



尚悅·嶺

REACH SUMMIT

蝶翠峰第五期 Sereno Verde Phase 5

售樓說明書  
SALES BROCHURE

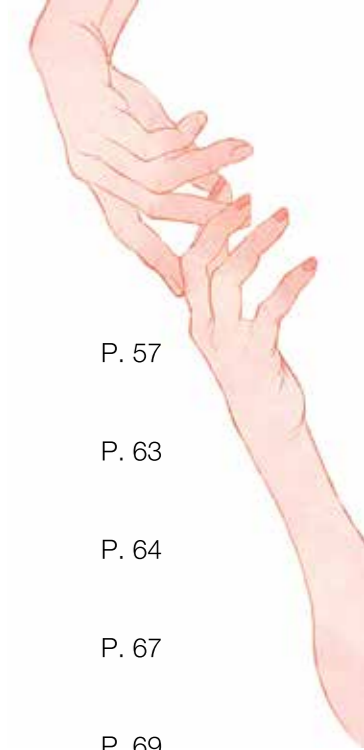


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# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



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

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## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



### 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。

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



- 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](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto: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](http://www.consumer.org.hk)  
電話： 2929 2222  
電郵： [cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真： 2856 3611

**地產代理監管局**  
網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
電話： 2111 2777  
電郵： [enquiry@eaa.org.hk](mailto: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。



# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



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

### For all first-hand residential properties

#### 1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) ([www.srpe.gov.hk](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.

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



### 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.



# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



### 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.

# 一手住宅物業買家須知

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES



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

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

Other useful contacts:

<b>Consumer Council</b> Website : www.consumer.org.hk Telephone : 2929 2222 Email : cc@consumer.org.hk Fax : 2856 3611
<b>Estate Agents Authority</b> Website : www.eaa.org.hk Telephone : 2111 2777 Email : enquiry@eaa.org.hk Fax : 2598 9596
<b>Real Estate Developers Association of Hong Kong</b> 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·嶺 — 蝶翠峰第五期的資料

## INFORMATION ON THE DEVELOPMENT, REACH SUMMIT — SERENO VERDE PHASE 5



### 街道名稱及門牌號數

大棠路99A號

### Name of the street and street number

No. 99A, Tai Tong Road

### 發展項目共設2幢多單位建築物

### The development consists of 2 multi-unit buildings

### 樓層總數

第一座及第二座各設25層(不包括天台及高層天台)

### Total number of storeys

25 storeys (excluding Roof and Upper Roof ) for each of Tower 1 & Tower 2

### 樓層號數

每座均設有地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓、天台及高層天台

### Floor numbering

G/F, 1/F - 3/F, 5/F - 12/F, 15/F - 23/F, 25/F - 28/F, Roof and Upper Roof in each tower

### 被略去的樓層號數

每座均不設4樓、13樓、14樓及24樓

### Omitted floor numbers

4/F, 13/F, 14/F and 24/F are omitted in each tower

### 庇護層

沒有

### Refuge floors

Nil

### 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2020年9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。

### 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 September 2020.
- (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

#### 賣方的代表律師

孖士打律師行

范紀羅江律師行

張葉司徒陳律師事務所

#### 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

BNP Paribas acting through its Hong Kong Branch

#### 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

新世界發展有限公司

#### 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

Mayer Brown

Fairbairn Catley Low & Kong

Vincent T. K. Cheung, Yap & Co.

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

BNP Paribas acting through its Hong Kong Branch

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

Henderson Real Estate Agency Limited

New World Development 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



發展項目將會有構成圍封牆的一部分的非結構的預製外牆。每幢建築物的非結構的預製外牆的厚度為150毫米。

There will be non-structural prefabricated external walls forming part of the enclosing walls of the development. The thickness of the non-structural prefabricated external walls of each tower is 150mm.

發展項目將會有構成圍封牆的一部分的幕牆。每幢建築物的幕牆的厚度為200毫米。

There will be curtain walls forming part of the enclosing walls of the development. The thickness of the curtain walls of each tower is 200 mm.

每個住宅物業的非結構的預製外牆及幕牆的總面積表

Schedule of total area of the non-structural prefabricated external walls and curtain walls of each residential property

座數 Tower	樓層 Floor	單位 Flat	每個住宅物業的非結構的預製外牆的總面積 (平方米) Total area of the non-structural prefabricated external walls of each residential property (sq. m.)	每個住宅物業的幕牆的總面積 (平方米) Total area of the curtain walls of each residential property (sq. m.)
第一座 Tower 1	1樓至3樓， 5樓至12樓， 15樓至23樓及 25樓至28樓 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F	A	0.479	0.925
		B	-	0.540
		C	0.494	0.740
		D	0.771	0.635
		E	-	0.585
		F	-	0.625
		G	0.378	0.530
		H	0.491	0.880
		J	-	0.250
		K	-	0.250
		M	0.367	0.625
第二座 Tower 2	1樓至3樓， 5樓至12樓， 15樓至23樓及 25樓至28樓 1/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F	A	0.479	0.925
		B	-	0.540
		C	0.494	0.740
		D	0.771	0.635
		E	-	0.585
		F	-	0.625
		G	0.378	0.530
		H	0.502	0.900
		J	-	0.540
		K	0.487	0.925

## 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，富邦物業管理有限公司將獲委任為發展項目的管理人。

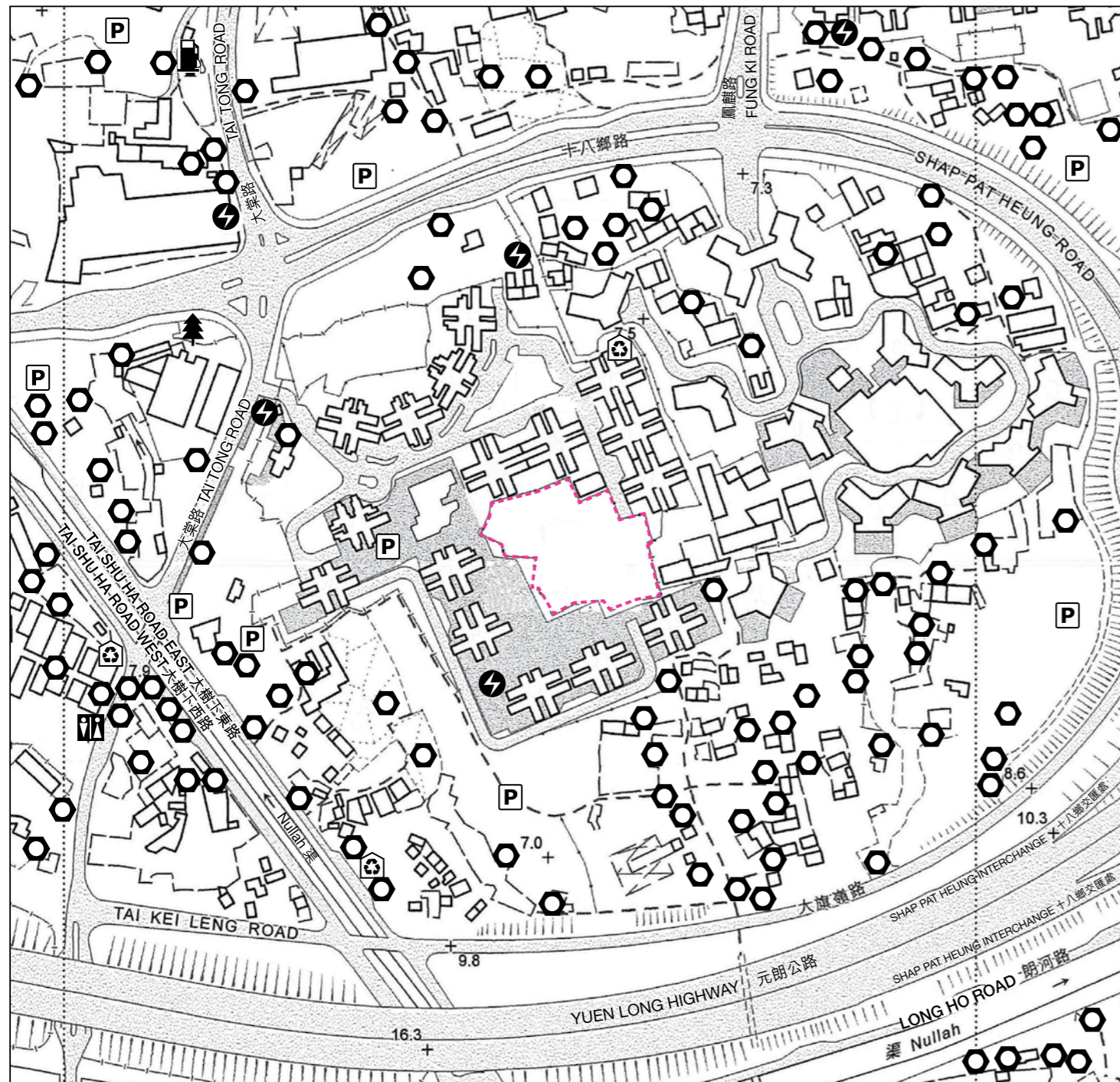
### Manager

Urban-Wellborn 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
-  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.

