

售樓說明書 SALES BROCHURE

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SEANORAMA

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一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》(第621章)(下稱「條例」)，賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享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。

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- 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。如有疑问，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：www.eaa.org.hk)，查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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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@caa.org.hk

傳真：2598 9596

香港地產建設商會

電話：2826 0111

傳真：2845 2521

運輸及房屋局

一手住宅物業銷售監管局

2017年8月

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

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 –

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

² 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項——
(i) 每個住宅物業的外部尺寸；
(ii) 每個住宅物業的內部尺寸；
(iii) 每個住宅物業的內部間隔的厚度；
(iv) 每個住宅物業內個別分隔室的外部尺寸。
根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

一手住宅物業買家須知 Notes to purchasers of first-hand residential properties

- 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.

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

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show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- 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
Telephone : 2817 3313
Email : enquiry_srpa@hd.gov.hk
Fax : 2219 2220

Other useful contacts:

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

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

Real Estate Developers Association of Hong Kong
Telephone : 2826 0111
Fax : 2845 2521

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

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

² According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following –
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.

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

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

發展項目的資料 Information on the development

發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數：彩沙街1號

發展項目包含3幢多單位建築物

每幢多單位建築物的樓層的總數：

- 1. 第1座：16層（不包括天台及頂層天台）
- 2. 第2A座及2B座：24層（不包括天台及頂層天台）
- 3. 第3A座、3B座及3C座：25層（包括泳池層但不包括天台及頂層天台）

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數：

- 1. 第1座：地庫、地下、閣樓、1樓至3樓、5樓至12樓、15樓及16樓
- 2. 第2A座及2B座：地庫、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓及26樓
- 3. 第3A座、3B座及3C座：地庫、地下、閣樓、1樓、泳池層、2樓至3樓、5樓至12樓、15樓至23樓及25樓

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數：

- 1. 第1座：4樓、13樓、14樓
- 2. 第2A座及2B座：4樓、13樓、14樓、24樓
- 3. 第3A座、3B座及3C座：4樓、13樓、14樓、24樓

每幢多單位建築物內的庇護層：不適用

THE NAME OF THE STREET AT WHICH THE DEVELOPMENT IS SITUATED AND THE STREET NUMBER ALLOCATED BY THE COMMISSIONER OF RATING AND VALUATION FOR THE PURPOSE OF DISTINGUISHING THE DEVELOPMENT :
1 Choi Sha Street

THE DEVELOPMENT CONSISTS OF 3 MULTI-UNIT BUILDINGS

TOTAL NUMBER OF STOREYS OF EACH MULTI-UNIT BUILDING :
1. Tower 1: 16 storeys (excluding Roof and and Upper Roof)
2. Tower 2A and Tower 2B: 24 storeys (excluding Roof and and Upper Roof)
3. Tower 3A, Tower 3B and Tower 3C: 25 storeys (including Swimming Pool Floor but excluding Roof and and Upper Roof)

THE FLOOR NUMBERING IN EACH MULTI-UNIT BUILDING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT :
1. Tower 1: Basement, G/F, M/F, 1/F to 3/F, 5/F to 12/F, 15/F and 16/F
2. Tower 2A and Tower 2B: Basement, G/F, 1/F to 3/F, 5/F to 12/F, 15/F to 23/F, 25/F and 26/F
3. Tower 3A, Tower 3B and Tower 3C: Basement, G/F, M/F, 1/F, Swimming Pool Floor, 2/F to 3/F, 5/F to 12/F, 15/F to 23/F and 25/F

THE OMITTED FLOOR NUMBERS IN EACH MULTI-UNIT BUILDING IN WHICH THE FLOOR NUMBERING IS NOT IN CONSECUTIVE ORDER :
1. Tower 1: 4/F, 13/F, 14/F
2. Tower 2A and Tower 2B: 4/F, 13/F, 14/F, 24/F
3. Tower 3A, Tower 3B and Tower 3C: 4/F, 13/F, 14/F, 24/F

REFUGE FLOORS OF EACH MULTI-UNIT BUILDING : Not applicable

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	: 建德投資有限公司	VENDOR	: Crown Treasure Investments Limited
賣方控權公司	: Gold Creek Enterprises Limited、Mesa Investment Limited、Paola Holdings Limited、Novel Trend Holdings Limited、Mighty State Limited及長江實業集團有限公司	HOLDING COMPANIES OF THE VENDOR	: Gold Creek Enterprises Limited, Mesa Investment Limited, Paola Holdings Limited, Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited
發展項目的認可人士	: 凌顯文先生	AUTHORIZED PERSON FOR THE DEVELOPMENT	: Mr. Daniel Lin Hsien Wen
發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團	: 藝達建築設計有限公司	THE FIRM OR CORPORATION OF WHICH AN AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS OR HER PROFESSIONAL CAPACITY	: A&T Design Limited
發展項目的承建商	: 聯力建築有限公司	BUILDING CONTRACTOR FOR THE DEVELOPMENT	: Unistress Building Construction Limited
發展項目中的住宅物業的出售而代表擁有人行事的律師事務所	: 胡關李羅律師行、高露雲律師行、高李葉律師行、楊漢源林炳坤律師事務所	FIRMS OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT	: Woo Kwan Lee & Lo, Wilkinson & Grist, Kao, Lee & Yip and Charles Yeung Clement Lam Liu & Yip
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 (註：承諾書已經獲政府退回並取消)	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 (Note: the undertaking has been returned by the Government and cancelled)
已為發展項目的建造提供貸款的其他人	: Paola Holdings Limited (註：該貸款已全部清還)	OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT	: Paola Holdings Limited (Note: such loan has been repaid in full)

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

* 賣方屬法團，而賣方的一位董事屬認可人士(凌顯文先生)的家人。賣方屬法團，而每一間下列的賣方的控權公司的一位董事屬認可人士(凌顯文先生)的家人：Gold Creek Enterprises Limited、Mesa Investment Limited及長江實業集團有限公司。

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;	Yes*
(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.	No
--	----

* The Vendor is a corporation, and a director of the Vendor is an immediate family member of the Authorized Person (Mr. Daniel Lin Hsien Wen). The Vendor is a corporation, and a director of each of the following holding companies of the Vendor is an immediate family member of the Authorized Person (Mr. Daniel Lin Hsien Wen): Gold Creek Enterprises Limited, Mesa Investment Limited and CK Asset Holdings Limited.

發展項目的設計的資料 Information on design of the development

發展項目有構成圍封牆的一部分的非結構的預製外牆及幕牆。
There are non-structural prefabricated external walls and curtain walls forming part of the enclosing walls in the Development.

每幢大廈的非結構的預製外牆的厚度的範圍

THE RANGE OF THICKNESS OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH TOWER:

座數 Tower	非結構的預製外牆的厚度範圍 (毫米) The Range of Thickness of the Non-structural Prefabricated External Walls (mm)
1	150
2A, 2B	150
3A, 3B, 3C	150

每幢大廈的幕牆的厚度的範圍

THE RANGE OF THICKNESS OF THE CURTAIN WALLS OF EACH TOWER:

座數 Tower	幕牆的厚度範圍 (毫米) The Range of Thickness of the Curtain Walls (mm)
1	300
2A, 2B	300
3A, 3B	300

每個住宅物業的非結構的預製外牆的總面積表：

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY:

座數 Tower	單位 Unit	樓層* Floor*	非結構的預製 外牆的總面積 (平方米) Total Area of Non-Structural Prefabricated External Walls (m ²)
1	A	1樓 - 16樓 1/F - 16/F	3.264
	B		3.463
	C		1.025
	D		3.685
	E		3.685
	F		0.958
2A	A	1樓 - 26樓 1/F - 26/F	2.953
	B		2.953
	C		1.569
	D		1.569
2B	E	1樓 - 26樓 1/F - 26/F	1.038
	F		1.038
	G		3.731
	H		3.731
3A	A	2樓 2/F	3.122
	B		2.719
	C		0.959
	D		0.959
	A	3樓 - 25樓 3/F - 25/F	3.234
	B		3.234
	C		0.959
	D		0.959
3B	E	2樓 - 25樓 2/F - 25/F	1.039
	F		1.039
	G		3.672
	H		2.855
3C	A	2樓 2/F	3.935
	B		2.114
	A	3樓 - 25樓 3/F - 25/F	3.935
	B		2.317

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:

座數 Tower	單位 Unit	樓層* Floor*	幕牆的總面積 (平方米) Total Area of Curtain Walls (m ²)
1	A	1樓 - 16樓 1/F - 16/F	-
	B		-
	C		1.470
	D		-
	E		-
	F		1.537
2A	A	1樓 - 26樓 1/F - 26/F	-
	B		-
	C		1.776
	D		1.776
2B	E	1樓 - 26樓 1/F - 26/F	1.503
	F		1.503
	G		-
	H		-
3A	A	3樓 - 25樓 3/F - 25/F	-
	B		-
	C		1.504
	D		1.504
3B	E	2樓 - 25樓 2/F - 25/F	1.524
	F		1.524
	G		-
	H		-
3C	A	2樓 - 25樓 2/F - 25/F	-
	B		-

* 第1座不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座不設4樓、13樓、14樓及24樓。
* 4/F, 13/F and 14/F of Tower 1 are omitted; 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

物業管理的資料 Information on property management

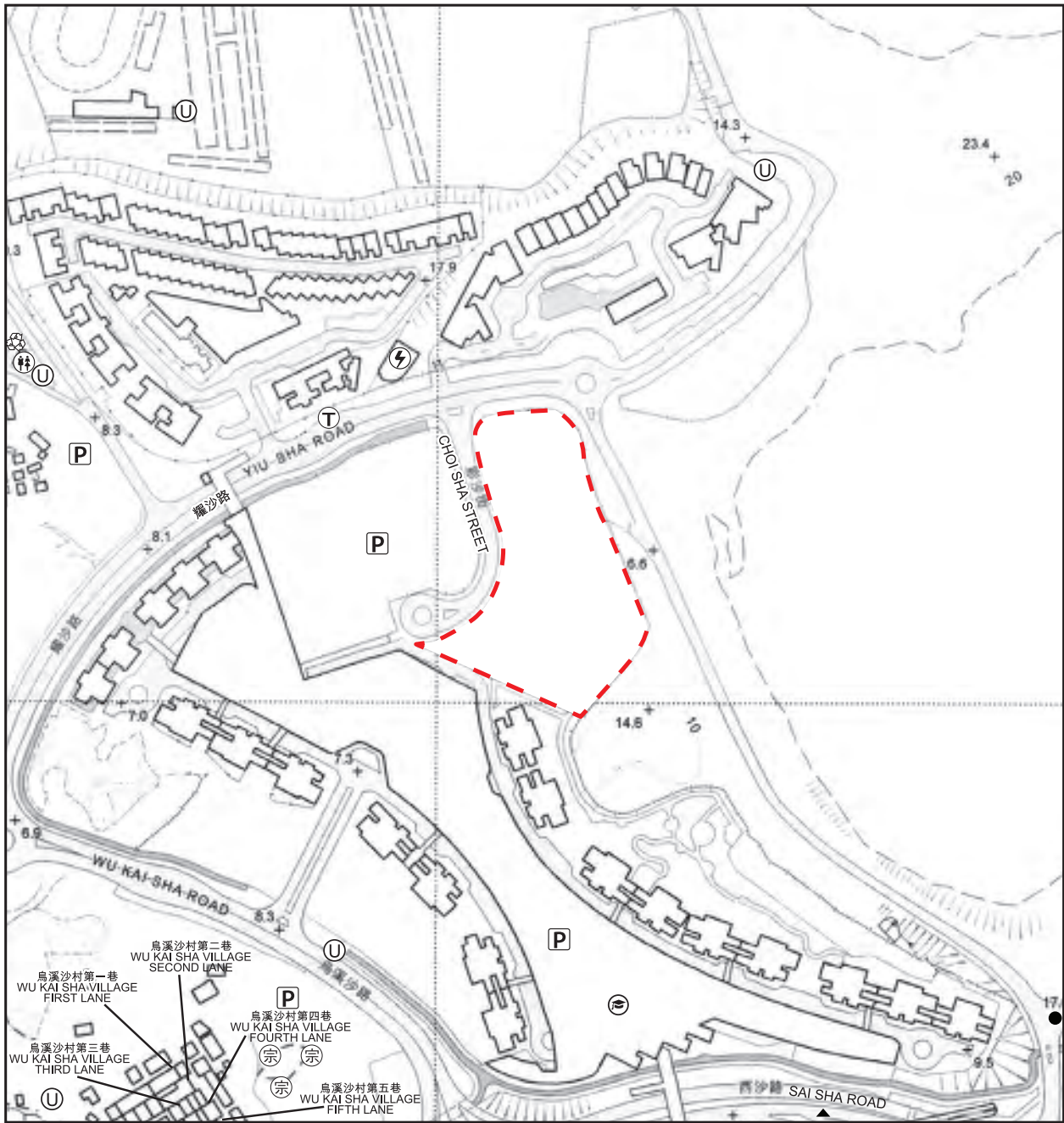
根據已簽立的公契，獲委任為發展項目的管理人的：

高衛物業管理有限公司

PERSON APPOINTED AS THE MANAGER OF THE DEVELOPMENT UNDER THE DEED OF MUTUAL COVENANT THAT HAS BEEN EXECUTED: :

Goodwell Property Management Limited

發展項目的所在位置圖 Location plan of the development



NOTATION 圖例

- 公用事業設施裝置
A Public Utility Installation
- 公眾停車場 (包括貨車停泊處)
A Public Carpark (including a lorry park)
- 宗教場所 (包括教堂、廟宇及祠堂)
A Religious Institution (including a church, a temple and a Tsz Tong)
- 學校 (包括幼稚園)
A School (including a kindergarten)
- 公廁
A Public Convenience
- 垃圾收集站
A Refuse Collection Point
- 公共交通總站 (包括鐵路車站)
A Public Transport Terminal (including a rail station)
- 發展項目的所在位置
Location of the Development

於發展項目的所在位置圖未能顯示之街道全名：
Street name(s) not shown in full in the Location Plan of the Development:

- 落禾沙里 LOK WO SHA LANE
- ▲ 馬鞍山繞道 MA ON SHAN BYPASS



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此所在位置圖是參考於2020年7月15日出版之地政總署測繪處之測繪圖，測繪圖編號為7-NE-D，並由賣方擬備。
This Location Plan is prepared by the Vendor with reference to the Survey Sheet No. 7-NE-D dated 15th July 2020 from Survey and Mapping Office of the Lands Department.

