琨崙

JADE GROVE

SALES BROCHURE 售樓説明書

現崙

JADE GROVE

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

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans[1] as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

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

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

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

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.

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

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

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

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

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- 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 web site: www.eaa.org.hk.

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.
- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] 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.

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

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

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1.重要資訊

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

2.費用、按揭貸款和樓價

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

3.價單、支付條款，以及其他財務優惠

- 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
- 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
- 如您擬選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和內部尺寸[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。

[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。

5.售樓說明書

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

6.政府批地文件和公契

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

7.售樓處內有關可供揀選住宅物業的資料

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

[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。

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

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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。

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

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE DEVELOPMENT
發展項目資料

Name of the Development
Jade Grove

The name of the street at which the Development is situated and the street number allocated by Commissioner of Rating and Valuation for the purpose of distinguishing the Development
8 Tsing Fat Lane

The Development consists of multi-unit buildings and houses

Total number of storeys of the multi-unit buildings
There are totally 19 blocks

House Unit (Type 2) (also known as Diamond House Unit)
4 numbers of 6-storey house units, with each house unit comprising 4 numbers triplex units

House Unit (Type 5) (also known as Grove House Unit)
10 numbers of 6-storey house units, with each house unit comprising 4 numbers triplex units

House Unit (Type 1) (also known as Amber House Unit)
5 numbers of 6-storey house units, with each house unit comprising 4 numbers triplex units

The floor numbering in the multi-unit buildings as provided in the Approved Building Plans for the Development

House Unit (Type 2) (also known as Diamond House Unit)

	Lower House Unit No.	also known as	Floor numbering
House Unit (Type 2) (also known Diamond House Unit)	1A	Diamond House Unit 1A	Lower Level 1, Lower Level 2, Lower Level 3
	2A	Diamond House Unit 2A	
	3A	Diamond House Unit 3A	
	5A	Diamond House Unit 5A	
	6A	Diamond House Unit 6A	
	7A	Diamond House Unit 7A	
	8A	Diamond House Unit 8A	
	9A	Diamond House Unit 9A	

	Upper House Unit No.	also known as	Floor numbering
House Unit (Type 2) (also known Diamond House Unit)	1B	Diamond House Unit 1B	Upper Level 1, Upper Level 2, Upper Level 3
	2B	Diamond House Unit 2B	
	3B	Diamond House Unit 3B	
	5B	Diamond House Unit 5B	
	6B	Diamond House Unit 6B	
	7B	Diamond House Unit 7B	
	8B	Diamond House Unit 8B	
	9B	Diamond House Unit 9B	

House Unit (Type 5) (also known as Grove House Unit)

	Lower House Unit No.	also known as	Floor numbering
House Unit (Type 5) (also known Grove House Unit)	10A	Grove House Unit 10A	Lower Level 1, Lower Level 2, Lower Level 3
	11A	Grove House Unit 11A	
	12A	Grove House Unit 12A	
	13A	Grove House Unit 13A	
	15A	Grove House Unit 15A	
	16A	Grove House Unit 16A	
	17A	Grove House Unit 17A	
	18A	Grove House Unit 18A	
	19A	Grove House Unit 19A	
	20A	Grove House Unit 20A	
	21A	Grove House Unit 21A	
	22A	Grove House Unit 22A	
	23A	Grove House Unit 23A	
	25A	Grove House Unit 25A	
	26A	Grove House Unit 26A	
	27A	Grove House Unit 27A	
	28A	Grove House Unit 28A	
	29A	Grove House Unit 29A	
	30A	Grove House Unit 30A	
	31A	Grove House Unit 31A	

	Upper House Unit No.	also known as	Floor numbering
House Unit (Type 5) (also known Grove House Unit)	10B	Grove House Unit 10B	Upper Level 1, Upper Level 2, Upper Level 3
	11B	Grove House Unit 11B	
	12B	Grove House Unit 12B	
	13B	Grove House Unit 13B	
	15B	Grove House Unit 15B	
	16B	Grove House Unit 16B	
	17B	Grove House Unit 17B	
	18B	Grove House Unit 18B	
	19B	Grove House Unit 19B	
	20B	Grove House Unit 20B	
	21B	Grove House Unit 21B	

	Upper House Unit No.	also known as	Floor numbering
House Unit (Type 5) (also known Grove House Unit)	22B	Grove House Unit 22B	Upper Level 1, Upper Level 2, Upper Level 3
	23B	Grove House Unit 23B	
	25B	Grove House Unit 25B	
	26B	Grove House Unit 26B	
	27B	Grove House Unit 27B	
	28B	Grove House Unit 28B	
	29B	Grove House Unit 29B	
	30B	Grove House Unit 30B	
	31B	Grove House Unit 31B	

House Unit (Type 1) (also known as Amber House Unit)

	Lower House Unit No.	also known as	Floor numbering
House Unit (Type 1) (also known as Amber House Unit)	32A	Amber House Unit 32A	G/F, 1/F, 2/F
	33A	Amber House Unit 33A	
	35A	Amber House Unit 35A	
	36A	Amber House Unit 36A	
	37A	Amber House Unit 37A	
	38A	Amber House Unit 38A	
	39A	Amber House Unit 39A	
	51A	Amber House Unit 51A	
	52A	Amber House Unit 52A	
	53A	Amber House Unit 53A	

House Unit (Type 1) (also known as Amber House Unit)

	Upper House Unit No.	also known as	Floor numbering
House Unit (Type 1) (also known as Amber House Unit)	32B	Amber House Unit 32B	3/F, 4/F, 5/F
	33B	Amber House Unit 33B	
	35B	Amber House Unit 35B	
	36B	Amber House Unit 36B	
	37B	Amber House Unit 37B	
	38B	Amber House Unit 38B	
	39B	Amber House Unit 39B	
	51B	Amber House Unit 51B	
	52B	Amber House Unit 52B	
	53B	Amber House Unit 53B	

Omitted floor numbers in the multi-unit building
Not applicable

Refuge floor of the multi-unit building
Not applicable

Total number of houses
15

The house numbering as provided in the Approved Building Plans for the Development

House (Type 4) (also known as Jade House)
House 1 (also known as Jade House 1), House 2 (also known as Jade House 2), House 3 (also known as Jade House 3), House 5 (also known as Jade House 5), House 6 (also known as Jade House 6), House 7 (also known as Jade House 7), House 8 (also known as Jade House 8), House 9 (also known as Jade House 9) and House 10 (also known as Jade House 10)

House (Type 3) (also known as Emerald House)
House 11 (also known as Emerald House 11), House 12 (also known as Emerald 12), House 13 (also known as Emerald House 13), House 15 (also known as Emerald House 15), House 16 (also known as Emerald House 16) and House 17 (also known as Emerald House 17)

Omitted house numbers
House 4 and House 14

INFORMATION ON THE DEVELOPMENT
發展項目資料

發展項目名稱
琨崙

發展項目所位於街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
青發里8號

發展項目包含多單位建築物及獨立屋

每幢多單位建築物的樓層總數
住宅共19座
洋房單位（類別2）（亦稱為藍彩鑽洋房單位）
4座6層洋房單位，每座包括4個編號的3層洋房單位
洋房單位（類別5）（亦稱為青玥琳洋房單位）
10座6層洋房單位，每座包括4個編號的3層洋房單位
洋房單位（類別1）（亦稱為金琥珀洋房單位）
5座6層洋房單位，每座包括4個編號的3層洋房單位

發展項目的經批准的建築圖則所規定的多單位建築物內的樓層號數
洋房單位（類別2）（亦稱為藍彩鑽洋房單位）

	低層洋房單位編號	亦稱為	樓層號數
洋房單位(類別2)(亦稱為藍彩鑽洋房單位)	1A	藍彩鑽洋房單位1A	低層1樓、低層2樓、低層3樓
	2A	藍彩鑽洋房單位2A	
	3A	藍彩鑽洋房單位3A	
	5A	藍彩鑽洋房單位5A	
	6A	藍彩鑽洋房單位6A	
	7A	藍彩鑽洋房單位7A	
	8A	藍彩鑽洋房單位8A	
	9A	藍彩鑽洋房單位9A	

	高層洋房單位編號	亦稱為	樓層號數
洋房單位(類別2)(亦稱為藍彩鑽洋房單位)	1B	藍彩鑽洋房單位1B	高層1樓、高層2樓、高層3樓
	2B	藍彩鑽洋房單位2B	
	3B	藍彩鑽洋房單位3B	
	5B	藍彩鑽洋房單位5B	
	6B	藍彩鑽洋房單位6B	
	7B	藍彩鑽洋房單位7B	
	8B	藍彩鑽洋房單位8B	
	9B	藍彩鑽洋房單位9B	

洋房單位（類別5）（亦稱為青玥琳洋房單位）

	低層洋房單位編號	亦稱為	樓層號數
洋房單位(類別5)(亦稱為青玥琳洋房單位)	10A	青玥琳洋房單位10A	低層1樓、低層2樓、低層3樓
	11A	青玥琳洋房單位11A	
	12A	青玥琳洋房單位12A	
	13A	青玥琳洋房單位13A	
	15A	青玥琳洋房單位15A	
	16A	青玥琳洋房單位16A	
	17A	青玥琳洋房單位17A	
	18A	青玥琳洋房單位18A	
	19A	青玥琳洋房單位19A	
	20A	青玥琳洋房單位20A	
	21A	青玥琳洋房單位21A	
	22A	青玥琳洋房單位22A	
	23A	青玥琳洋房單位23A	
	25A	青玥琳洋房單位25A	
	26A	青玥琳洋房單位26A	
	27A	青玥琳洋房單位27A	
	28A	青玥琳洋房單位28A	
	29A	青玥琳洋房單位29A	
	30A	青玥琳洋房單位30A	
	31A	青玥琳洋房單位31A	

	高層洋房單位編號	亦稱為	樓層號數
洋房單位(類別5)(亦稱為青玥琳洋房單位)	10B	青玥琳洋房單位10B	高層1樓、高層2樓、高層3樓
	11B	青玥琳洋房單位11B	
	12B	青玥琳洋房單位12B	
	13B	青玥琳洋房單位13B	
	15B	青玥琳洋房單位15B	
	16B	青玥琳洋房單位16B	
	17B	青玥琳洋房單位17B	
	18B	青玥琳洋房單位18B	
	19B	青玥琳洋房單位19B	
	20B	青玥琳洋房單位20B	
	21B	青玥琳洋房單位21B	

	高層洋房單位編號	亦稱為	樓層號數
洋房單位(類別5)(亦稱為青玥琳洋房單位)	22B	青玥琳洋房單位22B	高層1樓、高層2樓、高層3樓
	23B	青玥琳洋房單位23B	
	25B	青玥琳洋房單位25B	
	26B	青玥琳洋房單位26B	
	27B	青玥琳洋房單位27B	
	28B	青玥琳洋房單位28B	
	29B	青玥琳洋房單位29B	
	30B	青玥琳洋房單位30B	
	31B	青玥琳洋房單位31B	

洋房單位(類別1)(亦稱為金琥珀洋房單位)

	低層洋房單位編號	亦稱為	樓層號數
洋房單位(類別1)(亦稱為金琥珀洋房單位)	32A	金琥珀洋房單位32A	地下、1樓、2樓
	33A	金琥珀洋房單位33A	
	35A	金琥珀洋房單位35A	
	36A	金琥珀洋房單位36A	
	37A	金琥珀洋房單位37A	
	38A	金琥珀洋房單位38A	
	39A	金琥珀洋房單位39A	
	51A	金琥珀洋房單位51A	
	52A	金琥珀洋房單位52A	
	53A	金琥珀洋房單位53A	

洋房單位(類別1)(亦稱為金琥珀洋房單位)

	高層洋房單位編號	亦稱為	樓層號數
洋房單位(類別1)(亦稱為金琥珀洋房單位)	32B	金琥珀洋房單位32B	3樓、4樓、5樓
	33B	金琥珀洋房單位33B	
	35B	金琥珀洋房單位35B	
	36B	金琥珀洋房單位36B	
	37B	金琥珀洋房單位37B	
	38B	金琥珀洋房單位38B	
	39B	金琥珀洋房單位39B	
	51B	金琥珀洋房單位51B	
	52B	金琥珀洋房單位52B	
	53B	金琥珀洋房單位53B	

每幢多單位建築物內被略去的樓層號數：
不適用

每幢多單位建築物內的庇護層
不適用

獨立屋的總數
15

發展項目的經批准的建築圖則所規定的門牌號數
獨立屋(類別4)(亦稱為海翡翠獨立屋)
獨立屋1(亦稱為海翡翠獨立屋1)、獨立屋2(亦稱為海翡翠獨立屋2)、獨立屋3(亦稱為海翡翠獨立屋3)、獨立屋5(亦稱為海翡翠獨立屋5)、獨立屋6(亦稱為海翡翠獨立屋6)、獨立屋7(亦稱為海翡翠獨立屋7)、獨立屋8(亦稱為海翡翠獨立屋8)、獨立屋9(亦稱為海翡翠獨立屋9)及獨立屋10(亦稱為海翡翠獨立屋10)
獨立屋(類別3)(亦稱為綠碧璽獨立屋)
獨立屋11(亦稱為綠碧璽獨立屋11)、獨立屋12(亦稱為綠碧璽獨立屋12)、獨立屋13(亦稱為綠碧璽獨立屋13)、獨立屋15(亦稱為綠碧璽獨立屋15)、獨立屋16(亦稱為綠碧璽獨立屋16)及獨立屋17(亦稱為綠碧璽獨立屋17)

獨立屋被略去的門牌號數
獨立屋4及獨立屋14

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

Vendor
Citi-Sky Development Limited

Holding company of the Vendor
Chime Corporation Limited

Authorized Person
Mr. Li Chi Ming Eric

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
CASA Design International Limited

Building Contractor
Chevalier (Construction) Co. Ltd.

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Vincent T.K. Cheung, Yap & Co.

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

Other person who has made a loan for the construction of the Development
Chinachem Agencies Limited

賣方
朗城發展有限公司

賣方控權公司
參明有限公司

認可人士
李梓明先生

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
木天國際建築師事務所有限公司

承建商
其士(建築)有限公司

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
張葉司徒陳律師事務所

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

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

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

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development; 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；	Not Applicable 不適用
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person; 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；	Not Applicable 不適用
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person; 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；	Not Applicable 不適用
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 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；	Not Applicable 不適用
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person; 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；	Not Applicable 不適用
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person; 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；	Not Applicable 不適用
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 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；	Not Applicable 不適用
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development; 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；	Not Applicable 不適用
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors; 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；	Not Applicable 不適用
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor; 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；	Not Applicable 不適用

(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor; 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；	Not Applicable 不適用
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 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；	Not Applicable 不適用
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor contractor; 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；	Not Applicable 不適用
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; 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；	Not Applicable 不適用
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor; 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；	Not Applicable 不適用
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor; 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；	Not Applicable 不適用
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor; 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；	Not Applicable 不適用
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor; 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；	Not Applicable 不適用
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor. 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。	Not Applicable 不適用

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

There is no non-structural prefabricated external wall forming part of the enclosing walls.

