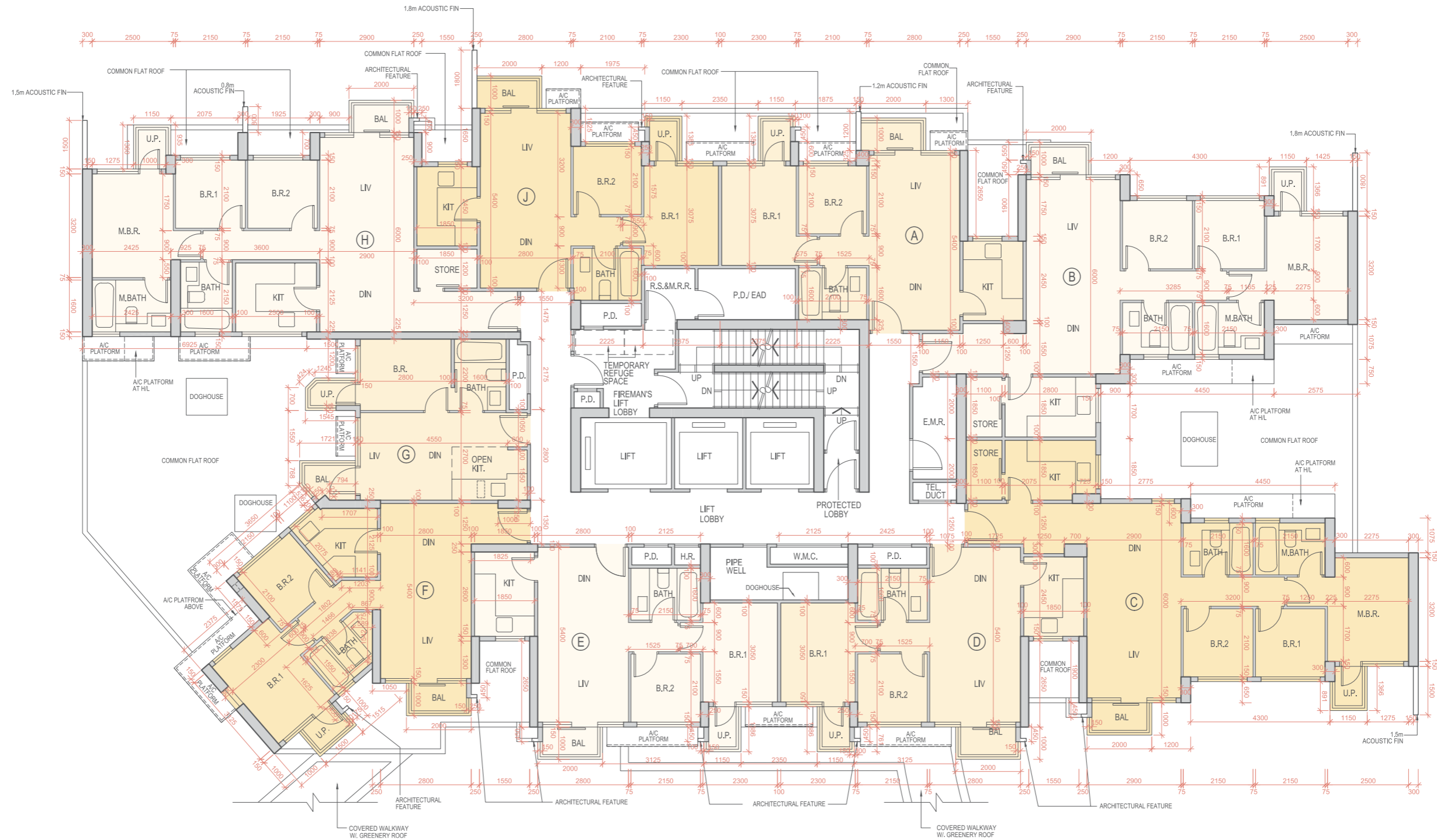
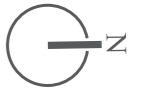
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TOWER 2
第 2 座

