



*Park*  
REACH 尚悦·方

售樓說明書 SALES BROCHURE



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您在購置一手住宅物業之前，應留意下列事項：

## 適用於所有一手住宅物業

### 1. 重要資訊

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

### 2. 費用、按揭貸款和樓價

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

### 3. 價單、支付條款，以及其他財務優惠

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

### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及(iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸<sup>2</sup>。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

### 5. 售樓說明書

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

### 6. 政府批地文件和公契

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

### 7. 售樓處內有關可供揀選住宅物業的資料

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

## 8. 成交紀錄冊

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

## 9. 買賣合約

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

## 10. 表達購樓意向

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

## 11. 委託地產代理

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

## 12. 委聘律師

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

## 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

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

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。
    - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - 工人罷工或封閉工地；
    - 暴動或內亂；
    - 不可抗力或天災；
    - 火警或其他賣方所不能控制的意外；
    - 戰爭；或
    - 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

## 適用於一手已落成住宅物業

### 16. 賣方資料表格

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

### 17. 參觀物業

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

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

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

其他相關聯絡資料：

#### 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

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

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項——  
(i) 每個住宅物業的外部尺寸；  
(ii) 每個住宅物業的內部尺寸；  
(iii) 每個住宅物業的內部間隔的厚度；  
(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

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

#### 4. Property area and its surroundings

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

#### 5. Sales brochure

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

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

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

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

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

## 8. Register of Transactions

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

## 9. Agreement for sale and purchase

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

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

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

## 11. Appointment of estate agent

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

## 12. Appointment of solicitor

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

## For first-hand uncompleted residential properties

### 13. Pre-sale Consent

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



## 14. Show flats

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

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

## 15. Estimated material date and handing over date

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

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

### For first-hand completed residential properties

## 16. Vendor's information form

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

## 17. Viewing of property

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

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

Website : [www.srpa.gov.hk](http://www.srpa.gov.hk)  
Telephone : 2817 3313  
Email : [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
Fax : 2219 2220

Other useful contacts:

**Consumer Council**

Website : [www.consumer.org.hk](http://www.consumer.org.hk)  
Telephone : 2929 2222  
Email : [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
Fax : 2856 3611

**Estate Agents Authority**

Website : [www.eaa.org.hk](http://www.eaa.org.hk)  
Telephone : 2111 2777  
Email : [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
Fax : 2598 9596

**Real Estate Developers Association of Hong Kong**

Telephone : 2826 0111  
Fax : 2845 2521

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

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

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

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

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

# 1. 發展項目，尚悅·方的資料 INFORMATION ON THE DEVELOPMENT, PARK REACH

## 街道名稱及門牌號數

十八鄉路33號

## 樓層的總數

住宅大廈共1幢，全幢共8層（地下至8樓，不包括天台）

## 樓層號數

地下、1樓至3樓、5樓至8樓及天台

## 被略去的樓層號數

不設4樓

## 庇護層

沒有

## 本發展項目屬未落成發展項目

- (a) 由該發展項目的認可人士提供的該項目的預計關鍵日期為2019年4月30日。
- (b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- (c) 為買賣合約的目的（凡根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

## Name of the street and street number

No. 33 Shap Pat Heung Road

## Total number of storeys

There is 1 residential block with 8 storeys in total (G/F to 8/F, excluding the roof)

## Floor numbering

G/F, 1/F - 3/F, 5/F - 8/F and Roof

## Omitted floor numbers

4/F is omitted

## Refuge floor

Nil

## This development is an uncompleted development

- (a) The estimated material date for the development, as provided by the authorized person for the development, is 30th April 2019.
- (b) The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.
- (c) For the purpose of the agreement for sale and purchase, where, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the development has been completed or is deemed to be completed (as the case may be).

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

### 賣方：

安豐發展有限公司及明保有限公司（亦為擁有人及其控權公司皆為恒基兆業有限公司、恒基兆業地產有限公司及謙耀置業有限公司）、  
威津投資有限公司（亦為擁有人及其控權公司為新世界發展有限公司）及  
麗誌有限公司（亦為擁有人及其控權公司為威津投資有限公司及新世界發展有限公司）

### 發展項目的認可人士：

興業建築師樓有限公司的劉榮添先生  
(劉榮添先生為興業建築師樓有限公司的董事)

### 發展項目的承建商：

恒麗建築有限公司

### 賣方代表律師：

中倫律師事務所

### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：

香港上海滙豐銀行有限公司

### 已為發展項目的建造提供貸款的任何其他人：

恒基兆業地產代理有限公司及新世界金融有限公司

### Vendor:

Onfine Development Limited and Gainbo Limited (both also as the owners and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited and Mightymark Investment Limited),  
Waygent Investment Limited (also as the owner and whose holding company is New World Development Company Limited) and  
Magic Sign Limited (also as the owner and whose holding companies are Waygent Investment Limited and New World Development Company Limited)

### Authorized person for the development:

Mr. Lew Wing Tim, George of Hsin Yieh Architects & Engineers Limited  
(Mr. Lew Wing Tim, George is a director of Hsin Yieh Architects & Engineers Limited)

### Building contractor for the development:

Heng Lai Construction Company Limited

### Vendor's solicitors:

Zhong Lun Law Firm

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

The Hongkong and Shanghai Banking Corporation Limited

### Any other person who has made a loan for the construction of the development:

Henderson Real Estate Agency Limited and New World Finance Company Limited

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

|     |  |     |
|-----|--|-----|
| (a) | 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。  | 不適用 |
| (b) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。  | 不適用 |
| (c) | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的家人。                                 | 否   |
| (d) | 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。   | 不適用 |
| (e) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。  | 不適用 |
| (f) | 賣方或該項目的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。                           | 否   |
| (g) | 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。                               | 不適用 |
| (h) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。                    | 不適用 |
| (i) | 賣方或該項目承建商屬法團，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) | 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。                           | 否   |
| (m) | 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。  | 不適用 |
| (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。                          | 不適用            |
| (r) | 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身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。                         | 是 <sup>1</sup> |

1. 發展項目的承建商恒麗建築有限公司屬於其中兩個賣方即安豐發展有限公司及明保有限公司及前述兩間賣方公司之所有的控權公司的有聯繫法團。

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

|     |   |                |
|-----|---|----------------|
| (a) | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an authorized person for the development.  | Not applicable |
| (b) | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an authorized person.  | Not applicable |
| (c) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an authorized person.  | No             |
| (d) | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an authorized person.   | Not applicable |
| (e) | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an authorized person.  | Not applicable |
| (f) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an authorized person.  | No             |
| (g) | The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.                            | Not applicable |
| (h) | The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development.               | Not applicable |
| (i) | The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors.  | No             |
| (j) | The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an authorized person for the development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor, holding company or contractor. | No             |

|     |  |                  |
|-----|--|------------------|
| (k) | The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor.   | No               |
| (l) | The vendor or a building contractor for the development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.  | No               |
| (m) | The vendor or a building contractor for the development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor or contractor.  | Not applicable   |
| (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.   | Not applicable   |
| (r) | The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.                             | No               |
| (s) | The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.   | Yes <sup>1</sup> |

1. The building contractor for the development, Heng Lai Construction Company Limited, is an associate corporation of two of the vendors, namely Onfine Development Limited and Gainbo Limited, and all the holding companies of the said two of the vendors.

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

發展項目將沒有構成圍封牆的一部分的非結構的預製外牆。

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

發展項目將會有構成圍封牆的一部分的幕牆。

There will be curtain walls forming part of the enclosing walls of the development.

每幢建築物的幕牆的厚度為200毫米。

The thickness of curtain walls of each building is 200 mm.

每個住宅物業的幕牆的總面積表

**Schedule of total area of the curtain walls of each residential property**

| 樓層<br>Floor | 單位<br>Flat                  | 每個住宅物業的幕牆的總面積 (平方米)<br>Total area of the curtain walls of each residential property (sq.m.) |
|-------------|-----------------------------|---|
| 1/F         | A                           | 1.045   |
|             | B                           | 0.615   |
|             | C                           | 1.030   |
|             | D                           | 0.560   |
|             | E                           | 0.560   |
|             | F                           | 1.065   |
|             | G                           | 0.310   |
|             | H                           | 1.025   |
|             | J                           | 0.373   |
|             | 2/F – 3/F<br>&<br>5/F – 8/F | A   |
| B           |                             | 0.325   |
| C           |                             | 0.778   |
| D           |                             | 0.310   |
| E           |                             | 0.310   |
| F           |                             | 0.800   |
| G           |                             | 0.310   |
| H           |                             | 0.760   |
| J           |                             | 0.373   |

## 5. 物業管理的資料 INFORMATION ON PROPERTY MANAGEMENT

**管理人：**

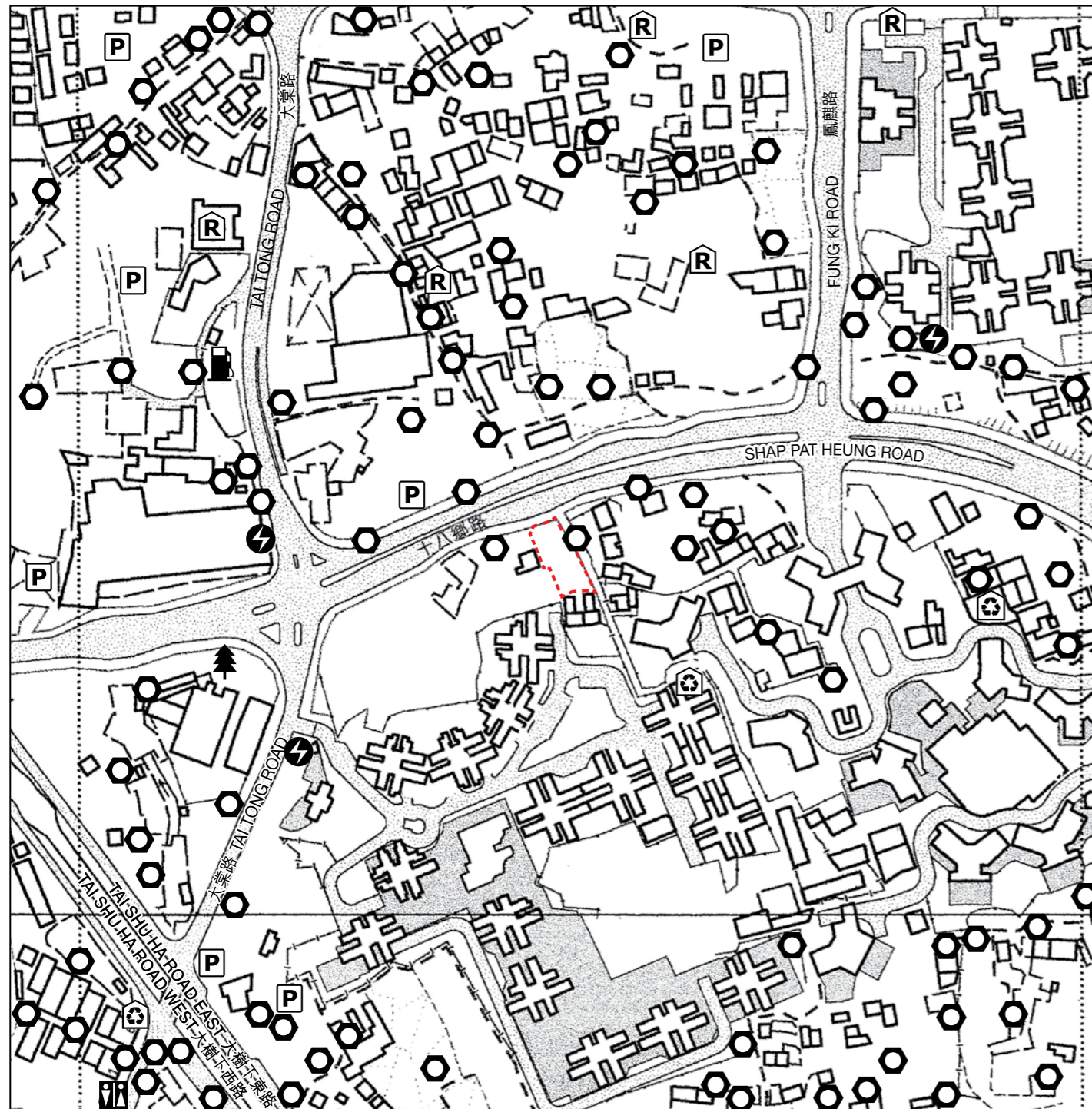
根據發展項目的公契的最新擬稿，富城物業管理有限公司將獲委任為發展項目的管理人。

**Manager:**

Urban Property Management Limited will be appointed as the Manager of the development under the latest draft Deed of Mutual Covenant in respect of the development.



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



### 圖例 NOTATION

-  油站  
Petrol filling station
-  發電廠 (包括電力分站)  
Power plant (including electricity sub-stations)
-  垃圾收集站  
Refuse collection point
-  公眾停車場 (包括貨車停泊處)  
Public carpark (including lorry park)
-  公廁  
Public convenience
-  公用事業設施裝置  
Public utility installation
-  宗教場所 (包括教堂、廟宇及祠堂)  
Religious institution (including church, temple and Tsz Tong)
-  公園  
Public park
-  發展項目的位置  
Location of the development

比例尺 SCALE :  0米(M) 250米(M)



此所在位置圖摘錄自地政總署測繪處地圖組別HP5C，測量圖編號6-NW-B及6-NW-D，複印後並經修正處理。

This location plan is adopted from part of the scale maps from Survey and Mapping Office of Lands Department with Series HP5C, Survey Sheet Numbers 6-NW-B and 6-NW-D. Adjustment is made where necessary.

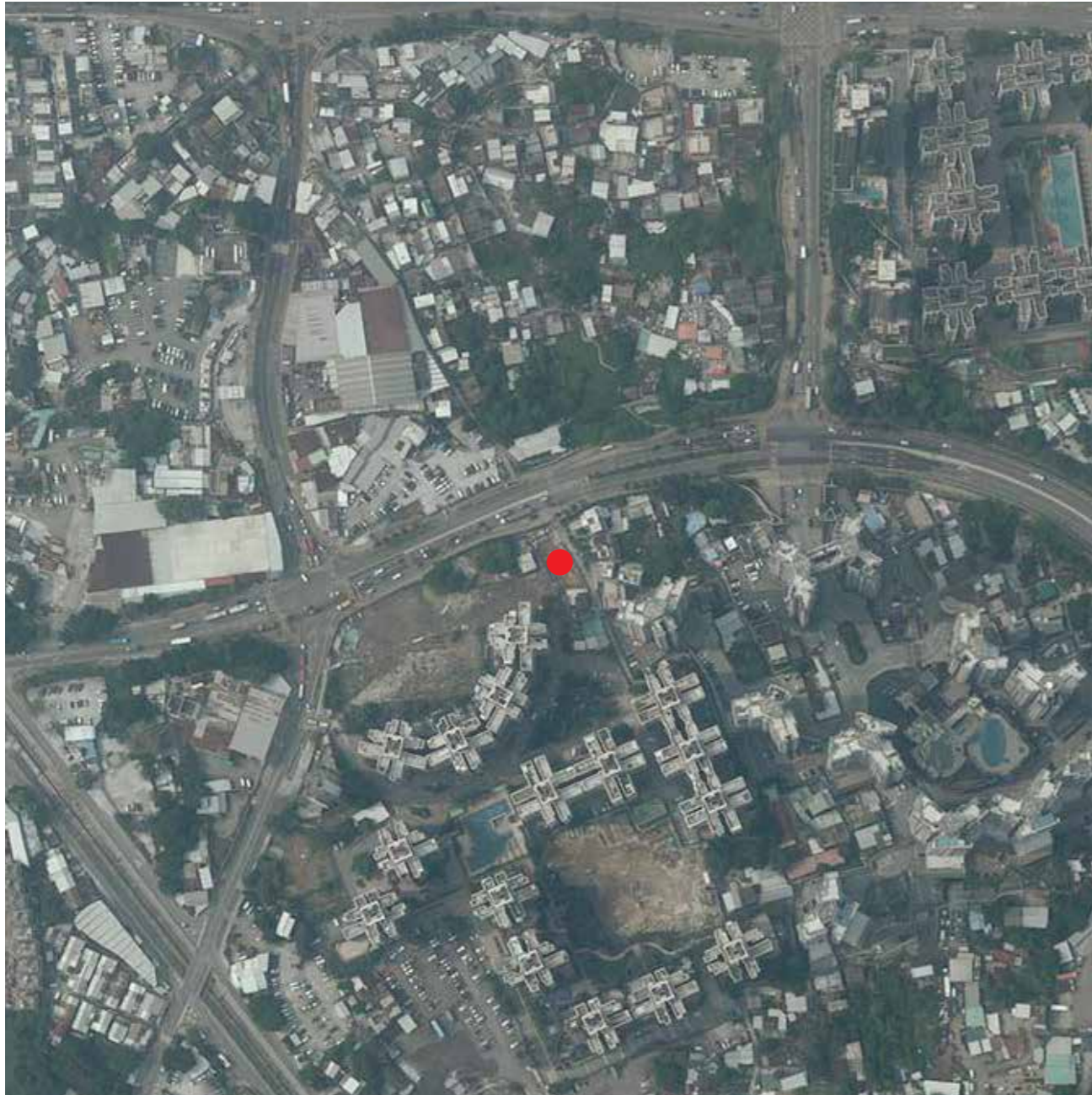
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號89/2017。

The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 89/2017.

備註：因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note : Due to technical reasons, this location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



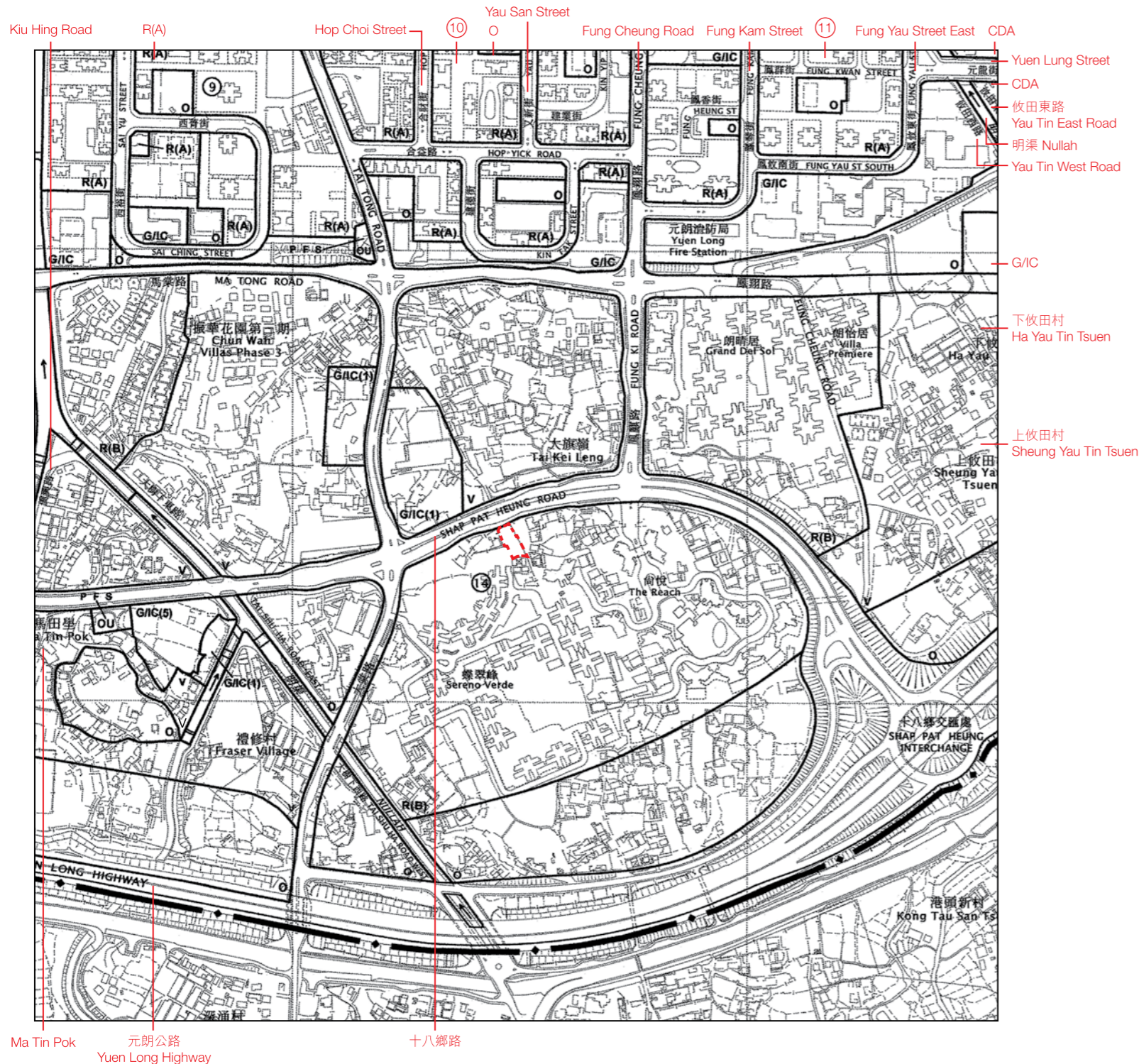
摘錄自地政總署測繪處於2017年4月29日在元朗6,900呎飛行高度拍攝之鳥瞰照片，編號為E023538C。  
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height 6,900 feet in Yuen Long. Photo No. E023538C, dated 29th April 2017.

