



SERENITY PEAK
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SALES BROCHURE
售樓說明書

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一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款, 以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料, 以及載於價單內的每平方呎/ 每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」), 賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言, 實用面積指該住宅物業的樓面面積, 包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積: (i)露台; (ii)工作平台; 以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積, 即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖, 均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸, 不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具, 應留意這點。
- 親臨發展項目的所在地實地視察, 以了解有關物業的四周環境 (包括交通和社區設施); 亦應查詢有否任何城市規劃方案和議決, 會對有關的物業造成影響; 參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖, 以及橫截面圖。

5. 售樓說明書

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

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

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

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

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

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6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

- 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
- 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理(不一定是賣方所指定的地產代理)，以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。
- 委託地產代理以物色物業前，您應該 —
- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。

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- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。
- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意書發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
 - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the first-hand residential property market.
- Study the information on the website designated by the vendor for the development, including the sales brochure, price lists, documents containing the sales arrangements, and the register of transactions of a development.
- Sales brochure for a development will be made available to the general public at least 7 days immediately before a date of sale while price list and sales arrangements will be made available at least 3 days immediately before the date of sale.
- Information on transactions can be found on the register of transactions on the website designated by the vendor for the development and the SRPE.

2. Fees, mortgage loan and property price

- Calculate the total expenses of the purchase, such as solicitors' fees, mortgage charges, insurance fees and stamp duties.
- Check with banks to find out if you will be able to obtain the needed mortgage loan, select the appropriate payment method and calculate the amount of the mortgage loan to ensure it is within your repayment ability.
- Check recent transaction prices of comparable properties for comparison.
- Check with the vendor or the estate agent the estimated management fee, the amount of management fee payable in advance (if any), special fund payable (if any), the amount of reimbursement of the deposits for water, electricity and gas (if any), and/or the amount of debris removal fee (if any) you have to pay to the vendor or the manager of the development.

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure you have obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- Read through the sales brochure and in particular, check the following information in the sales brochure –
 - whether there is a section on “relevant information” in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

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

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

6. Government land grant and deed of mutual covenant (DMC)

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

7. Information on Availability of Residential Properties for Selection at Sales Office

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.
- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. Register of Transactions

- Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.
- Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

- Note that vendors (including their authorized representative(s)) should not seek or accept any specific or general expression of intent of purchasing any residential property before the relevant price lists for such properties are made available to the public. You therefore should not make such an offer to the vendors or their authorized representative(s).
- Note that vendors (including their authorized representative(s)) should not seek or accept any specific expression of intent of purchasing a particular residential property before the sale of the property has commenced. You therefore should not make such an offer to the vendors or their authorized representative(s).

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

一手住宅物業買家須知

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/ a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - strike or lock-out of workmen;
 - riots or civil commotion;
 - force majeure or Act of God;
 - fire or other accident beyond the vendor's control;
 - war; or
 - inclement weather.

- The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intended to purchase.

17. Viewing of property

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
August 2017

發展項目的資料

INFORMATION ON THE DEVELOPMENT

發展項目名稱
銀海峯

街道名稱及門牌號數
安寧徑1號

獨立屋的總數
共4座獨立屋

發展項目的經批准的建築圖則所規定的門牌號數
獨立屋A、獨立屋B、獨立屋C及獨立屋D

被略去的門牌號數
不適用

Name of the Development
Serenity Peak

Name of the street and street number
1 Serenity Path

Total number of houses
There are 4 Houses

The house numbering as provided in the Approved Building Plans for the Development
House A, House B, House C and House D

Omitted house numbers
Not Applicable

賣方及有參與發展項目的其他人的資料

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方

順成興置業有限公司

Vendor

Shun Shing Hing Investment Company Limited

賣方控權公司

Fester Corporation Limited

參明有限公司

Holding company of the Vendor

Fester Corporation Limited

Chime Corporation Limited

認可人士及發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團

劉榮廣伍振民建築師事務所（香港）有限公司之劉鏡釗先生

Authorized Person and the firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity:

Mr. Henry Lau King Chiu of Dennis Lau & Ng Chun Man Architects and Engineers (H.K.) Ltd.

承建商

好希望投資有限公司

Building contractor

Ho Hi Mong Investment Company Limited

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

貝克•麥堅時律師事務所

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Baker & McKenzie

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

無

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Nil

已為發展項目的建造提供貸款的任何其他人

華懋代理有限公司

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

Chinachem Agencies Limited

有參與發展項目的各方的關係

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	不適用 Not applicable
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	不適用 Not applicable
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	不適用 Not applicable
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not applicable
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not applicable
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	不適用 Not applicable
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not applicable
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not applicable
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	不適用 Not applicable
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	不適用 Not applicable
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	不適用 Not applicable

(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	不適用 Not applicable
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	不適用 Not applicable
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	不適用 Not applicable
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	不適用 Not applicable
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	不適用 Not applicable
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	不適用 Not applicable
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團； The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	不適用 Not applicable
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	不適用 Not applicable

發展項目的設計的資料

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目有構成圍封牆的一部分的非結構的預製外牆。

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的幕牆。

There is no curtain wall forming part of the enclosing walls of the Development.

非結構的預製外牆的厚度 (毫米)	150
The thickness of the non-structural prefabricated external walls (mm)	

每個住宅物業的非結構的預製外牆的總面積：

The total area of the non-structural prefabricated external walls of each residential property:

獨立屋 House	非結構的預製外牆的總面積 (平方米) The total area of non-structural prefabricated external walls (sq. metre)
A	7.510
B	10.272
C	10.272
D	7.510

物業管理的資料

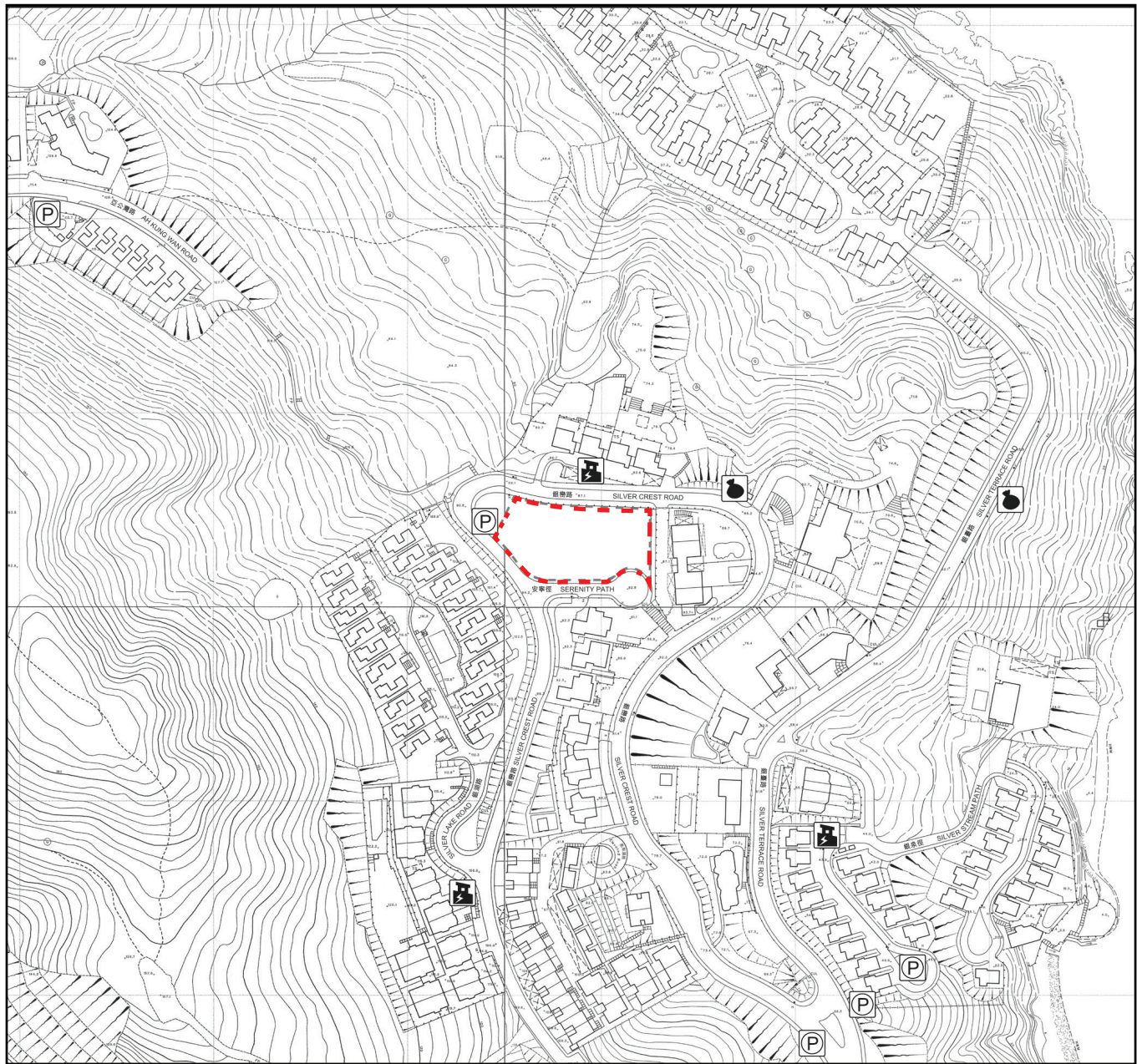
INFORMATION ON PROPERTY MANAGEMENT

根據發展項目的有關已簽立的公契，合眾物業管理有限公司獲委任為發展項目的管理人。

Together Management Company Limited is appointed as the Manager of the Development under the Deed of Mutual Covenant that has been executed.

發展項目的所在位置圖

LOCATION PLAN OF THE DEVELOPMENT



圖例 NOTATION

-  發電廠 (包括電力分站)
a power plant (including electricity sub-stations)
-  垃圾收集站
a refuse collection point
-  公用事業設施裝置
a public utility installation



上述位置圖是參考修訂於2019年7月22日之測繪編號12-NW-11A、2019年7月22日之測繪編號12-NW-11B、2018年6月6日之測繪編號12-NW-11C及2019年7月22日之測繪編號12-NW-11D，並由擁有人擬備。

The above Location Plan is prepared by the owner with reference to Survey Sheet Nos. 12-NW-11A dated 22nd July 2019, 12-NW-11B dated 22nd July 2019, 12-NW-11C dated 6th June 2018 and 12-NW-11D dated 22nd July 2019.

- 備註:
- 1. 上述位置圖版權屬香港特區政府，經地政總署准許複印，版權特許編號73/2018。
 - 2. 因技術原因(例如發展項目之不規則形狀)，位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

- Remarks:
- 1. The above Location Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 73/2018.
 - 2. Due to technical reasons (such as the irregular shape of the Development), the location plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

 發展項目位置
Location of the Development



發展項目的鳥瞰照片 AERIAL PHOTOGRAPH OF THE DEVELOPMENT



 發展項目位置
Location of the Development

資料來源：

摘錄自地政總署測繪處於2019年1月23日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E053573C。

Source of information:

Adopted from part of the aerial photo taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No.E053573C, dated 23rd January 2019.

香港特別行政區地政總署測繪處 © 版權所有，未經許可，不得複製。

Survey and Mapping Office, Lands Department, The Government of HKSAR
© Copyright reserved - reproduction by permission only.

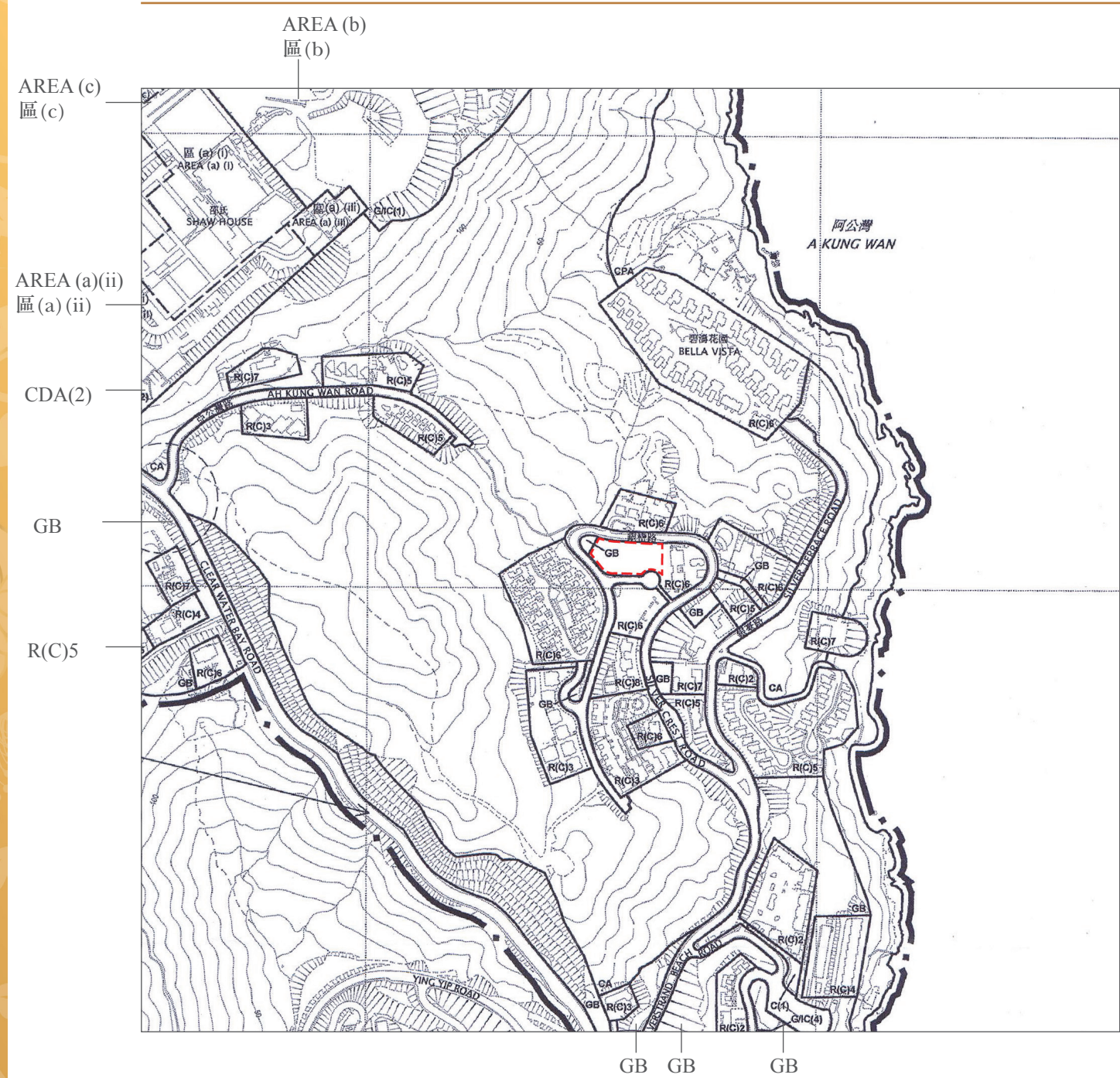
備註:

因技術原因(例如發展項目之不規則形狀)，鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Remark:

Due to technical reasons (such as the irregular shape of the Development), the aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



圖例 NOTATION

地帶 Zones	
商業 Commercial	C
住宅 (丙類) Residential (Group C)	R(C)
政府、機構或社區 Government, Institution or Community	G/IC
綠化地帶 Green Belt	GB
海岸保護區 Coastal Protection Area	CPA
自然保育區 Conservation Area	CA
綜合發展區 Comprehensive Development Area	CDA
交通 Communications	
主要道路及路口 Major Road and Junction	
其他 Miscellaneous	
規劃範圍界線 Boundary of Planning Scheme	

發展項目位置
Location of the Development



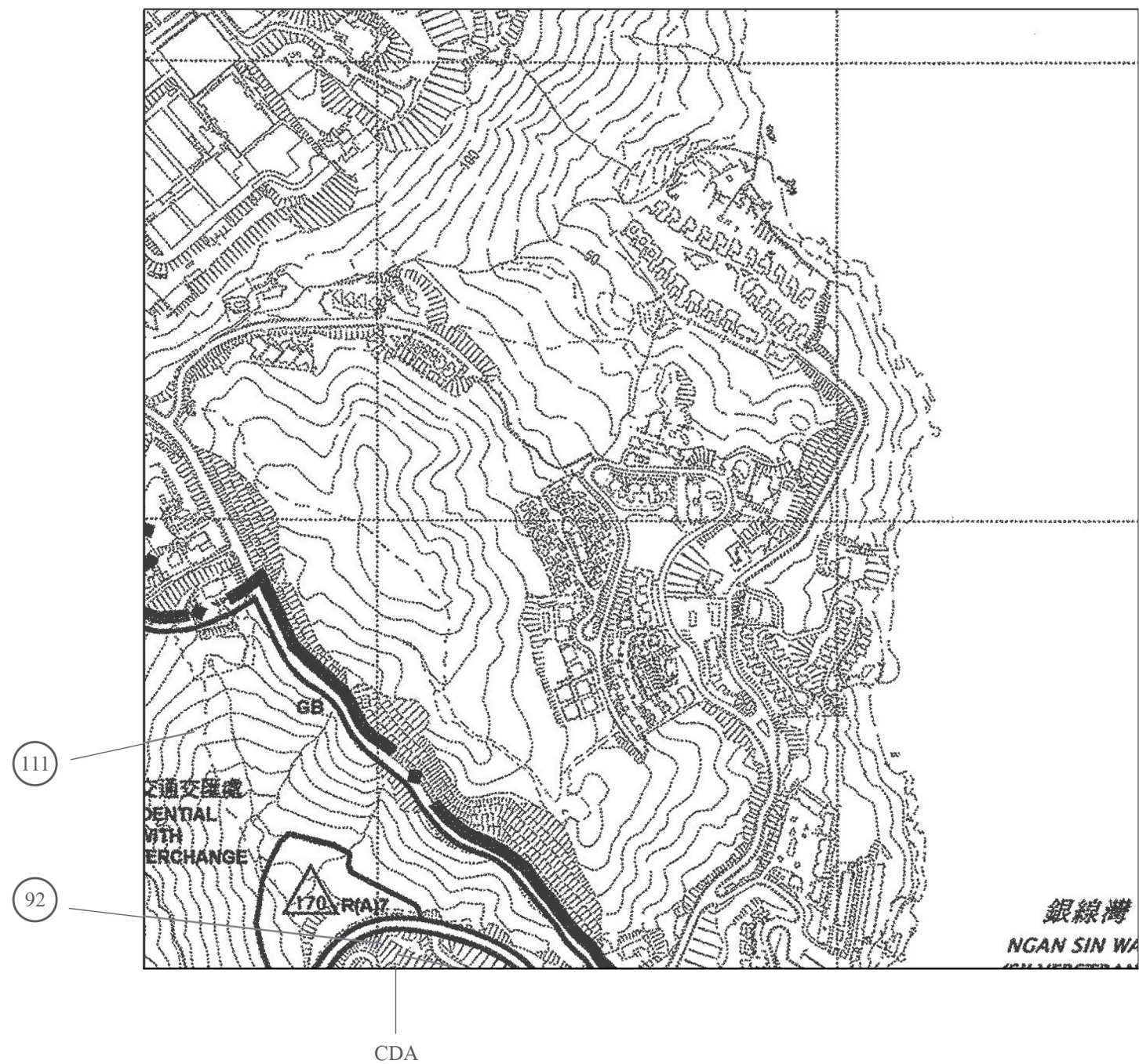
摘錄自2013年12月13日刊憲之清水灣半島北分區計劃大綱核准圖，圖則編號為S/SK-CWBN/6。
Extracted From Approved Clear Water Bay Peninsula North Outline Zoning Plan with Plan No. S/SK-CWBN/6 gazetted on 13th December 2013.

備註:
1. 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Remarks:
1. The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

關於發展項目的分區計劃大綱圖等

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT



圖例 NOTATION

地帶 Zones	
綠化地帶 Green Belt	GB
綜合發展區 Comprehensive Development Area	CDA
住宅 (甲類) Residential (Group A)	R(A)
交通 Communications	
主要道路及路口 Major Road and Junction	
其他 Miscellaneous	
規劃範圍界線 Boundary of Planning Scheme	
規劃區編號 Planning Area Number	1
最高建築物高度 Maximum Building Height (在主水平基準上若干米 In Meters Above Principal Datum)	210

發展項目位置

Location of the Development



摘錄自2018年10月26日刊憲之將軍澳分區計劃大綱核准圖，圖則編號為S/TKO/26。
Part of the Approved Tseung Kwan O Outline Zoning Plan, Plan No. S/TKO/26, gazetted on 26 October 2018.