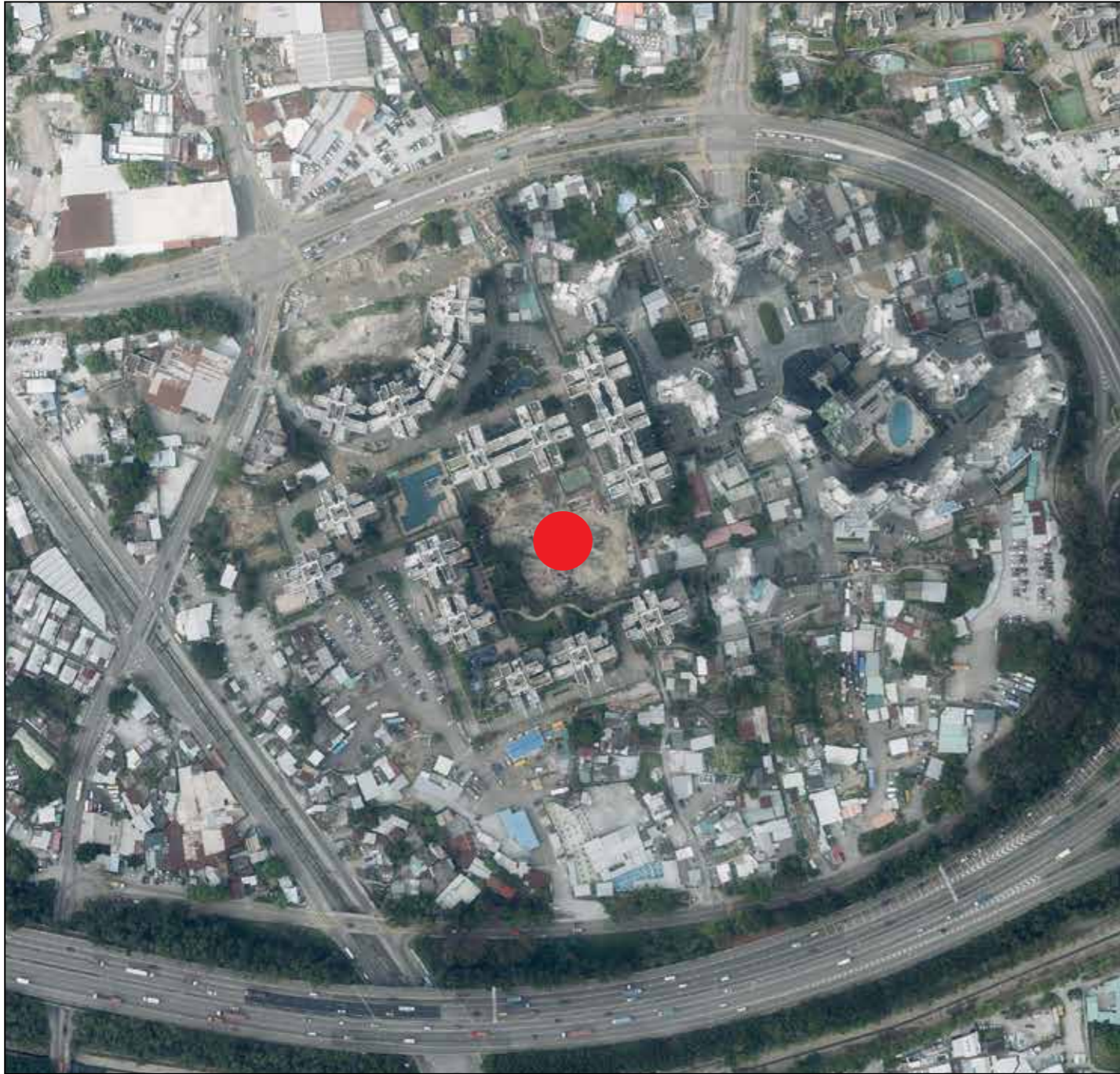
地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號38/2018。

The map reproduced with permission of the Director of Lands. © The Government of Hong Kong SAR. Licence No. 38/2018.

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2018年3月13日在元朗6,900呎飛行高度拍攝之鳥瞰照片，編號為E035783C。

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. E035783C, dated 13th March 2018.

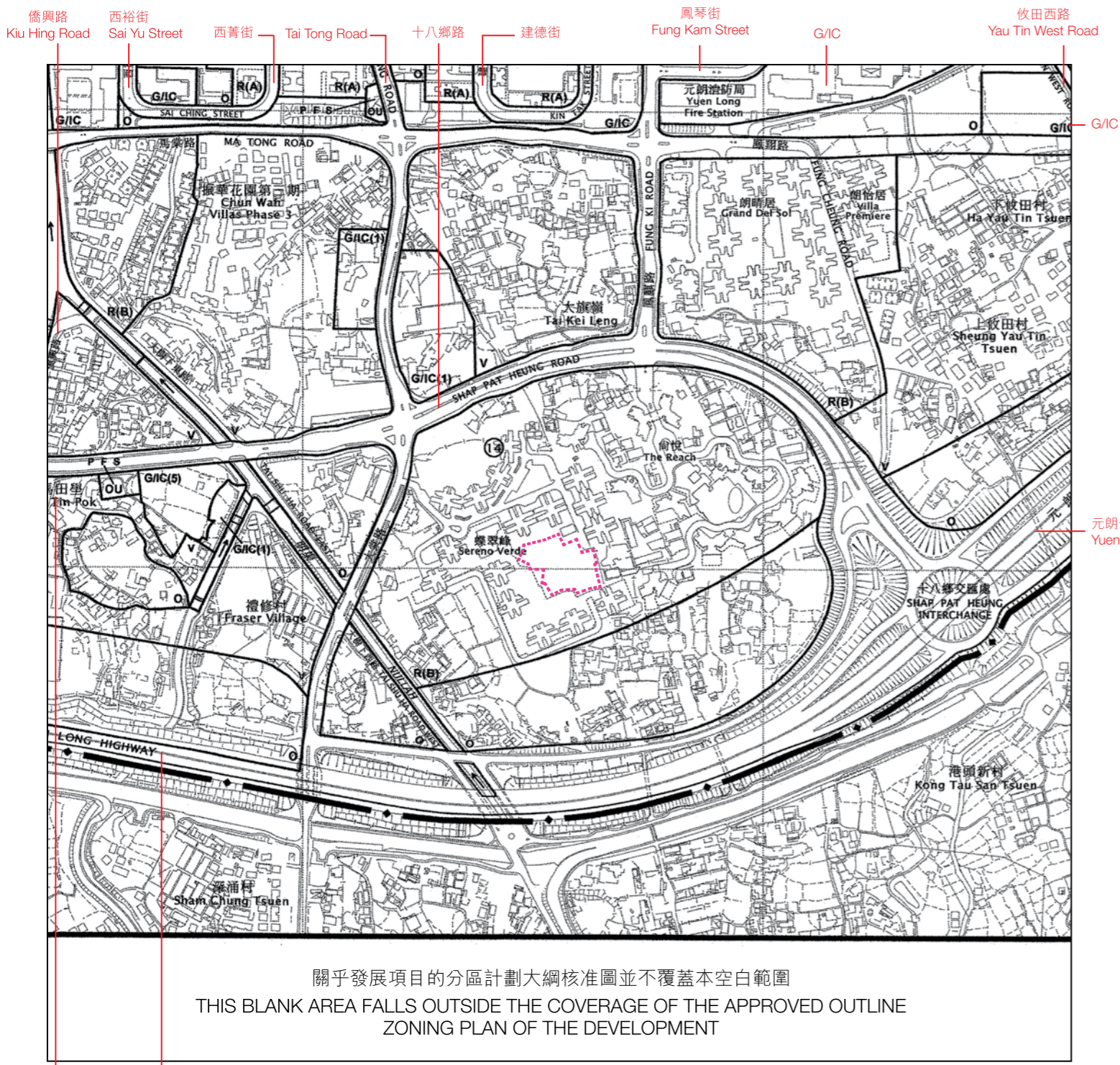
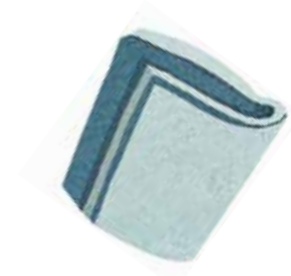
備註：因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。

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

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# 8 關於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(甲類)	R(A)	住宅(甲類)	R(A)
住宅(乙類)	R(B)	住宅(乙類)	R(B)
鄉村式發展	V	鄉村式發展	V
政府、機構或社區	G/I/C	政府、機構或社區	G/I/C
休憩用地	O	休憩用地	O
其他指定用途	OU	其他指定用途	OU
<b>交通</b>		<b>COMMUNICATIONS</b>	
主要道路及路口		主要道路及路口	MAJOR ROAD AND JUNCTION
<b>其他</b>		<b>MISCELLANEOUS</b>	
規劃範圍界線		規劃範圍界線	BOUNDARY OF PLANNING SCHEME
規劃區編號	①	規劃區編號	PLANNING AREA NUMBER
加油站	P F S	加油站	PETROL FILLING STATION

元朗公路  
Yuen Long Highway

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.

