

THE GRAMPIAN

SALES BROCHURE

售樓說明書

THE
GRAMPIAN

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

This Note is issued by the Sales of First-hand Residential Properties Authority (SRPA) for the purpose of section 19(1) of the Residential Properties (First-hand Sales) Ordinance.

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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. IMPORTANT INFORMATION

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

2. FEES, MORTGAGE LOAN AND PROPERTY PRICE

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

3. PRICE LIST, PAYMENT TERMS AND OTHER FINANCIAL INCENTIVES

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. PROPERTY AREA AND ITS SURROUNDINGS

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

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

2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following —
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

5. SALES BROCHURE

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

6. GOVERNMENT LAND GRANT AND DEED OF MUTUAL COVENANT (DMC)

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

7. INFORMATION ON AVAILABILITY OF RESIDENTIAL PROPERTIES FOR SELECTION AT SALES OFFICE

- Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from

the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.

- Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.

8. REGISTER OF TRANSACTIONS

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

9. AGREEMENT FOR SALE AND PURCHASE

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

10. EXPRESSION OF INTENT OF PURCHASING A RESIDENTIAL PROPERTY

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

11. APPOINTMENT OF ESTATE AGENT

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

12. APPOINTMENT OF SOLICITOR

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. PRE-SALE CONSENT

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

14. SHOW FLATS

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

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.

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.

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

- Handing over date
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
 - ~ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
 - ~ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
 - ~ strike or lock-out of workmen;
 - ~ riots or civil commotion;
 - ~ force majeure or Act of God;
 - ~ fire or other accident beyond the vendor's control;
 - ~ war; or
 - ~ inclement weather.
 - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
 - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. VENDOR'S INFORMATION FORM

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

17. VIEWING OF PROPERTY

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone : 2826 0111
Fax : 2845 2521

一手住宅物業買家須知

- 此須知是由一手住宅物業銷售監管局為施行《一手住宅物業銷售條例》第19(1)條而發出的。

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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。

一手住宅物業買家須知

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，您應該一
 - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
 - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
 - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
- 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。

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

- 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：
消費者委員會

網址：www.consumer.org.hk
電話：2929 2222
電郵：cc@consumer.org.hk
傳真：2856 3611

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

香港地產建設商會
電話：2826 0111
傳真：2845 2521

INFORMATION ON THE DEVELOPMENT

NAME OF THE DEVELOPMENT

The Grampian

NAME OF THE STREET AND STREET NUMBER

11 Grampian Road

TOTAL NUMBER OF STOREYS

8 (excluding Roof and Basement)

FLOOR NUMBERING

B/F, G/F, 1/F ,2/F, 3/F, 5/F, 6/F, 7/F, 8/F, Roof & Upper Roof

OMITTED FLOOR NUMBERS

4th Floor

REFUGE FLOOR

No Refuge Floor

發展項目的資料

發展項目名稱

The Grampian

街道名稱及門牌號數

嘉林邊道11號

樓層總數

8層(不包括天台及地庫)

樓層號數

地庫、地下、1樓、2樓、3樓、5樓、6樓、7樓、8樓、天台及上層天台

被略去的樓層號數

4樓

庇護層

不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

VENDOR

Grampian Development Company Limited

HOLDING COMPANY OF THE VENDOR

Not Applicable

AUTHORIZED PERSON FOR THE DEVELOPMENT

Mr. Mak Tak Hing

THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY

Integrated Design Associates Limited

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Hanison Construction Company Limited

THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Kao, Lee & Yip

AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

Industrial and Commerical Bank of China (Asia) Limited

ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

Not Applicable

賣方及有參與發展項目的其他人資料

賣方

嘉林邊發展有限公司

賣方的控權公司

不適用

發展項目的認可人士

麥德興先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

綜匯建築設計有限公司

發展項目的承建商

興勝建築有限公司

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

高李葉律師行

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

中國工商銀行（亞洲）有限公司

已為發展項目的建造提供貸款的任何其他人

不適用

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

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

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	Not Applicable
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not Applicable
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

有參與發展項目的各方的關係

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

有參與發展項目的各方的關係

(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10% 的已發行股份；	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1% 的已發行股份；	不適用
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	不適用
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	否
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	否

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

There are no 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非結構的預製外牆。

There are curtain walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的幕牆。

TOTAL AREA OF THE CURTAIN WALLS OF EACH RESIDENTIAL PROPERTY AND RANGE OF THICKNESS OF THE CURTAIN WALLS OF THE BUILDING
每個住宅物業的幕牆的總面積及每幢建築物的幕牆厚度範圍

The range of thickness of the Curtain Walls (mm) 幕牆的厚度範圍(毫米)	Floor 樓層	Flat 單位	Total area (sq.m) 總面積 (平方米)
300	1/F – 3/F, 5/F – 7/F 1樓至3樓、5樓至7樓	A	5.124
		B	5.124
	8/F 8樓	A	7.407
		B	7.407

Note
There is no designation of 4/F.

備註
不設4樓。

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE LATEST DRAFT DEED OF MUTUAL COVENANT

根據有關公契的最新擬稿獲委任為該項目的管理人

Savills Property Management Limited

第一太平戴維斯物業管理有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖

The map is reproduced with permission of the Director of Lands © The Government of Hong Kong SAR. Licence No. 58/2019.
地圖版權屬香港特別行政區政府，經地政總署署長准許複印，版權特許編號 58/2019



 Location of the Development
發展項目的位置

-  A power plant (including electricity sub-stations)
發電廠（包括電力分店）
-  A public carpark (including a lorry park)
公眾停車場（包括貨車停泊處）
-  A public transport terminal (including a rail station)
公共交通總站（包括鐵路車站）
-  A public utility installation
公用事業設施裝置
-  A religious institution (including a church, a temple and a Tsz Tong)
宗教場所（包括教堂、廟宇及祠堂）
-  A school (including a kindergarten)
學校（包括幼稚園）
-  Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施（包括老人中心及弱智人士護理院）
-  A Hospital
醫院
-  Sport facilities (including a sports ground and a swimming pool)
體育設施（包括運動場及游泳池）
-  A public park
公園
-  A public convenience
公廁

This Location Plan is prepared by the Vendor based on a reproduction of the Survey Sheet No. 11-NW-B dated 23rd April, 2019 and the Survey Sheet No. 11-NW-D dated 16th September, 2019 with adjustments where necessary.

此所在位置圖使用日期為2019年4月23日及2019年9月16日之測繪圖，編號分別為11-NW-B及11-NW-D，並由賣方擬備，經複印後修正處理。

0  200 M/米

Note

1. Due to technical reason, the Location Plan has shown more than the area required under the Residential Properties (Firsthand Sales) Ordinance.
2. The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

備註

1. 因技術原因，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。
2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



Adopted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo no. E053621C, dated 23 Jan 2019

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E053621C。

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

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 Location of the Development
發展項目的位置

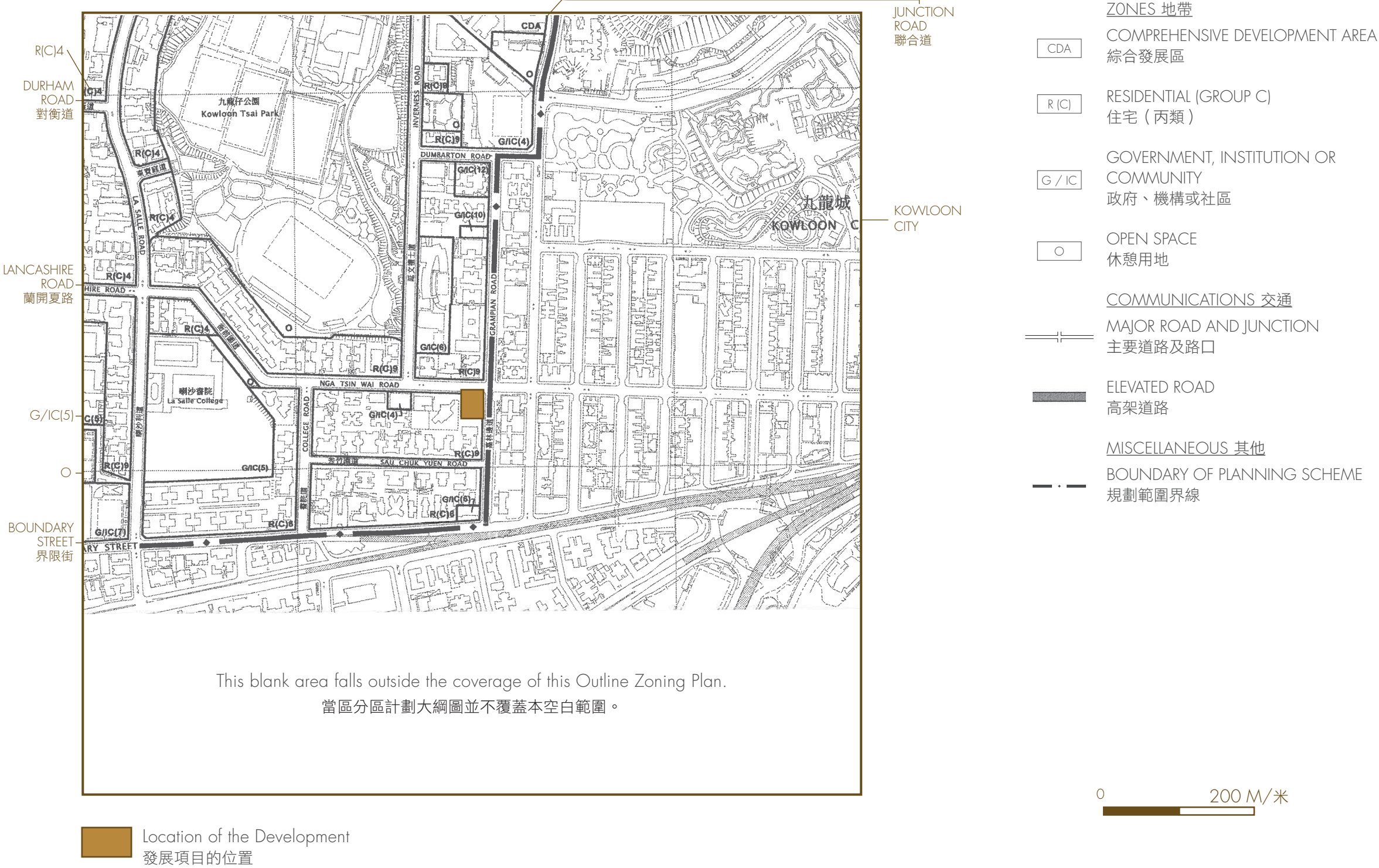
- Note**
1. The aerial photograph is available for inspection free of charge during opening hours at the sales office.
 2. Due to technical reasons, the aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 3. The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

- 備註**
1. 鳥瞰照片存放於售樓處，於開放時間供免費閱覽。
 2. 由於技術原因，鳥瞰照片可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
 3. 賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Extract from approved Kowloon Tong Outline Zoning Plan No. S/K18/21 gazetted on 15 December 2017
摘錄自2017年12月15日憲報公告之九龍塘分區計劃大綱核准圖編號S/K18/21



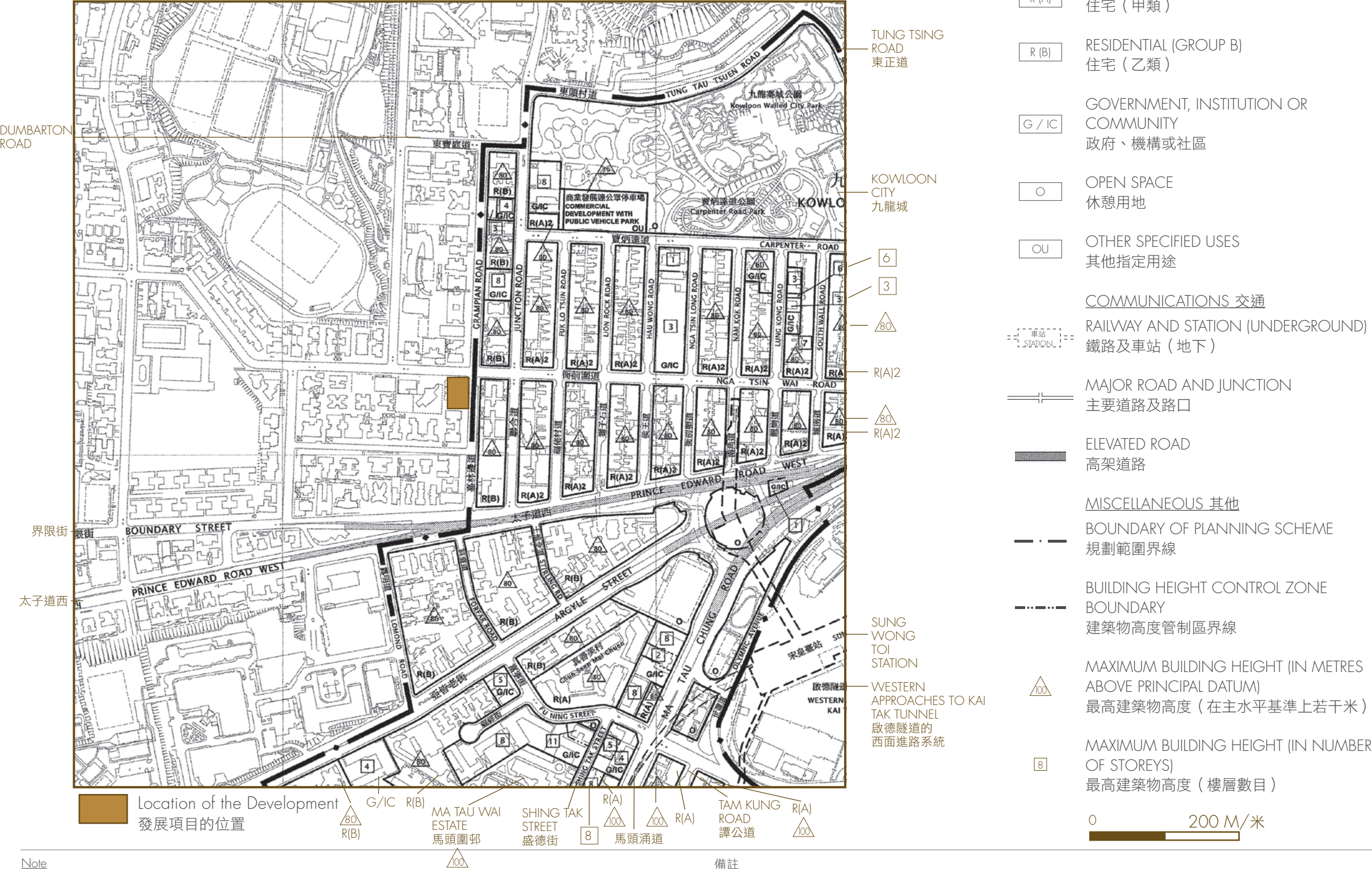
- Note**
1. The last updated version of Outline Zoning Plan and the attached Notes as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
 2. The vendor advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
 3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 4. The Outline Zoning Plan is reproduced with the permission of the Director of Lands © The Government of Hong Kong SAR.

- 備註**
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其註釋將存於售樓處，於正常辦公時間內供免費查閱。
 2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。
 3. 由於技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 4. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Extract from draft Ma Tau Kok Outline Zoning Plan No. S/K10/25 gazetted on 5 July 2019
摘錄自2019年7月5日憲報公告之馬頭角分區計劃大綱草圖編號S/K10/25



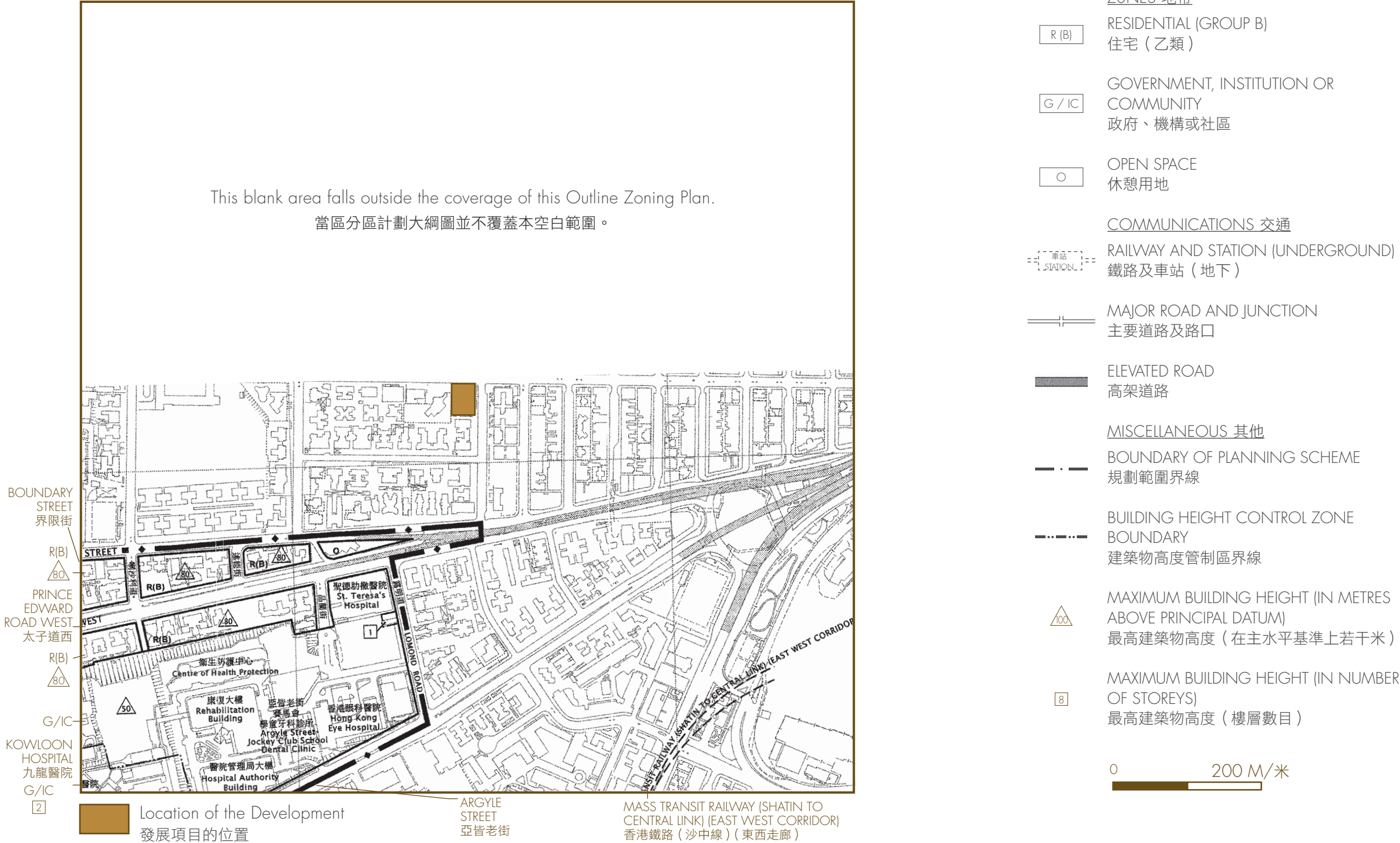
- Note
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 3. Due to technical reasons, the Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance.
 4. The Outline Zoning Plan is reproduced with the permission of the Director of Lands © The Government of Hong Kong SAR.

- 備註
1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其註釋將存於售樓處，於正常辦公時間內供免費查閱。
 2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。
 3. 由於技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 4. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Extract from approved Ho Man Tin Outline Zoning Plan No. S/K7/24 gazetted on 18 September 2015
摘錄自2015年9月18日憲報公告之何文田分區計劃大綱核准編號S/K7/24



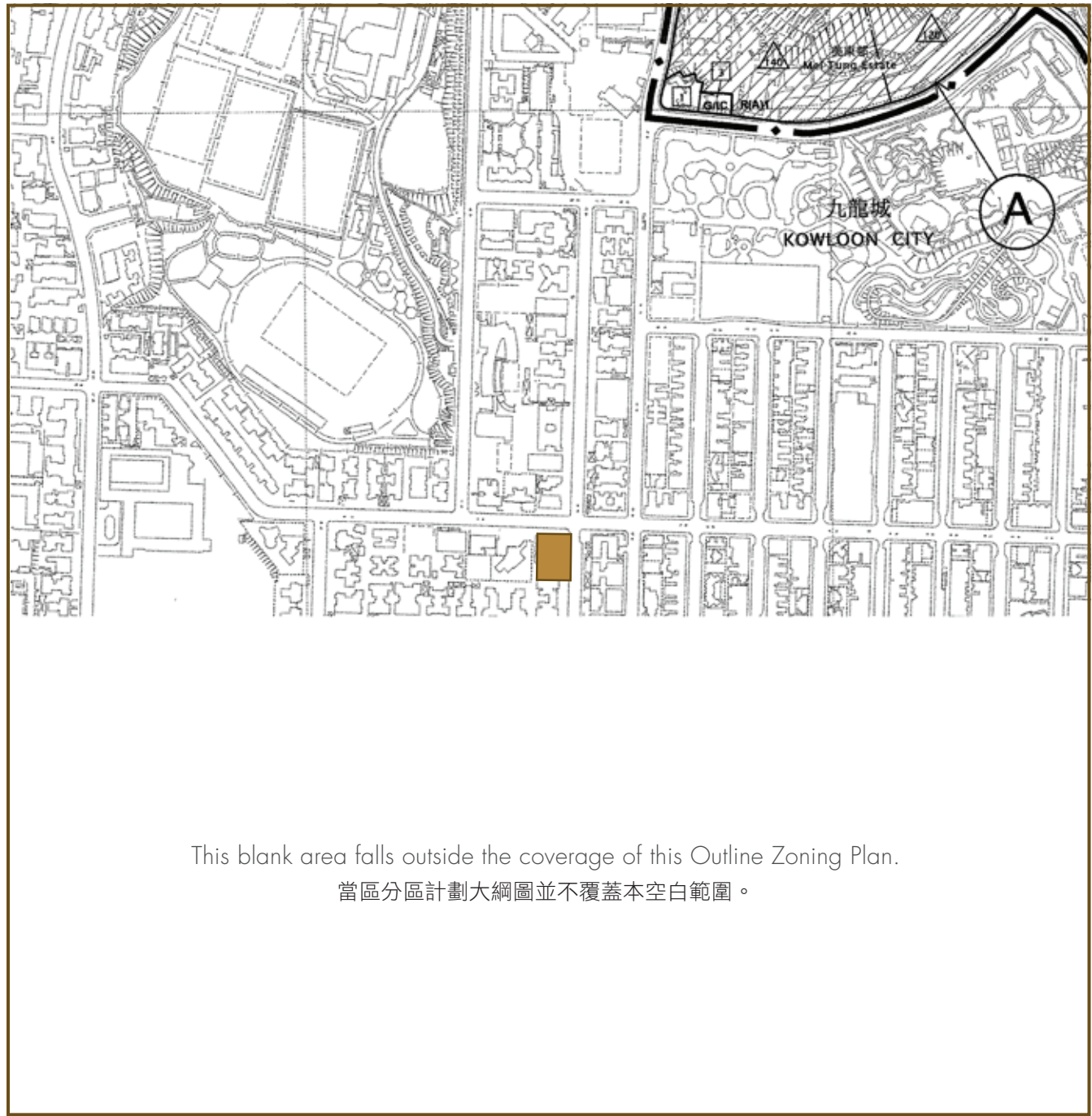
- Note**
- The last updated version of Outline Zoning Plan and the attached Notes as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
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 - The Outline Zoning Plan is reproduced with the permission of the Director of Lands © The Government of Hong Kong SAR.