因技術原因(例如發展項目之不規則形狀)，所在位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求。
Due to technical reasons (such as the irregular shape of the Development), the location plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



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發展項目的鳥瞰照片 Aerial photograph of the development



● 發展項目的位置
Location of the development

摘錄自地政總署測繪處於2020年1月14日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E087279C。
Extracted from the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E087279C, dated 14th January 2020.

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.

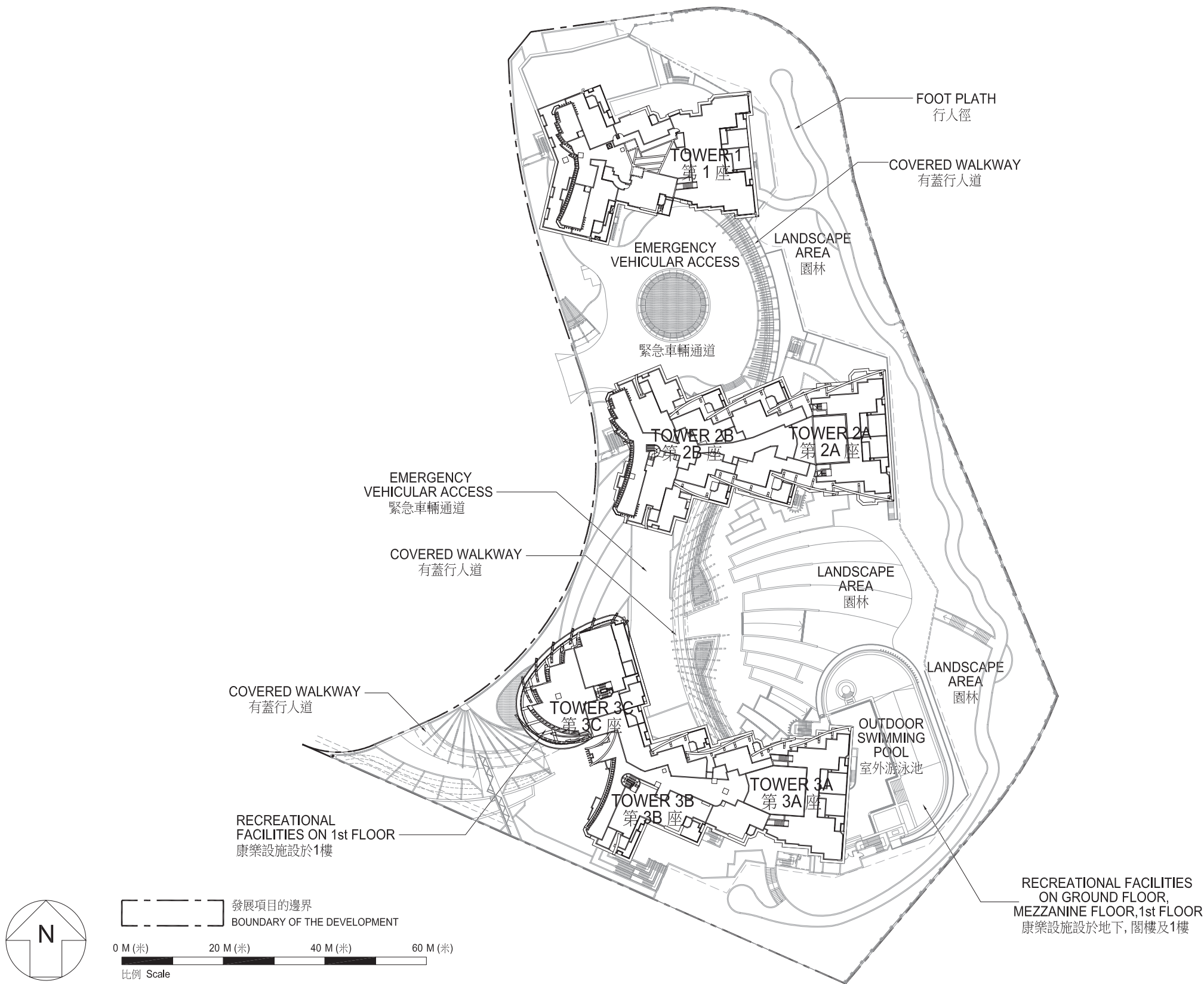
因技術原因（例如發展項目之不規則形狀），鳥瞰照片所顯示之範圍多於《一手住宅物業銷售條例》所要求。

Due to technical reasons (such as the irregular shape of the Development), the aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.

賣方亦建議買方到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

發展項目的布局圖 Layout plan of the development



發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

GLOSSARY 詞彙表

A.D. = Air Duct 風槽

A.D. (P.D. FOR 22/F & 23/F ONLY) = Air Duct (Pipe Duct for 22/F and 23/F only) 風槽 (管道槽只適於22樓及23樓)

AIR DUCT FOR STAIRCASE PRESSURIZATION = 樓梯加壓風槽

A.L. = Aluminium Louvre 鋁質百葉

A.P. = Access Panel 檢修門

B.R. = Bedroom 睡房

BAL / BAL. = Balcony 露台

CABD DUCT = 公共天線線槽

C.L. = Cat Ladder 豎梯

COMMON FLAT ROOF = 公用平台

CORRIDOR = 走廊

COVER FOR BALCONY = 露台上蓋

DINING = Dining Room 飯廳

E.D. / ELECT DUCT = Electrical Duct 電線槽

EL / TEL = 電錶 / 電話房

ELVD / ELV DUCT/ELV. DUCT = Extra Low Voltage Duct 特低壓電線槽

EL. METER / E.M.R. / ELEC. METER ROOM = Electric Meter Room 電錶房

FAN RM FOR RS & MRR = Fan Room for Refuse Storage and Material Refuse Room 垃圾及物料回收室排風機房

FAN ROOM FOR STAIRCASE PRESSURIZATION = 樓梯加壓系統加壓扇房

F.H. = Fire Hydrant 消防栓

FLUSHING & POTABLE WATER PUMP ROOM = 沖廁水及食水泵房

GB = Guest Bathroom 客用浴室

HR = Hose Reel 消防喉轆

KIT. = Kitchen 廚房

LAV. = Lavatory 洗手間

LIFT = 升降機

LIFT LOBBY = 升降機門廊

LIFT MACHINE ROOM = 升降機機房

LIFT SHAFT = 升降機槽

LIVING = Living Room 客廳

MB = Master Bathroom 主人浴室

M.B.R. = Master Bedroom 主人睡房

P.D. = Pipe Duct 管道槽

POTABLE & FLUSHING WATER PUMP ROOM = 食水及沖廁水泵房

POTABLE AND FLUSHING WATER TANK & PUMP ROOM = 食水及沖廁水缸及泵房

PR = Powder Room 化妝間

PRIVATE FLAT ROOF = 私人平台

PRIVATE ROOF = 私人天台

P.W. = Pipe Well 管井

RELIEF FAN ROOM FOR STAIRCASE PRESSURIZATION = 樓梯加壓系統泄氣扇房

RS & MRR = Refuse Storage and Material Recovery Room 垃圾及物料回收室

SB = Suite Bathroom 套房浴室

T1 = Tower 1 第1座

T2A = Tower 2A 第2A座

T2B = Tower 2B 第2B座

T3A = Tower 3A 第3A座

T3B = Tower 3B 第3B座

T3C = Tower 3C 第3C座

TEL. = 電話房

TOP VENT = 頂通風開口

UR. = Utility Room 工作間

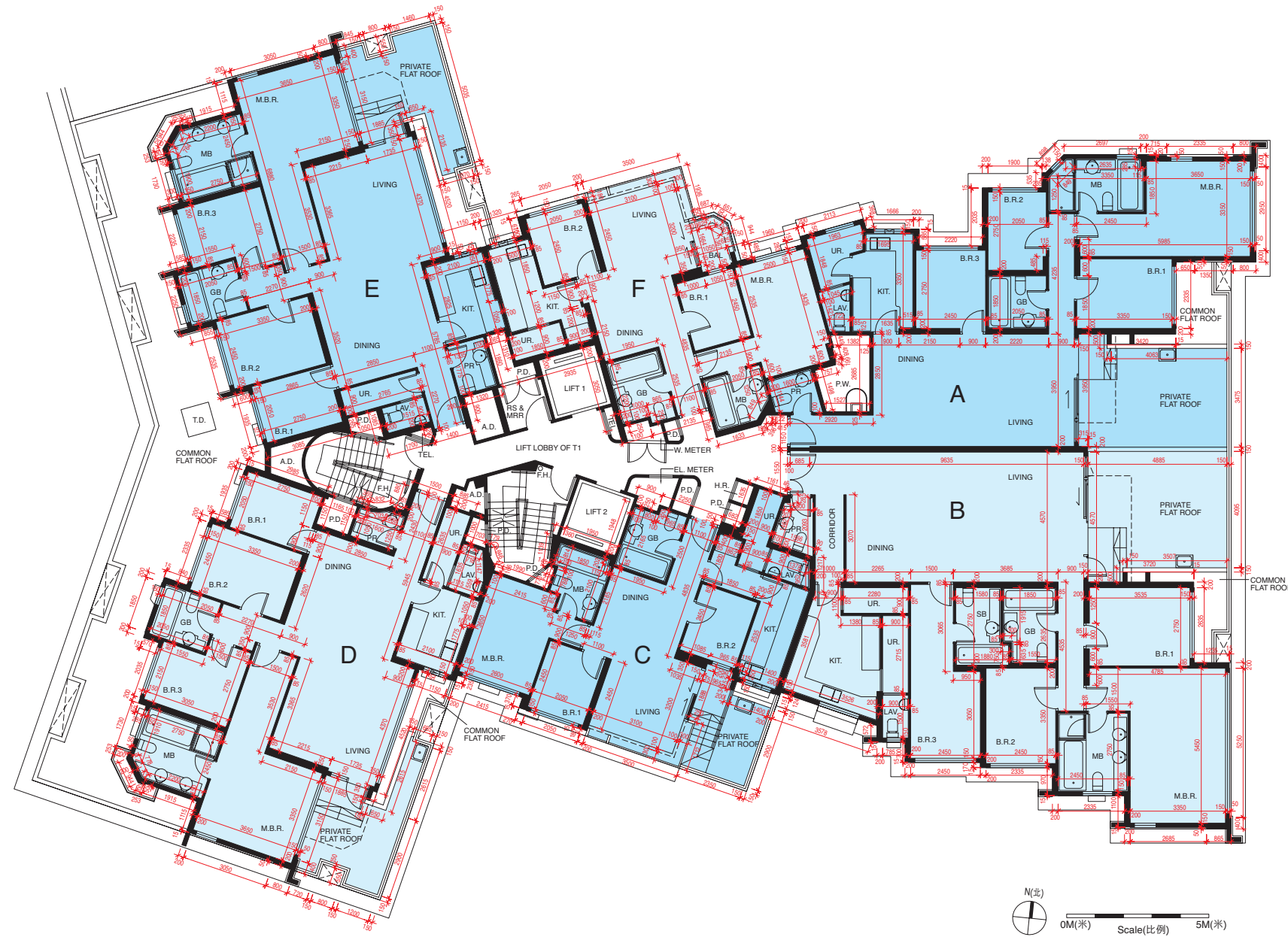
VOID = 中空

W. METER / W.M.C. = Water Meter Cabinet 水錶箱

適用於本節各樓面平面圖之備註

Remarks applicable to the floor plans of this section:

- 1) 樓面平面圖之尺寸所列數字為以毫米標示之建築結構尺寸。 The dimensions of the floor plans are all structural dimensions in millimeters.
- 2) 露台為不可封閉之地方。 Balcony is a non-enclosed area.
- 3) 部分樓層外牆範圍設有建築裝飾及/或外露喉管，詳細資料請參考最後批准之總建築圖則及其他相關圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved general building plans and other relevant plans.
- 4) 部分住宅物業的露台側外牆有公用去水渠。 Common drain pipes are located adjacent to balcony of some residential properties.
- 5) 部分住宅物業客廳、飯廳、睡房、走廊、門廳、浴室、洗手間、化妝間、工作間及/或廚房之裝飾橫樑或假天花內裝置冷氣系統及/或喉管及/或其他機電設備。
There are ceiling bulkheads or false ceiling in living room, dining room, bedrooms, corridor, foyer, bathroom, lavatory, powder room, utility room and/or kitchen of some residential properties for the air-conditioning system and/or conduit and/or Mechanical and Electrical services.
- 6) 樓面平面圖所示之裝置如洗滌盤、煮食爐、浴缸、坐廁、面盆等只供展示其大約位置而非其展示實際大小、設計及形狀。
The indications of fittings such as sinks, cooker hobs, bathtubs, toilet bowls, wash basins etc. shown on the floor plans are indications of their approximate locations only and not indications of their actual sizes, designs and shapes.