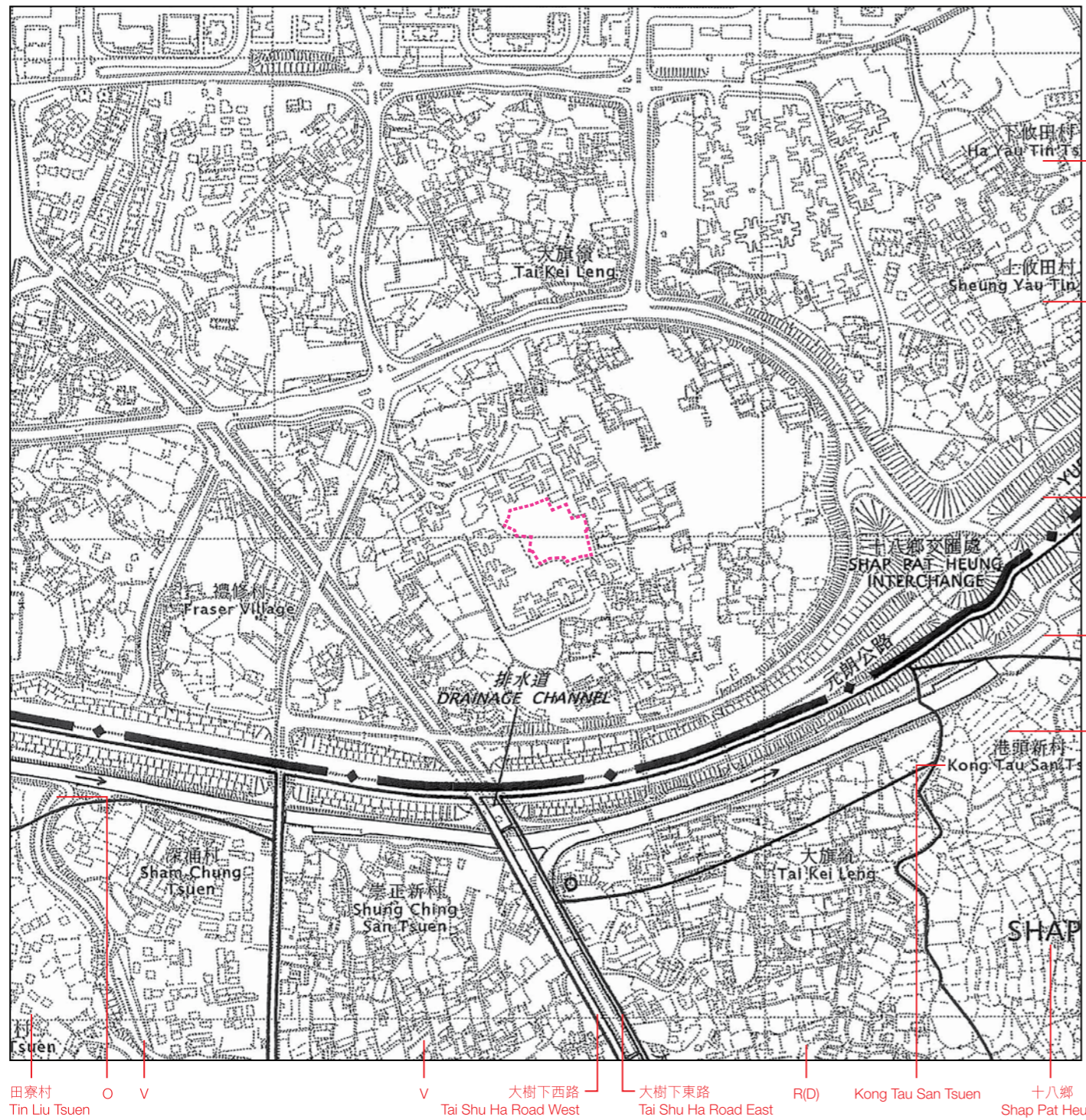
備註：因技術性問題，此分區計劃大綱核准圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
Note : Due to technical reasons, this approved outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

關於發展項目的分區計劃大綱核准圖並不覆蓋本空白範圍  
THIS BLANK AREA FALLS OUTSIDE THE COVERAGE OF THE APPROVED OUTLINE ZONING PLAN OF THE DEVELOPMENT

馬田壘  
Ma Tin Pok

元朗公路  
Yuen Long Highway

# 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



發展項目的地界線  
BOUNDARY OF THE DEVELOPMENT

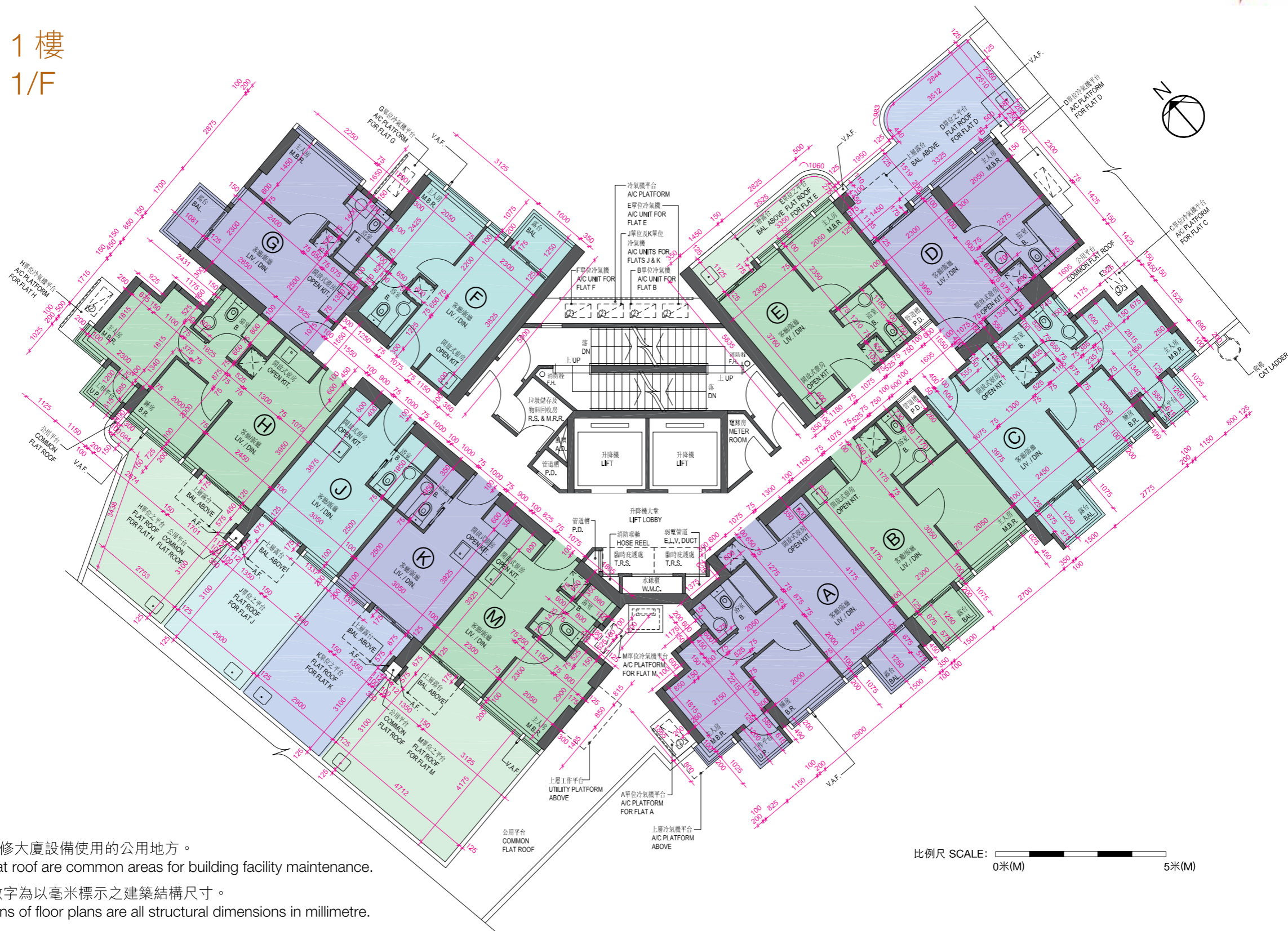
由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2020年2月14日。  
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 14th February 2020.

備註：圖中所示之發展項目住宅物業布局是參照適用於1樓的住宅物業的樓面平面圖製作而成。  
Note: The layout of the residential properties in the development shown in this plan is prepared and based on the floor plan of residential properties in the development applicable to 1/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



第一座 1樓  
TOWER 1 1/F



平台空白位置為供維修大廈設備使用的公用地方。  
Blank areas on the flat roof are common areas for building facility maintenance.

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 millimetre.