- 備註**
- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其註釋將存於售樓處，於正常辦公時間內供免費查閱。
 - 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。
 - 由於技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
 - 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

Extract from draft Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K8/22 gazetted on 24 May 2019
摘錄自2019年5月24日憲報公告之橫頭磡及東頭分區計劃大綱草圖編號S/K8/22



This blank area falls outside the coverage of this Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。

Location of the Development
發展項目的位置

Legend 圖例

ZONES 地帶

R (A)
RESIDENTIAL (GROUP A)
住宅（甲類）

G / IC
GOVERNMENT, INSTITUTION OR
COMMUNITY
政府、機構或社區

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

△100
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）

8
MAXIMUM BUILDING HEIGHT (IN NUMBER
OF STOREYS)
最高建築物高度（樓層數目）

0 200 M/米

Note

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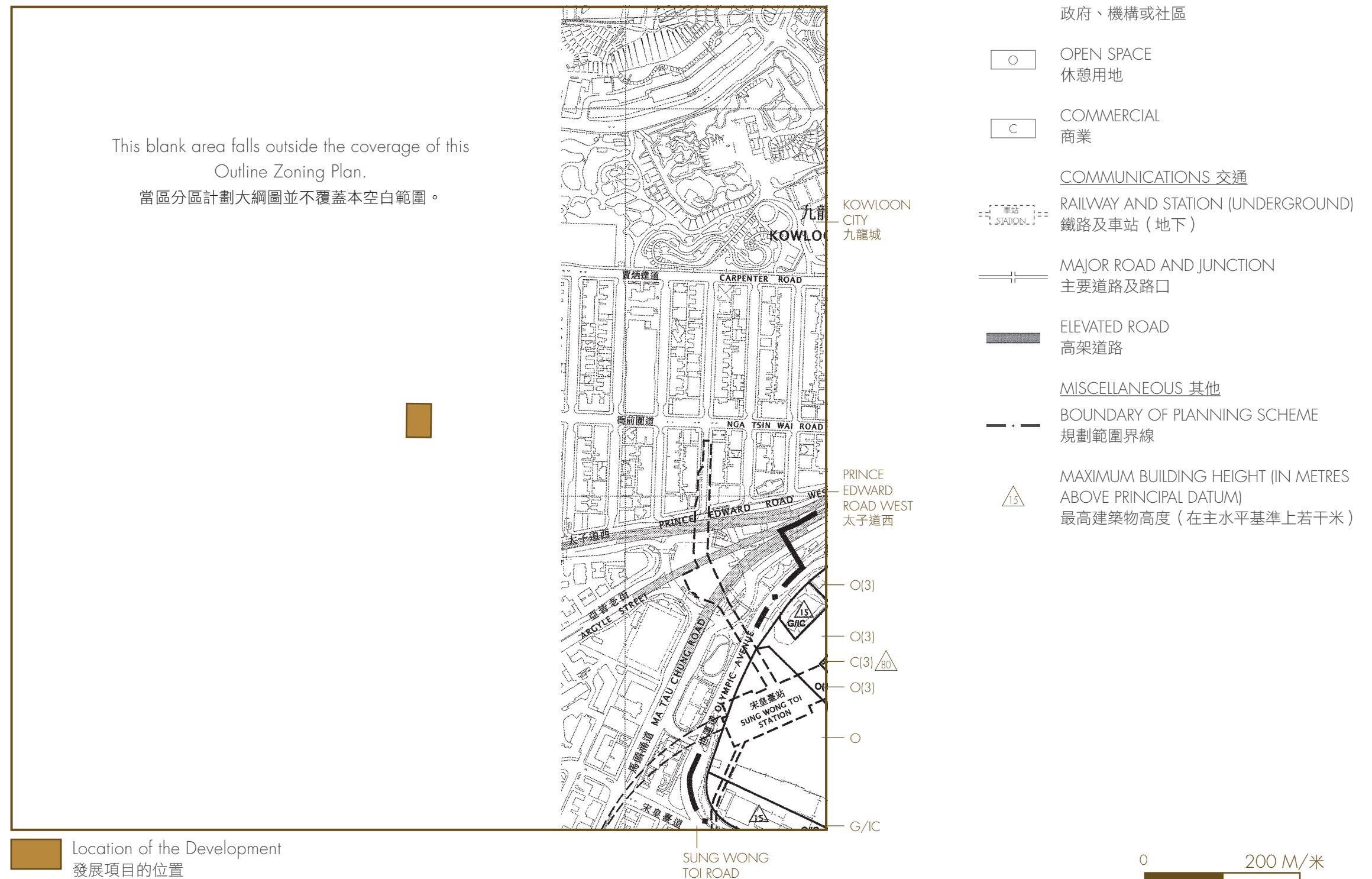
備註

1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其註釋將存於售樓處，於正常辦公時間內供免費查閱。
2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。
3. 由於技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

關於發展項目的分區計劃大綱圖

Extract from approved Kai Tak Outline Zoning Plan No. S/K22/6 gazetted on 25 May 2018
 摘錄自2018年5月25日憲報公告之啟德分區計劃大綱核准圖編號S/K22/6

This blank area falls outside the coverage of this
Outline Zoning Plan.
當區分區計劃大綱圖並不覆蓋本空白範圍。



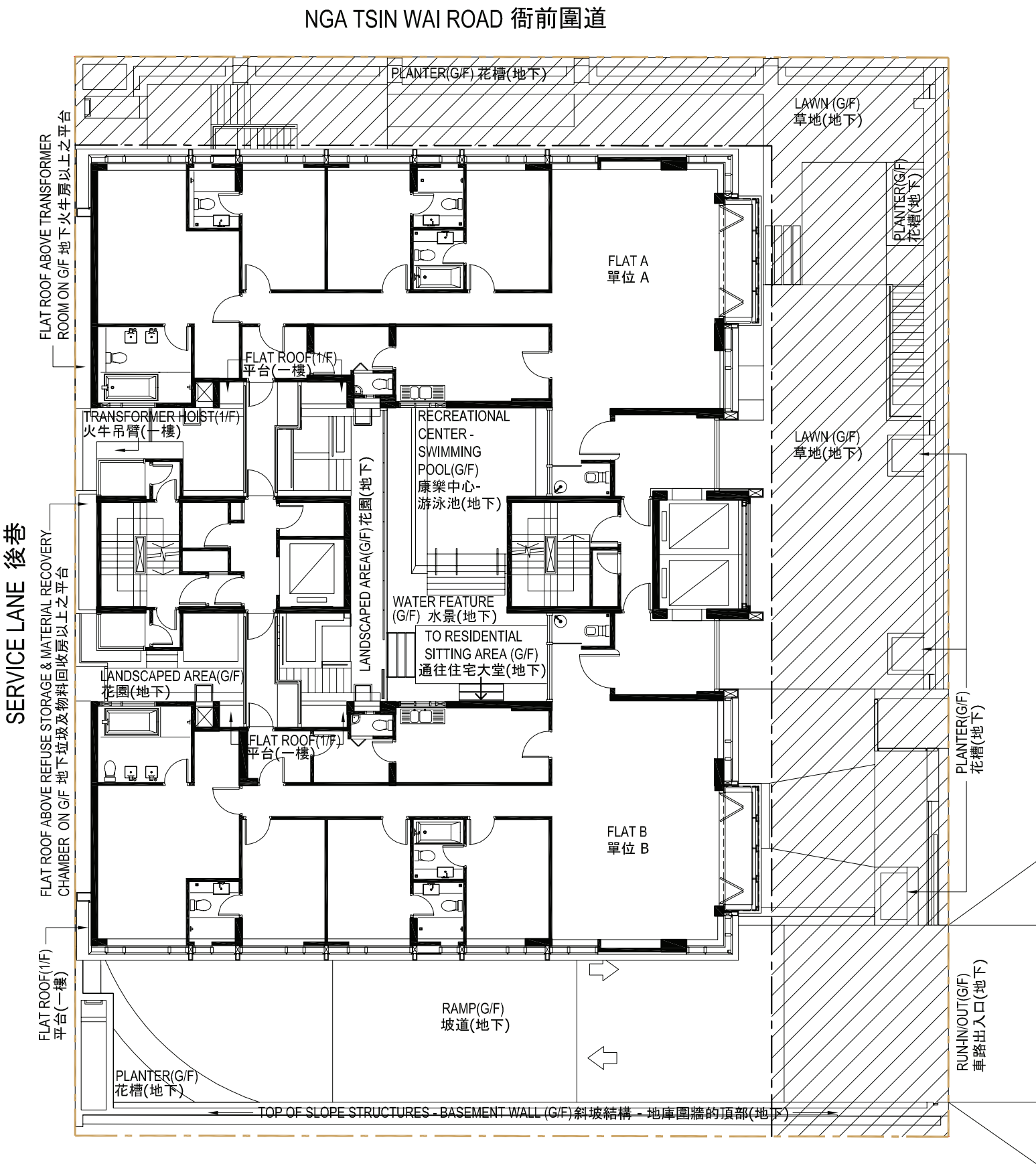
Note

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備註

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2. 賣方建議買方到該發展地盤作實地考察，以對該發展地盤及周邊地區環境及附近的公共設施有較佳的了解。
3. 由於技術原因，分區計劃大綱圖所顯示的範圍多於《一手住宅物業銷售條例》所要求。
4. 分區計劃大綱圖版權屬香港特別行政區政府，經地政總署准許複印。

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Legend 圖例

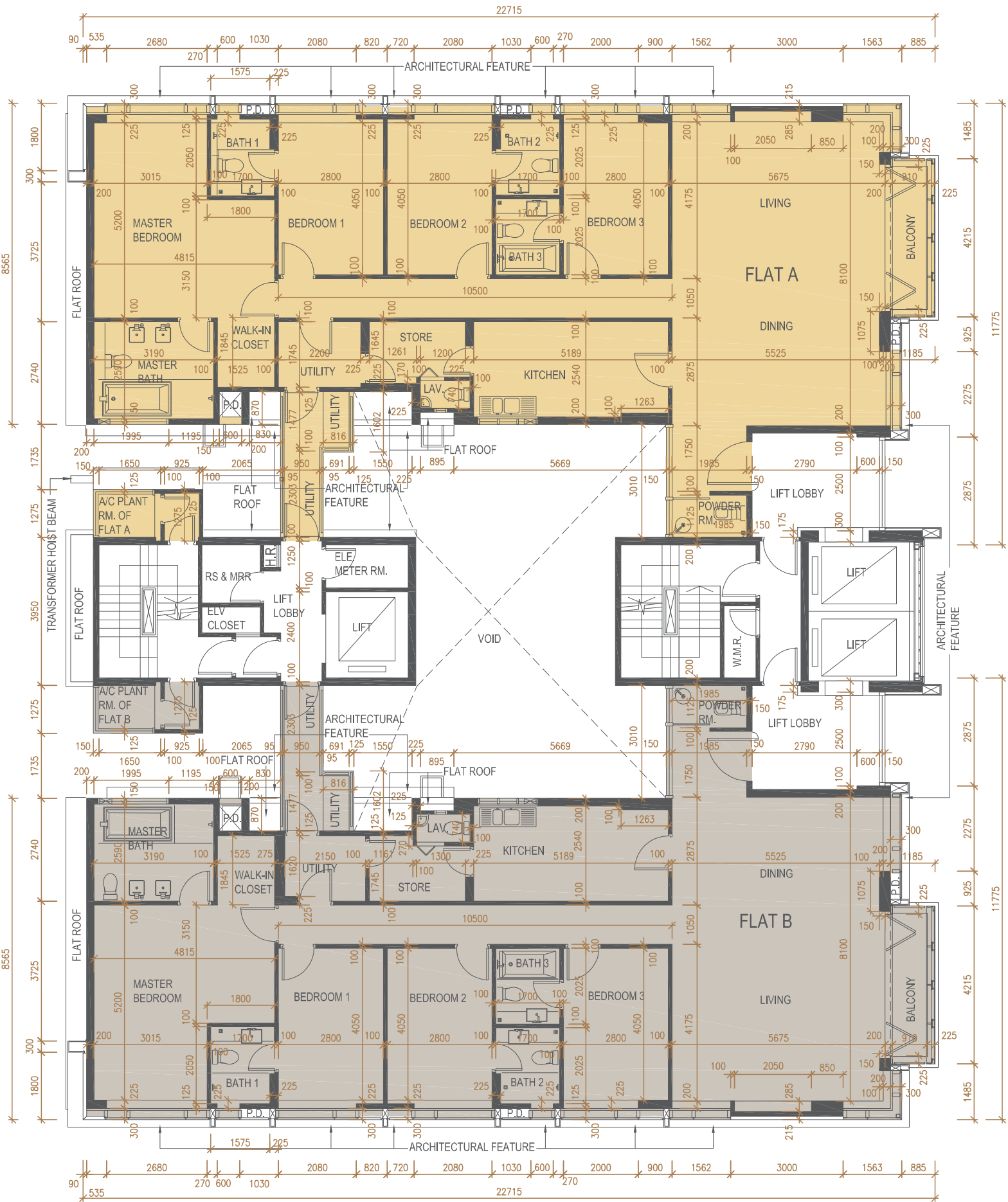
- DEVELOPMENT SITE BOUNDARY 發展項目邊界線
- NON-BUILDING AREA 非建築物區域

The layout of the Development shown in the plan is based on the layout applicable to 1/F.

圖中所示之發展項目布局參照適用於1樓之布局。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



1/F Floor Plan
1樓平面圖



Legend 圖例

A/C PLANT RM. = Air-conditioning Plant Room = 冷氣機房
ARCHITECTURAL FEATURE = 建築裝飾
BALCONY = 露台
BATH 1/2/3 = Bathroom 1/2/3 = 浴室1/2/3
BEDROOM 1/2/3 = 睡房1/2/3
DINING = Dining Room = 飯廳
ELE. METER RM. = Electrical Meter Room = 電錶房
ELV CLOSET = Extra Low Voltage Electrical Closet = 超低電壓管道櫃
FLAT A/B = 單位A/B
FLAT ROOF = 平台
H.R. = Hose Reel = 消防喉轆
KITCHEN = 廚房
LAV. = Lavatory = 洗手間
LIFT = 電梯
LIFT LOBBY = 電梯大堂
LIVING = Living Room = 客廳
MASTER BEDROOM = 主人房
MASTER BATH = Master Bathroom = 主人房浴室
P.D. = Pipe Duct = 管道井
POWDER RM. = Powder Room = 客廁
RS & MRR = Refuse Storage and Material Recovery Room = 垃圾及物料回收房
STORE = 貯物室
TRANSFORMER HOIST BEAM = 火牛吊臂懸樑
VOID = 中空
WALK-IN CLOSET = 衣帽間
W.M.R. = Water Meter Room = 水錶房
UTILITY = 工作間

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

- Note
1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
 2. The dimensions of the floor plans are all structural dimensions in millimeters.
 3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

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.

住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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。

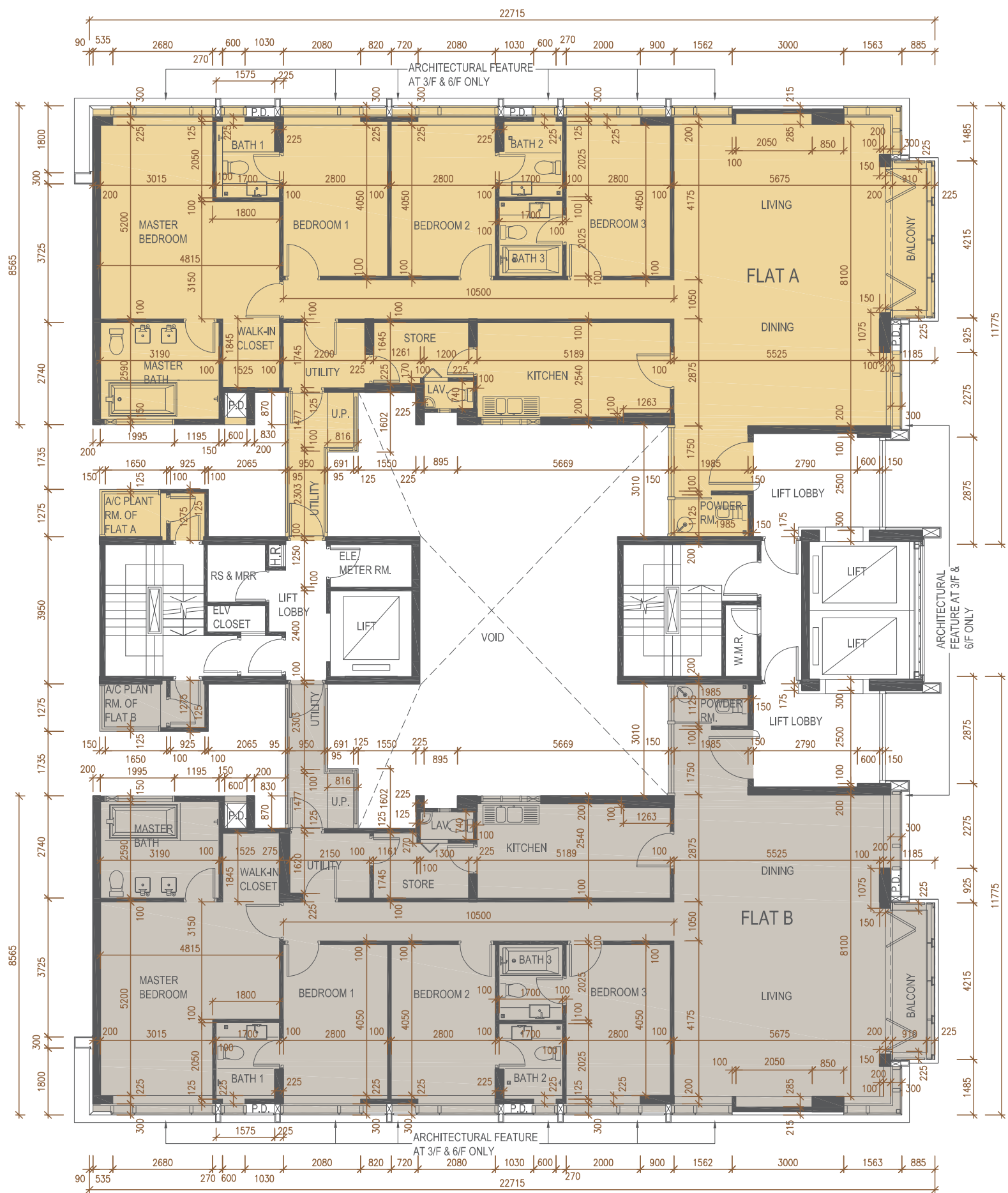
The thickness of the floor slabs (excluding plaster) of each residential property is:
Flat A: 125 mm, 150 mm and 250 mm
Flat B: 125 mm, 150 mm, 200 mm and 250 mm
The floor-to-floor height of each residential property is:3.4 m and 3.5 m.*

每個住宅物業的樓板（不包括灰泥）的厚度為：
A單位：125毫米，150毫米及250毫米
B單位：125毫米，150毫米，200毫米及250毫米
每個住宅物業的層與層之間的高度為：3.4米及3.5米*

- *層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。
- 備註
1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
 2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
 3. 每個住宅物業的客廳/飯廳、睡房、浴室，走廊、貯物室，洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



2/F - 6/F Floor Plan (4/F Omitted)
2樓 - 6樓平面圖 (不設4樓)



Legend 圖例

- A/C PLANT RM. = Air-conditioning Plant Room = 冷氣機房
- ARCHITECTURAL FEATURE = 建築裝飾
- BALCONY = 露台
- BATH 1/2/3 = Bathroom 1/2/3 = 浴室1/2/3
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- VOID = 中空
- WALK-IN CLOSET = 衣帽間
- W.M.R. = Water Meter Room = 水錶房
- U.P. = Utility Platform= 工作平台
- UTILITY = 工作間

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The thickness of the floor slabs (excluding plaster) of each residential property is:
Flat A: 125 mm, 150 mm and 250 mm
Flat B: 125 mm, 150 mm, 200 mm and 250 mm
The floor-to-floor height of each residential property is: 3.5 m*

每個住宅物業的樓板（不包括灰泥）的厚度為：

A單位：125毫米，150毫米及250毫米

B單位：125毫米，150毫米，200毫米及250毫米

每個住宅物業的層與層之間的高度為：3.5米*

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.

2. The dimensions of the floor plans are all structural dimensions in millimeters.

3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

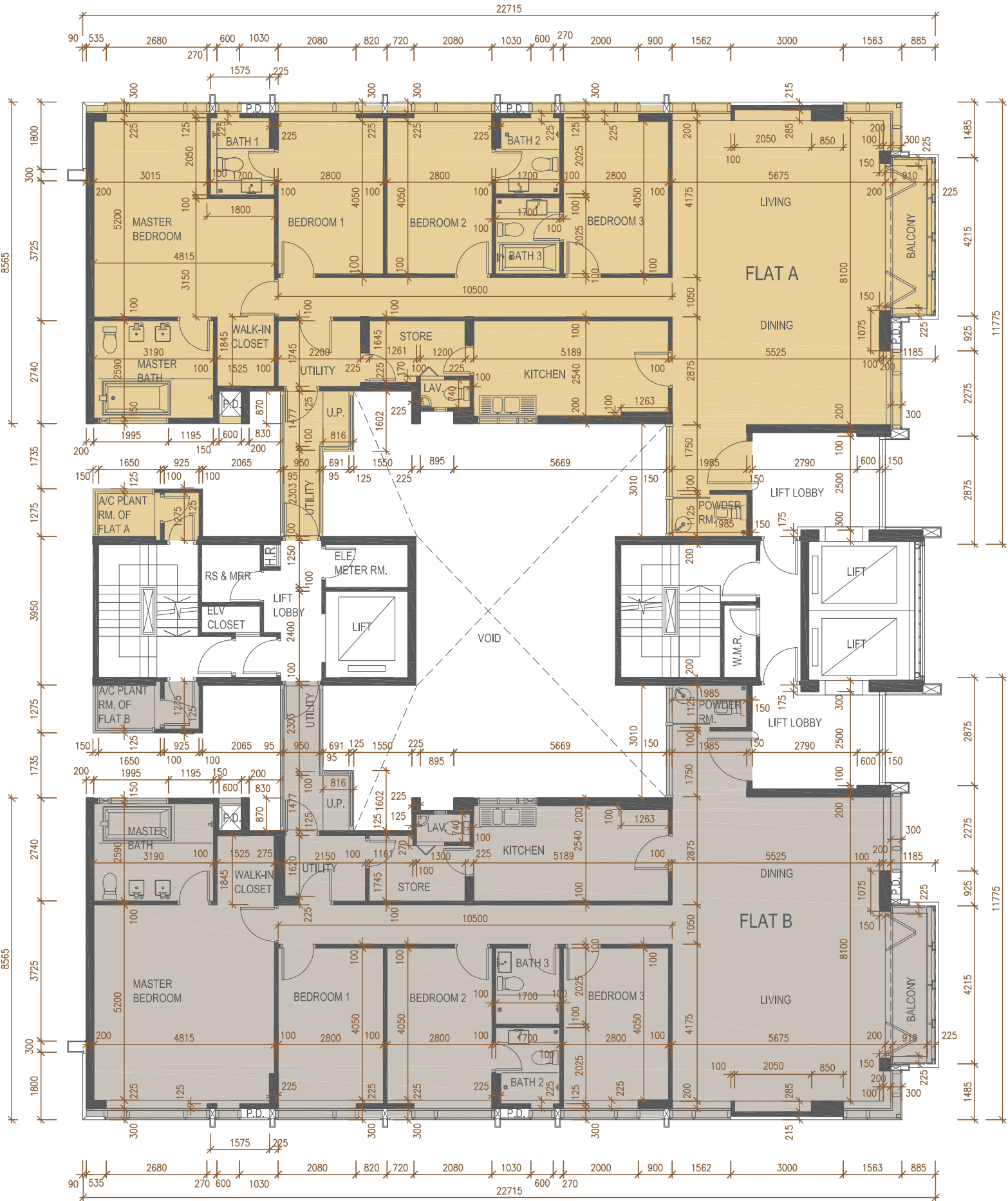
1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。

2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。

3. 每個住宅物業的客廳/飯廳、睡房、浴室，走廊、貯物室，洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



7/F Floor Plan
7樓平面圖



Legend 圖例

- A/C PLANT RM. = Air-conditioning Plant Room = 冷氣機房
- ARCHITECTURAL FEATURE = 建築裝飾
- BALCONY = 露台
- BATH 1/2/3 = Bathroom 1/2/3 = 浴室1/2/3
- BEDROOM 1/2/3 = 睡房1/2/3
- DINING = Dining Room = 飯廳
- ELE. METER RM. = Electrical Meter Room = 電錶房
- ELV CLOSET = Extra Low Voltage Electrical Closet = 超低電壓管道櫃
- FLAT A/B = 單位A/B
- H.R. = Hose Reel = 消防喉轆
- KITCHEN = 廚房
- LAV. = Lavatory = 洗手間
- LIFT = 電梯
- LIFT LOBBY = 電梯大堂
- LIVING = Living Room = 客廳
- MASTER BEDROOM = 主人房
- MASTER BATH = Master Bathroom = 主人房浴室
- P.D. = Pipe Duct = 管道井
- POWDER RM. = Powder Room = 客廁
- RS & MRR = Refuse Storage and Material Recovery Room = 垃圾及物料回收房
- STORE = 貯物室
- VOID = 中空
- WALK-IN CLOSET = 衣帽間
- W.M.R. = Water Meter Room = 水錶房
- U.P. = Utility Platform= 工作平台
- UTILITY = 工作間

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

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.