備註:

1. 分區計劃大綱圖版權屬香港特區政府，經地政總署准許複印。

2. 因技術原因(例如發展項目之不規則形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

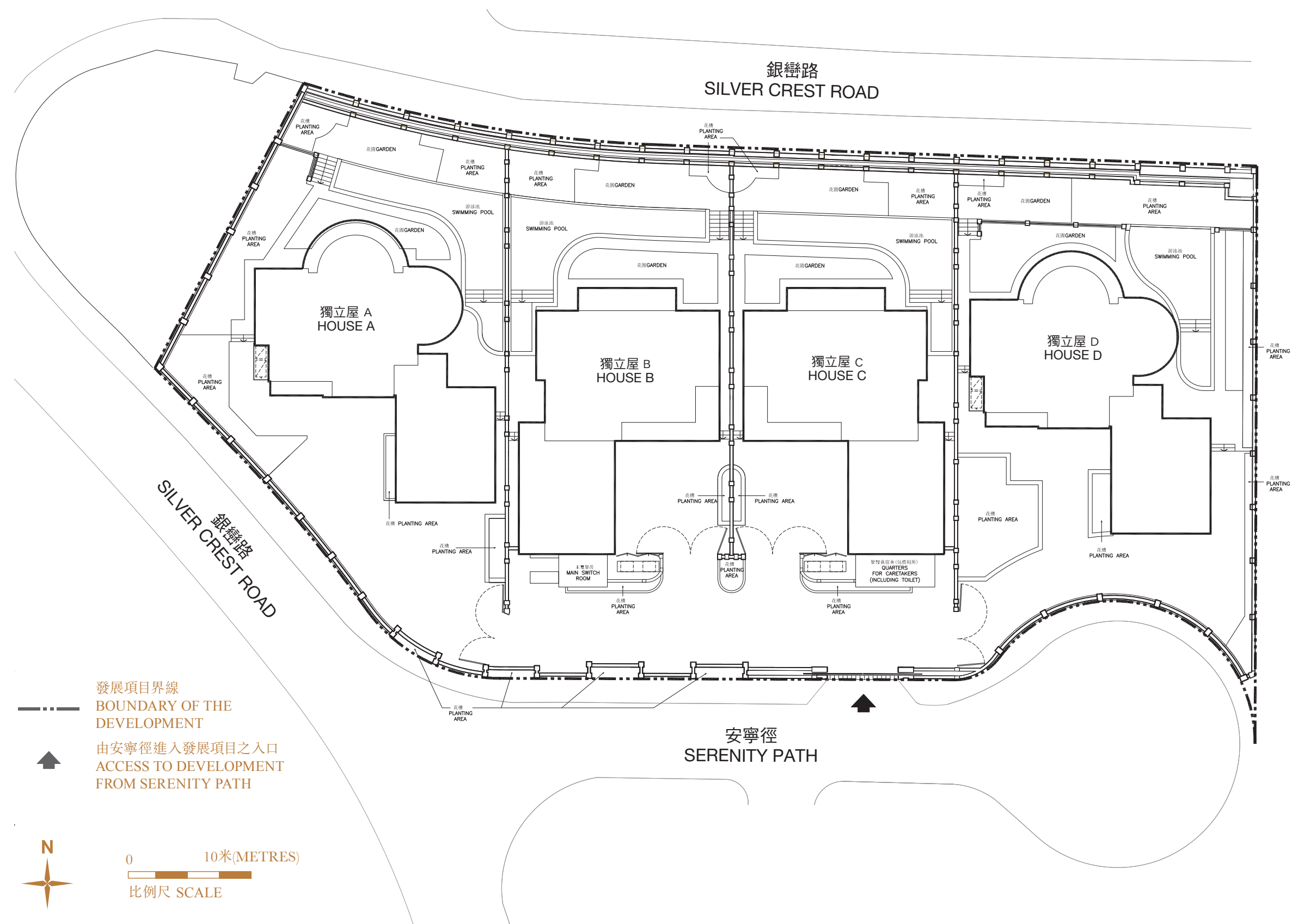
Remarks:

1. The Outline Zoning Plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.

2. Due to technical reasons (such as the irregular shape of the Development), the outline zoning plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

發展項目的布局圖

LAYOUT PLAN OF THE DEVELOPMENT



發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

獨立屋 A

HOUSE A

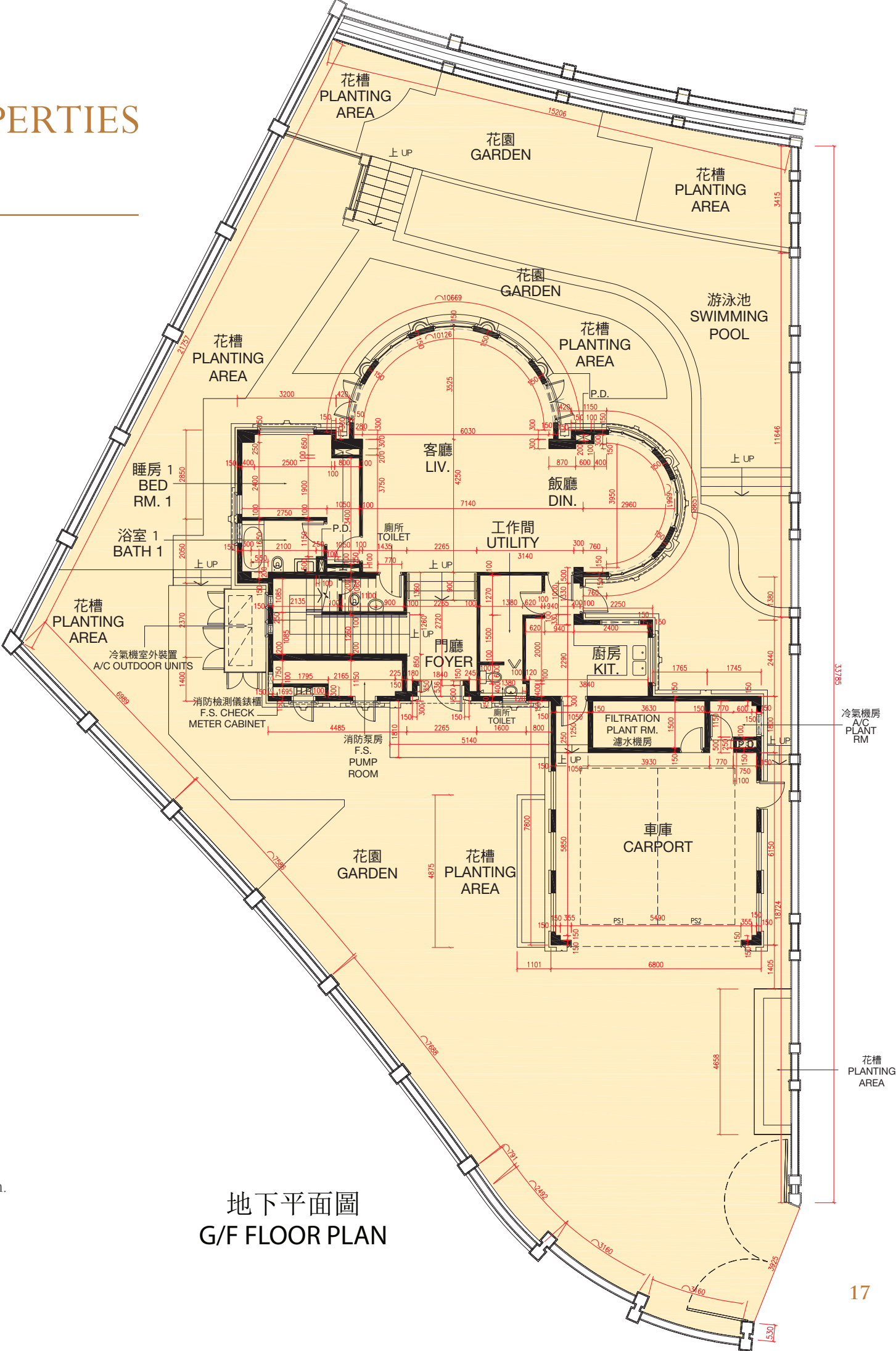


地下住宅物業的樓板(不包括灰泥)的厚度:150毫米及200毫米。
地下住宅物業的層與層之間的高度:3.7米、3.9米、4.2米、4.25米、4.35米、4.38米、4.47米及4.5米。
因住宅物業較高樓層的結構牆的厚度遞減,較高樓層的內部面積,一般比較低樓層的內部面積稍大。

備註: 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱,請參閱本售樓說明書之說明。

The thickness of floor slabs (excluding plaster) of residential property on G/F: 150mm and 200mm.
The floor-to-floor height of residential property on G/F is: 3.7m, 3.9m, 4.2m, 4.25m, 4.35m, 4.38m, 4.47m and 4.5m.
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.



地下平面圖

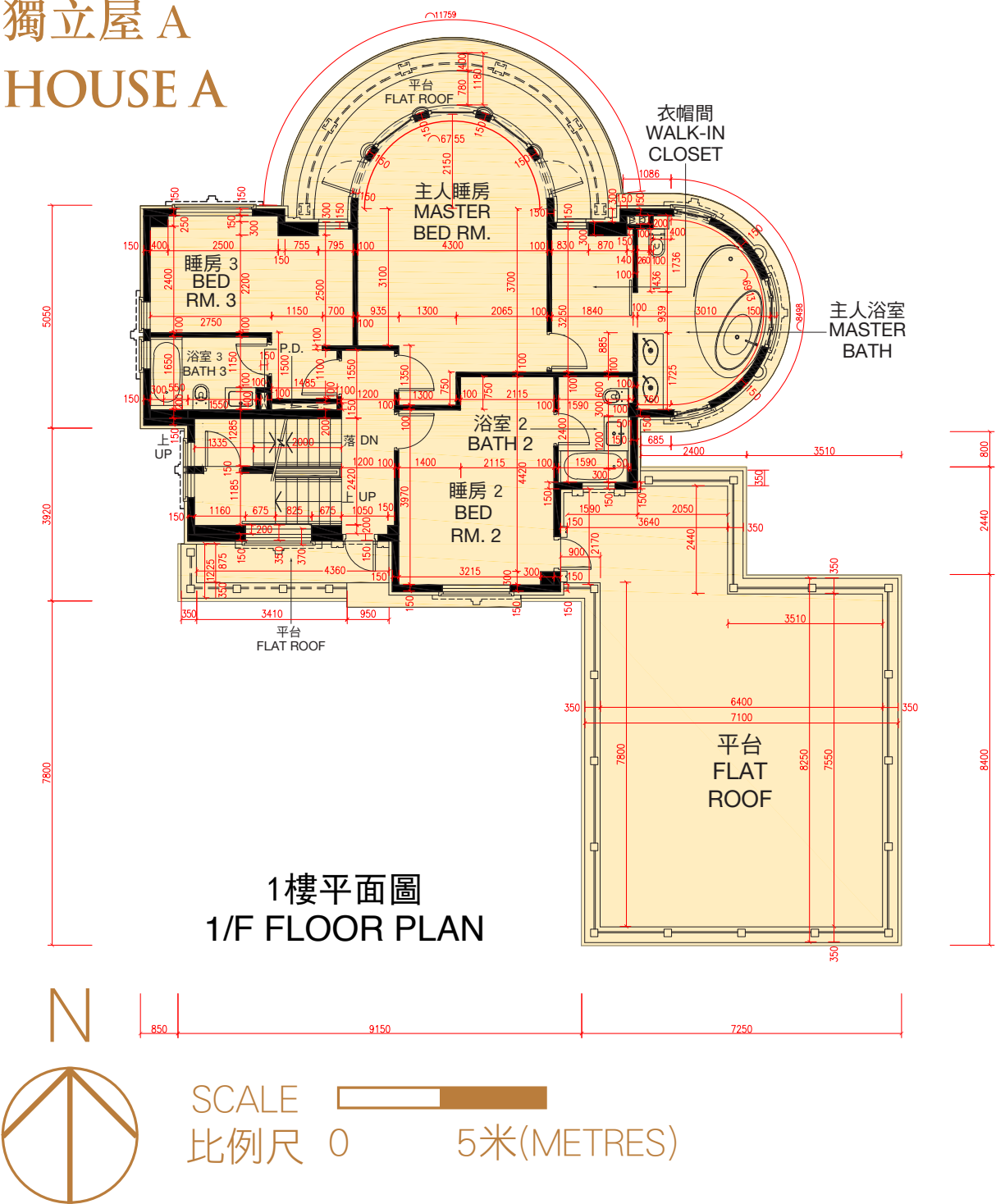
G/F FLOOR PLAN

發展項目的住宅物業的樓面平面圖

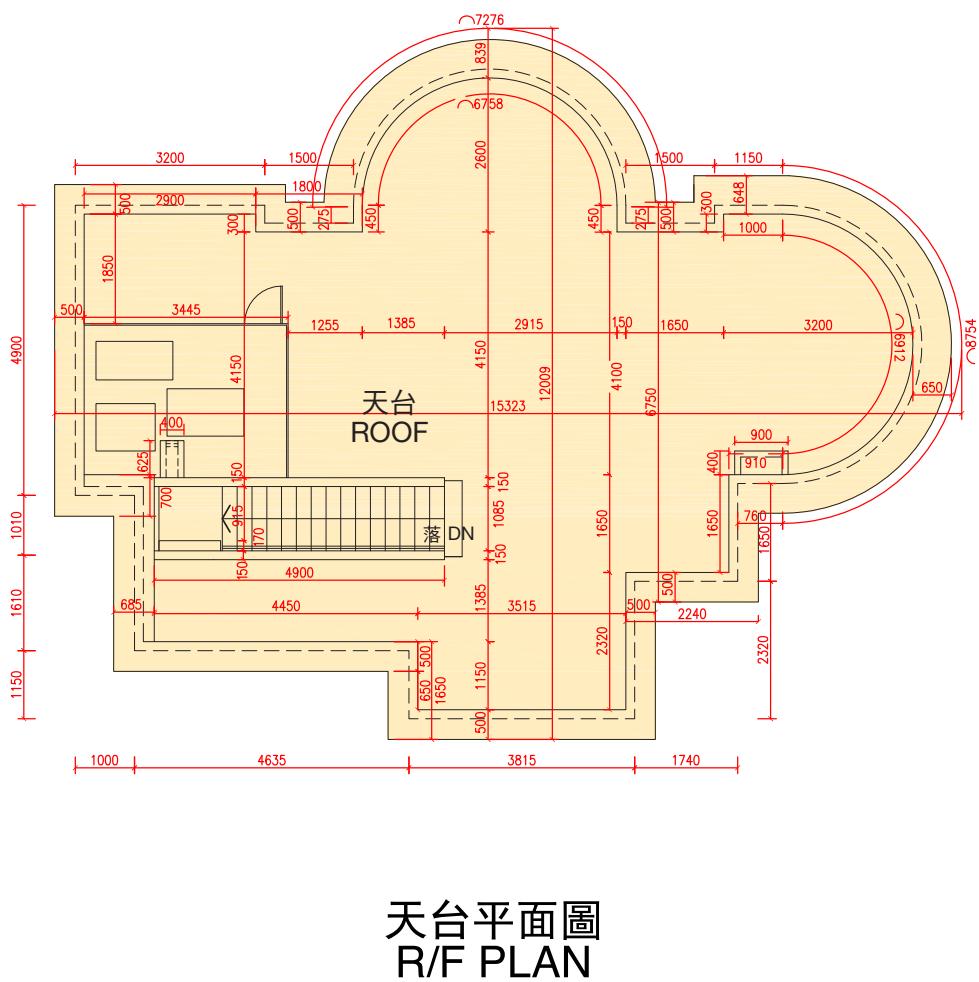
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

獨立屋 A

HOUSE A



住宅物業的樓板(不包括灰泥)的厚度: 1樓為200毫米及350毫米; 天台為不適用。
住宅物業的層與層之間的高度: 1樓為3.5米、3.53米、3.62米、3.65米、3.7米及3.75米; 天台為不適用。
因住宅物業較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。



The thickness of floor slabs (excluding plaster) of residential property: 200mm and 350mm for 1/F and not applicable for R/F.
The floor-to-floor height of residential property: 3.5m, 3.53m, 3.62m, 3.65m, 3.7m and 3.75m for 1/F and not applicable for R/F.
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

獨立屋 B

HOUSE B



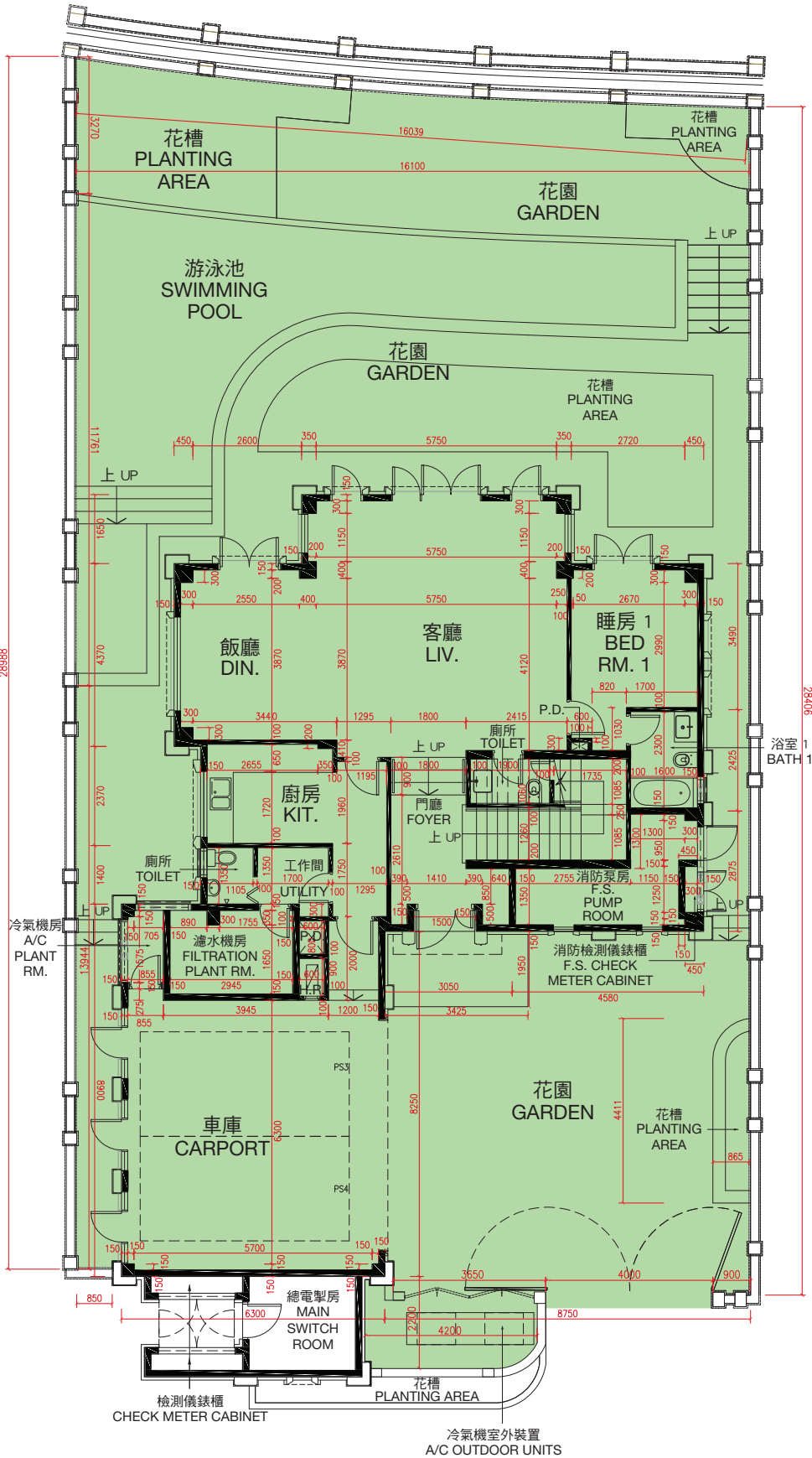
地下住宅物業的樓板(不包括灰泥)的厚度：150毫米及200毫米。
地下住宅物業的層與層之間的高度：3.6米、3.7米、3.9米、4.05米、4.2米、4.25米、4.3米、4.38米、4.4米、4.47米及4.5米。
因住宅物業較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱，請參閱本售樓說明書之說明。

The thickness of floor slabs (excluding plaster) of residential property on G/F: 150mm and 200mm.
The floor-to-floor height of residential property on G/F: 3.6m, 3.7m, 3.9m, 4.05m, 4.2m, 4.25m, 4.3m, 4.38m, 4.4m, 4.47m and 4.5m.
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

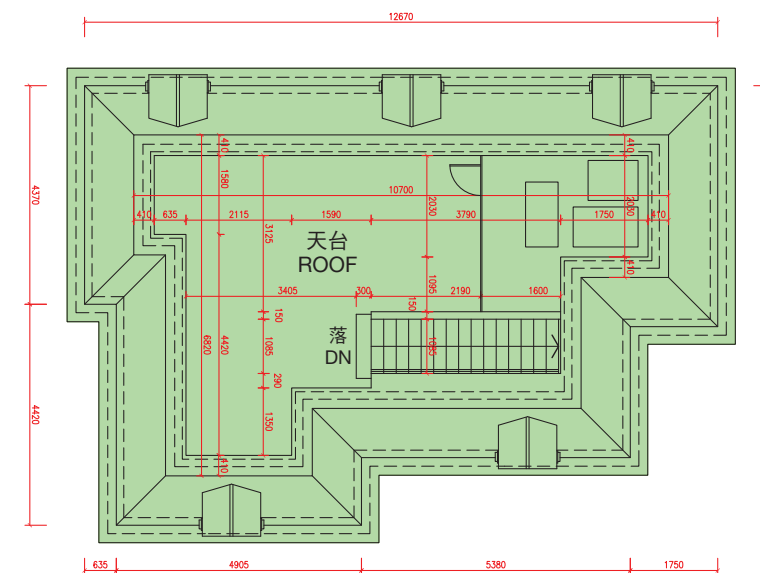
Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

地下平面圖
G/F FLOOR PLAN



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

HOUSE B



天台平面圖
R/F PLAN



SCALE 
比例尺 0 5米(METRES)

The thickness of floor slabs (excluding plaster) of residential property: 150mm and 200mm for 1/F and not applicable for R/F.

The floor-to-floor height of residential property: 3.5m, 3.53m, 3.62m, 3.7m and 3.75m for 1/F and not applicable for R/F.

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

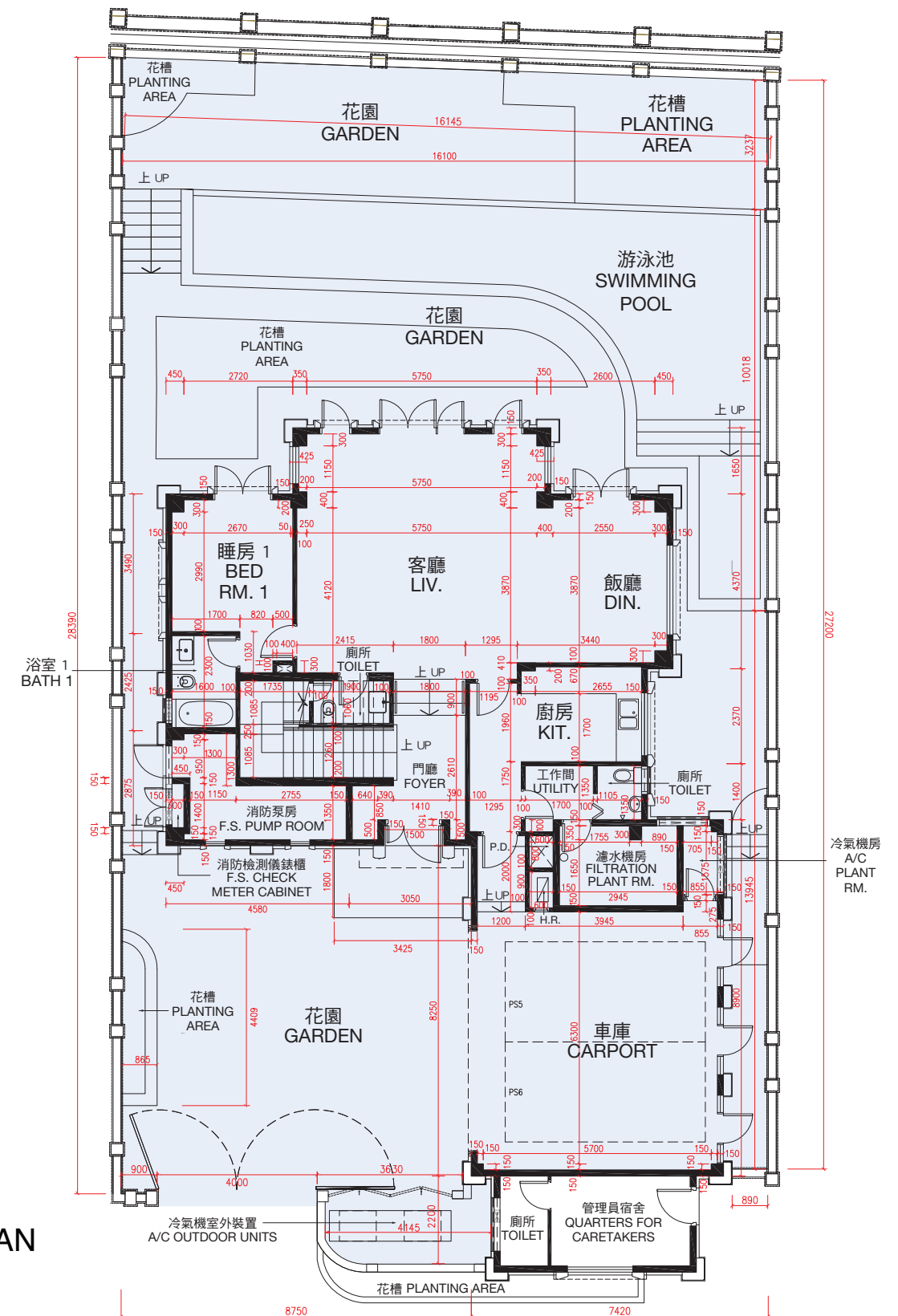
20 以上平面圖之名詞及簡稱，請參閱本售樓說明書之說明。

獨立屋 C
HOUSE C



備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱，請參閱本售樓說明書之說明。

地下平面圖
G/F FLOOR PLAN



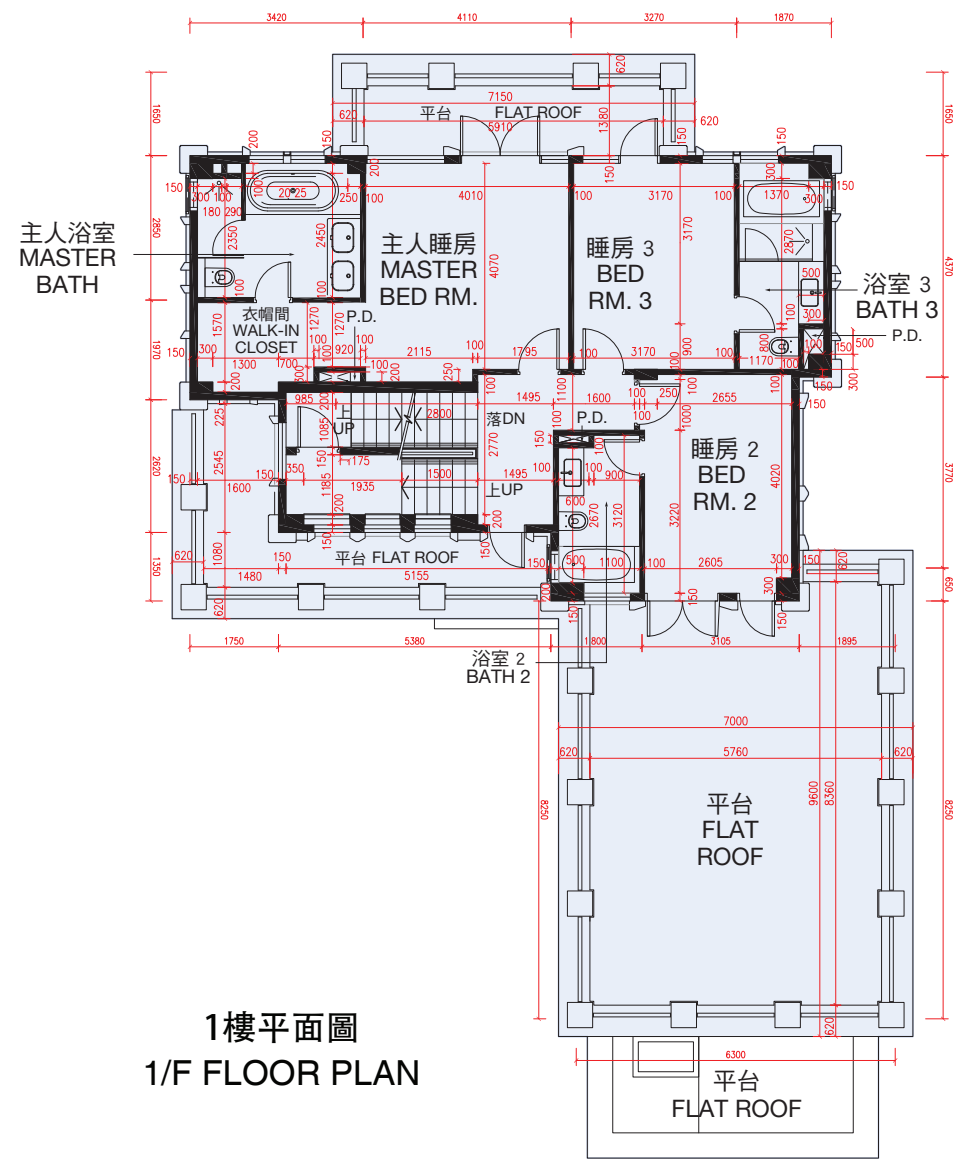
Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