比例尺 SCALE: 0米(M) 5米(M)



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	D	E	F	G	H	J	K	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	1樓 1/F	150, 225	150	150, 225	150	150	150	150	150, 225	150,175	150,175	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2800, 2900, 3150

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：

- 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，或外牆裝飾覆面內藏之公用喉管。
- 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。
- 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。
- 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。
- 各住宅單位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 :

- 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.
- 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.
- 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.
- The outdoor unit of air-conditioners for some residential units are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioners may create heat and / or noise.
- Those icons of fittings and equipment shown on the floor plans of residential units 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.D.	= Air duct 風槽
A/C PLATFORM	= Air-conditioning platform 冷氣機平台
A/C PLATFORM ABOVE	= Air-conditioning platform above 上層冷氣機平台
A/C UNIT	= Air-conditioning unit 冷氣機
A.F.	= Architectural feature 建築裝飾
BAL.	= Balcony 露台
BAL. ABOVE	= Balcony above 上層露台
B.	= Bathroom 浴室
B.R.	= Bedroom 睡房
DN	= Down 落
E.L.V. DUCT	= Extra-low voltage cable duct 弱電管道
FAN ROOM FOR R.S. & M.R.R. BELOW	= Fan room for refuse storage and material recovery room below 下層垃圾儲存及物料回收房之風機房
F.H.	= Fire hydrant 消防柱
H.R.	= Hose reel 消防喉轆
LIV./DIN.	= Living room/ Dining room 客廳/飯廳
M.B.R.	= Master bedroom 主人房 = 主人睡房
OPEN KIT.	= Open kitchen 開放式廚房
P.D.	= Pipe duct 管道槽
R.S. & M.R.R.	= Refuse storage and material recovery room 垃圾儲存及物料回收房
T.O.B.	= Top of balcony 下層露台上蓋
T.O.U.P.	= Top of utility platform 下層工作平台上蓋
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U.P. ABOVE	= Utility platform above 上層工作平台
V.A.F.	= Vertical architectural feature 垂直建築裝飾
W.M.C.	= Water meter cabinet 水錶櫃
	= 隨樓附送的嵌入式裝置 Built-in fittings provided in the flats
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# 10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



第一座 TOWER 1  
2樓至3樓，5樓至12樓，15樓至23樓及25樓至28樓  
2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F



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 millimetre.





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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat											
		A	B	C	D	E	F	G	H	J	K	M	
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	2樓至3樓, 5樓至12樓, 15樓至23樓及25樓至27樓	150, 225	150	150, 225	150	150	150	150	150	150, 225	150,175	150,175	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 27/F	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2800, 2900, 3150
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	28樓	150, 225	150	150, 225	150	150	150, 175	150	150, 225	150,175	150,175	150, 225	
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	28/F	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500	

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：

- 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，或外牆裝飾覆面內藏之公用喉管。
- 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。
- 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。
- 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。
- 各住宅單位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 :

- 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.
- 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.
- 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.
- The outdoor unit of air-conditioners for some residential units are placed on the designated air-conditioning platforms or flat roof. Such outdoor unit of air-conditioners may create heat and / or noise.
- Those icons of fittings and equipment shown on the floor plans of residential units 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.

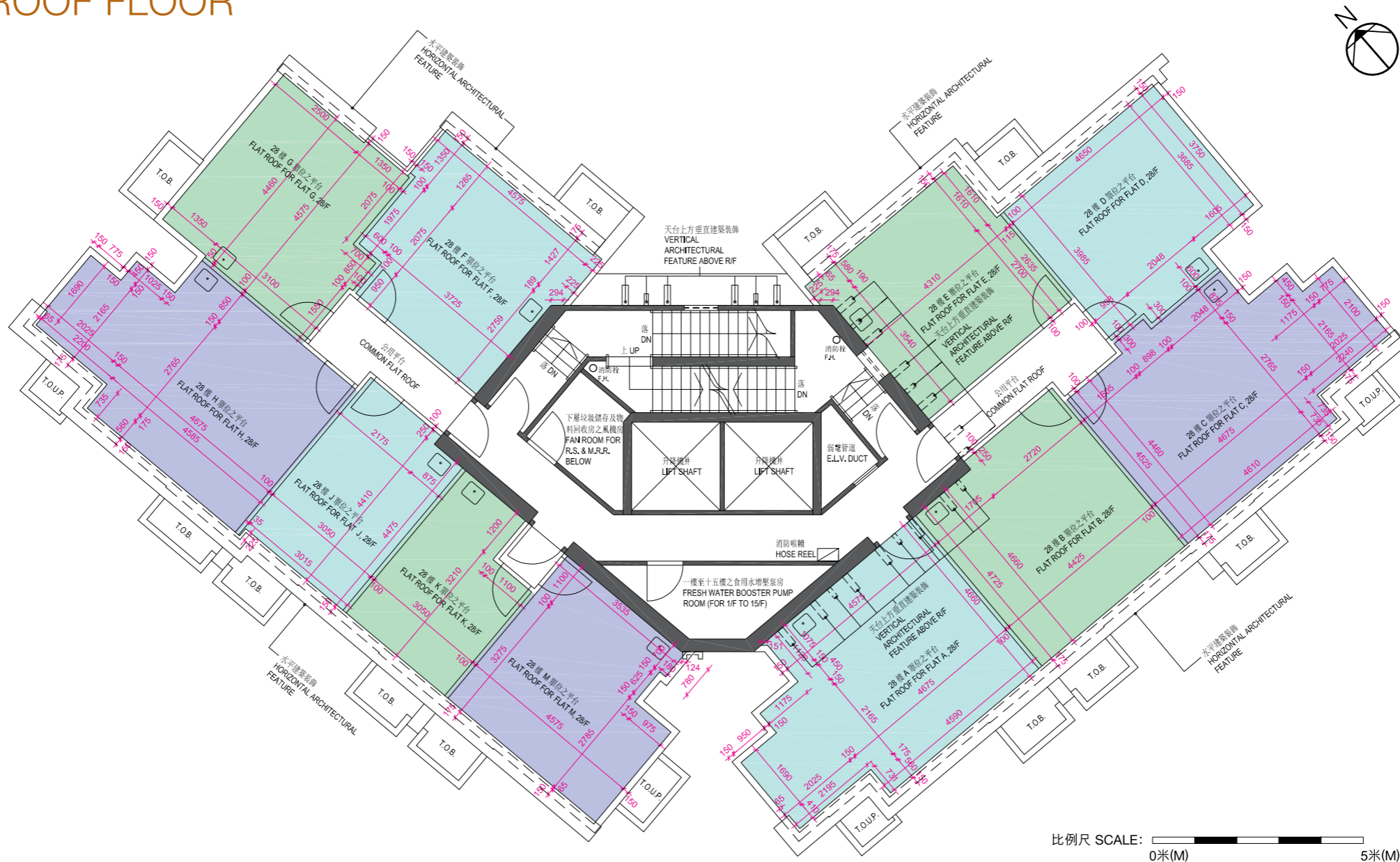
## 樓面平面圖之圖例 Legends of Floor Plans

A.D.	= Air duct 風槽
A/C PLATFORM	= Air-conditioning platform 冷氣機平台
A/C PLATFORM ABOVE	= Air-conditioning platform above 上層冷氣機平台
A/C UNIT	= Air-conditioning unit 冷氣機
A.F.	= Architectural feature 建築裝飾
BAL.	= Balcony 露台
BAL. ABOVE	= Balcony above 上層露台
B.	= Bathroom 浴室
B.R.	= Bedroom 睡房
DN	= Down 落
E.L.V. DUCT	= Extra-low voltage cable duct 弱電管道
FAN ROOM FOR R.S. & M.R.R. BELOW	= Fan room for refuse storage and material recovery room below 下層垃圾儲存及物料回收房之風機房
F.H.	= Fire hydrant 消防柱
H.R.	= Hose reel 消防喉轆
LIV./DIN.	= Living room/ Dining room 客廳/飯廳
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	= 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)
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# 10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



## 第一座 天台層 TOWER 1 ROOF FLOOR



- 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發展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 millimetre.  
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.



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat										
		A	B	C	D	E	F	G	H	J	K	M
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	天台層 Roof Floor	不適用 Not applicable										
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 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：

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- 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。
- 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。
- 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。
- 各住宅單位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。

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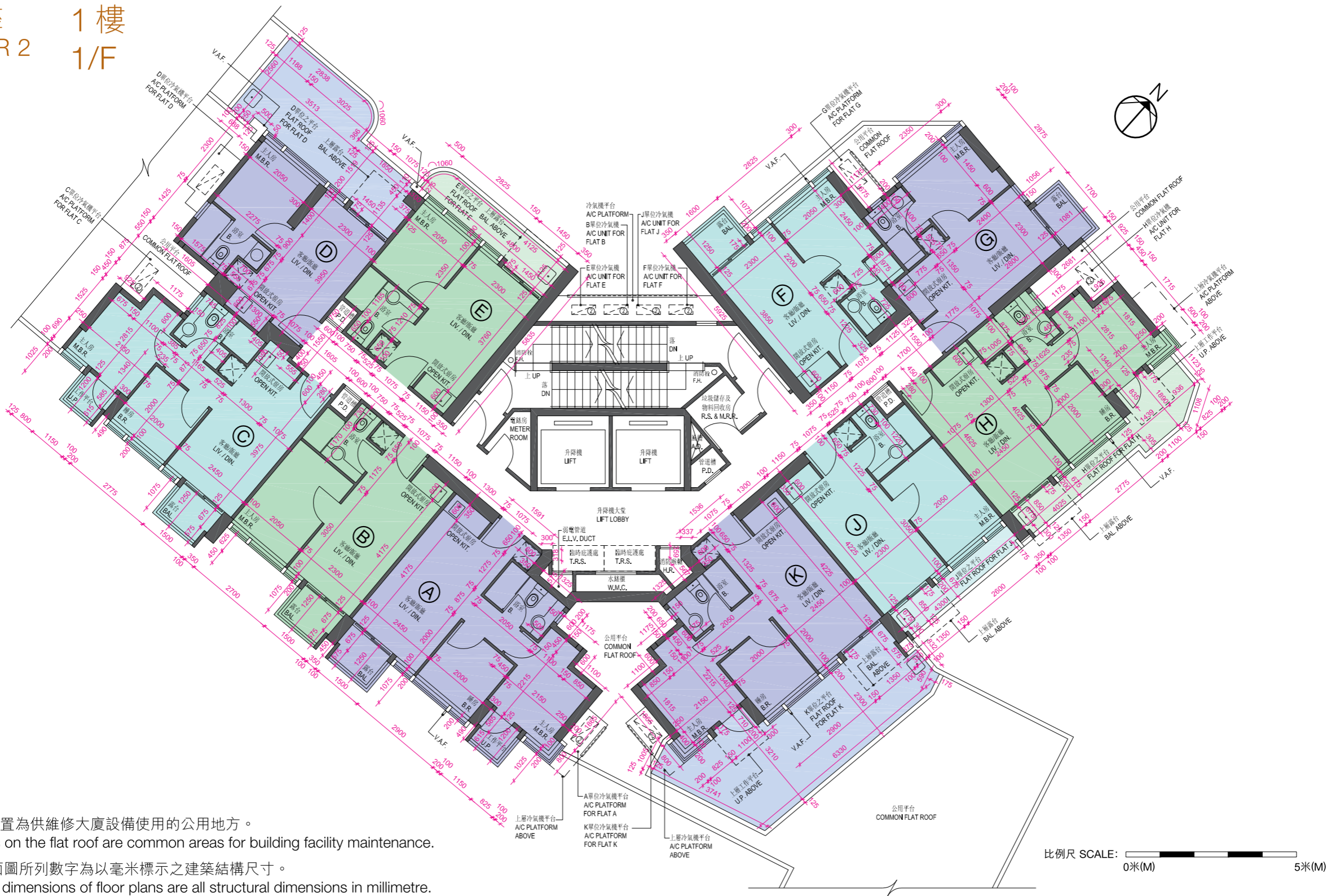
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LIV./DIN.	= Living room/ Dining room 客廳/飯廳
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# 10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



