

LA VILLA
DE
LA SALLE

皇 廷 滙

九龍塘喇沙利道32, 34, 36 及38號

SALES BROCHURE

售樓說明書

Notes to Purchasers of First-hand Residential Properties

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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

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。

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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



4. Property area and its surroundings

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

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及內部尺寸²。售樓說明書所提供有關住宅物業外部及內部的尺寸，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物業位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

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

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。

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

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

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

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

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

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。

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. 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).

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. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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



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

15. Estimated material date and handing over date

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - > 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（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。

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

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。



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.

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。



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

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



Other useful contacts :

Consumer Council

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



Estate Agents Authority

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



Real Estate Developers Association of Hong Kong

Telephone:	2826 0111
Fax:	2845 2521

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

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



其他相關聯絡資料：

消費者委員會

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



地產代理監管局

網址：	www.eaa.org.hk
電話：	2111 2777
電郵：	enquiry@eaa.org.hk
傳真：	2598 9596



香港地產建設商會

電話：	2826 0111
傳真：	2845 2521

Information on the development

發展項目的資料

Name of the development

La Villa De La Salle

Name of the street at which the development is situated

La Salle Road

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the development

No. 32 – House C

No. 34 – House D (Flat A and Flat B)

No. 36 – House B

No. 38 – House A

Total number of houses

4

House numbering as provided in the approved building plans for the development

House A, House B, House C and House D (Flat A and Flat B)

發展項目名稱

皇廷滙

發展項目所位於的街道的名稱

喇沙利道

由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數

32 號 - 住宅C

34 號 - 住宅D (單位A及單位B)

36 號 - 住宅B

38 號 - 住宅A

獨立屋的總數

4

該項目的經批准的建築圖則所規定的門牌號數

住宅A, 住宅B, 住宅C及住宅D (單位A及單位B)



Information on vendor and others involved in the development

賣方及有參與發展項目的其他人的資料



Vendor

Sky Village Properties Limited

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

Mr. Lawrence Hui of H & L Consultancy Ltd.

Building contractor for the development

Wise Trend Engineering Limited

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

Mayer Brown JSM

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

The Bank of East Asia, Limited

Any other persons who have made a loan for the construction of the development

Not applicable

賣方

天滙地產有限公司

發展項目的認可人士的姓名，及如該項目的認可人士以其專業身分擔任某商號或法團的經營人、董事或僱員，該商號或法團名稱

H & L Consultancy Ltd 之許偉雄先生

發展項目承建商

駿慧工程有限公司

代表擁有人就發展項目中的住宅物業的出售而行事的律師事務所

孖士打律師行

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

東亞銀行

已為發展項目的建造提供貸款的其他人

不適用

Relationship between parties involved in the development

有參與發展項目的各方的關係

a	the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.	No
b	the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.	No
c	the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.	No
d	the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.	No
e	the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.	No
f	the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.	No
g	the vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	No
h	the vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.	No
i	the vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
j	the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
k	the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.	No

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



l	the vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
m	the vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.	No
n	the vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor.	No
o	the vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor.	No
p	the vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
q	the vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor.	No
r	the vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
s	the vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	No

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

Information on design of the development

發展項目的設計資料

There are no non-structural prefabricated external walls forming part of the enclosing walls of the development.

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

Range of thickness of the curtain walls of each house

House	Range of thickness of the curtain walls (mm)
A	150
C	150

The total area of the curtain walls of each house

House	Area of the curtain walls (m ²)
A	3.226
C	3.812

發展項目沒有構成圍封牆一部分的任何非結構的預製外牆。

發展項目有構成圍封牆一部分的非結構的幕牆。

每幢住宅的幕牆的厚度範圍

住宅	幕牆的厚度範圍 (毫米)
A	150
C	150

每個住宅物業的幕牆的總面積

住宅	幕牆的總面積 (平方米)
A	3.226
C	3.812

Information on property management

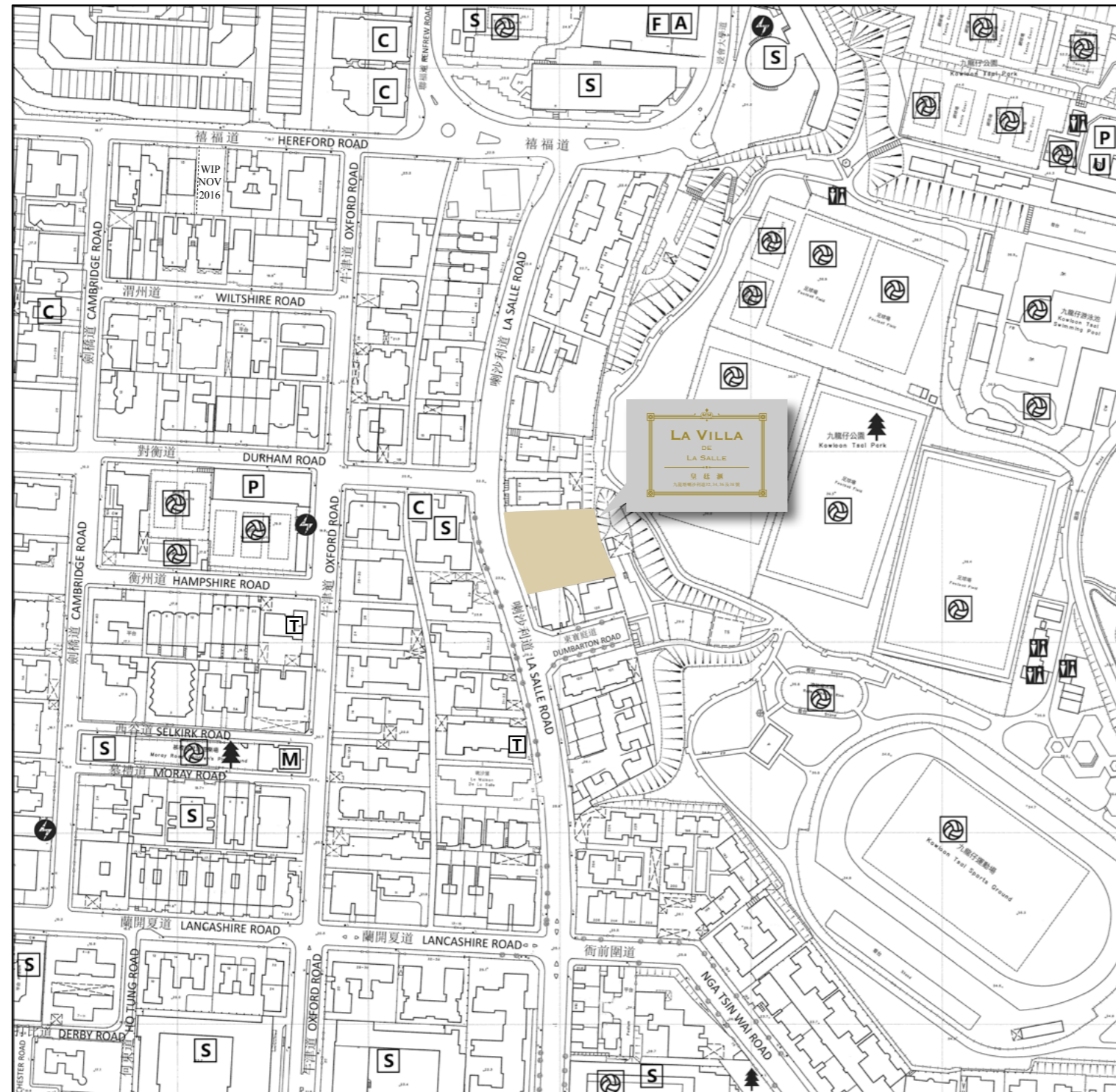
物業管理的資料

Not Applicable

不適用

Location plan of the development

發展項目的所在位置圖



Location of the development
發展項目所在位置

Scale 比例 20 0 20 40 60 80 100 120 140 160 180 200 米 metre

Note:

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

The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.



- | | | |
|--|--|-------------------------|
| | Electricity sub-stations | 電力分站 |
| | Fire station | 消防局 |
| | Ambulance depot | 救護車站 |
| | Market | 市場 |
| | Public car park | 公眾停車場 |
| | Public convenience | 公廁 |
| | Public telecommunications service installation | 公共電訊服務裝置 |
| | Public utility installation | 公用事業設施裝置 |
| | School (including a kindergarten) | 學校 (包括幼稚園) |
| | Social welfare facilities (including an elderly centre and a home for the mentally disabled) | 社會福利設施 (包括老人中心及弱智人士護理院) |
| | Sports facilities (including a sports ground and a swimming pool) | 體育設施 (包括運動場及游泳池) |
| | Public park | 公園 |

Street names not shown in full in the location plan of the development :

- CHESTER ROAD
- BAPTIST UNIVERSITY ROAD

於發展項目的所在位置圖未能顯示之街道全名：
志士達道
浸會大學道

The location plan is prepared by the vendor with reference to parts of the 1:1000 Topographic Maps produced by Lands Department (Nos: 11-NW-15A dated 29th January, 2018, 11-NW-15B dated 12th June, 2018, 11-NW-10C dated 12th June, 2018, and 11-NW-10D dated 15th June, 2018) and reproduced with permission of the Director of Lands. © the Government of Hong Kong SAR. Licence No. 83/2014.

此位置圖由賣方參考地政總署所製作1:1000的地形圖（編號11-NW-15A日期為2018年1月29日，11-NW-15B日期為2018年6月12日，11-NW-10C日期為2018年6月12日及11-NW-10D日期為2018年6月15日）擬備並經地政總署准許複印。地圖版權屬香港特區政府。版權特許編號83/2014。


附註

賣方建議買方到該發展地盤作實地考察，對該發展地盤及週邊地區的公共設施及環境更佳的了解。由於技術原因，上圖所顯示可能多於《一手住宅物業銷售條例》所規定的範圍。

Aerial photograph of the development

發展項目的鳥瞰照片



 Location of the development
發展項目所在位置

Adopted from part of the aerial photo taken by the Survey and Mapping Office at a flying height 6900 feet, photo no. E053368C dated 23rd January 2019.
摘錄自地政總署測繪處於2019年1月23日在6900呎飛行高度拍攝之鳥瞰照片，編號為E053368C。

Notes:

1. The surrounding areas and environment may change in the future.
2. The vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and public facilities nearby.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved-reproduction by permission only.
4. This aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

附註：

1. 周邊地區及環境日後可能改變。
2. 賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的公共設施及環境更佳的了解。
3. 香港特別行政區政府地政總署測繪處。版權所有，未經許可，不得翻印。
4. 由於技術原因，上述鳥瞰圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

Outline zoning plan relating to the development

關乎發展項目的分區規劃大綱圖



Location of the development
發展項目所在位置

The extract of the Approved Kowloon Tong Outline Zoning Plan No. S/K18/21 gazetted on 5th December 2017.
摘錄自2017年12月5日刊憲之九龍塘分區計劃大綱草圖。圖則編號S/K18/21。



Notation

Zones

C	Commercial	商業
CDA	Comprehensive development area	綜合發展區
R(B)	Residential (Group B)	住宅(乙類)
R(C)	Residential (Group C)	住宅(丙類)
G/IC	Government, institution or community	政府、機構或社區
O	Open space	休憩用地
OU	Other specified uses	其他指定用途
GB	Green belt	綠化地帶

Communications

	Railway and station (Underground)	鐵路及車站(地下)
	Major road and junction	主要道路及路口
	Elevated road	高架道路

Miscellaneous

	Boundary of planning scheme	規劃範圍界線
	Petrol filling station	加油站

Notes:

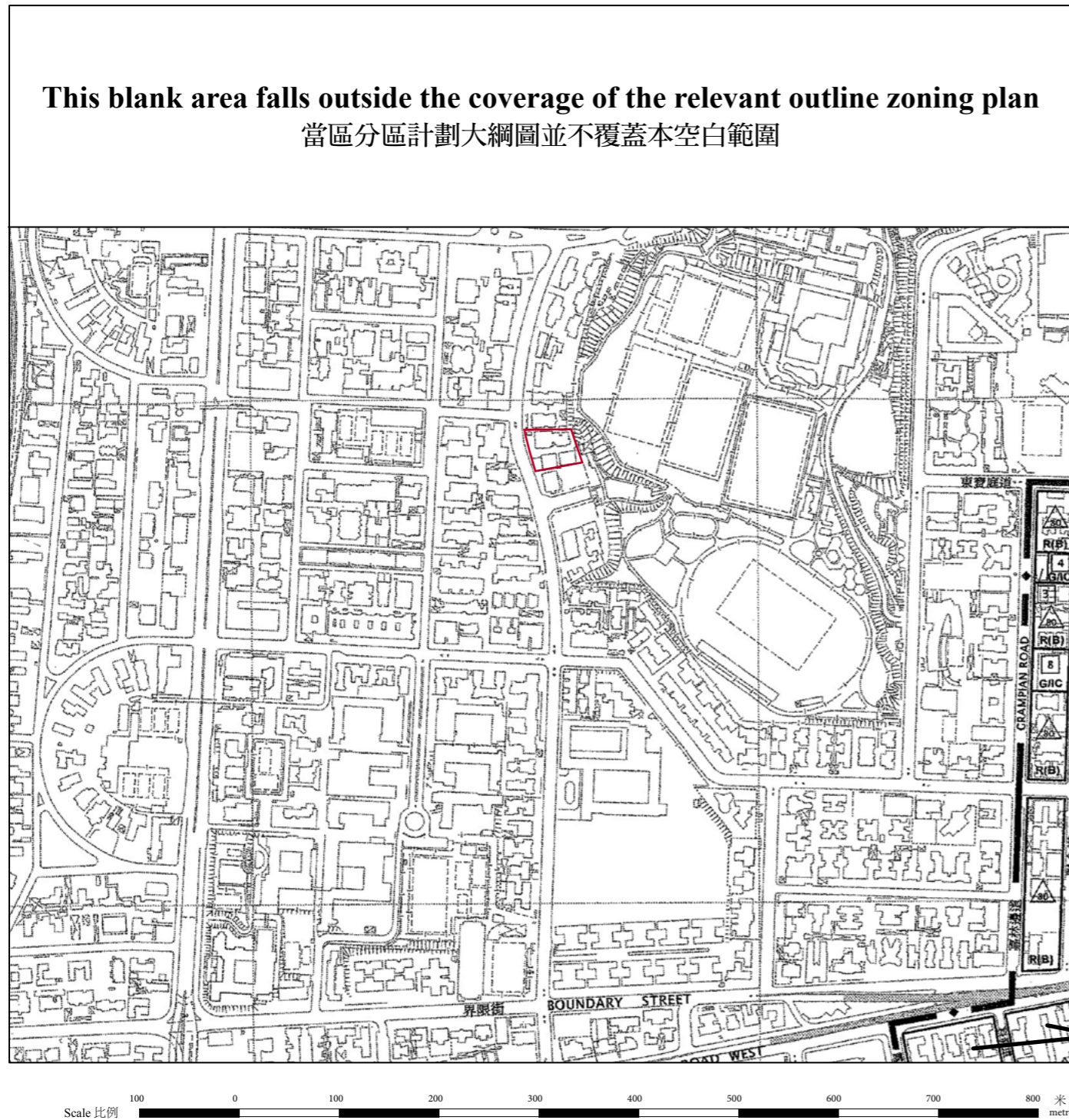
1. The surrounding areas and environment may change in the future.
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3. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved-reproduction by permission only.
4. This plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

附註：

1. 周邊地區及環境日後可能改變。
2. 賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的公共設施及環境更佳的了解。
3. 香港特別行政區政府地政總署測繪處。版權所有，未經許可，不得翻印。
4. 由於技術原因，上圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

Outline zoning plan relating to the development

關乎發展項目的分區規劃大綱圖



Location of the development
發展項目所在位置

The extract of the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/25 exhibited on 5th July 2019.
摘錄自2019年7月5日展示之馬頭角分區計劃大綱圖，圖則編號S/K10/25。



Notation		圖例
Zones		
	Commercial	商業
	Comprehensive development area	綜合發展區
	Residential (Group A)	住宅（甲類）
	Residential (Group B)	住宅（乙類）
	Residential (Group E)	住宅（戊類）
	Government, institution or community	政府、機構或社區
	Open space	休憩用地
	Other specified uses	其他指定用途
Communications		
	Railway and station (Underground)	鐵路及車站（地下）
	Major road and junction	主要道路及路口
	Elevated road	高架道路
Miscellaneous		
	Boundary of planning scheme	規劃範圍界線
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (in metres above principal datum)	最高建築物高度（在主水平基準上若干米）
	Maximum Building Height (in number of storeys)	最高建築物高度（樓層數目）

Notes:

1. The surrounding areas and environment may change in the future.
2. The vendor advises purchasers to conduct on-site visit for a better understanding of the development, its surrounding environment and public facilities nearby.
3. Survey and Mapping Office, Lands Department, The Government of HKSAR © copyright reserved-reproduction by permission only.
4. This plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

附註：

1. 周邊地區及環境日後可能改變。
2. 賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的公共設施及環境有更佳的了解。
3. 香港特別行政區政府地政總署測繪處。版權所有，未經許可，不得複印。
4. 由於技術原因，上圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。


Outline zoning plan relating to the development

關乎發展項目的分區規劃大綱圖



This blank area falls outside the coverage of the relevant outline zoning plan
 當區分區計劃大綱圖並不覆蓋本空白範圍



 Location of the development
 發展項目所在位置

The extract of the Draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 exhibited on 24th May 2019.
 摘錄自2019年5月24日展示之橫頭磡及東頭分區計劃大綱圖，圖則編號S/K8/22。



R(A)

C

R(A)

G/IC

O

OU

U

GB

Notation

Zones

- Commercial
- Residential (Group A)
- Government, institution or community
- Open space
- Other specified uses
- Undetermined
- Green belt

圖例

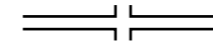
地帶

- 商業
- 住宅（甲類）
- 政府、機構或社區
- 休憩用地
- 其他指定用途
- 未決定用途
- 綠化地帶



- #### Communications
- Railway and station (Underground)

- #### 交通
- 鐵路及車站（地下）



- Major road and junction

- 主要道路及路口



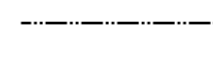
- Elevated road

- 高架道路



- #### Miscellaneous
- Boundary of planning scheme

- #### 其他
- 規劃範圍界線



- Building Height Control Zone Boundary

- 建築物高度管制區界線



- Maximum Building Height (in metres above principal datum)

- 最高建築物高度（在主水平基準上若干米）



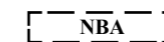
- Maximum Building Height (in number of storeys)

- 最高建築物高度（樓層數目）

P F S

- Petrol Filling Station

- 加油站



- Non-Building Area

- 非建築用地

Notes:

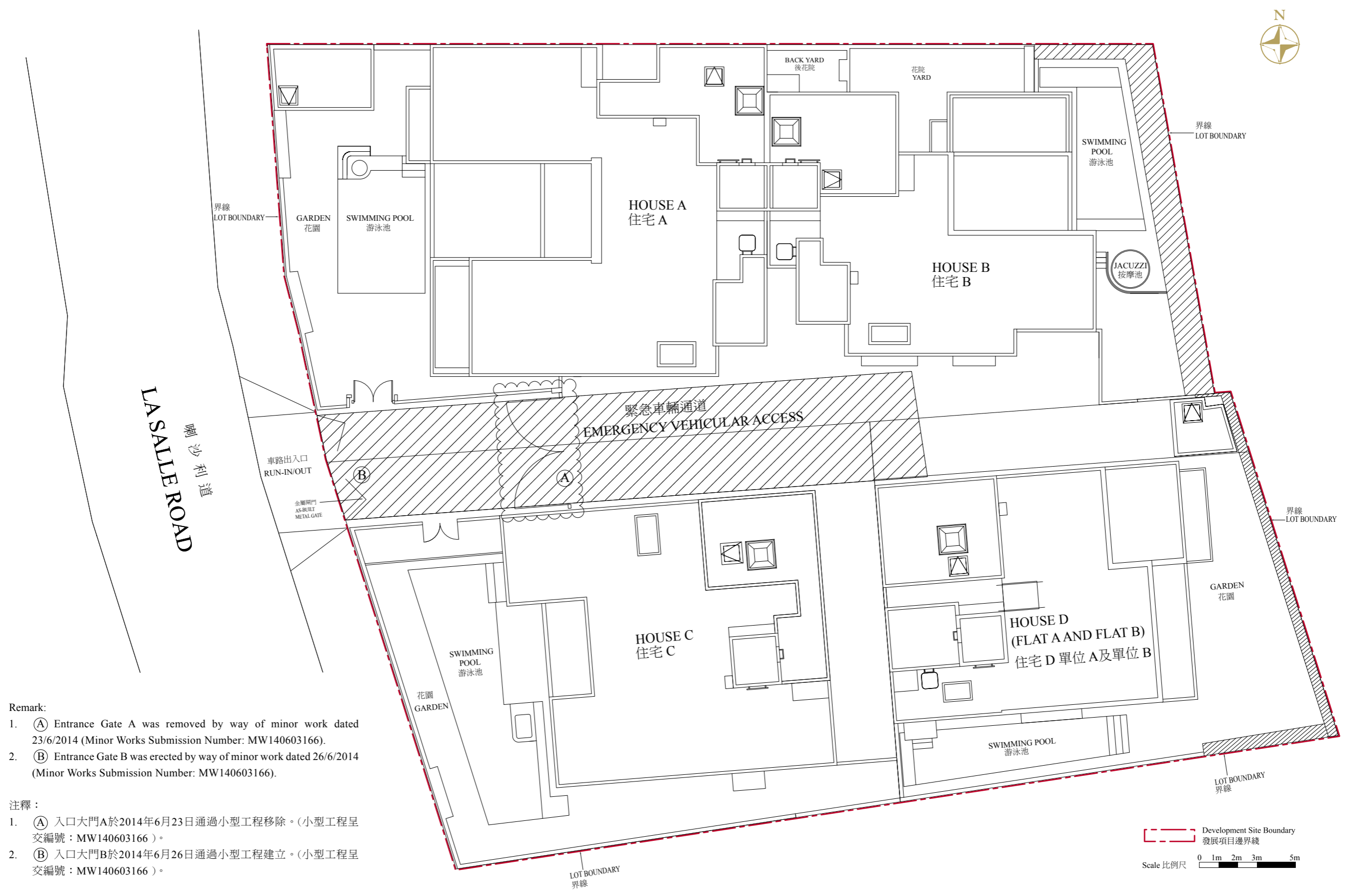
1. The surrounding areas and environment may change in the future.
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4. This plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason.

附註：

1. 周邊地區及環境日後可能改變。
2. 賣方建議買方到該發展地盤作實地考察，對該發展地盤及周邊地區的公共設施及環境有更好的了解。
3. 香港特別行政區政府地政總署測繪處。版權所有，未經許可，不得複印。
4. 由於技術原因，上圖所顯示的範圍可能多於《一手住宅物業銷售條例》所規定的範圍。

Layout plan of the development

發展項目的布局圖



Remark:

1. (A) Entrance Gate A was removed by way of minor work dated 23/6/2014 (Minor Works Submission Number: MW140603166).
2. (B) Entrance Gate B was erected by way of minor work dated 26/6/2014 (Minor Works Submission Number: MW140603166).

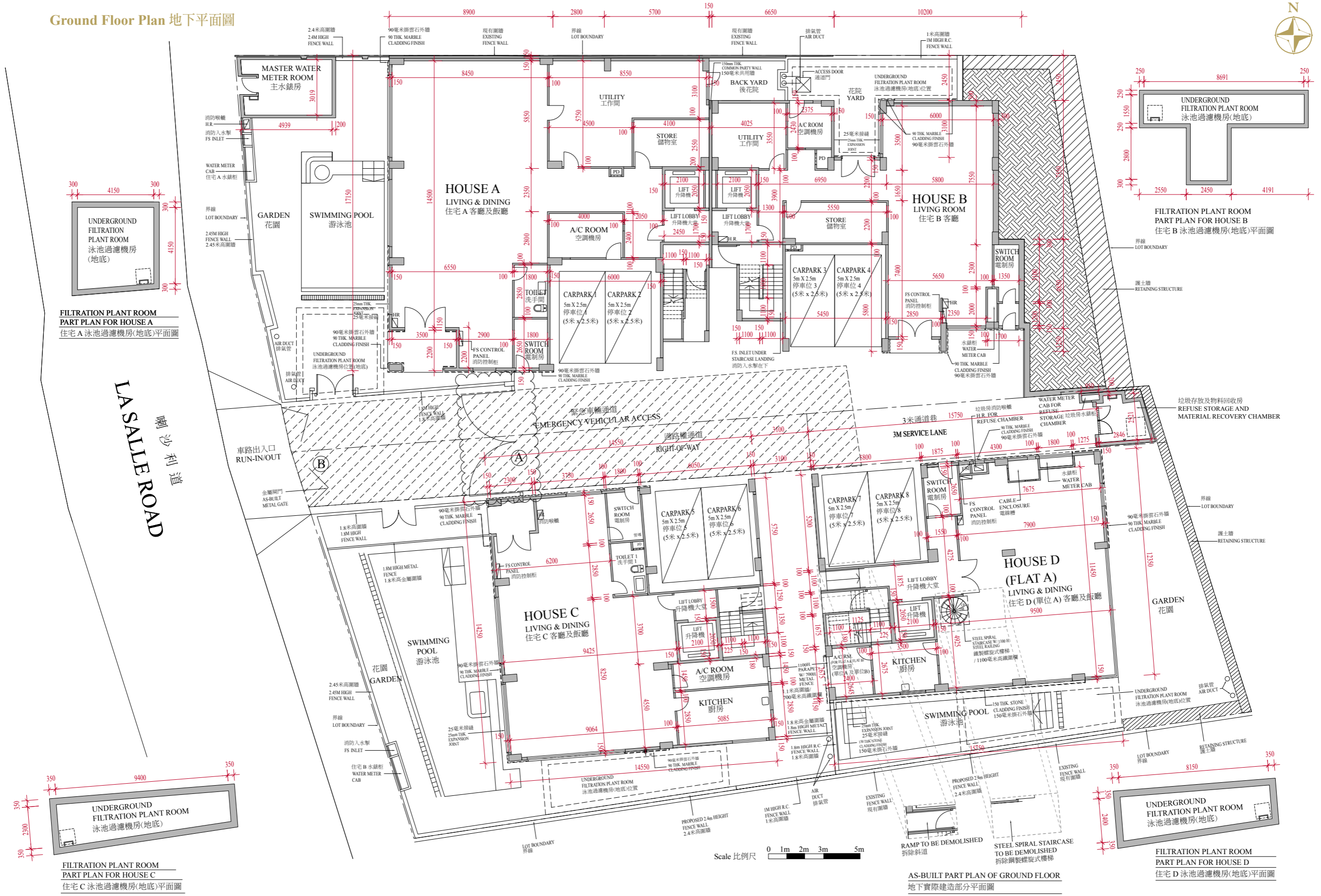
注釋:

1. (A) 入口大門A於2014年6月23日通過小型工程移除。(小型工程呈交編號: MW140603166)。
2. (B) 入口大門B於2014年6月26日通過小型工程建立。(小型工程呈交編號: MW140603166)。

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Ground Floor Plan 地下平面圖



UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM PART PLAN FOR HOUSE A
住宅A泳池過濾機房(地底)平面圖

UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM PART PLAN FOR HOUSE B
住宅B泳池過濾機房(地底)平面圖

UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM PART PLAN FOR HOUSE C
住宅C泳池過濾機房(地底)平面圖

UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM PART PLAN FOR HOUSE D
住宅D泳池過濾機房(地底)平面圖

LA SALLE ROAD
喇沙利道

Scale 比例尺 0 1m 2m 3m 5m

AS-BUILT PART PLAN OF GROUND FLOOR
地下實際建造部分平面圖

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Ground Floor Plan - Remark

1. Storey height (floor to floor) of G / F is 3.030 m. Floor to floor 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.
2. Storey height (floor to floor) of 1 / F to 3 / F is 2.800 m. Floor to floor 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.
3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150mm, 175mm, 200mm, and 230mm.
4. 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. But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors of each house.
5. ① Entrance Gate A was removed by way of minor work dated 23/6/2014 (Minor Works Submission Number:MW140603166).
6. ② Entrance Gate B was erected by way of minor work dated 26/6/2014 (Minor Works Submission Number:MW140603166).