發展項目的住宅物業的樓面平面圖

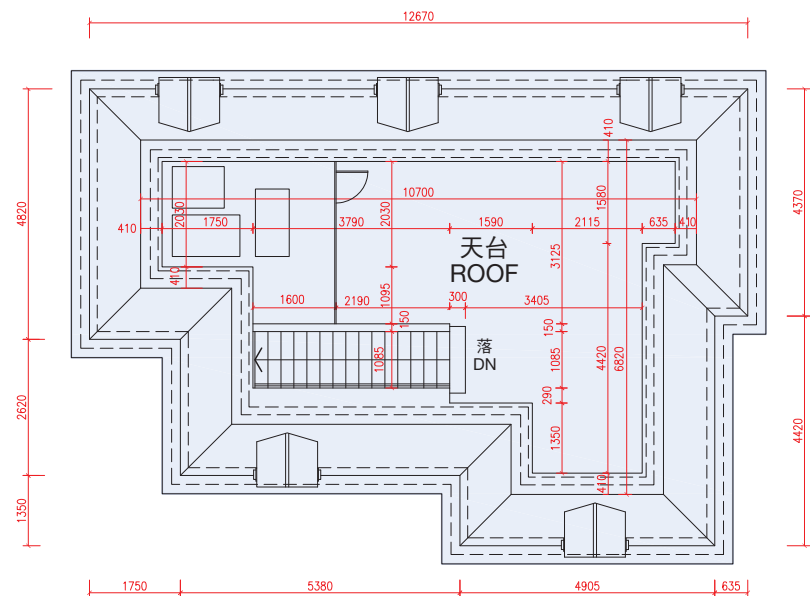
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

獨立屋 C

HOUSE C



1樓平面圖
1/F FLOOR PLAN



天台平面圖
R/F PLAN



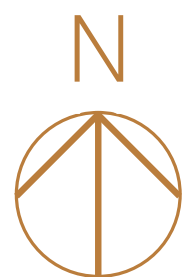
住宅物業的樓板(不包括灰泥)的厚度: 1樓為150毫米及200毫米; 天台為不適用。
住宅物業的層與層之間的高度: 1樓為3.5米、3.53米、3.62米、3.7米及3.75米; 天台為不適用。
因住宅物業較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

The thickness of floor slabs (excluding plaster) of residential property: 150mm and 200mm for 1/F and not applicable for R/F.
The floor-to-floor height of residential property: 3.5m, 3.53m, 3.62m, 3.7m and 3.75m for 1/F and not applicable for R/F.
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註: 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱, 請參閱本售樓說明書之說明。

Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

獨立屋 D
HOUSE D

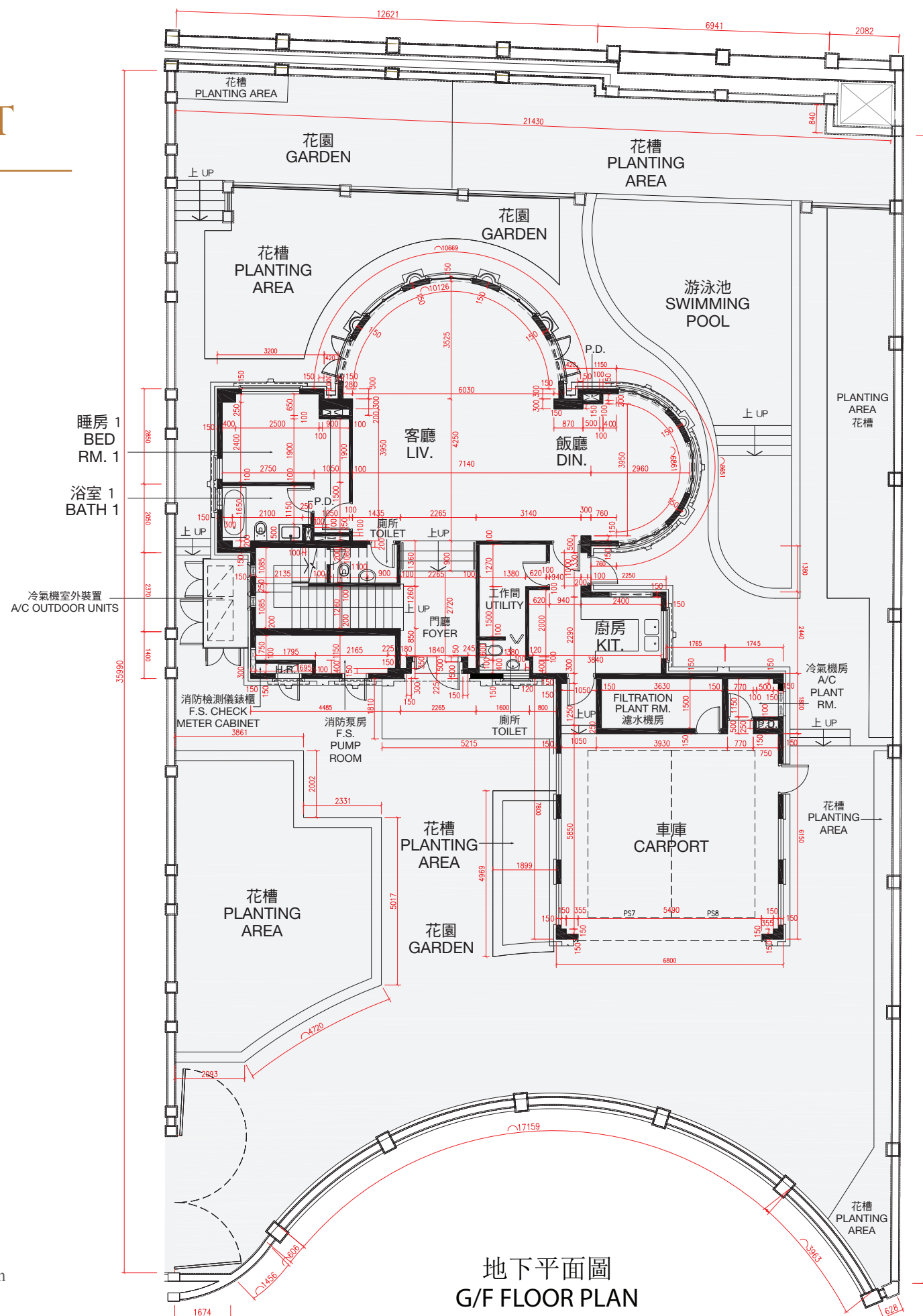


SCALE 
比例尺 0 5米(METRES)

備註：平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱，請參閱本售樓說明書之說明。

The internal area of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

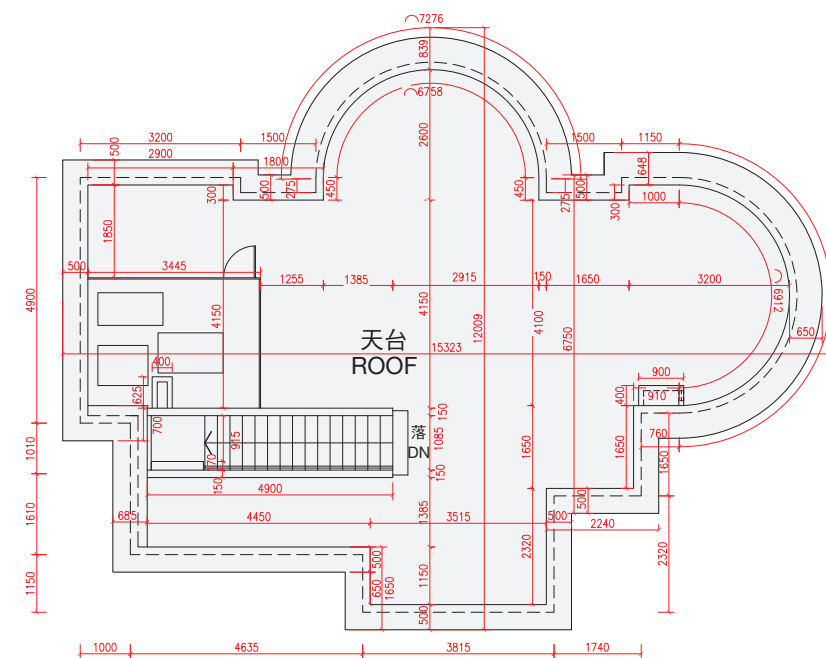
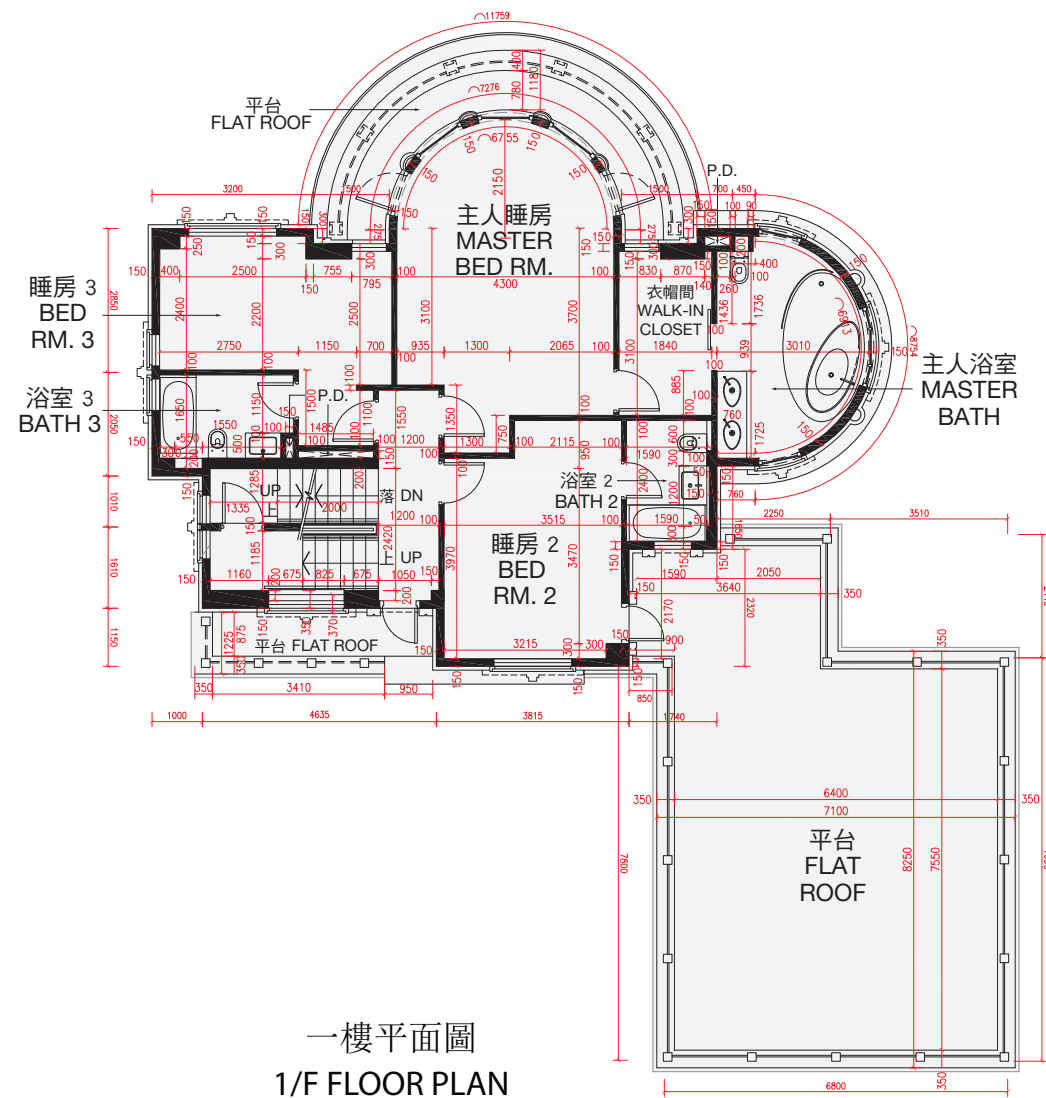


發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

獨立屋 D

HOUSE D



住宅物業的樓板(不包括灰泥)的厚度: 1樓為200毫米及350毫米; 天台為不適用。
住宅物業的層與層之間的高度: 1樓為3.5米、3.53米、3.62米、3.65米、3.7米及3.75米; 天台為不適用。
因住宅物業較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

The thickness of floor slabs (excluding plaster) of residential property: 200mm and 350mm for 1/F and not applicable for R/F.
The floor-to-floor height of residential property: 3.5m, 3.53m, 3.62m, 3.65m, 3.7m and 3.75m for 1/F and not applicable for R/F.
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

備註: 平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
以上平面圖之名詞及簡稱, 請參閱本售樓說明書之說明。

Remarks: The dimensions in the floor plans are all structural dimensions in millimetre.
Please refer to this sales brochure for the legend of the terms and abbreviations shown on the floor plans.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

圖例 LEGEND

A/C OUTDOOR UNITS	冷氣機室外裝置 AIR-CONDITIONER OUTDOOR UNITS
A/C PLANT RM.	冷氣機房 AIR-CONDITIONER PLANT ROOM
BATH	浴室 BATHROOM
BED RM.	睡房 BEDROOM
CARPORT	車庫
CHECK METER CABINET	檢測儀錶櫃
DIN.	飯廳 DINING ROOM
DN	落 DOWN
FILTRATION PLANT RM.	濾水機房 FILTRATION PLANT ROOM
F.S. PUMP ROOM	消防泵房 FIRE SERVICE PUMP ROOM
F.S. CHECK METER CABINET	消防檢測儀錶櫃 FIRE SERVICE CHECK METER CABINET
FLAT ROOF	平台
FOYER	門廳
GARDEN	花園
H.R.	消防喉轆 HOSE REEL
KIT.	廚房 KITCHEN
LIV.	客廳 LIVING ROOM
MAIN SWITCH ROOM	總電掣房
MASTER BATH	主人浴室 MASTER BATHROOM
MASTER BED RM.	主人睡房 MASTER BEDROOM
P.D.	管道槽 PIPE DUCT
PLANTING AREA	花槽
QUARTERS FOR CARETAKERS	管理員宿舍
ROOF	天台
SWIMMING POOL	游泳池
TOILET	廁所
UP	上
UTILITY	工作間 UTILITY ROOM
WALK-IN CLOSET	衣帽間

發展項目中的住宅物業的面積

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台，(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, (if any)) sq.metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎) Area of other specified items (Not included in the Saleable Area) sq.metre (sq.ft.)									
獨立屋編號 House Number		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
獨立屋 A House A	237.911 (2561) 露台Balcony: — 工作平台Utility Platform: — 陽台 Verandah: —	1.726 (19)	—	—	67.755 (729)	472.389 (5085)	41.796 (450)	93.330 (1005)	—	—	—
獨立屋 B House B	217.645 (2343) 露台Balcony: — 工作平台Utility Platform: — 陽台 Verandah: —	1.491 (16)	—	—	64.173 (691)	276.088 (2972)	41.994 (452)	40.595 (437)	—	—	—
獨立屋 C House C	217.645 (2343) 露台Balcony: — 工作平台Utility Platform: — 陽台 Verandah: —	1.491 (16)	—	—	64.173 (691)	264.856 (2851)	41.994 (452)	40.595 (437)	—	—	—
獨立屋 D House D	237.911 (2561) 露台Balcony: — 工作平台Utility Platform: — 陽台 Verandah: —	1.726 (19)	—	—	67.755 (729)	483.305 (5202)	41.796 (450)	93.330 (1005)	—	—	—

1. 住宅物業的實用面積及構成住宅物業的一部分的範圍內的露台、工作平台及陽台的樓面面積，是按《一手住宅物業銷售條例》第8條計算得出的。

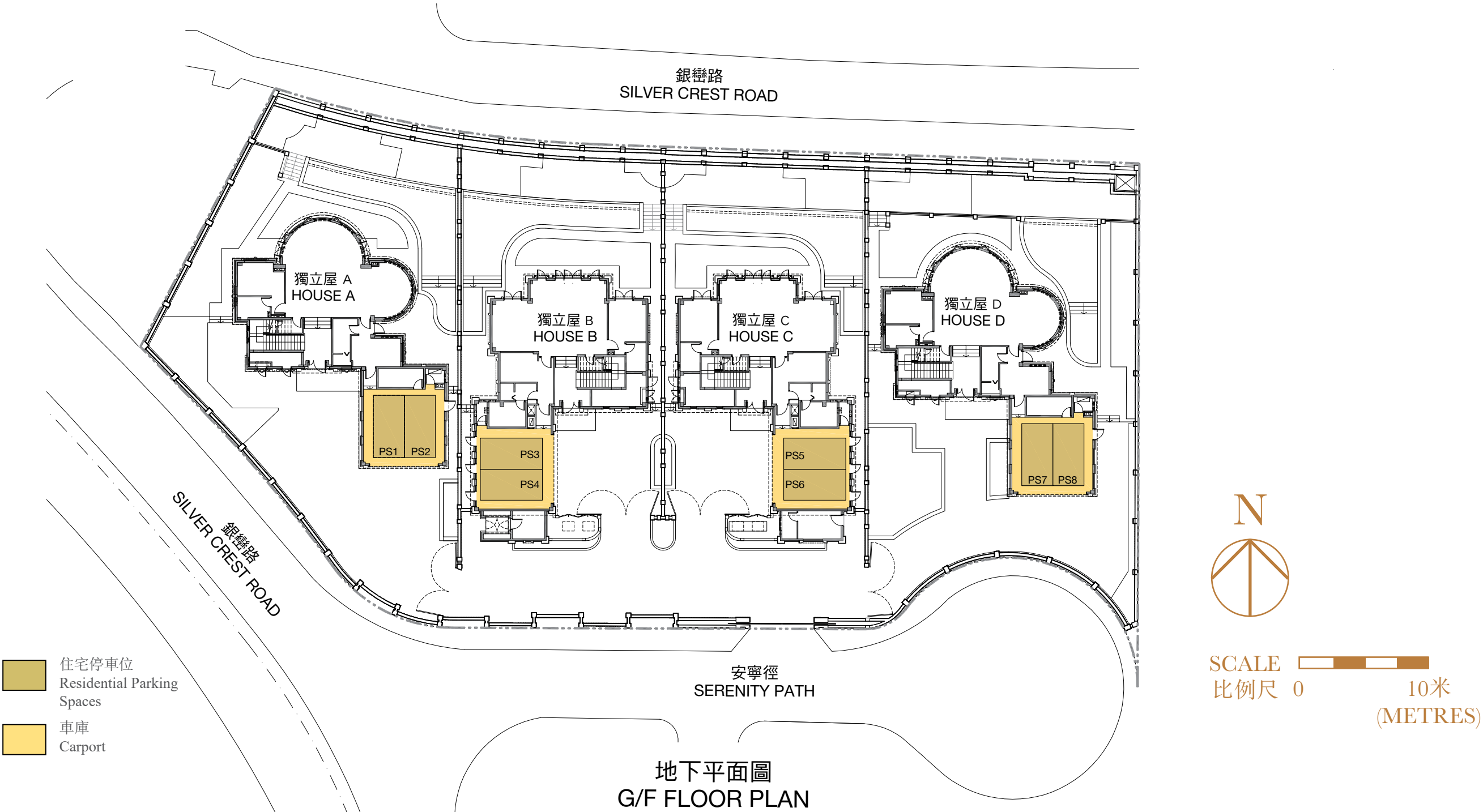
2. 構成住宅物業的一部分的範圍內的其他指明項目的面積，是按《一手住宅物業銷售條例》附表2第2部計算得出的。

1. The saleable area of the residential property and the floor area of a balcony, a utility platform or a verandah to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The area of other specified items to the extent that it forms part of the residential property are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

發展項目中的停車位的樓面平面圖

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT



停車位類別 Category of parking space	獨立屋編號 House Number	位置 Location	數目 Number	每個停車位的尺寸(長x闊)(米) The dimensions of each parking space (LxW)(m)	每個停車位面積(平方米) Area of each parking space (sq.m)
住宅停車位 Residential parking space	獨立屋 A House A	地下 G/F	2	5 x 2.5	12.5
住宅停車位 Residential parking space	獨立屋 B House B	地下 G/F	2	5 x 2.5	12.5
住宅停車位 Residential parking space	獨立屋 C House C	地下 G/F	2	5 x 2.5	12.5
住宅停車位 Residential parking space	獨立屋 D House D	地下 G/F	2	5 x 2.5	12.5