第二座 1樓  
TOWER 2 1/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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	1樓 1/F	150, 225	150	150, 225	150	150	150	150	150, 225	150	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900

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：

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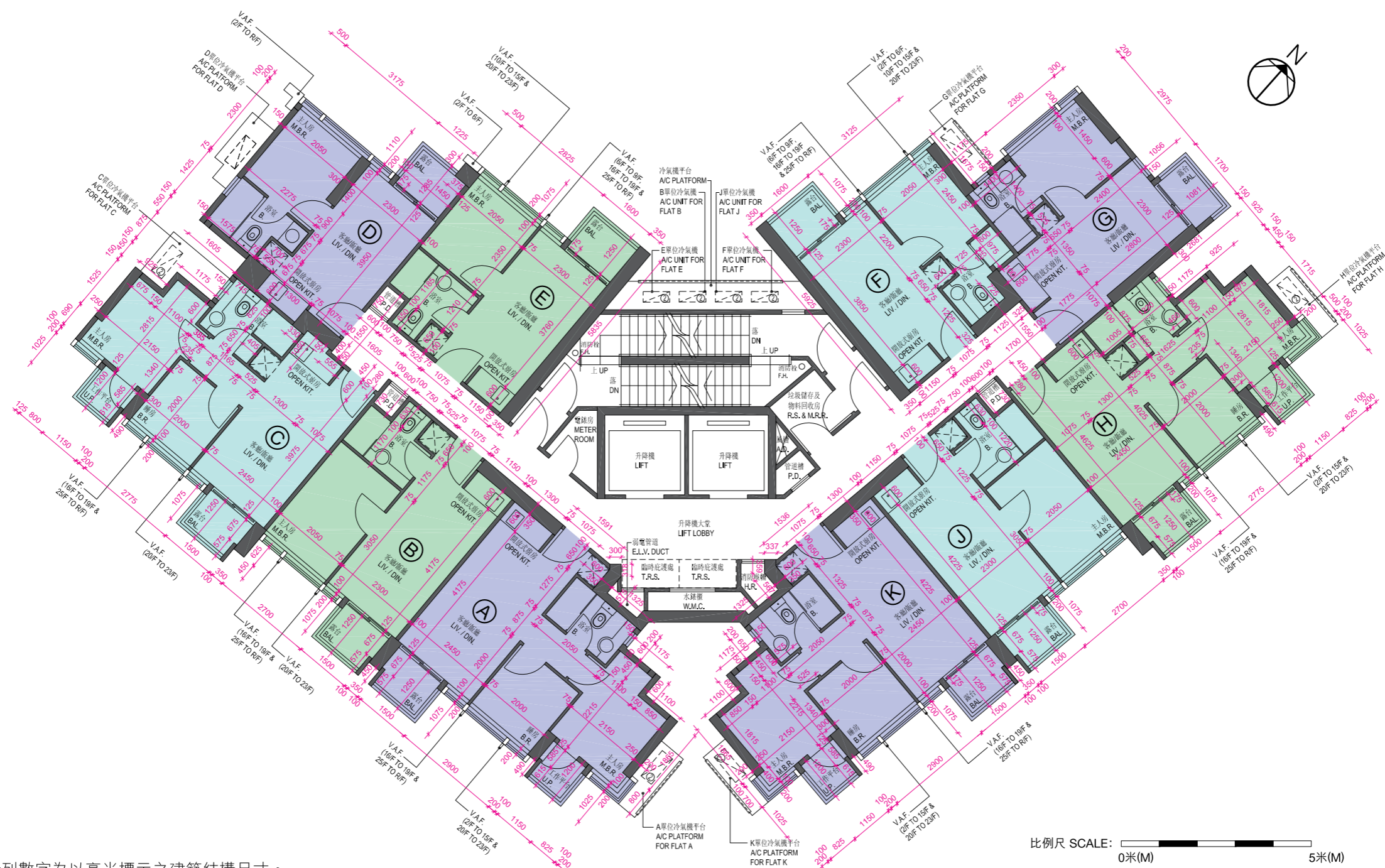
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# 10 發展項目的住宅物業的樓面平面圖 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

第二座 TOWER 2  
2樓至3樓, 5樓至12樓, 15樓至23樓及25樓至28樓  
2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 28/F



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 millimetre.



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

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat									
		A	B	C	D	E	F	G	H	J	K
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	2樓至3樓, 5樓至12樓, 15樓至23樓及25樓至27樓	150, 225	150	150, 225	150	150	150	150	150, 225	150	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 27/F	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2800, 2900, 3150	2900, 3150	2800, 2900, 3150
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	28樓	150, 225	150	150, 225	150	150	200	200	150, 225	150	150, 225
層與層之間的高度(毫米) Floor-to-Floor Height (mm)	28/F	3500	3500	3500	3500	3500	3800	3800	3500	3500	3500

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。

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
備註：

- 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，或外牆裝飾覆面內藏之公用喉管。
- 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。
- 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。
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- Those icons of fittings and equipment shown on the floor plans of residential units 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.