住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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。

The thickness of the floor slabs (excluding plaster) of each residential property is:

Flat A: 125 mm, 150 mm and 250 mm

Flat B: 125 mm, 150 mm, 200 mm and 250 mm

The floor-to-floor height of each residential property is: 3.5 m*

每個住宅物業的樓板（不包括灰泥）的厚度為：

A單位：125毫米，150毫米及250毫米

B單位：125毫米，150毫米，200毫米及250毫米

每個住宅物業的層與層之間的高度為：3.5米*

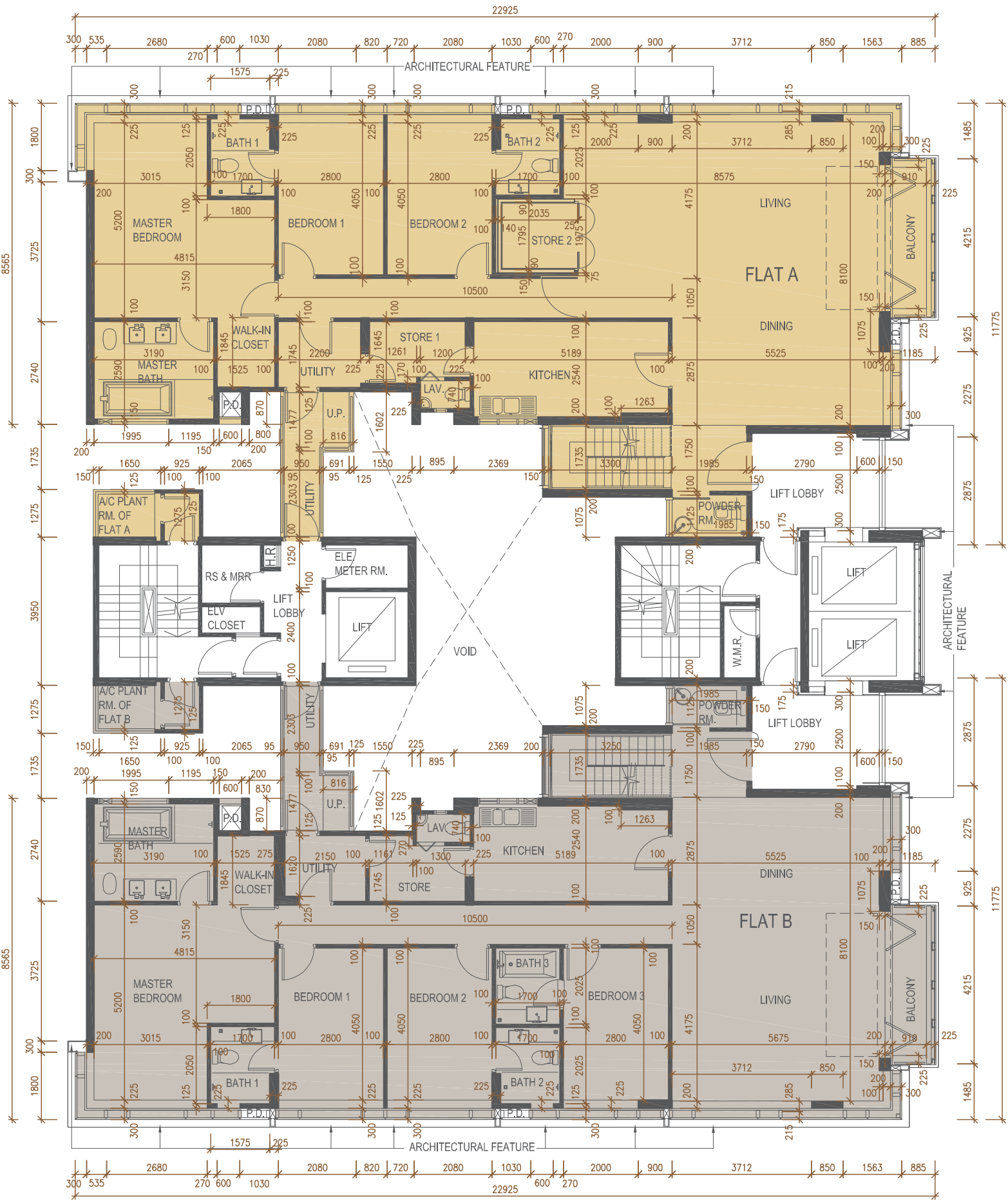
*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室，走廊、貯物室，洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖



8/F Floor Plan
8樓平面圖



Legend 圖例

A/C PLANT RM. = Air-conditioning Plant Room = 冷氣機房
ARCHITECTURAL FEATURE = 建築裝飾
BALCONY = 露台
BATH 1/2/3 = Bathroom 1/2/3 = 浴室1/2/3
BEDROOM 1/2/3 = 睡房1/2/3
DINING = Dining Room = 飯廳
ELE. METER RM. = Electrical Meter Room = 電錶房
ELV CLOSET = Extra Low Voltage Electrical Closet = 超低電壓管道櫃
FLAT A/B = 單位A/B
H.R. = Hose Reel = 消防喉轆
KITCHEN = 廚房
LAV. = Lavatory = 洗手間
LIFT = 電梯
LIFT LOBBY = 電梯大堂
LIVING = Living Room = 客廳
MASTER BEDROOM = 主人房
MASTER BATH = Master Bathroom = 主人房浴室
P.D. = Pipe Duct = 管道井
POWDER RM. = Powder Room = 客廁
RS & MRR = Refuse Storage and Material Recovery Room = 垃圾及物料回收房
STORE = 貯物室
STORE 1/2 (for Flat A on 8/F) = 貯物室1/2 (8樓A單位適用)
VOID = 中空
WALK-IN CLOSET = 衣帽間
W.M.R. = Water Meter Room = 水錶房
U.P. = Utility Platform= 工作平台
UTILITY = 工作間

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

1. The indications of fittings such as kitchen cabinets, sinks, bathtubs, toilet bowls, shower heads and wash basins, etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual size, design or shapes.
2. The dimensions of the floor plans are all structural dimensions in millimeters.
3. There are ceiling bulkheads and/or sunken slab at living/dining room, bedrooms, bathrooms, corridor, store, lavatory, powder room, utility and/or kitchen of each residential property for the air-conditioning system and/or M&E services.

The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

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.

住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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。

The thickness of the floor slabs (excluding plaster) of each residential property is: 150 mm and 250 mm

The floor-to-floor height of each residential property is:

Flat A: 3.5 m, 3.65 m, 3.85 m, 5.275 m and 5.775 m*

Flat B: 3.5 m, 3.65 m, 3.85 m, 7.55 m and 8.05 m*

每個住宅單位的樓板（不包括灰泥）厚度為：150毫米及250毫米

每個住宅單位的層與層之間的高度為：

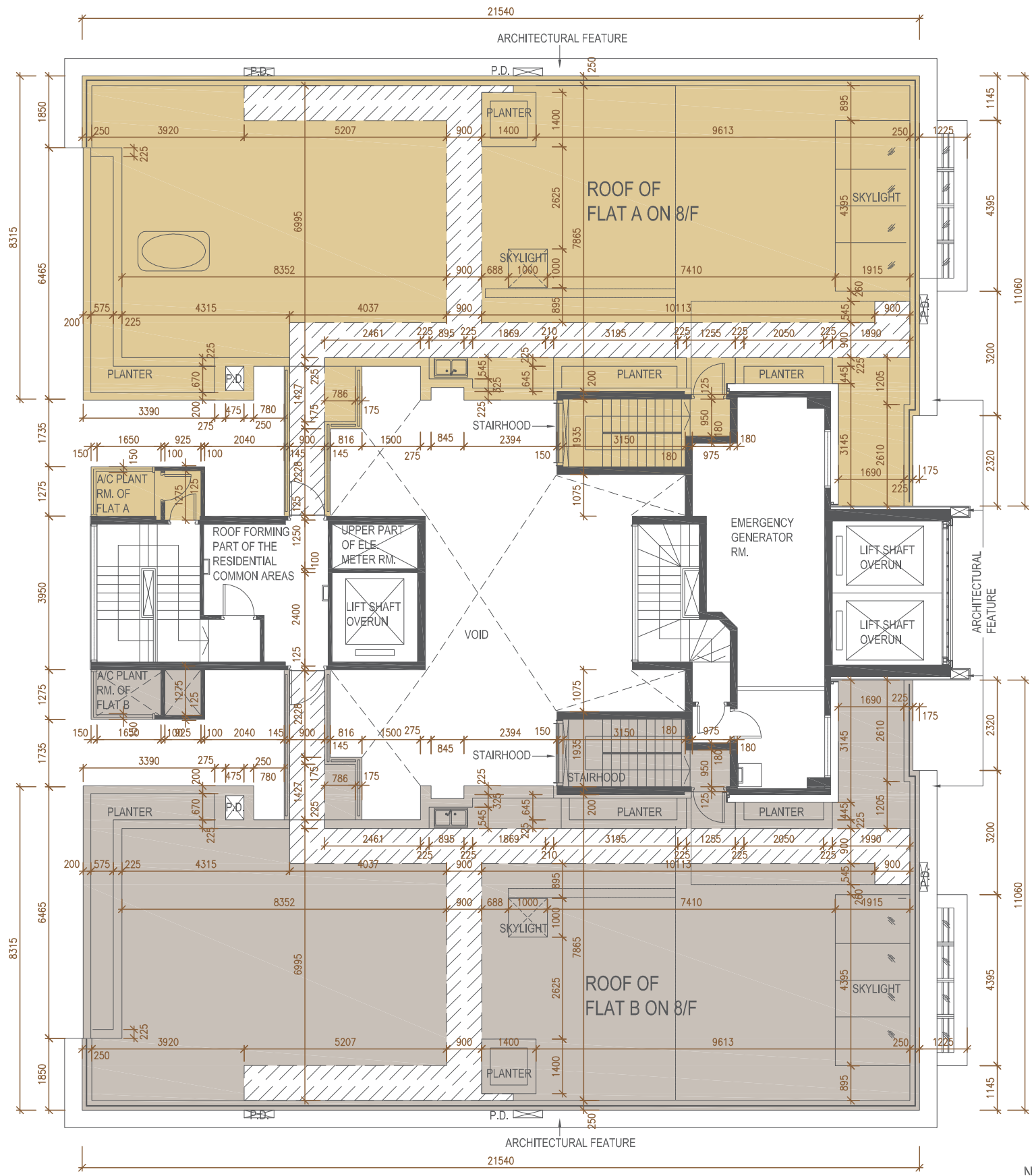
A單位：3.5米，3.65米，3.85米，5.275米及5.775米*

B單位：3.5米，3.65米，3.85米，7.55米及8.05米*

*層與層之間的高度指該樓層之石屎地台面與上層石屎地台面之高度距離。

備註

1. 樓面平面圖所示之裝置如廚櫃、洗滌盤、浴缸、坐廁、花灑龍頭及洗手盆只供展示其大約位置而非展示其實際大小、設計或形狀。
2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。
3. 每個住宅物業的客廳/飯廳、睡房、浴室，走廊、貯物室，洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。



Roof Plan
天台平面圖

0 10 M/米



Legend 圖例

- A/C PLANT RM. = Air-conditioning Plant Room = 冷氣機房
- ARCHITECTURAL FEATURE = 建築裝飾
- EMERGENCY GENERATOR RM. = Emergency Generator Room = 緊急發電機房
- LIFT SHAFT OVERUN = 電梯槽
- PLANTER = 花槽
- P.D. = Pipe Duct = 管道井
- ROOF FORMING PART OF THE RESIDENTIAL COMMON AREAS = 構成住宅公用地方部分的天台
- ROOF OF FLAT A ON 8/F = 8樓A單位的天台
- ROOF OF FLAT B ON 8/F = 8樓B單位的天台
- SKYLIGHT = 天窗
- STAIRHOOD = 梯屋
- UPPER PART OF ELE. METER RM. = Upper Part of Electrical Meter Room = 電錶房上層
- VOID = 中空



Access to access opening for operating CCTV imaging device for drainage inspection as common parts of the building

通道通往供操作閉路電視影像儀器用的渠管檢修口，為建築物的公用部分

The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.

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.

住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。

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。

* Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.

Note

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備註

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2. 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。

3. 每個住宅物業的客廳/飯廳、睡房、浴室，走廊、貯物室，洗手間、客廁、工作間及/或廚房有假天花及/或跌級樓板，用以裝置冷氣系統及/或機電設備。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

1. The saleable area of each residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

2. The floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance.

3. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
1. 每個住宅物業的實用面積是按《一手住宅物業銷售條例》第8條計算得出。

2. 露台、工作平台及陽台(如有)之樓面面積是按《一手住宅物業銷售條例》第8條計算得出。

3. 其他指明項目的面積(不計算入實用面積)是按《一手住宅物業銷售條例》附表2第2部計算得出。

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積(不計算入實用面積) sq. metre (sq. ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 單位		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stair- hood 梯屋	Yard 庭院	Terrace 前庭
The Grampian	1/F 1樓	A	192.993 (2,077) Balcony 露台：4.995 (54) Utility Platform 工作平台：n/a	3.843 (41)	-	-	-	-	-	-	-	-	-
		B	192.993 (2,077) Balcony 露台：4.995 (54) Utility Platform 工作平台：n/a	3.843 (41)	-	-	-	-	-	-	-	-	-
	2/F - 3/F, 5/F - 7/F 2樓至3樓、 5樓至7樓	A	192.993 (2,077) Balcony 露台：4.995 (54) Utility Platform 工作平台：1.307 (14)	3.843 (41)	-	-	-	-	-	-	-	-	-
		B	192.993 (2,077) Balcony 露台：4.995 (54) Utility Platform 工作平台：1.307 (14)	3.843 (41)	-	-	-	-	-	-	-	-	-
	8/F 8樓	A	198.253 (2,134) Balcony 露台：4.995 (54) Utility Platform 工作平台：1.307 (14)	3.843 (41)	-	-	-	-	-	155.319 (1,672)	8.966 (97)	-	-
		B	198.253 (2,134) Balcony 露台：4.995 (54) Utility Platform 工作平台：1.307 (14)	3.843 (41)	-	-	-	-	-	155.319 (1,672)	8.966 (97)	-	-

Note

1. The areas as specified above in square metre are converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer.

2. There is no 4/F.

3. There is no verandah in the residential properties in the Development.

備註

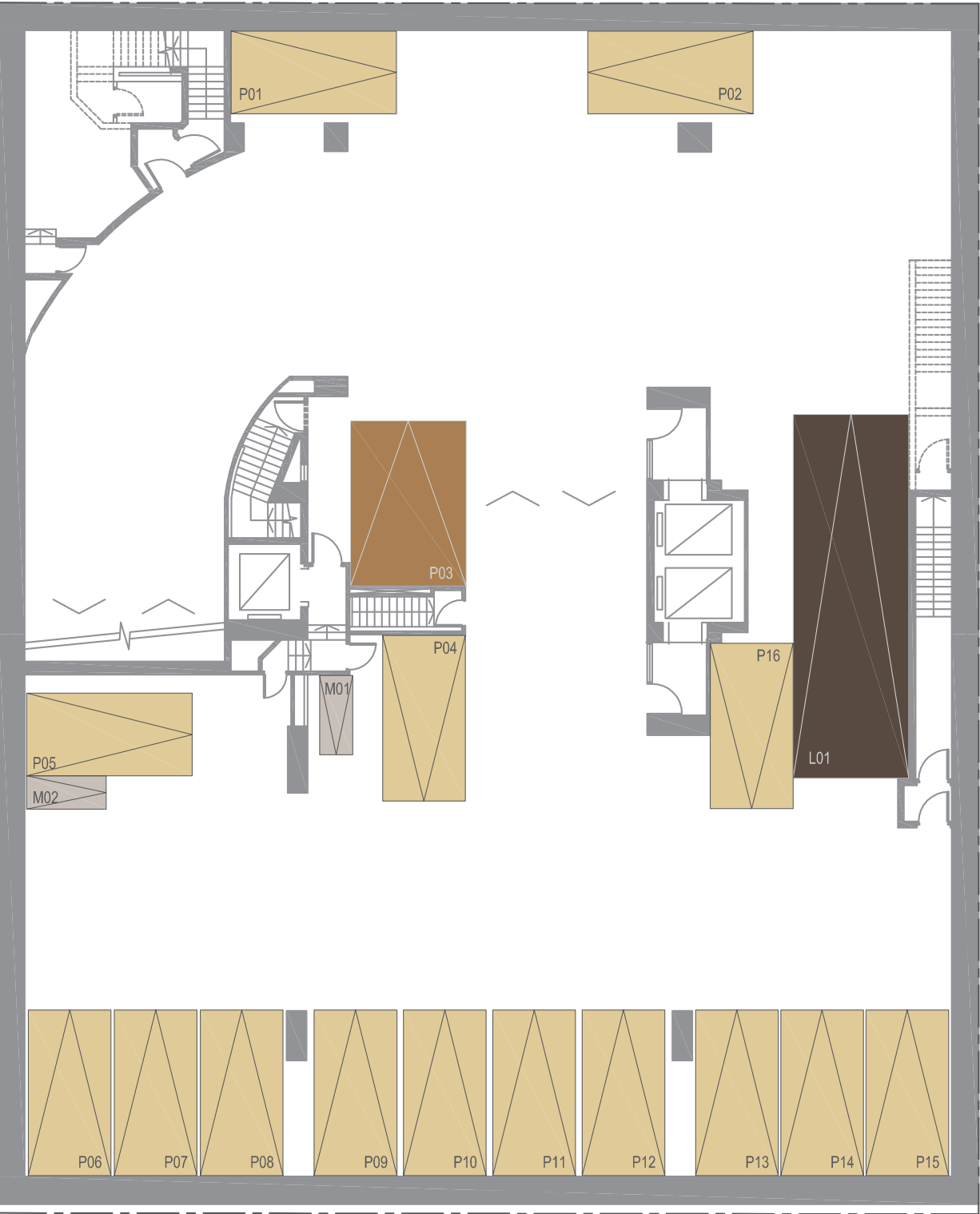
1. 上述以平方米列出的面積以 1 平方米=10.764 平方呎換算至平方呎並四捨五入至整數。

2. 不設4樓。

3. 發展項目住宅物業並無陽台。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

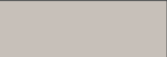
發展項目中的停車位的樓面平面圖



B/F
地庫



Location, Number, Dimensions and Area of Parking Spaces
停車位位置、數目、尺寸及面積表

Type of Parking Space 停車位類別	 Residential Parking Spaces 住宅停車位	 Accessible Residential Parking Spaces 暢通易達住宅停車位	 Motor Cycle Parking Spaces 電單車停車位	 Loading and Unloading Spaces 上落客貨車位
Location 位置	B/F 地庫			
Number 數目	15	1	2	1
Dimension (L X W) (m) 尺寸 (長X闊) (米)	5 X 2.5	5 X 3.5	2.4 X 1	11 X 3.5
Area of Parking Square (sq. m.) 每個停車位面積 (平方米)	12.5	17.5	2.4	38.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

臨時買賣合約的摘要

1. 在簽署臨時合約時須支付款額為售價之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的5個工作日內簽立買賣合約 —
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT

A Deed of Mutual Covenant incorporating Management Agreement ("DMC") in respect of the residential properties in the Development (i.e. The Grampian) will be entered into by the Registered Owner (i.e. Grampian Development Company Limited, being the "Vendor" referred to in other parts of this sales brochure), the Manager (i.e. Savills Property Management Limited) and an owner of the Development.

1. Common parts of the Development

(a) "Common Areas" means all of the Development Common Areas, Residential Common Areas and Car Park Common Areas.

(b) "Common Facilities" means all of the Development Common Facilities, Residential Common Facilities and Car Park Common Facilities.

(c) "Development Common Areas" means all those areas or parts of the Land (as defined in the DMC) and the Development, the right to the use of which is designated for the common use and benefit of the Owners (as defined in the DMC) and occupiers of all the Units (as defined in the DMC, which includes Residential Units and Car Parks) and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, external walls, the Non-building Area (as defined in the DMC and excluding those forming part of the Car Park Common Areas), the Non-enclosed Areas (as defined in the DMC and excluding those forming part of the Residential Units), the Slopes and Retaining Walls (as defined in the DMC) which are located within the Land (if any), potable water tank, flushing water tank, potable and flushing water pump room, F.S. water tank, water meter cabinet, sprinkler pump room and F.S. pump room, lift pit, sprinkler water tank, main switch room, caretaker's office, lift lobbies (excluding those forming part of the Car Park Common Areas or Residential Common Areas), staircases (excluding those forming part of the Car Park Common Areas or Residential Common Areas), pipe duct(s) (P.D.), lawns, caretaker's quarter, Transformer Rooms (as defined in the DMC), F.S. control room(s), electrical duct(s) (ELE. DUCT), refuse storage and material recovery chamber(s) (R.S. & M.R.C), landscaped area, telecommunications and broadcasting room(s) (T.B.E. ROOM), entrance lobby, fence walls (excluding those forming part of the Car Park Common Areas), sprinkler and F.S. inlet, top of sprinkler and F.S. inlet, top of smoke vent, top of fence wall (excluding those forming part of the Car Park Common Areas), emergency generator room, top of water meter cabinet, aluminium canopy (ALUM. CANOPY), lifts, transformer hoist beam and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Residential Common Areas and the Car Park Common Areas. For the purpose of identification, the Development Common Areas are shown coloured indigo, indigo hatched black and indigo stippled black

on the plans annexed to the DMC and certified as to their accuracy by and on behalf of the Authorized Person.

(d) "Development Common Facilities" means all those installations and facilities in the Development Common Areas used in common by, or installed for the common benefit of, the Owners and occupiers of all the Units of the Development as part of the amenities of the Development and not for the exclusive use or benefit of any individual Owner of a Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole(s), channels, water mains, sewers, gutters, cables, pipes, wires, salt and fresh water intakes and mains, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, sanitary fittings, refuse disposal equipment and facilities, communal aerials, lightning protection system and other apparatus, equipment and facilities.

(e) "Residential Common Areas" means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for common use and benefit of the Owners and occupiers of all Residential Units and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include Recreational Facilities (as defined in the DMC), filtration plant room, Loading and Unloading Space (as defined in the DMC), swimming pool, recreational center, "accessible male/female lavatory", residential sitting area, GRC architectural features, curtain walls, staircases and passages (excluding those staircases and passages that form part of the Car Park Common Areas or Development Common Areas), pipe duct(s) (P.D.), flat roofs, electrical meter room(s) (ELE. METER RM.), refuse storage and material recovery room(s) (RS & MRR), electrical light voltage closet(s) (ELV CLOSET), lift lobbies (excluding those forming part of the Development Common Areas or the Car Park Common Areas), wider common corridors and lift lobbies, smoke lobbies (excluding those forming part of the Car Park Common Areas), canopies, roof, upper part of electrical meter room (UPPER PART OF ELE. METER RM.), upper roofs, water meter room(s) (W.M.R.), access to access opening for operating CCTV imaging device for drainage inspection, aluminium architectural features (ALUM. ARCHITECTURAL FEATURE) and such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Development Common Areas and the Car Park Common Areas. For the purpose of identification, the Residential Common Areas are shown coloured yellow, yellow hatched black, yellow cross hatched black and yellow dashed hatched black on the plans annexed to the DMC and certified as to their accuracy by and on behalf of the Authorized Person.

(f) "Residential Common Facilities" means all those installations and facilities in the Residential Common Areas used in common by, or installed for the common benefit of, the Owners and occupiers of all the Residential Units and not for the exclusive use or benefit of any individual

SUMMARY OF DEED OF MUTUAL COVENANT

Owner of a Residential Unit or the Development as a whole and which, without limiting the generality of the foregoing, include artificial lighting and backup emergency systems for staircases and passages, drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, external decorative architectural features, lifts, installations and facilities in the lift machine rooms, water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other services, facilities and apparatus, whether ducted or otherwise.