臨時買賣合約的摘要

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

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

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(a) 發展項目的公用部分：

「公用地方及設施」為公用地方及公用設施的統稱。

「公用地方」指該地段及發展項目用作公用及為各獨立屋業主共同使用及受益而並未以大廈公契及管理協議(「公契」)或以其他方式提供及/或保留予賣方或任何個別獨立屋業主的該地段及發展項目地方或部分（已於公契附錄的地下平面圖及一樓平面圖塗上黃色表示，並由認可人士或其代表核證其準確性），包括但不限於已於公契附錄的地下平面圖塗上黃色表示並標示為「公用行車通道」的公用行車通道、已於公契附錄的地下平面圖塗上黃色表示並標示為「植樹區」的植樹區、《建築物管理條例》（第344章）（「《建築物管理條例》」）所界定及其附表1所指明的「公用部分」及包括公用設施的其他地方或空間、非建築用地（公契中定義為批地文件特別條件第22條指出及於公契附錄的非建築用地圖塗上粉紅斜黑色表示的地方）（不包括構成獨立屋一部分的該等部分）、斜坡（公契中定義為所有該地段範圍內及外的土地、斜坡、斜坡整理工程、護土牆及其他支撐、保護、渠道或附屬或其他工程及其他結構，於批地文件要求由業主保養及只作識別目的於公契附錄的斜坡結構圖表示，並由認可人士或其代表核證其準確性）（不包括構成政府土地一部分的該等斜坡）及該地段及發展項目範圍內並非作任何業主或組別業主單獨受益的所有其他地方。

「公用設施」指建於土地及發展項目之中、之上或之下的，位處公用地方內為整個的發展項目提供服務的設施，包括但不限於總電掣房、檢測掣錶櫃、管理員宿舍（包括廁所）及其上方之天台、污水渠、溝、渠、喉管及管道、泵、水箱及衛生設施、電線、電纜、電力裝置、設備、避雷柱/針/帶/導電設備及器材、防火及滅火系統、公用電視天線、電訊設備、正門金屬趟閘、集水井、位於/沿著土地界線北面的排水明渠及護土牆、消防泵房、天線廣播系統或電訊網絡設施、消防設備及水管及排水管道、煤氣管槽、結構構件、覆蓋層系統及鋪頂材料、防火安全構件、斜道及排水明渠及護土構築物、抽水系統、排水系統、消防裝置及設備、電線系統及照明系統、煤氣供應系統、窗戶裝置、接地/避雷系統、機械通風及冷氣系統、圍牆、園景植物及園景建築及植林與街道裝置（如有）、道路工程及緊急車輛通道、外部標誌、保安及出入管制、衛星總天線電視及公用天線系統、以及其他並非為任何業主或組別業主單獨受益而使用或安裝於或使土地及發展項目受益的作為其文娛設施一部分的裝置、系統、機器、設備、器具、配件、服務及設施。

(b) 分配予發展項目中各住宅物業的不分割份數的數目：

獨立屋	不分割份數	小計
獨立屋A	915	3,114
獨立屋B	642	
獨立屋C	631	
獨立屋D	926	

(c) 發展項目的管理人的委任年期：

合眾物業管理有限公司獲委任為管理人，首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

(d) 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準：

受制於公契內條文，所有業主須根據分配予彼等各自擁有的獨立屋之管理份數數目，按比例依照管理預算分攤管理支出。

(e) 計算管理費按金的基準：

各業主在取得其獨立屋的管有權前須：

- (a) 向管理人存入相等於按首年預算管理支出所計算該人士就其獨立屋應付之三(3)倍月費之可轉讓但不可退還的按金，作為該人士根據公契可能應付或即將應付之所有到期款項之保證金；
- (b) 向管理人支付相等於兩(2)倍月費之金額，作為該人士就其獨立屋應付的首年預算管理支出計算之首兩(2)個月月費之預付款項；
- (c) 向管理人支付管理人所釐定之碎屑清除費用/裝修費用（惟上述款項不應超過該人士就其獨立屋應付的首年預算管理支出計算之一(1)個月月費）。

(f) 擁有人在發展項目中保留作自用的範圍（如有）：

不適用。

備註：
請於售樓處免費參閱已簽立的公契以了解全部詳情。

公契的摘要

SUMMARY OF DEED OF MUTUAL COVENANT

(a) The common parts of the Development:

“Communal Areas and Facilities” means collectively the Common Areas and the Common Facilities.

“Common Areas” means those areas or parts of the Lot and the Development which are for the common use and benefit of the Owners of the Houses and not given and/or reserved by the Deed of Mutual Covenant incorporating a Management Agreement (“DMC”) or otherwise to the Vendor or the Owner of any individual House (as shown coloured yellow on the Ground Floor Plan and the First Floor Plan annexed to the DMC and certified as to their accuracy by or on behalf of the Authorized Person) which include but not limited to the common driveway as shown coloured yellow and marked “Common Driveway” on the Ground Floor Plan annexed to the DMC, planting area as shown coloured yellow and marked “Planting Area” on the Ground Floor Plan annexed to the DMC, “common parts” as defined in the Building Management Ordinance (Cap.344) (“BM Ordinance”) and specified in Schedule 1 thereto and other areas or spaces containing the Common Facilities, the Non-building Area (defined in the DMC as the area referred to in Special Condition No.22 of the Land Grant and shown coloured pink hatched black on the Non-Building Area Plan annexed to the DMC) (excluding those parts forming part of a House), the Slopes (defined in the DMC as all land, slope, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works and other structures within or outside the Lot which are required to be maintained by the Owners under the Land Grant and which for the identification purposes only shown on the Slope Structure Location Plan annexed to the DMC and certified as to its accuracy by and on behalf of the Authorized Person) (excluding such parts of the slope which form part of the Government land) and all other areas within the Lot and the Development not used for the sole benefit of any Owner or group of Owners.

“Common Facilities” means those facilities in on or under the Lot and the Development and which serve the Development as a whole located in the Common Areas including but not limited to main switch room, check meter cabinet, quarters for caretakers(including toilet) and the roof thereabove, sewers, gutters, drains, pipes and ducts, pumps, tanks and sanitary fittings, wires, cables, electrical installations, fittings, lightning poles/rods/tapes/conductors equipment and apparatus, fire protection and fire-fighting system, communal television aerial, tele-communication equipment, sliding metal gate at main entrance, catch pit, surface channel and retaining wall at/along northern Lot boundary, fire service pump room, aerial broadcast distribution or telecommunications network facilities, fire services and plumbing and drainage pipe duct, gas pipe duct, structural elements, cladding system and roofing materials, fire safety elements, slope and surface channels and retaining structures, plumbing system, drainage system, fire services installations and equipment, electrical wiring system and lighting system, gas supply system, window installations, earthing/lightning system, mechanical ventilation and air-conditioning system, fence wall, soft & hard landscape and plantation as well as street furniture (if any), road works and emergency vehicular access, external signage, security and access control, satellite master antenna

television & communal aerial broadcast distribution system, and other installations, system, plant, equipment, apparatus, fittings, services and facilities used or installed in or for the benefit of the Lot and the Development as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners.

(b) The number of undivided shares assigned to each residential unit in the Development:

House	Undivided Shares	Sub-Total
House A	915	3,114
House B	642	
House C	631	
House D	926	

(c) The term of years for which the manager of the Development is appointed:

The Manager, Together Management Company Limited, is to be appointed for an initial term of two years from the dated of the DMC and to be continued thereafter until termination of the Manager’s appointment in accordance with the provisions thereof.

(d) The basis on which the management expenses are shared among the owners of the residential properties in the Development:

Subject to the provisions in the DMC, all Owners shall contribute towards the Management Expenses in accordance with the Management Budget pro rata according to the number of Management Shares allocated to the Houses owned by them respectively.

(e) The basis on which the management fee deposit is fixed:

Each Owner before taking possession of his House is required to:

- (a) deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the DMC a transferable but non-refundable deposit equivalent to three (3) times the Monthly Payment based on the first year’s budgeted Management Expenses in respect of the House payable by him;
- (b) pay to the Manager a sum equivalent to two (2) times Monthly Payment as payment in advance of the first two (2) Monthly Payments based on the first year’s budgeted Management Expenses in respect of the House payable by him;
- (c) pay to the Manager a debris removal charge/decoration charge to be determined by the Manager (provided that the said sum should not be more than one (1) Monthly Payment based on the first year’s budgeted Management Expenses in respect of the House payable by him).

(f) The area (if any) in the Development retained by the owner for that owner’s own use:

Not applicable.

Remark:
For full details, please refer to the DMC that has been executed which is free for inspection at the sales office.

批地文件的摘要

SUMMARY OF LAND GRANT

(a) 發展項目所位於的土地的地段編號：

丈量約份第224約地段第378號（以下簡稱「該地段」）

(b) 租契規定的年期：

租契規定的年期乃根據1976年11月11日批出的換地協議及條件，並於土地註冊處註冊為新批條件SK6022號，及被官契條款修訂書(以註冊摘要編號12121901800159在土地註冊處註冊)再作修改及修訂（以下簡稱「批地文件」），自1898年7月1日起計99年減最後三天，有關年期將根據《新界土地契約（續期）條例》（第150章）第6條續期至2047年6月30日止。

(c) 適用於該土地的用途限制：

批地文件特別條件第11條規定，該地段或其任何部分或構築於或行將構築於其上的任何建築物或任何建築物的部分除作為私人住宅用途外，不得作為任何其他用途。

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（以下簡稱「政務司」）滿意的汽車停車位，即構築於或行將構築於該地段的一或多棟建築物內各單位或建築物或各獨立屋須提供不少於兩個停車位。除批地文件特別條件第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以下或天台設立車庫。因此而提供的空位或所述車庫只限構築於或行將構築於該地段的一或多棟建築物居民停泊名下的私家車，不得作為其他用途。

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。

(d) 按規定須興建並提供予政府或供公眾使用的設施：

不適用

(e) 承授人¹在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或保養任何構築物或設施的責任：

批地文件特別條件第7條規定，承授人須遵照批地文件特別條件及在各方面符合新界（不包括新九龍）有關建築物及衛生的現行或可能於任何時間生效的所有條例、附例及規例的條文發展該地段，在其上構築一或多棟建築物，而有關建築物須於1979年12月31日或之前落成，並適宜入伙居住。而發展該地段的款額須不少於\$450,000.00（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）

批地文件特別條件第19條規定，如基於或涉及平整、校平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、並須於任何時間保養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，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，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。

批地文件特別條件第26條規定，承授人須自費興建及保養政務司認為需要的排水渠及渠道接駁通往最近的溪澗、集水井、渠道或雨水渠（不論位於該地段邊界範圍內或在政府土地上），以便排走降落或流往該地段的所有暴雨或雨水，並使政務司滿意。承授人須就由於該等暴雨或雨水所引起的任何損毀或滋擾的一切法律行動、申索及索求全權負責及向政府及其人員作出彌償。

批地文件特別條件第33條規定，承授人須自費將橫過該地段的現存小徑或通路進行改道，並按照政務司批核的路線重新建造，以使政務司滿意。在完成新路線的小徑或通路前，不得干擾所述的現存小徑或通路。完成有關工程後，所述現存小徑或通路的全部權利將轉往重新建造的小徑或通路。

批地文件特別條件第39條規定，事前未經政務司書面同意，不得干預或移除生長於該地段或鄰近地點的樹木。政務司可於批出許可時施加其認為恰當的再植條件。

批地文件特別條件第40(b)條規定，於發展或重新發展該地段後，承授人須於發出發展或重新發展項目入伙紙後六個曆月內，按照地政總署署長（以下簡稱「署長」）要求或批核的形式、物料及標準，在批地文件附錄圖則編號SK9612-D上的棕色地方²及棕色並加黑色斜線地方³（以下統稱「通行權區域」）自費鋪設一條通路：

- (i) 配備有關的街道設施、輔助交通設備、污水渠、排水渠及位於通行權區域的其他結構，及
- (ii) 於棕色並加黑色斜線地方提供充足的街道照明，

其之上及沿途獲賦予本特別條件第(a)分條所指的通行權，盡量減少滋擾附近任何其他地段並可能獲授予通行權區域整體或任何部分的通行權的擁有人。

批地文件特別條件第40(c)條規定，承授人須自費維持、保養及維修通行權區域及一切組成其一部分或與其相關的任何事物，而且全部須使署長滿意，承授人須負起全責，猶如其本身是絕對全權擁有人。

(f) 對買方造成負擔的租用條件：

批地文件特別條件第20條規定，如因發展該地段而導致地盤或其他地方受到侵蝕而令到廢土或泥石被沖瀉至公眾小巷或道路或路旁暗渠、污水渠、雨水渠或明渠或政府其他產業，則承授人須負責及應政府要求，支付有關從公眾小巷或道路或路旁暗渠、污水渠、雨水渠或明渠或政府其他產業清除有關清廢土及泥石的費用。承授人須就有關侵蝕或沖瀉而對私人產業造成的損害或滋擾所招致的一切訴訟、申索及索求而向政府作出彌償。

批地文件特別條件第24條規定，承授人因承授人、其承辦商、次承辦商、或他(他們)的工人、車輛或該地段上的其他棄土進行連接公共道路並導致的損壞，須應政府要求，支付根據政務司所確認的費用。

批地文件特別條件第27條規定，承授人、其受僱人或代理人對任何位於或鄰接該地段的明渠、污水渠、雨水渠、總水管、或政府其他產業造成的任何損毀或阻礙均須由政府修復，並由承授人承擔費用，而就此招致的到期款額，須由承授人應政府要求支付。

批地文件特別條件第28條規定，承授人於將該地段任何排水渠及污水渠駁接政府雨水渠及污水渠後，須應政府要求支付接駁費用。有關工程須由工務司進行，而其不須就此向承授人承擔責任。

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。如替代供水經證實為不充足，鹹水日後可能不適合所安裝的水管裝置，將不獲接納為採用總水管所供應淡水沖廁的合理理據。

批地文件特別條件第40(d)條規定，任何就公眾道路涉及通行權區域旁邊及上方所進行的改動，一旦涉及通行權或影響其斜度，承授人不得就此作出申索，並應自費進行其後的改動，並取得署長滿意。

批地文件特別條件第40(e)條規定，在本特別條件第(a)分條授予的通行權並不代表承授人被授予對前述鋪設通路的專用權利。政府保留於現時或將來向附近任何其他地段擁有人授予前述鋪設通路的通行權的權利，或基於一條公眾街道的用途接管前述鋪設通路的全部或任何部分，而不須向承授人或其他已獲授予前述鋪設通路的全部或任何部分通行權的擁有人支付任何補償金。

批地文件的摘要

SUMMARY OF LAND GRANT

批地文件特別條件第40(f)條規定，如承授人未能履行本特別條件第(b)及(c)分條授予的責任，政府可進行所需的興建、維護及修理工程，承授人須應政府要求支付相等於政府支出的費用。該筆費用須由署長釐定，而其釐定是最終的及對承授人具約束力。

批地文件特別條件第40(g)條規定，在本特別條件第(a)分條所指的通行權的授予，政府有絕對的權利及權力，在向承授人發出不少於十四天書面通知的情況下（緊急情況除外），要求承授人對現有或由署長運用絕對酌情權並認為合適之今後可能會在通行權區域之上面、底下或鄰近位置鋪置、安裝、重鋪、改道、移除、重新提供、替換、檢查、運作、維修、保養及更新任何政府或其他排水渠、暗渠、水路或水道、污水渠、明渠、總水管、喉管、電纜、電線、線路、公用服務或其他工程或安裝（以下統稱「該等服務」），並對任何及所有因服務所產生的損失作出賠償。署長、其人員、承建商及其授權的任何其他人士、該一方或多方的工人，不論有否工具、設備、廠房、機械或汽車，均有權基於上述目的於所有時間自由進出或來回通道範圍。承授人未經署長事先書面批核，不得干擾或讓任何人干擾該等服務。除了修復因行使上述權利及權力引致的任何及全部損毀外、政府、署長、其人員、承建商、及其授權的任何其他人士、該一方或多方的工人均不須因行使本項所賦予權利引起或附帶導致承授人招致或蒙受的任何各種各類損失、損害、滋擾或干擾負起責任、承授人不得針對該一方或多方提出申索或反對。

批地文件特別條件第41條規定，承授人須於所有時間採取或安排採取一切合適及恰當小心處理、技巧及預防措施，尤其是於進行興建、維修、翻新或修理工程時（以下簡稱「該等工程」），以避免任何損害、干擾或阻礙任何政府或其他現時於該地段或其任何部分或通行權區域上面、底下或鄰近位置或該地段或其任何部分及通行權區域上面、底下或鄰近位置的排水渠、水路或水道、總水管、道路、行人徑、街道設施、污水渠、明渠、喉管、電纜、電線、公用服務或任何其他工程或安裝（以下統稱「該等服務」）。承授人於實行任何該等工程之前，須進行或安排進行所需的恰當調查及詢問，以確定當前位置及服務層次，及須向署長提交處理任何可能受該等工程影響的該等服務之書面建議，以便署長作出各方面的批核，並在署長就該等工程及上述該等建議作出書面批核之前，不得實行任何各種各類工程。承授人須符合及自費遵照署長就該等服務授予上述批核所實施的任何規定要求，包括任何所需改道、重鋪或復原的費用。承授人須自費於各方面修理，修復及復原對該地段或其任何部分或通行權區域或該地段或其任何部分及通行權區域或任何該等服務以任何形式源自該等工程的任何損毀、干擾或阻礙，但除非署長另行作出選擇，有關明渠、污水渠、雨水渠或總水管的修復須由署長實行，承授人須應政府要求支付有關工程的費用。如承授人未能實行任何所需改道、重鋪、修理、修復及復原該地段或其任何部分或通行權區域或該地段或其任何部分及通行權區域或任何該等服務及未能取得署長滿意，署長可實行任何其認為有需要的改道、重鋪、修理、修復及復原工程，承授人須應政府要求支付有關工程的費用。

批地文件特別條件第47條規定，如已安裝預應力地錨，則於發展或重新發展該地段或其任何部分時，承授人須自費於該預應力地錨的使用壽命期間進行定期維修及定期監察，及取得署長滿意，並須按照署長不時運用絕對酌情權而作出的要求，向署長提交關於所有該

等監察工程的報告及資料。如承授人忽略或未能實行所需監察工程，署長可隨即執行及實行有關監察工程，而承授人須應政府要求償還有關費用。

- ¹ 承授人指批地文件中的承授人及如情況許可或有需要，包括其執行人、管理人及承讓人；如屬法團，則指其繼承人及承讓人。
- ² 棕色地方指批地文件附錄圖則編號SK9612-D上以棕色標明的地方。
- ³ 棕色並加黑色斜線地方指批地文件附錄圖則編號SK9612-D上以棕色黑斜線標明的地方。

備註：
請於售樓處免費參閱批地文件副本以了解全部詳情。

批地文件的摘要

SUMMARY OF LAND GRANT

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

Lot No.378 in Demarcation District No.224 (hereinafter referred to as “the Lot”)

(b) The term of years under the lease :

The term of years of the Lot granted under Agreement and Conditions of Exchange dated 11th November 1976 and registered in the Land Registry as New Grant No.SK6022 as varied or modified by a modification letter dated 14th December 2012 registered in the Land Registry by Memorial No.12121901800159 (hereinafter referred to as “the Land Grant”) is the residue of 99 years less the last three days from 1st July 1898 (as extended to the 30th June 2047 under section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150))

(c) The user restrictions applicable to that land :

Special Condition No.11 of the Land Grant provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

Special Condition No.14 of the Land Grant provides that space shall be provided within the Lot to the satisfaction of the Secretary for the New Territories (hereinafter referred to as “Secretary”) 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 of the Land Grant. 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.

Special Condition No.38 of the Land Grant provides 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.

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

Not Applicable

(e) The Grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that Land :

Special Condition No.7 of the Land Grant provides that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying with the Special Conditions of the Land Grant 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 \$450,000.00 (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.)

Special Condition No.19 of the Land Grant provides 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 Government 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 therein provided for breach of any of the conditions thereof the Secretary 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 Secretary may forthwith execute and carry out the work and the Grantee shall on demand repay to the Government the cost thereof.

Special Condition No.26 of the Land Grant provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Secretary such drains and channels, whether within the boundaries of the Lot or on Government land, as the 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.

Special Condition No.33 of the Land Grant provides 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 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.

Special Condition No.39 of the Land Grant provides that no trees growing on the Lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Secretary who may in granting consent impose such conditions as to replanting as he may

deem appropriate.

Special Condition No.40(b) of the Land Grant provides that upon the development or redevelopment of the Lot, the Grantee shall, within 6 calendar months from the issuance of occupation permit of the development or redevelopment, at his own expense, in such manner, with such materials and to such standards as the Director of Lands (hereinafter referred to as “Director”) shall require or approve, construct a paved way on the Brown Area² and the Brown Cross Hatched Black Area³ on Plan No. SK9612-D annexed to the Land Grant (the Brown Area and the Brown Cross Hatched Black Area are hereinafter collectively referred to as “the ROW Area”):

- (i) with the associated street furnitures, traffic aids, sewers, drains and other structures on the ROW Area; and
- (ii) provide sufficient street lighting to the Brown Cross Hatched Black Area

over and along which a right of way referred to in sub-clause (a) of this Special Condition is given, with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the ROW Area may have been granted.

Special Condition No.40(c) of the Land Grant provides that the Grantee shall at his own expense uphold, maintain and repair the ROW Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

(f) The lease conditions that are onerous to a purchaser :

Special Condition No.20 of the Land Grant provides 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.

批地文件的摘要

SUMMARY OF LAND GRANT

Special Condition No.24 of the Land Grant provides that the Grantee shall pay to the Government on demand any sum which the Secretary 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 by any spoil from the Lot.

Special Condition No.27 of the Land Grant provides 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.

Special Condition No.28 of the Land Grant provides 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.

Special Condition No.35 of the Land Grant provides 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.

Special Condition No.40(d) of the Land Grant provides that any alteration to any public road absorbing a portion of the ROW Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequential alterations to the paved way constructed by him to the satisfaction of the Director.

Special Condition No.40(e) of the Land Grant provides that the grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Grantee the exclusive right over the ROW Area. The Government shall have the right to grant rights of way over the ROW Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of

the ROW Area 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 ROW Area may have been granted.

Special Condition No.40(f) of the Land Grant provides that in the event of the non-fulfilment of the Grantee’s obligations under sub-clause (b) and (c) of this Special Condition, the Government may carry out the necessary construction, maintenance and repair works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

Special Condition No.40(g) of the Land Grant provides that notwithstanding the grant of the right of way referred to in sub-clause (a) of this Special Condition, the Government shall have the full right and power, upon giving to the Grantee, not less than fourteen days’ written notice (save in case of emergency) to lay, install, relay, divert, remove, reprovision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line, utility service or other works or installations (all together hereinafter referred to as “the services”) which are now or may hereafter be upon, over, under or adjacent to the ROW Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the ROW Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the services without prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorised by him, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause, and no claim nor objection shall be made against him or them by the Grantee.

Special Condition No.41 of the Land Grant provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof or the ROW Area or both the Lot or any part thereof and the ROW Area (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his

proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any part thereof or the ROW Area or both the Lot or any part thereof and the ROW Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or the ROW Area or both the Lot or any part thereof and the ROW Area or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Special Condition No.47 of the Land Grant provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

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

² Brown Area means areas shown coloured brown on Plan No.SK9612-D annexed to the Land Grant.

³ Brown Cross Hatched Black Area means areas shown coloured brown cross-hatched black on Plan No.SK9612-D annexed to the Land Grant.