地下平面圖 - 注釋

1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
3. 各住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米，175毫米，200毫米，及230毫米。
4. 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。但在本發展項目中，每座住宅結構牆的厚度高低層是沒有差別的。
5. ① 入口大門A於2014年6月23日通過小型工程移除。（小型工程呈交編號：MW140603166）
6. ② 入口大門B於2014年6月26日通過小型工程建立。（小型工程呈交編號：MW140603166）

Note :

Due to the disposition of the balconies and utility platforms, each of the balconies is either only partially covered or not covered by the slab of the balcony at the floor level immediately above and each of the utility platforms is not covered by the slab of the utility platform at the floor level immediately above.

備註：

由於露台及工作平台的排列不一，每個露台僅部分或完全不被上一樓層之露台地台覆蓋。每個工作平台均不被上一樓層之工作平台地台覆蓋。

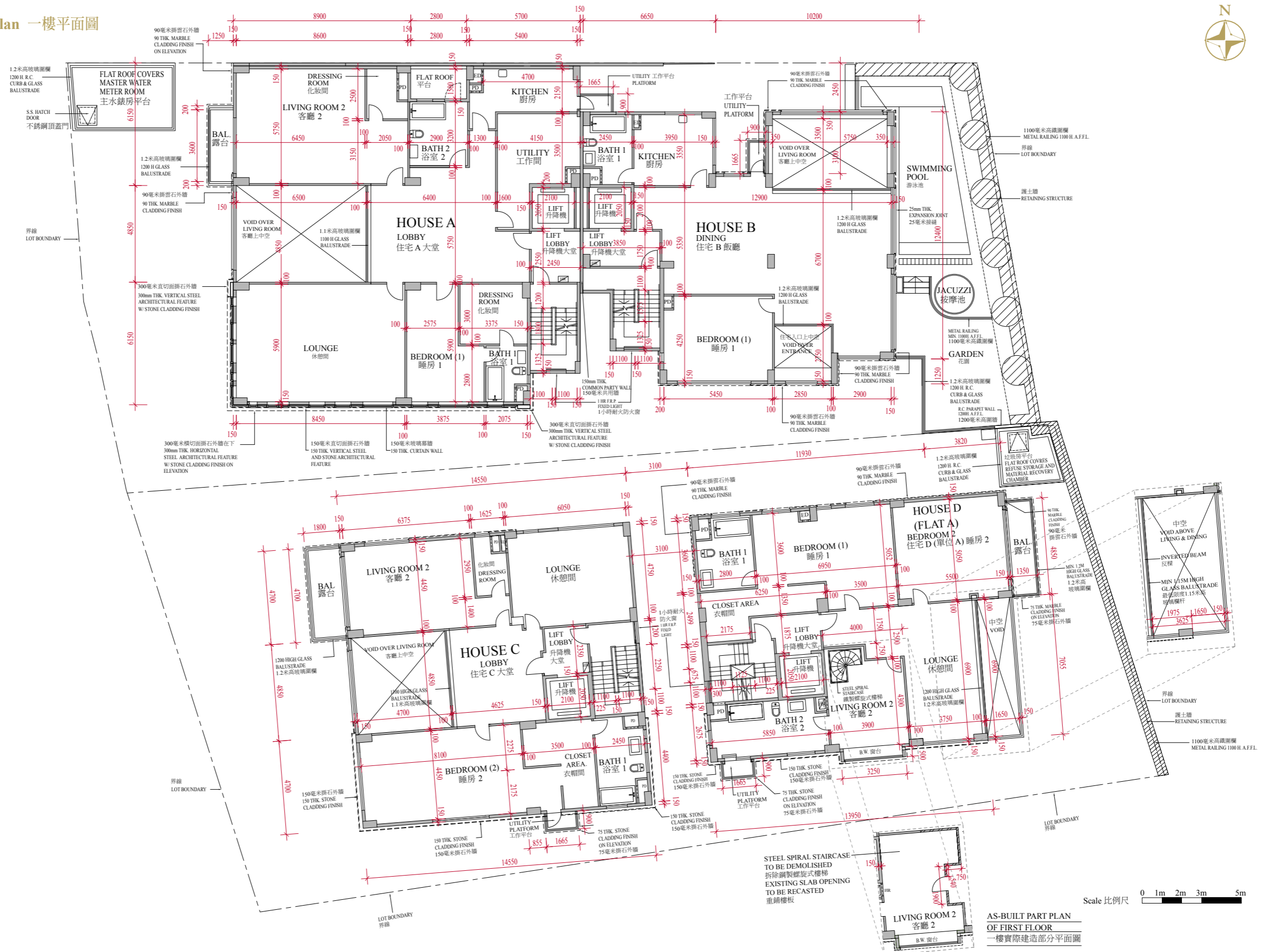
Legend

House A	住宅 A	Lot Boundary	界線
House B	住宅 B	Refuse Storage & Material Recovery Chamber	垃圾存放及物料回收房
House C	住宅 C	Master Water Meter Room	主水錶房
House D (Flat A)	住宅 D (單位 A)	Switch Room	電制房
House D (Flat B)	住宅 D (單位 B)	A / C Room	空調機房
Living & Dining	客廳及飯廳	Water Meter CAB: Water Meter Cabinet	水錶櫃
Living	客廳	Underground Filtration Plant Room	泳池過濾機房(地底)
Dining	飯廳	H.R. : Hose Reel	消防喉轆
Lobby	大堂	F.S.I. : F.S. Inlet	消防入水掣
Lounge	休憩間	F.H. : Fire Hydrant	消防喉
Bedroom	睡房	FS Control Panel	消防控制櫃
Family Rm.	休閒活動室	Cable Enclosure	電線槽
Kitchen	廚房	PD : Pipe Duct	管導
Utility	工作間	ED : Electricity Duct	電線槽
Dressing Room	化妝間	B.L. : Lot Boundary	界線
Closet Area	衣帽間		
Store	儲物室		
Bath : Bathroom	浴室		
Toilet	洗手間		
B.W. : Bay Window	窗台		
BAL. : Balcony	露台		
Flat Roof	平台		
Utility Platform	工作平台		
Garden	花園		
Back Yard	後花院		
Yard	花院		
Swimming Pool	游泳池		
Fence Wall	圍牆		
Carpark	停車位		
Lift	升降機		
Lift Lobby	升降機大堂		
Skylight	天窗		

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

First Floor Plan 一樓平面圖



AS-BUILT PART PLAN OF FIRST FLOOR
一樓實際建造部分平面圖

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

First Floor Plan - Remark

1. Storey height (floor to floor) of G / F is 3.030 m. Floor to floor 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.
2. Storey height (floor to floor) of 1 / F to 3 / F is 2.800 m. Floor to floor 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.
3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150mm, 175mm, 200mm, and 230mm.
4. 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. But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors of each house.

一樓平面圖 - 注釋

1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
3. 各住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米，175毫米，200毫米，及230毫米。
4. 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。但在本發展項目中，每座住宅結構牆的厚度高低層是沒有差別的。

Note :

Due to the disposition of the balconies and utility platforms, each of the balconies is either only partially covered or not covered by the slab of the balcony at the floor level immediately above and each of the utility platforms is not covered by the slab of the utility platform at the floor level immediately above.

備註：

由於露台及工作平台的排列不一，每個露台僅部分或完全不被上一樓層之露台地台覆蓋。每個工作平台均不被上一樓層之工作平台地台覆蓋。

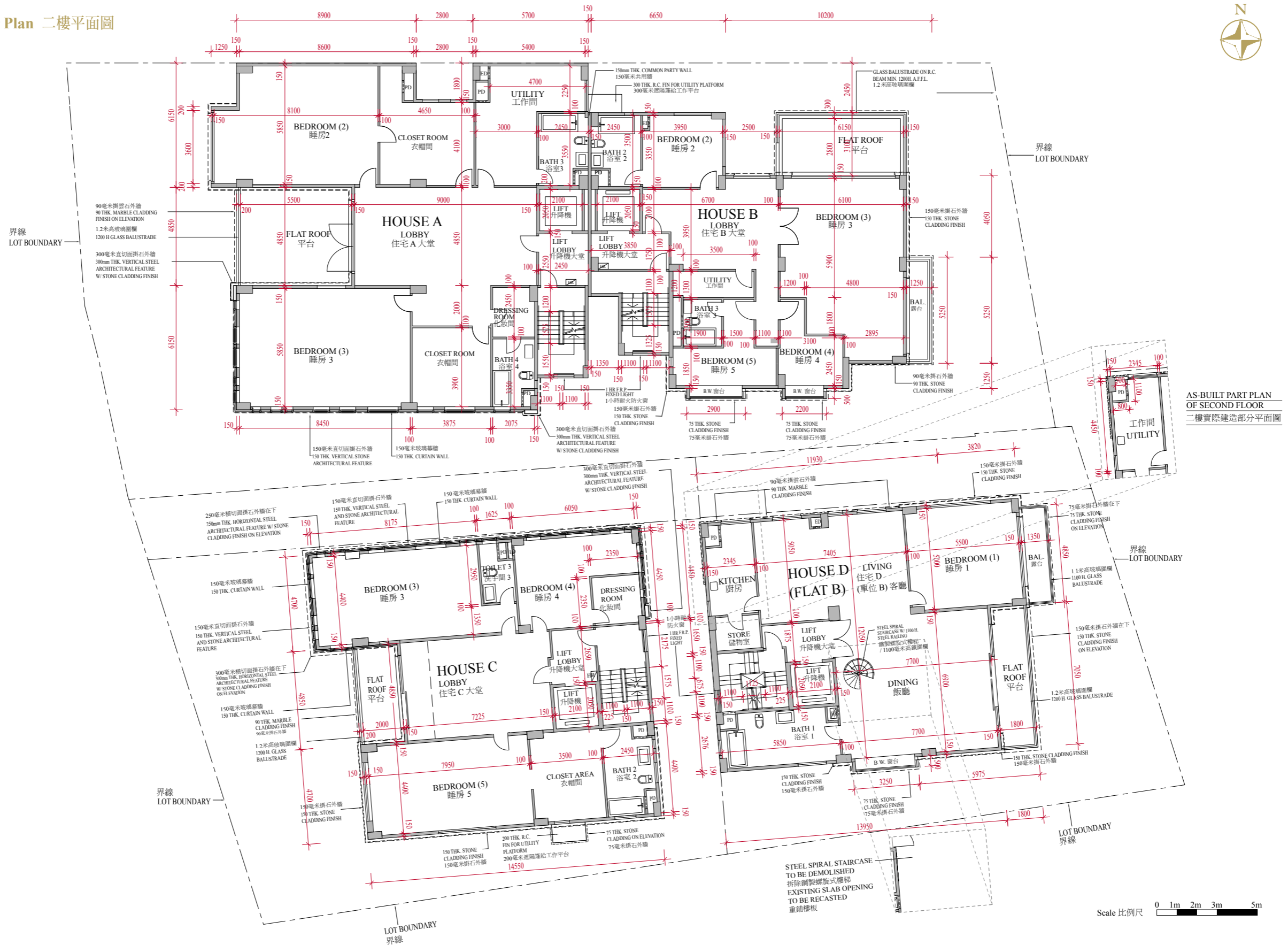
Legend

Legend	圖例		
House A	住宅 A	Skylight	天窗
House B	住宅 B	Lot Boundary	界線
House C	住宅 C	Refuse Storage & Material Recovery Chamber	垃圾存放及物料回收房
House D (Flat A)	住宅 D (單位 A)	Master Water Meter Room	主水錶房
House D (Flat B)	住宅 D (單位 B)	Switch Room	電制房
Living & Dining	客廳及飯廳	A / C Room	空調機房
Living	客廳	Water Meter CAB: Water Meter Cabinet	水錶柜
Dining	飯廳	Underground Filtration Plant Room	泳池過濾機房(地底)
Lobby	大堂	H.R. : Hose Reel	消防喉轆
Lounge	休憩間	F.S.I. : F.S. Inlet	消防入水掣
Bedroom	睡房	F.H. : Fire Hydrant	消防喉
Family Rm.	休閒活動室	FS Control Panel	消防控制柜
Kitchen	廚房	Cable Enclosure	電線槽
Utility	工作間	PD : Pipe Duct	管導
Dressing Room	化妝間	ED : Electricity Duct	電線槽
Closet Area	衣帽間	B.L. : Lot Boundary	界線
Store	儲物室		
Bath : Bathroom	浴室		
Toilet	洗手間		
B.W. : Bay Window	窗台		
BAL. : Balcony	露台		
Flat Roof	平台		
Utility Platform	工作平台		
Garden	花園		
Back Yard	後花院		
Yard	花院		
Swimming Pool	游泳池		
Jacuzzi	按摩池		
Fence Wall	圍牆		
Carpark	停車位		
Lift	升降機		
Lift Lobby	升降機大堂		

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Second Floor Plan 二樓平面圖



AS-BUILT PART PLAN OF SECOND FLOOR
二樓實際建造部分平面圖

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Second Floor Plan - Remark

1. Storey height (floor to floor) of G / F is 3.030 m. Floor to floor 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.
2. Storey height (floor to floor) of 1 / F to 3 / F is 2.800 m. Floor to floor 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.
3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150mm, 175mm, 200mm, and 230mm.
4. 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. But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors of each house.

二樓平面圖 - 注釋

1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
3. 各住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米，175毫米，200毫米，及230毫米。
4. 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。但在本發展項目中，每座住宅結構牆的厚度高低層是沒有差別的。

Note :

Due to the disposition of the balconies and utility platforms, each of the balconies is either only partially covered or not covered by the slab of the balcony at the floor level immediately above and each of the utility platforms is not covered by the slab of the utility platform at the floor level immediately above.

備註：

由於露台及工作平台的排列不一，每個露台僅部分或完全不被上一樓層之露台地台覆蓋。每個工作平台均不被上一樓層之工作平台地台覆蓋。

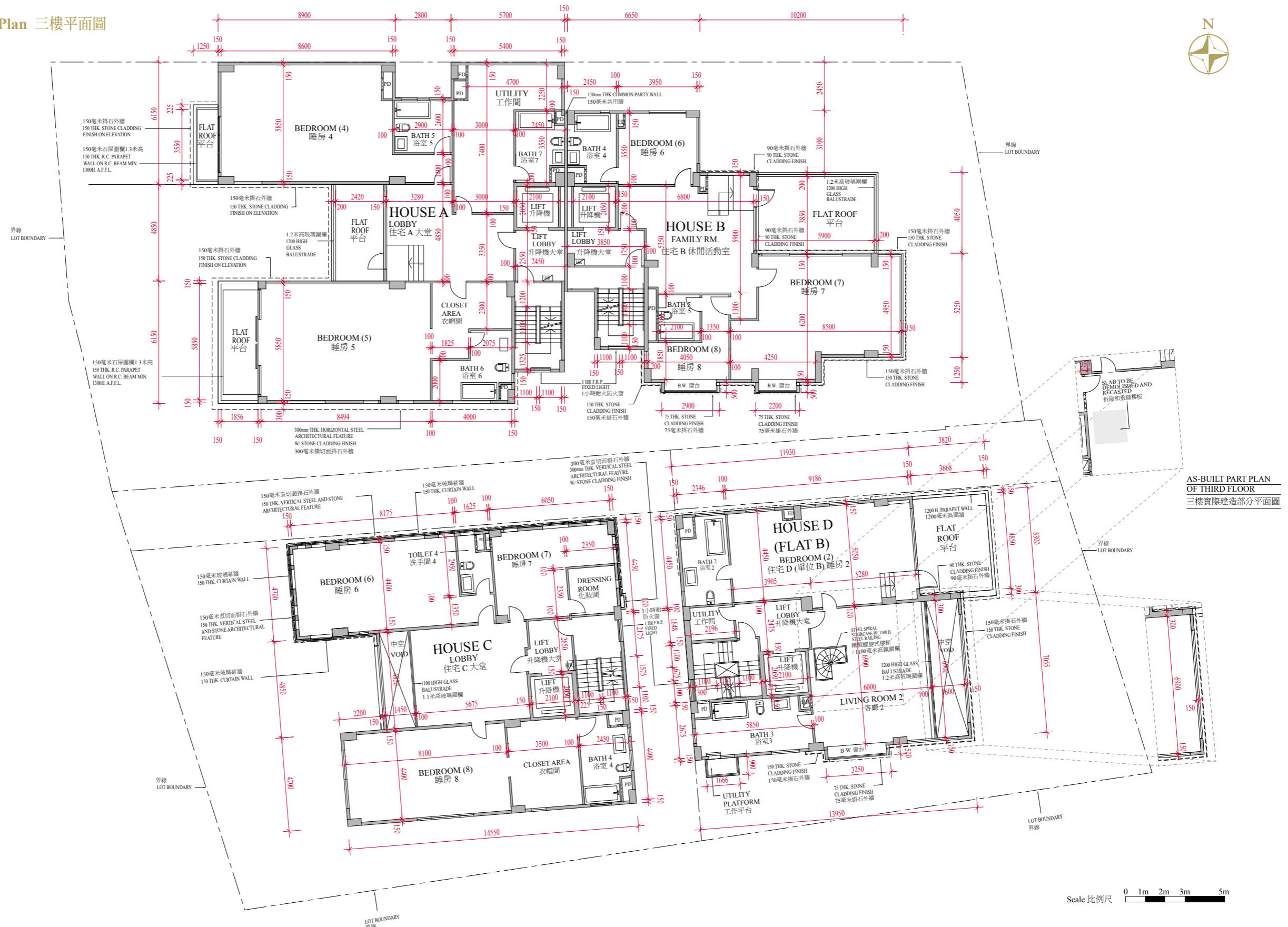
Legend

Legend	圖例		
House A	住宅 A	Lot Boundary	界線
House B	住宅 B	Refuse Storage & Material Recovery Chamber	垃圾存放及物料回收房
House C	住宅 C	Master Water Meter Room	主水錶房
House D (Flat A)	住宅 D (單位 A)	Switch Room	電制房
House D (Flat B)	住宅 D (單位 B)	A / C Room	空調機房
Living & Dining	客廳及飯廳	Water Meter CAB: Water Meter Cabinet	水錶柜
Living	客廳	Underground Filtration Plant Room	泳池過濾機房(地底)
Dining	飯廳	H.R. : Hose Reel	消防喉轆
Lobby	大堂	F.S.I. : F.S. Inlet	消防入水掣
Lounge	休憩間	F.H. : Fire Hydrant	消防喉
Bedroom	睡房	FS Control Panel	消防控制柜
Family Rm.	休閒活動室	Cable Enclosure	電線槽
Kitchen	廚房	PD : Pipe Duct	管導
Utility	工作間	ED : Electricity Duct	電線槽
Dressing Room	化妝間	B.L. : Lot Boundary	界線
Closet Area	衣帽間		
Store	儲物室		
Bath : Bathroom	浴室		
Toilet	洗手間		
B.W. : Bay Window	窗台		
BAL. : Balcony	露台		
Flat Roof	平台		
Utility Platform	工作平台		
Garden	花園		
Back Yard	後花院		
Yard	花院		
Swimming Pool	游泳池		
Fence Wall	圍牆		
Carpark	停車位		
Lift	升降機		
Lift Lobby	升降機大堂		
Skylight	天窗		

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Third Floor Plan 三樓平面圖



AS-BUILT PART PLAN OF THIRD FLOOR
三樓實際建造部分平面圖

Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Third Floor Plan - Remark

1. Storey height (floor to floor) of G / F is 3.030 m. Floor to floor 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.
2. Storey height (floor to floor) of 1 / F to 3 / F is 2.800 m. Floor to floor 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.
3. The thickness of the floor slabs (excluding cement sand screed) of each residential unit is 150mm, 175mm, 200mm, and 230mm.
4. 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. But in the subject development, there is no difference in the thickness of the structural walls between the upper and lower floors of each house.

三樓平面圖 - 注釋

1. 地下樓層高度（樓面至樓面高度）為3.030米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
2. 一樓至三樓樓層高度（樓面至樓面高度）為2.800米。樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
3. 各住宅單位的樓板（不包括批盪灰泥）的厚度為150毫米，175毫米，200毫米，及230毫米。
4. 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。但在本發展項目中，每座住宅結構牆的厚度高低層是沒有差別的。

Note :

Due to the disposition of the balconies and utility platforms, each of the balconies is either only partially covered or not covered by the slab of the balcony at the floor level immediately above and each of the utility platforms is not covered by the slab of the utility platform at the floor level immediately above.

備註：

由於露台及工作平台的排列不一，每個露台僅部分或完全不被上一樓層之露台地台覆蓋。每個工作平台均不被上一樓層之工作平台地台覆蓋。

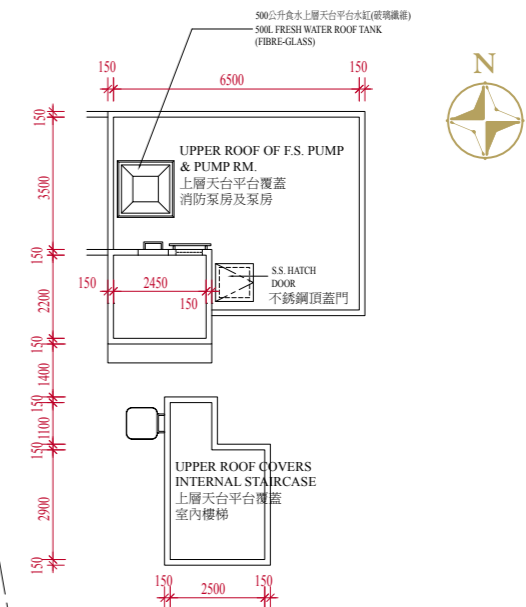
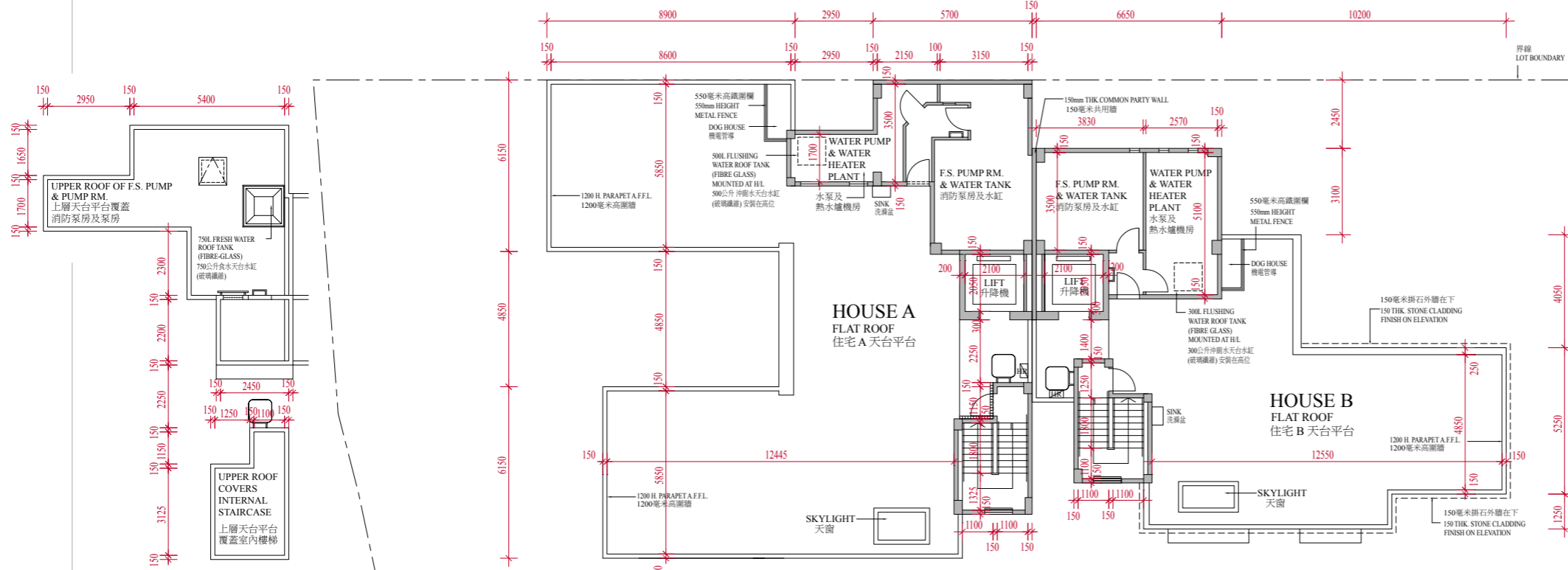
Legend

Legend	圖例		
House A	住宅 A	Lot Boundary	界線
House B	住宅 B	Refuse Storage & Material Recovery Chamber	垃圾存放及物料回收房
House C	住宅 C	Master Water Meter Room	主水錶房
House D (Flat A)	住宅 D (單位 A)	Switch Room	電制房
House D (Flat B)	住宅 D (單位 B)	A / C Room	空調機房
Living & Dining	客廳及飯廳	Water Meter CAB: Water Meter Cabinet	水錶柜
Living	客廳	Underground Filtration Plant Room	泳池過濾機房(地底)
Dining	飯廳	H.R. : Hose Reel	消防喉轆
Lobby	大堂	F.S.I. : F.S. Inlet	消防入水掣
Lounge	休憩間	F.H. : Fire Hydrant	消防喉
Bedroom	睡房	FS Control Panel	消防控制柜
Family Rm.	休閒活動室	Cable Enclosure	電線槽
Kitchen	廚房	PD : Pipe Duct	管導
Utility	工作間	ED : Electricity Duct	電線槽
Dressing Room	化妝間	B.L. : Lot Boundary	界線
Closet Area	衣帽間		
Store	儲物室		
Bath : Bathroom	浴室		
Toilet	洗手間		
B.W. : Bay Window	窗台		
BAL. : Balcony	露台		
Flat Roof	平台		
Utility Platform	工作平台		
Garden	花園		
Back Yard	後花院		
Yard	花院		
Swimming Pool	游泳池		
Fence Wall	圍牆		
Carpark	停車位		
Lift	升降機		
Lift Lobby	升降機大堂		
Skylight	天窗		

