

# THE CARMEL

售樓說明書 SALES BROCHURE



	頁 Page		頁 Page
一手住宅物業買家須知 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES	1	17 對買方的警告 WARNING TO PURCHASERS	144
1 發展項目的資料 INFORMATION ON THE DEVELOPMENT	8	18 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT	145
2 賣方及有參與發展項目的其他人的資料 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT	9	19 立面圖 ELEVATION PLAN	168
3 有參與發展項目的各方的關係 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT	10	20 發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT	180
4 發展項目的設計的資料 INFORMATION ON DESIGN OF THE DEVELOPMENT	11	21 閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT	180
5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT	12	22 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES	181
6 發展項目的所在位置圖 LOCATION PLAN OF THE DEVELOPMENT	13	23 服務協議 SERVICE AGREEMENTS	268
7 發展項目的鳥瞰照片 AERIAL PHOTOGRAPH OF THE DEVELOPMENT	14	24 地稅 GOVERNMENT RENT	268
8 關乎發展項目的分區計劃大綱圖 OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT	15	25 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER	268
9 發展項目的布局圖 LAYOUT PLAN OF THE DEVELOPMENT	17	26 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD	268
10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	18	27 斜坡維修 MAINTENANCE OF SLOPES	269
11 發展項目中的住宅物業的面積 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	94	28 修訂 MODIFICATION	271
12 發展項目中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT	106	29 賣方就發展項目指定的互聯網網站的網址 ADDRESS OF THE WEBSITE DESIGNATED BY VENDOR FOR DEVELOPMENT	271
13 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE	110	30 有關資料 RELEVANT INFORMATION	271
14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT	111	31 申請建築物總樓面面積寬免的資料 INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING	272
15 批地文件的摘要 SUMMARY OF LAND GRANT	117	32 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 INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING PRE-SALE CONSENT	276
16 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES	130		



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](http://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<sup>1</sup>。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<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

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

### 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。

<sup>1</sup> 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。

<sup>2</sup> 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。



## 7. 售樓處內有關可供揀選住宅物業的資料

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

## 8. 成交紀錄冊

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

## 9. 買賣合約

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

## 10. 表達購樓意向

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

## 11. 委託地產代理

- 留意倘賣方委任一個或多於一個地產代理，以協助銷售其發展項目內任何指明住宅物業，該發展項目的價單必須列明在價單印刷日期當日所有獲委任為地產代理的姓名/名稱。
- 您可委託任何地產代理（不一定是賣方所指定的地產代理），以協助您購置發展項目內任何指明住宅物業；您亦可不委託任何地產代理。

- 委託地產代理以物色物業前，您應該 —

- 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
- 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
- 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://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<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（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：

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

運輸及房屋局  
一手住宅物業銷售監管局  
2017 年 8 月

<sup>3</sup> 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。

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

#### 2. Fees, mortgage loan and property price

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

#### 3. Price list, payment terms and other financial incentives

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

<sup>2</sup> 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.

<sup>1</sup> 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.



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

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

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

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

## 8. Register of Transactions

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

## 9. Agreement for sale and purchase

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

## 10. Expression of intent of purchasing a residential property

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

## 11. Appointment of estate agent

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

## 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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

### 14. Show flats

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

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

#### **For first-hand uncompleted residential properties and completed residential properties pending compliance**

##### **15. Estimated material date and handing over date**

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

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

#### **For first-hand completed residential properties**

##### **16. Vendor's information form**

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

##### **17. Viewing of property**

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

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

<sup>3</sup> 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.

Website	: <a href="http://www.srpa.gov.hk">www.srpa.gov.hk</a>
Telephone	: 2817 3313
Email	: <a href="mailto:enquiry_srpa@hd.gov.hk">enquiry_srpa@hd.gov.hk</a>
Fax	: 2219 2220

Other useful contacts:

<b>Consumer Council</b>
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Website	: <a href="http://www.consumer.org.hk">www.consumer.org.hk</a>
Telephone	: 2929 2222
Email	: <a href="mailto:cc@consumer.org.hk">cc@consumer.org.hk</a>
Fax	: 2856 3611

<b>Estate Agents Authority</b>
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Website	: <a href="http://www.eaa.org.hk">www.eaa.org.hk</a>
Telephone	: 2111 2777
Email	: <a href="mailto:enquiry@eaa.org.hk">enquiry@eaa.org.hk</a>
Fax	: 2598 9596

<b>Real Estate Developers Association of Hong Kong</b>
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Telephone	: 2826 0111
Fax	: 2845 2521

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



## 1 發展項目的資料 INFORMATION ON THE DEVELOPMENT

### 發展項目名稱

The Carmel

### 街道名稱及門牌號數

青山公路 – 大欖段168號

### 發展項目包含多單位建築物及洋房

#### 每幢多單位建築物的樓層的總數

第1座：12層 (不包括天台)

第2座：10層 (不包括天台)

#### 發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第1座：

地庫1層、上層地庫、地下、1樓至3樓、5樓至10樓及天台

第2座：

地下、1樓至3樓、5樓至10樓及天台

#### 每幢多單位建築物內被略去的樓層號數

第1座及第2座內被略去的樓層號數：4樓

#### 每幢多單位建築物內的庇護層

不適用

#### 洋房的總數及發展項目的經批准的建築圖則所規定的洋房門牌號數

洋房總數量：48

洋房門牌號數：1至3、5至12、15至23、25至33、35至39、60至63、65至66、68至69、80至83、85及86號

#### 被略去的洋房門牌號數

被略去的洋房門牌號數：4、13、14、24、34、40至59、64、67、70至79及84號

#### 發展項目的認可人士提供的發展項目的預計關鍵日期

本發展項目屬尚待符合條件的已落成發展項目

(a) 由發展項目的認可人士提供的發展項目的預計關鍵日期為2020年3月31日。

(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

(c) 凡根據批地文件，進行該買賣，需獲地政總署署長同意。為買賣合約的目的，在不局限任何其他可用以證明發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為發展項目已落成或當作已落成(視屬何情況而定)的確證。

備註：「關鍵日期」指該批地文件的條件就發展項目而獲符合的日期。

### Name of the Development

The Carmel

### Name of the street and the street number

168 Castle Peak Road – Tai Lam

### The Development consists of multi-unit buildings and houses

#### Total number of storeys of each multi-unit building

Tower 1: 12 storeys (excluding roof)

Tower 2: 10 storeys (excluding roof)

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

Tower 1:

B1/F, UB/F, G/F, 1/F - 3/F, 5/F - 10/F & Roof

Tower 2:

G/F, 1/F - 3/F, 5/F - 10/F & Roof

#### Omitted floor numbers in each multi-unit building

Omitted floor number in Tower 1 and Tower 2: 4/F

#### Refuge floors in each multi-unit building

Not applicable

#### Total number of houses and house numbering as provided in the approved building plans for the Development

Total number of houses: 48

House numbering: 1-3, 5-12, 15-23, 25-33, 35-39, 60-63, 65-66, 68-69, 80-83, 85 & 86

#### Omitted house numbers

Omitted house numbers: 4, 13, 14, 24, 34, 40-59, 64, 67, 70-79 & 84

#### The estimated material date for the Development, as provided by the Authorized Person for the Development

This Development is a completed development pending compliance

(a) The estimated material date for the Development, as provided by the Authorized Person for the Development, is 31 March 2020.

(b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

(c) Under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

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

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

賣方

茂熹有限公司（作為“擁有人”）  
永泰地產發展有限公司（作為“如此聘用的人”）

備註：  
“擁有人”指發展項目的法律上的擁有人或實益擁有人；“如此聘用的人”指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售過程的人士。

賣方之控權公司

Skyline Motion Limited  
Wing Tai Properties (International) Limited  
Wing Tai Properties (B.V.I) Limited  
永泰地產有限公司

發展項目的認可人士

周余石(香港)有限公司之周德灝先生

發展項目的承建商

保華建築工程有限公司

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

胡關李羅律師行

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

香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Skyline Motion Limited

Vendor

Green Lotus Limited (as “Owner”)  
Wing Tai Properties Development Limited (as “Person so engaged”)

Notes:  
“Owner” means the legal or beneficial owner of the Development; and “Person so engaged” means the person who is engaged by the Owner to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing of the Development.

Holding companies of the Vendor

Skyline Motion Limited  
Wing Tai Properties (International) Limited  
Wing Tai Properties (B.V.I) Limited  
Wing Tai Properties Limited

Authorized Person for the Development

Mr. Chau Tak Ho Kenneth of CYS Associates (HK) Limited

Building contractor of the Development

Paul Y. Construction & Engineering Co. Limited

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

Woo Kwan Lee & Lo

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

The Hongkong and Shanghai Banking Corporation Limited

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

Skyline Motion Limited

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	不適用 Not Applicable
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	不適用 Not Applicable
(c)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	否 No
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not Applicable
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	不適用 Not Applicable
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	否 No
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not Applicable
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人； The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	不適用 Not Applicable
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人； The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	是* Yes
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	否 No

(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	否 No
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	否 No
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	不適用 Not Applicable
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	否 No
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份； The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	否 No
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書； The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	否 No
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員； The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	不適用 Not Applicable
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身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； 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;	否 No
(s)	賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。 The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	否 No

\* 賣方律師行胡關李羅律師行的一位合夥人與賣方兩間控股公司(Wing Tai Properties (BVI) Limited及永泰地產有限公司)的其中一位董事是家人關係。

\* A director of two of the holding companies of the Vendor (namely, Wing Tai Properties (BVI) Limited and Wing Tai Properties Limited) is an immediate family member of a partner of the Vendor's solicitors, Woo Kwan Lee & Lo.



多單位建築物

發展項目中的多單位建築物有構成圍封牆的一部分的非結構的預製外牆。

發展項目中的每幢多單位建築物的非結構的預製外牆厚度範圍為0.15米。

每個住宅物業的非結構的預製外牆的總面積表：

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

座 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m.)
第1座 Tower 1	1樓 1/F	A	1.698
		B	0.685
		C	0.712
		D	0.712
		E	0.000
		F	0.668
		G	0.698
		H	1.026
	2樓至7樓 2/F - 7/F	A	1.698
		B	0.685
		C	0.712
		D	0.712
		E	0.000
		F	0.668
		G	0.931
		H	1.026
	8樓 8/F	A	1.698
		B	0.685
		C	0.712
		D	0.712
		E	0.000
		F	1.769
		H	1.026
	9樓 9/F	A	1.698
		B	0.685
		C	0.712
		D	0.712
		E (複式單位) (Duplex)	0.000
		H	1.026
	10樓 10/F	A	1.698
		B	0.685
		C	0.712
		D	0.712
		H	1.026

備註：  
每座不設4樓。

Note:  
4/F is omitted in each tower.

Multi-Unit Buildings

There are non-structural prefabricated external walls forming part of the enclosing walls of the multi-unit buildings in the Development.

The range of thickness of the non-structural prefabricated external walls of each multi-unit building in the Development is 0.15m.

每個住宅物業的非結構的預製外牆的總面積表：

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

座 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積（平方米） Total area of non-structural prefabricated external walls of each residential property (sq.m.)
第2座 Tower 2	1樓 1/F	A	1.551
		B	0.571
		C	0.712
		D	0.712
		E	0.000
		F	0.600
	2樓至7樓 2/F - 7/F	A	1.551
		B	0.571
		C	0.712
		D	0.712
		E	0.000
		F	0.686
		G	1.002
		H	0.712
	8樓 8/F	A	1.551
		B	0.571
		C	0.712
		D	0.712
		E	0.000
		F	1.745
	9樓 9/F	H	0.712
		A	1.551
		B	0.571
		C	0.712
		D	0.712
		E (複式單位) (Duplex)	0.000
	10樓 10/F	H	0.712
		A	1.551
		B	0.571
		C	0.712
		D	0.712

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

多單位建築物

發展項目中的多單位建築物有構成圍封牆的一部分的幕牆。  
發展項目中的每幢多單位建築物的幕牆厚度範圍為0.2米。

Multi-Unit Buildings

There are curtain walls forming part of the enclosing walls of the multi-unit buildings in the Development.  
The range of thickness of curtain walls of each multi-unit building in the Development is 0.2m.

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

座 Tower	樓層 Floor	單位 Unit	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m.)
第1座 Tower 1	1樓 1/F	A	1.620
		H	2.250
	2樓至7樓 2/F - 7/F	A	1.620
		H	2.250
	8樓 8/F	A	1.620
		H	2.250
	9樓 9/F	A	1.620
		H	2.250
第2座 Tower 2	1樓 1/F	A	1.645
		H	1.615
	2樓至7樓 2/F - 7/F	A	1.645
		H	1.615
	8樓 8/F	A	1.645
		H	1.615
	9樓 9/F	A	1.645
		H	1.615
	10樓 10/F	A	1.645
		H	1.615

備註：  
每座不設4樓。

Note:  
4/F is omitted in each tower.

洋房

發展項目中的洋房沒有構成圍封牆的一部分的非結構的預製外牆。  
發展項目中的洋房有構成封牆的一部分的幕牆。  
發展項目中的每座洋房的幕牆厚度範圍為0.2米。

Houses

There are no non-structural prefabricated external walls forming part of the enclosing walls of the houses in the Development.  
There are curtain walls forming part of the enclosing walls of the houses in the Development.  
The range of thickness of curtain walls of each house in the Development is 0.2m.

每個住宅物業的幕牆的總面積表：

Schedule of total area of curtain walls of each residential property:

洋房 House	每個住宅物業的幕牆的總面積（平方米） Total area of curtain walls of each residential property (sq.m.)
1號洋房 House 1	1.450
2號洋房 House 2	0.642
3號洋房 House 3	0.642
5號洋房 House 5	0.642
6號洋房 House 6	0.642

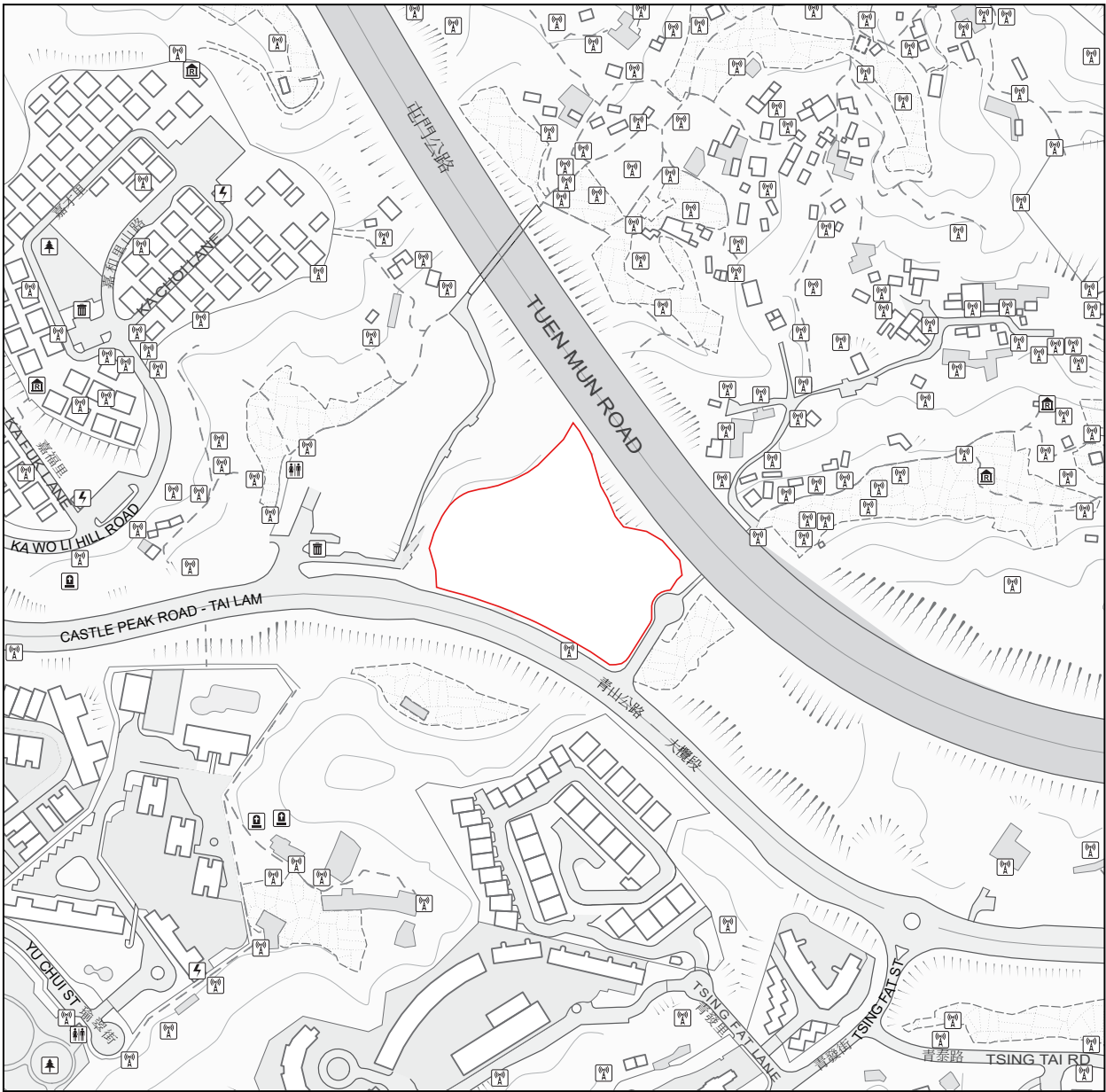
備註：  
每座不設4樓。

Note:  
4/F is omitted in each tower.

5 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

尚泰物業管理有限公司將根據發展項目的公契的最新擬稿獲委任為發展項目的管理人。

Shang Tai Property Management Limited will be appointed as the Manager of the Development under the latest draft of Deed of Mutual Covenant (DMC) in respect of the Development.



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The plan is reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 114/2018.

此位置圖是由賣方擬備並參考地政總署測繪處於2019年9月9日出版之測繪圖，圖幅編號6-SW-C，有需要處經修正處理。  
This location plan is prepared by the Vendor with reference to the Survey Sheet No. 6-SW-C dated 9 September 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

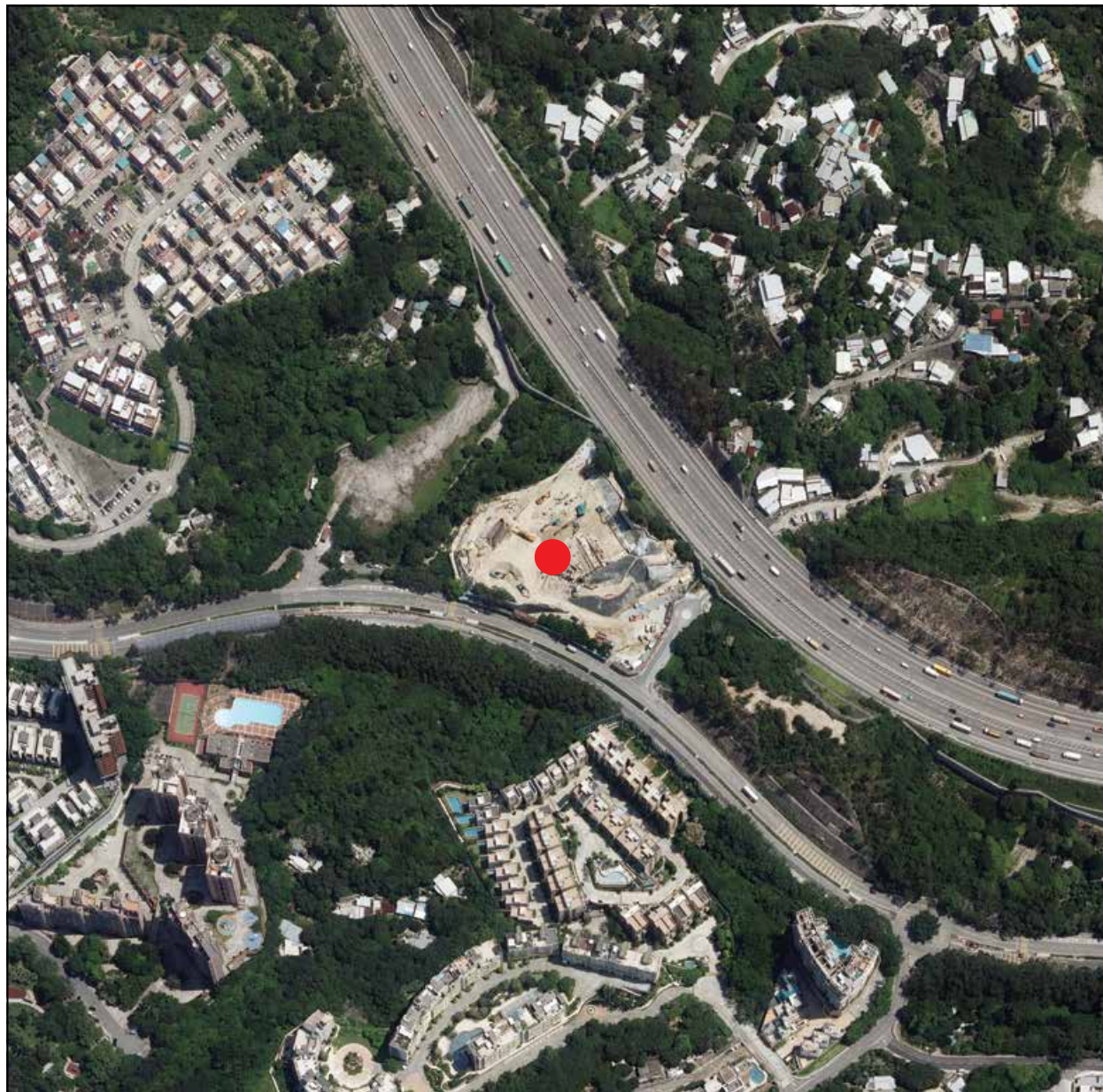
圖例 Notation

- 發電廠（包括電力分站）  
Power Plant (including Electricity Sub-stations)
- 墳場  
Cemetery
- 垃圾收集站  
Refuse Collection Point
- 公廁  
Public Convenience
- 公用事業設施裝置  
Public Utility Installation
- 宗教場所（包括教堂、廟宇及祠堂）  
Religious Institution (including Church, Temple and Tsz Tong)
- 公園  
Public Park

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

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





香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

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● 發展項目的位置  
Location of the Development

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E027326C，飛行日期：2017年5月29日。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, Photo No. E027326C, date of flight: 29 May 2017.

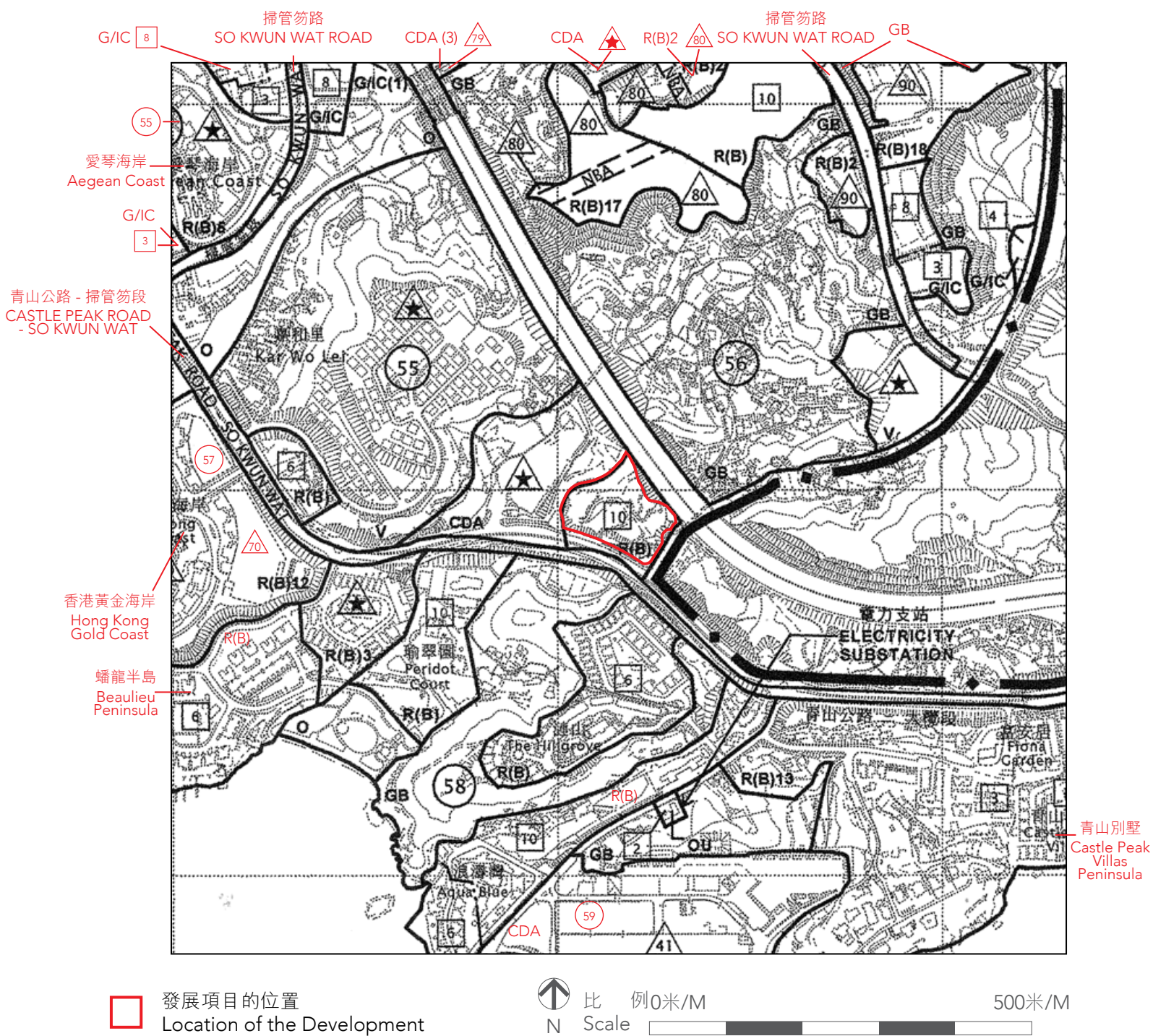
備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.





圖例 Notation

地帶 Zones

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

交通 Communications

	主要道路及路口 Major Road and Junction
	高架道路 Elevated Road

其他 Miscellaneous

	規劃範圍界線 Boundary of Planning Scheme
	規劃區編號 Planning Area Number
	建築物高度管制區界線 Building Height Control Zone Boundary
	最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)
	《註釋》內訂明最高建築物高度限制 Maximum Building Height restriction as stipulated on the notes
	最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)
	非建築用地 Non-Building Area

備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

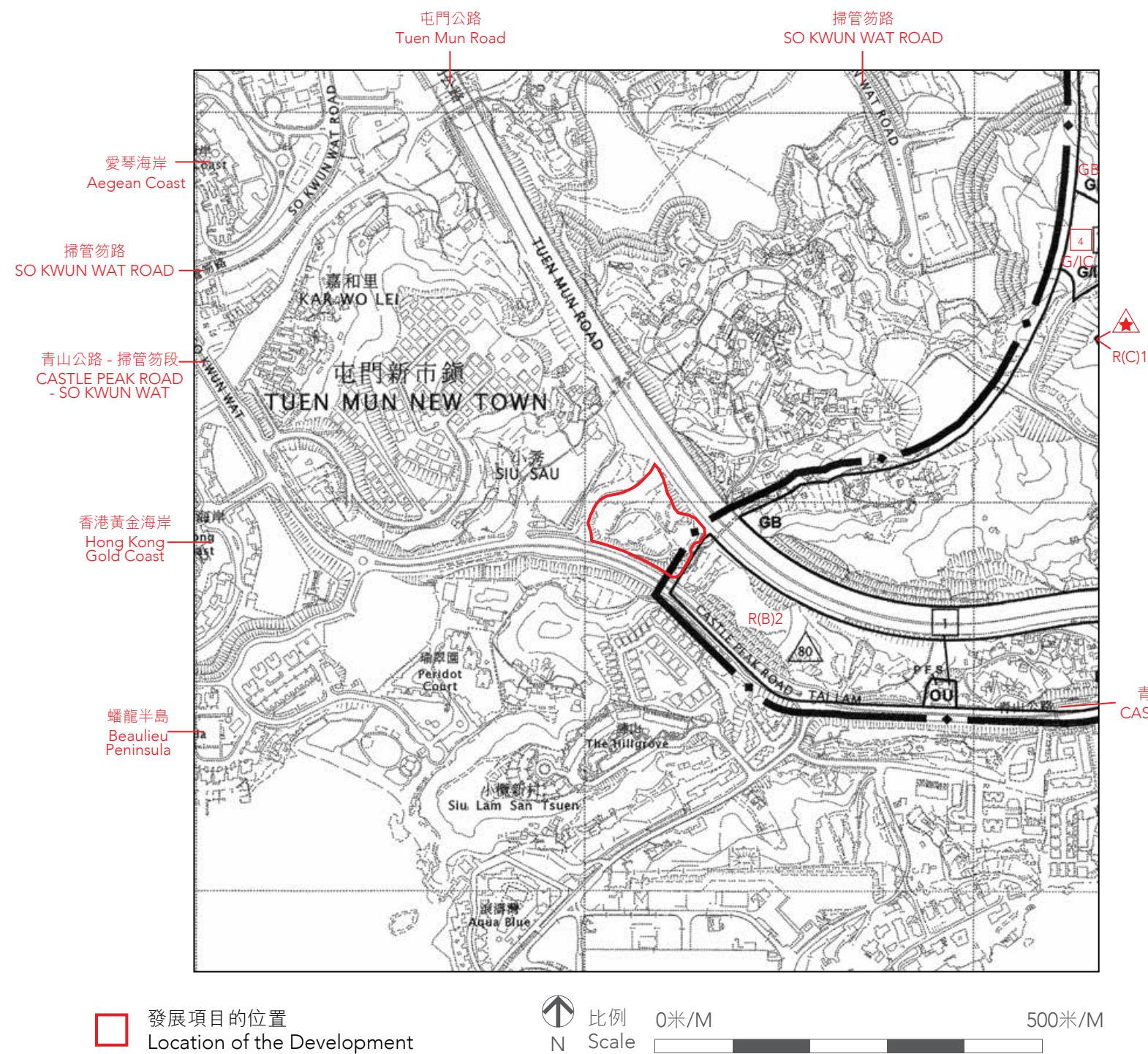
Notes:

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

摘錄自2018年12月21日刊憲之屯門分區計劃大綱核准圖，圖則編號為S/TM/35。

Adopted from part of the approved Tuen Mun Outline Zoning Plan No. S/TM/35, gazetted on 21 December 2018.





圖例 Notation

地帶 Zones

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

交通 Communications

	主要道路及路口 Major Road and Junction
--	------------------------------------

其他 Miscellaneous

	規劃範圍界線 Boundary of Planning Scheme
	最高建築物高度 (在主水平基準上若干米) Maximum Building Height (In Metres Above Principal Datum)
	《註釋》內訂明最高建築物高度限制 Maximum Building Height restriction as stipulated on the notes
	最高建築物高度(樓層數目) Maximum Building Height (In number of storeys)
	加油站 Petrol Filling Station

青山公路 - 大欖段  
CASTLE PEAK ROAD -  
TAI LAM

備註:

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

Notes:

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

摘錄自2015年12月11日刊憲之掃管笏分區計劃大綱核准圖，圖則編號為S/TM-SKW/13。

Adopted from part of the approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13, gazetted on 11 December 2015.





## 平面圖圖例 Legend For Floor Plan

2m <sup>3</sup> H.R. TANK	= 2m <sup>3</sup> HOSE REEL WATER TANK	= 2立方米消防喉轆水缸
A.F. / ARCH. FEATURE	= ARCHITECTURAL FEATURE	= 建築裝飾
A/C PLANT RM.	= AIR-CONDITIONER PLANT ROOM	= 冷氣機房
A/C PLATFORM	= AIR-CONDITIONER PLATFORM	= 冷氣機平台
ACOUSTIC BALCONY		= 減音露台
ACOUSTIC FIN		= 隔聲鰭
AIR DUCT		= 風槽
ALUM. CANOPY ABOVE	= ALUMINIUM CANOPY ABOVE	= 鋁質上蓋置上
ALUM. CLADDING	= ALUMINIUM CLADDING	= 鋁質飾板
ALUM. CLADDING ABOVE	= ALUMINIUM CLADDING ABOVE	= 鋁質飾板置上
ALUM. CLADDING ON TOP OF PARAPET WALL	= ALUMINIUM CLADDING ON TOP OF PARAPET WALL	= 鋁質飾板置護牆之上
B.	= BATHROOM	= 浴室
BAL.	= BALCONY	= 露台
BAL. ABOVE	= BALCONY ABOVE	= 露台置上
B.R.	= BEDROOM	= 睡房
CARETAKER'S QUARTER		= 管理員宿舍
CLO.	= CLOSET	= 衣帽間
COMMON AREA		= 公用範圍
COMMON FLAT ROOF		= 公用露天平台
COMMON GREEN ROOF		= 公用綠化平台
CURTAIN WALL		= 玻璃幕牆
CURTAIN WALL BELOW		= 下層玻璃幕牆
DIN.	= DINING ROOM	= 飯廳
DIS. LIFT	= LIFT FOR PERSON WITH DISABILITIES	= 傷健人士升降機
DN	= DOWN	= 落
E.M.C.	= ELECTRICAL METER CABINET	= 電錶櫃
ELE.R.	= ELECTRICAL ROOM	= 電錶房
ELV.C.	= EXTRA-LOW VOLTAGE CABLE DUCT CABINET	= 特低壓電線槽櫃
ENHANCED ACOUSTIC BALCONY		= 強效減音露台
E.V.A.	= EMERGENCY VEHICULAR ACCESS	= 緊急車輛通道
F.S. RM.	= FIRE SERVICES ROOM	= 消防裝置房
FAN RM.	= FAN ROOM	= 風機房
FILTRATION PLANT ROOM		= 濾水裝置房
FIXED WINDOW		= 固定式窗戶
FLAT ROOF		= 平台
FORECOURT		= 前院
G.T.	= GUEST TOILET	= 客廁
GARAGE		= 車庫
GARDEN		= 花園
GREEN WALL		= 綠化牆
HOUSE		= 洋房
H.R.	= HOSE REEL	= 消防喉轆
H.R. PUMP	= HOSE REEL PUMP	= 消防喉轆泵
KIT.	= KITCHEN	= 廚房

適用於本節各樓面平面圖之備註：

- 部份樓層外牆範圍設有建築裝飾。詳細資料請參考最新經批准的建築圖則。
- 部份住宅單位的露台及/或平台及/或外牆處或附近設有外露之公用喉管。
- 部份住宅單位客廳、飯廳、睡房、走廊、浴室、盥洗室、儲物室、洗手間及廚房天花有跌級樓板及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物室及洗手間內設有冷氣及/或機電設備之外露喉管/管道。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

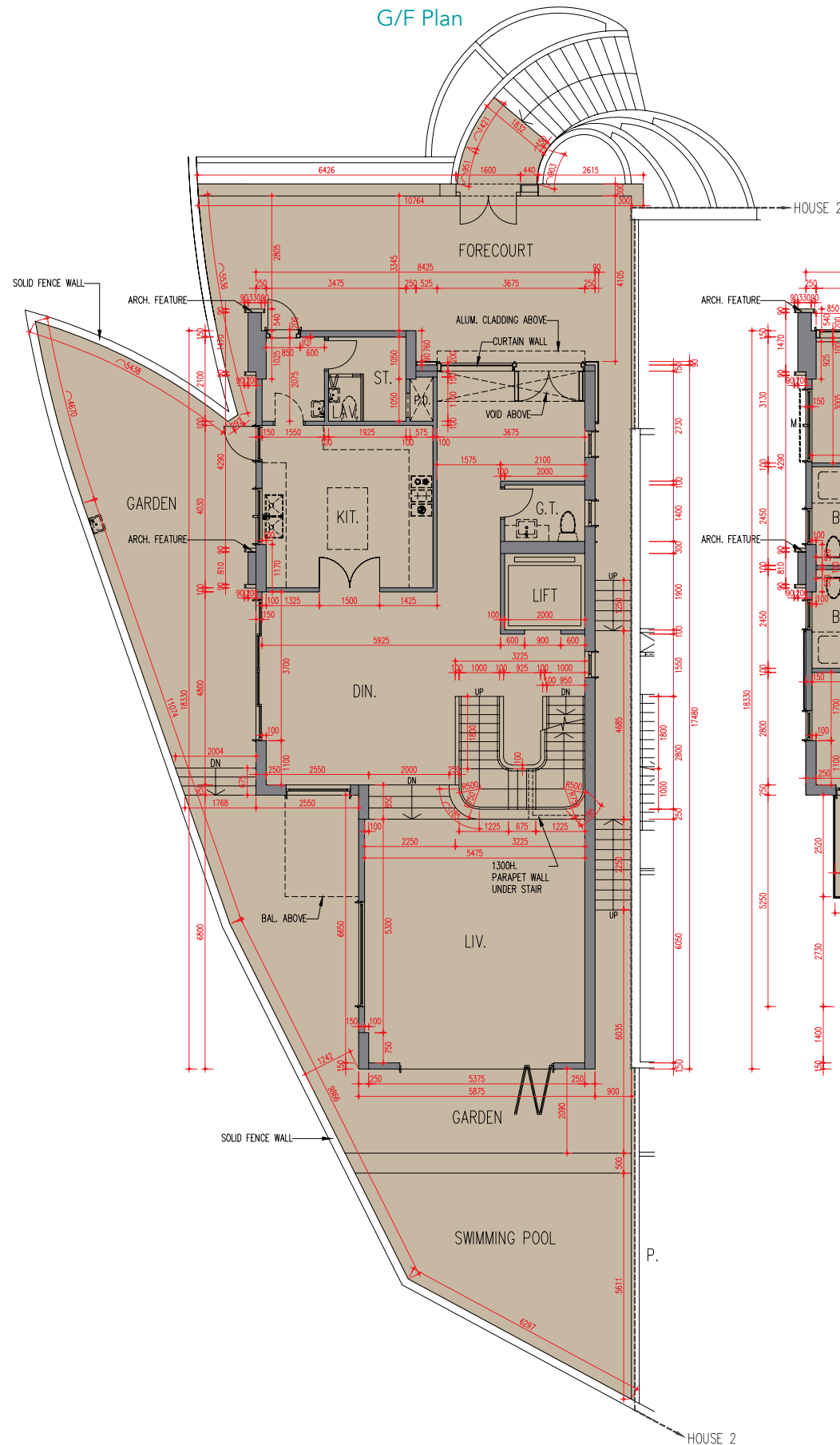
LANDSCAPE ROOF OF GARAGE		= 車庫上的綠化露天平台
LAV.	= LAVATORY	= 洗手間
LIFT		= 升降機
LIFT LOBBY		= 升降機大堂
LIFT MACHINE ROOM		= 升降機機房
LIV.	= LIVING ROOM	= 客廳
LOBBY		= 門廳
M.B.	= MASTER BATHROOM	= 主人浴室
M.B.R.	= MASTER BEDROOM	= 主人睡房
MAIL BOX		= 郵箱
OPEN KITCHEN		= 開放式廚房
OWNER'S CORPORATION / OWNER'S COMMITTEE OFFICE		= 業主委員會辦公室
P.	= PLANTER	= 花槽
P.D.	= PIPE DUCT	= 管道槽
PARAPET WALL BELOW		= 下層護牆
PRIVATE FLAT ROOF		= 私人露天平台
REFUSE STORAGE	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收房
S.A.M.	= SOUND ABSORPTIVE MATERIAL	= 吸音物料
SKYLIGHT		= 天窗
SMATV RM.	= SATELLITE MASTER ANTENNA TELEVISION ROOM	= 衛星主天線電視室
SOLID FENCE WALL		= 實心圍牆
SOLID PARAPET WALL		= 實心護牆
ST.	= STORE ROOM	= 儲物房
STUDIO		= 開放式單位
STUDY		= 書房
SWIMMING POOL		= 游泳池
T.	= TOILET	= 廁所
TOP OF CLUB HOUSE (LANDSCAPE GREENERY)		= 會所頂部 (園林綠化)
TOWER		= 座
UP		= 上
UT.	= UTILITY	= 工作間
UTP.	= UTILITY PLATFORM	= 工作平台
VERTICAL FIN WITH SOUND ABSORPTIVE MATERIAL		= 有吸音物料的垂直隔聲鰭
VOID		= 中空
VOID ABOVE		= 中空置上
W.M.C.	= WATER METER CABINET	= 水錶櫃
	= MAINTENANCE WINDOW (NOT FOR VENTILATION PURPOSE)	= 維修窗戶 (不作通風用途)
	= SOUND ABSORPTIVE MATERIAL ON BUILDING FACADE	= 建築第外牆上的吸音物料
	= WINDOW WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW (BAFFLE TYPE))	= 背面裝設滑動嵌板的窗戶 (減音窗(擋音式))

Notes applicable to the floor plans of this section :

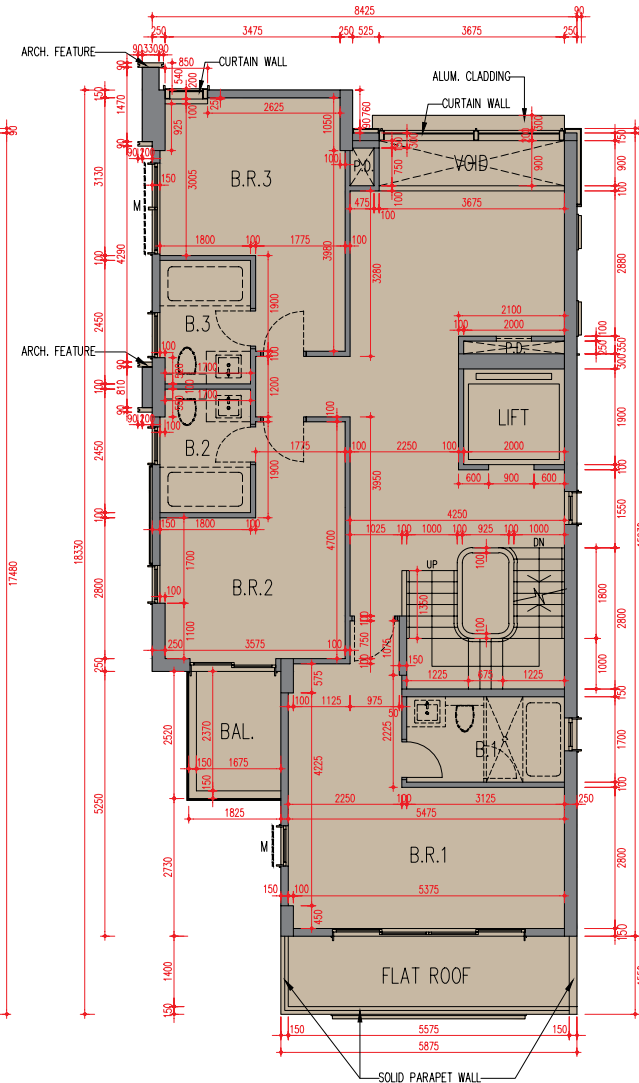
- There may be architectural features on external walls of some of the floors. For details, please refer to the latest approved building plans.
- Common pipes exposed are located at or adjacent to balcony and/ or flat roof and/ or external wall of some residential units.
- There are sunken slabs and/ or ceiling bulkheads at living rooms, dining rooms, bedrooms, corridors, bathrooms, powder rooms, store rooms, lavatories and kitchens of some residential units' ceiling for the air-conditioning system and/ or other mechanical & electrical services. There are exposed pipes/ ductings for air-conditioning system and/ or mechanical & electrical services within some store rooms and lavatories.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments shown on floor plans such as bath tub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only.

