

# 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT

### A. 發展項目的公用部分

#### 1. 發展項目公共契約及管理協議(「公契」)擬稿訂明下列公用地方及公用設施:

「屋苑公用地方」指該地段及屋苑的整體(除非指明轉讓予任何業主或專為任何業主而設)，並指為或擬為業主的共同使用及利益而設的該等部分，其中包括但不限於該等附屬地區、循環通道、總電掣房、機電控制屏、食水及沖廁水錶/污土壤水水泵控制屏、消防水錶及游泳池水錶、消防控制屏、中電電掣亭、花槽（屬於獨立屋一部份的除外）、行車道、斜路、屋苑的入口與出口、車輛進出口通道、樓梯、擋土牆、外牆（不屬於獨立屋一部份）、圍欄、圍牆、花園牆及整個屋苑的牆（除面向獨立屋花園的灰泥與裝修物料）（屬於獨立屋一部分、分隔獨立屋花園的花園牆及於其以上的灰泥與裝修物料除外）、花園玻璃欄杆、安裝或使用電訊網絡設施的地方、設有屋苑公用設施的其他地方與範圍、位於屋苑任何部分並為屋苑業主的共同使用及利益而設的其他地方與範圍，以及《建築物管理條例》附表1指明非為任何業主獨家使用及佔用及（如可在圖則上顯示）在公契附件的地下平面圖(其準確性經認可人士或其代表核實)中以黃色標示以供辨認，但不包括被劃作獨立屋一部分的該等部分或地方。

「屋苑公用設施」指為屋苑公用地方的使用、利益或服務而設的所有設備、設施及系統。茲毋損前文之一般規定，屋苑公用設施包括:-

- (a) 現時或於任何時間位於屋苑之內、之下或之上或跨越其中的該等下水道、排水道、水道、管道、溝渠、電線與電纜及其他服務設施(不論有否鋪設管道)，以將水、污水、氣體、電力及任何其他服務供應至屋苑或其部分；
  - (b) 安裝於屋苑公用地方的消防裝置與設備；
  - (c) 屋苑內燈柱及照明燈飾；
  - (d) 圍牆上的訪客對講機及信箱；
  - (e) 為整個該地段及屋苑的使用及利益而設及並非為任何個別獨立屋的使用及利益而設的防盜警鐘、金屬閘門及保安系統（如有）；及
  - (f) 為該地段及屋苑的使用及利益而設及並非為任何個別業主的使用及利益而設的其他設施及系統。
2. 除獲業主委員會批准外，業主(包括第一業主)無權將屋苑公用地方及/或屋苑公用設施或其任何部分改為其獨家使用或享用。任何因處理有關批准而獲得的款項必須撥入合適的特別基金。除非在根據公契召開的業主大會中獲得業主決議批准，否則業主(包括第一業主)無權將任何其擁有的地方改為或劃為屋苑公用地方及/或屋苑公用設施。業主(包括第一業主)及管理人無權將屋苑公用地方及/或屋苑公用設施重新改為或重新劃為作其獨家使用或享用。
3. 除獲屋宇署署長及任何其他相關政府部門之事前批准及於事前向管理人作出通知外，業主不得對任何其擁有的獨立屋作結構性改動。業主或管理人亦不得作出干擾或影響其他業主權利的結構性改動。公契不得制定防止業主就此向另一業主採取法律行動的有關條文。任何業主亦不得使用、割破、損毀、破壞、改動或干擾屋苑公用地方或屋苑公用設施的任何部分或該地段之上或之內非供任何業主獨家使用、享用及受益的設備或器具。

4. 除獲管理人事前書面同意外，業主不得改變、維修、連接或以任何其他方式干擾或影響屋苑公用地方或屋苑公用設施。
5. 業主不得使用屋苑公用地方的任何部分作乾衣或晾掛衣物，亦不得在其之上或之內放置或存放任何垃圾箱、垃圾桶、傢俬、機器、貨物或實產或其他物品，除非該部分被明確規定作該等用途。
6. 屋苑公用地方的任何部分不得受阻礙或阻塞，或該等地方之上不得放置或棄置任何垃圾或其他物件或物品，或該等地方任何部分不得用作任何商業或私人用途。

### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

請參閱「發展項目住宅物業不分割份數分配表」。

### C. 發展項目的管理人的委任年期

屋苑管理人將被委任以管理屋苑及為其服務。其初始任期為由公契的日期起計兩年。其後續任至根據公契條款終止管理人的委任為止。

### D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

屋苑的業主須按下列方式分攤管理開支:-

- (a) 如任何開支涉及屋苑公用地方及/或屋苑公用設施，有關開支將構成整個屋苑的管理開支部分，並由屋苑所有業主按照彼等所持有屋苑有關部分的管理份數佔的屋苑管理份數總額的比例分擔。
- (b) 儘管上述第(a)分段有所規定，(i)凡任何開支純粹涉及或純粹為任何獨立屋的利益而設，而沒有業主(具獨家權利及特權持有、使用及佔用該獨立屋的業主除外)由此得到任何重大利益的，該等開支須全數由該獨立屋的業主獨自承擔，及(ii)凡任何開支純粹涉及或純粹為一群業主的利益而設，但並不涉及其他業主或並非為其他業主的利益而設，該等開支須全數由該等業主按彼等各自所持有的管理份數的比例分攤。
- (c) 受限於業主委員會的事前書面批准或（當業主立案法團成立後）業主立案法團的事前書面批准，倘管理人認為已採納的年度預算案及/或已採納年度預算案任何部分依照公契條款規定所評定的管理開支分攤數額，可能導致或引起任何一個或多個屋苑部分的業主不公平或不公允地繳付太多或太少供款，管理人有權按其認為恰當的方式(但仍須遵從公契第VI部分F分部的條文所訂明的適用於草擬年度預算案、年度預算案及修訂年度預算案之程序)，(以在預算案訂立新項目或廢除現有項目的方式或以其他方式)修改任何已採納之年度預算案，同時循上述修訂方式編訂新的預算案，及/或按其認為恰當方式依照公契條款規定所評定各有關業主攤付管理開支的方式更改或修訂預算案任何部分，惟事前須諮詢業主委員會，而經修訂的預算案及經修訂的管理開支攤付方式將對全體業主具約束力(如無明顯錯誤)。管理人對每名業主應攤付的金額之決定將作終論(如無明顯錯誤)，並對所有業主具約束力。惟(i)鑒於分配至獨立屋的管理份數數目，業主不得被要求繳付超過其合適份數的管理開支，及(ii)全體業主將為屋苑公用地方與屋苑公用設施的管理開支負責。

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### E. 計算管理費按金的基準

管理費按金為相當於三個月的管理費。

### F. 擁有人在發展項目中保留作自用的範圍(如有的話)

不適用。

### 發展項目住宅物業不分割份數分配表

獨立屋	不分割份數	合共
獨立屋A	363	976
獨立屋B	292	
獨立屋C	321	

註:

- (1) 請參閱公契最新擬稿以了解全部詳情。完整的公契最新擬稿文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得公契最新擬稿之複印本。
- (2) 公契所載的「該土地」指本售樓說明書「批地文件的摘要」所定義的「該地段」。
- (3) 除非另設定義，公契中所定義的名詞適用於上文。

### A. Common Parts of the Development

1. The draft Deed of Mutual Covenant and Management Agreement of the Development ("the DMC") provides for the following Common Areas and Common Facilities :-

"Estate Common Areas" means the whole of the lot and the Estate, not otherwise specifically assigned to or for the exclusive use of an Owner and means those parts designed or intended for common use and benefit of the Owner and shall include but not limited to such of the accessory areas, circulation passages, main switch room, E&M panel, potable & flushing water meter/soil water pump panel, F.S. water meter and swimming pool water meter, F.S. panel, CLP switch kiosk, planting areas (except those forming part of a House), driveway, ramps, entrances and exits to the Estate, run in and out, stairway, retaining walls, external walls (not forming part of a House), fences, fence walls, garden walls and walls of the whole Estate except the plaster and finishes facing the garden of a House (other than those garden walls separating the gardens of the Houses and the plaster and finishes thereon which form part of a House), glass balustrade of garden, areas for the installation or use of telecommunications network facilities and other areas and spaces containing the Estate Common Facilities and other areas and spaces in any part or parts of the Estate which are for the common use and benefit of the Owners of the Estate and all other common parts specified in Schedule 1 to the Building Management Ordinance not being designated for the exclusive use and occupation of an Owner and are shown (where possible and capable of being shown) for the purpose of identification on the ground floor plan annexed to the DMC, the accuracy of the said plan has been certified by or on behalf of the Authorised Person, and thereon coloured Yellow, but EXCLUDING those parts or areas designated as being part of the Houses.

"Estate Common Facilities" means all equipment, facilities and systems designated as being for the use, benefit or service of the Estate Common Areas and without limiting the generality of the foregoing, include :-

- (a) Such of the sewers, drains, water courses, pipes, gutters, wires and cables and other service facilities whether ducted or otherwise which are or at any time may be in, under or over or passing through the Estate through which water, sewage, gas, electricity and any other services are supplied to the Estate or any part or parts thereof;
- (b) Fire services installations and equipment installed at the Estate Common Areas;
- (c) Lamp posts and lighting within the Estate;
- (d) Visitor panel and letter boxes in fence wall;
- (e) Burglar alarm, metal gate and security systems (if any) which are for the use and benefit of the lot and the Estate as a whole and not for the use or benefit of a particular House; and
- (f) Other facilities and systems for the use and benefit of the lot and the Estate and not for the use and benefit of any particular Owner.

2. No Owner including the First Owner shall have the right to convert the Estate Common Areas and/or the Estate Common Facilities or any part thereof to his own use or for his own benefit unless approval of the Owners' Committee has been obtained. Any payment received for the approval must be credited to the appropriate Special Fund. No Owner including the First Owner shall have the right to convert or designate any of his own areas as the Estate Common Areas and/or the Estate Common Facilities unless the approval by a resolution of Owners at an Owners' meeting convened under the DMC has been obtained. No Owner (including the First Owner) and no Manager will have the right to re-convert or re-designate the Estate Common Areas and/or the Estate Common Facilities to his or its own use or benefit.

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3. No Owner shall make any structural alterations to any House owned by him unless with the prior approval of the Director of Buildings and any other relevant Government authority and prior notification to the Manager. No Owner nor the Manager shall make any structural alterations which will interfere with or affect rights of other Owners. No provisions shall be made pursuant to the DMC preventing an Owner from taking legal action against another Owner in this respect nor shall any Owner use, cut, injure, damage, alter or interfere with any part or parts of the Estate Common Areas or the Estate Common Facilities nor any equipment or apparatus on, in or upon the lot not being equipment or apparatus for the exclusive use, enjoyment and benefit of any such Owner.
4. No Owner shall alter, repair, connect to or in any other way interfere with or affect the Estate Common Areas or the Estate Common Facilities without the previous written consent of the Manager.
5. No Owner shall use any part of the Estate Common Areas for the purposes of drying or hanging laundry, or placing or storing any dustbins, garbage cans, furniture, machinery, goods or chattels or other things thereon or therein other than in the spaces specifically provided for such purpose.
6. No part of the Estate Common Areas shall be obstructed or incumbered nor shall any refuse or other matter or things be placed or left thereon nor shall any part thereof be used for any business or private purpose.

**B. Number of Undivided Shares Assigned to Each Residential Property in the Development**

Please refer to the table entitled “Allocation of Undivided Shares of Residential Properties in the Development”.

**C. Term of Years for which the Manager of the Development is Appointed**

The Manager of the Estate shall be appointed to manage and provide services in respect of the Estate from the date of the DMC for an initial term of two (2) years and such appointment shall continue thereafter until it is terminated in accordance with the terms of the DMC.

**D. Basis on which the Management Expenses are Shared among the Owners of the Residential Properties in the Development**

The Management Expenses shall be apportioned between the Owners of the Estate in the following manner :-

(a) Where any expenditure relates to the Estate Common Areas and/or the Estate Common Facilities, the expenditure shall form part of the Management Expenses of the Estate as a whole and shall be borne by all Owners of the Estate in accordance with the proportion that the respective Management Shares of the relevant part of the Estate bear to the total number of Management Shares of the Estate.

(b) Notwithstanding anything contained in sub-clause (a), (i) where any expenditure relates solely to or is solely for the benefit of any House and no Owner other than the Owner entitled to the exclusive right and privilege to hold, use and occupy that House will receive any material benefit therefrom, then the full amount of such expenditure shall be borne by the Owner of such House and (ii) where any expenditure relates solely to or is solely for the benefit of a group of Owners but does not relate to or is not for the benefit of the other Owners, the full amount of such expenditure shall be apportioned between such Owners in proportion to their respective Management Shares.

- (c) Subject to the prior written approval of the Owners’ Committee or where the Owners’ Corporation has been formed, the prior written approval of the Owners’ Corporation, if the Manager is of the opinion that the adopted annual budget and/or the sharing of the amounts of Management Expenses assessed under any part of the adopted annual budget in accordance with the provisions of the DMC may lead to or result in any Owner or Owners of any part or parts of the Estate unfairly or inequitably paying some higher or lesser contributions, the Manager shall be entitled to modify any adopted annual budget in such manner as the Manager may (but subject to compliance with the procedures applicable to the draft annual budget, the annual budget and the revised annual budget as provided in Section VI Subsection F of the DMC) think fit (whether by creating new parts or abolishing existing parts of the budget or otherwise) and to prepare new budget in the modified manner as aforementioned and/or to vary or modify the manner of sharing the amounts of Management Expenses assessed under any part of the budget by the relevant Owners in such way as the Manager may (but subject to prior consultation with the Owners’ Committee) think fit and the modified budget and the modified manner of sharing the management expenditure shall be binding (save for manifest error) on all Owners and provided always that the Manager’s determination of the amount of contribution payable by each Owner as aforesaid shall (in the absence of manifest error) be conclusive and binding on all Owners. PROVIDED THAT (i) no Owner shall be called upon to pay more than his appropriate share of Management Expenses, having regard to the number of Management Shares allocated to his House and (ii) all Owners shall be liable for the Management Expenses of the Estate Common Areas and the Estate Common Facilities.

**E. Basis on which the management fee deposit is Fixed**

The amount of Management Deposit shall be equivalent to 3 months’ Management Fee.

**F. Area (if any) in the Development Retained by the Owner for that Owner’s Own Use**

Not applicable.

Allocation of Undivided Shares of Residential Properties in the Development

Houses	Undivided Shares	Total
Houses A	363	976
Houses B	292	
Houses C	321	

Note:

- (1) Please refer to the latest draft of the DMC for full details. A full script of the latest draft of the DMC is available for inspection free of charge during office hours at the sales office upon request and copies will be provided on payment of photocopying charges.
- (2) The expression “Land” as mentioned in the DMC means the “lot” as defined in the “Summary of Land Grant” in this Sales Brochure.
- (3) Unless otherwise defined, capitalized terms used in the above shall have the same meaning of such terms defined in the DMC.



# 批地文件的摘要

## SUMMARY OF LAND GRANT

1. 發展項目興建於丈量約份第379約地段第224號段（「**該地段**」）上，該地段乃根據1976年11月11日所訂之新批地段條件第6023號批授。
2. 該地段批地年期為由1898年7月1日起計99年但減去該批地年期最後的3天（惟根據《新界土地契約(續期)條例》(第150章)第6條該批地年期續期至2047年6月30日）。
3. 批地文件特別條件第11條規定：  
「該地段或其任何部分或已建或擬建於其上的任何建築物或任何建築物的部分除作私人住宅用途外，不得用作任何其他用途。」
4. 批地文件特別條件第6條規定：  
「承授人在未獲得新界政務司書面批准前不得使用本文附錄圖則圖一以綠色顯示的範圍作儲存或搭建任何臨時構築物。」
5. 批地文件特別條件第14條規定：  
「該地段內須提供使新界政務司滿意的汽車停車位，為每個已建或擬建於該地段的一或多棟建築物內單位或每幢獨立屋提供不少於兩個停車位。除上述特別條件第9條述明的建築樓層數目外，可另行在構築於或行將構築於該地段的建築物地面或其下或天台設立停車庫。所提供的停車位或停車庫除用作停泊已建或擬建於該地段的一或多棟建築物居民名下的私家車外，不得用作其他用途。」
6. 批地文件特別條件第38條規定：  
「不得在該地段建造墳墓，亦不得在該地段埋葬或存放任何人體殘骸，不論是否放置於陶罐或採用其他方式。」
7. 批地文件一般條件第2條規定：  
「承授人須於批地年期的期間維持已建或今後任何時間興建的所有建築物處於修繕妥當及良好的保養狀態，以及於批地年期屆滿或提前終止時以同等的維修及狀態交還此等建築物。倘若於批地年期期間任何時間拆卸該地段或其任何部份的現有建築物，承授人須另建良好健全的同類型而數量不少於之前的建築物，或以經新界政務司批准的類型及價值的建築物作替代。倘若如上所述拆卸建築物，承授人應在拆卸後一個月內向新界政務司申請同意書於該地段進行重建工程。承授人須於接獲同意書後三個月內展開必要的重建工程，並於新界政務司指定的期限內完成重建，以達致新界政務司滿意。」
8. 批地文件特別條件第5(a)條規定：  
「承授人須於本協議的日期起計十二個月內自費構建在本文附錄圖則圖一上描繪及以紅色、紅色間黑斜線和綠色顯示的範圍，以達致新界政務司滿意。」
9. 批地文件特別條件第7條規定：  
「承授人須履行此等特別條件及全面遵守一切不時適用於新界（不包括新九龍）的有關建築物及衛生的條例、附例和規例，於該地段上興建建築物以發展該地段，而有關建築物須於1979年12月31日或之前落成，並適宜居住。而發展該地段的款額須不少於\$440,000.00（不包括地盤平整、地基、通路及其他輔助工程的支出）。」（此特別條件規定下的建築契諾不適用於發展項目）
10. 批地文件特別條件第9條規定：  
「如該地段或其任何部分進行發展或重建，該地段上已建或擬建的建築物不得超過兩層並須全面遵守《建築物條例》及根據該條例制定的任何規例和任何修訂法規。」