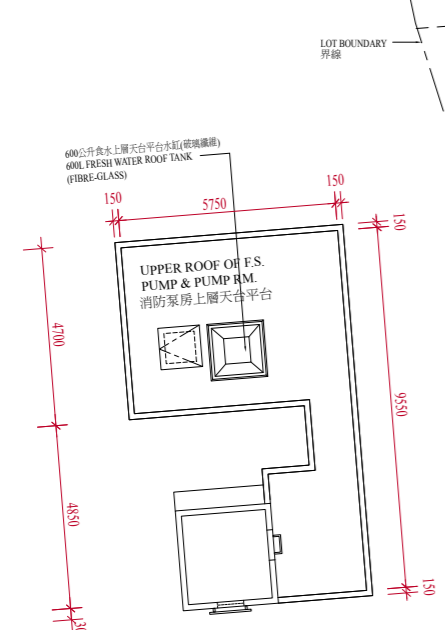
Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

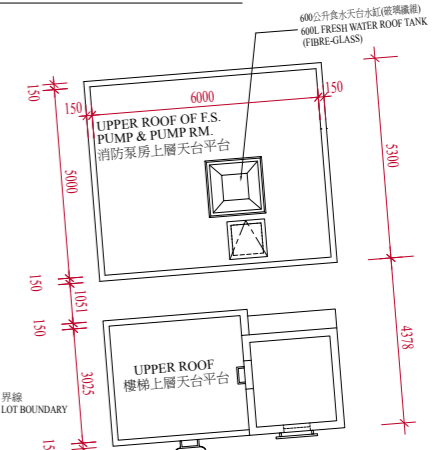
Roof Plan 天台平面圖



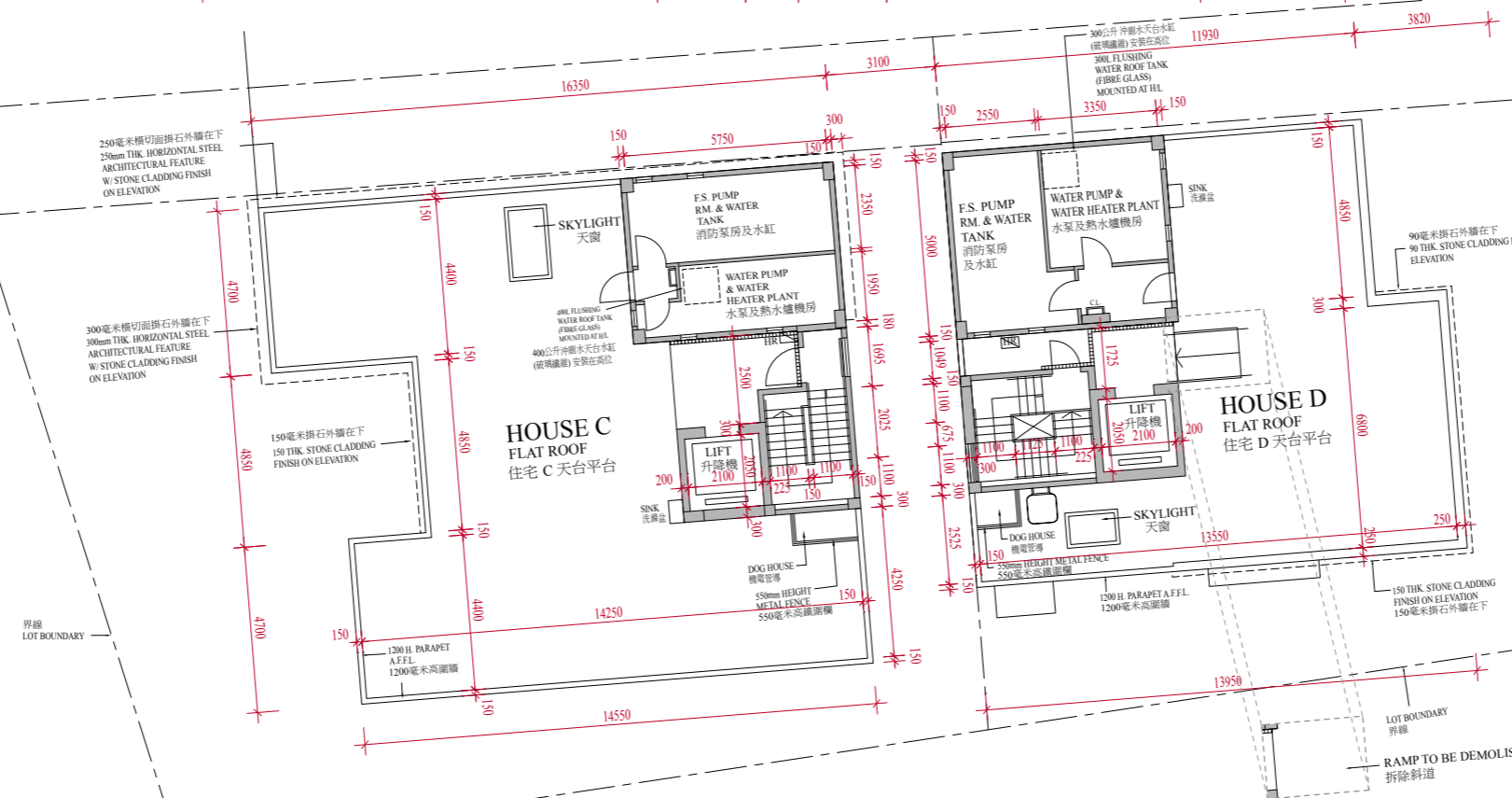
UPPER ROOF PLAN (HOUSE A)
住宅 A 上層天台平台平面圖



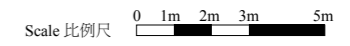
UPPER ROOF PLAN (HOUSE B)
住宅 B 上層天台平台平面圖



UPPER ROOF PLAN (HOUSE C)
住宅 C 上層天台平台平面圖



AS-BUILT PART PLAN
OF ROOF
天台實際建造部分平面圖



Floor plans of residential properties in the development

發展項目的住宅物業的樓面平面圖

Roof Plan - Remark

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Legend

House A	住宅 A	Lot Boundary	界線
House B	住宅 B	Refuse Storage & Material Recovery Chamber	垃圾存放及物料回收房
House C	住宅 C	Master Water Meter Room	主水錶房
House D (Flat A)	住宅 D (單位 A)	Switch Room	電制房
House D (Flat B)	住宅 D (單位 B)	A / C Room	空調機房
Living & Dining	客廳及飯廳	Water Meter CAB: Water Meter Cabinet	水錶柜
Living	客廳	Underground Filtration Plant Room	泳池過濾機房(地底)
Dining	飯廳	H.R. : Hose Reel	消防喉轆
Lobby	大堂	F.S.I. : F.S. Inlet	消防入水掣
Lounge	休憩間	F.H. : Fire Hydrant	消防喉
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Toilet	洗手間		
B.W. : Bay Window	窗台		
BAL. : Balcony	露台		
Flat Roof	平台		
Utility Platform	工作平台		
Garden	花園		
Back Yard	後花院		
Yard	花院		
Swimming Pool	游泳池		
Fence Wall	圍牆		
Carpark	停車位		
Lift	升降機		
Lift Lobby	升降機大堂		
Skylight	天窗		

Area of residential properties in the development

發展項目中的住宅物業的面積



House number 獨立屋號數 Name of the house 獨立屋名稱	Salesable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積(包括露台、工作平台及陽台(如有)平方米(平方呎))
38 La Salle Road 喇沙利道38號 House A 住宅A	1,016.810 (10,945) Balcony 露台 5.000 (54) Utility platform 工作平台 1.499 (16)
36 La Salle Road 喇沙利道36號 House B 住宅B	658.063 (7,083) Balcony 露台 6.563 (71) Utility platform 工作平台 1.499 (16)
32 La Salle Road 喇沙利道32號 House C 住宅C	767.803 (8,265) Balcony 露台 8.460 (91) Utility platform 工作平台 1.499 (16)
34 La Salle Road 喇沙利道34號 House D (Flat A & B) 住宅D(單位A及單位B)	681.677 (7,338) Balcony 露台 13.096 (141) Utility platform 工作平台 2.998 (32)

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及露台、工作平台及陽台(如有)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。其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出。

Area of residential properties in the development

發展項目中的住宅物業的面積

House number 獨立屋號數	Area of other specified items (not included in the Salesable Area)									
	sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)									
Name of the house 獨立屋名稱	Air-conditioning plant room 空調機房	Bay window 窗台	Cock- loft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
38 La Salle Road House A 喇沙利道38號 住宅A	9.930 (107)	- -	- -	80.962 (871)	113.602 (1,223)	36.166 (389)	237.205 (2,553)	11.410 (123)	- -	8.032 (86)
36 La Salle Road House B 喇沙利道36號 住宅B	6.515 (70)	5.100 (55)	- -	44.699 (481)	68.449 (737)	31.717 (341)	154.327 (1,661)	10.710 (115)	- -	27.232 (293)
32 La Salle Road House C 喇沙利道32號 住宅C	7.335 (79)	- -	- -	10.670 (115)	163.886 (1,764)	35.450 (382)	205.116 (2,208)	11.216 (121)	- -	42.458 (457)
34 La Salle Road House D (Flat A & B) 喇沙利道34號 住宅D (單位A及單位B)	6.561 (71)	4.875 (52)	- -	40.522 (436)	114.083 (1,228)	30.730 (331)	162.198 (1,746)	12.190 (131)	- -	- -

The saleable area and the floor areas of balcony, utility platform and verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

實用面積及露台、工作平台及陽台（如有）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。其他指明項目的面積是按照《一手住宅物業銷售條例》附表2第2部計算得出。

Area of residential properties in the development

發展項目中的住宅物業的面積



House number 獨立屋號數 Name of the house 獨立屋名稱	Area of other specified items (not included in the Salesable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)											
	Lift shaft at roof 天台的電梯槽		F S pump room & water tank and water pump & water heater plant 消防泵房及水缸和水泵及熱水爐機房		Switch room 電掣房		Switch room and water cabinet 電掣房及水錶柜		Hose reel, F.S. inlet and water cabinet 消防喉轆、消防入水制及水錶柜		Underground filtration plant room 泳池過濾機房(地底)	
38 La Salle Road House A 喇沙利道38號 住宅A	6.819	(73)	36.555	(393)	5.460	(59)	-	-	-	-	23.342	(251)
36 La Salle Road House B 喇沙利道36號 住宅B	6.819	(73)	31.502	(339)	-	-	8.469	(91)	-	-	26.436	(285)
32 La Salle Road House C 喇沙利道32號 住宅C	6.714	(72)	28.435	(306)	5.320	(57)	-	-	1.62	(17)	27.325	(294)
34 La Salle Road House D (Flat A & B) 喇沙利道34號 住宅D (單位A及單位B)	6.693	(72)	33.39	(359)	5.530	(60)	-	-	2.21	(24)	26.979	(290)

Notes:

1. Roof area includes areas of roof and upper roof.
2. Areas without bracket are expressed in square metre (sq.m.) and areas within brackets are expressed in square feet (sq.ft.). The areas in square metre are converted to square feet at a conversion rate of 1 square metre = 10.76391 square feet and rounded to the nearest integer.

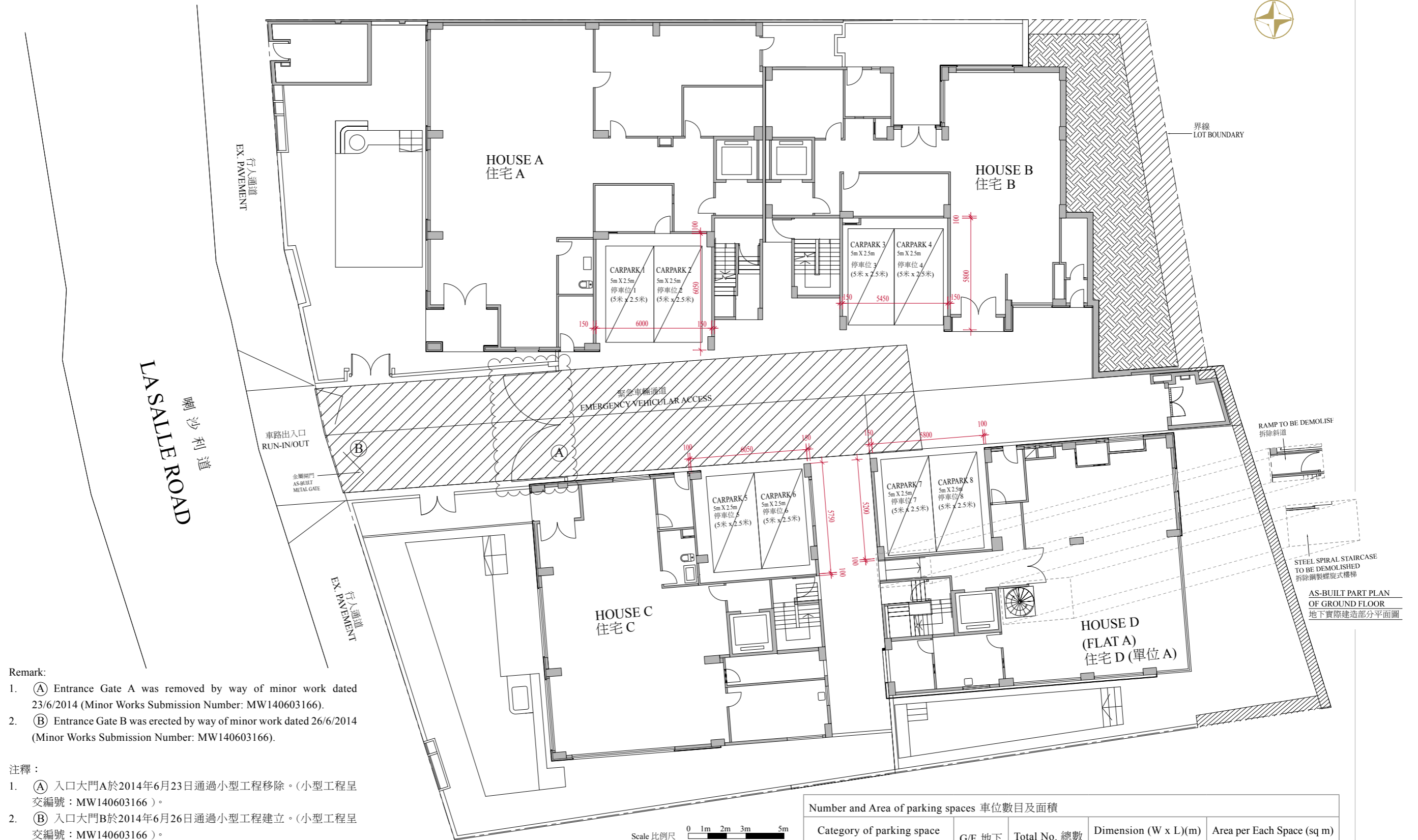
附註：

1. 天台面積包括天台及上層天台平台的面積。
2. 沒有括弧的面積以平方米標示，有括弧的面積以平方呎標示。所有面積均以1平方米=10.76391平方呎換算至平方呎並已四捨五入至整數。

Floor plans of parking spaces in the development

發展項目中的停車位的樓面平面圖

G/F Parking Space Floor Plan 地下停車位的樓面平面圖



Remark:

1. (A) Entrance Gate A was removed by way of minor work dated 23/6/2014 (Minor Works Submission Number: MW140603166).
2. (B) Entrance Gate B was erected by way of minor work dated 26/6/2014 (Minor Works Submission Number: MW140603166).

注釋:

1. (A) 入口大門A於2014年6月23日通過小型工程移除。(小型工程呈交編號: MW140603166)。
2. (B) 入口大門B於2014年6月26日通過小型工程建立。(小型工程呈交編號: MW140603166)。

Number and Area of parking spaces 車位數目及面積				
Category of parking space 車位類別	G/F 地下	Total No. 總數	Dimension (W x L)(m) 呎寸(寬 x 長)(米)	Area per Each Space (sq m) 每個車位面積(平方米)
Private car parking space 私家車位	8	8	2.5 x 5	12.5

Summary of preliminary agreement for sale and purchase

臨時買賣合約的摘要



1. Preliminary deposit which is equal to 5% of the purchase price shall be paid upon signing of the preliminary agreement for sale and purchase (“Preliminary Agreement”).
2. The preliminary deposit payable by the purchaser on the signing of the Preliminary Agreement shall be held by the vendor’s solicitors as stakeholders.
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the Preliminary Agreement –
 - (a) the Preliminary Agreement is terminated;
 - (b) the preliminary deposit is forfeited; and
 - (c) the vendor does not have any further claim against the purchaser for the failure.

1. 臨時訂金(即售價的5%)，須於簽署臨時買賣合約(「該臨時合約」)時支付。
2. 買方在簽署該臨時合約時支付的臨時訂金，將由代表賣方行事的律師事務所以保證金保存人的身分持有。
3. 如買方沒有於訂立該臨時合約的日期之後的5個工作日內簽立買賣合約 —
 - (1) 該臨時合約即告終止；
 - (2) 有關的臨時訂金即予沒收；及
 - (3) 賣方不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of deed of mutual covenant

公契的摘要



(I) Summary of Deed of Mutual Covenant in relation to section B of New Kowloon Inland Lot No. 3850

(A) Common Parts of Nos. 36 and 38 La Salle Road erected on Section B of New Kowloon Inland Lot No.3850 (“Nos. 36 and 38 La Salle Road”)

“Common Areas and Facilities”

mean and include :-

- (a) the Master Water Meter Room, such part of the Metal Gate within Section B of New Kowloon Inland Lot No.3850, the entrances, footpaths, passages, driveways, roadways and pavements, ramps, retaining walls (if any), boundary fence walls, structural wall of Nos. 36 and 38 La Salle Road, exterior surface and plaster and covering of a fence wall of a House which abut onto any part of the Common Areas and Facilities, emergency vehicular access, parapet walls, landscaped areas, planters, planter features, channels, existing tree(s), hydrant pump room, street fire hydrant water tank, water meter duct rooms, telecommunications and broadcasting equipment room(s), louvres, pump room for water feature, fan room(s), high voltage switch room, low voltage switch room, transformer room, fire services control / sprinkler control valve room, fire services / sprinkler inlets, hose reels, electrical room, tele-broadcasting and equipment room, air-conditioning plant room, potable / cleaning and flushing water tanks and pump room, sub-main switch room, sprinkler water tank and pump room, fire services and street fire hydrant water tank and pump room, caretaker’s quarter and lavatory, guard booth, lavatories, lightning poles and the connections (including pipes, conduits and wirings) relating thereto, sprinkler inlets, fire services control room, master check meter room, master water meter room, switch rooms, pipe duct rooms, open air spaces, potable and flushing water pump room, check meter cabinets, sprinkler water tank, sprinkler and fire services pump room and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through Section B of New Kowloon Inland Lot No. 3850 through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to Nos. 36 and 38 La Salle Road, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, the refuse collection system, ventilation system and any other mechanical systems, devices or facilities installed or provided in Nos. 36 and 38 La Salle Road intended for common use and benefit of Nos. 36 and 38 La Salle Road (in so far as the same are capable of being shown on plans) are for identification only shown coloured orange on the plans certified by the Authorized Person and annexed to the Deed of Mutual Covenant of Section B of New Kowloon Inland Lot No. 3850 (the “DMC”); and
- (b) such other areas, systems, devices, services and facilities of and in Section B of New Kowloon Inland Lot No. 3850 and Nos. 36 and 38 La Salle Road as may at any time be designated as Common Areas and Facilities by the vendor in accordance with the DMC; and
- (c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of Section B of New Kowloon Inland Lot No. 3850 and Nos. 36 and 38 La Salle Road :-
 - (i) any parts of Nos. 36 and 38 La Salle Road covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

but EXCLUDING the Party Walls and such areas within Nos. 36 and 38 La Salle Road the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular owner and such facilities within Nos. 36 and 38 La Salle Road serving only any particular owner.

(B) Number of undivided shares assigned to each residential property in Nos. 36 and 38 La Salle Road

House	Undivided Shares
36 La Salle Road	1027
38 La Salle Road	1507

Summary of deed of mutual covenant

公契的摘要



(C) Terms of years for which the manager of Nos. 36 and 38 La Salle Road is appointed

No specific provision regarding terms of years for appointment of manager will be mentioned under the DMC.

(D) Basis on which the management expenses are shared among the owners of the residential properties in Nos. 36 and 38 La Salle Road

(i) Each owner shall contribute towards the management expenses of Nos. 36 and 38 La Salle Road in such manner in such amount and in such proportion as provided in the DMC by reference to the undivided shares allocated to his House.

(ii) Each owner of the Houses shall pay for every undivided share allocated to his House a fraction of the total amount assessed under the annual adopted budget for the Common Areas and Facilities in which the numerator shall be one and the denominator is equal to the total number of undivided shares in Nos. 36 and 38 La Salle Road.

(E) Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' contribution towards the management expenses and such security amount shall be non-refundable but transferable.

(F) Area in Nos. 36 and 38 La Salle Road retained by the owner for that owner's own use

Not applicable

Note:

For full details, please refer to the DMC. Full script of the DMC is available for free inspection upon request at the sales office during opening hours and copies of the DMC can be obtained upon paying necessary photocopying charges.

Summary of deed of mutual covenant

公契的摘要



(II) Summary of Deed of Grant of Rights of Way and Easements (the “Deed of Grant”) of the Development

(A) Common Parts of the Development

“1st Land Area” means All That portion of New Kowloon Inland Lot No. 4172 as more particularly shown and coloured yellow on the plan annexed to the Deed of Grant.

“2nd Land Area” means All That portion of New Kowloon Inland Lot No. 4173 as more particularly shown and coloured green on the plan annexed to the Deed of Grant.

“3rd Land Area” means All That portion of Section B of New Kowloon Inland Lot No. 3850 as more particularly shown and coloured pink on the plan annexed to the Deed of Grant.

“Master Water Meter Room” means the room (together with the hose reel) erected on that part of Section B of New Kowloon Inland Lot No. 3850 as more particularly shown and coloured indigo on the plan annexed to the Deed of Grant.

“Metal Gate” means the metal gate erected on the 1st Land Area and the 3rd Land Area as shown on the plan annexed to the Deed of Grant.

“Refuse Storage and Material Recovery Chamber” means the chamber (including its water meter) erected on that part of New Kowloon Inland Lot No. 4173 as more particularly shown and coloured brown on the plan annexed to the Deed of Grant.

“Right of Way Area” means collectively the 1st Land Area, the 2nd Land Area and the 3rd Land Area; and

“Shared Utilities Facilities” mean the sewers, drains, pipes, mains, channels, conduits, wires, cables, gutters, watercourses, lines, leads, associated apparatus and installations and all other conducting media which are intended for the common or shared use and benefit of all of New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 or any two of them which are now or are to be laid in over or under the 1st Land Area, the 2nd Land Area and the 3rd Land Area (as the case may be).

(B) Number of undivided shares assigned to each residential property in the development

Not applicable

(C) Terms of years for which the manager of the development is appointed

No specific provision regarding terms of years for appointment of manager will be mentioned under the Deed of Grant.

However, the owner of New Kowloon Inland Lot No. 4172, the owner of New Kowloon Inland Lot No. 4173 and the owner of Section B of New Kowloon Inland Lot No. 3850 must appoint a representative (the “Representative”) amongst themselves to carry out the repair, maintenance and other works of the Right of Way Area, the Metal Gate, the Refuse Storage and Material Recovery Chamber, the Master Water Meter Room and the Shared Utilities Facilities and collect and demand the payment of contributions from the owners. The vendor shall be deemed to be the Representative and be so authorised by the owner of New Kowloon Inland Lot No. 4172, the owner of New Kowloon Inland Lot No. 4173 and the owner of Section B of New Kowloon Inland Lot No. 3850 and continued to be the Representative UNLESS and UNTIL the vendor (i) ceases to be the owner of any interest in New Kowloon Inland Lot No. 4172 or New Kowloon Inland Lot No. 4173 or Section B of New Kowloon Inland Lot No. 3850 or any part thereof; (ii) resigns to be the Representative by notice in writing to the owners; or (iii) becomes wound up or liquidated.

Summary of deed of mutual covenant

公契的摘要



(D) Basis on which the management expenses are shared among the owners of the residential properties in the development

The parties under the Deed of Grant shall be responsible for managing, maintaining, servicing, operating, upkeeping, renovating, improving, replacing, repairing, rebuilding or cleansing the Right of Way Area, the Metal Gate, the Refuse Storage and Material Recovery Chamber, the Master Water Meter Room and the Shared Utilities Facilities or any part or parts thereof, the provision and maintenance of illumination thereof and all outgoings, costs and expenses in connection therewith (including but not limited to the electricity charges to be incurred) shall be borne by the parties in the following shares :-

Owner of New Kowloon Inland Lot No. 4172	1
Owner of New Kowloon Inland Lot No. 4173	1
Owner of Section B of New Kowloon Inland Lot No. 3850	2

(E) Basis on which the management fee deposit is fixed

Not applicable

(F) Area in the development retained by the owner for that owner's own use

Not applicable

Note: For full details, please refer to the Deed of Grant. Full script of the Deed of Grant is available for free inspection upon request at the sales office during opening hours and copies of the Deed of Grant can be obtained upon paying necessary photocopying charges.