## 1號洋房 House 1

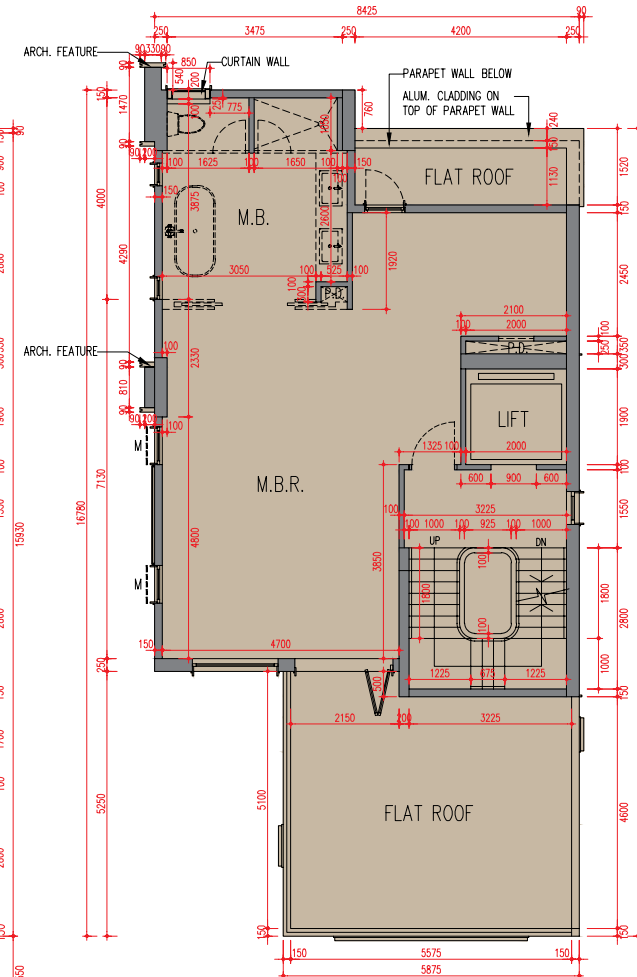
地下平面圖  
G/F Plan



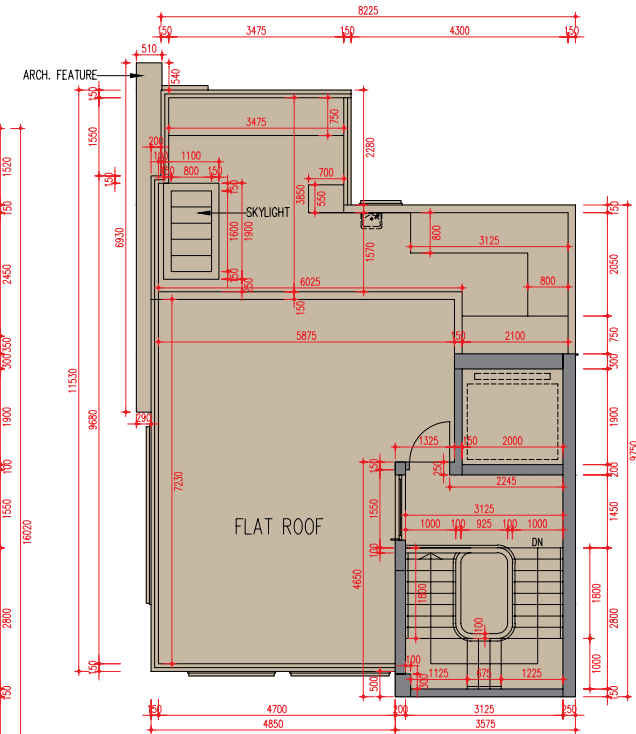
1樓平面圖  
1/F Plan



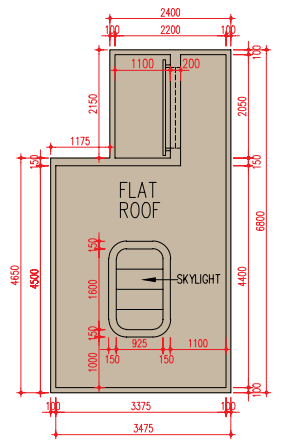
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



N  
比例 0米/M  
Scale 5米/M

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。(不適用)

備註：

1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
3. 每個住宅物業的樓板的厚度不包括灰泥。

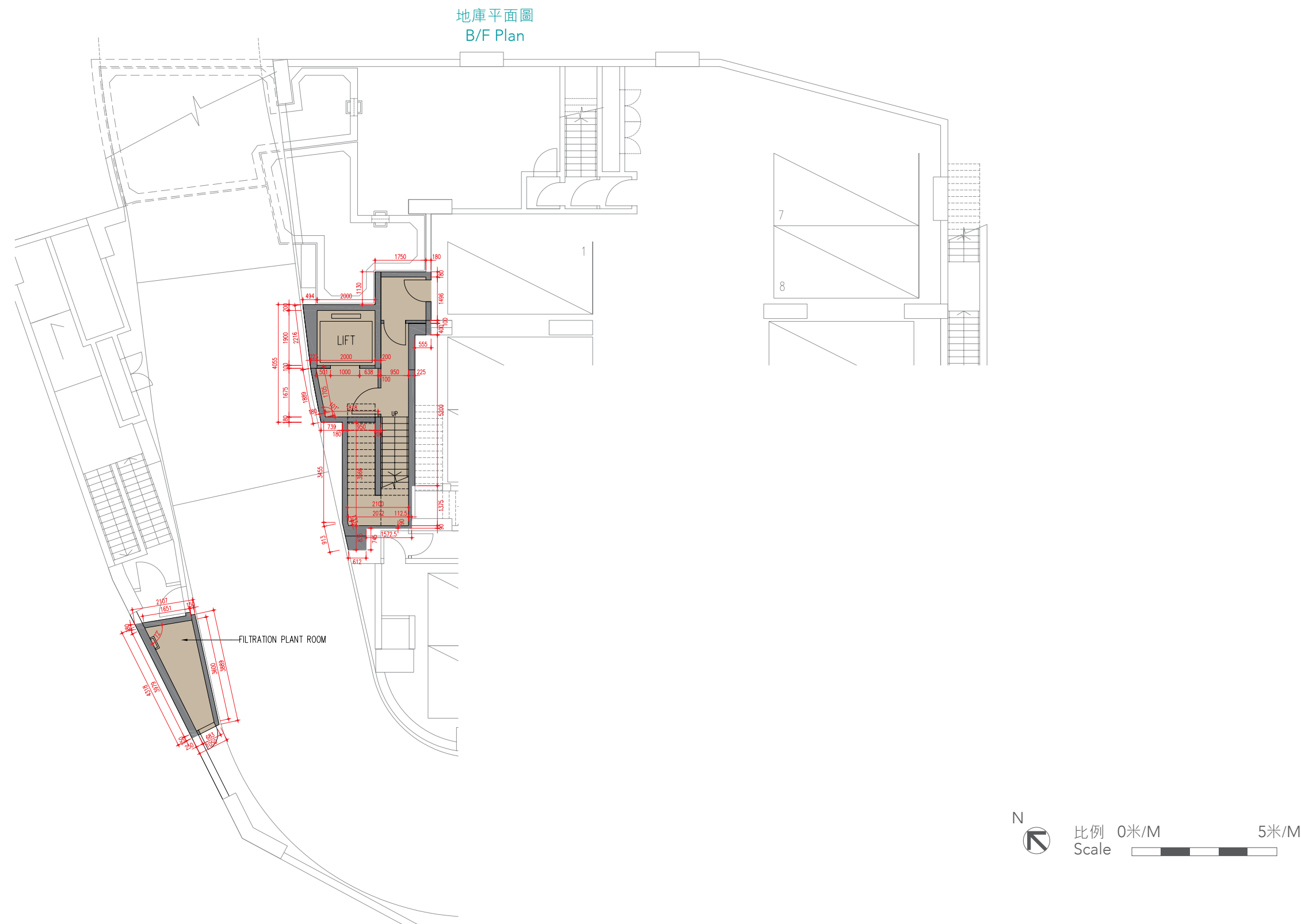
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The 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 of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.



1號洋房 House 1



樓層 Floor	地庫 B/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	8550	3800, 4500	3500	3500	3500	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	200, 250	150, 200	150, 200	150, 200	200, 300	

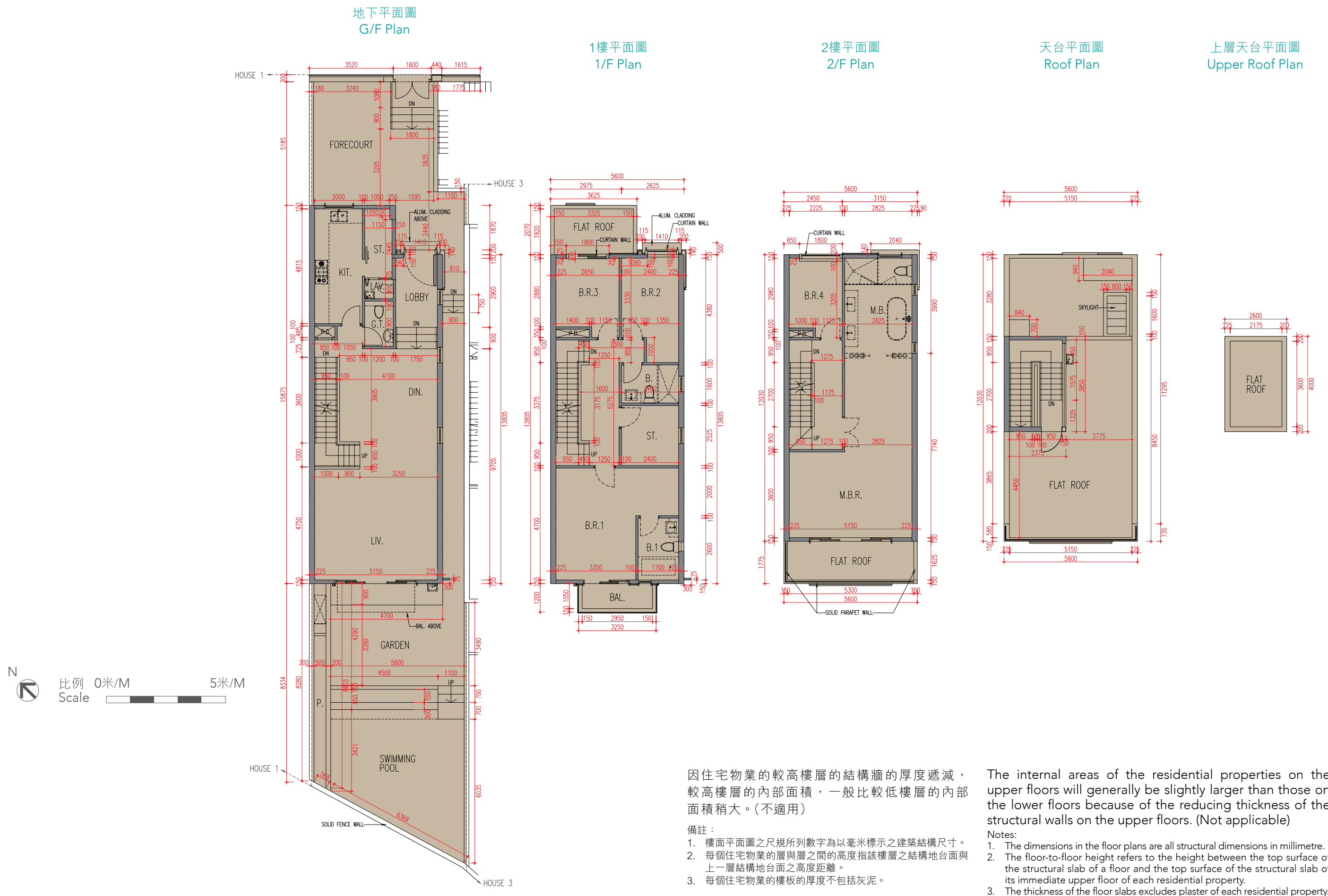
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

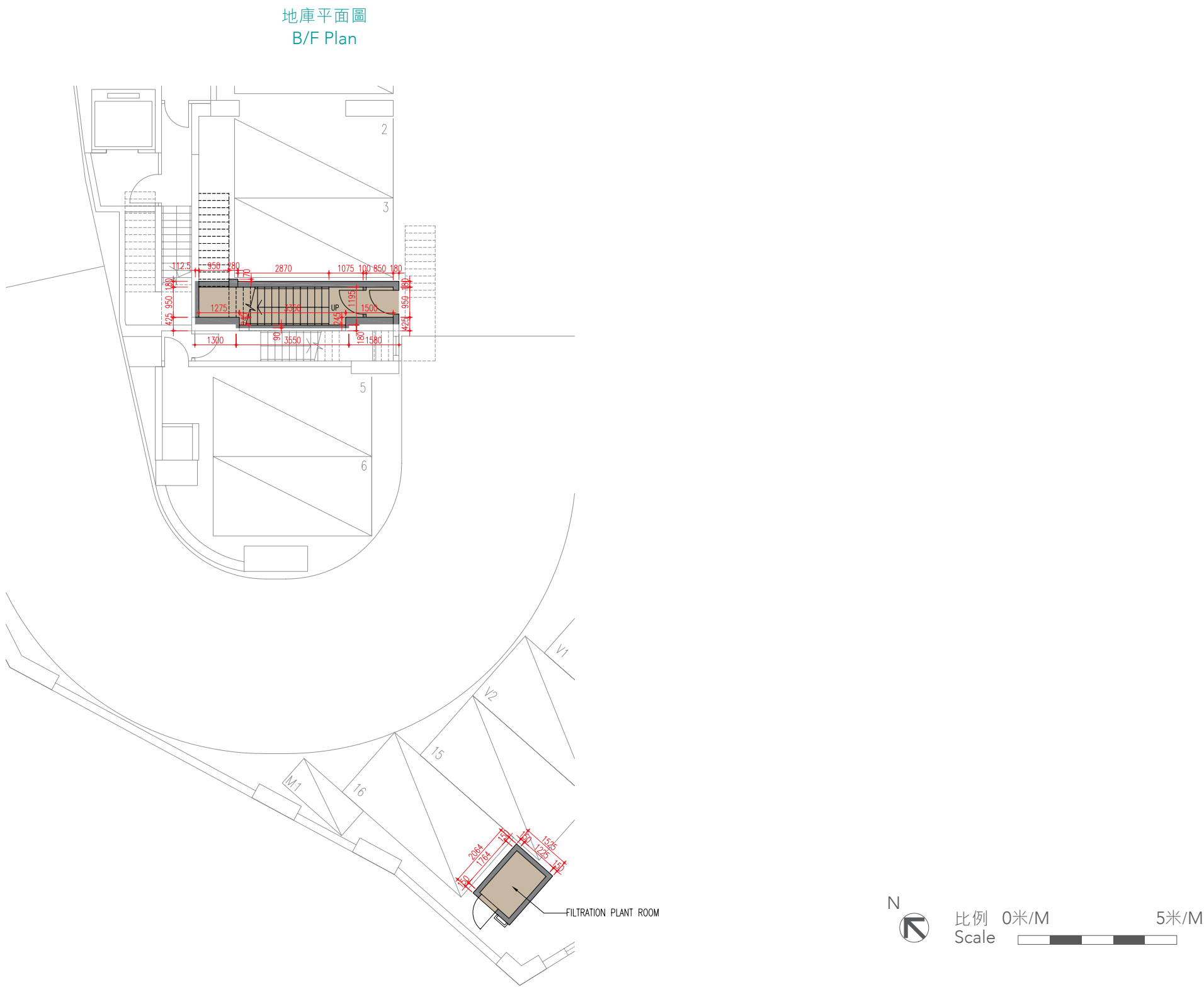
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

2號洋房 House 2



2號洋房 House 2



樓層 Floor	地庫 B/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	5000, 5600	3600, 4200	3500	3500	2950	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	200, 250	150, 200	150, 200	150, 200	150	

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。(不適用)

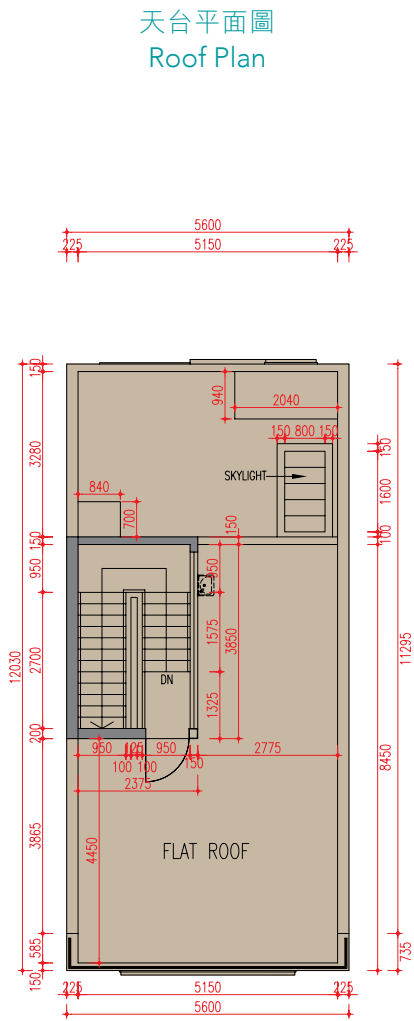
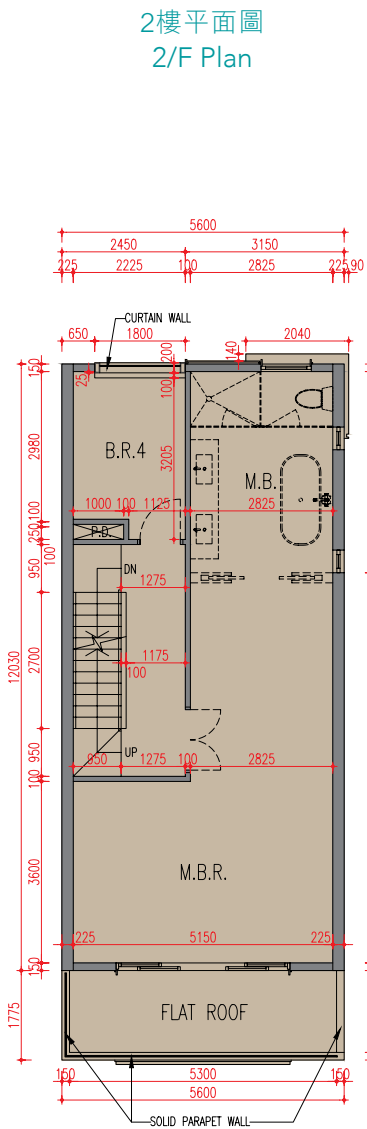
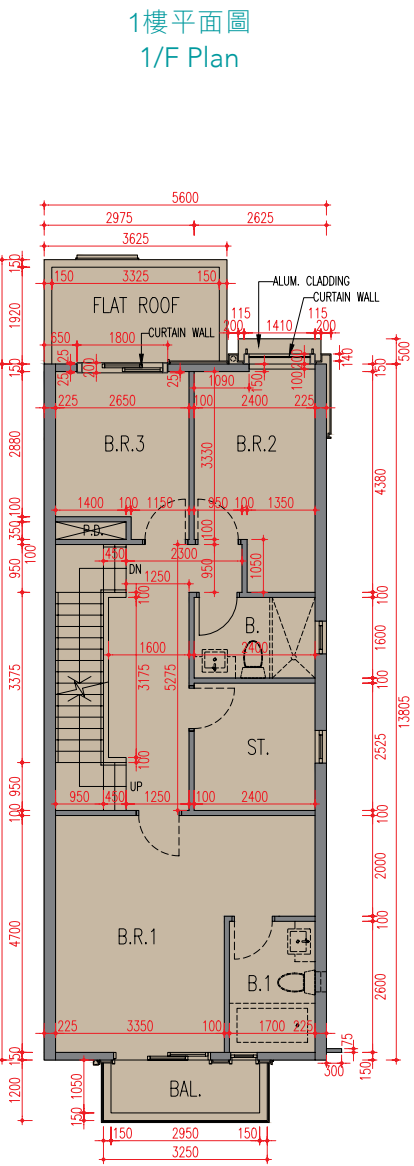
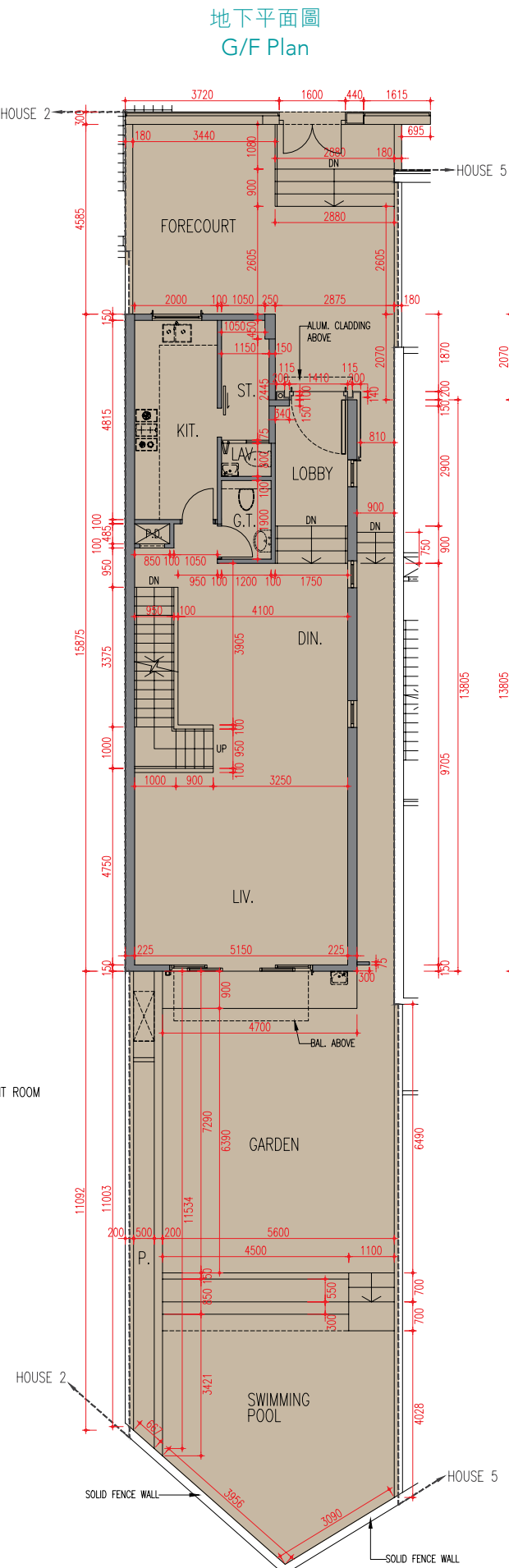
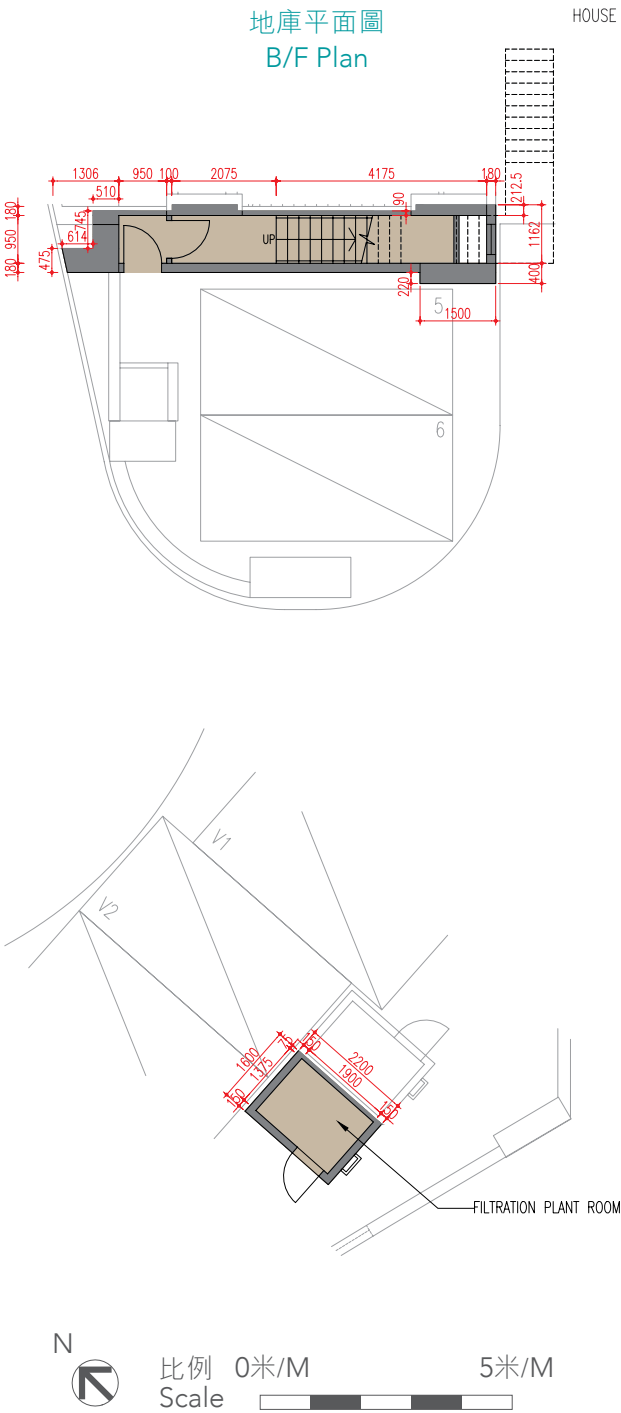
- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.



3號洋房 House 3



樓層 Floor	地庫 B/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	4400, 5000	3600, 4200	3500	3500	2950	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	200, 250	150, 200	150, 200	150, 200	150	

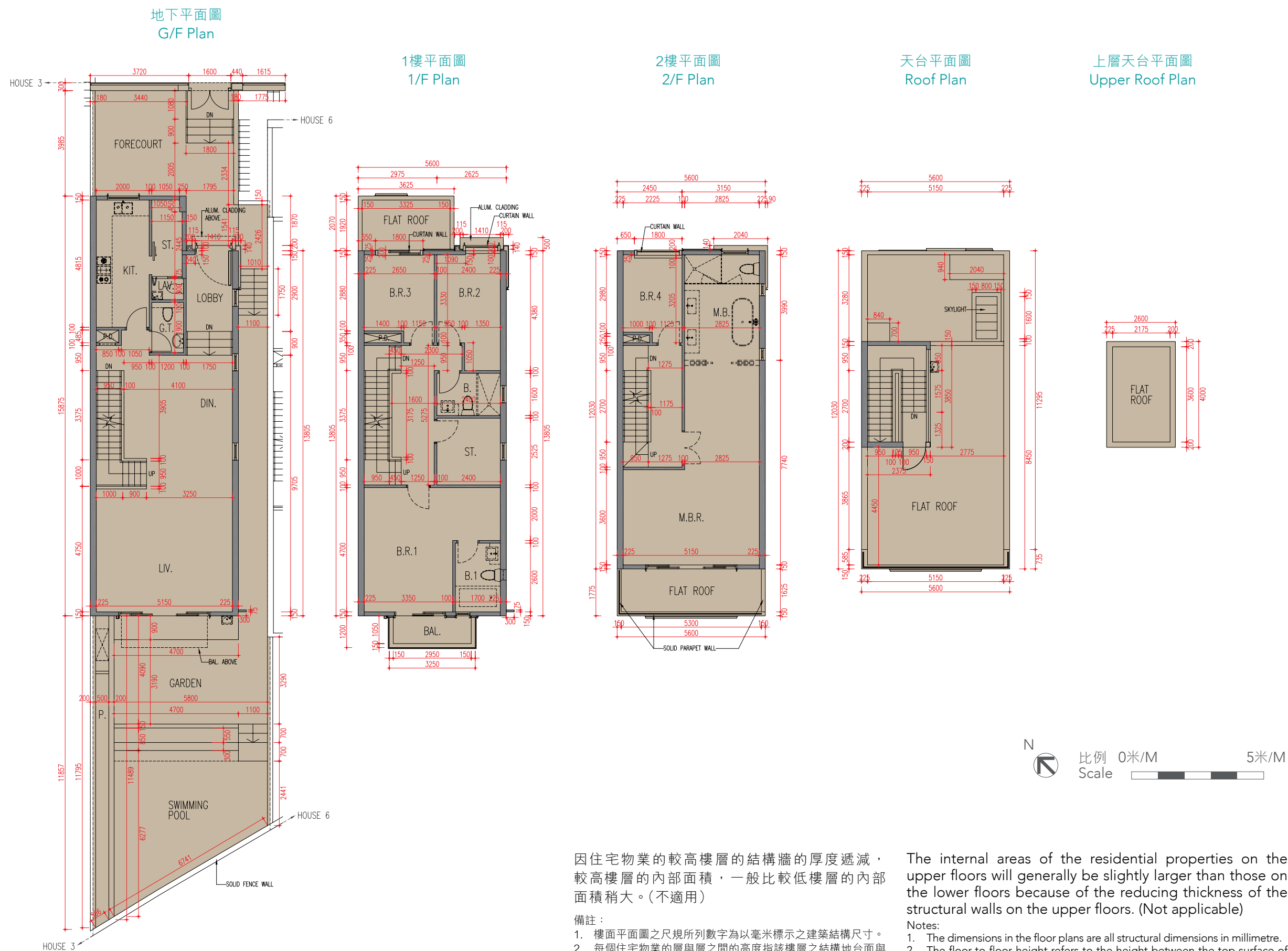
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

## 5號洋房 House 5



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。(不適用)

備註：

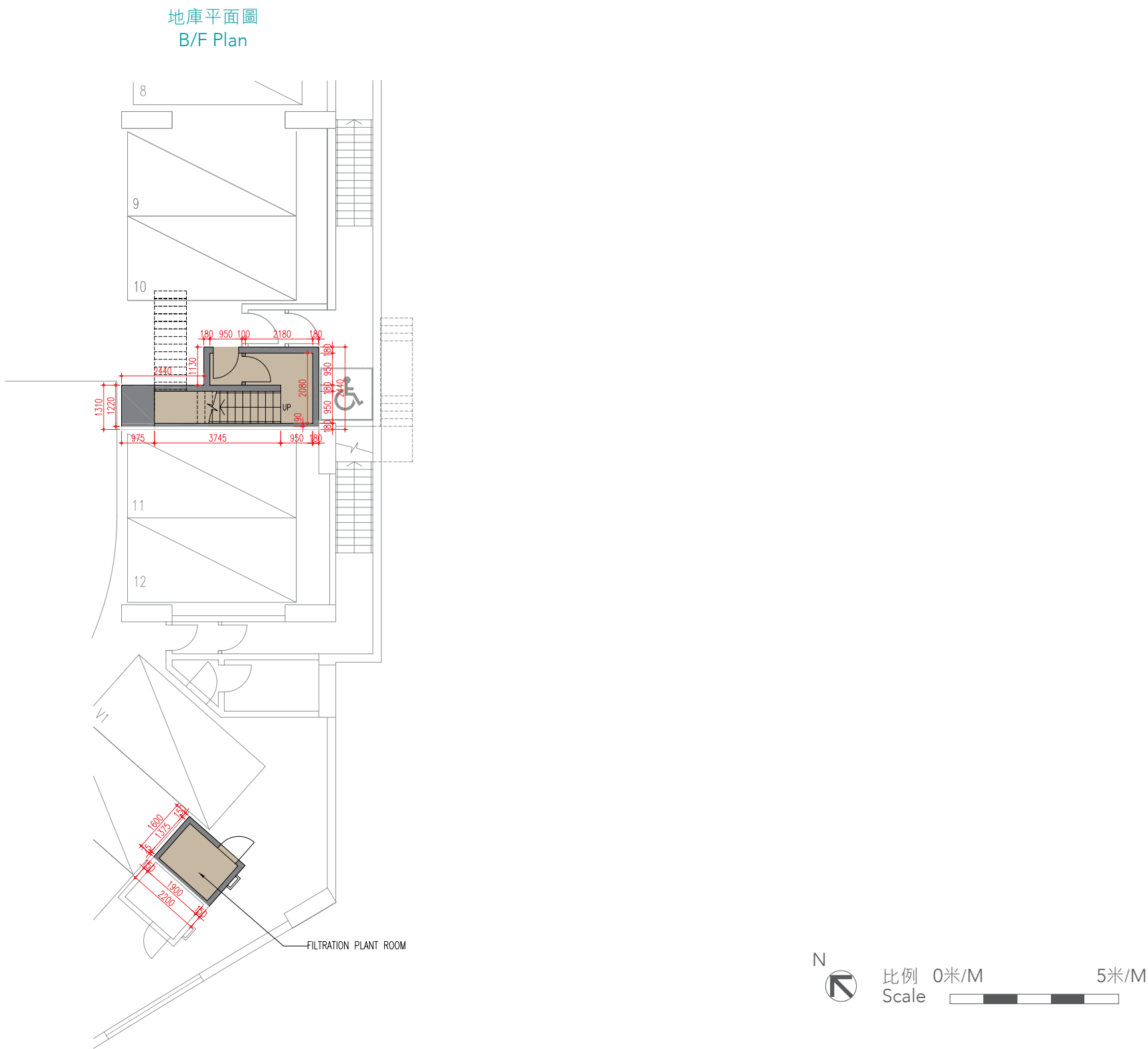
1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
2. 每個住宅物業的層與層之間的高度指該樓層之結構地台與上一層結構地台之高度距離。
3. 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

Notes:

1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The 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 of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.

5號洋房 House 5



樓層 Floor	地庫 B/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	4400 , 5000	3600, 4200	3500	3500	2950	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	200, 250	150, 200	150, 200	150, 200	150	

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。(不適用)

備註：

- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
- 3. 每個住宅物業的樓板的厚度不包括灰泥。

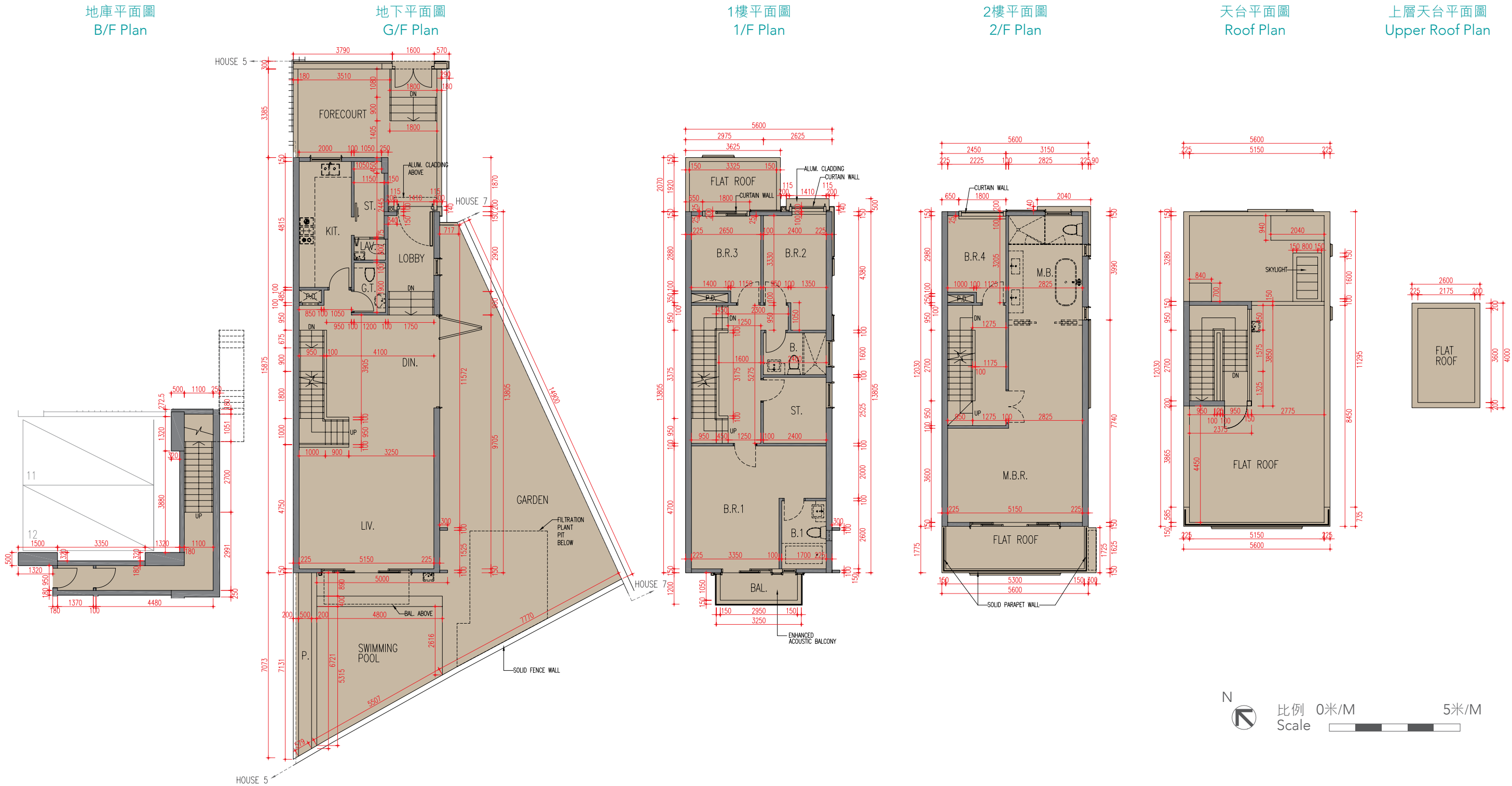
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
- 2. The 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 of each residential property.
- 3. The thickness of the floor slabs excludes plaster of each residential property.



6號洋房 House 6



樓層 Floor	地庫 B/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	3700, 4300	3600, 4200	3500	3500	2950	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	200, 250	150, 200	150, 200	150, 200	150	

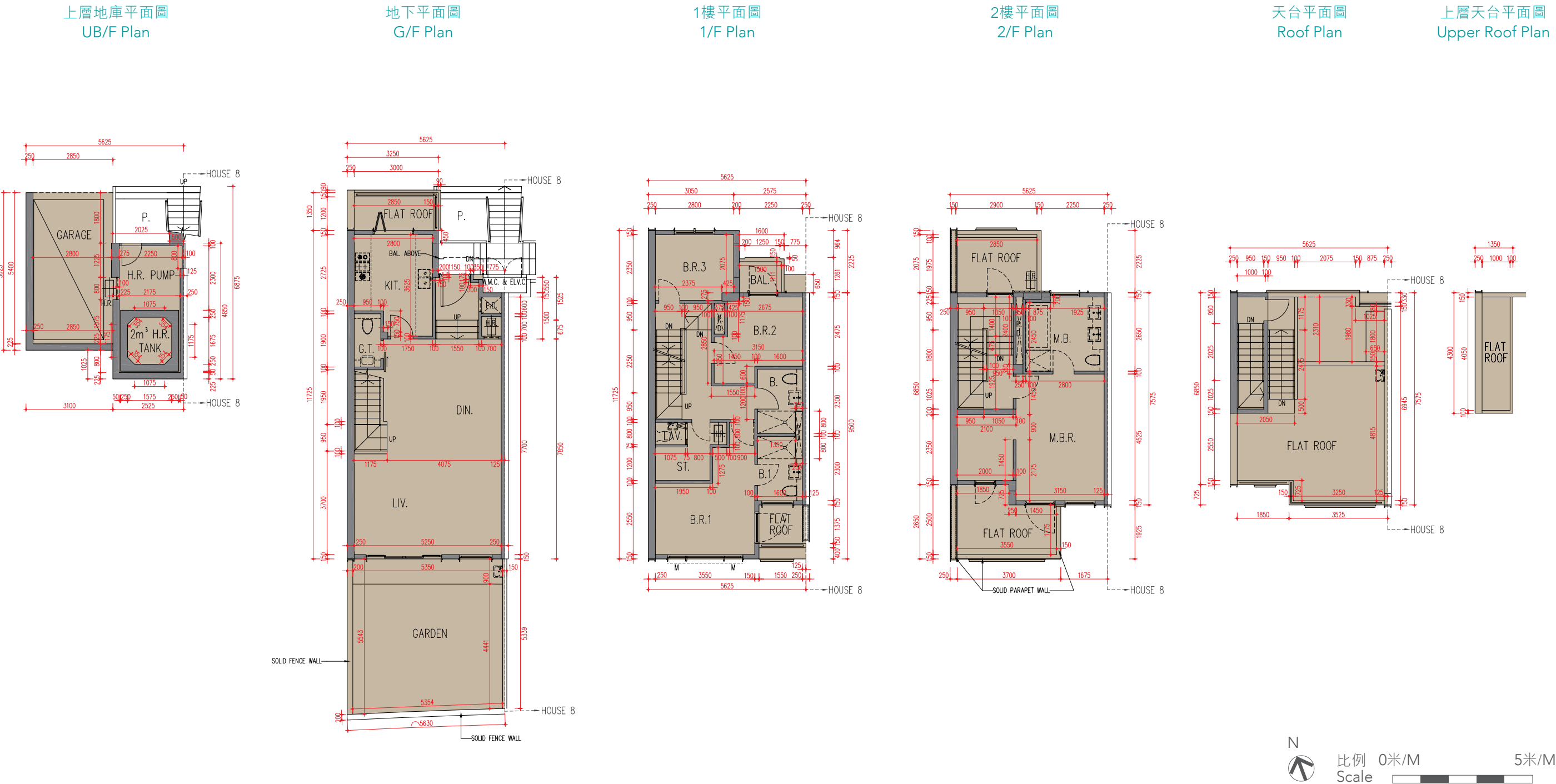
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

7號洋房 House 7



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2320, 3020	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

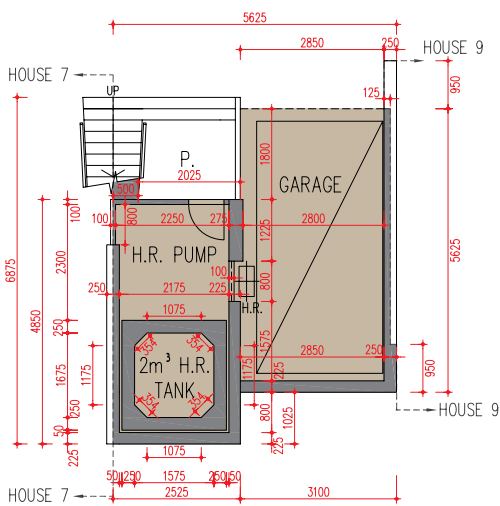
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

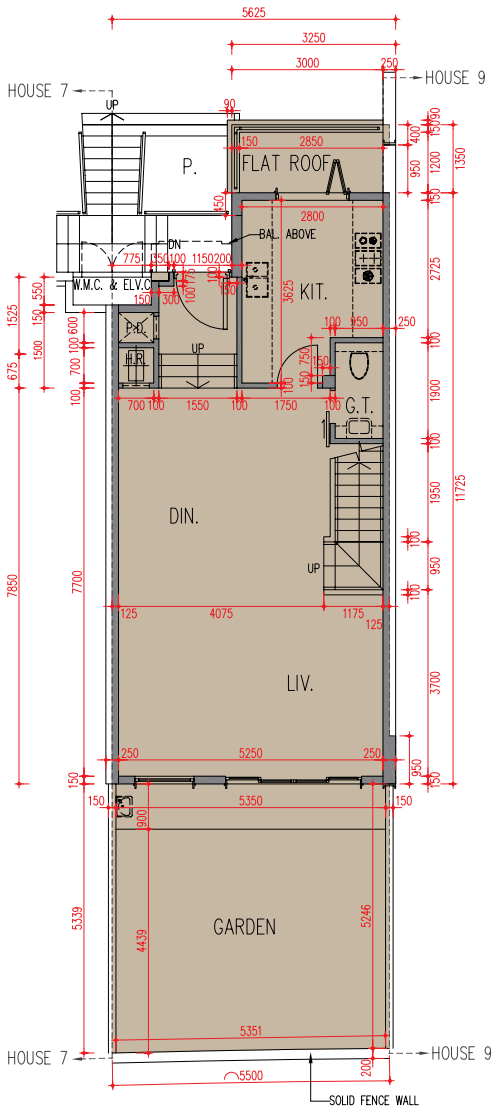
- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

8號洋房 House 8

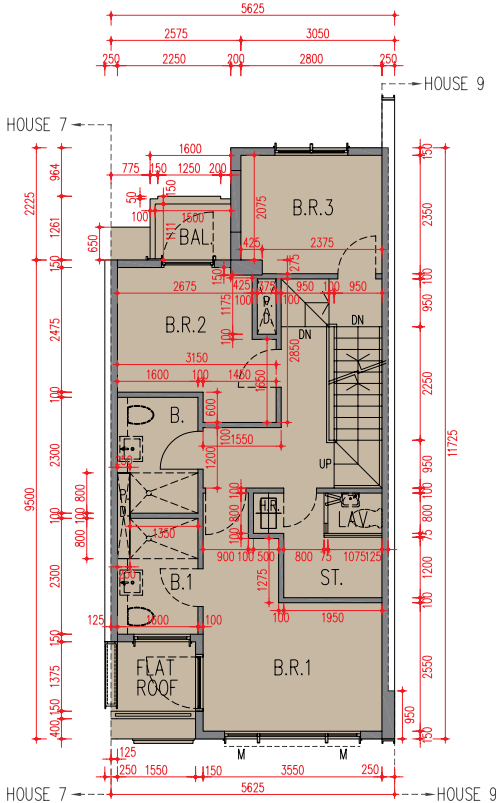
上層地庫平面圖  
UB/F Plan



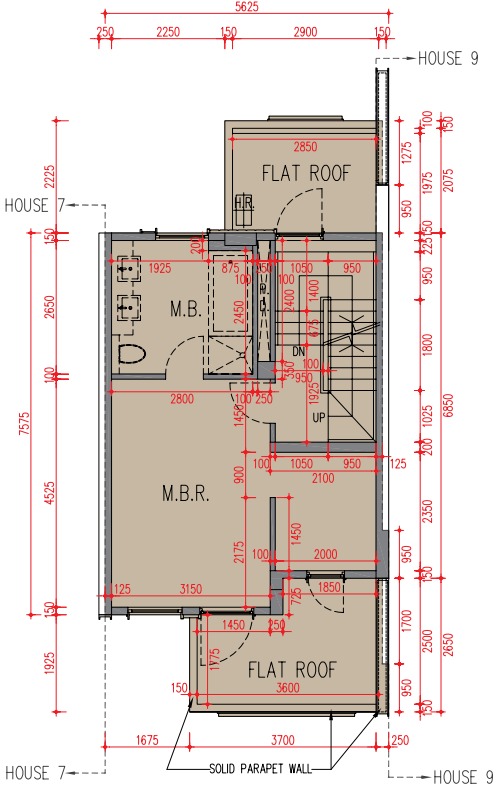
地下平面圖  
G/F Plan



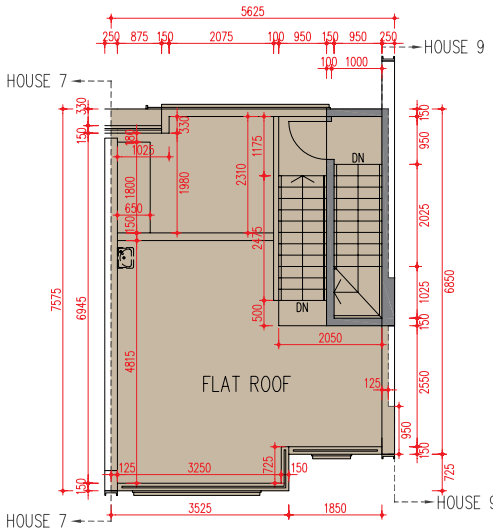
1樓平面圖  
1/F Plan



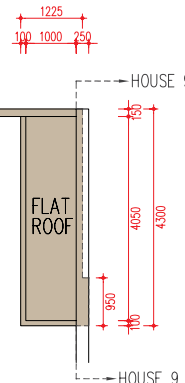
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2670, 3370	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

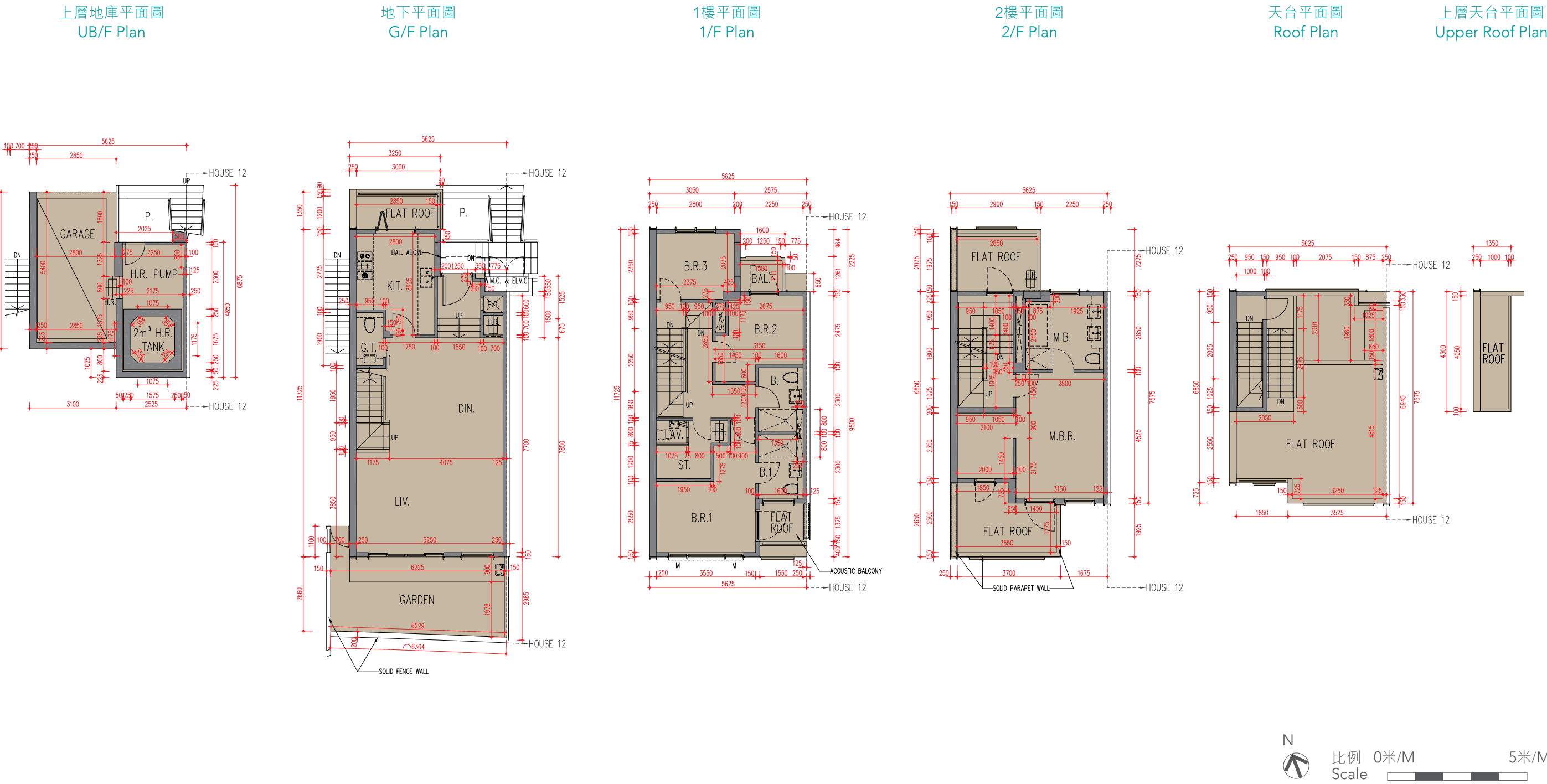
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.