沒有構成圍封牆的一部份的非結構的預製外牆。

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

沒有構成圍封牆的一部份的幕牆。

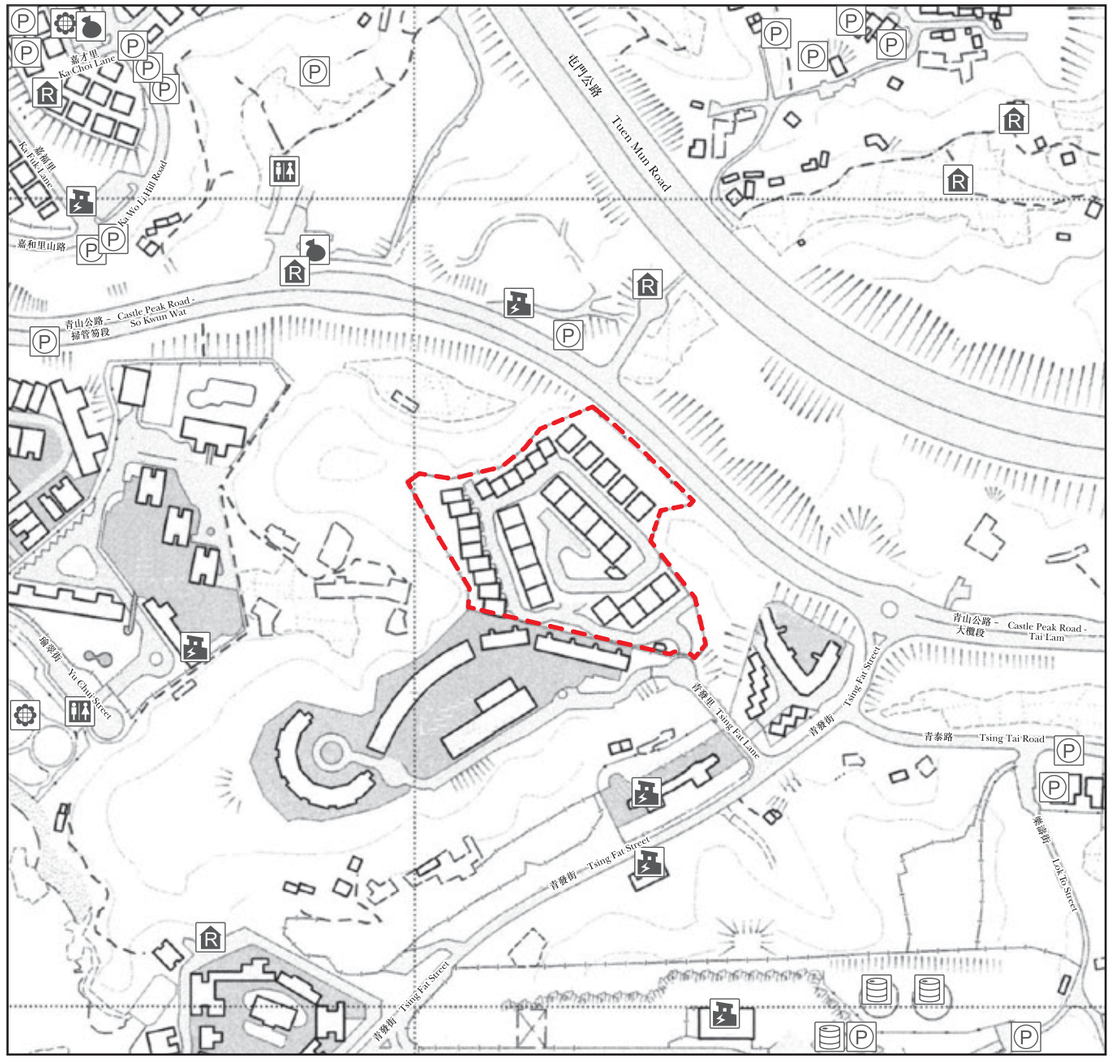
INFORMATION ON PROPERTY MANAGEMENT
物業管理的資料

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

合眾物業管理有限公司根據已簽立的公契獲委任為發展項目的管理人。

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

N



Location of the Development
發展項目位置

Scale 比例： 0 50 100 150 200 250Metres（米）

The above Location Plan is prepared by the owner with reference to the Survey Sheet No. 6-SW-C dated 21st May 2019.
上述位置圖是參考修訂於2019年5月21日之測繪圖編號6-SW-C，並由擁有人擬備。

Notation 圖例

- An Oil Depot
  油庫
- A Power Plant (Including Electricity Sub-Stations)
  發電廠(包括電力分站)
- A Refuse Collection Point
  垃圾收集站
- A Public Convenience
  公廁
- A Public Utility Installation
  公用事業設施裝置
- A Religious Institution (including a church, temple and a Tsz Tong)
  宗教場所(包括教堂、廟宇及祠堂)
- A Public Park
  公園

Remarks:
1. The above Location Plan is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR Licence No. 13/2019.
2. Due to technical reasons (such as the shape of the Development), the Location Plan shows more than the area required under the Residential Properties (First-hand Sales) Ordinance.

備註：
1. 上述物業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13/2019。
2. 因技術原因(例如發展項目之形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。

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

Location of the Development
發展項目的位置

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. E027324C, dated 29 May 2017.
資料來源：
摘錄自地政總署測繪處於2017年5月29日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E027324C。

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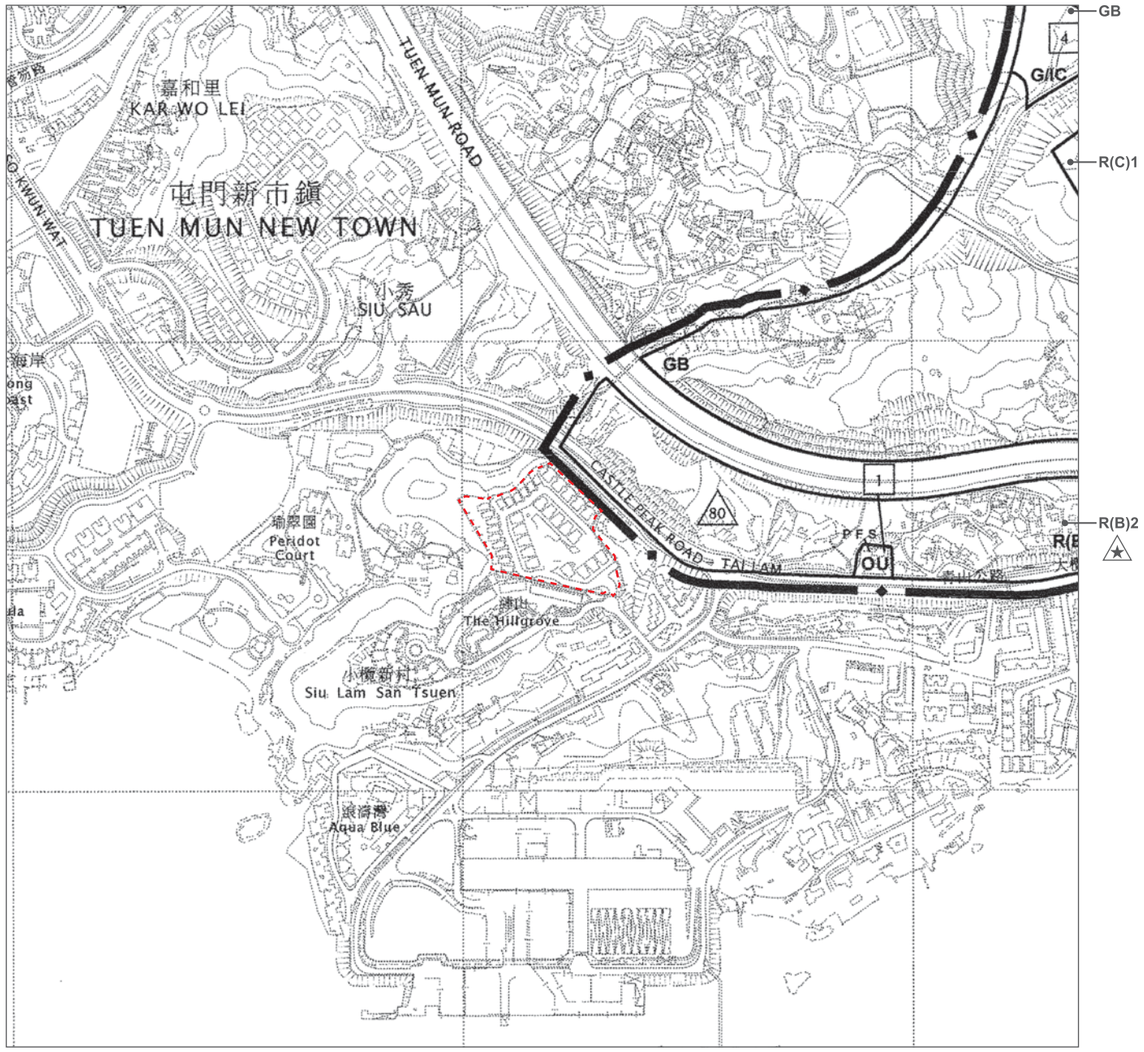
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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

備註：
因技術原因（例如發展項目之形狀），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。

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

N



Location of the Development
發展項目位置

Scale 比例： 0 100 200 300 400 500Metres（米）

Part of the Approved So Kwun Wat Outline Zoning Plan with plan no. S/TM-SKW/13 gazetted on 11 December 2015.
摘錄自2015年12月11日刊憲之掃管笏分區計劃大綱核准圖，圖則編號為S/TM-SKW/13。

Notation 圖例

ZONES 地帶

- R(B) Residential (Group B) 住宅 (乙類)
- R(C) Residential (Group C) 住宅 (丙類)
- G/IC Government, Institution or Community 政府、機構或社區
- OU Other Specified Uses 其他指定用途
- GB Green Belt 綠化地帶

COMMUNICATIONS 交通

- Major Road and Junction 主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- 80 Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- Maximum Building Height Restriction as Stipulated on The Notes 《註釋》內訂明最高建築物高度限制
- 3 Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)
- P F S Petrol Filling Station 加油站

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.

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。

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

Location of the Development
發展項目位置

Scale 比例： 0 100 200 300 400 500Metres（米）

Part of the Draft Tuen Mun Outline Zoning Plan with plan No. S/TM/34 gazetted on 3 November 2017.
摘錄自2017年11月3日刊憲之屯門分區計劃大綱草圖，圖則編號為S/TM/34。

Notation 圖例

ZONES 地帶

- CDA — Comprehensive Development Area 綜合發展區
- R(B) — Residential (Group B) 住宅 (乙類)
- V — Village Type Development 鄉村式發展
- G/IC — Government, Institution or Community 政府、機構或社區
- O — Open Space 休憩用地
- OU — Other Specified Uses 其他指定用途
- GB — Green Belt 綠化地帶

COMMUNICATIONS 交通

- Major Road and Junction 主要道路及路口

MISCELLANEOUS 其他

- Boundary of Planning Scheme 規劃範圍界線
- Building Height Control Zone Boundary 建築物高度管制區界線
- Maximum Building Height (In Metres above Principal Datum) 最高建築物高度 (在主水平基準上若干米)
- Maximum Building Height Restriction as Stipulated on The Notes 《註釋》內訂明最高建築物高度限制
- Maximum Building Height (In Number of Storeys) 最高建築物高度 (樓層數目)
- N B A — Non-Building Area 非建築用地
- Planning Area Number 規劃區編號

Remarks:
1. The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR.
2. Due to technical reason, the Outline Zoning Plan shows areas beyond 500 metres from the boundary of the Development.

備註：
1. 地圖版權屬香港特區政府，經地政總署准許複印。
2. 因技術性問題的限制，分區計劃大綱圖顯示超越距離發展項目的界線500米的範圍。

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

Boundary of the Development
發展項目界線

Scale 比例： 0 10 20Metres(米)

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

	2 Levels of A/C Platform (For House Unit 10A)	兩層冷氣機平台（給10號A洋房單位）
	Access at Master Layout Lower Level 2 (Owner's Committee Office & Recrational Facilities Under)	
A/C Plant Rm.	Air-Conditioning Plant Room	冷氣機房
	Adjoining House Unit	毗鄰洋房單位
	Adjoining Recreational Facilities & Carpark Building	毗鄰娛樂設施及停車場
A.F.	Architectural Feature	建築裝飾
A.F. ABOVE	Architectural Feature Above	建築裝飾置上
BAL.	Balcony	露台
BAL. ABOVE	Balcony Above	露台置上
BATH	Bathroom	浴室
B.W.	Bay Window	窗台
B.W. ABOVE	Bay Windon Above	窗台置上
BR	Bedroom	睡房
B.L.	Boundary Line	規劃範圍界線
	Canopy	簷篷
C.L.	Cat Ladder	豎梯
	Children Play Area	兒童遊戲區
	Common Flat Roof	公用平台
	Common Landscaping Area	公用園境區
	Common Open Space	公用休憩用地
	Development Main Entrance	出入口
DIN.	Dining Room	飯廳
DN.	Down	落
E.A.D.	Exhaust Air Duct	排風管槽
ELV Rm.	Extra-Low Voltage Room	特低壓房
E.M.C.	Electrival Meter Cabinet	電錶櫃
EVA	Emergency Vehicular Access	緊急車輛通道
	Entrance	入口

	Entrance (Access to Upper Unit)	
	Entrance to each Residential Unit	住宅入口
FAM.	Family Room	家庭廳
	Fence Wall	圍欄牆
Filt. Rm.	Filtration Plant Underneath	濾水機房
	Fixed Window (Noise Mitgation Measuers)	固定窗(噪音緩解措施)
F.R.	Flat Roof	平台
	Flat Roof Deck (Carpark & Recrational Facilities Under)	平台(停車場及娛樂消遣設施)
	Footpath	小徑
	Foyer	前廳
F.S. Inlet & H.R.	Fire Service Inlet & Hose Reel	消防入水掣及消防喉轆
	Garden	花園
	Hatch Door	閘門
H.R.	Hose Reel	消防喉轆
H.R. at H/L	Hose Reel at High Level	消防喉轆置高位
	House Unit	洋房單位
KIT.	Kitchen	廚房
LAV.	Lavatory	洗手間
	Lawn	草坪
	Lift	升降機
	Lift Access Facilities	升降機入口
	Lift Shaft	升降機槽
LIV.	Living Room	客廳
LIV / DIN	Living Room / Dinning Room	客廳／飯廳
	Loading Unloading Bay Vehicular Access	上落客貨處車輛通道
	Lower Level 1 Floor Plan	
MAID	Maid Room	工人房
MBR	Master Bedroom	主人睡房
	Meter	錶房
MCB	Miniature Circuit Breaker	配電箱

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

	Non-Building Line	非建築用地
	Open Access Staircase	休憩入口樓梯
	Open Staircase	公用樓梯
	Outdoor A/C Condenser Unit	室外冷氣機冷凝器
P.D.	Pipe Duct	管道槽
	Pipe Grille	喉管護柵
	Plan	平面圖
	Planter	花槽
	Pool	泳池
POWDER Rm.	Powder Room	化妝間
Ramp DN	Ramp Down	向下斜路
	Ramp Up	向上斜路
	Recreational Facilities & Carpark Building	娛樂設施及停車場
	Retaining Fence Wall	固定圍欄牆
RS & MRR	Refuse Storage and Material Recovery Room	垃圾儲存及物料回收室
	Side Pedestrian Entrance	側面行人入口
	Sound Barrier (Noise Mitigation Measure)	噪音阻隔(噪音緩解措施)
	Sound Barrier Boundary Wall	噪音阻隔牆
S.L.	Smoke Lobby	防煙間
	Storage Cabinet	儲物櫃
ST.	Store Room	儲物室
	Study Room	書房
	Swimming	游泳池
TEL.	Telephone Duct	電話管槽
TOP OF BAL.	Top of Balcony	露台頂部
TOP OF B.W.	Top of Bay Window	窗台頂部
TOP OF MCB	Top of Miniature Circuit Breaker	配電箱頂部
TOP OF U.P.	Top of Utility Platform	工作平台頂部

	Top Glazings	頂部玻璃
U. Rm.	Utility Room	工作間
U.P.	Utility Platform	工作平台
U.P. ABOVE	Utility Platform Above	工作平台置上
UP	Up	上
	Vehicular Entrance to Basement, Lower Level 1 & Lower Level 2 Carpark Floor	車輛入口 (not match with Eng)
	Void	中空
	Walk-in Closet	衣帽間
W.F.	Water Feature	水池裝飾
W.M.C.	Water Meter Cabinet	水錶櫃
	Water Meter Cabinet for House Unit 10	水錶櫃供給洋房單位10號

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

HOUSE UNIT (TYPE 2)
洋房單位（類別 2）

Also known as **DIAMOND HOUSE UNIT**
亦稱為**藍彩鑽洋房單位**

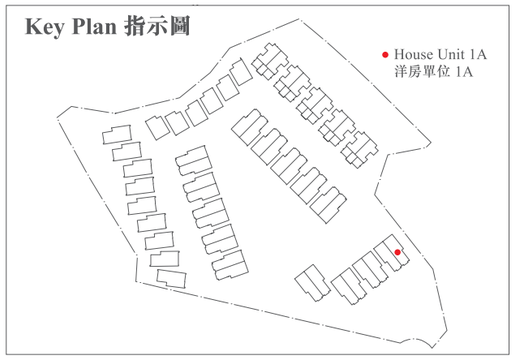
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE UNIT 1A (TYPE 2) (also known as DIAMOND HOUSE UNIT 1A)
洋房單位1A (類別2) (亦稱為藍彩鑽洋房單位1A)