(g)“Car Park Common Areas” means all those areas or parts of the Land and the Development, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the DMC for the common use and benefit of the Owners and occupiers of all the Car Parks (as defined in the DMC) and which is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, driveways, lift lobbies (excluding lift lobbies that form part of the Development Common Areas or Residential Common Areas), smoke lobbies (excluding those forming part of the Residential Common Areas), Non-building Area (excluding those forming part of the Development Common Areas), open steps, smoke outlet ducts, ramps, fence wall (excluding those forming part of the Development Common Areas), top of fence wall (excluding those forming part of the Development Common Areas) and staircases and passages (excluding any staircases and passages that form part of the Development Common Areas or Residential Common Areas). For the purpose of identification, the Car Park Common Areas are shown coloured green and green hatched black on the plans annexed to the DMC and certified as to their accuracy by and on behalf of the Authorized Person.

(h)“Car Park Common Facilities” means all those installations and facilities in the Car Park Common Areas used in common by, or installed for the common benefit of, the Owners and occupiers of all the Car Parks and not for the exclusive use or benefit of the Owner or occupier of any individual Car Park or the Development as a whole and, without limiting the generality of the foregoing, including drain(s), manhole(s), channels, water mains (if any), sewers, gutters, watercourses, cables, wells (if any), pipes, wires, salt and fresh water intakes (if any) and mains, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, refuse disposal equipment and facilities, ventilation air ducts and plant room(s), access barrier equipment, petrol interceptor(s) and other apparatus and equipment and facilities.

2. Number of undivided shares assigned to each residential property in the Development

Floor	Residential Unit	No. of undivided shares allocated to each Residential Unit
1 /F	Flat A	394 / 6216
1 /F	Flat B	394 / 6216
2 /F	Flat A	394 / 6216
2 /F	Flat B	394 / 6216
3 /F	Flat A	394 / 6216
3 /F	Flat B	394 / 6216
5 /F	Flat A	394 / 6216
5 /F	Flat B	394 / 6216
6 /F	Flat A	394 / 6216
6 /F	Flat B	394 / 6216
7 /F	Flat A	394 / 6216
7 /F	Flat B	394 / 6216
8 /F	Flat A	484 / 6216
8 /F	Flat B	484 / 6216

Note: There is no designation of 4/F.

3. Term of years for which the manager of the Development is appointed

Savills Property Management Limited will be appointed as the first Manager to manage the Land and the Development for an initial term of TWO (2) years from the date of the DMC subject to termination in accordance with the provisions of the DMC.

SUMMARY OF DEED OF MUTUAL COVENANT

4. Basis on which the management expenses are shared among the owners of the residential properties in the Development

Each Owner of a Residential Unit shall contribute towards the management expenditure in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget (as defined in the DMC) in the proportion which the number of the Management Shares (as defined in the DMC) allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which, in the opinion of the Manager, is attributable to the Land and the Development as a whole, the Development Common Areas and the Development Common Facilities and any areas or facilities within or outside the Land and the Development that are required to be maintained by the Owners under the Government Grant or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B and Part C of the Management Budget).

(b) Each Owner, in addition to the amount payable under (a) above, shall, in respect of each Residential Unit of which he is the Owner, contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which, in the opinion of the Manager, is attributable solely to the Residential Units or solely for the benefit of all the Owners of the Residential Units, the Residential Common Areas and the Residential Common Facilities including, but not limited to, the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities and, for the avoidance of doubt, Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which, in the reasonable opinion of the Manager, are attributable to the use of the Loading and Unloading Space.

(c) Each Owner, in addition to the amount payable under (a) above, shall, in respect of each Car Park of which he is the Owner, contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Park bears to the total number of the Management Shares allocated to all Car Parks of and in the Development. Part C shall contain the estimated management expenditure which, in the opinion of the Manager, is attributable solely to the Car Parks or solely for the benefit of all the Owners of the Car Parks, the Car Park Common Areas and the Car Park Common Facilities excluding, for the avoidance of doubt, parts of the estimated

management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which, in the reasonable opinion of the Manager, are attributable to the use of the Loading and Unloading Space falling within Part B of the annual Management Budget.

Note: The number of undivided shares allocated to each residential property as shown in paragraph 2 above is the same as the number of Management Shares allocated to each residential property in the development. However, the total number of the undivided shares in the development is different from the total number of the Management Shares in the Development. The total number of Management Shares of all residential properties is 5696 and the total number of Management Shares of the entire development is 6116.

5. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to two (2) months' monthly contribution of the first year's budgeted management expenditure, and such sum shall not be used to set off against any monthly contribution of the management expenditure or any other contributions to be made by the Owner, and such sum is non-refundable but transferable.

6. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

公契的摘要

註冊擁有人（即：嘉林邊發展有限公司，在本售樓說明書的其他部分稱為「賣方」）、管理人（即：第一太平戴維斯物業管理有限公司）及發展項目的一位業主將訂立有關發展項目（即：The Grampian）的住宅物業的公契及管理協議（「公契」）。

1. 發展項目的公用部分

(a) 「公用地方」指所有發展項目公用地方，住宅公用地方及停車場公用地方；

(b) 「公用設施」指所有發展項目公用設施，住宅公用設施及停車場公用設施。

(c) 「發展項目公用地方」指該土地(按公契界定)及發展項目內由註冊擁有人指定其用途為供單位（按公契界定，包括住宅單位和車位）業主（按公契界定）及佔用人共同使用與享用，而並非按公契或其他規定給予或保留給註冊擁有人或任何個別單位業主和並非特別轉讓的所有該等區域或部分，在不限制上述一般適用範圍下，包括外牆、非建築用地（按公契界定，及不包括構成停車場公用地方的部分）、不可圍閉的地方（按公契界定，及不包括構成住宅單位的部分）、該土地內的斜坡及護土牆（按公契界定）（如有）、食水水箱、沖廁水水箱、食水及沖廁水泵房、消防水缸、水錶房、灑水器及消防泵房、升降機坑、灑水器水箱、總電掣房、管理員辦公室、升降機大堂(不包括構成停車場公用地方或住宅公用地方的部分)、樓梯(不包括構成停車場公用地方或住宅公用地方的部分)、喉管井道、草坪、管理員宿舍、變壓器房(按公契界定)、消防控制室、電力槽、垃圾儲存及物料回收室、園林區、電訊及廣播機房、入口大堂、圍牆(不包括構成停車場公用地方的部分)、灑水器及消防入水口、灑水器及消防入水口上方、煙霧出口管道上方、圍牆上方(不包括構成停車場公用地方的部分)、緊急發電機機房、水錶箱上方、鋁簷篷、升降機、變壓器起重樑、和《建築物管理條例》（香港法例第344章）第2條界定的「公用部分」所涵蓋的區域但不包括住宅公用地方及停車場公用地方。發展項目公用地方在公契附錄的圖則(經認可人士核實為準確)上用靛藍色、靛藍色加黑斜線及靛藍色加黑網點顯示，以供識別。

(d) 「發展項目公用設施」指設置於發展項目公用地方內，作為發展項目的部份設施，以供發展項目內所有單位業主及佔用人共同使用及享用，而並非供個別單位業主獨家使用或享用的所有該等設置及設施，在不限制上述一般適用範圍下，包括圍牆、排水渠、沙井、渠道、總水喉、污水渠、明渠、電纜、管道、電線、鹹水及食水進水及總喉、消防或保安設備及設施、泵、電掣、儀錶、照明、衛生裝置、垃圾處理設備及設施、公共天線、雷電保護系統和其他裝置、設備及設施。

(e) 「住宅公用地方」指該土地及發展項目內由註冊擁有人依據公契條款指定其用途供所有住宅單位的業主及佔用人共同使用及享用，而並非按公契或其他規定指定給予或保留給註冊擁有人或任何個別住宅單位業主使用和並非特別轉讓的所有該等區域或部分，在不限制上述一般適用範圍下，包括康樂設施（按公契界定）、濾水機房、上落客貨車位（按公契界定）、游泳池、康樂中心、廁所、住宅休憩區、玻璃纖維增強混凝土建築裝飾、幕牆、樓梯及通道(不包括構成停

車場公用地方或發展項目公用地方部分的樓梯及通道)、喉管井道、平台、電錶房、垃圾儲存及物料回收室、電力電壓箱房、升降機大堂(不包括構成發展項目公用地方或停車場公用地方的部分)、加闊公用走廊及升降機大堂、防煙廊(不包括構成停車場公用地方的部分)、簷篷、屋頂、電錶房上方、上層天台、水錶房、接駁至閉路電視（用作檢查排水渠）入口的接駁口、鋁建築裝飾和《建築物管理條例》（香港法例第344章）第2條界定的「公用部分」所涵蓋的區域，但不包括發展項目公用地方及停車場公用地方。住宅公用地方在公契附錄的圖則(經認可人士核實為準確)上用黃色、黃色加黑斜線、黃色加黑交叉斜線及黃色加黑斜虛線顯示，以供識別。

(f) 「住宅公用設施」指設置於住宅公用地方內，供所有住宅單位業主及佔用人共同使用及享用，而並非供任何個別住宅單位業主獨家使用或享用或供整個發展項目使用的所有該等裝置及設施，在不限制上述一般適用範圍下，包括樓梯及通道的人工照明及緊急備用系統、排水渠、電掣、儀錶、管道、泵、電線、電纜、照明、天線、外露建築裝飾、升降機、升降機機房內的裝置及設施、水箱、火警警報器及消防設備、垃圾處理設備及裝置、康樂設施和其他服務、設施及設備，不論有否套上套管。

(g) 「停車場公用地方」指該土地及發展項目內由註冊擁有人按公契條款指定其用途供所有停車位(按公契界定)業主及佔用人共同使用及享用，而並非特別轉讓的所有該等區域或部分，在不限制上述一般適用範圍下，包括行車通道、升降機大堂(不包括構成發展項目公用地方或住宅公用地方的部分)、防煙廊(不包括構成住宅公用地方的部分)、非建築用地(不包括構成發展項目公用地方的部分)、開揚梯級、煙霧出口管道、斜路、圍牆(不包括構成發展項目公用地方的部分)、圍牆上方(不包括構成發展項目公用地方的部分)和樓梯及通道(不包括構成發展項目公用地方或住宅公用地方的部分)。停車場公用地方在公契附錄的圖則(經認可人士核實為準確)上用綠色和綠色加黑斜線顯示，以供識別。

(h) 「停車場公用設施」指設置於停車場公用地方內，供所有停車位業主及佔用人共同使用及享用，而並非供任何個別停車位的業主或佔用人獨家使用或享用，或供整個發展項目使用或享用的裝置及設施。在不限制上述一般適用範圍下，包括排水渠、沙井、渠道、總水管（如有）、污水管、明渠、水道、電纜、井（如有）、水管、電線、鹹水及食水進水（如有）及總喉、滅火或保安設備及設施、泵、開關裝置、儀錶、照明裝置、垃圾處理設備及設施、通風氣槽及機房、出入閘設備、截油器和其他器具、設備及設施。

公契的摘要

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	住宅單位	每個住宅單位獲分配的不分割份數的數目
1 樓	A 室	394 / 6216
1 樓	B 室	394 / 6216
2 樓	A 室	394 / 6216
2 樓	B 室	394 / 6216
3 樓	A 室	394 / 6216
3 樓	B 室	394 / 6216
5 樓	A 室	394 / 6216
5 樓	B 室	394 / 6216
6 樓	A 室	394 / 6216
6 樓	B 室	394 / 6216
7 樓	A 室	394 / 6216
7 樓	B 室	394 / 6216
8 樓	A 室	484 / 6216
8 樓	B 室	484 / 6216

註：不設4樓

3. 有關發展項目的管理人的委任年期

第一太平戴維斯物業管理有限公司將獲委任為該土地及發展項目的第一任管理人，初步任期為公契之日起計首2年，惟其委任可按公契規定終止。

4. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

每個住宅單位業主須按下列原則分擔管理開支：

(a)發展項目每個單位業主須按他的單位獲分配的管理份數對發展項目所有單位獲分配的總管理份數之比例分擔年度管理預算（按公契界定）A部分評估的款項。A部分須涵蓋管理人認為歸屬整個土地及發展項目、發展項目公用地方及發展項目公用設施及根據政府批地文件要求須由業主保養該土地及發展項目之內或之外的任何區域或設施或供全體業主享用的任何區域或設施的預算管理開支（不包括管理預算B部分及C部分載有的預算管理開支）；

(b)每個業主除了支付以上第(a)項應付的款項外，還須就他作為每個住宅單位的業主按他的住宅單位獲分配的管理份數對發展項目所有住宅單位的總管理份數之比例分擔年度管理預算中B部分評估的款項。B部分須涵蓋管理人認為僅歸屬住宅單位或僅供全體住宅單位業主享用的住宅公用地方及住宅公用設施的預算管理開支，包括但不限於康樂設施的操作、保養、維修、清潔、照明及保安之開支。為免存疑，B部分亦涵蓋管理人合理認為歸屬使用上落客貨車位的有關停車場公用地方及停車場公用設施預算管理開支的該等部分；及

(c)每位業主除了支付以上第(a)項應付的款項外，還須就他作為每個停車位的業主按他的停車位獲分配的管理份數對發展項目中所有停車位的總管理份數之比例分擔年度管理預算中C部分評估的款項。C部分須涵蓋管理人認為僅歸屬停車位或僅供全體停車位業主享用的停車場公用地方和停車場公用設施的預算管理開支，但為免存疑，不包括載於年度管理預算B部分歸屬使用上落客貨車位的有關停車場公用地方及停車場公用設施的預算管理開支的該等部分。

註：以上第2段列明每個住宅物業的不分割份數的數目與發展項目中的每個住宅物業管理份數的數目相同，但是，發展項目的總不分割份數則與發展項目的總管理份數不相同。所有住宅物業的總管理份數為5696而整個發展項目的總管理份數為6116。

5. 計算管理費按金的基準

管理費按金相等於首年度預算管理開支的每月分擔款項的2個月款項，該等款項不可用來抵銷應付的管理開支的每月分擔款項或業主應付的任何其他分擔款項，該等款項不可退還，但可轉讓。

6. 擁有人在發展項目中保留作自用的範圍（如有）

不適用。

SUMMARY OF LAND GRANT

1. The Development is situated on NEW KOWLOON INLAND LOT No. 65111 ("the Lot")
2. The Lot is held under Conditions of Exchange No. 20159 dated 6 February 2012 ("the Land Grant") for a term of 50 years commencing from the 6th day of February 2012.
3. General Condition No. (6) of the Land Grant stipulates that:-
 - (a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with the General and Special Conditions of the Land Grant ("these Conditions")
 - (i) maintain all buildings in accordance with the approved design, disposition or height and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the Lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands ("Director"). In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the Lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
4. Special Condition No. (5) of the Land Grant stipulates that:-

The Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2016.
5. Special Condition No. (6) of the Land Grant stipulates that:-

The Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.
6. Special Condition No. (7)(d) of the Land Grant stipulates that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 of the Land Grant) of the Lot or any part thereof:

 - (i) no building or buildings selected or to be erected on the Lot shall, except with the prior written consent of the Director, exceed 8 storeys provided that the Director at his absolute discretion may in calculating the number of storeys under this sub-clause (d)(i) exclude any basement floor or floors. For the avoidance of doubt, in the event of the Director consenting to the building or buildings erected or to be erected on the Lot exceeding 8 storeys (excluding any basement floor or floors which is or are excluded by the Director as aforesaid), the Director may impose such terms and conditions as the Director may, at his absolute discretion, determine;
 - (ii) for the purpose of these Conditions:
 - (I) a basement floor (if erected), irrespective of the size or floor area of such floor, shall be counted as a basement floor; and
 - (II) in any event, the decision of the Director on what constitutes a basement floor or floors shall be final and binding on the Grantee;
7. Special Condition No. (8) of the Land Grant stipulates that:-
 - (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on PLAN I annexed to the Land Grant (hereinafter referred to as "the Non-building Area") except:
 - (i) boundary walls or fences or both; and
 - (ii) a basement floor or floors under the ground level of the Non-building Area to be used solely for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, for accommodating lift lobbies or such other ancillary building services as may be approved in writing by the Director, or for such other purposes as may be approved in writing by the Director.
 - (b) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level of the Non-building area shall be final and binding on the Grantee.
8. Special Condition No. (10) of the Land Grant stipulates that:-

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- (a) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (7)(c) of the Land Grant, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculations.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) of the Land Grant;
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the Lot and their bona fide visitors and by no other person or persons.
9. Special Condition No. (11) of the Land Grant stipulates that:-
No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
10. Special Condition No. (12) of the Land Grant stipulates that:-
The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
11. Special Condition No. (13)(a) of the Land Grant stipulates that:
Office accommodation for watchmen or caretakers or both may be provided within the Lot subject to the following conditions:
- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the Lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- For the purposes of this sub-clause (a) no office accommodation may be located within any building on the Lot which is intended or adapted for use as single family residence.
12. Special Condition No. (13)(d) of the Land Grant stipulates that:
Office accommodation provided within the Lot in accordance with sub-clause (a) of this Special Condition No.(13) shall be designated as and form part of the Common Areas referred to in Special Condition No.(18)(a)(v) of the Land Grant.
13. Special Condition No. (14)(a)(ii) of the Land Grant stipulates that:
Quarters for watchmen or caretakers or both provided within the Lot shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.
14. Special Condition No. (14)(c) of the Land Grant stipulates that:
Quarters for watchmen or caretakers or both provided within the Lot in accordance with sub-clause (a) of this Special Condition No.(14) shall be designated as and form part of the Common Area referred to in Special Condition No.(18)(a)(v) of the Land Grant.
15. Special Condition No. (15)(a)(i) of the land Grant stipulates that:
One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Lot provided that such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon.
16. Special Condition No. (15)(c) of the Land Grant stipulates that:
An office provided within the Lot in accordance with sub-clause (a) of this Special Condition No.(15) shall be designated as and form part of the Common Areas referred to in Special Condition No. (18)(a)(v) of the Land Grant.
17. Special Condition No. 21(a)(i) of the Land Grant stipulates that:
Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or

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invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those below provided that if the number of spaces to be provided under this sub-clause (a)(i) is a decimal number, the same shall be rounded up to the next whole number:

Size of Each Residential Unit	No. of the Residential Parking Spaces to be Provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	1.1 spaces for every residential unit

18.Special Condition No. (21)(a)(iii) of the Land Grant stipulates that:-
If more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided at a rate of 5 spaces for every block of residential units or at such other rates as may be approved by the Director.

19.Special Condition No. (21)(a)(iv) of the Land Grant stipulates that:-
The spaces provided under sub-clause (a)(i) (as may be varied under Special Condition No. (23) of the Land Grant) and (a)(iii) of this Special Condition No. (21) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

20.Special Condition No. (21)(b)(i) of the Land Grant stipulates that:
Out of the spaces provided under sub-clause (a) of this Special Condition No. (21), the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director:

- (I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Special Condition No. (21) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and
- (II) one space out of the spaces provided in accordance with sub-clause (a)(iii) of this Special Condition No. (21).

21.Special Condition No. (21)(b)(iii) of the Land Grant stipulates that:-
The spaces provided under sub-clause (b)(i) of this Special Condition No.(21) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

22. Special Condition No. (21)(c) of the Land Grant stipulates that:
- (i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Motor Cycle Parking Spaces”) at a rate of 10 percent of the total number of spaces required to be provided under sub-clause (a)(i) of this Special Condition No. (21) (as may be varied under Special Condition No. (23) of the Land Grant) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
 - (ii) The spaces provided under sub-clause (c)(i) of this Special Condition No. (21) shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise for the provision of car cleaning and beauty services.

23. Special Condition No. (21)(d) of the Land Grant stipulates that:-

- (i) Except for the parking spaces referred to in sub-clause (b) of this Special Condition No. (21), each of the spaces provided under sub-clause (a) of this Special Condition No. (21) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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(ii) Each of the spaces provided under sub-clause (b) of this Special Condition No. (21) shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

(iii) Each of the spaces provided under sub-clause (c) of this Special Condition No. (21) (as may be varied under Special Condition No. (23) of the Land Grant) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

24. Special Condition No. (22) of the Land Grant stipulates that:-

(a) Spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause, detached, semi-detached and terraced houses which are intended for use as single family residences shall not be regarded as a block of residential units.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.

25. Special Condition No. (25)(a) of the Land Grant stipulates that:-

The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:

- (i) assigned except
 - (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot or
 - (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

26. Special Condition No. (30) of the Land Grant stipulates that:

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (29) of the Land Grant.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

(d) In addition to any other rights or remedies in the Land Grant provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

27. Special Condition No. (31) of the Land Grant stipulates 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

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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.

28. Special Condition No. (32) of the Land Grant stipulates that:-

(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the 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, washing down or dumping.

(b) Notwithstanding sub-clause (a) of this Special Condition the Director may (but is not obliged to), at the request of the Grantee remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

29. Special Condition No. (33) of the Land Grant stipulates that:-

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly 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 (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 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 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.

30. Special Condition No. (34) of the Land Grant stipulates that:-

(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water 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 rain-water.