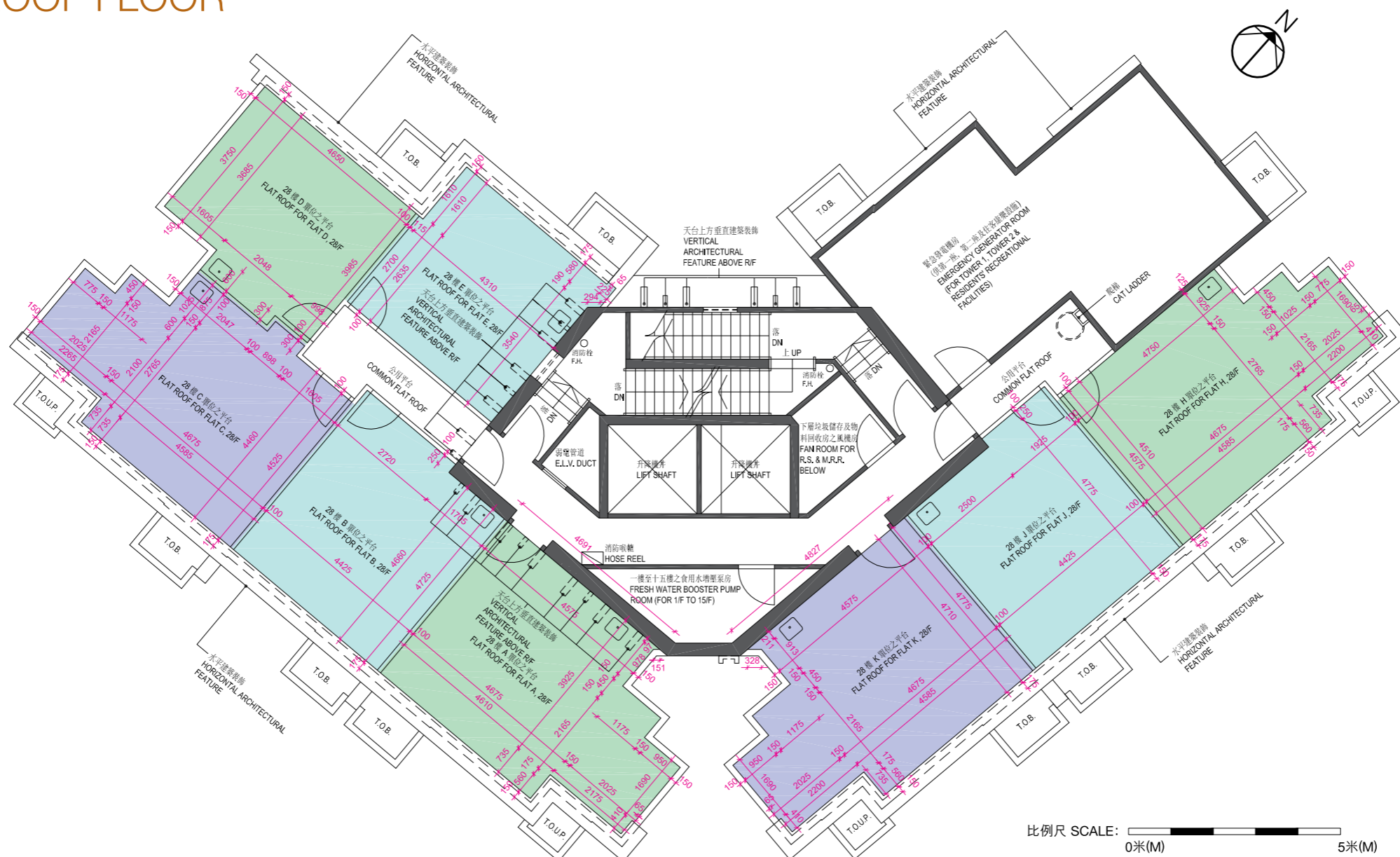
## 樓面平面圖之圖例 Legends of Floor Plans

A.D.	= Air duct 風槽
A/C PLATFORM	= Air-conditioning platform 冷氣機平台
A/C PLATFORM ABOVE	= Air-conditioning platform above 上層冷氣機平台
A/C UNIT	= Air-conditioning unit 冷氣機
A.F.	= Architectural feature 建築裝飾
BAL.	= Balcony 露台
BAL. ABOVE	= Balcony above 上層露台
B.	= Bathroom 浴室
B.R.	= Bedroom 睡房
DN	= Down 落
E.L.V. DUCT	= Extra-low voltage cable duct 弱電管道
FAN ROOM FOR R.S. & M.R.R. BELOW	= Fan room for refuse storage and material recovery room below 下層垃圾儲存及物料回收房之風機房
F.H.	= Fire hydrant 消防柱
H.R.	= Hose reel 消防喉轆
LIV./DIN.	= Living room/ Dining room 客廳/飯廳
M.B.R.	= Master bedroom 主人房 = 主人睡房
OPEN KIT.	= Open kitchen 開放式廚房
P.D.	= Pipe duct 管道槽
R.S. & M.R.R.	= Refuse storage and material recovery room 垃圾儲存及物料回收房
T.O.B.	= Top of balcony 下層露台上蓋
T.O.U.P.	= Top of utility platform 下層工作平台上蓋
T.R.S.	= Temporary refuge space 臨時庇護處
U.P.	= Utility platform 工作平台
U.P. ABOVE	= Utility platform above 上層工作平台
V.A.F.	= Vertical architectural feature 垂直建築裝飾
W.M.C.	= Water meter cabinet 水錶櫃
	= 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)



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

## 第二座 天台層 TOWER 2 ROOF FLOOR



- 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發展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 millimetre.  
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.





# 10 發展項目的住宅物業的樓面平面圖

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

每個住宅物業 Each Residential Property	樓層 Floor	單位 Flat						
		A	B	C	D	E	H	J
樓板(不包括灰泥)的厚度(毫米) Thickness of Floor Slabs (excluding plaster) (mm)	天台層 Roof Floor	不適用 Not applicable						
層與層之間的高度(毫米) Floor-to-Floor Height (mm)		不適用 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. 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，或外牆裝飾覆面內藏之公用喉管。
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. 各住宅單位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 units 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 units 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.D.	= Air duct 風槽
A/C PLATFORM	= Air-conditioning platform 冷氣機平台
A/C PLATFORM ABOVE	= Air-conditioning platform above 上層冷氣機平台
A/C UNIT	= Air-conditioning unit 冷氣機
A.F.	= Architectural feature 建築裝飾
BAL.	= Balcony 露台
BAL. ABOVE	= Balcony above 上層露台
B.	= Bathroom 浴室
B.R.	= Bedroom 睡房
DN	= Down 落
E.L.V. DUCT	= Extra-low voltage cable duct 弱電管道
FAN ROOM FOR R.S. & M.R.R. BELOW	= Fan room for refuse storage and material recovery room below 下層垃圾儲存及物料回收房之風機房
F.H.	= Fire hydrant 消防柱
H.R.	= Hose reel 消防喉轆
LIV./DIN.	= Living room/ Dining room 客廳/飯廳
M.B.R.	= Master bedroom 主人房 = 主人睡房
OPEN KIT.	= Open kitchen 開放式廚房
P.D.	= Pipe duct 管道槽
R.S. & M.R.R.	= Refuse storage and material recovery room 垃圾儲存及物料回收房
T.O.B.	= Top of balcony 下層露台上蓋
T.O.U.P.	= Top of utility platform 下層工作平台上蓋
T.R.S.	= Temporary refuge space 臨時庇護處
U.P.	= Utility platform 工作平台
U.P. ABOVE	= Utility platform above 上層工作平台
V.A.F.	= Vertical architectural feature 垂直建築裝飾
W.M.C.	= Water meter cabinet 水錶櫃
	= 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)

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第一座 Tower 1	1樓 1/F	A	35.117 (378) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	21.747 (234) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.763 (137)	-	-	-	-	-	-	-
		E	22.730 (245) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.716 (51)	-	-	-	-	-	-	-
		F	25.089 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		G	23.618 (254) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		H	31.920 (344) 露台 Balcony: - 工作平台 Utility Platform: 1.5 (16)	-	-	-	14.321 (154)	-	-	-	-	-	-	-
		J	16.158 (174) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.183 (131)	-	-	-	-	-	-	-
		K	16.135 (174) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.183 (131)	-	-	-	-	-	-	-
M	22.751 (245) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	19.750 (213)	-	-	-	-	-	-	-		

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 property 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 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.

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



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第一座 Tower 1	2樓至3樓， 5樓至12樓， 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 27/F	A	35.117 (378) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		D	23.721 (255) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		E	24.704 (266) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		F	25.089 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	23.618 (254) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	33.893 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-
		J	18.131 (195) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		K	18.109 (195) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
M	26.225 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-		

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 property 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 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.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第一座 Tower 1	28樓 28/F	A	35.117 (378) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	27.326 (294)	-	-	-
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	21.587 (232)	-	-	-
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	26.955 (290)	-	-	-
		D	23.721 (255) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	18.965 (204)	-	-	-
		E	24.704 (266) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	19.184 (206)	-	-	-
		F	25.089 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	19.239 (207)	-	-	-
		G	23.618 (254) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	19.131 (206)	-	-	-
		H	33.893 (365) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	26.571 (286)	-	-	-
		J	18.131 (195) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	14.215 (153)	-	-	-
		K	18.109 (195) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	12.209 (131)	-	-	-
M	26.225 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	18.775 (202)	-	-	-		

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。

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Note : Areas in square metres as specified 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.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)										
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
第二座 Tower 2	1樓 1/F	A	35.185 (379) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-
		D	21.747 (234) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	12.763 (137)	-	-	-	-	-	-	-
		E	22.730 (245) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	4.716 (51)	-	-	-	-	-	-	-
		F	25.103 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		G	23.913 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-
		H	30.858 (332) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	6.754 (73)	-	-	-	-	-	-	-
		J	24.287 (261) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	3.121 (34)	-	-	-	-	-	-	-
		K	31.986 (344) 露台 Balcony: - 工作平台 Utility Platform: -	-	-	-	19.576 (211)	-	-	-	-	-	-	-

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。

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Note : Areas in square metres as specified 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.

# 11 發展項目中的住宅物業的面積

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)											
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard		
第二座 Tower 2	2樓至3樓， 5樓至12樓， 15樓至23樓及 25樓至27樓 2/F - 3/F, 5/F - 12/F, 15/F - 23/F & 25/F - 27/F	A	35.185 (379) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-		
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	
		D	23.721 (255) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		E	24.704 (266) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	
		F	25.103 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		G	23.913 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		H	34.412 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-
		J	26.154 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-	-	-
		K	35.433 (381) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	-	-	-	-	-	-

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 property 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 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.