11. 批地文件特別條件第10條規定：  
「該地段上擬建的任何構築物部分高度不得超過香港主水平基準以上330英呎。該地段的最大的可構建面積不得超過該地段總面積的百分之十五。」
12. 批地文件特別條件第16條規定：  
「倘若所提供的停車庫位於地面以下，停車庫可伸延至該地段的整個面積，惟該停車庫的天台須位於地面並從地面出入，該停車庫的天台亦可作露天陽台。」
13. 批地文件特別條件第17條規定：  
「承授人須於分區地政處以註冊摘要表格註冊標示按特別條件第14條在該地段提供的停車位或停車庫並經建築事務監督批准的布局圖則或經認可人士（按《建築物條例》界定）核實的該圖則副本。在該註冊前不得進行影響該地段或其部分或該地段已建或擬建的任何建築物或其部分的交易。除作特別條件第14條所規定的用途以外，上述經批准圖則所示的停車位或停車庫不得作其他用途。承授人須按上述經批准圖則保養停車位或停車庫，未經工務司事前書面批准不得更改佈局。」
14. 批地文件特別條件第18條規定：  
「除獲新界政務司事前書面批准，承授人不可分割、移除或移後任何毗連該地段的土地。」
15. 批地文件特別條件第19條規定：  
「如基於或涉及塑造、平整或發展該地段或其任何部分之目的，需要作出任何分割、移除或移後毗鄰或附近的山邊或淺灘或作出任何堆高或堆填，承授人須於當時或其後任何時間興建或承擔興建需要保護及支撐該山邊或淺灘及該地段與消除及防止日後任何崩落、塌方或下陷的擋土牆或其他支撐物的費用、並須於任何時間維持所述擋土牆或其他支撐物的良好實質維修狀況。倘若由於任何該等平整、校平或發展項目導致於任何時間該處或鄰近山邊或淺灘發生任何塌方、下陷或崩落（不論是發生於政府土地或租地、位於或源自該地段），承授人須自費進行有關復原及修復工程，及須就所有通過或由於塌方、下陷或崩落而產生、蒙受或招致的費用、收費、損害賠償、索求及各種各類損失向政府作出彌償。除了由於違反任何該等條件所給予任何其他權利或補救之外，新界政務司有權向承授人發出書面通知，要求承授人實行有關施工及/或保養或復原及修復任何崩落、塌方或下陷，如承授人疏忽或未能於指定時間內遵照該通知行事，新界政務司可隨即執行及實行有關工程，而承授人須應政府要求償還有關費用。」
16. 批地文件特別條件第20條規定：  
「倘若因該地段任何發展或受其影響的區域或地方有廢土或瓦礫遭侵蝕及流入公共巷徑、道路、路渠、污水渠、雨水渠或明渠或其他政府產業，承授人須為此負責及在政府要求時向政府繳付有關清除公共巷徑、道路、路渠、污水渠、雨水渠或明渠或其他政府產業內廢土和瓦礫之費用，以及就該處的損害作賠償。承授人須對該等侵蝕及流入對私人產業造成的任何損害或滋擾所引致的一切訴訟、索償及要求向政府作出彌償。」
17. 批地文件特別條件第22條規定：  
「除獲新界政務司書面批准，承授人不得在本文附錄圖則圖一以紅色間黑斜線顯示的範圍內興建構築物（邊界牆及圍欄除外）。」
18. 批地文件特別條件第23條規定：  
「承授人不得在該地段興建根據《建築物條例(新界適用)條例》及其任何附屬規例可獲豁免遵守《建築物條例》及其任何附屬規例之類別的建築物。」



# 批地文件的摘要

## SUMMARY OF LAND GRANT

### 19.批地文件特別條件第24條規定：

「就承授人、其承辦商或分承辦商或其工人或車輛或者來自該地段的泥土對毗連的公共道路所造成的損害，承授人須在政府要求時向政府繳付有關修復費用，此等費用由新界政務司核實。」

### 20.批地文件特別條件第26條規定：

「承授人須自費興建及保養不論於該地段邊界內或官地上新界政務司認為必要的排水渠及渠道，並達致新界政務司滿意，以便截斷與引導落下或流至該地段的一切暴雨或雨水到最近的河道、集水井、渠道或雨水渠。就此等暴雨或雨水造成任何損害或滋擾所引起的一切訴訟、申索及要求，承授人須單獨負責及向政府及其人員作出彌償。」

### 21.批地文件特別條件第27條規定：

「該地段內或該地段毗連的任何明渠、污水渠、雨水渠、總水喉或其他政府產業因承授人、其傭僕或代理人導致的任何損害或阻塞均由政府修復，費用由承授人承擔。承授人須在政府要求時向政府繳付此費用。」

### 22.批地文件特別條件第28條規定：

「承授人須在政府要求時向政府繳付有關該地段任何排水渠及污水管連接至已鋪設的政府雨水渠及污水渠之工程費用。該等工程須由工務司進行，工務司毋須就因此產生的任何損失對承授人負責。」

### 23.批地文件特別條件第30條規定：

「承授人須在工務司要求時啟用該地段任何已建建築物的任何排水系統。承授人須按工務司規定的條件，自費安排在該地段或官地或其他土地進行適合的建造、操作及保養工程，以處理及處置髒水及污水，並達致工務司滿意。承授人須單獨對因此引起的損害或滋擾負責。」

### 24.批地文件特別條件第31條規定：

「政府不承諾提供沖廁排水系統設施…」

### 25.批地文件特別條件第33條規定：

「承授人須自費為該地段的現有行人道或通道進行改道，以及於新界政務司批准的線路上重建行人道或通道，以達致新界政務司滿意。惟上述現有行人道或通道不得受干擾，直至於新定線上的行人道或通道的興建工程完成。於工程完成後，有關上述現有行人道或通道的所有權利將轉移至重建的行人道或通道。」

### 26.批地文件特別條件第35條規定：

「(a)已過濾的自來水將根據慣常條款及《水務設施條例》或任何修訂法例或替代法例的規定，經由政府總水管供應，但並不擔保將會持續不停供水。

(b)未經水務署書面同意，該地段任何部分來自政府總水管的供水不得用來沖廁。如替代供水並不切實可行，則於向水務署提供獲其接納的證據後，可獲同意採用總水管的淡水供該用途。如有總水管供應鹹水，則承授人不得採用其有關管道工程計劃，直至水務署書面批核該計劃為止。在替代供水經證實為不充足的情況下，鹹水日後可能不適合已安裝的水管裝置將不獲接納為採用總水管所供應淡水沖廁的合適理據。」

### 27.批地文件特別條件第36條規定：

「除獲水務署事前書面同意，來自政府總水管的食水或鹹水不得作任何空調用途。」

### 28.批地文件特別條件第37條規定：

「承授人須在政府要求時向政府繳付移除於本文附錄圖則圖一以紅色、紅色間黑斜線、綠色及棕色間黑斜線顯示的範圍的任何現有墳墓、松樹及『金塔』之費用。」

### 29.批地文件特別條件第39條規定：

「未經新界政務司事前書面同意，不得干擾或移除於該地段或鄰近地方生長的樹木。新界政務司可於簽發同意書時施加其認為適當的重植條件。」

### 30.批地文件特別條件第40條規定：

「(a)承授人將獲授如本文附錄圖則圖一以棕色及棕色間黑斜線顯示的由銀線灣道至該地段的通行路徑，其水平由新界政務司批准。

(b)承授人須於在獲得該地段的管有權起計十二個月內自費按《建築物(私家街道及通路)規例》所載的標準及新界政務司批准的方式於上述圖一以棕色間黑斜線顯示的地面上興建鋪築路面通道。

(c)承授人須自費保養、維修及修理於上述圖一以棕色及棕色間黑斜線顯示的通行路徑所跨越的地面之鋪築路面通道，以及所有屬該處一部分或附屬於該處的物件，以達致新界政務司滿意。承授人將對整個該處負責，猶如該處的絕對擁有人。倘若通行路徑跨越之公共道路的更改工程減少上述圖一以棕色及棕色間黑斜線顯示的通行路徑的地面或影響其坡度，承授人不得就此提出任何申索，並須進行鋪築路面通道的所有其後更改工程，不論有關通道是否由其興建。該通行路徑須以經地政專員批准的方式及條件授予，並不給予承授人通行路徑的專用權，不論有關通道是否由其興建。政府保留權利以向附近其他地段擁有人於現時或將來任何時間授予鋪築路面通道的通行權，或接管上述鋪築路面通道之全部或任何部分以作公共街道。政府毋須就此向承授人或任何獲授上述鋪築路面通道之全部或任何部分通行權的其他擁有人作出賠償。」

### 31. 批地文件特別條件第41條規定：

「承授人須於任何時候，尤其在進行建築、保養、翻新或維修工程期間，採取或促使他人採取一切合理及足夠的謹慎、技巧及預防措施，以避免對該地段或其任何部分之上、之上方、之下或毗鄰的任何政府擁有或其他現存排水渠、水路或水道(包括總水喉)、行人路、污水渠、明渠、管道、電纜、電線、公用事業服務或其他工程或裝置（以下統稱『上述工程與服務』）受任何損害。承授人在進行任何上述工程之前必須進行或促使他人進行適當的勘測及必要的查詢，以確定上述工程與服務的現況及水平，並向工務司提交處理任何上述工程與服務之書面建議書，供其全面審批，以及必須在取得工務司就工程及上述建議書的書面批准後方能進行工程。承授人須自費履行工務司就上述工程與服務的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因築、保養、翻新或維修工程而對該地段表面或該地段之上、之上方、之下或毗鄰的任何上述工程與服務以任何方式造成的任何損壞或騷擾，以達致工務司滿意。倘若承授人未能進行任何該地段或其任何部分或任何上述工程與服務必要的改道、重鋪、維修、復原及修復工程，並達致工務司滿意，工務司可進行其認為必要的該等改道、重鋪、復原及修復工程，而承授人須在政府要求時向政府繳付該等工程的費用。」

註：

1.本節所載的「承授人」指批地文件訂明的承授人，如文意允許或規定的情況下包括其遺產執行人、遺產管理人及受讓人及如屬公司則包括其繼承人及受讓人。

2.請參閱批地文件以了解全部詳情。批地文件之全文可於售樓處開放時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。

# 批地文件的摘要

## SUMMARY OF LAND GRANT

1. The Development is constructed on Lot No.379 in Demarcation District No.224 (“**the lot**”) which is held under New Grant No.6023 dated 11th November 1976 (“the Land Grant”).
2. The lot is granted for a term of 99 years less the last three days thereof commencing from 1st July 1898 (as extended until the 30th day of June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150)).
3. Special Condition No.11 of the Land Grant stipulates that :-  
“The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.”
4. Special Condition No. 6 of the Land Grant stipulates that:-  
“The grantee shall not without the prior written consent of the Secretary for the New Territories use the area shown coloured green on plan I annexed hereto for the purpose of storage or for the erection of any temporary structure.”
5. Special Condition No.14 of the Land Grant stipulates that:-  
“Space shall be provided within the lot to the satisfaction of the Secretary for the New Territories for the parking of motor vehicles at the rate of not less than two cars for each flat in the building or buildings or for each house erected or to be erected on the lot. Car ports at or below ground level or on the roof of any building erected or to be erected on the lot will be permitted in addition to the number of storeys stated in Special Condition No. 9 above. Neither the space so provided nor the said car ports shall be used other than for the purpose of parking private motor vehicles belonging to the residents of the building or buildings erected or to be erected on the lot.”
6. Special Condition No.38 of the Land Grant stipulates that :-  
“No grave shall be made on the lot, nor shall any human remains whether in earthenware jars or otherwise be interred therein or deposited thereon.”
7. General Condition No.2 of the Land Grant stipulates that :-  
“The grantee shall throughout the tenancy maintain all buildings erected or which may at any time hereafter be erected on the lot in good and substantial repair and condition, and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy. In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the grantee shall replace the same either by sound and substantial buildings of the same type and of no less volume or by buildings of such type and value as shall be approved by the Secretary for the New Territories. In the event of demolition as aforesaid the grantee shall within one month of such demolition apply to the said Secretary for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three months thereof commence the necessary work of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the said Secretary.”
8. Special Condition No. 5(a) of the Land Grant stipulates that :-  
“The grantee shall within 12 months from the date of this Agreement form at his own expense and to the satisfaction of the Secretary for the New Territories the areas delineated and shown coloured red, red hatched black and green on plan I annexed hereto.”
9. Special Condition No.7 of the Land Grant stipulates that:-  
“The grantee shall develop the lot by the erection thereon of a building or buildings complying with the Special Conditions and in all respects in accordance with the provisions of all Ordinances, Byelaws and Regulations relating to building and sanitation which are or may at any time be in force in the New Territories, other than New Kowloon such building/s to be completed and fit for occupation on or before the 31st day of December, 1979 and shall expend thereon a sum of not less than \$440,000.00 (such sum to exclude moneys spent on site formation, foundations, access roads and other ancillary works).” (The building covenant set out in this Special Condition is not applicable to the Development.)
10. Special Condition No. 9 of the Land Grant stipulates that:-  
“Upon development or redevelopment of the lot or any part thereof, the building or buildings erected or to be erected thereon shall not contain more than two storeys and shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation.”
11. Special Condition No.10 of the Land Grant stipulates that :-  
“No part of any structure to be erected on the lot shall exceed a height of 330 feet above the Principal Datum of Hong Kong and the maximum area of the lot that may be built over shall not exceed 15 per cent of the area of the lot.”
12. Special Condition No. 16 of the Land Grant stipulates that:-  
“Where car ports are provided below ground floor level, they may extend over the whole area of the lot provided that the roof of such car ports shall be at ground floor level, shall be accessible from the ground floor level and shall be usable as an open terrace.”
13. Special Condition No. 17 of the Land Grant stipulates that:-  
“A lay-out plan indicating the parking spaces or car ports to be provided within the lot in accordance with Special Condition No.14 and approved by the Building Authority, or a copy of such plan certified by an authorized person as defined in the Buildings Ordinance, shall be registered by the grantee by memorial in the District Land Office. No transaction affecting the lot or any part thereof or any building or part of any building erected or to be erected thereon shall be entered into prior to such registration. The parking spaces or car ports indicated on the said approved plan shall not be used for any purpose other than the purposes set out in Special Condition No.14. The grantee shall maintain the parking spaces or car ports in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director of Public Works.”
14. Special Condition No. 18 of the Land Grant stipulates that:-  
“The grantee shall not cut away, remove or set back any land adjoining the lot except with the prior written consent of the Secretary for the New Territories.”

# 批地文件的摘要

## SUMMARY OF LAND GRANT

15. Special Condition No.19 of the Land Grant stipulates that:-  
“Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslide or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event that as a result or arising out of any such formation, levelling or development any landslide, subsidence or falling away occurs at any time, whether in or from the adjacent hill-side or banks and whether the same be Crown or leased land, or in or from the lot itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such landslide, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the conditions hereof the Secretary for the New Territories shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslide or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Secretary may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.”
16. Special Condition No.20 of the Land Grant stipulates that:-  
“In the event of spoil or debris from the site or from other areas affected by any development of the lot being eroded and washed down on to public lanes or roads or into road-culverts, sewers, storm-water drains or nullahs or other Government properties the grantee shall be held responsible and shall pay to the Government on demand the cost of removal of the spoil and debris from or of damage to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs or other Government properties. The grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.”
17. Special Condition No.22 of the Land Grant stipulates that:-  
“No structure other than boundary walls and fences shall be erected within the area shown coloured red hatched black on plan I annexed hereto except with the written approval of the Secretary for the New Territories.”
18. Special Condition No.23 of the Land Grant stipulates that:-  
“No building shall be erected on the lot of a type which by virtue of the Buildings Ordinance (Application to the New Territories) Ordinance and any regulations made thereunder is exempted from the provisions of the Buildings Ordinance and any regulations made thereunder.”
19. Special Condition No.24 of the Land Grant stipulates that:-  
“The grantee shall pay to the Government on demand any sum which the Secretary for the New Territories shall certify to be the cost of making good any damage done to adjoining public roads by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot.”
20. Special Condition No.26 of the Land Grant stipulates that:-  
“The grantee shall construct and maintain at his own expense and to the satisfaction of the Secretary for the New Territories such drains and channels, whether within the boundaries of the lot or on Crown land, as the said Secretary may consider necessary to intercept and convey into the nearest stream-course, catch-pit, channel or storm-water drain all storm-water or rainwater falling or flowing on to the lot, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rainwater.”
21. Special Condition No.27 of the Land Grant stipulates that:-  
“Any damage or obstruction caused by the grantee, his servants or agents to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the lot shall be made good by the Government at the cost of the grantee, and the amount due in respect thereof shall be paid on demand to the Government by the grantee.”
22. Special Condition No.28 of the Land Grant stipulates that:-  
“The grantee shall pay to the Government on demand the cost of connecting any drains and sewers from the lot to the Government storm-water drains and sewers when laid. Such works shall be carried out by the Director of Public Works, who shall incur no liability to the grantee in respect thereof.”
23. Special Condition No.30 of the Land Grant stipulates that:-  
“The drainage of any building erected on the lot shall be effected as may be required by the Director of Public Works, and the grantee shall make all arrangements at his own expense and to the satisfaction of the said Director for the treatment and disposal of foul or contaminated water by the construction, operation and maintenance of suitable works either within the lot or on Crown land or otherwise and on such terms as the said Director shall require, and the grantee shall be solely liable for any damage or nuisance caused thereby.”
24. Special Condition No.31 of the Land Grant stipulates that:-  
“The Government does not undertake to provide facilities for flush drainage...”
25. Special Condition No.33 of the Land Grant stipulates that:-  
“The grantee shall at his own expense divert the existing path or way crossing the lot, and shall reconstruct it to the satisfaction of the Secretary for the New Territories on a line to be approved by him. The said existing path or way shall not, however, be interfered with until the path or way on the new alignment has been completed. On such completion all rights in respect of the said existing path or way will be transferred to the reconstructed path or way.”



# 批地文件的摘要

## SUMMARY OF LAND GRANT

26. Special Condition No.35 of the Land Grant stipulates that:-

“(a) A filtered water supply from Government mains will be given on the usual terms and subject to the provisions of the Waterworks Ordinance or any enactment amending or replacing the same, but no guarantee is given that any water that is supplied will be continuously available.