11號洋房 House 11



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2350, 3050	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

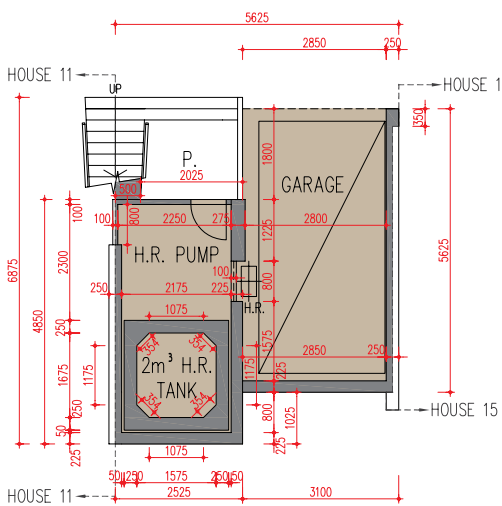
Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The 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 of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

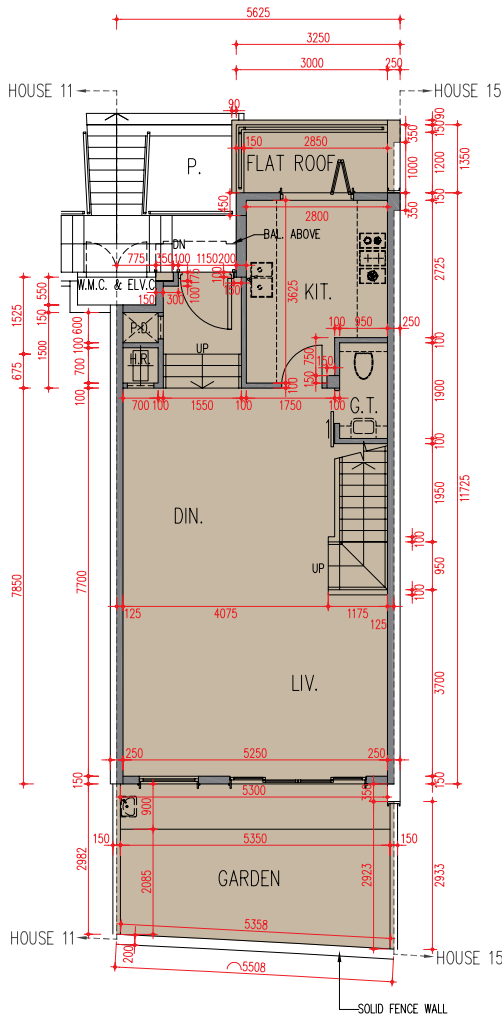


12號洋房 House 12

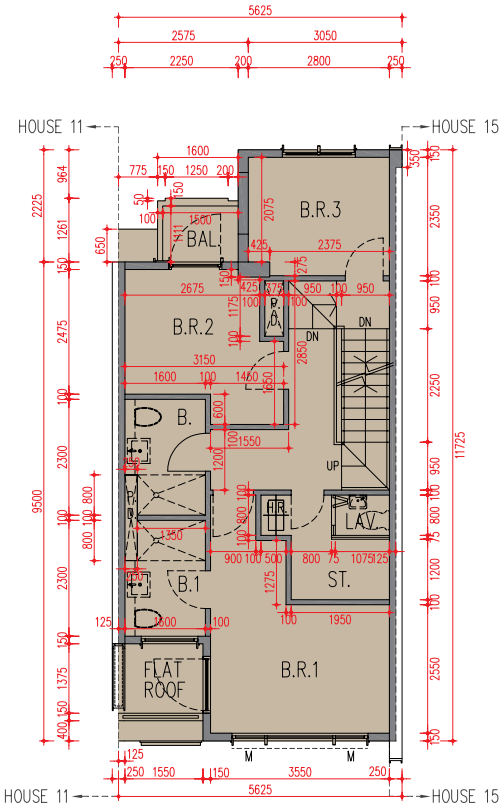
上層地庫平面圖  
UB/F Plan



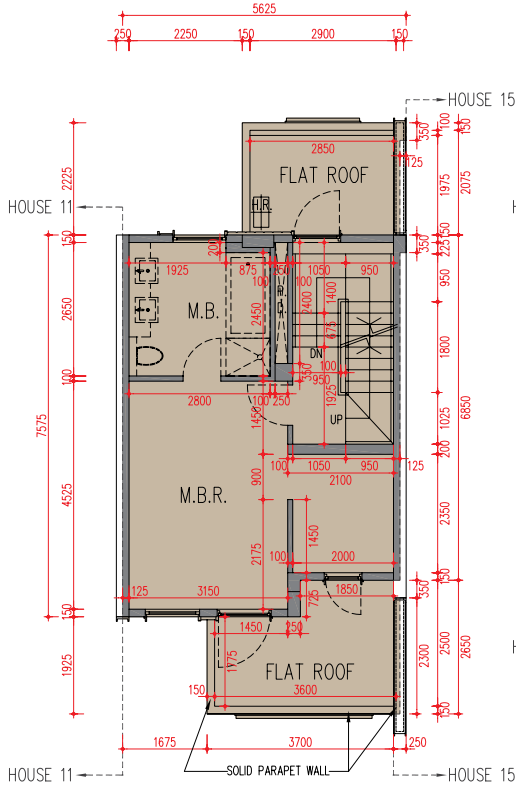
地下平面圖  
G/F Plan



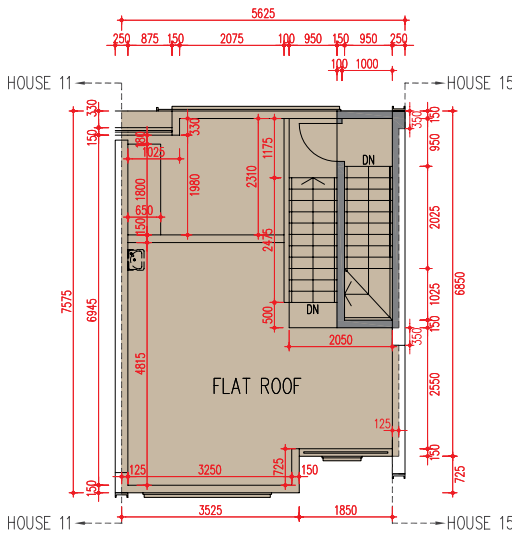
1樓平面圖  
1/F Plan



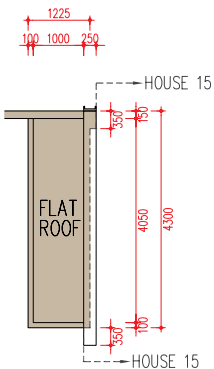
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2680, 3380	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

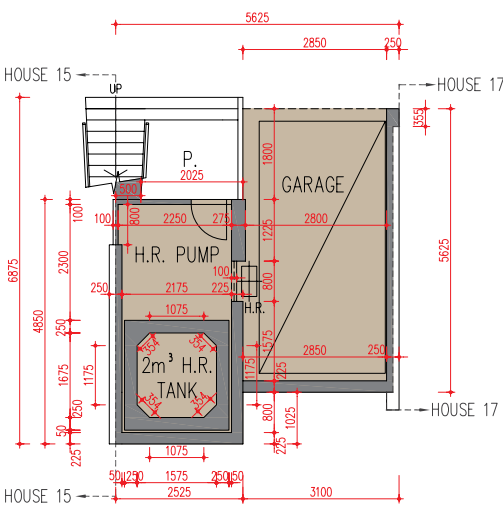
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

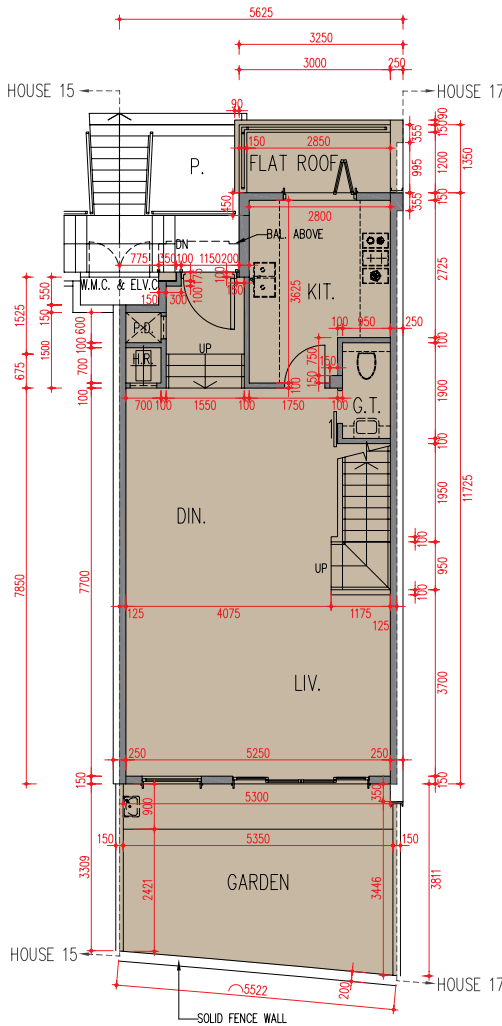


16號洋房 House 16

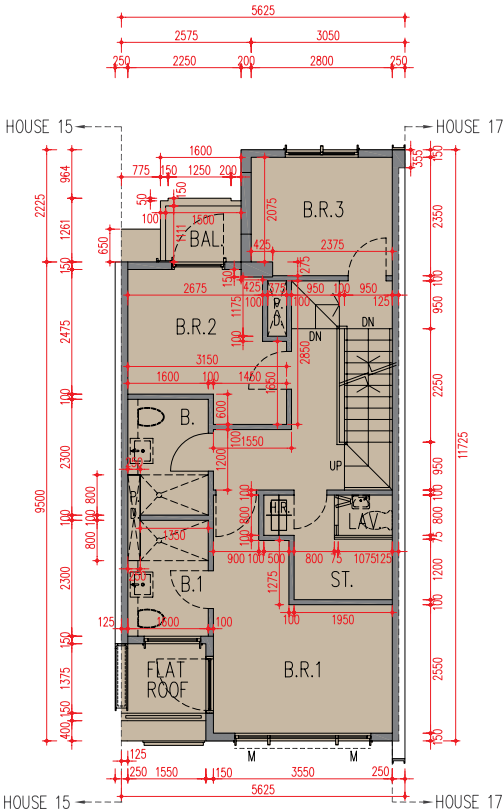
上層地庫平面圖  
UB/F Plan



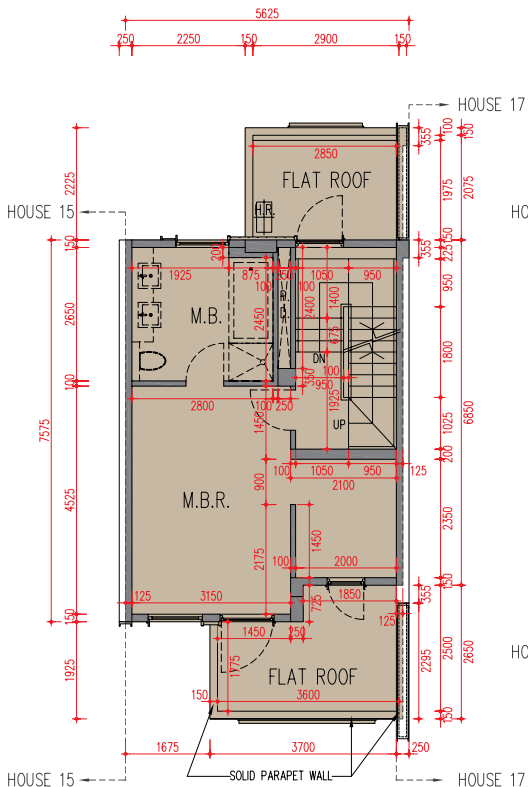
地下平面圖  
G/F Plan



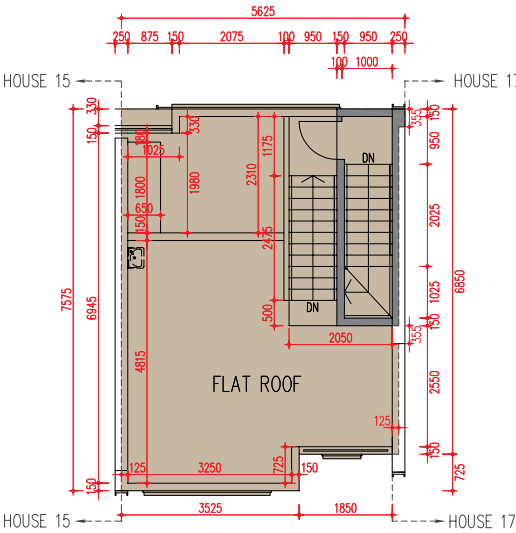
1樓平面圖  
1/F Plan



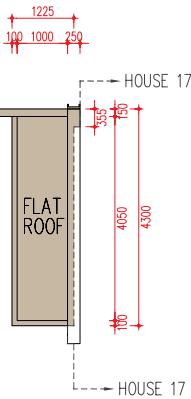
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2740, 3440	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

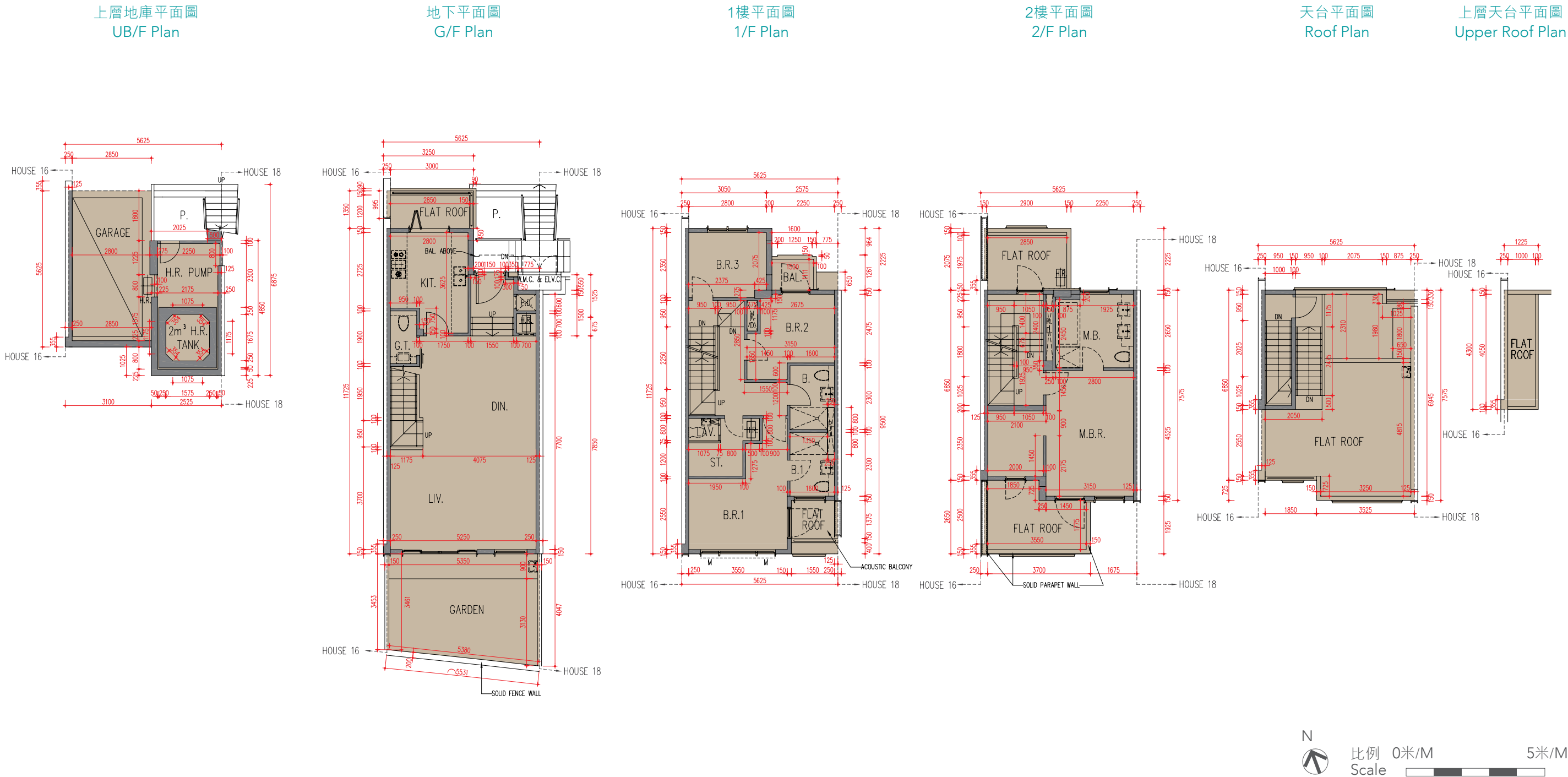
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.



17號洋房 House 17



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2300, 3000	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

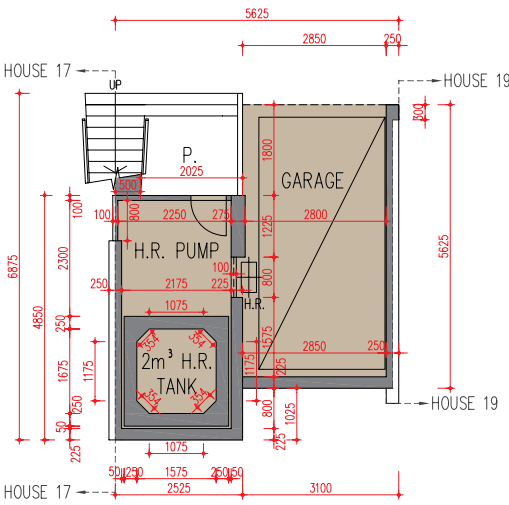
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

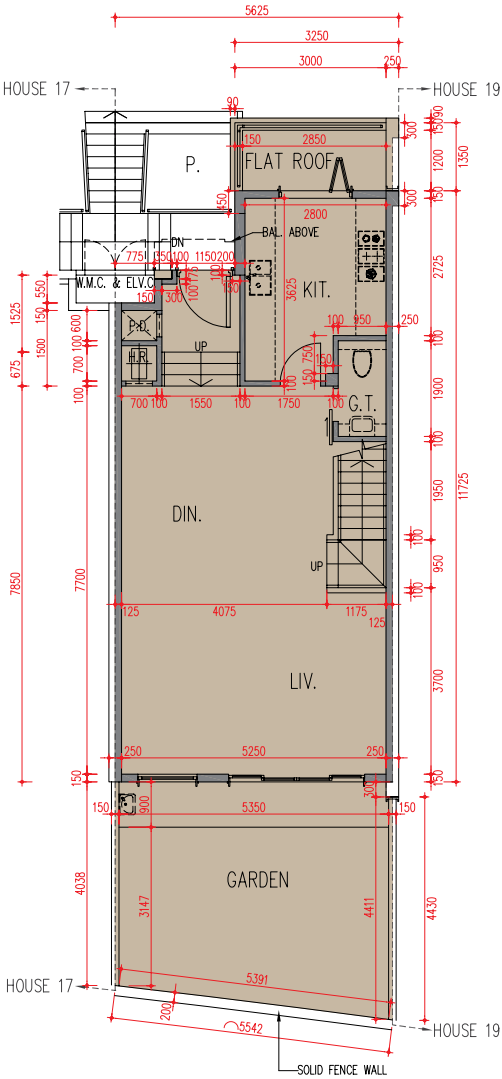
- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

18號洋房 House 18

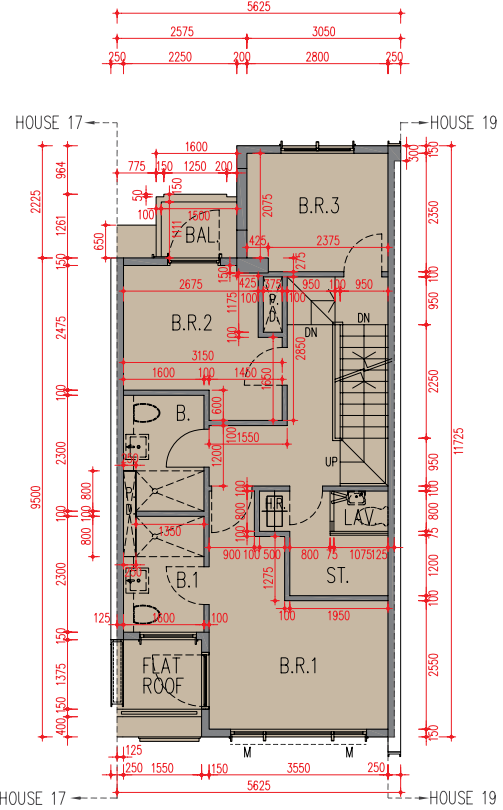
上層地庫平面圖  
UB/F Plan



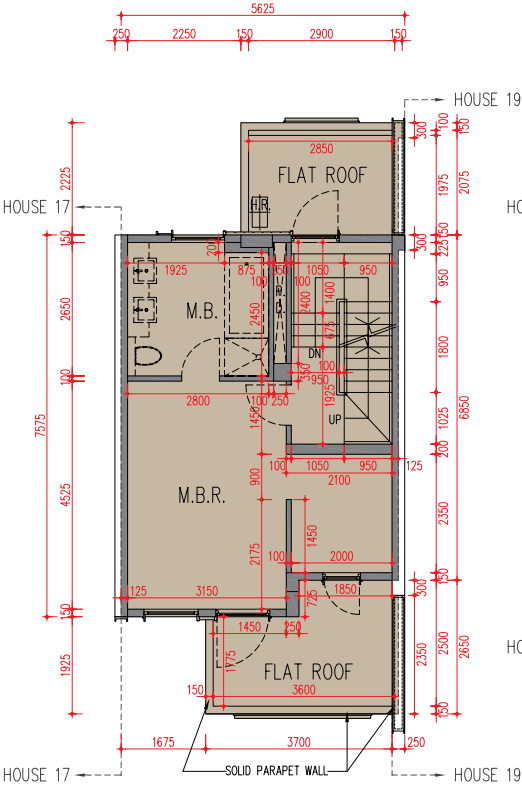
地下平面圖  
G/F Plan



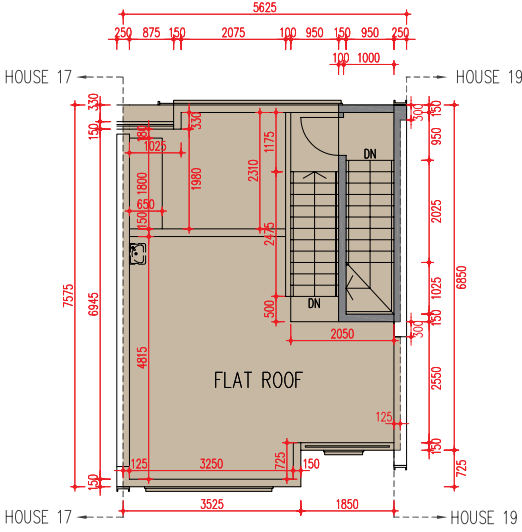
1樓平面圖  
1/F Plan



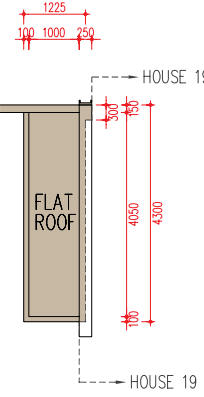
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2670, 3370	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

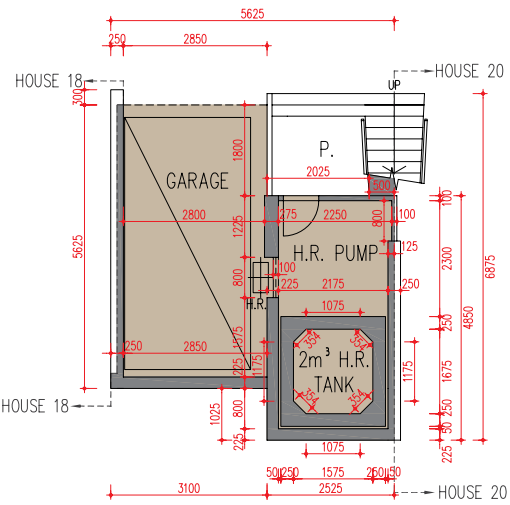
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

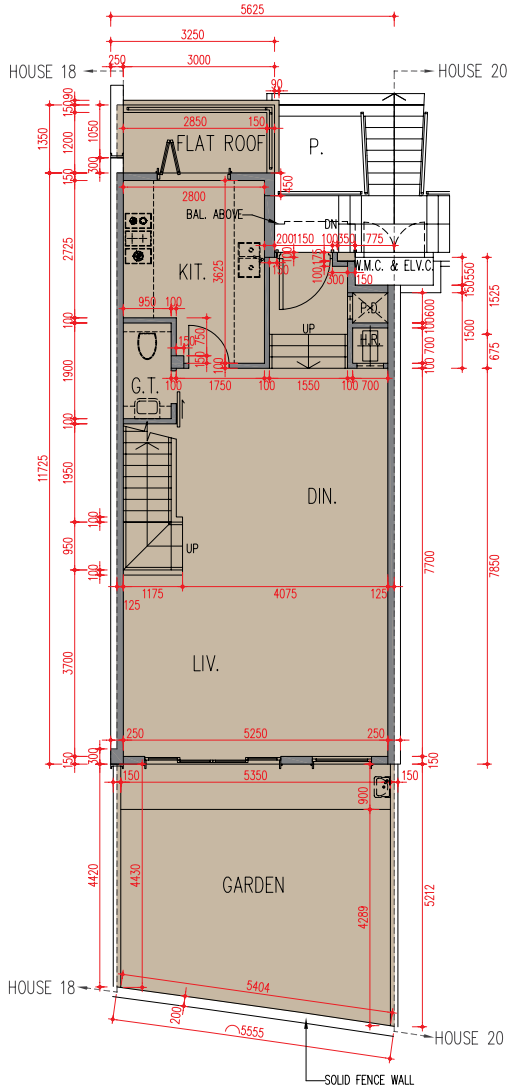
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

19號洋房 House 19

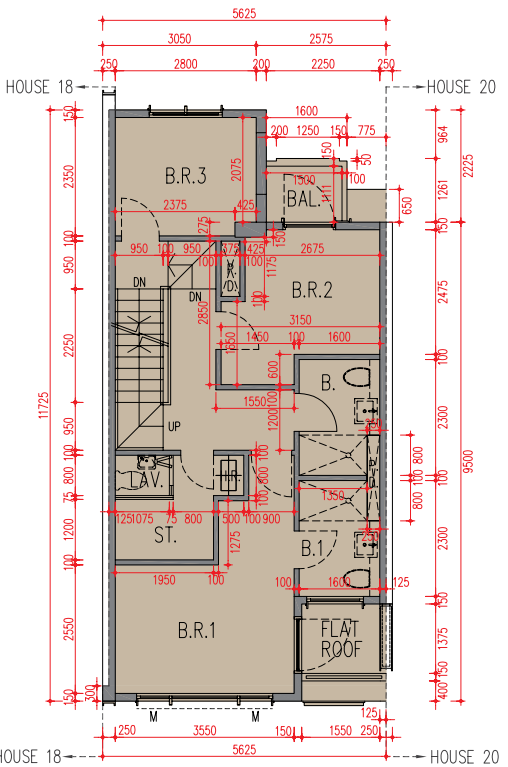
上層地庫平面圖  
UB/F Plan



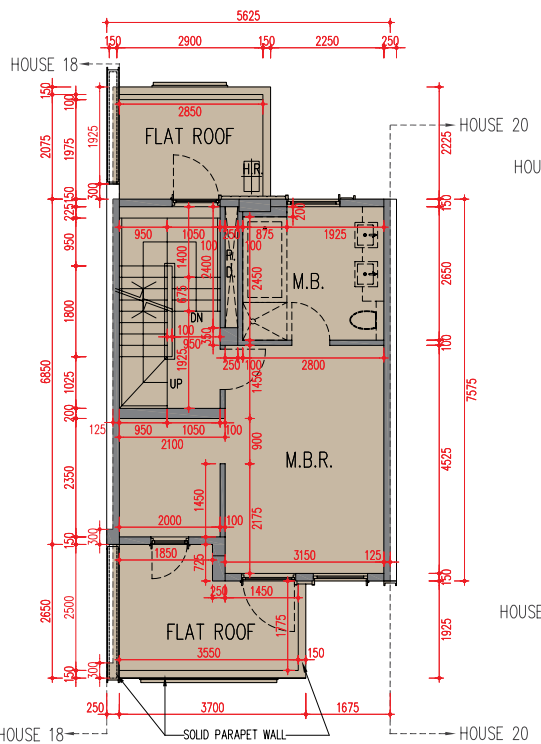
地下平面圖  
G/F Plan



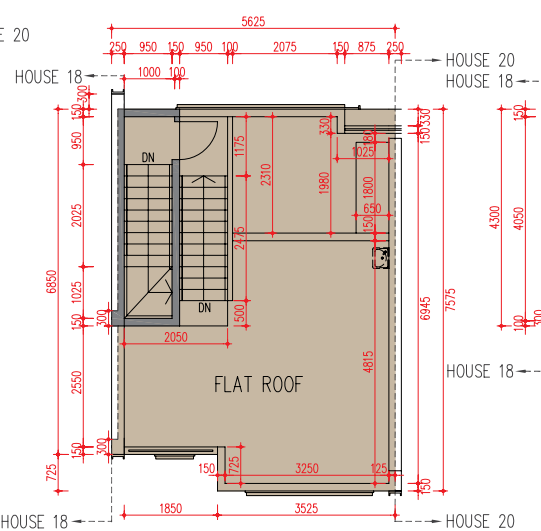
1樓平面圖  
1/F Plan



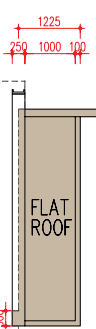
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2340, 3040	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

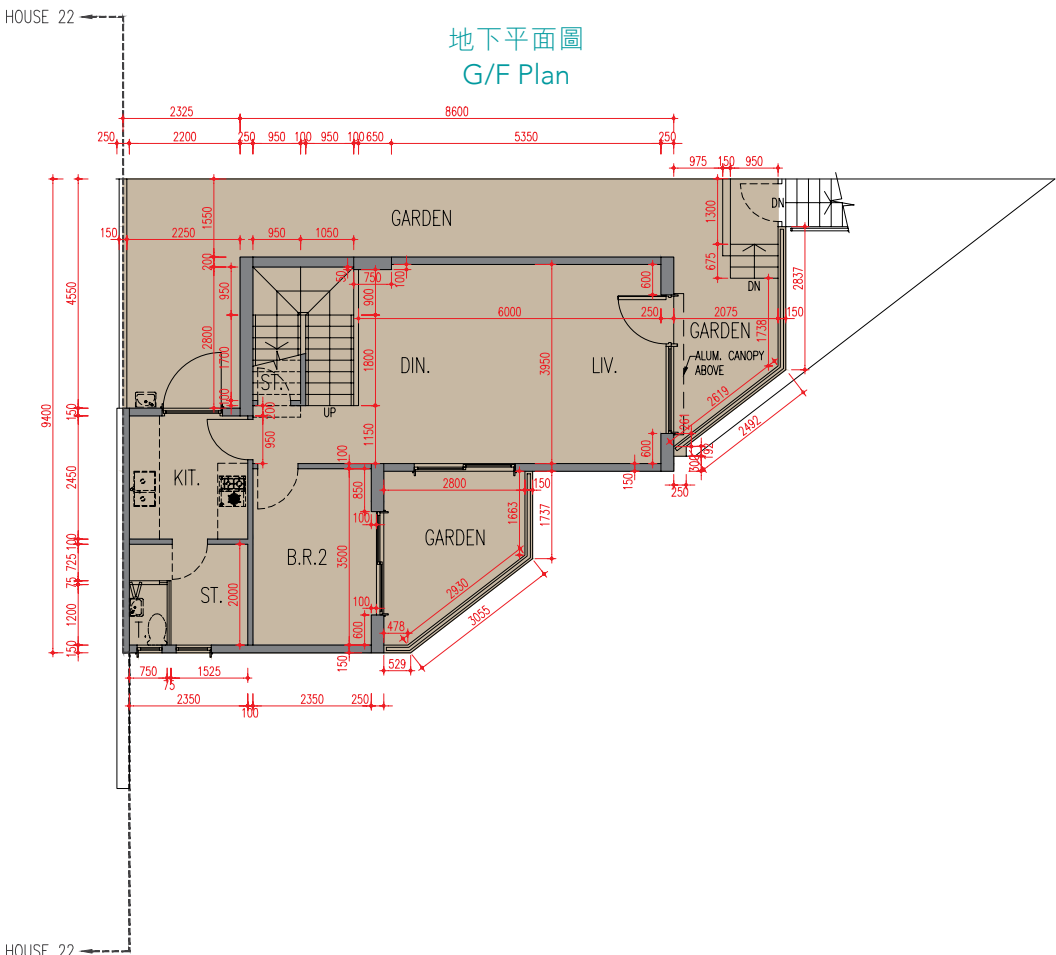
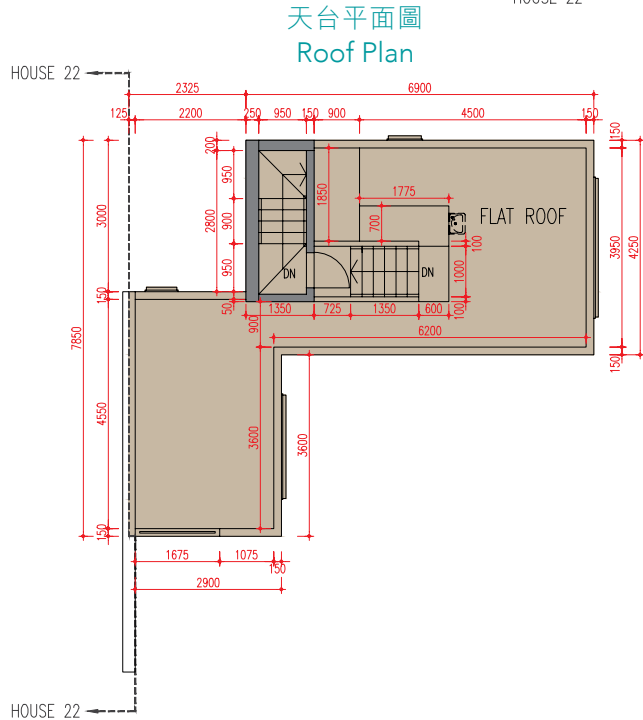
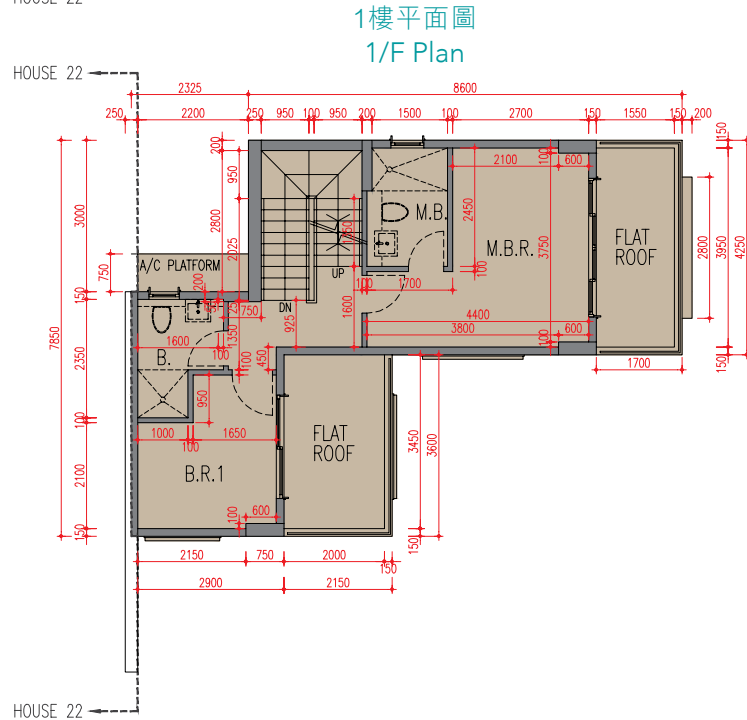
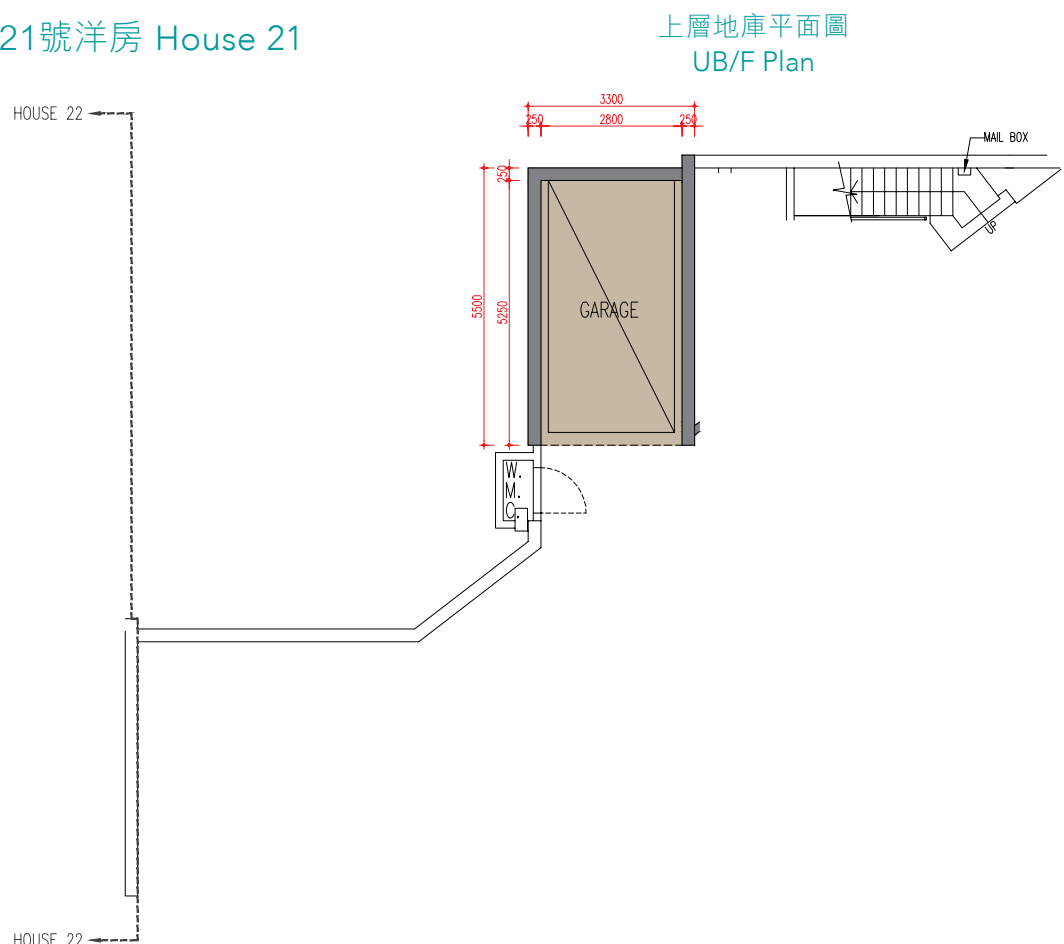
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

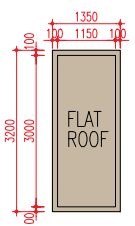




21號洋房 House 21



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2780	3800	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175, 200	150		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.