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 第2座 3/F FLOOR PLAN 3樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 第2座 3/F FLOOR PLAN 3樓平面圖

	FLOOR 樓層	FLAT 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	3/F 3樓	150	150, 175	150, 175	150, 175	150, 175	150	150, 175	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度 (毫米)	3/F 3樓	3000	3000	3000	3000	3000	3000	3000	3000	3000

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
- The form of the Deed of Mutual Covenant and Management Agreement for the Development approved by the Director of Lands (the "Director") contains the following provisions:-
Clause 7(a) of the Third Schedule:
"No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in a Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

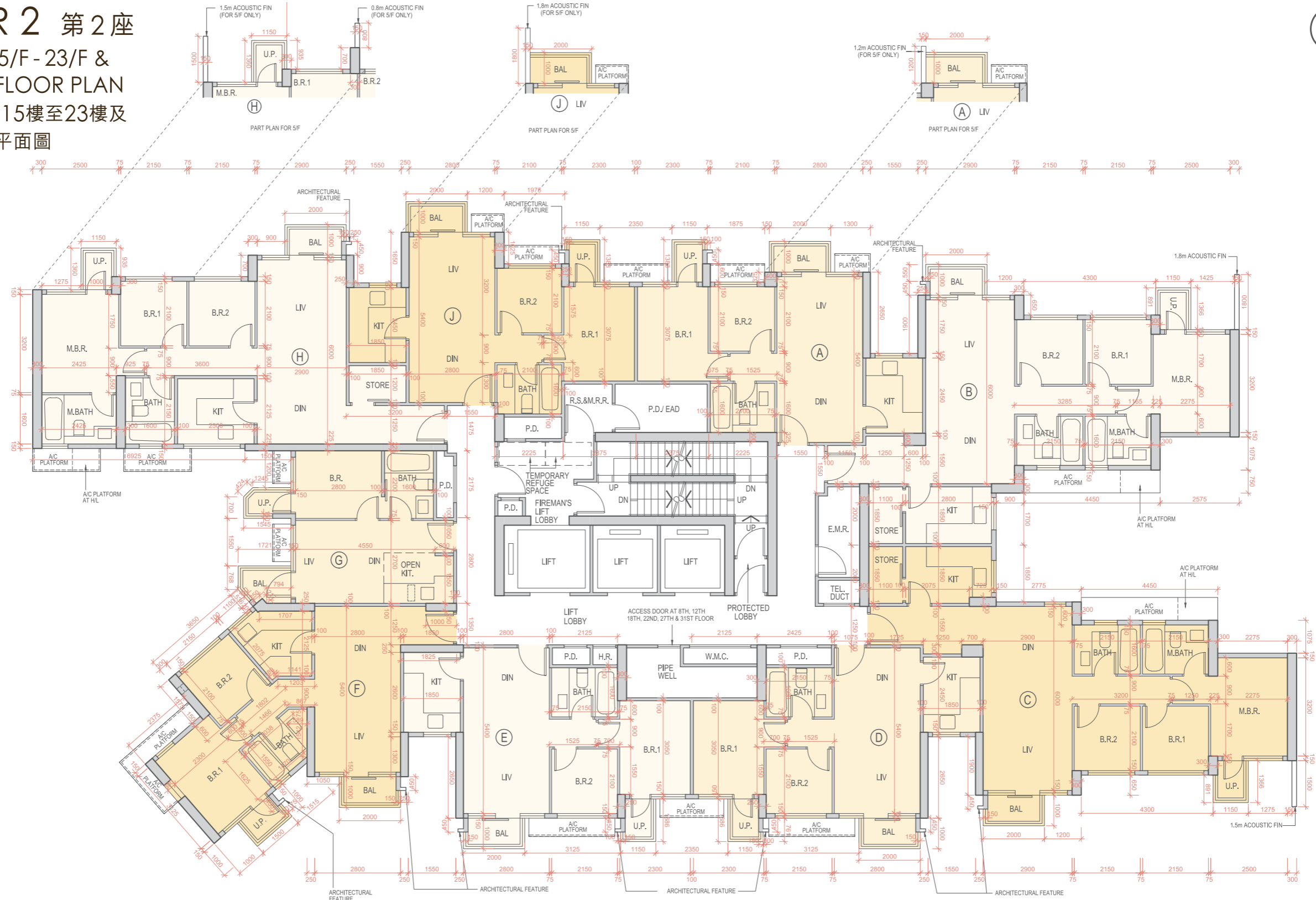
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長（「署長」）批准的發展項目的公契及管理協議規定如下：-
附錄三第7(a)條
「「業主」不得進行或允許或容許進行任何與任何「住宅單位」有關而會導致一個「住宅單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動），除非獲署長或不時取而代之的任何其他政府機關事先書面同意（該同意書可按其絕對酌情權發出或拒絕，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。）」
附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
- 期數提供的住宅單位總數為720個。
- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 1 期數的住宅物業的樓面平面圖