Summary of deed of mutual covenant

公契的摘要



(I) 新九龍內地段第3850號B分段公契的摘要

(甲) 位於新九龍內地段第3850號B分段之上的喇沙利道36號及38號（“喇沙利道36號及38號”）的公用部分

「公用地方及設施」

是指並包括：-

(a) 主水錶房、位於新九龍內地段第3850號B分段之上部份的金屬閘門、入口、行人徑、通道、車道、車行路及行人道、斜道、護土牆(如有)、邊界圍牆、喇沙利道36號及38號的結構牆、緊貼公用地方及設施任何部分的洋房外牆表面、批盪及圍牆覆蓋物、緊急車輛通道、護牆、園藝區、花架、花架裝飾、渠道、現有樹木、消防龍頭泵房、街道消防龍頭水箱、水錶槽室、電訊及廣播設備房、百葉窗、水裝飾的泵房、電扇房、高壓電掣房、低壓電掣房、變壓器房、消防控制/灑水器控制閥房、消防/灑水器進水口、消防喉轆、電力房、電訊廣播及設備室、空調機室、食水/清潔及沖廁水水箱及泵房、次級總電掣房、灑水器水箱及泵房、消防及街道消防龍頭水箱及泵房、管理員宿舍及洗手間、保安員室、洗手間、避雷桿及其接駁位（包括管道、槽及電線）、灑水器進水口、消防控制室、主檢測錶房、主水錶房、電掣房、管槽室、露天空間、食水及沖廁水泵房、檢測錶掣櫃、灑水器水箱、灑水器及消防泵房以及排水渠、渠道、總水喉、污水渠、食水及鹹水儲水箱、食水及鹹水進水口及總喉、雨水儲水箱及排水連接管、公共電視及無線電天線系統、有線電視系統（如有）、電線、電纜和目前或今後任何時候在新九龍內地段第3850號B分段之內、之下、之上或經過將食水或鹹水、污水、煤氣、電話、電力及其他服務設施供應給喇沙利道36號及38號的其他設施（無論是否套上套管）、樹木、灌木及其他植物和植被、燈柱及其他照明裝置、消防及滅火設備及裝置、保安系統及裝置、垃圾收集系統、通風系統及在喇沙利道36號及38號內安裝或提供給喇沙利道36號及38號共同使用及享用的任何其他機械系統、裝置或設施，（只要可顯示於圖則上）在附錄於新九龍內地段第3850號B分段大廈公契（“大廈公契”）及經認可人士核實的圖則上用橙色顯示，僅供識別；及

(b) 賣方在任何時候按大廈公契指定為公用地方及設施的新九龍內地段第3850號B分段及喇沙利道36號及38號的其他區域、系統、裝置、服務及設施；及

(c) 若沒有特別在以上第(a)及(b)段規定，則指新九龍內地段第3850號B分段及喇沙利道36號及38號以下其他部分：

- (i) 建築物管理條例（第344章）第2條列明「公用地方」定義第(a)段涵蓋的喇沙利道36號及38號任何部分；及
- (ii) 建築物管理條例（第344章）附表1指定和建築物管理條例（第344章）第2條列明「公用地方」定義第(b)段涵蓋的任何部分；

但不包括共用牆及任何個別業主擁有獨家權利和特權持有、使用、佔用及享用喇沙利道36號及38號內的區域及喇沙利道36號及38號內僅服務任何個別業主的設施。

(乙) 分配予喇沙利道36號及38號中的每個住宅物業的不分割份數的數目

獨立屋	不分割份數
喇沙利道36號	1027
喇沙利道38號	1507

Summary of deed of mutual covenant

公契的摘要



(丙) 喇沙利道36號及38號的管理人的委任年期

大廈公契將不會對管理人的委任年期作出具體規定。

(丁) 管理開支按甚麼基準在喇沙利道36號及38號中的住宅物業的擁有人之間分擔

(i) 每名業主須按其獨立屋所分攤的不分割份數，根據大廈公契規定的方式、金額和比例繳付喇沙利道36號及38號的管理支出。

(ii) 每名獨立屋業主必須就其獨立屋所分攤的每一不分割份數，支付根據公用地方及設施年度預算評定的總金額的一個分數數額，其分子是一，分母則相等於喇沙利道36號及38號不分割份數的總數。

(戊) 計算管理費按金的基準

等同於三(3)個月的管理費作為按金，該等按金不可退還，但可轉讓。

(己) 賣方在喇沙利道36號及38號中保留作自用的範圍

不適用

附註：請查閱公契了解全部詳情。完整公契文本現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複本。

Summary of deed of mutual covenant

公契的摘要



(II) 發展項目通行權及地役權授予契據（「授予契據」）的摘要

(甲) 發展項目的公用部分

“第一地塊”是指新九龍內地段第4172號的一部份，經已或將會在附錄於授予契據的圖則上用黃色顯示。

“第二地塊”是指新九龍內地段第4173號的一部份，經已或將會在附錄於授予契據的圖則上用青色顯示。

“第三地塊”是指新九龍內地段第3850號B分段的一部份，經已或將會在附錄於授予契據的圖則上用粉紅色顯示。

“主水錶房”是指於新九龍內地段第3850號B分段的一部份之上興建的房（包括消防水喉），經已或將會在附錄於授予契據的圖則上用靛藍色顯示。

“金屬閘門”是指新九龍內地段第4172號的一部份及新九龍內地段第3850號B分段的一部份之上興建的金屬閘門經已或將會在附錄於授予契據的圖則上顯示。

“垃圾存放及物料回收房”是指於新九龍內地段第4173號的一部份之上興建的房（包括其水錶），經已或將會在附錄於授予契據的圖則上用棕色顯示。

“通行權範圍”是指第一地塊範圍、第二地塊範圍及第三地塊範圍。

“共用公用事業設施”是指污水渠、排水渠、管道、總水喉、渠道、槽、電線、電纜、排水溝、水道、線路、導線、相關儀器和安裝設備以及所有其他已經或將會在第一地塊範圍、第二地塊範圍及第三地塊範圍（視屬何情況而定）之內、之上或之下敷設的傳導介質。

(乙) 分配予喇沙利道36號及38號中的每個住宅物業的不分割份數的數目 不適用

(丙) 發展項目的管理人的委任年期

授予契據將不會對管理人的委任年期作出具體規定。

但是，新九龍內地段第4172號業主、新九龍內地段第4173號業主及新九龍內地段第3850號B分段業主必須在他們當中委任一名代表（「代表」）進行通行權範圍、金屬閘門、垃圾存放及物料回收房、主水錶房及共用公用事業設施的維修、維持及其他工作，並向業主收取和要求支付分擔款項。天滙地產有限公司（按其中指明）應被視為代表，並獲得新九龍內地段第4172號業主、新九龍內地段第4173號業主及新九龍內地段第3850號B分段業主如此授權，且繼續作為代表，除非和直至天滙地產有限公司 (i) 不再作為新九龍內地段第4172號或新九龍內地段第4173號或新九龍內地段第3850號B分段的地塊或其任何部分的任何權益的擁有人；(ii) 透過向業主發出書面通知辭任代表；或 (iii) 其業務結束或清盤。

Summary of deed of mutual covenant

公契的摘要



(丁) 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

授予契據的各方須負責管理、保養、維修、運作、維持、裝修、改善、更換、修理、重建或清潔通行權範圍、金屬閘門、垃圾存放及物料回收房、主水錶房及共用公用事業設施或其任何一個或多個部分，為其提供和維持照明，而與之有關的所有支出、費用和開支（包括但不限於將會招致的電費）由各方按照以下份額分擔：

新九龍內地段第4172號業主	1
新九龍內地段第4173號業主	1
新九龍內地段第3850號B分段業主	2

(戊) 計算管理費按金的基準

不適用

(己) 賣方在發展項目中保留作自用的範圍

不適用

附註：如欲知悉全部詳情，請參閱授予契據。授予契據全文可在售樓處開放時間內免費索閱。授予契據的複印本可透過支付所需影印費取得。

Summary of land grant

批地文件的摘要



(A) Lot number of the land on which the development is situated

The development is situated on New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850.

(B) Term of years under the lease

75 years commencing on 1 July 1898 renewable for 24 years less the last 3 days which term has been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance, Cap. 150

(C) User restrictions applicable to that land

(i) New Kowloon Inland Lot No. 4172 :

One house which shall consist of either one detached private residence or two semi-detached private residences or two private residential flats with garages and other usual out-buildings and appurtenances.

(ii) New Kowloon Inland Lot No. 4173 :

One house which shall consist of either one semi-detached private residence or two private residential flats with garages and other usual out-buildings and appurtenances.

(iii) New Kowloon Inland Lot No. 4172 and New Kowloon Inland Lot No. 4173 :

Restrictions on the trade or business of a brazier, slaughterman, soap-maker, sugar-baker, fellmonger, melter of tallow, oilman, butcher, distiller, victualler or tavern keeper, blacksmith, nightman, scavenger or any other noisy, noisome or offensive trade or business whatsoever.

(iv) Section B of New Kowloon Inland Lot No. 3850 : Special Condition (10)(a) and (c) of Conditions of Sale No. 4643

No buildings except detached or semi-detached private residences and/or flats with garages and other usual out-buildings and appurtenances shall at any time be erected on the lot or any part thereof and the following conditions shall apply :-

(a) (i) On a site of at least 7,000 square feet one detached residence or two semi-detached residences or two flats may be erected.

(ii) On a site of at least 8,000 square feet one detached residence or two semi-detached residences or three flats may be erected.

(iii) On a site of at least 10,000 square feet one detached residence or two semi-detached residences or four flats may be erected.

(c) The erection of two buildings each of two storeys to be used as shops with living accommodation shall be permitted, such shops to be on the sites so designated on the plan or on such other sites as may be approved by the Director of Public Works.

(D) Facilities that are required to be constructed and provided for the Government, or for public use

Not applicable

(E) Grantee's obligation to lay, form, or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

(i) Where any cutting away removal of setting back or adjoining adjacent or nearby hillside or banks or any building up or filing in is required for the purpose of or in connection with the formation levelling and development of the lot or any part thereof, the grantee shall construct or bear the cost of the construction of such retaining walls or other support as shall or may then or at any time thereafter be necessary to protect and support such hillside and banks and the lot itself and to obviate and prevent any falling away landslips or subsidence from occurring thereafter, and shall at all times maintain the said retaining walls or other support in good and substantial repair and condition. In the event if any landslip subsidence or cutting away occurring at any time whether in or from adjoining hillside or banks or in or on the lot itself as a result of any default by the grantee under this condition, the grantee shall at his own expense reinstate and make good the same and shall indemnify the Government of Hong Kong from and against all costs charges damages demands and claims whatsoever which shall or may be made suffered or incurred through or by reason thereof. If in the opinion of the Director of Public Works, the grantee shall at any time be in default under this condition then (in addition to any other rights or remedies herein provided for breach of any of the conditions hereof), the Director of Public Works shall be entitled by notice in writing to call upon the grantee to carry out such construction and/or maintenance or to reinstate and make good any falling away landslip or subsidence and if the grantee shall neglect or fail to comply with such notice within the period specified therein, the said Director may forthwith execute and carry out the same and the grantee shall on demand repay to the Crown the cost thereof. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (9) of Conditions of Sale No. 4643)

Summary of land grant

批地文件的摘要



- (ii) Where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation levelling and development of the demised premises or any part thereof, the grantee will construct or bear the cost of the construction of such retaining walls or other support as shall be or may at any time become necessary to protect and support such hillside and banks and the demised premises. (land grant of New Kowloon Inland Lot No. 4172)
 - (iii) Where any cutting away removal or setting back of adjoining adjacent or nearby hillside or banks or any building up or filling in is or has been required for the purpose of or in connection with the formation levelling and development of the demised premises or any part thereof, the grantee will construct or bear the cost of the construction of such retaining walls or other support as shall be or may at any time become necessary to protect and support such hillside and banks and the demised premises. (land grant of New Kowloon Inland Lot No. 4173)
 - (iv) The grantee shall within a period of 36 calendar months from the date of possession form with approved materials to such levels as may be required by the Director of Public Works all roads and lanes upon the lot as indicated on the lay-out plan and coloured green and prepare and maintain them so that they will drain and carry off rain-water and permit of all building traffic being carried thereon. Upon the completion of the formation of such roads and lanes as aforesaid and upon completion of the building on the lots abutting thereon in accordance with the lay-out plan such roads and lanes to the extent to which building shall have been completed on the lots abutting thereon shall be surfaced, kerbed and channelled by the Government at the cost of the grantee. The grantee shall, on demand, pay to the Government of Hong Kong a sum equal to the cost of such work. After such roads and lanes have been surfaced, kerbed and channelled as aforesaid and payment therefor has been duly made they shall be given up to Government free of charge and the Government shall take over and keep the same in repair and provide lighting therefor. The grantee shall also form at his own expense the whole of the areas coloured yellow and edged blue on the plan annexed to the land grant to such levels as the Director of Public Works may require and to his satisfaction within the aforesaid period of 36 months and on the completion of the formation thereof the areas shall remain the property of Government. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (12) of Conditions of Sale No. 4643)
 - (v) The grantee shall at his own expense construct and maintain to the satisfaction of the Director of Public Works such drains or channels as may be necessary to intercept and carry off storm-water falling on or flowing from the hillside on to the lot or any part thereof, and the grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such stormwater, and shall at all time during the continuance of the demise remain responsible for the maintenance and repair of such drains or channels whether within the boundaries of the lot or on Crown Land. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (17) of Conditions of Sale No. 4643)
 - (vi) The draining or culverting of the water-courses within the area edged red on the plan annexed to the land grant shall be carried out by the grantee to the satisfaction of the Director of Public Works with such materials and in accordance with such design and dimensions as he may approve. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (19) of Conditions of Sale No. 4643)
 - (vii) All foundations proposed to be constructed near to or adjoining any nullah within or adjoining the lot shall be formed as the Director of Public Works may require. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (21) of Conditions of Sale No. 4643)
- (F) Lease conditions that are onerous to a purchaser
- (i) The grantee shall pay to the Government of Hong Kong, on demand, any sum which the Director of Public Works shall certify to be the cost of making good any damage done to Waterloo Road or any other road adjoining or adjacent to the lot by the grantee, his contractors or sub-contractors or his or their workmen or vehicles or by any spoil from the lot. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (13) of Conditions of Sale No. 4643)
 - (ii) Any damage or obstruction caused to any nullah, sewer, storm-water drain, watermain or other Government properties within or adjoining the lot by the grantee, his servants or agents, shall be made good by Government at the cost of the grantee, and the amount due in respect thereof shall be payable by the grantee on demand. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (20) of Conditions of Sale No. 4643)
 - (iii) The grantee shall pay to the Government of Hong Kong, on demand, the cost of connecting any drains or sewers from the lot to the Government storm-water drains or sewers. Such work shall be carried out by the Director of Public Works who shall, however, incur no liability to the grantee in respect thereof. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (22) of Conditions of Sale No. 4643)

Summary of land grant

批地文件的摘要



- (iv) In the event of spoil or debris from the lot or any part thereof or from other areas affected by the development of the lot being eroded and washed down on to public lanes or roads, or into road-culverts, sewers, storm-water drains or nullahs, the grantee shall be held responsible and shall pay to the Government of Hong Kong on demand such sum as may be demanded by the Government to cover the cost of removal of spoil or debris from or damage to the public lanes or roads, or road-culverts, sewers, storm-water drains or nullahs or other government properties. The grantee shall also indemnify the Government against all action, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (24) of Conditions of Sale No. 4643)
- (v) The grantee shall pay to the Government of Hong Kong, on demand, the cost of removing, diverting and reinstating elsewhere as may be required any drains, sewers, nullahs, water courses, pipes, cables wires or other utility services, or any other works or installations on the lot whatsoever which the Director of Public Works may consider it necessary to remove or divert. (Section B of New Kowloon Inland Lot No. 3850 : Special Condition (25) of Conditions of Sale No. 4643)
- (vi) The modification shall not imply permission for any alterations or additions to the existing building without the written consent of the Director of Public Works. (Section B of New Kowloon Inland Lot No. 3850 : Memorandum of Agreement dated 20 Dec 1957)
- (vii) The grantee will obtain the special approval of the said Director to the design dispositions and height of any buildings erected or to be erected on the said piece or parcel of ground and in no case will the height of any such building exceed thirty eight feet AND will not without the written consent of the said Director carry out or allow to be carried out any alterations or additions to the existing building on the said piece or parcel of ground. (land grant of New Kowloon Inland Lot No. 4172) (land grant of New Kowloon Inland Lot No. 4173)

Note: For full details, please refer to the land grants. Full scripts of the land grants are available for free inspection upon request at the sales office during opening hours and copies of the land grants can be obtained upon paying necessary photocopying charges.

Summary of land grant

批地文件的摘要

(甲) 發展項目所位於的土地的地段編號

發展項目位於新九龍內地段第4172號、新九龍內地段第4173號及新九龍內地段第3850號B分段。

(乙) 有關租契規定的年期

由1898年7月1日起計75年，期滿後續期24年減最後3天，租期根據新界土地契約（續期）條例（第150章）延長至2047年6月30日。

(丙) 適用於該土地的用途限制

(i) 新九龍內地段第4172號：

一幢獨立屋，須包含一個獨立式私人住宅或兩個半獨立式私人住宅或兩個私人住宅單位連車房及其他慣常的附屬建築物和從屬物。

(ii) 新九龍內地段第4173號：

一幢獨立屋，須包含一個半獨立式私人住宅或兩個私人住宅單位連車房及其他慣常的附屬建築物和從屬物。

(iii) 新九龍內地段第4172號及新九龍內地段第4173號：

各項的限制：限制從事黃銅匠、屠夫、製皂商、製糖商、皮革商、溶脂商、油商、肉商、釀酒商、客棧旅舍、鐵匠、清糞商、清潔街道者或任何其他嘈雜、惡臭或厭惡性行業或業務。

(iv) 新九龍內地段第3850號B分段：賣地條款4643號特別條款第10(a)及(c)條

除了獨立式或半獨立式私人住宅及 / 或住宅單位連車房及其他慣常的附屬建築物和從屬物外，該地段或其任何部分在任何時候不得興建其他建築物，並適用下列條件：-

(a) (i) 在一幅至少7,000平方呎的土地上可興建一個獨立式住宅或兩個半獨立式住宅或兩個住宅單位。

(ii) 在一幅至少8,000平方呎的土地上可興建一個獨立式住宅或兩個半獨立式住宅或三個住宅單位。

(iii) 在一幅至少10,000平方呎的土地上可興建一個獨立式住宅或兩個半獨立式住宅或四個住宅單位。

(c) 准許興建兩座分別樓高兩層的建築物用作商店兼生活居所，而該等商店須興建於圖則上指定地點或工務司批准的其他地點。

(丁) 按規定須興建並提供予政府或供公眾使用的設施

不適用

(戊) 有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

(i) 如果相鄰、毗鄰或附近山坡或堤岸需進行任何分割、移走或退讓或堆積或堆填，藉以構建、平整和開發該地段或其任何部分，承授人須建造當時或今後任何時候必要的護土牆或其他承托物或承擔建造費用，以保護及承托該等山坡、堤岸及該地段，以及避免和預防今後發生任何塌方、山泥傾瀉或地陷。承授人須時刻將該等護土牆或其他承托物維持修葺良好堅固。若承授人違反本條款任何規定，導致相鄰山坡、堤岸或該地段在任何時候發生任何塌方、地陷或分割，承授人須自費進行修復及修葺，並對香港政府因此蒙受或招致的所有費用、收費、損害、要求及索償向其作出彌償。若工務司在任何時候認為承授人違反本條款任何規定，（除了其在本條款被違反時享有的任何其他權利或補救辦法外）工務司有權發出書面通知，要求承授人就任何塌方、山泥傾瀉或地陷進行建造及 / 或保養或修復及修葺工程。倘若承授人沒有或未能在通知中規定的限期內按照該通知行事，工務司有權立即執行及進行有關工程，而承授人須應要求向政府償還有關費用。（新九龍內地段第3850號B分段：賣地條款4643號特別條款第(9)條）

(ii) 如果相鄰、毗鄰或附近山坡或堤岸需或已進行任何分割、移走或退讓或堆積或堆填，藉以構建、平整和開發租賃房產或其任何部分，承授人須建造當時或今後任何時候必要的護土牆或其他承托物或承擔建造費用，以保護及承托該等山坡、堤岸及租賃房產。（新九龍內地段第4172號批地文件）

(iii) 如果相鄰、毗鄰或附近山坡或堤岸需或已進行任何分割、移走或退讓或堆積或堆填，藉以構建、平整和開發租賃房產或其任何部分，承授人須建造當時或今後任何時候必要的護土牆或其他承托物或承擔建造費用，以保護及承托該等山坡、堤岸及租賃房產。（新九龍內地段第4173號批地文件）

Summary of land grant

批地文件的摘要

- (iv) 承授人須於管有日起計36個曆月內，按照工務司批准的材料及規定的水平，在該地段的平面圖用青色顯示的地方構建、準備及保養所有道路及小巷，以便排送雨水及讓所有建築物座落該處及交通往來。在按照該平面圖完成該等道路及小巷的構建工程，以及當其鄰接地段的建築物已落成後，該等道路及小巷須由政府鋪路面、鋪路緣及開水道，有關費用由承授人承擔。承授人須應要求向香港政府繳付一筆相等於該項工程的費用。當該等道路及小巷已按上文規定鋪好路面、路緣及開水道，並已支付費用後應免費交回政府，而政府須接管及保養該等道路及小巷並提供照明設施。此外，承授人須於所述的36個曆月內，自費構建附於批地文件圖則上用黃色加籃邊顯示的所有區域至工務司規定的水平及其滿意程度，而所述區域在構建工程完成後仍屬政府擁有的財產。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(12)條)
- (v) 承授人須自費建造及保養必要的排水渠或渠道至工務司滿意程度，以便攔截落在該地段或其任何部分或由山坡流到該地段或其任何部分的雨水。就雨水造成任何損害或滋擾所引起的一切訴訟、申索及要求，承授人須單獨負責及向政府及其人員作出彌償。在租約持續期內任何時候，承授人仍須負責保養及維修位於該地段邊界內或政府土地的排水渠或渠道。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(17)條)
- (vi) 承授人須按照工務司批准的材料、設計及呎吋，在圖則上用紅邊顯示的區域內進行有關水道的排水或設置下水道的工程至工務司滿意程度。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(19)條)
- (vii) 擬在該地段內或其相鄰地方附近或相鄰的任何明渠進行的所有地基工程，必須在工務司要求時進行。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(21)條)
- (己) 對買方造成負擔的租用條件
- (i) 倘若承授人、其承判商或分判商、工人或車輛或該地段任何廢土對窩打老道或該地段任何相鄰或毗鄰道路造成任何損害，承授人須應要求向香港政府繳付經工務司證明為修復該等損害所需的費用。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(13)條)
- (ii) 倘若承授人、其工人或代理對該地段內或其相鄰地方的任何明渠、污水渠、雨水渠、總水管或其他政府財產造成任何損壞或阻礙，將由政府負責修復，費用則由承授人承擔。承授人須應要求繳付到期的款項。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(20)條)
- (iii) 承授人須應要求向香港政府繳付接駁該地段任何排水渠或污水渠至政府雨水渠或污水渠所需的費用。該等工程由工務司負責進行，但毋須向承授人承擔任何相關責任。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(22)條)
- (iv) 如果該地段或其任何部分或其他受該地段發展項目影響的地方有廢土或泥頭被侵蝕及沖洗到公眾小巷或道路或道路暗渠、污水渠、雨水渠或明渠，承授人須承擔責任及應要求向香港政府繳付清理公眾小巷或道路或道路暗渠、污水渠、雨水渠或明渠或其他政府財產的廢土或泥頭及使其免受損害所需的費用。承授人也須就侵蝕及沖洗問題對私人物業造成任何損害或滋擾所引起的一切訴訟、申索及要求，向政府作出彌償。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(24)條)
- (v) 承授人須應要求向香港政府繳付移走任何排水渠、污水渠、明渠、水道、管道、電纜、電線或其他公用服務設施、將其改道至其他地方及復原所需的費用，或在工務司認為有需要時將該地段任何其他工程或裝置移走或改道所需的費用。(新九龍內地段第3850號B分段：賣地條款4643號特別條款第(25)條)
- (vi) 此項修改不得默示為在未經工務司書面同意下獲准對現有建築物作出任何改動或添加。(新九龍內地段第3850號B分段：1957年12月20日的協議備忘錄)
- (vii) 承批人會就該片或該幅土地上興建或擬興建的任何建築物的設計、處置及高度取得上述署長特別批准；任何該等建築物的高度在任何情況下不會超過三十八呎，若未經上述署長書面同意，不會對該片或該幅土地上的現有建築物作出或容許他人作出任何改動或添加。(新九龍內地段第4172號批地文件)(新九龍內地段第4173號批地文件)

附註：請查閱政府批地文件以了解政府批地文件詳細條款，完整政府批地文件文本現存於售樓處，於開放時間可供免費查閱，並可在支付必要影印費後取得政府批地文件之複本。

Information on public facilities and public open spaces

公共設施及公眾休憩用地的資料



Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use:

Not applicable

Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable

Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development:

Not applicable

Any part of the land (on which the development is situated) that is dedicated to the public for the purposes of regulation 22(1) of the Building (Planning) Regulations (Cap 123 sub. leg. F):

Not applicable

根據批地文件規定須興建並提供予政府或供公眾使用的任何設施：

不適用

根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施：

不適用

根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地：

不適用

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

不適用

Warning to purchasers

對買方的警告

- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the vendor) to act for the purchaser in relation to the transaction;
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser;
- (c) If the purchaser instructs the firm of solicitors acting for the vendor to act for the purchaser as well, and a conflict of interest arises between the vendor and the purchaser -
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) that in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

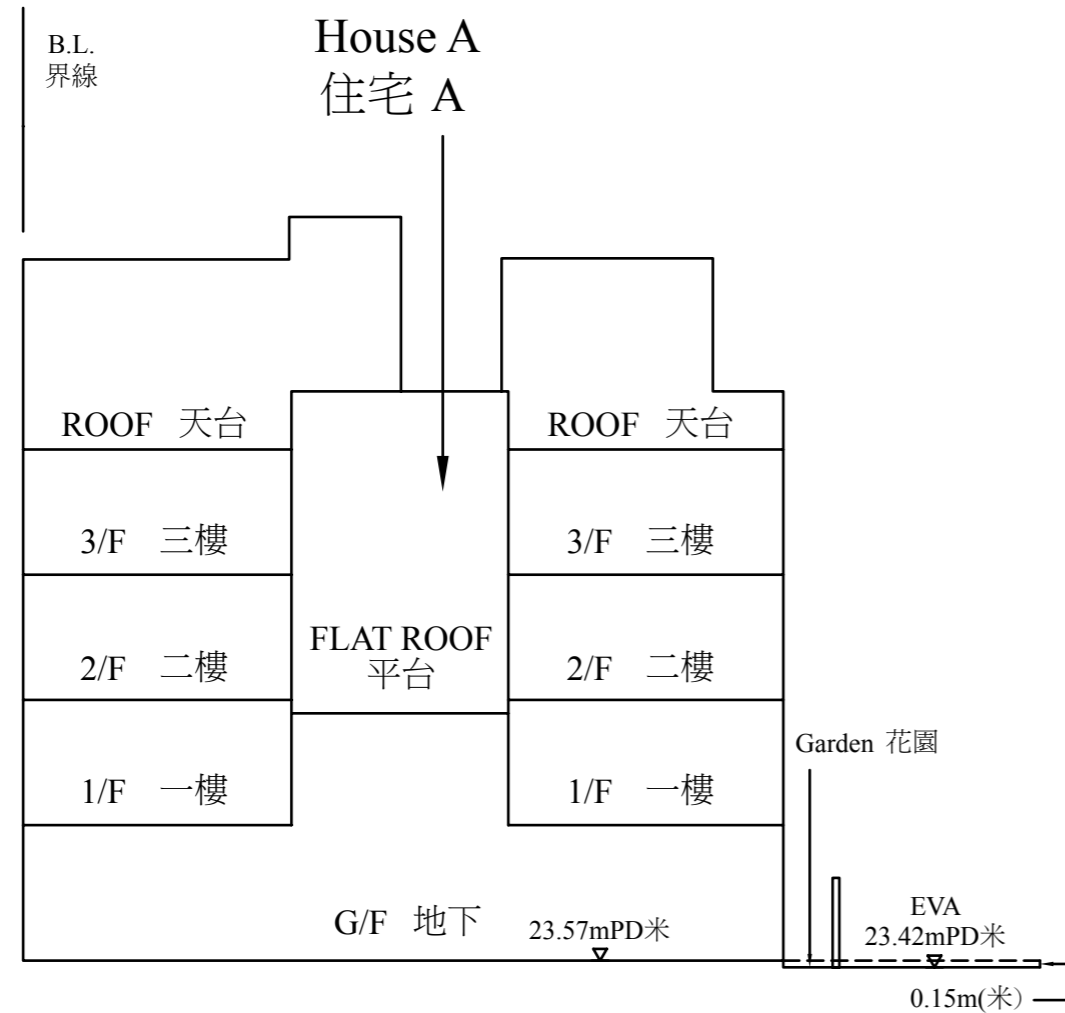
- (a) 現建議買方聘用一間獨立的律師事務所（代表賣方行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表賣方行事的律師事務所同時代表買方行事，而賣方與買方之間出現利益衝突 -
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。



Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

Cross-Section A-A 橫截面圖A-A



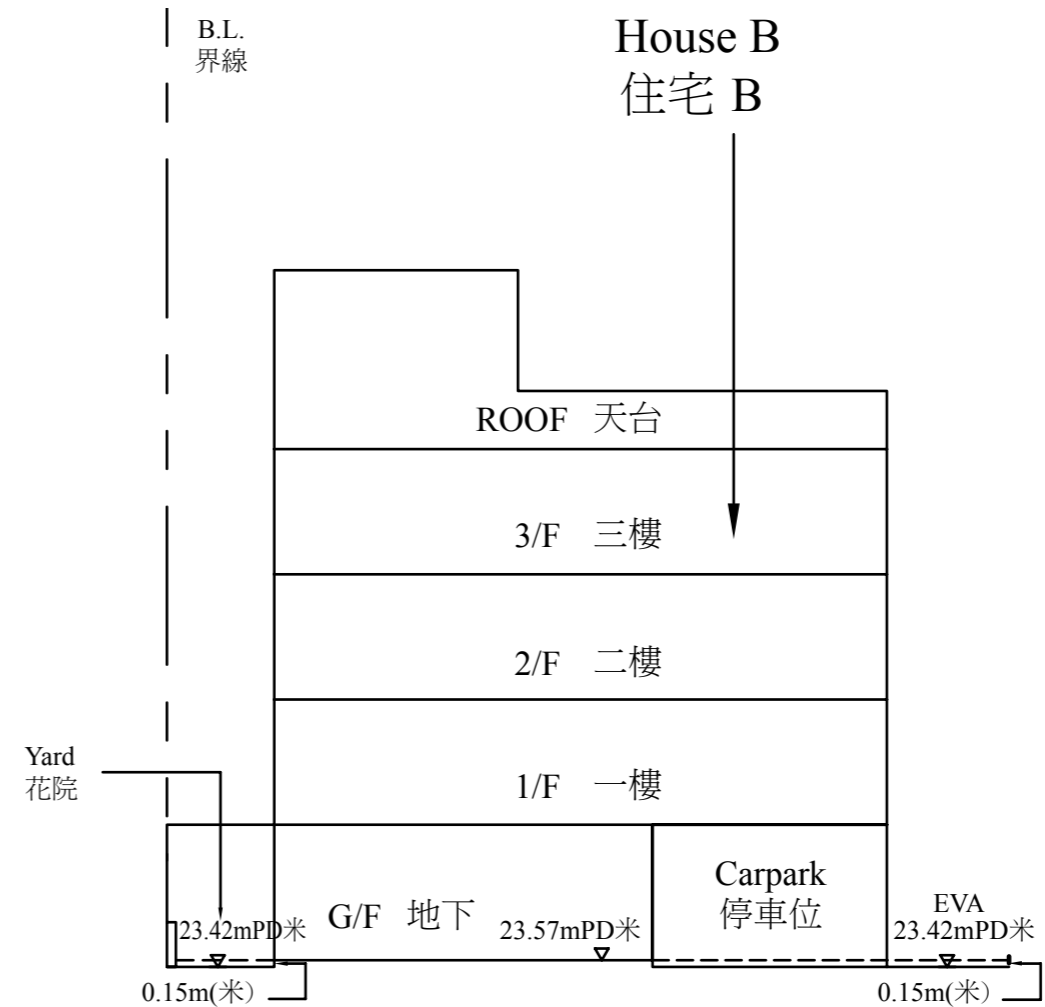
----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

The part of Emergency Vehicular Access adjacent to the building is 23.42 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 23.42 米。

Scale 比例尺 0 1m 3m 6m 9m

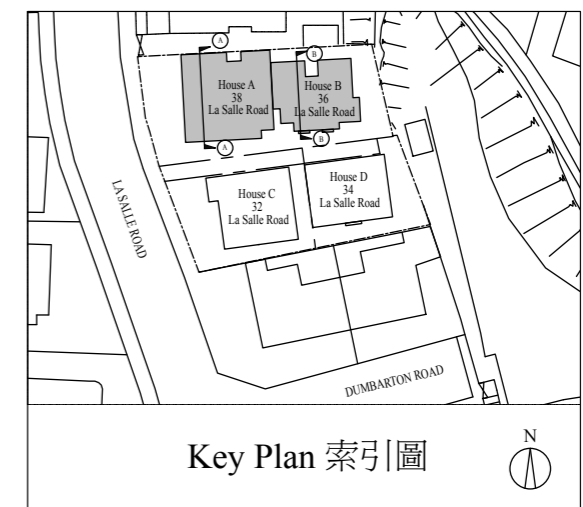
Cross-Section B-B 橫截面圖B-B



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

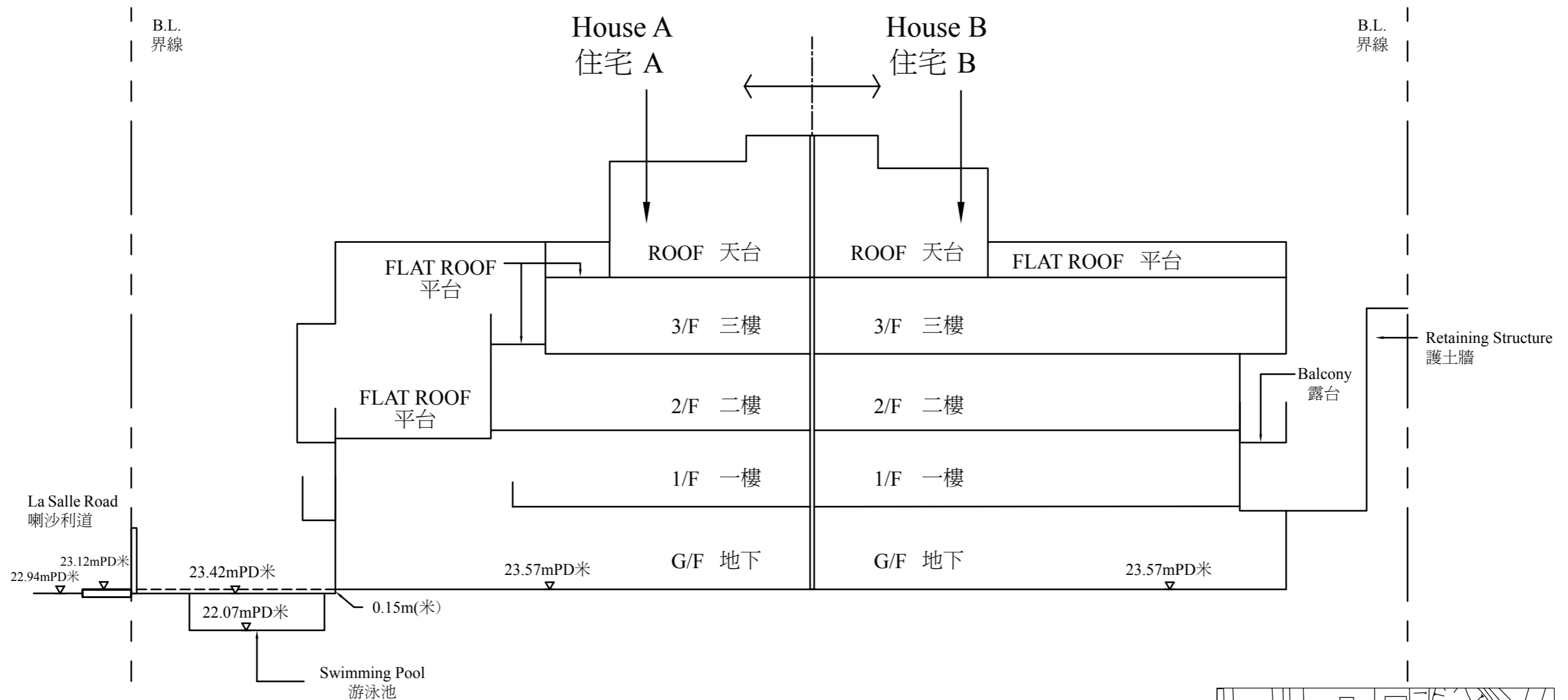
The part of Emergency Vehicular Access adjacent to the building is 23.42 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 23.42 米。



Cross-section plan of building in the development

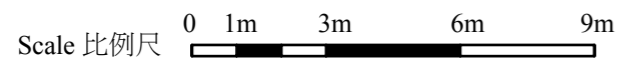
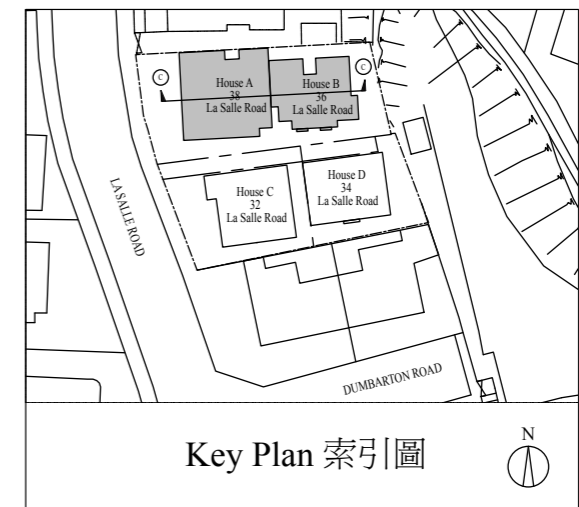
發展項目中的建築物的橫截面圖

Cross-Section C-C 橫截面圖C-C



----- Dotted line denotes the lowest residential floor.
 虛線為最低住宅樓層水平。

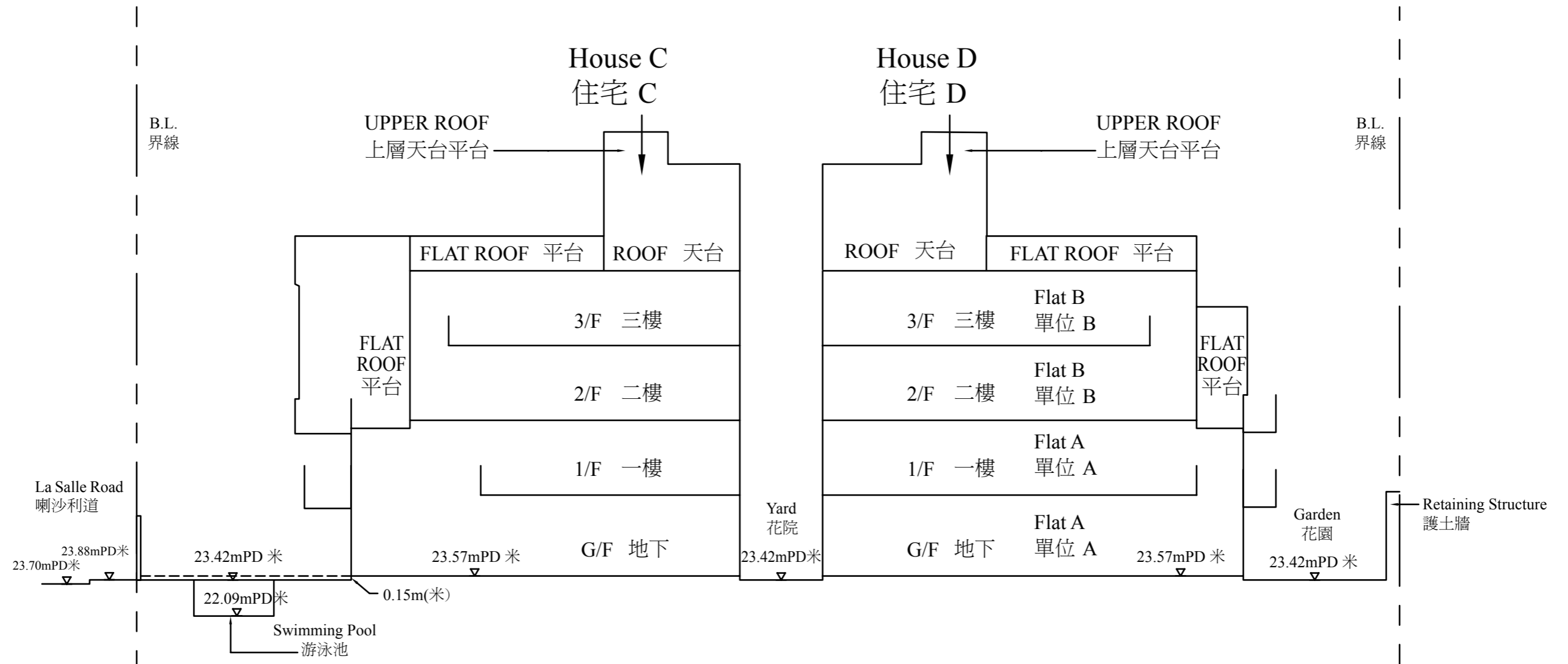
The part of La Salle Road adjacent to the building is from 22.94 metres to 23.12 metres above the Hong Kong Principal Datum (HKPD or PD).
 毗連建築物的一段喇沙利道為香港主水平之基準以上 22.94 米至 23.12 米。



Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

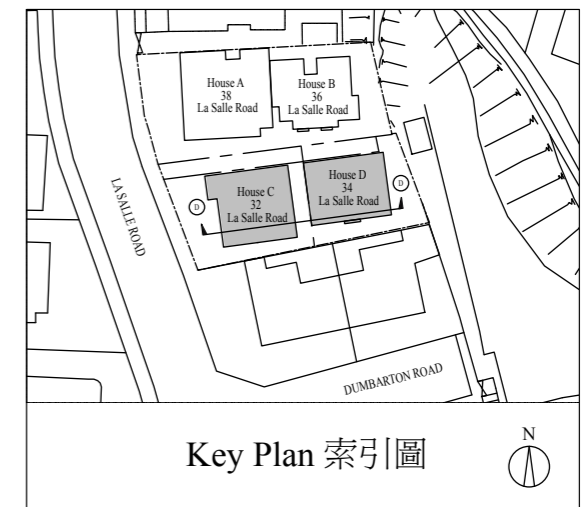
Cross-Section D-D 橫截面圖D-D



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

The part of La Salle Road adjacent to the building is from 23.70 metres to 23.88 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段喇沙利道為香港主水平之基準以上 23.70 米至23.88 米。

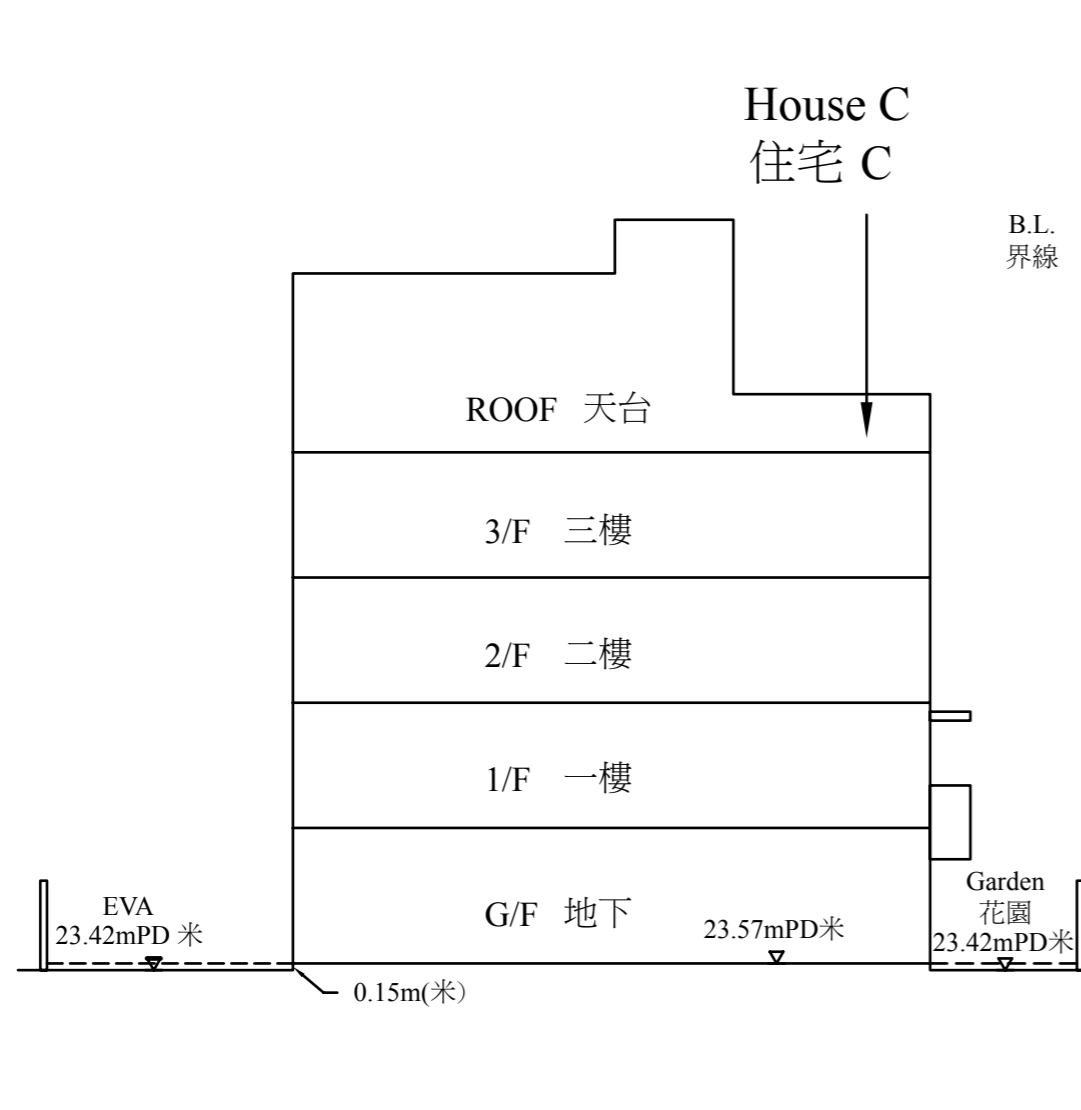
Scale 比例尺 0 1m 3m 6m 9m



Cross-section plan of building in the development

發展項目中的建築物的橫截面圖

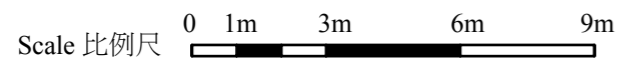
Cross-Section E-E 橫截面圖E-E



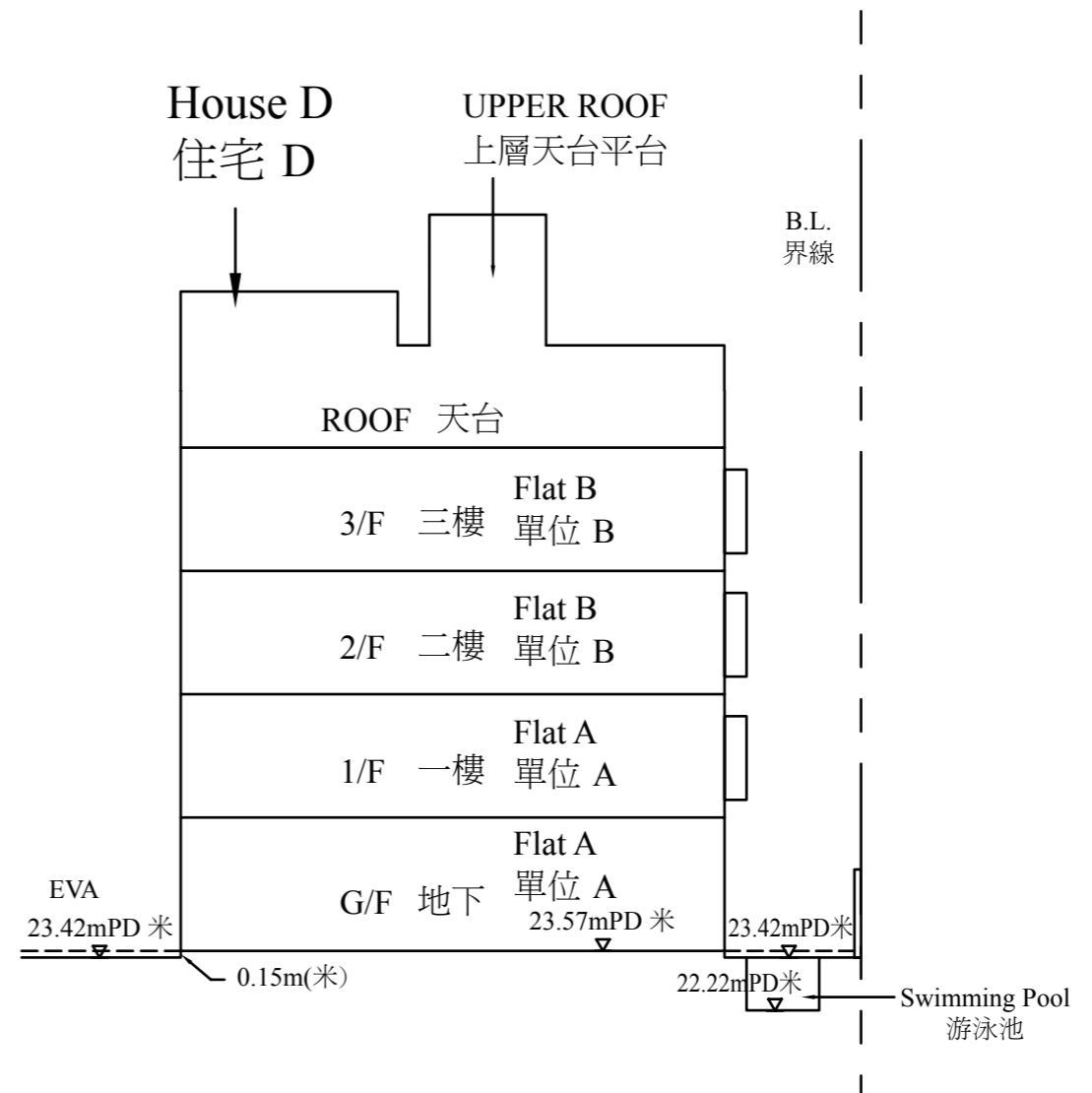
----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

The part of Emergency Vehicular Access adjacent to the building is 23.42 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 23.42 米。



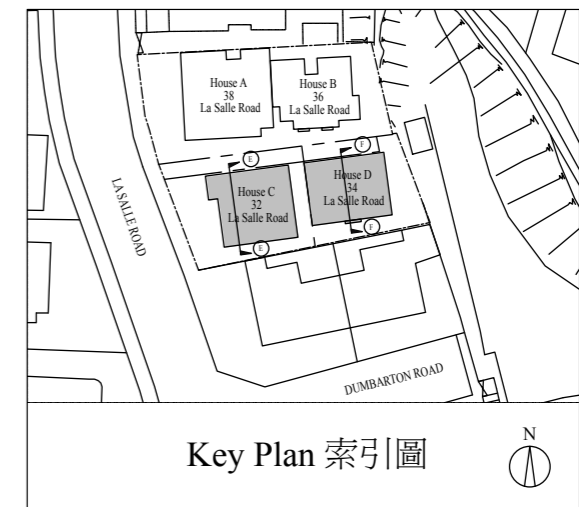
Cross-Section F-F 橫截面圖F-F



----- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。

EVA : Emergency Vehicular Access
緊急車輛通道

The part of Emergency Vehicular Access adjacent to the building is 23.42 metres above the Hong Kong Principal Datum (HKPD or PD).
毗連建築物的一段緊急車輛通道為香港主水平之基準以上 23.42 米。



Elevation plan

立面圖



Elevation 1 House A

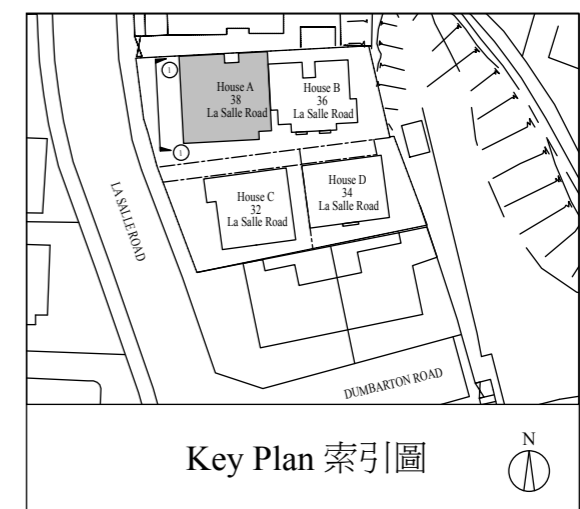


Authorized person for the development certifies that the elevation shown on this plan:

發展項目的認可人士證明本圖顯示的立圖：

1. is prepared on the basis of the approved building plans for the development as at 18th April 2013 & 28th August 2013; and
以2013年4月18日及2013年8月28日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及
2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖

Elevation 2 House B, House A

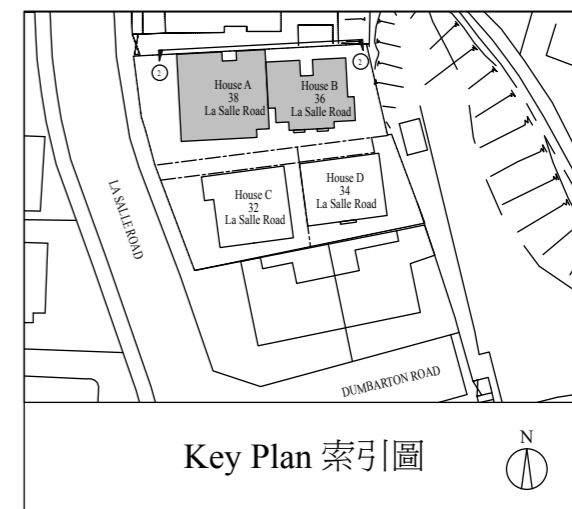


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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m