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

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任何設施；
不適用
- (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；
批地文件特別條件第40(b)條規定，於發展或重新發展該地段後，承授人須於發出發展或重新發展項目入伙紙後六個曆月內，按照署長要求或批核的形式、物料及標準，在批地文件附錄圖則編號SK9612-D上的棕色地方及棕色並加黑色斜線地方（以下統稱「通行權區域」）自費鋪設一條通路：
(i) 配備有關的街道設施、輔助交通設備、污水渠、排水渠及位於通行權區域的其他結構，及
(ii) 於棕色並加黑色斜線地方提供充足的街道照明，
其之上及沿途獲賦予本特別條件第(a)分條所指的通行權，盡量減少滋擾附近任何其他地段並可能獲授予通行權區域整體或任何部分的通行權的擁有人。
批地文件特別條件第40(c)條規定，承授人須自費維持、保養及維修理通行權區域及一切組成其一部分或與其相關的任何事物，而且全部須使署長滿意，承授人須負起全責，猶如其本身是絕對全權擁有人。
批地文件特別條件第40(d)條規定，任何就公眾道路涉及通行權區域旁邊及上方所進行的改動，一旦涉及通行權或影響其斜度，承授人不得就此作出申索，並應自費進行其後的改動，並取得署長滿意。
批地文件特別條件第40(e)條規定，在本特別條件第(a)分條授予的通行權並不代表承授人被授予對前述鋪設通路的專用權利。政府保留於現時或將來向附近任何其他地段擁有人授予前述鋪設通路的通行權的權利，或基於一條公眾街道的用途接管前述鋪設通路的全部或任何部分，而不須向承授人或其他已獲授予前述鋪設通路的全部或任何部分通行權的擁有人支付任何補償金。
- (c) 根據批地文件規定須由該發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地；
不適用
- (d) 該發展項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例F)第22(1)條而撥供公眾用途的任何部分。
不適用

- (a) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;
Not applicable
- (b) Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;
Special Condition No.40(b) of the Land Grant provides that upon the development or redevelopment of the Lot, the Grantee shall, within 6 calendar months from the issuance of occupation permit of the development or redevelopment, at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way on the Brown Area and the Brown Cross Hatched Black Area on Plan No. SK9612-D annexed to the Land Grant (the Brown Area and the Brown Cross Hatched Black Area are hereinafter collectively referred to as “the ROW Area”):
(i) with the associated street furnitures, traffic aids, sewers, drains and other structures on the ROW Area; and
(ii) provide sufficient street lighting to the Brown Cross Hatched Black Area
over and along which a right of way referred to in sub-clause (a) of this Special Condition is given, with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the ROW Area may have been granted.
Special Condition No.40(c) of the Land Grant provides that the Grantee shall at his own expense uphold, maintain and repair the ROW Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.
Special Condition No.40(d) of the Land Grant provides that any alteration to any public road absorbing a portion of the ROW Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the Grantee who shall at his own expense carry out all consequential alterations to the paved way constructed by him to the satisfaction of the Director.
Special Condition No.40(e) of the Land Grant provides that the grant of the right of way referred to in sub-clause (a) of this Special Condition shall not give the Grantee the exclusive right over the ROW Area. The Government shall have the right to grant rights of way over the ROW Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the ROW Area 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 ROW Area may have been granted.
- (c) Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;
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

對買方的警告

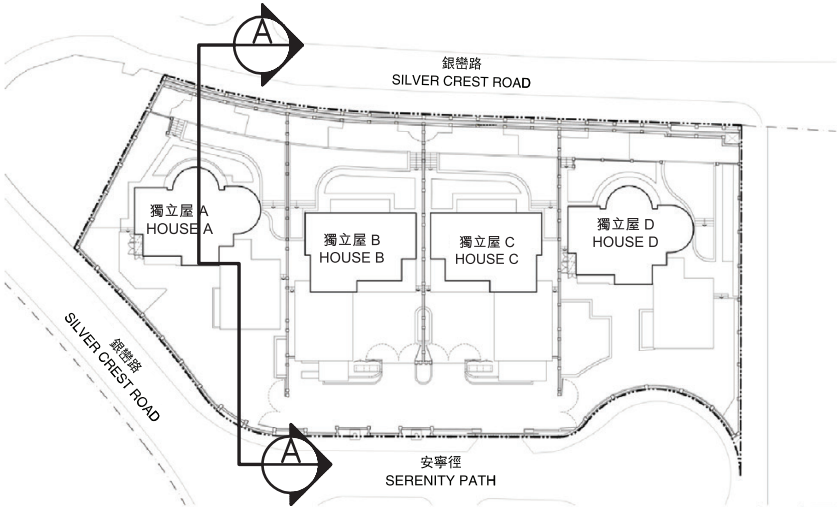
WARNING TO PURCHASERS

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。

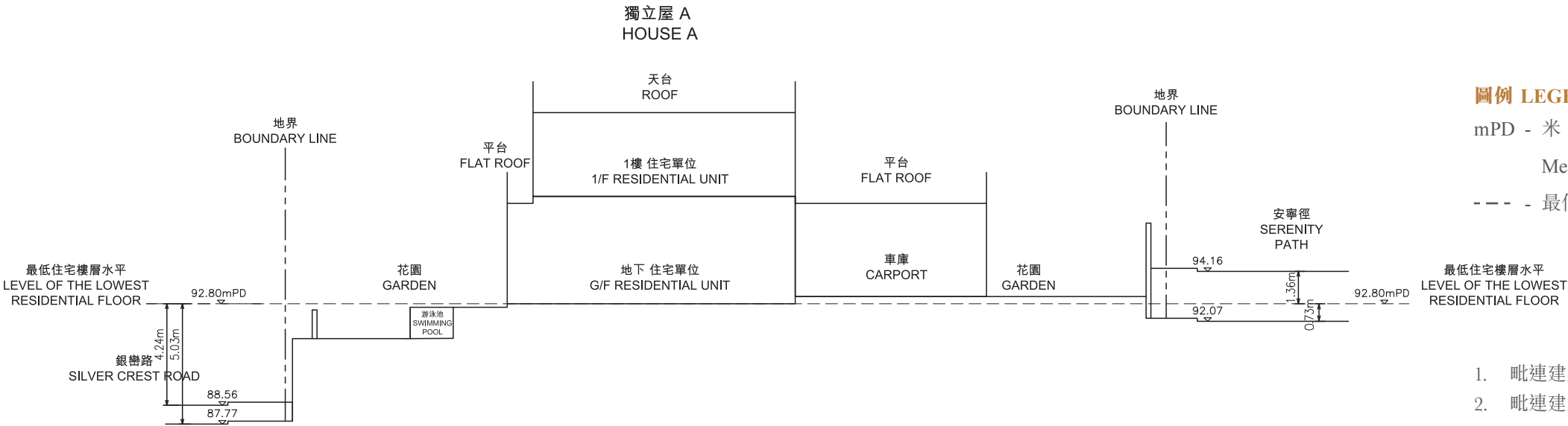
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will 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



指示圖 KEY PLAN



圖例 LEGEND

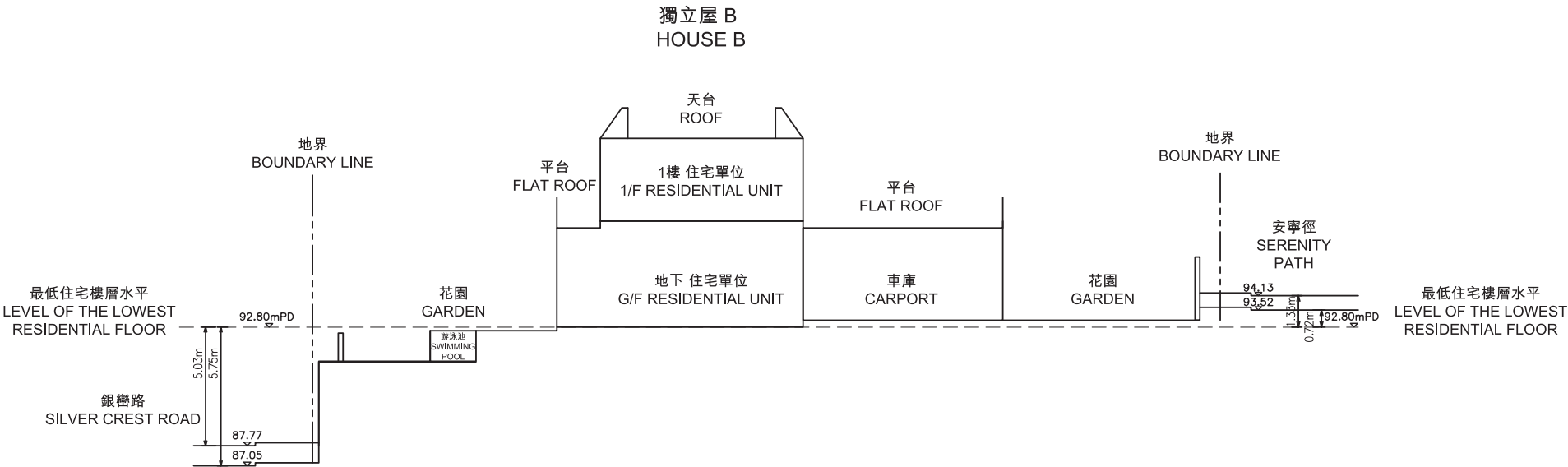
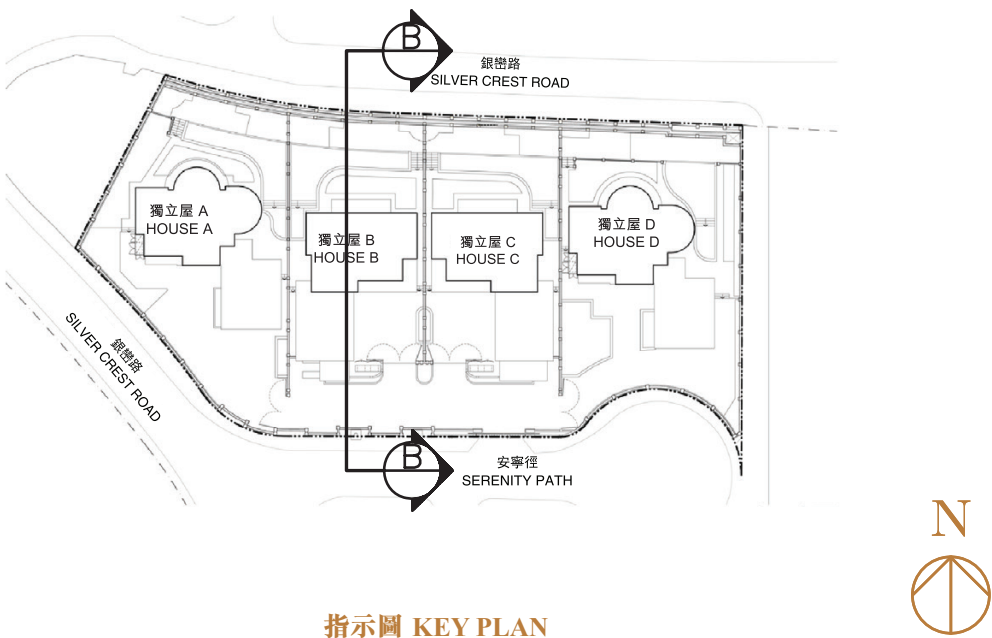
- mPD - 米 (香港主水平基準以上)
- Metres (Above the Hong Kong Principal Datum)
- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段銀禧路為香港主水平基準以上87.77米至88.56米。
 - 毗連建築物的一段安寧徑為香港主水平基準以上92.07米至94.16米。
- The part of Silver Crest Road adjacent to the building is 87.77 metres to 88.56 metres above the Hong Kong Principal Datum.
 - The part of Serenity Path adjacent to the building is 92.07 metres to 94.16 metres above the Hong Kong Principal Datum.

橫截面圖 A-A
Cross-Section Plan A-A

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

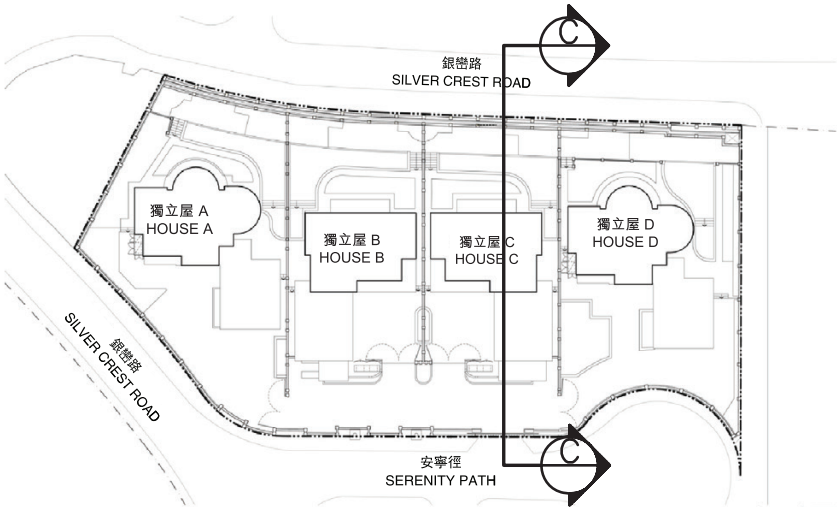


- 圖例 LEGEND
- mPD - 米 (香港主水平基準以上)
Metres (Above the Hong Kong Principal Datum)
- - 最低住宅樓層水平 Level of the lowest residential floor
- 毗連建築物的一段銀禧路為香港主水平基準以上87.05米至87.77米。
 - 毗連建築物的一段安寧徑為香港主水平基準以上93.52米至94.13米。
- The part of Silver Crest Road adjacent to the building is 87.05 metres to 87.77 metres above the Hong Kong Principal Datum.
 - The part of Serenity Path adjacent to the building is 93.52 metres to 94.13 metres above the Hong Kong Principal Datum.

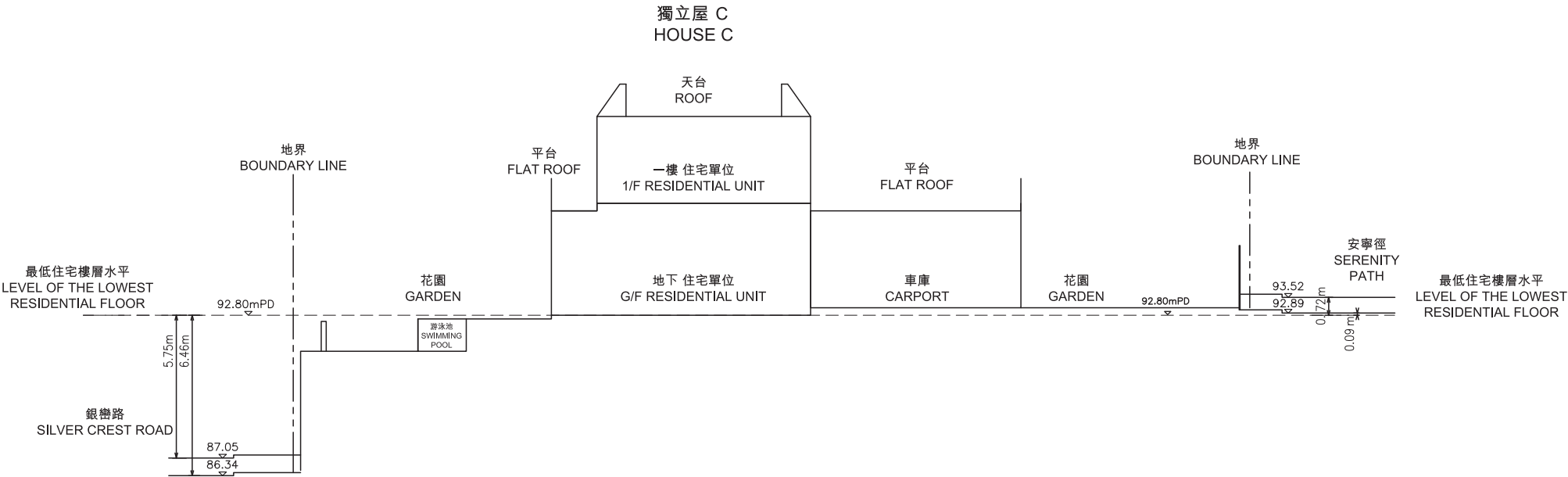
橫截面圖 B-B
Cross-Section Plan B-B

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



指示圖 KEY PLAN



圖例 LEGEND

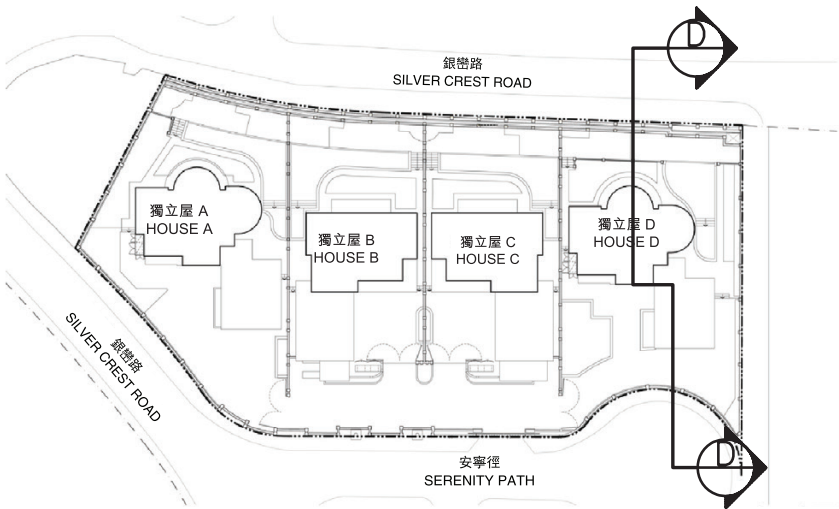
- mPD - 米 (香港主水平基準以上)
Metres (Above the Hong Kong Principal Datum)
- - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段銀禧路為香港主水平基準以上86.34米至87.05米。
 - 毗連建築物的一段安寧徑為香港主水平基準以上92.89米至93.52米。
- The part of Silver Crest Road adjacent to the building is 86.34 metres to 87.05 metres above the Hong Kong Principal Datum.
 - The part of Serenity Path adjacent to the building is 92.89 metres to 93.52 metres above the Hong Kong Principal Datum.

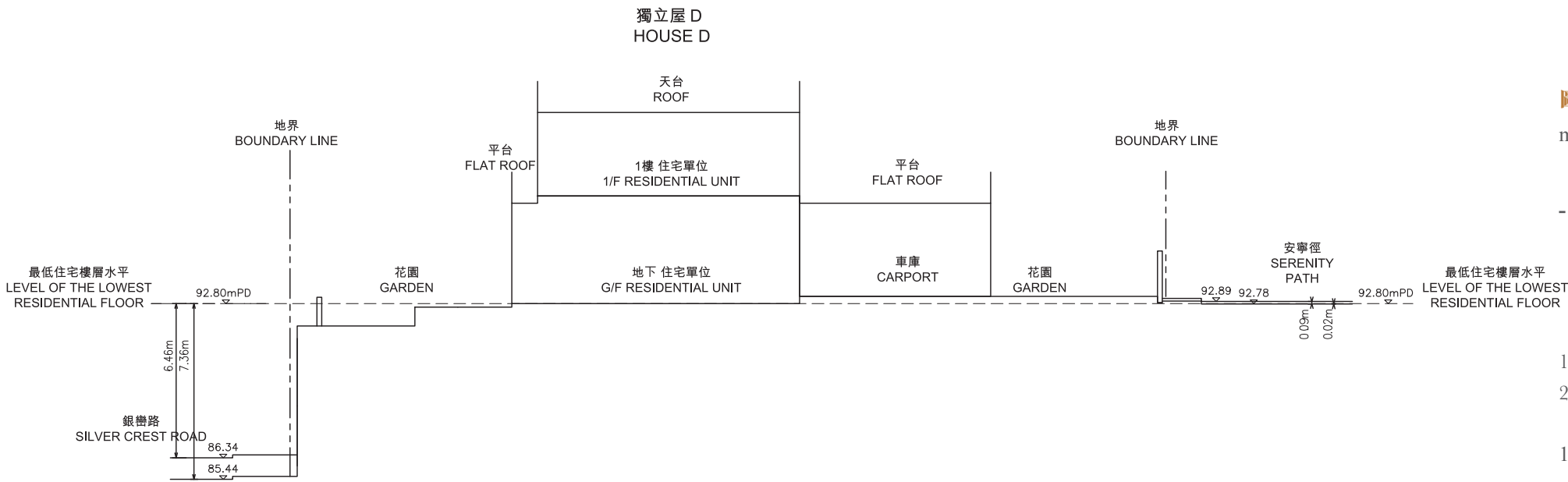
橫截面圖 C-C
Cross-Section Plan C-C

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT



指示圖 KEY PLAN



圖例 LEGEND

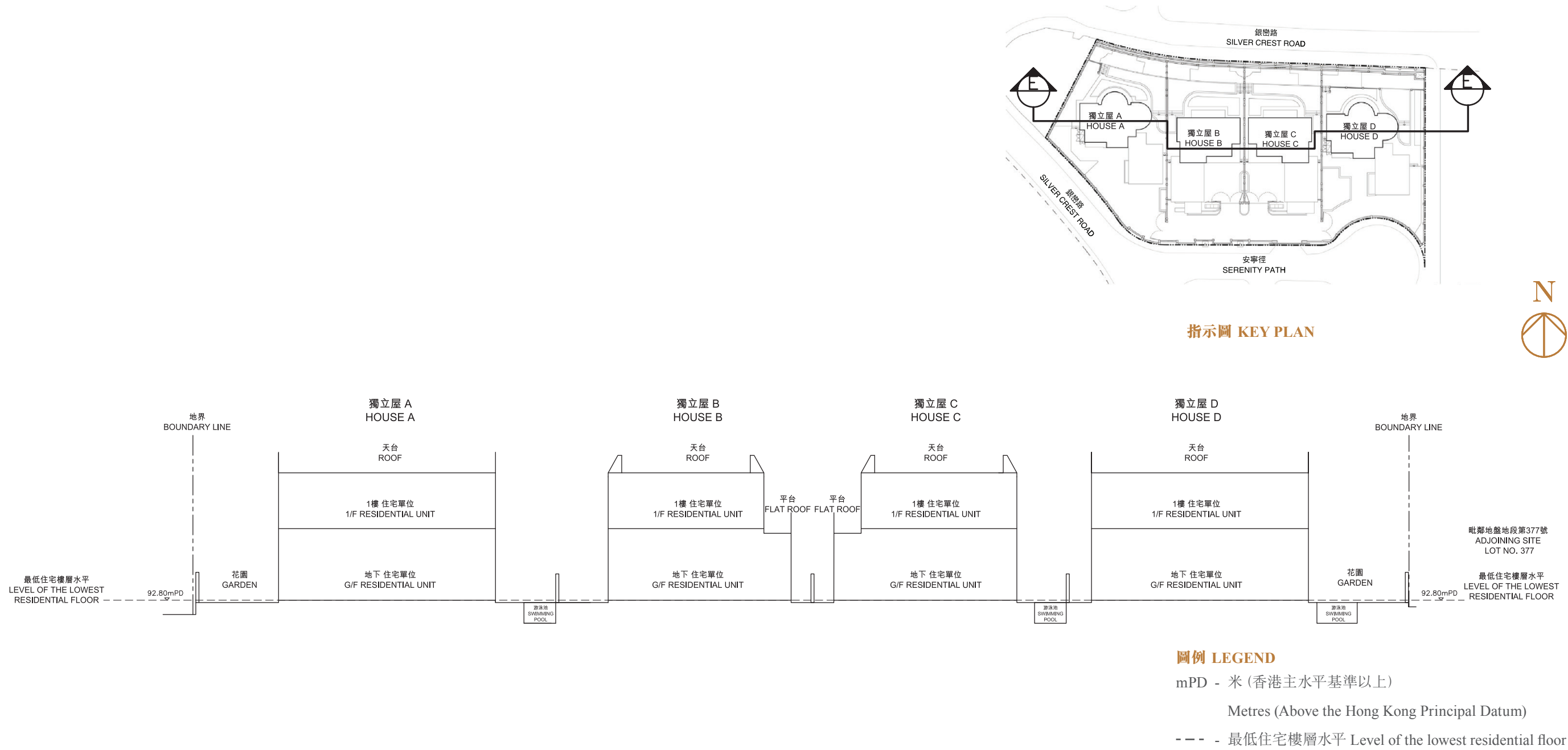
- mPD - 米 (香港主水平基準以上)
- Metres (Above the Hong Kong Principal Datum)
- - - - 最低住宅樓層水平 Level of the lowest residential floor

- 毗連建築物的一段銀禧路為香港主水平基準以上85.44米至86.34米。
 - 毗連建築物的一段安寧徑為香港主水平基準以上92.78米至92.89米。
- The part of Silver Crest Road adjacent to the building is 85.44 metres to 86.34 metres above the Hong Kong Principal Datum.
 - The part of Serenity Path adjacent to the building is 92.78 metres to 92.89 metres above the Hong Kong Principal Datum.