備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note: Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

● 發展項目的位置  
Location of the development

香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。  
Survey and Mapping Office, Lands Department, The Government of HKSAR. © Copyright reserved - reproduction by permission only.

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



## 圖例 NOTATION

### 地帶

- 住宅(甲類)
- 住宅(乙類)
- 鄉村式發展
- 政府、機構或社區
- 休憩用地
- 其他指定用途
- 綜合發展區

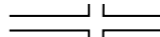
|       |
|-------|
| R(A)  |
| R(B)  |
| V     |
| G/I/C |
| O     |
| OU    |
| CDA   |

### ZONES

- RESIDENTIAL (GROUP A)
- RESIDENTIAL (GROUP B)
- VILLAGE TYPE DEVELOPMENT
- GOVERNMENT, INSTITUTION OR COMMUNITY
- OPEN SPACE
- OTHER SPECIFIED USES
- COMPREHENSIVE DEVELOPMENT AREA

### 交通

- 主要道路及路口

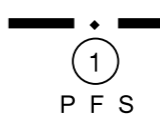


### COMMUNICATIONS

- MAJOR ROAD AND JUNCTION

### 其他

- 規劃範圍界線
- 規劃區編號
- 加油站



### MISCELLANEOUS

- BOUNDARY OF PLANNING SCHEME
- PLANNING AREA NUMBER
- PETROL FILLING STATION

發展項目的位置  
Location of the development

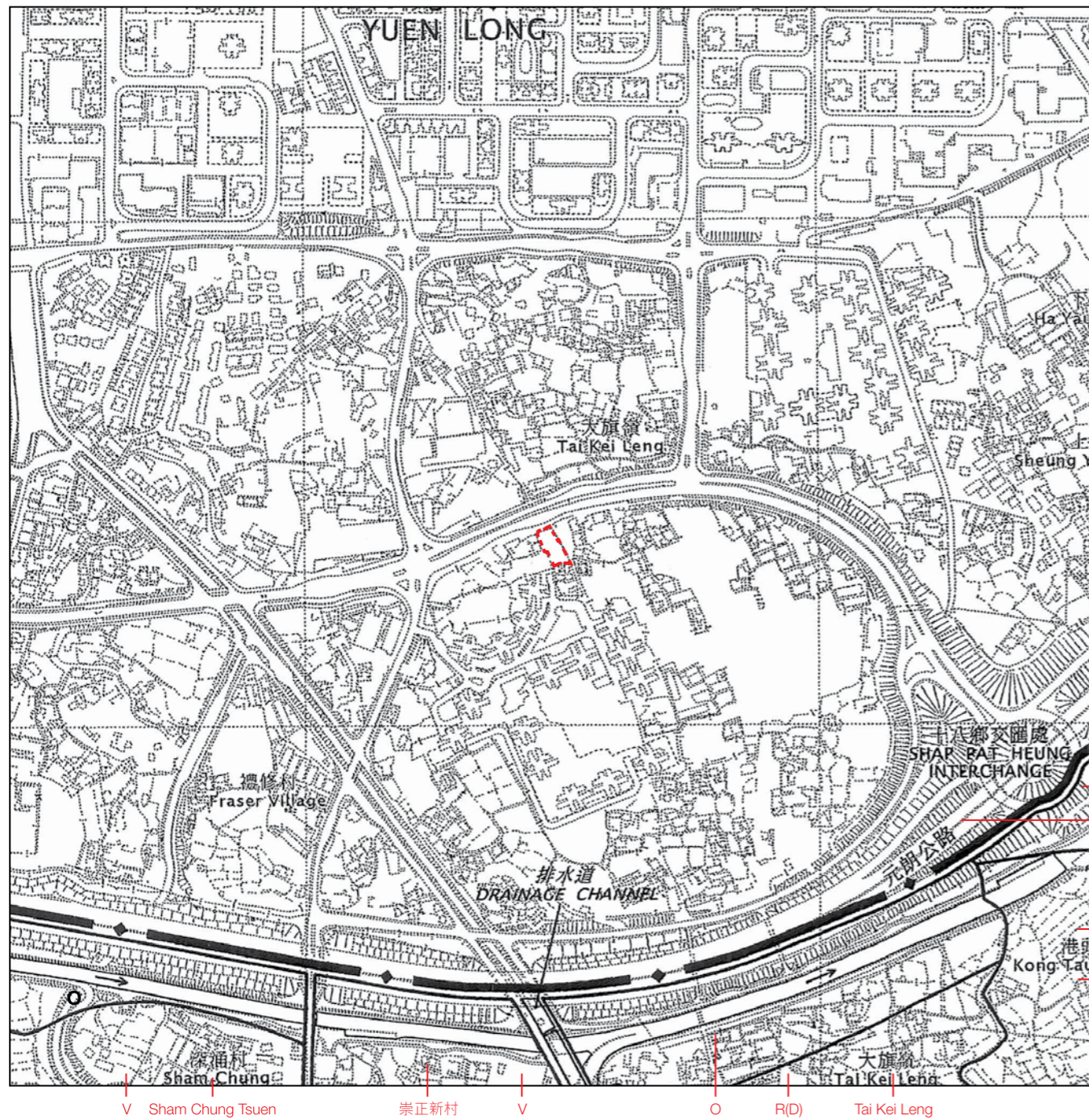


摘錄自2016年10月28日刊憲之元朗分區計劃大綱核准圖，圖則編號為S/YL/23。  
Adopted from part of the approved Yuen Long Outline Zoning Plan with Plan No. S/YL/23 gazetted on 28th October 2016.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。

Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



## 圖例 NOTATION

|           |      |                             |
|-----------|------|-----------------------------|
| <b>地帶</b> |      | <b>ZONES</b>                |
| 住宅(丁類)    | R(D) | RESIDENTIAL (GROUP D)       |
| 鄉村式發展     | V    | VILLAGE TYPE DEVELOPMENT    |
| 休憩用地      | O    | OPEN SPACE                  |
| 農業        | AGR  | AGRICULTURE                 |
| <b>交通</b> |      | <b>COMMUNICATIONS</b>       |
| 主要道路及路口   |      | MAJOR ROAD AND JUNCTION     |
| <b>其他</b> |      | <b>MISCELLANEOUS</b>        |
| 規劃範圍界線    |      | BOUNDARY OF PLANNING SCHEME |

發展項目的位置  
Location of the development


摘錄自2012年3月23日刊憲之大棠分區計劃大綱核准圖，圖則編號為S/YL-TT/16。  
Adopted from part of the approved Tai Tong Outline Zoning Plan with Plan No. S/YL-TT/16 gazetted on 23rd March 2012.

備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。


Note: Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

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



 發展項目的界線  
BOUNDARY OF THE DEVELOPMENT

毗鄰地段  
Adjoining lot

比例尺 SCALE:  0米(M) 5米(M)



由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2019年2月28日。

The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 28th February 2019.

備註：圖中所示之發展項目住宅物業布局是參照適用於2樓至3樓及5樓至8樓的住宅物業的樓面平面圖。

Note: The layout of the residential properties in the development shown in this plan is based on the floor plan of residential properties in the development applicable to 2/F - 3/F & 5/F - 8/F.

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

在本頁上之備註和圖例適用於全部的「發展項目的住宅物業的樓面平面圖」的頁數。  
The notes and legends on this page apply to all pages of “Floor plans of residential properties in the development”.

備註：

1. 部分住宅單位的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾板內藏之公用喉管。
2. 部分住宅單位內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅單位內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 部分住宅單位的冷氣機之室外機放置於指定的冷氣機平台或平台。該等冷氣機之室外機可能發出熱力及/或聲音。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如洗手盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。

Notes :

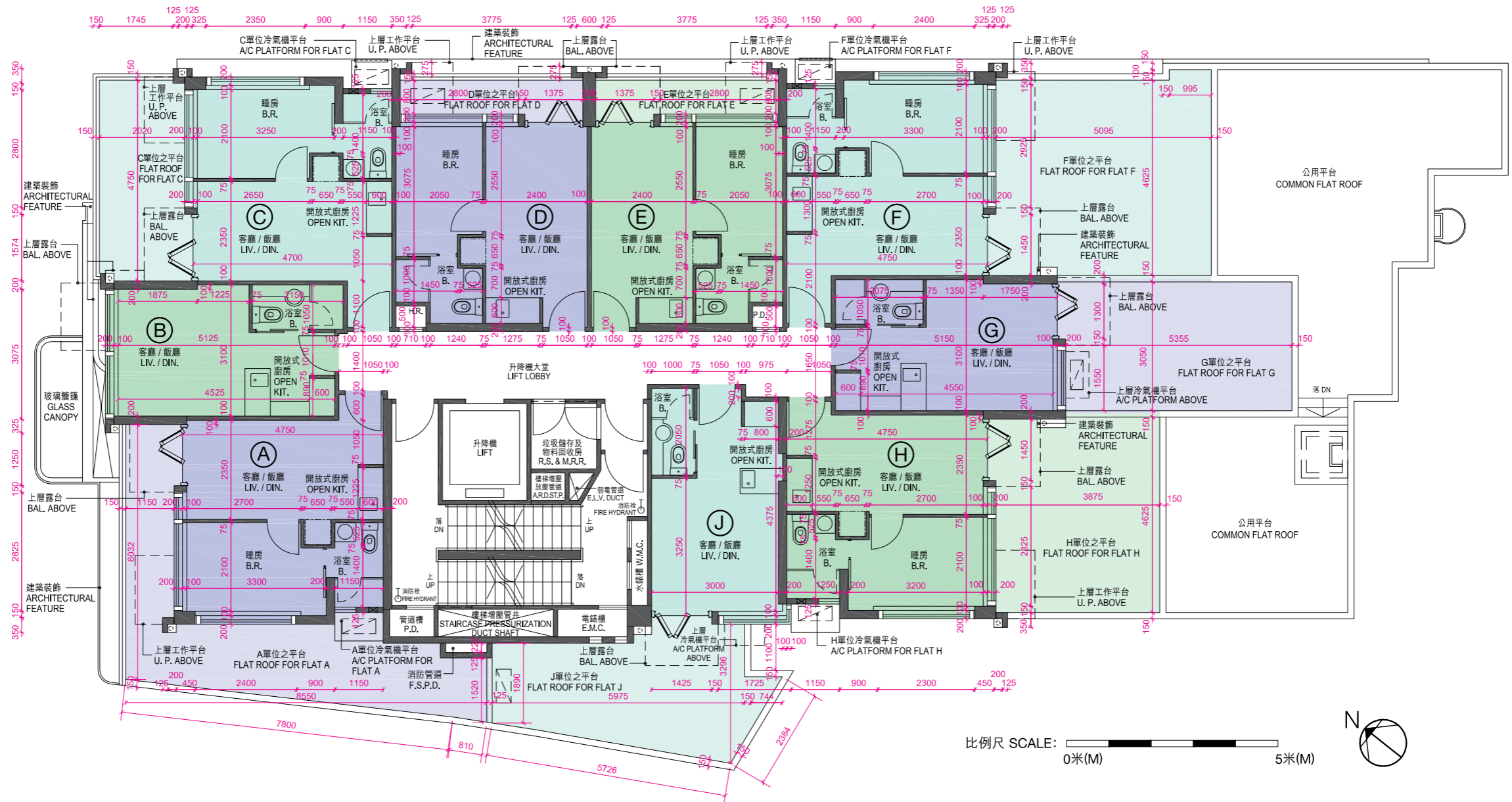
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential units.
2. There may be sunken slabs at some parts of the ceiling inside some residential units for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential units for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The outdoor unit of air-conditioners for some residential properties are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioners may create heat and / or noise.
5. Those icons of fittings and equipment shown on the floor plans of residential properties like wash basins, water closets, shower compartments, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and equipment actually provided and they are for indication and reference only.

樓面平面圖之圖例

## Legends of Floor Plans

|   |   |   |
|---|---|---|
| A/C PLATFORM  | = | 冷氣機平台 Air-conditioning platform                           |
| A.R.D.ST.P.   | = | 樓梯增壓放壓管道 Air relief duct for staircase pressurization     |
| B.  | = | 浴室 Bathroom   |
| B.R.  | = | 睡房 Bedroom  |
| BAL.  | = | 露台 Balcony  |
| BAL. ABOVE  | = | 上層露台 Balcony above  |
| DN  | = | 落 Down  |
| E.L.V. DUCT   | = | 弱電管道 Extra low voltage duct                               |
| E.L.V. ROOM   | = | 弱電房 Extra low voltage room                                |
| E.M.C.  | = | 電錶櫃 Electric meter cabinet                                |
| F.S.P.D.  | = | 消防管道槽 Fire service pipe duct                              |
| H.R.  | = | 消防喉轆 Hose reel  |
| LIV. / DIN.   | = | 客廳 / 飯廳 Living room / dining room                         |
| OPEN KIT.   | = | 開放式廚房 Open kitchen  |
| P.D.  | = | 管道槽 Pipe duct   |
| R.S. & M.R.R.   | = | 垃圾儲存及物料回收房 Refuse storage & material recovery room        |
| T.O.B.  | = | 下層露台上蓋 Top of balcony                                     |
| T.O.U.P.  | = | 下層工作平台上蓋 Top of utility platform                          |
| U.P.  | = | 工作平台 Utility platform                                     |
| U.P. ABOVE  | = | 上層工作平台 Utility platform above                             |
| W.M.C.  | = | 水錶櫃 Water meter cabinet                                   |
|  | = | 隨樓附送的嵌入式裝置 Built-in fittings provided in the flats        |
|  | = | 冷氣機之室外機(單層) Outdoor unit of air-conditioner (single deck) |
|  | = | 冷氣機之室外機(雙層) Outdoor unit of air-conditioner (double deck) |

# 1樓平面圖 1/F Floor Plan



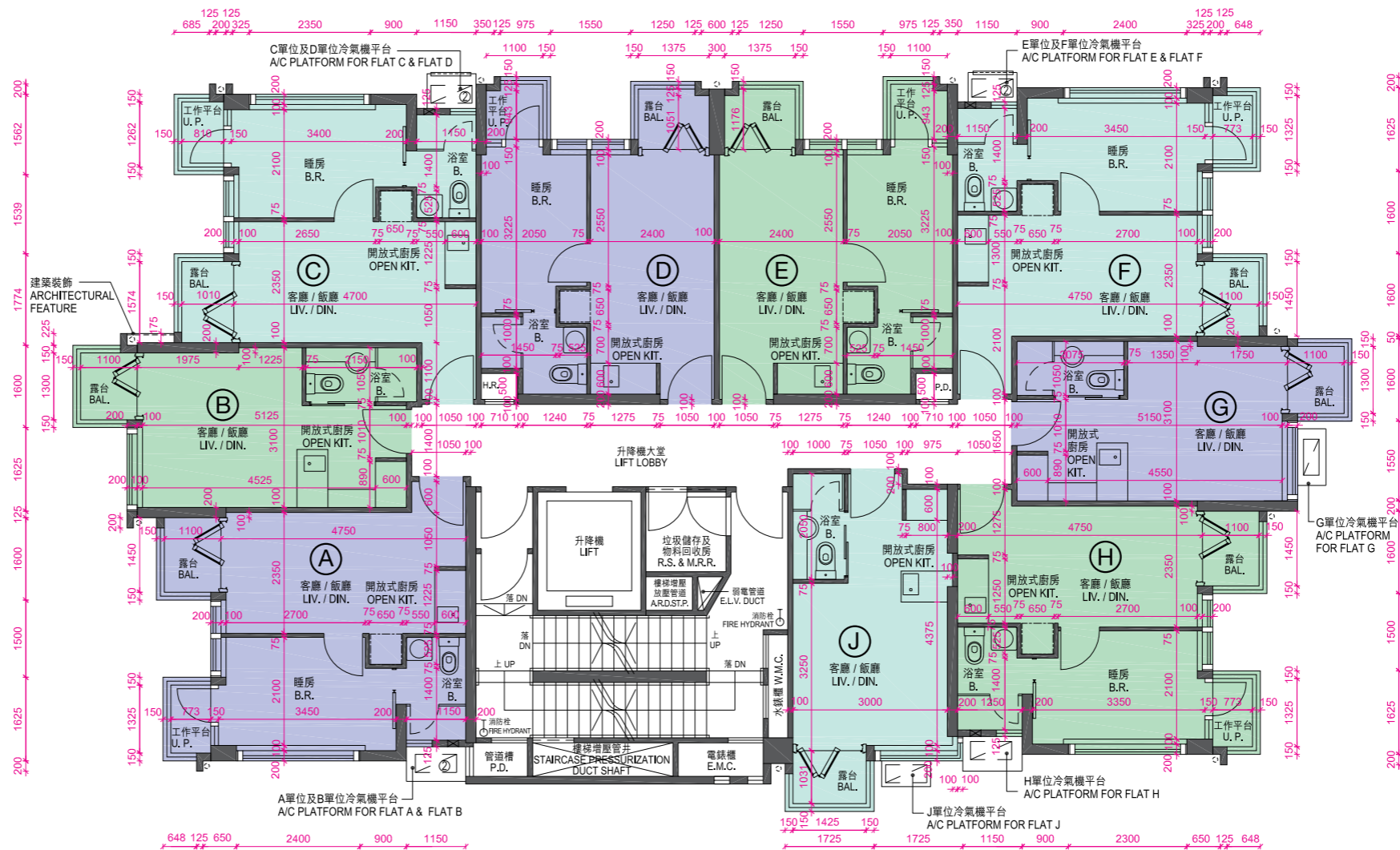
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

| 每個住宅物業<br>Each Residential Property                                      | 樓層<br>Floor | 單位 Flat |      |      |      |      |      |      |      |      |
|--|-------------|---------|------|------|------|------|------|------|------|------|
|  |             | A       | B    | C    | D    | E    | F    | G    | H    | J    |
| 樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs<br>(excluding plaster) (mm) | 1/F         | 175     | 175  | 175  | 175  | 175  | 175  | 175  | 175  | 175  |
| 層與層之間的高度(毫米)<br>Floor-to-Floor Height (mm)                               |             | 3150    | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 | 3150 |