(b) No water from the Government mains shall be used for flushing purposes on any part of the lot without the written consent of the Water Authority. Consent to use fresh water from the mains for such purposes may be given if an alternative supply is impracticable and evidence to that effect is offered to and accepted by the Water Authority. If a mains supply of salt water is provided, the grantee shall not implement his proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of an alternative supply proving inadequate, the fact that salt water may in the future be unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes.”

27. Special Condition No.36 of the Land Grant stipulates that :-

“Except with the prior written consent of the Water Authority, no fresh or salt water from Government mains shall be used for any air-conditioning purpose.”

28. Special Condition No.37 of the Land Grant stipulates that :-

“The grantee shall pay to the Government on demand the cost of removing any graves, pine trees and “Kam Taps” at present on the areas shown coloured red, red hatched black, green and brown hatched black on plan I annexed hereto.”

29. Special Condition No.39 of the Land Grant stipulates that:-

“No trees growing on the lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Secretary for the New Territories who may in granting consent impose such conditions as to replanting as he may deem appropriate.”

30. Special Condition No.40 of the Land Grant stipulates that:-

“(a) A right-of-way from Silverstrand Beach Road to the lot on a line as shown coloured brown and brown hatched black on plan I annexed hereto and at such levels as may be approved by the Secretary for the New Territories will be given.

(b) The grantee shall within 12 months from the date on which possession of the lot is given at his own expense construct a paved way to the standards laid down in the Building (Private Streets and Access Roads) Regulations on the piece of ground shown coloured brown hatched black on the said plan I in such manner as the said Secretary may approve.

(c) The grantee shall uphold, maintain and repair the paved way on the piece of ground shown coloured brown and brown hatched black on the said plan I over and along which such right-of-way shall be given and everything forming portion of or pertaining to the same to the satisfaction of the said Secretary, and the grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public street from which the right-of-way is given, absorbing a portion of such piece of ground shown coloured brown and brown hatched black on the said plan or affecting the gradient thereof, shall not give rise to any claim by the grantee, who shall carry out all consequent alterations to such paved way whether or not the same shall have been constructed by him. The grant of such right-of-way shall be in such form and on such conditions as may be approved by the Land Officer and shall not give the grantee the exclusive right to use the paved way whether or not the same shall have been constructed by him. The Government reserves the right to grant rights-of-way over such paved way to the owners of any other lots in the vicinity now or in the future, or take over the whole or any portion of the said paved way for the purposes of a public street without payment of any compensation to the grantee or to other owners to whom rights-of-way over the whole or any portion of the said paved way may have been granted.”

31. Special Condition No.41 of the Land Grant stipulates that:-

“The grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including watermain), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as “the said works and services”) being or running upon, over, under or adjacent to the lot or any part thereof, provided that the grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the said works and services, and shall submit his proposals for dealing with any of such said services in writing to the Director of Public Works for his approval in all respects, and shall not carry out any work whatsoever until the said Director shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the said Director in respect of the said works and services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the said Director any damage or disturbance caused to the surface of the lot or any of the said works and services running on, over, under or adjacent to the lot in any manner arising out of any such construction, maintenance, renewal or repair work. If the grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the said works and services to the satisfaction of the said Director he the said Director may carry out any such diversion, relaying, reinstatement or making good as he considers necessary and the grantee shall pay to the Government on demand the cost of such works.”

Note:

1. The “grantee” as mentioned in this section means the grantee under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successor and assigns.
2. Please refer to the Land Grant for full details. Full script of the Land Grant is available for inspection free of charge during opening hours at the sales office and copies of the Land Grant can be obtained upon payment of necessary photocopying charges.

# 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### 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

#### 1. 批地文件特別條件第40條所指的「通行路徑」

##### (1)批地文件條文

批地文件特別條件第40條規定：

「(a)承授人將獲授如本文附錄圖則圖一以棕色及棕色間黑斜線顯示的由銀線灣道至該地段的通行路徑，其水平由新界政務司批准。

(b)承授人須於在獲得該地段的管有權起計十二個月內自費按《建築物(私家街道及通路)規例》所載的標準及新界政務司批准的方式於上述圖一以棕色間黑斜線顯示的地面上興建鋪築路面通道。

(c)承授人須自費保養、維修及修理於上述圖一以棕色及棕色間黑斜線顯示的通行路徑所跨越的地面之鋪築路面通道，以及所有屬該處一部分或附屬於該處的物件，以達致新界政務司滿意。承授人將對整個該處負責，猶如該處的絕對擁有人。倘若通行路徑跨越之公共道路的更改工程減少上述圖一以棕色及棕色間黑斜線顯示的通行路徑的地面或影響其坡度，承授人不得就此提出任何申索，並須進行鋪築路面通道的所有其後更改工程，不論有關通道是否由其興建。該通行路徑須以經地政專員批准的方式及條件授予，並不給予承授人通行路徑的專用權，不論有關通道是否由其興建。政府保留權利以向附近其他地段擁有人於現時或將來任何時間授予鋪築路面通道的通行權，或接管上述鋪築路面通道之全部或任何部分以作公共街道。政府毋須就此向承授人或任何獲授上述鋪築路面通道之全部或任何部分通行權的其他擁有人作出賠償。」

##### (2)公契條文

第1.1條規定：

「「通行路徑範圍」 「該條件附錄的「圖則I」上以棕色及棕色間黑斜線顯示的範圍，須按該條件特別條件第40條進行保養、維修及修理。」

第3.1.1條規定：

「受限於本公契條文（包括本文訂明的管理人及第一業主之權利的條文），獨立屋業主享有以下的地役權、權利和特權:-

(a)每名獨立屋業主、其租戶、傭僕、代理及合法佔用人可擁有全權及自由權(與所有其他具有同等權利之人等共享，但受限於公眾人士就通行路徑範圍的權利)通行或再通行、進出、往返和使用屋苑公用地方及屋苑公用設施，以作有關恰當使用及享用其獨立屋的所有用途。  
…」

第6.2.1條規定：

「在管理人獲委任期間，受限於《建築物管理條例》的條文及受限於第6.1.1條及第6.1.2條，管理人須以適合的方式依據公契的條文管理該土地及該屋苑，及各業主現委任管理人為所有業主的代理人，以根據本公契的條文獲正式授權處理任何關於屋苑公用地方及屋苑公用設施的事宜，並賦有全權對其他業主執行本公契的條文。受限於《建築物管理條例》的條文，管理人須負責並獲授全權就適當地按本公契的條文管理該屋苑作必要及有利的行動及事情，惟管理人不得就任何設施或服務進行支出超出現時年度管理預算的10%的改善工程，除獲得按本公契召開的業主大會決議時通過的事前批准外。茲在任何方面毋損上述的一般性，管理人有下列職責：

...

(39)根據及受限於政府批地文件的條文管理、修理、還原及修復通行路徑範圍。」

第6.4.1條規定：

「屋苑業主須向管理人每月預先繳付管理費用，費用由以下事項組成：

...

(l) 根據政府批地文件須為大廈結構及其部分作的維修費用和開支。

(w)維修、修理、還原及修復通行權範圍的開支。」

### 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任何設施

1.請參照以上第A段。

2.本第B段所提及之設施按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。該等擁有人按規定須由有關住宅物業分攤的管理開支，以支付管理、營運或維持該等設施的部分開支。

### 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任何休憩用地的大小

不適用。

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

不適用。

關於任何上述於第A段及第B段所述的供公眾使用的任何該等設施，公眾有權按照批地文件使用該等設施。

備註：

- 1.公契所載的「該土地」指本售樓說明書「批地文件的摘要」所定義的「該地段」。
- 2.公契所載的「政府批地文件」及「該條件」指本售樓說明書「批地文件的摘要」所定義的「批地文件」。
- 3.除非另設定義，公契及本售樓說明書「批地文件的摘要」中所定義的名詞適用於上文。

公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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

1. Right-of-way as referred to in Special Condition No.40 of the Land Grant

(1) Relevant provisions of the Land Grant that concern the above facilities :

Special Condition No.40 of the Land Grant stipulates that:-

“(a) A right-of-way from Silverstrand Beach Road to the lot on a line as shown coloured brown and brown hatched black on plan I annexed hereto and at such levels as may be approved by the Secretary for the New Territories will be given.

(b) The grantee shall within 12 months from the date on which possession of the lot is given at his own expense construct a paved way to the standards laid down in the Building (Private Streets and Access Roads) Regulations on the piece of ground shown coloured brown hatched black on the said plan I in such manner as the said Secretary may approve.

(c) The grantee shall uphold, maintain and repair the paved way on the piece of ground shown coloured brown and brown hatched black on the said plan I over and along which such right-of-way shall be given and everything forming portion of or pertaining to the same to the satisfaction of the said Secretary, and the grantee shall be responsible for the whole as if he were absolute owner thereof. Any alteration to the public street from which the right-of-way is given, absorbing a portion of such piece of ground shown coloured brown and brown hatched black on the said plan or affecting the gradient thereof, shall not give rise to any claim by the grantee, who shall carry out all consequent alterations to such paved way whether or not the same shall have been constructed by him. The grant of such right-of-way shall be in such form and on such conditions as may be approved by the Land Officer and shall not give the grantee the exclusive right to use the paved way whether or not the same shall have been constructed by him. The Government reserves the right to grant rights-of-way over such paved way to the owners of any other lots in the vicinity now or in the future, or take over the whole or any portion of the said paved way for the purposes of a public street without payment of any compensation to the grantee or to other owners to whom rights-of-way over the whole or any portion of the said paved way may have been granted.”

(2) Relevant provisions of the Deed of Mutual Covenant that concern the above facilities :

Clause 1.1 stipulates that:- “The areas shown coloured Brown and Brown Hatched Black on the plan “Right of Way Areas” marked “PLAN I” annexed to the Conditions which areas is required to be upheld, maintained and repaired in accordance with Special Condition No. (40) of the Conditions.”

Clause 3.1.1 stipulates that:-

“The Owner of a House shall have the benefit of the following easements, rights and privileges subject to the provisions in this Deed including the provisions of the rights of the Manager and the First Owner as herein provided :-

(a) full right and liberty for each Owner of a House, his tenants, servants, agents and licensees (in common with all persons having the like right and subject to the rights of the general public in respect of the Right of Way Areas) to go pass and repass over and along and use the Estate Common Areas and the Estate Common Facilities for all purposes connected with the proper use and enjoyment of his House;  
...”

Clause 6.2.1 stipulates that:-

“During the term of its appointment as the Manager, the Manager shall, subject to the provisions of the Building Management Ordinance and subject also to Clauses 6.1.1 and 6.1.2, manage the Land and the Estate in a proper manner and in accordance with the provisions of this Deed and each Owner hereby appoints the Manager as agent for all Owners in respect of any matters concerning the Estate Common Areas and the Estate Common Facilities duly authorized in accordance with the provisions of this Deed with full power to enforce the provisions of this Deed against the other Owners. Subject to the provisions of the Building Management Ordinance, the Manager shall be responsible for and shall have full authority to do all such acts and things as may be necessary or expedient for the proper management of the Estate in accordance with the provisions of this Deed Provided that the Manager shall not effect any improvements to facilities or services which involves expenditure in excess of 10% of the current annual management budget except with the prior approval by resolution of the Owners passed at an Owners’ meeting convened under this Deed. Without in any way limiting the generality of the foregoing the Manager shall have the following duties :-

...

(39) To maintain, repair, reinstate and make good the Right of Way Areas pursuant to and subject to the provisions of the Government Grant.”

Clause 6.4.1 stipulates that:-

“The Owners of the Estate shall pay to the Manager monthly in advance in the manner hereinafter provided the Management Expenses which shall be made up of the following :-...

(l) The cost and expense of maintaining the building structures or such part or parts thereof that are required to be maintained under the Government Grant.

(w) The expenses for the maintenance, repair and reinstatement of and making good the Right of Way Areas.”

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

1. Please refer to paragraph A above.
2. The facilities mentioned in this paragraph B 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 those facilities through the management expenses apportioned to the residential properties concerned.

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

Not Applicable.

D. Any part of the land (on which the Development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap.123 Sub. Leg. F)

Not Applicable.

In relation to any of the above facilities mentioned in paragraphs A and B above that are for public use, the general public has the right to use the facilities in accordance with the Land Grant.



# 公共設施及公眾休憩用地的資料

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### Notes:

1. The expression “Land” as mentioned in the DMC means the “lot” as defined in the “Summary of Land Grant” in this Sales Brochure.
2. The expression “Government Grant” and “the Conditions” as mentioned in the DMC means the “Land Grant” as defined in the “Summary of Land Grant” in this Sales Brochure.
3. Unless otherwise defined, capitalized terms used in the above shall have the same meaning of such terms defined in the DMC and “Summary of Land Grant” in this Sales Brochure.

# 公共設施及公眾休憩用地的資料


## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

顯示通行路徑的位置的圖則  
PLAN SHOWING THE LOCATION OF THE RIGHT-OF-WAY

圖例 LEGEND:


- ⓑ

棕色  
BROWN

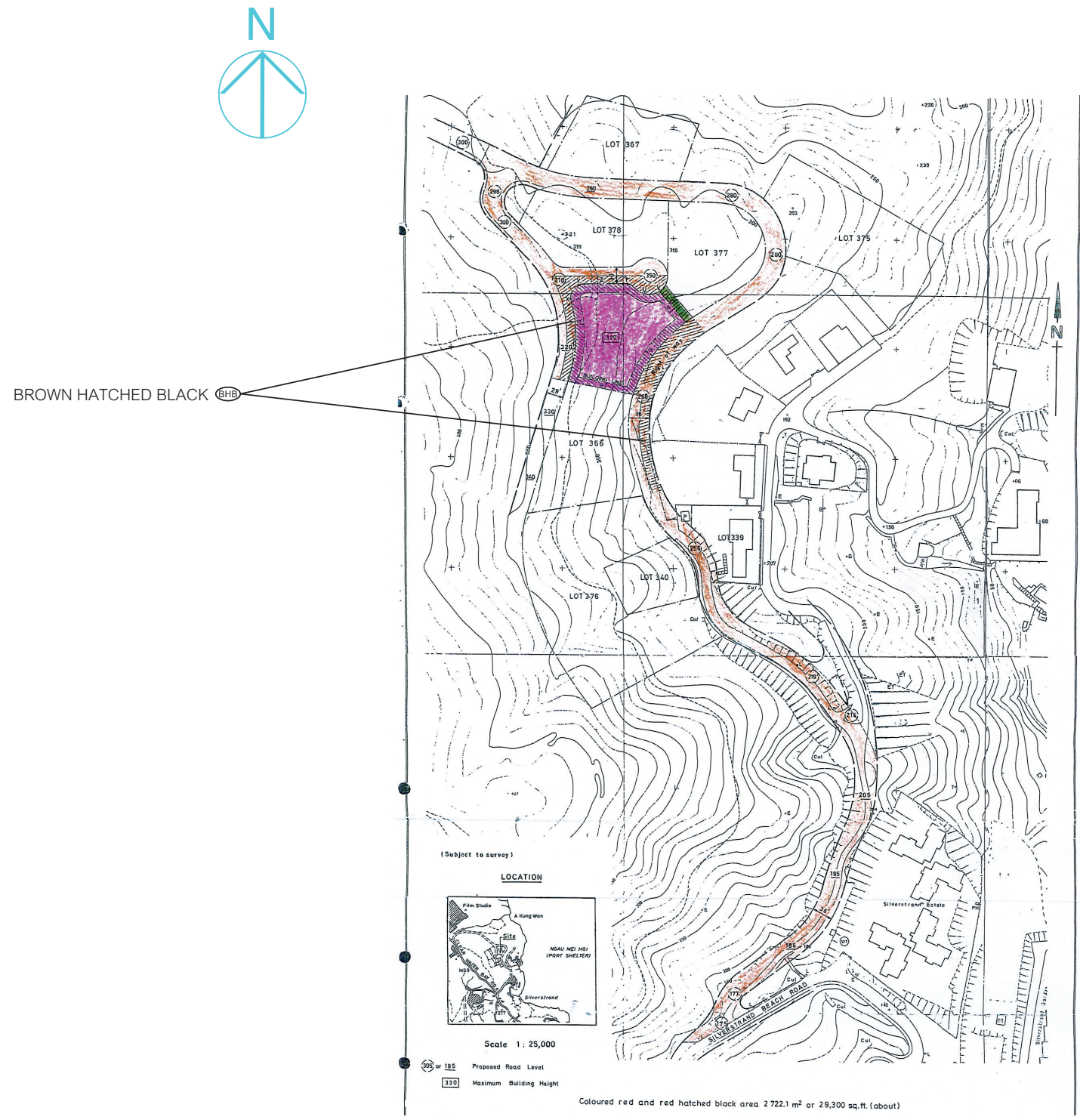


通行路徑  
RIGHT-OF-WAY
- ⓑHB

棕色連黑色斜線  
BROWN  
HATCHED  
BLACK



通行路徑  
RIGHT-OF-WAY



# 對買方的警告

## WARNING TO PURCHASERS

1. 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。

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) that 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.