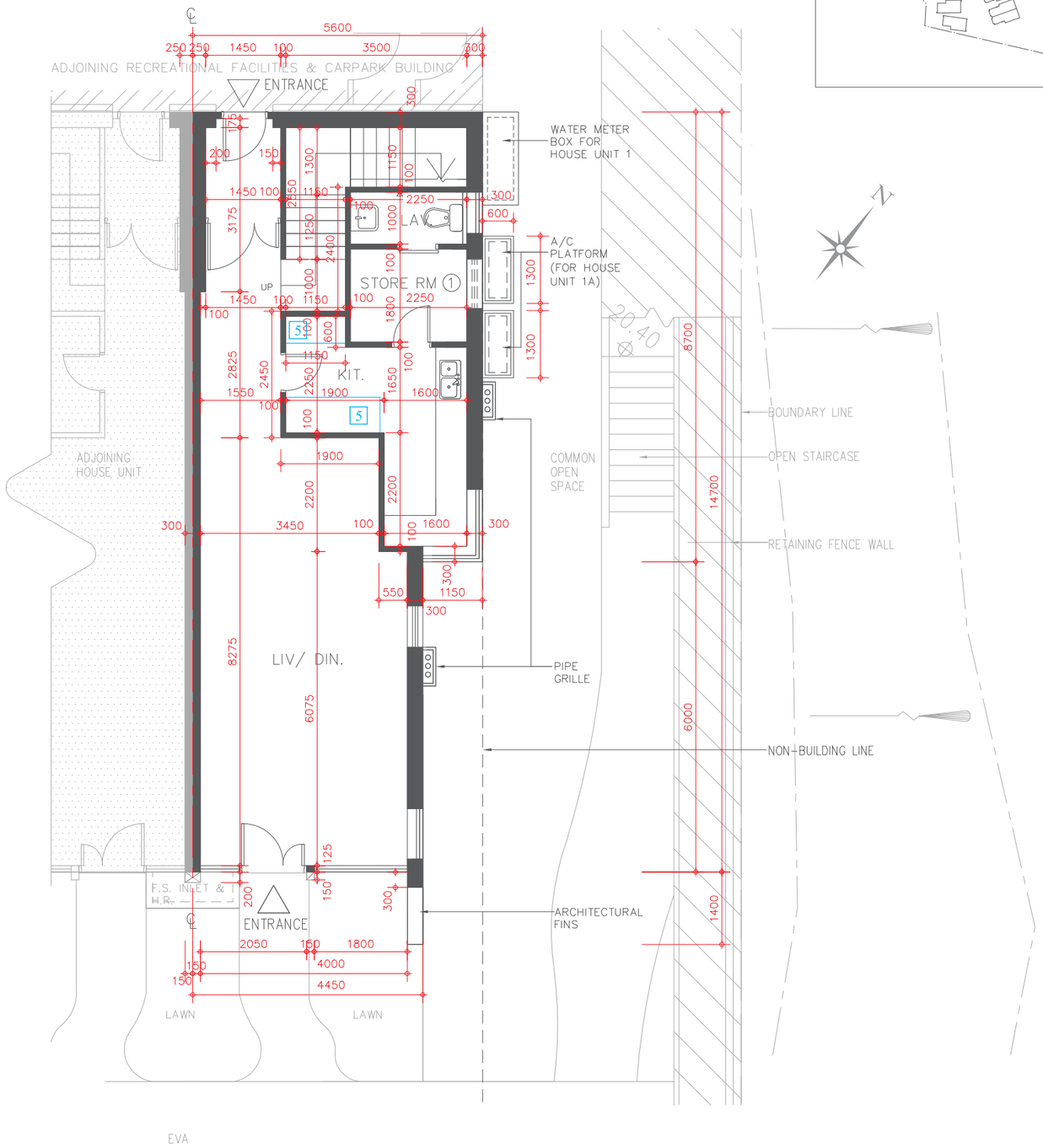
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

5 Kitchen cabinet and / or kitchen counter top setting as shown in the floor plan.
廚櫃及／或廚檯面設置標示於平面圖上。



LOWER LEVEL 1 FLOOR PLAN
低層 1 樓平面圖



Scale 比例尺：
0 5 Metres (米)

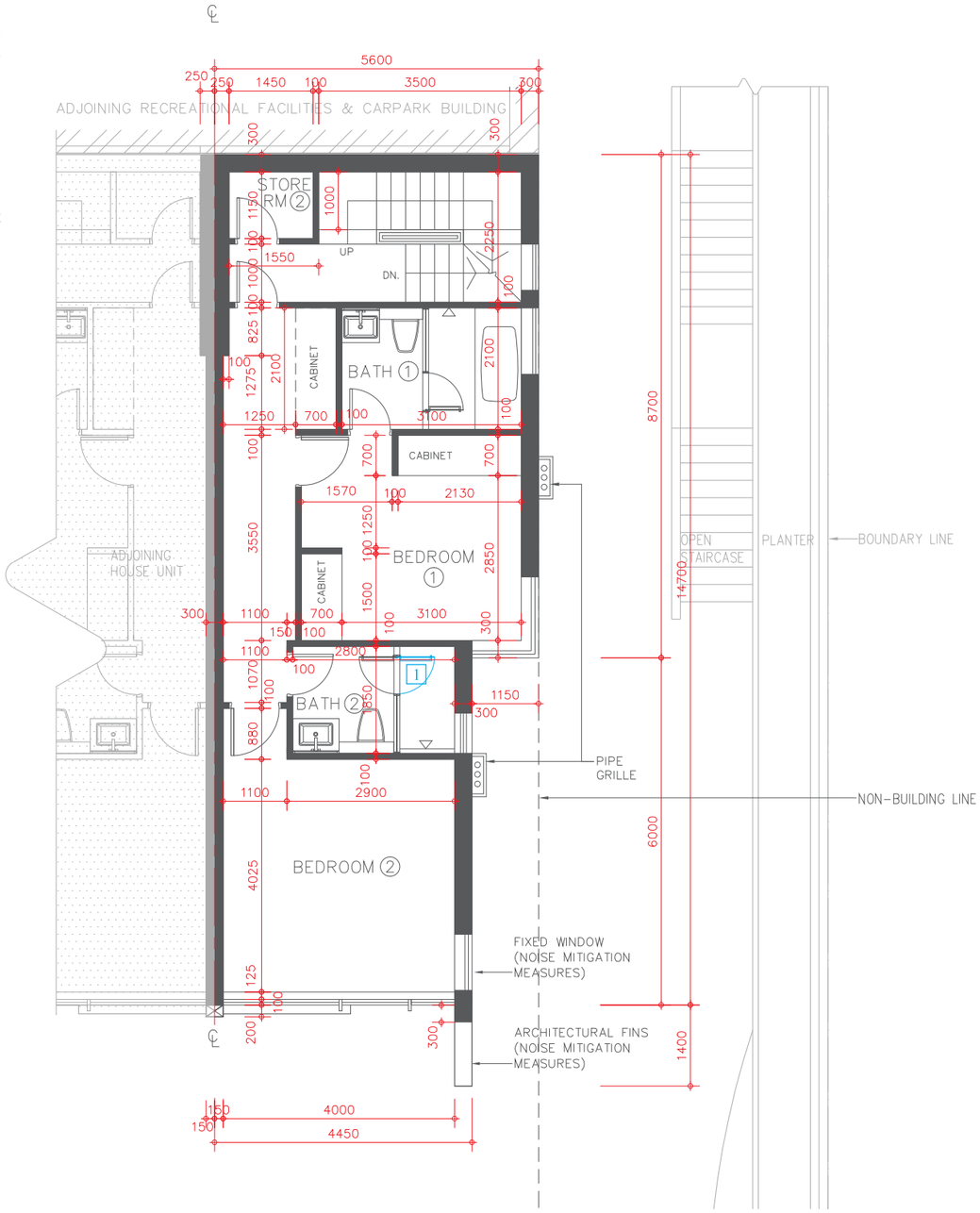
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE UNIT 1A (TYPE 2) (also known as DIAMOND HOUSE UNIT 1A)
洋房單位 1A (類別 2) (亦稱為藍彩鑽洋房單位1A)

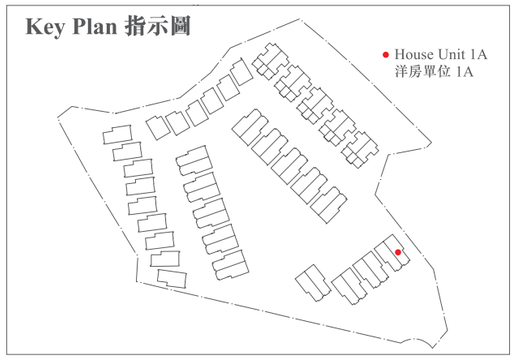
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章) 豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下 (下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。



LOWER LEVEL 2 FLOOR PLAN
低層 2 樓平面圖



Scale 比例尺：
0 5 Metres (米)

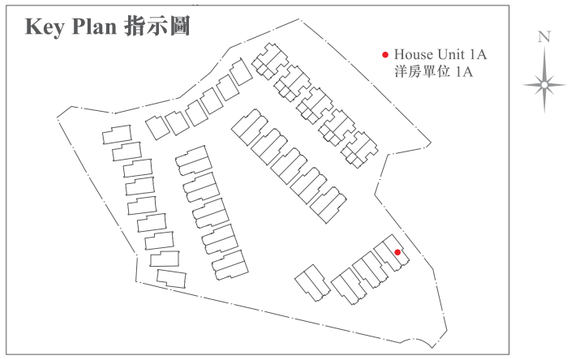
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

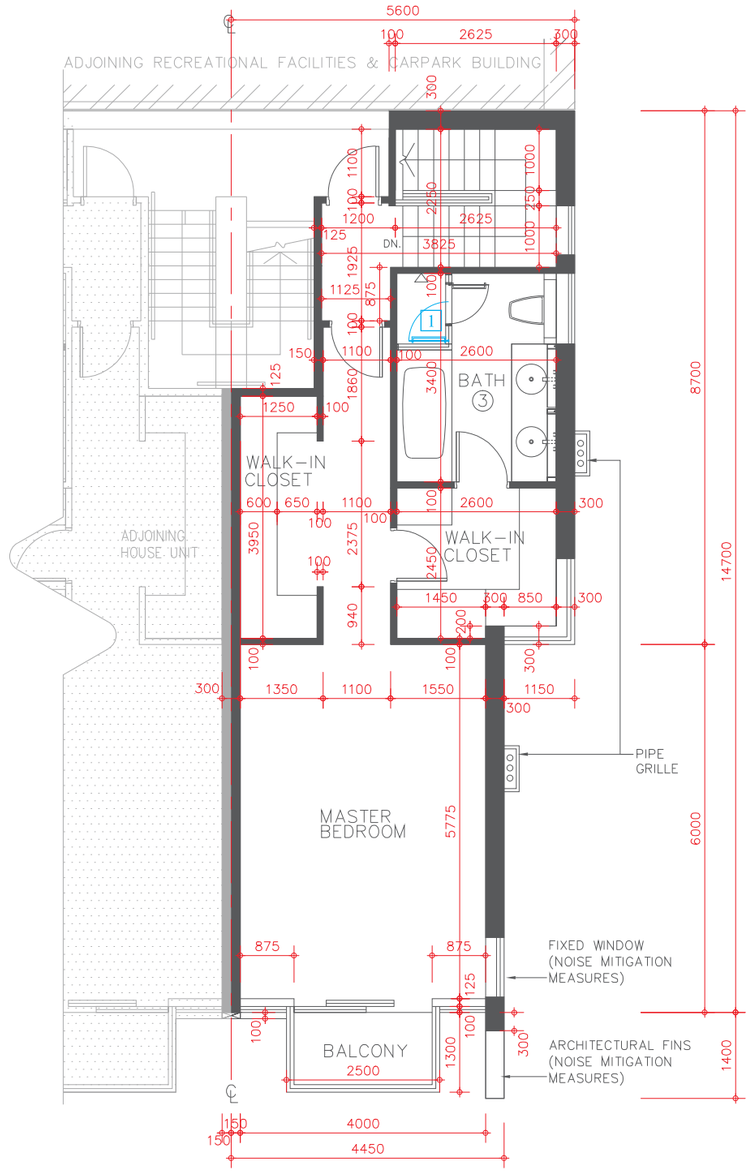
HOUSE UNIT 1A (TYPE 2) (also known as DIAMOND HOUSE UNIT 1A)
洋房單位1A (類別2) (亦稱為藍彩鑽洋房單位1A)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。



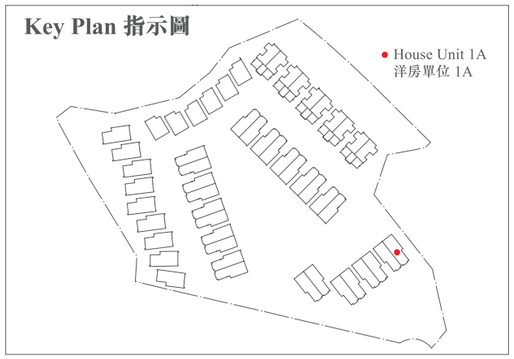


LOWER LEVEL 3 FLOOR PLAN
低層 3 樓平面圖

Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 1A (TYPE 2) (also known as DIAMOND HOUSE UNIT 1A)
洋房單位1A (類別2) (亦稱為藍彩鑽洋房單位1A)



Description 描述	Floor 樓層		
	Lower Level 1 低層 1 樓	Lower Level 2 低層 2 樓	Lower Level 3 低層 3 樓
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.07m(米)	3.07m(米)
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	175mm(毫米)

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

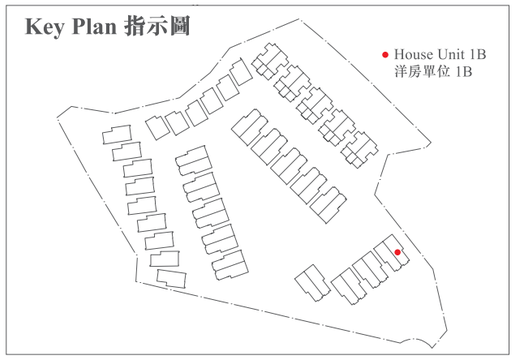
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE UNIT 1B (TYPE 2) (also known as DIAMOND HOUSE UNIT 1B)
洋房單位1B (類別2) (亦稱為藍彩鑽洋房單位1B)

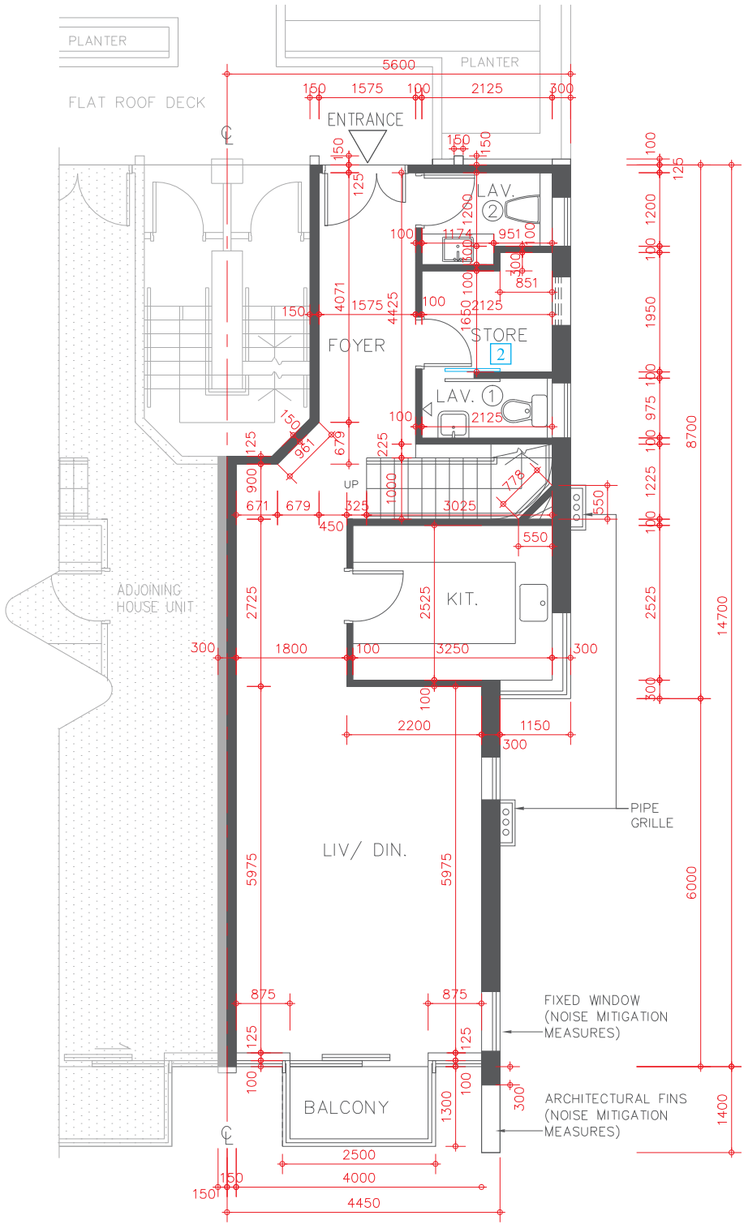
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

2 The sliding door location is replaced by a different location.
趟門位置以不同位置取代。



UPPER LEVEL 1 FLOOR PLAN
高層 1 樓平面圖



Scale 比例尺：
0 5 Metres (米)