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

2樓 - 3樓及5樓 - 8樓平面圖  
2/F - 3/F & 5/F - 8/F Floor Plan



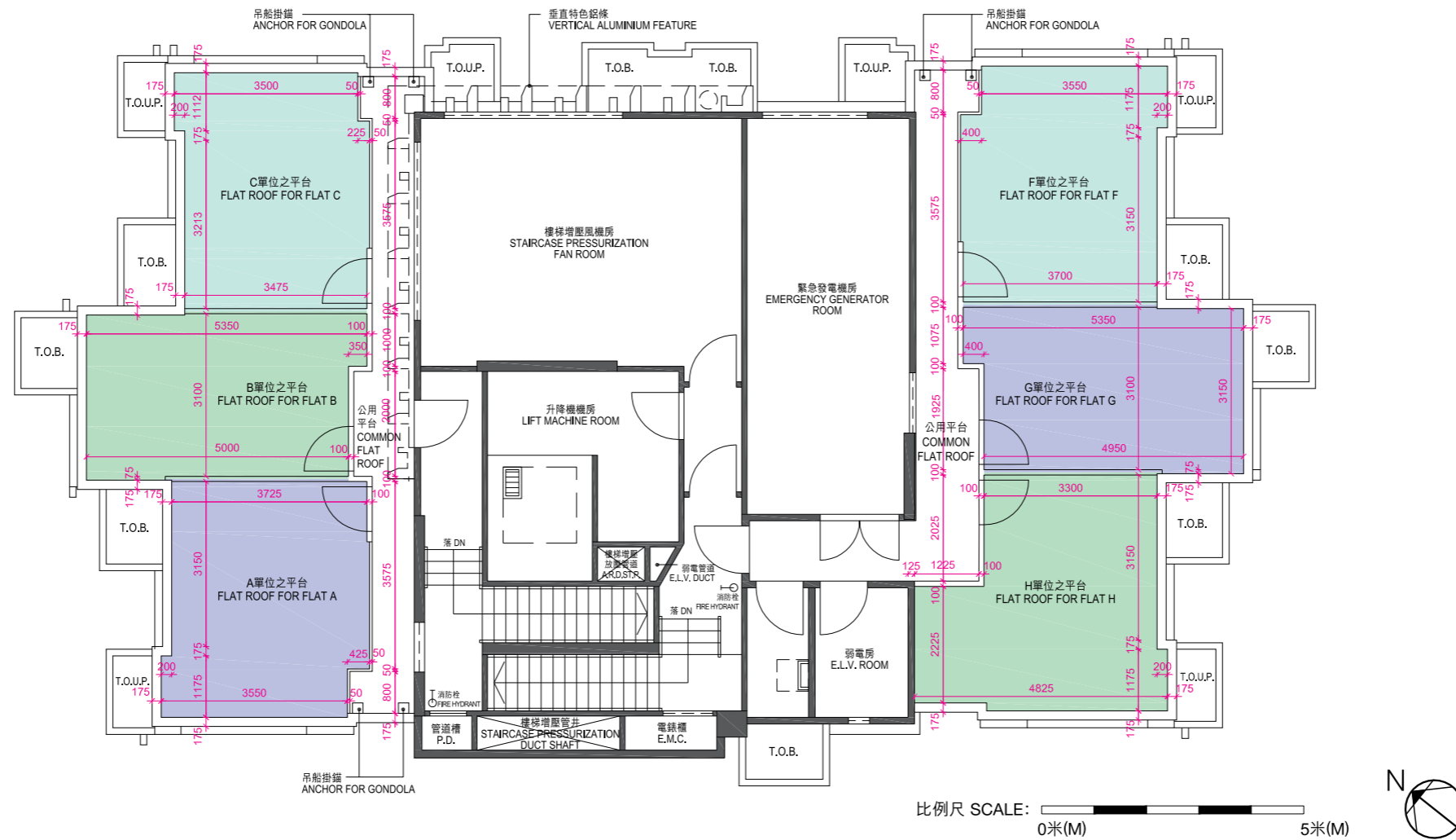
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。  
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

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

| 每個住宅物業<br>Each Residential Property                                   | 樓層<br>Floor           | 單位 Flat |      |            |      |      |      |      |      |            |  |
|---|-----------------------|---------|------|------------|------|------|------|------|------|------------|--|
|   |                       | A       | B    | C          | D    | E    | F    | G    | H    | J          |  |
| 樓板(不包括灰泥)的厚度(毫米)<br>Thickness of Floor Slabs (excluding plaster) (mm) | 2/F - 3/F & 5/F - 7/F | 175     | 175  | 175        | 175  | 175  | 175  | 175  | 175  | 175        |  |
|   | 8/F                   | 175     | 175  | 175        | 175  | 175  | 175  | 175  | 175  | 175        |  |
| 層與層之間的高度(毫米)<br>Floor-to-Floor Height (mm)                            | 2/F - 3/F & 5/F - 7/F | 3150    | 3150 | 3150       | 3150 | 3150 | 3150 | 3150 | 3150 | 3150       |  |
|   | 8/F                   | 3150    | 3150 | 3150, 3450 | 3450 | 3450 | 3150 | 3150 | 3150 | 3150, 3450 |  |



# 天台平面圖 Roof Floor Plan



每個住宅單位的層與層之間的高度：不適用。

The floor-to-floor height of each residential property: Not applicable.

每個住宅單位的樓板（不包括灰泥）的厚度：不適用。

The thickness of floor slab (excluding plaster) of each residential property: Not applicable.

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

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

備註：1. 平面圖所列數字為以毫米標示之建築結構尺寸。

2. 有關天台的位置在該項目經建築事務監督批准的建築圖則上列為平台，實際上其用途為天台，而其面積將以天台計算。

Notes: 1. The dimensions of floor plans are all structural dimensions in millimeter.

2. For the location of the roof, it was specified as flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

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

| 物業的描述<br>Description of Residential Property |             |            | 實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>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)<br>Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) |                  |                |                 |              |                      |            |                 |               |            |   |
|--|-------------|------------|---|--|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|---|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Flat |   | 空調機房<br>Air-conditioning plant room  | 窗台<br>Bay Window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |   |
| 尚悦·方<br>Park Reach                           | 1/F         | A          | 25.386 (273)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 19.833 (213)    | –            | –                    | –          | –               | –             | –          |   |
|  |             | B          | 17.802 (192)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | –               | –            | –                    | –          | –               | –             | –          |   |
|  |             | C          | 25.059 (270)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 9.829 (106)     | –            | –                    | –          | –               | –             | –          |   |
|  |             | D          | 23.378 (252)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 3.735 (40)      | –            | –                    | –          | –               | –             | –          |   |
|  |             | E          | 23.365 (252)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 3.735 (40)      | –            | –                    | –          | –               | –             | –          |   |
|  |             | F          | 25.332 (273)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 24.008 (258)    | –            | –                    | –          | –               | –             | –          | – |
|  |             | G          | 17.402 (187)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 16.603 (179)    | –            | –                    | –          | –               | –             | –          | – |
|  |             | H          | 24.406 (263)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 17.994 (194)    | –            | –                    | –          | –               | –             | –          | – |
|  |             | J          | 18.005 (194)<br>露台 Balcony: –<br>工作平台 Utility Platform: –   | –  | –                | –              | 16.202 (174)    | –            | –                    | –          | –               | –             | –          | – |

| 物業的描述<br>Description of Residential Property |                             |            | 實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>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)<br>Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) |                  |                |                 |              |                      |            |                 |               |            |   |   |
|--|-----------------------------|------------|---|--|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|---|---|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor                 | 單位<br>Flat |   | 空調機房<br>Air-conditioning plant room  | 窗台<br>Bay Window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |   |   |
| 尚悦·方<br>Park Reach                           | 2/F – 3/F<br>&<br>5/F – 7/F | A          | 28.831 (310)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          |   |   |
|  |                             | B          | 19.609 (211)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - |   |
|  |                             | C          | 28.457 (306)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - |   |
|  |                             | D          | 26.848 (289)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - |   |
|  |                             | E          | 26.835 (289)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - |   |
|  |                             | F          | 28.763 (310)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - | - |
|  |                             | G          | 19.472 (210)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - | - |
|  |                             | H          | 27.816 (299)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - | - |
|  |                             | J          | 19.975 (215)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | -          | -               | -             | -          | - | - |

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

| 物業的描述<br>Description of Residential Property |             |            | 實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎)<br>Saleable Area (including balcony, utility platform and verandah, if any)<br>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)<br>Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) |                  |                |                 |              |                      |              |                 |               |            |   |
|--|-------------|------------|---|--|------------------|----------------|-----------------|--------------|----------------------|--------------|-----------------|---------------|------------|---|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Flat |   | 空調機房<br>Air-conditioning plant room  | 窗台<br>Bay Window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking space | 天台<br>Roof   | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |   |
| 尚悅·方<br>Park Reach                           | 8/F         | A          | 28.831 (310)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | 16.772 (181) | -               | -             | -          |   |
|  |             | B          | 19.609 (211)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | 15.916 (171) | -               | -             | -          |   |
|  |             | C          | 28.457 (306)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | 15.819 (170) | -               | -             | -          |   |
|  |             | D          | 26.848 (289)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -            | -               | -             | -          |   |
|  |             | E          | 26.835 (289)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -            | -               | -             | -          |   |
|  |             | F          | 28.763 (310)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -            | 16.682 (180)    | -             | -          | - |
|  |             | G          | 19.472 (210)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | -            | 15.850 (171)    | -             | -          | - |
|  |             | H          | 27.816 (299)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: 1.5 (16)   | -  | -                | -              | -               | -            | -                    | -            | 18.026 (194)    | -             | -          | - |
|  |             | J          | 19.975 (215)<br>露台 Balcony: 2.0 (22)<br>工作平台 Utility Platform: -  | -  | -                | -              | -               | -            | -                    | -            | -               | -             | -          | - |

實用面積及屬該住宅物業其他指明項目的面積是按照《一手住宅物業銷售條例》第8條及附表2第2部的計算分別得出的。

The saleable area and area of other specified items of the residential properties are calculated respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

備註：上述所列以平方米顯示之面積乃依據最近的批准建築圖則計算。以平方呎顯示之面積均依據1平方米=10.764平方呎換算，並四捨五入至整數。

Note: Areas in square metres as specified in the above are calculated in accordance with the latest approved building plans. Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.

## 12. 發展項目中的停車位的樓面平面圖 FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

不適用。

NOT APPLICABLE.

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

1. 買方在簽立臨時買賣合約時向賣方(擁有人)繳付相等於樓價5%之臨時訂金。
2. 買方在簽署臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。
3. 如買方沒有在訂立該臨時買賣合約之後的5個工作日內簽立正式買賣合約 —
  - (i) 該臨時買賣合約即告終止；及
  - (ii) 買方支付的臨時訂金即予沒收；及
  - (iii) 賣方(擁有人)不得就買方沒有簽立正式買賣合約，而對買方提出進一步申索。

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

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

## 1. 發展項目的公用部分

「公用地方與設施」統指「屋苑公用地方與設施」及「住宅公用地方與設施」，並在適用的情況下包括《建築物管理條例》(第344章)第2條「公用部分」的定義所列舉的適當及相關公用部分。

「屋苑公用地方與設施」指擬供屋苑整體(並不限於任何個別單位或其任何部分)公用及共享的屋苑地方與設施，同時受公契的條款所約束，以及每位擁有人及佔用人可與所有其他擁有人及佔用人一同行使現存的權利及通行權所規限，當中包括但不限於：-

- (a) 地基、柱、樑、樓板，以及不屬於或不構成商業單位或住宅單位一部分的其他結構性支承物及部分；
- (b) 斜坡及護土牆(如有的話)；
- (c) 提供安裝或使用天線廣播分導或電訊網絡設施的地方；
- (d) 在附於公契的圖則上顯示為「屋苑公用地方」位於地下的屋苑地界圍牆；
- (e) 在附於公契的圖則上顯示為「屋苑公用地方」的地下及以上而非構成商業單位及住宅發展一部分的屋苑外牆(包括其玻璃幕牆、建築鱗片及在其上的特色)；
- (f) 由首位擁有人向中華電力有限公司提供予裝置電力變壓器及為屋苑提供電力的任何輔助設備和設施的地方，包括變壓器房、電纜設施及所有關連設施；
- (g) 所有在附於公契的圖則上顯示為「屋苑公用地方」的屋苑部分，包括但不限於消防水缸及泵房、消防水缸、食水及沖廁水加壓泵房、食水水缸、沖廁水水缸、電掣房、電訊及廣播設備機房、變壓器房、垃圾儲存及物料回收房、檢測水錶櫃及其平台、及灑水控制閥、消防及灑水入水掣及其位於地下的平台、位於1樓的公共平台、位於天台的弱電房及緊急發電機房、位於天台之上的灑水泵房及灑水缸及上層天台及屋仔的頂層天台；
- (h) 公共天線、所有訊號接收器、污水渠、排水渠、雨水渠、水道、電纜、水管、電線、管槽、總沖廁水管、總食水管、閉路電視及基於保安理由而安裝在「屋苑公用地方」的其他設施及設備、機械設備和其他類似的屋苑裝置、設施或服務、總電掣櫃及電纜設施、變壓器房、電力變壓器、電纜設施及為屋苑提供電力的所有關連設施及輔助電力裝置及設施、食水及沖廁水水缸及水泵裝置、控制閥、雨水管、污水管、消防水管、消防水缸及消防水泵裝置、消防及灑水入水管、垃圾儲存連同物料回收裝置、電訊及廣播設備、緊急發電機、電纜裝置及所有關連設施及灑水系統的水泵裝置及水缸；及
- (i) 由首位擁有人按照公契的條款在任何時候指定用作「屋苑公用地方與設施」的額外屋苑地方、裝置及設施。

「住宅公用地方與設施」指擬供住宅發展整體(而非任何一個住宅單位)公用及共享的住宅發展地方與設施，同時受公契的條款所約束，以及每位住宅單位擁有人及佔用人可與所有其他住宅單位擁有人及佔用人一同行使現存的權利所規限，當中包括但不限於：-

- (a) 在附於公契的圖則上顯示為「住宅公用地方」的地下而構成住宅發展一部分的屋苑外牆；

- (b) 1樓或以上而非構成「屋苑公用地方」或住宅單位一部分的屋苑外牆，包括：-

- (1) 在其上的建築鱗片及特色；
- (2) 毗連住宅單位而用作安放冷氣機之平台(包括其百葉(如有的話))或指定用作該目的的其他地方(如有的話)；
- (3) 屋苑的玻璃幕牆結構，包括但不限於豎框及面板(但不包括(i)玻璃幕牆結構可開啟的部分；及(ii)完全包圍或面向住宅單位的玻璃嵌板，而上述可開啟部分及玻璃嵌板則組成有關住宅單位的一部分)，

但不包括構成相關住宅單位的露台、工作平台、平台或指明天台部分的玻璃欄杆、金屬欄杆或欄杆；

- (c) 康樂地方及設施；
- (d) 保安地方；
- (e) 避火層(如有的話)；
- (f) 所有在附於公契的圖則上顯示為「住宅公用地方」的部分，包括但不限於入口大堂、郵箱、位於地下的儲物室及升降機、位於1樓的玻璃簷篷、升降機、升降機大堂、電錶櫃、水錶櫃、弱電管道、由1樓至8樓(包括該兩層)(不包括4樓)的垃圾儲存及物料回收房、樓梯增壓放壓管道、樓梯增壓管井、消防柱、及由1樓至8樓(包括該兩層)(不包括4樓)的管道槽、及升降機平台、樓梯增壓風機房、弱電管道、消防柱、升降機機房、樓梯增壓管井、管道槽及位於天台的電錶櫃；
- (g) 升降機、電線、電纜、導管、喉管、排水渠、閉路電視、郵箱及基於保安理由而安裝在「住宅公用地方」的其他設施及設備，位於康樂地方與設施的運動及康樂設施，以及專屬住宅發展的所有機電裝置及設備、弱電纜、雨水管、污水管、消防水管、電錶及電纜設施、水錶及水管連閥、垃圾儲存連同物料回收裝置、升降機裝置、吊重升降機及所有關連設施、樓梯增壓管井及風機系統及所有關連設施；及
- (h) 首位擁有人按照公契的條款在任何時候指定用作「住宅公用地方與設施」的額外屋苑地方、裝置及設施。

## 2. 分配予發展項目中的每個住宅物業的不分割份數的數目

| 樓層* \ 室 | A        | B        | C        | D        | E        | F        | G        | H        | J        |
|---------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1樓      | 26/2,100 | 17/2,100 | 25/2,100 | 23/2,100 | 23/2,100 | 27/2,100 | 18/2,100 | 25/2,100 | 19/2,100 |
| 2樓至7樓   | 28/2,100 | 19/2,100 | 28/2,100 | 26/2,100 | 26/2,100 | 28/2,100 | 19/2,100 | 27/2,100 | 19/2,100 |
| 8樓      | 29/2,100 | 20/2,100 | 29/2,100 | 26/2,100 | 26/2,100 | 29/2,100 | 20/2,100 | 28/2,100 | 19/2,100 |

\* 備註：不設4樓。

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

### 3. 發展項目的管理人的委任年期

管理人首屆任期由簽訂公契日期起計兩年，其後續任至按公契的條文終止管理人的委任為止。

### 4. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

每個住宅單位的擁有人應在每個曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費，以分擔發展項目的管理開支（包括管理人酬金）。該應繳的份額比例，應與分配給該擁有人住宅單位的管理份數佔分配給發展項目內所有住宅單位的總管理份數的比例相同。

### 5. 計算管理費按金的基準

管理費按金相等於就擁有人的單位按首個年度管理預算案釐定而須繳交的三個月管理費。

### 6. 擁有人在發展項目中保留作自用的範圍（如有的話）

不適用。

註：除非本售樓說明書另有規定，本公契的摘要內所採用的詞彙與該詞彙在公契內的意思相同。

### 1. The common parts of the development

“Common Areas and Facilities” means collectively the Estate Common Areas and Facilities and the Residential Common Areas and Facilities and where applicable, includes those appropriate and relevant common parts covered by the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap. 344).

“Estate Common Areas and Facilities” means those parts and facilities of the Estate intended for the common use and benefit of the Estate as a whole and not just any particular Unit or any particular part thereof and which are subject to the provisions of the Deed of Mutual Covenant and all subsisting rights and rights of way to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Estate include but not limited to: -

- (a) such foundations, columns, beams, slabs and other structural supports and elements that do not belong to or do not form part of the Commercial Units or the Residential Units;
- (b) the Slopes and Retaining Walls (if any);
- (c) the areas for the installation or use of aerial broadcast distribution or telecommunications network facilities;
- (d) the boundary fence wall of the Estate on the ground floor shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (e) those parts of external walls of the Estate (including the curtain walls thereof, architecture fins and features thereon) at and above the ground floor not forming part of the Commercial Units and the Residential Development shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (f) such areas of the Estate as provided by the First Owner to CLP Power Hong Kong Limited including the transformer room, cable accommodations and all associated facilities to house its transformer and any ancillary equipment and facilities for the supply of electricity to the Estate;
- (g) all those parts of the Estate shown as the Estate Common Areas on the plans annexed to the Deed of Mutual Covenant including but not limited to the fire services tank and pump room, the fire services water tank, the potable and flushing water upfeed pump room, the potable water tank, the flushing water tank, the switch room, the telecommunication and broadcasting room, the transformer room, the refuse storage and material recovery room, the check water meter cabinet and the flat roof thereof, and the sprinkler control valve and fire service and sprinkler inlet and the flat roof thereof on the ground floor, the common flat roofs on the 1st floor, the extra low voltage room and the emergency generator room on the roof, the sprinkler pump room and sprinkler water tank above the roof, and the upper roof and top roof of dog house;
- (h) communal aerial, all signal receivers, sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, CCTV and other facilities and equipment installed in the Estate Common Areas for security purposes, plant and machinery and other like installations, facilities or services of the Estate, the main switch cabinet and cable accommodations, the transformer room, transformer, cable accommodations and all associated facilities and ancillary electricity installation equipment and facilities for the supply of electricity to the Estate, the water tank and pump equipment for potable and flushing water, control valves, storm water pipes, soil water pipes, fire services pipes, water tank and pump equipment for fire services, inlet pipes for fire services, sprinkler water, refuse storage with material recovery facilities, telecommunication and broadcasting facilities, the emergency generator, cable accommodations and all associated facilities, pump equipment for sprinkler system and water tank for sprinkler system; and



(i) such additional areas, devices and facilities of the Estate as may at any time be designated as the Estate Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

“Residential Common Areas and Facilities” means those parts and facilities of the Residential Development intended for the common use and benefit of the Residential Development as a whole and not just any particular Residential Unit and which are subject to the provisions of the Deed of Mutual Covenant to be used by each Owner and Occupier of the Residential Units in common with all other Owners and Occupiers of the Residential Units include but not limited to: -

- (a) those parts of the external walls of the Estate at the ground floor forming part of the Residential Development and shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant;
- (b) the external walls of the Estate at and above the 1st floor not forming part of the Estate Common Areas or the Residential Units including: -
  - (1) the architecture fins and features thereon;
  - (2) the air-conditioning platforms (including the louvers thereof (if any)) adjacent to the Residential Units, or such other area(s), if any, as may be designated for that purpose; and
  - (3) the curtain wall structures of the Estate including but not limited to the mullions and cladding (except (i) the openable parts of the curtain wall structures; and (ii) such pieces of glass panels wholly enclosing or fronting a Residential Unit, which said openable parts and glass panels shall form parts of the relevant Residential Units),  
 BUT excluding the glass balustrades, metal balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Residential Units;
- (c) the Recreational Areas and Facilities;
- (d) security guard area;
- (e) the refuge floor (if any);
- (f) all those parts of the Estate shown as the Residential Common Areas on the plans annexed to the Deed of Mutual Covenant including but not limited to the entrance lobby, the mail box, store room and the lift on the ground floor, the glass canopy on the 1st floor, the lift, the lift lobby, the electrical meter cabinet, the water meter cabinet, the extra low voltage duct, the refuse storage and material recovery room from the 1st floor to the 8th floor (both inclusive) (with the 4th floor omitted), the air relief duct for staircase pressurization, the staircase pressurization duct shaft, the fire hydrant, and the pipe duct from the 1st floor to the 8th floor (both inclusive) (with the 4th floor omitted), and the lift platform, the staircase pressurization fan rooms, the extra low voltage duct, the fire hydrant, the lift machine room, the staircase pressurization duct shaft, the pipe duct and the electrical meter cabinet on the roof;
- (g) lift, wires, cables, ducts, pipes, drains, CCTV, mail box and other facilities and equipment installed in the Residential Common Areas for security purposes, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development, the cabling for extra-low voltage, storm water pipes, soil water pipes, fire services pipes, electrical meters and cable accommodations, water meters and water pipework with valves, refuse storage with material recovery facilities, lift machine equipment, lift hoisting and all associated facilities, staircase pressurization ductworks and fan system and all associated facilities; and

(h) such additional areas, devices and facilities of the Estate as may at any time be designated as the Residential Common Areas and Facilities by the First Owner in accordance with the provisions of the Deed of Mutual Covenant.