# 發展項目中的建築物的橫截面圖

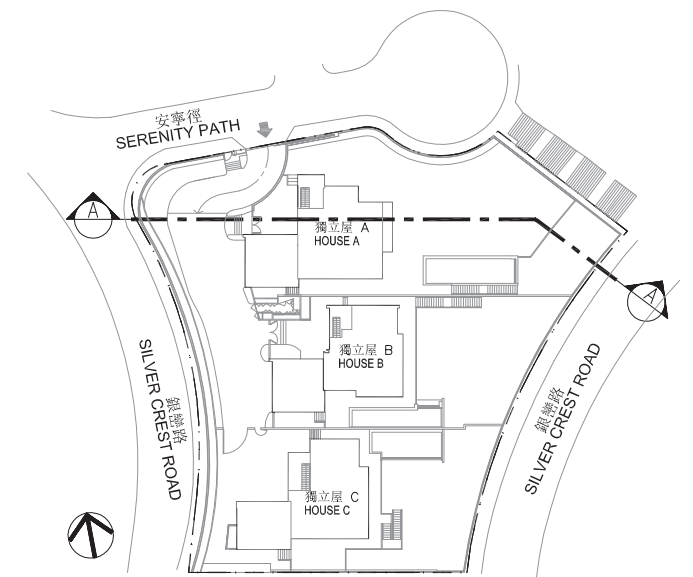
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

### 圖例 LEGEND:

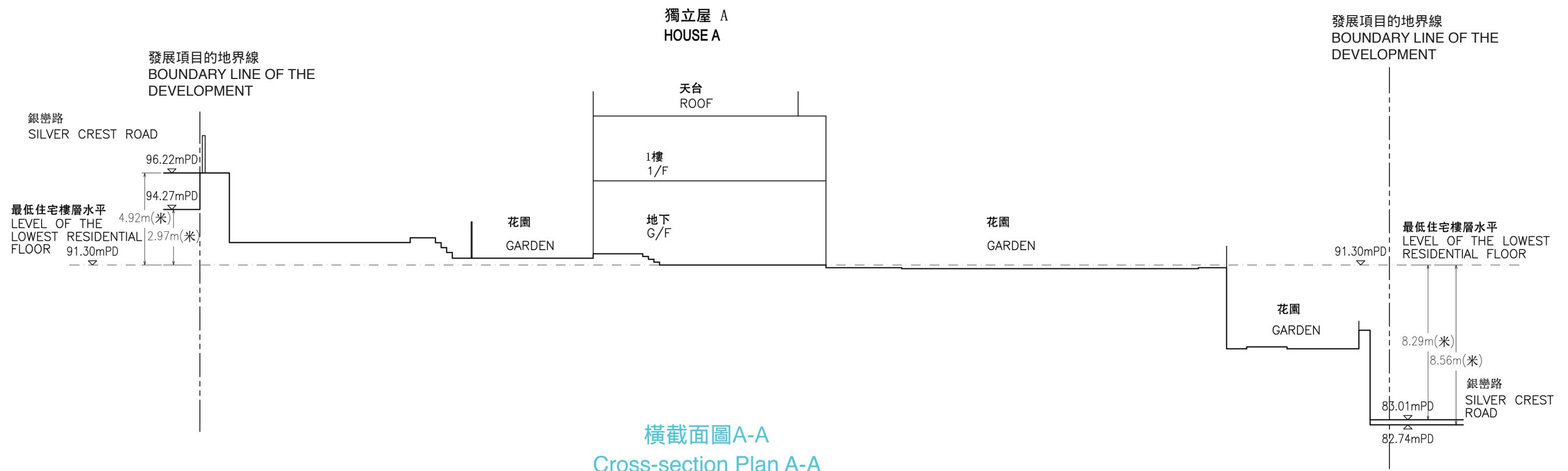
- mPD - 米 (香港主水平基準以上)  
Metres (Above the Hong Kong Principal Datum)
- - - - 最低住宅樓層水平 Level of the lowest residential floor

毗連獨立屋A的一段銀鑾路分別為香港主水平基準以上94.27米至96.22米及82.74米及83.01米。

The parts of Silver Crest Road adjacent to House A are from 94.27 to 96.22 metres and from 82.74 to 83.01 metres above the Hong Kong Principal Datum respectively.



指示圖 KEY PLAN



# 發展項目中的建築物的橫截面圖

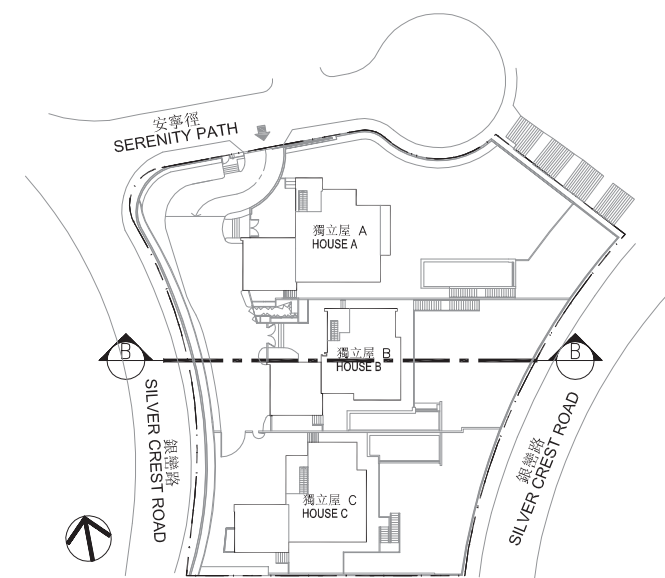
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

### 圖例 LEGEND:

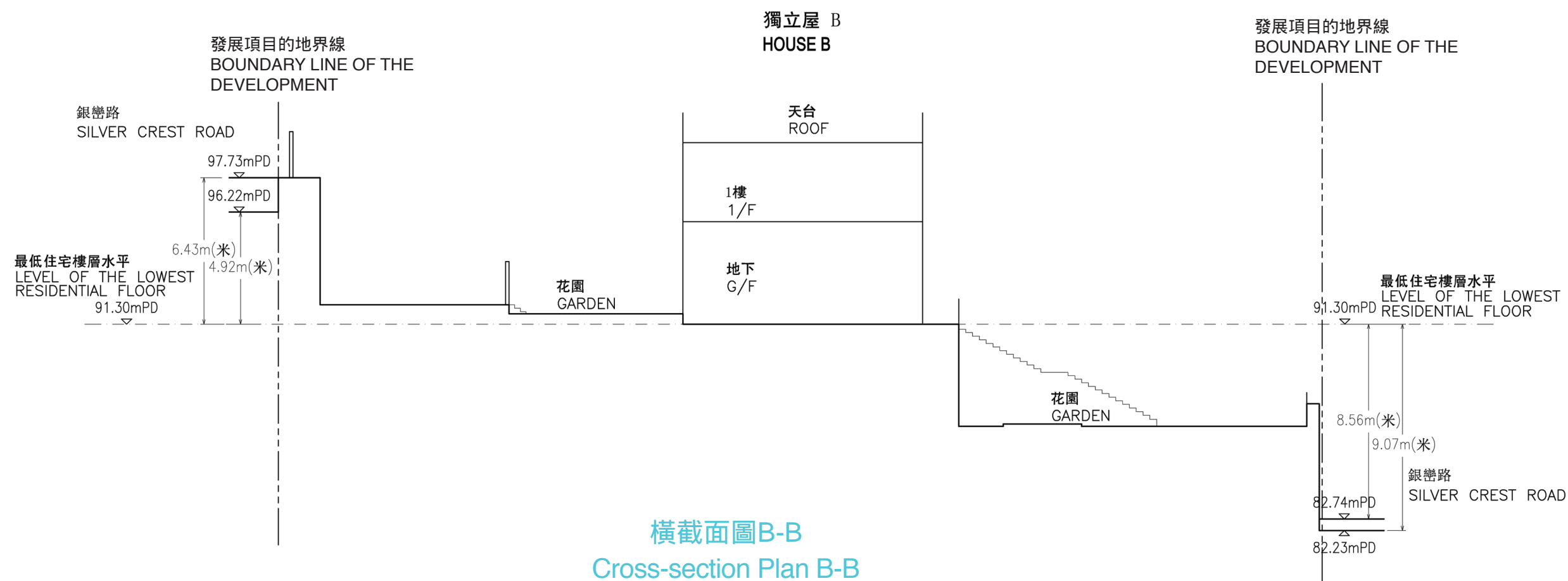
- mPD - 米 (香港主水平基準以上)  
Metres (Above the Hong Kong Principal Datum)
- - - - 最低住宅樓層水平 Level of the lowest residential floor

毗連獨立屋B的一段銀鑾路分別為香港主水平基準以上96.22米至97.73米及82.23米及82.74米。

The parts of Silver Crest Road adjacent to House B are from 96.22 to 97.73 metres and from 82.23 to 82.74 metres above the Hong Kong Principal Datum respectively.



指示圖 KEY PLAN



# 發展項目中的建築物的橫截面圖

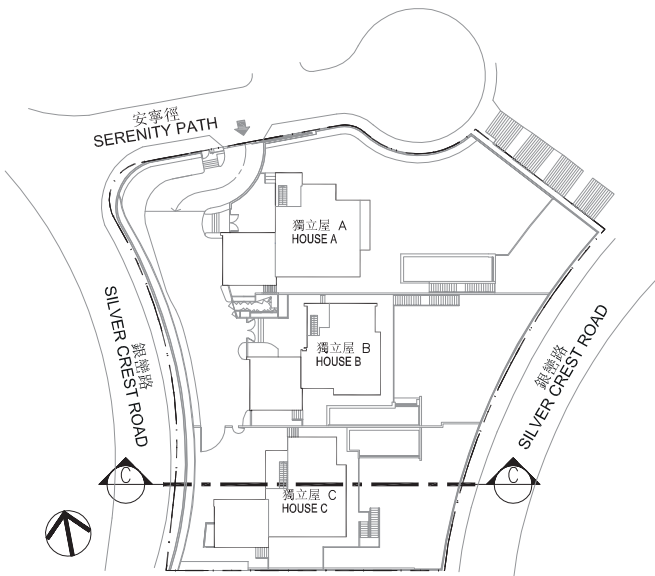
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

圖例 LEGEND:

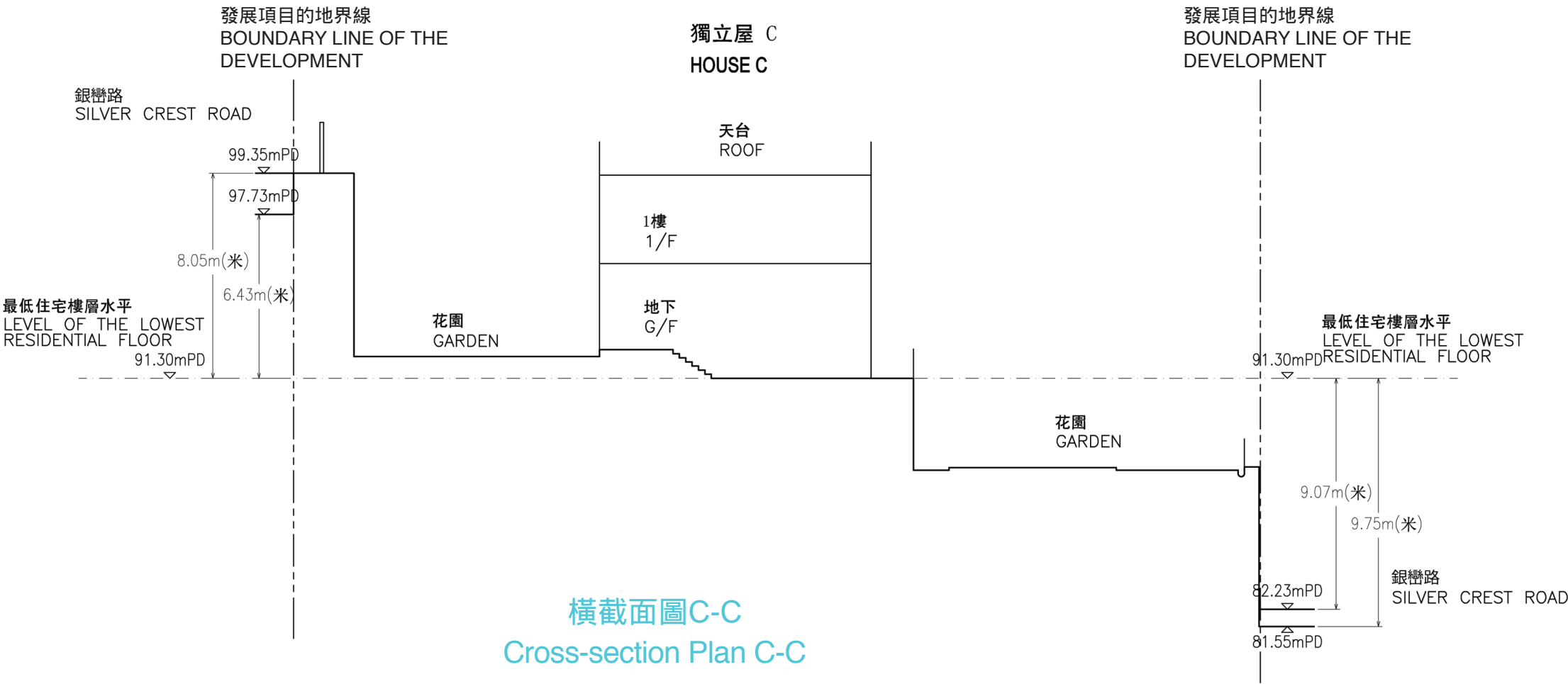
- mPD - 米 (香港主水平基準以上)  
Metres (Above the Hong Kong Principal Datum)
- - - - 最低住宅樓層水平 Level of the lowest residential floor

毗連獨立屋C的一段銀巒路分別為香港主水平基準以上97.73米至99.35米及81.55米及82.23米。

The parts of Silver Crest Road adjacent to House C are from 97.73 to 99.35 metres and from 81.55 to 82.23 metres above the Hong Kong Principal Datum respectively.



指示圖 KEY PLAN





# 發展項目中的建築物的橫截面圖

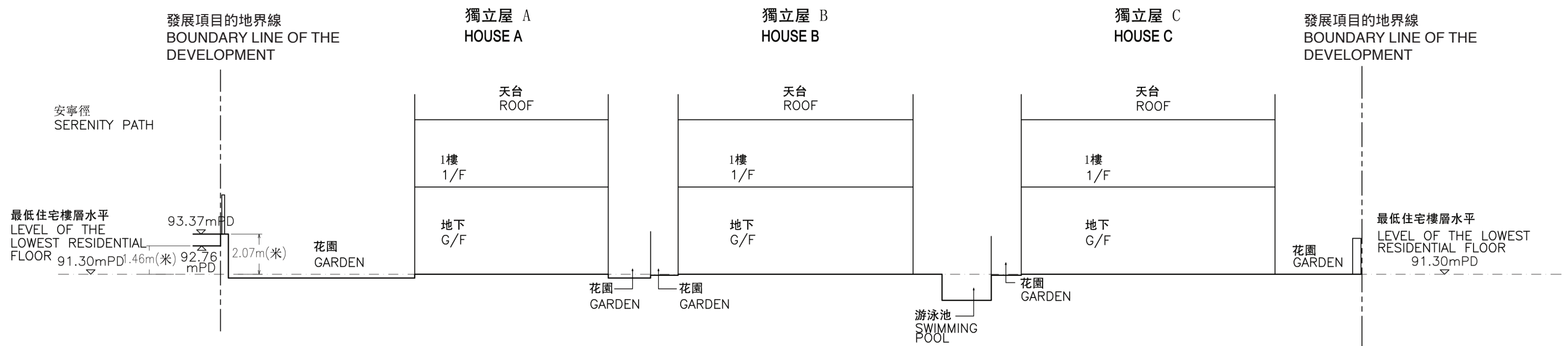
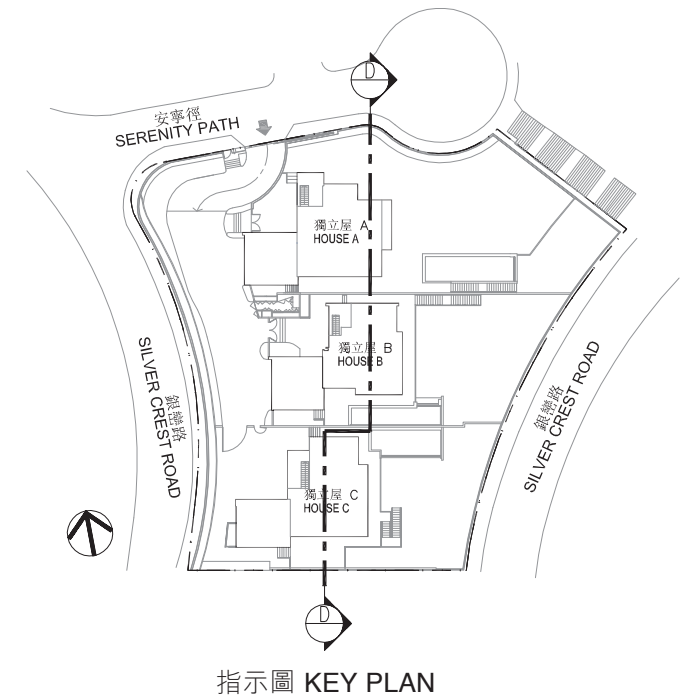
## CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

### 圖例 LEGEND:

- mPD - 米 (香港主水平基準以上)  
Metres (Above the Hong Kong Principal Datum)
- - - - 最低住宅樓層水平 Level of the lowest residential floor

毗連獨立屋A的一段安寧徑為香港主水平基準以上92.76米至93.37米。

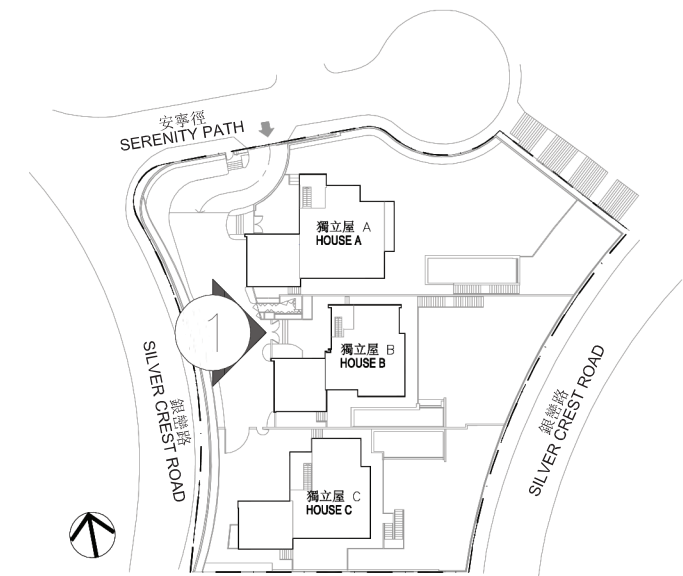
The part of Serenity Path adjacent to House A is from 92.76 to 93.37 metres above the Hong Kong Principal Datum.