TOWER 2 第2座 5/F - 12/F, 15/F - 23/F & 25/F - 32/F FLOOR PLAN 5樓至12樓、15樓至23樓及 25樓至32樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：

0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 第2座

5/F - 12/F, 15/F - 23/F & 25/F - 32/F FLOOR PLAN

5樓至12樓、15樓至23樓及25樓至32樓平面圖

	FLOOR 樓層	FLAT 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 32/F 5樓至12樓、15樓至23樓 及25樓至32樓	150	150, 175	150, 175	150, 175	150, 175	150	150, 175	150	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 31/F 5樓至12樓、15樓至23樓 及25樓至31樓	3000	3000	3000	3000	3000	3000	3000	3000	3000
	32/F 32樓	3000, 3250, 3350	3000, 3250, 3350	3000, 3250, 3350	3000, 3060, 3250, 3350, 3400, 3750	3000, 3060, 3250, 3350, 3500	3000, 3250, 3350, 3500	3000, 3500, 3560, 3750, 3850	3000, 3250, 3350, 3500	3000, 3060, 3250, 3350

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
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Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

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。

備註：

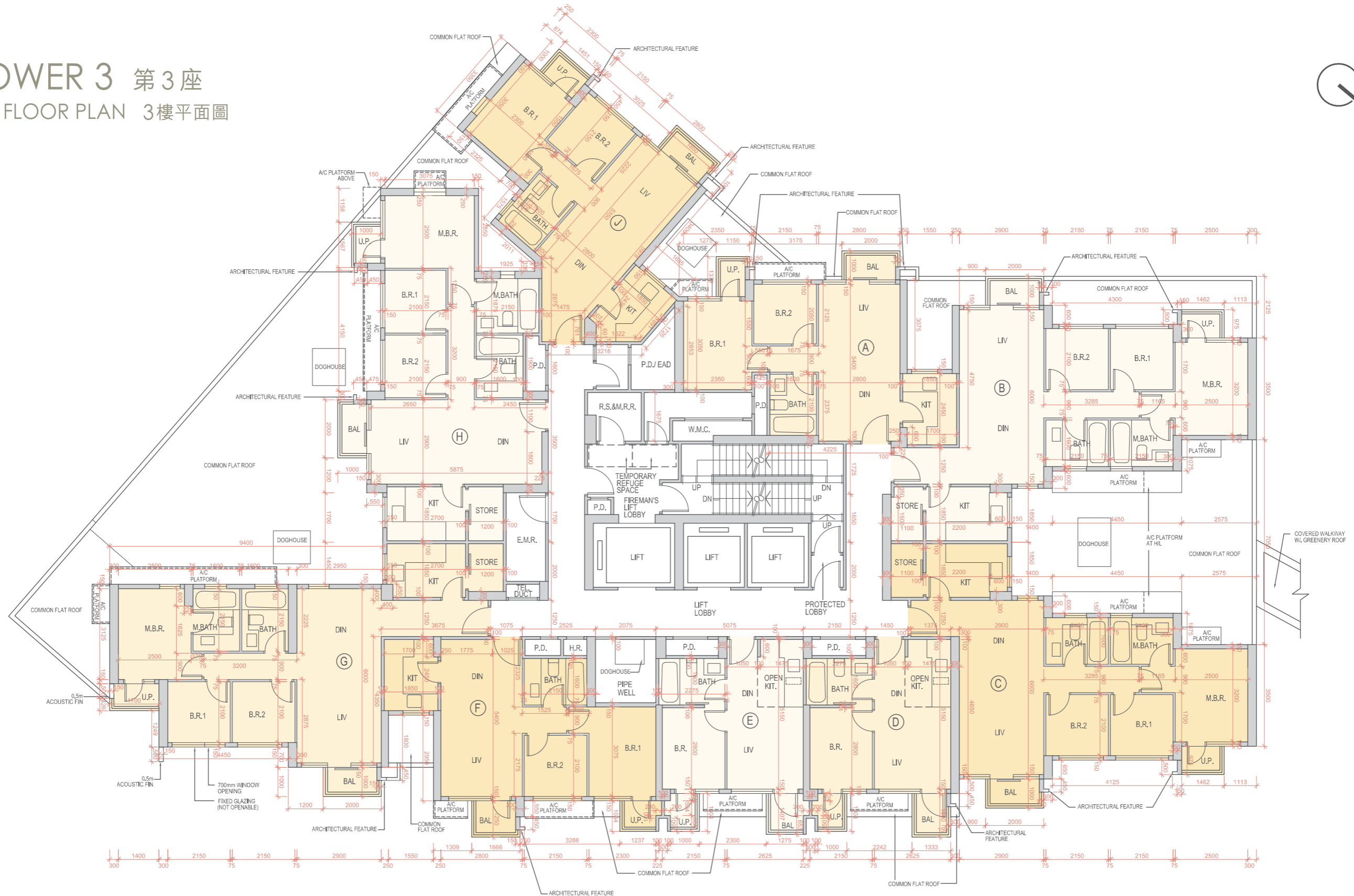
- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長(「署長」)批准的發展項目的公契及管理協議規定如下：-
附錄三第7(a)條
「業主」不得進行或允許或容許進行任何與任何「住宅單位」有關而會導致一個「住宅單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲署長或不時取而代之的任何其他政府機關事先書面同意(該同意書可按其絕對酌情權發出或拒絕，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。]
附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
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- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。

TOWER 3
第 3 座

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 第3座 3/F FLOOR PLAN 3樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 第3座 3/F FLOOR PLAN 3樓平面圖

	FLOOR 樓層	FLAT 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	3/F 3樓	150, 175	150, 175	150, 175	150, 175	150, 175	150	150, 175	150, 175	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度 (毫米)	3/F 3樓	3000	3000	3000	3000	3000	3000	3000	3000	3000

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.

Footnote:

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- The total number of residential units provided in the Phase is 720.
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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。