每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米(適用於第1座1樓A及B單位)；150毫米及300毫米(適用於第1座1樓C、D、E及F單位)

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓及14樓。

- 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。
- (a) 發展項目公契第V節B次節第11條訂明：
『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
(b) 發展項目公契第X節第16條訂明：
『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
- 發展項目提供的住宅單位總數：454

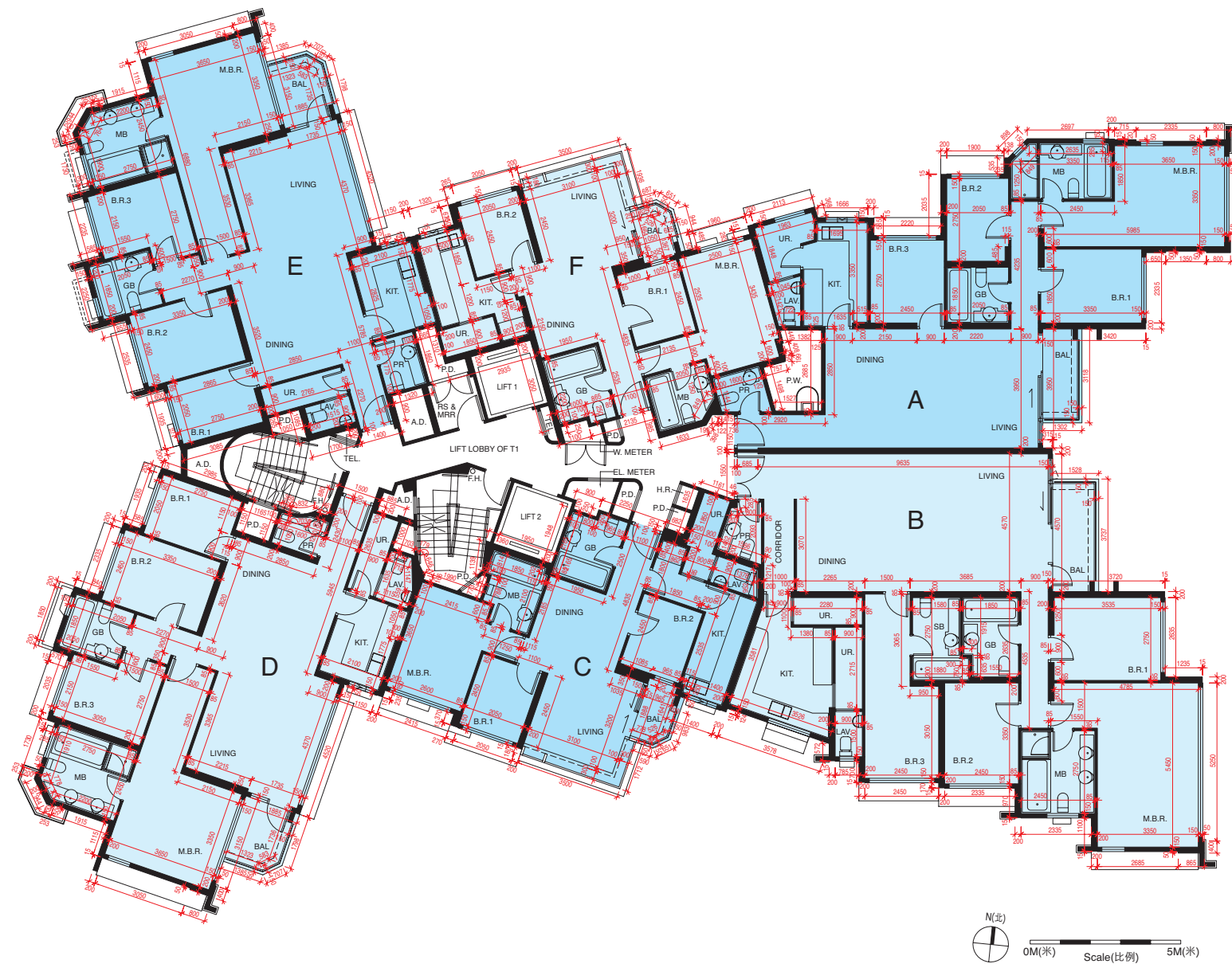
The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 1/F of Tower 1) ; 150mm and 300mm (applicable to Flats C, D, E and F on 1/F of Tower 1)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F and 14/F are omitted.

- Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.
- (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:
“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- The total number of residential units provided in the Development: 454.



TOWER

1

第1座

2樓 - 15樓 2/F - 15/F

發展項目的住宅物業的樓面平面圖 Floor plans of residential properties in the development

每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米(適用於第1座2樓至15樓A及B單位)；150毫米及300毫米(適用於第1座2樓至15樓C、D、E及F單位)

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓及14樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

2. (a) 發展項目公契第V節B次節第11條訂明：

『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』

(b) 發展項目公契第X節第16條訂明：

『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』

3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B from 2/F to 15/F of Tower 1) ; 150mm and 300mm (applicable to Flats C, D, E and F from 2/F to 15/F of Tower 1)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F and 14/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

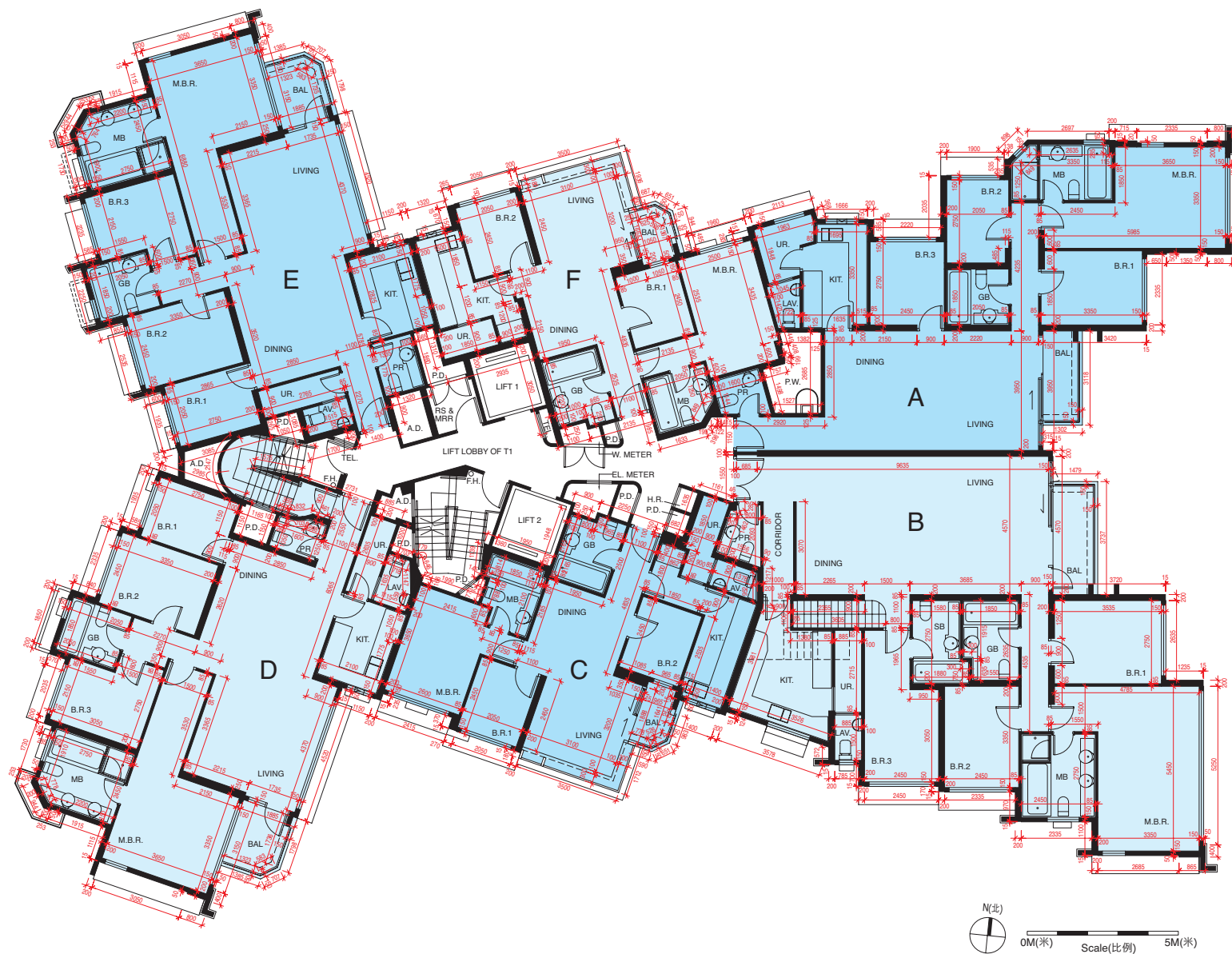
2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:

“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:

“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.

3. The total number of residential units provided in the Development: 454.





TOWER 1
第1座

16樓 16/F

發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

每個住宅物業的層與層之間的高度：3.5米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米(適用於第1座16樓A及B單位)；150毫米及300毫米(適用於第1座16樓C、D、E及F單位)

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

備註：

- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 住宅樓層不設4樓、13樓及14樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

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3. 發展項目提供的住宅單位總數：454

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

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 16/F of Tower 1) ; 150mm and 300mm (applicable to Flats C, D, E and F on 16/F of Tower 1)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F and 14/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