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

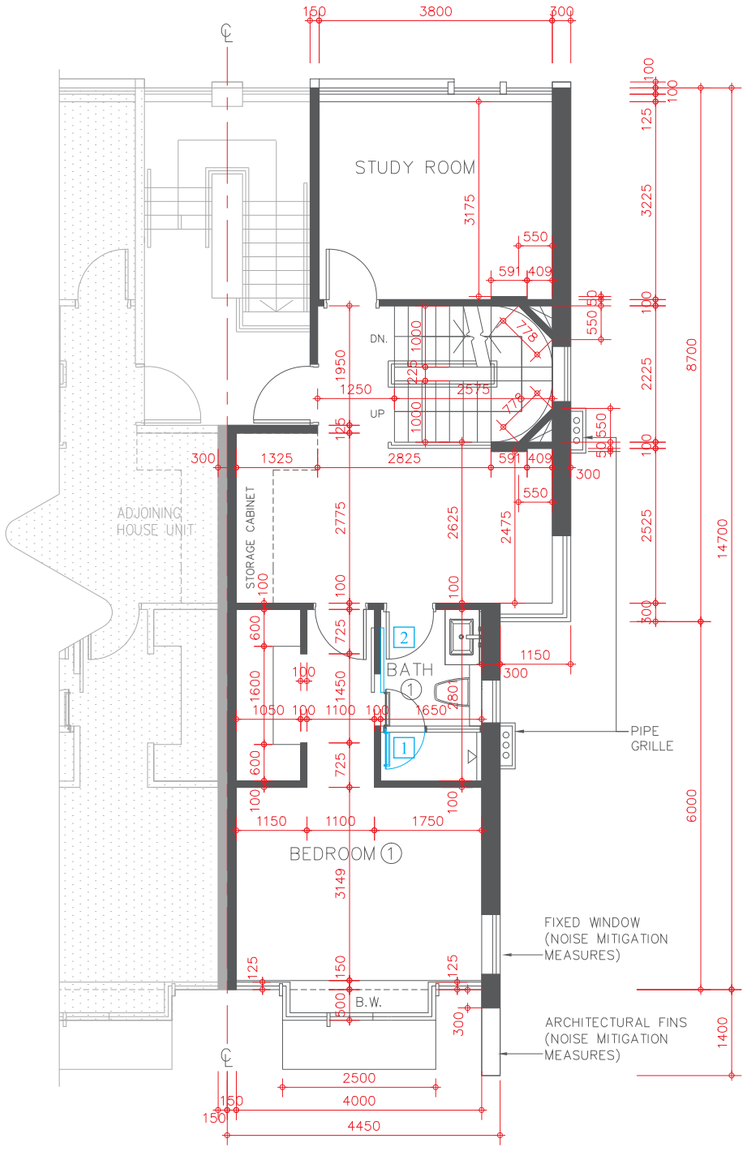
HOUSE UNIT 1B (TYPE 2) (also known as DIAMOND HOUSE UNIT 1B)
洋房單位1B (類別2) (亦稱為藍彩鑽洋房單位1B)

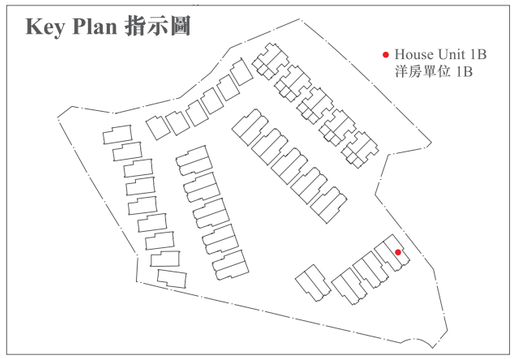
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1. The hinge position and door swing direction are replaced by a different position and direction.
   門鉸鏈位置及開門方向以不同位置及方向取代。
2. The sliding door location is replaced by a different location.
   趟門位置以不同位置取代。

UPPER LEVEL 2 FLOOR PLAN
高層2樓平面圖





Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 1B (TYPE 2) (also known as DIAMOND HOUSE UNIT 1B)
洋房單位1B (類別2) (亦稱為藍彩鑽洋房單位1B)

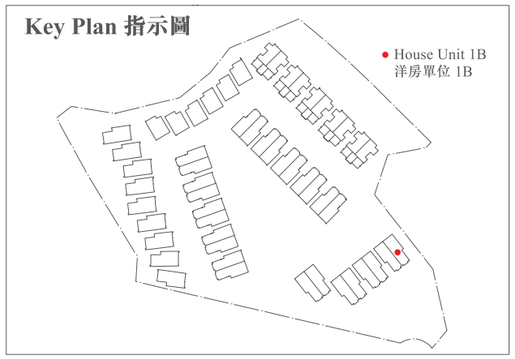
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

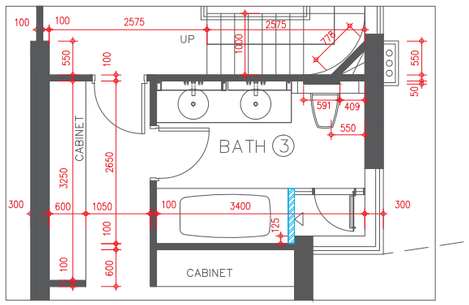
因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。

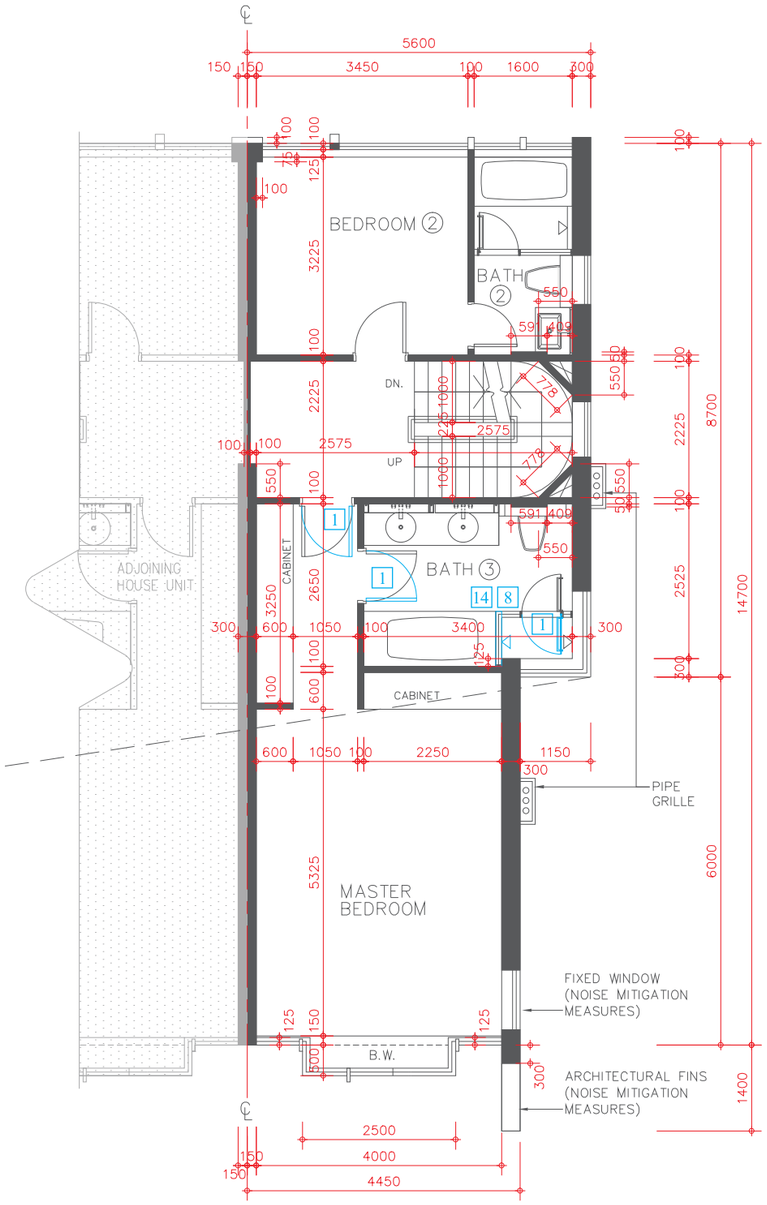
8 Location of hand-shower and shower mixer are replaced with different locations.
手握式花灑及花灑水龍頭以不同位置取代。

14 New internal wall.
新建內牆。





AS-BUILT PLAN
實際建築平面圖

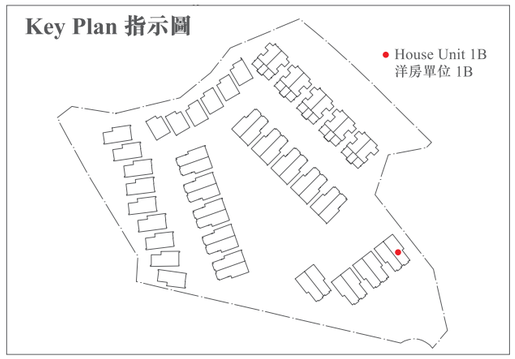


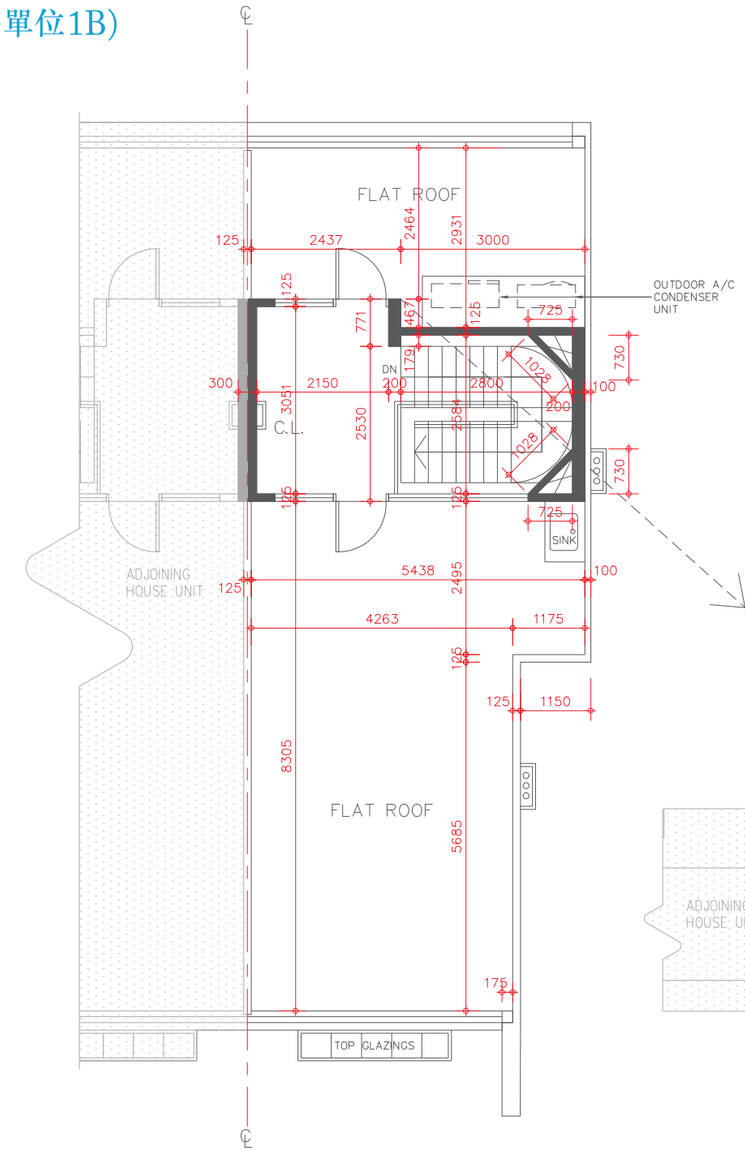
UPPER LEVEL 3 FLOOR PLAN
高層 3 樓平面圖

Scale 比例尺：
0 5 Metres (米)

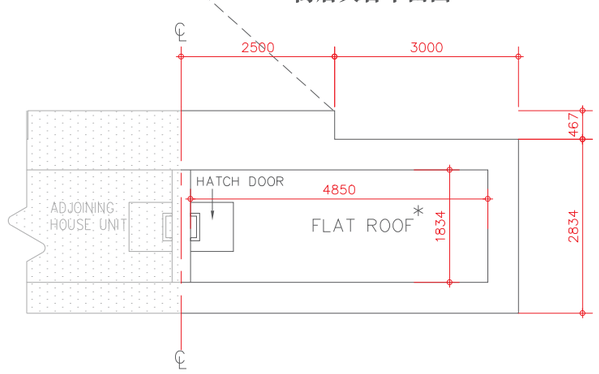
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE UNIT 1B (TYPE 2) (also known as DIAMOND HOUSE UNIT 1B)
洋房單位1B (類別2) (亦稱為藍彩鑽洋房單位1B)





ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
高層天台平面圖

* The description of each such "Flat Roof" as shown on this Upper Roof Floor Plan corresponds to the description in the latest Approved Building Plans of the Development but each such Flat Roof is de facto Roof in actual use. In this connection, the said Flat Roof has been respectively counted as part of the "Roof" specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance") of such house unit in compliance with section 8 and section 11(2)(b) in Part 1 of Schedule.

* 在此高層天台平面圖上每一個這樣顯示為「平台」之描述，跟發展項目最新版本之批准的建築圖則上所描述的一致，惟每一個這樣的平台實質上的真正用途為天台。因此，該平台已根據《一手住宅物業銷售條例》(第621章)(「該條例」)的附表2第1部份，已被計入為該洋房單位所指明的「天台」，已遵從該條例的第8條及附表1第1部份第11(2)(b)條。

Scale 比例尺：
0 — 5 Metres (米)

Description 描述	Floor 樓層				
	Upper Level 1 高層 1 樓	Upper Level 2 高層 2 樓	Upper Level 3 高層 3 樓	Roof 天台	Upper Roof 高層天台
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.00m(米)	3.50m(米)	2.80m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	150mm(毫米)	150mm(毫米)	Not Applicable 不適用

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

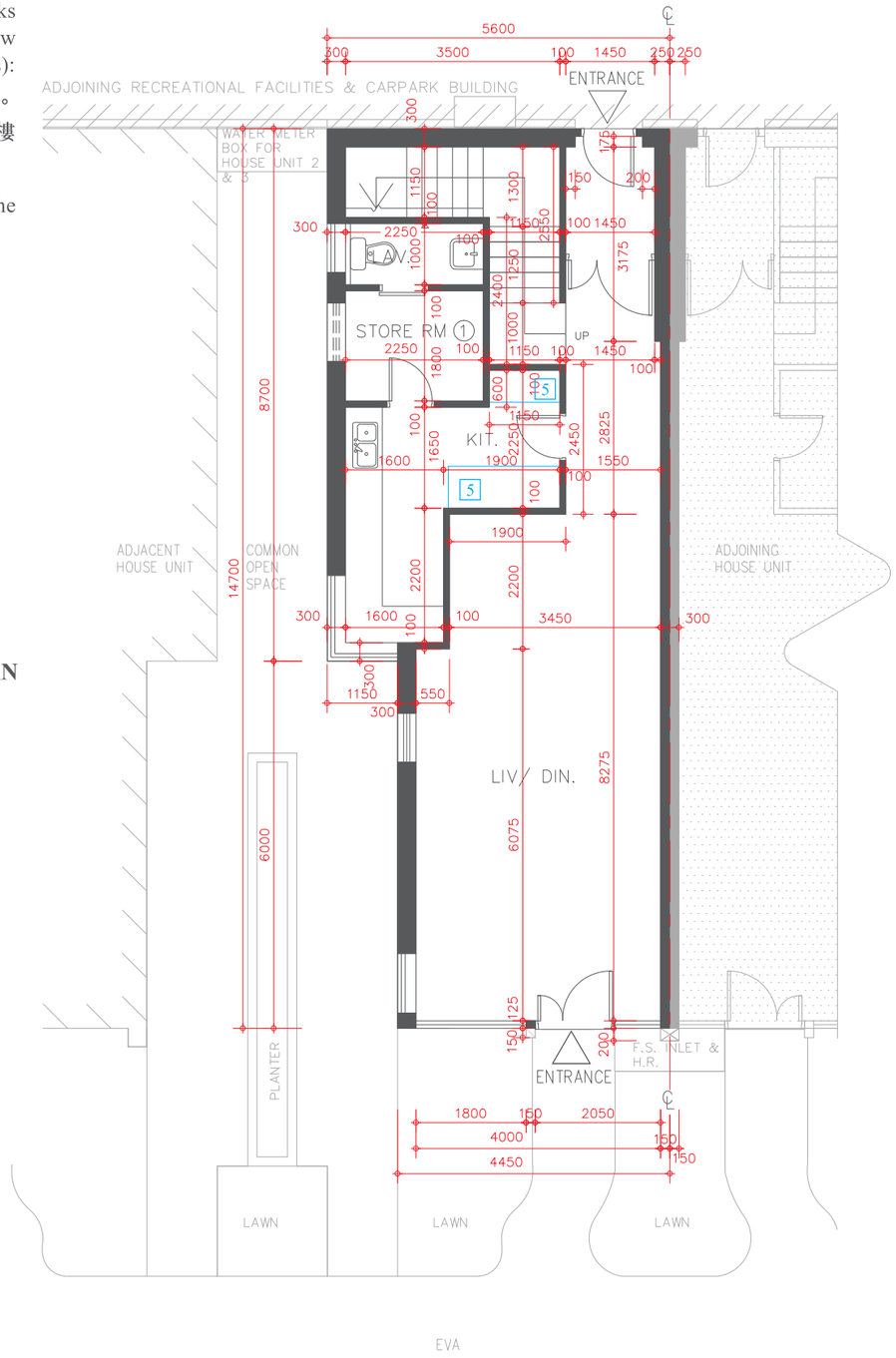
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