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

| Flat<br>Floor* | A        | B        | C        | D        | E        | F        | G        | H        | J        |
|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1/F            | 26/2,100 | 17/2,100 | 25/2,100 | 23/2,100 | 23/2,100 | 27/2,100 | 18/2,100 | 25/2,100 | 19/2,100 |
| 2/F - 7/F      | 28/2,100 | 19/2,100 | 28/2,100 | 26/2,100 | 26/2,100 | 28/2,100 | 19/2,100 | 27/2,100 | 19/2,100 |
| 8/F            | 29/2,100 | 20/2,100 | 29/2,100 | 26/2,100 | 26/2,100 | 29/2,100 | 20/2,100 | 28/2,100 | 19/2,100 |

\* Note: 4/F is omitted.

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

The Manager is to be appointed for an initial term of two years from the date of the Deed of Mutual Covenant and to be continued thereafter until the termination of the Manager’s appointment in accordance with the provisions thereof.

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

The Owner of each Residential Unit shall contribute towards the management expenses (including the Manager’s remuneration) of the development by paying in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his Residential Unit bears to the total number of Management Units allocated to all the Residential Units in the development.

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

The management fee deposit is equivalent to three months’ management contribution based on the first annual Management Budget payable by the Owner in respect of his Unit.

**6. The area (if any) in the development retained by the owner for that owner’s own use**

Not applicable.

Remarks: Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the Deed of Mutual Covenant.

## 15. 批地文件的摘要 SUMMARY OF LAND GRANT

1. 發展項目位於元朗市地段第527號(「該地段」)，於2015年12月23日根據第22262號新批地契(「批地文件」)批出。
2. 該地段批出的年期為由2015年12月23日起計50年。
3. 批地文件特別條件第(6)條規定：-  
「(a) 除本特別條件(b)分條另有規定外，該地段或其任何部分或在其上已建或擬建的任何一座或多座建築物不得被用作非工業用途(貨倉、辦公室、酒店及加油站除外)以外的其他用途。  
(b) 該地段上已建或擬建的任何建築物或任何建築物部分不得被用作以下用途以外的用途：  
(i) 地下及一樓須被用作非工業用途(貨倉、辦公室、酒店及加油站除外)；  
(ii) 其餘樓層(不包括任何一層或多層地庫層(如有建築的話))須被用作私人住宅用途；及  
(iii) 任何地庫層(如有建築的話)須被用作非工業用途(零售、住宅、貨倉、辦公室、酒店及加油站除外)。  
(c) 為實施本特別條件，署長對於何謂一層或多層樓層，以及某一樓層是否構成地下、一樓或地庫層的決定為最終決定，並且約束承批人。」
4. 批地文件一般條件第6條規定：-  
「(a) 承批人在整個批租年期須按照該等條件對已興建或已重建(該詞指本一般條件(b)分條預期的重建)的建築物：  
(i) 按照已批准的設計、配置及高度及任何已批准的建築圖則保養一切建築物，不得對其作出更改或修訂；及  
(ii) 按照該等條件或之後的任何合約更改而保養一切已興建或之後興建的建築物處於良好及修繕妥當的保養狀態，直至批租年期結束時或提前終止時，以當時的保養及狀況交還為止。  
(b) 倘若在批租年期內的任何時間清拆當時在該地段上或其任何部分上的任何建築物，承批人須以品質良好和具規模及以不少於其樓面總面積的相同類型的一座或多座建築物，或署長批准的類型及價值的一座或多座建築物作為代替。如果進行上述清拆，承批人須在上述清拆的一個曆月內向署長申請其同意進行重建該地段的建築工程。當收到上述同意後，承批人須在三個曆月內展開重建的必要工程，以及在署長規定的限期內完成工程，並致使署長滿意。」
5. 批地文件特別條件第(2)條規定：-  
「承批人確認舊批約地段上現存若干建築物及構築物及承諾自費從舊批約地段拆卸及清理該等建築物及構築物。政府概不對該等建築物及構築物的存在而令承批人招致或蒙受的任何損害、滋擾或干擾負責或承擔責任，承批人並且須彌償政府因該等建築物及構築物的存在及其後其拆卸及清理而直接或間接引起或相關的一切各種責任、申索、費用、要求、訴訟或其他任何程序。」
6. 批地文件特別條件第(5)條規定：-  
「承批人須開發該地段，在該地段上興建一座或多座建築物，在各方面都符合該等條件及目前或任何時候在香港實施的有關建築、衛生及規劃的一切法例、附例及規例，該一座或多座建築物須於2020年6月30日或之前完工和使其適合被佔用。」
7. 批地文件特別條件第(7)(a)、(b)及(f)條規定：-  
「(7) 除該等條件另有規定外，當開發或重建(該詞指一般條件第6條預期的重建)該地段或其任何部分：  
(a) 在該地段上已建或擬建的任何一座或多座建築物須在各方面符合《建築物條例》、任何根據該條例而產生的規例及任何條例修訂；  
(b) 不得在該地段上或該地段任何部分上興建一座或多座建築物或根據該等條件在指明在該地段界外的一處或多處地方上興建一座或多座建築物，亦不得致使該地段或其任何部分作任何開發或使用，或根據該等條件在指明在該地段界外的地方而發生，而上述情況在各方面均不符合《城市規劃條例》的要求、任何根據該條例而產生的規例及任何條例的修訂；  
(f) 在該地段上已建成或擬建的任何一座或多座建築物的設計、配置及高度須獲得署長書面批准。任何建築工程(在特別條件第(2)條所提述的清拆及移除現有建築物及結構工程及地盤平整工程除外)，須直至到獲得上述批准後方可展開。為實施該等條件，「建築工程」及「地盤平整工程」須根據在《建築物條例》、任何根據該條例而產生的規例及任何條例修訂所界定。」
8. 批地文件特別條件第(9)條規定：-  
「(a) 承批人可在該地段豎設、建築及提供署長書面批准的康樂設施及其輔助設施(以下簡稱「該設施」)。該設施的類型、面積、設計、高度及配置亦須經署長事先書面批准。  
(b) 在計算分別在特別條件第(7)(c)及(7)(d)條訂明的整體樓面總面積及整體上蓋面積時，按照本特別條件(a)分條在該地段提供的該設施的任何部分，只要該設施是給予在該地段上已建或擬建的一座或多座住宅大廈的所有住戶和他們的真正訪客共同使用和享用，就無須將該設施納入上述計算之內。如署長認為該設施的餘下部分不為上述目的而使用，則應將該設施納入計算之內。  
(c) 倘若該設施的任何部分根據本特別條件(b)分條被豁免納入計算樓面總面積及上蓋面積(以下簡稱「豁免設施」)：  
(i) 豁免設施須指定為並構成特別條件第(17)(a)(v)條所提述的公用地方；  
(ii) 承批人須自費保養豁免設施，並使其處於修繕妥當的狀態，並須操作豁免設施而致使署長滿意；及  
(iii) 豁免設施只可提供予在該地段上已建成或擬建的一座或多座住宅大廈的住戶及他們的真正訪客使用，而非提供予其他一位或多位人士使用。」
9. 批地文件特別條件第(10)條規定：-  
「未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內生長的樹木。在署長發出同意時，可就樹木移植、補償性園藝工程或樹木再植而施加他認為合適的條件。」

10. 批地文件特別條件第(11)條規定：-

「承批人須自費在該地段任何部分及平台(如有的話)而沒有建築物的地方美化及種植樹木及灌木，並須在今後保養及保持該園藝處於安全、清潔、整齊、整潔及健康的狀態而致使署長滿意。

11. 批地文件特別條件第(12)條規定：-

「(a) 在該地段可設有看更或管理員或兩者的辦事處，但須遵從以下條件：

- (i) 署長認為該辦事處是促進在該地段上已建或擬建的一座或多座住宅大廈的安全、保安及良好管理的必需設施；
- (ii) 該辦事處不得被用作完全及必要地受僱於該地段工作的看更或管理員或兩者的辦事處以外的任何用途；及
- (iii) 該辦事處的地點須事先獲得署長書面批准。

(b) 在計算分別在特別條件第(7)(c)及(7)(d)條訂明的整體樓面總面積及整體上蓋面積時，按照本特別條件(a)分條在該地段提供的辦事處，只要該辦事處是按照在該地段上已建或擬建的每50個住宅單位或其部分而計算出不超過5平方米的地方，或在該地段上已建或擬建的每座住宅單位大廈而不超過5平方米的地方，兩者計算，以該地方提供的較大樓面面積者，則無須納入計算之內。任何超出上述計算當中較大樓面面積者則計算在內。

(c) 根據本特別條件(a)分條在該地段提供的辦事處須指定為及構成本文特別條件第(17)(a)(v)條所載的「公用地方」。

12. 批地文件特別條件第(13)條訂明：-

「(a) 在該地段可設有看更或管理員或兩者的宿舍，但須遵從以下條件：

- (i) 該宿舍應設於該地段上其中一座已建的住宅單位大廈，或署長已書面批准的其他地點；及
- (ii) 該宿舍不得被用作完全及必要地受僱於該地段工作的看更或管理員或兩者的居所以外的任何用途。

(b) 在計算分別在特別條件第(7)(c)及(7)(d)條訂明的整體樓面總面積及整體上蓋面積時，則無須計算依照本特別條件(a)分條在該地段提供的宿舍而樓面面積不超過25平方米。任何超出25平方米的樓面面積則計算在內。

(c) 根據本特別條件(a)分條在該地段提供的看更或管理員或兩者的宿舍須指定為及構成本文特別條件第(17)(a)(v)條所提述的「公用地方」。

13. 批地文件特別條件第(14)條訂明：-

「(a) 在該地段可設有一個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：

- (i) 該辦事處不得被用作就該地段及其已建或擬建的建築物成立或將成立的業主立案法團或業主委員會作會議及行政工作地方以外的用途；及
- (ii) 該辦事處的地點須事先獲得署長書面批准。

(b) 在計算分別在特別條件第(7)(c)及(7)(d)條訂明的整體樓面面積及整體上蓋面積時，則無須計算依照本特別條件(a)分條在該地段提供的辦事處而樓面面積不超過20平方米。任何超出20平方米的樓面面積則計算在內。

(c) 根據本特別條件(a)分條在該地段提供的辦事處須指定為及構成本文特別條件第(17)(a)(v)條所提述的「公用地方」。

14. 批地文件特別條件第(21)條規定：-

「承批人無權以車輛在該地段上出入往返。」

15. 批地文件特別條件第(22)條規定：-

「除非事先獲得署長書面同意，承批人不得削去、移除或向後退入或向後退入任何與該地段毗連或相鄰的政府土地，亦不得在任何政府土地上進行任何連續伸延、填充或任何類型的斜坡處理工程。在署長發出同意時，可自行酌情決定施加他認為合適的條款及條件，包括以其決定的地價批出額外政府土地作為該地段的延伸。」

16. 批地文件特別條件第(23)條規定：-

「(a) 如任何土地需要或已經被削去、移除或向後退入或在任何土地上進行任何連續伸延、填充或任何類型的斜坡處理工程，不論有否事先獲得署長書面同意，亦不論是在該地段上或任何政府土地上，目的是為了或是有關構成、平整或開發該地段或其任何部分，或是為了承批人根據該等條件規定而進行的任何其他工程，或為任何其他目的，承批人須自費進行及修建該等斜坡處理工程、護土牆或其他支承物、保護物、排水或輔助工程，或今後任何時間成為必要的其他工程，以保護和支撐該地段的土地及任何毗鄰或毗連政府土地或出租土地，及避免及防止今後發生任何滑土、山泥傾瀉或地面下陷。承批人須特此同意在授予的批租年期內不時自費保養該土地、斜坡處理工程、護土牆或其他支承物、保護物、排水或輔助工程或其他工程，使其處於修繕妥當的狀態而致使署長滿意。

(b) 本特別條件(a)分條不影響該等條件，特別是特別條件第(22)條賦予政府的權利。

(c) 倘若因為任何構成、平整、開發或承批人進行其他工程，又或因任何其他原因而在任何時候出現的滑土、山泥傾瀉或地面下陷，不論發生在或來自該地段的任何土地或任何毗鄰或毗連政府土地或出租土地的任何土地，承批人須自費將該土地恢復原狀及修理妥善而致使署長滿意，並須就因上述滑土、山泥傾瀉或地面下陷而造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償作出彌償。

(d) 除了因違反任何該等條件所規定的任何其他權利或濟助外，署長有權發出書面通知，要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程，又或將任何滑土、山泥傾瀉或地面下陷恢復原狀及修理妥善。如果承批人疏忽或沒有在通知指定的時期內執行該通知的要求而致使署長滿意，署長可立即執行及進行任何必要工程。承批人須在要求時向政府歸還政府因此產生的費用，連同任何行政費或專業費用及開支。」

## 15. 批地文件的摘要 SUMMARY OF LAND GRANT

### 17. 批地文件特別條件第(24)條規定：-

「如在開發或重建該地段或其任何部分時已安裝預應力地錨樁基，承批人須自費在預應力地錨樁基的使用年期定期保養和檢驗預應力地錨樁基而致使署長滿意，並在署長不時自行酌情要求時向署長提供上述檢驗工程的報告和資料。如承批人疏忽或沒有進行要求的檢驗工程，署長可立即執行及進行上述檢驗工程。承批人須在要求時向政府歸還因此產生的費用。」

### 18. 批地文件特別條件第(25)條規定：-

「(a) 如來自該地段或來自受該地段任何發展影響的其他地方的泥土、泥石、碎石、建築廢物或建材(以下統稱「廢物」)受侵蝕、沖流或傾倒在公眾巷或道路上，又或在路旁暗渠、前濱或海床、污水渠、雨水渠或溝壑或其他政府產業(以下統稱「政府產業」)之內或之上，承批人須自費清理在政府產業的廢物及對政府產業的任何損毀修理妥善。承批人必須就因該等侵蝕、沖流或傾倒而導致私人物業蒙受任何損害或滋擾所產生的所有訴訟、索償及要求向政府作出彌償。

(b) 儘管有本特別條件(a)分條的規定，署長仍可(但無責任必須)因應承批人的要求清理在政府產業的廢物，並對政府產業的任何損毀修理妥善。承批人須在政府要求時向政府支付有關費用。」

### 19. 批地文件特別條件第(26)條規定：-

「承批人特此知悉該地段地底可能有含溶洞大理石，並接受當開發或重建該地段時需進行大量土力工程檢查。承批人進一步接受該等檢查是必須的。承批人更進一步接受該等檢查可能披露在該地段上需要進行工程的設計及土力工程的監管需要一名資深土力工程師的高度參與。承批人特此知悉由任何土力工程檢查、設計工程、建築、監管或任何其他事宜衍生的一切費用、收費或其他開支須由承批人為其個人責任自行承擔。承批人再進一步知悉政府將對一切有關費用、收費或其他開支一概無需負責。」

### 20. 批地文件特別條件第(27)條規定：-

「承批人須在任何時候，特別是在進行建築、保養、翻新或維修工程(下稱「工程」)期間，採取或促使他人採取一切適當及足夠的謹慎、技巧及預防措施，避免對該地段或其任何部分之上、上面、之下或毗鄰的任何政府或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、溝壑、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下合稱「服務」)造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前必須進行或促使他人進行適當的勘測及必要的了解以確定服務的現況及程度，並須提交處理任何可能受工程影響的服務的書面建議給署長供他一切方面的審批，和必須在取得署長對上述工程及建議作出的書面批准後才能進行任何工程。承批人必須履行署長於批准上述建議時對服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。承批人必須自費維修、彌補及修復以任何方式進行上述工程對該地段或其中任何部分或任何服務造成的任何損壞、干擾或阻塞(除了溝壑、污水渠、雨水渠或總水喉，其修復須由署長負責，除非他另作選擇，承批人須在要求時向政府支付該等工程的費用)，在一切方面使署長滿意。如果承批人未能對該地段或其中任何部分或任何服務進行上述必要的改道、重鋪、維修、彌補及修復工程使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、彌補或修復工程，承批人須在要求時向政府支付該等工程的費用。」

### 21. 批地文件特別條件第(29)條規定：-

「受制於有關延遲供應的條件，茲同意使用臨時食水總水管作沖廁之用，但承批人須安裝適用於鹹水的水管並在日後有鹹水供應時使用鹹水。」

### 22. 批地文件特別條件第(30)條規定：-

「(a) 承批人須自費建造及保養不論是該地段邊界內或是政府土地內署長可認為必須的排水渠及渠道而致使署長滿意，以截斷及引導降落及流入該地段的一切暴雨或雨水流到最接近的河道、集水井、渠道或政府雨水渠。承批人須對該等暴雨或雨水所造成的任何損壞或滋擾衍生的一切訴訟、索償及要求自行承擔，並向政府及其官員作出彌償。

(b) 鋪設及接駁任何排水渠及污水渠從該地段連接至政府雨水渠及污水渠的工程可由署長進行，但署長毋須就因此而產生的任何損失或損害向承批人負責，而承批人須在要求時向政府繳付該連接工程的費用。或者，該連接工程亦可由承批人自費進行而致使署長滿意。在該種情況下，如該連接工程的任何一段須在政府土地上進行，必須由承批人自費保養，並在政府要求時由承批人將該部分交還給政府，並由政府須自費負責今後的保養。承批人須在要求時向政府支付有關該連接工程的技术檢查費用。如承批人未能保養在政府土地上進行的任何一段連接工程，署長可進行其認為必要的保養工程，承批人須在要求時向政府支付該工程的費用。」

### 23. 批地文件特別條件第(31)條規定：-

「不論該等條件的規定，現規定：

- (a) 政府或其正式授權人員必須或可在該地段或其任何部分，或在該地段以外進行任何類型的工程(不論是代表承批人進行工程，或是因承批人沒有進行有關工程)，費用須由承批人支付，或是承批人在要求時向政府或其正式授權人員支付或歸還相關工程費用。該工程費用包括政府或其正式授權人員釐定的監督費用和各項經營成本；或
- (b) 如需政府或其正式授權人員事先批准或同意，政府或其正式授權人員在批准或同意時，可按其全權酌情而施加其認為恰當的條款與條件，或拒絕批准或同意。」

### 24. 批地文件特別條件第(33)條規定：-

「不准在該地段上豎立或建造墳墓或骨灰龕，亦不准在該地段內或其上安葬或存放任何人類骸骨或動物骸骨，無論是否安葬或存放在陶罐、骨灰甕或其他器皿。」

1. The development is situated on Yuen Long Town Lot No. 527 ("the Lot") which is held under New Grant No. 22262 dated 23 December 2015 ("the Land Grant").
2. The Lot is granted for a term of 50 years commencing from 23 December 2015.
3. Special Condition No. (6) of the Land Grant stipulates that: -
  - "(a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, office, hotel and petrol filling station) purposes.
  - (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
    - (i) in respect of the ground floor and the first floor, for non-industrial (excluding godown, office, hotel and petrol filling station) purposes;
    - (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected)), for private residential purposes; and
    - (iii) in respect of any basement level (if erected), for non-industrial (excluding retail, residential, godown, office, hotel and petrol filling station) purposes.
  - (c) For the purpose of this Special Condition, the decision of the Director as to what constitutes a floor or floors and whether a floor constitutes the ground floor, the first floor or a basement level shall be final and binding on the Grantee."
4. General Condition No. 6 of the Land Grant stipulates that: -
  - "(a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
    - (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto; and
    - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
  - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid, the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director."
5. Special Condition No.(2) of the Land Grant stipulates that: -
 

"The Grantee acknowledges that there are some buildings and structures existing on the old lot and undertakes to demolish and remove at his own expense the said buildings and structures from the old lot. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the said buildings and structures and the Grantee will indemnify and keep indemnified the Government from and against all liability, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the presence and subsequent demolition and removal of the said buildings and structures."
6. Special Condition No. (5) of the Land Grant stipulates that: -
 

"The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 30th day of June, 2020."
7. Special Conditions Nos. (7)(a), (b) and (f) of the Land Grant stipulates that: -
 

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

  - (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
  - (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
  - (f) the design, disposition and height of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than demolition and removal of the existing buildings and structures as referred to in Special Condition No. (2) hereof and site formation works) shall be commenced on the lot until such approval shall have been obtained, and for the purpose of these Conditions, "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation."
  8. Special Condition No. (9) of the Land Grant stipulates that: -
    - "(a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
    - (b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (7)(c) and (7)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculations.