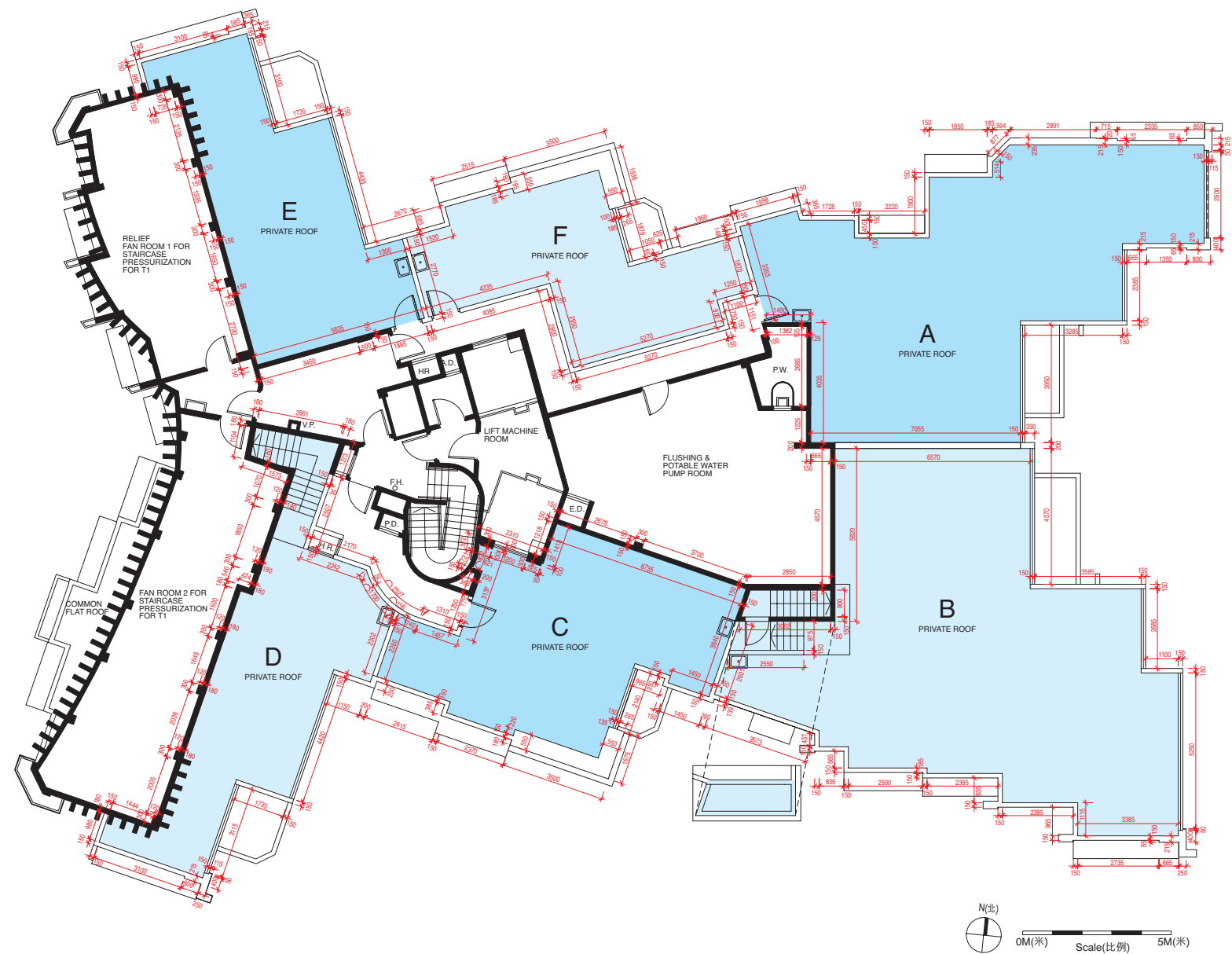
2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:

“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:

“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.

3. The total number of residential units provided in the Development: 454.





每個住宅物業的層與層之間的高度：第1座16樓B單位之梯屋：2.045米；第1座16樓B單位其他部分、其他住宅物業：不適用。

每個住宅物業的樓板(不包括灰泥)的厚度：第1座16樓B單位之梯屋：150毫米；第1座16樓B單位其他部分、其他住宅物業：不適用。

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓及14樓。

- 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。
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- 發展項目提供的住宅單位總數：454

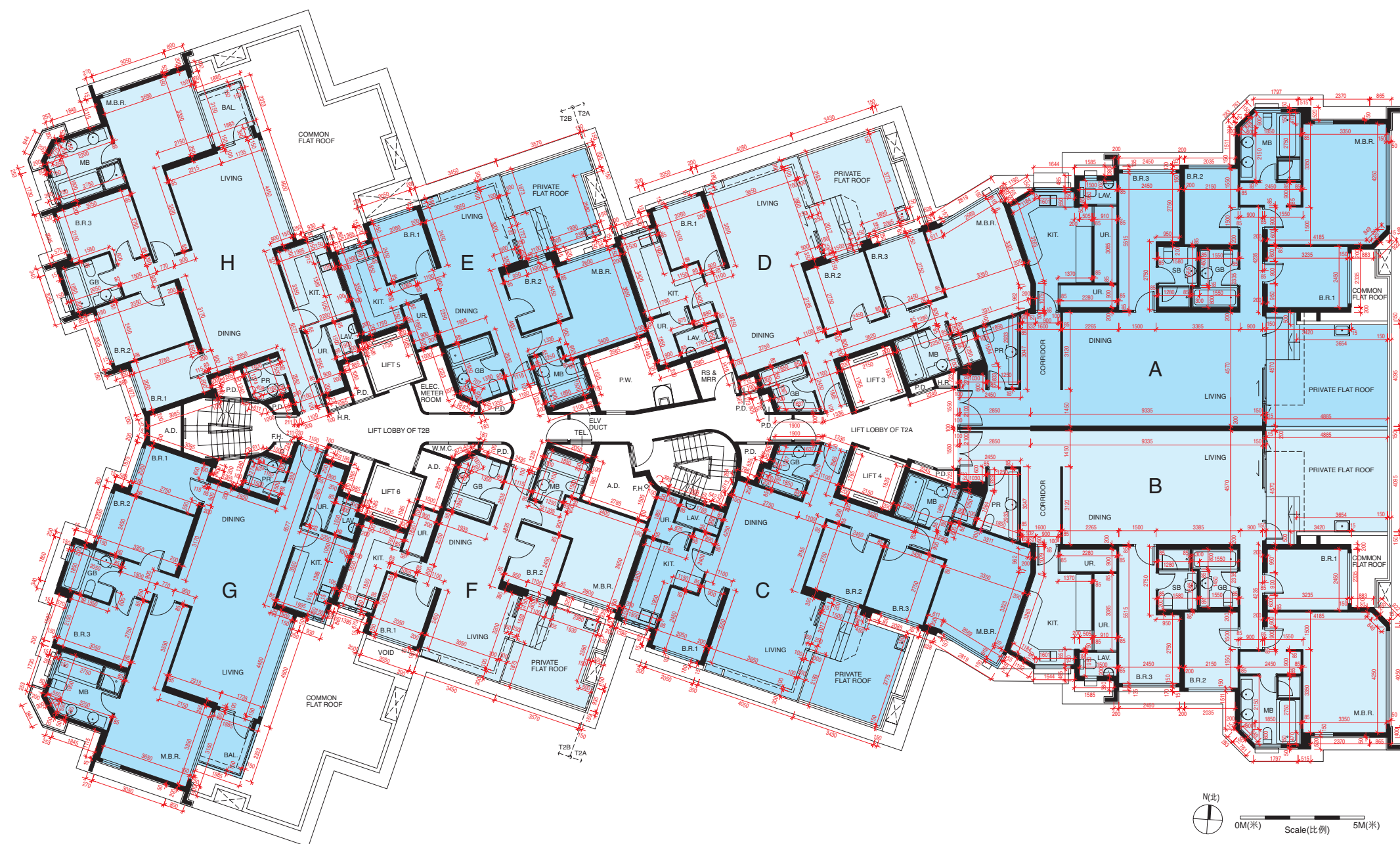
The floor-to-floor height of each residential property: stairhood in Flat B on 16/F of Tower 1: 2.045m; other parts of Flat B on 16/F of Tower 1 and other residential properties: not applicable.

The thickness of the floor slabs (excluding plaster) of each residential property: stairhood in Flat B on 16/F of Tower 1: 150 mm; other parts of Flat B on 16/F of Tower 1 and other residential properties: not applicable.

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F and 14/F are omitted.

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- (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:
“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:
“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
- The total number of residential units provided in the Development: 454.



每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米（適用於第2A座1樓A及B單位）；150毫米及300毫米（適用於第2A座1樓C及D單位及第2B座1樓E、F、G及H單位）

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

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3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 1/F of Tower 2A) ; 150mm and 300mm (applicable to Flats C and D on 1/F of Tower 2A and Flats E, F, G and H on 1/F of Tower 2B)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

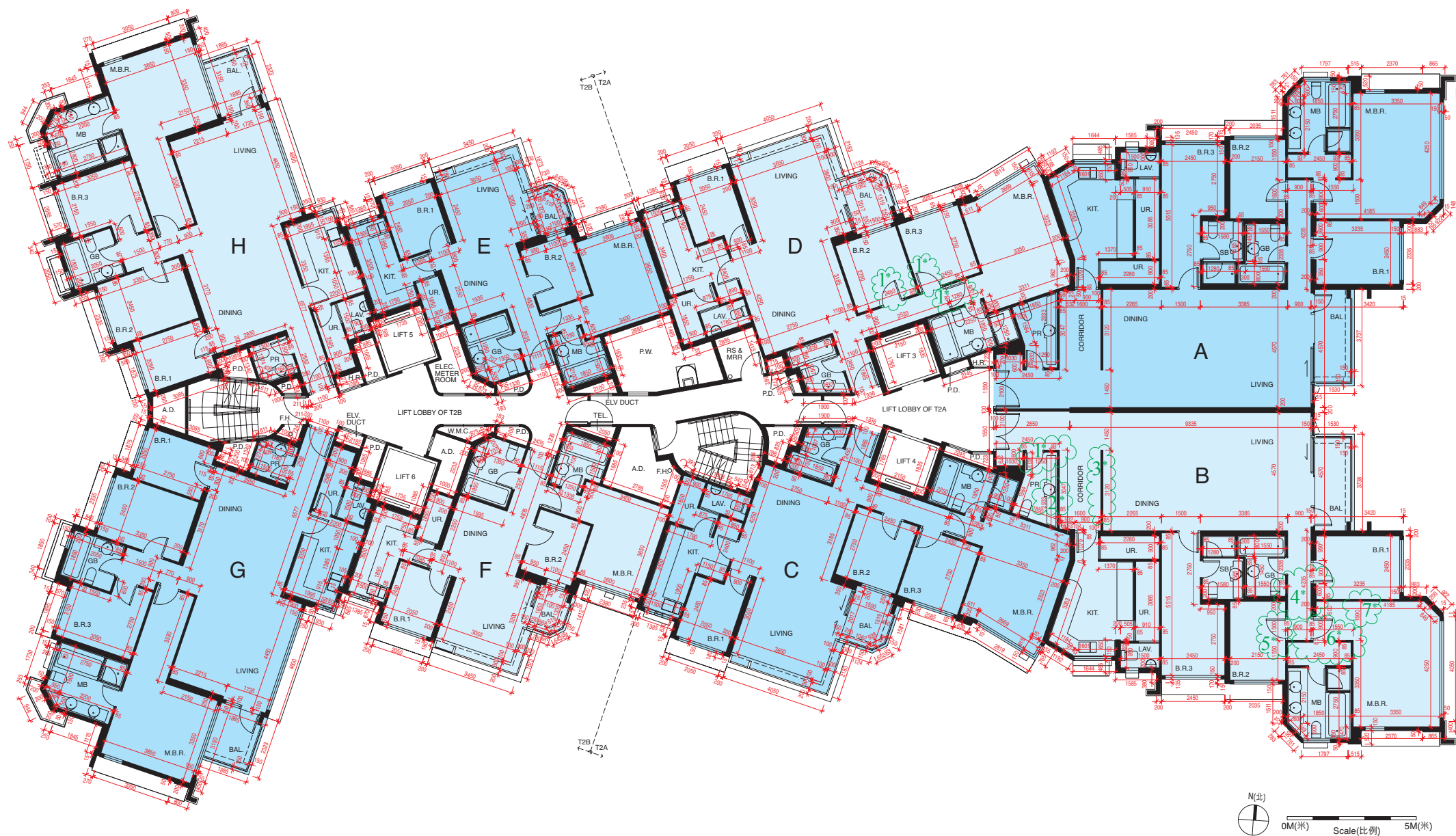
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3. The total number of residential units provided in the Development: 454.