HOUSE UNIT 2A (TYPE 2) (also known as DIAMOND HOUSE UNIT 2A)
洋房單位2A (類別2) (亦稱為藍彩鑽洋房單位2A)

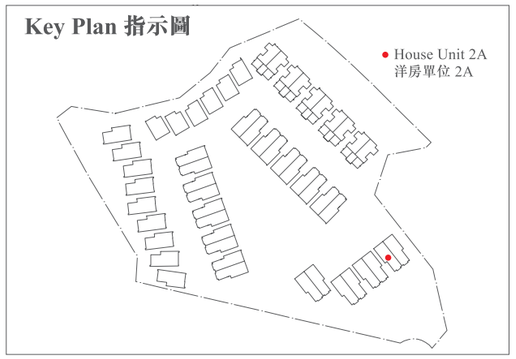
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

5 Kitchen cabinet and / or kitchen counter top setting as shown in the floor plan.
廚櫃及／或廚檯面設置標示於平面圖上。



LOWER LEVEL 1 FLOOR PLAN
低層1樓平面圖



Scale 比例尺：
0 5 Metres (米)

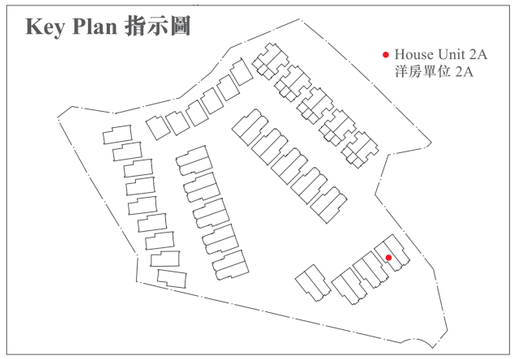
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

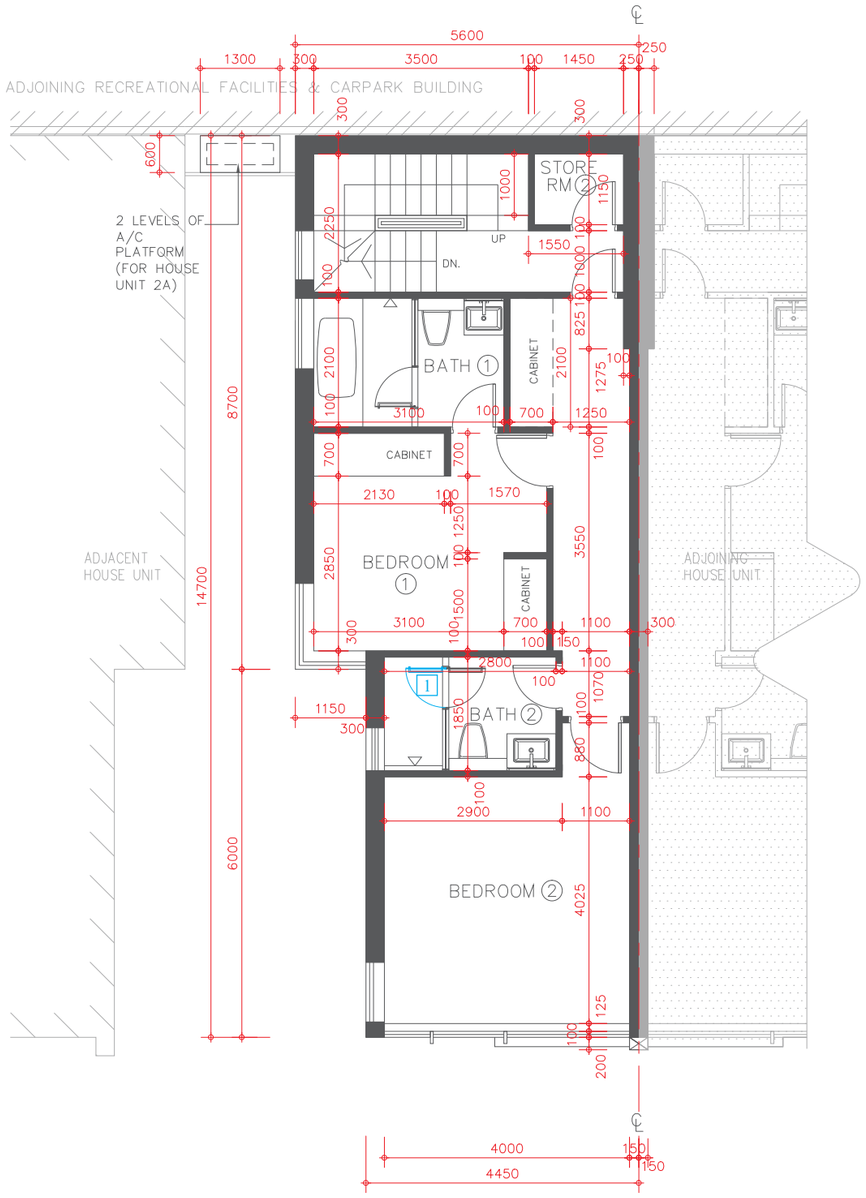
HOUSE UNIT 2A (TYPE 2) (also known as DIAMOND HOUSE UNIT 2A)
洋房單位2A (類別2) (亦稱為藍彩鑽洋房單位2A)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。





LOWER LEVEL 2 FLOOR PLAN
低層 2 樓平面圖

Scale 比例尺：
0 5 Metres (米)

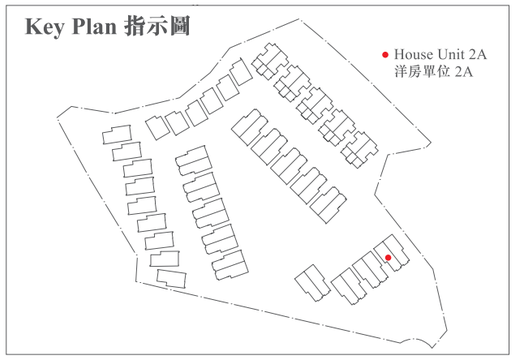
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

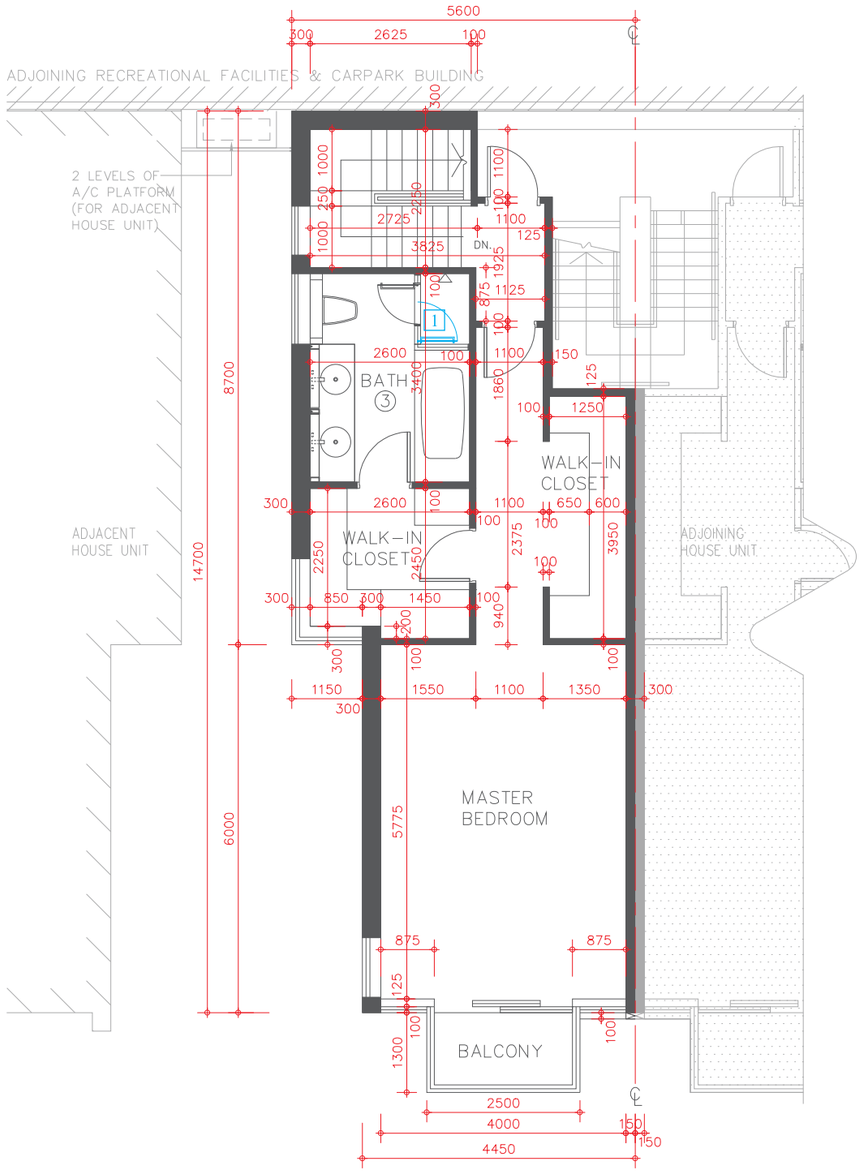
HOUSE UNIT 2A (TYPE 2) (also known as DIAMOND HOUSE UNIT 2A)
洋房單位2A (類別2) (亦稱為藍彩鑽洋房單位2A)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。



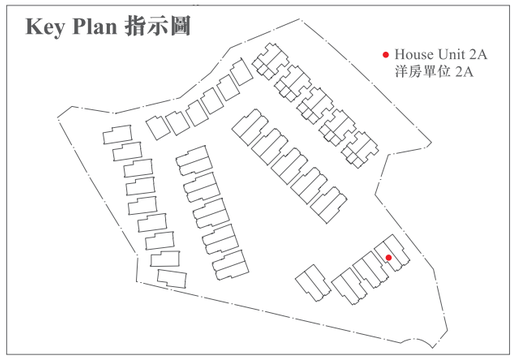


LOWER LEVEL 3 FLOOR PLAN
低層 3 樓平面圖

Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 2A (TYPE 2) (also known as DIAMOND HOUSE UNIT 2A)
洋房單位2A (類別2) (亦稱為藍彩鑽洋房單位2A)



Description 描述	Floor 樓層		
	Lower Level 1 低層 1 樓	Lower Level 2 低層 2 樓	Lower Level 3 低層 3 樓
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.07m(米)	3.07m(米)
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	175mm(毫米)

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

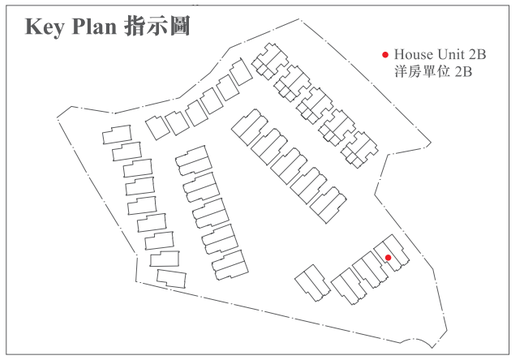
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

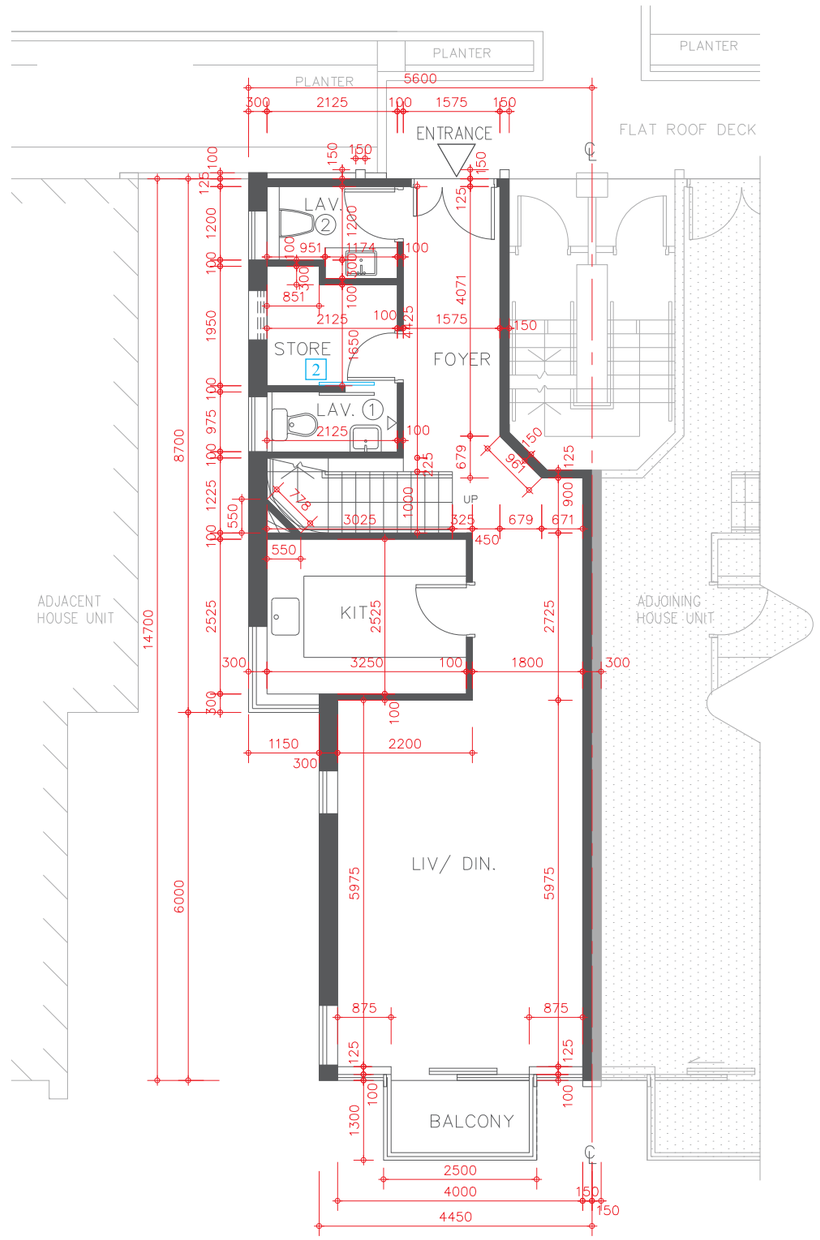
HOUSE UNIT 2B (TYPE 2) (also known as DIAMOND HOUSE UNIT 2B)
洋房單位2B (類別2) (亦稱為藍彩鑽洋房單位2B)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

2 The sliding door location is replaced by a different location.
趟門位置以不同位置取代。





UPPER LEVEL 1 FLOOR PLAN
高層1樓平面圖

Scale 比例尺：
0 5 Metres (米)