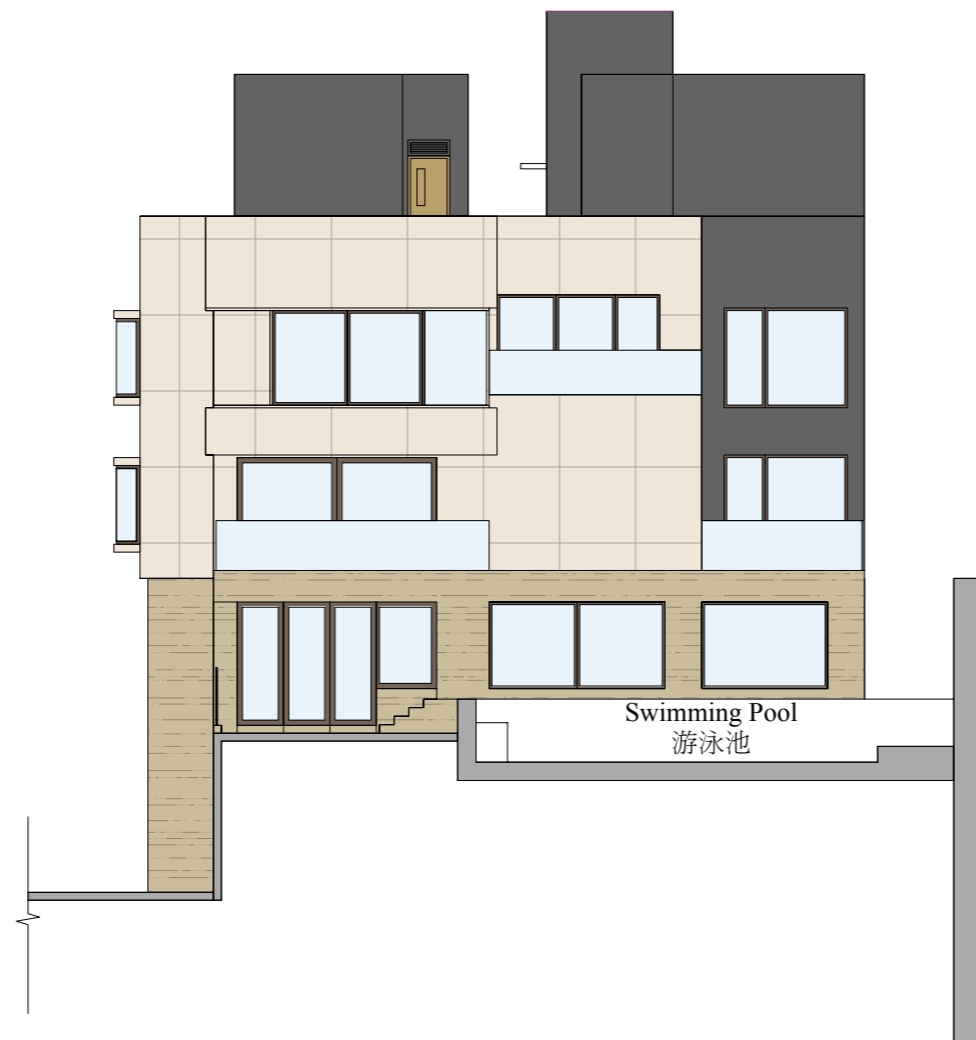


Elevation plan

立面圖




Elevation 3 House B

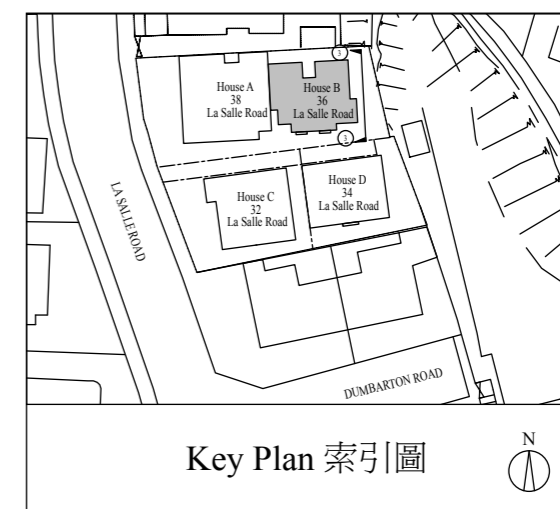


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發展項目的認可人士證明本圖顯示的立圖：

1. is prepared on the basis of the approved building plans for the development as at 18th April 2013 & 28th August 2013; and
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大致上與發展項目的外觀一致。

Scale 比例尺 



Elevation plan

立面圖

Elevation 4 House A, House B

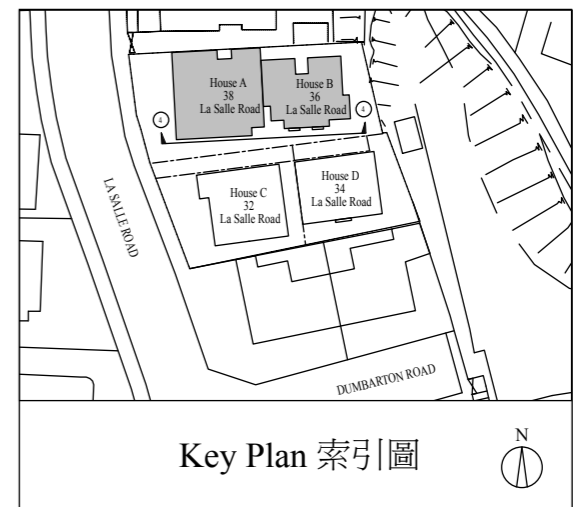


Authorized person for the development certifies that the elevation shown on this plan:

發展項目的認可人士證明本圖顯示的立圖：

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Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖

Elevation 5 House C

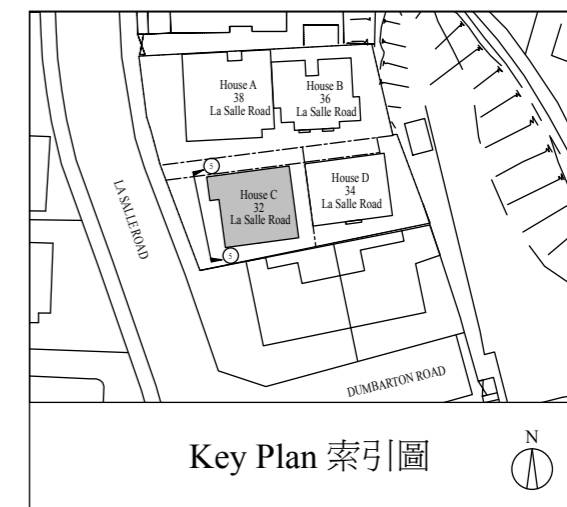


Authorized person for the development certifies that the elevation shown on this plan:

發展項目的認可人士證明本圖顯示的立圖：

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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

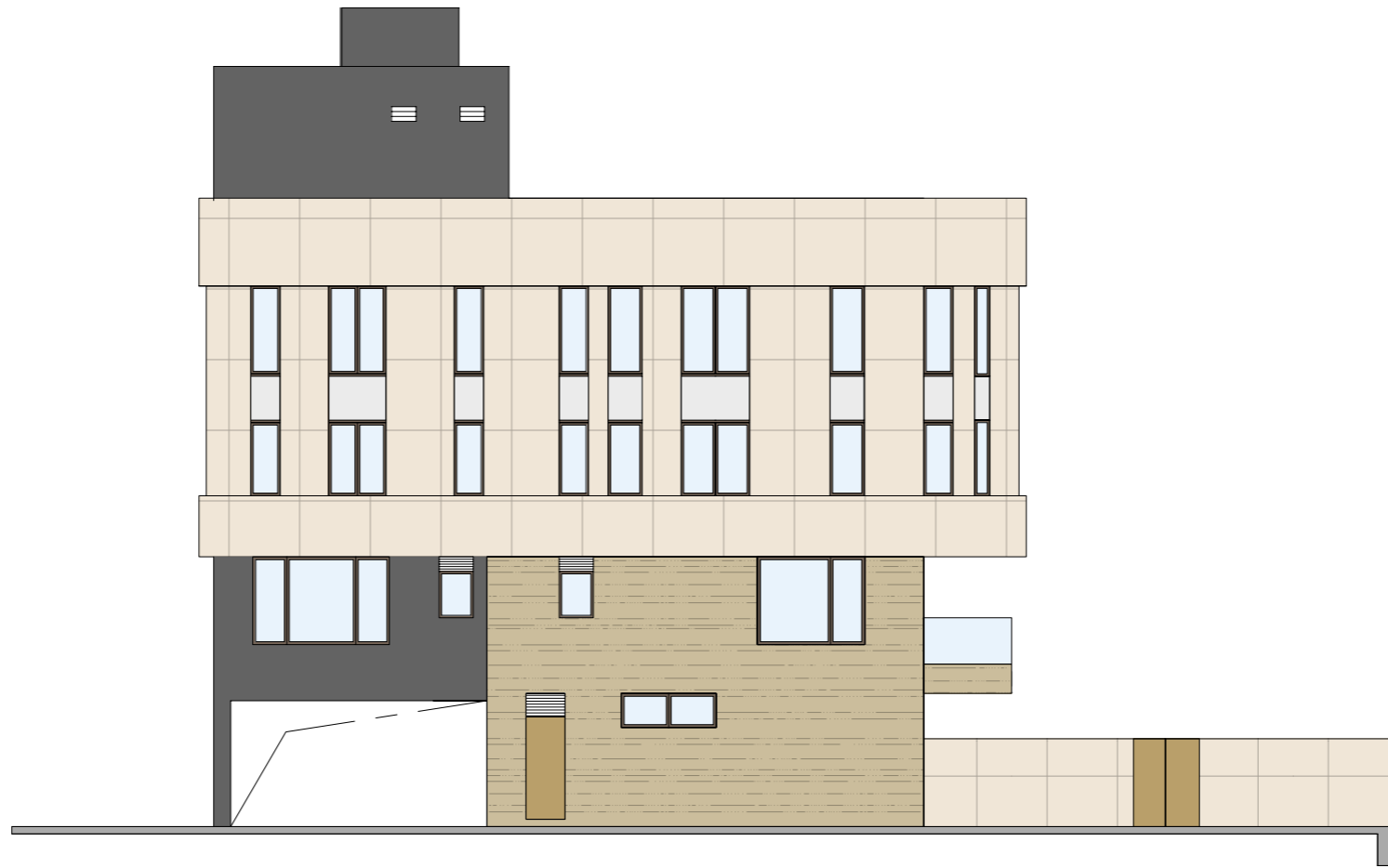
Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖

Elevation 6 House C

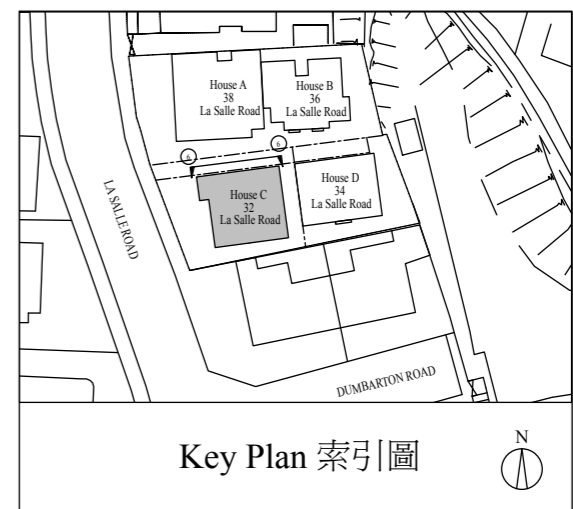


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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖



Elevation 7 House C

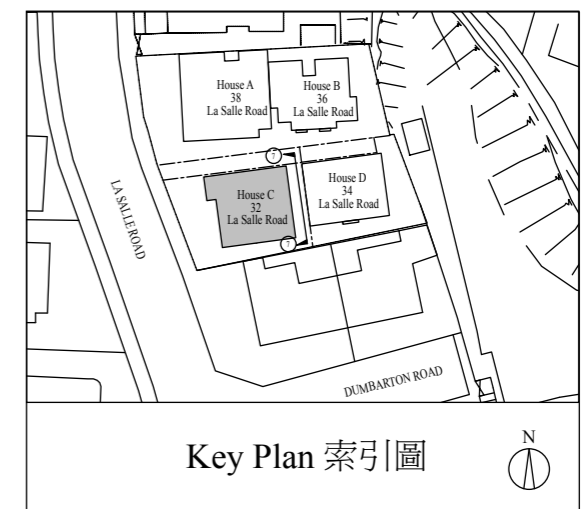


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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖

Elevation 8 House C

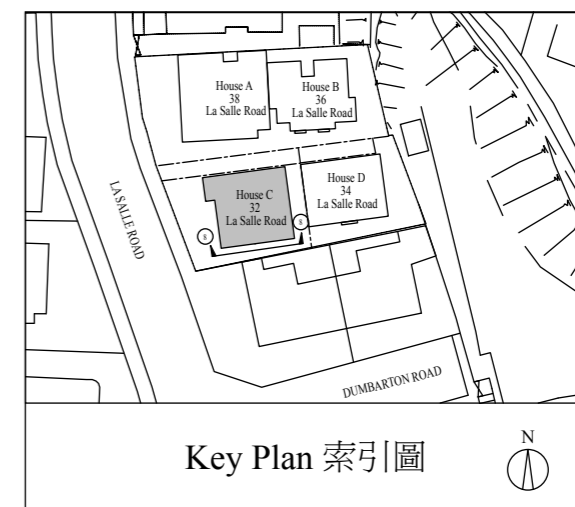


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大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖



Elevation 9 House D

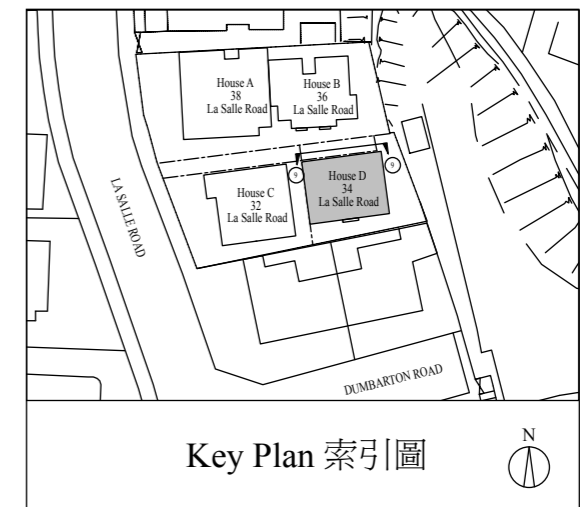


Authorized person for the development certifies that the elevation shown on this plan:

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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

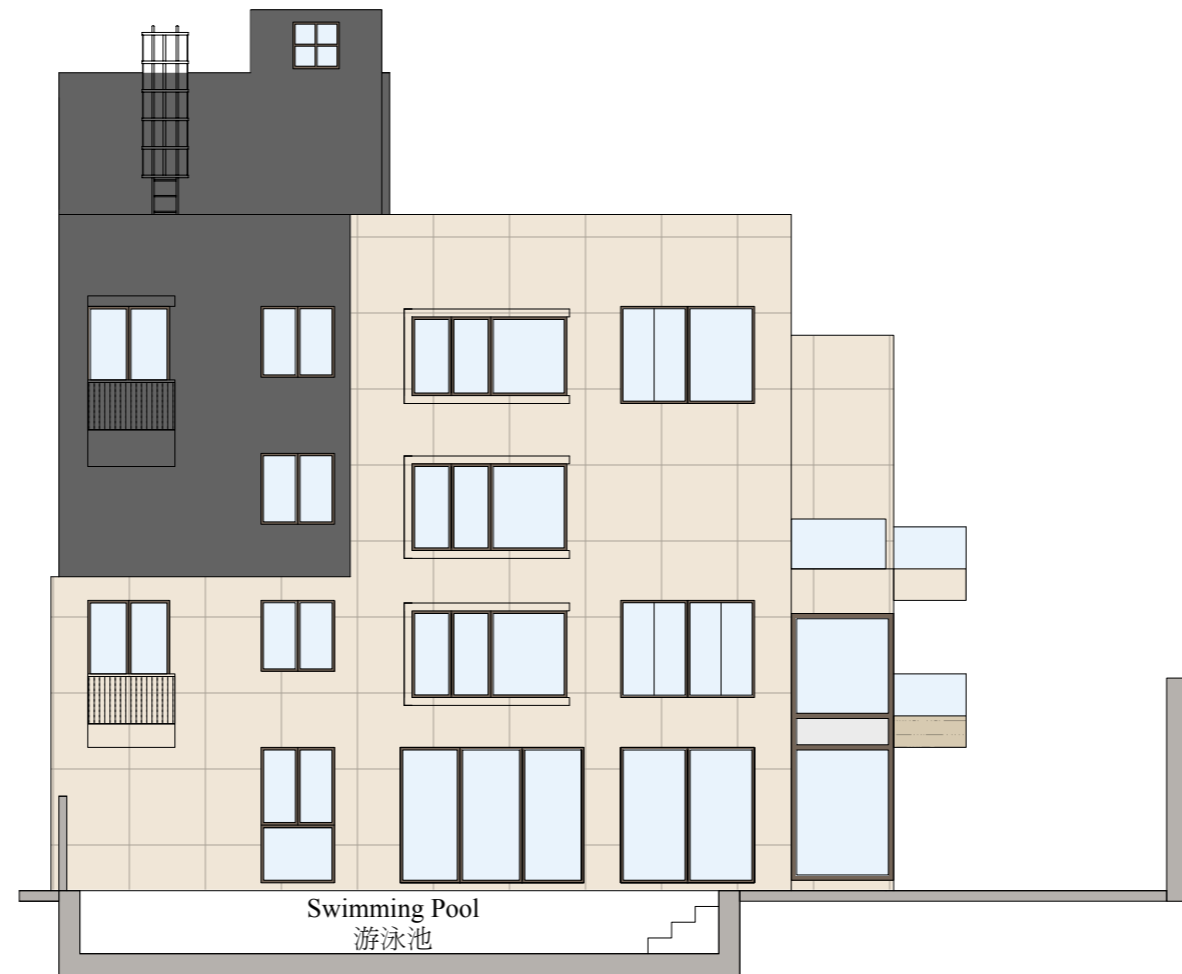
Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖

Elevation 10 House D

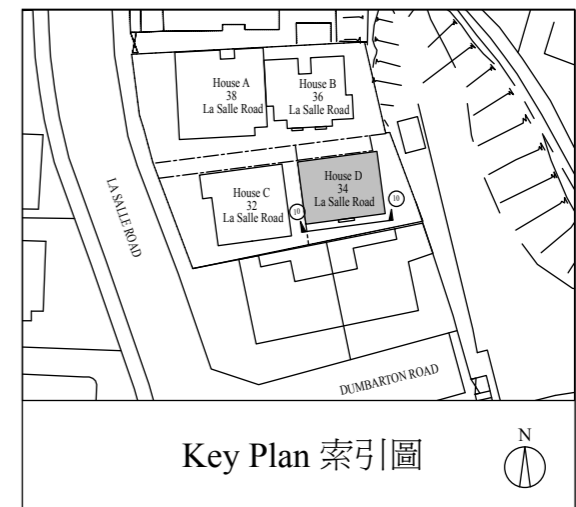


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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 0 1m 3m 6m 9m



Elevation plan

立面圖




Elevation 11 House D

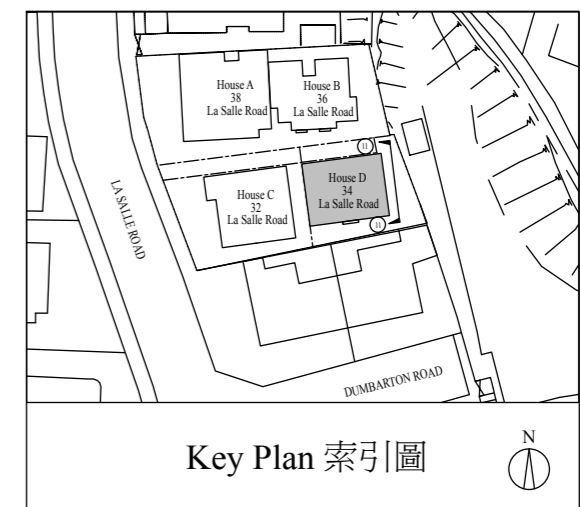


Authorized person for the development certifies that the elevation shown on this plan:

發展項目的認可人士證明本圖顯示的立圖：

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大致上與發展項目的外觀一致。

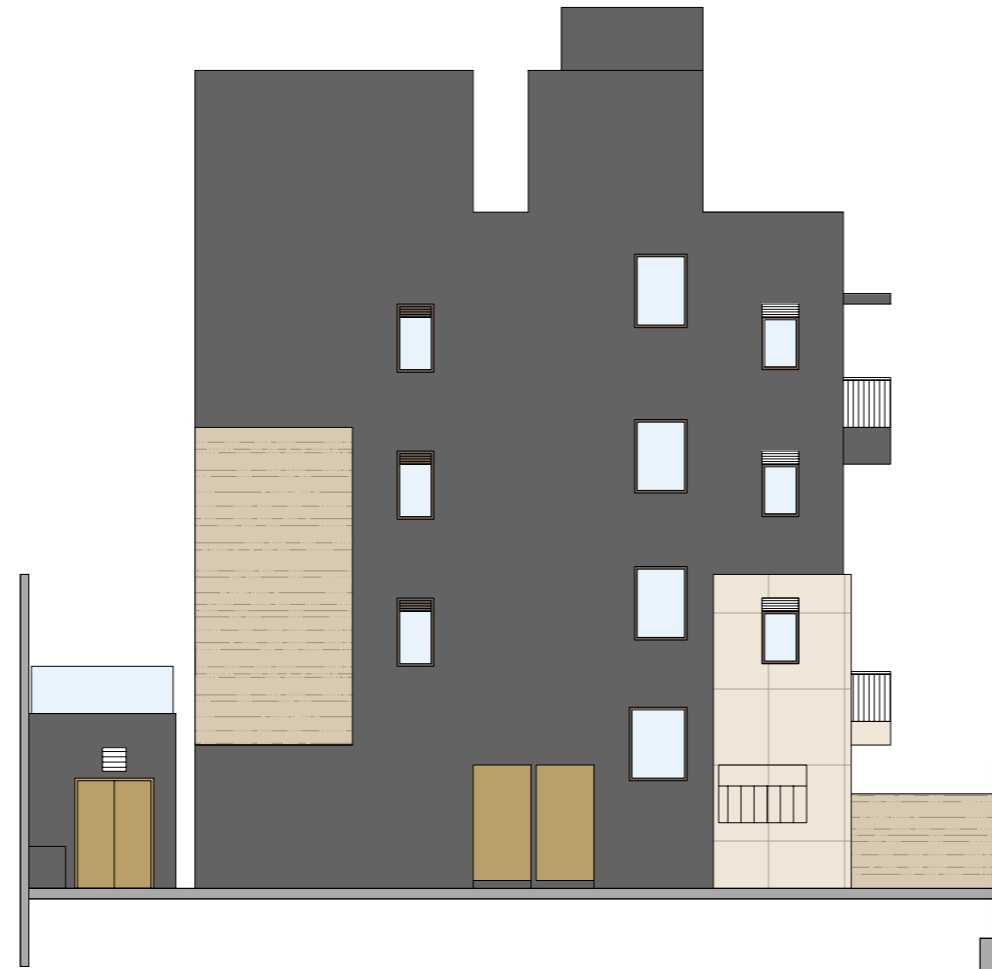
Scale 比例尺 



Elevation plan

立面圖


Elevation 12 House D

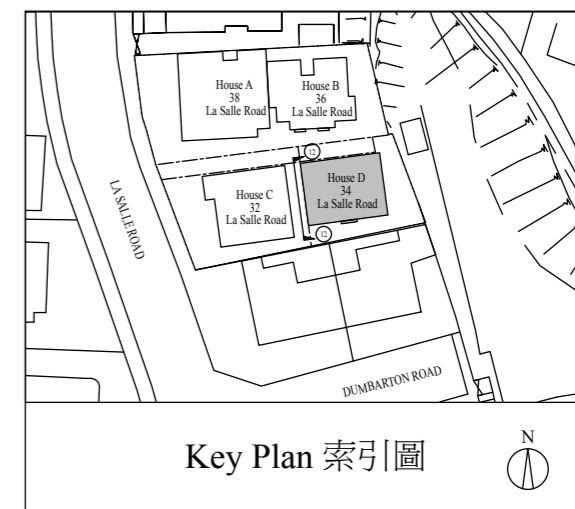


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2. is in general accordance with the outward appearance of the development.
大致上與發展項目的外觀一致。

Scale 比例尺 



Information on common facilities in the development

發展項目中的公用設施的資料

Residents' clubhouse (including any recreational facilities for residents' use):

None

Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise):

None

Communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise):

None

住客會所（包括供住客使用的任何康樂設施）：

無

位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）：

無

位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方（不論是稱為有蓋及園景的遊樂場或其他名稱）：

無

Inspection of plans and deed of mutual covenant

閱覽圖則及公契

1. The address of the website on which copies of the outline zoning plans of the development is available at: www.ozp.tpb.gov.hk

2. (a) Copy of the following is available for inspection at the place at which the specified residential property is offered to be sold:-

- the latest draft of deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold; and

(b) The inspection is free of charge.