(b) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

31. Special Condition No. (37) of the Land Grant stipulates that:-

No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

批地文件的摘要

1. 發展項目位於新九龍內地段第6511號(「該地段」)上。
2. 該地段根據2012年2月6日訂立換地條件第20159號(「批地文件」)持有，租期由2012年2月6日起計五十年。
3. 批地文件一般條款第(6)條規定：
- (a) 承批人須在整個租契年期期間，就根據批地文件的一般條款及特別條款(「該等條款」)建造或重建(該詞語指以下第(b)分條提及的重新開發)：
- (i) 按已批准的設計、布置、高度及任何經批准的建築圖則保養所有建築物，不得對其作出改變或更改；及
- (ii) 保養所有已興建或今後可能按該等條款或對其作出的合同修訂興建的所有建築物，使其處於修繕妥當的狀態，並在租契年期期滿或提前終止租約時以同樣修繕妥當的狀態交回。
- (b) 倘若在租契年期期間的任何時候清拆在該地段上的或其中任何部分上存在的任何建築物，承批人須興建相同類型和不少於原先總樓面面積的狀況良好及堅固的建築物或地政總署署長(「署長」)批准的類型及價值的建築物作為代替。倘若進行上述清拆，承批人須在該清拆的一個曆月內向署長申請同意進行該地段的重新開發之建築工程，並在收到上述同意的三個曆月內展開重新開發必要的工程和在署長規定的期限內完工，使署長滿意。
4. 批地文件特別條款第(5)條規定：
- 承批人須開發該地段，在該地段上興建建築物，並於2016年6月30日或之前竣工和使等建築物適合佔用，在一切方面符合該等條款及目前或任何時候在香港施行適用於建築、衛生及規劃的一切法例、則例及規例之規定。
5. 批地文件特別條款第(6)條規定：
- 該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物部分不能用作私人住宅用途以外的其他用途。
6. 批地文件特別條款第(7)(d)條規定：
- 在符合該等條款的前提下，在開發或重新開發(即批地文件一般條款第(6)條提及的重新開發)該地段或其中任何部分時：
- (i) 除非獲得署長的預先書面同意，否則該地段上已建或擬建的任何建築物皆不能超於八層樓高。在計算此(d)(i)分條的樓層數目時，署長擁有絕對酌情權決定不計算任何地庫樓層。為免存疑，如署長同意該地段上已建或擬建的任何建築物可以超於八層樓高(不包括任何以上提及的經署長同意而不計算的地庫樓層或樓高)，署長擁有絕對酌情權決定施加他認為合適的條款和條件；
- (ii) 就該等條款所指：
- (I) 一層地庫樓層(如已建)，不論該樓層的尺寸或樓面面積，須被計算為一地庫樓層；和
- (II) 無論如何，「署長」就何謂地庫樓層的決定為最終決定，並對「承批人」具約束力。

7. 批地文件特別條款第(8)條規定：
- (a) 除非獲得署長的預先書面同意，否則不能在附錄於批地文件的圖則 I 上用粉紅色加黑斜線顯示的區域(以下簡稱「非建築用地」)上、上方、之下、上面、下方或之內搭建或建造建築物、構築物、任何建築物或構築物的支撐物，以下除外：
- (i) 邊界牆或圍欄(或兩者)；及
- (ii) 位於非建築用地下方僅供按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的汽車停泊、用於容納升降機大堂或其他輔助建築服務設施(須先獲得署長的書面同意)，或用於其他預先獲得署長的書面同意的用途的地庫樓層。
- (b) 本特別條款中，署長對非建築用地的地面水平的定義之決定是最終的及對承批人具有約束力。
8. 批地文件特別條款第(10)條規定：
- (a) 承批人可在該地段內搭建、建築及提供經署長書面批准的康樂設施及其配套設施(以下簡稱「該等設施」)。該等設施的類型、尺寸、設計、高度及配置須經署長的預先書面批准。
- (b) 在計算批地文件特別條款第(7)(c)條規定的總樓面面積時，應豁免計算按照本特別條款(a)分條所提及的該地段上供已建或擬建的住宅大廈的住戶及其真正訪客共同使用與享用的該等設施或其任何部分。其餘該等設施，如署長認為並不屬於以上用途，則應被計算在內。
- (c) 倘若該等設施的任何部分按本特別條款第(b)分條獲豁免列入總樓面面積的計算(以下簡稱「獲豁免設施」)：
- (i) 獲豁免設施須指定並構成批地文件特別條款第(18)(a)(v)條提及的公用地方之部分；
- (ii) 承批人須自費保養獲豁免設施，使其處於修繕妥當的狀態，並須操作獲豁免設施，使署長滿意；及
- (iii) 獲豁免設施只能供在該地段已建或擬建的住宅大廈的住戶及其真正訪客使用，其他人士無權使用。
9. 批地文件特別條款第(11)條規定：
- 未經署長的預先書面同意，不得移走或干涉在該地段或毗鄰地段種植的樹木。署長在授予同意時可以對移植、代償性環境美化或重新種植施加他認為合適的條件。
10. 批地文件特別條款第(12)條規定：
- 承批人須在該地段或平台(如有)的任何不興建建築物的部分，自費綠化環境及種植樹木和灌木，並加以保養及保持該部分，使其處於安全、清潔、整齊、井然及健康的狀態，一切須使署長滿意。

批地文件的摘要

- 11.批地文件特別條款第(13)(a)條規定：
- 允許在該地段內為看守員或管理員或兩者提供辦公場所，但必須受下列條件限制：
- (i) 署長認為上述場所對該地段已建或擬建的建築物的安全、保安及妥善管理是必要的；
- (ii)上述場所只供完全及必要而聘請於該地段上的看守員或管理員或兩者作辦公設施之用，不能用作其他任何用途。
- (iii) 上述場所的位置須首先經署長書面批准。

在本(a)分條中，任何辦公場所不能設在該地段內擬定或已採用為一個單獨家庭住宅的建築物內。

12. 批地文件特別條款第(13)(d)條規定：
- 按本特別條款第(13)條(a)分條在該地段內提供的辦公設施須指定為、並構成批地文件特別條款第(18)(a)(v)條提及的公用地方。

13. 批地文件特別條款第(14)(a)(ii)條規定：
- 該地段內所提供給看守員或管理員或兩者的宿舍只供完全及必要而聘請於該地段上的看守員或管理員或兩者作住宿處之用，不能用作其他任何用途。

14. 批地文件特別條款第(14)(c)條規定：
- 按本特別條款第(14)條(a)分條在該地段內提供的看守員或管理員或兩者的宿舍須指定為、並構成批地文件特別條款第(18)(a)(v)條提及的公用地方。

15. 批地文件特別條款第(15)(a)(i)條規定：
- 該地段內可提供一個辦事處，供業主立案法團或業主委員會使用，但該辦事處只能供就該地段內已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會作開會及行政工作之用途，不能用作其他的任何用途。

16. 批地文件特別條款第(15)(c)條規定：
- 按本特別條款第(15)條(a)分條在該地段內提供的辦事處須指定為、並構成批地文件特別條款第(18)(a)(v)條提及的公用地方。

- 17.批地文件特別條款第(21)(a)(i)條規定：
- 除非署長同意的比例或停車位數目不同於下列表格內規定的數目，否則必須按下列表格內所列並參照該地段上已建或擬建住宅單位有關面積而計算之比率，在該地段內提供停車位(以下簡稱「住宅停車位」)，並使署長滿意，提供予在該地段已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛，如果根據本(a)(i)分條提供的停車位數目是一個十進制數，則該數字應向上舍入到下一個整數。

每個住宅單位的面積	擬提供的住宅停車位數目
少於40平方米	按每13.3個住宅單位或其部分提供一個停車位
不少於40平方米，但少於70平方米	按每8個住宅單位或其部分提供一個停車位
不少於70平方米，但少於100平方米	按每3.2個住宅單位或其部分提供一個停車位
不少於100平方米，但少於160平方米	按每1.6個住宅單位或其部分提供一個停車位
不少於160平方米	按每個住宅單位或其部分提供1.1個停車位

- 18.批地文件特別條款第(21)(a)(iii)條規定：
- 如果該地段上之已建或擬建的任何住宅大廈提供超過七十五個住宅單位，必須按每座此類住宅大廈五個停車位的比率或經署長批准的其他比率，提供額外的停車位，為於該地段上已建或擬建建築物的住戶的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下任何規例及任何修訂法例領有牌照的車輛之用。

- 19.批地文件特別條款第(21)(a)(iv)條規定：
- 按本特別條款第(21)條(a)(i)分條(可按批地文件特別條款第(23)條修訂)及第(21)條(a)(iii)分條提供的停車位不能用作其各別規定以外的任何用途，特別是不得用作儲存、陳列或展示車輛作出售或其他用途或洗車及汽車美容服務。

- 20.批地文件特別條款第(21)(b)(i)條規定：
- 承批人須在按本特別條款第(21)條(a)分條提供的停車位中，按下列比率或經署長批准的其他比率，保留及指定停車位供《道路交^通條例》、其下的任何規例或任何修訂法例界定的傷殘人士停泊車輛：

- (I) 按本特別條款第 (21) 條(a)(i)分條(可按批地文件特別條款第 (23) 條修訂) 提供的每二百個停車位或其中部分 (若該部分超過一百個停車位)提供不少於一個停車位(惟必須至少保留及指定一個停車位)；及
- (II)按本特別條款第(a)(iii)分條提供的停車位中之一個停車位。

- 21.批地文件特別條款第(21)(b)(iii)條規定：
- 按本特別條款第(21)條(b)(i)分條提供的停車位不得用作供《道路交通條例》、其下的任何規例或任何修訂法例界定的傷殘人士停泊車輛以外的任何用途，而該等停車位只可用于予停泊該地段已建或擬建的建築物之住戶或佔用人和他們的真正來賓、訪客或被邀請人的車輛，特別是上述停車位不得用作汽車儲存、陳列或展示車輛作汽車出售或其他用途或提供汽車清潔及美容服務。

批地文件的摘要

22.批地文件特別條款第(21)(c)條規定：

- (i) 除非署長同意其他比率，否則必須按根據本特別條款第(21)條(a)(i)分條(可按批地文件特別條款第(23)條修訂)須提供的停車位總數的10%之比率，在該地段內提供停車位(以下簡稱「電單車停車位」)，並使署長滿意，提供予在該地段已建或擬建建築物的住戶、他們的真正來賓、訪客或獲邀請人停泊他們所擁有按《道路交通條例》、其下的任何規例及任何修訂法例領有牌照的電單車。如果提供的停車位數目是一個十進制數，則應向上舍入至下一個整數。
- (ii)按本特別條款第(21)條(c)(i)分條(可按批地文件特別條款第(23)條作出修訂)提供的停車位不能用作其列明的用途以外的其他用途，特別是該等停車位不能用作儲存、展示或陳列車輛作出售或其他用途或提供洗車及汽車美容服務。

23.批地文件特別條款第(21)(d)條規定：

- (i) 本特別條款第(21)條(b)分條所指的停車位除外，按本特別條款第(21)條(a)分條提供的每個停車位必須為2.5米闊、5.0米長及最低限度具有2.4米淨空高度。
- (ii)按本特別條款第(21)條(b)分條提供的每個停車位須為3.5米闊、5.0米長及最低限度具有2.4米淨空高度。
- (iii)按本特別條款第(21)條(c)分條(可按批地文件特別條款第(23)條修訂)提供的每個停車位的面積必須為1.0米闊、2.4米長及最低限度具有2.4米淨空高度或經署長批准的其他最低限度淨空高度。

24.批地文件特別條款第(22)條規定：

- (a)必須在該地段內，按該地段已建或擬建的建築物中每八百個住宅單位或其中部分提供一個裝卸區的比率，或按經署長批准的其他比率，提供地方供貨車裝卸貨物，並使署長滿意，惟須就該地段已建或擬建的每座住宅大廈提供至少一個裝卸區。該裝卸區須設置在該地段已建或擬建的住宅大廈之內或與之毗鄰的位置。在本分條中，擬供個別家庭居住的獨立屋、半獨立屋及排屋不得視為住宅大廈。
- (b)按本特別條款第(a)分條提供的每個裝卸區必須為3.5米闊、11.0米長及最低限度具有4.7米淨空高度。該等區域不能用作與建築物有關的貨車裝卸以外的任何用途。

25.批地文件特別條款第(25)(a)條規定：

- 住宅停車位及電單車停車位不得：
- (i) 轉讓，除非
 - (I) 連同該地段的不分割份數及該地段上已建或擬建的建築物的住宅單位的獨家使用及管有權；或
 - (II) 給予已經擁有該地段的不可分割份數及獨家使用及管有該地段上已建或擬建的建築物的住宅單位的權利之人士；或
 - (ii) 分租，除非分租給該地段上已建或擬建的建築物的住宅單位的住戶。

但是在任何情況下，不得轉讓或分租超過合計數目為三個的住宅停車位和電單車停車位給予該地段上已建或擬建的建築物的任何一個住宅單位的業主或住戶。

26.批地文件特別條款第(30)條規定：

- (a)如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡護土工程，不論是在該地段內或任何政府土地內，旨在構建、平整或開發該地段或其中任何部分或承批人按批地條件需要進行的任何其他工程或作任何其他用途，承批人須自行出資進行與修建該等斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程或當時或其後必要的其他工程，以保護和支承該地段的土地和任何相鄰或毗連政府地或出租地內的土地，避免與防止其後發生任何塌方、山泥傾瀉或地陷。承批人須在批地文件授予的租期期間自行出資保養該土地、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，使其處於修繕妥當的狀態，使署長滿意。

- (b)本特別條款第(a)分條的規定不能損害政府根據該等條款，特別是批地文件特別條款第(29)條所享有的權利。

- (c)倘若因為任何構建、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段或任何相鄰或毗連政府地或出租地的土地，承批人須自行出資進行修復或彌補，使署長滿意，並對任何因上述塌方、山泥傾瀉或地陷而造成或導致政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償及索償向其作出彌償。

- (d)除了批地文件規定對違反任何該等條款而產生的任何其他權利或濟助外，署長有權以書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支撐、保護及渠務或附帶或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知內指定的時限執行該通知的要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須應要求向政府歸還因此產生的費用連同任何行政費或專業費用及開支。

27. 批地文件特別條款第(31)條規定：

如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承批人須在預應力地樁的服務年限期間定期保養與監測預應力地樁，使署長滿意，並向署長提供其不時絕對酌情要求提供的有關上述監測工程的報告和資料。如果承批人不理會或未能進行上述的監測工程，署長可立即執行與進行該監測工程，而承批人須按要求向政府歸還因此產生的費用。

28. 批地文件特別條款第(32)條規定：

- (a)倘若源自該地段或任何因該土地的發展而受影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建築材料(以下簡稱「廢物」)腐蝕、沖刷或傾倒至公共小巷或道路或路渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業(以下簡稱「政府物業」)，承批人須自費清理政府物業的廢物並彌補對政府物業造成的任何損壞。承批人須向政府彌償一切因上述腐蝕、沖刷或傾倒而導致對私人財物的任何損壞或滋擾所產生的訴訟、索償及要求。

- (b)即使本特別條款第(a)分條另有規定，署長可以(但沒有責任)在承批人要求時清理政府物業的廢物並彌補對政府物業造成的任何損壞，承批人須應要求向政府支付因此產生的費用。

批地文件的摘要

29. 批地文件特別條款第(33)條規定：
- 承批人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下統稱「工程」)期間，採取或促使他人採取一切適當及充分的處理、技巧及預防措施，避免對該地段或其中部分或其任何部分之上、上方、之下或毗鄰的任何政府或其他的任何現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務設施」)造成任何損壞、干擾或阻礙。承批人在進行上述任何工程之前，須進行或促使他人進行適當的勘測及必要的查詢，確定任何服務設施的現況及水平，並須向署長提交處理任何可能受工程影響的服務設施的書面提案，並在各方面取得他的批准，及不得在取得署長對工程及上述提案作出的書面批准之前進行任何該等工程。承批人須履行署長於批准上述提案時對服務設施施加的任何要求和承擔符合該等要求支出的費用，包括任何所需的改道、重鋪或修復的費用。承批人必須自費在一切方面維修、彌補及修復上述工程對該地段或任何服務設施造成的任何損壞、干擾或阻礙(明渠、污水渠、雨水渠或總水喉將由署長進行修復，除非署長另作選擇，承批人須應要求向政府支付該等工程費用)，使署長滿意。如果承批人未能對該地段或其中任何部分或該等服務設施進行上述必要的任何改道、重鋪、維修、彌補及修復並使署長滿意，署長可進行他認為必要的任何上述改道、重鋪、維修、彌補或修復，承授人須應要求向政府支付該等工程的費用。
30. 批地文件特別條款第(34)條規定：
- (a)承批人須自行出資興建及保養該地段邊界內或政府土地內署長認為必要的排水渠及渠道，並使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠，及承批人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- (b)連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠(如已鋪設及運作)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責，及承批人須應要求向政府支付上述連接工程的費用。或者該等連接工程亦可由承批人自行出資進行並使署長滿意，及在該種情況下，上述連接工程的任何一段若在政府土地內修建，須由承批人自行出資保養，承批人須應要求將其交還給政府，其後由政府出資負責保養，及承批人須應要求向政府支付有關上述修建於政府土地上的連接工程的技術審計費用。若承批人未能保養上述興建在政府土地上的連接工程任何部分，署長可進行其認為所需的該等工程，承批人須應要求時向政府支付該等工程的費用。
31. 批地文件特別條款第(37)條規定：
- 不得在該地段搭建或製造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use	Not applicable
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	Not applicable
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
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

公共設施及公眾休憩用地的資料

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
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	不適用
根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地	不適用
該項目所位於的土地中為施行《建築物(規劃)規例》(第123章，附屬法例 F)第22(1)條而撥供公眾用途的任何部分	不適用

WARNING TO PURCHASERS

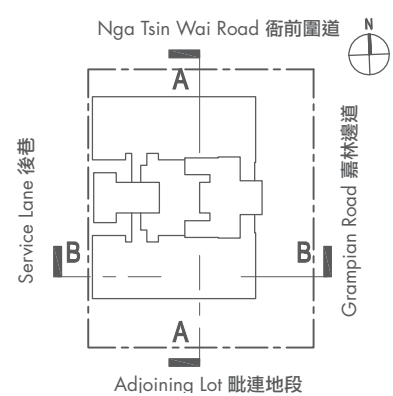
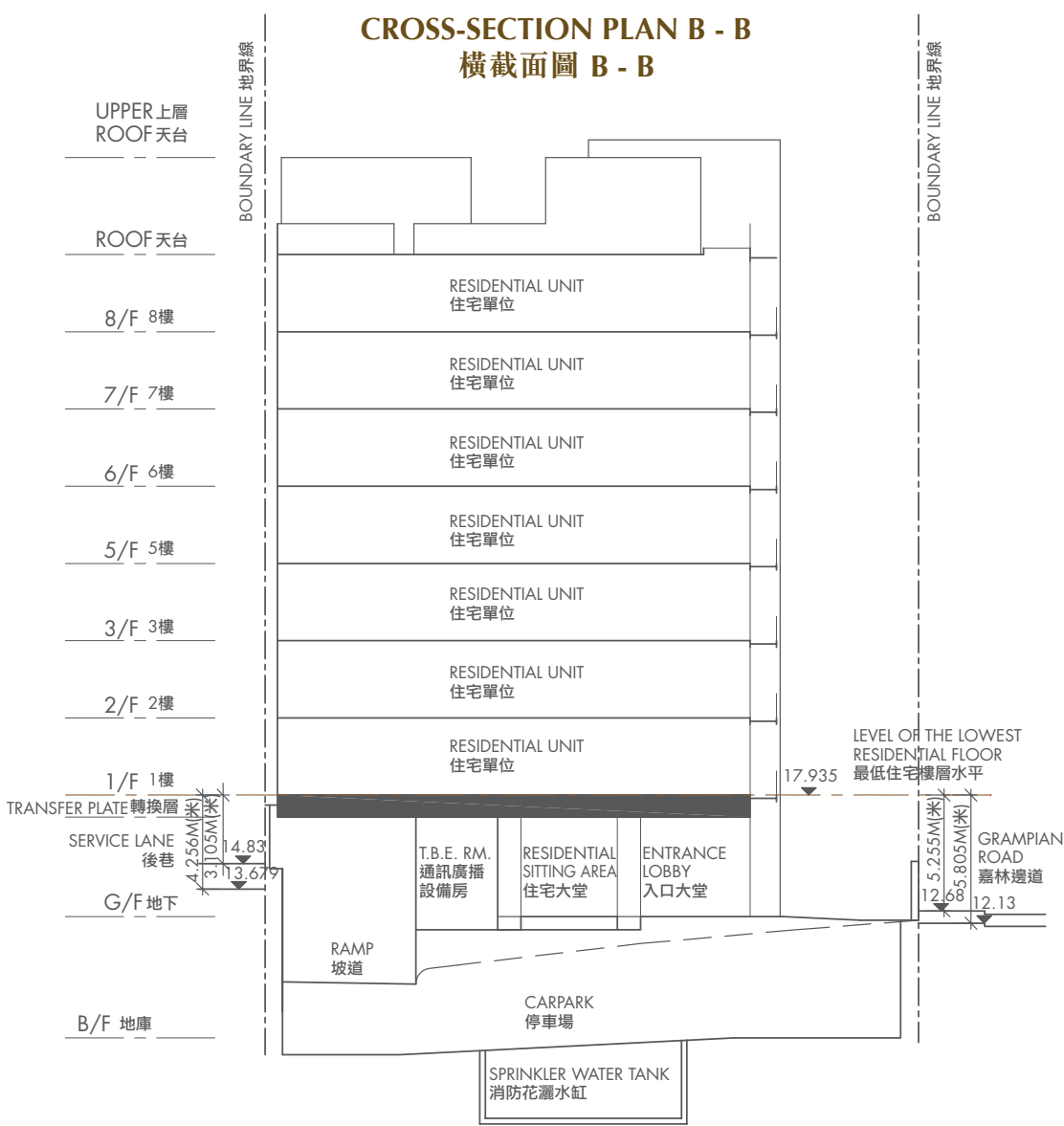
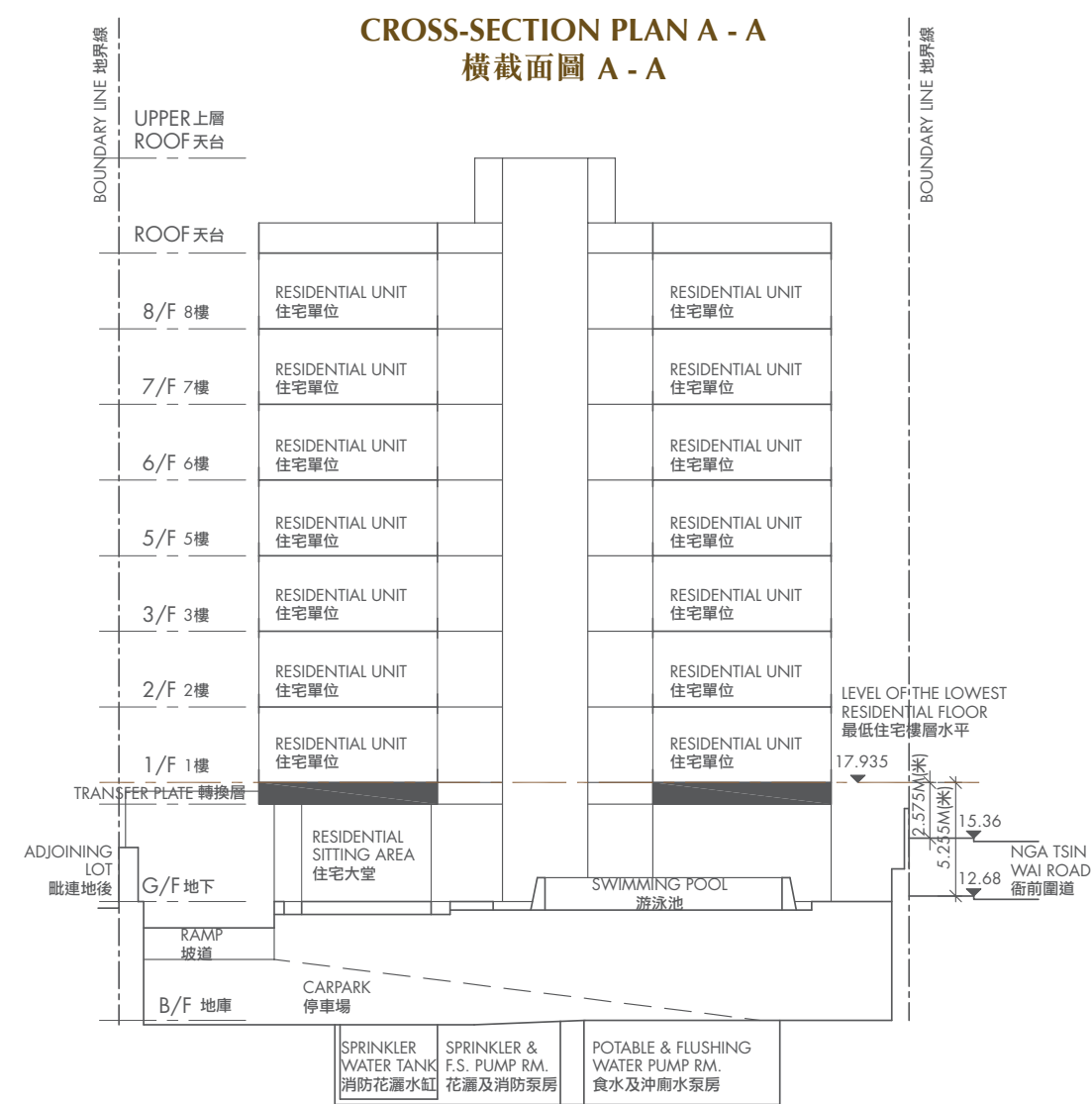
1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will 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,
(a) that firm may not be able to protect the purchaser's interests; and
(b) the purchaser may have to instruct a separate firm of solicitors; and
4. In the case of paragraph (3)(b), 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.

對買方的警告

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突
(a) 該律師事務所可能不能夠保障買方的利益；及
(b) 買方可能要聘用一間獨立的律師事務所；及
4. 如屬(3)(b)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖



The part of Nga Tsin Wai Road adjacent to the building is 12.68 metres to 15.36 metres above the Hong Kong Principal Datum. (Cross Section Plan A-A)

The part of Grampian Road adjacent to the building is 12.13 metres to 12.68 metres above the Hong Kong Principal Datum. (Cross Section Plan B-B)

The part of service lane adjacent to the building is 13.679 to 14.83 metres above the Hong Kong Principal Datum. (Cross Section Plan B-B)

毗連建築物的一段衙前圍道為香港主水平基準以上12.68米至15.36米。(橫截面圖A-A)
毗連建築物的一段嘉林邊道為香港主水平基準以上12.13米至12.68米。(橫截面圖B-B)
毗連建築物的一段後巷為香港主水平基準以上13.679米至14.83米。(橫截面圖B-B)

Note

The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.