## 15. 批地文件的摘要 SUMMARY OF LAND GRANT

- (c) In the event that any part of the Facilities is exempted from the gross floor area and site coverage calculations pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as “the Exempted Facilities”):
- (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof;
  - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the lot and their bona fide visitors and by no other person or persons.”
9. Special Condition No. (10) of the Land Grant stipulates that: -  
“No tree growing on the lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.”
10. Special Condition No. (11) of the Land Grant stipulates that: -  
“The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.”
11. Special Condition No. (12) of the Land Grant stipulates that: -  
“(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:  
  - (i) that such accommodation is in the opinion of the Director essential to the safety, security and good management of the residential building or buildings erected or to be erected on the lot;
  - (ii) that such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
  - (iii) that the location of any such accommodation shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (7)(c) and (7)(d) hereof, office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation, shall not be taken into account. Any gross floor area in excess of the said greater floor area shall be taken into account for such calculations.
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof.”
12. Special Condition No. (13) of the Land Grant stipulates that: -  
“(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:  
  - (i) that such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
  - (ii) that such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- (b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (7)(c) and (7)(d) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculations.
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof.”
13. Special Condition No. (14) of the Land Grant stipulates that: -  
“(a) One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:  
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
  - (ii) the location of any such office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (7)(c) and (7)(d) hereof, an office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculations.
- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) hereof.”
14. Special Condition No. (21) of the Land Grant stipulates that: -  
“The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles.”
15. Special Condition No. (22) of the Land Grant stipulates that: -  
“The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.”

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

- “(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (22) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.”

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

“Where prestressed ground anchors have been installed, upon development or redevelopment of the lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.”

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

- “(a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “the waste”) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as “the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.”

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

“The Grantee hereby acknowledges that the lot may be underlain by cavernous marble and accepts that upon any development or redevelopment of the lot extensive geotechnical investigation will be required. The Grantee further accepts that such investigations may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the lot. The Grantee hereby acknowledges that all costs, charges, fees or other expenses whatsoever arising out of any geotechnical investigations, design works, construction, supervision or any other matters whatsoever will be entirely his own responsibility and the Grantee further acknowledges that the Government shall be under no liability whatsoever in respect of such costs, charges, fees or other expenses.”

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

“The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as “the Works”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof (hereinafter collectively referred to as “the Services”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense repair, make good and reinstate in all respects to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry

## 15. 批地文件的摘要 SUMMARY OF LAND GRANT

out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

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

“Consent to use temporary mains fresh water for flushing will be given, subject to the stipulation relating to the delay of such supply, provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.”

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

“(a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

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

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

“Wherever in these Conditions it is provided that:

(a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay

or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.”

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

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



## 16. 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用。

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

不適用。

C. 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休憩用地的大小

不適用。

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

不適用。

E. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則

不適用。

F. 該等設施、休憩用地及土地中的該等部分以與批地文件或撥出私人地方供公眾使用的契據(視屬何情況而定)中相同的顏色、格式或圖案(視何者適用而定)著色或以陰影顯示的圖則

不適用。

G. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

不適用。

H. 撥出私人地方供公眾使用的契據中關於該等設施、休憩用地及土地中的該等部分的條文

不適用。

I. 指明住宅物業的每一公契中關於該等設施、休憩用地及土地中的該等部分的條文

不適用。

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

Not applicable.

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

Not applicable.

**C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the development**

Not applicable.

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

Not applicable.

**E. A plan that shows the location of those facilities and open spaces, and those parts of the land**

Not applicable.

**F. A plan that has those facilities and open spaces, and those parts of the land, coloured or shaded in the same colour, format or pattern (as applicable) as in the land grant or the deed of dedication (as the case may be)**

Not applicable.

**G. Provisions of the land grant that concern those facilities and open spaces, and those parts of the land mentioned above**

Not applicable.

**H. Provisions of the deed of dedication that concern those facilities and open spaces, and those parts of the land mentioned above**

Not applicable.

**I. Provisions of every deed of mutual covenant in respect of the specified residential property that concern those facilities and open spaces, and those parts of the land mentioned above**

Not applicable.

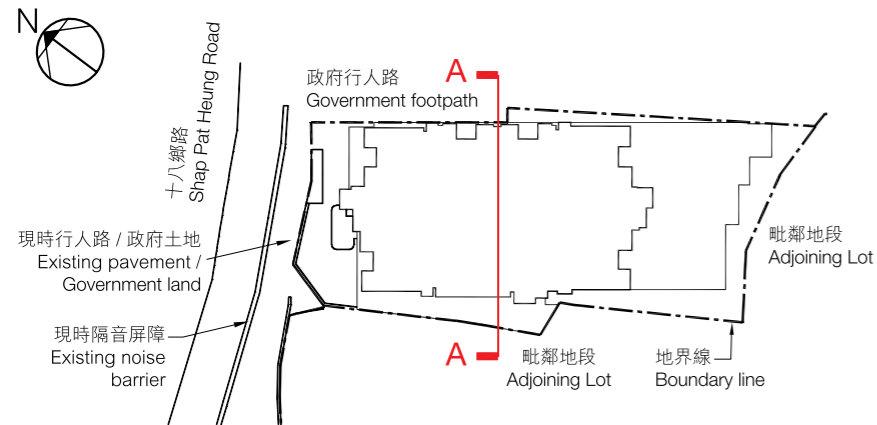
## 17. 對買方的警告 WARNING TO PURCHASERS

1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：-
  - (i) 該律師事務所可能不能夠保障你的利益；及
  - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to you.
3. If you instruct the firm of solicitors acting for the owner to act for you as well, and a conflict of interest arises between the owner and you: -
  - (i) that firm may not be able to protect your interests; and
  - (ii) you may have to instruct a separate firm of solicitors.
4. In the case of paragraph 3.(ii), the total solicitors' fees payable by you may be higher than the fees that would have been payable if you had instructed a separate firm of solicitors in the first place.

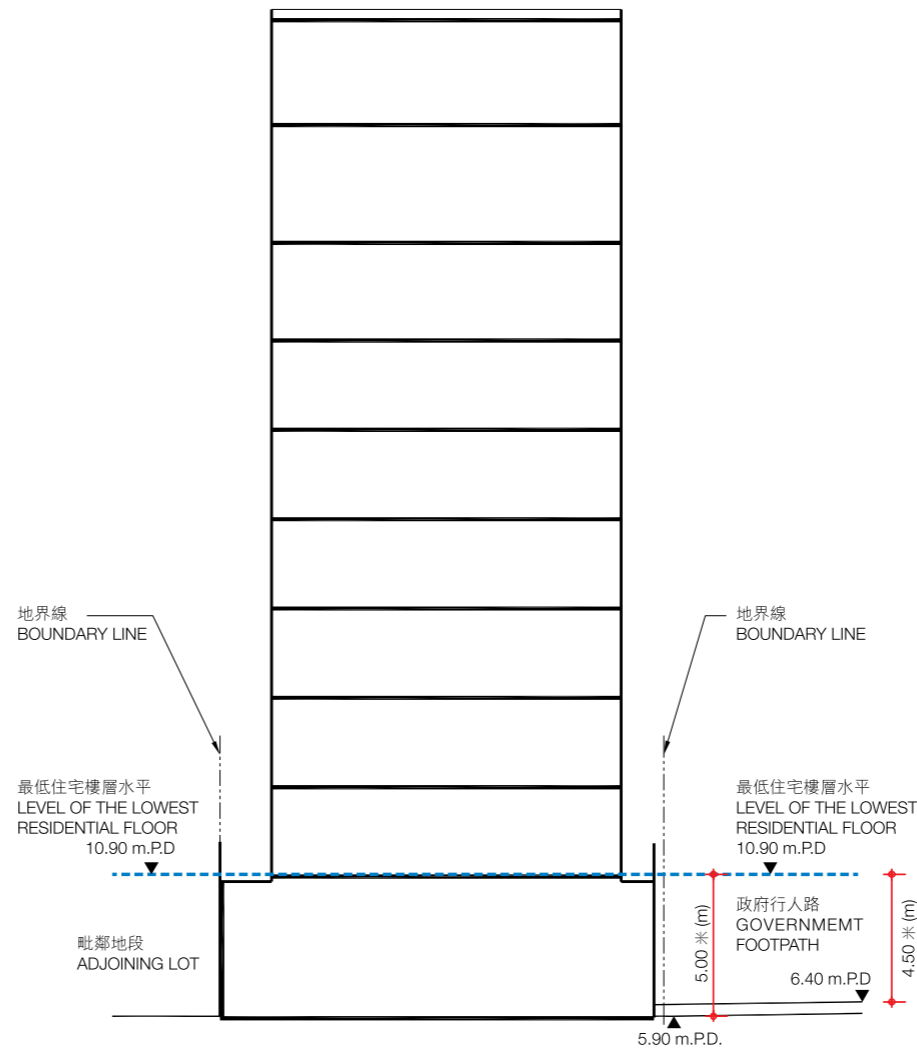
# 18. 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A  
Cross - Section Plan A-A



1. 毗鄰建築物的一段政府行人路，為香港主水平基準以上5.9米至6.4米。
2. 藍色虛線為最低住宅樓層水平。

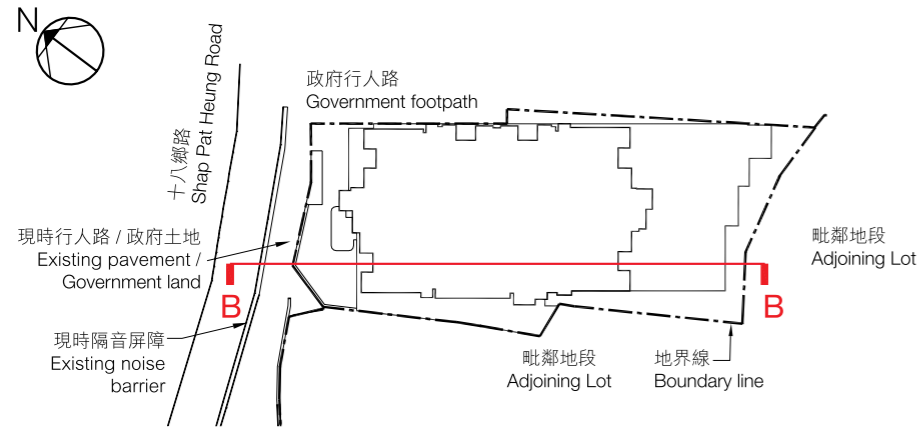
1. The part of government footpath adjacent to the building is 5.9 metres to 6.4 metres above the Hong Kong Principal Datum (m.P.D).
2. Blue dotted line denotes the level of the lowest residential floor.



|                    |  |
|--------------------|--|
| 高層天台               | UPPER ROOF   |
| 灑水泵房及水缸            | SPRINKLER PUMP ROOM & WATER TANK                     |
| 天台 / 機電房 / 升降機機房   | ROOF / E & M ROOM / LIFT MACHINE ROOM                |
| 8樓住宅單位             | 8/F RESIDENTIAL UNIT                                 |
| 7樓住宅單位             | 7/F RESIDENTIAL UNIT                                 |
| 6樓住宅單位             | 6/F RESIDENTIAL UNIT                                 |
| 5樓住宅單位             | 5/F RESIDENTIAL UNIT                                 |
| 3樓住宅單位             | 3/F RESIDENTIAL UNIT                                 |
| 2樓住宅單位             | 2/F RESIDENTIAL UNIT                                 |
| 1樓住宅單位             | 1/F RESIDENTIAL UNIT                                 |
| 地下商舖 / 入口大堂 / 康樂設施 | G/F SHOPS / ENTRANCE LOBBY / RECREATIONAL FACILITIES |

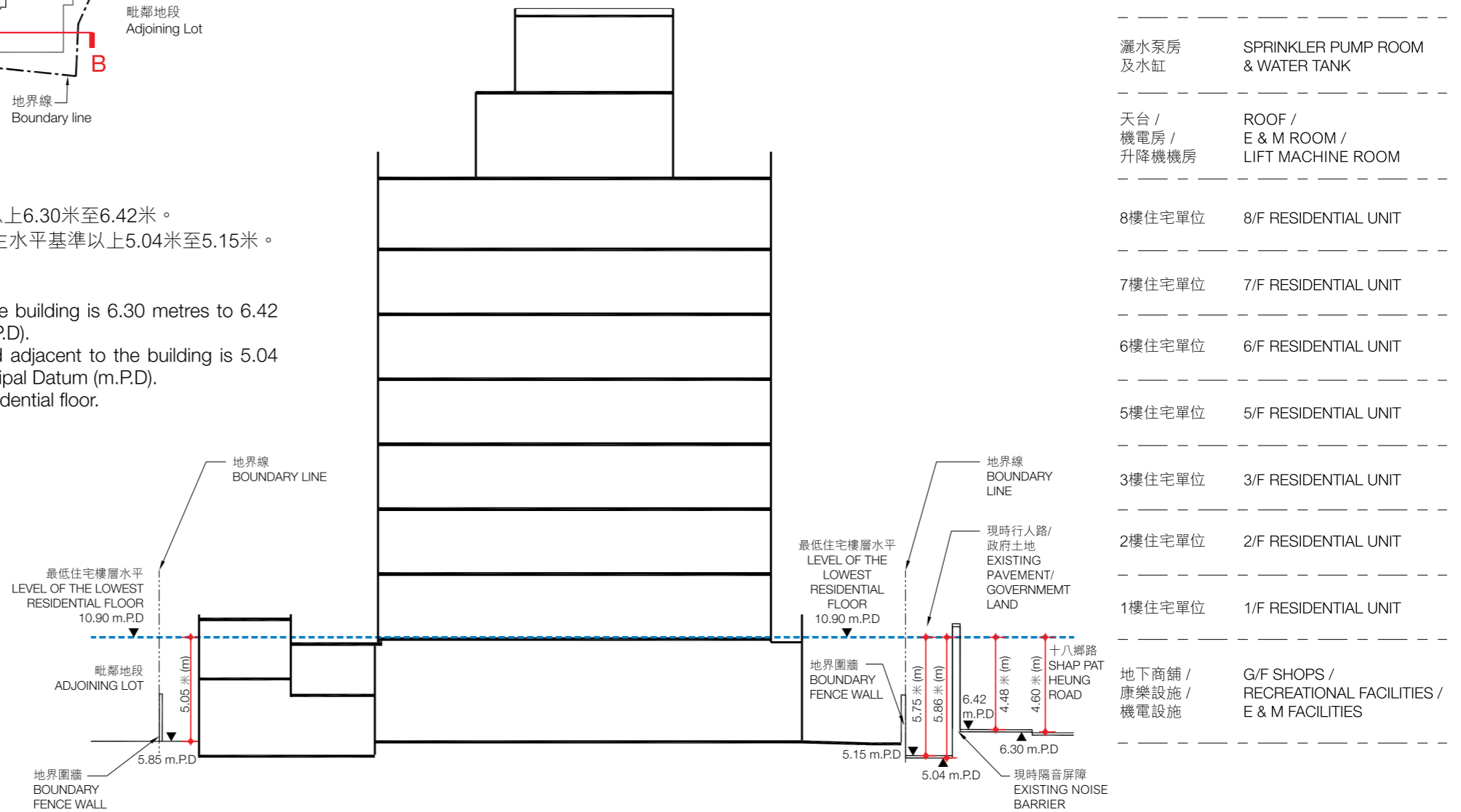
# 18. 發展項目中的建築物的橫截面圖 CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B  
Cross - Section Plan B-B



1. 毗鄰建築物的一段十八鄉路，為香港主水平基準以上6.30米至6.42米。
2. 毗鄰建築物的一段現時行人路/政府土地，為香港主水平基準以上5.04米至5.15米。
3. 藍色虛線為最低住宅樓層水平。

1. The part of Shap Pat Heung Road adjacent to the building is 6.30 metres to 6.42 metres above the Hong Kong Principal Datum (m.P.D).
2. The part of Existing pavement / Government land adjacent to the building is 5.04 metres to 5.15 metres above the Hong Kong Principal Datum (m.P.D).
3. Blue dotted line denotes the level of the lowest residential floor.



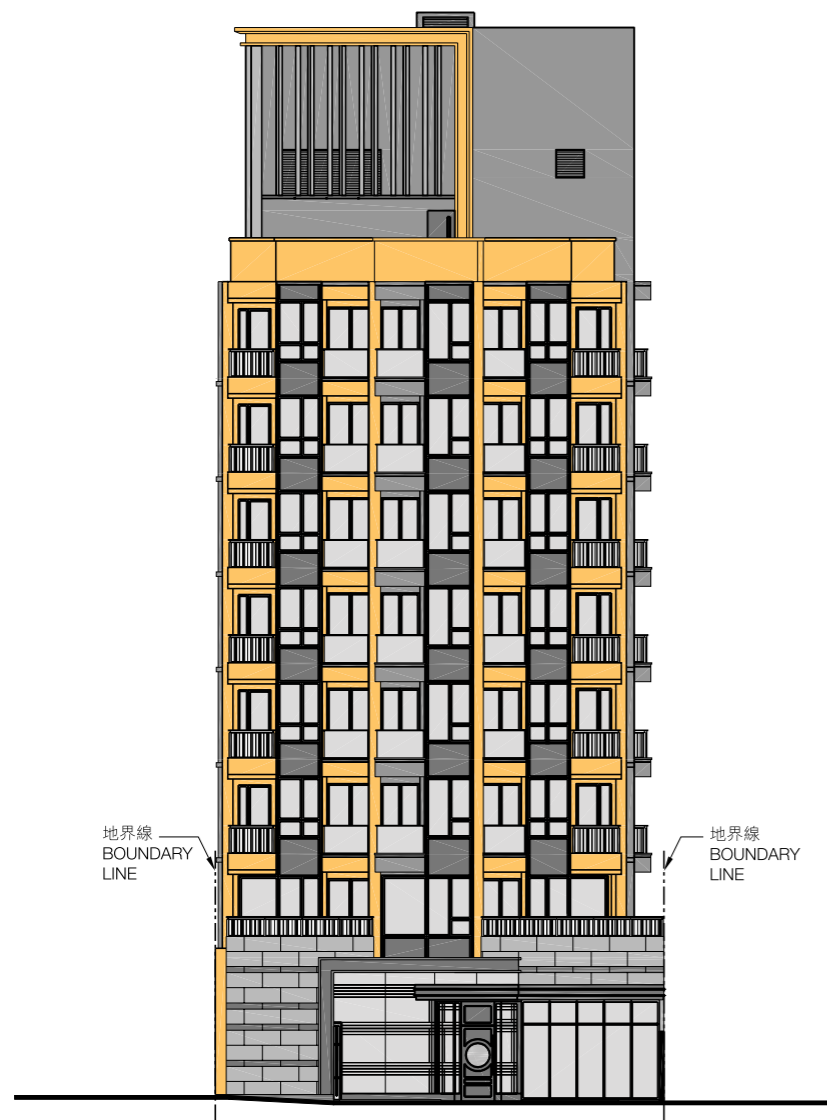
# 19. 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

- 1. 以2017年6月2日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
- 2. 大致上與該項目的外觀一致。

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

- 1. are prepared on the basis of the approved building plans for the development as of 2nd June 2017; and
- 2. are in general accordance with the outward appearance of the development.