每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米(適用於第2A座2樓至25樓A及B單位)；150毫米及300毫米(適用於第2A座2樓至25樓C及D單位及第2B座2樓至25樓E、F、G及H單位)

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3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B from 2/F to 25/F of Tower 2A) ; 150mm and 300mm (applicable to Flats C and D from 2/F to 25/F of Tower 2A and Flats E, F, G and H from 2/F to 25/F of Tower 2B)

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

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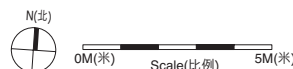
“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

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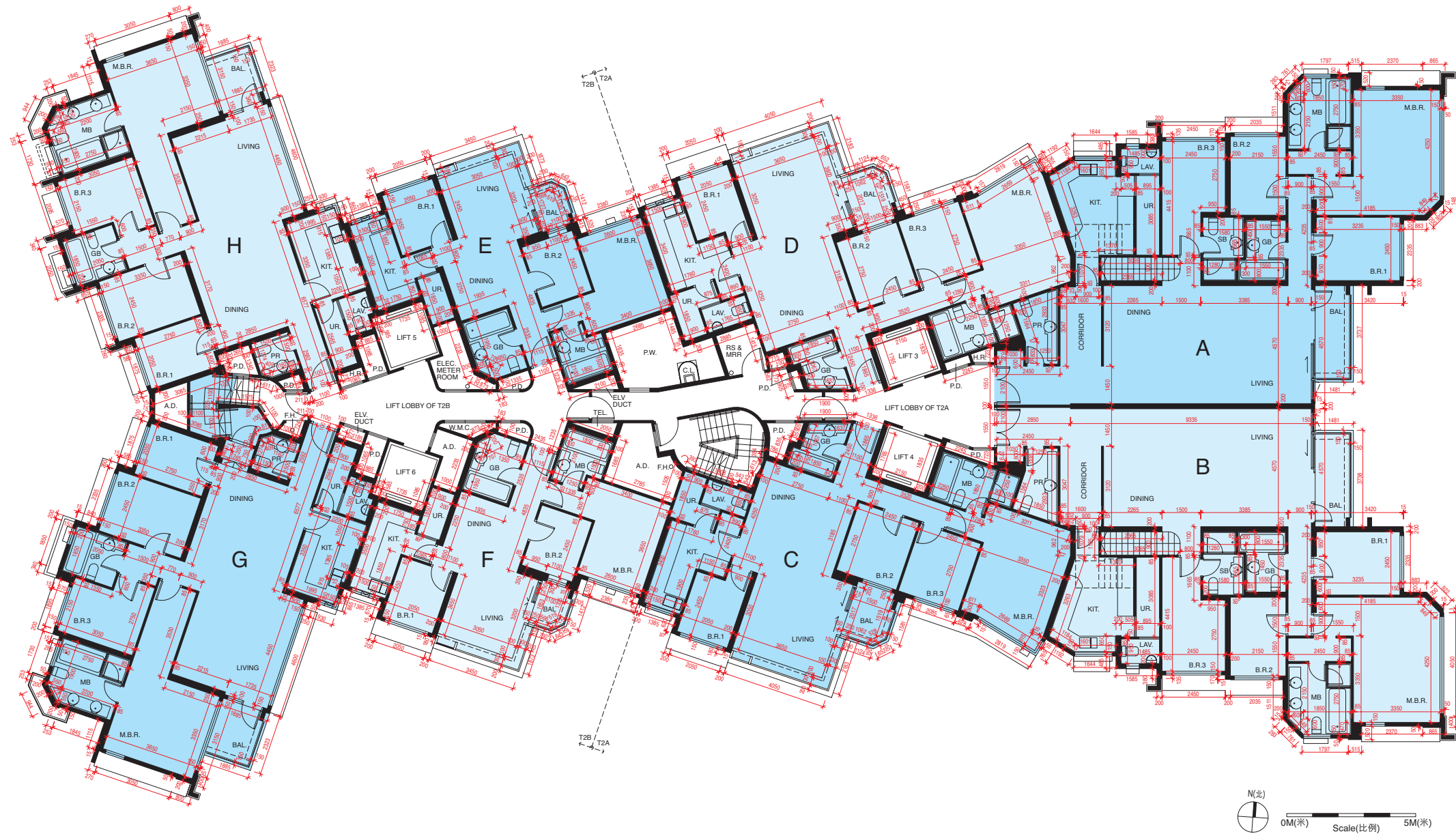
Floor plan of Flat B on 21/F showing latest layout



This part of Flat B on 21/F of Tower 2A has been altered by way of minor works or exempted building works under the Buildings Ordinance after completion of the development, the latest condition of which is shown on the relevant floor plan. The alterations are as follows:

1. 改動房門及部分內部間隔位置。
Location of door and portion of internal partition altered.
2. 改動洗面盆位置。
Location of wash basin altered.
3. 原有內部間隔拆除，並以玻璃間隔替代。
Existing internal partition wall demolished and replaced by glass partition.
4. 新增掩門。
Erected new swing door.
5. 原有房門及部分內部間隔拆除，並改為趟門。
Existing door and portion of internal partition demolished and replaced by sliding door.
6. 原有房門及部分內部間隔拆除。
Existing door and portion of internal partition demolished.
7. 新增間隔。
Erected new partition wall.

30a |



每個住宅物業的層與層之間的高度：3.5米

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米（適用於第2A座26樓A及B單位）；150毫米及300毫米（適用於第2A座26樓C及D單位及第2B座26樓E、F、G及H單位）

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

2. (a) 發展項目公契第V節B次節第11條訂明：

『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動），除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意（而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用））。』

(b) 發展項目公契第X節第16條訂明：

『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』

3. 發展項目提供的住宅單位總數：454

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

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 26/F of Tower 2A) ; 150mm and 300mm (applicable to Flats C and D on 26/F of Tower 2A and Flats E, F, G and H on 26/F of Tower 2B)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

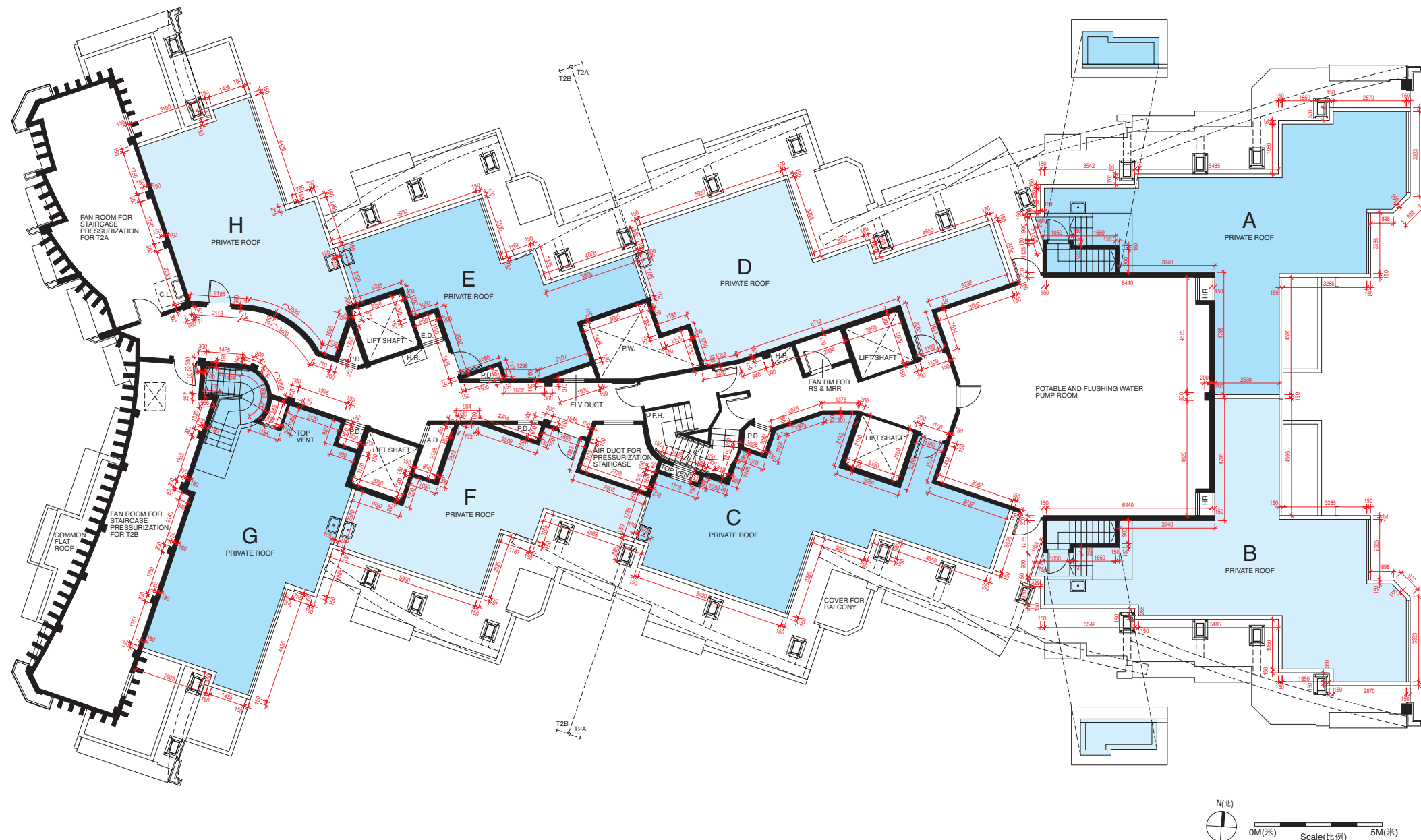
2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:

“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:

“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.

3. The total number of residential units provided in the Development: 454.



每個住宅物業的層與層之間的高度：第2A座26樓A和B單位之梯屋：2.045米；第2A座26樓A和B單位其他部分、其他住宅物業：不適用。

每個住宅物業的樓板(不包括灰泥)的厚度：第2A座26樓A和B單位之梯屋：150毫米；第2A座26樓A和B單位其他部分、其他住宅物業：不適用。

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。
2. (a) 發展項目公契第V節B次節第11條訂明：『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
(b) 發展項目公契第X節第16條訂明：『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: stairhood in Flats A and B on 26/F of Tower 2A: 2.045m; other parts of Flats A and B on 26/F of Tower 2A and other residential properties: not applicable.

The thickness of the floor slabs (excluding plaster) of each residential property: stairhood in Flats A and B on 26/F of Tower 2A: 150mm; other parts of Flats A and B on 26/F of Tower 2A and other residential properties: not applicable.

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.
2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that: “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that: “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
3. The total number of residential units provided in the Development: 454.

TOWER 3A·3B·3C
第3A座、第3B座、第3C座

2樓 2/F

發展項目的住宅物業的樓面平面圖
Floor plans of residential properties in the development



TOWER 3A · 3B · 3C

第3A座、第3B座、第3C座

2樓 2/F

發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米（適用於第3A座2樓A及B單位及第3C座2樓B單位）；150毫米及300毫米（適用於第3A座2樓C及D單位及第3B座2樓E、F、G及H單位）；150毫米及200毫米（適用於第3C座2樓A單位）

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

2. (a) 發展項目公契第V節B次節第11條訂明：

『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程（包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動），除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意（而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件（包括繳付費用））。』

(b) 發展項目公契第X節第16條訂明：

『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』

3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 2/F of Tower 3A and Flat B on 2/F of Tower 3C) ; 150mm and 300mm (applicable to Flats C and D on 2/F of Tower 3A and Flats E, F, G and H on 2/F of Tower 3B) ; 150mm and 200mm (applicable to Flat A on 2/F of Tower 3C)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:

“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:

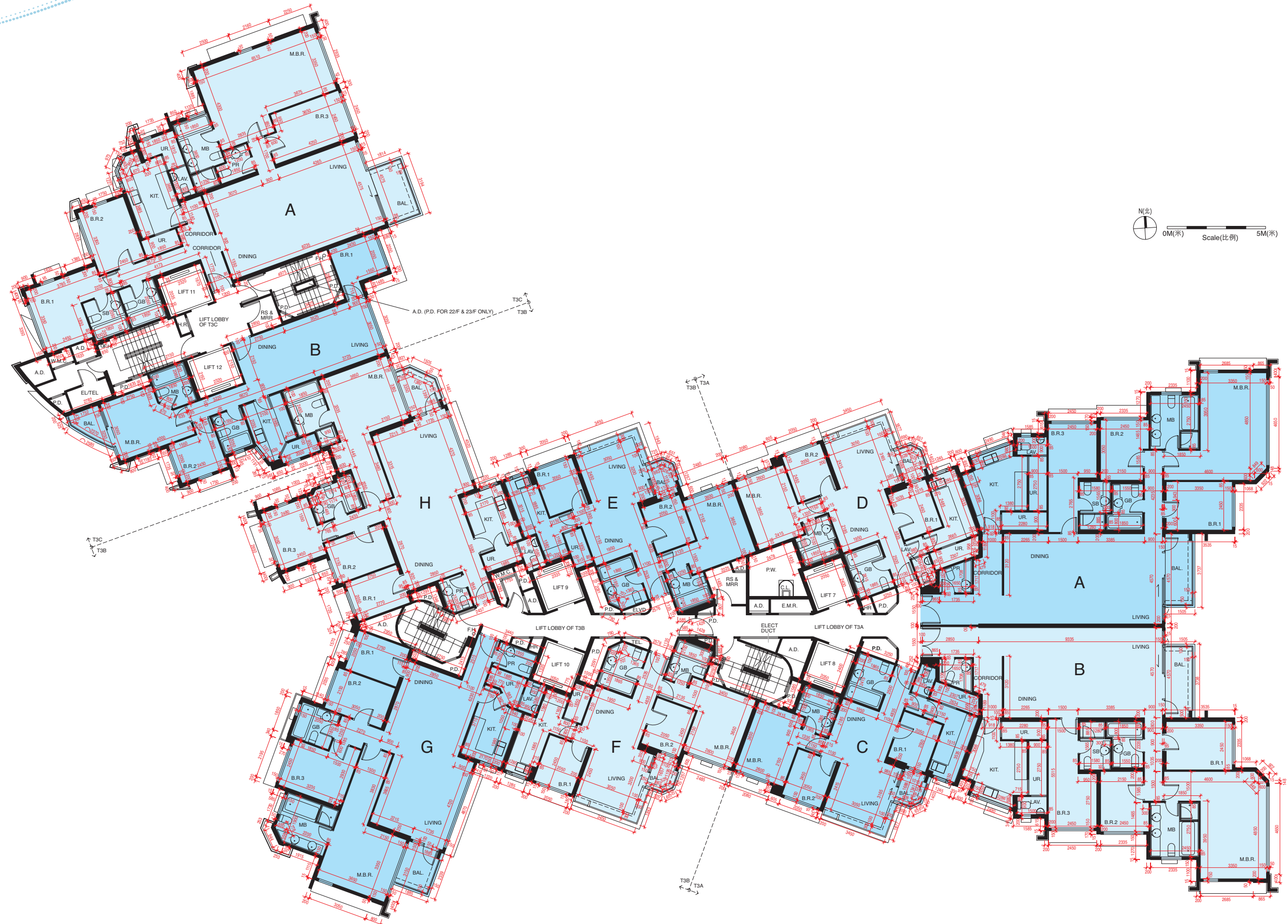
“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.