備註

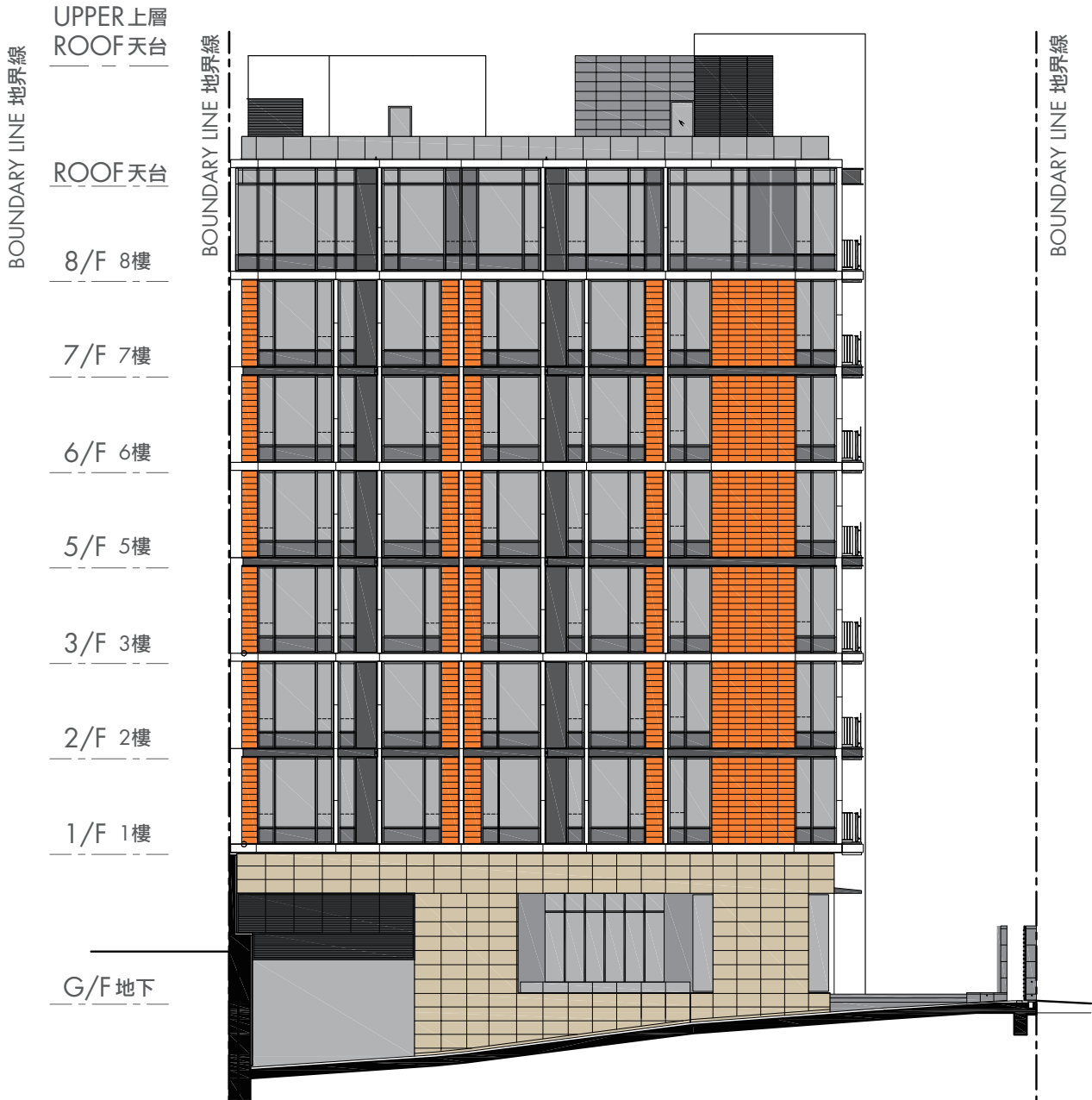
賣方建議買方到該發展項目作實地考察，以獲取對該發展項目及周圍地區的公共設施及環境較佳的了解。

ELEVATION PLAN

EAST ELEVATION
東立面圖



SOUTH ELEVATION
南立面圖



Authorized Person for the Development certified that the elevations shown on these plans:

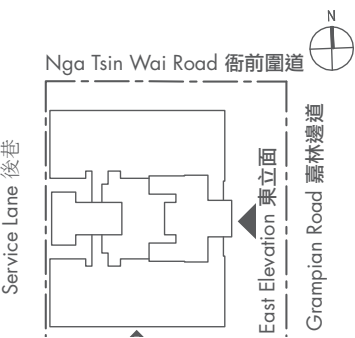
(1) are prepared on the basis of the approved Building Plans for the Development as of 18 March 2016; and

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

發展項目的認可人士證明本圖所顯示的立面：

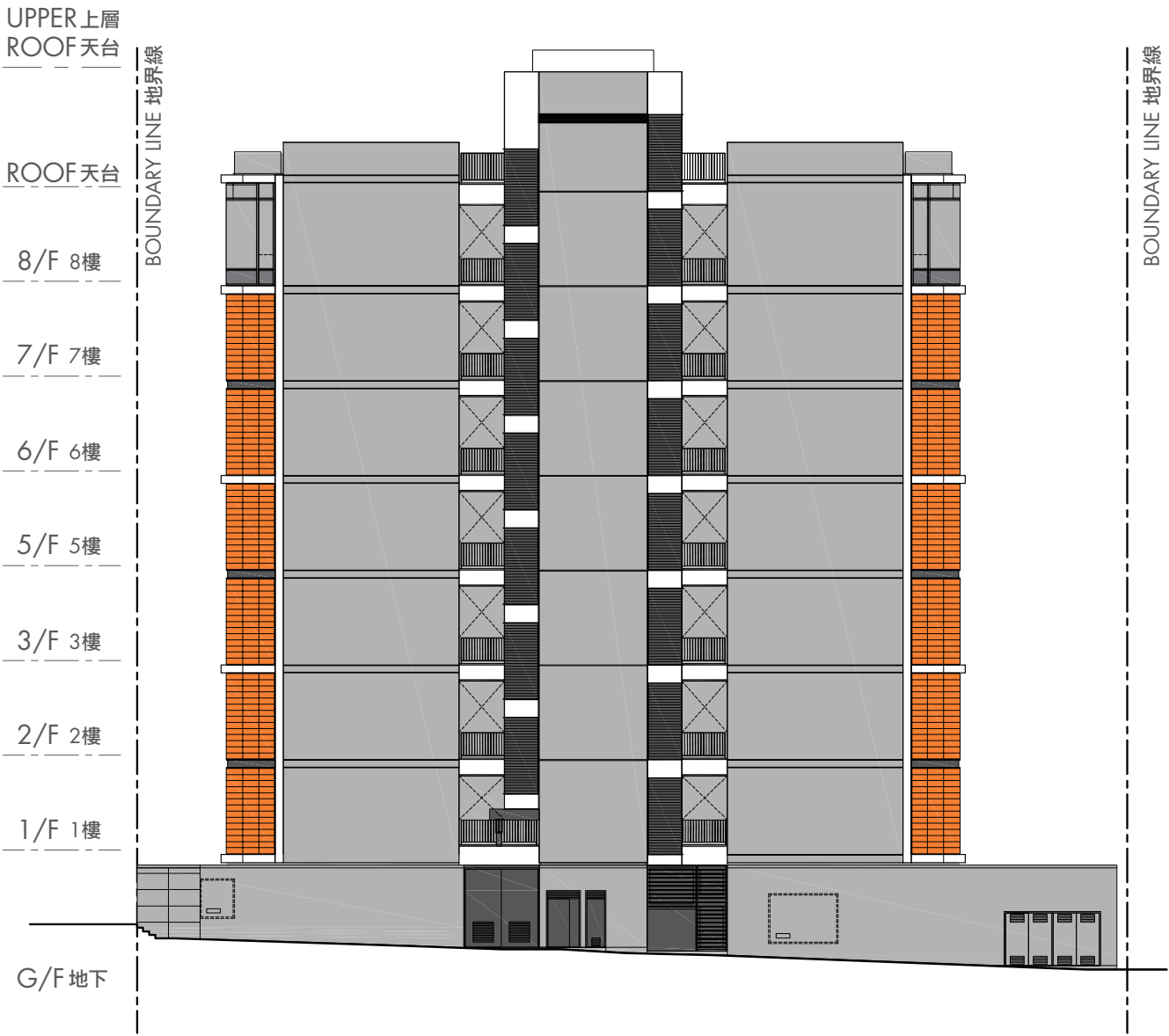
(1) 以2016年3月18日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(2) 大致上與發展項目的外觀一致。



立面圖

WEST ELEVATION
西立面圖



NORTH ELEVATION
北立面圖



Authorized Person for the Development certified that the elevations shown on these plans:

- (1) are prepared on the basis of the approved Building Plans for the Development as of 18 March 2016; and
- (2) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖所顯示的立面：

- (1) 以2016年3月18日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
- (2) 大致上與發展項目的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

Categories of Common Facilities 公用設施類別		Covered 有上蓋遮蓋	Uncovered 沒有上蓋遮蓋	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	Area 面積 (sq ft 平方呎)	1,219	529	1,748
	Area 面積 (sq m 平方米)	113.207	49.194	162.401
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	Area 面積 (sq ft 平方呎)	-	-	-
	Area 面積 (sq m 平方米)	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	Area 面積 (sq ft 平方呎)	250	2,866	3,116
	Area 面積 (sq m 平方米)	23.264	266.208	289.472

Note
Areas in square feet as specified above are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

備註
以平方呎顯示之上述面積均依據1平方米＝10.764平方呎換算，並四捨五入至整數。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

1. The address of the website on which copies of Outline Zoning Plans relating to the development are available is: www.ozp.tpb.gov.hk
2. A copy of the latest draft of every Deed of Mutual Covenant as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.
3. The inspection is free of charge.

閱覽圖則及公契

1. 備有關乎本發展項目的每份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. 指明住宅物業的每一公契將在指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。
3. 無須為閱覽付款。

FITTINGS, FINISHES AND APPLIANCES

1.Exterior Finishes

(a) External Wall	External wall of podium finished with aluminum canopy, window wall, stone cladding, aluminum cladding, external wall tiles and aluminum frame glass folding door. External wall of tower finished with window wall, curtain wall, aluminum panels, GRC architectural feature, external wall tiles and terracotta cladding.
(b) Window	Curtain wall with aluminum frame finished with fluorocarbon coating and double glazed clear glass panel are provided for Living Room, Dining Room, Master Bedroom and Bedrooms 1-3+. Curtain wall with aluminum frame finished with fluorocarbon coating and double glazed fritted glass panel are provided for Bathrooms 1# & 2. Aluminum window with aluminum frame finished with fluorocarbon coating with clear tempered glass panel are provided for Master Bathroom and Kitchen. Window wall with aluminum frame finished with fluorocarbon coating with clear tempered glass panel are provided for Powder Room and part of Living Room and Dining Room. Lavatory of Store is provided with metal louvre finished with paint.
(c) Bay Window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or Balcony	All balconies are fitted with timber decking. Balustrade of balconies is fitted with tempered glass and metal. Ceilings of balconies are fitted with aluminum cladding. All balconies are covered. Glass canopy is provided for 8/F only.
(f) Drying facilities for Clothing	Not applicable.

2. Interior Finishes

(a) Lobby	<u>Entrance Lobby on G/F</u> Wall: Finished with natural stone, timber veneer and glass wall with metal skirting. Floor: Finished with natural stone. Ceiling: Finished with gypsum board false ceiling and emulsion paint.
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(a) Lobby	<u>Typical Lift Lobby on 1 /F-8/F (4/F is omitted)</u> Wall: Finished with artificial stone and timber veneer with metal skirting. Floor: Finished with natural stone. Ceiling: Finished with gypsum board false ceiling with emulsion paint.
(b) Internal Wall and Ceiling	<u>For all residential units except Flats A&B on 1/F and Flats A&B on 8/F</u> Wall: Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with cement sand rendering and painted in emulsion paint where exposed. Ceiling: Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with gypsum board with emulsion paint. <u>For Flat A on 1/F</u> Wall: Living Room and Dining Room are finished with timber wall cladding with painted in emulsion paint and marble finish where exposed. Master Bedroom and Bedrooms 1 & 2 are finished with cement sand rendering and painted in emulsion paint and wall paper finish where exposed. Bedroom 3 is finished with cement sand rendering and painted in emulsion paint where exposed. Ceiling: Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with gypsum board with emulsion paint. <u>For Flat B on 1/F</u> Wall: Living Room and Dining Room are finished with timber wall cladding with painted in emulsion paint, timber veneer panels and lacquer paint finish where exposed. Master Bedroom and Bedrooms 1 & 2 are finished with timber wall cladding with painted in emulsion paint, timber strips panel and wall paper finish where exposed. Bedroom 3 is finished with timber wall cladding with painted in emulsion paint, timber veneer panels and lacquer paint finish where exposed. Ceiling: Living Room and Dining Room are finished with gypsum board finished with emulsion paint and timber wall cladding finished with timber veneer panels. Master Bedroom and Bedrooms 1-3 are finished with gypsum board with emulsion paint.

FITTINGS, FINISHES AND APPLIANCES

2. Interior Finishes

(b) Internal Wall and Ceiling	For Flat A on 8/F Wall: Living Room and Dining Room are finished with stone finish and timber wall cladding with painted in emulsion paint and timber veneer panels finish where exposed. Master Bedroom and Bedrooms 1 & 2 are finished with cement sand rendering painted in emulsion paint and wall paper finish where exposed. Ceiling: Living Room, Dining Room, Master Bedroom and Bedrooms 1 & 2 are finished with gypsum board with emulsion paint. For Flat B on 8/F Wall: Living Room and Dining Room are finished with timber wall cladding with painted in emulsion paint and stone veneer finish where exposed. Master Bedroom and Bedrooms 1 & 3 are finished with timber wall cladding painted in emulsion paint and wall paper finish and decoration timber screen where exposed. Bedroom 2 is finished with timber wall cladding painted in emulsion paint and wall paper finish where exposed. Ceiling: Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with gypsum board with emulsion paint.
	For all residential units except Flats A&B on 1/F and Flats A&B on 8/F Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with engineered timber board and timber skirting. For Flat A on 1/F Living Room, Dining Room, Master Bedroom and Bedrooms 1-3 are finished with engineered timber board and metal skirting where exposed. For Flat B on 1/F Living Room and Dining Room are finished with engineered timber board and metal skirting where exposed. Part of Dining Room is finished with marble stone. Master Bedroom and Bedrooms 1-3 are finished with engineered timber board and metal skirting where exposed. For Flat A on 8/F Living Room and Dining Room are finished with engineered timber board and metal skirting where exposed. Part of Dining Room is finished with marble stone. Master Bedroom and Bedrooms 1 & 2 are finished with engineered timber board and metal skirting where exposed.

(c) Internal floor	For Flat B on 8/F Living Room and Dining Room are finished with engineered timber board and metal skirting where exposed. Part of Dining Room is finished with marble stone. Master Bedroom and Bedrooms 1-3 are finished with engineered timber board and metal skirting where exposed.
(d) Bathroom	Wall: Master Bathroom and Bathrooms 1# & 2 are finished with natural stone where exposed up to false ceiling and glass partition with door at shower. Bathroom 3+ is finished with natural stone up to false ceiling where exposed. Powder Room is finished with natural stone and mirror up to false ceiling where exposed. Lavatory of Store^ is finished with glazed ceramic tiles up to false ceiling where exposed. Floor: Master Bathroom, Bathrooms 1-3++ and Powder Room are finished with natural stone. Lavatory of Store^ is finished with homogenous tiles. Ceiling: Master Bathroom, Bathrooms 1-3++ and Powder Room are finished with aluminum panels and downlight. Lavatory of Store^ is finished with aluminum panels.
(e) Kitchen	Wall: Finished with artificial stone and mosaic tiles to false ceiling where exposed. Floor: Finished with artificial stone. Ceiling: Fitted with aluminum panels, downlight and aluminum air louver. Cooking Finished with artificial stone countertop. bench:

3. Interior Fittings

(a) Doors	Entrance Solid core timber finished with timber veneer, fitted with eye door: viewer, concealed door closer, metal door handle, lockset and door stopper. Bedroom: For all residential units except Flat B on 1/F Solid core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper. For Flat B on 1/F Hollow core timber finished with timber veneer, fitted with lockset, metal door handle and door stopper.
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FITTINGS, FINISHES AND APPLIANCES

3. Interior Fittings

(a) Doors	Bathroom:<u>Master Bathroom and Bathrooms 1-3#+</u> Solid core timber finished with timber veneer, fitted with metal door handle, door stopper, timber louver and lockset. <u>Powder Room</u> Hollow core timber sliding door finished with timber veneer, fitted with closer, lock and metal pull handle. Kitchen: <u>For all residential units except Flat B on 1/F and Flats A&B on 8/F</u> Solid core timber and glass panels finished with timber veneer, fitted with door closer, metal door handle and lockset. <u>For Flat B on 1/F</u> Solid core timber with timber veneer and lacquer finish, fitted with door closer, metal door handle and lockset. <u>For Flat A on 8/F</u> Solid core timber with timber veneer and painted finish, fitted with door closer, metal door handle and lockset. <u>For Flat B on 8/F</u> Solid core timber with timber and stone veneer finish, fitted with door closer, metal door handle and lockset. Balcony: Aluminum folding door fitted with glass panels and lockset. Store^ and Solid core timber finished with plastic veneer, fitted with Utility: metal door handle, door stopper and lockset. Utility Metal door with metal door handle and lockset. Platform: Lavatory Solid core timber folding door with plastic veneer finished of Store^: and lockset.	cabinet. Fitted with ceramic water closet complete with plastic seat and cover, ceramic wash basin with chrome finished basin mixer, mirror timber cabinet, chrome finished shower set, chrome finished overhead shower, chrome finished towel bar, chrome finished toilet paper holder, glass partition for shower cubical, ventilation fan and floor heating system. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Lavatory of Store^. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Bathroom 3+</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with plastic seat and cover, ceramic wash basin with chrome finished basin mixer, mirror timber cabinet, chrome finished bath mixer, chrome finished shower head, enameled cast iron bathtub (1494mm(L) x 694mm(W) x 449mm(D)), chrome finished towel bar, chrome finished toilet paper holder, ventilation fan and floor heating system. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Lavatory of Store^. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Powder Room</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with plastic seat and cover, ceramic wash basin with chrome finished basin mixer, mirror and mirror cabinet, chrome finished toilet paper holder and ventilation fan. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater installed in Lavatory of Store^. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets.
(b) Bathroom	<u>Master Bathroom</u> Fitted with natural stone countertop and timber veneer plywood cabinet. Fitted with ceramic water closet complete with plastic seat and cover, two nos. ceramic wash basins with two sets of chrome finished basin mixer, mirror timber cupboard, chrome finished shower mixer set with chrome finished overhead shower, acrylic bubble massage bathtub (1829mm(L) x 914mm(W) x 483mm(D)), chrome finished bath mixer, chrome finished toilet paper holder, chrome finished towel bar, ventilation fan, floor heating system. PVC-coated copper pipes for both hot and cold water. Hot water supply is provided by Towngas water heater. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and cabinets. <u>Bathrooms 1# & 2</u> Fitted with natural stone countertop and timber veneer plywood	(c) Kitchen The kitchen cabinet is fitted with MDF board with laminate finish panels or aluminum panels with aluminum edge front cabinet and artificial stone countertop with stainless steel plinth leg. Stainless steel double bowl sink with chrome finished sink mixers. For kitchen appliances provision, please refer to the Appliances Schedule. PVC-coated copper pipes for both hot and cold water. Hot water supply to Kitchen is provided by Towngas water heater installed in the Lavatory of Store^. Water pipes are concealed in part and exposed in part. All exposed pipeworks are enclosed in false ceiling, bulkhead and kitchen cabinets. (d) Bedroom No fitting is provided.

FITTINGS, FINISHES AND APPLIANCES

3. Interior Fittings

(e) Telephone	Telephone connection points are provided for Living Room, Master Bedroom and Bedrooms 1-3+. For the number of connection points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(f) Aerials	TV/FM outlets for local TV/FM radio programs are provided in Living Room, Master Bedroom and Bedrooms 1-3+. For the number of connection points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(g) Electrical Installations	Lighting switches, air-conditioning switches and socket outlets are provided in Living Room, Dining Room, Master Bedroom, Bedrooms 1-3+, Master Bathroom, Bathrooms 1-3#+, Kitchen and Store^. Conduits are concealed. MCB board complete with Residual Current Protection is provided for each unit. For the number of power points and air-conditioner points, please refer to the Schedule of Mechanical & Electrical Provision of Residential Units.
(h) Gas supply	Towngas supply pipes are provided and connected to gas burner at Kitchen and gas water heater at Lavatory of Store^ and gas water heater at Master Bathroom.
(i) Washing machine connection point	Drain point and water point are provided for washing machine at Utility.
(j) Water supply	PVC-coated copper pipes for both hot and cold water. Hot water supply to Master Bathroom and Bathrooms 1-3#+ and Kitchen are provided by Towngas water heaters installed in Lavatory of Store^ and Master Bathroom. Water pipes are concealed in part and exposed in part. All exposed pipeworks (except Store^) are enclosed in false ceiling, bulkhead, bathroom and kitchen cabinets.

4. Miscellaneous

(a) Lifts	Three "Otis" passenger lifts (Model No. GeN2) are provided for the building serving all the floors from G/F to 8/F (4/F is omitted).
(b) Letter Box	Stainless steel mailbox fitted with timber veneer surface finish.

(c) Refuse collection	Refuse Storage and Material Recovery Room are provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber for collection of refuse by cleaner is provided on G/F.
(d) Water meter, electricity meter and gas meter	Separate meters of water and electricity for all individual units are provided in common meter rooms on each residential floor. Gas meter is provided in individual unit at Lavatory of Store^.

5. Security Facilities

Video door phone intercom system is provided in each residential unit. Visitor panel is provided in building entrance with smart card access reader. CCTV is provided at Entrance lobby, Gymnasium, lift cars and G/F Exit doors.

6. Appliances

For appliances and their brand names and model numbers, please refer to Appliances Schedule.