23號洋房 House 23

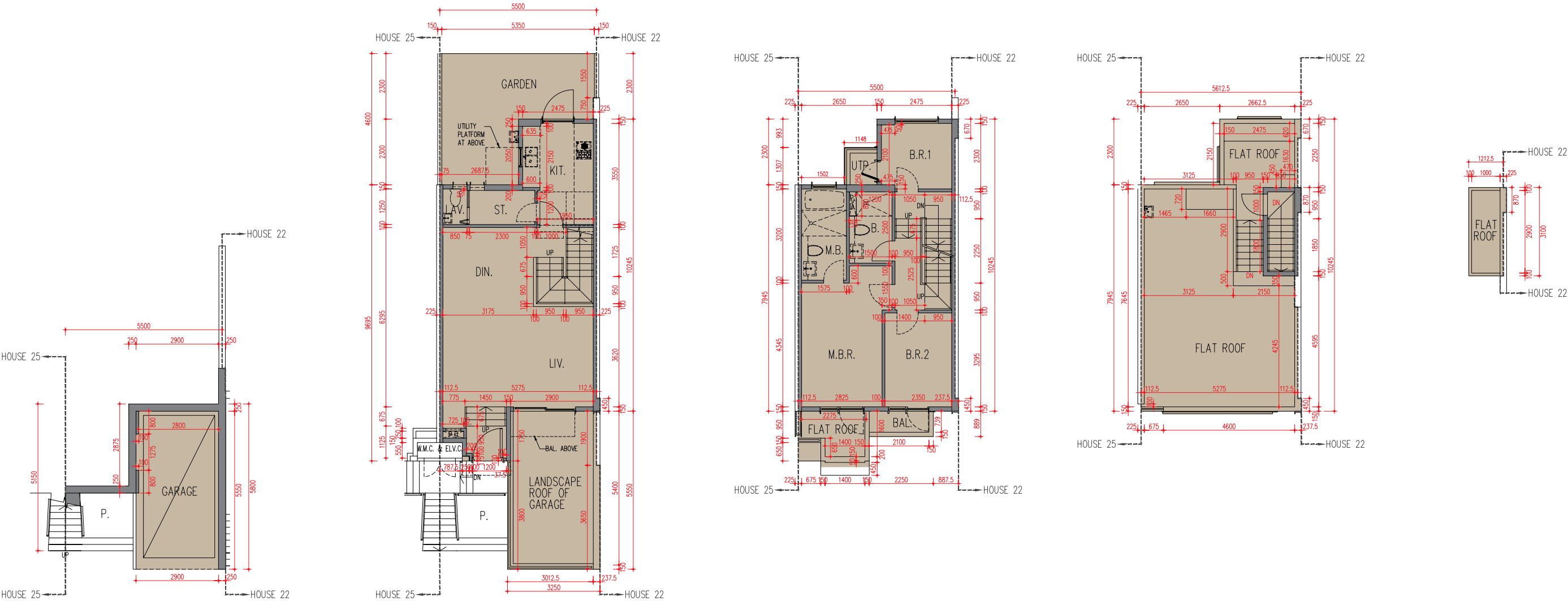
上層地庫平面圖  
UB/F Plan

地下平面圖  
G/F Plan

1樓平面圖  
1/F Plan

天台平面圖  
Roof Plan

上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2945	3800, 4500	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175, 250	150, 175		

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。(不適用)

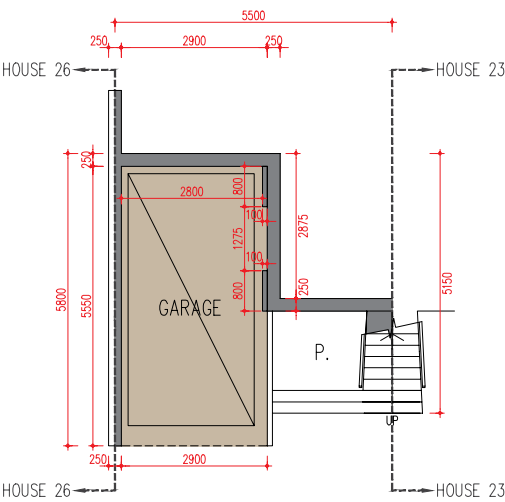
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

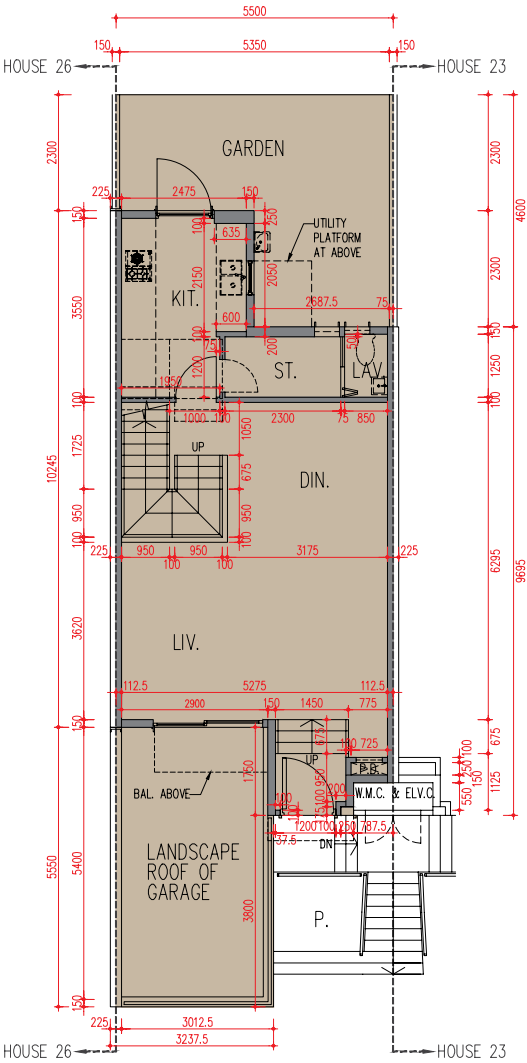
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

25號洋房 House 25

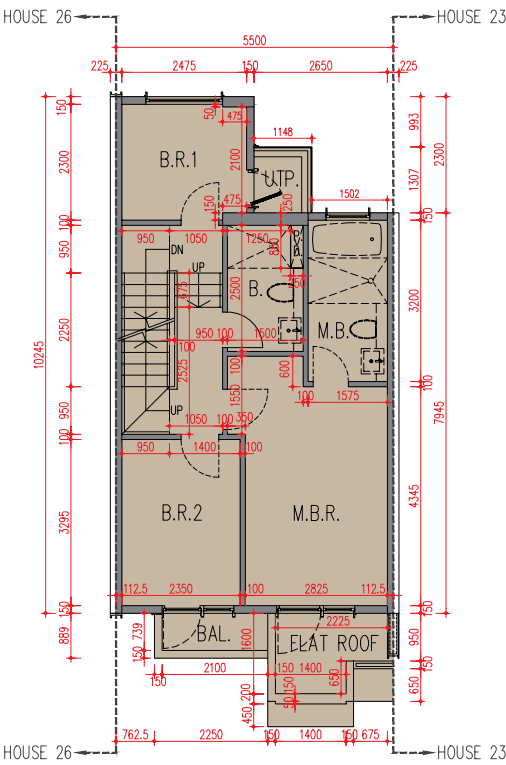
上層地庫平面圖  
UB/F Plan



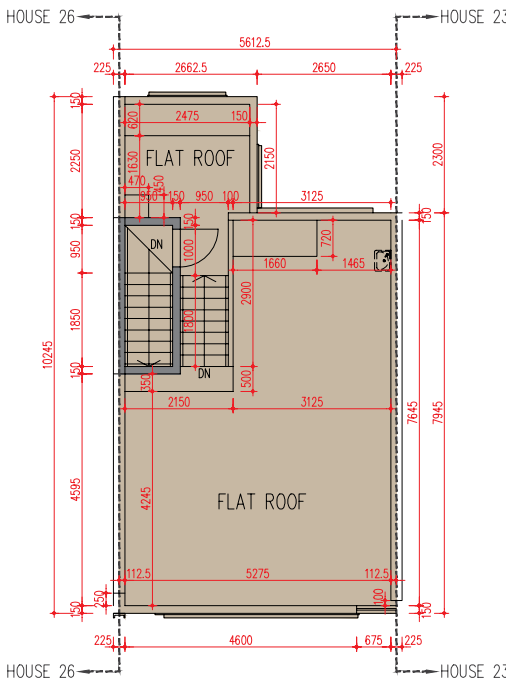
地下平面圖  
G/F Plan



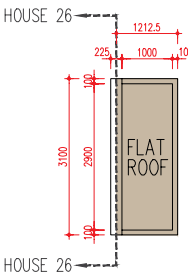
1樓平面圖  
1/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2945	3800, 4500	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175, 250	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

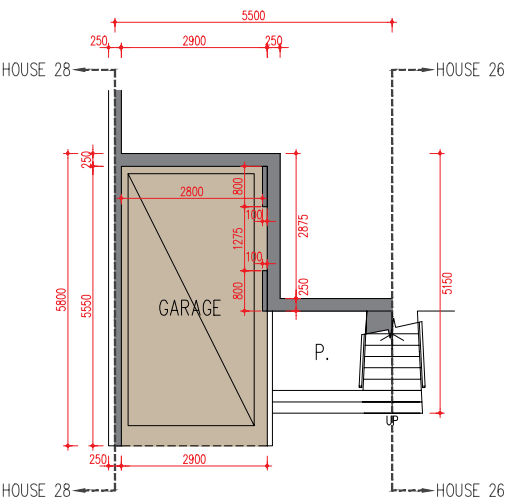
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.



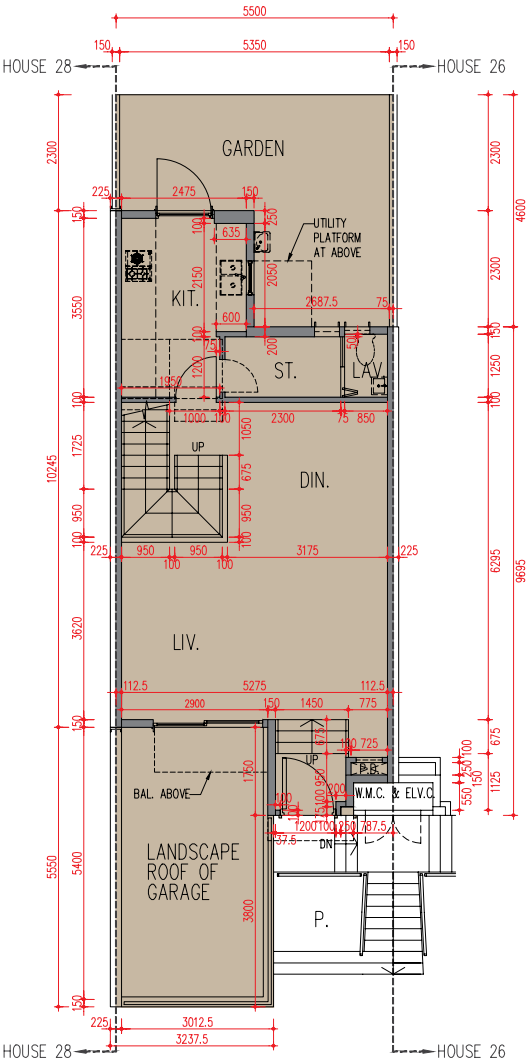


27號洋房 House 27

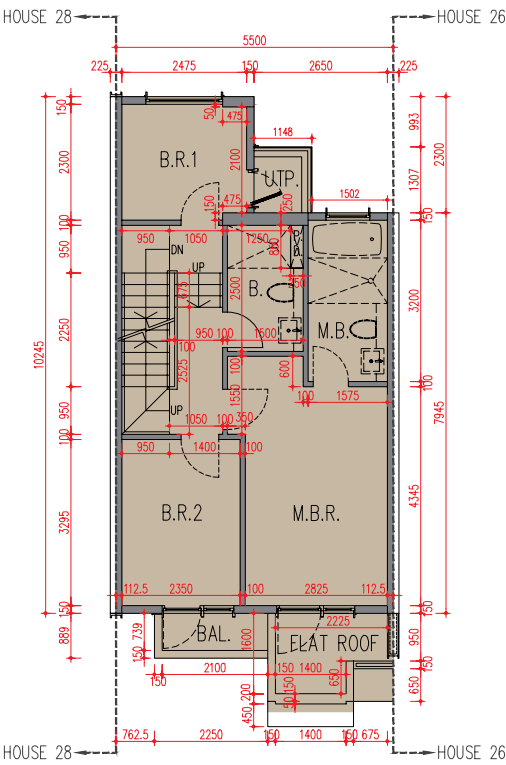
上層地庫平面圖  
UB/F Plan



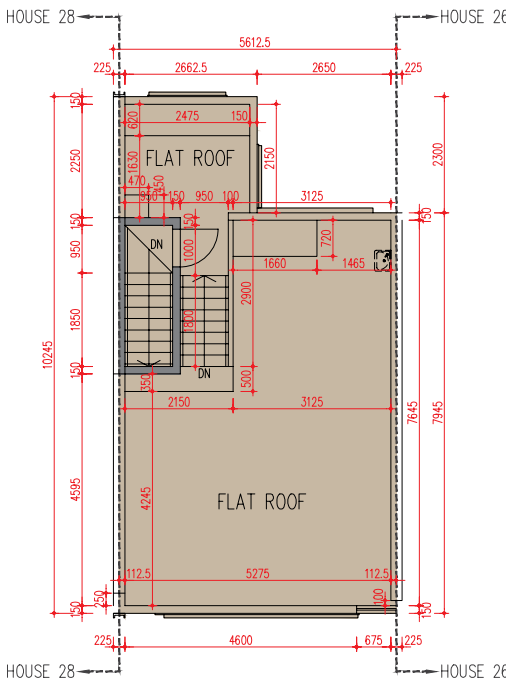
地下平面圖  
G/F Plan



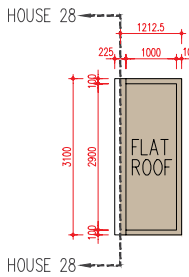
1樓平面圖  
1/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2945	3800, 4500	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175, 250	150, 175		

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。(不適用)

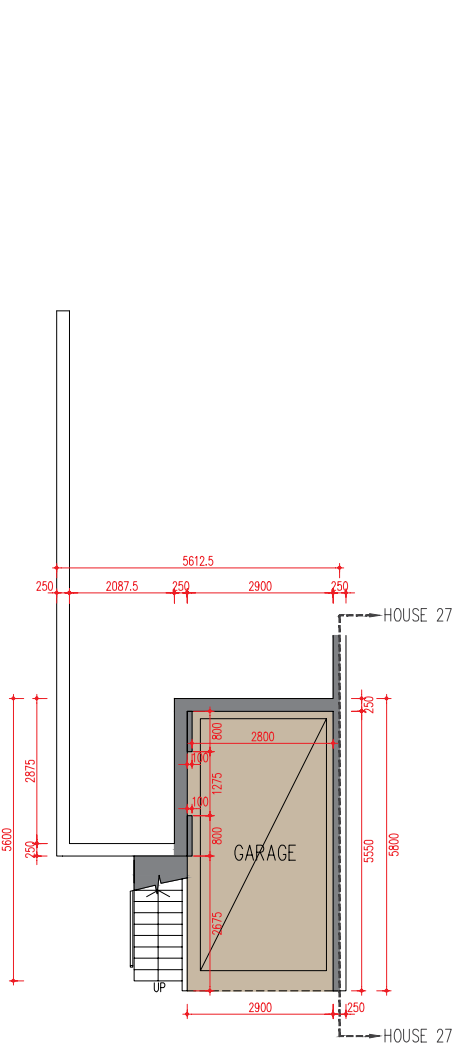
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

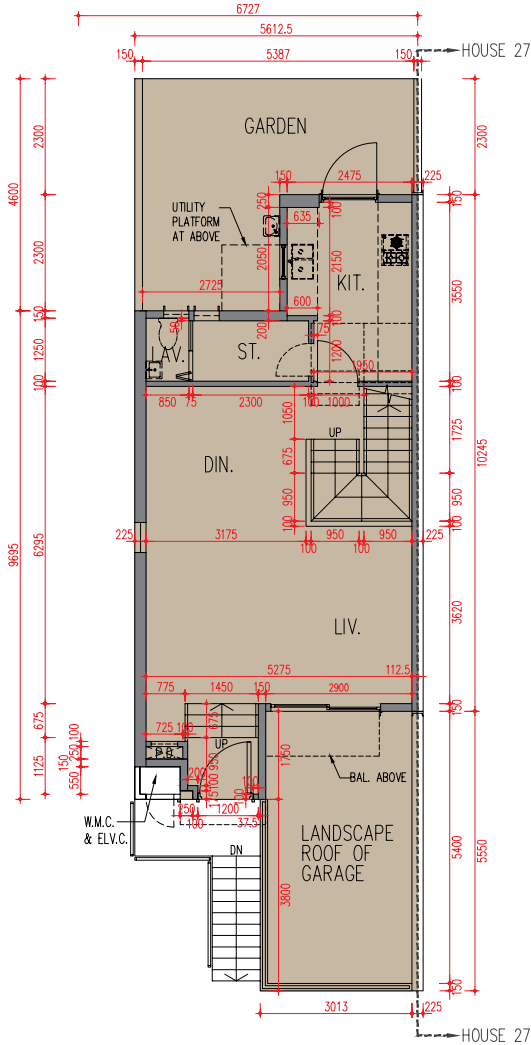
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

28號洋房 House 28

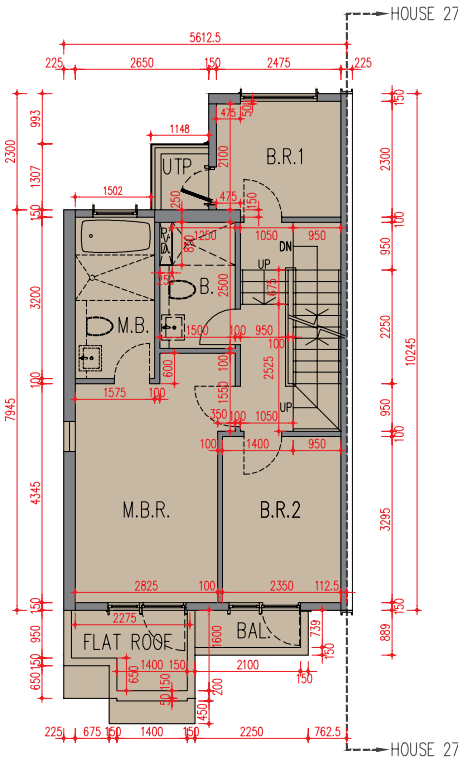
上層地庫平面圖  
UB/F Plan



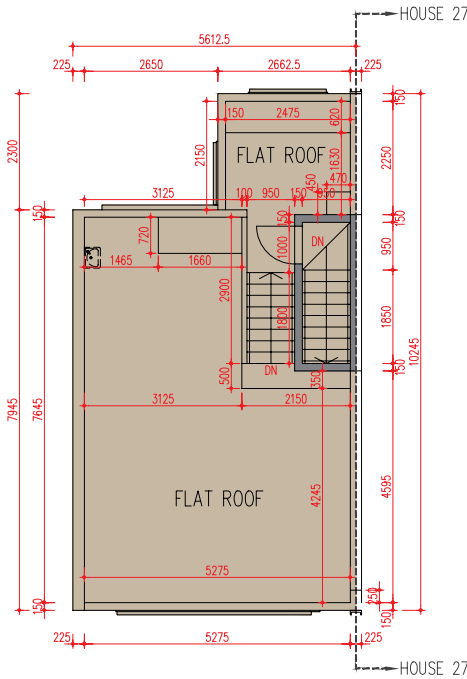
地下平面圖  
G/F Plan



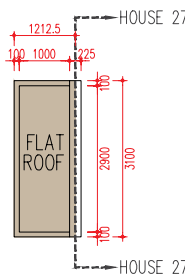
1樓平面圖  
1/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	3040	3800, 4500	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175, 250	150, 175		

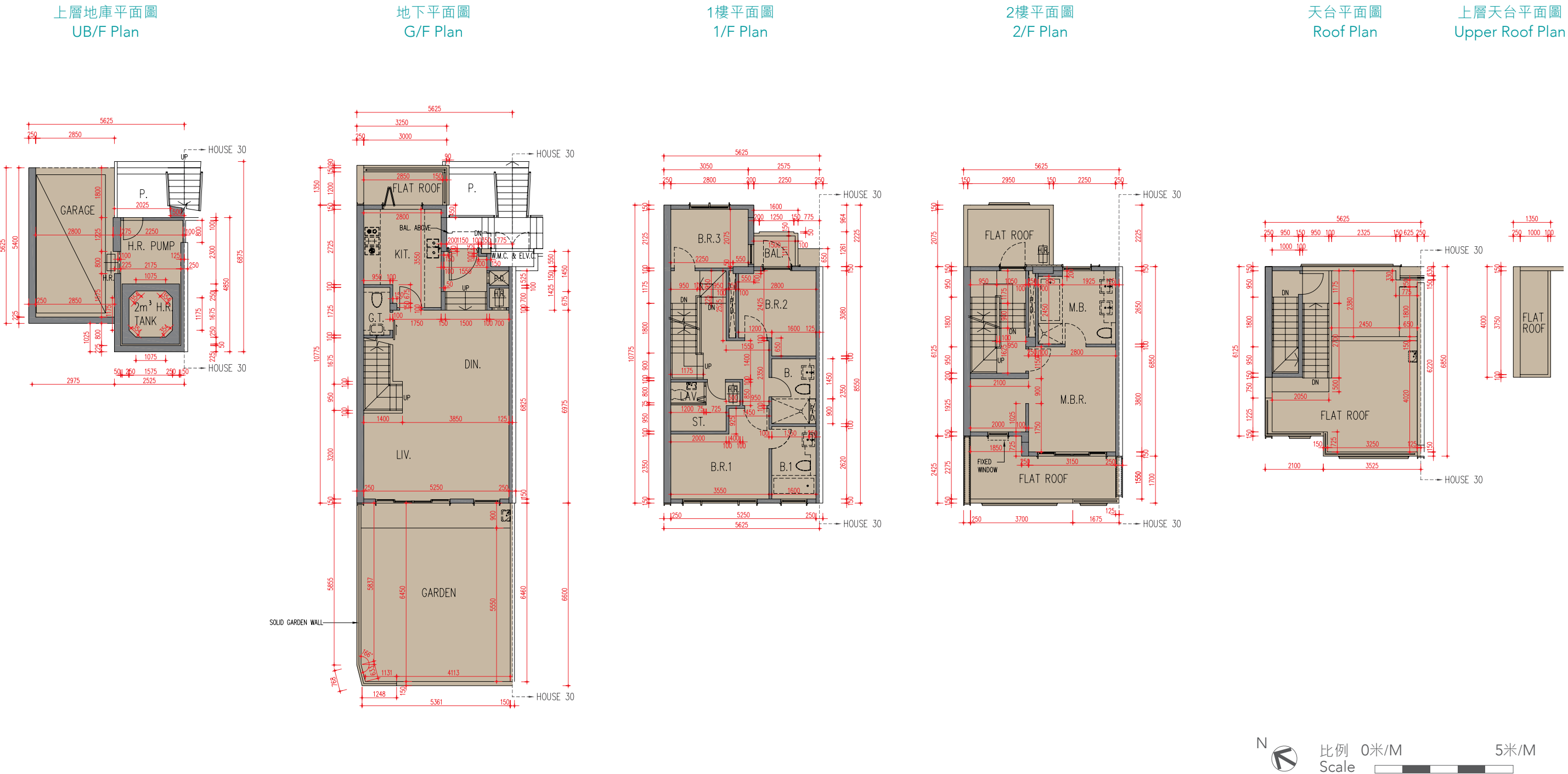
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

29號洋房 House 29



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2830, 3530	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The 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 of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.



30號洋房 House 30

上層地庫平面圖  
UB/F Plan

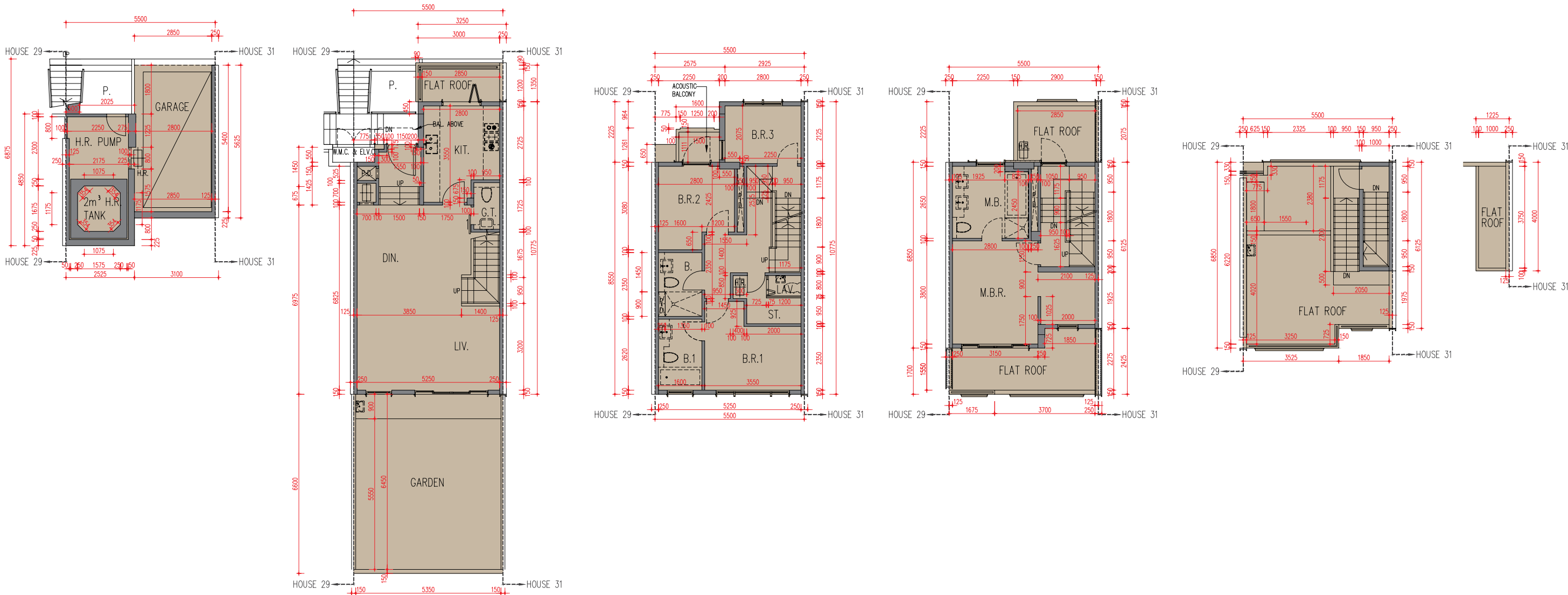
地下平面圖  
G/F Plan

1樓平面圖  
1/F Plan

2樓平面圖  
2/F Plan

天台平面圖  
Roof Plan

上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2300, 3000	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

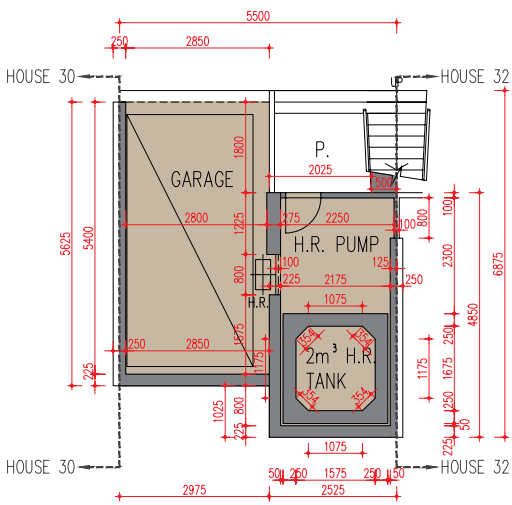
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

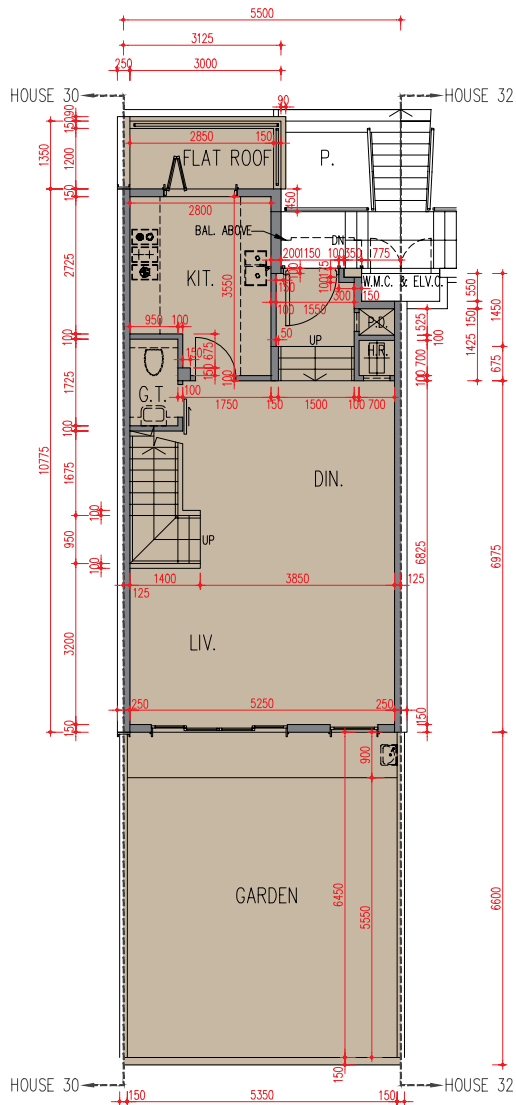
- The dimensions in the floor plans are all structural dimensions in millimetre.
- The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

31號洋房 House 31

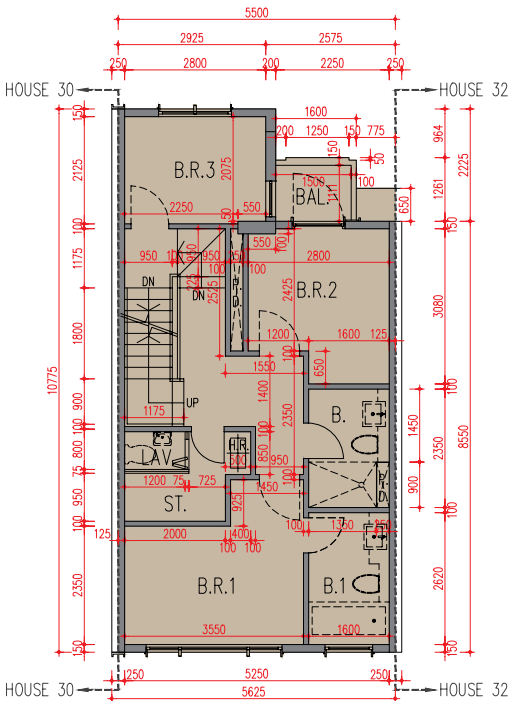
上層地庫平面圖  
UB/F Plan



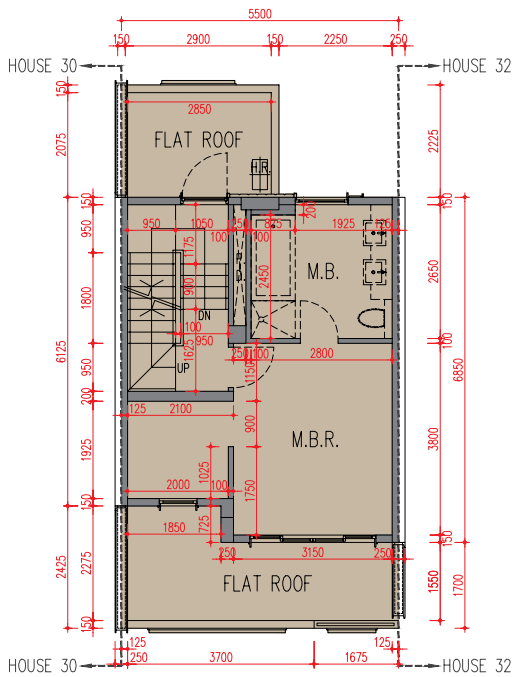
地下平面圖  
G/F Plan



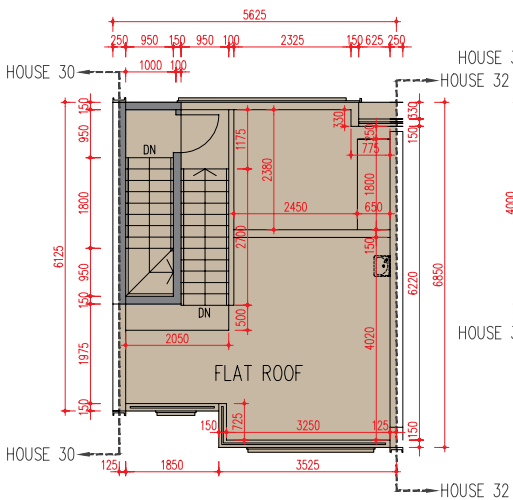
1樓平面圖  
1/F Plan



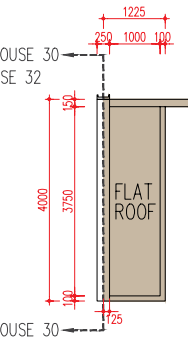
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2650, 3350	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

32號洋房 House 32



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2280, 2980	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

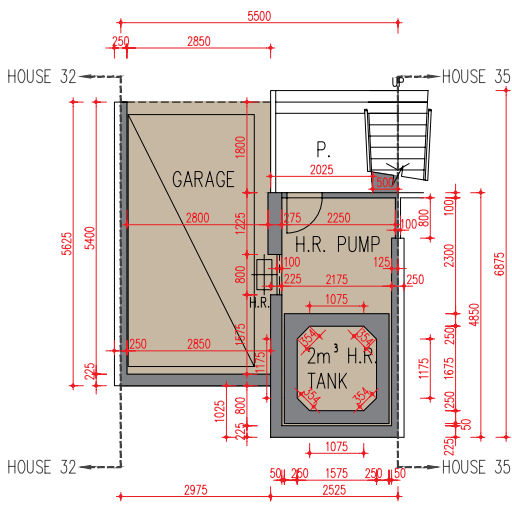
Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The 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 of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

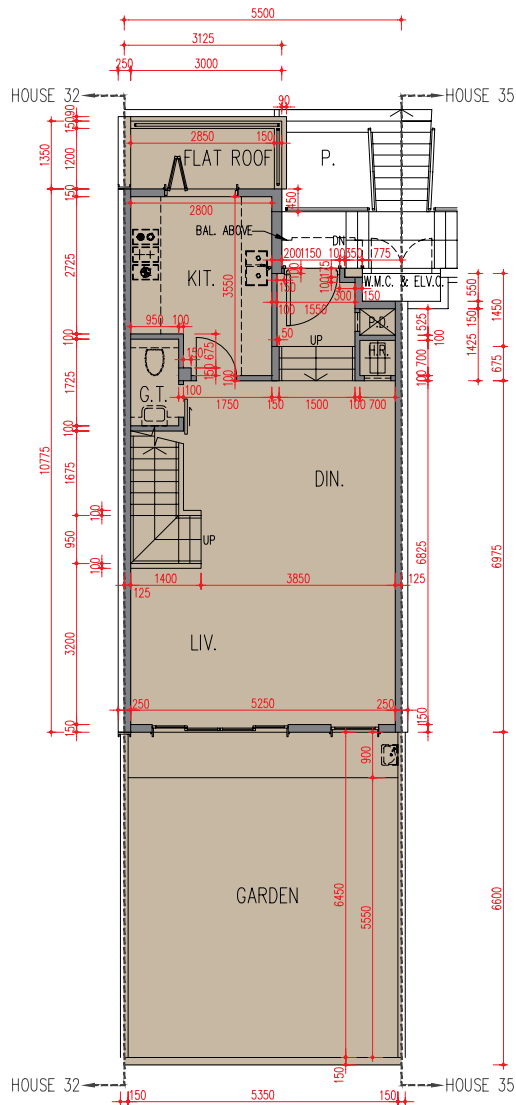


33號洋房 House 33

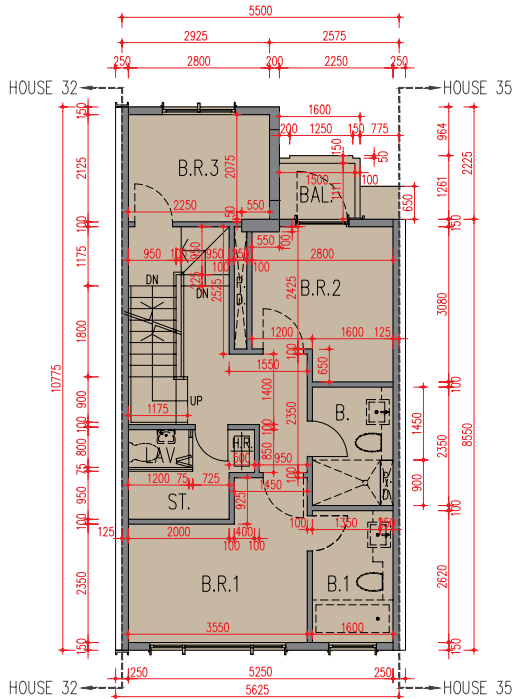
上層地庫平面圖  
UB/F Plan



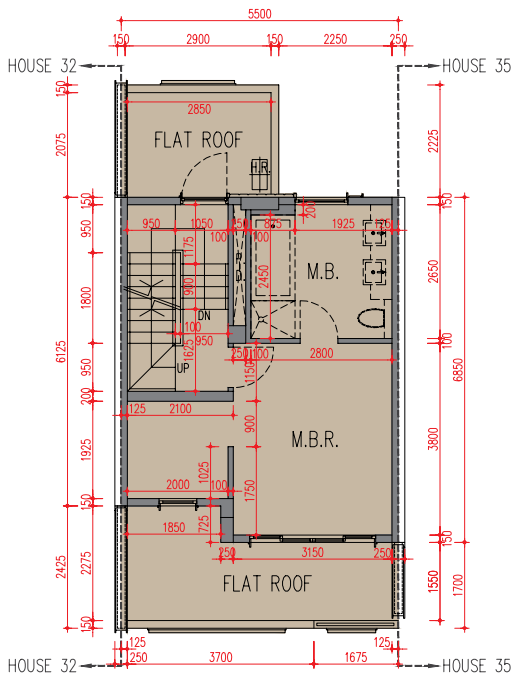
地下平面圖  
G/F Plan



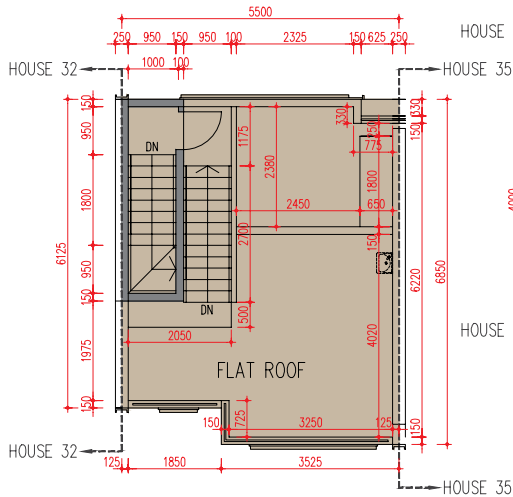
1樓平面圖  
1/F Plan



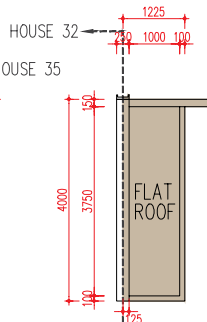
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2650, 3350	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

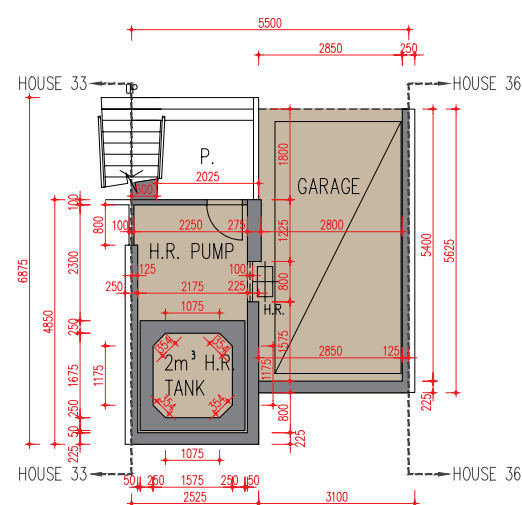
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

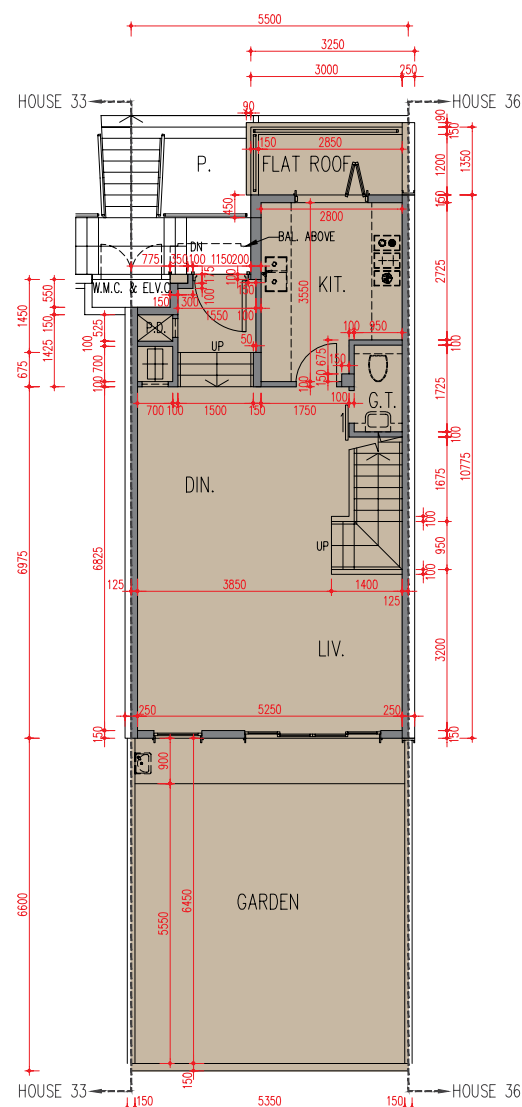
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

## 35號洋房 House 35

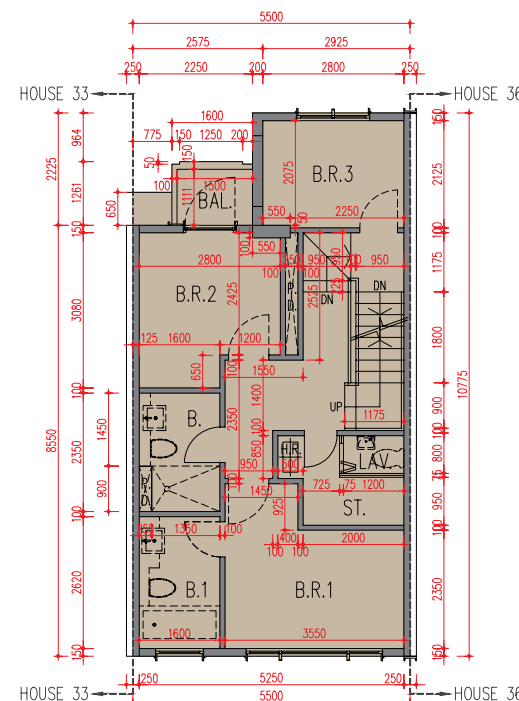
上層地庫平面圖  
UB/F Plan



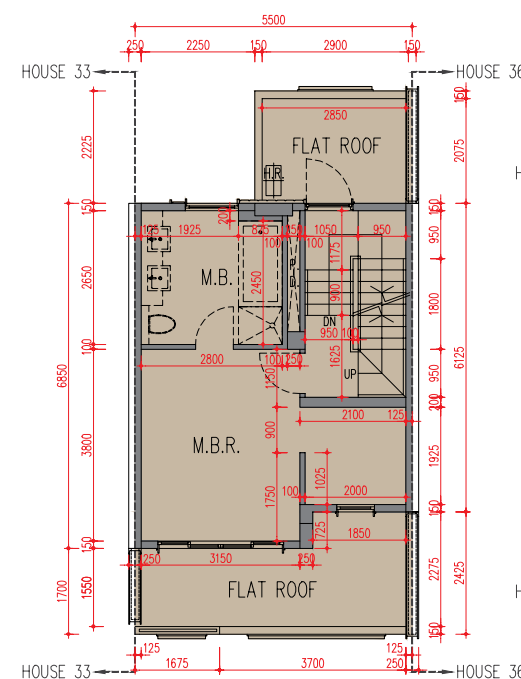
地下平面圖  
G/F Plan



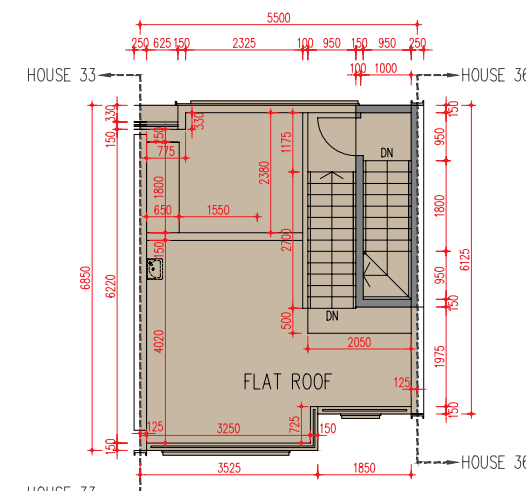
1樓平面圖  
1/F Plan



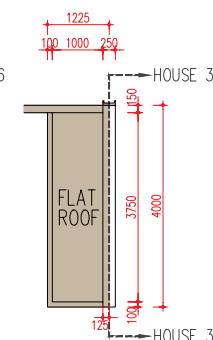
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2290, 2990	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。（不適用）

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

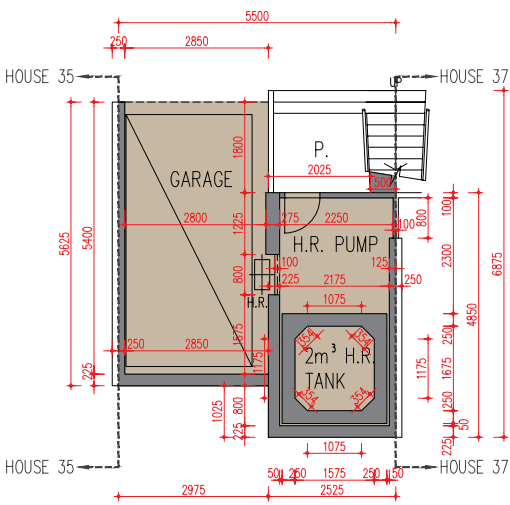
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

Notes:

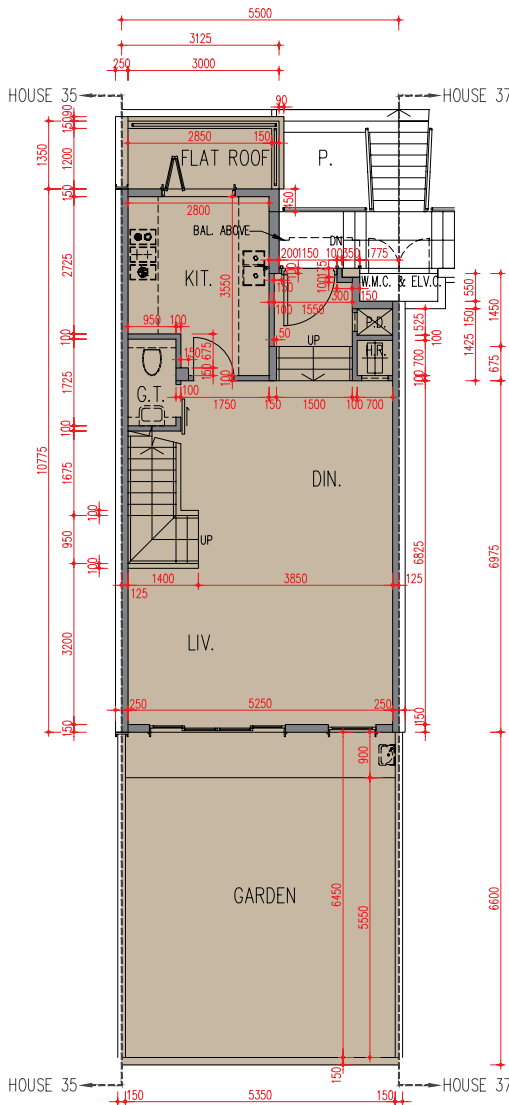
1. The dimensions in the floor plans are all structural dimensions in millimetre.
2. The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
3. The thickness of the floor slabs excludes plaster of each residential property.