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



物業的描述 Description of Residential Property			實用面積(包括露台、工作平台及陽台(如有))平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Flat		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第二座 Tower 2	28樓 28/F	A	35.185 (379) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	27.326 (294)	-	-	-
		B	25.928 (279) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	21.588 (232)	-	-	-
		C	34.385 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	26.959 (290)	-	-	-
		D	23.721 (255) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	18.965 (204)	-	-	-
		E	24.704 (266) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	19.183 (206)	-	-	-
		F	25.103 (270) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		G	23.913 (257) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	-	-	-	-
		H	34.412 (370) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	26.928 (290)	-	-	-
		J	26.154 (282) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: -	-	-	-	-	-	-	21.609 (233)	-	-	-
		K	35.433 (381) 露台 Balcony: 2.0 (22) 工作平台 Utility Platform: 1.5 (16)	-	-	-	-	-	-	27.573 (297)	-	-	-

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 property 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 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

## 地下停車位平面圖 FLOOR PLAN OF PARKING SPACES ON G/F

 發展項目的地界線  
BOUNDARY OF THE DEVELOPMENT

停車位數目、尺寸及面積表  
Number, Dimension and Area of the Parking Spaces

停車位類別 Type of Parking Spaces	數目 Number	尺寸 (長 x 闊) (米) Dimension (L x W) (m)	每個停車位的面積 (平方米) Area of each of the Parking Space (sq. m.)
 住宅停車位 Residential Parking Space	52	5.0 x 2.5	12.5
 訪客車位 Visitors' Car Parking Space	8	5.0 x 2.5	12.5
 上落貨停車位 Loading / Unloading Bay	2	11.0 x 3.5	38.5
 暢通易達訪客停車位 Accessible Visitors' Car Parking Space	2	5.0 x 2.5	12.5
 電單車停車位 Motor Cycle Parking Space	6	2.4 x 1.0	2.4
 單車車位 Bicycle Parking Space	34	1.3 x 0.3	0.39
 垃圾收集車停車位 Refuse Collection Vehicle Parking Space	1	12.0 x 5.0	60.0





## 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 execute 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

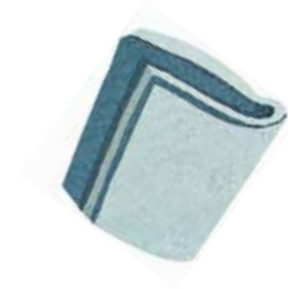


### A. 發展項目的公用部分

1. 「**停車場公用地方**」指位於屋苑地下擬供所有車位整體公用及共享而並非只供任何特定車位使用及享用和附帶提供通道進入住宅公用地方及設施若干部分的地方，其位置在附錄於公契第DMC-01號圖則上用**靛藍色**顯示僅作識別之用並由認可人士或其代表核實其準確性；然而，在適當的情況下，若(i)被《建築物管理條例》（第344章）第2條所列的「公用部分」定義(a)段涵蓋，或(ii)被《建築物管理條例》（第344章）附表1指明及被《建築物管理條例》（第344章）第2條所列的「公用部分」定義 (b) 段包含的屋苑任何部分也被上述規定的條款涵蓋，該等部分須當作包括在停車場公用地方之內及構成其一部分。
2. 「**停車場公用地方及設施**」合指停車場公用地方（定義見本文）及停車場公用設施（定義見本文）。
3. 「**停車場公用設施**」指位於屋苑地下擬供所有車位整體公用及共享而並非只供任何特定車位使用及享用和附帶提供通道進入住宅公用地方及設施若干部分的所有設施，當中包括但不限於專為車位整體而並非只供其任何特定部分（如有的話）而設的機電裝置及設備。
4. 「**公用地方**」合指屋苑公用地方（定義見本文）、住宅公用地方（定義見本文）及停車場公用地方（定義見本文）。
5. 「**公用地方及設施**」合指公用地方（定義見本文）及公用設施（定義見本文）。
6. 「**公用設施**」合指屋苑公用設施（定義見本文）、住宅公用設施（定義見本文）及停車場公用設施（定義見本文）。
7. 「**屋苑公用地方**」指不構成單位、住宅公用地方或停車場公用地方一部分以及擬供屋苑整體公用及共享而並非只供其任何特定部分使用及享用的屋苑部分，受制於公契條款，每位業主及佔用人可與屋苑所有其他業主及佔用人共用該等部分，當中包括但不限於（不屬於或構成單位、住宅公用地方或停車場公用地方一部分的）地基、柱、樑、樓板及其他結構性支承物及元素；部分綠化地區（不構成住宅公用地方一部分）；位於該地段內的部分污水處理系統；提供安裝或使用天線廣播分導或電訊網絡設施的地方（如有的話）；管理處；供保安員和管理處職員使用的廁所；警衛室及屋苑地下的外牆（不包括包圍住宅發展項目任何部分的外牆），其位置分別在附錄於公契第DMC-01、DMC-05、DMC-06及DMC-07號圖則上用**黃色**顯示僅作識別之用並由認可人士或其代表核實其準確性，以及由首位業主按照公契的條款在任何時候指定為屋苑公用地方的屋苑額外地方；然而，在適當的情況下，若被《建築物管理條例》（第344章）附表1指明的任何部分也被上述規定的條款涵蓋，該等部分須當作包括在屋苑公用地方之內及構成其一部分。
8. 「**屋苑公用地方及設施**」合指屋苑公用地方（定義見本文）及屋苑公用設施（定義見本文）。
9. 「**屋苑公用設施**」指位於屋苑公用地方擬供屋苑整體公用及共享而並非只供其任何部分使用及享用的所有設施，受制於公契條款，每位業主及佔用人可與屋苑所有其他業主及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、所有污水渠、排水渠、雨水渠、水道、電纜、喉管、電線、管槽、總沖廁水管、總食水管、機器及機械和其他類似的裝置、設施或服務，以及由首位業主按照公契的條款在任何時候指定為屋苑公用設施的屋苑額外裝置及設施。
10. 「**住宅公用地方**」指擬供所有住宅單位整體公用及共享而並非只供任何個別住宅單位使用及享用的屋苑部分，受制於公契條款，任何住宅單位每位業主及佔用人可與所有其他住宅單位業主及佔用人共用該等部分，當中包括但不限於：-
  - (a) 康樂地方及設施；
  - (b) 上落貨停車位；
  - (c) 訪客車位；
  - (d) 單車車位；
  - (e) 部分綠化地區；
  - (f) 花槽、花槽 / 草坪、提供安裝或使用天線廣播分導或電訊網絡設施的地方（如有的話）及屋苑1樓的簷篷；
  - (g) 住宅發展項目的外牆部分，包括：
    - (1) 其上之覆面、建築鱗片及裝飾；及
    - (2) 毗連住宅單位的冷氣機平台（包括其百葉窗或格柵（如有的話））；  
但不包括 (i) 構成相關住宅單位部分的露台、工作平台、平台或特定部分的天台的玻璃欄杆或欄杆、(ii) 住宅單位的窗戶、(iii) 完全包圍或面向該住宅單位的住宅發展項目玻璃幕牆結構的可開啟部分，以及 (iv) 完全包圍或面向一個住宅單位的住宅發展項目玻璃幕牆結構的玻璃嵌板組成部分，而上述部分須構成相關住宅單位的部分；
  - (h) 在附錄於公契第DMC-01至DMC-07號（首尾包括在內）圖則上用**綠色**顯示僅作識別之用並由認可人士或其代表核實其準確性的所有地方（包括但不限於住宅發展項目的管槽、簷篷、公共平台、作公用的平台及風扇室）；然而，在適當的情況下，若被《建築物管理條例》（第344章）附表1指明的任何部分也被上述規定的條款涵蓋，該等部分須當作包括在住宅公用地方之內及構成其一部分。
11. 「**住宅公用地方及設施**」合指住宅公用地方（定義見本文）及住宅公用設施（定義見本文）。
12. 「**住宅公用設施**」指位於屋苑擬供所有住宅單位整體公用及共享而並非只供任何特定住宅單位使用及享用的所有設施，受制於公契條款，住宅單位每名業主及佔用人可與住宅單位所有其他業主及佔用人共用該等設施，當中包括但不限於公共天線、所有訊號接收器、所有升降機、電線、電纜、管槽、喉管、排水渠、位於康樂地方及設施的運動及康樂設施，以及專為住宅發展項目而設的所有機電裝置及設備。

# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT



### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

第1座

樓層	住宅單位	不分割份數
1樓	A單位	35/15,000
	B單位	25/15,000
	C單位	34/15,000
	D單位	22/15,000
	E單位	22/15,000
	F單位	25/15,000
	G單位	23/15,000
	H單位	32/15,000
	J單位	17/15,000
	K單位	17/15,000
	M單位	23/15,000
2樓至27樓	A單位	35/15,000
	B單位	25/15,000
	C單位	34/15,000
	D單位	23/15,000
	E單位	24/15,000
	F單位	25/15,000
	G單位	23/15,000
	H單位	33/15,000
	J單位	18/15,000
	K單位	18/15,000
	M單位	26/15,000
28樓	A單位	37/15,000
	B單位	27/15,000
	C單位	36/15,000
	D單位	24/15,000
	E單位	25/15,000
	F單位	26/15,000
	G單位	24/15,000
	H單位	35/15,000
	J單位	19/15,000
	K單位	19/15,000
	M單位	27/15,000

第2座

樓層	住宅單位	不分割份數
1樓	A單位	35/15,000
	B單位	25/15,000
	C單位	34/15,000
	D單位	22/15,000
	E單位	22/15,000
	F單位	25/15,000
	G單位	23/15,000
	H單位	30/15,000
	J單位	24/15,000
	K單位	32/15,000
	2樓至27樓	A單位
B單位		25/15,000
C單位		34/15,000
D單位		23/15,000
E單位		24/15,000
F單位		25/15,000
G單位		23/15,000
H單位		34/15,000
J單位		26/15,000
K單位		35/15,000
28樓		A單位
	B單位	27/15,000
	C單位	36/15,000
	D單位	24/15,000
	E單位	25/15,000
	F單位	25/15,000
	G單位	23/15,000
	H單位	36/15,000
	J單位	28/15,000
	K單位	37/15,000

### C. 有關發展項目的管理人的委任年期

該發展項目的管理人的初始任期為自公契的委任日期起兩(2)年，並隨後續任，直至管理人按照公契的條文被終止委任。

### D. 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

住宅單位每名業主應在每個公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。應繳的份額比例應與分配給該業主的住宅單位的管理份數佔分配給屋苑內所有住宅單位的管理份數總數的比例相同 (#)。分配給每個住宅單位的管理份數應如公契附件四所規定。