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

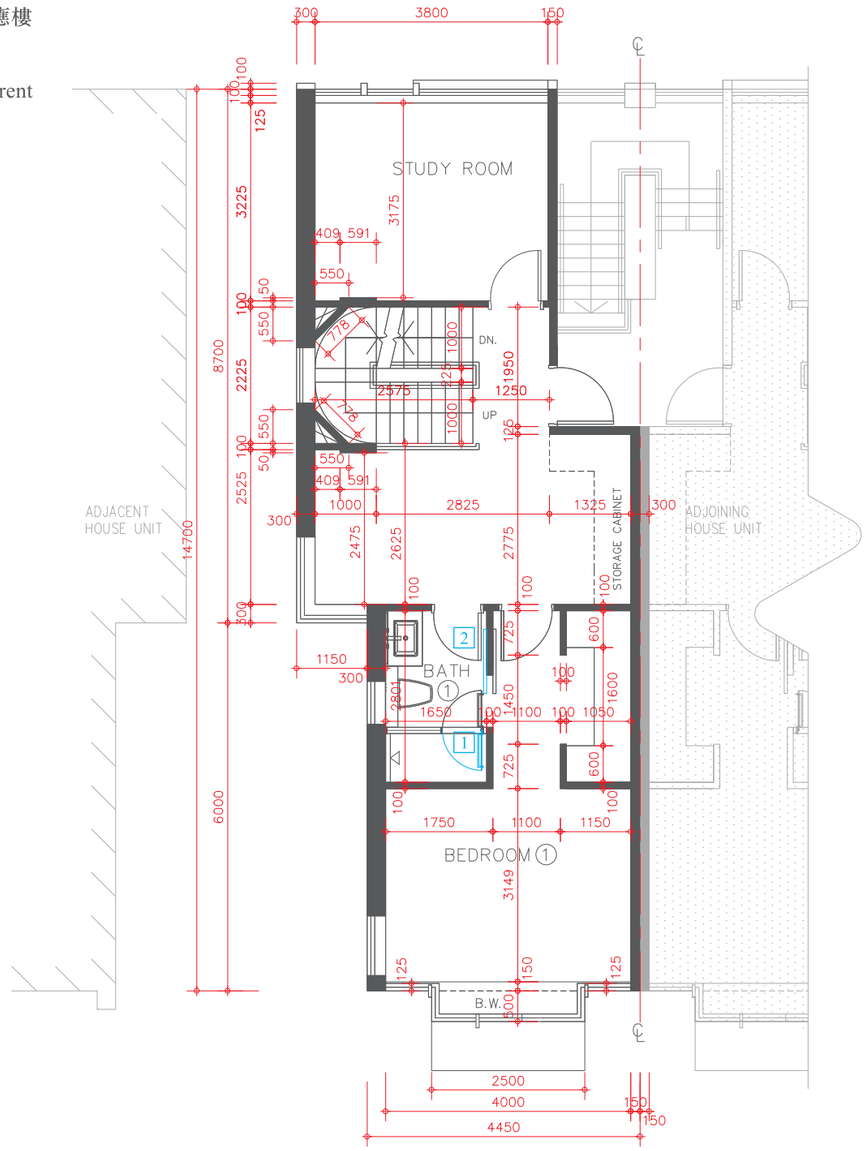
HOUSE UNIT 2B (TYPE 2) (also known as DIAMOND HOUSE UNIT 2B)
洋房單位2B (類別2) (亦稱為藍彩鑽洋房單位2B)

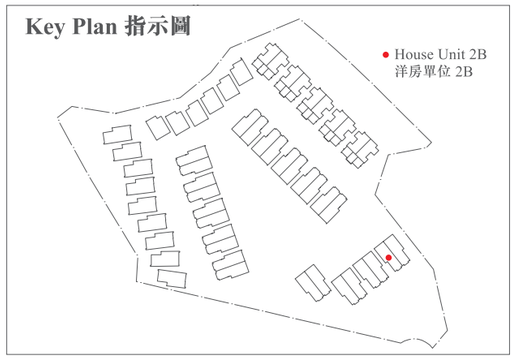
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章) 豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下 (下述編號對應樓面平面圖中的附註)：

1. The hinge position and door swing direction are replaced by a different position and direction.
   門鉸鏈位置及開門方向以不同位置及方向取代。
2. The sliding door location is replaced by a different location.
   趟門位置以不同位置取代。

UPPER LEVEL 2 FLOOR PLAN
高層 2 樓平面圖





Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 2B (TYPE 2) (also known as DIAMOND HOUSE UNIT 2B)
洋房單位2B (類別2) (亦稱為藍彩鑽洋房單位2B)

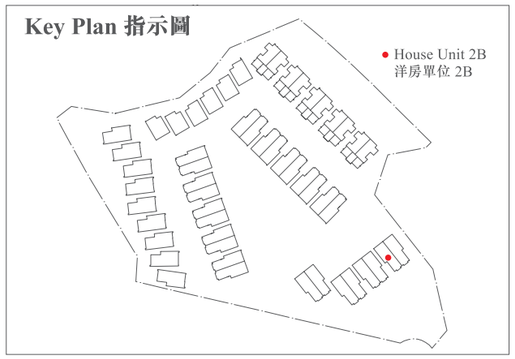
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

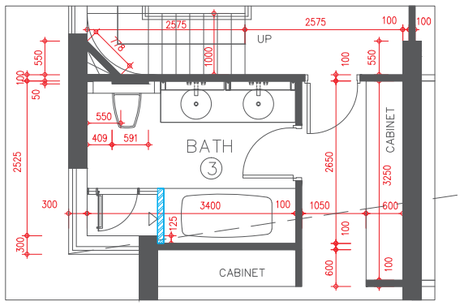
因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。

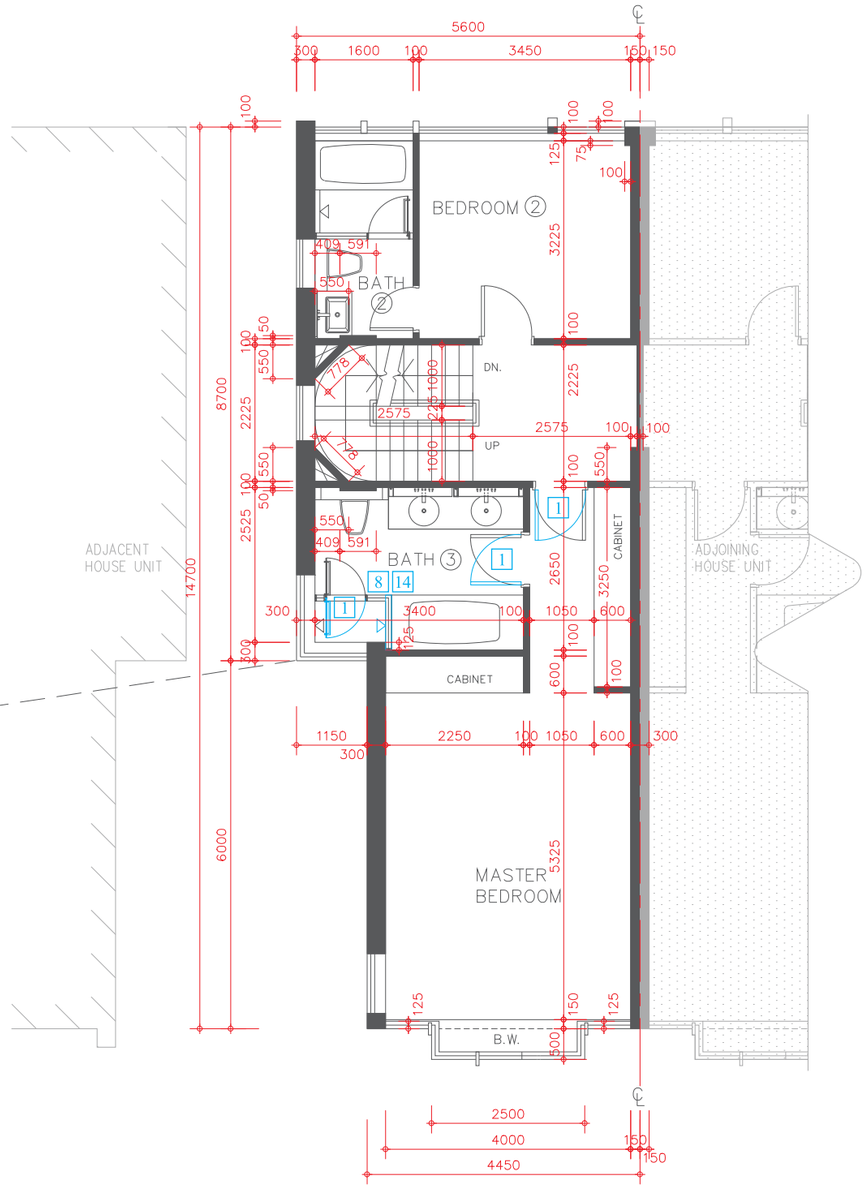
8 Location of hand-shower and shower mixer are replaced with different locations.
手握式花灑及花灑水龍頭以不同位置取代。

14 New internal wall.
新建內牆。





AS-BUILT PLAN
實際建築平面圖

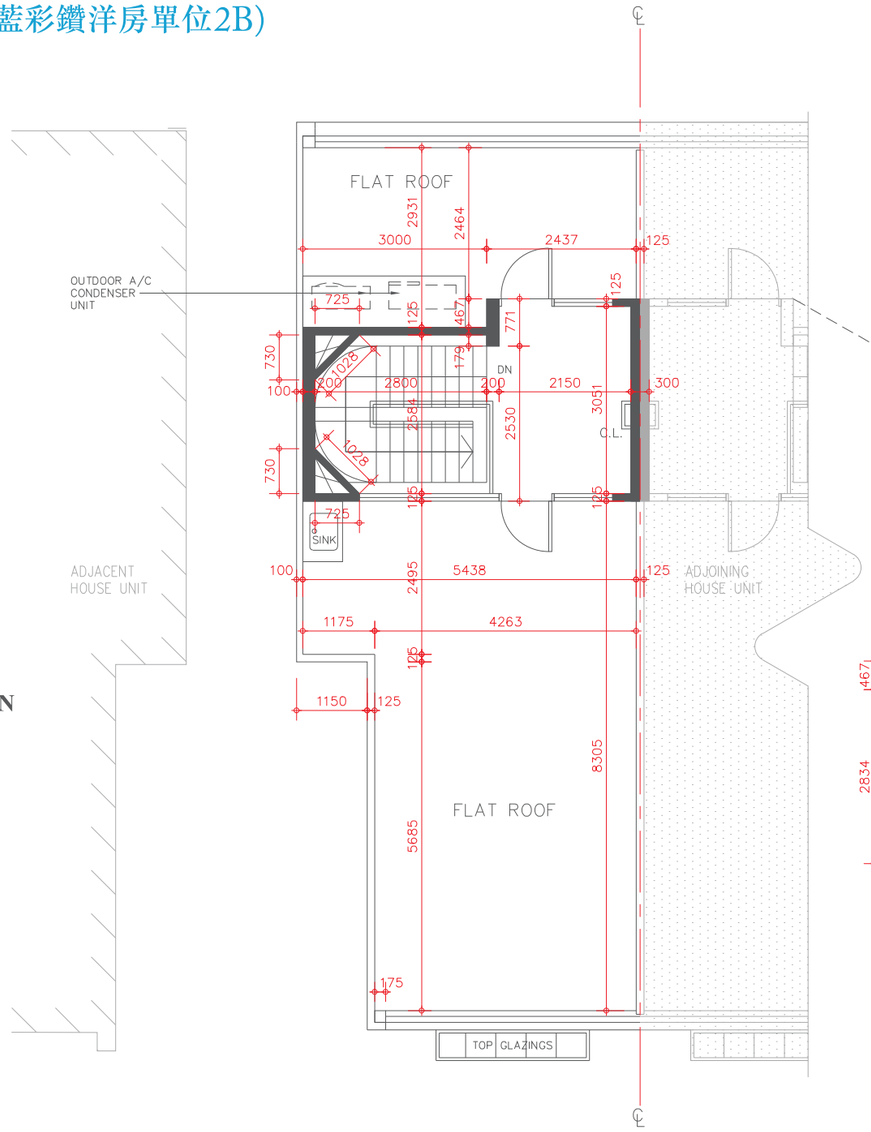


UPPER LEVEL 3 FLOOR PLAN
高層 3 樓平面圖

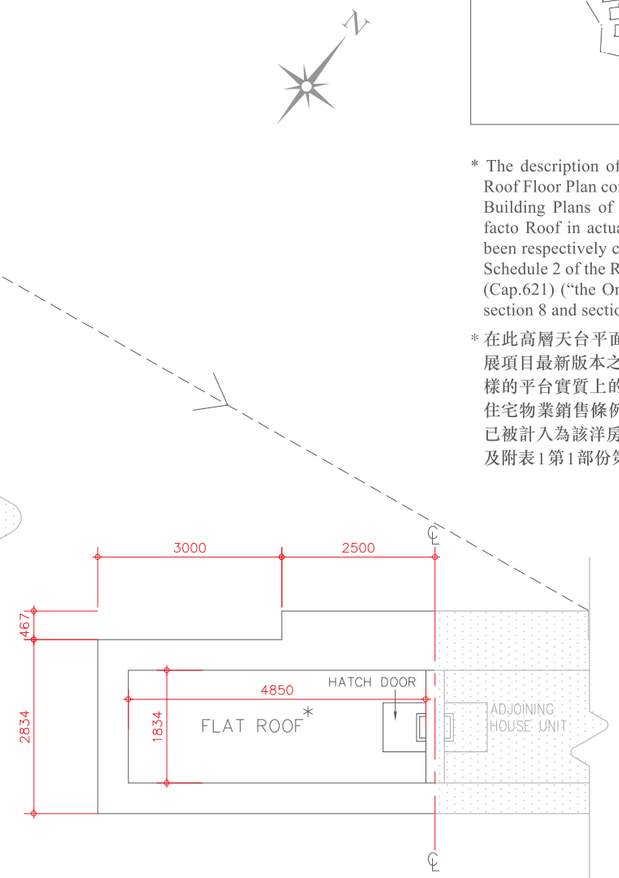
Scale 比例尺：
0 5 Metres (米)

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

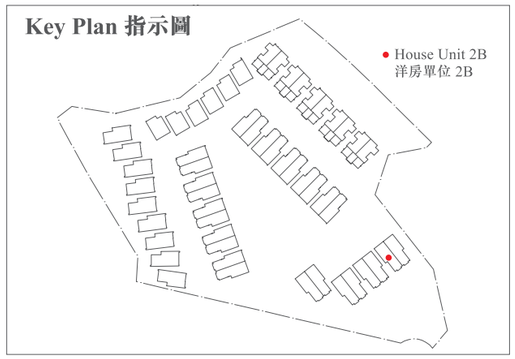
HOUSE UNIT 2B (TYPE 2) (also known as DIAMOND HOUSE UNIT 2B)
洋房單位2B (類別2) (亦稱為藍彩鑽洋房單位2B)



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
高層天台平面圖



* The description of each such "Flat Roof" as shown on this Upper Roof Floor Plan corresponds to the description in the latest Approved Building Plans of the Development but each such Flat Roof is de facto Roof in actual use. In this connection, the said Flat Roof has been respectively counted as part of the "Roof" specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance") of such house unit in compliance with section 8 and section 11(2)(b) in Part 1 of Schedule.

* 在此高層天台平面圖上每一個這樣顯示為「平台」之描述，跟發展項目最新版本之批准的建築圖則上所描述的一致，惟每一個這樣的平台實質上的真正用途為天台。因此，該平台已根據《一手住宅物業銷售條例》(第621章)(「該條例」)的附表2第1部份，已被計入為該洋房單位所指明的「天台」，已遵從該條例的第8條及附表1第1部份第11(2)(b)條。

Scale 比例尺：
0 — 5 Metres (米)

Description 描述	Floor 樓層				
	Upper Level 1 高層 1 樓	Upper Level 2 高層 2 樓	Upper Level 3 高層 3 樓	Roof 天台	Upper Roof 高層天台
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.00m(米)	3.50m(米)	2.80m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	150mm(毫米)	150mm(毫米)	Not Applicable 不適用

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

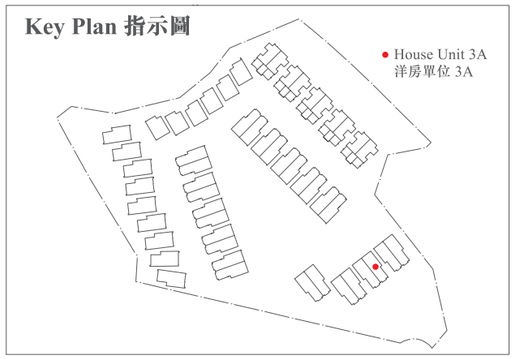
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