36號洋房 House 36

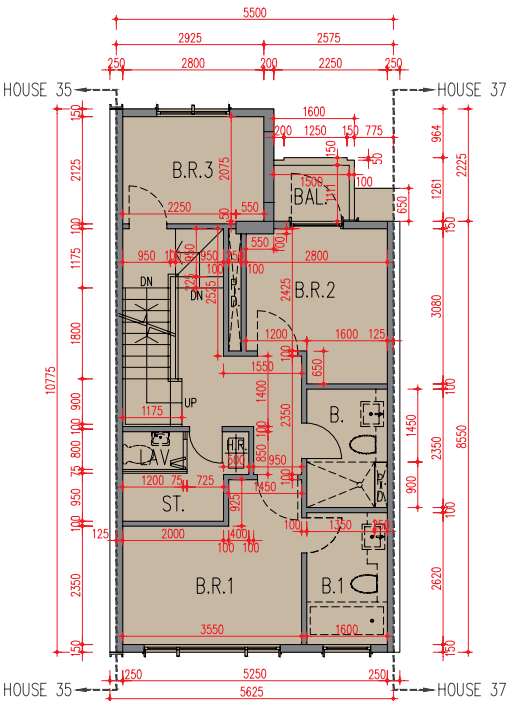
上層地庫平面圖  
UB/F Plan



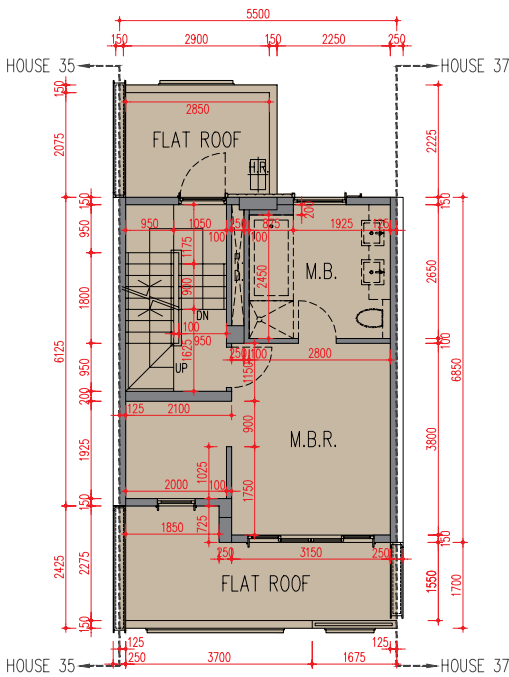
地下平面圖  
G/F Plan



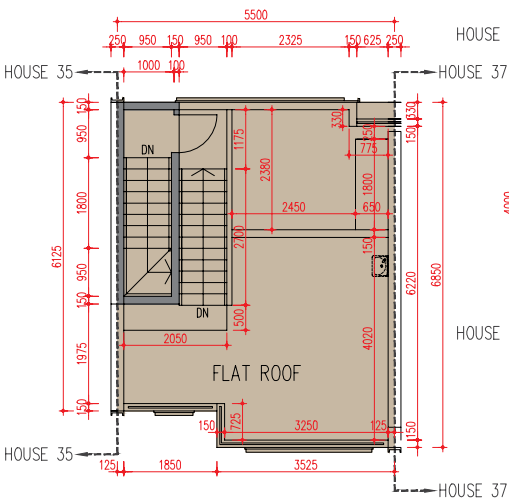
1樓平面圖  
1/F Plan



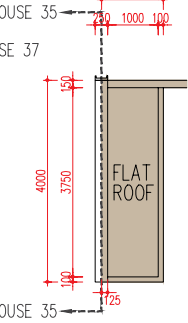
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2650, 3350	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

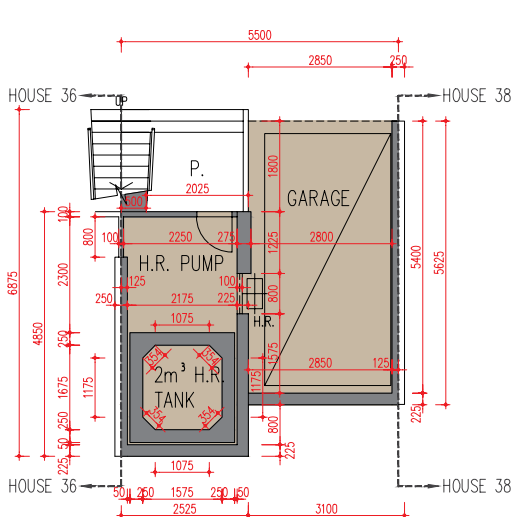
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

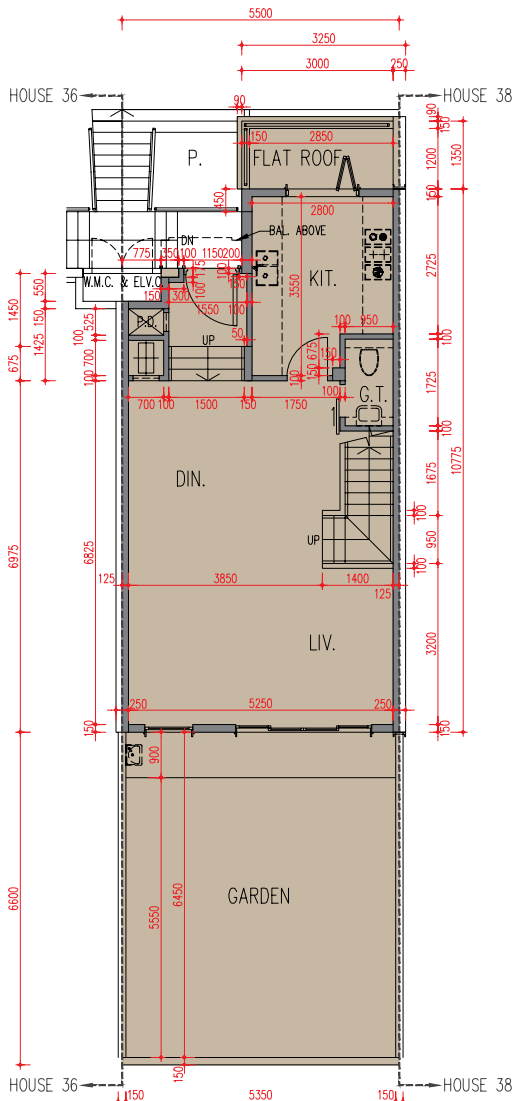


37號洋房 House 37

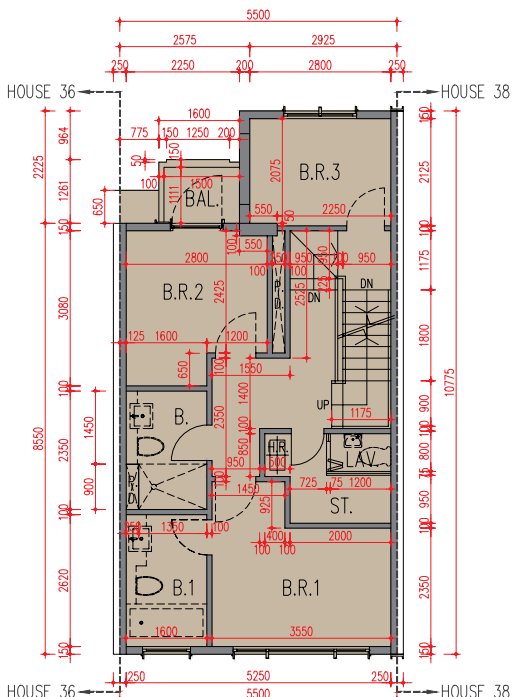
上層地庫平面圖  
UB/F Plan



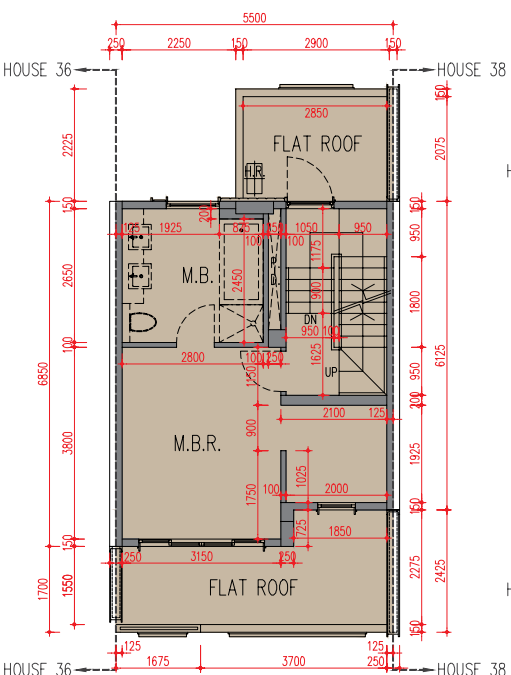
地下平面圖  
G/F Plan



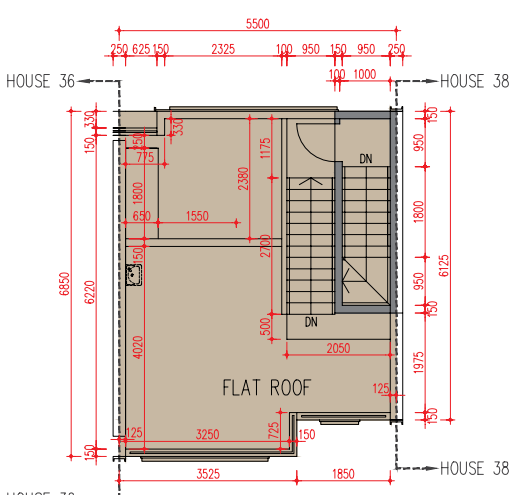
1樓平面圖  
1/F Plan



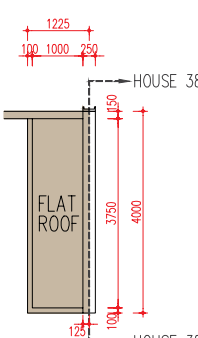
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2250, 2950	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

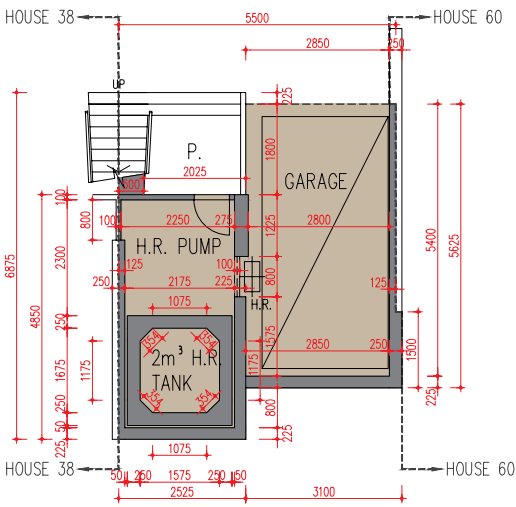
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

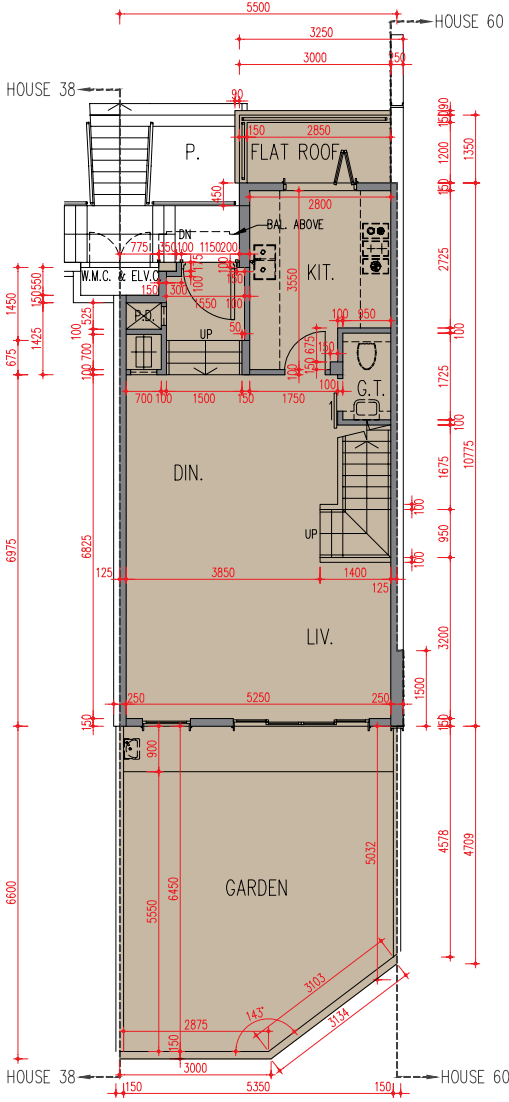


39號洋房 House 39

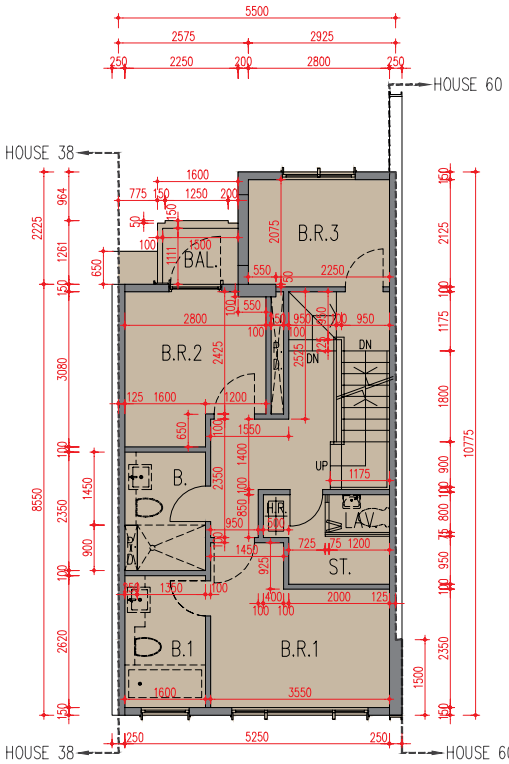
上層地庫平面圖  
UB/F Plan



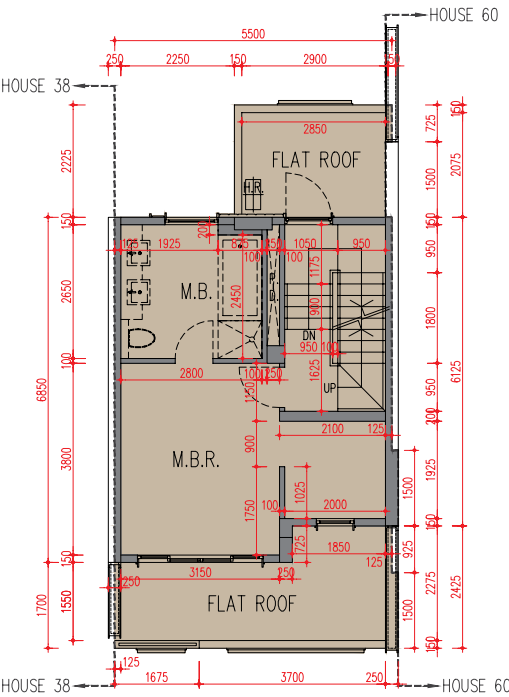
地下平面圖  
G/F Plan



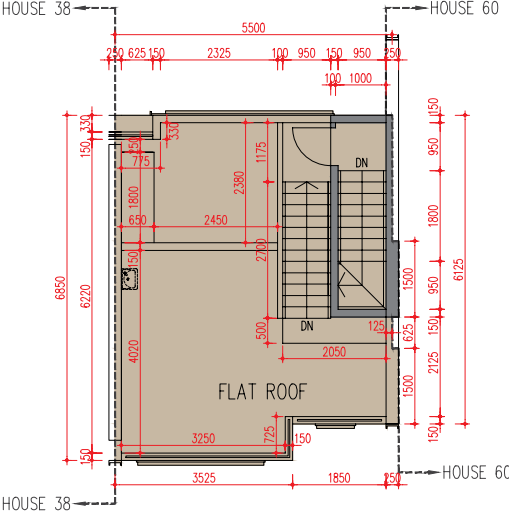
1樓平面圖  
1/F Plan



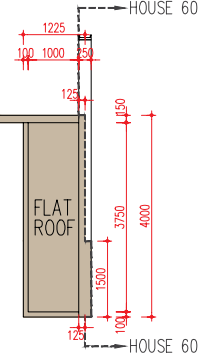
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2280, 2980	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

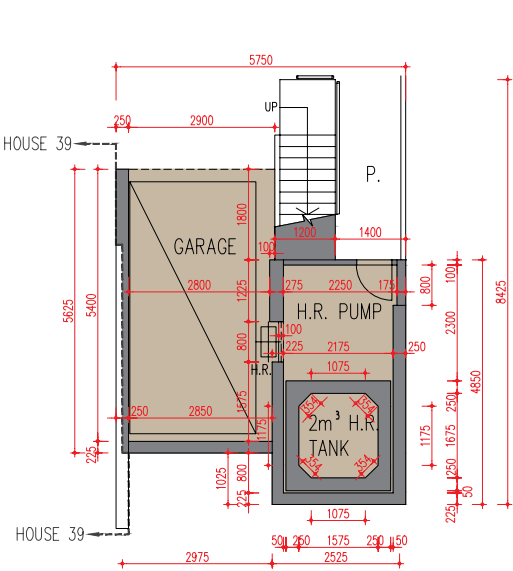
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

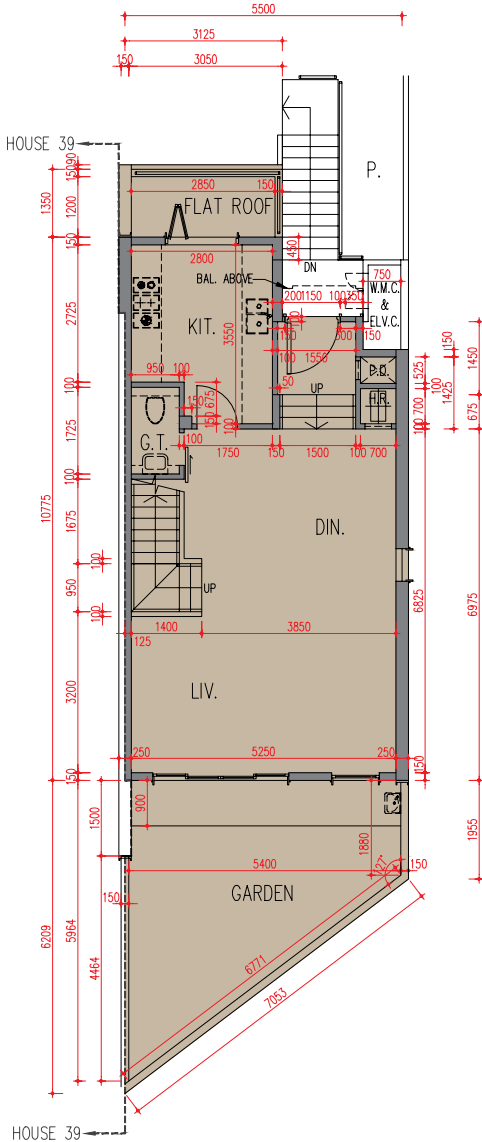


60號洋房 House 60

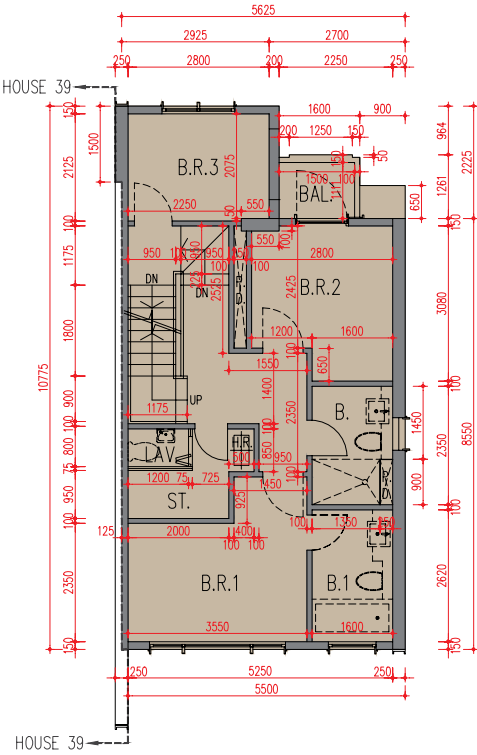
上層地庫平面圖  
UB/F Plan



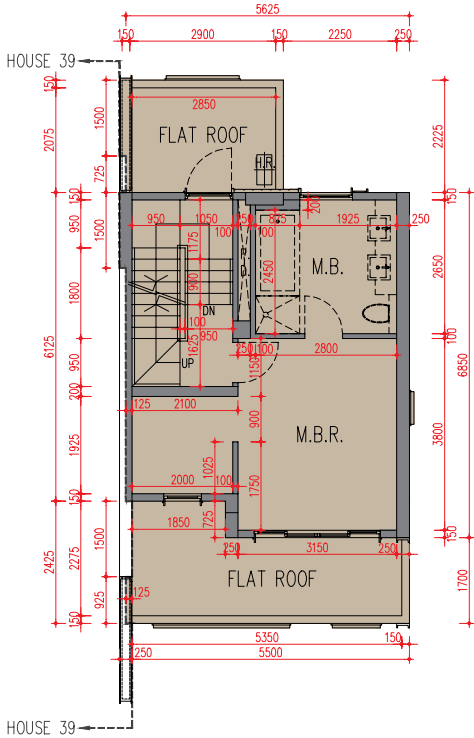
地下平面圖  
G/F Plan



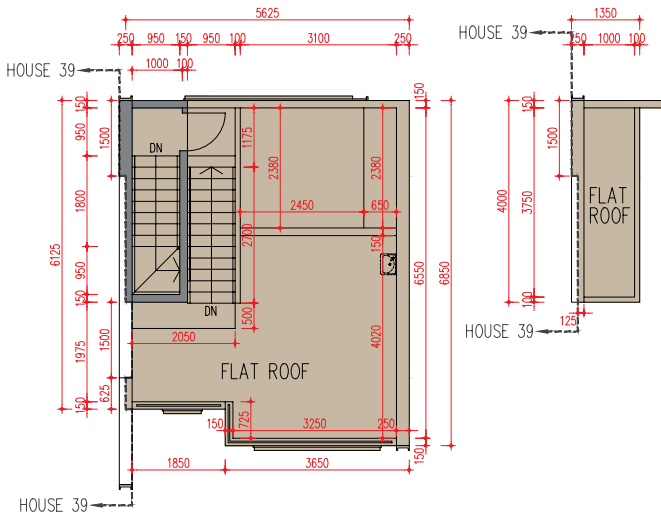
1樓平面圖  
1/F Plan



2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2650, 3350	3800, 4500	3150	3500	不適用 N/A	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 200	150, 175, 200	150, 175		

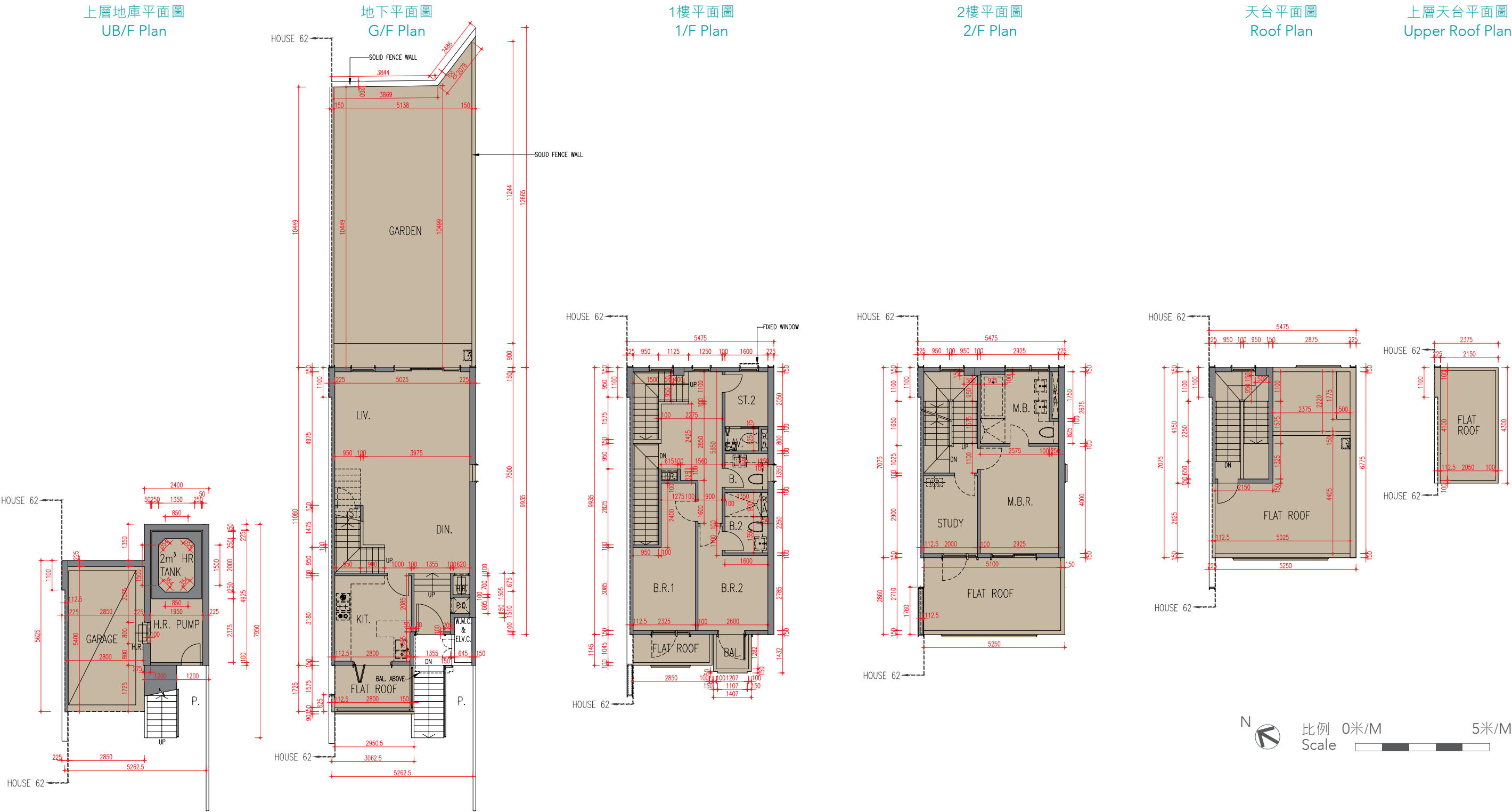
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

61號洋房 House 61



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2670, 3370	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層之結構地台與上一層結構地台面之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The 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 of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

62號洋房 House 62

上層地庫平面圖  
UB/F Plan

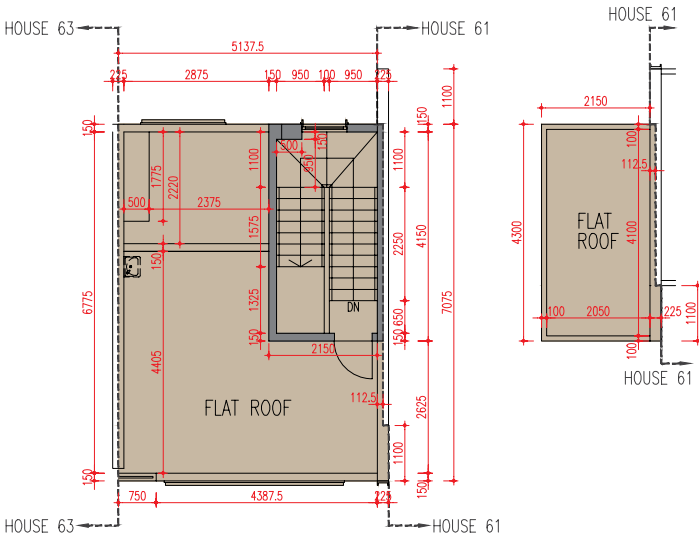
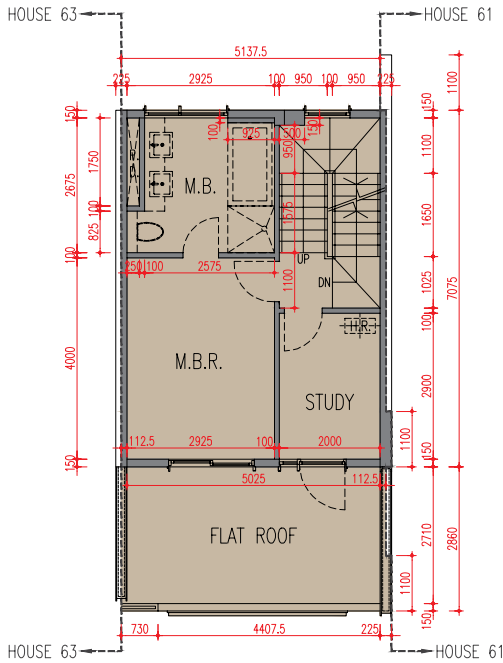
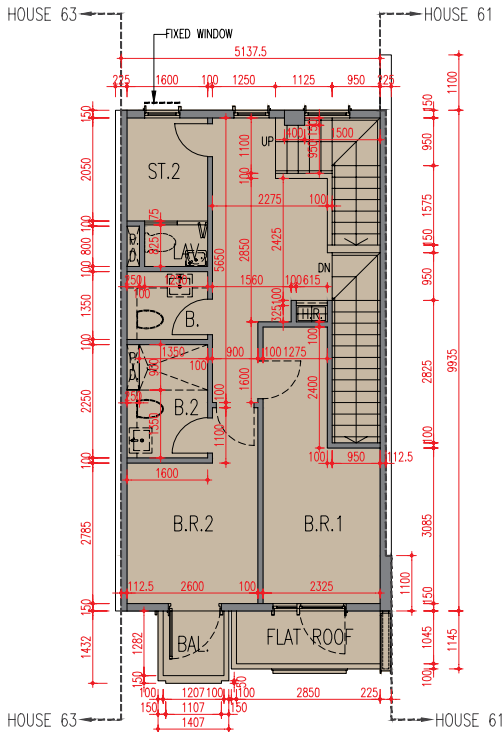
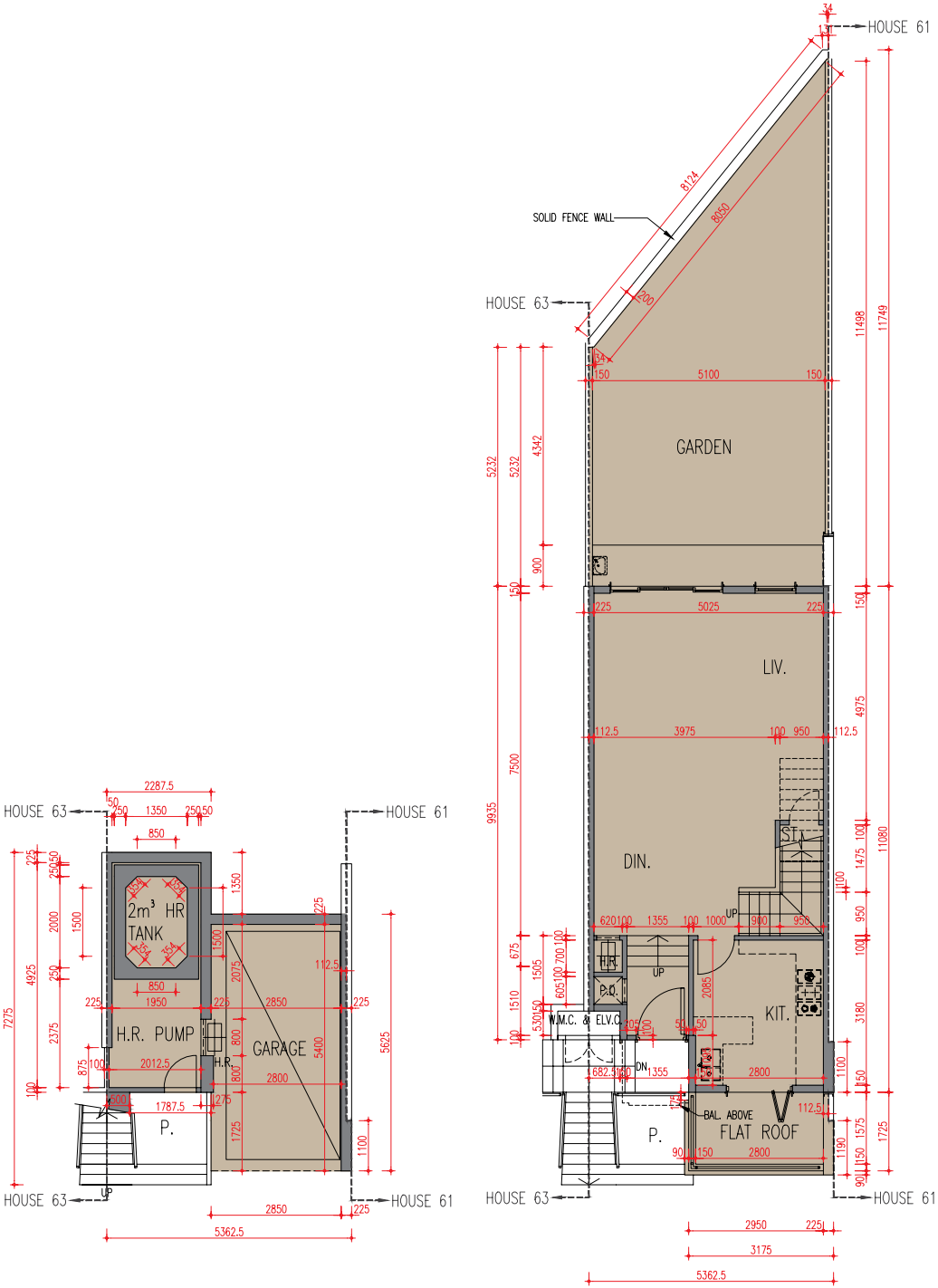
地下平面圖  
G/F Plan

1樓平面圖  
1/F Plan

2樓平面圖  
2/F Plan

天台平面圖  
Roof Plan

上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2300, 3000	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.







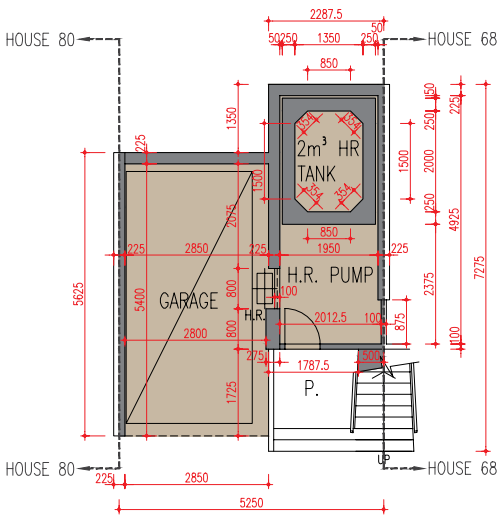




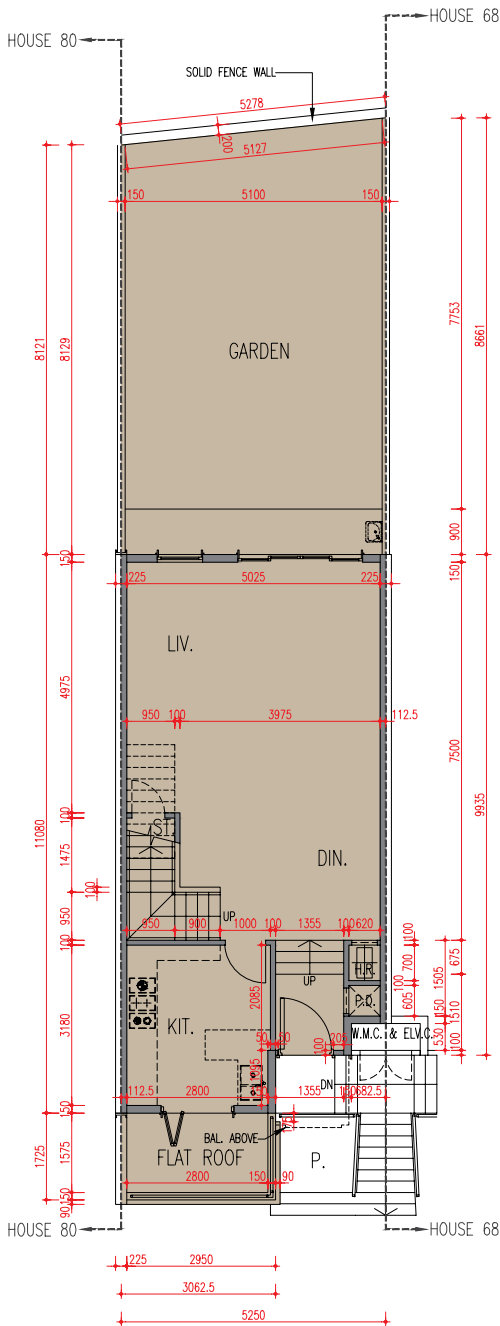


69號洋房 House 69

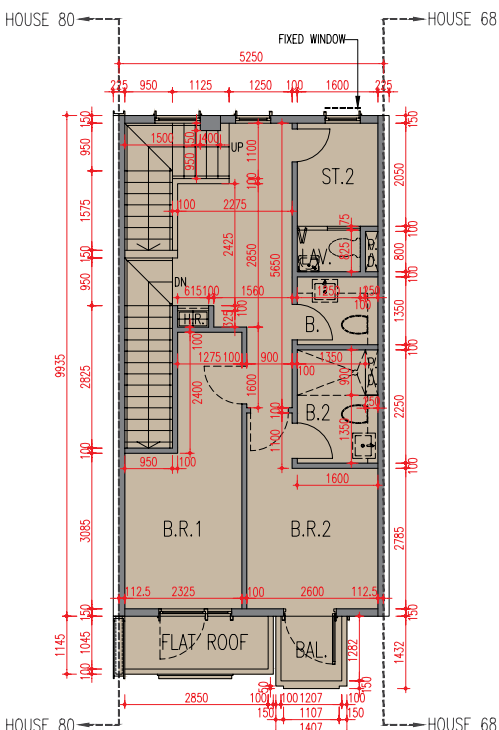
上層地庫平面圖  
UB/F Plan



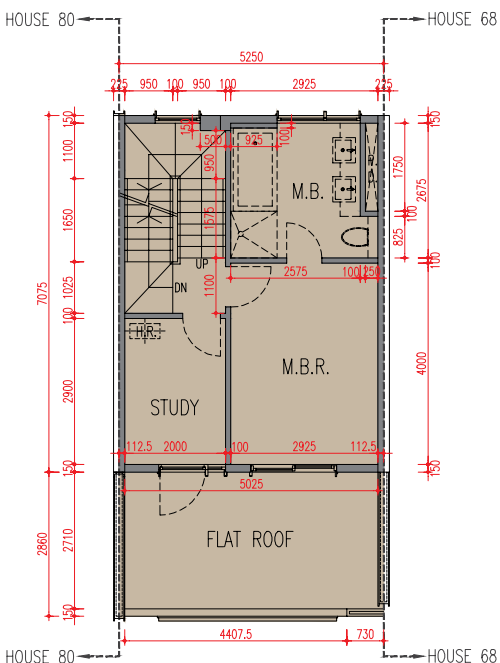
地下平面圖  
G/F Plan



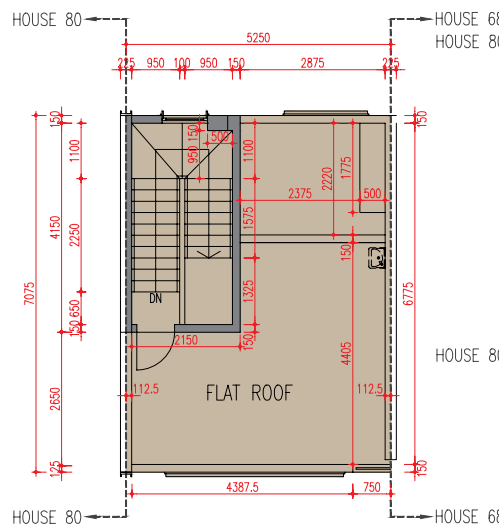
1樓平面圖  
1/F Plan



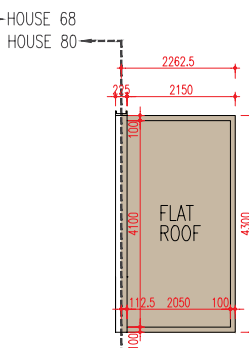
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2700, 3400	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

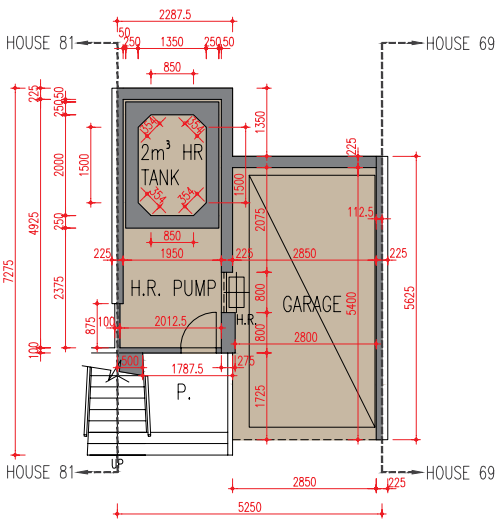
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