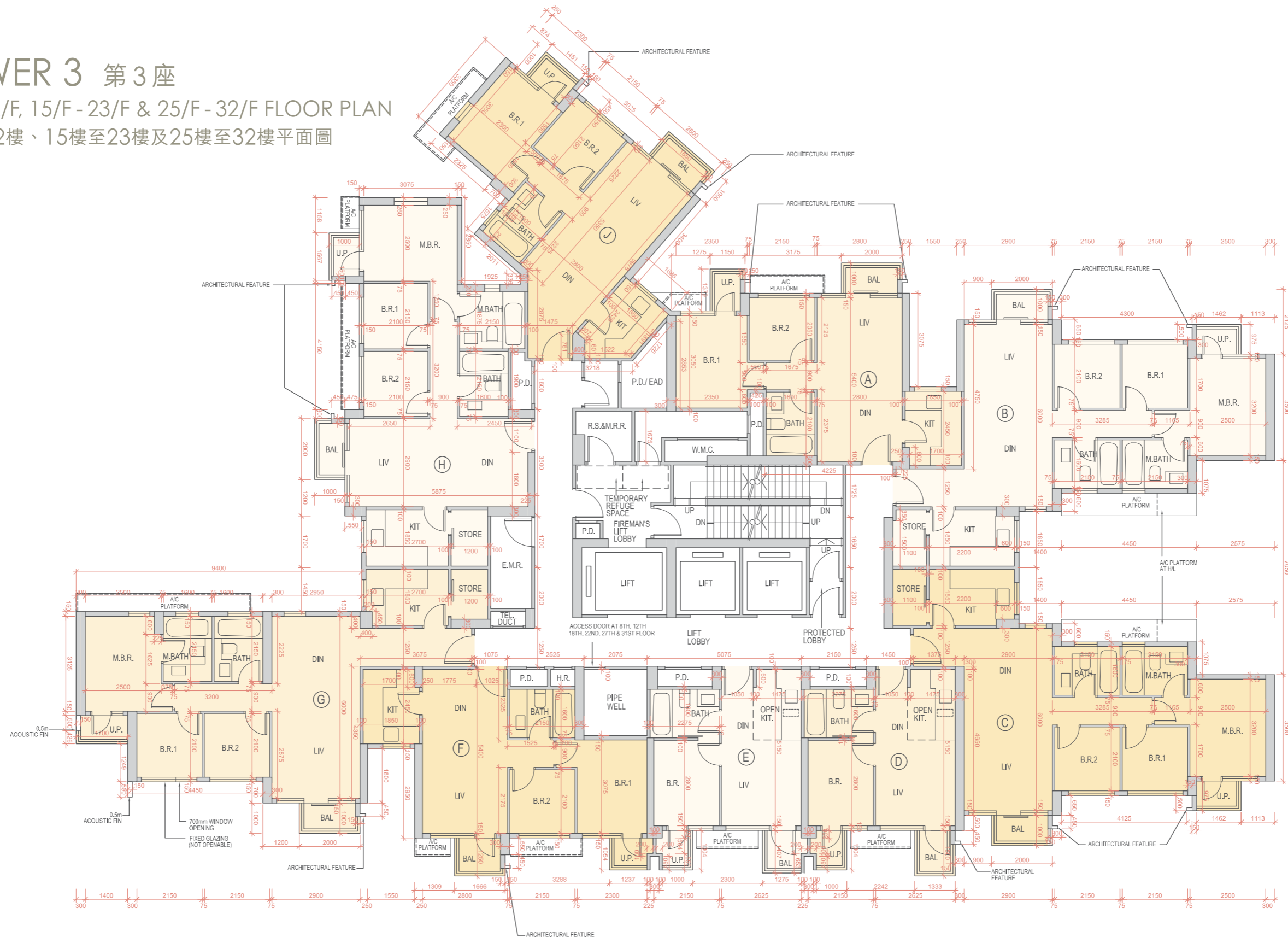
備註：

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11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 第3座

5/F-12/F, 15/F-23/F & 25/F-32/F FLOOR PLAN
5樓至12樓、15樓至23樓及25樓至32樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：



11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 第3座

5/F - 12/F, 15/F - 23/F & 25/F - 32/F FLOOR PLAN

5樓至12樓、15樓至23樓及25樓至32樓平面圖

	FLOOR 樓層	FLAT 單位								
		A	B	C	D	E	F	G	H	J
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 32/F 5樓至12樓、15樓至23樓 及25樓至32樓	150, 175	150, 175	150, 175	150, 175	150, 175	150	150, 175	150, 175	150
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)	5/F - 12/F, 15/F - 23/F & 25/F - 31/F 5樓至12樓、15樓至23樓 及25樓至31樓	3000	3000	3000	3000	3000	3000	3000	3000	3000
	32/F 32樓	3000, 3060, 3250, 3350, 3400	3000, 3250, 3350, 3400, 3500	3000, 3250, 3350, 3500	3000, 3500, 3560, 3750, 3850	3000, 3500, 3560, 3750, 3850	3000, 3060, 3250, 3350, 3500	3000, 3250, 3350	3000, 3060, 3100, 3250, 3350	3000, 3250, 3350

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
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備註：