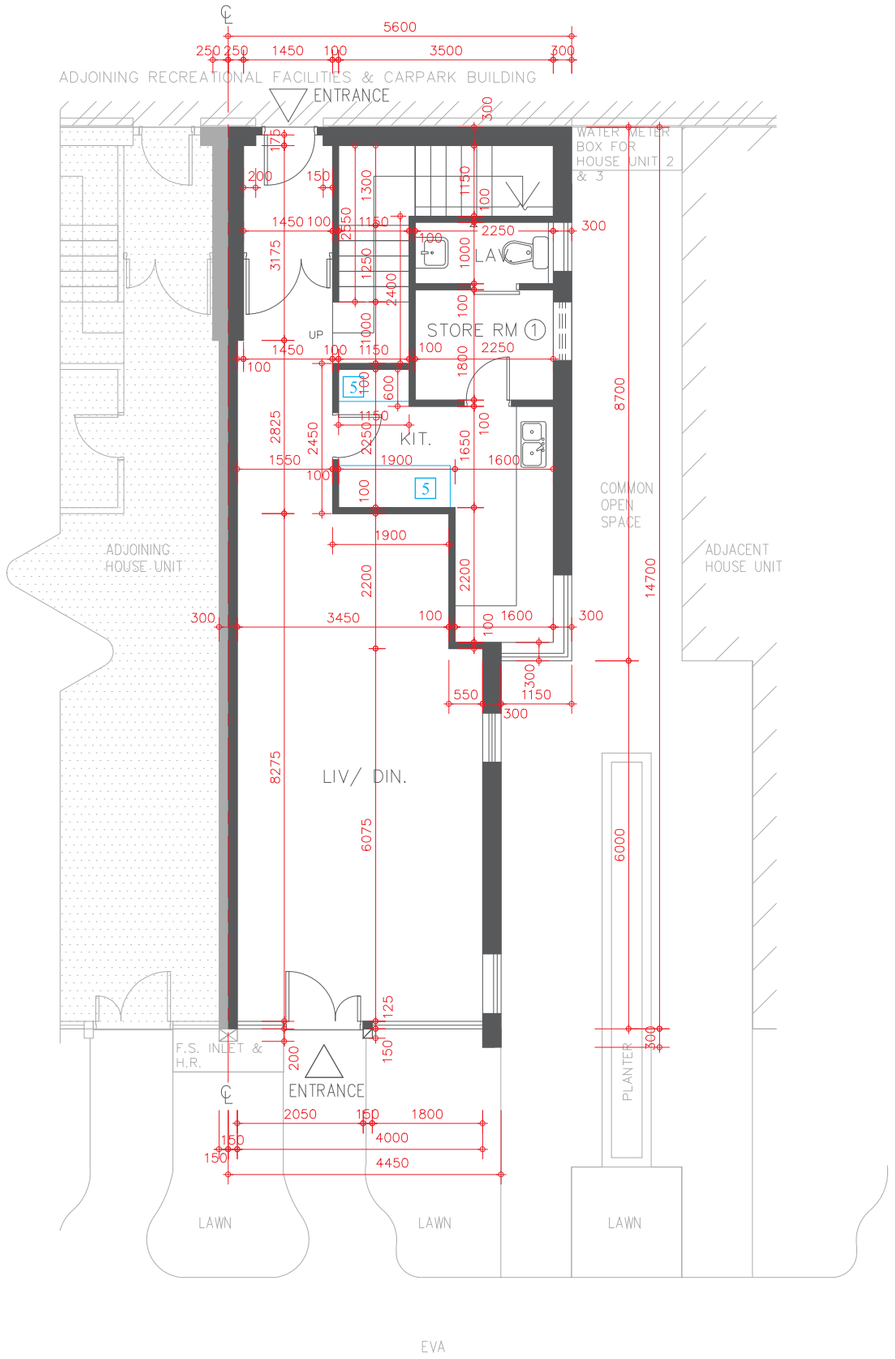
HOUSE UNIT 3A (TYPE 2) (also known as DIAMOND HOUSE UNIT 3A)
洋房單位3A (類別2) (亦稱為藍彩鑽洋房單位3A)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

5 Kitchen cabinet and / or kitchen counter top setting as shown in the floor plan.
廚櫃及／或廚檯面設置標示於平面圖上。





LOWER LEVEL 1 FLOOR PLAN
低層 1 樓平面圖

Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 3A (TYPE 2) (also known as DIAMOND HOUSE UNIT 3A)
洋房單位3A (類別2) (亦稱為藍彩鑽洋房單位3A)

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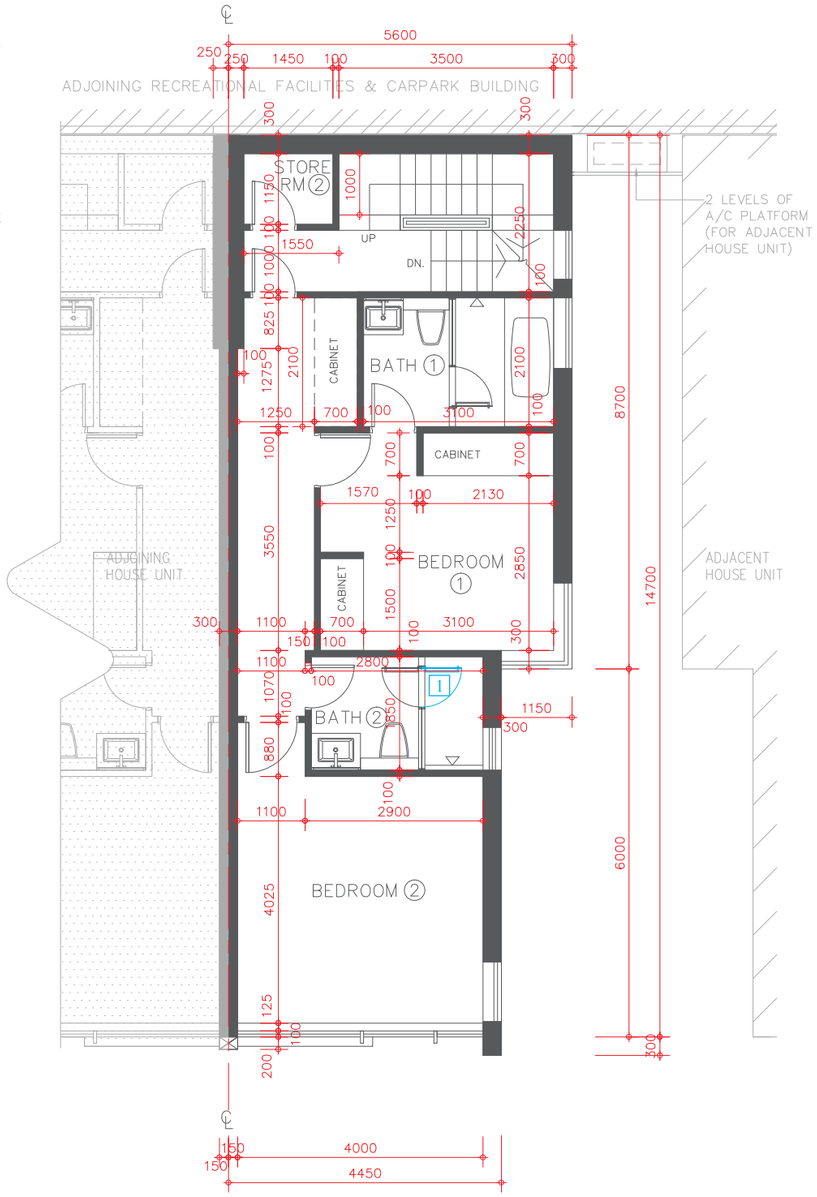
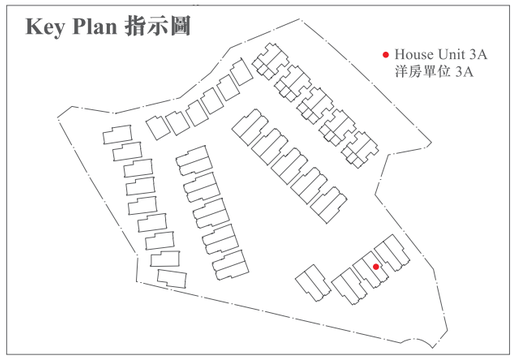
因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。



LOWER LEVEL 2 FLOOR PLAN
低層 2 樓平面圖



Scale 比例尺：
0 5 Metres (米)

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

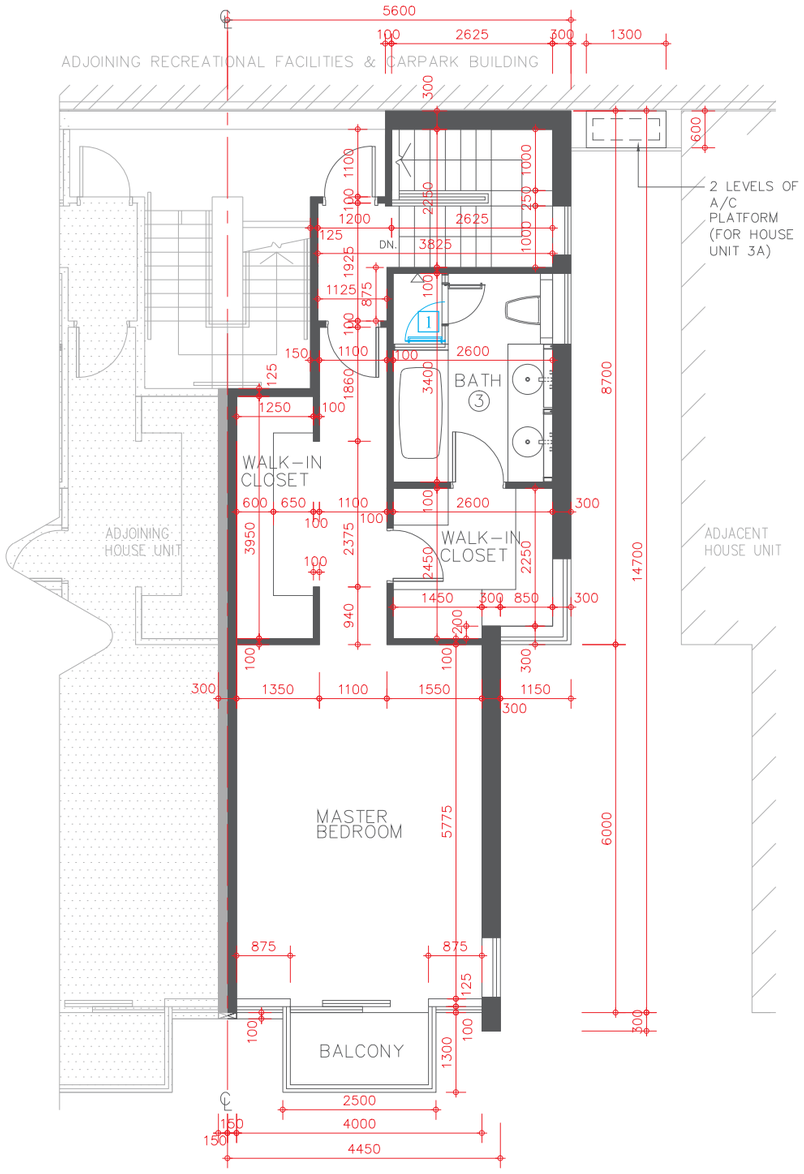
HOUSE UNIT 3A (TYPE 2) (also known as DIAMOND HOUSE UNIT 3A)
洋房單位3A (類別2) (亦稱為藍彩鑽洋房單位3A)

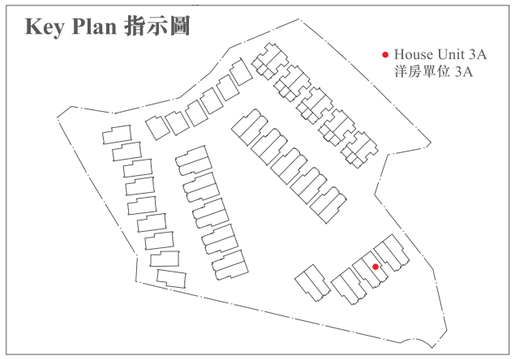
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。

LOWER LEVEL 3 FLOOR PLAN
低層3樓平面圖

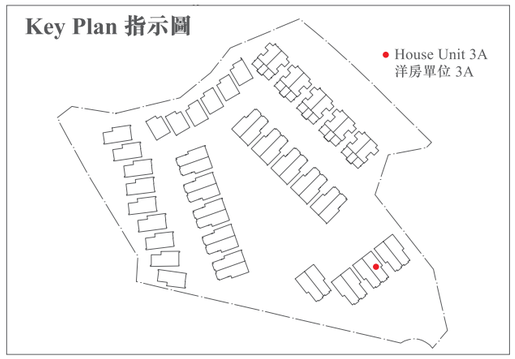




Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 3A (TYPE 2) (also known as DIAMOND HOUSE UNIT 3A)
洋房單位3A (類別2) (亦稱為藍彩鑽洋房單位3A)



Description 描述	Floor 樓層		
	Lower Level 1 低層 1 樓	Lower Level 2 低層 2 樓	Lower Level 3 低層 3 樓
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.07m(米)	3.07m(米)
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	175mm(毫米)

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。

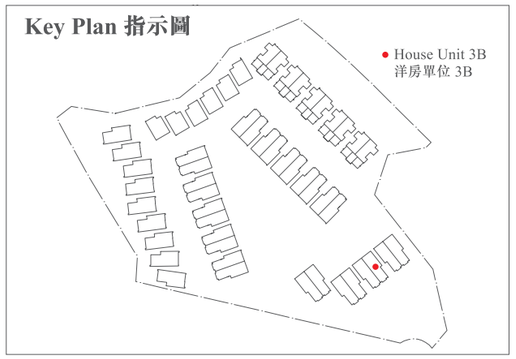
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

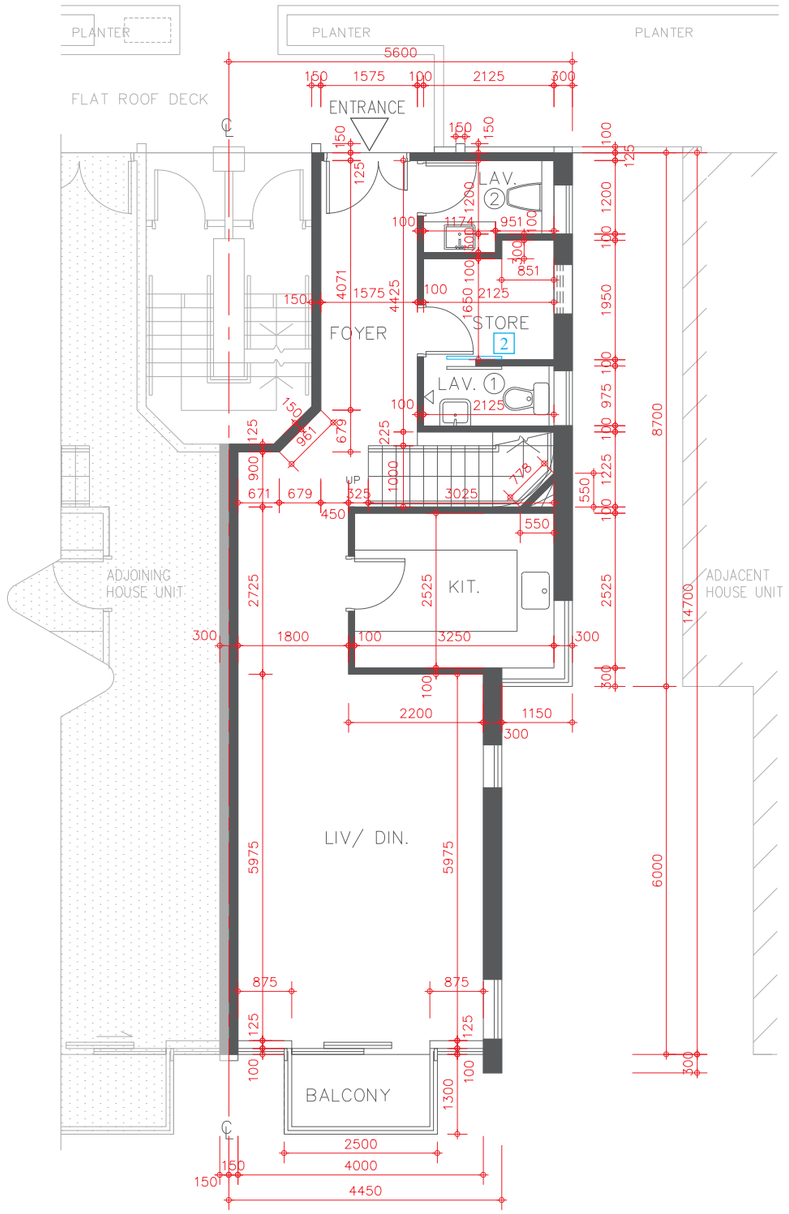
HOUSE UNIT 3B (TYPE 2) (also known as DIAMOND HOUSE UNIT 3B)
洋房單位3B (類別2) (亦稱為藍彩鑽洋房單位3B)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註):

2 The sliding door location is replaced by a different location.
趟門位置以不同位置取代。





UPPER LEVEL 1 FLOOR PLAN
高層1樓平面圖

Scale 比例尺:
0 5 Metres (米)

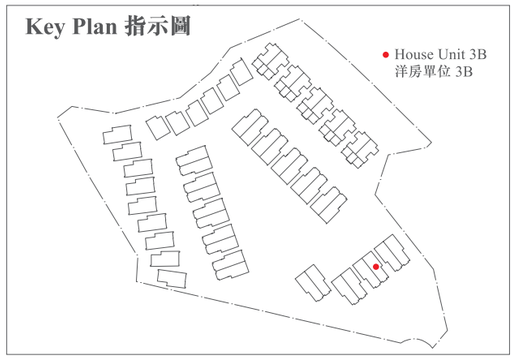
FLOOR PLAN OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