橫截面圖 D-D
Cross-Section Plan D-D

發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

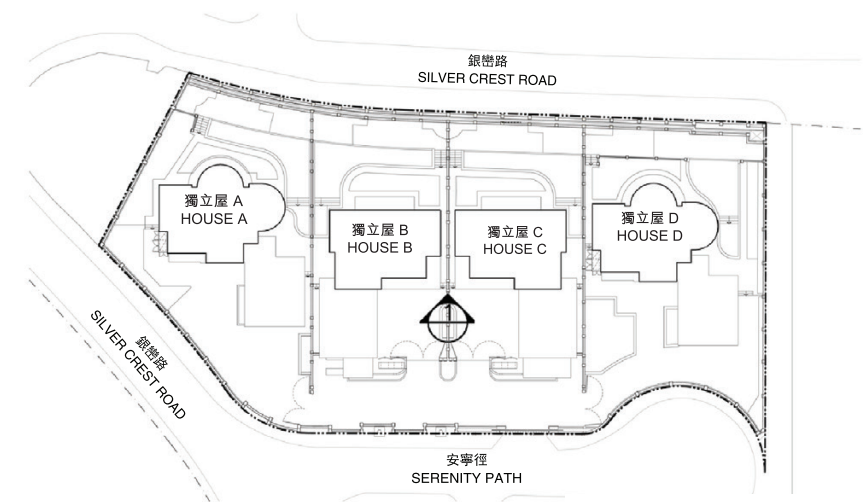


橫截面圖 E-E
Cross-Section Plan E-E

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

獨立屋 D
HOUSE D



圖例 LEGEND

B.L. = 地界 BOUNDARY LINE

發展項目的認可人士證明本圖所顯示的立面：

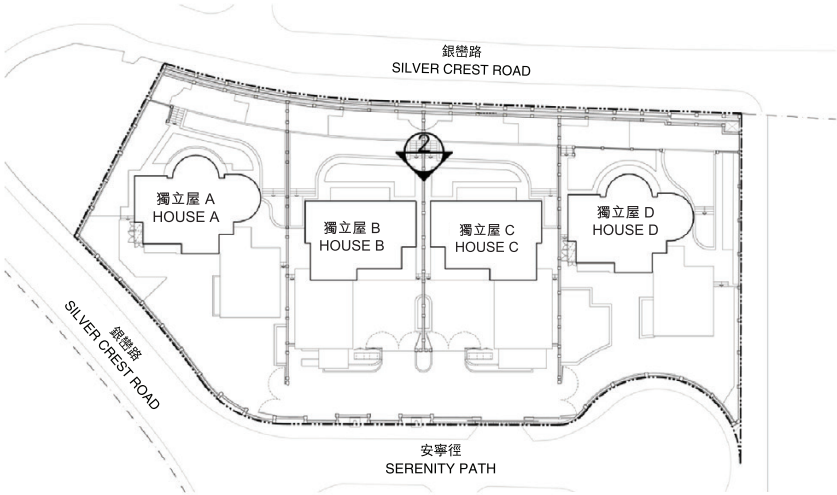
- (1) 以2015年7月20日此發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

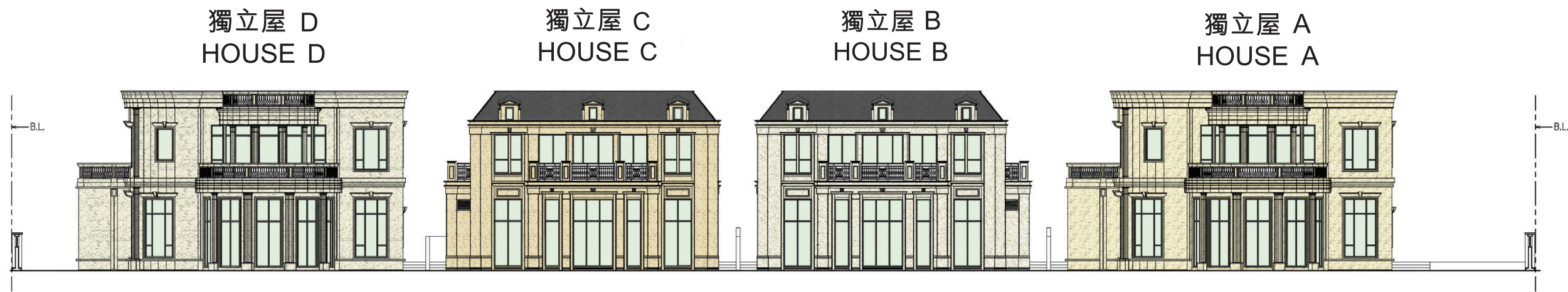
- (1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN

立面圖 2 ELEVATION PLAN 2



指示圖 KEY PLAN



圖例 LEGEND

B.L. = 地界 BOUNDARY LINE

發展項目的認可人士已證明本圖所顯示的立面：

(1) 以2015年7月20日此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 has certified that the elevations shown on this plan:

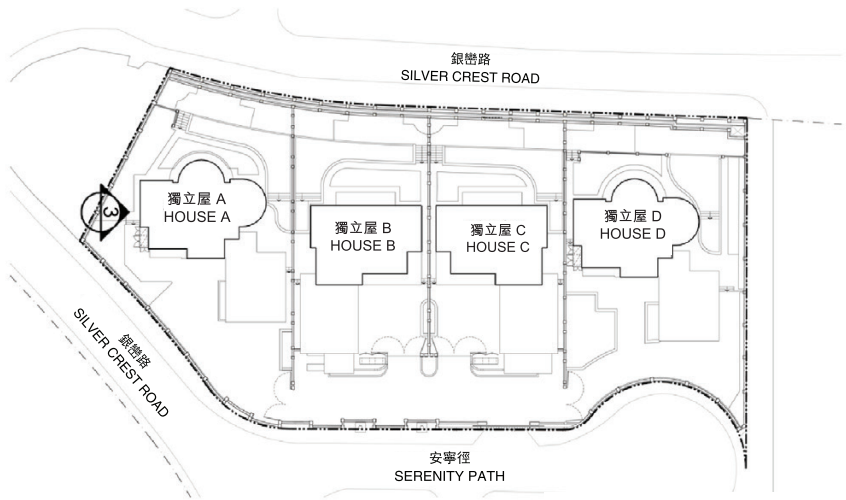
(1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and

(2) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN

立面圖 3 ELEVATION PLAN 3

獨立屋 A
HOUSE A



指示圖 KEY PLAN



發展項目的認可人士已證明本圖所顯示的立面：

(1) 以2015年7月20日此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 has certified that the elevations shown on this plan:

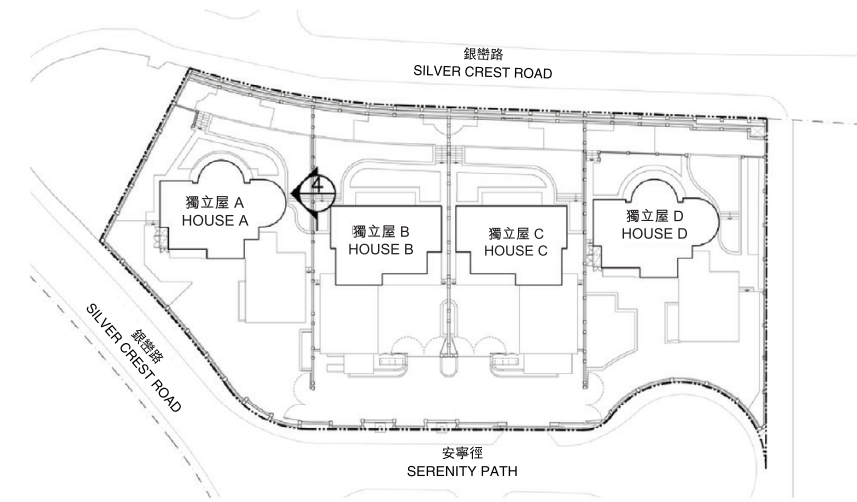
(1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and

(2) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN

立面圖 4 ELEVATION PLAN 4

獨立屋 A
HOUSE A



指示圖 KEY PLAN

發展項目的認可人士已證明本圖所顯示的立面：

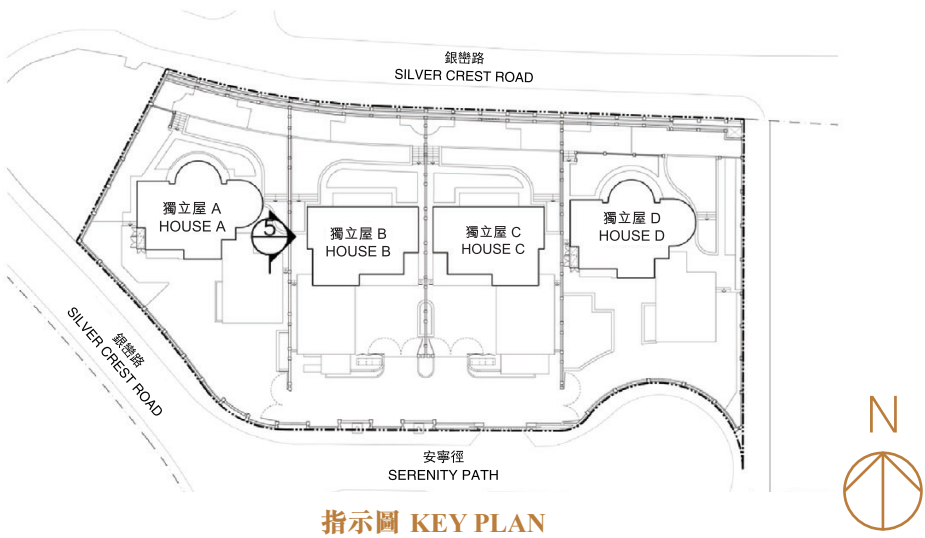
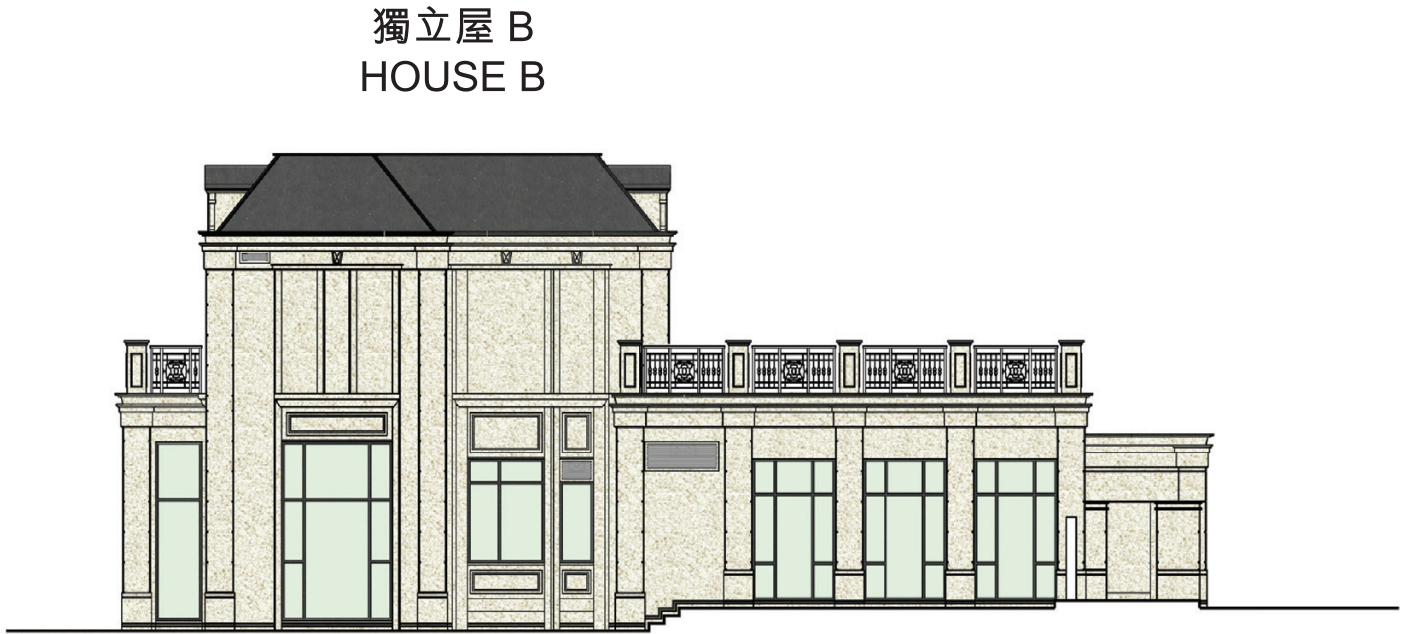
- (1) 以2015年7月20日 發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

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

- (1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; 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



發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2015年7月20日此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。

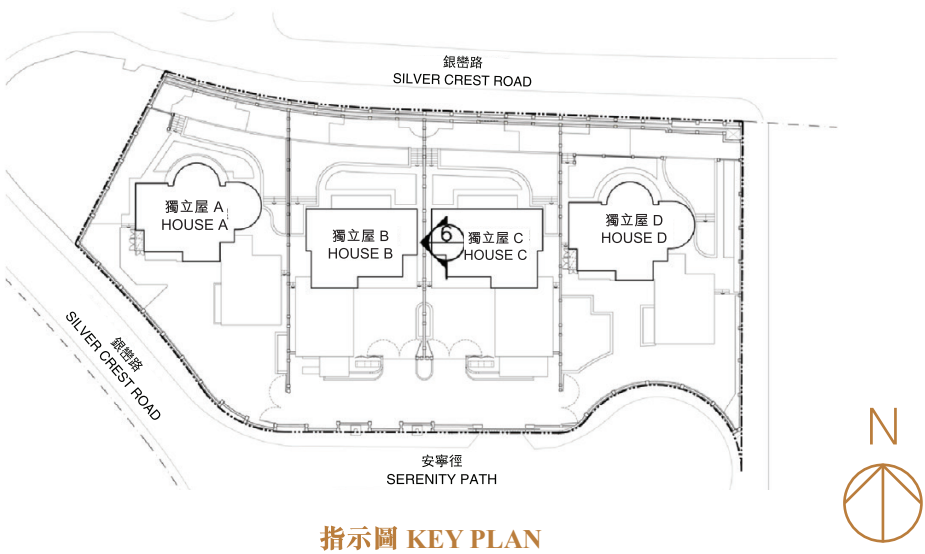
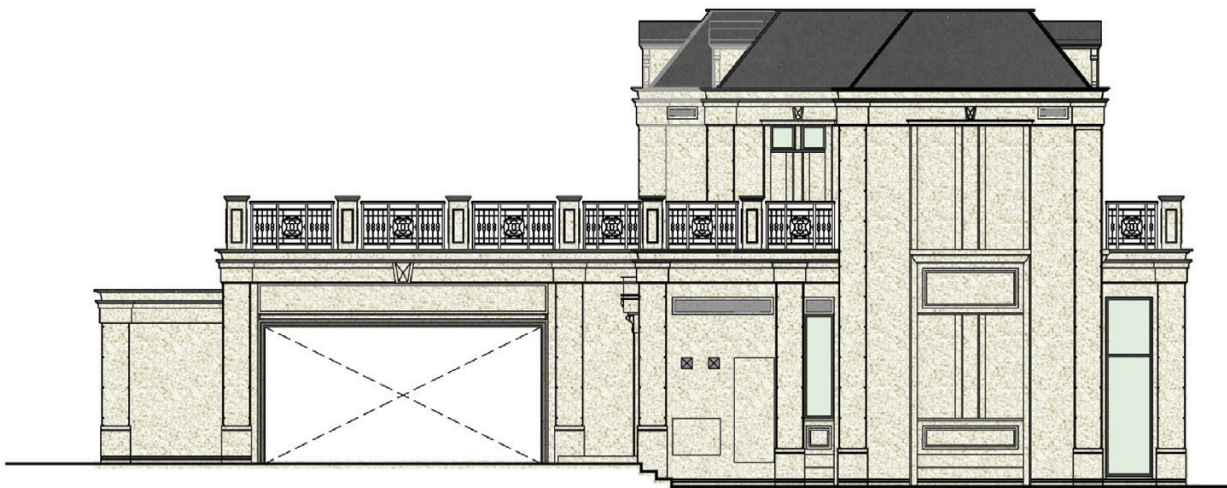
The Authorized Person for the Development has certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; 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

獨立屋 B
HOUSE B



發展項目的認可人士已證明本圖所顯示的立面：

(1) 以2015年7月20日 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 has certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and

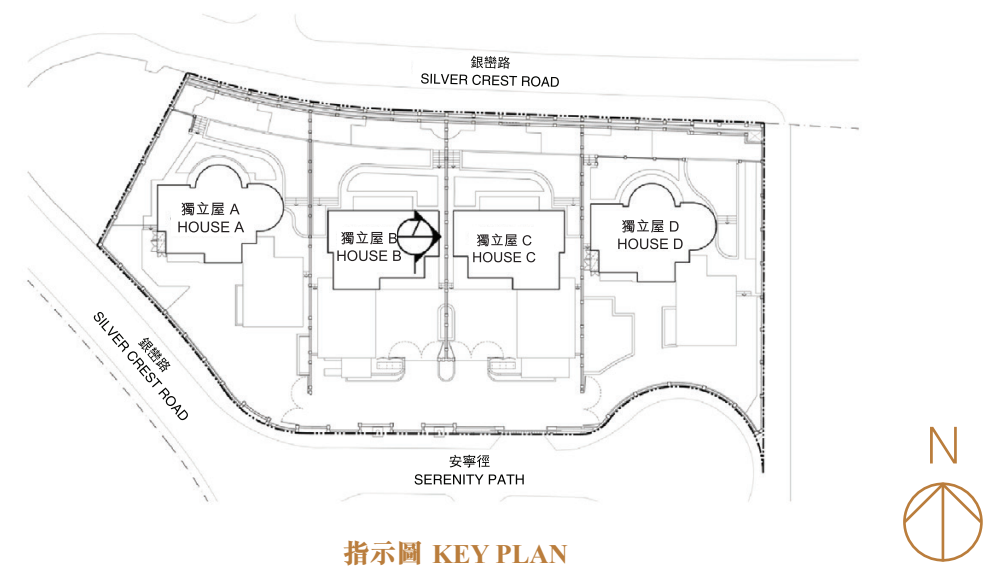
(2) are in general accordance with the outward appearance of the Development.

立面圖

ELEVATION PLAN

立面圖 7 ELEVATION PLAN 7

獨立屋 C
HOUSE C



發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2015年7月20日此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。

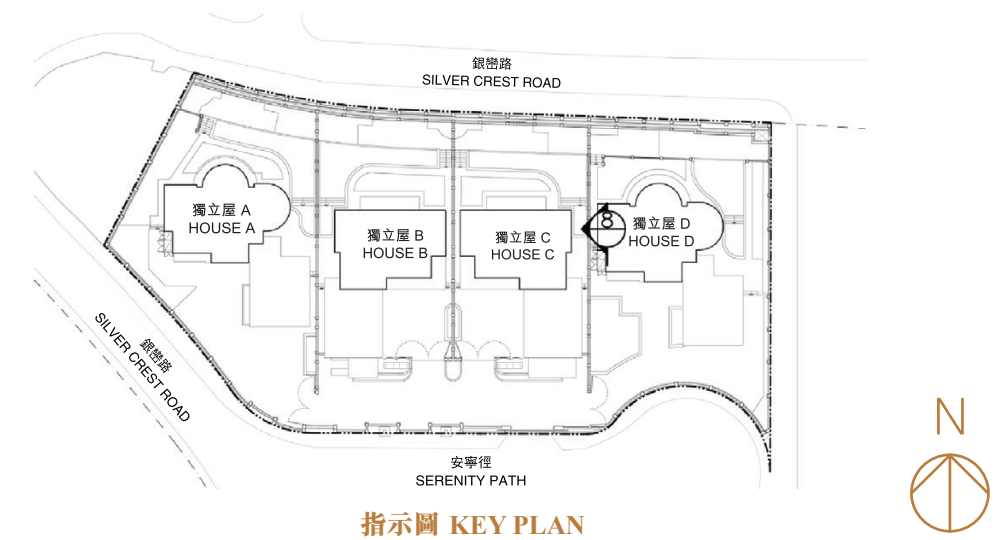
The Authorized Person for the Development has certified that the elevations shown on this plan:

- (1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖 ELEVATION PLAN

立面圖 8 ELEVATION PLAN 8

獨立屋 C
HOUSE C



發展項目的認可人士已證明本圖所顯示的立面：

- (1) 以2015年7月20日此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 has certified that the elevations shown on this plan:

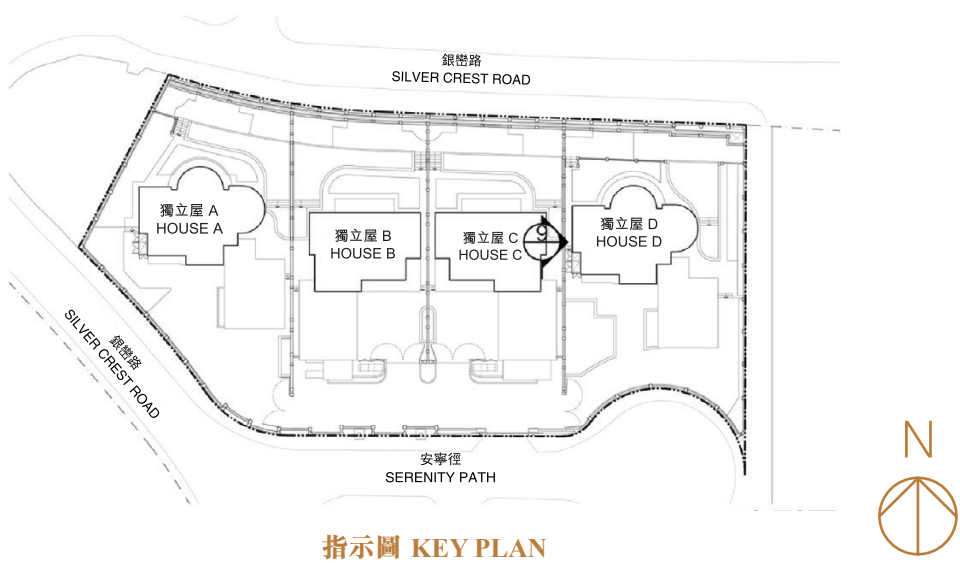
- (1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and
- (2) are in general accordance with the outward appearance of the Development.

立面圖

ELEVATION PLAN

立面圖 9 ELEVATION PLAN 9

獨立屋 D
HOUSE D



發展項目的認可人士已證明本圖所顯示的立面：

(1) 以2015年7月20日此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 has certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; and

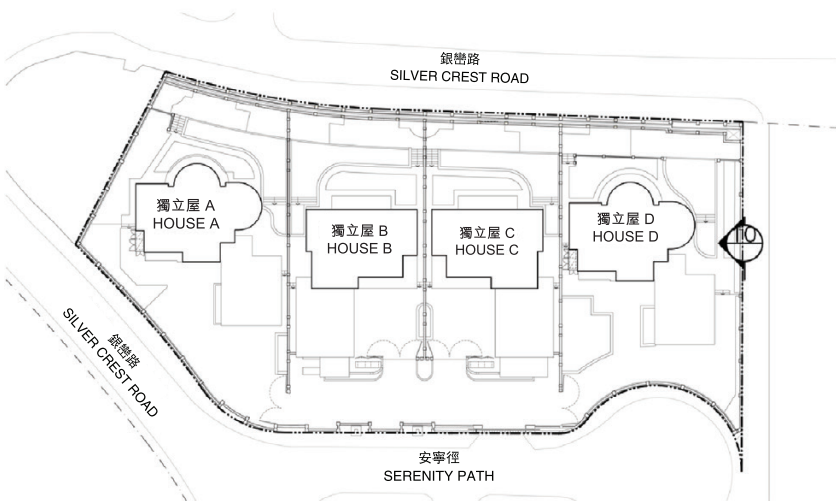
(2) are in general accordance with the outward appearance of the Development.