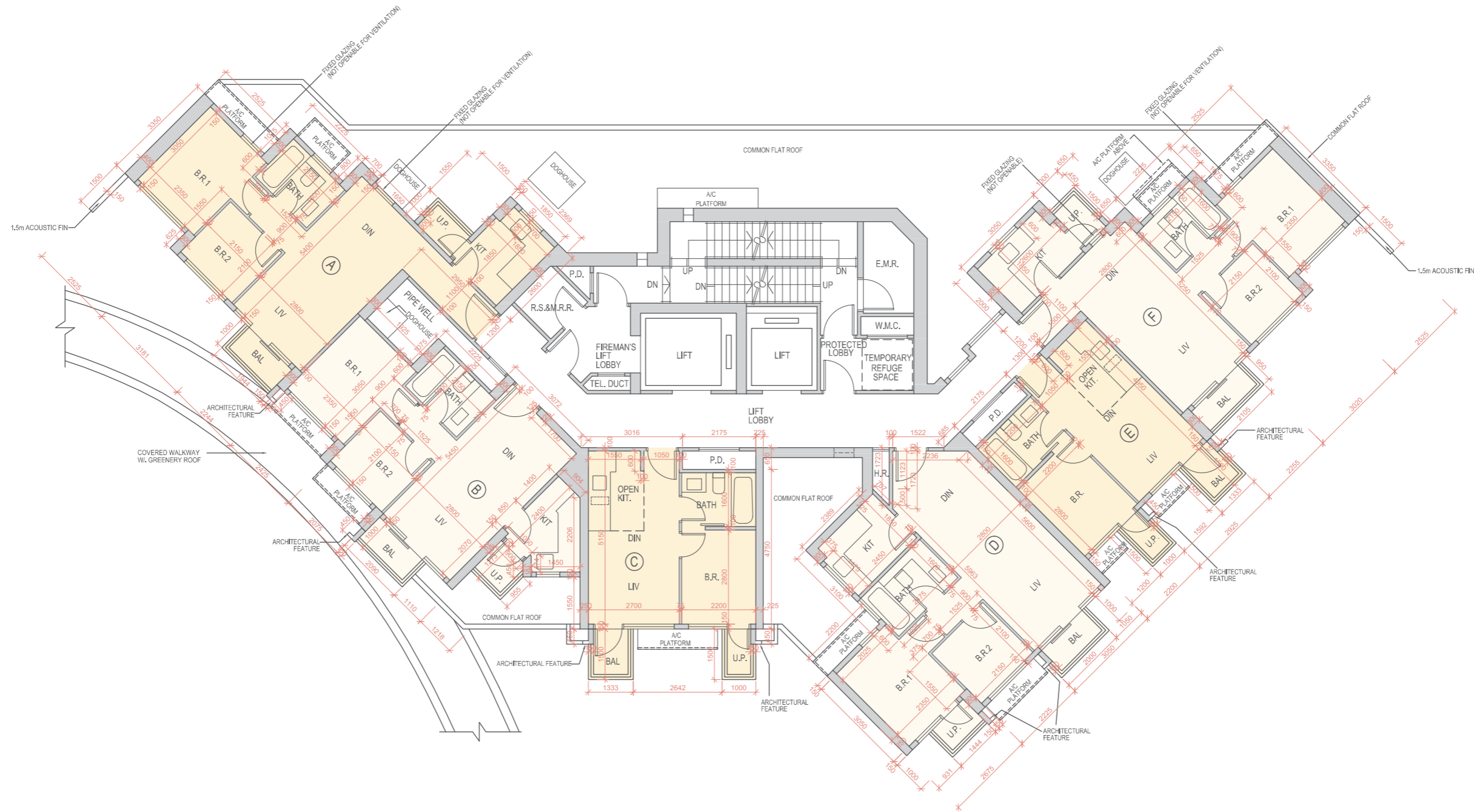
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TOWER 5
第 5 座

11

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 第5座 3/F FLOOR PLAN 3樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 第5座 3/F FLOOR PLAN 3樓平面圖

	FLOOR 樓層	FLAT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)	3/F 3樓	150, 175	150	150, 175	150	150, 175	150, 175
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度 (毫米)	3/F 3樓	3000	3000	3000	3000	3000	3000

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.