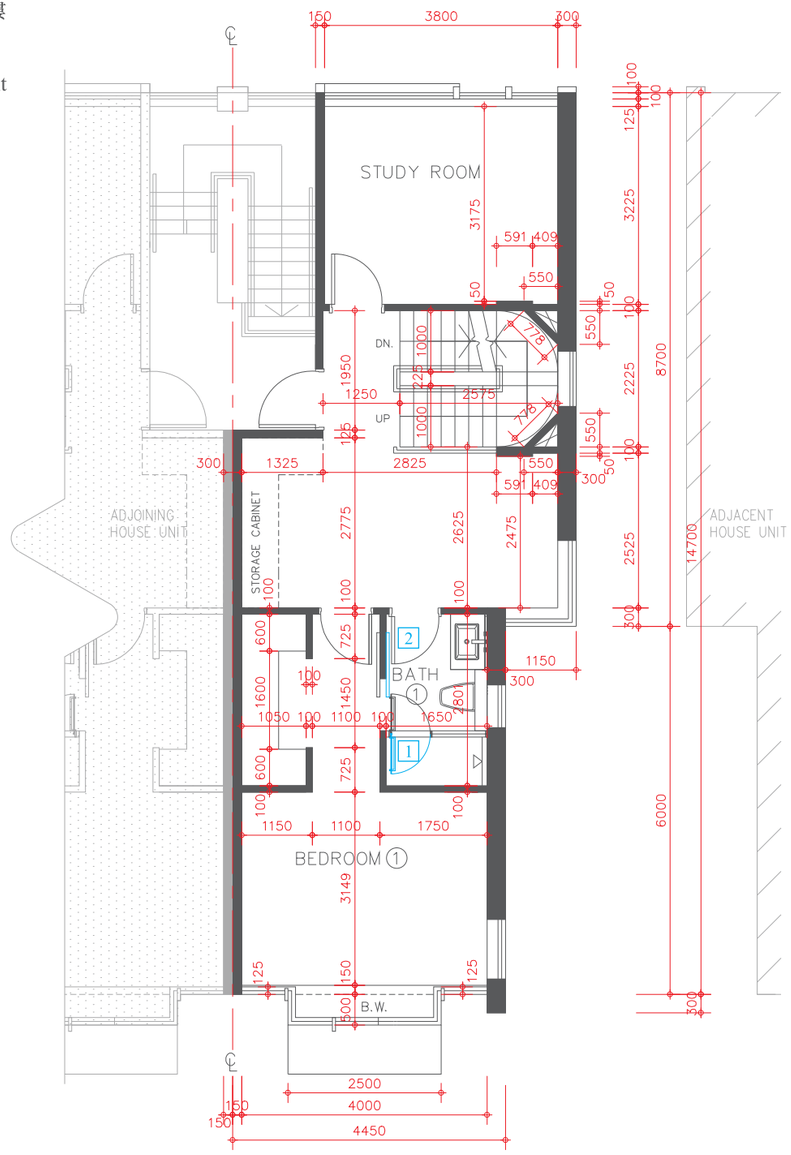
HOUSE UNIT 3B (TYPE 2) (also known as DIAMOND HOUSE UNIT 3B)
洋房單位3B (類別2) (亦稱為藍彩鑽洋房單位3B)

Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註):

1. The hinge position and door swing direction are replaced by a different position and direction.
   門鉸鏈位置及開門方向以不同位置及方向取代。
2. The sliding door location is replaced by a different location.
   趟門位置以不同位置取代。





UPPER LEVEL 2 FLOOR PLAN
高層 2 樓平面圖

Scale 比例尺：
0 5 Metres (米)

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

HOUSE UNIT 3B (TYPE 2) (also known as DIAMOND HOUSE UNIT 3B)
洋房單位3B (類別2) (亦稱為藍彩鑽洋房單位3B)

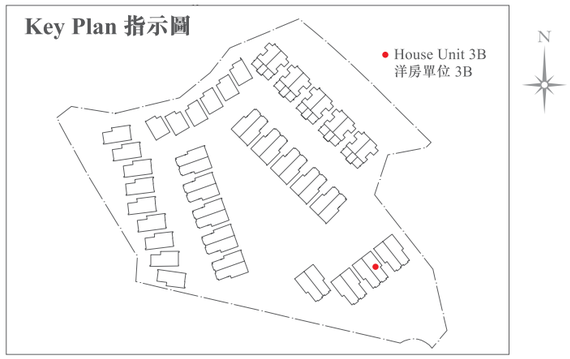
Alterations have been made by way of minor works or exempted works under the Buildings Ordinance (Cap. 123). The alterations are set out below (with the numbering below corresponding to the remarks in the floor plans):

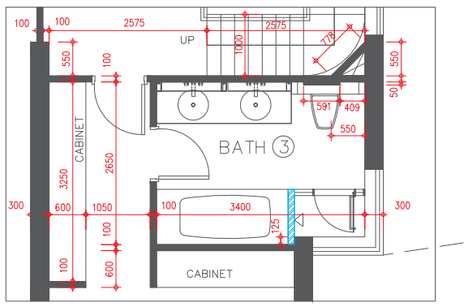
因進行小型工程或獲《建築物條例》(第123章)豁免的工程而有所改動。該等改動之位置於平面圖中標示及該等改動列出如下(下述編號對應樓面平面圖中的附註)：

1 The hinge position and door swing direction are replaced by a different position and direction.
門鉸鏈位置及開門方向以不同位置及方向取代。

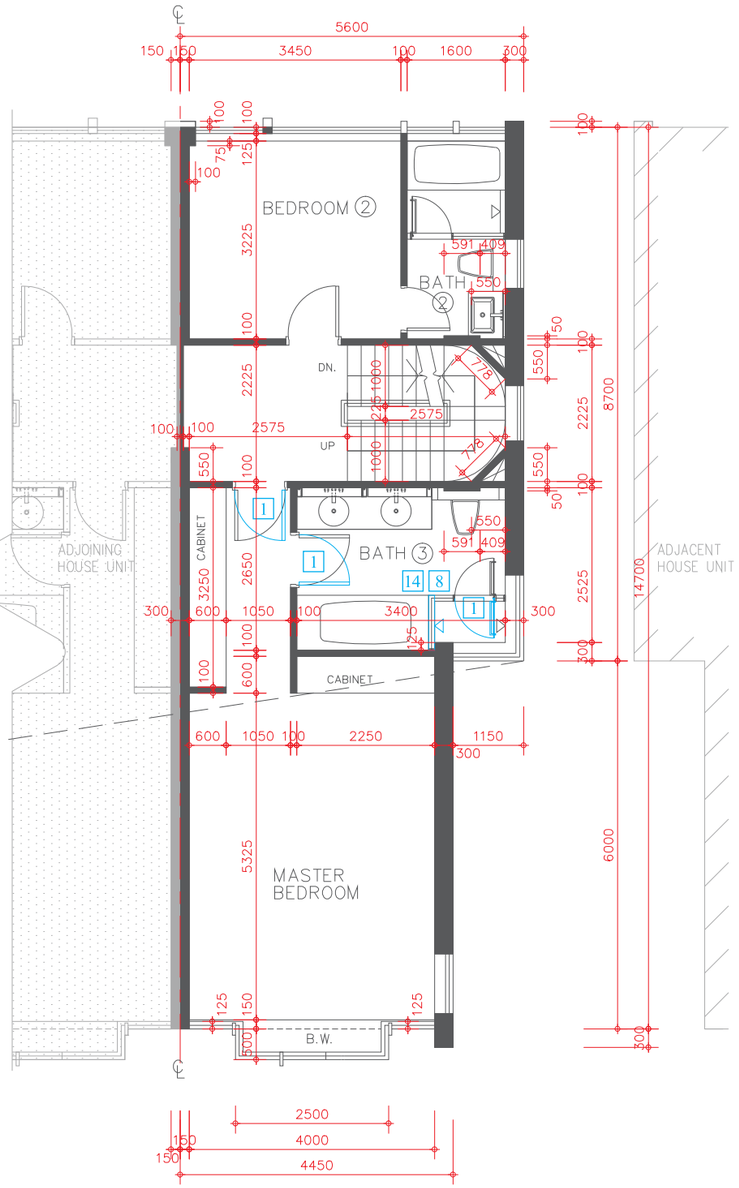
8 Location of hand-shower and shower mixer are replaced with different locations.
手握式花灑及花灑水龍頭以不同位置取代。

14 New internal wall.
新建內牆。





AS-BUILT PLAN
實際建築平面圖

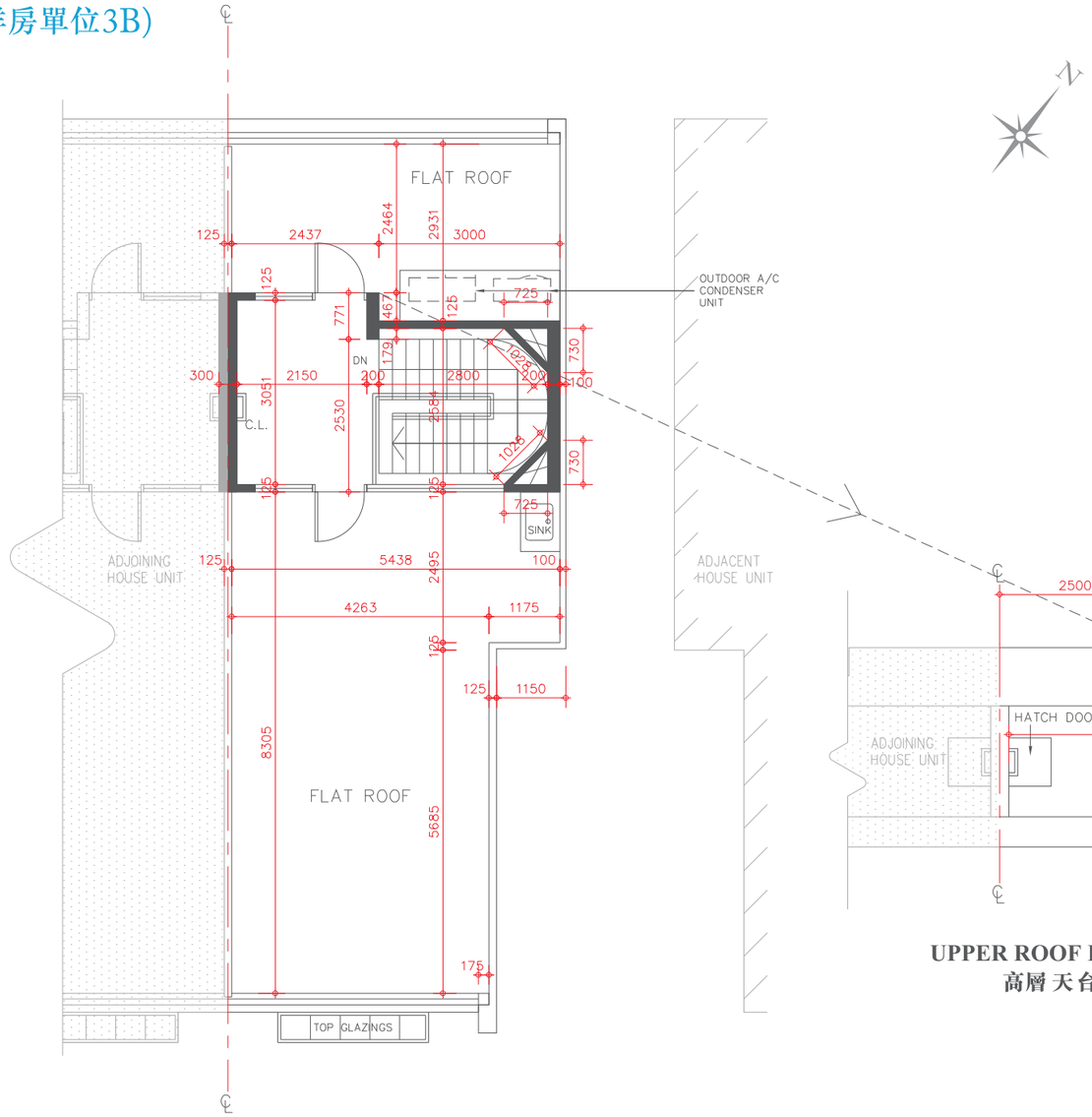


UPPER LEVEL 3 FLOOR PLAN
高層 3 樓平面圖

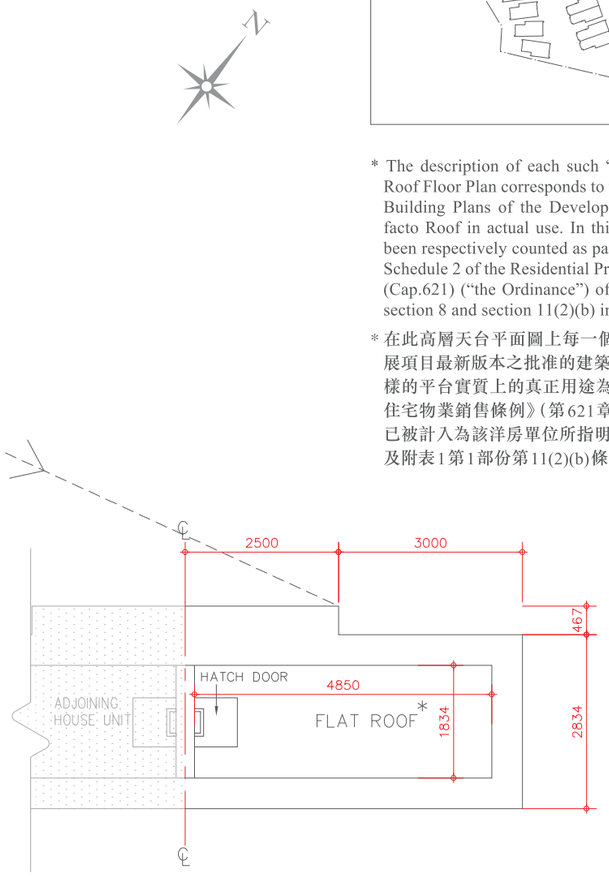
Scale 比例尺：
0 5 Metres (米)

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

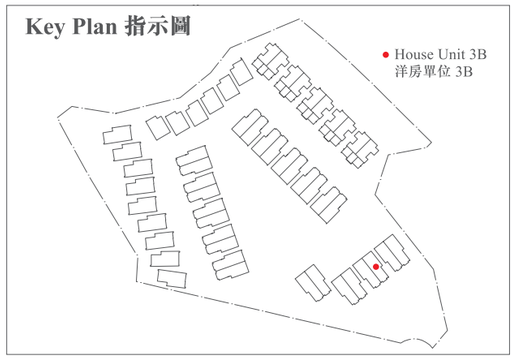
HOUSE UNIT 3B (TYPE 2) (also known as DIAMOND HOUSE UNIT 3B)
洋房單位3B (類別2) (亦稱為藍彩鑽洋房單位3B)



ROOF FLOOR PLAN
天台平面圖



UPPER ROOF FLOOR PLAN
高層 天台平面圖



* The description of each such "Flat Roof" as shown on this Upper Roof Floor Plan corresponds to the description in the latest Approved Building Plans of the Development but each such Flat Roof is de facto Roof in actual use. In this connection, the said Flat Roof has been respectively counted as part of the "Roof" specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621) ("the Ordinance") of such house unit in compliance with section 8 and section 11(2)(b) in Part 1 of Schedule.

* 在此高層天台平面圖上每一個這樣顯示為「平台」之描述，跟發展項目最新版本之批准的建築圖則上所描述的一致，惟每一個這樣的平台實質上的真正用途為天台。因此，該平台已根據《一手住宅物業銷售條例》(第621章)(「該條例」)的附表2第1部份，已被計入為該洋房單位所指明的「天台」，已遵從該條例的第8條及附表1第1部份第11(2)(b)條。

Scale 比例尺：
0 — 5 Metres (米)

Description 描述	Floor 樓層				
	Upper Level 1 高層 1 樓	Upper Level 2 高層 2 樓	Upper Level 3 高層 3 樓	Roof 天台	Upper Roof 高層天台
Floor-to-floor height of residential property 住宅物業的層與層之間的高度	3.50m(米)	3.00m(米)	3.50m(米)	2.80m(米)	Not Applicable 不適用
The thickness of floor slabs (excluding plaster) of residential property 住宅物業的樓板(不包括灰泥)的厚度	150mm(毫米)	150mm(毫米)	150mm(毫米)	150mm(毫米)	Not Applicable 不適用

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

Please refer to page 18-19 of this sales brochure for the legends for the floor plans of residential properties.
請參閱本售樓說明書第18-19頁為住宅物業樓面平面圖而設的圖例。

Remark: The dimensions of floor plans are all structural dimensions in millimetre.
備註：平面圖所列之數字為以毫米標示之建築結構尺寸。