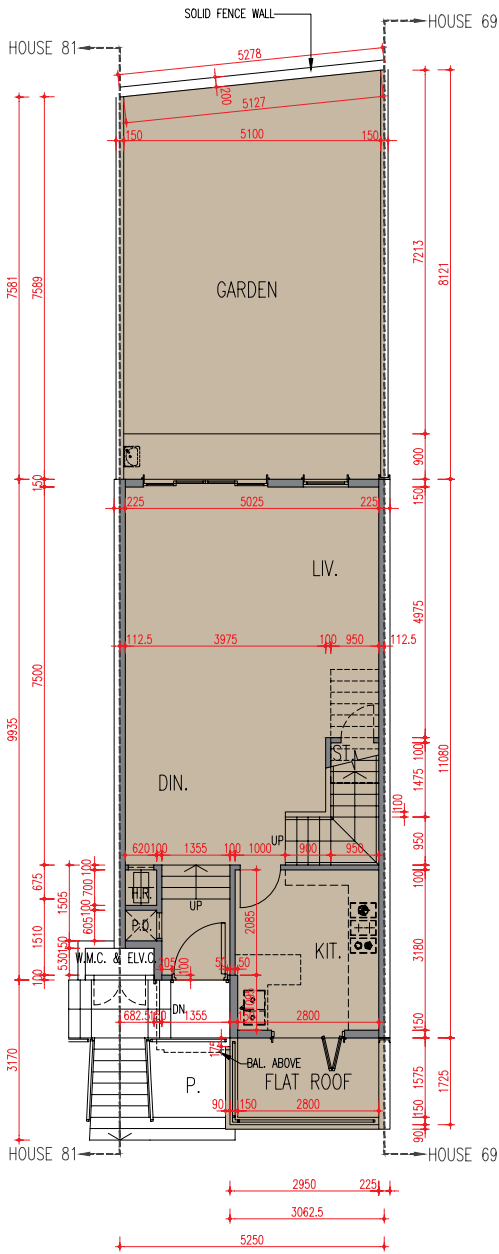
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

80號洋房 House 80

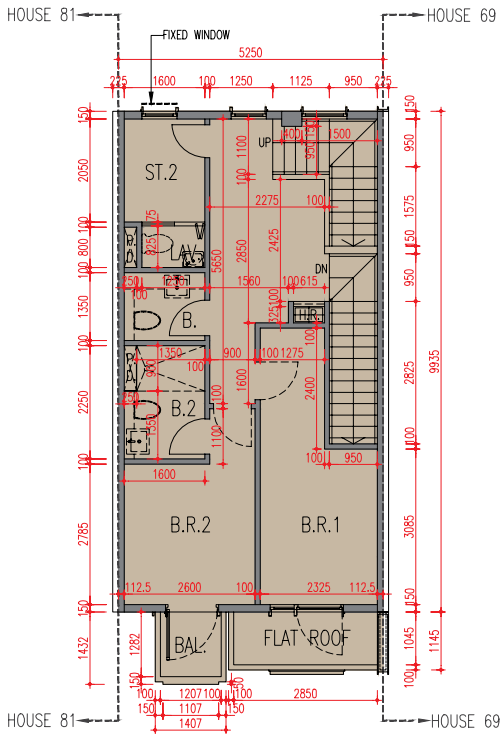
上層地庫平面圖  
UB/F Plan



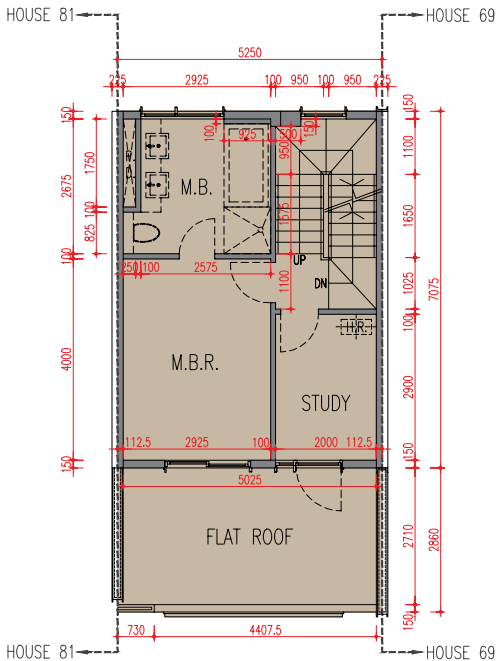
地下平面圖  
G/F Plan



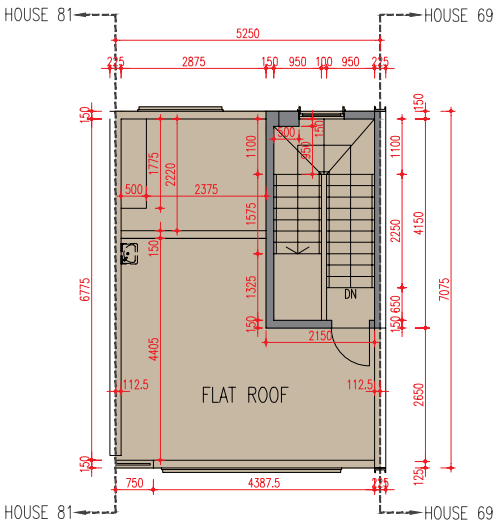
1樓平面圖  
1/F Plan



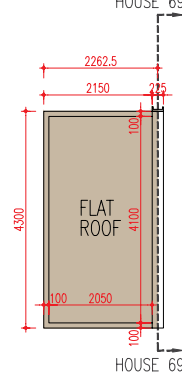
2樓平面圖  
2/F Plan



天台平面圖  
Roof Plan



上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2320, 3020	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

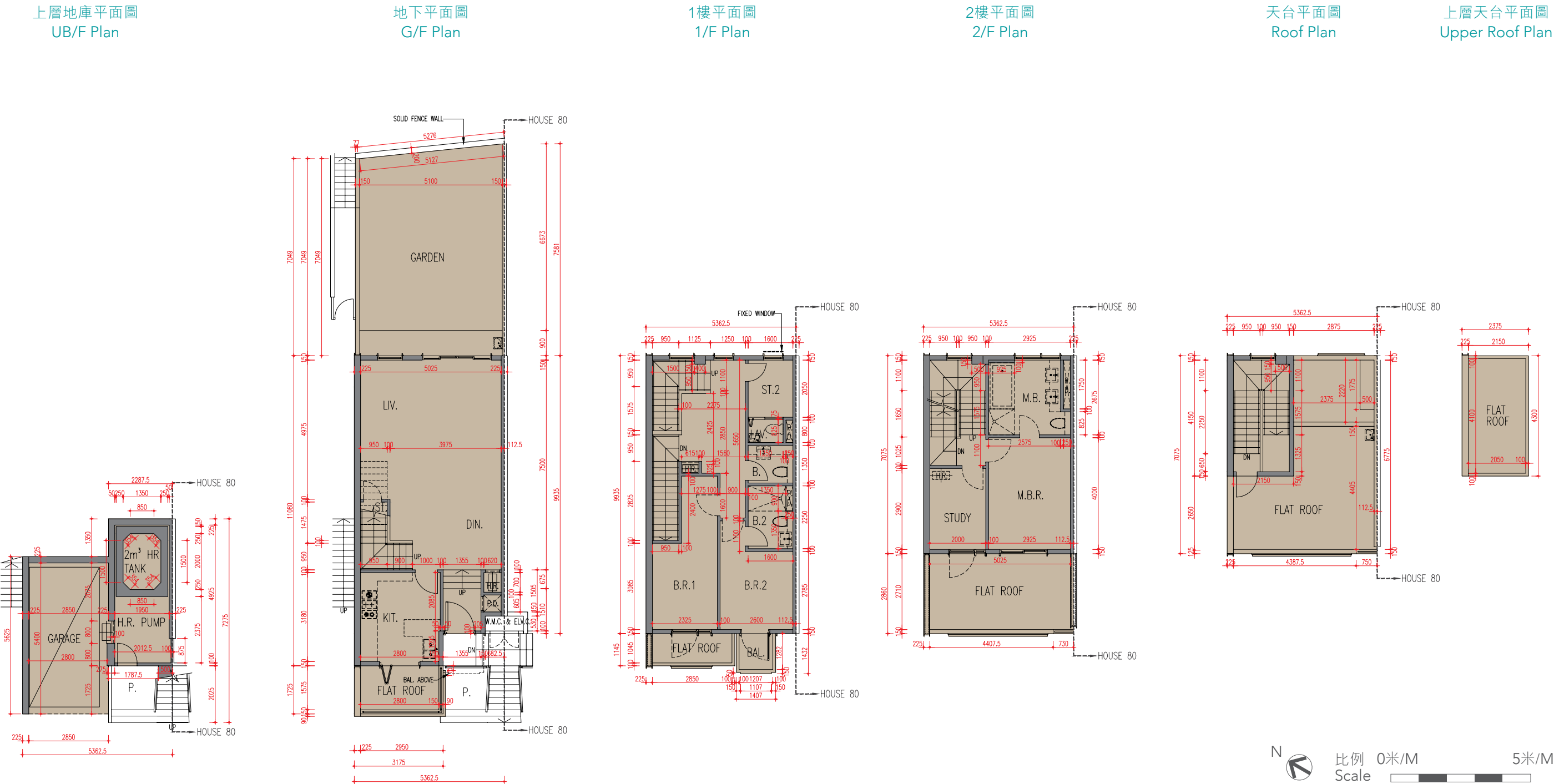
- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.



81號洋房 House 81



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2720, 3420	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The 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 of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.

82號洋房 House 82

上層地庫平面圖  
UB/F Plan

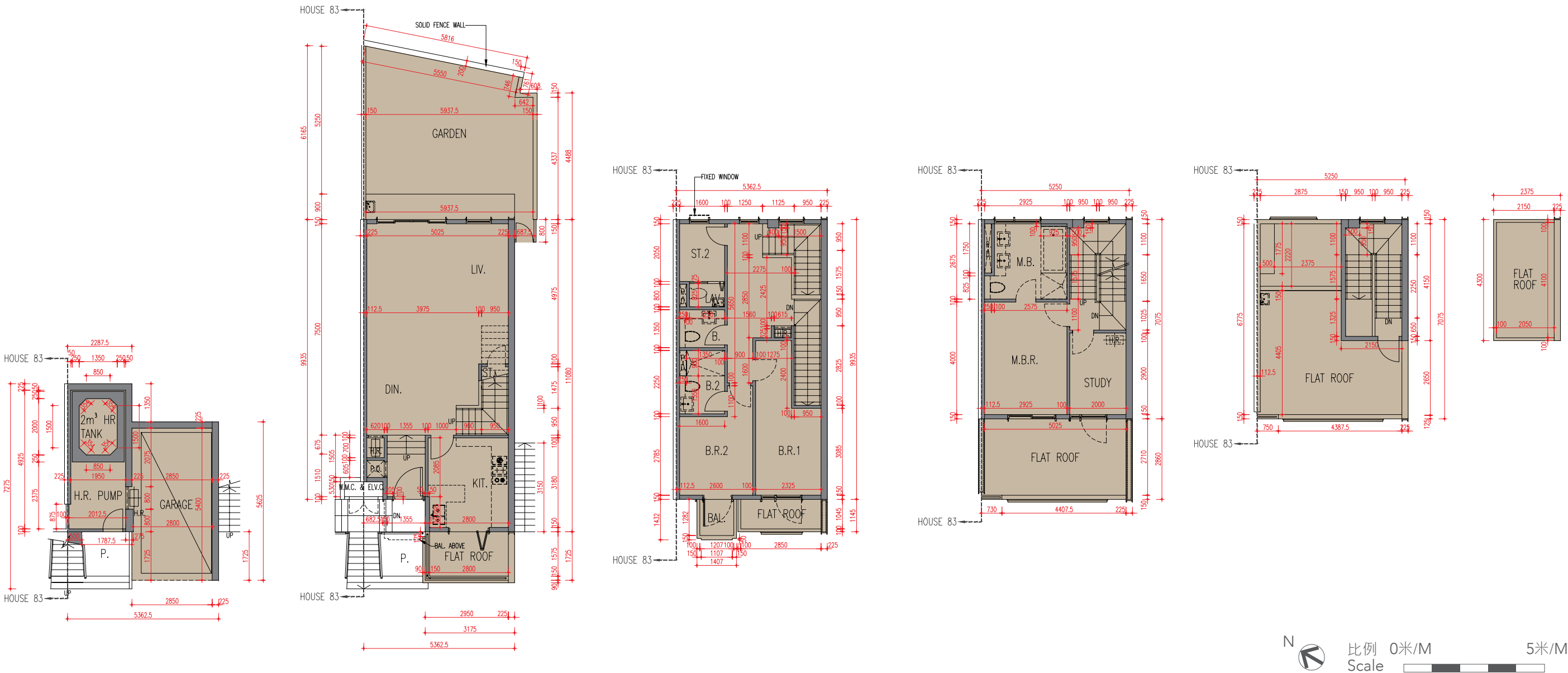
地下平面圖  
G/F Plan

1樓平面圖  
1/F Plan

2樓平面圖  
2/F Plan

天台平面圖  
Roof Plan

上層天台平面圖  
Upper Roof Plan



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2320, 3020	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

- 備註：
- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 每個住宅物業的層與層之間的高度指該樓層的結構地台面與上一層結構地台面之高度距離。
  - 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

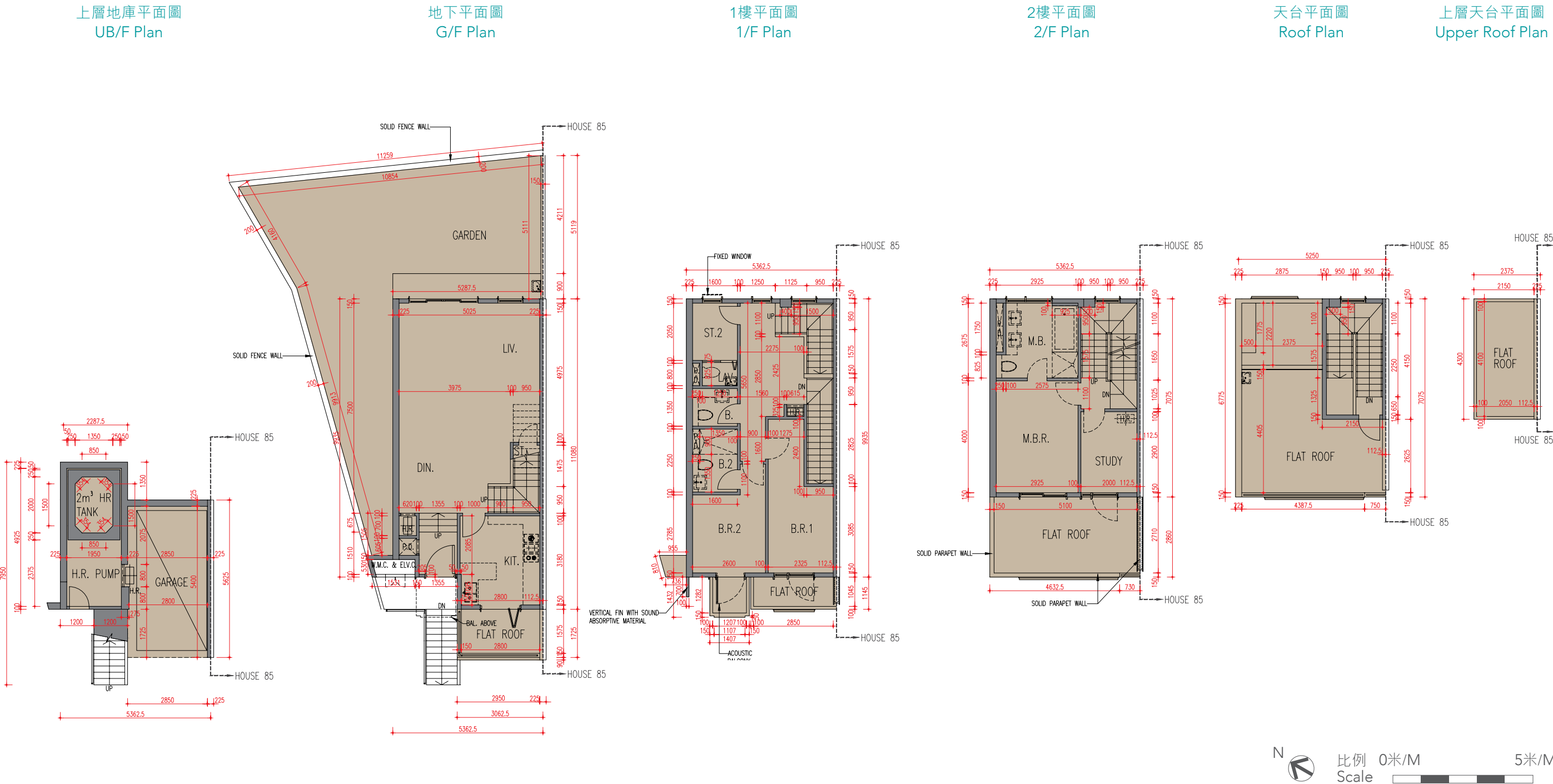
- Notes:
- The dimensions in the floor plans are all structural dimensions in millimetre.
  - The floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
  - The thickness of the floor slabs excludes plaster of each residential property.







86號洋房 House 86



樓層 Floor	上層地庫 UB/F	地下 G/F	1樓 1/F	2樓 2/F	天台 Roof	上層天台 Upper Roof
層與層之間的高度 (毫米) Floor-to-floor height (mm)	2580, 3280	3800, 4500	3150	3500	3025	不適用 N/A
樓板厚度 (毫米) Thickness of the floor slabs (mm)	150	150, 175	150	150	150	

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。(不適用)

備註：

- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 每個住宅物業的層與層之間的高度指該樓層的結構地台與上一層結構地台之高度距離。
- 每個住宅物業的樓板的厚度不包括灰泥。

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. (Not applicable)

Notes:

- The dimensions in the floor plans are all structural dimensions in millimetre.
- The 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 of each residential property.
- The thickness of the floor slabs excludes plaster of each residential property.

第1座 Tower 1

1樓平面圖  
1/F Plan





	座 Tower	樓層 Floor	單位 Flat							
			A	B	C	D	E	F	G	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	1樓 1/F	3000	3000	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150	150	150	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

Architectural floor plan showing multiple units (A, B, C, D, E, F, G, H) and common areas. The plan includes room labels, dimensions, and notes such as "S.A.M. (SOUND ABSORPTIVE MATERIAL)", "A/C PLATFORM", "LIFT LOBBY", "DIS. LIFT", "GREEN WALL", "REFUSE STORAGE", "W.M.C.", "P.D.", "A.F.", "BAL.", "E.L.E.R.", "TOWER 2", and "GREEN WALL".

	座 Tower	樓層 Floor	單位 Flat							
			A	B	C	D	E	F	G	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	2樓至3樓、 5樓至7樓 2/F - 3/F, 5/F - 7/F	3000	3000	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150	150	150	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.



第1座 Tower 1

8樓平面圖  
8/F Plan



	座 Tower	樓層 Floor	單位 Flat						
			A	B	C	D	E	F	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	8樓 8/F	3000	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150, 200	150	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第1座 Tower 1

9樓平面圖  
9/F Plan





	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	9樓 9/F	3300	3300	3300	3300	3300	3300
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150, 225	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第1座 Tower 1

10樓平面圖  
10/F Plan



	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	10樓 10/F	3300	3300	3300	3300	3300	3300
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150	150, 250

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

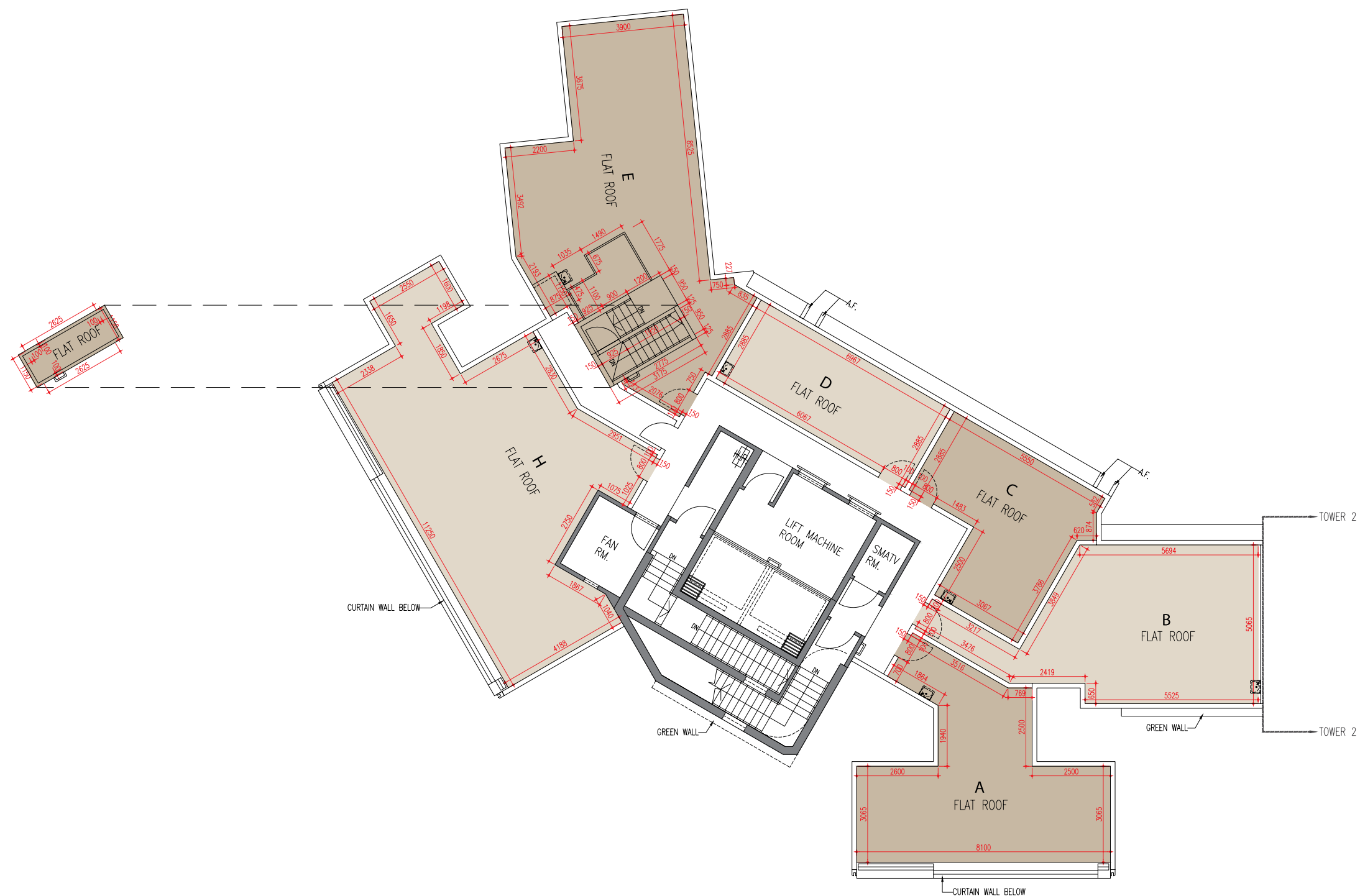
- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.



第1座 Tower 1

天台平面圖  
Roof Plan



	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第1座 Tower 1	天台 Roof	不適用 N/A					
樓板厚度 (毫米) Thickness of the floor slabs (mm)			不適用 N/A					

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。(不適用)  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第2座 Tower 2





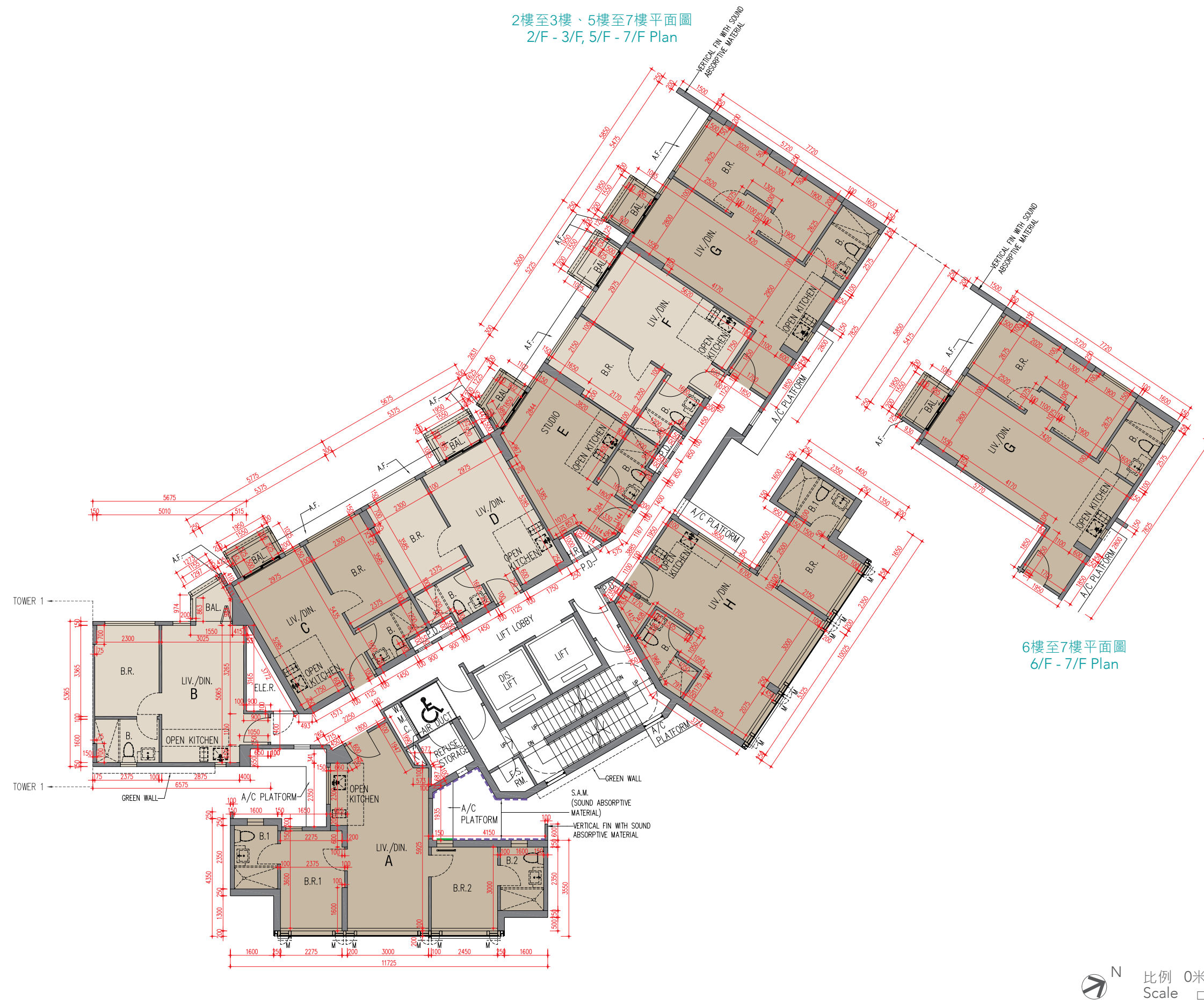
	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E	F
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	1樓 1/F	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第2座 Tower 2



	座 Tower	樓層 Floor	單位 Flat							
			A	B	C	D	E	F	G	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	2樓至3樓、 5樓至7樓 2/F - 3/F, 5/F - 7/F	3000	3000	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150	150	150	150

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.





	座 Tower	樓層 Floor	單位 Flat						
			A	B	C	D	E	F	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	8樓 8/F	3000	3000	3000	3000	3000	3000	3000
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150, 200	150	150

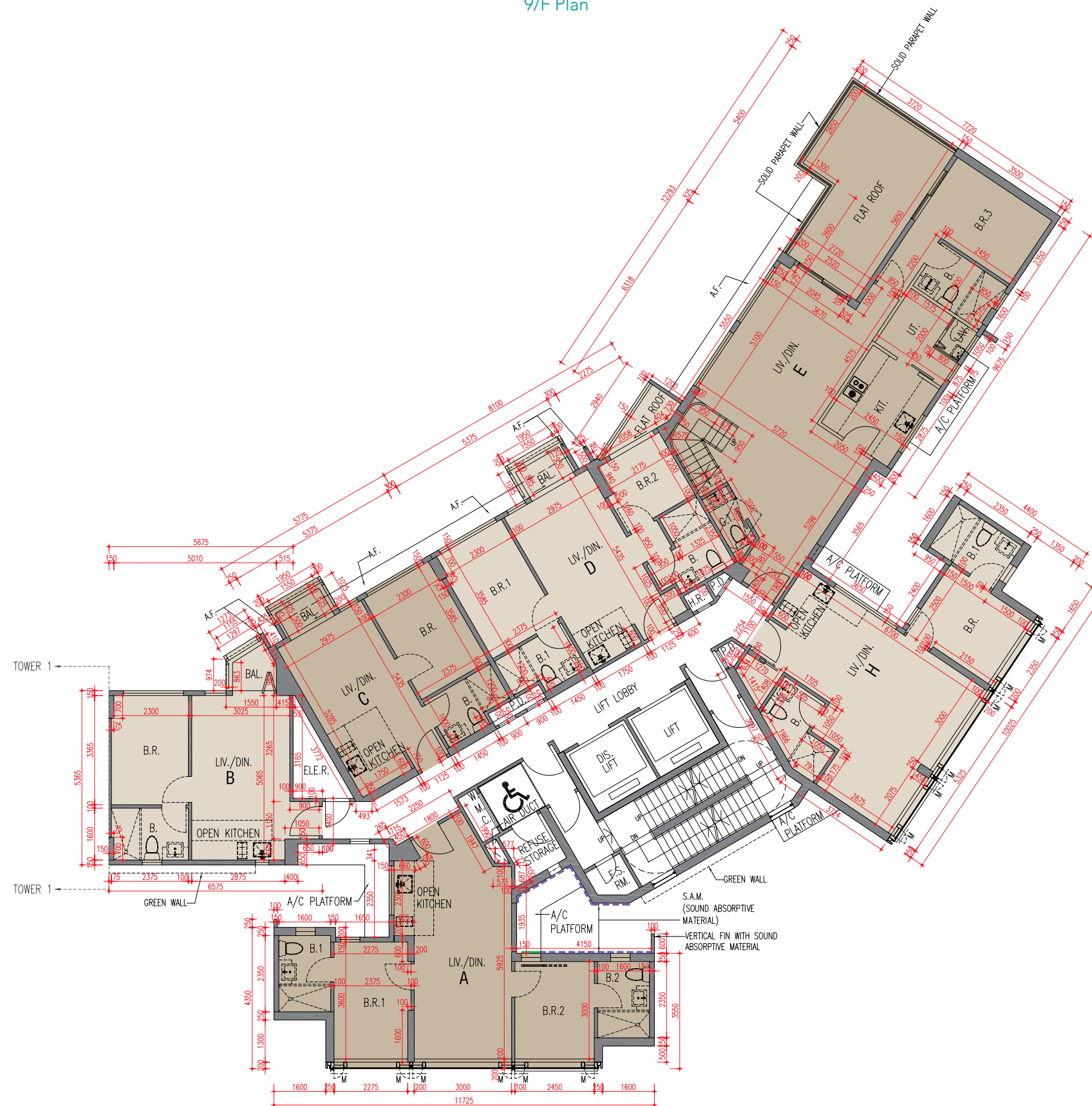
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第2座 Tower 2

9樓平面圖  
9/F Plan





	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	9樓 9/F	3300	3300	3300	3300	3300	3300
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150	150	150	150	150, 200	150

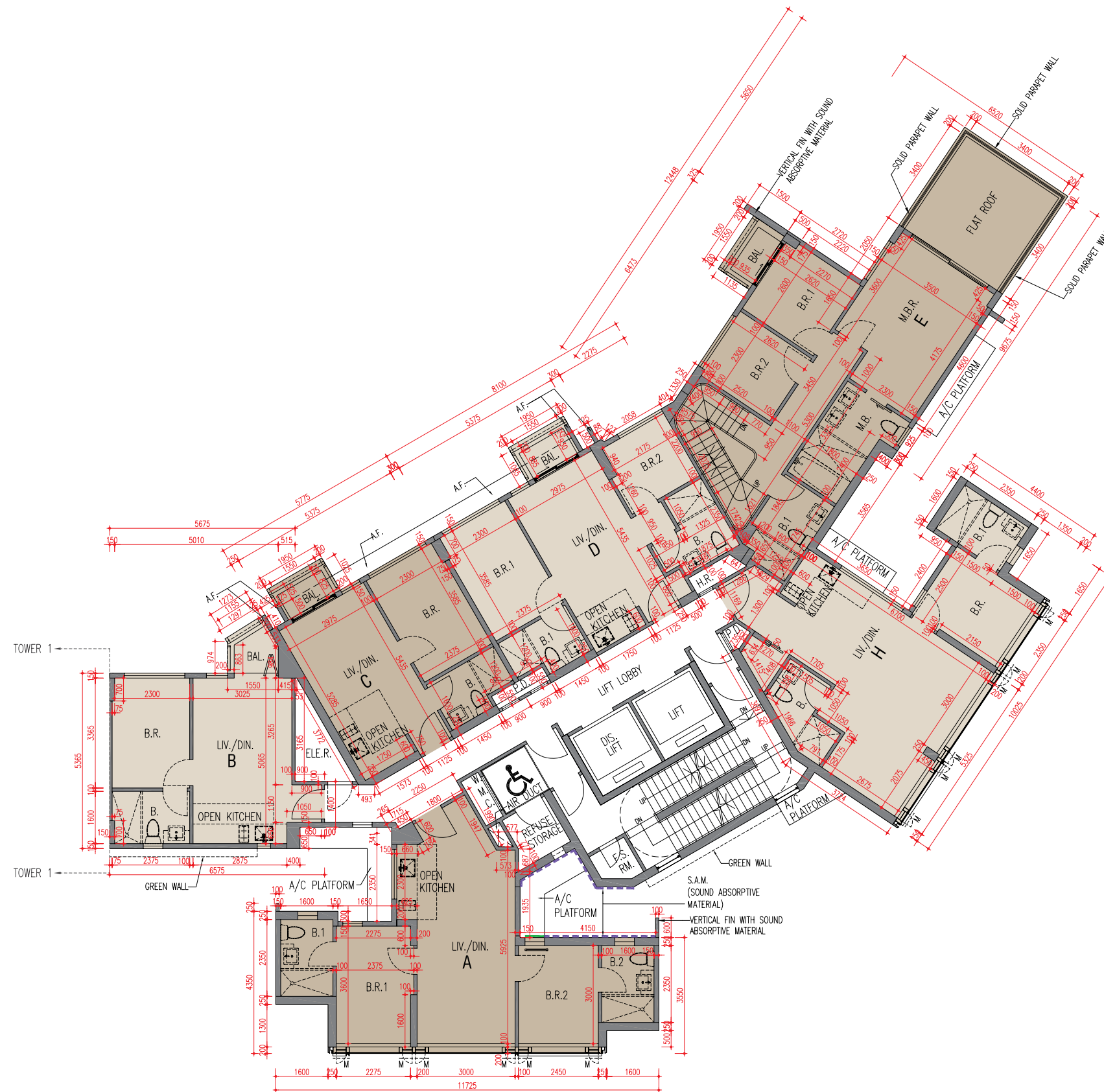
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

第2座 Tower 2

10樓平面圖  
10/F Plan



	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	10樓 10/F	3300	3300	3300	3300	3300	3300
樓板厚度 (毫米) Thickness of the floor slabs (mm)			150, 250	150	150	150	150, 200	150, 200

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。（不適用）  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.





	座 Tower	樓層 Floor	單位 Flat					
			A	B	C	D	E(複式)單位 Flat E (Duplex)	H
層與層之間的高度 (毫米) Floor-to-floor height (mm)	第2座 Tower 2	天台 Roof	不適用 N/A					
樓板厚度 (毫米) Thickness of the floor slabs (mm)			不適用 N/A					

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。(不適用)  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable)

- 備註：
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
  - 2. 每個住宅物業的層與層之間的高度指該樓層之結構地台面與上一層結構地台面之高度距離。
  - 3. 每個住宅物業的樓板的厚度不包括灰泥。

- Notes:
- 1. The dimensions in the floor plans are all structural dimensions in millimetre.
  - 2. The 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 of each residential property.
  - 3. The thickness of the floor slabs excludes plaster of each residential property.

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

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
屋號 House Number		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	車庫 Garage	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1號洋房 House 1	385.000 (4144) 露台 Balcony: 4.599 (50) 工作平台 Utility Platform: --	-	-	-	39.271 (423)	161.620 (1740)	-	62.560 (673)	13.339 (144)	-	-
2號洋房 House 2	246.260 (2651) 露台 Balcony: 3.900 (42) 工作平台 Utility Platform: --	-	-	-	14.892 (160)	105.050 (1131)	-	50.910 (548)	8.121 (87)	-	-
3號洋房 House 3	248.257 (2672) 露台 Balcony: 3.900 (42) 工作平台 Utility Platform: --	-	-	-	14.892 (160)	125.611 (1352)	-	50.910 (548)	8.121 (87)	-	-
5號洋房 House 5	248.552 (2675) 露台 Balcony: 3.900 (42) 工作平台 Utility Platform: --	-	-	-	14.892 (160)	102.063 (1099)	-	50.910 (548)	8.121 (87)	-	-
6號洋房 House 6	253.040 (2724) 露台 Balcony: 3.900 (42) 工作平台 Utility Platform: --	-	-	-	14.892 (160)	114.496 (1232)	-	50.910 (548)	8.121 (87)	-	-
7號洋房 House 7	174.448 (1878) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	28.523 (307)	15.429 (166)	35.276 (380)	-	-	-
8號洋房 House 8	171.016 (1841) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	27.734 (299)	15.429 (166)	35.276 (380)	-	-	-
9號洋房 House 9	171.016 (1841) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	32.529 (350)	15.429 (166)	35.276 (380)	-	-	-
10號洋房 House 10	174.448 (1878) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	29.275 (315)	15.429 (166)	35.276 (380)	-	-	-
11號洋房 House 11	174.448 (1878) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	17.648 (190)	15.429 (166)	35.276 (380)	-	-	-
12號洋房 House 12	170.792 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	16.387 (176)	15.429 (166)	35.276 (380)	-	-	-
15號洋房 House 15	170.792 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	16.357 (176)	15.429 (166)	35.276 (380)	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)(不計算入實用面積)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79號及84號洋房。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
屋號 House Number		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	車庫 Garage	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
16號洋房 House 16	170.794 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	18.668 (201)	15.429 (166)	35.276 (380)	-	-	-
17號洋房 House 17	170.794 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	19.621 (211)	15.429 (166)	35.276 (380)	-	-	-
18號洋房 House 18	170.773 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	22.947 (247)	15.429 (166)	35.276 (380)	-	-	-
19號洋房 House 19	170.773 (1838) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	25.210 (271)	15.429 (166)	35.276 (380)	-	-	-
20號洋房 House 20	174.448 (1878) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.108 (206)	29.563 (318)	15.429 (166)	35.276 (380)	-	-	-
21號洋房 House 21	101.207 (1089) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	27.866 (300)	23.681 (255)	14.700 (158)	36.827 (396)	-	-	-
22號洋房 House 22	100.542 (1082) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	15.819 (170)	15.708 (169)	14.700 (158)	42.225 (455)	-	-	-
23號洋房 House 23	107.516 (1157) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	18.734 (202)	18.612 (200)	15.935 (172)	44.916 (483)	-	-	-
25號洋房 House 25	107.329 (1155) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	18.734 (202)	18.659 (201)	15.935 (172)	44.916 (483)	-	-	-
26號洋房 House 26	107.329 (1155) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	18.734 (202)	18.659 (201)	15.935 (172)	44.916 (483)	-	-	-
27號洋房 House 27	107.329 (1155) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	18.734 (202)	18.659 (201)	15.935 (172)	44.916 (483)	-	-	-
28號洋房 House 28	109.241 (1176) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	-	-	-	18.898 (203)	18.946 (204)	15.935 (172)	44.916 (483)	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)(不計算入實用面積)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79號及84號洋房。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.



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

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
屋號 House Number		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	車庫 Garage	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
29號洋房 House 29	162.907 (1754) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	19.020 (205)	34.460 (371)	15.429 (166)	31.574 (340)	-	-	-
30號洋房 House 30	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
31號洋房 House 31	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
32號洋房 House 32	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
33號洋房 House 33	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
35號洋房 House 35	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
36號洋房 House 36	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
37號洋房 House 37	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
38號洋房 House 38	159.447 (1716) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	34.125 (367)	15.429 (166)	31.574 (340)	-	-	-
39號洋房 House 39	160.011 (1722) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.813 (203)	32.191 (347)	15.429 (166)	31.574 (340)	-	-	-
60號洋房 House 60	163.609 (1761) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	18.968 (204)	21.105 (227)	15.429 (166)	31.830 (343)	-	-	-
61號洋房 House 61	162.409 (1748) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.209 (228)	54.169 (583)	15.450 (166)	25.122 (270)	8.000 (86)	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)(不計算入實用面積)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79號及84號洋房。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property	實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
屋號 House Number		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	車庫 Garage	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
62號洋房 House 62	158.859 (1710) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	42.755 (460)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
63號洋房 House 63	161.647 (1740) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	31.122 (335)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
65號洋房 House 65	161.647 (1740) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	27.974 (301)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
66號洋房 House 66	158.487 (1706) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	34.391 (370)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
68號洋房 House 68	158.487 (1706) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	45.385 (489)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
69號洋房 House 69	158.487 (1706) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	42.671 (459)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
80號洋房 House 80	158.487 (1706) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	39.958 (430)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
81號洋房 House 81	161.647 (1740) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	37.244 (401)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
82號洋房 House 82	161.647 (1740) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	33.863 (365)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
83號洋房 House 83	160.559 (1728) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	34.129 (367)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
85號洋房 House 85	160.951 (1732) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.006 (226)	28.028 (302)	15.450 (166)	25.122 (270)	8.000 (86)	-	-
86號洋房 House 86	162.038 (1744) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	21.209 (228)	63.649 (685)	15.450 (166)	25.122 (270)	8.000 (86)	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台(如有的話)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院(如有的話)(不計算入實用面積)的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79號及84號洋房。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	1樓 1/F	A	44.856 (483) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.168 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.221 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.438 (360) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	25.052 (270) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	33.926 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		G	40.708 (438) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	6.542 (70)	-	-	-	-	-	-
		H	72.497 (780) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	21.227 (228)	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 每座大廈不設4樓。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F is omitted in each Tower.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	2樓至3樓、 5樓至7樓 2/F - 3/F, 5/F - 7/F	A	44.856 (483) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.168 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.221 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.438 (360) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	25.052 (270) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	33.926 (365) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		G	42.707 (460) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		H	74.802 (805) 露台 Balcony: 2.305 (25) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
  2. 每座大廈不設4樓。
  3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
  4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
  2. 4/F is omitted in each Tower.
  3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
  4. There is no Verandah in the residential properties of the Development.



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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	8樓 8/F	A	44.856 (483) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.168 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.221 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.438 (360) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	24.081 (259) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	81.827 (881) 露台 Balcony: 2.714 (29) 工作平台 Utility Platform: --	-	-	-	2.175 (23)	-	-	-	-	-	-
		H	74.659 (804) 露台 Balcony: 2.305 (25) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
- 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
  - 每座大廈不設4樓。
  - 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
  - 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
  - 4/F is omitted in each Tower.
  - The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
  - There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 Tower 1	9樓 9/F	A	44.856 (483) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.168 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.221 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	48.480 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E複式單位 Duplex E	131.713 (1418) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	27.405 (295)	-	-	54.897 (591)	-	-	-
		H	74.559 (803) 露台 Balcony: 2.305 (25) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
	10樓 10/F	A	44.856 (483) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	36.126 (389)	-	-	-
		B	34.168 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	38.375 (413)	-	-	-
		C	34.221 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	23.889 (257)	-	-	-
		D	48.527 (522) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	20.661 (222)	-	-	-
		H	74.615 (803) 露台 Balcony: 2.305 (25) 工作平台 Utility Platform: --	-	-	-	-	-	-	64.812 (698)	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

- 1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
- 2. 每座大廈不設4樓。
- 3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
- 4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

- 1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
- 2. 4/F is omitted in each Tower.
- 3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
- 4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	1樓 1/F	A	54.519 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.153 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.198 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.629 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	25.917 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	38.902 (419) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
- 1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
  - 2. 每座大廈不設4樓。
  - 3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
  - 4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- 1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
  - 2. 4/F is omitted in each Tower.
  - 3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
  - 4. There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	2樓至3樓、 5樓至7樓 2/F - 3/F, 5/F - 7/F	A	54.519 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.153 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.198 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.629 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	25.917 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	33.860 (364) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		G	51.344 (553) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		H	52.191 (562) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
- 1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
  - 2. 每座大廈不設4樓。
  - 3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
  - 4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- 1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
  - 2. 4/F is omitted in each Tower.
  - 3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
  - 4. There is no Verandah in the residential properties of the Development.



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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	8樓 8/F	A	54.519 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.153 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.198 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	33.629 (362) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		E	25.348 (273) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		F	84.847 (913) 露台 Balcony: 2.988 (32) 工作平台 Utility Platform: --	-	-	-	8.745 (94)	-	-	-	-	-	-
		H	52.158 (561) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

- 備註：
- 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
  - 每座大廈不設4樓。
  - 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
  - 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- Notes:
- The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
  - 4/F is omitted in each Tower.
  - The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
  - There is no Verandah in the residential properties of the Development.