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- The form of the Deed of Mutual Covenant and Management Agreement for the Development approved by the Director of Lands (the "Director") contains the following provisions:-
Clause 7(a) of the Third Schedule:
"No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in a Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

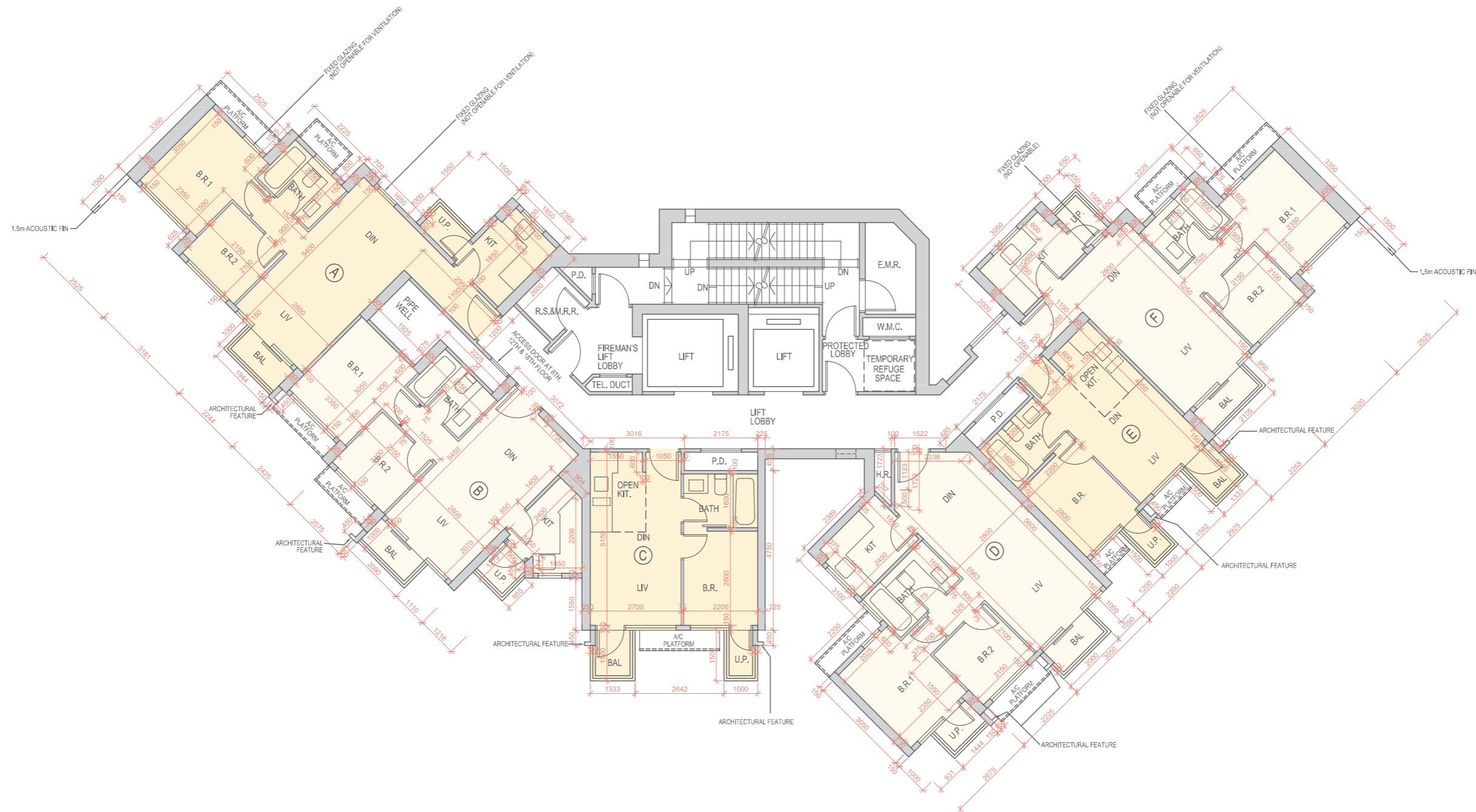
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長（「署長」）批准的發展項目的公契及管理協議規定如下：-
附錄三第7(a)條
「「業主」不得進行或允許或容許進行任何與任何「住宅單位」有關而會導致一個「住宅單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動），除非獲署長或不時取而代之的任何其他政府機關事先書面同意（該同意書可按其絕對酌情權發出或拒絕，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用）。）」
附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
- 期數提供的住宅單位總數為720個。
- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 第5座 5/F - 12/F & 15/F - 21/F FLOOR PLAN 5樓至12樓及15樓至21樓平面圖