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

2. (a) 以下文件的文本存放在指明住宅物業的售樓處，以供閱覽：—

- 指明住宅物業的公契在將指明住宅物業提供出售的日期的最新擬稿；及

(b) 無須為閱覽付費。

Fittings, finishes and appliances

裝置、裝修物料及設備

1	Exterior Finishes	外部裝修物料	Description	描述
(a)	External wall	外牆	Curtain wall / stone cladding / spray paint / marble cladding	幕牆 / 天然石 / 噴漆 / 雲石
(b)	Window	窗	Fluorocarbon coated aluminium frames with glass	氟化塗層鋁質窗框及玻璃
(c)	Bay window	窗台	Curtain wall / stone cladding	幕牆 / 天然石
(d)	Planter	花槽	Not applicable	不適用
(e)	Verandah or balcony	陽台或露台	Balconies are either partially covered or not covered. No verandah. Stone cladding / spray paint / marble cladding	發展項目的露台是有上蓋的和沒有上蓋的。沒有陽台。 天然石 / 外牆噴漆 / 雲石
(f)	Drying facilities for clothing	乾衣設施	Not applicable	不適用

2	Interior Finishes	室內裝修物料	Description	描述
(a)	Lobby	大堂	<p>Walls and Ceiling Plastered and painted with emulsion paint</p> <p>Floors Cement / sand screeding surface</p>	<p>牆壁和天花板 批盪及髹上乳膠漆</p> <p>地板 水泥砂漿地台</p>
(b)	Internal wall and ceiling	內牆及天花	<p>Living rooms, dining rooms, lounges, family rooms, bedrooms, closet areas, dressing room, lift lobbies, staircases, utility and stores Plastered and painted with emulsion paint to exposed surface</p> <p>A/C rooms, switch rooms, water pump rooms, F.S. pump rooms, F.S. inlet, lobbies of pump rooms, hose reel & water meter cabinet Washable distemper to exposed surface</p> <p>Carpark Plastered and painted with emulsion paint to exposed surface</p>	<p>客廳、飯廳、休憩室、休閒活動室、睡房、衣帽間、化妝間、電梯大堂、樓梯、工作間和儲物室 批盪及髹上乳膠漆至見光處</p> <p>空調房、配電室、水泵房、消防泵房、消防入水掣、水泵房和消防喉轆及水錶櫃內大堂 塗膠灰水至見光處</p> <p>停車場 批盪及髹上乳膠漆至見光處</p>
(c)	Internal floor	內部地板	<p>Living rooms, dining rooms, lounges, family rooms, bedrooms, closet areas, dressing room, lift lobbies, staircases, utility and stores Cement / sand screeding surface</p> <p>A/C rooms, switch rooms, water pump rooms, F.S. pump rooms, F.S. inlet, lobbies of pump rooms, hose reel & water meter cabinet Cement / sand screeding surface</p> <p>Carpark Concrete paving block</p>	<p>客廳、飯廳、休憩室、休閒活動室、睡房、衣帽間、化妝間、電梯大堂、樓梯、工作間和儲物室 水泥砂漿底</p> <p>空調房、配電室、水泵房、消防泵房、消防入水掣、水泵房和消防喉轆及水錶櫃內大堂 水泥砂漿底</p> <p>停車場 混凝土鋪路磚</p>

Fittings, finishes and appliances

裝置、裝修物料及設備



2	Interior Finishes	室內裝修物料	Description	描述
(d)	Bathroom	浴室	Wall finished with tiles up to 1.2 meter in height, floor finished with tiles, ceiling finished with plastered and painted with emulsion paint to exposed surface.	牆身鋪砌瓷磚至1.2米高，地台鋪砌地磚，天花批盪及髹上乳膠漆至見光處。
(e)	Kitchen	廚房	Wall finished with tiles up to 1.2 meter in height, floor finished with tiles, ceiling finished with plastered and painted with emulsion paint to exposed surface Cooking bench is not provided.	牆身鋪砌瓷磚至1.2米高，地台鋪砌地磚，天花批盪及髹上乳膠漆至見光處，不提供灶台。

3	Interior Fittings	室內裝置	Description	描述
(a)	Doors	門	<p>Entrance Doors Solid-core timber veneered door</p> <p>Internal Doors Hollow core spray paint finish timber door / hollow core spray paint finish timber door with louvers</p> <p>Kitchen Doors Fitted with glass panel with door closer</p>	<p>大門 選用木紋飾面實心門</p> <p>室內門 選用油漆空心木門或油漆空心百葉木門</p> <p>廚房門 選用油漆實心木門並鑲有玻璃並配置氣鼓</p>
(b)	Bathroom	浴室	Vitreous china flushing water closet completed with plastic seat and cover. Wash basin and Bathtub. Air extraction system is provided for internal bathrooms. See "water supply" below for type and material of water supply system.	搪瓷坐廁配塑膠板全套，洗手盆和浴缸。內部浴室提供抽氣系統。供水系統的種類及用料見下文「供水」一欄。
(c)	Kitchen	廚房	Stainless steel sink with water tap	不銹鋼洗滌盆及水龍頭
(d)	Bedroom	睡房	Not applicable	不適用
(e)	Telephone	電話	Telephone connection points are provided in living rooms and bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plan and Mechanical & Electrical Provisions Schedule.	客 / 飯廳及睡房均裝有電話駁點。有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。
(f)	Arials	天線	TV / FM outlets for local TV / FM radio programs are provided in living rooms and bedrooms. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plan and Mechanical & Electrical Provisions Schedule.	客飯廳及睡房均裝有本地電視/電台天線接駁點。有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。

Fittings, finishes and appliances

裝置、裝修物料及設備

3	Interior Fittings	室內裝置	Description	描述
(g)	Electrical installation	電力裝置	General-use socket outlets are provided in living / dining rooms, bedrooms, kitchens and bathrooms. Concealed conduits are provided. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plan and Mechanical & Electrical Provisions Schedule.	客 / 飯廳、睡房、浴室及廚房均裝有電插座。 裝有隱藏式導管。 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。
(h)	Gas supply	氣體供應	Gas point is provided in the kitchen and connected to gas water heater in water pump room at roof. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plan and Mechanical & Electrical Provisions Schedule.	廚房裝有煤氣供應接駁點，並已接駁到天台的煤氣熱水爐。 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。
(i)	Washing machine connection point	洗衣機接駁點	Drain point and water point are provided for washing machine. For the number and the location of connection points, please refer to the Mechanical & Electrical Provisions Plan and Mechanical & Electrical Provisions Schedule.	洗衣機均配備來去水接駁點。 有關接駁點之數目及位置，請參考機電裝置平面圖及機電裝置數量說明表。
(j)	Water supply	供水	Exposed copper pipes are used for both hot and cold water	冷熱水供應管均採用外露式銅管

4	Miscellaneous	雜項	Description	描述
(a)	Lifts	電梯	Passenger Lift “Kone” passenger lifts (PW10 / 18-19) is provided for each house serving all floors from G / F to Roof	客用升降機 每座住宅均是採用『通力 KONE (PW10 / 18-19)』客用升降機直達地下至天台各層
(b)	Letter box	信箱	Stainless steel	不銹鋼
(c)	Refuse collection	垃圾收集	Refuse room is provided at the end of 3 metre service lane within the development. Spray paint finishes	垃圾房位於發展項目內3米通道巷盡頭。 外牆噴漆
(d)	Water meter, electricity meter and gas meter	水錶，電錶及氣體錶	Separate gas meters are provided for House A, B, C and D located at G / F carpark high level. Separate water meters are provided for House A, B, C and D located at water meter cabinet at G / F. Separate electrical meters are provided for House A, B, C and D, which is located at switch room / cable enclosure at G / F.	每座住宅的氣體錶均安裝在地下停車場的高處位置。 每座住宅的水錶均安裝在地下的水錶櫃。 每座住宅的電錶均安裝在地下的配電房 / 電線槽。

Fittings, finishes and appliances

裝置、裝修物料及設備



5	Security Facility	保安設施	Description	描述
(a)	Security system	保安系統	Coloured video door phone intercom system is provided in each house. CCTV system is provided at the main entrance of the emergency vehicular access.	每座住宅均裝有彩色視像對講系統。 閉路電視系統則設於緊急車輛通道主要入口。

Appliance Schedule

設備表

6	Appliance 設備				
House number 獨立屋號數 Name of the house 獨立屋名稱	Appliance 設備	Brand Name 品牌	Model No. 型號	Numbers 數量	Location 位置
38 La Salle Road 喇沙利道38號 House A 住宅A	Gas water heater 煤氣熱水爐	TGC	NJW321TFL	2 units / 2部	Water pump and water heater plant 水泵及熱水爐機房
36 La Salle Road 喇沙利道36號 House B 住宅B	Gas water heater 煤氣熱水爐	TGC	NJW321TFL	2 units / 2部	Water pump and water heater plant 水泵及熱水爐機房
32 La Salle Road 喇沙利道32號 House C 住宅C	Gas water heater 煤氣熱水爐	TGC	NJW321TFL	2 units / 2部	Water pump and water heater plant 水泵及熱水爐機房
34 La Salle Road 喇沙利道34號 House D (Flat A & B) 住宅D(單位A及單位B)	Gas water heater 煤氣熱水爐	TGC	NJW321TFL	2 units / 2部	Water pump and water heater plant 水泵及熱水爐機房

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - Ground Floor Plan

機電裝置平面圖—地下平面圖



Remark:

1. (A) Entrance Gate A was removed by way of minor work dated 23/6/2014 (Minor Works Submission Number: MW140603166)
2. (B) Entrance Gate B was erected by way of minor work dated 26/6/2014 (Minor Works Submission Number: MW140603166)

注釋:

1. (A) 入口大門A於2014年6月23日通過小型工程移除。(小型工程呈交編號: MW140603166)。
2. (B) 入口大門B於2014年6月26日通過小型工程建立。(小型工程呈交編號: MW140603166)。

UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM
PART PLAN FOR HOUSE C
住宅C泳池過濾機房(地底)平面圖

UNDERGROUND FILTRATION PLANT ROOM
泳池過濾機房(地底)
FILTRATION PLANT ROOM
PART PLAN FOR HOUSE D
住宅D泳池過濾機房(地底)平面圖

Scale 比例尺 0 1m 2m 3m 5m

AS-BUILT PART PLAN OF GROUND FLOOR
地下實際建造部分平面圖

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - First Floor Plan
機電裝置平面圖—一樓平面圖



Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - Second Floor Plan
機電裝置平面圖—二樓平面圖



Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - Third Floor Plan
機電裝置平面圖 - 三樓平面圖

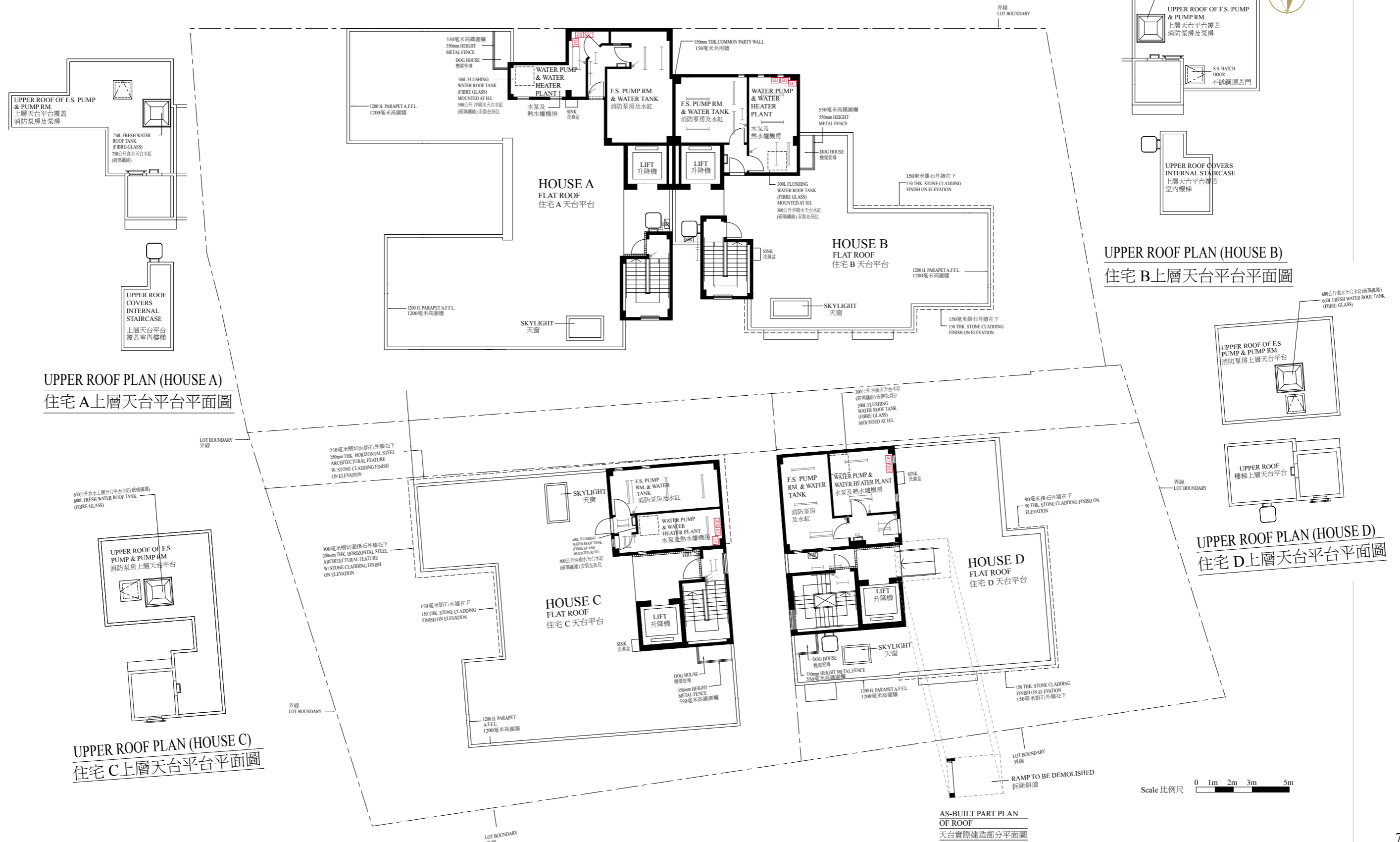


Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Plan - Roof Plan

機電裝置平面圖 - 天台平面圖



UPPER ROOF PLAN (HOUSE A)
住宅 A 上層天台平台平面圖

UPPER ROOF PLAN (HOUSE B)
住宅 B 上層天台平台平面圖

UPPER ROOF PLAN (HOUSE D)
住宅 D 上層天台平台平面圖

UPPER ROOF PLAN (HOUSE C)
住宅 C 上層天台平台平面圖

AS-BUILT PART PLAN
OF ROOF
天台實際建造部分平面圖



























Scale 比例尺 0 1m 2m 3m 5m

Fittings, finishes and appliances

裝置、裝修物料及設備



Mechanical & Electrical Provisions Plan 機電裝置平面圖

Legend	圖例			
	1-GANG LIGHTING SWITCH, 10A S.P.	10安培單位燈掣		LIFT SUPERVISORY PANEL 電梯監控盤
	2-GANG LIGHTING SWITCH, 10A S.P.	10安培雙位燈掣		GAS SUPPLY POINT 煤氣供氣位置
	20A DOUBLE POLE SWITCH C/W PILOT LIGHT	20安培雙極開關掣		GAS WATER HEATER 煤氣熱水爐
	13A SWITCHED FUSED SPUR UNIT (FOR AC UNIT)	電源接線器 (空調供電位)		GAS METER 煤氣錶
	13A 3-PIN SWITCHED SOCKET OUTLET	13A單住電插座		GAS WATER HEATER CONTROL 煤氣熱水爐控制器
	13A 3-PIN SWITCHED TWIN SOCKET OUTLET	13A雙位電插座		WATER METER 水錶
	TV / FM OUTLET	電視 / 電台天線插座		FIXED COLOUR CCTV CAMERA 固定閉路電視攝影機
	TELEPHONE OUTLET	電話插座		WATER POINT AND DRAIN POINT FOR WASHING MACHINE 洗衣機來去水位
	DATA OUTLET	數據插座		1200mm, T5 FLUORESCENT LIGHT FITTING 1200mm, T5 光管
	ELECTRICITY METER	電錶		1200mm, 2xT5 FLUORESCENT LIGHT FITTING 1200mm, 2x T5 光管
	MCB DISTRIBUTION BOARD	配電箱		600mm, T5 FLUORESCENT LIGHT FITTING 600mm, T5 光管
	VIDEO DOOR PHONE	視象對講電話		600mm, 2xT5 FLUORESCENT LIGHT FITTING 600mm, 2x T5 光管
	CCTV COLOUR MONITOR	彩色閉路電視監視器		
	DIGITAL VIDEO RECORDER	數碼影像儲存器		
	VIDEO DOOR STATION	視象門鈴設備		

Fittings, finishes and appliances

裝置、裝修物料及設備



Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

38 La Salle Road 喇沙利道38號 House A 住宅A		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
G/F 地下	Living & Dining 客廳及飯廳	2	0	8	0	4	1	1	2
	Garden 花園	4	0	0	0	0	0	0	0
	Lift Lobby 升降機大堂	1	0	0	0	0	0	0	0
	Toilet 洗手間	1	1	0	0	0	0	0	0
	Utility 工作間	1	0	2	2	0	0	0	0
	Back Yard 後花院	1	0	0	0	0	0	0	0
	Store 儲物室	1	0	1	0	1	0	0	0
	Carpark 停車位	1	0	0	1	0	0	0	0
1/F 一樓	Lift Lobby 升降機大堂	1	0	0	0	0	0	0	0
	Lobby 大堂	2	0	2	1	0	0	0	0
	Living Room 2 客廳 2	1	0	2	1	1	1	1	0
	Bal. 露台	1	0	0	0	0	0	0	0
	Dressing Room 化妝間	1	0	0	0	0	0	0	0
	Lounge 休憩間	1	0	2	1	1	1	1	0
	Bedroom 1 睡房 1	1	0	1	0	1	1	1	0
	Bath 1 浴室 1	1	1	1	0	0	0	0	0
	Dressing Room 化妝間	1	0	0	1	0	0	0	0
	Utility 工作間	1	0	0	2	0	0	1	0
	Kitchen 廚房	1	1	3	0	1	0	0	0
	Utility Platform 工作平台	0	0	0	0	0	0	0	0
	Bath 2 浴室 2	1	1	1	0	0	0	0	0
Flat Roof 平台	1	0	0	0	0	0	0	0	

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

38 La Salle Road 喇沙利道38號 House A 住宅A		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
2/F 二樓	Lift Lobby 升降機大堂	1	0	0	0	0	0	0	0
	Lobby 大堂	1	0	2	1	1	2	2	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bedroom 2 睡房 2	1	0	2	2	1	1	2	0
	Closet Room 衣帽間	1	0	0	0	0	0	0	0
	Bedroom 3 睡房 3	1	0	2	2	1	2	2	0
	Closet Room 衣帽間	1	0	0	2	0	0	0	0
	Dressing Room 化妝間	1	0	0	1	0	0	0	0
	Bath 4 浴室 4	1	1	1	0	0	0	0	0
	Utility 工作間	1	0	0	1	0	0	0	0
	Bath 3 浴室 3	1	1	1	0	0	0	0	0
3/F 三樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lobby 大堂	1	0	1	0	0	0	0	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bedroom 4 睡房 4	0	0	2	1	1	1	1	0
	Flat Roof 平台	0	0	0	0	0	0	0	0
	Bath 5 浴室 5	1	1	1	0	0	0	0	0
	Bedroom 5 睡房 5	1	0	3	1	1	1	1	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bath 6 浴室 6	1	1	1	0	0	0	0	0
	Closet Room 衣帽間	1	0	0	1	0	0	0	0
	Utility 工作間	1	0	0	1	1	1	1	0
Bath 7 浴室 7	1	1	1	0	0	0	0	0	
R/F 天台	Flat Roof 天台平台	1	0	0	0	0	0	0	0

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

36 La Salle Road 喇沙利道36號 House B 住宅 B		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
G/F 地下	Living & Dining 客廳及飯廳	2	0	5	1	2	1	1	1
	Back Yard 後花院	0	0	0	0	0	0	0	0
	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Utility 工作間	1	0	1	1	0	0	0	0
	Store 儲物室	1	0	0	1	0	0	0	0
	Carpark 停車位	1	0	0	0	0	0	0	0
1/F 一樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Dining 飯廳	1	0	4	1	1	1	1	0
	Garden 花園	2	0	0	0	0	0	0	0
	Utility Platform 工作平台	0	0	0	0	0	0	0	0
	Bedroom 1 睡房 1	1	0	1	0	2	1	1	1
	Bath 1 浴室 1	1	0	0	0	0	0	0	0
2/F 二樓	Kitchen 廚房	1	0	1	0	2	0	0	0
	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lobby 大堂	1	0	4	2	1	1	0	0
	Bedroom 2 睡房 2	1	0	0	0	1	1	1	0
	Bath 2 浴室 2	1	1	1	1	0	0	0	0
	Bedroom 3 睡房 3	1	0	0	1	1	1	1	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bal. 露台	1	0	0	0	0	0	0	0
	Bedroom 4 睡房 4	1	0	0	1	1	1	1	0
	Bedroom 5 睡房 5	1	0	1	0	1	1	1	0
Bath 3 浴室 3	1	1	1	1	0	0	0	0	

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

36 La Salle Road 喇沙利道36號 House B 住宅B		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線插座	Telephone outlet 電話插座	Video door phone 視像對講機
3/F 三樓	Lift Lobby 升降機大堂	1	0	0	0	0	0	0	0
	Family Rm. 休閒活動室	1	0	3	1	1	1	1	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bedroom 6 睡房 6	1	0	0	0	1	1	1	0
	Bath 4 浴室 4	1	1	0	1	0	0	0	0
	Bedroom 7 睡房 7	1	0	2	2	1	1	1	0
	Bedroom 8 睡房 8	1	0	1	0	1	1	1	0
	Bath 5 浴室 5	1	1	0	1	0	0	0	0
R/F 天台	Flat Roof 天台平台	0	0	0	0	0	0	0	0

32 La Salle Road 喇沙利道32號 House C 住宅 C		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線插座	Telephone outlet 電話插座	Video door phone 視像對講機
G/F 地下	Living & Dining 客廳及飯廳	2	0	6	0	5	1	1	2
	Garden 花園	0	0	0	0	0	0	0	0
	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Toilet 1 洗手間 1	1	1	1	0	0	0	0	0
	Kitchen 廚房	1	1	1	0	3	0	0	0
	Carpark 停車位	1	0	0	1	0	0	0	0
1/F 一樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lobby 大堂	1	0	2	1	1	1	1	0
	Living Room 2 客廳 2	1	0	1	1	1	1	2	0
	Balcony 露台	0	0	0	0	0	0	0	0
	Dressing Room 化妝間	1	1	1	0	0	0	0	0
	Bedroom 2 睡房 2	1	0	1	0	1	1	1	0
	Utility Platform 工作平台	0	0	0	0	0	0	0	0
	Closet Area 衣帽間	1	0	1	1	0	0	0	0
	Bath 1 浴室 1	1	1	1	0	1	1	1	0
	Lounge 休憩間	1	0	1	2	0	0	0	0

Fittings, finishes and appliances

裝置、裝修物料及設備



Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

32 La Salle Road 喇沙利道32號 House C 住宅 C		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
2/F 二樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lobby 大堂	1	0	1	1	1	1	1	0
	Flat Roof 平台	1	0	0	0	0	0	0	0
	Bedroom 3 睡房 3	1	0	2	2	1	1	1	0
	Toilet 3 洗手間 3	1	1	2	0	0	0	0	0
	Bedroom 4 睡房 4	1	0	0	2	0	1	1	0
	Dressing Room 化妝間	1	1	1	0	0	0	0	0
	Bedroom 5 睡房 5	1	0	1	1	1	1	1	0
	Closet Area 衣帽間	1	0	1	0	0	0	0	0
	Bath 2 浴室 2	1	1	2	0	0	0	0	0
3/F 三樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lobby 大堂	1	0	1	1	1	1	1	1
	Bedroom 6 睡房 6	1	0	1	3	1	1	2	0
	Toilet 4 洗手間 4	1	1	1	0	0	0	0	0
	Bedroom 7 睡房 7	1	0	1	0	2	1	1	0
	Dressing Room 化妝間	0	0	0	0	0	0	0	0
	Bedroom 8 睡房 8	1	0	1	1	1	1	1	0
	Closet Area 衣帽間	1	0	1	1	0	0	0	0
	Bath 4 浴室 4	1	1	1	0	0	0	0	0
R/F 天台	Flat Roof 天台平台	2	0	0	0	0	0	0	0

Fittings, finishes and appliances

裝置、裝修物料及設備

Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

34 La Salle Road 喇沙利道34號 House D (Flat A & B) 住宅D (單位A及單位B)		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
G/F 地下	Living & Dining 客廳及飯廳	2	0	5	3	2	1	1	1
	Garden 花園	0	0	0	0	0	0	0	0
	Lift Lobby 升降機大堂	1	0	2	0	0	0	0	0
	Kitchen 廚房	1	1	2	0	3	0	0	1
	Carpark 停車位	1	0	0	0	1	0	0	0
1/F 一樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Lounge 休憩間	1	0	2	0	1	0	0	0
	Living Room 2 客廳 2	1	0	0	0	2	0	0	0
	Bath 2 浴室 2	1	1	2	1	0	0	0	0
	Utility Platform 工作平台	0	0	0	0	0	0	0	0
	Bedroom 2 睡房 2	1	0	1	1	3	1	1	0
	Bal. 露台	1	0	0	0	0	0	0	0
	Bedroom 1 睡房 1	1	0	1	1	1	1	1	0
	Closet Area 衣帽間	0	0	2	0	0	0	0	0
	Bath 1 浴室 1	1	1	1	1	0	0	0	0
2F 二樓	Lift Lobby 升降機大堂	1	0	1	0	0	0	0	0
	Living & Dining 客廳及飯廳	1	0	7	2	5	1	1	0
	Flat Roof 平台	0	0	0	0	0	0	0	0
	Bedroom 1 睡房 1	1	0	1	1	1	1	1	0
	Bal. 露台	0	0	0	0	0	0	0	0
	Bath 1 浴室 1	1	1	2	1	0	0	0	0
	Kitchen 廚房	1	1	1	0	3	0	0	0
	Store 儲物室	1	0	0	1	0	0	0	0

Fittings, finishes and appliances

裝置、裝修物料及設備



Mechanical & Electrical Provisions Schedule 機電裝置數量說明表

34 La Salle Road 喇沙利道34號 House D (Flat A & B) 住宅D (單位A及單位B)		Mechanical & Electrical Provisions 機電裝置							
Floor 樓層	Location 位置	Lighting switch 燈掣	Switch for exhaust fan 抽氣扇開關	Switch for AC unit 空調供電位	13A Single socket outlet 13A 單位電插座	13A Twin socket outlet 13A 雙位電插座	TV/FM outlet 電視 / 電台天線 插座	Telephone outlet 電話插座	Video door phone 視像對講機
3/F 三樓	Lift Lobby 升降機大堂	1	0	1	0	2	0	0	0
	Utility 工作間	1	0	0	0	0	0	0	0
	Living Room 2 客廳 2	1	0	4	0	3	1	0	0
	Bath 3 浴室 3	1	1	1	1	0	0	0	0
	Utility Platform 工作平台	1	0	0	0	0	0	0	0
	Bedroom 2 睡房 2	1	0	2	0	3	0	0	0
	Bath 2 浴室 2	1	1	1	1	0	0	0	0
Flat Roof 平台	1	0	0	0	0	0	0	0	
R/F 天台	Flat Roof 天台平台	1	0	0	0	0	0	0	0

Service agreements

服務協議



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

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

Government rent

地稅

The vendor is liable for the Government rent payable in respect of the residential property in the development up to and including the date of assignment of such residential property.

賣方有法律責任繳付有關發展項目中的任何住宅物業直到該住宅物業轉讓契約的日期（包括該日）為止之地稅。



Miscellaneous payments by purchaser

買方的雜項付款

On the delivery of vacant possession of the specified residential property to the purchaser, the purchaser -

1. is liable to reimburse the vendor for the deposits for water, electricity and gas; and
2. shall not be liable to pay to the vendor any debris removal fee. Provided that on that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the vendor) under the deed of mutual covenant, and where the vendor has paid that debris removal fee, the purchaser shall reimburse the vendor for the same.

在向買方交付空置的住宅物業的管有權時，買方—

1. 須負責向賣方補還水、電力及氣體的按金；及
2. 不須向賣方支付清理廢料的費用。但在交付時，買方須根據公契向管理人（而非賣方）支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

Defect liability warranty period

欠妥之處的保養責任期

Defect liability warranty period for the residential properties in the development and the fittings, finishes and appliances as provided in the agreement for sale and purchase is six (6) months from the date of completion of the sale and purchase.

按買賣合約的規定，發展項目中的住宅物業及住宅物業內的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六（6）個月。

Maintenance of slopes

斜坡維修

Land grant does not requires the owners of the residential properties in the development to maintain any slope at their own cost.

The owner has not undertaken to maintain any slope in relation to the development at the owner's own cost.

Under the deed of mutual covenant in relation to Nos. 36 & 38 La Salle Road erected on Section B of New Kowloon Inland Lot No. 3850 ("Nos. 36 & 38 La Salle Road"), if a manager (the "Manager") is appointed by the owners' committee or by the owners or otherwise to manage Nos. 36 & 38 La Salle Road of the development at any time after execution of the deed of mutual covenant, the Manager shall have authority to engage suitable qualified personnel to inspect keep and maintain in good substantial repair and condition of the slope structures in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended from time to time and the maintenance manual for the slope structures and with such other guidelines issued from time to time by appropriate government departments regarding the maintenance of slopes, retaining walls and related structures and to carry out any necessary works in relation thereto.

Modification

修訂

Not applicable

批地文件沒有規定發展項目中的住宅物業的擁有人須自費維修任何斜坡。

擁有人沒有承諾自費就發展項目維修任何斜坡。

根據新九龍內地段第3850號B分段之上的喇沙利道36號及38號（“喇沙利道36號及38號”）之公契，如管理人在公契執行後任何時候得到業主委員會或業主委任負責管理發展項目的喇沙利道36號及38號，該管理人有權聘請適當合資格人仕根據土力工程處出版並不時修改的《岩土指南第五冊-斜坡維修指南》不時就保養斜坡及斜坡維修手冊檢查保持及維修斜坡結構以保持其良好及充分維修及狀況並按有關政府部門不時就保養斜坡及護土牆及相關結構發出之指引履行任何相關有需要之工程。

不適用

Relevant information

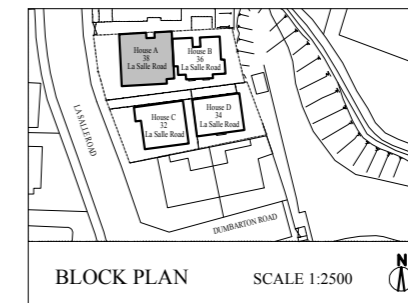
有關資料

(A) Fence wall of an adjacent building

Part of the fence wall of an adjacent building has been erected inside Section B of New Kowloon Inland Lot No. 3850 as shown on the below plan.