3. The total number of residential units provided in the Development: 454.

TOWER 3A·3B·3C
第3A座、第3B座、第3C座

3樓 - 23樓 3/F - 23/F

發展項目的住宅物業的樓面平面圖
Floor plans of residential properties in the development



TOWER 3A · 3B · 3C

第3A座、第3B座、第3C座

3樓 - 23樓 3/F - 23/F

發展項目的住宅物業的樓面平面圖

Floor plans of residential properties in the development

每個住宅物業的層與層之間的高度：3.15米

每個住宅物業的樓板（不包括灰泥）的厚度：150毫米（適用於第3A座3樓至23樓A及B單位及第3C座3樓至23樓B單位）；150毫米及300毫米（適用於第3A座3樓至23樓C及D單位及第3B座3樓至23樓E、F、G及H單位）；150毫米及200毫米（適用於第3C座3樓至23樓A單位）

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

備註：

- 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
- 2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

2. (a) 發展項目公契第V節B次節第11條訂明：

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3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: 3.15m

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B from 3/F to 23/F of Tower 3A and Flat B from 3/F to 23/F of Tower 3C) ; 150mm and 300mm (applicable to Flats C and D from 3/F to 23/F of Tower 3A and Flats E, F, G and H from 3/F to 23/F of Tower 3B) ; 150mm and 200mm (applicable to Flats A from 3/F to 23/F of Tower 3C)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

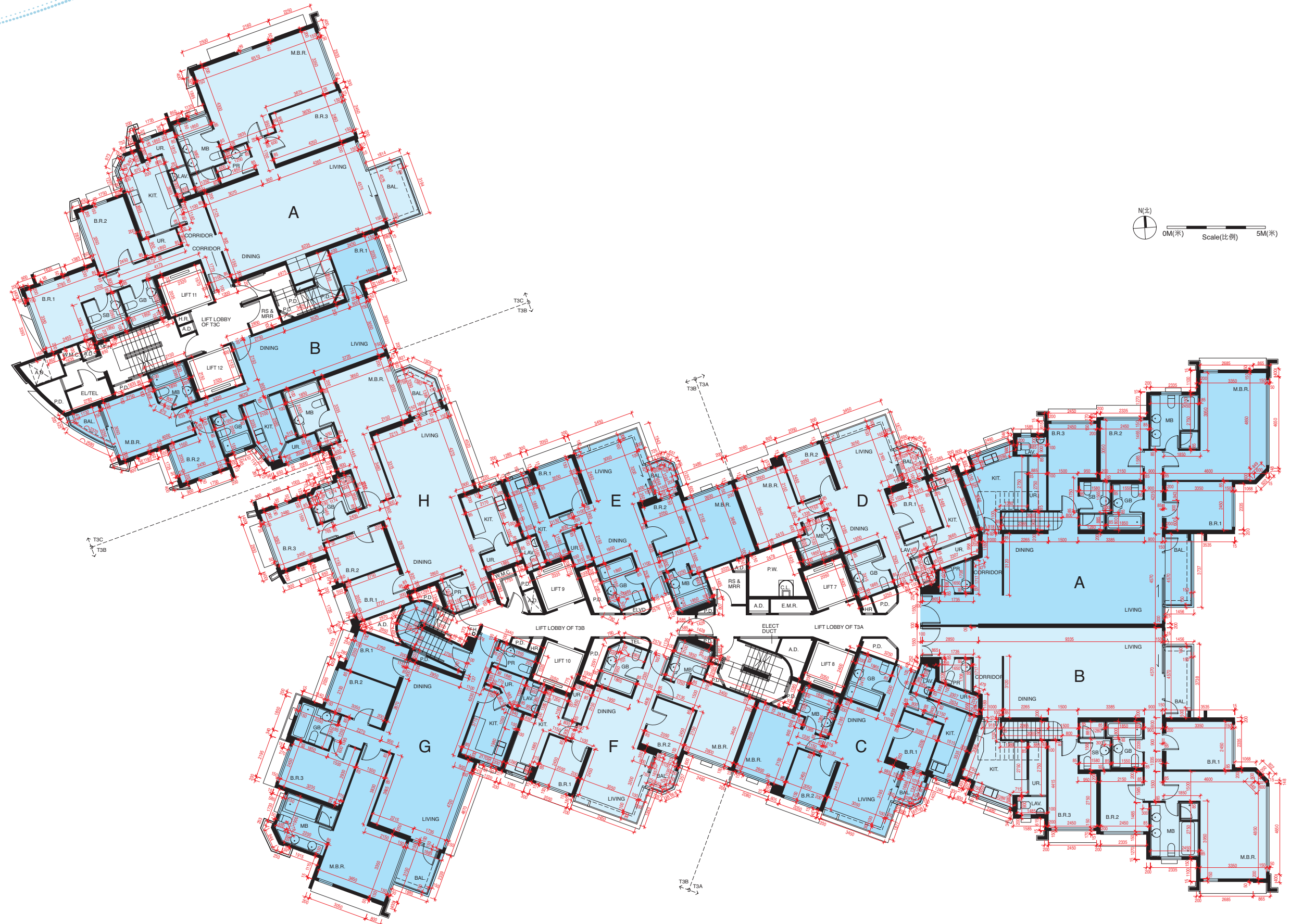
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3. The total number of residential units provided in the Development: 454.



每個住宅物業的層與層之間的高度：3.5米

每個住宅物業的樓板(不包括灰泥)的厚度：150毫米(適用於第3A座25樓A及B單位及第3C座25樓B單位)；150毫米及300毫米(適用於第3A座25樓C及D單位及第3B座25樓E、F、G及H單位)；150毫米及200毫米(適用於第3C座25樓A單位)

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。

2. (a) 發展項目公契第V節B次節第11條訂明：

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(b) 發展項目公契第X節第16條訂明：

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3. 發展項目提供的住宅單位總數：454

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

The thickness of the floor slabs (excluding plaster) of each residential property: 150mm (applicable to Flats A and B on 25/F of Tower 3A and Flat B on 25/F of Tower 3C) ; 150mm and 300mm (applicable to Flats C and D on 25/F of Tower 3A and Flats E, F, G and H on 25/F of Tower 3B) ; 150mm and 200mm (applicable to Flat A on 25/F of Tower 3C)

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.

2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.

2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that:

“Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.

(b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that:

“The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.

3. The total number of residential units provided in the Development: 454.



每個住宅物業的層與層之間的高度：第3A座25樓A和B單位之梯屋：2.045米；第3A座25樓A和B單位其他部分、其他住宅物業：不適用。

每個住宅物業的樓板(不包括灰泥)的厚度：第3A座25樓A和B單位之梯屋：150毫米；第3A座25樓A和B單位其他部分、其他住宅物業：不適用。

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

備註： 1) 以上樓面平面圖中顯示之名詞及簡稱之詞彙表請參閱「發展項目的住宅物業的樓面平面圖」一節首頁。
2) 住宅樓層不設4樓、13樓、14樓及24樓。

1. 根據批地文件第(4)(e)條批地特別條款，發展項目住宅單位總數不得少於440及不得多於463。
2. (a) 發展項目公契第V節B次節第11條訂明：『「業主」不得進行或容許或容受進行任何與任何「住宅單位」有關連而會導致該「單位」與毗連或鄰近「住宅單位」內部相通及可從毗連或鄰近「住宅單位」進出的工程(包括但不限於任何分隔牆、任何地板或天花板或任何間隔構築物的拆除或改動)，除非獲地政總署署長或不時取代地政總署署長之任何其他政府機關事先書面同意(而地政總署署長或不時取代地政總署署長之任何其他政府機關可按其絕對酌情權發出或拒絕該同意，且該同意如獲發出可能受限於按其絕對酌情權施加的條款及條件(包括繳付費用))。』
(b) 發展項目公契第X節第16條訂明：『「管理人」須在管理處備存由地政總署署長或不時取代地政總署署長之任何其他政府機關提供、關於本公契第V節B次節第11條項下發出之同意書的資訊的紀錄，供所有「業主」免費查閱及供所有「業主」自費及在繳付合理費用後複印，所收到之費用須撥入「特別基金」。』
3. 發展項目提供的住宅單位總數：454

The floor-to-floor height of each residential property: stairhood in Flats A and B on 25/F of Tower 3A: 2.045m; other parts of Flats A and B on 25/F of Tower 3A and other residential properties: not applicable.

The thickness of the floor slabs (excluding plaster) of each residential property: stairhood in Flats A and B on 25/F of Tower 3A: 150mm; other parts of Flats A and B on 25/F of Tower 3A and other residential properties: not applicable.

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

Remarks: 1) Please refer to the first page of the section “Floor Plans of Residential Properties in the Development” for glossary of the terms and abbreviations shown in the floor plan above.
2) Residential floors 4/F, 13/F, 14/F and 24/F are omitted.

1. Under Special Condition (4)(e) of the Land Grant, the total number of residential units in the Development shall not be less than 440 and shall not exceed 463.
2. (a) Clause 11 of Subsection B of Section V of the Deed of Mutual Covenant of the Development provides that: “Except with the prior written consent of the Director of Lands or any other Government authority in place of him from time to time (which consent may be given or withheld at his absolute discretion and if given, may be subject to such terms and conditions (including payment of fees) as may be imposed by him at his absolute discretion), no Owner shall carry out or permit or suffer to be carried out any works in connection with any Residential Unit, including but not limited to demolition or alteration of any partition wall or any floor or roof slab or any partition structure, which will result in such Unit being internally linked to and accessible from any adjoining or adjacent Residential Unit”.
- (b) Clause 16 of Section X of the Deed of Mutual Covenant of the Development provides that: “The Manager shall deposit in the management office the record provided by the Director of Lands or any other Government authority in place of him from time to time of the information relating to the consent given under Clause 11 of Subsection B of Section V of this Deed for inspection by all Owners free of charge and taking copies at their own expense and on payment of reasonable charge. All charges received shall be credited to the Special Fund”.
3. The total number of residential units provided in the Development: 454.