立面圖

ELEVATION PLAN

立面圖 10 ELEVATION PLAN 10

獨立屋 D
HOUSE D



指示圖 KEY PLAN



發展項目的認可人士已證明本圖所顯示的立面：

(1) 以2015年7月20日 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 has certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Development as of 20th July 2015; 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		有蓋 Covered	無蓋 Uncovered	總面積 Total 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	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其他名稱) A 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	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) A 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	不適用 Not applicable

閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. 關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。

2. 發展項目已簽立的公契於將指明住宅物業提供出售的日期的文本存放在指明住宅物業的售樓處，以供免費閱覽。

1. A copy of Outline Zoning Plan relating to the Development is available at www.ozp.tpb.gov.hk

2. A copy of the deed of mutual covenant that has been executed in respect of the Development as at the date on which the specified residential properties are offered to be sold is available for inspection free of charge at the place at which the specified residential property is offered to be sold.
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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	鋪砌天然石材配金屬梳子及鋁金屬百葉。 斜屋頂選用瓦磚鋪砌 (除獨立屋A及D外)。
(b)	窗	所有鋁窗選用氟碳噴塗窗框。 客廳、飯廳、睡房、車庫、廚房及樓梯窗戶選用清玻璃。 浴室窗戶選用磨砂玻璃。
(c)	窗台	不適用。
(d)	花槽	花槽外鋪砌天然石材。
(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板髹乳膠漆。部份位置裝有石膏板假天花及假陣。
(c)	內部地板	客廳及飯廳鋪砌天然石材地板及天然石材牆腳線。 睡房1及3 (獨立屋A及D) 鋪砌複合木地板及木牆腳線。 主人睡房及睡房2 (獨立屋A至D)，睡房1及3 (獨立屋B及C)鋪砌天然石材及複合木地板及木牆腳線。
(d)	浴室	外露牆身鋪砌天然石材至假天花。外露地台鋪砌天然石材。 選用石膏板假天花。 <u>廁所</u> 外露牆身鋪砌天然石材至假天花。外露地台鋪砌天然石材。 選用石膏板假天花。 <u>廁所(工作間內)</u> 牆身所有外露位置鋪砌瓷磚至假天花。外露地台鋪砌同質磚。 選用鋁質天花板。
(e)	廚房	外露牆身(除煤氣煮食爐上之牆身)鋪砌天然石材至假天花。 煤氣煮食爐上之外露牆身裝配不銹鋼牆板。外露地台鋪砌天然石材。 選用石膏板假天花。 灶台鋪砌實心材料。

3. 室內裝置		
	細項	描述
(a)	門	
	入口大門	實心木門配以鋁質板配置門鎖及氣鼓。
	主人睡房、睡房、浴室及衣帽間 (只適用於獨立屋A及D)	木皮飾面中空木門，配置門鎖及門擋。
	主人浴室(只適用於獨立屋B及C)	木皮飾面實心木門，配置門鎖及門擋。
	廚房(通往工作間)	木皮飾面實心木門，配置門鎖，門檔及氣鼓。
	主人浴室(只適用於獨立屋A及D)	木皮飾面實心木趟門，配置門鎖。
	廚房(通往客廳/飯廳及車庫)	木皮飾面實心木門，鑲有玻璃，配置門鎖、氣鼓及門擋。
	廁所	木皮飾面實心木門連百葉，配置門鎖及門擋。
	廁所 (通往工作間)	鋁趟摺門配鋁門框。
	花園、平台、樓梯通道門往天台及車庫	玻璃門配鋁門框連門鎖。
(b)	浴室	
	主人浴室 (只適用於獨立屋A及D)	配備鏡櫃、木製面盆櫃並選用天然石材檯面，並配以潔具包括人造石洗面盆連鍍鉻面盆水龍頭。其他配件包括鍍鉻花灑套裝、人造石浴缸(1900毫米長 x 855毫米寬 x 495毫米深)配鍍鉻浴缸水龍頭及鍍鉻浴缸花灑套裝。另設搪瓷座廁及抽氣扇。其他配件包括鍍鉻毛巾掛架及鍍鉻廁紙架。
	主人浴室 (只適用於獨立屋B及C)	配備鏡櫃、木製面盆櫃並選用天然石材檯面，並配以潔具包括搪瓷洗面盆連鍍鉻面盆水龍頭。其他配件包括鍍鉻花灑套裝、搪瓷鑄鐵浴缸(1800毫米長 x 800毫米寬 x 430毫米深)配鍍鉻浴缸水龍頭及鍍鉻浴缸花灑套裝。另設搪瓷座廁及抽氣扇。其他配件包括鍍鉻毛巾桿、鍍鉻毛巾鉤及鍍鉻廁紙架。
	浴室1及浴室2 (適用於所有獨立屋) 浴室3 (只適用於獨立屋A及D)	配備鏡櫃、木製面盆櫃並選用天然石材檯面，並配以潔具包括搪瓷洗面盆連鍍鉻面盆水龍頭。其他配件包括搪瓷鑄鐵浴缸(1500毫米長 x 700毫米寬 x 410毫米深)配鍍鉻浴缸水龍頭及鍍鉻浴缸花灑裝。另設搪瓷座廁及抽氣扇。其他配件包括鍍鉻毛巾圈(除獨立屋A及D的浴室2外)、鍍鉻毛巾桿、鍍鉻毛巾鉤及鍍鉻廁紙架。
	浴室3 (只適用於獨立屋B及C)	配備鏡櫃、木製面盆櫃並選用天然石材檯面，並配以潔具包括搪瓷洗面盆連鍍鉻面盆水龍頭。其他配件包括鍍鉻花灑套裝、搪瓷鑄鐵浴缸(1600毫米長 x 700毫米寬 x 410毫米深)配鍍鉻浴缸水龍頭及鍍鉻浴缸花灑套裝。另設搪瓷座廁及抽氣扇。其他配件包括鍍鉻毛巾圈、鍍鉻毛巾桿、鍍鉻毛巾鉤及鍍鉻廁紙架。
	廁所	配備鏡櫃、木製面盆櫃並選用天然石材檯面，並配以潔具包括搪瓷洗面盆連鍍鉻面盆水龍頭。另設搪瓷座廁及抽氣扇。其他配件包括鍍鉻毛巾圈、鍍鉻毛巾鉤及鍍鉻廁紙架。
	廁所(工作間內)	配備搪瓷洗面盆連鍍鉻面盆水龍頭、鍍鉻花灑套裝、搪瓷座廁及抽氣扇。

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

(b)	採用冷熱水銅喉。 供水系統的類型及用料見下文「供水」一欄。 隨樓附送之設備及其品牌和型號，請參考「設備說明」。	
(c)	廚房	<u>獨立屋A及D</u> 木製廚櫃配以光面焗漆面及胡桃木紋飾面板。 <u>獨立屋B及C</u> 木製廚櫃配以光面焗漆飾面板。 <u>所有獨立屋</u> 實心材料檯面連不銹鋼洗滌盆、鍍鉻洗滌盤水龍頭及抽氣扇。 有關隨樓附送之設備及其品牌及型號，請參考「設備說明」。 供水系統的用料見下文「供水」一欄。
(d)	睡房	不適用。
(e)	電話	客廳、飯廳、主人睡房及所有睡房均裝有電話插座。 有關接駁點之數目及位置，請參閱「住宅單位機電裝置數量說明表」。
(f)	天線	客廳、飯廳、主人睡房、睡房、廚房及工作間均裝置電視及電台接收插座。 有關接駁點之數目及位置，請參閱「住宅單位機電裝置數量說明表」。
(g)	電力裝置	入牆暗線或置於假天花或假陣內配燈位及插座。 提供三相電力供電並備有配電箱及微型斷路器。 三相電力供應並連裝置塑殼斷路器配電箱設置於冷氣機房。 有關接駁點之位置及數目，請參閱「住宅單位機電裝置數量說明表」。
(h)	氣體供應	煤氣錶設於獨立屋地下之內置樓梯底內。煤氣喉安裝及接駁至煤氣煮食爐及煤氣熱水爐。 有關煤氣接駁點之位置，請參閱「住宅單位機電裝置數量說明表」。
(i)	洗衣機接駁點	廚房設有供水及去水接駁位供洗衣機。 有關洗衣機來去水接駁點之位置，請參閱「住宅單位機電裝置數量說明表」。
(j)	供水	採用冷熱水銅喉。 喉管暗藏或明喉管暗藏於假天花、裝飾線條、櫃及假陣內。 設有煤氣熱水爐供應浴室及廚房熱水。
4. 雜項		
(a)	升降機	不適用。
(b)	信箱	設有金屬信箱。
(c)	垃圾收集	不適用。
(d)	水錶、電錶及氣體錶	每座獨立屋設有獨立的水錶及電錶，均位於地下公共地方之檢測儀錶櫃及總電掣房內。 每座獨立屋有獨立的煤氣錶，設於獨立屋地下之內置樓梯底內。
5. 保安設施		
發展項目邊界圍牆裝有閉路電視及紅外線監察系統。 每座獨立屋客廳及飯廳均設有視像對講機。 每座獨立屋入口大閘均設有訪客對講機。		

6. 設備				
位置	設備	適用於	品牌	型號
客廳、飯廳、睡房、廚房、衣帽間、工作間及主人浴室	VRV分體式空調	所有獨立屋	三菱	室內機
				PEFY-P25VMS1 PEFY-P32VMS1 PEFY-P50VMS1 PEFY-P63VMS1
花園	VRV分體式空調	獨立屋A及D	三菱	室外機
				PUHY-P300 YHA PUHY-P350 YHA
花園	VRV分體式空調	獨立屋B及C	三菱	室外機
				PUHY-P300 YHA PUHY-P300 YHA
廚房	雪櫃	所有獨立屋	SUB-ZERO	ICBBI-36S/S/TH
	酒櫃	獨立屋A及D	SUB-ZERO	ICB/424G/S/TH-LH
		獨立屋B及C		ICB/424G/S/TH-RH
	焗爐	所有獨立屋	MIELE	H5981BP
	2合1洗衣乾衣機			WT2789i WPM
	抽油煙機			DA429-6
	煤氣煮食爐 (雙爐頭)			CS1013-1
	煤氣煮食爐 (鐵鍋爐頭)			CS1018
	電磁爐			CS1212-1i
	蒸爐			DG5080
	電視機		OOLAA	KTV 1.0
	抽氣扇		樂聲	FV-23NL3H
浴室	抽氣扇	所有獨立屋	樂聲	FV-15NS3H
廁所	抽氣扇	所有獨立屋	樂聲	FV-15NS3H
廁所(工作間內)	抽氣扇	所有獨立屋	樂聲	FV-15NS3H
主人浴室	抽氣扇	獨立屋A及D	樂聲	FV-20NS3H
		獨立屋B及C	樂聲	FV-18NS3H
地下之內置樓梯內	煤氣熱水爐	所有獨立屋	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。

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

1. Exterior Finishes		
	Item	Description
(a)	External wall	Finished with natural stone, metal grilles and aluminum louver. Clay roof tiles for sloping roofs (Except for Houses A and D).
(b)	Window	All aluminum window frames coated with fluorocarbon coating. Clear glass for Living Rooms, Dining Rooms, Bedrooms, Carport, Kitchen and Staircase window. Obscured glass for Bathrooms window.
(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 walls and ceiling of Living Rooms, Dining Rooms and Bedrooms are finished with emulsion paint. Some areas are installed with gypsum board false ceiling and bulkhead.
(c)	Internal Floor	Living Rooms and Dining Rooms are finished with natural stone flooring and natural stone skirting. Bedroom 1 and 3 (House A and D) are finished with engineered timber flooring and timber skirting. Master Bedrooms and Bedroom 2 (House A to D), Bedroom 1 and 3 (House B and C) are finished with natural stone flooring, engineered timber flooring and timber skirting.
(d)	Bathroom	Wall finished with natural stone to exposed surface and up to false ceiling level. Floor finished with natural stone to exposed surface. Gypsum board false ceiling is provided. <u>Toilet</u> Wall finished with natural stone to exposed surface and up to false ceiling level. Floor finished with natural stone to exposed surface. Gypsum board false ceiling is provided. <u>Toilet (inside Utility Room)</u> Wall finished with ceramic tile to exposed surface and up to false ceiling level. Floor finished with homogenous tile to exposed surface. Aluminum ceiling is provided.
(e)	Kitchen	Wall (except wall above gas cooker) finished with natural stone to exposed surface and up to false ceiling level. Wall above gas cooker finished with stainless steel panel where exposed. Floor finished with natural stone to exposed surface. Gypsum board false ceiling is provided. Cooking bench finished with solid surfacing material.

3. Interior Fittings		
(a)	Doors	
	Entrance Door	Solid core timber door with aluminum panel and fitted with lockset and door closer.
	Master Bedroom, Bedroom, Bathroom and Walk-in Closet (House A and D only)	Timber veneered hollow core timber door fitted with lockset and door stopper.
	Master Bathroom (House B and C only)	Timber veneered solid core timber door fitted with lockset and door stopper.
	Kitchen (to Utility Room)	Timber veneered solid core timber door fitted with lockset, door stopper and door closer.
	Master Bathroom (House A and D only)	Timber veneered solid core timber sliding door fitted with lockset.
	Kitchen (to Living Room / Dining Room and Carport)	Timber veneered solid core timber door fitted with glass panel, lockset, door closer and door stopper.
	Toilet	Timber veneered solid core timber door with louver and fitted with lockset and door stopper.
	Toilet (to Utility Room)	Aluminum slide folding door with aluminum door frame.
	Garden, Flat Roof, staircase passage door connecting to Roof and Carport	Glass door with aluminium door frame and lockset.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

(b)	Bathroom	
	Master Bathroom (House A and D only)	Mirror cabinet and wooden basin cabinet fitted with natural stone countertop and sanitary wares and fittings include artificial stone wash basin with chrome plated basin mixer. Other fittings included chrome plated shower set, artificial stone bathtub (1900mm(L) x 855mm(W) x 495mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Fitted with vitreous china water closet and exhaust fan. Other accessories include chrome plated towel holder and chrome plated paper roll holder.
	Master Bathroom (House B and C only)	Mirror cabinet and wooden basin cabinet fitted with natural stone countertop and sanitary wares and fittings include vitreous china wash basin with chrome plated basin mixer. Other fittings included chrome plated shower set, enamelled steel bathtub (1800mm(L) x 800mm(W) x 430mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Fitted with vitreous china water closet and exhaust fan. Other accessories include chrome plated towel bar, chrome plated towel hook and chrome plated paper roll holder.
	Bathroom 1 and 2 (All Houses) and Bathroom 3 (House A and D only)	Mirror cabinet and wooden basin cabinet fitted with natural stone countertop and sanitary wares and fittings include vitreous china wash basin with chrome plated basin mixer. Other fittings included enamelled steel bathtub (1500mm(L) x 700mm(W) x 410mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Fitted with vitreous china water closet and exhaust fan. Other accessories include chrome plated towel ring (Except for Bathroom 2 of House A & D), chrome plated towel bar, chrome plated towel hook and chrome plated paper roll holder.
	Bathroom 3 (House B and C only)	Mirror cabinet and wooden basin cabinet fitted with natural stone countertop and sanitary wares and fittings include vitreous china wash basin with chrome plated basin mixer. Other fittings included chrome plated shower set, enamelled steel bathtub (1600mm(L) x 700mm(W) x 410mm(D)) with chrome plated bath mixer and chrome plated bath shower set. Fitted with vitreous china water closet and exhaust fan. Other accessories include chrome plated towel ring, chrome plated towel bar, chrome plated towel hook and chrome plated paper roll holder.

(b)	Toilet	Mirror cabinet and wooden basin cabinet fitted with natural stone countertop and sanitary wares and fittings include vitreous china wash basin with chrome plated basin mixer. Fitted with vitreous china water closet and exhaust fan. Other accessories include chrome plated towel ring, chrome plated towel hook and chrome plated paper roll holder.
	Toilet (inside Utility Room)	Fitted with vitreous china wash basin with chrome plated basin mixer, chrome plated shower set, vitreous china water closet and exhaust fan.
Copper water pipes for hot and cold water are installed. See “Water Supply” below for type and material of water supply system. For appliances and their brand names and model numbers, please refer to “Appliances Schedule”.		
(c)	Kitchen	<u>House A and D</u> Wooden cabinet with lacquer and walnut wood patterned door panel. <u>House B and C</u> Wooden cabinet with lacquer door panel. <u>All Houses</u> Solid surfacing material countertop, stainless steel sink with chrome-plated sink mixer and exhaust fan. For appliances and their brand names and model numbers, please refer to “Appliances Schedule”. See “Water Supply” below for type and material of water supply system.
(d)	Bedroom	Not Applicable.
(e)	Telephone	Telephone outlets are provided in Living Rooms, Dining Rooms, Master Bedrooms and all Bedrooms. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(f)	Aerials	TV and FM outlets are installed in the Living Rooms, Dining Rooms, Master Bedrooms, Bedrooms, Kitchen and Utility Room. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.
(g)	Electrical Installations	Concealed or enclosed in false ceiling or bulkhead conduit wiring with lighting and power points. Three-phase electricity supply with miniature circuit breakers distribution boards are provided. Three-phase electricity supply with moulded case circuit breakers distribution boards are installed at Air Conditioning Plant Room. For the location and number of connection points, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

(h)	Gas Supply	Gas meter is provided in G/F of each house underneath internal staircase. Gas supply pipes are installed and connected to gas cooking hobs and gas water heater. For the location of gas supply point, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.		
(i)	Washing Machine Connection Point	Water supply and drainage connection points are provided for washing machine in kitchen. For the location of water inlet and outlet connection point for washing machine, please refer to the “Schedule of Mechanical & Electrical Provisions of Residential Units”.		
(j)	Water Supply	Copper water pipes for hot and cold water are to be installed. Water pipes are concealed or surface pipes are enclosed in false ceiling, mouldings, cabinets and bulkhead. Hot water supply to Bathrooms and Kitchens are provided by gas water heater.		
4. Miscellaneous				
(a)	Lifts	Not Applicable.		
(b)	Letter Box	Metal letter box is provided.		
(c)	Refuse Collection	Not Applicable.		
(d)	Water Meter, Electricity Meter and Gas Meter	Separate water meter and electric meter for each house are installed at check meter cabinet and main switch room located at G/F common area. Separate gas meter for each house is installed at G/F of each house underneath internal staircase.		
5. Security Facilities				
CCTV security systems and infra-red sensor are provided along boundary fence wall of the Development. Video doorphone handset is installed at Living Room and Dining Room in each house. Visitor panel is installed at entrance gate of each house.				
6. Appliances				
Location	Appliances	Flat applied for	Brand	Model
Living Room, Dining Room, Bedroom, Kitchen, Walk-in Closet, Utility Room & Master Bathroom	VRV Multi Air-Conditioning System	All Houses	Mitsubishi	Indoor Unit
				PEFY-P25VMS1 PEFY-P32VMS1 PEFY-P50VMS1 PEFY-P63VMS1
Garden	VRV Multi Air-Conditioning System	Houses A & D	Mitsubishi	Outdoor Unit
				PUHY-P300 YHA PUHY-P350 YHA

Location	Appliances	Flat applied for	Brand	Model
Garden	VRV Multi Air-Conditioning System	Houses B & C	Mitsubishi	Outdoor Unit
				PUHY-P300 YHA PUHY-P300 YHA
Kitchen	Refrigerator	All Houses	SUB-ZERO	ICBBI-36S/S/TH
	Wine Cellar	Houses A & D	SUB-ZERO	ICB/424G/S/TH-LH
		Houses B & C		ICB/424G/S/TH-RH
	Oven	All Houses	MIELE	H5981BP
	2-in-1 Washer and Dryer			WT2789i WPM
	Cooker hood			DA429-6
	Gas Cooking Hob (2 Burners)			CS1013-1
	Gas Cooking Hob (Wok Burner)			CS1018
	Induction Hob			CS1212-1i
	Steam Oven			DG5080
	Television		OOLAA	KTV 1.0
	Exhaust Fan		Panasonic	FV-23NL3H
Bathroom	Exhaust Fan	All Houses	Panasonic	FV-15NS3H
Toilet	Exhaust Fan	All Houses	Panasonic	FV-15NS3H
Toilet (inside Utility Room)	Exhaust Fan	All Houses	Panasonic	FV-15NS3H
Master Bathroom	Exhaust Fan	Houses A & D	Panasonic	FV-20NS3H
		Houses B & C	Panasonic	FV-18NS3H
Underneath internal staircase at G/F	Gas Water Heater	All Houses	NORITZ	NR32DQF

Vendor undertakes that if applicances 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

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
地下 G/F	花園 Garden	電源掣 Power Switch	3	3	3	3
		訪客對講屏幕 Visitor Panel	1	1	1	1
		門鈴按鈕 Door Bell Push Button	1	1	1	1
		室外牆身照明燈 Outdoor Wall Mounted Light	19	22	22	21
		花槽燈 Planter Light	22	2	2	17
		室外柱燈 Outdoor Bollard Light	6	2	2	6
		射燈 Spot Light	19	15	16	20
		泳池水底燈 Under Water Light	17	18	17	12
		天花照明燈 Down Light	1	1	1	1
	車庫 Carport	13安培防水單位電插座 13A Weather Proof Single Socket Outlet	1	1	1	1
		天花照明燈 Down Light	6	6	6	6
		電源掣 Power Switch	2	2	2	2
	客廳/飯廳/門廳 Living Room / Dining Room / Foyer	電視/電台天線插座 TV/FM Outlet	3	2	2	3
		電話插座 Telephone Outlet	3	2	2	3
		13安培單位電插座 13A Single Socket Outlet	4	4	4	4
		13安培雙位電插座 13A Twin Socket Outlet	5	4	4	5
		13安培電源接線器供冷氣機 13A Fuse Spur for Air Conditioner	4	4	4	4
		13安培電源接線器 13A Fuse Spur Unit	12	6	6	12
		天花照明燈 Down Light	21	18	18	21
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電磁門感應 Magnetic Door Contact	6	9	9	6
		活動感應器 Motion Detector	2	2	2	2
		視像對講機 Video Door Phone	1	1	1	1

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
地下 G/F	工作間 Utility Room	抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	3	2	2	3
		電視/電台天線插座 TV/FM Outlet	1	1	1	1
		燈位 Lighting Point	1	1	1	1
		保安系統控制面板 Security System Control Keypad	1	-	-	1
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
	廁所(工作間內) Toilet (inside Utility Room)	天花照明燈 Down Light	1	1	1	1
		13安培電源接線器 13A Fuse Spur Unit	1	1	1	1
	睡房1 Bedroom 1	電視/電台天線插座 TV/FM Outlet	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	4	3	3	4
		13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1
		13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		天花照明燈 Down Light	4	4	4	4
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電磁門感應 Magnetic Door Contact	-	2	2	-
	浴室1 Bathroom 1	13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
		天花照明燈 Down Light	5	6	6	5
		13安培單位電插座 13A Single Socket Outlet	1	1	1	1
	廁所 Toilet	天花照明燈 Down Light	2	2	2	2
		13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		13安培單位電插座 13A Single Socket Outlet	1	1	1	1
	廚房 Kitchen	煤氣熱水爐溫度控制 Gas Water Heater Control	2	2	2	2
		單位電插座 (雪櫃) Single Socket Outlet (For Refrigerator)	1	1	1	1
		單位電插座 (蒸爐) Single Socket Outlet (For Steam Oven)	1	1	1	1
		單位電插座 (酒櫃) Single Socket Outlet (For Wine Cellar)	1	1	1	1
		單位電插座 (2合1洗衣乾衣機) Single Socket Outlet (For 2-in-1 Washer and Dryer)	1	1	1	1
		單位電插座 (電視機) Single Socket Outlet (For Television)	1	1	1	1