(A) 毗鄰建築物的圍牆

毗鄰建築物的部份圍牆如以下圖則所示豎設在新九龍內地段第3850號B分段之內。



LEGEND

Y YELLOW 黃色

ADJACENT FENCE WALL WITHIN SITE BOUNDARY

地盤內毗鄰建築物的圍牆

NO. 38 LA SALLE ROAD 38號 喇沙利道

NKIL 3850 S.B 新九龍內地段3850號B段

Relevant information

有關資料



(B) Deed of Mutual Covenant of Section B of New Kowloon Inland Lot No. 3850 (“the DMC”) and Deed of Grant of Rights of Way and Easements in relation of New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 (“the Deed of Grant”)

(1) The purchasers of Nos. 36 and 38 La Salle Road will be required to enter into the DMC on completion of the purchase or at the vendor’s option accepts an assignment of his property subject to and with the benefit of the DMC entered into by the vendor with another purchaser of Nos. 36 and 38 La Salle Road. Please refer to the Summary of DMC in this sales brochure.

(2) The purchasers of Nos. 32, 34, 36 and 38 will be required to enter into the Deed of Grant on completion of the purchase or at the vendor’s option accepts an assignment of his property subject to and with the benefit of the Deed of Grant entered into by the vendor with another purchaser of Nos. 32, 34, 36 and 38 La Salle Road. The principal provisions of the Deed of Grant are as follows:

(a) The owner of New Kowloon Inland Lot No. 4172 shall grant to the owner of New Kowloon Inland Lot No. 4173 :

(i) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4173, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4173 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4172 and Section B of New Kowloon Inland Lot No. 3850 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of New Kowloon Inland Lot No. 4173 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 1st Land Area (as defined in the Deed of Grant);

(ii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4173, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4173 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4172 and Section B of New Kowloon Inland Lot No. 3850 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use that part of the Metal Gate (as defined in the Deed of Grant) erected on the 1st Land Area (as defined in the Deed of Grant) for security and access purpose but not otherwise.

(B) 新九龍內地段第3850號B段的公契（「公契」）以及新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段的通行權及地役權授予契據（「授予契據」）

(1) 喇沙利道36及38號的買方將須於買賣完成時訂立公契，或按賣方的選擇，在受到賣方與喇沙利道36及38號的另一買方訂立的公契所約束並且享有該公契的利益之情況下接受賣方物業的轉讓。請參閱本售樓說明書內的公契的摘要。

(2) 喇沙利道32、34、36及38號的買方將須於買賣完成時訂立授予契據，或按賣方的選擇，在受到賣方與喇沙利道32、34、36及38號的另一買方訂立的授予契據所約束並且享有該授予契據的利益之情況下接受賣方物業的轉讓。授予契據的主要條文如下：

(a) 新九龍內地段第4172號的業主須向新九龍內地段第4173號的業主授予：

(i) 免費與不受阻的權利，讓新九龍內地段第4173號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4173號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4172號和新九龍內地段第3850號B段的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第4173號或其任何一個或多個部分之任何目的，步行或以汽車在第一地塊範圍（定義見授予契據）之上沿途經過和再經過；

(ii) 免費與不受阻的權利，讓新九龍內地段第4173號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4173號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4172號和新九龍內地段第3850號B段的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用第一地塊範圍（定義見授予契據）之上建成的該部分金屬閘門（定義見授予契據）作保安及進出用途，除此之外不作他用。

Relevant information

有關資料

- (b) The owner of New Kowloon Inland Lot No. 4172 shall grant to the owner of Section B of New Kowloon Inland Lot No. 3850:
- (i) a free and uninterrupted right for the owner of Section B of New Kowloon Inland Lot No. 3850, its successors and assigns and persons deriving title under or through the owner of Section B of New Kowloon Inland Lot No. 3850 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4172 and New Kowloon Inland Lot No. 4173 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of Section B of New Kowloon Inland Lot No. 3850 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 1st Land Area (as defined in the Deed of Grant);
 - (ii) a free and uninterrupted right for the owner of Section B New Kowloon Inland Lot No. 3850, its successors and assigns and persons deriving title under or through the owner of Section B of New Kowloon Inland Lot No. 3850 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4172 and New Kowloon Inland Lot No. 4173 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use that part of the Metal Gate (as defined in the Deed of Grant) erected on the 1st Land Area (as defined in the Deed of Grant) for security and access purpose but not otherwise.

- (b) 新九龍內地段第4172號的業主須向新九龍內地段第3850號B段的業主授予：
- (i) 免費與不受阻的權利，讓新九龍內地段第3850號B段的業主、其繼承人和受讓人及藉着或透過新九龍內地段第3850號B段的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4172號和新九龍內地段第4173號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第3850號B段或其任何一個或多個部分之任何目的，步行或以汽車在第一地塊範圍（定義見授予契據）之上沿途經過和再經過；
 - (ii) 免費與不受阻的權利，讓新九龍內地段第3850號B段的業主、其繼承人和受讓人及藉着或透過新九龍內地段第3850號B段的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4172號和新九龍內地段第4173號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用第一地塊範圍（定義見授予契據）之上建成的該部分金屬閘門（定義見授予契據）作保安及進出用途，除此之外不作他用。

Relevant information

有關資料



- (c) The owner of New Kowloon Inland Lot No. 4173 shall grant to the owner of New Kowloon Inland Lot No. 4172:
- (i) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4172, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4172 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of New Kowloon Inland Lot No. 4172 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 2nd Land Area (as defined in the Deed of Grant);
 - (ii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4172, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4172 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant) for refuse disposal purpose but not otherwise and for the sole purpose of access to and from the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant), a right of reasonable access over such part of New Kowloon Inland Lot No. 4173 as may be necessary for accessing to and from the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant).

- (c) 新九龍內地段第4173號的業主須向新九龍內地段第4172號的業主授予：
- (i) 免費與不受阻的權利，讓新九龍內地段第4172號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4172號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4173號和新九龍內地段第3850號B段的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第4172號或其任何一個或多個部分之任何目的，步行或以汽車在第二地塊範圍（定義見授予契據）之上沿途經過和再經過；
 - (ii) 免費與不受阻的權利，讓新九龍內地段第4172號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4172號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4173號和新九龍內地段第3850號B段的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用垃圾存放及物料回收房（定義見授予契據）作垃圾處理用途，除此之外不作他用；以及僅為往返垃圾存放及物料回收房（定義見授予契據）之目的，一項為往返垃圾存放及物料回收房（定義見授予契據）而需在新九龍內地段第4173號部分土地之上合理進出的權利。

Relevant information

有關資料

- (d) The owner of New Kowloon Inland Lot No. 4173 shall grant to the owner of Section B of New Kowloon Inland Lot No. 3850:
- (i) a free and uninterrupted right for the owner of Section B of New Kowloon Inland Lot No. 3850, its successors and assigns and persons deriving title under or through the owner of Section B of New Kowloon Inland Lot No. 3850 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4173 and New Kowloon Inland Lot No. 4172 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of Section B of New Kowloon Inland Lot No. 3850 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 2nd Land Area (as defined in the Deed of Grant);
 - (ii) a free and uninterrupted right for the owner of Section B of New Kowloon Inland Lot No. 3850, its successors and assigns and persons deriving title under or through the owner of Section B of New Kowloon Inland Lot No. 3850 and its servants, employees, agents, invitees and licensees (in common with the owners of New Kowloon Inland Lot No. 4173 and New Kowloon Inland Lot No. 4172 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant) for refuse disposal purpose but not otherwise and for the sole purpose of access to and from the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant), a right of reasonable access over such part of New Kowloon Inland Lot No. 4173 as may be necessary for accessing to and from the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant).
- (e) One (1) public electrical meter with switch board and other associated apparatus and installations and all other conducting media for the Refuse Storage and Material Recovery Chamber (as defined in the Deed of Grant) is located inside a switch room on the Ground Floor of the building erected on New Kowloon Inland Lot No. 4173. The owner of New Kowloon Inland Lot No. 4173 covenants with the owners of New Kowloon Inland Lot No. 4172 and Section B of New Kowloon Inland Lot No. 3850 to grant the right of access to the owners of New Kowloon Inland Lot No. 4172 and Section B of New Kowloon Inland Lot No. 3850, their servants, contractors, agents, workmen and other persons authorised by them to enter upon the switch room with or without tools, plants and machinery for the purposes of taking meter-reading of the said public electrical meter, installing, erecting, affixing, servicing, inspecting, repairing, maintaining, renewing, laying, relaying, diverting, supplementing, removing, replacing or otherwise dealing with the said public electrical meter, its switch board, associated apparatus and installations and all other conducting media which are laid or to be laid inside the switch room.

- (d) 新九龍內地段第4173號的業主須向新九龍內地段第3850號B段的業主授予：
- (i) 免費與不受阻的權利，讓新九龍內地段第3850號B段的業主、其繼承人和受讓人及藉着或透過新九龍內地段第3850號B段的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4173號和新九龍內地段第4172號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第3850號B段或其任何一個或多個部分之任何目的，步行或以汽車在第二地塊範圍（定義見授予契據）之上沿途經過和再經過；
 - (ii) 免費與不受阻的權利，讓新九龍內地段第3850號B段的業主、其繼承人和受讓人及藉着或透過新九龍內地段第3850號B段的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第4173號和新九龍內地段第4172號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用垃圾存放及物料回收房（定義見授予契據）作垃圾處理用途，除此之外不作他用；以及僅為往返垃圾存放及物料回收房（定義見授予契據）之目的，一項為往返垃圾存放及物料回收房（定義見授予契據）而需在新九龍內地段第4173號部分土地之上合理進出的權利。
- (e) 用於垃圾存放及物料回收房（定義見授予契據）的一（1）個公用電錶連同配電板及其他相關儀器和安裝設備及所有其他傳導介質，是位於新九龍內地段第4173號上建成的建築物的地下樓層的電掣房之內。新九龍內地段第4173號的業主向新九龍內地段第4172號和新九龍內地段第3850號B分段的業主作出契諾，對新九龍內地段第4172號和新九龍內地段第3850號B分段的業主、其受僱人、承包人、代理人、工人及其授權的其他人士授予進出權以進入該電掣房，不論是否連同工具、設備及機械，以讀取上述公用電錶的讀數，安裝、豎設、固定、維修、檢查、修理、保養、翻新、敷設、重鋪、改道、補充、移除、更換或在其他方面處理上述公用電錶、其配電板、相關儀器和安裝設備以及已經或將會敷設於該電掣房之內的所有其他傳導介質。

Relevant information

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- (f) The owner of Section B of New Kowloon Inland Lot No. 3850 shall grant to the owner of New Kowloon Inland Lot No. 4172:
- (i) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4172, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4172 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of New Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4173 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of New Kowloon Inland Lot No. 4172 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 3rd Land Area (as defined in the Deed of Grant);
 - (ii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4172, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4172 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of New Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4173 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use the Master Water Meter Room (as defined in the Deed of Grant) for the purposes of recording meter reading and repairing and maintaining the meter and facilities located therein serving New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 respectively but not otherwise and for the sole purpose of access to and from the Master Water Meter Room (as defined in the Deed of Grant), a right of reasonable access over such part of Section B of New Kowloon Inland Lot No. 3850 as may be necessary for accessing to and from the Master Water Meter Room (as defined in the Deed of Grant);
 - (iii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4172, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4172 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4173 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use that part of the Metal Gate (as defined in the Deed of Grant) erected on the 3rd Land Area (as defined in the Deed of Grant) for security and access purpose but not otherwise.

- (f) 新九龍內地段第3850號B段的業主須向新九龍內地段第4172號的業主授予：
- (i) 免費與不受阻的權利，讓新九龍內地段第4172號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4172號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4173號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第4172號或其任何一個或多個部分之任何目的，步行或以汽車在第三地塊範圍（定義見授予契據）之上沿途經過和再經過；
 - (ii) 免費與不受阻的權利，讓新九龍內地段第4172號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4172號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4173號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用主水錶房（定義見授予契據）作記錄水錶讀數和修理及維修房內所設新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段的水錶及設施用途，除此之外不作他用；以及僅為往返主水錶房（定義見授予契據）之目的，一項為往返主水錶房（定義見授予契據）而需在新九龍內地段第3850號B段部分土地之上合理進出的權利；
 - (iii) 免費與不受阻的權利，讓新九龍內地段第4172號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4172號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4173號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用第三地塊範圍（定義見授予契據）之上建成的該部分金屬閘門（定義見授予契據）作保安及進出用途，除此之外不作他用。

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- (g) The owner of Section B of New Kowloon Inland Lot No. 3850 shall grant to the owner of New Kowloon Inland Lot No. 4173:
- (i) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4173, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4173 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of New Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4172 and their respective successors and assigns and other persons having the like right) at all times by day and by night for any purpose connecting with the use and enjoyment of New Kowloon Inland Lot No. 4173 or any part or parts thereof to pass and repass on foot or by motor vehicles over and along the 3rd Land Area (as defined in the Deed of Grant);
 - (ii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4173, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4173 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of New Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4172 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use the Master Water Meter Room (as defined in the Deed of Grant) for the purposes of recording meter reading and repairing and maintaining the meter and facilities located therein serving New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 respectively but not otherwise and for the sole purpose of access to and from the Master Water Meter Room, a right of reasonable access over such part of Section B of New Kowloon Inland Lot No. 3850 as may be necessary for accessing to and from the Master Water Meter Room (as defined in the Deed of Grant);
 - (iii) a free and uninterrupted right for the owner of New Kowloon Inland Lot No. 4173, its successors and assigns and persons deriving title under or through the owner of New Kowloon Inland Lot No. 4173 and its servants, employees, agents, invitees and licensees (in common with the owners of Section B of Kowloon Inland Lot No. 3850 and New Kowloon Inland Lot No. 4172 and their respective successors and assigns and other persons having the like right) at all times by day and by night to use that part of the Metal Gate (as defined in the Deed of Grant) erected on the 3rd Land Area (as defined in the Deed of Grant) for security and access purpose but not otherwise.

- (g) 新九龍內地段第3850號B段的業主須向新九龍內地段第4173號的業主授予：
- (i) 免費與不受阻的權利，讓新九龍內地段第4173號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4173號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4172號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候就使用及享用新九龍內地段第4173號或其任何一個或多個部分之任何目的，步行或以汽車在第三地塊範圍（定義見授予契據）之上沿途經過和再經過；
 - (ii) 免費與不受阻的權利，讓新九龍內地段第4173號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4173號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4172號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用主水錶房（定義見授予契據）作記錄水錶讀數和修理及維修房內所設新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段的水錶及設施用途，除此之外不作他用；以及僅為往返主水錶房之目的，一項為往返主水錶房（定義見授予契據）而需在新九龍內地段第3850號B段部分土地之上合理進出的權利；
 - (iii) 免費與不受阻的權利，讓新九龍內地段第4173號的業主、其繼承人和受讓人及藉着或透過新九龍內地段第4173號的業主取得業權的人，以及該業主的受僱人、僱員、代理人、受邀人和被特許人（與新九龍內地段第3850號B段和新九龍內地段第4172號的業主以及其各自的繼承人和受讓人及其他享有類似權利的人一樣）無論日夜任何時候使用第三地塊範圍（定義見授予契據）之上建成的該部分金屬閘門（定義見授予契據）作保安及進出用途，除此之外不作他用。

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- (h) One (1) public electrical meter with switch board and other associated apparatus and installations and all other conducting media for the Master Water Meter Room (as defined in the Deed of Grant) and the Metal Gate (as defined in the Deed of Grant) is located inside a switch room on the Ground Floor of No. 38 La Salle Road erected on Section B of New Kowloon Inland Lot No. 3850. The owner of Section B New Kowloon Inland Lot No. 3850 hereby covenants with the owners of New Kowloon Inland Lot No. 4172 and New Kowloon Inland Lot No. 4173 to grant the right of access to the owners of New Kowloon Inland Lot No. 4172 and New Kowloon Inland Lot No. 4173, their servants, contractors, agents, workmen and other persons authorised by them to enter upon the switch room with or without tools, plants and machinery for the purposes of taking meter-reading of the said public electrical meter, installing, erecting, affixing, servicing, inspecting, repairing, maintaining, renewing, laying, relaying, diverting, supplementing, removing, replacing or otherwise dealing with the said public electrical meter, its switch board, associated apparatus and installations and all other conducting media which are laid or to be laid inside the switch room.
- (i) The parties to the Deed of Grant grant to each other the right of reasonable use passage and running of water, sewage, electricity, gas, telephone, security, ventilation, television, telecommunication, data-communication, broadband and other related services or supplies to and from New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 (as the case may be) through over and along the sewers, drains, pipes, mains, channels, conduits, wires, cables, gutters, watercourses, lines, leads, associated apparatus and installations and all other conducting media which are intended for the common or shared use and benefit of all of New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 or any two of them which are now or are to be laid in over or under the 1st Land Area, the 2nd Land Area and the 3rd Land Area (as the case may be) (all as defined in the Deed of Grant) together with the right at any time upon reasonable prior notice (except in case of emergency) being given by the owner(s) of New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 at the material time (as the case may be) to the other owner(s) of New Kowloon Inland Lot No. 4172, New Kowloon Inland Lot No. 4173 and Section B of New Kowloon Inland Lot No. 3850 at the material time (as the case may be), for that owner, their servants, contractors, agents, workmen and other persons authorised by them to enter upon the 1st Land Area, the 2nd Land Area and the 3rd Land Area (as the case may be) (all as defined in the Deed of Grant) with or without vehicles, tools, plants and machinery for the purposes of installing, erecting, affixing, servicing, inspecting, repairing, maintaining, renewing, laying, relaying, diverting, supplementing, removing, replacing or otherwise dealing with the said sewers, drains, pipes, mains, channels, conduits, wires, cables, gutters, watercourses, lines, leads, associated apparatus and installations and all other conducting media which are laid or to be laid in over or under the 1st Land Area, the 2nd Land Area and the 3rd Land Area (as the case may be) (all as defined in the Deed of Grant).

- (h) 用於主水錶房（定義見授予契據）和金屬閘門（定義見授予契據）的一（1）個公用電錶連同配電板及其他相關儀器和安裝設備及所有其他傳導介質，是位於新九龍內地段第3850號B分段上建成的喇沙利道38號的地下樓層的電掣房之內。新九龍內地段第3850號B分段的業主向新九龍內地段第4172號和新九龍內地段第4173號的業主作出契諾，對新九龍內地段第4172號和新九龍內地段第4173號的業主、其受僱人、承包人、代理人、工人及其授權的其他人士授予進出權以進入該電掣房，不論是否連同工具、設備及機械，以讀取上述公用電錶的讀數，安裝、豎設、固定、維修、檢查、修理、保養、翻新、敷設、重鋪、改道、補充、移除、更換或在其他方面處理上述公用電錶、其配電板、相關儀器和安裝設備以及已經或將會敷設於該電掣房之內的所有其他傳導介質。
- (i) 授予契據各方彼此向對方授予以下權利：透過、通過、沿着現在是或將會在第一地塊範圍、第二地塊範圍及第三地塊範圍（視屬何情況而定）（定義均見授予契據）之內、之上或之下敷設的擬供新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段全部或其中任何兩者共同分享使用的污水渠、排水渠、管道、總水喉、渠道、槽、電線、電纜、排水溝、水道、線路、導線、相關儀器和安裝設備以及所有其他傳導介質往來新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段（視屬何情況而定）的水、污水、電、氣、電話、保安、通風、電視、電訊、數據通訊、寬頻及其他有關服務或供應的合理使用、通過及流過的權利，連同在有關時間，新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段（視屬何情況而定）的業主在有關時間，向新九龍內地段第4172號、新九龍內地段第4173號和新九龍內地段第3850號B段（視屬何情況而定）的其他業主給予合理事先通知後（但緊急情況除外）讓該業主、其受僱人、承包人、代理人、工人及其授權的其他人士隨時進入第一地塊範圍、第二地塊範圍及第三地塊範圍（視屬何情況而定）（定義均見授予契據）的權利，不論是否連同車輛、工具、設備及機械，以安裝、豎設、固定、維修、檢查、修理、保養、翻新、敷設、重鋪、改道、補充、移除、更換或在其他方面處理已經或將會在第一地塊範圍、第二地塊範圍及第三地塊範圍（視屬何情況而定）（定義均見授予契據）之內、之上或之下敷設的上述污水渠、排水渠、管道、總水喉、渠道、槽、電線、電纜、排水溝、水道、線路、導線、相關儀器和安裝設備以及所有其他傳導介質。

Relevant information

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- (j) The parties to the Deed of Grant covenants with each other that:
- (i) it and its servants, employees, agents, invitees and licensees shall not obstruct or permit or suffer to be obstructed or encumbered the Right of Way Area, the Metal Gate, the Refuse Storage and Material Recovery Chamber, the Master Water Meter Room and the Shared Utilities Facilities (all as defined in the Deed of Grant) or any part thereof or allow any articles to be deposited thereupon; and
 - (ii) it shall indemnify and keep each other fully indemnified from and against all actions, proceedings, demands, costs, expenses and claims whatsoever by the Government of Hong Kong Special Administrative Region and any other third party whomsoever in respect of any loss, injury, damage or other liability caused by or arising from the act, neglect or default (irrespective of whether wilful or not) of such party or any invitee or licensee of such party or any workmen, servants or persons who are permitted by such party to use the Right of Way Area, the Metal Gate, the Refuse Storage and Material Recovery Chamber, the Master Water Meter Room and the Shared Utilities Facilities (all as defined in the Deed of Grant) or otherwise arising from such party's use of the Right of Way Area, the Metal Gate, the Refuse Storage and Material Recovery Chamber, the Master Water Meter Room and the Shared Utilities Facilities (all as defined in the Deed of Grant) howsoever.

Potential purchasers are advised to review the draft Deed of Grant which is available for inspection free of charge during opening hour of sales office.

- (j) 授予契據的各方互相作出契諾：
- (i) 其本人及受僱人、僱員、代理人、受邀人和被特許人不得阻礙或允許或容許他人阻礙或妨礙通行權範圍、金屬閘門、垃圾存放及物料回收房、主水錶房及共用公用事業設施（全部定義見授予契據）或其任何部分或讓任何物品存放於該等地方；及
 - (ii) 其須就其本人或受邀人或被特許人或其允許使用通行權範圍、金屬閘門、垃圾存放及物料回收房、主水錶房及共用公用事業設施（全部定義見授予契據）的任何工人、受僱人或人士的行動、疏忽或失責（不論是否故意）導致或引起的，或在其他方面由於該方不論如何使用通行權範圍、金屬閘門、垃圾及物料回收房、主水錶房及共用公用事業設施（全部定義見授予契據）而引起的任何損失、傷害、損害或其他法律責任，因而受香港特別行政區政府及任何其他第三方提起的所有訴訟、程序、要求、費用、開支和申索，彌償對方並使對方保持獲得充分彌償。

建議準買方審閱授予契據的草擬稿，該文件可於售樓處開放時間內供免費查閱。



Relevant information

有關資料



Relevant information

有關資料



Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料

Breakdown of GFA concession on gross floor area of all features

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

Disregarded GFA under Building (Planning) Regulations 23(3)(b)

	Area (sq.m.)
1 Carpark and loading / unloading area excluding public transport terminus	
2 Plant rooms and similar services	
2.1 Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	134.063
2.2 Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	5.885
2.3 Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	178.64

Green Features under Joint Practice Notes 1 and 2

3 Balcony	
4 Wider common corridor and lift lobby	
5 Communal sky garden	
6 Acoustic fin	24.995
7 Wing wall, wind catcher and funnel	0
8 Non-structural prefabricated external wall	0
9 Utility platform	0
10 Noise barrier	0

Amenity Features

11 Counter, office, store, guard room and lavatory for watchman and management staff, owners' corporation office	7.495
12 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities	0
13 Covered landscaped and play area	0
14 Horizontal screens / covered walkways, trellis	0
15 Larger lift shaft	0
16 Chimney shaft	0
17 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	0
18 Pipe duct, air duct for mandatory feature or essential plant room	0
19 Pipe duct, air duct for non-mandatory or non-essential plant room	0
20 Plant room, pipe duct, air duct for environmentally friendly system and feature	0
21 Void in duplex domestic flat and house	00
22 Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	96.87
	0

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料



Other Exempted Items

23	Refuge floor including refuge floor cum sky garden	0
24	Other projections	0
25	Public transport terminus	0
26	Party structure and common staircase	0
27	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	0
28	Public passage	0
29	Covered set back area	0

Bonus GFA

30	Bonus GFA	0
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Note :

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

Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of the development:

The approved General Building Plans of this development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-151 issued by the Building Authority. Environmental assessment and information on the estimated performance or consumption for the common parts of this development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料

所有設施取得的總樓面面積寬免的分項

下表列出於印刷此售樓說明書前呈交建築事務監督及經其批准的建築圖則上所顯示有關總樓面面積寬免分項之最新資料。

根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積

	面積(平方米)
1 停車場及上落客貨地方（公共交通總站除外）	134.063
2 機房及相類設施	
2.1 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾存放及物料回收房等	5.885
2.2 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	178.64
2.3 非強制性或非必要機房，例如空調機房、風櫃房等	30.341

根據聯合作業備考第1及第2號提供的環保設施

3 露台	24.995
4 加闊的公用走廊及升降機大堂	0
5 公用空中花園	0
6 隔聲牆	0
7 翼牆、捕風器及風斗	0
8 非結構預製外牆	0
9 工作平台	7.495
10 隔音屏障	0

適意設施

11 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	0
12 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	0
13 有上蓋的園景區及遊樂場	0
14 橫向屏障 / 有蓋人行道、花棚	0
15 擴大升降機井道	0
16 煙囪管道	0
17 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	0
18 強制性設施或必要機房所需的管槽、氣槽	0
19 非強制性設施或非必要機房所需的管槽、氣槽	0
20 環保系統及設施所需的機房、管槽及氣槽	0
21 複式住宅單位及洋房的中空	96.87
22 伸出物，如空調機箱及伸出外牆超過750毫米的平台	0

Information in application for concession on gross floor area (GFA) of building

申請建築物總樓面面積寬免的資料



其他項目

23 庇護層，包括庇護層兼空中花園	0
24 其他伸出物	0
25 公共交通總站	0
26 共用構築物及樓梯	0
27 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	0
28 公眾通道	0
29 因建築物後移導致的覆蓋面積	0

額外總樓面面積

30 額外總樓面面積	0
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附註：

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

有關建築物的環境評估及發展項目的公用部分的預計能量表現或消耗的資料：

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

Date of printing of this sales brochure

本售樓說明書印製日期



Date of Printing: 10th February, 2015

Possible future changes

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

Website of the development

The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is:

www.32-38lasalle.com.hk

印製日期：2015年2月10日

日後可能出現的改變

發展項目及其周邊地區日後可能出現改變

發展項目的指定互聯網網站的地址

賣方為執行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的地址為：

www.32-38lasalle.com.hk