備註(#): 上述B部所顯示分配給每個住宅單位的不分割份數數目，與分配給該發展項目每個住宅單位的管理份數數目相同。然而，整個發展項目的不分割份數總數則有別於整個發展項目的管理份數總數。整個發展項目的不分割份數總數為15,000份，而整個發展項目的管理份數總數則為13,958份。

### E. 計算管理費按金的基準

按照第一份年度管理預算案的規定繳付相等於三(3)個月管理費的款項作為保證按金。保證按金可以轉戶。

### F. 擁有人在該發展項目中保留作自用的範圍

不適用。

備註：

1. 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
2. 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

備註：於樓層的排序中，4樓、13樓、14樓及24樓於第1及2座中被略去。



# 14 公契的摘要

## SUMMARY OF DEED OF MUTUAL COVENANT



### A. Common parts of the development

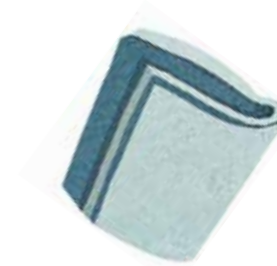
1. **“Car Park Common Areas”** means those parts on Ground Floor of the Estate intended for the common use and benefit of all the Parking Spaces as a whole and not just any particular Parking Space and also incidentally provide access to certain portions of the Residential Common Areas and Facilities which are for identification purpose only shown and coloured **indigo** on Plan No. DMC-01 annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) or (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas.
2. **“Car Park Common Areas and Facilities”** means collectively the Car Park Common Areas (as defined herein) and the Car Park Common Facilities (as defined herein).
3. **“Car Park Common Facilities”** means all those facilities on the Ground Floor of the Estate intended for the common use and benefit of all the Parking Spaces as a whole and not just any particular Parking Space and also incidentally provide access to certain portions of the Residential Common Areas and Facilities which includes but not limited to the electrical and mechanical installation and equipment exclusively for the Parking Spaces as a whole and not just any particular part thereof (if any).
4. **“Common Areas”** means collectively the Estate Common Areas (as defined herein), the Residential Common Areas (as defined herein) and the Car Park Common Areas (as defined herein).
5. **“Common Areas and Facilities”** means collectively the Common Areas (as defined herein) and the Common Facilities (as defined herein).
6. **“Common Facilities”** means collectively the Estate Common Facilities (as defined herein), the Residential Common Facilities (as defined herein) and the Car Park Common Facilities (as defined herein).
7. **“Estate Common Areas”** means those parts of the Estate which do not form part of the Units, the Residential Common Areas or the Car Park Common Areas and are intended for the common use and benefit of the Estate as a whole and not just any particular part thereof and which subject to the provisions of the DMC are to be used by each Owner and occupier in common with all other Owners and occupiers of the Estate which said parts include but not limited to such foundations, columns, beams, slabs and other structural supports and elements (that do not belong to or form part of the Units, the Residential Common Areas or the Car Park Common Areas), part of the Greenery Areas (not forming part of the Residential Common Areas), such part of the sewage disposal system located within the Lot, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities (if any), the management office, lavatory for watchmen and management staff,

guard room and the external walls on Ground Floor level of the Estate (excluding those enclosing any part of the Residential Development) which are for identification purpose only shown and coloured **yellow** respectively on Plan Nos. DMC-01, DMC-05, DMC-06, and DMC-07 annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person and such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the DMC PROVIDED THAT, where appropriate, if any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

8. **“Estate Common Areas and Facilities”** means collectively the Estate Common Areas (as defined herein) and the Estate Common Facilities (as defined herein).
9. **“Estate Common Facilities”** means all those facilities in the Estate Common Areas intended for the common use and benefit of the Estate as a whole and not just any particular part thereof which are subject to the provisions of the DMC to be used by each Owner and occupier in common with all other Owners and occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, all sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services and such additional devices and facilities of the Estate as may at any time be designated as the Estate Common Facilities by the First Owner in accordance with the provisions of the DMC.
10. **“Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of all Flats as a whole and not just any particular Flat and which subject to the provisions of the DMC are to be used by each Owner and occupier of any Flat in common with all other Owners and occupiers of the other Flats which said parts include but not limited to:-
  - (a) the Recreational Areas and Facilities;
  - (b) the Loading / Unloading Bays;
  - (c) the Visitors’ Car Parking Spaces;
  - (d) the Bicycle Parking Spaces;
  - (e) part of the Greenery Areas;
  - (f) the planters, the planters/lawns, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities (if any) and the canopies on 1st Floor of the Estate;
  - (g) the external walls of the Residential Development including:
    - (1) the claddings and the architectural fins and features thereon; and
    - (2) the air-conditioner platforms (including the louvers or grilles thereof (if any)) adjacent to the Flats;BUT excluding (i) the glass balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Flats, (ii) windows of a Flat, (iii) the openable parts of the curtain wall structure of the Residential Development wholly enclosing or fronting the Flat, and (iv) such pieces of glass panels forming part of the curtain wall structure of the Residential Development wholly enclosing or fronting a Flat, all of which shall form parts of the relevant Flat;

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## SUMMARY OF DEED OF MUTUAL COVENANT



(h) all those areas (including but not limited to the pipe ducts, the canopies, the common flat roofs, flat roofs for common use and the fan rooms in the Residential Development) for the purpose of identification only shown and coloured **green** on Plan Nos. DMC-01 to DMC-07 (both inclusive) annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person PROVIDED THAT, where appropriate, if any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

11. **“Residential Common Areas and Facilities”** means collectively the Residential Common Areas (as defined herein) and the Residential Common Facilities (as defined herein).
12. **“Residential Common Facilities”** means all those facilities in the Estate intended for the common use and benefit of all Flats as a whole and not just any particular Flat and which are subject to the provisions of the DMC to be used by each Owner and occupier of the Flats in common with all other Owners and occupiers of the Flats and includes but not limited to the communal aerial, all signal receivers, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

### B. Number of undivided shares assigned to each residential property in the development

Tower 1

Floor	Flat	Undivided Shares	
1/F	Flat A	35/15,000	
	Flat B	25/15,000	
	Flat C	34/15,000	
	Flat D	22/15,000	
	Flat E	22/15,000	
	Flat F	25/15,000	
	Flat G	23/15,000	
	Flat H	32/15,000	
	Flat J	17/15,000	
	Flat K	17/15,000	
	Flat M	23/15,000	
	2/F - 27/F	Flat A	35/15,000
		Flat B	25/15,000
Flat C		34/15,000	
Flat D		23/15,000	
Flat E		24/15,000	
Flat F		25/15,000	
Flat G		23/15,000	
Flat H		33/15,000	
Flat J		18/15,000	
Flat K		18/15,000	
Flat M		26/15,000	
28/F		Flat A	37/15,000
		Flat B	27/15,000
	Flat C	36/15,000	
	Flat D	24/15,000	
	Flat E	25/15,000	
	Flat F	26/15,000	
	Flat G	24/15,000	
	Flat H	35/15,000	
	Flat J	19/15,000	
	Flat K	19/15,000	
	Flat M	27/15,000	

Tower 2

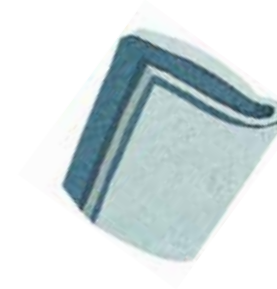
Floor	Flat	Undivided Shares
1/F	Flat A	35/15,000
	Flat B	25/15,000
	Flat C	34/15,000
	Flat D	22/15,000
	Flat E	22/15,000
	Flat F	25/15,000
	Flat G	23/15,000
	Flat H	30/15,000
	Flat J	24/15,000
	Flat K	32/15,000
	2/F - 27/F	Flat A
Flat B		25/15,000
Flat C		34/15,000
Flat D		23/15,000
Flat E		24/15,000
Flat F		25/15,000
Flat G		23/15,000
Flat H		34/15,000
Flat J		26/15,000
Flat K		35/15,000
28/F		Flat A
	Flat B	27/15,000
	Flat C	36/15,000
	Flat D	24/15,000
	Flat E	25/15,000
	Flat F	25/15,000
	Flat G	23/15,000
	Flat H	36/15,000
	Flat J	28/15,000
	Flat K	37/15,000

Note: In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted in Towers 1 and 2.



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### SUMMARY OF DEED OF MUTUAL COVENANT



#### C. Term of years for which the manager of the development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years from the date of appointment under the DMC and to be continued thereafter until termination of the Manager's appointment in accordance with the terms of the DMC.

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

Each Owner of the Flats shall pay 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 Flat bears to the total number of Management Units allocated to all the Flats within the Estate. The number of Management Units allocated to each Flat shall be those specified in the Fourth Schedule to the DMC.

Note (#): The number of Undivided Shares allocated to each of the Flats as shown in Part B above is the same as the number of Management Units allocated to each of the Flats in the Development. However, the total number of Undivided Shares in the whole Development is different from the total number of Management Units in the whole Development. The total number of Undivided Shares of the whole Development is 15,000 and the total number of Management Units of the whole Development is 13,958.

#### E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' management contribution based on the first annual Management Budget and such security amount shall be transferable.

#### F. The area in the development retained by the vendor for the vendor's own use

Not applicable.

#### Notes:

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