橫截面圖D-D  
Cross-section Plan D-D

# 立面圖 ELEVATION PLAN

## 立面圖 1 ELEVATION PLAN 1

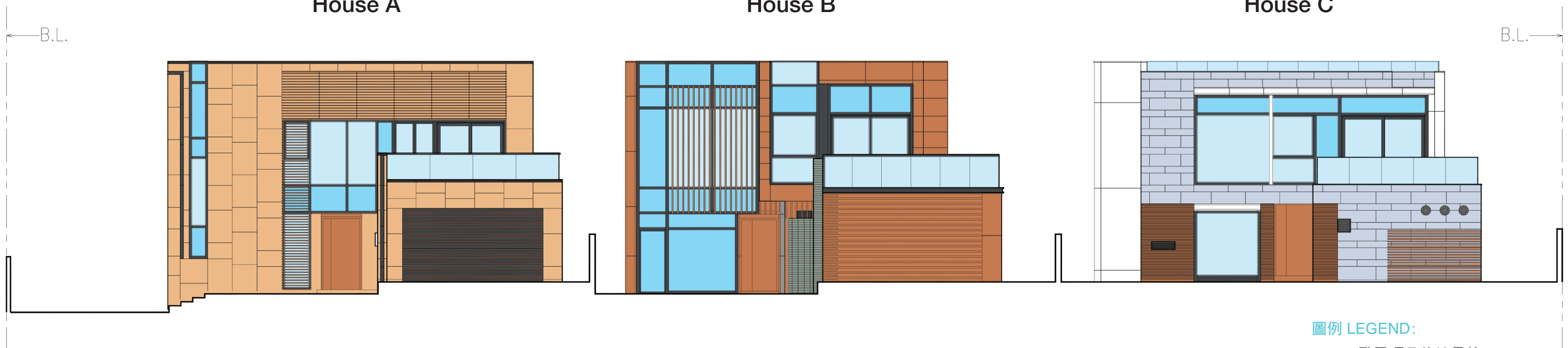


指示圖 KEY PLAN

獨立屋A  
House A

獨立屋B  
House B

獨立屋C  
House C



### 圖例 LEGEND:

B.L. = 發展項目的地界線  
BOUNDARY LINE OF THE  
DEVELOPMENT

發展項目的認可人士證明本圖所顯示的立面圖：

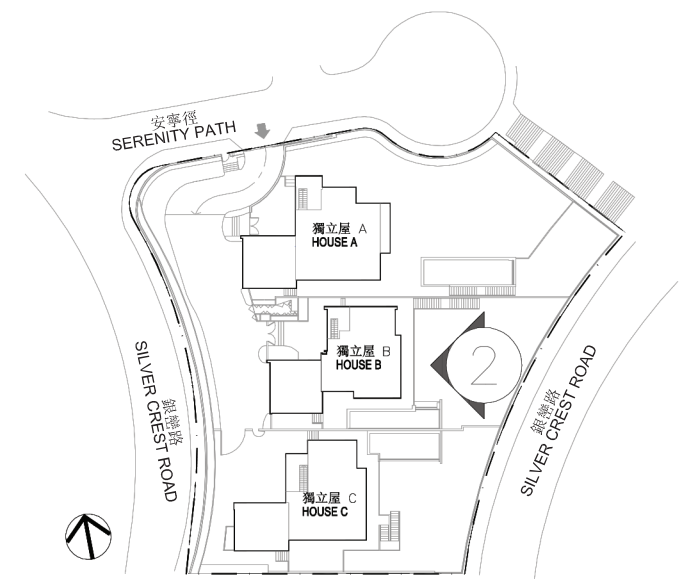
- (1) 以2018年2月23日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.

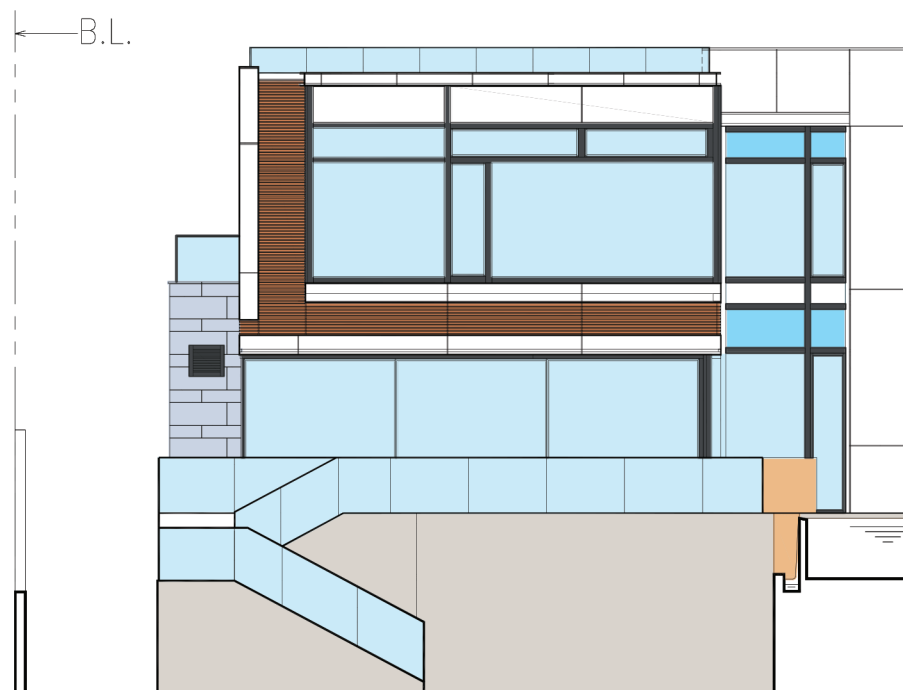
# 立面圖 ELEVATION PLAN

## 立面圖 2 ELEVATION PLAN 2

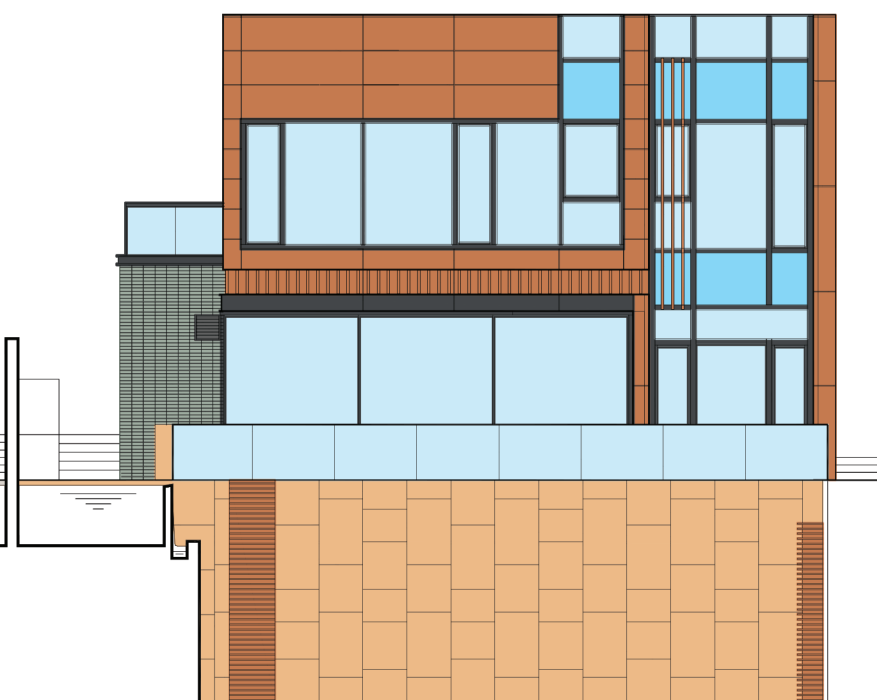


指示圖 KEY PLAN

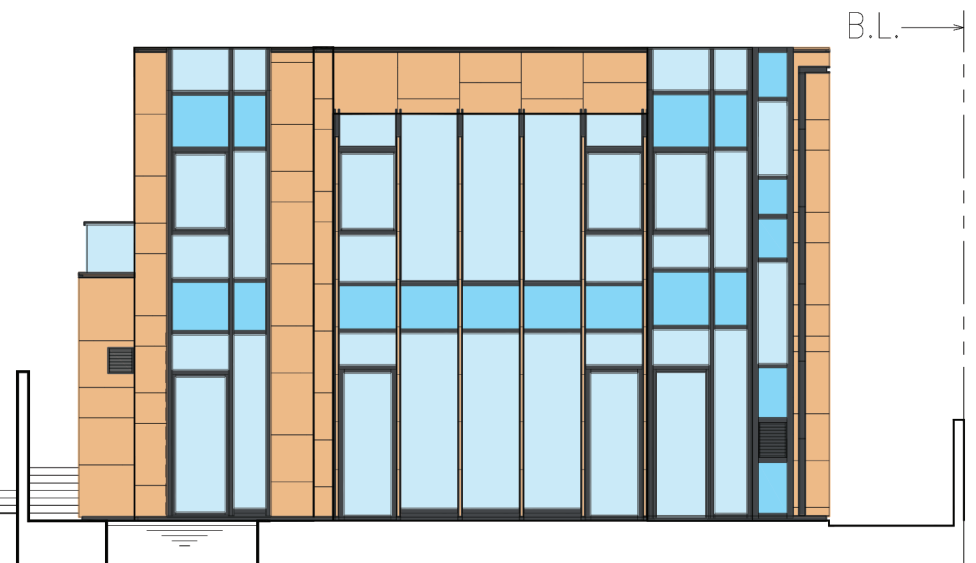
獨立屋C  
House C



獨立屋B  
House B



獨立屋A  
House A



圖例 LEGEND:

B.L. = 發展項目的地界線  
BOUNDARY LINE OF THE  
DEVELOPMENT

發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

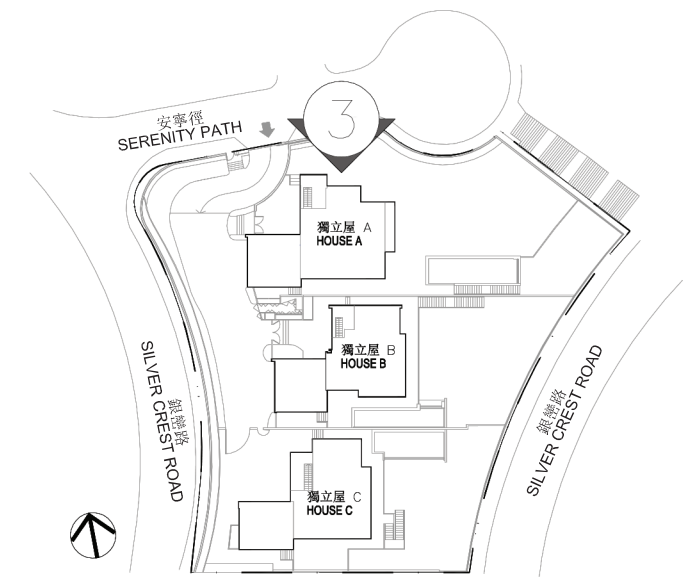
The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.



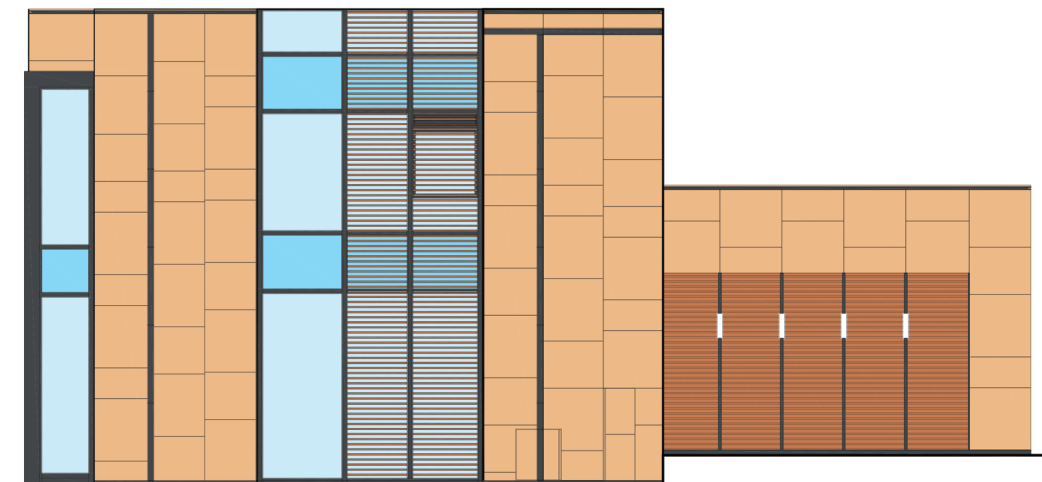
# 立面圖 ELEVATION PLAN

## 立面圖 3 ELEVATION PLAN 3



指示圖 KEY PLAN

### 獨立屋A House A



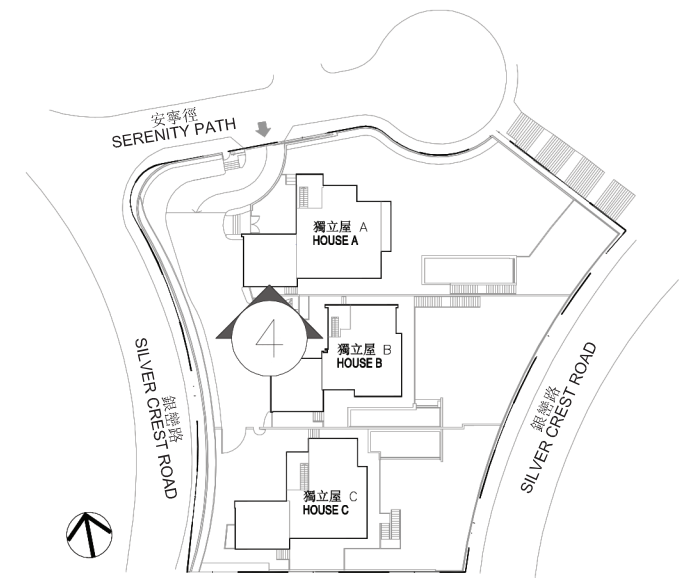
發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

The Authorized Person for the Development certified that the elevations shown on this plan:

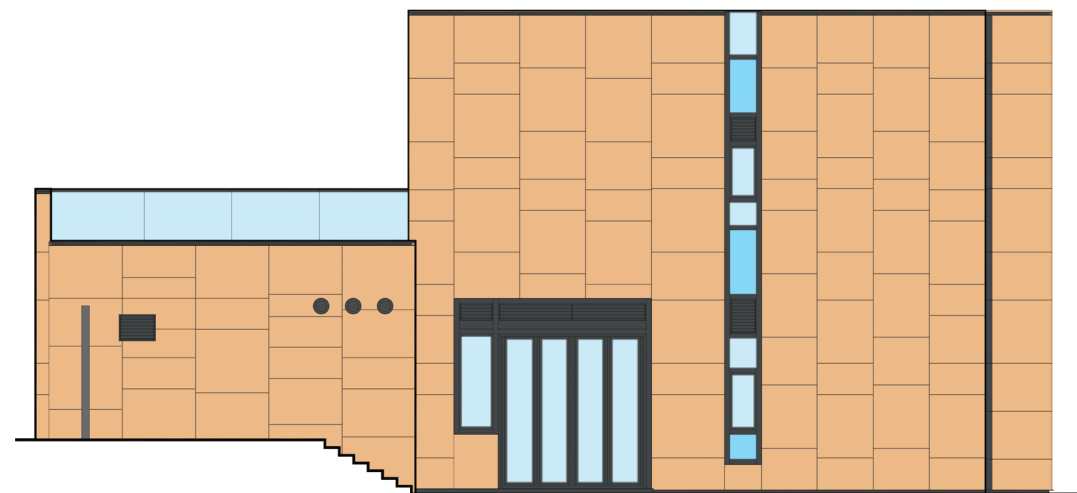
- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 4 ELEVATION PLAN 4



指示圖 KEY PLAN

獨立屋A  
House A



發展項目的認可人士證明本圖所顯示的立面圖：

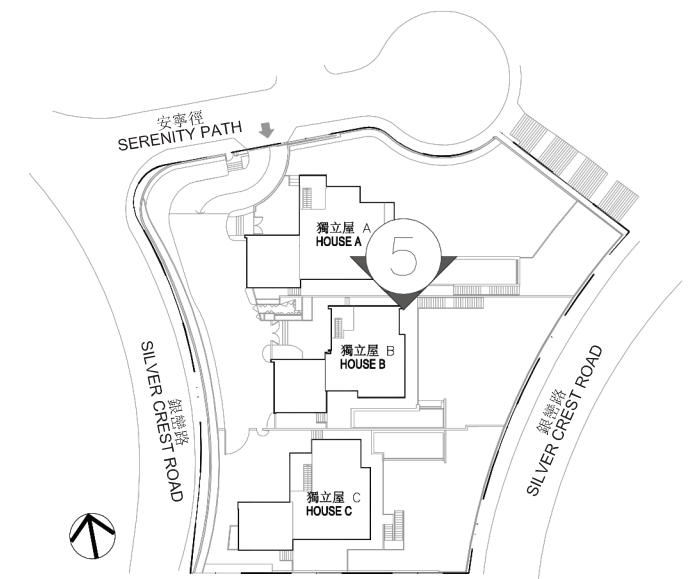
- (1) 以2018年2月23日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.