西北立面圖  
North - West Elevation



東北立面圖  
North - East Elevation

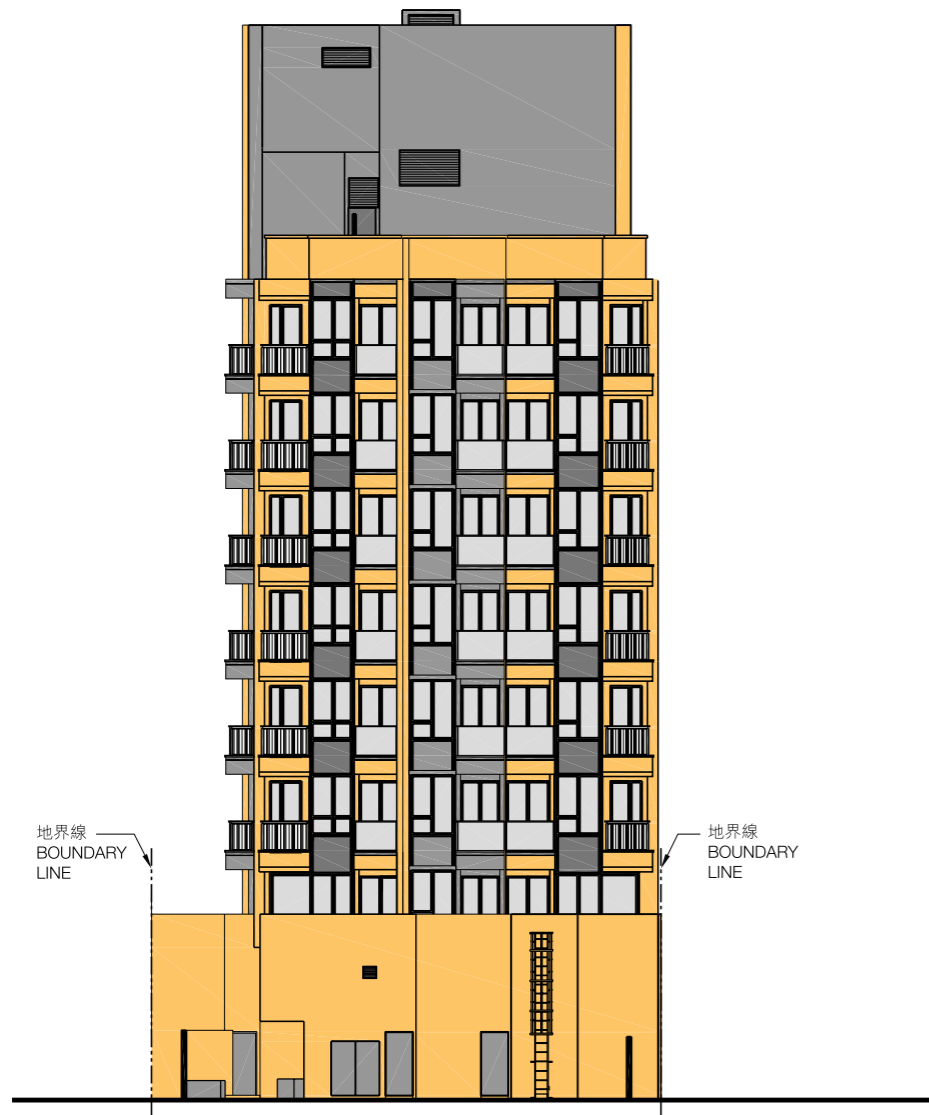
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2. 大致上與該項目的外觀一致。

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

1. are prepared on the basis of the approved building plans for the development as of 2nd June 2017; and
2. are in general accordance with the outward appearance of the development.



東南立面圖  
South - East Elevation



西南立面圖  
South - West Elevation

## 20. 發展項目中的公用設施的資料 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

| 公用設施<br>Common Facilities  | 位置<br>Location        | 有上蓋遮蓋之面積<br>Covered Area |                       | 沒有上蓋遮蓋之面積<br>Uncovered Area |                       | 總面積<br>Total Area     |                       |
|--|-----------------------|--------------------------|-----------------------|-----------------------------|-----------------------|-----------------------|-----------------------|
|  |                       | (平方米 sq. m.)             | (平方呎 sq. ft)          | (平方米 sq. m.)                | (平方呎 sq. ft)          | (平方米 sq. m.)          | (平方呎 sq. ft)          |
| (a) 住客會所(包括供住客使用的任何康樂設施)<br>A residents' clubhouse (including any recreational facilities for residents' use)  | 地下<br>G/F             | 74.722                   | 804                   | 不適用<br>Not applicable       | 不適用<br>Not applicable | 74.722                | 804                   |
| (b) 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)<br>A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise) | 不適用<br>Not applicable | 不適用<br>Not applicable    | 不適用<br>Not applicable | 不適用<br>Not applicable       | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable |
| (c) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)<br>A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)  | 不適用<br>Not applicable | 不適用<br>Not applicable    | 不適用<br>Not applicable | 不適用<br>Not applicable       | 不適用<br>Not applicable | 不適用<br>Not applicable | 不適用<br>Not applicable |

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

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

## 21. 閱覽圖則及公契 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

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](http://www.ozp.tpb.gov.hk)
2. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 -  
本物業的每一公契在將本物業提供出售的日期的最新擬稿。  
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -  
the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold.  
(b) The inspection is free of charge.



## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 1. 外部裝修物料

| 細項  |       | 描述       |  |
|-----|-------|----------|--|
| (a) | 外牆    | 裝修物料的類型  | 基座：鋪砌天然石材、瓷磚、油漆配以鋁質飾板、鋁質百葉、玻璃牆、玻璃門及金屬門<br>住宅大樓：鋪砌瓷磚、油漆、玻璃幕牆配以鋁質飾板、玻璃窗及鋁質百葉 |
| (b) | 窗     | 框的用料     | 氟塗料鋁窗框   |
|     |       | 玻璃的用料    | 強化玻璃   |
| (c) | 窗台    | 用料       | 不適用  |
|     |       | 窗台板的裝修物料 | 不適用  |
| (d) | 花槽    | 裝修物料的類型  | 地下花槽外部鋪砌瓷磚   |
| (e) | 陽台或露台 | 裝修物料的類型  | i) 露台：設有夾層玻璃及金屬格柵欄河；地台：鋪砌瓷磚；牆身：鋪砌瓷磚；天花：塗上外牆漆<br>ii) 陽台：不適用                 |
|     |       | 是否有蓋     | 露台設有上蓋   |
| (f) | 乾衣設施  | 類型       | 不適用  |
|     |       | 用料       | 不適用  |

### 2. 室內裝修物料

| 細項  |        | 描述               |                                   |                                   |               |               |
|-----|--------|------------------|-----------------------------------|-----------------------------------|---------------|---------------|
|     |        | 牆壁               | 地板                                | 天花板                               |               |               |
| (a) | 大堂     | 住宅入口大堂裝修物料的類型    | 外露牆身鋪砌玻璃、木飾面板、不銹鋼板及膠飾面板           | 瓷磚                                | 石膏板假天花表面髹上乳膠漆 |               |
|     |        | 住宅樓層升降機大堂裝修物料的類型 | 外露牆身鋪砌玻璃、瓷磚、不銹鋼板及膠飾面板             | 瓷磚                                | 石膏板假天花表面髹上乳膠漆 |               |
| (b) | 內牆及天花板 | 客廳裝修物料的類型        | 乳膠漆                               | 天花板<br>乳膠漆                        |               |               |
|     |        | 飯廳裝修物料的類型        | 乳膠漆                               | 乳膠漆                               |               |               |
|     |        | 睡房裝修物料的類型        | 乳膠漆(只適用於1樓至3樓及5樓至8樓A、C、D、E、F及H單位) | 乳膠漆(只適用於1樓至3樓及5樓至8樓A、C、D、E、F及H單位) |               |               |
| (c) | 內部地板   | 地板               | 牆腳線                               |                                   |               |               |
|     |        | 客廳的用料            | 瓷磚                                | 木腳線                               |               |               |
|     |        | 飯廳的用料            | 瓷磚                                | 木腳線                               |               |               |
| (d) | 浴室     | 睡房的用料            | 瓷磚(只適用於1樓至3樓及5樓至8樓A、C、D、E、F及H單位)  | 木腳線(只適用於1樓至3樓及5樓至8樓A、C、D、E、F及H單位) |               |               |
|     |        | 裝修物料的類型          | 外露之牆身鋪砌瓷磚                         | 地板                                | 天花板           | 石膏板假天花表面髹上乳膠漆 |
| (e) | 廚房     | 牆壁的裝修物料是否鋪至天花板   | 裝修物料鋪至假天花底                        |                                   |               |               |
|     |        | 裝修物料的類型          | 外露之牆身鋪砌膠飾面板及玻璃                    | 地板                                | 天花板           | 灶台            |
|     |        | 牆壁的裝修物料是否鋪至天花板   | 裝修物料鋪至假天花底                        |                                   |               |               |

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 3. 室內裝置

| 細項                |      | 描述                                  | 用料                    | 裝修物料                | 配件             |
|-------------------|------|-------------------------------------|-----------------------|---------------------|----------------|
| (a)               | 門    | 單位大門(適用於所有單位)                       | 防火實心木掩門               | 膠板飾面                | 電子門鎖、防盜眼、門鼓及門擋 |
|                   |      | 睡房門(只適用於1樓至3樓及5樓至8樓A、C、D、E、F及H單位)   | 中空木掩門                 | 膠板飾面                | 門鎖及門擋          |
|                   |      | 浴室門(適用於所有單位)                        | 中空木趟門                 | 膠板飾面                | 門鎖             |
|                   |      | 露台門(只適用於2樓至3樓及5樓至8樓所有單位)            | 強化玻璃摺門                | 玻璃及鋁質               | 門鎖             |
|                   |      | 工作平台門(只適用於2樓至3樓及5樓至8樓A、C、D、E、F及H單位) | 強化玻璃掩門                | 玻璃及鋁質               | 門鎖             |
|                   |      | 平台門(只適用於1樓A、C、D、E、F、G、H及J單位)        | 強化玻璃摺門                | 玻璃及鋁質               | 門鎖             |
| (b)               | 浴室   |                                     | 裝置及設備                 | 類型                  | 用料             |
|                   |      | (i) 裝置及設備的類型及用料                     | 櫃                     | 櫃檯面                 | 無縫人造物料         |
|                   |      |                                     |                       | 洗手盆櫃                | 木製焗漆及膠板飾面      |
|                   |      |                                     |                       | 鏡櫃                  | 木製、鏡及膠板飾面      |
|                   |      | 潔具                                  | 毛巾架及廁紙架               | 鍍鉻                  |                |
|                   |      |                                     | 洗手盆水龍頭                | 鍍鉻                  |                |
|                   |      |                                     | 洗手盆及座廁                | 搪瓷                  |                |
|                   |      |                                     | 淋浴間                   | 強化清玻璃               |                |
|                   |      | (ii) 供水系統的類型及用料                     | 設備                    | 設備之品牌及型號，請參閱「設備說明表」 |                |
|                   |      |                                     |                       | 冷水喉                 | 銅喉             |
|                   |      | (iii) 沐浴設施(包括花灑或浴缸(如適用的話))          | 花灑                    | 花灑水龍頭及花灑套裝          | 鍍鉻             |
|                   |      |                                     | 浴缸                    | 不適用                 | 不適用            |
| (iv) 浴缸大小(如適用的話)  |      | 不適用                                 | 不適用                   |                     |                |
| (c)               | 廚房   |                                     | 用料                    |                     |                |
|                   |      | (i) 洗滌盆的用料                          | 不銹鋼                   |                     |                |
|                   |      | (ii) 供水系統的用料                        | 冷水喉採用銅喉，熱水喉採用隔熱絕緣保護銅喉 |                     |                |
|                   |      | (iii) 廚櫃的用料及裝修物料                    | 用料                    | 裝修物料                |                |
|                   |      |                                     | 木製廚櫃配木製門板             | 焗漆、膠板及玻璃飾面          |                |
| (iv) 所有其他裝置及設備的類型 | 其他裝置 | 洗滌盆水龍頭                              |                       |                     |                |
|                   | 其他設備 | 設備之品牌及型號，請參閱「設備說明表」                 |                       |                     |                |
| (d)               | 睡房   |                                     | 類型                    | 用料                  |                |
|                   |      | 裝置(包括嵌入式衣櫃)的類型及用料                   | 嵌入式衣櫃                 | 不適用                 | 不適用            |
|                   |      |                                     | 其他裝置                  | 不適用                 | 不適用            |
| (e)               | 電話   | 接駁點的位置及數目                           | 請參閱「機電裝置位置及數量說明表」     |                     |                |

### 3. 室內裝置

| 細項  |        | 描述                     |   |   |
|-----|--------|------------------------|---|---|
| (f) | 天線     | 接駁點的位置及數目              | 請參閱「機電裝置位置及數量說明表」                             |   |
| (g) | 電力裝置   | (i) 供電附件(包括安全裝置)       | 供電附件  | 提供電掣及插座之面板  |
|     |        |                        | 安全裝置  | 裝妥三相微型斷路器總電掣箱(只適用於B, D, E, G及J單位)<br>裝妥單相微型斷路器總電掣箱(只適用於A, C, F及H單位) |
|     |        | (ii) 導管是隱藏或外露          | 導管是部分隱藏及部分外露 <sup>1</sup>                     |   |
|     |        | (iii) 電插座及空調機接駁點的位置及數目 | 請參閱「機電裝置位置及數量說明表」                             |   |
| (h) | 氣體供應   | 類型                     | 煤氣(只適用於A, C, F及H單位); B, D, E, G及J單位並沒有氣體提供    |   |
|     |        | 系統                     | 提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐, 並裝有獨立煤氣錶(只適用於A, C, F及H單位) |   |
|     |        | 位置                     | 請參閱「機電裝置位置及數量說明表」                             |   |
| (i) | 洗衣機接駁點 | 位置                     | 請參閱「機電裝置位置及數量說明表」                             |   |
|     |        | 設計                     | 設有洗衣機來水及去水接駁喉位                                |   |
| (j) | 供水     | 水管的用料                  | 冷水喉採用銅喉, 熱水喉採用隔熱絕緣保護銅喉                        |   |
|     |        | 水管是隱藏或外露               | 冷熱水喉是部分隱藏及部分外露 <sup>2</sup>                   |   |
|     |        | 有否熱水供應                 | 開放式廚房及浴室供應熱水                                  |   |

### 4. 雜項

| 細項  |           | 描述                    |                           |              |                      |  |
|-----|-----------|-----------------------|---------------------------|--------------|----------------------|--|
|     |           |                       | 住宅                        | 商用           |                      |  |
| (a) | 升降機       | (i) 品牌名稱及產品型號         | 品牌名稱                      | 日立           | 不適用                  |  |
|     |           |                       | 產品型號                      | HGP-750-CO90 | 不適用                  |  |
|     |           | (ii) 升降機的數目及到達的樓層     | 升降機的數目                    | 1部           | 不適用                  |  |
|     |           |                       | 到達的樓層                     | 地下至8樓(不設4樓)  | 不適用                  |  |
| (b) | 信箱        | 用料                    | 不銹鋼                       |              |                      |  |
| (c) | 垃圾收集      | (i) 垃圾收集的方法           | 由清潔工人定時收集垃圾               |              |                      |  |
|     |           | (ii) 垃圾房的位置           | 各住宅層及地下之公用地方均設有垃圾儲存及物料回收房 |              |                      |  |
| (d) | 水錶、電錶及氣體錶 |                       | 水錶                        | 電錶           | 氣體錶                  |  |
|     |           | (i) 位置                | 每層之公共水錶櫃                  | 每層之公共電錶櫃     | 浴室內(只適用於A, C, F及H單位) |  |
|     |           | (ii) 就住宅單位而言是獨立抑或公用的錶 | 獨立                        | 獨立           | 獨立                   |  |

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 5. 保安設施

|           |                   |                          |
|-----------|-------------------|--------------------------|
| 保安系統及設備   | 入口通道控制及保安系統       | 大廈入口大堂設有訪客對講機及密碼門鎖。      |
|           | 閉路電視              | 升降機及地下住宅入口處均設有閉路電視連接管理處。 |
| 嵌入式的裝備的細節 | 各住宅單位均裝設對講機系統     |                          |
| 嵌入式裝備的位置  | 請參閱「機電裝置位置及數量說明表」 |                          |

備註： 1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。  
2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。  
3. 賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

## 1. Exterior Finishes

| Item |                                | Description            |   |
|------|--------------------------------|------------------------|---|
| (a)  | External wall                  | Type of finishes       | Podium: Finished with natural stone, ceramic tiles, spray paint with aluminium claddings, aluminium louvers, glass walls, glass doors and metal doors<br>Residential tower: Finished with ceramic tiles, spray paint, curtain walls with aluminium claddings, glass windows and aluminium louvers |
| (b)  | Window                         | Material of frame      | Aluminium frame with fluorocarbon coating   |
|      |                                | Material of glass      | Tempered glass  |
| (c)  | Bay window                     | Material of bay window | Not applicable  |
|      |                                | Window sill finishes   | Not applicable  |
| (d)  | Planter                        | Type of finishes       | External parts of planter on G/F finished with tiles  |
| (e)  | Verandah or balcony            | Type of finishes       | i) Balcony: Installed with laminated glass and metal grille balustrade; Floor: Finished with ceramic tiles; Wall: Finished with ceramic tiles; Ceiling: Finished with external wall paint<br>ii) Verandah: Not applicable   |
|      |                                | Whether it is covered  | Balcony is covered  |
| (f)  | Drying facilities for clothing | Type                   | Not applicable  |
|      |                                | Material               | Not applicable  |

## 2. Interior Finishes

| Item |                           | Description  |  |                                       |  |
|------|---------------------------|--|--|---------------------------------------|--|
|      |                           | Wall   | Floor  | Ceiling                               |  |
| (a)  | Lobby                     | Residential entrance lobby finishes  | Glass panels, wood panels, stainless steel panels and plastic laminate for the exposed surface | Ceramic tiles                         | Gypsum board false ceiling with emulsion paint |
|      |                           | Lift lobby finishes for residential floors                                     | Glass panels, wall tiles, stainless steel panels and plastic laminate for the exposed surface  | Ceramic tiles                         | Gypsum board false ceiling with emulsion paint |
| (b)  | Internal wall and ceiling |  | Wall   | Ceiling                               |  |
|      |                           | Living room finishes   | Emulsion paint   | Emulsion paint                        |  |
|      |                           | Dining room finishes   | Emulsion paint   | Emulsion paint                        |  |
|      | Bedroom finishes          | Emulsion paint (for Flats A, C, D, E, F & H on 1/F to 3/F and 5/F to 8/F only) | Emulsion paint (for Flats A, C, D, E, F & H on 1/F to 3/F and 5/F to 8/F only)                 |                                       |  |
| (c)  | Internal floor            |  | Floor  | Skirting                              |  |
|      |                           | Material for living room   | Ceramic tile   | Timber skirting                       |  |
|      |                           | Material for dining room   | Ceramic tile   | Timber skirting                       |  |
|      | Material for bedroom      | Ceramic tile (for Flats A, C, D, E, F & H on 1/F to 3/F and 5/F to 8/F only)   | Timber skirting (for Flats A, C, D, E, F & H on 1/F to 3/F and 5/F to 8/F only)                |                                       |  |
| (d)  | Bathroom                  |  | Wall   | Floor                                 | Ceiling  |
|      |                           | Types of finishes  | Ceramic tiles for the exposed surface  | Ceramic tiles for the exposed surface | Gypsum board false ceiling with emulsion paint |
|      |                           | Whether the wall finishes run up to the ceiling                                | Up to the bottom level of false ceiling  |                                       |  |

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 2. Interior Finishes

| Item |         | Description                                     |   |                                       |  |                          |
|------|---------|---|---|---------------------------------------|--|--------------------------|
| (e)  | Kitchen |   | Wall  | Floor                                 | Ceiling  | Cooking Bench            |
|      |         | Types of finishes                               | Plastic laminate and glass panels for the exposed surface | Ceramic tiles for the exposed surface | Gypsum board false ceiling with emulsion paint | Solid surfacing material |
|      |         | Whether the wall finishes run up to the ceiling | Up to the bottom level of false ceiling                   |                                       |  |                          |