發展項目中的住宅物業的面積 Area of residential properties in the development

面積表 AREA SCHEDULE

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 Unit		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
1	1樓 1/F	A	107.330 (1,155) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	18.615 (200)	—	—	—	—	—	—
		B	148.643 (1,600) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	20.619 (222)	—	—	—	—	—	—
		C	71.606 (771) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	7.918 (85)	—	—	—	—	—	—
		D	110.845 (1,193) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	10.852 (117)	—	—	—	—	—	—
		E	110.782 (1,192) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	12.456 (134)	—	—	—	—	—	—
		F	71.466 (769) 露台 Balcony: 2.497 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	2-15樓 2-15/F	A	111.388 (1,199) 露台 Balcony: 4.058 (44) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		B	154.355 (1,661) 露台 Balcony: 5.712 (61) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		C	74.142 (798) 露台 Balcony: 2.536 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		D	115.053 (1,238) 露台 Balcony: 4.208 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
1	2-15樓 2-15/F	E	114.988 (1,238) 露台 Balcony: 4.206 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		F	71.466 (769) 露台 Balcony: 2.497 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	16樓 16/F	A	111.388 (1,199) 露台 Balcony: 4.058 (44) 工作平台 Utility Platform: –	—	—	—	—	—	—	92.961 (1,001)	—	—	—
		B	154.173 (1,660) 露台 Balcony: 5.530 (60) 工作平台 Utility Platform: –	—	—	—	—	—	—	120.077 (1,292)	2.689 (29)	—	—
		C	74.142 (798) 露台 Balcony: 2.536 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	53.971 (581)	—	—	—
		D	122.664 (1,320) 露台 Balcony: 4.208 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	46.144 (497)	—	—	—
		E	114.868 (1,236) 露台 Balcony: 4.206 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	46.845 (504)	—	—	—
		F	71.466 (769) 露台 Balcony: 2.497 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	39.448 (425)	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m. = 10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
2A	1樓 1/F	A	148.532 (1,599) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	20.620 (222)	—	—	—	—	—	—
		B	148.532 (1,599) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	20.620 (222)	—	—	—	—	—	—
		C	103.007 (1,109) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	14.160 (152)	—	—	—	—	—	—
		D	103.210 (1,111) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	14.160 (152)	—	—	—	—	—	—
	2-25樓 2-25/F	A	154.252 (1,660) 露台 Balcony: 5.720 (62) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		B	154.252 (1,660) 露台 Balcony: 5.720 (62) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		C	107.003 (1,152) 露台 Balcony: 3.996 (43) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		D	107.206 (1,154) 露台 Balcony: 3.996 (43) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
2A	26樓 26/F	A	154.068 (1,658) 露台 Balcony: 5.536 (60) 工作平台 Utility Platform: –	—	—	—	—	—	—	68.086 (733)	2.752 (30)	—	—
		B	154.068 (1,658) 露台 Balcony: 5.536 (60) 工作平台 Utility Platform: –	—	—	—	—	—	—	68.086 (733)	2.752 (30)	—	—
		C	107.003 (1,152) 露台 Balcony: 3.996 (43) 工作平台 Utility Platform: –	—	—	—	—	—	—	55.480 (597)	—	—	—
		D	107.206 (1,154) 露台 Balcony: 3.996 (43) 工作平台 Utility Platform: –	—	—	—	—	—	—	56.021 (603)	—	—	—
2B	1樓 1/F	E	68.746 (740) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	11.691 (126)	—	—	—	—	—	—
		F	68.523 (738) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	11.691 (126)	—	—	—	—	—	—
		G	119.478 (1,286) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		H	119.484 (1,286) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
2B	2-25樓 2-25/F	E	71.288 (767) 露台 Balcony: 2.542 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		F	71.065 (765) 露台 Balcony: 2.542 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		G	119.478 (1,286) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		H	119.484 (1,286) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	26樓 26/F	E	71.288 (767) 露台 Balcony: 2.542 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	41.627 (448)	—	—	—
		F	71.065 (765) 露台 Balcony: 2.542 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	39.051 (420)	—	—	—
		G	126.765 (1,364) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	58.201 (626)	—	—	—
		H	119.341 (1,285) 露台 Balcony: 4.378 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	43.354 (467)	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
3A	2樓 2/F	A	150.620 (1,621) 露台 Balcony: 5.624 (61) 工作平台 Utility Platform: –	—	—	—	16.361 (176)	—	—	—	—	—	—
		B	150.620 (1,621) 露台 Balcony: 5.624 (61) 工作平台 Utility Platform: –	—	—	—	16.361 (176)	—	—	—	—	—	—
		C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	3-23樓 3-23/F	A	150.732 (1,622) 露台 Balcony: 5.624 (61) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		B	150.732 (1,622) 露台 Balcony: 5.624 (61) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	25樓 25/F	A	150.550 (1,621) 露台 Balcony: 5.442 (59) 工作平台 Utility Platform: –	—	—	—	—	—	—	65.076 (700)	2.751 (30)	—	—
		B	150.550 (1,621) 露台 Balcony: 5.442 (59) 工作平台 Utility Platform: –	—	—	—	—	—	—	94.052 (1,012)	2.751 (30)	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
 - 2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
3A	25樓 25/F	C	72.496 (780) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	55.067 (593)	—	—	—
		D	72.536 (781) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: –	—	—	—	—	—	—	30.064 (324)	—	—	—
3B	2樓 2/F	E	68.806 (741) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	11.728 (126)	—	—	—	—	—	—
		F	68.793 (740) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	11.728 (126)	—	—	—	—	—	—
		G	115.190 (1,240) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	11.175 (120)	—	—	—	—	—	—
		H	109.379 (1,177) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	9.944 (107)	—	—	—	—	—	—
	3-23樓 3-23/F	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		G	119.598 (1,287) 露台 Balcony: 4.408 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		H	113.573 (1,222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—

實用面積以及露台樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。
The saleable area and the floor area of balconies are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- 註Note:
1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.7639 square feet and rounded in square feet; 1 m = 3.281 ft; 1 sq.m.=10.7639 sq.ft.; the area shown in sq.ft. is rounded down or rounded up to the nearest integer and may be slightly different from that shown in sq.m.
2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

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 Unit		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
3B	25樓 25/F	E	71.382 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: –	—	—	—	—	—	—	37.319 (402)	—	—	—
		F	71.369 (768) 露台 Balcony: 2.576 (28) 工作平台 Utility Platform: –	—	—	—	—	—	—	55.280 (595)	—	—	—
		G	127.696 (1,375) 露台 Balcony: 4.408 (47) 工作平台 Utility Platform: –	—	—	—	—	—	—	57.200 (616)	—	—	—
		H	113.537 (1,222) 露台 Balcony: 4.194 (45) 工作平台 Utility Platform: –	—	—	—	—	—	—	62.938 (677)	—	—	—
3C	2樓 2/F	A	149.537 (1,610) 露台 Balcony: – 工作平台 Utility Platform: –	—	—	—	23.783 (256)	—	—	—	—	—	—
		B	72.533 (781) 露台 Balcony: 2.684 (29) 工作平台 Utility Platform: –	—	—	—	16.245 (175)	—	—	—	—	—	—
	3-23樓 3-23/F	A	155.333 (1,672) 露台 Balcony: 5.796 (62) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
		B	72.736 (783) 露台 Balcony: 2.684 (29) 工作平台 Utility Platform: –	—	—	—	—	—	—	—	—	—	—
	25樓 25/F	A	160.923 (1,732) 露台 Balcony: 5.796 (62) 工作平台 Utility Platform: –	—	—	—	—	—	—	95.047 (1,023)	—	—	—
		B	72.436 (780) 露台 Balcony: 2.684 (29) 工作平台 Utility Platform: –	—	—	—	—	—	—	22.788 (245)	—	—	—

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- 註Note:
- 1. 上述所列之面積則以1平方米=10.7639平方呎換算並四捨五入至整數平方呎；1米=3.281呎；1平方米=10.7639平方呎；因四捨五入的關係，以平方呎表述之面積與以平方米表述之面積可能有些微差異。
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 - 2. 發展項目住宅物業並無工作平台及陽台。
There are no utility platform and verandah in the residential properties in the Development.
 - 3. 第1座住宅樓層不設4樓、13樓及14樓；第2A座、2B座、3A座、3B座及3C座住宅樓層不設4樓、13樓、14樓及24樓。
Residential floors 4/F, 13/F and 14/F of Tower 1 are omitted; residential floors 4/F, 13/F, 14/F and 24/F of Towers 2A, 2B, 3A, 3B and 3C are omitted.

發展項目中的停車位的樓面平面圖 Floor plans of parking spaces in the development

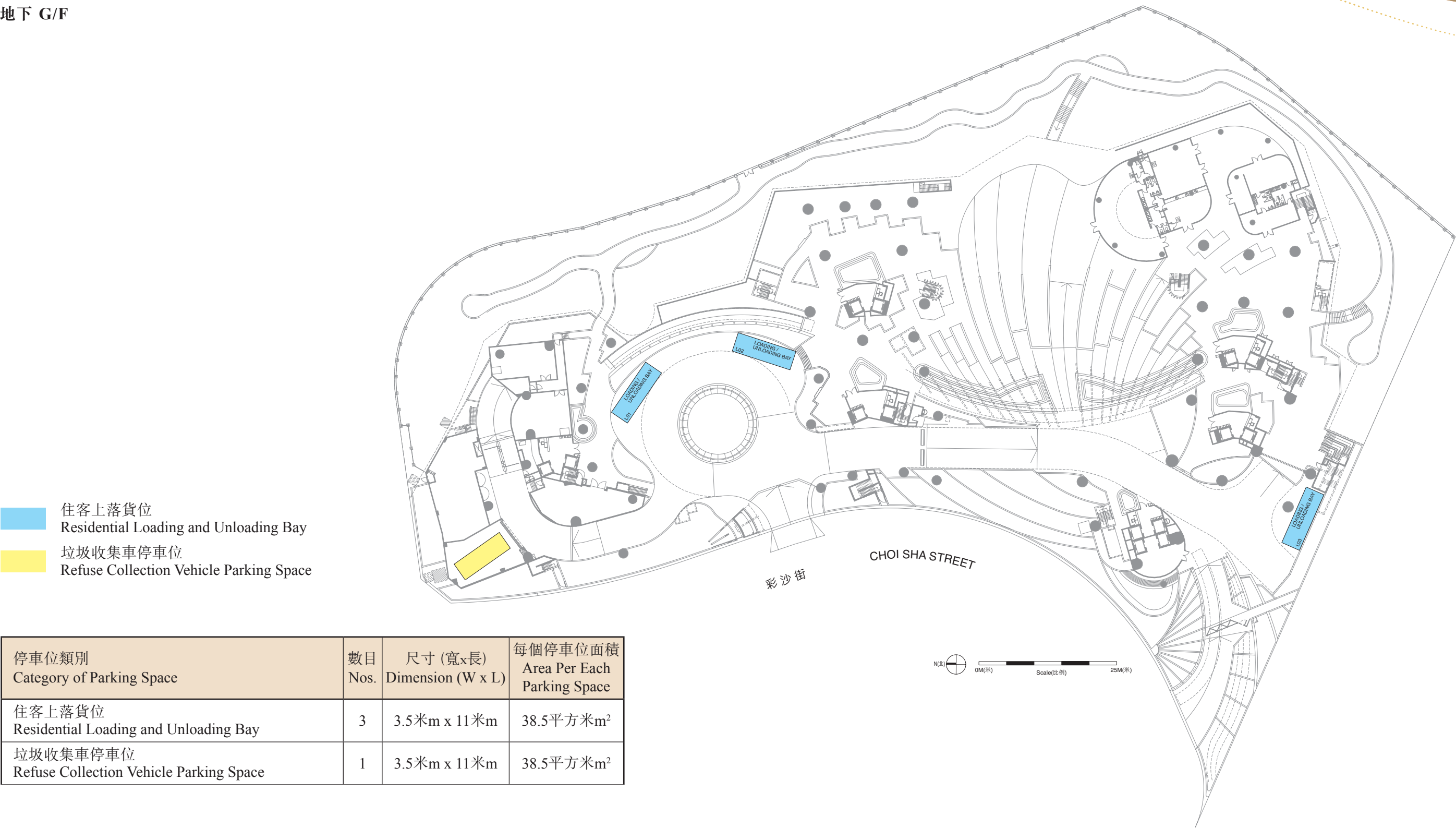
地庫 Basement



停車位類別 Category of Parking Space	數目 Nos.	尺寸 (寬x長) Dimension (W x L)	每個停車位面積 Area Per Each Parking Space
住客停車位 Residential Parking Space	272	2.5米m x 5米m	12.5平方米m²
住客停車位 (傷殘人士停車位) Residential Parking Space (Disabled Parking Space)	3	3.5米m x 5米m	17.5平方米m²
住客訪客停車位 Residential Visitor's Parking Space	14	2.5米m x 5米m	12.5平方米m²
住客訪客停車位(傷殘人士停車位) Residential Visitor's Parking Space (Disabled Parking Space)	1	3.5米m x 5米m	17.5平方米m²
住客電單車停車位 Residential Motor Cycle Parking Space	30	1米m x 2.4米m	2.4平方米m²

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 G/F



停車位類別 Category of Parking Space	數目 Nos.	尺寸 (寬x長) Dimension (W x L)	每個停車位面積 Area Per Each Parking Space
住客上落貨位 Residential Loading and Unloading Bay	3	3.5米m x 11米m	38.5平方米m²
垃圾收集車停車位 Refuse Collection Vehicle Parking Space	1	3.5米m x 11米m	38.5平方米m²

臨時買賣合約的摘要 Summary of preliminary agreement for sale and purchase

- (a) 在簽署臨時買賣合約時須支付款額為5%的臨時訂金。
- (b) 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有。
- (c) 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—
 - (i) 該臨時合約即告終止；
 - (ii) 有關的臨時訂金即予沒收；及
 - (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。
- (a) A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase.
- (b) The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.
- (c) If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement—
 - (i) that preliminary agreement is terminated;
 - (ii) the preliminary deposit is forfeited; and
 - (iii) the owner does not have any further claim against the purchaser for the failure.