# 立面圖 ELEVATION PLAN

## 立面圖 5 ELEVATION PLAN 5



指示圖 KEY PLAN

### 獨立屋B House B



發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

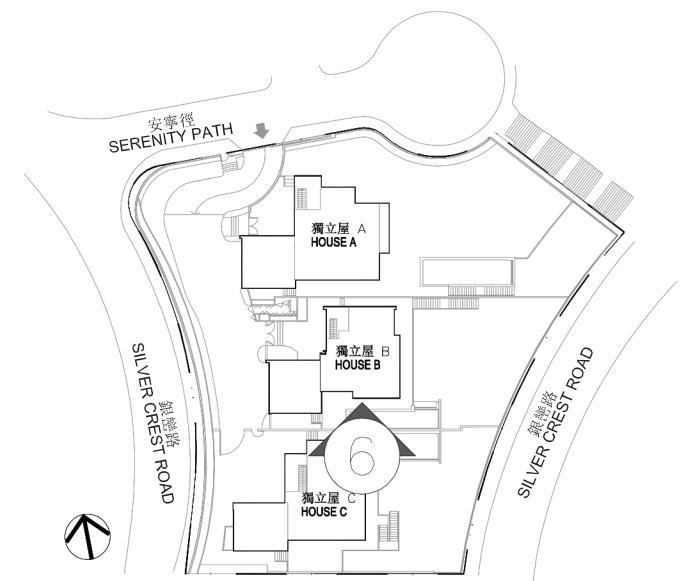
The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.



# 立面圖 ELEVATION PLAN

## 立面圖 6 ELEVATION PLAN 6



指示圖 KEY PLAN

### 獨立屋B House B



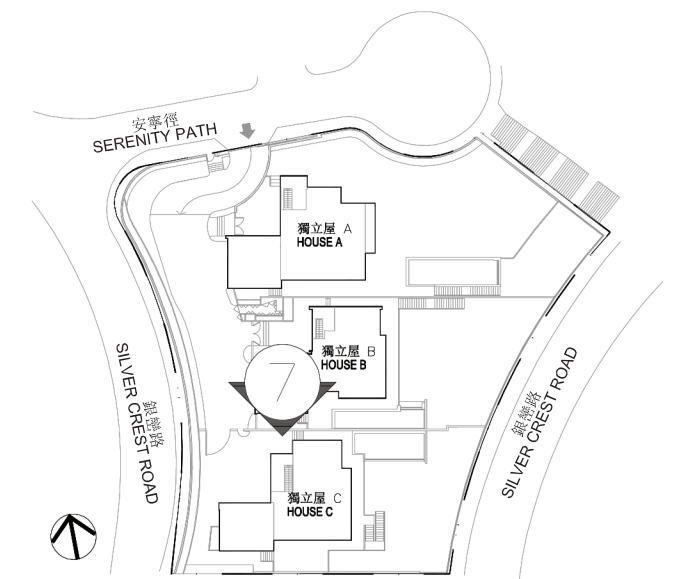
發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

The Authorized Person for the Development certified that the elevations shown on this plan:

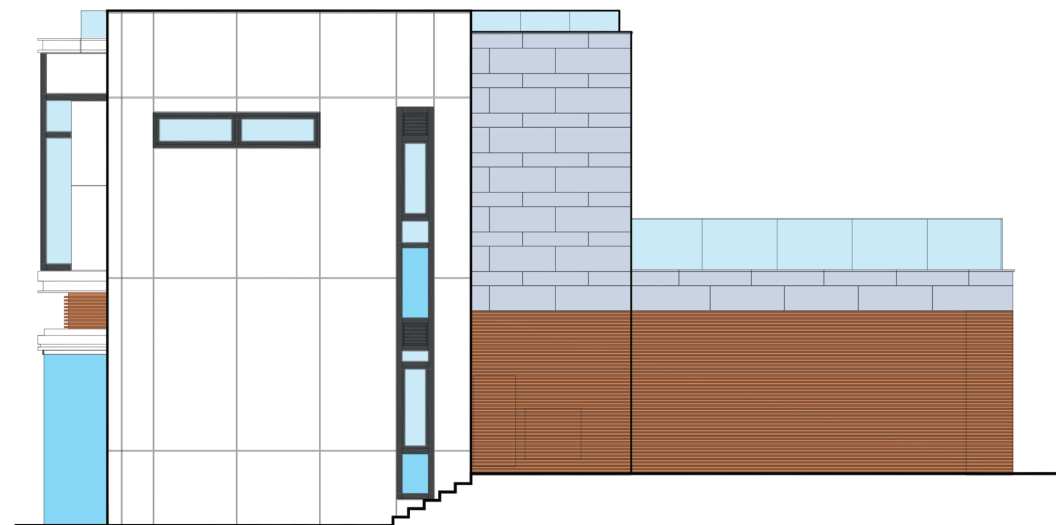
- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 7 ELEVATION PLAN 7



指示圖 KEY PLAN

獨立屋C  
House C



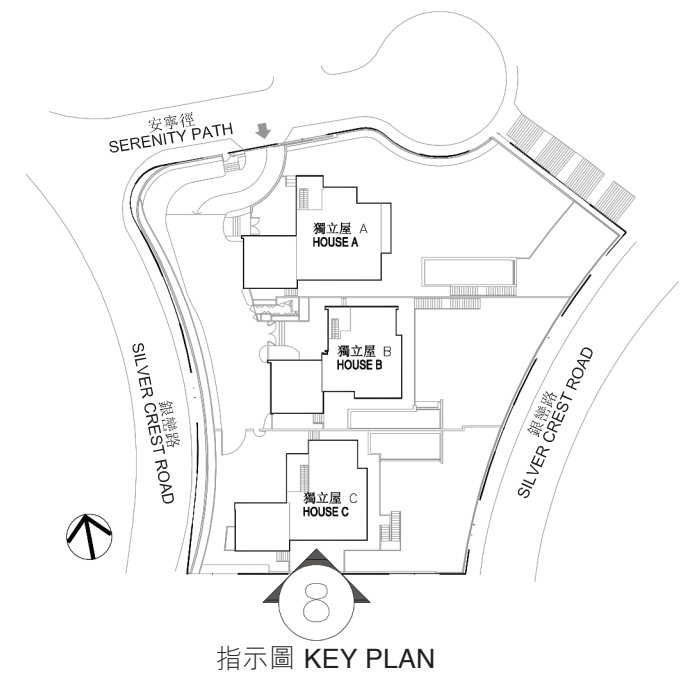
發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

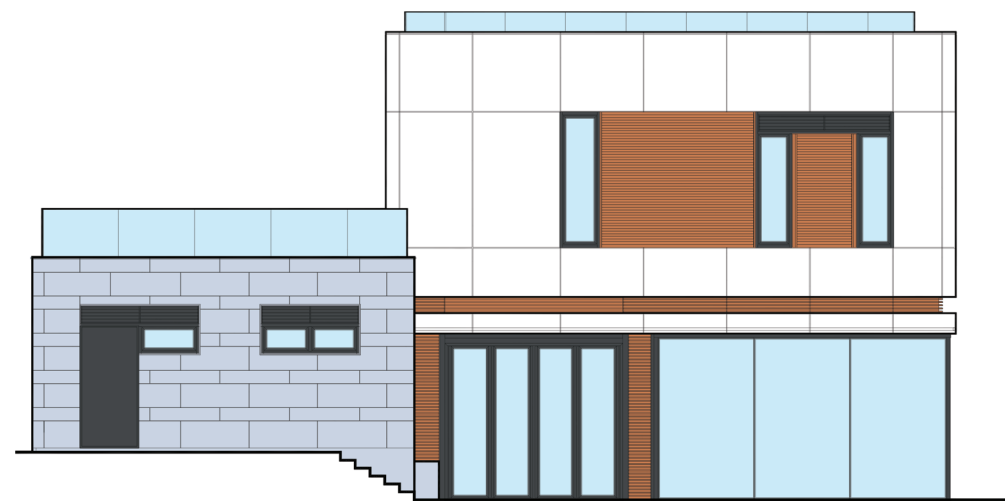
The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 8 ELEVATION PLAN 8



獨立屋C  
House C



發展項目的認可人士證明本圖所顯示的立面圖：

- (1) 以2018年2月23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；及
- (2) 大致上與發展項目的外觀一致。

The Authorized Person for the Development certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 23rd February 2018; and
- (2) are in general accordance with the outward appearance of the Development.



發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施的類別 Category of Common Facilities	面積 Area	有蓋範圍 Covered Area	無蓋範圍 Uncovered Area
住客會所(包括供住客使用的任何康樂設施) Residents' clubhouse (including any recreational facilities for residents' use)	平方米 sq. m. (平方呎 sq. ft.)	不適用 Not applicable	不適用 Not applicable
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 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)	平方米 sq. m. (平方呎 sq. ft.)	不適用 Not applicable	不適用 Not applicable
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) 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)	平方米 sq. m. (平方呎 sq. ft.)	不適用 Not applicable	不適用 Not applicable

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

關於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](http://www.ozp.tpb.gov.hk)。

指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。無須為閱覽付費。

The address of the website on which copies of the Outline Zoning Plans relating to the Development are available at: [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)

A copy of the latest draft of every 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.

# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料		
	細項	描述
(a)	外牆	外牆鋪砌天然石(只適用於獨立屋A及C)、玻璃牆、鋁質建築裝飾、鋁板、鋁質百葉、玻璃欄杆及瓷磚(只適用於獨立屋B)。
(b)	窗	鋁質窗框配強化玻璃，磨砂玻璃及彩釉玻璃。
(c)	窗台	不適用。
(d)	花槽	花槽外鋪砌天然石。
(e)	陽台或露台	不適用。
(f)	乾衣設施	不適用。
2. 室內裝修物料		
(a)	大堂	不適用。
(b)	內牆及天花板	客廳、飯廳及睡房內牆及天花髹乳膠漆。 部份天花位置裝有石膏板假陣及假天花，皆髹乳膠漆。
(c)	內部地板	客廳及飯廳地台鋪砌天然石地板及天然石牆腳線。 主人睡房及睡房2地台鋪砌複合木地板及木牆腳線。 睡房1及3地台鋪砌複合木地板，木牆腳線及天然石地板。
(d)	浴室	牆身外露位置鋪砌天然石及夾層玻璃至假天花。 地台外露位置鋪砌天然石。 裝有石膏板假天花髹乳膠漆。
(e)	廚房	牆身外露位置鋪砌天然石及夾層玻璃至假天花。 煮食爐上之外露牆身裝配不銹鋼板。 地台外露位置鋪砌天然石。 裝有石膏板假天花髹乳膠漆。 灶台裝修物料為人造石。
3. 室內裝置		
(a)	門	<p><u>車庫門</u> 分段金屬複合板，配嵌金屬軌道及採用遙控電動機驅動。</p> <p><u>入口大門</u> 採用鋼框門配以鋁質板，裝設門鎖及氣鼓。</p> <p><u>工作間門</u> 獨立屋A及B 採用實心木門配玻璃飾面，裝設門鎖、氣鼓及門頂。</p> <p>獨立屋C 採用實心木門配木飾面，裝設門鎖，氣鼓及門頂。</p>

1. Exterior Finishes		
	Item	Description
(a)	External Wall	External wall finished with natural stone (House A and C only), glass wall, aluminium architectural features, aluminium cladding, aluminium louvre, glass balustrade and ceramic tiles (House B only).
(b)	Window	Aluminium window frame with tempered glass, frosted glass and ceramic fritted glass.
(c)	Bay Window	Not Applicable.
(d)	Planter	Exterior of planter finished with natural stone.
(e)	Verandah or Balcony	Not Applicable.
(f)	Drying Facilities for Clothing	Not Applicable.
2. Interior Finishes		
(a)	Lobby	Not Applicable.
(b)	Internal Wall and Ceiling	Internal wall and ceiling of Living rooms, Dining Rooms and Bedrooms plastered with emulsion paint. Some areas are installed with gypsum board bulkhead and false ceiling both plastered with emulsion paint.
(c)	Internal Floor	Natural stone flooring and natural stone skirting in Living Room and Dining Room. Engineered wood flooring and timber skirting in Master Bedroom and Bedroom 2. Engineered wood flooring, timber skirting and natural stone flooring in Bedroom 1 and Bedroom 3.
(d)	Bathroom	Wall finished with natural stone and laminated glass on exposed surfaces and up to the false ceiling. Floor finished with natural stone on exposed surfaces. Gypsum board false ceiling plastered with emulsion paint.
(e)	Kitchen	Wall finished with natural stone and laminated glass on exposed surfaces and up to the false ceiling. Exposed wall above hob finished with stainless steel panel. Floor finished with natural stone on exposed surfaces. Gypsum board false ceiling plastered with emulsion paint. Cooking bench is finished with artificial stone.
3. Interior Fittings		
(a)	Doors	<p><u>Garage Door</u> Segmented metal composite panels, running on metal tracks and powered by remote-controlled electric motor.</p> <p><u>Entrance Door</u> Steel framed door with aluminum panel, fitted with lockset and door closer.</p> <p><u>Utility Room Door</u> House A and B Solid core timber door finished with glass, fitted with lockset, door closer and door stopper.</p> <p>House C Solid core timber door finished with timber veneer, fitted with lockset, door closer and door stopper.</p>

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置		
	細項	描述
(a)	門	<u>廚房門</u> (通往客廳及飯廳) 採用實心木門配木飾面，裝設防火玻璃視窗、門鎖、氣鼓及門頂。
		<u>廚房門</u> (通往車庫) 獨立屋B 採用實心木門配木飾面，裝設防火玻璃視窗、門鎖、氣鼓及門頂。
		獨立屋C 採用實心木門配夾層玻璃飾面，裝設門鎖、氣鼓及門頂。
		<u>門廳門</u> (通往車庫) 獨立屋A 採用實心木門配木飾面，裝設門鎖、氣鼓及門頂。
		<u>睡房及主人睡房門</u> 採用中空木門配木飾面，裝設門鎖及門頂。
		<u>衣帽間門</u> 獨立屋A及C 採用木框玻璃門，裝設門鎖。
		<u>主人浴室門</u> 採用鋁框玻璃趟門。
		<u>浴室1及2門</u> 採用中空木門配木飾面，裝設門鎖。
		<u>浴室3門</u> 獨立屋A 採用中空木趟門配木飾面，裝設木百葉及門鎖。
		獨立屋B及C 採用中空木趟門配木飾面，裝設門鎖。
		<u>廁所1</u> 採用中空木門配木飾面，裝設木百葉、門鎖及門頂。
		<u>廁所2</u> 採用鋁質趟摺門配門鎖。
		<u>花園門</u> (客廳及飯廳通往花園) 獨立屋A 採用強化玻璃門配以鋁質框及門鎖。
		獨立屋B、C 採用強化玻璃趟門配以鋁質框及門鎖。

3. Interior Fittings		
	Item	Description
(a)	Doors	<u>Kitchen Door</u> (to Living and Dining Room) Solid core timber door finished with timber veneer, fitted with fire rated glass vision panel, lockset, door closer and door stopper.
		<u>Kitchen Door</u> (to Garage) House B Solid core timber door finished with timber veneer, fitted with fire rated glass vision panel, lockset, door closer and door stopper.
		House C Solid core timber door finished with laminated glass, fitted with lockset, door closer and door stopper.
		<u>Foyer Door</u> (to Garage) House A Solid core timber door finished with timber veneer, fitted with lockset, door closer and door stopper.
		<u>Bedrooms and Master Bedroom Doors</u> Hollow core timber door finished with timber veneer, fitted with lockset and door stopper.
		<u>Walk-in Closet Door</u> House A & C Timber framed glass door fitted with lockset.
		<u>Master Bathroom</u> Aluminum framed glass sliding door.
		<u>Bathroom 1 and 2</u> Hollow core timber door finished with timber veneer, fitted with lockset.
		<u>Bathroom 3</u> House A Hollow core timber sliding door finished with timber veneer, fitted with timber louvre and lockset.
		House B & C Hollow core timber sliding door finished with timber veneer, fitted with lockset.
		<u>Toilet 1</u> Hollow core timber door finished with timber veneer, fitted with timber louvre, lockset and door stopper.
		<u>Toilet 2</u> Aluminum slide folding door with lockset.
		<u>Garden Door</u> (Living and Dining Room to Garden) House A Tempered glass door with aluminium frame and lockset.
		House B and C Tempered glass sliding door with aluminium frame and lockset.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置		
	細項	描述
(a)	門	<p><u>花園門</u> (廚房通往花園) 採用強化玻璃摺門配以鋁質框及門鎖。</p> <p><u>花園門</u> (睡房1通往花園) 採用強化玻璃門配以鋁質框及門鎖。</p> <p><u>花園門</u> (車庫通往花園) 獨立屋B及C 採用鋁金屬門及門鎖。</p> <p><u>平台門</u> (偏廳通往平台) 獨立屋A 採用強化玻璃門配以鋁質框及門鎖。</p> <p><u>平台門</u> (睡房3通往平台) 採用強化玻璃趟門配以鋁質框及門鎖。</p> <p><u>天台門</u> 採用不銹鋼門，裝設玻璃視窗及門鎖。</p>
(b)	浴室	<p>主人浴室 配備木鏡櫃、木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及鍍鉻面盆水龍頭。沐浴設施配置夾層玻璃淋浴間、鍍鉻花灑套裝、人造石浴缸(1750mm(長) x 800mm(闊) x 500mm (高))配鍍鉻浴缸水龍頭及鍍鉻缸花灑套裝。其他配件包括鍍鉻毛巾掛架及鍍鉻廁紙架。</p> <p>浴室1及浴室3 配備木鏡櫃、木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及鍍鉻面盆水龍頭。沐浴設施包括搪瓷鑄鐵浴缸(1600mm(長) x 700mm(闊) x 420mm(高))配鍍鉻浴缸水龍頭及鍍鉻浴缸花灑套裝。其他配件包括鍍鉻毛巾桿及鍍鉻廁紙架。</p> <p>浴室2 配備木鏡櫃、木洗手盆櫃配天然石檯面。配以浴室潔具及裝置包括陶瓷座廁、陶瓷洗手盆及鍍鉻面盆水龍頭。沐浴設施包括夾層玻璃淋浴間配鍍鉻浴缸花灑套裝。其他配件包括鍍鉻毛巾桿及鍍鉻廁紙架。</p> <p>有關供水系統的類型和用料，請參閱「供水」的部分。</p>
(c)	廚房	<p>不銹鋼洗滌盆配鍍鉻洗滌盆水龍頭。供水系統採用銅喉管。木製廚櫃配鋁質及高光澤焗漆面門板及人造石檯面。</p> <p>有關設備，請參閱「設備說明表」。</p>
(d)	睡房	不適用。

3. Interior Fittings		
	Item	Description
(a)	Doors	<p><u>Garden Door</u> (Kitchen to Garden) Tempered glass folding door with aluminium frame and lockset.</p> <p><u>Garden Door</u> (Bedroom 1 to Garden) Tempered glass door with aluminium frame and lockset.</p> <p><u>Garden Door</u> (Garage to Garden) House B&amp;C Aluminium door and lockset.</p> <p><u>Flat Roof Door</u> (Family Room to Flat Roof) House A Tempered glass door with aluminium frame and lockset.</p> <p><u>Flat Roof Door</u> (Bedroom 3 to Flat Roof) Tempered glass sliding door with aluminium frame and lockset.</p> <p><u>Roof Door</u> Stainless steel door fitted with glass vision panel and lockset.</p>
(b)	Bathroom	<p>Master Bathroom Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet , vitreous china wash basin and chrome plated basin mixer. Bathing facilities include laminated glass shower cubicle, chrome plated shower set, artificial stone bathtub (1750mm(L) x 800mm(W) x 500mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Other accessories include chrome plated towel holder and chrome plated paper roll holder.</p> <p>Bathroom 1 and Bathroom 3 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet , vitreous china wash basin and chrome plated basin mixer. Bathing facilities include enameled steel bathtub (1600mm(L) x 700mm(W) x 420mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Other accessories include chrome plated towel bar and chrome plated paper roll holder.</p> <p>Bathroom 2 Wooden mirror cabinet and wooden basin cabinet fitted with natural stone countertop. Sanitary wares and fittings include vitreous china water closet , vitreous china wash basin and chrome plated basin mixer. Bathing facilities include laminated glass shower cubicle with chrome plated shower set. Other accessories include chrome plated towel bar and chrome plated paper roll holder.</p> <p>For type and material of water supply system, please refer to “Water Supply”.</p>
(c)	Kitchen	<p>Stainless steel sink with chrome plated sink mixer. Copper pipes are used for water supply system. Wooden kitchen cabinet with aluminium and high gloss lacquer finished door panel and artificial stone countertop.</p> <p>For appliances, please refer to "Appliances Schedule".</p>
(d)	Bedroom	Not Applicable.