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 above are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note
No Bathroom 1 for Flat B on 7/F
+ No Bedroom 3 and Bathroom 3 for Flat A on 8/F
^ Store 1 for Flat A on 8/F

裝置、裝修物料及設備

1. 外部裝修物料

(a) 外牆	平台外牆鋪砌鋁板頂篷、玻璃幕牆、石材飾面、鋁質牆板、外牆瓷磚及鋁質框玻璃摺疊式門。 大廈外牆鋪砌玻璃外牆、玻璃幕牆、鋁板、玻璃纖維增強水泥裝飾、外牆瓷磚、赤陶瓦飾板。
(b) 窗	客飯廳、主人睡房及睡房 1-3 裝設玻璃幕牆設鋁框配有氟化碳塗層及雙層清玻璃。 浴室 1# 及浴室 2 裝設玻璃幕牆設鋁框配有氟化碳塗層及雙層磨沙玻璃。 主人房浴室及廚房裝設鋁窗設鋁框配有氟化碳塗層及及單層清玻璃。 化妝室及部份客廳及飯廳裝設玻璃窗幕牆設鋁框配有氟化碳塗層及及單層清玻璃。 貯物室 [^] 洗手間裝設金屬百葉窗及油漆塗層。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	所有露台鋪砌木台，並裝設玻璃及金屬欄杆。露台天花裝有裝飾鋁板飾面。 所有露台設有上蓋。 8樓天花設玻璃頂篷。
(f) 乾衣設施	不適用。

2. 室內裝修物料

(a) 大堂	<u>地下入口大堂</u> 牆壁: 裝有天然石材，木皮飾面及設有金屬腳線的玻璃外牆。 地板: 鋪砌天然石材。 天花板: 裝有乳膠漆飾面及石膏板假天花。
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(a) 大堂	<u>1樓至8樓升降機大堂(不設4樓)</u> 牆壁: 裝有人造石材及設有金屬腳線的木皮飾面。 地板: 鋪砌天然石材。 天花板: 裝有乳膠漆飾面及石膏板假天花。
(b) 內牆及天花板	<u>適用於除了1樓A單位及B單位與8樓A單位及B單位外之所有單位</u> 牆壁: 客廳、飯廳、主人睡房及睡房 1-3 外露處批盪後再髹乳膠漆。 天花板: 客廳、飯廳、主人睡房及睡房 1-3 天花裝有乳膠漆飾面石膏板假天花。 <u>1樓A單位</u> 牆壁: 客廳及飯廳牆身外露處裝有髹乳膠漆及雲石飾面木板。 主人睡房、睡房 1 及睡房 2 牆身外露處批盪後再髹乳膠漆及牆紙。 睡房 3 牆身外露處批盪後再髹乳膠漆。 天花板: 客廳、飯廳、主人睡房及睡房 1-3 天花裝有乳膠漆飾面石膏板假天花。 <u>1樓B單位</u> 牆壁: 客廳及飯廳牆身外露處裝有髹乳膠漆、木皮及噴漆飾面木板。 主人睡房、睡房 1 及睡房 2 牆身外露處裝有髹乳膠漆、木條及牆紙飾面木板。 睡房 3 牆身外露處裝有髹乳膠漆、木皮及噴漆飾面木板。 天花板: 客廳及飯廳天花裝有乳膠漆飾面石膏板及木皮飾面木板假天花。 主人睡房及睡房 1-3 天花裝有乳膠油漆飾面石膏板假天花。 <u>8樓A單位</u> 牆壁: 客廳及飯廳牆身外露處裝有石材飾面和髹乳膠漆及木皮飾面木板。 主人睡房、睡房 1 及睡房 2 外露處批盪後再髹乳膠漆及牆紙。 天花板: 客廳、飯廳、主人睡房、睡房 1 及睡房 2 天花裝有乳膠油漆飾面石膏板假天花。

裝置、裝修物料及設備

2. 室內裝修物料

(b) 內牆及天花板	8樓B單位 牆壁: 客廳及飯廳牆身外露處裝有髹乳膠漆及石皮飾面木板。 主人睡房、睡房1及睡房3牆身外露處裝有髹乳膠漆、牆紙飾面木板和裝飾木屏風。 睡房2牆身外露處裝有髹乳膠漆及牆紙飾面木板。 天花板: 客廳、飯廳、主人睡房及睡房1-3天花裝有乳膠漆飾面石膏板假天花。
(c) 內部地板	適用於除了1樓A單位及B單位與8樓A單位及B單位外之所有單位 客廳、飯廳、主人睡房及睡房1-3鋪砌複合木地板及木腳線。 1樓A單位 客廳、飯廳、主人睡房及睡房1-3鋪砌複合木地板及外露處裝金屬腳線。 1樓B單位 客廳及飯廳鋪砌複合木地板及外露處裝金屬腳線。部份飯廳鋪砌雲石地台。 主人睡房及睡房1-3鋪砌複合木地板及外露處裝金屬腳線。 8樓A單位 客廳及飯廳鋪砌複合木地板及外露處裝金屬腳線。部份飯廳鋪砌雲石地台。 主人睡房、睡房1及睡房2鋪砌複合木地板及外露處裝金屬腳線。 8樓B單位 客廳及飯廳鋪砌複合木地板及外露處裝金屬腳線。部份飯廳鋪砌雲石地台。 主人睡房及睡房1-3鋪砌複合木地板及外露處裝金屬腳線。
(d) 浴室	牆壁: 主人房浴室、浴室1#及浴室2牆身外露處鋪砌天然石材至假天花。企缸處裝有玻璃淋浴間連門。 浴室3牆身外露處鋪砌天然石材至假天花。 客廁牆身外露處鋪砌天然石材及鏡至假天花。 貯物室^洗手間外露處鋪砌瓷磚至假天花。

(d) 浴室	地板: 主人房浴室、浴室1-3#+及客廁鋪砌天然石材。 貯物室^洗手間鋪砌同心透底瓷磚。 天花板: 主人房浴室、浴室1-3#+及客廁裝有鋁質天花片及筒燈。 貯物室^洗手間裝有鋁質天花片。
(e) 廚房	牆壁: 牆身外露處鋪砌人造石材及馬塞克瓷磚至假天花。 地板: 鋪砌人造石材。 天花板: 裝有鋁質天花片並裝上燈飾及鋁質出風百葉。 灶台: 灶台裝有人造石材檯面。

3. 室內裝置

(a) 門	大門: 選用木皮實心木門配防盜眼，暗氣鼓、金屬門把手、門鎖及門頂 睡房: 適用於除了1樓B單位外之所有單位 選用木皮實心木門並裝設門鎖、金屬門把手及門頂。 1樓B單位 選用木皮空心木門並裝設門鎖，金屬門把手及門頂。 浴室: 主人房浴室及浴室1-3#+ 選用木皮實心木門並裝設金屬門把手、門頂、木百葉廉及門鎖。 客廁 選用木皮空心木趟門配門鼓，門鎖及金屬門把手。 廚房: 適用於除了1樓B單位與8樓A及B單位外之所有單位 選用木皮實心木門並鑲有玻璃，裝設氣鼓、金屬門把手及門鎖。 1樓B單位 選用木皮及油漆實心木門，裝設氣鼓，金屬門把手及門鎖。 8樓A單位 選用木皮及油漆實心木門，裝設氣鼓，金屬門把手及門鎖。 8樓B單位 選用木皮及石皮實心木門，裝設氣鼓，金屬門把手及門鎖。
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裝置、裝修物料及設備

3. 室內裝置

(a) 門	露台: 選用鋁質框玻璃摺疊式門並裝設門鎖。 貯物室[^]及 選用膠板皮實心木門並裝設金屬門把手、門頂及門鎖。 工作間: 工作平台: 選用金屬門並裝設金屬門把手及門鎖。 貯物室[^] 選用膠板皮實心摺疊式木門並裝設門鎖。 洗手間:
(b) 浴室	<u>主人房浴室</u> 天然石材檯面及木皮飾面木夾板洗手盆櫃。搪瓷坐廁配膠廁板及蓋全套、兩套搪瓷面盆配鍍鉻洗手盆龍頭、木皮飾面鏡櫃、鍍鉻淋浴龍頭連花灑套裝、丙烯酸樹脂氣泡按摩浴缸(1829毫米長 x 914毫米闊 x 483毫米深)、鍍鉻淋浴龍頭、鍍鉻廁紙架、鍍鉻毛巾架、抽氣扇、地板裝有電發熱系統。冷熱水喉管全部採用有膠層保護之銅喉。熱水由煤氣熱水爐供應。水管部份隱藏，部份外露。所有外露喉管均安裝於假天花、裝飾橫樑及洗手盆櫃內。 <u>浴室1[#]及浴室2</u> 天然石材檯面及木皮飾面木夾板洗手盆櫃。搪瓷坐廁配膠廁板及蓋全套、搪瓷面盆配鍍鉻洗手盆龍頭、木鏡櫃、鍍鉻浴缸龍頭、鍍鉻淋浴龍頭、鑄鐵搪瓷浴缸(1494毫米長 x 694毫米闊 x 449毫米深)、鍍鉻毛巾架、鍍鉻廁紙架、抽氣扇、地板裝有電發熱系統。冷熱水喉管全部採用有膠層保護之銅喉。熱水由安裝於貯物室[^]洗手間之煤氣熱水爐供應。水管部份隱藏，部份外露。所有外露喉管均安裝於假天花、裝飾橫樑及洗手盆櫃內。 <u>浴室3⁺</u> 天然石材檯面及木皮飾面木夾板洗手盆櫃。搪瓷坐廁配膠廁板及蓋全套、搪瓷面盆配鍍鉻洗手盆龍頭、木鏡櫃、鍍鉻浴缸龍頭、鍍鉻淋浴龍頭、鑄鐵搪瓷浴缸(1494毫米長 x 694毫米闊 x 449毫米深)、鍍鉻毛巾架、鍍鉻廁紙架、抽氣扇、地板裝有電發熱系統。冷熱水喉管全部採用有膠層保護之銅喉。熱水由安裝於貯物室[^]洗手間之煤氣熱水爐供應。水管部份隱藏，部份外露。所有外露喉管均安裝於假天花、裝飾橫樑及洗手盆櫃內。 <u>客廁</u> 天然石材檯面及木皮飾面木夾板洗手盆櫃。搪瓷坐廁配膠廁板及蓋全套、搪瓷面盆配鍍鉻洗手盆龍頭、鏡及鏡櫃、鍍鉻廁紙架及抽氣扇。冷熱水喉管全部採用有膠層保護之銅喉。熱水由安裝於貯物室[^]洗手間之煤氣熱水爐供應。水管部份隱藏，部份外露。所有外露喉管均安裝於假天花、裝飾橫樑及洗手盆櫃內。

(c) 廚房	廚櫃組合選用中密度纖維板配過膠面板或鋁金屬飾面板，檯門邊裝有鋁金屬條，檯面配人造石材物料及不銹鋼腳線。廚房配置不銹鋼雙洗滌盆連鍍鉻洗滌龍頭。有關廚房設施之條款，請參閱“設備說明表”。冷熱水喉管全部採用有膠層保護之銅喉。熱水由安裝於貯物室 [^] 洗手間之煤氣熱水爐供應。水管部份隱藏、部份外露。所有外露喉管均安裝於假天花、裝飾橫樑及廚櫃內。
(d) 睡房	沒有提供
(e) 電話	客廳、主人睡房及睡房1-3 ⁺ 均裝有天線接收插座。有關接駁點之數目，請參考機電裝置數量說明表。
(f) 天線	客廳、主人睡房及睡房1-3 ⁺ 均裝有天線接收插座。有關接駁點之數目，請參考機電裝置數量說明表。
(g) 電力裝置	客廳、飯廳、主人睡房、睡房1-3 ⁺ 、主人房浴室、浴室1-3 ⁺⁺ 、廚房及貯物室 [^] 均裝有電插蘇掣及電燈和冷氣開關掣。導管隱藏。每戶均裝有配電箱及包括漏電保護。有關接電插座及冷氣機接駁點之數目，請參考機電裝置數量說明表。
(h) 氣體供應	廚房內預先裝妥煤氣喉位接駁煤氣煮食爐。貯物室 [^] 洗手間及主人房浴室內預先裝妥煤氣喉位接駁熱水爐。
(i) 洗衣機接駁點	設有洗衣機來水接駁喉位及去水接駁喉位於工作間。
(j) 供水	冷熱水喉管全部採用有膠層保護之銅喉。主人房浴室、浴室1-3 ⁺⁺ 及廚房之熱水由安裝於主人房浴室及貯物室 [^] 洗手間之煤氣熱水爐供應。水管部份隱藏，部份外露。所有外露喉管(除了貯物室 [^])均安裝於假天花、裝飾橫樑、洗手盆櫃及廚櫃內。

4. 雜項

(a) 升降機	3部奧的斯(Otis) (產品型號: GeN2) 住客升降機供應地下至8樓各層(不設4樓)。
(b) 信箱	不銹鋼信箱配木皮飾面板。

裝置、裝修物料及設備

4. 雜項

(c) 垃圾收集	每層住宅樓層之公用地方設有垃圾及物料回收房。由清潔工人收集垃圾的垃圾回收房設於地下。
(d) 水錶、電錶及氣體錶	每層住宅樓層之電錶房內均分別裝有每戶專用之獨立電錶及水錶。 單位貯物室^洗手間內均裝獨立煤氣錶。

5. 保安設施

所有住宅單位均設有視像對講系統。入口大堂裝有訪客對講系統及智能卡開關大門。入口大堂，健身室，地下出入口及所有電梯內均裝有閉路電視鏡頭。

6. 設備

有關隨樓附送設備的品牌及型號，請參考設備說明表。

賣方承諾如發展項目中沒有安裝上述4(a)及6所指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相約的升降機或設備。

備註

- # 7樓B單位不設浴室1
- + 8樓A單位不設睡房3及浴室3
- ^ 8樓A單位之貯物室1

FITTINGS, FINISHES AND APPLIANCES

Appliances Schedule 設備說明

Location 位置	Appliance 設備	Brand 品牌名稱	Model No. 產品型號
Living Room & Dining Room 客廳及飯廳	Video Door Phone (Home Automation) 視象對講系統 (智能家居)	Samsung 三星	Galaxy Tab4 7.0
	Indoor Unit of VRV Type Air-conditioner (2 nos.) VRV 中央冷氣系統室內機 (兩部)	Daikin 大金	FJDHP71QPVC
	Television 電視®	Samsung 三星	UA65KU6300 65" 4K UHD iDTV
Kitchen 廚房	Gas Hob (2 Burners) 煮食爐 (兩頭)	Miele	CS 1013-1
	Gas Hob (Wok Burner) 煮食爐 (炒鑊)	Miele	CS 1028
	Induction Hob 電磁爐	Miele	CS 1222 I
	Cooker Hood 抽油煙機	Miele	DA 5320 W
	Steamer 蒸爐	Miele	DG 6401
	Oven 焗爐	Miele	H 6461 B
	Dishwasher 洗碗碟機	Miele	G 6200 SCI
	Fridge Freezer 雪櫃	Sub-zero	ICBBI-48S/S
	Wine Cellar 酒櫃	Sub-zero	ICB424G/S
	Indoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室內機	Daikin 大金	FJDHP28QPVC
	Ventilation Fan 抽氣扇	Ostberg	LPK200A
Master Bedroom 主人睡房	Indoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室內機	Daikin 大金	FJDHP56QPVC
	Television 電視®	Samsung 三星	UA55KU6300 55" 4K UHD iDTV
Bedrooms+ 睡房+	Indoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室內機	Daikin 大金	FJDHP32QPVC
Master Bathroom 主人房浴室	Water Heater 電熱水爐	TGC	TNJW221TFQL
	Ventilation Fan 抽氣扇	Ostberg	LPK125B
	Floor Heating 地板發熱系統	Raychem	T2Blue - 20
Bathrooms# 浴室#	Ventilation Fan 抽氣扇	Ostberg	LPK100A
	Floor Heating 地板發熱系統	Raychem	T2Blue - 20
Store^ 貯物室^	Indoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室內機	Daikin 大金	FJAP22NVC
	Water Heater 電熱水爐	TGC	TNJW221TFQL
Store 2 (Unit A on 8/F only) 貯物室2 (只於8樓A單位)	Wine Condition Unit 恆溫酒櫃	Miele	KWT6322UG
	Wine Condition Unit (2 nos.) 恆溫酒櫃 (兩部)	Miele	KWT6832SGS
Utility 工作間	Washing Machine 洗衣機	Miele	WKF 120
	Dryer 乾衣機	Miele	TKB 440 WP
Powder Room 客廁	Ventilation Fan 抽氣扇	Panasonic 樂聲牌	FV-45WJ107
A/C Plant Room 冷氣機房	Outdoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室外機	Daikin 大金	RJQ4ABV & RJQ9ABV
Internal Staircases (Roof only) 室內樓梯 (只供天台)	Indoor Unit of VRV Type Air-conditioner VRV 中央冷氣系統室內機	Daikin 大金	FJDHP22QPVC

Note

+ Bedrooms 1-3 (for 1/F-3/F, 5/F-7/F and Flat B on 8/F); Bedrooms 1&2 (for Flat A on 8/F)

Bathrooms 1-3 (for 1/F-3/F, 5/F-6/F, Flat A on 7/F and Flat B on 8/F); Bathrooms 2&3 (for Flat B on 7/F); Bathrooms 1&2 (for Flat A on 8/F)

^ Store (for 1/F-3/F, 5/F-7/F and Flat B on 8/F), Store 1 (for Flat A on 8/F)

@ only provided in Flats A&B on 1/F and Flats A&B on 8/F

備註

+ 睡房 1-3 (1樓至3樓、5樓至7樓及8樓B單位)；睡房 1及睡房 2 (8樓A單位)

浴室 1-3 (1樓至3樓、5樓至6樓、7樓A單位及8樓B單位)；浴室 2及浴室 3 (7樓B單位)；浴室 1及浴室 2 (8樓A單位)

^ 貯物室 (1樓至3樓、5樓至7樓及8樓B單位)；貯物室 1 (8樓A單位)

@只於1樓A及B單位以及8樓A及B單位提供

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Master Bedroom 主人睡房	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	2	1	-	-	-	-	1	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	4	6	3	3	3	3	5	6
	Fused Spur for Electric Curtain 電動窗簾接線座	1	2	1	1	1	1	1	2
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	1	1	1	1	1	1	1	1
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1
	Data Outlet 數據接駁插座	1	2	1	1	1	1	1	2
	Telephone Outlet 電話接駁插座	1	2	1	1	1	1	-	2
	10A One-Gang Lighting Switch 一燈掣照明開關	1	4	1	1	1	1	2	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	2	2	2	2	2	2	2	3
	Power Switch 能源開關	2	2	2	2	2	2	2	2
	1 Way Curtain Switch 一路窗簾開關	1	-	1	1	1	1	1	-
	20A Cooker 20安培曲架掣	-	-	-	-	-	-	-	2
	Lighting Point 燈位	9	9	4	4	4	4	9	9
	A/C Indoor Unit 冷氣室內機	1	1	1	1	1	1	1	1
Bedroom 1 睡房 1	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	-	-	-	-	-	-	1	-
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	4	3	3	3	3	3	3	3
	Fused Spur for Electric Curtain 電動窗簾接線座	1	2	1	1	1	1	1	2
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1
	Data Outlet 數據接駁插座	-	1	1	1	1	1	-	1
	Telephone Outlet 電話接駁插座	1	2	1	1	1	1	1	2
	10A One-Gang Lighting Switch 一燈掣照明開關	-	1	1	1	1	1	-	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	3	1	1	1	-	2	2
	Power Switch 能源開關	1	1	1	1	1	1	1	1
	1 Way Curtain Switch 一路窗簾開關	1	-	1	1	1	1	1	-
	20A Cooker 20安培曲架掣	-	1	-	-	-	-	-	1
	Lighting Point 燈位	9	4	1	1	1	1	4	4

FITTINGS, FINISHES AND APPLIANCES

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Bedroom 2 睡房 2	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	-	1	-	-	-	-	1	-
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	3	3	3	3	3	3	3	3
	Fused Spur for Electric Curtain 電動窗簾接線座	1	2	1	1	1	1	1	2
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1
	Data Outlet 數據接駁插座	-	1	1	1	1	1	-	1
	Telephone Outlet 電話接駁插座	1	2	1	1	1	1	1	2
	10A One-Gang Lighting Switch 一燈掣照明開關	1	1	1	1	1	1	-	1
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	3	1	1	1	1	2	2
	Power Switch 能源開關	1	1	1	1	1	1	1	-
	1 Way Curtain Switch 一路窗簾開關	1	-	1	1	1	1	1	-
	20A Cooker 20安培曲架掣	-	1	-	-	-	-	-	1
	Lighting Point 燈位	9	4	1	1	1	1	4	4
Bedroom 3 睡房 3	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	3	3	3	3	3	3	-	3
	Fused Spur for Electric Curtain 電動窗簾接線座	1	2	1	1	1	1	-	2
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	-	1
	Data Outlet 數據接駁插座	-	1	1	1	1	1	-	1
	Telephone Outlet 電話接駁插座	1	2	1	1	1	1	-	1
	10A One-Gang Lighting Switch 一燈掣照明開關	1	-	1	1	1	1	-	-
	10A Two-Gang Lighting Switch 兩燈掣照明開關	1	3	1	1	1	-	-	3
	Power Switch 能源開關	1	2	1	1	1	-	-	2
	1 Way Curtain Switch 一路窗簾開關	1	-	1	1	1	1	-	-
	20A Cooker 20安培曲架掣	-	1	-	-	-	-	-	1
	Lighting Point 燈位	7	5	1	1	1	1	-	4
Master Bathroom 主人房浴室	13A 3-Pin Single Socket Outlet for SV 13安培電鬚刨插座	1	1	1	1	1	1	1	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	1	1

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Master Bathroom 主人房浴室	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	1	1	1	1	1	1	1	1
	13A Connection Unit for Bathtub and Toilet 13安培浴缸及座廁接線蘇	2	2	2	2	2	2	2	2
	Floor Heating Control Unit 地板發熱系統控制器	1	1	1	1	1	1	1	1
	Lighting Point 燈位	4	4	4	4	4	4	4	4
	Exhaust Fan 抽氣扇	1	1	1	1	1	1	1	1
	13A Switched Fuse Connection Unit for Gas Water Heater 13 安培煤氣熱水爐開關接線座	1	1	1	1	1	1	1	1
	Gas Water Heater 煤氣熱水爐	1	1	1	1	1	1	1	1
Bathroom 1 浴室 1	13A 3-Pin Single Socket Outlet for SV 13安培電鬚刨插座	1	1	1	1	1	-	1	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	-	1	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	-	1	1
	Floor Heating Control Unit 地板發熱系統控制器	1	1	1	1	1	-	1	1
	Lighting Point 燈位	2	2	2	2	2	-	2	2
	Exhaust Fan 抽氣扇	1	1	1	1	1	-	1	1
Bathroom 2 浴室 2	13A 3-Pin Single Socket Outlet for SV 13安培電鬚刨插座	1	1	1	1	1	1	1	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	1	1
	Floor Heating Control Unit 地板發熱系統控制器	1	1	1	1	1	1	1	1
	Lighting Point 燈位	2	2	2	2	2	2	2	2
	Exhaust Fan 抽氣扇	1	1	1	1	1	1	1	1
Bathroom 3 浴室 3	13A 3-Pin Single Socket Outlet for SV 13安培電鬚刨插座	1	1	1	1	1	1	-	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	-	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	-	1

FITTINGS, FINISHES AND APPLIANCES

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Bathroom 3 浴室 3	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	1	1	1	1	1	1	-	1
	Floor Heating Control Unit 地板發熱系統控制器	1	1	1	1	1	1	-	1
	Lighting Point 燈位	2	2	2	2	2	2	-	2
	A/C Indoor Unit 冷氣室內機	1	1	1	1	1	1	-	1
	Exhaust Fan 抽氣扇	1	1	1	1	1	1	-	1
Store^ 貯物室^	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	1	1	1	1	1	1	1	1
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	1	1	1	1	1	1	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	2	2	2	2	2	2	2	2
	Power Switch 能源開關	3	3	3	3	3	3	3	3
	2 Way Lighting Switc 兩路照明開關	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1
	A/C Indoor Unit 冷氣室內機	1	1	1	1	1	1	1	1
Store 2 貯物室 2	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	-	-	-	-	-	-	1	-
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	-	-	-	-	-	-	1	-
Lavatory of Store 貯物室洗手間	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1
	13A Switched Fuse Connection Unit for Gas Water Heater 13安培煤氣熱水爐開關接線座	2	2	2	2	2	2	2	2
	Gas Water Heater 煤氣熱水爐	2	2	2	2	2	2	2	2
	Gas Water Heater Control 煤氣熱水爐控制器	3	3	3	3	3	3	3	3

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Living Room, Dining Room and Corridor between Living Room and Master Bedroom 客廳、飯廳及客廳至 主人睡房之間的走廊	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	2	6	1	1	1	1	4	5
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	6	6	8	8	8	8	9	6
	Fused Spur for Electric Curtain 電動窗簾接線座	3	8	3	3	3	3	3	8
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	4	4	4	4	4	4	4	4
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1
	Home Automation System Control (Tablet) 家居智能系統控制平板	1	1	1	1	1	1	1	1
	Data Outlet 數據接駁插座	1	1	1	1	1	1	1	1
	Telephone Outlet 電話接駁插座	1	1	1	1	1	1	1	1
	10A One-Gang Lighting Switch 一燈掣照明開關	-	1	1	1	1	1	-	3
	10A Two-Gang Lighting Switch 兩燈掣照明開關	2	11	1	1	1	2	3	3
	Power Switch 能源開關	2	2	2	2	2	3	2	2
	2 Way Lighting Switch 兩路照明開關	2	2	3	3	3	3	2	2
	2 Way Two-Gang Lighting Switch 兩燈掣兩路照明開關	-	-	2	2	2	2	1	-
	1 Way Curtain Switch 一路窗簾開關	3	-	3	3	3	3	4	-
	20A Cooker 20安培曲架掣	-	3	-	-	-	-	-	-
	Light Trough 燈槽	-	2	-	-	-	-	-	-
	Lighting Point 燈位	16	19	7	7	7	7	21	13
	A/C Indoor Unit 冷氣室內機	4	4	4	4	4	4	4	4
Powder Room 客廁	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	1	1
	Lighting Point 燈位	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	1	1	1	1	1	1	1	1
Utility and Utility Platform 工作間及工作平台	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	1	1	1	1	1	1	1	1
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	1	1
	Minature Circuit Breaker Board 配電箱	1	1	1	1	1	1	1	1

FITTINGS, FINISHES AND APPLIANCES

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Utility and Utility Platform 工作間及工作平台	2 Way Lighting Switch 兩路照明開關	2	2	2	2	2	2	2	2
	Light Trough 燈槽	2	2	2	2	2	2	2	2
	Lighting Point 燈位	2	2	2	2	2	2	2	2
	13A Switched Fuse Connection Unit for Home Automation System Control Box 13安培家居智能系統控制箱開關接線座	1	1	1	1	1	1	1	1
	Home Automation System Control Box 家居智能系統控制箱	1	1	1	1	1	1	1	1
Balcony 露台	Lighting Point 燈位	2	2	2	2	2	2	2	2
Kitchen 廚房	13A 3-Pin Single Socket Outlet with Switched 13安培開關插座	11	11	11	11	11	11	11	11
	13A 3-Pin Twin Socket Outlet with Switched 13安培雙位開關插座	1	1	1	1	1	1	1	1
	13A Switched Fused Connection Unit for Exhaust Fan 13安培抽氣扇開關接線座	1	1	1	1	1	1	1	1
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	1	1	1	1	1	1	1	1
	TV & FM Outlet 電視天線接駁插座	1	1	1	1	1	1	1	1
	Door Bell 門鐘	1	1	1	1	1	1	1	1
	Data Outlet 數據接駁插座	1	1	1	1	1	1	1	1
	Telephone Outlet 電話接駁插座	1	1	1	1	1	1	1	1
	Lighting Point 燈位	6	6	6	6	6	6	6	6
	A/C Indoor Unit 冷氣室內機	1	1	1	1	1	1	1	1
	Exhaust Fan 抽氣扇	1	1	1	1	1	1	1	1
A/C Plant Room 冷氣機房	32A TPN Waterproof Isolator Switch 32安培三相防水斷路器	2	2	2	2	2	2	2	2
	Lighting Point 燈位	1	1	1	1	1	1	1	1
Lift Lobby 升降機大堂	Door Bell Push Button 門鐘按鈕	1	1	1	1	1	1	1	1
	Light Trough 燈槽	1	1	1	1	1	1	1	1
	Lighting Point 燈位	3	3	3	3	3	3	3	3

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Units 住宅單位機電裝置數量說明表

Location 位置	Description 描述	1/F 1樓		2/F-6/F 2樓-6樓		7/F 7樓		8/F 8樓	
		Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位	Flat A A單位	Flat B B單位
Stairhood 梯屋	Lighting Point 燈位	-	-	-	-	-	-	12	12
	5A Switched Fuse Connection Unit for A/C Indoor Unit 5安培冷氣內機開關接線座	-	-	-	-	-	-	1	1
	A/C Indoor Unit 冷氣室內機	-	-	-	-	-	-	1	1
Roof 天台	Lighting Point 燈位	-	-	-	-	-	-	60	122

Note
^ Store 1 for Flat A on 8/F

備註
^ 8樓A單位之貯物室1

SERVICE AGREEMENTS

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

服務協議

食水及沖廁水由水務處供應。
電力由中華電力有限公司供應。
煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

The Vendor is liable to pay the Government rent in respect of each of the residential properties in the development up to and including the date of completion of the sale and purchase of the relevant residential property (i.e. the date of the assignment of that residential property).