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

物業的描述 Description of Residential Property			實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq.metre (sq.ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning Plant Room	窗台 Bay Window	閣樓 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking Space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 Tower 2	9樓 9/F	A	54.519 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		B	34.153 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		C	34.198 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
		D	45.938 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	1.924 (21)	-	-	-	-	-	-
		E複式單位 Duplex E	137.312 (1478) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	30.801 (332)	-	-	50.429 (543)	-	-	-
		H	52.109 (561) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	-	-	-	-
	10樓 10/F	A	54.519 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	47.344 (510)	-	-	-
		B	34.153 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	38.647 (416)	-	-	-
		C	34.198 (368) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	24.191 (260)	-	-	-
		D	45.938 (494) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: --	-	-	-	-	-	-	22.608 (243)	-	-	-
		H	54.561 (587) 露台 Balcony: -- 工作平台 Utility Platform: --	-	-	-	-	-	-	44.418 (478)	-	-	-

上述所列之每個住宅物業的實用面積，以及每一個露台、工作平台或陽台（如有的話）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。

上述所列之每一空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院（如有的話）（不計算入實用面積）的面積，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

備註：

1. 上述以平方呎列明的面積，以1平方米＝10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 每座大廈不設4樓。
3. 凡上層天台構成一個住宅物業的部分，上述「天台」面積包括該上層天台的面積。
4. 發展項目住宅物業並無陽台。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The area of every air-conditioning plant room, bay window, cockloft, flat roof, garden, parking space, roof, stairhood, terrace or yard (if any) (not included in the saleable area) set out in the above table is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

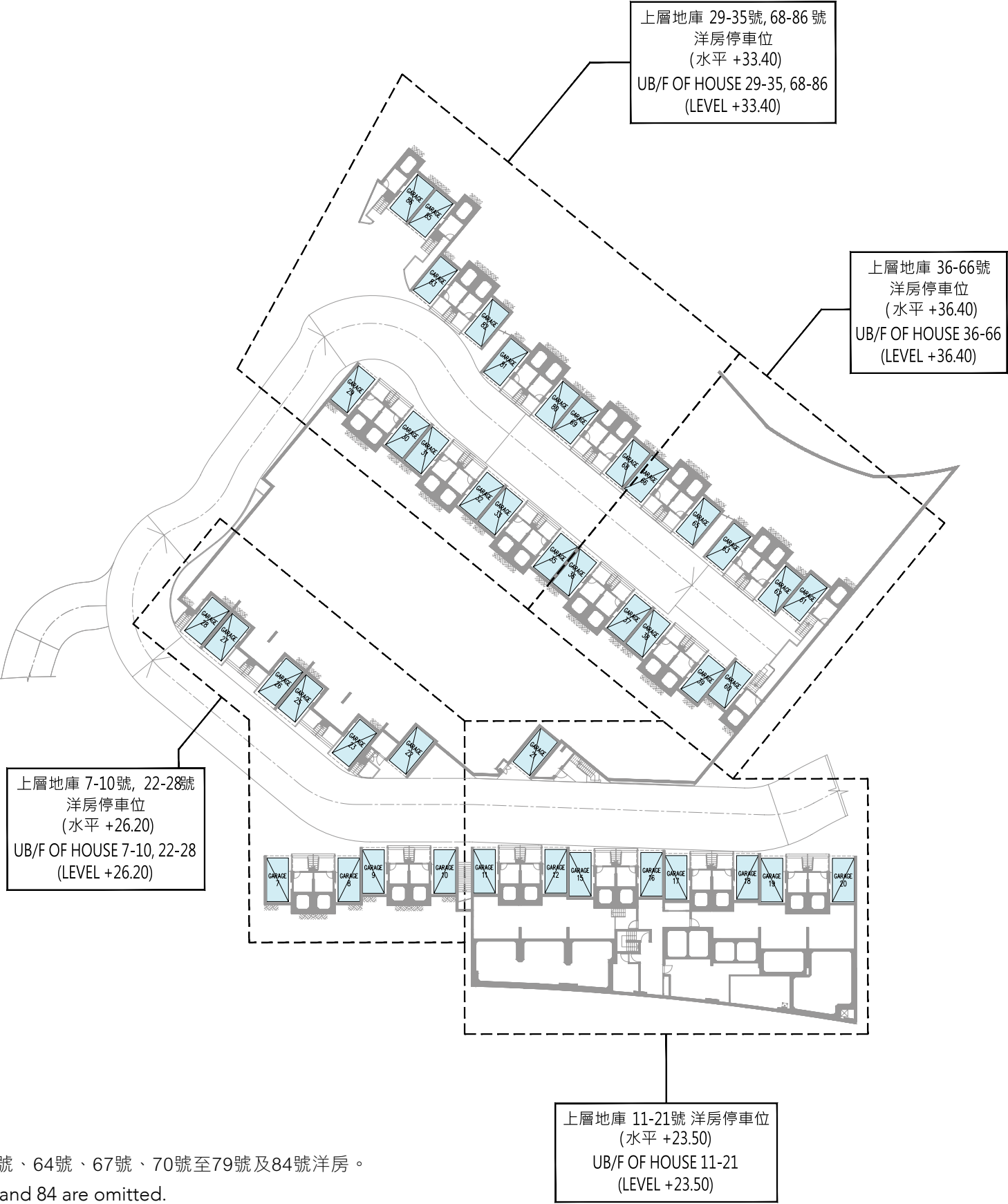
1. The area as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet which may be slightly different from that shown in square metre.
2. 4/F is omitted in each Tower.
3. The area of "Roof" specified above includes the area of upper roof if such upper roof forms part of a residential property.
4. There is no Verandah in the residential properties of the Development.

地下 G/F



停車位類別 Type of Parking Space	數目 Number	每個停車位之尺寸 (長x闊) (米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積 (平方米) Area of each Parking Space (sq.metre)
<div></div> 上落貨車位 Loading and Unloading Space	2	11 x 3.5	38.5

上層地庫 UB/F



備註：不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79號及84號洋房。  
Note: House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.

停車位類別 Type of Parking Space	數目 Number	每個停車位之尺寸 (長x闊) (米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積 (平方米) Area of each Parking Space (sq.metre)
住客停車位 Residential Parking Space	43	5 x 2.5	12.5




圖例  
Legend

車庫  
Garage

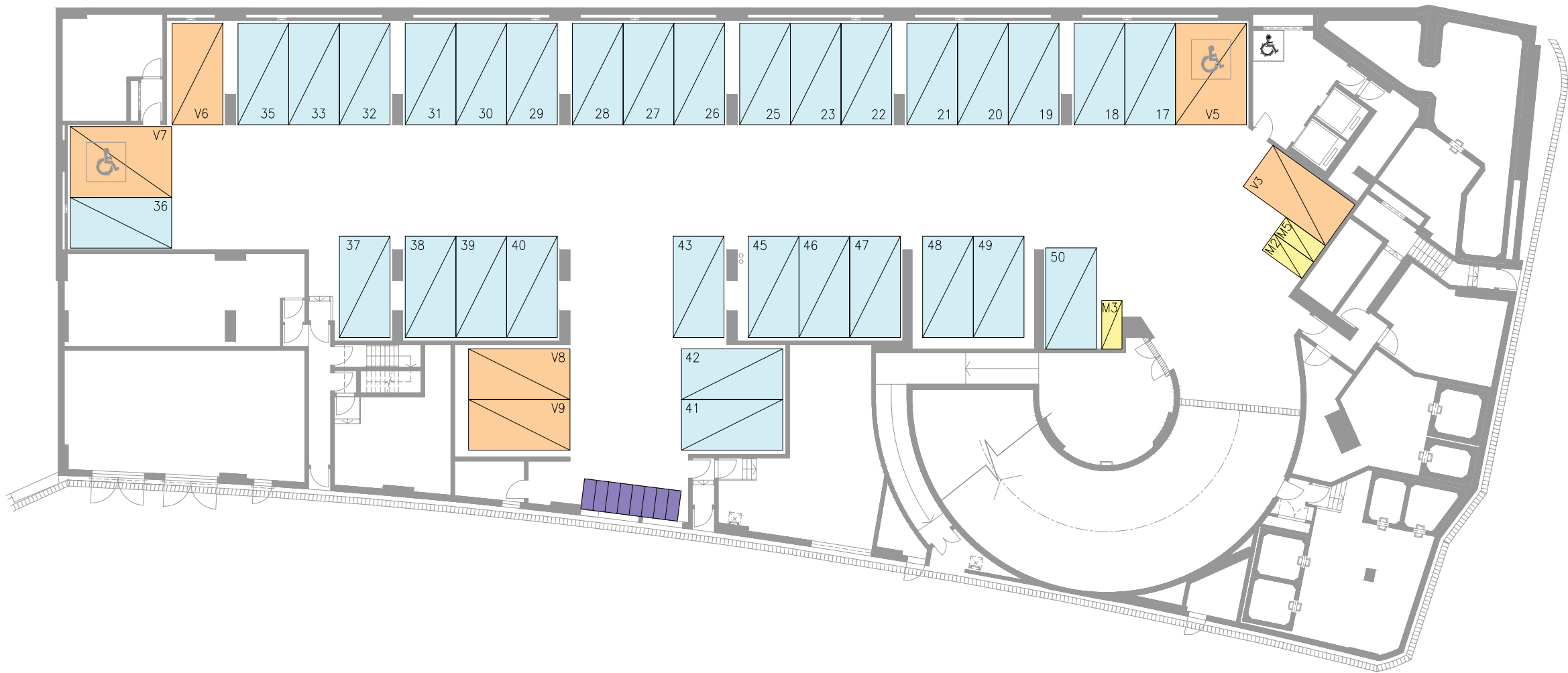


地庫 B/F



停車位類別 Type of Parking Space	數目 Number	每個停車位之尺寸 (長x闊) (米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積 (平方米) Area of each Parking Space (sq.metre)
 住客停車位 Residential Parking Space	13	5 x 2.5	12.5
 訪客車位 Visitors' Parking Space	2	5 x 2.5	12.5
 電單車停車位 Motor Cycle Parking Space	1	2.4 x 1	2.4

地庫一層 B1/F



停車位類別 Type of Parking Space	數目 Number	每個停車位之尺寸 (長x闊) (米) Dimensions of each Parking Space (LxW) (metre)	每個停車位之面積 (平方米) Area of each Parking Space (sq.metre)
 住客停車位 Residential Parking Space	31	5 x 2.5	12.5
 訪客車位 Visitors' Parking Space	4	5 x 2.5	12.5
 訪客車位 (作為傷殘人士車輛停車位) Visitors' Parking Space (serving as Parking Space for Vehicle of Disabled Persons)	2	5 x 3.5	17.5
 電單車停車位 Motor Cycle Parking Space	3	2.4 x 1	2.4
 單車停車位 Bicycle Parking Space	8	0.6 x 1.5	0.9

## 13 臨時買賣合約的摘要 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
2. The preliminary deposit paid by the purchaser on the signing of 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-
  - (a) that preliminary agreement is terminated;
  - (b) the preliminary deposit is forfeited; and
  - (c) the owner does not have any further claim against the Purchaser for the failure.

## 1. 發展項目的公用部分

「公用地方」指所有「屋苑公用地方」、「分層單位公用地方」、「洋房公用地方」、「住宅公用地方」及「停車場公用地方」。

「公用設施」指所有「屋苑公用設施」、「分層單位公用設施」、「洋房公用設施」、「住宅公用設施」及「停車場公用設施」。

「屋苑公用地方」指「註冊業主」按照「公契」條文規定，將使用權劃供各「單位」「業主」及佔用人公用與共享，而「公契」等並無授予或保留予「註冊業主」或個別「單位」「業主」使用權並且尚未具體轉讓的該土地及發展項目所有地方或部分。茲毋損前文之一般規定，其中包括「上落貨車位」、沖廁水泵房、加熱器水泵房、消防控制室及花灑閥房、垃圾儲存房、冷氣機房、花灑水箱(第1座開放式廚房及平台)、花灑泵房、消防水箱(第1座及平台)、消防水箱(第2座)、消防泵房、總電掣房、「變壓器房」、看更及管理員宿舍、發電機組房、發電機組房上部、燃料缸房、水錶房、主儀錶房、儀錶櫃、電訊及廣播設備機房、消防用檢測水錶櫃、電錶房、風機房、校對錶櫃、雨水集水坑、街道消防栓水箱、街道消防栓水泵房、業主立案法團/業主委員會辦事處、休憩用地、在夾附於「公契」的地下層圖則上以紅色虛線顯示的「垂直綠化外牆」、位於「該土地」範圍內的「斜坡及護土牆」、「園景區」(構成個別「單位」一部分除外)、道路、行人路、草坪、一般停車彎、行人徑、通道、入口、行車道、斜路、緊急救援車輛通道、樓梯、梯間、結構牆及柱、樓板、樑及柱、「屋苑」外牆(「洋房」外牆除外)，包括：(1)該處的建築鰭板及裝飾；及(2)「屋苑」的幕牆結構(不包括(i)構成相關「分層單位」一部分的幕牆結構可開啟部分；及(ii)完全及專門圍封個別「分層單位」的玻璃屏；為免存疑，任何構成「屋苑」幕牆結構一部分的玻璃屏如橫跨兩個或多個「分層單位」，一律屬於「分層單位公用地方」)，但不包括構成相關「分層單位」一部分的露台、平台或天台指定部分的玻璃扶欄、金屬扶欄或扶手；以及符合《建築物管理條例》(香港法例第344章)第2條定義為「公用部分」的地方，此外亦不包括「停車場公用地方」、「分層單位公用地方」、「洋房公用地方」及「住宅公用地方」。

「屋苑公用設施」指「屋苑公用地方」內裝設供發展項目所有「單位」「業主」及佔用人公用或供其共享作為康樂設施之所有裝置及設施，並非供個別「單位」的「業主」專享。茲毋損前文之一般規定，其中包括圍牆、排水渠、沙井、渠道、總水管、污水管、溝渠、電纜、電纜裝置(包括但不限於電纜槽、拉線井及電纜管道)、水管、電線、滅火或保安設備及設施、泵、開關裝置、儀錶、電燈、廢物處置設備及設施、電訊網絡設施、避雷桿及其他器具、設備及設施。

「分層單位公用地方」指「註冊業主」按照「公契」條文規定，將使用權劃供各「分層單位」「業主」及佔用人公用與共享，而「公契」等並無授予或保留予「註冊業主」或個別「分層單位」「業主」使用權並且尚未具體轉讓的該土地及發展項目所有地方或部分。茲毋損前文之一般規定，其中包括在第1座及第2座外牆的「垂直綠化外牆」、電梯井、花灑水箱(第2座)、花灑泵房(第2座)、食水水箱、沖廁水箱、食水及沖廁水箱和泵房(座)、1.1米(高)實心護牆、垂直隔聲鰭(有吸音物料)、電梯大堂、樓梯、電錶房、樁帽、電梯槽、公眾平台(不構成任何「分層單位」一部分)、水錶櫃、水管槽、電氣房、消防室、垃圾房、冷氣機平台、單主天線電視室、避雷桿公共地方、風機房、電梯機房、建築裝飾、簷篷、頂層天台(不構成任何「分層單位」一部分)及「分層單位」外牆(不構成「屋苑公用地方」或任何「分層單位」一部分)。

「分層單位公用設施」指「分層單位公用地方」內裝設供所有「分層單位」「業主」及佔用人公用或供其共享的所有裝置及設施，並非供個別「分層單位」的「業主」或發展項目整體專用或專享。茲毋損前文之一般規定，其中包括排水渠、開關裝置、儀錶、水管、泵、電線、電纜、照明裝置、天線、百葉板、冷氣機金屬格柵、通風口罩板、外部裝飾百葉鋁板、電梯、電梯機房內各裝置及設施、風機房內設施、水箱、滅火或保安設備及設施、廢物處置設備和器具及其他鋪管或非鋪管服務設施及器具及所有噪音緩解措施(構成任何「分層單位」一部分的除外)。

「洋房公用地方」指「註冊業主」按照「公契」條文規定，將使用權劃供各「洋房」「業主」及佔用人公用與共享，而「公契」等並無授予或保留予「註冊業主」或個別「洋房」「業主」使用權並且尚未具體轉讓的該土地及發展項目所有地方或部分。茲毋損前文之一般規定，其中包括樓梯平台、休憩用地、樓梯及循環通道。

「洋房公用設施」指「洋房公用地方」內裝設供所有「洋房」「業主」及佔用人公用或供其共享的所有裝置及設施，並非供個別「洋房」的「業主」或發展項目整體專用或專享。茲毋損前文之一般規定，其中包括照明裝置、通風排風管及機房和其他器具、設備及設施。

「住宅公用地方」指「註冊業主」按照「公契」條文規定，將使用權劃供各「住宅單位」「業主」及佔用人公用與共享，而「公契」等並無授予或保留予「註冊業主」或個別「住宅單位」「業主」使用權及並且尚未具體轉讓的該土地及發展項目所有地方或部分。茲毋損前文之一般規定，其中包括「會所」、「康樂設施」、「單車位」、「訪客車位」、有蓋行人路、冷氣機房(「會所」)、食水水箱、沖廁水箱、食水及沖廁水泵房(「洋房」及「會所」)、調壓池、泳池濾水裝置機房、氣體控制閥房、儀錶櫃、行車道、斜路、公用綠化天台/公眾平台花園、平台(不構成任何「住宅單位」一部分)、矮牆。

「住宅公用設施」指「住宅公用地方」內裝設供所有「住宅單位」公用或供其共享的所有裝置及設施，並非供個別「單位」或供發展項目整體專用或專享。茲毋損前文之一般規定，其中包括排水渠、開關裝置、儀錶、水管、泵、電線、電纜、照明裝置、天線、外部裝飾百葉鋁板、電梯、電梯機房內各裝置及設施、水箱、火警警報及滅火設備、廢物處置設備及器具、「康樂設施」內的康樂及其他設施和其他鋪管或非鋪管服務設施及器具。

「停車場公用地方」指「註冊業主」按照「公契」條文規定，將使用權劃供各「停車位」「業主」及佔用人公用與共享的「停車場」所有地方或部分，但不包括「停車位」。茲毋損前文之一般規定，其中包括樓梯平台、行車斜路、行車道、運轉及通道地方、斜路、梯間、循環通道、穿梭電梯槽、穿梭電梯大堂、電梯井、儲物室、消防水泵房、消防水箱、花灑水箱、花灑泵房、花灑水箱校對錶櫃位，以及消防控制及消防花灑閥室。

「停車場公用設施」指「停車場公用地方」內裝設供所有「停車位」「業主」及佔用人公用或供其共享的所有裝置及設施，並非供個別「停車位」的「業主」或發展項目整體專用或專享。茲毋損前文之一般規定，其中包括排水渠、沙井、渠道、總水管、水箱、污水管、溝渠、電纜、井(如有者)、水管、電線、滅火或保安設備及設施、泵、開關裝置、儀錶、照明裝置、通風排風管及機房，以及其他器具、設備及設施。

## 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

請參閱第115至116頁。

## 3. 有關發展項目的管理人的委任年期

遵從《建築物管理條例》(香港法例第344章)各條文及「公契」第VI節A次節第2條(b)及(c)款之規定，「公契管理人」現獲委任為管理該土地及發展項目的首屆管理人，首屆任期為「公契」生效日起兩年，嗣後繼續留任管理發展項目，直至其委任權責遵照「公契」條文終止為止。

## 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

「管理人」將按照以下原則釐定每名「業主」應分擔的管理開支金額：

- 發展項目每個「單位」的「業主」應按比例分擔年度「管理預算案」A部分評定的款項，攤付金額按照其所持「單位」的「管理份數」佔發展項目內所有「單位」「管理份數」總數的比例計算。A部分涵蓋「管理人」認為歸因於「屋苑公用地方」及「屋苑公用設施」管理和維修事務或本着全體「業主」利益招致的估計管理開支(不包括「管理預算案」B、C、D及E部分列明的估計管理開支)；
- 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「分層單位」分擔年度「管理預算案」B部分評定的款項，攤付金額按照其所持「分層單位」的「管理份數」佔發展項目所有「分層單位」「管理份數」總數的比例計算。B部分涵蓋「管理人」認為只歸因於「分層單位公用地方」及「分層單位公用設施」管理和維修事務或只本着全體「分層單位」「業主」利益招致的估計管理開支；
- 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每間「洋房」分擔年度「管理預算案」C部分評定的款項，攤付金額按照其所持「洋房」的「管理份數」佔發展項目所有「洋房」「管理份數」總數的比例計算。C部分涵蓋「管理人」認為只歸因於「洋房公用地方」及「洋房公用設施」管理和維修事務或只本着全體「洋房」「業主」利益招致的估計管理開支；



- (d) 除支付(a)款及適用於以上(b)及(c)款所載的款項外，每名「業主」另須就其擁有的每個「住宅單位」分擔年度「管理預算案」D部分評定的款項，攤付金額按照其所持「住宅單位」的「管理份數」佔發展項目所有「住宅單位」「管理份數」總數的比例計算。D部分涵蓋「管理人」認為只歸因於「住宅公用地方」及「住宅公用設施」管理和維修事務或只本着「住宅單位」「業主」利益招致的估計管理開支而不屬於本條(b)及(c)款所載的任何項目，其中包括但不限於「康樂設施」的運作、維修、修理、清潔、照明和保安開支，而為免存疑，D部分亦涵蓋「管理人」合理地認為歸因於「單車位」及「訪客車位」使用事宜的「停車場公用地方」及「停車場公用設施」估計管理開支；及
- (e) 除以上(a)款所載的款項外，每名「業主」另須就其擁有的每個「停車位」分擔年度「管理預算案」E部分評定的款項，攤付金額按照其所持「停車位」的「管理份數」佔發展項目內所有「停車位」「管理份數」總數的比例計算。E部分涵蓋「管理人」認為只歸因於「停車場公用地方」及「停車場公用設施」管理和維修事務或只本着全體「停車位」「業主」利益招致的估計管理開支，而為免存疑，「管理人」合理地認為歸因於「單車位」及「訪客車位」使用事宜的「停車場公用地方」及「停車場公用設施」估計管理開支將被視作納入年度「管理預算案」D部分。

除非「管理人」另行決定，否則每名「業主」應在每個曆月首日(不論有否發出法定付款通知)向「管理人」支付該年的管理開支十二分之一的分擔款項。

### 5. 計算管理費按金的基準

每個「單位」首任「業主」向「註冊業主」承讓「單位」後，應向「管理人」支付按金，以保證其按時繳付「公契」指定其應付的所有款項。按金相等於首年預算管理開支的三(3)個月分擔金額。「業主」不得以按金抵扣管理開支的每月攤付款項或其應分擔的其他款項。按金不會退還但可以轉戶。

### 6. 擁有人在發展項目中保留作自用的範圍 (如有的話)

不適用。

備註：

有關「公契」的詳情請參考「公契」。「公契」已備存於住宅物業銷售地點，於開放時間免費供人閱覽，此外亦可支付必要費用影印副本。

## 1. The common parts of the Development

“Common Areas” means all of Estate Common Areas, Apartment Common Areas, House Common Areas, Residential Common Areas and Car Park Common Areas.

“Common Facilities” means all of the Estate Common Facilities, Apartment Common Facilities, House Common Facilities, Residential Common Facilities and Car Park Common Facilities.

“Estate 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 Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units and is not given or reserved by the Deed of Mutual Covenant 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, Loading and Unloading Spaces, flushing water pump room, heater pump room, fire service control room and sprinkler valve room, refuse storage chamber, air conditioner plant room, sprinkler water tank (Tower 1 open kitchen and podium), sprinkler pump room, fire service water tank (Tower 1 and podium), fire service water tank (Tower 2), fire service pump room, main switch room, Transformer Rooms, quarters for watchmen and caretakers, genset room, upper part of genset room, fuel tank room, water meter room, master meter room, meter cabinet, telecommunications and broadcasting equipment room, fire service check position meter cabinet, electrical meter room, fan room, check meter cabinet, storm water sump pit, street fire hydrant tank, street fire hydrant pump room, owners corporation/owners’ committee office, open spaces, Vertical Green Walls as shown and demarcated by red pecked lines on the Ground Floor Level Plan annexed to the DMC, the Slopes and Retaining Walls which are located within the Land, Landscaped Areas (other than those forming part of a Unit), roads, footpaths, lawn, general lay-by, walkways, passageways, entrances, driveways, ramps, emergency vehicle access, stairs, staircases, structural walls and columns, floor slabs, beams and columns, external walls of the Estate (excluding the external walls of the Houses) including: (1) architectural fins and features thereon; and (2) the curtain wall structures of the Estate (except (i) the openable parts of the curtain wall structures which form parts of the relevant Apartments; and (ii) such pieces of glass panels wholly and exclusively enclosing an Apartment, for the avoidance of doubt, any glass panel forming part of the curtain wall structures of the Estate that extends across two or more Apartments shall form part of the Apartment Common Areas) but excluding the glass balustrades, metal balustrades or railings of the balconies, flat roofs or specified parts of roofs which form parts of the relevant Apartments; 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 Car Park Common Areas, Apartment Common Areas, House Common Areas and the Residential Common Areas.

“Estate Common Facilities” means all those installations and facilities in the Estate Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Units of the development as part of the amenities thereof and not for the exclusive benefit of any individual Owner of the Unit and, without limiting the generality of the foregoing, including fence walls, drains, manhole, channels, water mains, sewers, gutters, cables, cable accommodations (including, without limitation, cable troughs, draw-pits and cable ducts), pipes, wires, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, refuse disposal equipment and facilities, telecommunications network facilities, lightning rods and other apparatus equipment and facilities.

“Apartment 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 Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of the Apartments and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Apartment and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include the Vertical Green Walls on the external walls of Towers 1 and 2, the lift pits, sprinkler water tanks (Tower 2), sprinkler pump rooms (Tower 2), potable water tanks, flushing water tanks, potable and flushing water tank and pump room (Tower), 1.1 m (H) solid parapet wall, vertical fins with sound absorptive material, lift lobbies, staircases, electrical meter room, pile caps, lift shafts, common flat roofs (which do not form part of any Apartments), water meter cabinet, pipe duct, electrical room, fire service room, refuse storages, air conditioner platform, single master antenna television room, public area for lightning pole, fan rooms, lift machine rooms, architectural features, canopy, top roofs (which do not form part of any Apartments) and external walls of the Apartments (which do not form parts of the Estate Common Areas or any Apartment).

“Apartment Common Facilities” means all those installations and facilities in the Apartment Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Apartments and not for the exclusive use or benefit of any individual Owner of the Apartments or the development as a whole and which, without limiting the generality of the foregoing, include drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, louvres, air-conditioning grill, vent cowl, external decorative aluminium louvres, lifts, installations and facilities in the lift machine rooms, facilities in fan rooms, water tanks, fire-fighting or security equipment and facilities, refuse disposal equipment and apparatus and other service facilities apparatus whether ducted or otherwise and (except those which form part of any Residential Unit) all Noise Mitigation Measures.

“House 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 Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of the Houses and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual House and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include the landings, open spaces, staircases and circulation passages.

“House Common Facilities” means all those installations and facilities in the House Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Houses and not for the exclusive use or benefit of any individual Owner of the Houses or the development as a whole and which, without limiting the generality of the foregoing, include lights, ventilation air duct and plant room and other apparatus and equipment and facilities.

“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 Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of Residential Units and is not given or reserved by the Deed of Mutual Covenant 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 the Club House, the Recreational Facilities, Bicycle Parking Spaces, Visitors’ Parking Spaces, covered walkway, air conditioners plant room (for Club House), potable water tank, flushing water tank, potable and flushing water pump room (House and Club House), surge water tank, swimming pool filtration plant room, gas control valve room, meter cabinet, driveway, ramps, common green roof/ communal podium garden, flat roofs (which do not form part of any Residential Units), parapet-walls.

“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 all the Residential Units and not for the exclusive use or benefit of any individual Unit or the development as a whole and which, without limiting the generality of the foregoing, include drains, switches, meters, pipes, pumps, wires, cables, lights, antennae, external decorative aluminium louvres, lifts, installations and facilities in the lift machine rooms, water tanks, fire warning and fighting equipment, refuse disposal equipment and apparatus, recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

“Car Park Common Areas” means all those areas or parts of the Car Park, the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of Car Parking Spaces except the Car Parking Spaces and which include, without limiting the generality of the foregoing, the landings, the car ramp, the driveways, manoeuvring and circulation areas, ramps, staircases, circulation passages, shuttle lift shaft, shuttle lift lobbies, lift pits, store, fire services water pump room, fire service tank, sprinkler tanks, sprinkler pump room, check meter cabinet position for sprinkler tank and fire services control and sprinkler valve room.

“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 the Car Parking Spaces and not for the exclusive use or benefit of any individual Owner of the Car Parking Space or the development as a whole and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains, water tanks, sewers, gutters, cables, wells (if any), pipes, wires, fire-fighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct and plant room and other apparatus and equipment and facilities.

**2. The number of undivided shares assigned to each residential property in the Development**

Please refer to page 115 to 116.

**3. The term of years for which the manager of the Development is appointed**

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), and sub-clauses (b) and (c) of Clause 2 of Sub-section A of Section VI of the Deed of Mutual Covenant, the DMC Manager is appointed as the first manager to manage the land and the development for the initial term of TWO years from the date of the Deed of Mutual Covenant and thereafter shall continue to manage the development until its appointment is terminated in accordance with the provisions of the Deed of Mutual Covenant.

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

The Manager shall determine the amount which each Owner 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 in the proportion which the number of the Management Shares 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 are attributable to the management and maintenance of the Estate Common Areas and the Estate Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B, Part C, Part D and Part E of the Management Budget);
- (b) Each Owner in addition to the amount payable under (a) above shall in respect of each Apartment 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 Apartment bears to the total number of the Management Shares allocated to all Apartments of and in the development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Apartment Common Areas and the Apartment Common Facilities or solely for the benefit of all the Owners of the Apartments;
- (c) Each Owner in addition to the amount payable under (a) above shall in respect of each House 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 House bears to the total number of the Management Shares allocated to all Houses of and in the development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the House Common Areas and the House Common Facilities or solely for the benefit of all the Owners of the Houses.
- (d) Each Owner in addition to the amount payable under (a) and where applicable (b) and (c) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part D 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 D shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units which do not fall under any of sub-clauses (b) and (c) of this Clause 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 D 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 Bicycle Parking Spaces and Visitors' Parking Spaces; and

- (e) Each Owner in addition to the amount payable under (a) above shall in respect of each Car Parking Space of which he is the owner contribute to the amount assessed under Part E of the annual Management Budget in the proportion which the number of Management Shares allocated to his Car Parking Space bears to the total number of Management Shares allocated to all Car Parking Spaces of and in the development. Part E shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Car Parking Spaces 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 Bicycle Parking Spaces and Visitors' Parking Spaces which shall be treated as falling within Part D of the annual Management Budget.

Unless otherwise determined by the Manager each Owner shall on the first day of each and every calendar month (whether legally demanded or not) pay to the Manager a sum representing one-twelfth of such Owner's liability to contribute to the management expenditure for that year.

**5. The basis on which the management fee deposit is fixed**

The first Owner of each Unit shall upon assignment of the Unit from the Registered Owner deposit with the Manager as security for the due payment of all amounts which may be or become payable by him under the Deed of Mutual Covenant a sum equivalent to three months' monthly contribution of the first year's budgeted management expenses and such sum shall not be used to set off against monthly contribution of the management expenses or any other contributions to be made by him and such sum is non-refundable but transferable.

**6. The area in the Development retained by the owner for its own use**

Not applicable.

Note:

For full details of the Deed of Mutual Covenant, please refer to the Deed of Mutual Covenant which is free for inspection during opening hours at the place at which the residential property is offered to be sold. Copies of the Deed of Mutual Covenant can be obtained upon payment of the necessary photocopying charges.

座 Tower	樓層 Floor	單位 Flat	不分割份數的數目 No. of Undivided Shares
第1座 Tower 1	1樓 1/F	A	483
		B	368
		C	368
		D	360
		E	270
		F	365
		G	445
		H	803
	2樓 - 7樓 2/F - 7/F	A	483
		B	368
		C	368
		D	360
		E	270
		F	365
		G	460
		H	805
	8樓 8/F	A	483
		B	368
		C	368
		D	360
		E	259
		F	883
		H	804
	9樓 9/F	A	483
		B	368
		C	368
		D	522
		E(複式)(Duplex)	1,506
		H	803
	10樓 10/F	A	522
		B	409
		C	394
		D	545
		H	873

座 Tower	樓層 Floor	單位 Flat	不分割份數的數目 No. of Undivided Shares
第2座 Tower 2	1樓 1/F	A	587
		B	368
		C	368
		D	362
		E	279
		F	419
	2樓 - 7樓 2/F - 7/F	A	587
		B	368
		C	368
		D	362
		E	279
		F	364
		G	553
		H	562
	8樓 8/F	A	587
		B	368
		C	368
		D	362
		E	273
		F	923
	9樓 9/F	H	561
		A	587
		B	368
		C	368
		D	497
		E(複式)(Duplex)	1,565
	10樓 10/F	H	561
		A	638
		B	409
		C	394
		D	519
		H	635



## 14 公契的摘要 SUMMARY OF DEED OF MUTUAL COVENANT

洋房 House	不分割份數的數目 No. of Undivided Shares
1	4,442
2	2,843
3	2,887
5	2,865
6	2,927
7	2,133
8	2,095
9	2,100
10	2,134
11	2,121
12	2,081
15	2,081
16	2,083
17	2,084
18	2,088
19	2,090
20	2,134
21	1,343
22	1,320
23	1,417
25	1,415
26	1,415
27	1,415
28	1,436
29	2,011

備註：

1. 不設4號、13號、14號、24號、34號、40號至59號、64號、67號、70號至79及84號洋房。
2. 每座大廈不設4樓。
3. 每個住宅物業的管理份數數額與其不分割份數數額相同，但發展項目的不分割份數總額與管理份數總額則不同。發展項目所有住宅物業的管理份數總額為159,404份；發展項目的管理份數總額為165,448份。

洋房 House	不分割份數的數目 No. of Undivided Shares
30	1,973
31	1,973
32	1,973
33	1,973
35	1,973
36	1,973
37	1,973
38	1,973
39	1,977
60	2,005
61	2,031
62	1,981
63	1,998
65	1,995
66	1,968
68	1,979
69	1,976
80	1,974
81	2,005
82	2,001
83	1,990
85	1,987
86	2,037

Notes :

1. House 4, 13, 14, 24, 34, 40 to 59, 64, 67, 70 to 79 and 84 are omitted.
2. 4/F is omitted in each Tower.
3. The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the development is different from the number of management shares in the development. The total number of management shares of all residential properties in the development is 159,404. The total number of management shares in the development is 165,448.

1. 發展項目位於屯門市地段第435號餘段(「該地段」)。
2. 「該地段」按新批土地契約第21643號批出(「批地文件」)，批租年期為2013年9月2日起計50年。
3. 「批地文件」第(8)條批地特別條款訂明：
 

「該地段」或其任何部分或該處已建或擬建的任何建築物或任何建築物部分除作私人住宅用途外，不可作任何其他用途。
4. 「批地文件」第(7)條批地特別條款訂明：
 

「買方」應發展「該地段」，並全面遵照此等「批地條款」和香港現時或隨時生效的所有建築、衛生及規劃相關「條例」、附例及規例在「該地段」興建一座或多座建築物。上述一座或多座建築物應在2019年6月30日或之前建成並適宜佔用居住。
5. 「批地文件」第(5)(c)條批地一般條款訂明：
 

(c) 「買方」如有違反此等「批地條款」，或「買方」導致毗連或毗鄰土地或「該地段」損害或泥土及地下水污染，而地政總署署長(以下簡稱「署長」，其意見將作終論並對「買方」約束)認為上述損害或泥土及地下水污染是因「買方」使用「該地段」、發展或重建「該地段」或其任何部分、或於「該地段」上進行任何活動或工程所致，不論有關的使用、發展或重建、進行活動或工程乃遵從或違反此等「批地條款」亦然，「買方」亦須向「政府」賠償所有由此招致的訴訟、法律程序、責任、訴求、費用、開支、損失(財務或其他性質)及索償和確保其免責。
6. 「批地文件」第(7)條批地一般條款訂明：
 

(a) 「買方」應在整個批租期內遵照此等「批地條款」進行建造或重建(本詞指本批地一般條款(b)款所述的重建工程)：

  - (i) 依照經批核的設計及規劃和任何核准建築圖則(不得作任何更改或修改)維修所有建築物；及
  - (ii) 維修現已或此後將會遵照此等「批地條款」或日後任何合約修訂條文建造的所有建築物，使其狀況良好及維修充足，以及在批租期屆滿或提前終止時以同等的維修及狀況交還此等建築物。

(b) 如「該地段」或其任何部分的現有建築物在批租期內任何時間拆卸，「買方」必須另建穩固良好的一座或多座同類型建築物而樓面總面積不少於現有建築物或有關類型和價值經「署長」批核的一座或多座建築物作替代。倘如上所述拆卸建築物，「買方」應在拆卸前一個曆月向「署長」申請同意在「該地段」進行重建工程。「買方」接獲同意書後，必須在三個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。
7. 「批地文件」第(9)條批地一般條款訂明：

此等「批地條款」訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於批租土地範圍。無論屬何情況，此等私家街、私家路及後巷必須有需要時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水及雨水渠)、渠道及路燈建設工程，費用由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於批租土地一部分，「買方」應自費在該處提供照明、路面、路緣石、排水渠、渠道及

進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝和維修工程，「買方」須承擔路燈安裝工程資本開支，並且允許工人及車輛自由進出批租土地範圍，以便安裝和維修路燈。

8. 「批地文件」第(2)條批地特別條款訂明：

「買方」確認於「批地文件」訂立日，「該地段」範圍內現存有某些建築物及構築物，包括平台及其地基(此等建築物及構築物包括平台及其地基以下統稱「現存構築物」)。茲毋損「批地文件」第(5)條批地一般條款之規定，「買方」將被視為已信納並接受該地段於「批地文件」訂立日現存的狀態和情況及遵從有「現存構築物」的條件，而「買方」不會就此或據此提出任何性質的反對或索償。「買方」承諾將自費以「署長」全面滿意的方式拆卸及拆除「該地段」的「現存構築物」(此等拆卸及拆除工程以下簡稱「拆卸工程」)。如因「現存構築物」的存在及「拆卸工程」導致「買方」蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務。如因「現存構築物」的存在及「拆卸工程」直接或間接引起任何責任、損失、索償、費用、訴求、訴訟或其他程序等，「買方」現承諾向「政府」作出賠償並確保其免責。

9. 「批地文件」第(3)(a)及(b)條批地特別條款訂明：

(a) 「買方」應：

- (i) 在「批地文件」訂立日後30個曆月內(或「署長」批准的其他延長期限)，自費以「署長」批准的方式、物料、標準、水平、定線和設計進行下列工程，以全面令「署長」滿意：
  - (I) 分別鋪設及構建現於「批地文件」所夾附「圖則1」分別以綠色及綠色間黑斜線顯示的日後擬建公共道路部分(以下分別簡稱「綠色範圍」及「綠色間黑斜線範圍」)，以及屯門公路下方下跨路內和該下跨路範圍日後擬擴建的地方，即現於「批地文件」所夾附「圖則1」分別以綠色加黑點及綠色間黑斜線加黑點顯示的範圍(以下分別簡稱「綠色加黑點範圍」及「綠色間黑斜線加黑點範圍」)；及
  - (II) 提供及建造「署長」全權酌情要求的橋、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或其他構築物(以下統稱「構築物」)；

以便於「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」建造建築物及供車輛和行人往來。

- (ii) 於「批地文件」訂立日後30個曆月內(或「署長」批准的其他延長期限)，自費以「署長」滿意的方式在「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」鋪設表面、建造路緣和渠道，並且為此等設施提供「署長」指定的溝渠、污水管、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記；及
- (iii) 自費維修「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」連同「構築物」和在該處建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令「署長」滿意，直至「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」的佔管權按照「批地文件」第(4)(d)條批地特別條款交回「政府」為止。

- (b) 「買方」確認於「批地文件」訂立日，「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」內有現存的行人路及現存的車輛通道。於「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」按照本批地特別條款規定完成平整工程之前，「買方」在佔管「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」或當中任何一個或多個部分期間，須一直自費以「署長」全面滿意的方式保養和維修現存行人路及現存車輛通道，同時允許公眾隨時不受限制地免費使用現存行人路及現存車輛通道作所有合法用途，免受任何阻礙。於此等「批地條款」，「署長」就「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」的平整工程是否已完成所作的決定將作終論，並對「買方」約束。



### 10. 「批地文件」第(4)(d)條批地特別條款訂明：

- (d) 「買方」應在「政府」通知時將「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或其任何一個或多個部分交還「政府」，而於任何情況下亦會被視為已於「署長」發函說明「買方」已以其滿意的方式履行此等「批地條款」當日交還「政府」。茲毋損「批地文件」第(3)(b)條批地特別條款之規定，「買方」佔管「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或其任何一個或多個部分期間，應允許所有「政府」及公共車輛和行人於任何合理時間自由進出及通行「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或其任何一個或多個部分，以令「署長」全面滿意，此外並要確保執行「批地文件」第(3)條批地特別條款指定的工程時不會干預或阻礙該處的出入通行權。

### 11. 「批地文件」第(5)條批地特別條款訂明：

如非事前獲「署長」書面同意，「買方」不可使用「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」或其任何一個或多個部分作儲物用途或在該處搭建任何臨時構築物，又或用作「批地文件」第(3)條批地特別條款訂明工程以外的其他用途。

### 12. 「批地文件」第(9)(c)及(g)(i)條批地特別條款訂明：

遵從此等「批地條款」之規定，「該地段」或其任何部分進行建造或重建(本詞僅指「批地文件」第(7)條批地一般條款所述的重建工程)時：

- (c) 「該地段」已建或擬建任何一座或多座建築物的所有樓面總面積不得少於8,884平方米，並不得超過14,806平方米；
- (g) (i) 「該地段」已建或擬建的住宅單位總額不得少於175個。

### 13. 「批地文件」第(10)條批地特別條款訂明：

「買方」確認於「批地文件」訂立日，「批地文件」所夾附「圖則1」以粉紅色間綠色斜線顯示的「該地段」部分內有現存的行人路及現存的車輛通道。於「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」按照「批地文件」第(3)條批地特別條款完成平整工程之前，「買方」須自費以「署長」全面滿意的方式保養和維修現存行人路及現存車輛通道，同時允許公眾隨時不受限制地免費使用現存行人路及現存車輛通道作所有合法用途，免受任何阻礙。倘因為或鑒於「買方」履行本批地特別條款所訂之「買方」責任導致「買方」或任何其他人士招致或蒙受任何損失、損害、滋擾或騷擾等，「政府」概不承擔責任，「買方」不可就此等損失、損害、滋擾或騷擾向「政府」索償。

### 14. 「批地文件」第(11)(a)、(b)、(e)及(h)條批地特別條款訂明：

- (a) 如非事前獲「署長」書面同意，「批地文件」所夾附「圖則1」以粉紅色間藍斜線顯示的「該地段」部分(以下統稱「粉紅色間藍斜線範圍」)及「粉紅色間藍斜線間紅斜線範圍」之上、上方、之下、下方或內部不可興建、建造或架設任何建築物或構築物或建築物或構築物的支承結構，除非是邊界牆或圍欄或兩者則可在不構成「批地文件」第(12)(a)條批地特別條款所載並於「批地文件」所夾附「圖則2」以粉紅色間黑斜線所示範圍一部分的「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」之上、上方或內部興建或建造或架設。
- (b) 「買方」應自費以「署長」全面滿意的方式維修和保養「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」及所有附屬或從屬於「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」的物件，

以保持其安全、清潔、整齊、井然及健康的狀態，直至「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」依照本批地特別條款(e)款規定交還「政府」為止。

- (e) 遵從本批地特別條款(h)款之規定，「買方」可隨時於「署長」要求時，按「署長」全權酌情指定，自費向「政府」交還及騰空交回「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」或其任何一個或多個部分的管有權，不帶任何產權負擔，亦不得向「政府」收取任何形式的代價、款項或補償。然而，「政府」概無責任必須按「買方」要求收回「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」或其任何一個或多個部分，「政府」可按其視為恰當收回有關土地。「買方」須就此自費於「署長」指定的期限內訂立一份或多份土地交還契約和「署長」以書面批准或指定格式及條文的任何其他必要文件。「買方」概無權基於交還土地或「署長」決定不收回土地而直接或間接引起或導致之損失、損害或補償向「政府」索償。
- (h) 如已取得「署長」根據本批地特別條款(a)款發出事前書面同意下興建、建造或架設任何建築物、構築物或相關支承結構(以下簡稱「核准構築物」)，或已遵照本批地特別條款(a)款興建、建造或架設任何邊界牆或圍欄(以下統稱「圍欄」)，「買方」同意：
- (i) 如非事前獲「署長」書面批准，不會以任何方式改動、修改或加建(不論是否已經建築事務監督根據《建築物條例》及其任何附屬規例批准)「核准構築物」或其任何一個或多個部分；
- (ii) 「政府」概毋須就「買方」或任何其他人士在「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」或其任何一個或多個部分依照本批地特別條款(e)款交還「政府」之前或之後因「核准構築物」或「圍欄」招致或蒙受的損失、損害、滋擾或騷擾承擔任何責任或義務；
- (iii) 在毋損「政府」任何其他權利的原則下，「署長」隨時均可行使絕對酌情權向「買方」發出書面通知，要求其按「署長」指定拆卸和清拆「核准構築物」或「圍欄」或其任何一個或多個部分，而毋須給予任何理由。「政府」毋須就「買方」因拆卸和清拆「核准構築物」或「圍欄」或其任何一個或多個部分所招致或蒙受的損失或損害承擔責任，「買方」無權向「政府」提出任何申索或要求任何賠償；
- (iv) 自費維修(包括所有必要的修理及清潔工程和「署長」指定的其他工程)「核准構築物」及「圍欄」，時刻保持其狀況良好及維修充足狀態，全面令「署長」滿意，直至「核准構築物」及「圍欄」拆卸或清拆為止；及
- (v) 如因「核准構築物」或「圍欄」的興建、存在、清拆或拆卸工程，或因「核准構築物」或「圍欄」的狀況及情況，或因「核准構築物」或「圍欄」維修不善或「核准構築物」或「圍欄」或其他的保養而直接或間接引起或招致任何責任、索償、訴求、訴訟或其他法律程序，則向「政府」作出賠償並確保其免責。