Remarks: The dimensions of floor plans are all in millimetre.
備註：樓面平面圖所列之尺寸為以毫米標示。

Scale 比例：
0 10m (米)

11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 第5座

5/F - 12/F & 15/F - 21/F FLOOR PLAN

5樓至12樓及15樓至21樓平面圖

	FLOOR 樓層	FLAT 單位					
		A	B	C	D	E	F
The thickness of the floor slabs (excluding plaster) (mm) of each residential property 每個住宅物業的樓板(不包括灰泥)的厚度(毫米)	5/F - 12/F & 15/F - 21/F 5樓至12樓及15樓至21樓	150, 175	150	150, 175	150	150, 175	150, 175
The floor-to-floor height (mm) of each residential property 每個住宅物業的層與層之間的高度(毫米)	5/F - 12/F & 15/F - 20/F 5樓至12樓及15樓至20樓	3000	3000	3000	3000	3000	3000
	21/F 21樓	3000, 3250, 3350, 3400, 3500, 3650	3000, 3250, 3500, 3560, 3850	3000, 3060, 3250, 3350, 3500, 3750	3000, 3060, 3250, 3350	3000, 3060, 3250	3000, 3250, 3350

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.

Footnote:

- Under Special Condition No.(13)(e) of the Land Grant, the total number of residential units erected or to be erected on the lot shall not be less than 720 and out of that total number of the residential units, not less than 428 residential units shall be in the size of not exceeding 50 square metres in saleable area each.
- The form of the Deed of Mutual Covenant and Management Agreement for the Development approved by the Director of Lands (the "Director") contains the following provisions:-
Clause 7(a) of the Third Schedule:
"No Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in a Residential Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit, except with the prior written consent of the Director or any other Government authority in place of him from time to time, which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion."
Clause 7(b) of the Third Schedule:
"The Manager shall deposit in the management office of the Development the record provided by the Director or any other Government authority in place of him from time to time of the information relating to the consent given under the provision in this Deed referred to in sub-clause (a) above for inspection by all Owners free of costs and for taking copies at their own expense and on payment of a reasonable charge, all charges received to be credited to the residential common account of the Special Fund."
- The total number of residential units provided in the Phase is 720.
- The number of residential units provided in the Phase in the size of not exceeding 50 square metres in saleable area is 470. The number of residential units provided in the Phase in the size exceeding 50 square metres in saleable area is 250.

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。

備註：

- 根據批地文件批地特別條款第(13)(e)條，地段的住宅單位總數不得少於720個，而於該總數中，實用面積不超過50平方米的住宅單位不得少於428個。
- 獲地政總署署長(「署長」)批准的發展項目的公契及管理協議規定如下：-
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附錄三第7(b)條
「管理人須在發展項目管理處備存一份由署長或不時取而代之的任何其他政府機關所提供關於上述第(a)分條之下給予的同意的資料紀錄，以供所有「業主」免費查閱及在「業主」自費及支付合理的費用後取得該紀錄副本，收取的一切費用須撥入「特別基金」的住宅公用帳項。」
- 期數提供的住宅單位總數為720個。
- 期數提供的實用面積不超過50平方米的住宅單位數目為470個。期數提供的實用面積超過50平方米的住宅單位數目為250個。