地稅

賣方有法律責任繳付發展項目內每一住宅物業之地稅直至並包括有關的住宅物業買賣完成日（即該住宅物業轉讓契之日期）。

MISCELLANEOUS PAYMENTS BY PURCHASER

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is liable to pay to the owner the debris removal fee.
3. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained as at the date on which the Sales Brochure is printed.*

買方的雜項付款

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。
2. 在交付時，買方須向擁有人支付清理廢料的費用。
3. 縱使上述繳付金額在售樓說明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。*

DEFECT LIABILITY WARRANTY PERIOD

The Vendor shall, at its own cost and as soon as reasonably practicable after receipt of a written notice served by the purchaser within 6 months after the date of completion of the sale and purchase of the residential property, remedy any defects to that property, or the fittings, finishes or appliances incorporated into the property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the purchaser.

欠妥之處的保養責任期

凡物業或於買賣合約列出裝置於物業的裝置、裝修物料或設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在買賣成交日期後的6個月內送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。

Note
*The purchaser should pay to the Manager of the Development, and not to the owner, the deposits for water, electricity and gas and the debris removal fee.

備註
*買方須向發展項目的管理人繳付水、電力及氣體的按金及清理廢料的費用，而不須向擁有人繳付相關按金及費用。

MAINTENANCE OF SLOPES

1. The Land Grant requires the owners of the residential properties in the Development to maintain any slopes at their own cost. The terms of the requirement are: -

Special Condition No. (30) of the Land Grant stipulates that:

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (29) of the Land Grant.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors 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 falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies in the Land Grant provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

2. Each of the owners is obliged to contribute towards the costs of the maintenance works.
3. Please refer to the plan on page 76 for the location of the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the Development is situated (location is shown coloured orange double hatched black on the plan).
4. (a) Clause A38(b) of Section V of the latest draft Deed of Mutual Covenant stipulates that:
The Owners shall, at their own expenses, maintain and carry out all works in respect of the Slopes and Retaining Walls as required by the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office (as amended or substituted from time to time) and the maintenance manual(s) for the Slopes and Retaining Walls prepared in accordance with Geoguide 5.
- (b) Clause B1 of Section VI of the latest draft Deed of Mutual Covenant stipulates (under sub-clauses (at) and (bi)) that the Manager has the owners' authority to carry out the maintenance work:-

The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and, except as otherwise herein expressly provided, the Manager shall be responsible for, and shall have full and unrestricted authority to do, all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers, namely:

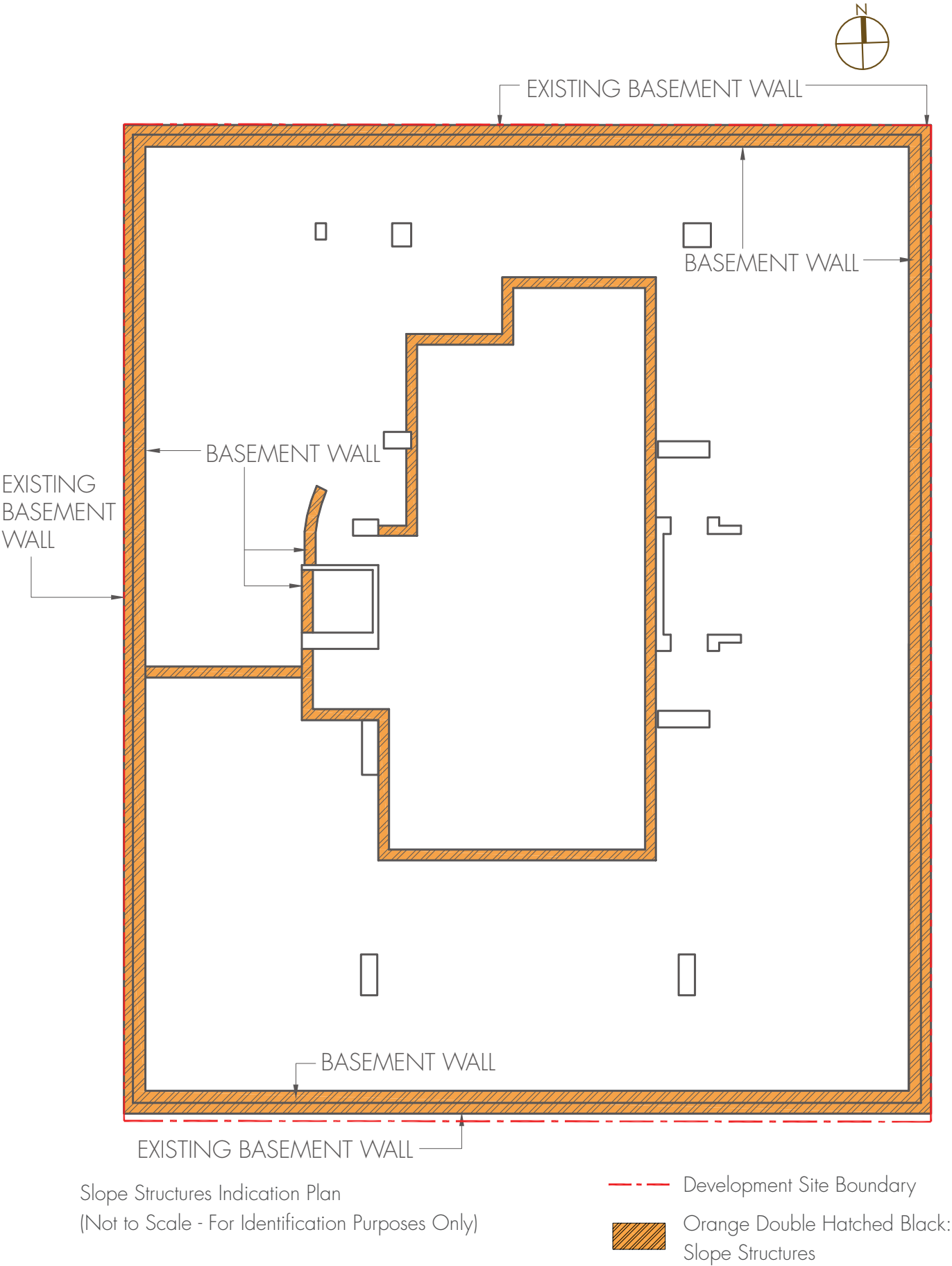
- (at) To have the full authority of the Owners to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slopes and Retaining Walls or other structure in compliance with the Government Grant and in accordance with the maintenance manual(s) from time to time in force of the Government of Hong Kong and other relevant authorities and/or the Manager applicable to or for the Slopes and Retaining Walls and, in particular, in accordance with all guidelines issued from time to time by the appropriate Government departments regarding the maintenance of the Slopes and Retaining Walls and related structures, and to collect from the Owners all costs lawfully incurred, or to be incurred, by the Manager in carrying out such maintenance, repair and any other works. For the purpose of this Clause, the Manager shall include Owners' Corporation, if formed.
- (bi) To maintain all areas, slopes, open spaces and facilities (whether or not expressly mentioned or referred to herein) as are required to be maintained under the provisions of the Government Grant, and in the manner as provided therein.

MAINTENANCE OF SLOPES

(c) Clause B7 of Section VI of the latest draft Deed of Mutual Covenant stipulates that:
The Manager shall have the right and power to require each Owner to pay a proportionate part of all the expenditure lawfully incurred, or to be incurred, for the provision, operation, necessary repair, decoration, renovation, improvement, management, upkeep and maintenance of the Slopes and Retaining Walls and related structure and the Common Areas and Common Facilities as provided in this Deed, Provided that prior approval by a resolution of the Owners, at an Owners' meeting convened under this Deed, is required for any improvement works of the Common Areas and Common Facilities which involves expenditure in excess of 10% of the current annual Management Budget.

5. Owner's undertaking to maintain any slope in relation to the Development at the owner's own cost:-

Not applicable.



Slope Structures include slopes, slope treatment works, retaining walls and other structures within or outside the Development Site in respect of which the owners are required to, at their own expnese, maintain and carry out works as required by the conditions of the land grant.

斜坡維修

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

批地文件特別條款第(30)條規定：

(a)如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡護土工程，不論是在該地段內或任何政府土地內，旨在構建、平整或開發該地段或其中任何部分或承批人按批地條件需要進行的任何其他工程或作任何其他用途，承批人須自行出資進行與修建該等斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程或當時或其後必要的其他工程，以保護和支承該地段的土地和任何相鄰或毗連政府地或出租地內的土地，避免與防止其後發生任何塌方、山泥傾瀉或地陷。承批人須在批地文件授予的租期期間自行出資保養該土地、斜坡處理工程、護土牆或其他支撐、保護、渠務或附帶或其他工程，使其處於修繕妥當的狀態，使署長滿意。

(b)本特別條款第(a)分條的規定不能損害政府根據該等條款，特別是批地文件特別條款第(29)條所享有的權利。

(c)倘若因為任何構建、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段或任何相鄰或毗連政府地或出租地的土地，承批人須自行出資進行修復或彌補，使署長滿意，並對任何因上述塌方、山泥傾瀉或地陷而造成或導致政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償及索償向其作出彌償。

(d)除了批地文件規定對違反任何該等條款而產生的任何其他權利或濟助外，署長有權以書面通知要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支撐、保護及渠務或附帶或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承批人不理會或未能在通知內指定的時限執行該通知的要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須應要求向政府歸還因此產生的費用連同任何行政費或專業費用及開支。

2. 每名擁有人均須分擔維修工程的費用。

3. 請參閱列於第78頁顯示該斜坡護土牆或有關構築物的位置及已經或將會在發展項目所位於的土地之內或之外建造的任何的圖則（位置以橙色加雙黑斜線色顯示）。

4. (a)公契的最新擬稿第五部分第A38(b)條規定：
業主必須根據批地文件的要求及按照土力工程處發佈之「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編制的斜坡及護土牆保養手冊，自費對斜坡及護土牆進行保養及展開一切有關工程。

(b)公契的最新擬稿第六部分第B1條(其下的(a)與(b)分條)規定：

管理人須按本公契規定以妥善的方式管理該土地及發展項目，除本公契明文規定外，管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下，管理人具有下列權力及職責，即：

(a)具有業主的充分授權聘請適當、合資格人士對斜坡及護土牆進行檢查、維持、保養及任何必要的工程，使其處於完好修葺狀態，以遵從批地文件及符合香港政府、其他相關部門及/或管理人現行及不時適用的斜坡及護土牆保養手冊，特別是有關政府部門不時就斜坡及護土牆及相關構築物的保養發出的指引，並且由管理人向業主收取因進行該等保養、維修及任何其他工程已經或將會合法招致的一切費用。在本條款中，管理人包括業主立案法團（如已成立）。

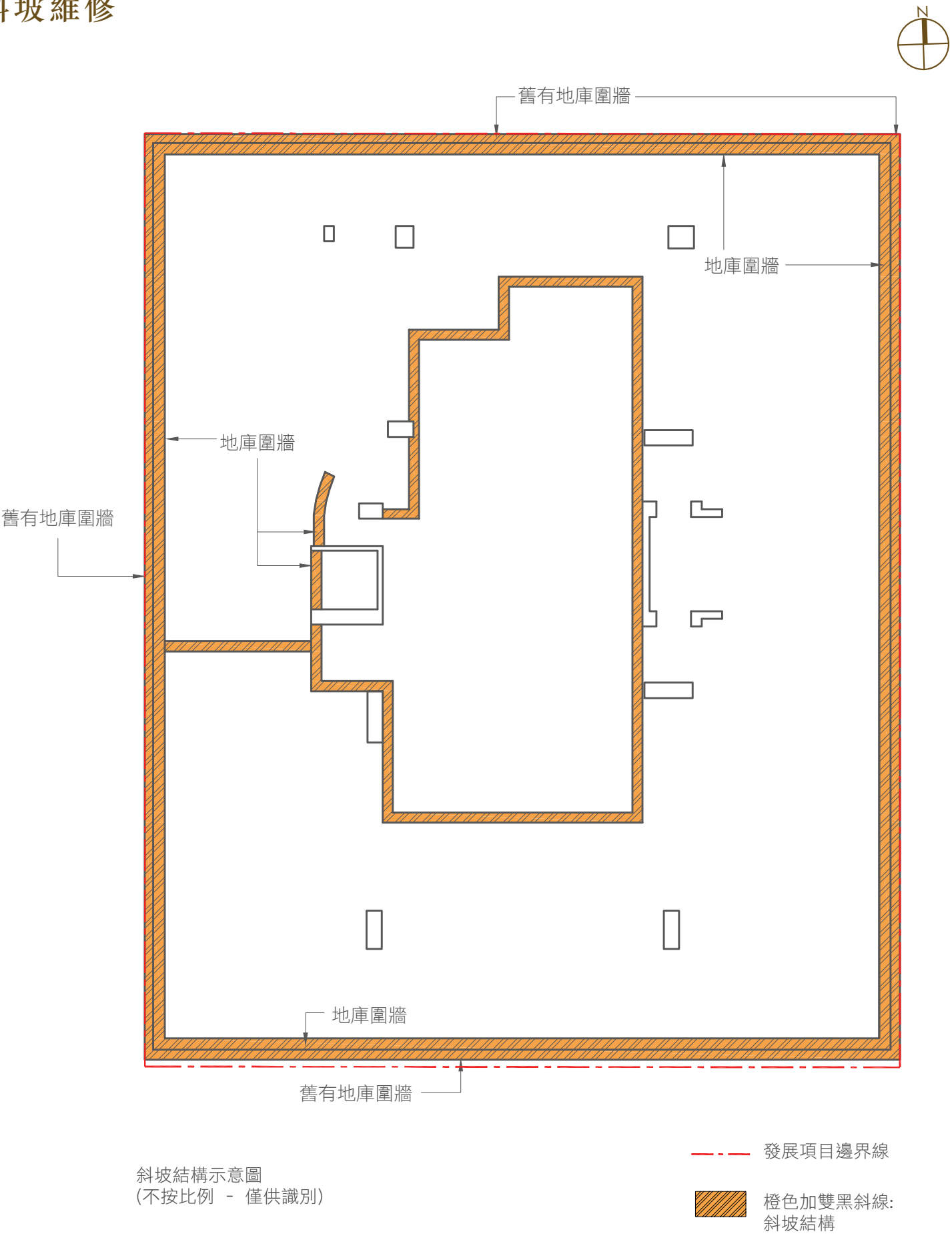
(b)依據批地文件條文所規定的方式保養各地方、斜坡、露天地方和設施（不論公契有否提及或所指）。

(c)公契的最新擬稿第六部分第B7條規定：

管理人有權利及權力要求每位業主按比例支付所有依據本公契規定，就提供、操作、必要維修、裝修、修復、改善、管理、保持及保養斜坡及護土牆及有關構築物和公用地方及公用設施而合法產生的或將會產生的一切開支。假如公用地方及公用設施的改善工程開支超過當時年度管理預算的10%，則必須事先經業主按本公契召開的業主大會通過決議批准。

5. 擁有人自費就發展項目維修任何斜坡的承諾：

不適用。



斜坡結構包括於發展項目範圍以內及以外，按照批地條款需要由業主承擔其維修及工程費用的所有斜坡、斜坡處理工程、護土牆及其他結構。

MODIFICATION

No existing application to the Government for a modification of the land grant of the Development.

修訂

現時沒有就發展項目的批地文件向政府提出的修訂申請。

RELEVANT INFORMATION

Not Applicable.

有關資料

不適用。

WEBSITE ADDRESS

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621):
www.thegrampian.com

互聯網網址

賣方為施行《一手住宅物業銷售條例》（第621章）而就本發展項目指定的互聯網網址：
www.thegrampian.com

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. Information marked (#) may be based on information provided by the Authorized Person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

DISREGARDED GFA UNDER BUILDING (PLANNING) REGULATIONS 23(3)(b)		Area (sq m)
1 [#]	Carpark and loading/unloading area excluding public transport terminus	1,126
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 regulations such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recover chamber, etc.	47.454
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.	400.925
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	53.802

GREEN FEATURES UNDER JOINT PRACTICES NOTES 1 AND 2

3	Balcony	69.93
4	Wider common corridor and lift lobby	43.078
5	Communal sky garden	-
6	Acoustic fin	-
7	Wing wall, wind catcher and funnel	-
8	Non-structural prefabricated external wall	-
9	Utility platform	15.684
10	Noise barrier	-

AMENITY FEATURES

11	Counter, office, store, guard room and lavatory for watchman and management staff, Owner's Corporation Office	27.469
12	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	194.744
13	Covered landscaped and play area	10.574
14	Horizontal screens/covered walkways, trellis	-
15	Larger lift shaft	41.986

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

AMENITY FEATURES		Area (sq m)
16	Chimney shaft	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18 [#]	Pipe duct, air duct for mandatory feature or essential plant room	16.805
19	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21	Void in duplex domestic flat and house	-
22	Projections such as air-conditioning box and platform with a projection of more than 750mm from the external wall	-
OTHER EXEMPTED ITEMS		
23 [#]	Refuge floor including refuge floor cum sky garden	-
24 [#]	Other projections	62.889
25	Public transport terminus	-
26 [#]	Party structure and common staircase	-
27 [#]	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	-
28 [#]	Public passage	-
29	Covered set back area	-
BONUS GFA		
30	Bonus GFA	-

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

ENVIRONMENT 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.

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項的最新資料，請見下表。如印製售樓說明書時尚未呈交最終修訂圖則予建築事務監督，則有(＃)號的資料可以由認可人士提供的資料作為基礎。直至最終修訂圖則於發出佔用許可證前呈交予並獲建築事務監督批准前，以下分項資料仍可能有所修改。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1 [#]	停車場及上落客貨地方（公共交通總站除外）	1,126
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	47.454
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	400.925
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	53.802

根據聯合作業備考第1及第2號提供的環保設施

3	露台	69.93
4	加闊的公用走廊及升降機大堂	43.078
5	公用空中花園	-
6	隔聲簷	-
7	翼牆、捕風器及風斗	-
8	非結構預製外牆	-
9	工作平台	15.684
10	隔音屏障	-

適意設施

11	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	27.469
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	194.744
13	有上蓋的園景區及遊樂場	10.574
14	橫向屏障 / 有蓋人行道、花棚	-
15	擴大升降機井道	41.986

申請建築物總樓面面積寬免的資料

適意設施		面積（平方米）
16	煙囪管道	-
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	-
18 [#]	強制性設施或必要機房所需的管槽、氣槽	16.805
19	非強制性設施或非必要機房所需的管槽、氣槽	-
20	環保系統及設施所需的機房、管槽及氣槽	-
21	複式住宅單位及洋房的中空	-
22	伸出物，如空調機箱及伸出外牆超過750毫米的平台	-
其他項目		
23 [#]	庇護層，包括庇護層兼空中花園	-
24 [#]	其他伸出物	62.889
25	公共交通總站	-
26 [#]	共用構築物及樓梯	-
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	-
28 [#]	公眾通道	-
29	因建築物後移導致的覆蓋面積	-
額外總樓面面積		
30	額外總樓面面積	-

附註

上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADM-2 規定的要求而制訂的。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。

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Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 June 2016 2016年6月30日 印製版本之頁次	Page Number in revised version with examination date on 15 August 2016 2016年8月15日 檢視版本之頁次	Revision Made 所作修改
15 August 2016 2016年8月15日	33	33	Legend for the Floor Plans of Residential Properties in the Development is revised 更改發展項目的住宅物業的樓面平面圖的圖例
	58 - 65	58 - 65	Fittings, Finishes and Appliance are revised 更改裝修物料及設備
	84	84	Information required by the Director of Lands to be set out in the sales brochures as a condition for giving the presale consent is revised 更改地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 15 August 2016 2016年8月15日 印製版本之頁次	Page Number in revised version with examination date on 30 September 2016 2016年9月30日 檢視版本之頁次	Revision Made 所作修改
30 September 2016 2016年9月30日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	66	66	Fittings, Finishes and Appliance are updated 更新裝修物料及設備

Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 September 2016 2016年9月30日 印製版本之頁次	Page Number in revised version with examination date on 30 December 2016 2016年12月30日 檢視版本之頁次	Revision Made 所作修改
30 December 2016 2016年12月30日	7	7	Information on the Development is updated 更新發展項目的資料
	13	13	Information on Design of the Development is updated 更新發展項目的設計的資料
	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	23	23	Layout Plan of the Development is updated 更新發展項目的布局圖
	66	66	Fittings, Finishes and Appliance are updated 更新裝修物料及設備
	84	84	The Section “Information required by the Director of Lands to be set out in the sales brochure as a condition for giving the presale consent” is deleted and replaced with a blank page 刪除「地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料」一節並換上空頁
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 December 2016 2016年12月30日 印製版本之頁次	Page Number in revised version with examination date on 30 March 2017 2017年3月30日 檢視版本之頁次	Revision Made 所作修改
30 March 2017 2017年3月30日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖

Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 March 2017 2017年3月30日 印製版本之頁次	Page Number in revised version with examination date on 30 June 2017 2017年6月30日 檢視版本之頁次	Revision Made 所作修改
30 June 2017 2017年6月30日	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	17	17	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	21	21	Outline Zoning Plan Relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 June 2017 2017年6月30日 印製版本之頁次	Page Number in revised version with examination date on 30 September 2017 2017年9月30日 檢視版本之頁次	Revision Made 所作修改
30 September 2017 2017年9月30日	1 - 6	1-3, 3A, 3B, 4 - 6	Notes to Purchasers of First-Hand Residential Properties are updated 更新一手住宅物業買家須知
	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖
	16	16	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
Examination / Revision Date 檢視 / 修改日期	Page Number in version with printing date on 30 September 2017 2017年9月30日 印製版本之頁次	Page Number in revised version with examination date on 29 December 2017 2017年12月29日 檢視版本之頁次	Revision Made 所作修改
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28 September 2018 2018年9月28日	14	14	Information on Property Management is updated 更新物業管理的資料
	15	15	Location Plan of the Development is updated 更新發展項目的所在位置圖

EXAMINATION RECORD		檢視紀錄	
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