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表 SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
地下 G/F	廚房 Kitchen	32安培電源接線器 (焗爐) 32A Connection Unit (For Oven)	1	1	1	1
		單位電插座(抽油煙機) Single Socket Outlet (For Cooker Hood)	1	1	1	1
		單位電插座(煤氣煮食爐) Single Socket Outlet (For Gas Cooking Hob)	1	1	1	1
		20安培電源接線器(電磁爐) 20A Connection Unit (For Induction Hob)	1	1	1	1
		13安培電源接線器 13A Fuse Spur Unit	4	4	4	4
		天花照明燈 Down Light	11	11	11	11
		13安培單位電插座 13A Single Socket Outlet	2	3	3	2
		13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1
		電視/電台天線插座 TV/FM Outlet	1	1	1	1
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		游泳池警報控制箱 Swimming Pool Alarm Control Box	1	1	1	1
		內部對講機 Intercom Handset	1	1	1	1
		活動感應器 Motion Detector	1	1	1	1
		門鈴 Door Bell	1	1	1	1
		電磁門感應 Magnetic Door Contact	1	1	1	1
		2合1洗衣乾衣機去水位 2-in-1 Washer and Dryer Drain Point	1	1	1	1
		2合1洗衣乾衣機入水位 2-in-1 Washer and Dryer Water Point	1	1	1	1
		保安系統過路箱 Security System Adaptable Box	1	1	1	1
		保安系統控制面板 Security System Control Keypad	-	1	1	-
	內置樓梯 Internal Staircase	天花照明燈 Down Light	3	3	3	3
	消防泵房 F.S. Pump Room	天花照明燈 Down Light	2	2	2	2
		13安培單位插座 13A Single Socket Outlet	1	1	1	1
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電源掣 Power Switch	1	1	1	1
	濾水機房 Filtration Plant Room	天花照明燈 Down Light	2	2	2	2
		13安培單位插座 13A Single Socket Outlet	1	1	1	1
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電源掣 Power Switch	1	1	1	1
	冷氣機房 A/C Plant Room	天花照明燈 Down Light	2	2	2	2
		13安培單位插座 13A Single Socket Outlet	2	2	2	2
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
1樓 1/F	睡房 2 Bedroom 2	電視/電台天線插座 TV/FM Outlet	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	3	3	3	3
		13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1
		13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		天花照明燈 Down Light	3	4	4	3
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電磁門感應 Magnetic Door Contact	1	3	3	1
	睡房 3 Bedroom 3	電視/電台天線插座 TV/FM Outlet	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	3	3	3	3
		13安培雙位電插座 13A Twin Socket Outlet	2	1	1	2
		13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		天花照明燈 Down Light	3	4	4	3
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		電磁門感應 Magnetic Door Contact	-	1	1	-
	浴室 2 Bathroom 2	13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
		天花照明燈 Down Light	5	6	6	5
		13安培單位電插座 13A Single Socket Outlet	1	1	1	1
	浴室 3 Bathroom 3	13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
		天花照明燈 Down Light	5	7	7	5
		13安培單位電插座 13A Single Socket Outlet	1	1	1	1

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
1樓 1/F	主人睡房 Master Bedroom	電視/電台天線插座 TV/FM Outlet	1	1	1	1
		電話插座 Telephone Outlet	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	5	3	3	5
		13安培雙位電插座 13A Twin Socket Outlet	1	1	1	1
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	2	2	2	2
		13安培電源接線器 13A Fuse Spur Unit	2	2	2	2
		天花照明燈 Down Light	12	5	5	12
		電磁門感應 Magnetic Door Contact	-	2	2	-
	主人浴室 Master Bathroom	天花照明燈 Down Light	7	10	10	7
		牆身照明燈 Wall Mounted Light	1	-	-	1
		13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
		13安培電源接線器 13A Fuse Spur Unit	3	3	3	3
		13安培單位電插座 13A Single Socket Outlet	2	2	2	2
	衣帽間 Walk-in Closet	13安培電源接線器供冷氣機 13A Fuse Spur for Air-Conditioner	1	1	1	1
		天花照明燈 Down Light	2	2	2	2
		抽氣扇開關掣 Exhaust Fan Switch	1	1	1	1
		13安培單位電插座 13A Single Socket Outlet	2	2	2	2
		13安培雙位電插座 13A Twin Socket Outlet	-	1	1	-
	走廊 Corridor	5安培電源接線器 5A Fuse Spur Unit	1	-	-	1
		天花照明燈 Down Light	2	3	3	2
		內部對講機 Intercom Handset	1	1	1	1
		活動感應器 Motion Detector	1	1	1	1
		門鈴 Door Bell	1	1	1	1
		電磁門感應 Magnetic Door Contact	1	1	1	1

裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES

住宅單位機電裝置數量說明表

SCHEDULE OF MECHANICAL & ELECTRICAL PROVISIONS OF RESIDENTIAL UNITS

樓層 Floor	位置 Location	機電裝置 Mechanical & Electrical Provision	獨立屋 A House A	獨立屋 B House B	獨立屋 C House C	獨立屋 D House D
1樓 1/F	內置樓梯 Internal Staircase	天花照明燈 Down Light	2	3	3	2
	平台(連接走廊) Flat Roof (Connecting Corridor)	室外牆身照明燈 Outdoor Wall Mounted Light	2	3	3	2
		13安培防水單位電插座 13A Weather Proof Single Socket Outlet	1	1	1	1
	平台(連接睡房2) Flat Roof (Connecting Bedroom 2)	室外牆身照明燈 Outdoor Wall Mounted Light	14	8	8	14
		13安培防水單位電插座 13A Weather Proof Single Socket Outlet	3	2	2	3
天台 R/F	-	平台(連接主人睡房) Flat Roof (Connecting Master Bedroom)	4	2	2	4
		室外牆身照明燈 Outdoor Wall Mounted Light	23	9	9	23
		13安培防水單位電插座 13A Weather Proof Single Socket Outlet	2	2	2	2
		防水燈掣 Weather Proof Lighting Switch	1	1	1	1
		電視接收天線 TV Antenna	1	1	1	1
		電源掣 Power Switch	1	1	1	1

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

賣方已繳付/將繳付住宅物業之地稅直至及包括住宅物業之成交日期為止。

The Vendor has paid/ will pay the Government rent in respect of the residential property up to and including the date of the assignment of the residential property.

買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方須向擁有人支付清理廢料費用/裝修費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On the delivery, the purchaser is liable to pay to the Manager a debris removal charge/ decoration charge.

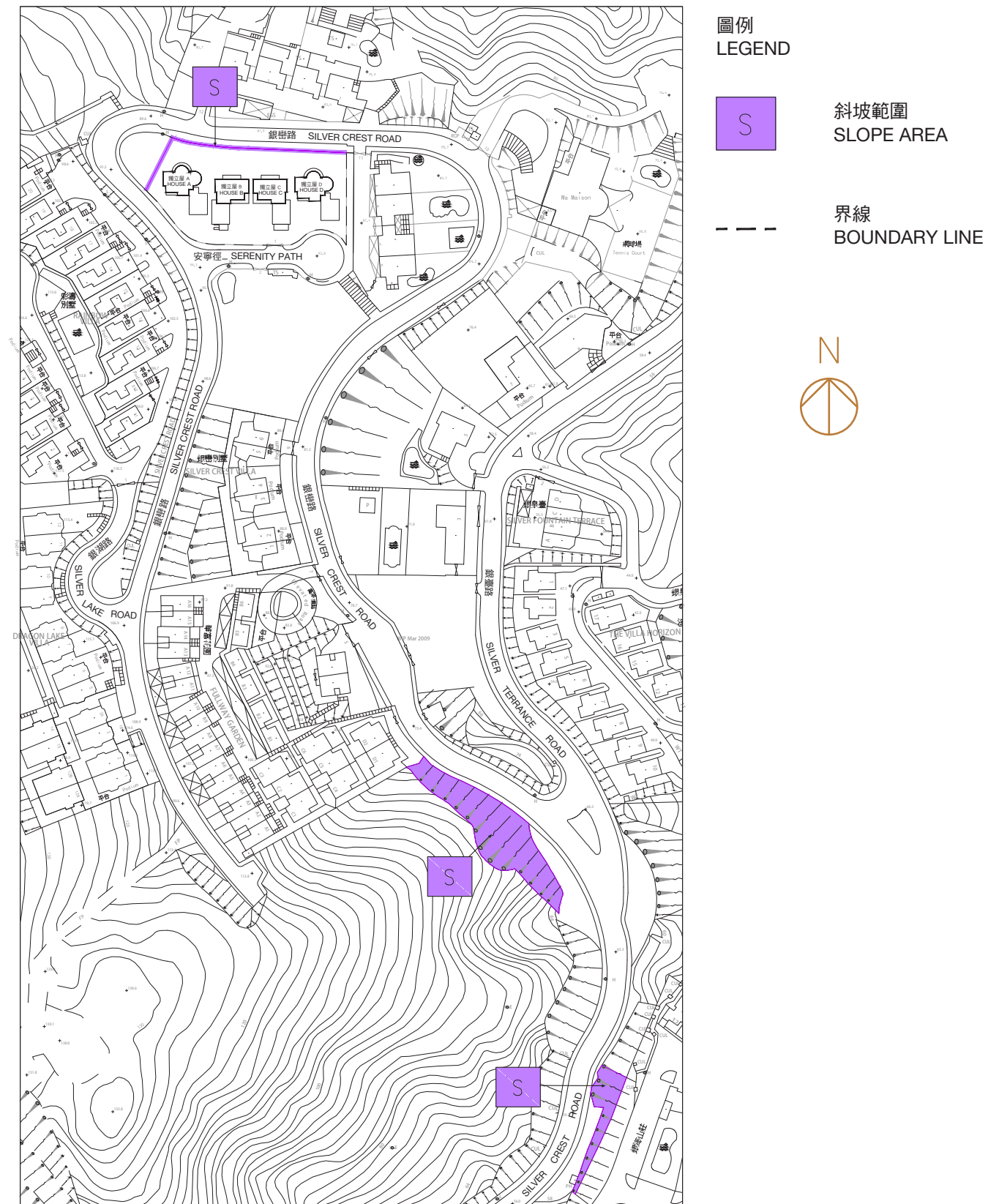
欠妥之處的保養責任期

DEFECT LIABILITY WARRANTY PERIOD

按買賣合約的規定，買賣成交日期後起計六(6)個月內為住宅物業和買賣合約所列出的裝置、裝修物料及設備的欠妥之處的保養責任期。

As provided in the agreement for sale and purchase, defect liability warranty period for the residential property, and the fittings, finishes and appliances as set out in the agreement for sale and purchase is within six (6) months after the date of completion of the sale and purchase.

斜坡維修 MAINTENANCE OF SLOPES



斜坡示意圖
SLOPES PLAN

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，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、並須於任何時間維護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，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，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. 每名擁有人均須分擔維修工程的費用。
3. 斜坡（根據公契定義）的位置只作識別目的在65頁的斜坡結構圖上用紫色標示。
4. 根據公契，管理人須根據批地文件及土力工程處發行之「岩土指南第五冊－斜坡維修指南」（經不時修訂或替代）以及根據岩土指南第五冊就斜坡編製之維修手冊（如有）（以下簡稱「斜坡維修手冊」），就有關土地內或外的斜坡（根據公契定義）維修及實施全部工程，費用由業主承擔，管理人（包括業主立案法團）須就此獲得業主之全面授權，聘用適當之合資格人士對其進行檢查，並保持及維持其修葺堅固，狀況良好，並遵從批地文件，特別是按照適當政府主管部門就斜坡之維修不時發佈之斜坡維修手冊及全部指引，實施有關斜坡之任何所需工程。

修訂

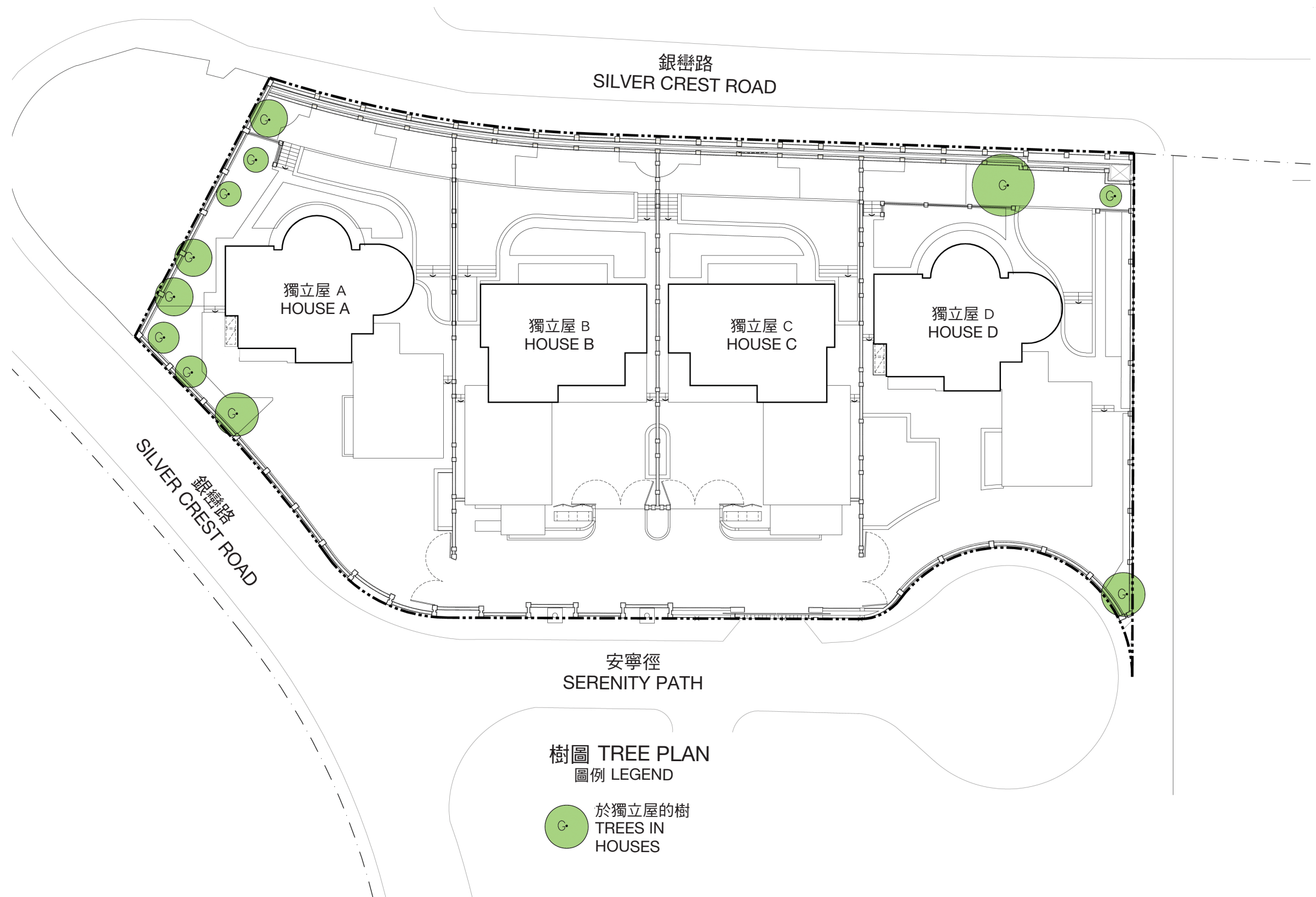
MODIFICATION

不適用

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 provides 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 Government 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 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 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 is obliged to contribute towards the costs of maintenance work.
3. The location of the Slopes (as defined in the DMC) is for identification purposes only shown coloured purple on the Slope Structure Location Plan on page 65.
4. Under the DMC, the Manager shall have the power and duty to maintain and carry out at the Owners’ own expense all works in respect of the Slopes (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 (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 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.

Not applicable

有關資料 RELEVANT INFORMATION



有關資料

RELEVANT INFORMATION

批地文件特別條件第39條規定，事前未經政務司書面同意，不得干預或移除生長於該地段或鄰近地點的樹木。政務司可於實施其認為恰當的再植條件情況下給予同意。

根據公契，獨立屋A及獨立屋D之業主須承諾按照批地文件條文按補償植樹方案（公契定義為參考編號為45310/0831/13的日期為2013年12月17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署長批准的其他方案）（已於公契附錄的地下平面圖塗上綠色表示，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「樹木」）進行所有方面保養。公契亦規定倘獨立屋A或獨立屋D各自之業主未能或疏忽保養樹木及在緊急情況下，管理人在有或沒有工人隨行下進入獨立屋A或獨立屋D為樹木作檢驗、檢查及保養，費用由獨立屋A或獨立屋D的業主負責。

樹木的位置顯示於補償植樹方案的附屬圖則編號TS-001 (Rev B2)、TS-003 (Rev B)及TS-002 (Rev E)。
僅作識別目的，該位置顯示於68頁的圖則上。

Special Condition No.39 of the Land Grant provides that no trees growing on the Lot or adjacent thereto shall be interfered with or removed without the prior written consent of the Secretary who may in granting consent impose such conditions as to replanting as he may deem appropriate.

Under the DMC, the owners of House A and House D shall undertake to maintain the tree(s) planted or retained in accordance with the Compensatory Planting Proposal (defined in the DMC as a compensatory planting proposal dated 17 December 2013 under Reference 45310/0831/13, a copy of which is annexed to the DMC as Appendix I or such other proposals as shall be approved by the Director 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”) in all respects in accordance with the provisions of the Land Grant. The DMC also provides that in the event where the respective owners of House A or House D fails to or neglects to maintain the Trees and in case of emergency, the Manager can enter with or without workmen into House A or House D and for the purpose of inspecting, examining and maintaining the Trees at the expense of the Owner of House A or House D.

The location of Trees is shown in Drawing Nos. TS-001 (Rev B2), TS-003 (Rev B) and TS-002 (Rev E) attached to the said Compensatory Planting Proposal. For identification purposes only, such location is shown on the plan on page 68.

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，請閱下表。

		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）	180.803
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	34.228
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	8.110
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.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	35.564
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檯、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	26.572
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

備註：
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	180.803
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.	34.228
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	8.110
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	35.564
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	26.572
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 750mm 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

Remark:
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.

檢視記錄

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
2015年12月29日 29 December 2015	9	修訂賣方控權公司。 Holding company of the Vendor is revised.
	25	更新圖例。 Legend is updated.
	53, 55, 57	修訂裝置、裝修物料及設備。 Fittings, finishes and appliances is revised.
2016年1月8日 8 January 2016	15	更新分區計劃大綱圖。 Outline zoning plan is updated.
	19	修訂平面圖。 Floor plan is revised.
2016年3月30日 30 March 2016	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	15	更新分區計劃大綱圖。 Outline zoning plan is updated.
2016年6月30日 30 June 2016	9	修訂賣方及有參與發展項目的其他人的資料。 Information on vendor and others involved in the Development is revised.
	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	13	更新發展項目的鳥瞰照片。 Aerial photograph of the Development is updated.
2016年9月29日 29 September 2016	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	15	更新分區計劃大綱圖。 Outline zoning plan is updated.
2016年11月4日 4 November 2016	17, 18, 19, 21, 23, 24	修訂平面圖。 Floor plan is revised.
2016年12月9日 9 December 2016	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	53, 55	修訂裝置、裝修物料及設備。 Fittings, finishes and appliances is revised.
2017年3月8日 8 March 2017	並無作出修改。 No revision made.	

2017年6月8日 8 June 2017	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
	15	更新分區計劃大綱圖。 Outline zoning plan is updated.	
檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2017年6月8日 檢視之版本之頁次 Page Number in revised version with examination date on 8 June 2017	2017年9月8日 檢視之版本之頁次 Page Number in revised version with examination date on 8 September 2017	所作修改 Revision Made
2017年9月8日 8 September 2017	4, 5, 6, 7	4, 5, 6, 7	修訂一手住宅物業買家須知。 Notes to Purchasers of first-hand residential properties is amended.
	-	7a, 7b	順延排版。 Content is extended to additional page.
	13	13	更新發展項目的鳥瞰照片。 Aerial photograph of the Development is updated.
	-	13a	新增發展項目的鳥瞰照片。 Aerial photograph of the Development is added.
	15	15	更新分區計劃大綱圖。 Outline zoning plan is updated.
檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	頁次 Page Number	所作修改 Revision Made	
2017年12月6日 6 December 2017	13a	更新發展項目的鳥瞰照片。 Aerial photograph of the Development is updated.	

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EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2017年12月6日 檢視之版本之頁次 Page Number in revised version with examination date on 6 December 2017	2018年3月2日 檢視之版本之 頁次 Page Number in revised version with examination date on 2 March 2018	所作修改 Revision Made
2018年3月2日 2 March 2018	12	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	13	13	更新發展項目的鳥瞰照片。 Aerial photograph of the Development is updated.
	-	13a	刪除發展項目的鳥瞰照片。 Aerial photograph of the Development is deleted.
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5月31日 31 May 2018	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
2018年8月31日 31 August 2018	12	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		
	頁次 Page Number	所作修改 Revision Made	
2018年11月26日 26 November 2018	11	更新物業管理的資料。 Information on property management is updated.	
	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.	
	15	更新分區計劃大綱圖。 Outline zoning plan is updated.	
	29, 30	更新公契的摘要。 Summary of deed of mutual covenant is updated.	
	52	更新閱覽圖則及公契。 Inspection of plans and deed of mutual covenant is updated.	

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2018年11月26日 檢視之版本之頁次 Page Number in revised version with examination date on 26 November 2018	2019年2月25日 檢視之版本之頁次 Page Number in revised version with examination date on 25 February 2019	所作修改 Revision Made
2019年2月25日 25 February 2019	-	13a	新增發展項目的鳥瞰照片。 Aerial photograph of the Development is added.
檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2019年2月25日 檢視之版本之頁次 Page Number in revised version with examination date on 25 February 2019	2019年5月21日 檢視之版本之頁次 Page Number in revised version with examination date on 21 May 2019	所作修改 Revision Made
2019年5月21日 21 May 2019	13, 13a	13, 13a	更新發展項目的鳥瞰照片。 Aerial photographs of the Development are updated.
	-	13b	新增發展項目的鳥瞰照片。 Aerial photograph of the Development is added.

檢視記錄

EXAMINATION RECORD

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made		
	2019年5月21 日檢視之版本 之頁次 Page Number in revised version with examination date on 21 May 2019	2019年8月16 日檢視之版本 之頁次 Page Number in revised version with examination date on 16 August 2019	所作修改 Revision Made
2019年8月16日 16 August 2019	12	12	更新發展項目的所在位置圖。 Location plan of the Development is updated.
	13	13	更新發展項目的鳥瞰照片。 Aerial photograph of the Development is updated.
	13a, 13b	-	刪除發展項目的鳥瞰照片。 Aerial photographs of the Development are deleted.
	73	73	更新檢視記錄。 Examination record is updated.

賣方就本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:

www.serenitypeak.com.hk

1. 發展項目及其周邊地區日後可能出現改變。

2. 本售樓說明書印製日期：二零一五年十二月十一日。

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

2. Date of printing of this Sales Brochure: 11 December 2015.