### 15. 「批地文件」第(12)條批地特別條款訂明：

- (a) 如非事前獲「署長」書面同意，不可在「批地文件」所夾附「圖則2」分別以粉紅色加黑點及粉紅色間黑斜線顯示的「該地段」範圍(該粉紅色加黑點範圍以下簡稱「粉紅色加黑點範圍」)之上、上方、之下、下方或內部興建或建造或設置行車道、建築物或構築物或任何建築物或構築物的支承結構，惟下列者除外：
- (i) 在「粉紅色加黑點範圍」興建邊界牆或圍欄或兩者；
- (ii) 依照本批地特別條款(b)款在「粉紅色加黑點範圍」進行的園景工程；及
- (iii) 依照「批地文件」第(3)條批地特別條款完成平整「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」之前「粉紅色加黑點範圍」內的現存行人路及現存車輛通道部分。

於本(a)款，「署長」就何謂行車道所作的決定將作終論並對「買方」約束。

- (b) 「買方」應自費在「粉紅色加黑點範圍」進行園景工程及種植樹木和灌叢，並要妥善保養以確保其安全、清潔、整齊、井然及健康的狀態，全面令「署長」滿意。

### 16. 「批地文件」第(14)(a)、(c)(ii)及(iii)條批地特別條款訂明：

- (a) 「買方」可在「該地段」內搭建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及規劃亦須事前提交「署長」書面批核。
- (c) 如「設施」任何部分依照本批地特別條款(b)款規定豁免計入樓面總面積(以下簡稱「豁免設施」)：
  - (ii) 「買方」應自費維修「豁免設施」以保持其狀況良好及維修充足狀態，並負責運作「豁免設施」以令「署長」滿意；及
  - (iii) 「豁免設施」只可供現已或日後建於「該地段」的一座或多座住宅大廈的住戶及彼等之真正訪客使用，任何其他人士或人等一概不可使用。

### 17. 「批地文件」第(15)條批地特別條款訂明：

如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於「該地段」或毗連土地生長的樹木。

### 18. 「批地文件」第(16)(a)、(b)(i)及(ii)、(c)及(d)條批地特別條款訂明：

- (a) 「買方」應自費提交園景計劃予「署長」，述明遵照本批地特別條款(b)款在「該地段」進行園景工程的位置、規劃和布局，以供「署長」審批。
- (b) (i) 「該地段」不少於20%面積須種植樹木、灌叢或其他植物。
- (ii) 本批地特別條款(b)(i)款所載的20%面積中不少於50%(以下簡稱「綠化範圍」)應在「署長」全權酌情指定的位置或水平提供，以確保路過行人可觀賞「綠化範圍」或進入「該地段」的人士或人等可通行該處。
- (c) 「買方」應自費按照經批核的園景計劃在「該地段」進行園景美化，以全面令「署長」滿意。如非事前獲「署長」書面同意，不得修改、更改、改動、改變或取代經批核的園景計劃。
- (d) 「買方」其後應自費維修和保養園景工程，以維持其安全、清潔、整齊、井然及健康的狀態，全面令「署長」滿意。

### 19. 「批地文件」第(17)(a)、(b)及(d)條批地特別條款訂明：

- (a) 「買方」應在「批地文件」訂立日後6個曆月內(或「署長」批准的其他延長期限)，自費以規劃署署長全面滿意的方式向規劃署署長提交或達致提交一份供其批核的視覺影響評估報告(以下簡稱「VIA」)，內容其中應包括規劃署署長指定的資料及詳情，包括但不限於發展「該地段」對附近地區的潛在視覺影響，以及建議的緩解措施、改善工程和其他措施及工程。
- (b) 「買方」應在規劃署署長指定的期限內，自費以其全面滿意的方式實施經批核VIA所載的建議措施。
- (d) 為免存疑，茲毋損「批地文件」第(5)(a)及5(b)條批地一般條款之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以規劃署署長全面滿意的方式實施經批核VIA列明的建議措施。倘因為或鑒於「買方」履行本批地特別條款等訂明的責任而招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任或義務，而「買方」不可就任何此等費用、損害或損失向「政府」或其人員索償等。

### 20. 「批地文件」第(18)(a)(i)及(ii)條批地特別條款訂明：

- (a) 「該地段」範圍內可提供看更或管理員或兩者的辦事處，惟須遵從以下條件：
  - (i) 「署長」認為辦事處是促進「該地段」已建及擬建的一座或多座建築物的安全、保安和良好管理的必需設施；
  - (ii) 有關辦事處除作完全及必要地受聘於「該地段」工作的看更或管理員或兩者之辦事處外，不可作任何其他用途。

### 21. 「批地文件」第(19)(a)(ii)條批地特別條款訂明：

- (a) 「該地段」範圍內可提供看更或管理員或兩者的宿舍，惟須遵從以下條件：
  - (ii) 宿舍除作完全及必要地受聘於「該地段」工作的看更或管理員或兩者之宿舍外，不可作任何其他用途。

### 22. 「批地文件」第(20)(a)(i)條批地特別條款訂明：

- (a) 「該地段」範圍內可提供一個辦事處供「業主立案法團」或「業主委員會」使用，惟須遵從以下條件：
  - (i) 辦事處除供就「該地段」和已建或擬建建築物成立或將會成立之「業主立案法團」或「業主委員會」作會議及行政工作場地外，不可作任何其他用途。

### 23. 「批地文件」第(26)(a)(i)、(iii)及(iv)、(b)(ii)、(c)(i)及(ii)條批地特別條款訂明：

- (a) (i) 「該地段」範圍內應提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例規定持牌而屬於「該地段」已建或擬建的一座或多座建築物各住戶及彼等的真正賓客、訪客或獲邀人士的車輛(以下簡稱「住宅車位」)，並按照「批地文件」第(26)(a)(i)條批地特別條款列明的比例配置。
- (iii) 「該地段」應設置額外車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於「該地段」已建或擬建的一座或多座建築物各住戶的真正賓客、訪客或獲邀人士的車輛，並按照「批地文件」第(26)(a)(iii)條批地特別條款訂明的比例配置，又或採用「署長」批准的其他比例。
- (iv) 遵照本批地特別條款(a)(i)(I)款(可遵照「批地文件」第(29)條批地特別條款規定調整)、(a)(i)(II)及(a)(iii)款(可遵照「批地文件」第(29)條批地特別條款規定調整)提供的車位除作上述條款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或經營洗車及汽車美容服務。
- (b) (ii) 「傷殘人士車位」除供符合《道路交通條例》、其任何附屬規例及相關修訂法定義的傷殘人士停泊屬於「該地段」已建或擬建的一座或多座建築物各住戶及彼等之真正賓客、訪客或獲邀人士的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或經營洗車及汽車美容服務。
- (c) (i) 「該地段」應提供「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及相關修訂法例持牌而屬於該地段已建或擬建的一座或多座建築物各住戶及彼等之真正賓客、訪客或獲邀人士的電單車(以下簡稱「電單車車位」)。除非「署長」另外同意其他分配比例，否則分配比例為遵照本批地特別條款(a)(i)(I)及(a)(iii)款(可根據第(29)條批地特別條款修改)所提供車位總額的百分之10。倘應提供的車位數目為小數位數，則上調至下一個整數。
- (ii) 「電單車車位」除作本批地特別條款(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止用於存放、陳列或展示車輛作招售等或經營洗車或汽車美容服務。



### 24. 「批地文件」第(27)(b)條批地特別條款訂明：

- (b) 每個遵照本批地特別條款(a)款提供的車位(即在該地段設置供貨車上落貨物的車位)應闊3.5米及長11.0米，最低淨空高度為4.7米。此等車位除供與「該地段」已建或擬建的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。

### 25. 「批地文件」第(28)條批地特別條款訂明：

「該地段」應提供「署長」滿意的車位，以供停泊屬於「該地段」已建或擬建的一座或多座建築物各住戶及彼等的真正賓客、訪客或獲邀人士的單車，分配比例為每15個各自面積少於70平方米的住宅單位或不足此數設置一個車位，或採用「署長」書面批准的其他比例。於本批地特別條款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為一個住宅單位。

### 26. 「批地文件」第(31)(a)條批地特別條款訂明：

- (a) 儘管「買方」已以「署長」滿意的方式履行及遵守此等「批地條款」，「住宅車位」及「電單車車位」不可：
- (i) 轉讓，除非：
    - (I) 連同賦予專有權使用及佔用「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或
    - (II) 承讓人現時已擁有具專有權使用及佔用「該地段」已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數；或
  - (ii) 分租(租予「該地段」已建或擬建的一座或多座建築物內住宅單位之住戶除外)。
- 於任何情況下，「該地段」已建或擬建的一座或多座建築物內任何一個住宅單位的業主或住戶概不可承讓或承租總數多於三(3)個「住宅車位」及「電單車車位」。為免存疑，於本(a)款，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均視為一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋或該屋是否構成或擬作單一家庭住宅所作的決定將作終論，並對「買方」約束。

### 27. 「批地文件」第(33)條批地特別條款訂明：

「買方」須向「署長」提交一份經「署長」批核並且列明將會按照「批地文件」第(26)條(可根據「批地文件」第(29)條批地特別條款調整)、第(27)條及(28)條批地特別條款於該地段範圍內提供所有車位及上落貨車位的圖則，或經「認可人士」(釋義以《建築物條例》、其任何附屬規例及相關修訂法例所訂為準)核證的圖則。交妥圖則之前，不可進行任何影響「該地段」或其任何部分或該處任何已建或擬建任何建築物或任何建築物部分的交易(依照「批地文件」第(11)(c)及(11)(e)條批地特別條款分割和交還「粉紅色間藍斜線範圍」及「粉紅色間藍斜線間紅斜線範圍」、依照「批地文件」第(22)(c)條批地特別條款所訂的租約、租務合約或相關協議，以及「批地文件」第(22)(d)條批地特別條款所訂建築按揭或「署長」批准的其他交易除外)。上述核准圖則載明的上述車位及上落貨車位除作「批地文件」第(26)、(27)及(28)條批地特別條款分別訂明的用途外，不可作任何其他用途。「買方」應遵照上述核准圖則維修車位及上落貨車位和其他地方，包括但不限於電梯、樓梯平台和運轉及通道地方。除非事前獲「署長」書面同意，否則不可更改核准圖則。除上述核准圖則註明的車位外，「該地段」或該處任何建築物或構築物均不可作泊車用途。

### 28. 「批地文件」第(34)條批地特別條款訂明：

除透過「批地文件」所夾附「圖則1」註明的Z點於X點與Y點之間或「署長」書面批准的其他地點外，「買方」無權進出或往返「該地段」作車輛通道。如「該地段」進行發展或重建，「署長」可能准許在「該地段」指定位置興建臨時出入通道以供建築車輛駛入，但「署長」批准時可附加條件。發展或重建工程完竣後，「買方」應自費於「署長」指定的期限內，以「署長」全面滿意的方式還原建有臨時出入通道的地方。

### 29. 「批地文件」第(36)(a)、(c)及(d)條批地特別條款訂明：

- (a) 如「該地段」內或任何「政府」土地現時或以往曾經配合或因應「該地段」或其任何部分的平整、水準測量或發展事宜進行任何削土、移土或土地後移工程，或建造或填土工程或任何類型的斜坡處理工程，或此等「批地條款」等規定「買方」執行的其他工程或為任何其他目的執行工程，不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，以保護和支撐「該地段」內的土地及任何毗連或毗鄰「政府」土地或已批租土地，同時避免及防止其後發生滑土、山泥傾瀉或地陷。「買方」應在「批地文件」協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保持其狀況良好及維修充足狀態，令「署長」滿意。
- (c) 無論何時，如因「買方」進行平整、水準測量、發展或其他工程或因其他事故導致或引起「該地段」內的土地或任何毗連或毗鄰「政府」土地或已批租土地發生滑土、山泥傾瀉或地陷，「買方」須自費還原並修葺該處，以令「署長」滿意，同時就「政府」、其代理及承辦商作出彼等因滑土、山泥傾瀉或地陷而蒙受或招致的所有費用、收費、損害、訴求及索償作出賠償，並確保彼等免責。
- (d) 除享有「批地文件」訂明可就違反此等「批地條款」追討之任何其他權利或補償權外，「署長」另有權向「買方」發出書面通知，要求「買方」進行、建造和維修上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷範圍。如「買方」疏忽或不執行通知所訂明的期限內以「署長」滿意的方式完成通知的指示，「署長」可即時執行及進行必要的工程。「買方」必須在接獲通知時向「政府」償還有關的費用，以及任何行政或專業收費與費用。

### 30. 「批地文件」第(37)條批地特別條款訂明：

如非事前獲「署長」書面批准，不准在「該地段」使用碎石機。

### 31. 「批地文件」第(38)條批地特別條款訂明：

如「該地段」或其任何部分的發展或重建項目或其任何部分已安裝預應力地錨，「買方」應自費在預應力地錨的整個使用周期內定期維修和定期監察，以令「署長」滿意，並且在「署長」不時全權酌情要求時提交上述監察的該等報告及資料。如「買方」疏忽或不執行規定的監察工程，「署長」可即時執行和進行監察工程，「買方」必須在接獲通知時向「政府」償還有關的費用。

### 32. 「批地文件」第(39)(a)條批地特別條款訂明：

- (a) 如源自「該地段」或受發展「該地段」影響的其他地方之廢土、泥石、瓦礫、建築廢物或建材(以下簡稱「廢物」)侵蝕、沖流或棄置於公共小巷或道路，又或排進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業(以下簡稱「政府產業」)，「買方」必須自費清理「廢物」和修復受損的「政府產業」，此外並須就「廢物」侵蝕、沖流或棄置而導致私人物業蒙受損害或滋擾所引起的所有訴訟、索償及訴求向「政府」賠償。

### 33. 「批地文件」第(40)條批地特別條款訂明：

「買方」時刻均須謹慎地採取所有完善及適當的處理、技巧和預防措施，其中尤以任何建造、維修、更新或修理工程(以下簡稱「工程」)施工期間為要，藉以避免損壞、干擾或阻塞位於、跨越、在其下或毗連「該地段」、「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或以上任何組合或當中任何一個或多個部分的「政府」或其他現有排水渠、水道或渠道、總水管、道路、行人道、街道設施、污水管、明渠、水管、電纜、電線、公用服務設施或其他工程或裝置(以下統稱「服務設施」)。

「買方」執行任何此等「工程」前，必須進行或達致進行完善調查及查詢，以核實「服務設施」的現況及水平位置，並須以書面向「署長」提交處理任何可能受「工程」影響的「服務設施」之建議書以待全面審批。直至「署長」以書面批准「工程」及建議書為止，「買方」不得展開任何工程。此外，「買方」應遵從及自費履行「署長」給予上述批准時就「服務設施」制訂的規定，包括作出任何必要的改道、重鋪或還原工程的費用。再者，「買方」須自費以「署長」全面滿意的方式修理、修復及還原因「工程」(明渠、污水管、雨水渠或總水管例外，除非「署長」另作決定，否則此等工程應由「署長」修復，而「買方」須在「政府」通知時支付有關的費用)導致「該地段」、「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或以上任何組合或當中任何一個或多個部分或任何「服務設施」蒙受的損害、滋擾或阻塞。如「買方」不在「該地段」、「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」、「綠色加黑點範圍」或以上任何組合或當中任何一個或多個部分或任何「服務設施」執行此等必要的改道、重鋪、修理、修復及還原工程以令「署長」滿意，「署長」可按其視為必要執行此等改道、重鋪、修理、還原或修復工程，「買方」須在「政府」通知時支付有關的費用。

### 34. 「批地文件」第(41)條批地特別條款訂明：

- (a) 「買方」應按「署長」視為需要，自費以「署長」滿意的方式在「該地段」邊界範圍內或「政府」土地上建造和維修排水渠及渠道，以截流和引流所有落下或流進「該地段」的暴雨水或雨水至最鄰近的河溪、集水井、渠道或「政府」雨水渠。倘此等暴雨水或雨水造成任何損害或滋擾以致引起任何訴訟、索償及需索，「買方」必須獨自承擔全責並向「政府」及其人員賠償。
- (b) 接駁「該地段」任何排水渠及污水管至已鋪設及啟用之「政府」雨水渠及污水管的工程將由「署長」負責執行。「署長」毋須就由此引致的任何損失或損害向「買方」承擔責任，而「買方」接獲「政府」通知時須向「政府」支付此等接駁工程的費用。此外，「買方」亦可自費以「署長」滿意的方式執行上述接駁工程。於該情況下，位於「政府」土地範圍內的上述接駁工程部分將由「買方」自費維修，如「政府」發出通知，「買方」須將此等工程部分移交「政府」，日後由「政府」自費維修，「買方」並須在「政府」通知時向「政府」繳付上述接駁工程的技術審核費用。如「買方」不維修建於「政府」土地上的上述接駁工程任何部分，「署長」可執行其視為必要的維修工程，「買方」須在「政府」通知時支付有關工程的費用。

### 35. 「批地文件」第(42)(a)、(b)及(e)條批地特別條款訂明：

- (a) 「買方」應在「批地文件」訂立日後6個曆月內(或「署長」批准的其他延長期限)，自費以渠務署署長全面滿意的方式向渠務署署長提交或達致提交供其批核的一份渠務影響評估報告(以下簡稱「DIA」)，內容其中應包括渠務署署長指定的資料及詳情，包括但不限於發展「該地段」造成的所有不良渠務影響，以及建議的緩解措施、改善工程及其他措施和工程。
- (b) 「買方」應在渠務署署長指定的期限內，自費以其全面滿意的方式實施經批核DIA所載的建議措施。
- (e) 為免存疑，茲毋損「批地文件」第(5)(a)及5(b)條批地一般條款之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以渠務署署長全面滿意的方式實施DIA列明的建議措施。倘因為或鑒於「買方」履行本批地特別條款等訂明的責任而招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任或義務，而「買方」不可就任何此等費用、損害或損失向「政府」或其人員索償等。

### 36. 「批地文件」第(43)(a)、(b)及(c)條批地特別條款訂明：

- (a) (i) 「批地文件」所夾附「圖則1」以粉紅色間交叉藍線顯示的「該地段」部分(以下簡稱「渠務專用範圍」)之上、上方、之下、下方或內部不可興建、建造或架設任何建築物或構築物或建築物或構築物的支承結構(邊界牆或圍欄或兩者除外)。
- (ii) 儘管有本批地特別條款(a)(i)款之規定，如事前獲「署長」書面同意及遵從「署長」制訂的條款與條件，「買方」可在「渠務專用範圍」興建或允許他人興建一個或多個小型構築物，惟倘及當「署長」指定，「買方」須自費在「署長」指定的期限內以「署長」全面滿意的方式清拆或拆卸此等構築物並還原「渠務專用範圍」。如「買方」不在指定期限內或按緊急情況所需執行上述清拆、拆卸及還原工程，「署長」可按其視為需要執行工程。「買方」須在「政府」通知時支付有關工程的費用。
- (b) 「政府」、「署長」及其正式授權的人員、承辦商和彼等的工人(以下統稱「經授權人等」)有權隨時不論攜帶工具、設備、機器或駕車與否不受限制地通行、進出、往返和行經「該地段」，以便在「渠務專用範圍」鋪設、檢查、修理、維修、更換及更新「署長」規定或批准現時橫貫、穿越「渠務專用範圍」或位於其下或在其內的任何及所有排水渠、污水管、渠道、沙坑、排水設施及所有其他服務設施(以下統稱「服務設施」)。「渠務專用範圍」內概不可放置任何性質的物件或物料以致阻礙通行或招致高額的「服務設施」附加費。如「署長」認為(其意見將作終論並對「買方」約束)「渠務專用範圍」內有任何物件或物料阻礙通行或招致高額的「服務設施」附加費，「署長」有權向「買方」發出書面通知，要求「買方」自費以「署長」全面滿意的方式拆卸和清拆此等物件或物料(包括邊界牆及圍欄)，並且恢復「渠務專用範圍」的原貌。倘「買方」疏忽或未能於上述指定期限內或按緊急情況所需執行通知的指示，「署長」可執行其視為必要的拆除、清拆及還原工程，「買方」須在接獲通知時向「政府」支付此等工程費用的款項。
- (c) 「政府」、「署長」及經授權人等除必須還原其行使上述權利和權力時挖掘的坑槽外，概毋須因為或鑒於彼等行使本批地特別條款(b)款所賦予權利不受限制地通行、進出、往返和鋪設、檢查、修理、維修、更換及更新「公用服務設施」導致「買方」招致或蒙受的任何損失、損害、滋擾或騷擾而承擔任何責任，「買方」不得基於任何此等損失、損害、滋擾或騷擾向「政府」、「署長」或經授權人等索償。

### 37. 「批地文件」第(44)條批地特別條款訂明：

- (a) 「買方」確認於「批地文件」訂立日，「該地段」、「綠色範圍」、「綠色間黑斜線範圍」及「批地文件」所夾附「圖則1」以紅線顯示的「該地段」、「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」的土地有現存的總食水管(以下簡稱「現存總水管」)。倘因「現存總水管」的存在令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，「政府」概不承擔任何責任或義務。
- (b) 「買方」須在「批地文件」訂立日後30個曆月內(或「署長」批准的其他延長期限)，自費以「署長」全面滿意的方式將「現存總水管」改道至「綠色範圍」或「署長」批准的其他地方。「買方」應就此自費在執行改道工程之前向「署長」提交「現有總水管」改道建議書，直至「署長」以書面批核建議書，不可展開任何工程。「買方」須遵從並自費執行「署長」批准上述建議書時制訂的所有規定，包括負責提供、建造、維修、修理、拆卸和清拆毗連「政府」土地或「小秀村」之現有供水設施或替代供水設施的費用。
- (c) 水務監督、其人員及承辦商和彼等的工人或其他獲彼等授權人等均享有權利，可不論攜帶工具、設備、機器或駕車與否，不受限制地通行、進出、往返和行經「買方」佔管的「該地段」、「綠色範圍」、「綠色間黑斜線範圍」、「綠色間黑斜線加黑點範圍」及「綠色加黑點範圍」或其任何一個或多個部分之土地，以按照本批地特別條款(b)款規定，在「現存總水管」完成改道之前檢查、運作、維修、修理和更新「現存總水管」。
- (d) 倘因為或鑒於水務監督、其人員及承辦商和彼等的工人及其他獲彼等授權人等行使本批地特別條款(c)款賦予的權利，令「買方」招致或蒙受任何損失、損害、滋擾或騷擾，水務監督、其人員及承辦商和彼等的工人及其他獲彼等授權人等概毋須就此承擔責任。「買方」不可基於此等損失、損害、滋擾或騷擾向彼等申索賠償等。



- (e) 倘因「現存總水管」的存在，或因「買方」、其傭僕、工人及承辦商因應「現存總水管」改道工程作出或不作出任何事項，或因本批地特別條款(b)款所述提供、建造、維修、修理、拆卸及清拆毗連「政府」土地或「小秀村」之現有供水設施或替代供水設施，以致產生或招致任何責任或任何性質的訴訟、法律程序、費用、索償、開支、損失、損害、收費及訴求，「買方」現承諾向「政府」賠償及確保其免責。

38. 「批地文件」第(46)(a)、(b)及(d)條批地特別條款訂明：

- (a) 「買方」應在「批地文件」訂立日後六(6)個曆月內(或「署長」批准的其他延長期限)，自費以環境保護署署長全面滿意的方式向環境保護署署長提交或達致提交一份供其書面批核的噪音影響評估報告(以下簡稱「NIA」)，內容其中應包括環境保護署署長指定的資料及詳情，包括但不限於與「該地段」發展項目相關的附近道路及公路噪音影響評估，以及建議的緩解措施、改善工程和其他措施及工程。
- (b) 「買方」應自費在環境保護署署長指定的期限內，以其全面滿意的方式實施經批核NIA所載的建議措施。
- (d) 為免存疑及茲毋損「批地文件」第5(a)及5(b)條批地一般條款之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以環境保護署署長全面滿意的方式實施經批核NIA列明的建議措施。倘因為或鑒於「買方」履行本批地特別條款等訂明的責任而招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任或義務，而「買方」不可就任何此等費用、損害或損失向「政府」或其人員索償等。

39. 「批地文件」第(47)(a)、(b)及(e)條批地特別條款訂明：

- (a) 「買方」應在「批地文件」訂立日後六(6)個曆月內(或「署長」批准的其他延長期限)，自費以環境保護署署長全面滿意的方式，向環境保護署署長提交或達致提交供其作書面批核的污水系統影響評估報告(以下簡稱「SIA」)，內容其中包括環境保護署署長指定的資料和詳情，包括但不限於發展「該地段」可能引致的所有不良污水系統影響，以及建議實施的緩解措施、改善工程和其他措施及工程。
- (b) 「買方」應自費在環境保護署署長指定的期限內，以其全面滿意的方式實施經批核SIA的各項建議。
- (e) 為免存疑及茲毋損「批地文件」第5(a)及5(b)條批地一般條款之一般規定，「買方」現明確確認及同意其將獨自承擔責任，自費以環境保護署署長全面滿意的方式實施經批核SIA所有建議。倘因為或鑒於「買方」履行本批地特別條款等訂明的責任而招致或蒙受任何費用、損害或損失，「政府」及其人員毋須承擔任何責任或義務，而「買方」不可就任何此等費用、損害或損失向「政府」或其人員索償等。

40. 「批地文件」第(50)條批地特別條款訂明：

「該地段」不可搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，無論置於陶泥金塔或骨灰盅等亦然。

- 備註：
- (1) 本節中「買方」一詞指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司「買方」則包括其繼承人及受讓人。
  - (2) 除非本售樓說明書另有規定，本批地文件摘要內所採用的詞彙與該詞彙在「批地文件」內的意思相同。

1. The Development is situated on the Remaining Portion of Tuen Mun Town Lot No.435 ("the lot").
2. The lot was granted under New Grant No. 21643 ("the Land Grant") for a term of 50 years commencing from 2nd September 2013.
3. Special Condition No. (8) of the Land Grant stipulates that:-

The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

4. Special Condition No. (7) of the Land Grant stipulates that:-

The Purchaser shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, byelaws 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 2019.

5. General Condition No. (5)(c) of the Land Grant stipulates that:-

- (c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof.

6. General Condition No. (7) of the Land Grant stipulates that:-

- (a) The Purchaser shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
  - (i) maintain all buildings in accordance with the approved design and disposition 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 Purchaser 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. In the event of demolition as aforesaid, the Purchaser 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.

7. General Condition No. (9) of the Land Grant stipulates that:-

Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

8. Special Condition No. (2) of the Land Grant stipulates that:-

The Purchaser acknowledges that as at the date of the Land Grant, there are some buildings and structures including a platform and its foundations existing within the lot (which buildings and structures including the platform and its foundations are hereinafter collectively referred to as "the Existing Structures"). Without prejudice to the generality of the provisions of General Conditions No.5 of the Land Grant, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of the Land Grant subject to the presence of the Existing Structures and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect of or on account of the same. The Purchaser undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the Existing Structures from the lot (which demolition and removal works are hereinafter referred to as "the Demolition Works"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Existing Structures and the Demolition Works. The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence of the Existing Structures or the Demolition Works.

9. Special Condition Nos. (3)(a) and (b) of the Land Grant stipulate that:-

- (a) The Purchaser shall:
  - (i) within 30 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
  - (I) lay and form those portions of future public roads respectively shown coloured green and green hatched black on PLAN 1 annexed to the Land Grant (hereinafter respectively referred to as "the Green Area" and "the Green Hatched Black Area") and the areas within the underpass beneath Tuen Mun Road and the future extension of the said underpass respectively shown coloured green stippled black and green hatched black stippled black on PLAN 1 annexed to the Land Grant (hereinafter respectively referred to as "the Green Stippled Black Area" and "the Green Hatched Black Stippled Black Area"); and
  - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area;



- (ii) within 30 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area has been re-delivered to the Government in accordance with Special Condition No.(4)(d) of the Land Grant.
- (b) The Purchaser acknowledges that as at the date of the Land Grant, there are existing footpaths and existing vehicular access within the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area. Before completion of the formation of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area in accordance with this Special Condition, the Purchaser shall at all times while he is in possession of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof at his own expense and in all respects to the satisfaction of the Director keep and maintain the existing footpaths and the existing vehicular access and permit members of the public at all times the unrestricted use of the existing footpaths and the existing vehicular access for all lawful purposes free of cost and without hindrance. For the purpose of these Conditions, the decision of the Director as to whether formation of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area has been completed shall be final and binding upon the Purchaser.

10. Special Condition No. (4)(d) of the Land Grant stipulates that:-

- (d) The Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. Without prejudice to Special Condition No.(3)(b) of the Land Grant, the Purchaser shall at all reasonable times while he is in possession of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof allow free access over and along the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic in all respects to the satisfaction of the Director and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(3) of the Land Grant or otherwise.

11. Special Condition No. (5) of the Land Grant stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No.(3) of the Land Grant.

12. Special Condition Nos. (9) (c) and (g)(i) of the Land Grant stipulate that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No.7 of the Land Grant) of the lot or any part thereof:

- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 8,884 square metres and shall not exceed 14,806 square metres;
- (g) (i) the total number of residential units erected or to be erected on the lot shall not be less than 175.

13. Special Condition No. (10) of the Land Grant stipulates that:-

The Purchaser acknowledges that as at the date of the Land Grant, there are existing footpaths and existing vehicular access within that portion of the lot shown coloured pink hatched green on PLAN 1 annexed to the Land Grant. Before completion of the formation of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area in accordance with Special Condition No.(3) of the Land Grant, the Purchaser shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the existing footpaths and the existing vehicular access and permit members of the public at all times the unrestricted use of the existing footpaths and the existing vehicular access for all lawful purposes free of cost and without hindrance. The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser or any other person whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition, and no claim whatsoever shall be made against the Government by the Purchaser in respect of any such loss, damage, nuisance or disturbance.

14. Special Condition Nos. (11) (a), (b), (e) and (h) of the Land Grant stipulate that:-

- (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed or placed on, over, above, under, below or within those portions of the lot shown coloured pink hatched blue on PLAN 1 annexed to the Land Grant (hereinafter collectively referred to as "the Pink Hatched Blue Area") and the Pink Hatched Blue Hatched Red Area except boundary walls or fences or both which may be erected or constructed or placed on, over, above or within such portion or portions of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area not forming part of the area shown coloured pink hatched black on PLAN 2 annexed to the Land Grant and referred to in Special Condition No.(12)(a) of the Land Grant.
- (b) The Purchaser shall at his own expense and in all respects to the satisfaction of the Director maintain and keep the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area and everything forming a portion of or pertaining to the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area in a safe, clean, neat, tidy and healthy condition until such time as the whole of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area shall have been surrendered to the Government in accordance with sub-clause (e) of this Special Condition.
- (e) The Purchaser shall subject to sub-clause (h) of this Special Condition at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from all incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Purchaser provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area or any part or parts thereof at the request of the Purchaser, but may do so as and when it sees fit. For this purpose, the Purchaser shall at his own expense and within such time as may be specified by the Director, execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require in writing. The Purchaser shall have no right to claim against the Government for any loss, damage or compensation whatsoever arising whether directly or indirectly out of or in connection with the surrender or the Director's decision not to call for the surrender.

- (h) Where building or buildings, structure or structures or support or supports for any building or structure has or have been erected or constructed or placed with the prior written consent the Director given under sub-clause (a) of this Special Condition (hereinafter referred to as "the Approved Structures") or boundary walls or fences (hereinafter collectively referred to as "the Fences") have been erected or constructed or placed pursuant to sub-clause (a) of this Special Condition, the Purchaser agrees:
- (i) that no alteration or amendment or addition whatsoever (whether or not it has been approved by the Building Authority under the Buildings Ordinance and any regulations made thereunder) shall be made to the Approved Structures or any part or parts thereof except with the prior written approval of the Director;
  - (ii) that the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser or any other person by reason of the Approved Structures or the Fences whether before or after the surrender of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area or any part or parts thereof to the Government pursuant to sub-clause (e) of this Special Condition;
  - (iii) that without prejudice to any other rights of the Government, at any time and at his absolute discretion, the Director shall have the right to serve upon the Purchaser a written notice requiring the Purchaser to demolish and remove the Approved Structures or the Fences or any part or parts thereof as the Director may specify without giving any reason therefor and the Government shall not be responsible for any loss or damage caused to or suffered by the Purchaser arising out of the demolition or removal of the Approved Structures or the Fences or any part or parts thereof, and the Purchaser shall not be entitled to any claim whatsoever against the Government or any compensation whatsoever;
  - (iv) to maintain (including all necessary repairs, cleaning and any other works as may be required by the Director) at all times at his own expense the Approved Structures and the Fences in good and substantial repair and condition in all respects to the satisfaction of the Director until the demolition or removal of the Approved Structures and the Fences; and
  - (v) to indemnify and keep indemnified the Government from and against all liabilities, claims, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, presence, removal or demolition of the Approved Structures or the Fences or the state and condition of the Approved Structures or the Fences or the lack of repair or maintenance of the Approved Structures or the Fences or otherwise in respect of the Approved Structures or the Fences.

15. Special Condition No. (12) of the Land Grant stipulates that:-

- (a) Except with the prior written consent of the Director, no driveway, building or structure or support for any building or structure shall be erected or constructed or placed on, over, above, under, below or within those portions of the lot respectively shown coloured pink stippled black and pink hatched black on PLAN 2 annexed to the Land Grant (which pink stippled black area is hereinafter referred to as "the Pink Stippled Black Area") except
  - (i) boundary walls or fences or both on the Pink Stippled Black Area;
  - (ii) landscaping works to be provided within the Pink Stippled Black Area pursuant to sub-clause (b) of this Special Condition; and
  - (iii) parts of the existing footpaths and the existing vehicular access within the Pink Stippled Black Area before completion of the formation of the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area in accordance with Special Condition No.(3) of the Land Grant.

For the purpose of this sub-clause (a), the decision of the Director as to what constitutes a driveway shall be final and binding on the Purchaser.

- (b) The Purchaser shall at his own expense landscape and plant with trees and shrubs on the Pink Stippled Black Area and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

16. Special Condition Nos. (14) (a), (c)(ii) and (iii) of the Land Grant stipulate that:-

- (a) The Purchaser 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.
- (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"):
  - (ii) the Purchaser 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 on the lot and their bona fide visitors and by no other person or persons.

17. Special Condition No. (15) 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.

18. Special Condition Nos. (16) (a), (b)(i) and (ii), (c) and (d) of the Land Grant stipulate that:-

- (a) The Purchaser shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
- (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.  
(ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
- (c) The Purchaser shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (d) The Purchaser shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

19. Special Condition Nos. (17) (a), (b) and (d) of the Land Grant stipulate that:-

- (a) The Purchaser shall within 6 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Planning submit or cause to be submitted to the Director of Planning for his approval in writing a visual impact assessment (hereinafter referred to as "VIA") containing, among others, such information and particulars as the Director of Planning may require including but not limited to the potential visual impacts on the nearby areas in connection with the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense implement the recommendations in the approved VIA in all respects to the satisfaction of the Director of Planning and within such time limit as may be stipulated by him.



- (d) For the avoidance of doubt and without prejudice to the generality of General Condition Nos. (5)(a) and (5)(b) of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved VIA in all respects to the satisfaction of the Director of Planning. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.

20. Special Condition Nos. (18)(a)(i) and (ii) of the Land Grant stipulate that:-

- (a) 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; and
  - (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.

21. Special Condition No. (19)(a)(ii) of the Land Grant stipulates that:-

- (a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (ii) such quarters 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.

22. Special Condition No. (20)(a)(i) of the Land Grant stipulates that:-

- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:
- (i) 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.

23. Special Condition Nos. (26)(a)(i), (iii) and (iv), (b)(ii), (c)(i) and (ii) of the Land Grant stipulates that:-

- (a) (i) 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 building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the rates as specified in Special Condition No.(26)(a)(i) of the Land Grant.
- (iii) 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 the rates as specified in Special Condition No.(26)(a)(iii) of the Land Grant or at such other rates as may be approved by the Director.
- (iv) The spaces provided under sub-clauses (a)(i)(I) (as may be adjusted pursuant to Special Condition No.(29) of the Land Grant), (a)(i)(II) and (a)(iii) (as may be adjusted pursuant to Special Condition No.(29) of the Land Grant) of this Special Condition 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.

- (b) (ii) The Parking Spaces for the Disabled Persons 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.
- (c) (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-clauses (a)(i)(I) and (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No.(29) 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 Motor Cycle Parking Spaces shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition 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.

24. Special Condition No. (27)(b) of the Land Grant stipulates that:-

- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (i.e. spaces provided within the lot for the loading and unloading of goods vehicles) 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 erected or to be erected on the lot.

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

Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles 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 at a rate of one space for every 15 residential units or part thereof with size of each residential unit being less than 70 square metres or at such other rates as may be approved in writing by the Director. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit.

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

- (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, 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 the 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. For the avoidance of doubt, a detached, semi-detached or terraced house which is intended for use as a single family residence shall be regarded as a residential unit referred to in this sub-clause (a). The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

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

A plan approved by the Director indicating the layout of all the parking and loading and unloading spaces to be provided within the lot in accordance with Special Condition Nos.(26) (as may be adjusted pursuant to Special Condition No.(29) of the Land Grant), (27) and (28) of the Land Grant, or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except the carving out and surrender of the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Red Area under Special Conditions Nos.(11)(c) and (11)(e) of the Land Grant, a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No.(22)(c) of the Land Grant and a building mortgage or charge under Special Condition No.(22)(d) of the Land Grant or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The parking and loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (26), (27) and (28) of the Land Grant. The Purchaser shall maintain the parking and loading and unloading spaces and other areas, including but not restricted to the lifts, landings, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes.

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

The Purchaser shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on PLAN 1 annexed to the Land Grant or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Purchaser shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.

29. Special Condition Nos. (36)(a), (c) and (d) of the Land Grant stipulate 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 Purchaser under these Conditions, or for any other purpose, the Purchaser 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 Purchaser shall at all times during the term of the Land Grant agreed to be granted under the Land Grant 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.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser 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 Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government and 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 herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Purchaser 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 Purchaser 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 Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.

31. Special Condition No. (38) 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 Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof.

32. Special Condition No. (39)(a) 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 Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser 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.

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

The Purchaser 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 the Green Area or the Green Hatched Black Area or the Green Hatched Black Stippled Black Area or the Green Stippled Black Area or any combination of them or any part or parts thereof (hereinafter collectively referred to as "the Services"). The Purchaser

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 Purchaser shall comply with and at his own 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 Purchaser 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 the Green Area or the Green Hatched Black Area or the Green Hatched Black Stippled Black Area or the Green Stippled Black Area or any combination of them or any part or parts thereof 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 Purchaser shall pay to the Government on demand the cost of such works). If the Purchaser fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or the Green Area or the Green Hatched Black Area or the Green Hatched Black Stippled Black Area or the Green Stippled Black Area or any combination of them or any part or parts 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 Purchaser shall pay to the Government on demand the cost of such works.

34. Special Condition No. (41) of the Land Grant stipulates that:-

- (a) The Purchaser 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 Purchaser 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 Purchaser for any loss or damage thereby occasioned and the Purchaser shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Purchaser 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 Purchaser at his own cost and upon demand be handed over by the Purchaser to the Government for future maintenance thereof at the expense of the Government and the Purchaser 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 Purchaser 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 Purchaser shall pay to the Government on demand the cost of such works.

35. Special Condition Nos. (42)(a), (b) and (e) of the Land Grant stipulate that:-

- (a) The Purchaser shall within 6 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (hereinafter referred to as "DIA") containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services and within such time limit as may be stipulated by him.

- (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved DIA in all respects to the satisfaction of the Director of Drainage Services. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.

36. Special Condition Nos. (43)(a), (b) and (c) of the Land Grant stipulate that:-

- (a) (i) No building or structure or support for any building or structure (except boundary walls or fences or both) shall be erected or constructed or placed on, over, above, under, below or within that portion of the lot shown coloured pink cross-hatched blue on PLAN 1 annexed to the Land Grant (hereinafter referred to as "the Drainage Reserve Area").
- (ii) Notwithstanding sub-clause (a)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Purchaser may erect or permit to be erected on the Drainage Reserve Area a minor structure or structures provided that if and when required by the Director, the Purchaser shall at his own expense, within the period specified by and in all respects to the satisfaction of the Director, remove or demolish such structure or structures and reinstate the Drainage Reserve Area. If the Purchaser fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works.
- (b) The Government, the Director and his duly authorized officers, contractors, his or their workmen (hereinafter collectively referred to as "the authorized persons") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the lot for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing any and all drains, sewers, channels, sandtrap, drainage facilities and other services running across, through, under or within the Drainage Reserve Area (hereinafter referred to as "the Utilities") which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area. Where in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Purchaser, at his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials (including boundary walls and fences), and to reinstate the Drainage Reserve Area. If the Purchaser shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as the Director may consider necessary and the Purchaser shall pay to the Government on demand the cost of such works.
- (c) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government, the Director and the authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser arising out of or incidental to the exercise by the Government, the Director or the authorized persons of the right of unrestricted ingress, egress and regress and in laying, inspecting, repairing, maintaining, replacing and renewing the Utilities conferred under sub-clause (b) of this Special Condition, and no claim whatsoever shall be made against the Government, the Director or the authorized persons in respect of any such loss, damage, nuisance or disturbance.



37. Special Condition No. (44) of the Land Grant stipulates that:-

- (a) The Purchaser acknowledges that as at the date of the Land Grant there are existing water mains within the lot, the Green Area, the Green Hatched Black Area and the land adjacent to the lot, the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area as shown by red lines marked on PLAN 1 annexed to the Land Grant (hereinafter referred to as "the Existing Water Mains"). The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Purchaser by reason of the presence of the Existing Water Mains.
- (b) The Purchaser shall within 30 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director divert the Existing Water Mains to the Green Area or such other areas as may be approved by the Director. For this purpose, the Purchaser shall prior to carrying out the diversion works at his own expense submit to the Director for his approval a proposal for diverting the Existing Water Mains, and shall not carry out any works whatsoever until the Director shall have given his written approval to the proposal. The Purchaser shall comply with and at his own expense meet any requirements which may be imposed by the Director in granting the aforesaid approval, including the cost of provision, construction, maintenance, repair, demolition and removal of the existing water supply facilities or the alternative water supply facilities serving the adjacent Government land or Siu Sau Village.
- (c) The Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress to, from and through the lot, the Green Area, the Green Hatched Black Area, the Green Hatched Black Stippled Black Area and the Green Stippled Black Area or any part or parts thereof that the Purchaser is in possession for the purpose of inspecting, operating, maintaining, repairing and renewing the Existing Water Mains before completion of the diversion of the Existing Water Mains in accordance with sub-clause (b) of this Special Condition.
- (d) The Water Authority, its officers and contractors, its or their workmen and any persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Purchaser whether arising out of or incidental to the exercise by it or them of the rights conferred under sub-clause (c) of this Special Condition, and no claim whatsoever shall be made against it or them by the Purchaser in respect of any such loss, damage, nuisance or disturbance.
- (e) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising out of or in connection with the presence of the Existing Water Mains or anything done or omitted to be done by the Purchaser, his servants, workmen and contractors in connection with the diversion of the Existing Water Mains or the provision, construction, maintenance, repair, demolition or removal of the existing water supply facilities or the alternative water supply facilities serving the adjacent Government land or Siu Sau Village referred to in sub-clause (b) of this Special Condition.

38. Special Condition Nos. (46) (a), (b) and (d) of the Land Grant stipulate that:-

- (a) The Purchaser shall within 6 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a noise impact assessment (hereinafter referred to as "NIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to a noise impact assessment of the surrounding roads and highways in connection with the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense implement the recommendations in the approved NIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.

- (d) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved NIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligation under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.

39. Special Condition Nos. (47) (a), (b) and (e) of the Land Grant stipulate that:-

- (a) The Purchaser shall within 6 calendar months from the date of the Land Grant (or such other extended periods as may be approved by the Director), at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment (hereinafter referred to as "SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.
- (b) The Purchaser shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.
- (e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) of the Land Grant, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligation under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government or its officers by the Purchaser in respect of any such cost, damage or loss.

40. Special Condition No. (50) 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.

Notes : (1) The "Purchaser" as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires his executors, administrators and assigns and in case of a corporation its successors and assigns.

(2) Unless otherwise defined in this sales brochure, the capitalized terms used in the Summary of Land Grant shall have the same meaning of such terms in the Land Grant.