# 裝置、裝修物料及設備

## FITTINGS, FINISHES AND APPLIANCES

3. 室內裝置		
	細項	描述
(e)	電話	裝設有電話插座。有關接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。
(f)	天線	裝設有電視及電台接收插座。有關接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。
(g)	電力裝置	<p>導管部分暗藏於牆身及部分外露。外露部份或置於假天花、假陣、儲物櫃、槽位內或被其他材料覆蓋。提供單相或三相電力並備有配電箱及微型斷路器。</p> <p>家居自動化系統可控制空調機，照明及車庫捲閘。</p> <p>有關電插座及空調機接駁點的位置及數目，請參閱「住宅物業機電裝置數量說明表」。</p>
(h)	氣體供應	<p>有煤氣供應。煤氣喉接駁至氣體煮食爐及煤氣熱水爐。</p> <p>有關煤氣接駁點位置，請參閱「住宅物業機電裝置數量說明表」。</p>
(i)	洗衣機接駁點	<p>設有洗衣機來水接駁喉位(直徑為15毫米)及去水接駁喉位(直徑為40毫米)。</p> <p>有關接駁點的位置，請參考「住宅物業機電裝置數量說明表」。</p>
(j)	供水	<p>水管部分暗藏於牆身及部分外露。外露部份或置於假天花、假陣、儲物櫃、槽位內或被其他材料覆蓋。</p> <p>冷熱水供水系統採用銅喉管。</p> <p>沖廁水供水系統採用膠喉管。</p> <p>有熱水供應。</p>
4. 雜項		
(a)	升降機	不適用。
(b)	信箱	設置不銹鋼信箱。
(c)	垃圾收集	不適用。
(d)	水錶、電錶及氣體錶	<p>每戶獨立屋均有獨立的水錶位於發展項目地下之食水及沖廁水錶/污水水泵控制屏內。</p> <p>每戶獨立屋均有獨立的電錶位於發展項目地下之總電制房內。</p> <p>每戶獨立屋均有獨立的煤氣錶位於獨立屋之車庫內。</p>
5. 保安設施		
<p>每戶獨立屋入口裝設有訪客對講機及智能卡讀卡器。獨立屋入口外及發展項目的圍牆亦裝設閉路電視。</p> <p>發展項目的入口設有智能卡讀卡器。</p>		

3. Interior Fittings		
	Item	Description
(e)	Telephone	Telephone outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties" .
(f)	Aerials	TV/FM outlets are provided. For location and number of connection points, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties" .
(g)	Electrical installations	<p>Conduit wiring partly concealed and partly exposed. The exposed conduits may be enclosed in false ceiling, bulkhead, cabinets, pipe ducts or covered by other materials. Single or three phase electricity supply with distribution boards and miniature circuit breakers are provided.</p> <p>Home automation system includes control of air-conditioning system, lighting and garage shutter.</p> <p>For the location and number of power points and air conditioner points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties."</p>
(h)	Gas supply	<p>Town gas is provided. Town gas pipes are installed and connected to gas hob and gas water heater.</p> <p>For the location of gas supply points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties" .</p>
(i)	Washing machine connection point	<p>Water inlet connection point (15mm in diameter) and water outlet connection point (40mm in diameter) are provided for washing machine.</p> <p>For location of connection points, please refer to the "Schedule of Mechanical &amp; Electrical Provisions of Residential Properties" .</p>
(j)	Water Supply	<p>Water pipes are partly concealed and partly exposed. The exposed water pipes may be enclosed in false ceiling, bulkhead, cabinets, pipe ducts or covered by other materials.</p> <p>Copper pipes are used for both cold and hot water supply system.</p> <p>uPVC pipes are used for flushing water supply system.</p> <p>Hot water supply is available.</p>
4. Miscellaneous		
(a)	Lifts	Not Applicable.
(b)	Letter box	Stainless steel letter box is provided.
(c)	Refuse collection	Not Applicable.
(d)	Water meter, electricity meter and gas meter	<p>Separate water meter for each house is installed at potable &amp; flushing water meter/soil water pump panel of the Development on G/F.</p> <p>Separate electric meter for each house is installed at main switch room of the Development on G/F.</p> <p>Separate gas meter for each house is installed at Garage on G/F.</p>
5. Security Facilities		
<p>Each House entrance is installed with visitor panel and smart card readers for access control. CCTVs are installed at House entrance and fence wall of the Development.</p> <p>Smart card readers for access control are provided at entrance of the Development.</p>		

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6. 設備 Appliances			
位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number
廚房 Kitchen	氣體煮食爐 Gas Hob (2 Burners)	美諾 Miele	CS 1013-1
	炒鑊氣體煮食爐 Gas Hob (Wok Burner)	美諾 Miele	CS 1018
	電磁爐 Induction Hob	美諾 Miele	CS 1212-1i
	抽油煙機 Cooker Hood	美諾 Miele	DA 3496 HP
	蒸汽烤箱 Steam Oven	美諾 Miele	DG 6800
	焗爐 Oven	美諾 Miele	H 6890 BP
	咖啡機 Coffee Machine	美諾 Miele	CVA 6800
	雪櫃 Fridge Freezer	Sub-Zero	ICBBI-36UFDID/S/TH
	酒櫃 Wine Conditioning Unit	美諾 Miele	KWT 6322 UG
	洗碗碟機 Dishwasher	美諾 Miele	G 5670 SCVi
	洗衣乾衣機 Washer Dryer	美諾 Miele	WT 2798 i WPM
	電熱水爐 Electric Water Heater	德國寶 German Pool	GPI-M6
	液晶體電視 LCD TV	Cristal	CKTV102
	抽氣扇 Exhaust Fan	Panasonic	FV-23NL3H (只限獨立屋A House A only) FV-20NS3H (只限獨立屋B & C Houses B & C only)
主人浴室 Master Bathroom	液晶體電視 LCD TV	AD Notam	DFU-0216-045

6. 設備 Appliances			
位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number
客廳・飯廳及睡房 Living Room, Dining Room and Bedrooms	分體式冷氣機 (只限獨立屋A) VRV Type Air-conditioner (House A only)	大金 (室內分體機) Daikin (Indoor Units)	FXDP71QPVC FXDP56QPVC FXMP28BA FXMP36BA FXMP45BA
		大金 (室外分體機) Daikin (Outdoor Unit)	RUXYQ16BA
	分體式冷氣機 (只限獨立屋B) VRV Type Air-conditioner (Houses B only)	大金 (室內分體機) Daikin (Indoor Units)	FXDP71QPVC FXDP56QPVC FXMP28BA FXMP36BA FXMP45BA
		大金 (室外分體機) Daikin (Outdoor Unit)	RUXYQ12BA RUXYQ14BA
	分體式冷氣機 (只限獨立屋C) VRV Type Air-conditioner (House C only)	大金 (室內分體機) Daikin (Indoor Units)	FXDP71QPVC FXDP56QPVC FXMP28BA FXMP36BA FXMP45BA
		大金 (室外分體機) Daikin (Outdoor Unit)	RUXYQ12BA RUXYQ14BA
浴室及廁所 Bathrooms and Toilets	抽氣扇 (只限獨立屋A) Exhaust Fan (House A only)	Panasonic	FV-18NS3H FV-23NL3H
	抽氣扇 (只限獨立屋B) Exhaust Fan (House B only)	Panasonic	FV-18NS3H FV-20NS3H

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設備，便會安裝品質相若的設備。

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

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

6. 設備 Appliances			
位置 Location	設備 Appliance	品牌名稱 Brand Name	產品型號 Model Number
浴室及廁所 Bathrooms and Toilets	抽氣扇 (只限獨立屋C) Exhaust Fan (House C only)	Panasonic	FV-18NS3H FV-20NS3H
	浴室寶 Thermo Ventilator	Panasonic	FV-40BE2H
消防泵房 Fire Services Pump Room	抽氣扇 Exhaust Fan	Panasonic	FV-18NF3H
車庫 Garage	抽氣扇 Exhaust Fan	Panasonic	FV-30GS4
	鮮風扇 Fresh Air Fan	Panasonic	FV-18NF3H FV-30GS4
	煤氣熱水爐 Gas Water Heater	Noritz	NR32DQF

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設備，便會安裝品質相若的設備。

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

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
花園 Garden	汽車進出大閘控制器 Vehicle Entrance Gate Controller	-	-	-	-	-	-	1	-	-
	13A 防水單位電源插座 13A Waterproof Single Socket Outlet	10	-	-	10	-	-	8	-	-
	訪客對講機 Visitor Panel	1	-	-	1	-	-	1	-	-
	防水燈掣 Waterproof Lighting Switch	1	-	-	1	-	-	1	-	-
	門鈴按鈕 Door Bell Button	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	72	-	-	62	-	-	75	-	-
	防水開關掣 Waterproof Isolator	6	-	-	6	-	-	7	-	-
消防泵房 Fire Services Pump Room	防水燈位 Waterproof Lighting Point	2	-	-	2	-	-	2	-	-
	防水燈掣 Waterproof Lighting Switch	1	-	-	1	-	-	1	-	-
	13A 防水單位電源插座 13A Waterproof Single Socket Outlet	1	-	-	1	-	-	1	-	-
	防水開關掣 Waterproof Isolator	2	-	-	2	-	-	2	-	-
	接線座 Fused Spur Unit	1	-	-	1	-	-	1	-	-
	抽氣扇開關掣 Switch For Exhaust Fan	1	-	-	1	-	-	1	-	-
車庫 Garage	視像對講機 Video Doorphone	1	-	-	1	-	-	1	-	-
	接線掣 / 接線座 Fused Switch / Fused Spur Unit	5	-	-	5	-	-	6	-	-
	13A 防水單位電源插座 13A Waterproof Single Socket Outlet	2	-	-	2	-	-	2	-	-
	13A 單位電源插座 13A Single Socket Outlet	4	-	-	4	-	-	4	-	-
	燈感應器 Lighting Sensor	1	-	-	1	-	-	1	-	-
	配電箱 Miniature Circuit Breaker Board	4	-	-	4	-	-	4	-	-
	防水開關掣 Waterproof Isolator	3	-	-	3	-	-	3	-	-
	車閘控制器 Car Gate Controller	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	6	-	-	6	-	-	6	-	-
	燈掣 Lighting Switch	1	-	-	1	-	-	1	-	-
	電動汽車充電器 Ev Charger	1	-	-	1	-	-	1	-	-
	出口指示燈 Exit Sign	1	-	-	1	-	-	1	-	-
	煤氣錶 Gas Meter	1	-	-	1	-	-	1	-	-
	四極轉換開關掣 4 Pole Changeover Switch	1	-	-	1	-	-	1	-	-
	車閘開關掣 Car Gate Switch	1	-	-	1	-	-	1	-	-
	緊急電源開關掣 Main Switch for Essential Power Supply	1	-	-	1	-	-	1	-	-



裝置、裝修物料及設備

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住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
客廳及飯廳 Living Room and Dining Room	13A 單位電源插座 13A Single Socket Outlet	5	-	-	4	-	-	4	-	-
	13A 雙位電源插座 13A Twin Socket Outlet	5	-	-	4	-	-	5	-	-
	電視/電台天線插座 TV/FM Outlet	3	-	-	2	-	-	2	-	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	3	-	-	2	-	-	2	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	4	-	-	3	-	-	-	-	-
	抽氣扇開關掣 Switch For Exhaust Fan	2	-	-	2	-	-	3	-	-
	電熱水爐開關掣 Switch For Electric Water Heater	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	21	-	-	14	-	-	16	-	-
	燈掣 Lighting Switch	9	-	-	10	-	-	11	-	-
廚房 Kitchen	接線位 / 接線座 Connection Point / Fused Spur Unit	10	-	-	9	-	-	9	-	-
	13A 單位電源插座 13A Single Socket Outlet	10	-	-	9	-	-	9	-	-
	13A 雙位電源插座 13A Twin Socket Outlet	1	-	-	3	-	-	3	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	12	-	-	10	-	-	9	-	-
	燈掣 Lighting Switch	2	-	-	3	-	-	3	-	-
	視像對講機 Video Doorphone	1	-	-	1	-	-	1	-	-
	門鈴 Door Bell	1	-	-	1	-	-	1	-	-
	洗碗碟機來水點 Water Point For Dishwasher	1	-	-	1	-	-	1	-	-
	洗衣乾衣機來水點 Water Point For Washer Dryer	1	-	-	1	-	-	1	-	-
	洗碗碟機去水點 Drain Point For Dishwasher	1	-	-	1	-	-	1	-	-
	洗衣乾衣機來水點 Drain Point For Washer Dryer	1	-	-	1	-	-	1	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	1	-	-	1	-	-	1	-	-
	氣體煮食爐接駁點 Town Gas Connection Point for Gas Hob	1	-	-	1	-	-	1	-	-

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
睡房 1 Bedroom 1	13A 雙位電源插座 13A Twin Socket Outlet	3	-	-	3	-	-	3	-	-
	13A 單位電源插座 13A Single Socket Outlet	3	-	-	3	-	-	3	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-	1	-	-	1	-	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	1	-	-	2	-	-	2	-	-
	抽氣扇開關掣 Switch For Exhaust Fan	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	7	-	-	5	-	-	5	-	-
	燈掣 Lighting Switch	4	-	-	4	-	-	4	-	-
浴室 1 Bathroom 1	13A雙位電源插座 13A Twin Socket Outlet	1	-	-	1	-	-	1	-	-
	13A 單位電源插座 13A Single Socket Outlet	1	-	-	1	-	-	1	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	1	-	-	1	-	-	1	-	-
	接線座 Fused Spur Unit	2	-	-	2	-	-	2	-	-
	熱水爐溫度掣 Town Gas Remote Controller	1	-	-	1	-	-	1	-	-
	浴室寶接線位 Connection Point For Thermo Ventilator	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	4	-	-	4	-	-	4	-	-
廁所1 Toilet 1	接線座 Fused Spur Unit	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	3	-	-	3	-	-	2	-	-
	熱水爐溫度掣 Town Gas Remote Controller	1	-	-	1	-	-	1	-	-
	13A 單位電源插座 13A Single Socket Outlet	1	-	-	1	-	-	1	-	-
門廳 Foyer	13A 單位電源插座 13A Single Socket Outlet	2	-	-	2	-	-	2	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	2	-	-	2	-	-	5	-	-
	中央空調控制屏 Central Air-Conditioner Control Panel	1	-	-	1	-	-	1	-	-
	抽氣扇開關掣 Switch For Exhaust Fan	1	-	-	1	-	-	-	-	-
	視像對講機 Video Doorphone	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	3	-	-	2	-	-	2	-	-
	燈掣 Lighting Switch	6	-	-	6	-	-	6	-	-
	出口指示燈 Exit Sign	1	-	-	-	-	-	-	-	-

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
工作間 Utility Room	13A 雙位電源插座 13A Twin Socket Outlet	2	-	-	2	-	-	2	-	-
	13A 單位電源插座 13A Single Socket Outlet	3	-	-	3	-	-	3	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	1	-	-	1	-	-	1	-	-
	接線座 Fused Spur Unit	3	-	-	4	-	-	3	-	-
	抽氣扇開關掣 Switch For Exhaust Fan	1	-	-	1	-	-	1	-	-
	電視/電台天線插座 TV/FM Outlet	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	2	-	-	2	-	-	1	-	-
	燈掣 Lighting Switch	2	-	-	2	-	-	2	-	-
廁所 2 Toilet 2	接線座 Fused Spur Unit	1	-	-	1	-	-	1	-	-
	燈位 Lighting Point	1	-	-	1	-	-	1	-	-
	熱水爐溫度掣 Town Gas Remote Controller	1	-	-	1	-	-	1	-	-
一樓偏廳 1/F Family Room	13A 雙位電源插座 13A Twin Socket Outlet	-	1	-	-	-	-	-	-	-
	13A 單位電源插座 13A Single Socket Outlet	-	3	-	-	-	-	-	-	-
	視像對講機 Video Doorphone	-	1	-	-	-	-	-	-	-
	門鈴 Door Bell	-	1	-	-	-	-	-	-	-
	電視/電台天線插座 TV/FM Outlet	-	1	-	-	-	-	-	-	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	-	1	-	-	-	-	-	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	2	-	-	-	-	-	-	-
	燈位 Lighting Point	-	7	-	-	-	-	-	-	-
	燈掣 Lighting Switch	-	5	-	-	-	-	-	-	-
睡房 2 Bedroom 2	13A 雙位電源插座 13A Twin Socket Outlet	-	2	-	-	2	-	-	2	-
	13A 單位電源插座 13A Single Socket Outlet	-	3	-	-	4	-	-	4	-
	電視/電台天線插座 TV/FM Outlet	-	1	-	-	1	-	-	1	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	-	1	-	-	2	-	-	2	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	1	-	-	1	-	-	1	-
	抽氣扇開關掣 Switch For Exhaust Fan	-	1	-	-	1	-	-	1	-
	燈位 Lighting Point	-	7	-	-	5	-	-	5	-
	燈掣 Lighting Switch	-	4	-	-	4	-	-	4	-