### 3. Interior Fittings

| Item |          | Description   |   |  |   |   |                      |  |
|------|----------|---|---|--|---|---|----------------------|--|
|      |          | Material  | Finishes                                | Accessories  |   |   |                      |  |
| (a)  | Doors    | Main entrance door (for all flats)  | Fire-rated solid core timber swing door | Plastic laminated  | Digital lockset, eye viewer, door closer and door stopper |   |                      |  |
|      |          | Bedroom door (for Flats A, C, D, E, F & H on 1/F to 3/F and 5/F to 8/F only)                | Hollow core timber swing door           | Plastic laminated  | Lockset and door stopper                                  |   |                      |  |
|      |          | Bathroom door (for all flats)   | Hollow core timber sliding door         | Plastic laminated  | Lockset   |   |                      |  |
|      |          | Balcony door (for all flats on 2/F to 3/F and 5/F to 8/F only)                              | Tempered glass folding door             | Glass and aluminium  | Lockset   |   |                      |  |
|      |          | Utility platform door (for Flats A, C, D, E, F & H on 2/F to 3/F and 5/F to 8/F only)       | Tempered glass swing door               | Glass and aluminium  | Lockset   |   |                      |  |
|      |          | Flat roof door (for Flats A, C, D, E, F, G, H & J on 1/F only)                              | Tempered glass folding door             | Glass and aluminium  | Lockset   |   |                      |  |
| (b)  | Bathroom | Fittings & Equipments   |   | Type   | Material  |   |                      |  |
|      |          | Cabinet   |   |  | Countertop  | Solid surfacing material                        |                      |  |
|      |          |   |   |  | Basin cabinet   | Timber cabinet with paint and plastic laminate  |                      |  |
|      |          |   |   |  | Mirror cabinet  | Timber cabinet with mirror and plastic laminate |                      |  |
|      |          | (i) Type and material of fittings and equipment   | Fittings                                |  |   | Towel rack and toilet paper holder              | Chrome plated        |  |
|      |          |   |   |  |   | Wash basin mixer                                | Chrome plated        |  |
|      |          |   |   |  |   | Wash basin and water closet                     | Vitreous china       |  |
|      |          |   |   |  |   | Shower compartment                              | Clear tempered glass |  |
|      |          | Appliances  |   | For the brand name and model number of appliances, please refer to the "Appliances Schedule" |   |   |                      |  |
|      |          | (ii) Type and material of water supply system   |   |  | Cold water supply   | Copper water pipes                              |                      |  |
|      |          |   |   |  | Hot water supply  | Copper water pipes with thermal insulation      |                      |  |
|      |          | (iii) Type and material of bathing facilities (including shower or bath tub, if applicable) | Shower                                  |  |   | Shower mixer and shower set                     | Chrome plated        |  |
|      |          |   | Bath tub                                |  |   | Not applicable                                  | Not applicable       |  |
|      |          | (iv) Size of bath tub (if applicable)   |   |  | Not applicable  |   | Not applicable       |  |

| Item            |  | Description  |   |  |                |
|-----------------|--|--|---|--|----------------|
| (c)             | Kitchen  |  | Material  |  |                |
|                 |  | (i) Material of sink unit  | Stainless steel   |  |                |
|                 |  | (ii) Material of water supply system                                 | Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply                                |  |                |
|                 |  |  | Material  | Finishes   |                |
|                 |  | (iii) Material and finishes of kitchen cabinet                       | Timber cabinet with timber door panel   | Paint, plastic laminate and glass  |                |
|                 |  | (iv) Type of all other fittings and equipment                        | Other fittings  | Sink mixer   |                |
| Other equipment | For the brand name and model number of appliances, please refer to the "Appliances Schedule" |  |   |  |                |
| (d)             | Bedroom  |  | Type  | Material   |                |
|                 |  | Types and material of fittings (including built-in wardrobe)         | Built-in wardrobe   | Not applicable   | Not applicable |
|                 |  |  | Other fittings  | Not applicable   | Not applicable |
| (e)             | Telephone  | Location and number of connection points                             | Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"                              |  |                |
| (f)             | Aerials  | Location and number of connection points                             | Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"                              |  |                |
| (g)             | Electrical installations   | (i) Electrical fittings (including safety devices)                   | Electrical fittings   | Faceplate for all switches and power sockets   |                |
|                 |  |  | Safety devices  | Three-phase miniature circuit breaker distribution board (for Flats B, D, E, G & J only)<br>Single-phase miniature circuit breaker distribution board (for Flats A, C, F & H only) |                |
|                 |  | (ii) Whether conduits are concealed or exposed                       | Conduits are partly concealed and partly exposed <sup>1</sup>   |  |                |
|                 |  | (iii) Location and number of power points and air-conditioner points | Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"                              |  |                |
| (h)             | Gas supply   | Type   | Town Gas (for Flats A, C, F & H only). There is no gas supply for Flats B, D, E, G & J.   |  |                |
|                 |  | System   | Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater (for Flats A, C, F & H only). |  |                |
|                 |  | Location   | Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions"                                  |  |                |
| (i)             | Washing machine connection point   | Location   | Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions"                                  |  |                |
|                 |  | Design   | Drain point and water point are provided for washing machine  |  |                |
| (j)             | Water supply   | Material of water pipes  | Copper pipes for cold water supply and copper pipes with thermal insulation for hot water supply                                |  |                |
|                 |  | Whether water pipes are concealed or exposed                         | Both hot and cold water pipes are partly concealed and partly exposed <sup>2</sup>  |  |                |
|                 |  | Whether hot water is available                                       | Hot water supply is provided to open kitchen and bathroom   |  |                |

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

### 4. Miscellaneous

| Item |  | Description  |  |   |   |
|------|--|--|--|---|---|
|      |  |  |  | Residential Lift                            | Commercial Lift                                   |
| (a)  | Lifts  | (i) Brand name and model number  | Brand name   | Hitachi                                     | Not Applicable                                    |
|      |  |  | Model number   | HGP-750-CO90                                | Not Applicable                                    |
|      |  | (ii) Number and floors served by them  | Number of lifts  | One   | Not Applicable                                    |
|      |  |  | Floor served by the lifts  | G/F to 8/F (4/F is omitted)                 | Not Applicable                                    |
| (b)  | Letter box                                   | Material   | Stainless steel  |   |   |
| (c)  | Refuse collection                            | (i) Means of refuse collection   | Collected by cleaners  |   |   |
|      |  | (ii) Location of refuse room   | Refuse storage and material recovery room is provided in the common area of each residential floor and on G/F. |   |   |
| (d)  | Water meter, electricity meter and gas meter |  | Water Meter  | Electricity Meter                           | Gas Meter   |
|      |  | (i) Location   | Common water meter cabinet on each floor   | Common electric meter cabinet on each floor | Inside the bathrooms (for Flats A, C, F & H only) |
|      |  | (ii) Whether they are separate or communal meters for residential properties | Separate meter   | Separate meter                              | Separate meter                                    |

### 5. Security Facilities

|                                  |  |  |
|----------------------------------|--|--|
| Security system and equipment    | Access control and security system   | Visitor panel and security door lock are installed at G/F entrance lobby                         |
|                                  | CCTV   | CCTV system connected to management office is installed inside the lift and residential entrance |
| Details of built-in provisions   | Door phone is provided for each residential unit   |  |
| Locations of built-in provisions | Please refer to the "Schedule for Location and Number of Mechanical and Electrical Provisions" |  |

- Notes: 1. Other than those parts of the conduits concealed within the concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
2. Other than those parts of the water pipes concealed within the concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.
3. The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.



## 6. 設備 Appliances

### 設備說明表 Appliances Schedule

| 位置 Location |                                    | 設備 Appliances                         | 適用單位 Flats Applied | 品牌名稱 Brand Name     | 產品型號 Model Number  |                  |
|-------------|------------------------------------|---------------------------------------|--------------------|---------------------|--------------------|------------------|
|             |                                    |                                       |                    |                     | 室內機 Indoor Unit    | 室外機 Outdoor Unit |
| (a)         | 客廳/飯廳<br>Living Room / Dining Room | 分體式冷氣機 Split-type air-conditioner     | A, C, D, E, F & H  | Electrolux          | EMS11MU-18CRFN1-Q  | EM3OE-27CFN1-Q   |
|             |                                    |                                       | B, G & J           | Electrolux          | EMSAB-18CRU1       | EMSAB-18CRU1     |
| (b)         | 睡房 Bedroom                         | 分體式冷氣機 Split-type air-conditioner     | A, C, D, E, F & H  | Electrolux          | EMS11MU-09CRFN1-Q  | EM3OE-27CFN1-Q   |
| (c)         | 開放式廚房 Open Kitchen                 | 煤氣煮食爐 Gas hob                         | A, C, F & H        | Mia Cucina          | MY32C              |                  |
|             |                                    | 電磁爐 Induction hob                     | B, D, E, G & J     | 西門子 Siemens         | EH375FBB1E         |                  |
|             |                                    | 微波爐 Microwave oven                    | 所有單位 All flats     | 西門子 Siemens         | HF15M564HK         |                  |
|             |                                    | 抽拉式抽油煙機 Telescopic hood               | 所有單位 All flats     | 西門子 Siemens         | LI67SA530B         |                  |
|             |                                    | 洗衣乾衣機 Washer dryer                    | 所有單位 All flats     | 西門子 Siemens         | WK14D321HK         |                  |
|             |                                    | 嵌入式雪櫃 Built-in fridge                 | A, C, D, E, F & H  | 西門子 Siemens         | KI24LV20HK         |                  |
|             |                                    | 嵌入式雪櫃 Built-in fridge                 | B, G & J           | 西門子 Siemens         | KU15LA65HK         |                  |
| (d)         | 浴室 Bathroom                        | 電熱水爐 Electric water heater            | B, D, E, G & J     | 斯寶亞創 Stiebel Eltron | DHM6               |                  |
|             |                                    | 煤氣熱水爐 Gas water heater                | A, C, F & H        | TGC                 | TRJW162TFL         |                  |
|             |                                    | 電熱水爐 Electric water heater            | B, D, E, G & J     | 斯寶亞創 Stiebel Eltron | DHE18SLi           |                  |
|             |                                    | 天花暗藏式抽氣扇 Ceiling-type ventilation fan | 所有單位 All flats     | 待定 To be confirmed  | 待定 To be confirmed |                  |

備註：賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

Note: The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

1樓住宅單位之機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units on 1/F

| 位置 Location       |                                   | 描述 Description                                    | 單位 Flat                                    |   |   |   |   |   |   |   |   |   |   |
|-------------------|-----------------------------------|---|--|---|---|---|---|---|---|---|---|---|---|
|                   |                                   |   | A  | B | C | D | E | F | G | H | J |   |   |
| (a)               | 大門入口 Main Entrance                | 門鈴按鈕 Door bell push button                        | 1  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| (b)               | 開放式廚房 Open Kitchen                | 13A 單位插座 13A Single socket outlet                 | 適用於洗衣乾衣機 For washer dryer                  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                                   | 13A 單位插座 13A Single socket outlet                 | 適用於雪櫃 For fridge                           | - | 1 | - | - | - | - | - | 1 | - | 1 |
|                   |                                   | 13A 單位插座 13A Single socket outlet                 | 適用於微波爐 For microwave oven                  | - | 1 | - | - | - | - | - | 1 | - | 1 |
|                   |                                   | 13A 單位插座 13A Single socket outlet                 |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                                   | 來水位 Water point                                   | 適用於洗衣乾衣機 For washer dryer                  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                                   | 去水位 Drain point                                   |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                                   | 總電掣箱 Miniature circuit breaker distribution board |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                                   | 電熱水爐 Electric water heater                        |  | - | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|                   |                                   | 雙極開關掣 Double pole switch                          | 適用於電熱水爐 For electric water heater          | - | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|                   |                                   | 雙極開關掣 Double pole switch                          | 適用於電磁爐 For induction hob                   | - | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|                   |                                   | 燈位 Lighting point                                 |  | 1 | 2 | 1 | 1 | 1 | 1 | 2 | 1 | 2 |   |
|                   |                                   | 消防花灑頭 Sprinkler head                              |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 熔斷器的接線座 Fused spur unit                           | 適用於抽油煙機 For telescopic hood                | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 連接掣 Connection unit                               | 適用於煤氣煮食爐 For gas hob                       | 1 | - | 1 | - | - | 1 | - | 1 | - |   |
| (c)               | 客廳 / 飯廳 Living Room / Dining Room | 門鈴 Door bell                                      |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 大門對講機 Door phone                                  |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 煙霧感應器 Smoke detector                              |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 雙極開關掣 Double pole switch                          | 適用於冷氣機之室內機 For air-conditioner indoor unit | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 雙極開關掣 Double pole switch                          | 適用於抽氣扇 For ventilation fan                 | - | 1 | - | - | - | - | 1 | - | 1 |   |
|                   |                                   | 雙極開關掣 Double pole switch                          | 適用於電熱水爐 For electric water heater          | - | 1 | - | - | - | - | 1 | - | 1 |   |
|                   |                                   | 燈掣 Lighting switch                                |  | 3 | 5 | 3 | 3 | 3 | 3 | 5 | 3 | 5 |   |
|                   |                                   | 電視/電台天線插座 TV / FM outlet                          |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                                   | 電話/數據插座 Telephone / data outlet                   |  | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |   |
|                   |                                   | 13A 單位插座 13A Single socket outlet                 | 適用於雪櫃 For fridge                           | 1 | - | 1 | 1 | 1 | 1 | - | 1 | - |   |
|                   |                                   | 13A 單位插座 13A Single socket outlet                 | 適用於微波爐 For microwave oven                  | 1 | - | 1 | 1 | 1 | 1 | - | 1 | - |   |
|                   |                                   | 13A 雙位插座 13A Twin socket outlet                   |  | 1 | 2 | 1 | 1 | 1 | 1 | 2 | 1 | 2 |   |
| 燈位 Lighting point |                                   | 2   | 1  | 2 | 2 | 2 | 2 | 1 | 2 | 1 |   |   |   |

備註：上表“-”代表不提供；“/”代表不適用。

Note: The symbol “-” as shown in the above table denotes “Not provided”; “/” denotes “Not applicable”.

| 位置 Location                       |   | 描述 Description                          |   | 單位 Flat |   |   |   |   |   |   |   |   |   |
|-----------------------------------|---|---|---|---------|---|---|---|---|---|---|---|---|---|
|                                   |   |   |   | A       | B | C | D | E | F | G | H | J |   |
| (d)                               | 睡房 Bedroom                              | 雙極開關掣 Double pole switch                | 適用於冷氣機之室內機 For air-conditioner indoor unit    | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|                                   |   | 燈掣 Lighting switch                      |   | 3       | / | 3 | 3 | 3 | 3 | 3 | / | 3 | / |
|                                   |   | 電話/數據插座 Telephone / data outlet         |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|                                   |   | 13A 雙位插座 13A Twin socket outlet         |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|                                   |   | 燈位 Lighting point                       |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|                                   |   | 雙極開關掣 Double pole switch                | 適用於抽氣扇 For exhaust fan                        | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|                                   |   | 雙極開關掣 Double pole switch                | 適用於煤氣熱水爐 For gas water heater                 | 1       | / | 1 | - | - | 1 | / | 1 | / |   |
|                                   |   | 雙極開關掣 Double pole switch                | 適用於電熱水爐 For electric water heater             | -       | / | - | 1 | 1 | - | / | - | / |   |
| (e)                               | 浴室 Bathroom                             | 熔斷器的接線座 Fused spur unit                 | 適用於煤氣熱水爐 For gas water heater                 | 1       | - | 1 | - | - | 1 | - | 1 | - |   |
|                                   |   | 熔斷器的接線座 Fused spur unit                 | 適用於鏡櫃燈 For mirror cabinet's lighting          | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 熔斷器的接線座 Fused spur unit                 | 適用於浴室天花燈帶 For bathroom's ceiling light trough | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 熔斷器的接線座 Fused spur unit                 | 適用於抽氣扇 For ventilation fan                    | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 煤氣熱水爐 Gas water heater                  |   | 1       | - | 1 | - | - | 1 | - | 1 | - |   |
|                                   |   | 鏡箱燈帶 Mirror cabinet light trough        |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 天花燈帶 Ceiling light trough               |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 三極開關掣 Triple pole and neutral switch    | 適用於電熱水爐 For electric water heater             | -       | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|                                   |   | 電熱水爐 Electric water heater              |   | -       | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|                                   |   | 抽氣扇 Ventilation fan                     |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                                   |   | 燈位 Lighting point                       |   | 2       | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |   |
| 13A 單位插座 13A Single socket outlet |   | 1                                       | 1   | 1       | 1 | 1 | 1 | 1 | 1 | 1 |   |   |   |
| (f)                               | 冷氣機平台 Air-conditioning Platform         | 防水雙極開關掣 Weatherproof double pole switch | 適用於冷氣機之室外機 For air-conditioner outdoor unit   | /       | / | 1 | / | / | 1 | / | 1 | / |   |
| (g)                               | 平台 Flat Roof                            | 防水雙極開關掣 Weatherproof double pole switch | 適用於冷氣機之室外機 For air-conditioner outdoor unit   | 1       | / | - | 1 | 1 | - | 1 | - | 1 |   |
| (h)                               | 會所入口高位<br>Clubhouse entrance high level | 防水雙極開關掣 Weatherproof double pole switch | 適用於冷氣機之室外機 For air-conditioner outdoor unit   | /       | 1 | / | / | / | / | / | / | / |   |

備註：上表“-”代表不提供；“/”代表不適用。

Note: The symbol “-” as shown in the above table denotes “Not provided”; “/” denotes “Not applicable”.

## 22. 裝置、裝修物料及設備 FITTINGS, FINISHES AND APPLIANCES

2樓至8樓住宅單位之機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical and Electrical Provisions of Residential Units on 2/F - 3/F & 5/F - 8/F

| 位置 Location       |                              | 描述 Description                                    | 單位 Flat                                    |   |   |   |   |   |   |   |   |   |   |   |
|-------------------|------------------------------|---|--|---|---|---|---|---|---|---|---|---|---|---|
|                   |                              |   | A  | B | C | D | E | F | G | H | J |   |   |   |
| (a)               | 大門入口 Main Entrance           | 門鈴按鈕 Door bell push button                        | 1  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| (b)               | 開放式廚房 Open Kitchen           | 13A 單位插座 13A Single socket outlet                 | 適用於洗衣乾衣機 For washer dryer                  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                              | 13A 單位插座 13A Single socket outlet                 | 適用於雪櫃 For fridge                           | - | 1 | - | - | - | - | - | 1 | - | - | 1 |
|                   |                              | 13A 單位插座 13A Single socket outlet                 | 適用於微波爐 For microwave oven                  | - | 1 | - | - | - | - | - | 1 | - | - | 1 |
|                   |                              | 13A 單位插座 13A Single socket outlet                 |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                              | 來水位 Water point                                   | 適用於洗衣乾衣機 For washer dryer                  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                              | 去水位 Drain point                                   |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                              | 總電掣箱 Miniature circuit breaker distribution board |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
|                   |                              | 電熱水爐 Electric water heater                        |  | - | 1 | - | 1 | 1 | - | 1 | - | 1 | - | 1 |
|                   |                              | 雙極開關掣 Double pole switch                          | 適用於電熱水爐 For electric water heater          | - | 1 | - | 1 | 1 | - | 1 | - | 1 | - | 1 |
|                   |                              | 雙極開關掣 Double pole switch                          | 適用於電磁爐 For induction hob                   | - | 1 | - | 1 | 1 | - | 1 | - | 1 | - | 1 |
|                   |                              | 燈位 Lighting point                                 |  | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 2 |   |
|                   |                              | 消防花灑頭 Sprinkler head                              |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                              | 熔斷器的接線座 Fused spur unit                           | 適用於抽油煙機 For telescopic hood                | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                              | 連接掣 Connection unit                               | 適用於煤氣煮食爐 For gas hob                       | 1 | - | 1 | - | - | 1 | - | 1 | - |   |   |
| (c)               | 客廳 / 飯廳 Living / Dining Room | 門鈴 Door bell                                      |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                              | 大門對講機 Door phone                                  |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|                   |                              | 煙霧感應器 Smoke detector                              |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |   |
|                   |                              | 雙極開關掣 Double pole switch                          | 適用於冷氣機之室內機 For air-conditioner indoor unit | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |   |
|                   |                              | 雙極開關掣 Double pole switch                          | 適用於抽氣扇 For ventilation fan                 | - | 1 | - | - | - | - | 1 | - | 1 |   |   |
|                   |                              | 雙極開關掣 Double pole switch                          | 適用於電熱水爐 For electric water heater          | - | 1 | - | - | - | - | 1 | - | 1 |   |   |
|                   |                              | 燈掣 Lighting switch                                |  | 4 | 6 | 4 | 4 | 4 | 4 | 6 | 4 | 6 |   |   |
|                   |                              | 電視/電台天線插座 TV / FM outlet                          |  | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |   |
|                   |                              | 電話/數據插座 Telephone / data outlet                   |  | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |   |   |
|                   |                              | 13A 單位插座 13A Single socket outlet                 | 適用於雪櫃 For fridge                           | 1 | - | 1 | 1 | 1 | 1 | - | 1 | - |   |   |
|                   |                              | 13A 單位插座 13A Single socket outlet                 | 適用於微波爐 For microwave oven                  | 1 | - | 1 | 1 | 1 | 1 | - | 1 | - |   |   |
|                   |                              | 13A 雙位插座 13A Twin socket outlet                   |  | 1 | 2 | 1 | 1 | 1 | 1 | 2 | 1 | 2 |   |   |
| 燈位 Lighting point |                              | 2   | 1  | 2 | 2 | 2 | 2 | 1 | 2 | 1 |   |   |   |   |

備註 : 1. 不設4樓。  
2. 上表“-”代表不提供; “/”代表不適用。

Notes : 1. 4/F is omitted.  
2. The symbol “-” as shown in the above table denotes “Not provided”; “/” denotes “Not applicable”.