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
浴室 2 Bathroom 2	13A 雙位電源插座 13A Twin Socket Outlet	-	1	-	-	1	-	-	1	-
	13A 單位電源插座 13A Single Socket Outlet	-	1	-	-	1	-	-	1	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	1	-	-	1	-	-	1	-
	接線座 Fused Spur Unit	-	2	-	-	2	-	-	2	-
	浴室寶接線位 Connection Point For Thermo Ventilator	-	1	-	-	1	-	-	1	-
	熱水爐溫度掣 Town Gas Remote Controller	-	1	-	-	1	-	-	1	-
	燈位 Lighting Point		4			4			4	
睡房 3 Bedroom 3	13A 雙位電源插座 13A Twin Socket Outlet	-	2	-	-	3	-	-	3	-
	13A 單位電源插座 13A Single Socket Outlet	-	1	-	-	4	-	-	4	-
	電視/電台天線插座 TV/FM Outlet	-	1	-	-	1	-	-	1	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	-	1	-	-	2	-	-	2	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	-	-	-	1	-	-	1	-
	抽氣扇開關掣 Switch For Exhaust Fan	-	1	-	-	1	-	-	1	-
	燈位 Lighting Point	-	4	-	-	5	-	-	8	-
浴室 3 Bathroom 3	燈掣 Lighting Switch	-	3	-	-	5	-	-	4	-
	13A 雙位電源插座 13A Twin Socket Outlet	-	1	-	-	1	-	-	1	-
	13A 單位電源插座 13A Single Socket Outlet	-	1	-	-	1	-	-	1	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	1	-	-	1	-	-	1	-
	接線座 Fused Spur Unit	-	2	-	-	2	-	-	2	-
	熱水爐溫度掣 Town Gas Remote Controller	-	1	-	-	1	-	-	1	-
	浴室寶接線位 Connection Point For Thermo Ventilator	-	1	-	-	1	-	-	1	-
主人睡房 Master Bedroom	燈位 Lighting Point	-	5	-	-	5	-	-	5	-
	13A 雙位電源插座 13A Twin Socket Outlet	-	4	-	-	3	-	-	3	-
	13A 單位電源插座 13A Single Socket Outlet	-	3	-	-	3	-	-	5	-
	電視/電台天線插座 TV/FM Outlet	-	2	-	-	1	-	-	1	-
	數據插座及電話插座 Data Outlet and Telephone Outlet	-	2	-	-	2	-	-	3	-
	抽氣扇開關掣 Switch For Exhaust Fan	-	-	-	-	1	-	-	-	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	1	-	-	1	-	-	-	-
	燈位 Lighting Point	-	10	-	-	11	-	-	9	-
	燈掣 Lighting Switch	-	3	-	-	5	-	-	5	-



裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅物業機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL PROPERTIES

細項 Item		獨立屋 A House A			獨立屋 B House B			獨立屋 C House C		
		地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F	地下 G/F	一樓 1/F	天台 R/F
主人浴室 Master Bathroom	13A 雙位電源插座 13A Twin Socket Outlet	-	2	-	-	2	-	-	2	-
	13A 單位電源插座 13A Single Socket Outlet	-	5	-	-	5	-	-	5	-
	電視/電台天線插座 TV/FM Outlet	-	1	-	-	1	-	-	1	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	2	-	-	2	-	-	2	-
	接線座 Fused Spur Unit	-	6	-	-	6	-	-	6	-
	熱水爐溫度掣 Town Gas Remote Controller	-	1	-	-	1	-	-	1	-
	燈位 Lighting Point	-	9	-	-	9	-	-	7	-
衣帽間 Walk-In Closet	13A 雙位電源插座 13A Twin Socket Outlet	-	2	-	-	-	-	-	1	-
	13A 單位電源插座 13A Single Socket Outlet	-	2	-	-	-	-	-	4	-
	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	1	-	-	-	-	-	2	-
	抽氣扇開關掣 Switch For Exhaust Fan	-	1	-	-	-	-	-	1	-
	燈掣 Lighting Switch	-	3	-	-	-	-	-	3	-
	燈位 Lighting Point	-	2	-	-	-	-	-	2	-
一樓走廊 1/F Corridor	空調機室內機接線座 Fused Spur Unit for Air-conditioner Indoor Unit	-	-	-	-	1	-	-	1	-
	視像對講機 Video Doorphone	-	-	-	-	1	-	-	1	-
	燈位 Lighting Point	-	-	-	-	3	-	-	3	-
	燈掣 Lighting Switch	-	-	-	-	3	-	-	3	-
	13A 雙位電源插座 13A Twin Socket Outlet	-	-	-	-	1	-	-	-	-
	13A 單位電源插座 13A Single Socket Outlet	-	-	-	-	2	-	-	2	-
	門鈴 Door Bell	-	-	-	-	1	-	-	1	-
平台 Flat Roof	13A 防水單位電源插座 13A Waterproof Single Socket Outlet	-	2	-	-	2	-	-	2	-
	燈位 Lighting Point	-	3	-	-	3	-	-	-	-
天台 Roof	燈位 Lighting Point	-	-	15	-	-	15	-	-	20
	13A 防水單位電源插座 13A Waterproof Single Socket Outlet	-	-	4	-	-	4	-	-	4
	電視接收天線 TV/FM Antenna	-	-	1	-	-	1	-	-	1
	防水開關掣 Waterproof Isolator	-	-	1	-	-	1	-	-	1
內置樓梯 Internal Stair	燈位 Lighting Point	2	1	-	2	1	-	2	1	-
	燈掣 Lighting Switch	1	2	-	1	2	-	1	2	-
游泳池 Swimming Pool	燈位 Lighting Point	5	-	-	6	-	-	6	-	-

## 服務協議 SERVICE AGREEMENTS

1. 食水及沖廁水由水務署供應。
2. 電力由中華電力有限公司供應。
3. 煤氣由香港中華煤氣有限公司供應。

1. Potable and flushing water is supplied by Water Supplies Department.
2. Electricity is supplied by CLP Power Hong Kong Limited.
3. Towngas is supplied by The Hong Kong and China Gas Company Limited.

## 地稅 GOVERNMENT RENT

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至及包括該指明住宅物業買賣完成日(即該指明住宅物業轉讓契日期)為止的地稅。

The owner of the specified residential property 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 the specified residential property (i.e. the date of the assignment of the specified residential property).

## 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金；及
2. 在交付時，買方不須向擁有人支付清理廢料的費用<sup>1</sup>。

備註：

<sup>1</sup>在交付時，買方須根據公契的最新擬稿向發展項目的管理人(而非擁有人)支付清理廢料的費用，如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and
2. On that delivery, the purchaser is not liable to pay the owner a debris removal fee<sup>1</sup>.

Remarks:

<sup>1</sup>Upon that delivery, the purchaser is liable to pay the debris removal fee to the Manager (not the owner) of the Development under the latest draft of the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the purchaser shall reimburse the owner for the same.

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

按買賣合約規定，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書後，須於合理切實可行的情況下，盡快作出補救。

As provided in the agreement for sale and purchase, the Vendor shall, 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.

# 斜坡維修

## MAINTENANCE OF SLOPES

1. 批地文件規定發展項目中的住宅物業的擁有人須自費維修任何斜坡，該規定的條款如下：

批地文件特別條件第19條規定：

- (a) 「如基於或涉及塑造、平整或發展該地段或其任何部分之目的，需要作出任何分割、移除或移後毗鄰或附近的山邊或淺灘或作出任何堆高或堆填，承授人須於當時或其後任何時間興建或承擔興建需要保護及支撐該山邊或淺灘及該地段與消除及防止日後任何崩落、塌方或下陷的擋土牆或其他支撐物的費用、並須於任何時間維持所述擋土牆或其他支撐物的良好實質維修狀況。倘若由於任何該等平整、校平或發展項目導致於任何時間該處或鄰近山邊或淺灘發生任何塌方、下陷或崩落（不論是發生於政府土地或租地、位於或源自該地段），承授人須自費進行有關復原及修復工程，及須就所有通過或由於塌方、下陷或崩落而產生、蒙受或招致的費用、收費、損害賠償、索求及各種各類損失向政府作出彌償。除了由於違反任何該等條件所給予任何其他權利或補救之外，新界政務司有權向承授人發出書面通知，要求承授人實行有關施工及/或保養或復原及修復任何崩落、塌方或下陷，如承授人疏忽或未能於指定時間內遵照該通知行事，新界政務司可隨即執行及實行有關工程，而承授人須應政府要求償還有關費用。」
2. 每名發展項目的擁有人（或聯同毗連土地的相關業主，如適用者）均須分擔維修工程的費用。
  3. 斜坡和擋土牆（根據公契定義）的位置（只作識別用途）在第69至71頁的斜坡及擋土牆示意圖 1、2及3上用靛色標示。
  4. 根據公契，管理人有權並有責任按批地文件要求以及根據土力工程處發行之「岩土指南第五冊－斜坡維修指南」（經不時修訂或替代）及根據岩土指南第五冊就斜坡和擋土牆編製之維修手冊（如有）（下稱「斜坡維修手冊」），就有關土地內或外的斜坡和擋土牆（根據公契定義）維修及進行全部工程，費用由業主（或聯同毗連土地的相關業主，如適用者）承擔。為了此等目的，管理人（包括業主立案法團）獲得業主之全面授權，以聘用適當的合資格人士對斜坡和擋土牆進行檢查，並保持及維持其修葺堅固，狀況良好，並遵從批地文件，特別是按照有關適當政府主管部門就斜坡和擋土牆之維修不時發佈之斜坡維修手冊及全部指引，進行有關斜坡和擋土牆之任何所需工程。

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own costs. The terms of requirement are as follows:

Special Condition No.19 of the Land Grant stipulates that :-

- “Where any cutting away, removal or setting back of adjacent or nearby hillside or banks or any building up or filling in is required for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away, landslip or subsidence occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event that as a result or arising out of any such formation, levelling or development any landslip, subsidence or falling away occurs at any time, whether in or from the adjacent hill-side or banks and whether the same be Crown or leased land, or in or from the lot itself, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such landslip, subsidence or falling away. In addition to any other rights or remedies herein provided for breach of any of the conditions hereof the Secretary for the New Territories shall be entitled by a notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away, landslip or subsidence, and if the grantee shall neglect or fail to comply with such notice within the period specified therein the said Secretary may forthwith execute and carry out the work and the grantee shall on demand repay to the Government the cost thereof.”
2. Each of the owners of the Development (or jointly with relevant owners of adjoining lands, where applicable) is obliged to contribute towards the costs of the maintenance work.
  3. The location of the Slopes and Retaining Walls (as defined in the DMC) is for identification purposes only shown coloured Indigo on the Slope and Retaining Structure Plan 1, 2 and 3 on pages 69 to 71.
  4. Under the DMC, the Manager shall have the power and duty to maintain and carry out at the expense of the Owners (or jointly with relevant owners of adjoining lands, where applicable) all works in respect of the Slopes and Retaining Walls (as defined in the DMC) within or outside the lot as required by the Land Grant and in accordance with the “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) (if any) for the Slopes and Retaining Walls (hereinafter referred to as “slope maintenance manual”) prepared in accordance with the said Geoguide 5 and for that purpose the Manager (which shall include the Owners’ Corporation) shall have full authority by 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 particular in accordance with the slope maintenance manual and all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls.





# 斜坡維修 MAINTENANCE OF SLOPES

斜坡及擋土牆  
SLOPE AND RETAINING STRUCTURES

標記 FEATURE	登記編號 REGISTRATION NUMBER
④	12NW-C/C 185

0 20 (米) (METRES)  
比例 SCALE



圖例  
LEGEND

- S

斜坡及擋土牆  
Slopes and Retaining Walls
- — —

發展項目的地界線  
BOUNDARY LINE OF THE DEVELOPMENT



斜坡及擋土牆示意圖 2  
Slope and Retaining Structure Plan 2

# MAINTENANCE OF SLOPES

## SLOPE AND RETAINING STRUCTURES

標記 FEATURE	登記編號 REGISTRATION NUMBER
⑤	12NW-C/C 175(1)

比例 SCALE



## LEGEND

**S** 斜坡及擋土牆  
Slopes and Retaining Walls

發展項目的地界線  
BOUNDARY LINE OF THE DEVELOPMENT



## Slope and Retaining Structure Plan 3

## 修訂 MODIFICATION

沒有向政府申請中而未獲批准的修訂批地文件。

There is no on-going application to the Government for a modification of the Land Grant which is not yet granted.

# 有關資料 RELEVANT INFORMATION

## 樹圖 TREE PLAN

### 圖例 LEGEND

- 發展項目的地界線  
BOUNDARY LINE OF THE DEVELOPMENT
- 於獨立屋的樹  
TREES IN HOUSES



0 10 20 (米) (METRES)  
比例 SCALE



1. 批地文件特別條件第39條規定：  
「未經新界政務司事前書面同意，不得干擾或移除於該地段或鄰近地方生長的樹木。新界政務司可於簽發同意書時施加其認為適當的重植條件。」
  2. 根據公契，每位獨立屋業主須按照批地文件條文維持及保養位於其獨立屋邊界內之按補償植樹方案（公契定義為參考編號為45310/0205/18的日期為2018年5月1日的補償植樹方案，其文本附錄於公契作為附錄一或須不時由地政總署署長批准的其他方案）（已於公契附錄的地下平面圖上以綠色標示，並由認可人士或其代表核證其準確性）種植或留存之樹木（以下簡稱「該樹木」），使該樹木狀況良好，並達致管理人滿意。公契亦規定倘若獨立屋業主未能如上述維持及保養該樹木，管理人可重整或保養位於任何獨立屋邊界內之該樹木，費用由該獨立屋的業主負責。
  3. 僅作識別目的，該樹木的位置顯示於本頁的圖則上。
1. Special Condition No.39 of the Land Grant stipulates that :-  
“No trees growing on the lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Secretary for the New Territories who may in granting consent impose such conditions as to replanting as he may deem appropriate.”
  2. Under the DMC, each Owner shall keep and maintain the tree(s) planted or retained in accordance with the Compensatory Planting Proposal (defined in the DMC as a compensatory planting proposal dated 1 May 2018 under Reference 45310/0205/18, a copy of which is annexed to the DMC as Appendix I or such other proposals as shall be approved by the Director of Lands from time to time) (as shown coloured green on the Ground Floor Plan annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person) (hereinafter referred to as “Trees”) within the boundaries of his House in good condition in accordance with the provisions of the Land Grant and to the satisfaction of the Manager. The DMC also provides that in the event where an Owner of a House fails to keep and maintain the Trees as aforesaid, the Manager can reinstate or maintain the Trees within the boundaries of any House at the cost and expense of the Owner thereof.
  3. For identification purposes only, the location of the Trees are shown on the plan on this page.

## 賣方就發展項目指定的互聯網網站的網址

## ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT

賣方為施行《一手住宅物業銷售條例》第2部就發展項目指定的互聯網網站的網址：  
[www.serenitypoint.com.hk](http://www.serenitypoint.com.hk)

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.serenitypoint.com.hk](http://www.serenitypoint.com.hk)

申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。

		面積 (平方米)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方(公共交通總站除外)	不適用
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程 師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	不適用
2.2	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工 程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	20.616
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	不適用
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簾	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	不適用
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	不適用

19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	不適用
其他項目		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	不適用
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料

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



申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below.

		Area (m²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	N/A
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	N/A
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.	20.616
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	N/A
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6.	Acoustic fin	N/A
7.	Wing wall, wind catcher and funnel	N/A
8.	Non-structural prefabricated external wall	N/A
9.	Utility platform	N/A
10.	Noise barrier	N/A
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	N/A
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	N/A
13.	Covered landscaped and play area	N/A
14.	Horizontal screens/covered walkways, trellis	N/A

15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18.	Pipe duct, air duct for mandatory feature or essential plant room	N/A
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	N/A
24.	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	N/A
28.	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

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

ENVIRONMENTAL ASSESSMENT OF THE BUILDING AND

INFORMATION ON THE ESTIMATED ENERGY PERFORMANCE

OR CONSUMPTION FOR THE COMMON PARTS OF THE

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.

## 售樓說明書印製日期 DATE OF PRINTING OF SALES BROCHURE

本售樓說明書印製日期：2018年7月13日

Date of printing of this sales brochure: 13 July 2018

## 日後可能出現的改變 POSSIBLE FUTURE CHANGES

發展項目及其周邊地區日後可能出現改變。

There may be future changes to the Development and the surrounding areas.

# 檢視紀錄

## EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	頁次 Page Number	所作修改 Revision Made	
2018年10月15日 15 October 2018	14	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
2019年1月11日 11 January 2019	14	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
	17	更新關乎發展項目的分區計劃大綱圖等 Outline zoning plan etc. relating to the Development is updated.	
2019年4月9日 9 April 2019	14	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2019年4月9日 檢視之版本之頁次 Page Number in revised version with examination date on 9 April 2019	2019年7月9日 檢視之版本之頁次 Page Number in revised version with examination date on 9 July 2019	所作修改 Revision Made
2019年7月9日 9 July 2019	15	15	發展項目的鳥瞰照片。 Aerial photography of the Development.
	—	15A,15B	新增發展項目的鳥瞰照片。 Aerial photographs of the Development are added.