| 位置 Location |                                   | 描述 Description                          |   | 單位 Flat |   |   |   |   |   |   |   |   |   |
|-------------|-----------------------------------|---|---|---------|---|---|---|---|---|---|---|---|---|
|             |                                   |   |   | A       | B | C | D | E | F | G | H | J |   |
| (d)         | 睡房 Bedroom                        | 雙極開關掣 Double pole switch                | 適用於冷氣機之室內機 For air-conditioner indoor unit    | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             |                                   | 燈掣 Lighting switch                      |   | 4       | / | 4 | 4 | 4 | 4 | 4 | / | 4 | / |
|             |                                   | 電話/數據插座 Telephone / data outlet         |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             |                                   | 13A 雙位插座 13A Twin socket outlet         |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             |                                   | 燈位 Lighting point                       |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             |                                   | 雙極開關掣 Double pole switch                | 適用於抽氣扇 For ventilation fan                    | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             |                                   | 雙極開關掣 Double pole switch                | 適用於煤氣熱水爐 For gas water heater                 | 1       | / | 1 | - | - | 1 | / | 1 | / |   |
|             | 雙極開關掣 Double pole switch          | 適用於電熱水爐 For electric water heater       | -   | /       | - | 1 | 1 | - | / | - | / |   |   |
| (e)         | 浴室 Bathroom                       | 熔斷器的接線座 Fused spur unit                 | 適用於煤氣熱水爐 For gas water heater                 | 1       | - | 1 | - | - | 1 | - | 1 | - |   |
|             |                                   | 熔斷器的接線座 Fused spur unit                 | 適用於鏡櫃燈 For mirror cabinet's lighting          | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 熔斷器的接線座 Fused spur unit                 | 適用於浴室天花燈帶 For bathroom's ceiling light trough | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 熔斷器的接線座 Fused spur unit                 | 適用於抽氣扇 For ventilation fan                    | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 煤氣熱水爐 Gas water heater                  |   | 1       | - | 1 | - | - | 1 | - | 1 | - |   |
|             |                                   | 鏡箱燈帶 Mirror cabinet light trough        |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 天花燈帶 Ceiling light trough               |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 三極開關掣 Triple pole and neutral switch    | 適用於電熱水爐 For electric water heater             | -       | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|             |                                   | 電熱水爐 Electric water heater              |   | -       | 1 | - | 1 | 1 | - | 1 | - | 1 |   |
|             |                                   | 抽氣扇 ventilation fan                     |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
|             |                                   | 燈位 Lighting point                       |   | 2       | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |   |
|             | 13A 單位插座 13A Single socket outlet | 1                                       | 1   | 1       | 1 | 1 | 1 | 1 | 1 | 1 |   |   |   |
| (f)         | 露台 Balcony                        | 燈位 Lighting point                       |   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |
| (g)         | 工作平台 Utility Platform             | 燈位 Lighting point                       |   | 1       | / | 1 | 1 | 1 | 1 | 1 | / | 1 | / |
|             | 冷氣機平台 Air-conditioning Platform   | 防水雙極開關掣 Weatherproof double pole switch | 適用於冷氣機之室外機 For air-conditioner outdoor unit   | 1       | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |   |

備註 : 1. 不設4樓。  
2. 上表“-”代表不提供；“/”代表不適用。

Notes : 1. 4/F is omitted.  
2. The symbol “-” as shown in the above table denotes “Not provided”; “/” denotes “Not applicable”.

## 23. 服務協議 SERVICE AGREEMENTS

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。

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.

## 24. 地稅 GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.

## 25. 買方的雜項付款 MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note: The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.



## 26. 欠妥之處的保養責任期 DEFECT LIABILITY WARRANTY PERIOD

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

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

## 27. 斜坡維修 MAINTENANCE OF SLOPES

不適用。

NOT APPLICABLE.

## 28. 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for modification of the land grant which is not yet granted.

## 29. 申請建築物總樓面面積寬免的資料

### INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

#### 獲寬免總樓面面積的設施分項

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

| 根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積 |   | 面積(平方米) |
|----------------------------------|---|---------|
| 1.(#)                            | 停車場及上落客貨地方(公共交通總站除外)  | 不適用     |
| 2.                               | 機房及相類設施   |         |
| 2.1(#)                           | 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等          | 57.740  |
| 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 | 323.603 |
| 2.3(#)                           | 非強制性或非必要機房，例如空調機房、風櫃房等  | 不適用     |
| 根據聯合作業備考第1及第2號提供的環保設施            |   | 面積(平方米) |
| 3.(#)                            | 露台  | 72.000  |
| 4.(#)                            | 加闊的公用走廊及升降機大堂   | 不適用     |
| 5.                               | 公用空中花園  | 不適用     |
| 6.                               | 隔聲簷   | 不適用     |
| 7.                               | 翼牆、捕風器及風斗   | 不適用     |
| 8.(#)                            | 非結構預製外牆   | 不適用     |
| 9.(#)                            | 工作平台  | 36.000  |
| 10.                              | 隔音屏障  | 不適用     |
| 適意設施                             |   | 面積(平方米) |
| 11.(#)                           | 供保安人員和管理處員工使用的櫃檯、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室   | 2.696   |
| 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  | 74.722  |
| 13.(#)                           | 有上蓋的園景區及遊樂場   | 不適用     |

| 適意設施    |                                      | 面積(平方米) |
|---------|--------------------------------------|---------|
| 14.     | 橫向屏障/有蓋人行道、花棚                        | 不適用     |
| 15.(#)  | 擴大升降機井道                              | 不適用     |
| 16.     | 煙囪管道                                 | 不適用     |
| 17.(#)  | 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房         | 不適用     |
| 18.(#)  | 強制性設施或必要機房所需的管槽、氣槽                   | 39.990  |
| 19.(#)  | 非強制性設施或非必要機房所需的管槽、氣槽                 | 不適用     |
| 20.(#)  | 環保系統及設施所需的機房、管槽及氣槽                   | 不適用     |
| 21.     | 複式住宅單位及洋房的中空                         | 不適用     |
| 22.(#)  | 伸出物，如空調機箱及伸出外牆超過750毫米的平台             | 不適用     |
| 其他項目    |                                      | 面積(平方米) |
| 23.(#)  | 庇護層，包括庇護層兼空中花園                       | 不適用     |
| 24.(#)  | 其他伸出物                                | 不適用     |
| 25.     | 公共交通總站                               | 不適用     |
| 26.(#)  | 共用構築物及樓梯                             | 不適用     |
| 27.(#)  | 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積 | 27.223  |
| 28.(#)  | 公眾通道                                 | 不適用     |
| 29.     | 因建築物後移導致的覆蓋面積                        | 不適用     |
| 額外總樓面面積 |                                      | 面積(平方米) |
| 30.     | 額外總樓面面積                              | 不適用     |

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

## 有關建築物的環境評估



### 發展項目的公用部分的預計能量表現或消耗

於印製售樓說明書前呈交予建築事務監督有關發展項目的公用部分的預計能量表現或消耗的最近期資料：

| 第 I 部分       |     |
|--------------|-----|
| 提供中央空調       | 否   |
| 提供具能源效益的設施   | 否   |
| 擬安裝的具能源效益的設施 | 不適用 |

| 第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量 <sup>(註腳1)</sup> ：- |                        |                              |                      |                  |                      |
|--|------------------------|------------------------------|----------------------|------------------|----------------------|
| 位置   | 使用有關裝置的<br>內部樓面面積(平方米) | 基線樓宇每年能源消耗量 <sup>(註腳2)</sup> |                      | 擬興建樓宇每年能源消耗量     |                      |
|  |                        | 電力<br>千瓦小時/平方米/年             | 煤氣/石油氣<br>用量單位/平方米/年 | 電力<br>千瓦小時/平方米/年 | 煤氣/石油氣<br>用量單位/平方米/年 |
| 有使用中央屋宇裝備裝置 <sup>(註腳3)</sup> 的部分                 | 391                    | 240                          | 不適用                  | 234              | 不適用                  |

註腳：1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-

- “每年能源消耗量”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的「年能源消耗」具有相同涵義；及
  - 樓宇、空間或單位的“內部樓面面積”，指外牆及/或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇BEAM Plus標準(現行版本)第4節及附錄8中的“基準建築物模式(零分標準)”具有相同涵義。
  - “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則(2010年2月版)(草稿)中的涵義相同。

| 第 III 部分：以下裝置乃按機電工程署公布的相關實務守則設計：- |     |
|-----------------------------------|-----|
| 裝置類型                              |     |
| 照明裝置                              | 是   |
| 空調裝置                              | 是   |
| 電力裝置                              | 是   |
| 升降機及自動梯的裝置                        | 是   |
| 以總能源為本的方法                         | 不適用 |

## 29. 申請建築物總樓面面積寬免的資料

### INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

#### Breakdown of GFA Concessions Obtained for All Features

Latest information on breakdown of GFA concessions as shown on the general building plans submitted to and approved by the Building Authority (BA) prior to the printing of the sales brochure is tabulated below. Information marked(#) may be based on information provided by the authorized person if the sales brochure is printed prior to submission of the final amendment plans to the BA. The breakdown of GFA concessions may be subject to further changes until final amendment plans are submitted to and approved by the BA prior to the issuance of the occupation permit for the development.

| Disregarded GFA under Building (Planning) Regulations 23(3)(b) |   | Area (m <sup>2</sup> ) |
|--|---|------------------------|
| 1.(#)  | Carpark and loading/unloading area excluding public transport terminus  | Not applicable         |
| 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. | 57.740                 |
| 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.  | 323.603                |
| 2.3(#)   | Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.   | Not applicable         |
| Green Features under Joint Practice Notes 1 and 2              |   | Area (m <sup>2</sup> ) |
| 3.(#)  | Balcony   | 72.000                 |
| 4.(#)  | Wider common corridor and lift lobby  | Not applicable         |
| 5.   | Communal sky garden   | Not applicable         |
| 6.   | Acoustic fin  | Not applicable         |
| 7.   | Wing wall, wind catcher and funnel  | Not applicable         |
| 8.(#)  | Non-structural prefabricated external wall  | Not applicable         |
| 9.(#)  | Utility platform  | 36.000                 |
| 10.  | Noise barrier   | Not applicable         |
| Amenity Features   |   | Area (m <sup>2</sup> ) |
| 11.(#)   | Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office   | 2.696                  |
| 12.(#)   | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities   | 74.722                 |
| 13.(#)   | Covered landscaped and play area  | Not applicable         |

| Amenity Features     |   | Area (m <sup>2</sup> ) |
|----------------------|---|------------------------|
| 14.                  | Horizontal screens/covered walkways, trellis  | Not applicable         |
| 15.(#)               | Larger lift shaft   | Not applicable         |
| 16.                  | Chimney shaft   | Not applicable         |
| 17.(#)               | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room    | Not applicable         |
| 18.(#)               | Pipe duct, air duct for mandatory feature or essential plant room   | 39.990                 |
| 19.(#)               | Pipe duct, air duct for non-mandatory or non-essential plant room   | Not applicable         |
| 20.(#)               | Plant room, pipe duct, air duct for environmentally friendly system and feature   | Not applicable         |
| 21.                  | Void in duplex domestic flat and house  | Not applicable         |
| 22.(#)               | Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall        | Not applicable         |
| Other Exempted Items |   | Area (m <sup>2</sup> ) |
| 23.(#)               | Refuge floor including refuge floor cum sky garden  | Not applicable         |
| 24.(#)               | Other projections   | Not applicable         |
| 25.                  | Public transport terminus   | Not applicable         |
| 26.(#)               | Party structure and common staircase  | Not applicable         |
| 27.(#)               | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA | 27.223                 |
| 28.(#)               | Public passage  | Not applicable         |
| 29.                  | Covered set back area   | Not applicable         |
| Bonus GFA            |   | Area (m <sup>2</sup> ) |
| 30.                  | Bonus GFA   | Not applicable         |

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.

## The Environmental Assessment of the Building



## Estimated Energy Performance or Consumption for the Common Parts of the Development

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochure:

| Part I   |  |  |   |   |   |
|--|--|--|---|---|---|
| Provision of Central Air Conditioning  |  | NO   |   |   |   |
| Provision of Energy Efficient Features   |  | NO   |   |   |   |
| Energy Efficient Features proposed   |  | Not applicable   |   |   |   |
| Part II: The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup> |  |  |   |   |   |
| Location   | Internal Floor Area Served (m <sup>2</sup> ) | Annual Energy Use of Baseline Building <sup>(Note 2)</sup> |   | Annual Energy Use of Proposed Building      |   |
|  |  | Electricity<br>kWh / m <sup>2</sup> / annum                | Town Gas / LPG<br>unit / m <sup>2</sup> / annum | Electricity<br>kWh / m <sup>2</sup> / annum | Town Gas / LPG<br>unit / m <sup>2</sup> / annum |
| Area served by central building services installation <sup>(Note 3)</sup>                                | 391  | 240  | Not applicable                                  | 234   | Not applicable                                  |

- Notes: 1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency. The predicted annual energy use, in terms of electricity consumption (kWh / m<sup>2</sup> / annum) and town gas / LPG consumption (unit / m<sup>2</sup> / annum), of the development by the internal floor area served, where:
- “total annual energy use” has the same meaning of “annual energy use” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
  - “internal floor area”, in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
- “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version).
  - “Central Building Services Installation” has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

| Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD) |                |
|--|----------------|
| Type of Installations  |                |
| Lighting Installations   | YES            |
| Air Conditioning Installations   | YES            |
| Electrical Installations   | YES            |
| Lift & Escalator Installations   | YES            |
| Performance-based Approach   | Not applicable |

## 30. 有關資料 RELEVANT INFORMATION

### 1. 放置冷氣機的室外機

全部冷氣機的室外機(不論是為該住宅單位而設或是為其他住宅單位而設)放置在部分住宅單位外的冷氣機平台上或部分住宅單位的平台之內。冷氣機的室外機的放置可能對該等住宅單位的享用，諸如熱氣及噪音或其他方面造成影響。有關冷氣機的室外機的位置，請參閱「發展項目的住宅物業的樓面平面圖」。

### 2. 建築特色

發展項目部分住宅單位的外牆裝有建築特色，部分住宅單位的景觀可能因建築特色的存在而受到影響。另外，建築特色的燈光(如有的話)可能對部分住宅單位的享用造成影響。

### 3. 吊船操作

- a. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的玻璃幕牆結構、玻璃幕牆玻璃、窗戶、露台及工作平台)及公用地方與設施進行定期及特別安排的檢查、清潔、保養、維修、改動、翻新、重建、油漆或裝飾的期間，以及為放置在部分住宅單位外冷氣機平台上的住宅單位冷氣機的室外機進行檢查、維修、清潔或更換的期間，吊船或類似裝置或工具(不論是永久或臨時的裝置)將會停泊在住宅單位的平台上，並在住宅單位的平台及天台上空操作，以及在住宅單位的窗外、露台及工作平台外操作。
- b. 根據公契及管理協議，管理人有權進入在發展項目建有平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，又或是否攜帶用具、工具及物料)操作吊船系統或類似裝置或工具，以便清潔、保養及維修發展項目的公用地方與設施。

### 4. 隔音屏障

位於發展項目之西北方，現有由政府建成大約5米至6米高的隔音屏障，其位置可能對發展項目的住宅單位的享用，諸如景觀及其他方面造成影響。有關隔音屏障的位置，請參閱路政署的政府圖則及發展項目的最新經批准建築圖則。

### 5. 附近的其他地段

其他與賣方有關聯的公司(「毗鄰地段的擁有人」)擁有發展項目附近的其他地段，即元朗市地段第524號(「毗鄰地段」)。毗鄰地段並不構成發展項目的一部分。

直至本售樓說明書的印製日期為止，毗鄰地段的擁有人正考慮毗鄰地段的發展。毗鄰地段的擁有人不會就毗鄰地段現在或將來的使用、保養、出售、處置、發展或其他方面作出任何形式的保證或陳述。毗鄰地段的擁有人明確保留所有與毗鄰地段有關的權利，包括但不限於毗鄰地段的使用、保養、出售、處置、發展、任何建築圖則的遞交及修改或其他任何方面。

在獲得政府批准後，將來在毗鄰地段上不時進行的工程、使用、處置或發展可能對發展項目住宅物業的享用，諸如通行、景觀、噪音及對周邊環境的其他方面造成影響。

### 1. Placement of air-conditioner outdoor units

All air-conditioner outdoor units (either served for its own residential unit or for other residential units) are placed on the air-conditioning platforms of some residential units or on the flat roofs of some residential units. The placement of the air-conditioner outdoor units may affect the enjoyment of these residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioner outdoor units, please refer to the "Floor Plans of Residential Properties in the Development".

### 2. Architectural features

Some architectural features are installed outside the external walls of some residential units of the development. It is possible that the views of some residential units may be affected by these architectural features. Also, the illumination (if any) of the architectural features may affect the enjoyment of some residential units.

### 3. Operation of gondola

- a. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development, and also during the inspection, repairing, cleaning or change of the air-conditioner outdoor units of the residential units placed on the air-conditioning platforms outside some residential units, as arranged by the Manager, gondola(s) or likewise or equipment (whether its installation is permanently or temporarily) will be parked on the flat roofs and operated in air space directly above the flat roofs and the roofs as well as outside the windows, the balconies and the utility platforms of the residential units.
- b. Under the Deed of Mutual Covenant and Management Agreement, the Manager shall have the right to access into those residential units consisting flat roof(s) and/or roof(s) in the development (with or without the Manager's agents, workmen and staff, or with or without appliances, equipment and materials) for operating the gondola system or likewise or equipment for cleaning, maintaining and repairing the Common Areas and Facilities of the development.

### 4. Noise barriers

At the north-west side of the development, there are noise barriers of about 5 metres to 6 metres high constructed by the Government. Its location may affect the enjoyment of the residential units of the development in terms of views and other aspects. For the location of the noise barriers, please refer to the government drawings in the Highways Department and also the latest approved building plans of the development.

### 5. Adjacent Lots

Other companies related to the Vendor ("the Owners of the Adjacent Lot"), own another lot near the development, namely Yuen Long Town Lot No. 524 ("the Adjacent Lot"), which does not form part of the development.

As at the date of printing of this sales brochure, the Owners of the Adjacent Lot are considering development of the Adjacent Lot. The Owners of the Adjacent Lot give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of the Adjacent Lot. The Owners of the Adjacent Lot expressly reserve all rights in respect of the Adjacent Lot, including but not limited to the use, maintenance, sale, disposal, development, submissions of and any amendments to any building plans or otherwise.

Subject to the approval by the Government, any works, use, disposal or development from time to time of the Adjacent Lot in the future may affect the enjoyment of the residential properties in the development in terms of the access, views, noise and other aspects of the surrounding environment.



## 地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料 SOME INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

1. 買方須與賣方於正式買賣合約內協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽立轉讓契之前，以任何方式或訂立任何協議，以達至提名任何人士接受轉讓正式買賣合約內所指定的住宅物業，或轉售該住宅物業，或轉移該住宅物業的正式買賣合約的權益。
  2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業總售價百分之五的款項。同時買方亦須額外付予賣方或付還賣方（視屬何情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何須繳付之印花稅）。
  3. 賣方將會支付或已經支付（視屬何情況而定）由批地文件之日期起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
  4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲提供該資料的副本。
1. The purchaser is required to agree with the Vendor in the agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit specified in the agreement for sale and purchase, sub-sell that Residential Unit or transfer the benefit of the agreement for sale and purchase of that Residential Unit in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
  2. If the Vendor, at the request of the purchaser under an agreement for sale and purchase, agrees (at its own discretion) to cancel the agreement for sale and purchase or the obligations of the purchaser under the agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit specified in the agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the agreement for sale and purchase.
  3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
  4. The purchaser who has signed an agreement for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.

賣方就發展項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development：

**[www.parkreach.com.hk](http://www.parkreach.com.hk)**

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.

本售樓說明書印製日期：2017年11月10日。 Date of printing of this Sales Brochure：10th November 2017.

| 檢視 / 修改日期<br>Examination /<br>Revision Date | 所作修改<br>Revision Made |  |
|---|-----------------------|--|
| 2017年12月13日<br>13th December 2017           | 頁次<br>Page Number     | 所作修改<br>Revision Made  |
|   | 16                    | 更新發展項目的鳥瞰照片。<br>Update the aerial photograph of the development.   |
|   | 29 – 31               | 修訂公契的摘要的資料。<br>Revise the information of summary of deed of mutual covenant.   |
|   | 32, 34 – 35           | 修訂批地文件的摘要的資料。<br>Revise the information of summary of land grant.  |
|   | 47, 51                | 修訂裝置、裝修物料及設備的資料。<br>Revise the information of fittings, finishes and appliances.   |
|   | 71                    | 修訂地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料的資料。<br>Revise the information of some information required by the director of lands to be set out in the sales brochure as a condition for giving the presale consent. |

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