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**」指所有「屋苑公用地方」、「住宅公用地方」及「停車場公用地方」。

「**公用設施**」指所有「屋苑公用設施」、「住宅公用設施」及「停車場公用設施」。

「**屋苑公用地方**」指「註冊業主」按照「公契」條文規定，將使用權劃供各「單位」「業主」及佔用人公用與共享，而「公契」等並無授予或保留使用權予「註冊業主」或任何個別「單位」「業主」並且尚未具體轉讓的該土地及發展項目所有地方或部分，且毋損前文之一般規定的情況下亦包括傳力板、花槽、管理員辦事處、「業主立案法團」辦事處、休憩用地、「斜坡及護土牆」、園景區、綠化範圍（附屬於個別「單位」或「住宅公用地方」者除外）、道路、行人路、草坪、綜合停車處、行人道、通道、入口、行車道、車輛運轉及通道區、樓梯、梯間、斜路、泵房、電錶房、食水及沖廁水泵房、清潔服務房、消防泵房、低壓電掣房、結構牆及柱（構成「停車場公用地方」一部分則除外）、樓板、樑及柱、車輛出入通道、綠化天台、外牆（不包括各「住宅單位」的外牆）、矮牆、電梯及入口大堂、總水錶房、水景設施濾水裝置房、消防及花灑控制閥房、電訊及廣播設備室、低壓電掣房、「變壓器房」、花灑泵房、垃圾及物料回收房、垃圾車停車位、消防花灑水缸、食水及沖廁水缸、消防水缸、街道消防栓水缸、街道消防栓、泵房、緊急發電機房、平台水泵房、通道區、燃料缸房、管槽、煤氣控制室，以及符合《建築物管理條例》（香港法例第344章）第2條所訂「公用部分」釋義的地方，但不包括「停車場公用地方」及「住宅公用地方」。

「**屋苑公用設施**」指「屋苑公用地方」內供發展項目各「單位」「業主」及佔用人公用或裝設供其共享作為適意設施的所有裝置和設施，而並非個別「單位」的「業主」專享，且毋損前文之一般規定的情況下亦包括圍牆、排水渠、沙井、渠道、總水管、污水管、溝渠、電纜、電纜裝置（包括但不限於電纜坑、拉線井及電纜槽）、水管、電線、滅火或保安器材與設施、泵、開關裝置、儀錶、電燈、垃圾處置設備與設施、電訊網絡設施和其他器具、設備及設施。

「**住宅公用地方**」指「註冊業主」按照「公契」條文規定，將使用權劃供各「住宅單位」「業主」及佔用人公用與共享，而「公契」等並無授予或保留使用權予「註冊業主」或任何個別「單位」「業主」並且尚未具體轉讓的該土地及發展項目所有地方或部分，且毋損前文之一般規定的情況下亦包括「康樂設施」、「訪客停車位」、「上落貨車位」、有蓋行人走道、園景區、居民會所停車處、各「住宅單位」的外牆（包括玻璃幕牆）、矮牆、接待處、電梯大堂、穿梭電梯大堂、綠化天台、水錶櫃、車輛運轉及通道區、電梯機房、可變冷媒流量系統室、消防水缸及固定消防泵與中途增壓泵房、樓梯增壓風機房、排風風機房、水泵房、濾水裝置機房、風機房、食水及沖廁水缸與泵房、電梯平台、冷氣機平台、建築特色、主天台（不附屬於任何「住宅單位」者）、公共平台、平台（不附屬於任何「住宅單位」者）、公共平台花園、有蓋園景區、綠化範圍（附屬於個別「單位」或「屋苑公用地方」者除外）、垃圾及物料回收房、排風管、增壓樓梯排風管、喉輓及電錶房。

「**住宅公用設施**」指「住宅公用地方」內供所有「住宅單位」「業主」及佔用人公用或裝設供其共享的所有裝置和設施，而並非任何個別「住宅單位」的「業主」專用或專享或供發展項目整體使用或享用，且毋損前文之一般規定的情況下亦包括排水渠、開關裝置、儀錶、水管、泵、電線、電纜、燈、天線、百葉板、冷氣格柵、通風帽、室外裝飾百葉鋁板、電梯、電梯機房內裝置與設施、風機房內設施、水缸、滅火或保安設備與設施、垃圾處置設備與器具、「康樂設施」的康樂及其他設施，以及其他鋪管或非鋪管服務設施與器具。

「**停車場公用地方**」指「註冊業主」按照「公契」條文規定，將使用權劃供各「停車位」「業主」及佔用人公用與共享的該土地及發展項目所有地方或部分，但不包括經批准的停車場布局圖劃定的「停車位」，且毋損前文之一般規定的情況下亦包括樓梯平台、行車斜路、行車道、車輛運轉及通道區、斜路、樓梯、流通通道、排氣風機房、鮮風風機房、結構牆及柱（構成「屋苑公用地方」一部分則除外）。

「**停車場公用設施**」指「停車場公用地方」內供所有「停車位」「業主」及佔用人公用或裝設供其共享而並非任何個別「停車位」「業主」專用或專享或供發展項目整體使用或享用的所有裝置和設施，且毋損前文之一般規定的情況下亦包括排水渠、沙井、渠道、總水管、水缸、污水管、溝渠、電纜、井（如有者）、水管、電線、滅火或保安器材與設施、泵、開關裝置、儀錶、燈、通風排氣管及機器房，以及其他器具、設備和設施。

2. 分配予發展項目中每個住宅物業的不分割份數的數目

座數	樓層	單位	每個「住宅單位」之不分割份數數目
1	1樓	A單位連位於1樓的平台	108
		B單位連位於1樓的平台	150
		C單位連位於1樓的平台	73
		D單位連位於1樓的平台	112
		E單位連位於1樓的平台	112
		F單位連位於1樓的露台	70
	2樓 - 15樓* （共11層）	A單位連露台	108
		B單位連露台	150
		C單位連露台	73
		D單位連露台	112
		E單位連露台	112
		F單位連露台	70
	16樓	A單位連位於16樓的露台及其上的天台	109

座數	樓層	單位	每個「住宅單位」之不分割份數數目
1	16樓	B單位連位於16樓的露台及梯屋及其上的天台	152
		C單位連位於16樓的露台及其上的天台	74
		D單位連位於16樓的露台及其上的天台	120
		E單位連位於16樓的露台及其上的天台	113
		F單位連位於16樓的露台及其上的天台	71
2A	1樓	A單位連位於1樓的平台	150
		B單位連位於1樓的平台	150
		C單位連位於1樓的平台	104
		D單位連位於1樓的平台	104
	2樓 - 25樓* （共20層）	A單位連露台	150
		B單位連露台	150
		C單位連露台	104
		D單位連露台	104
	26樓	A單位連位於26樓的露台及梯屋及其上的天台	152
		B單位連位於26樓的露台及梯屋及其上的天台	152
		C單位連位於26樓的露台及其上的天台	105
		D單位連位於26樓的露台及其上的天台	105
2B	1樓	E單位連位於1樓的平台	70
		F單位連位於1樓的平台	70
		G單位連位於1樓的露台	116
		H單位連位於1樓的露台	116
	2樓 - 25樓* （共20層）	E單位連露台	70
		F單位連露台	70
		G單位連露台	116
		H單位連露台	116
	26樓	E單位連位於26樓的露台及其上的天台	71
		F單位連位於26樓的露台及其上的天台	71
		G單位連位於26樓的露台及其上的天台	124

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座數	樓層	單位	每個「住宅單位」之不分割份數數目
2B	26樓	H單位連位於26樓的露台及其上的天台	117
3A	2樓	A單位連位於2樓的露台及平台	147
		B單位連位於2樓的露台及平台	147
		C單位連位於2樓的露台	71
		D單位連位於2樓的露台	71
	3樓 - 23樓* (共18層)	A單位連露台	146
		B單位連露台	146
		C單位連露台	71
		D單位連露台	71
	25樓	A單位連位於25樓的露台及梯屋及其上的天台	148
		B單位連位於25樓的露台及梯屋及其上的天台	148
		C單位連位於25樓的露台及其上的天台	72
		D單位連位於25樓的露台及其上的天台	72
3B	2樓	E單位連位於2樓的平台	70
		F單位連位於2樓的平台	70
		G單位連位於2樓的平台	116
		H單位連位於2樓的平台	110
	3樓 - 23樓* (共18層)	E單位連露台	70
		F單位連露台	70
		G單位連露台	116
		H單位連露台	110
	25樓	E單位連位於25樓的露台及其上的天台	71
		F單位連位於25樓的露台及其上的天台	71
		G單位連位於25樓的露台及其上的天台	125
		H單位連位於25樓的露台及其上的天台	111
3C	2樓	A單位連位於2樓的平台	151
		B單位連位於2樓的露台及平台	72

座數	樓層	單位	每個「住宅單位」之不分割份數數目
3C	3樓 - 23樓* (共18層)	A單位連露台	151
		B單位連露台	71
	25樓	A單位連位於25樓的露台及其上的天台	157
		B單位連位於25樓的露台及其上的天台	72

*註：第1座樓層編號不設4樓、13樓及14樓；及第2A座、第2B座、第3A座、第3B座及第3C座樓層編號不設4樓、13樓、14樓及24樓。

備註：每個住宅物業的管理份數數額與其不分割份數的數額相同，惟發展項目的不分割份數總額與其管理份數總數則不同。發展項目所有住宅物業的管理份數總額為47,984份。發展項目的管理份數總額49,389份。

3. 有關發展項目管理人的委任年期

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

4. 發展項目各住宅物業擁有人分擔管理開支的基準

「管理人」將按照以下原則釐定每名「業主」須分擔的管理開支金額：

- (a) 發展項目每個「單位」的「業主」須按比例分擔年度「管理預算案」A部分評定的款項，攤付金額按照「業主」所持「單位」的「管理份數」佔發展項目內所有「單位」「管理份數」總數的比例計算。A部分須涵蓋「管理人」認為歸屬管理及維持「屋苑公用地方」及「屋苑公用設施」或供所有「業主」享用的預計管理開支(不包括「管理預算」B部分及C部分載有的該等預計管理開支)；
- (b) 除以上(a)款所載須付的款項外，每名「業主」另須就其擁有的每個「住宅單位」分擔年度「管理預算案」B部分評定的款項，攤付金額按照「業主」所持「住宅單位」的「管理份數」佔發展項目內所有「住宅單位」「管理份數」總數的比例計算。B部分須涵蓋「管理人」認為僅歸屬管理及維持「住宅公用地方」及「住宅公用設施」或僅供「住宅單位」的所有「業主」享用的預計管理開支，包括但不限於「康樂設施」的操作、保養、維修、清潔、照明及保安的開支。為免生疑問，B部分亦涵蓋「管理人」認為合理歸屬使用「訪客停車位」及「上落貨車位」的預計管理開支部分；及

- (c) 除以上(a)款所載須付的款項外，每名「業主」另須就其擁有的每個「停車位」分擔年度「管理預算案」C部分評定的款項，攤付金額按照「業主」所持「停車位」的「管理份數」佔發展項目內所有「停車位」「管理份數」總數的比例計算。C部分須涵蓋「管理人」認為僅歸屬管理及維持「停車場公用地方」及「停車場公用設施」或僅供「停車位」的所有「業主」享用的預計管理開支，及為免生疑問，此部分不會涵蓋「管理人」認為合理歸屬使用「訪客停車位」及「上落貨車位」的預計管理開支部分，而此等開支部分將於年度「管理預算」B部分計算在內。

除非「管理人」另行決定，否則每名「業主」須在每個曆月首日(不論有否合法地發出付款通知)向「管理人」付款，金額為有關「業主」於該年度管理開支須分擔總額的十二分之一。

5. 計算管理費按金的基準

每個「單位」首任「業主」獲「註冊業主」轉讓「單位」時，須向「管理人」支付按金，以保證其按時繳付「公契」指定其應付的所有款項。按金相等於首年預算管理開支一個月的每月攤付金額，「業主」不得以按金抵扣管理開支的每月攤付款項或其須分擔的任何其他款項。按金不會退還但可以轉戶。

6. 擁有人在發展項目中保留作自用的範圍

本發展項目並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所提及之賣方在發展項目中保留作自用的範圍。

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1. The common parts of the development

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

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

“Estate Common Areas” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of the Units and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing, transfer plate, planter, office accommodation for caretakers, Owner’s Corporation office, open spaces, the Slopes and Retaining Walls, landscaped areas, greenery areas (other than those forming part of a Unit or of the Residential Common Areas), roads, footpaths, lawn, general lay-by, walkways, passageways, entrances, driveways, manoeuvring and circulation areas, stairs, staircases, ramps, pump rooms, electrical meter room, potable & flushing water pump room, cleansing room, fire services pump room, low voltage switch room, structural walls and columns (other than those forming part of the Car Park Common Areas), floor slabs, beams and columns, vehicle access, green roof, external walls (excluding the external walls of the Residential Units), parapet-walls, lift and entrance lobby, master water meter room, water feature filtration plant room, fire services and sprinkler control valve room, telecommunications and broadcasting equipment room, low voltage switch rooms, Transformer Rooms, sprinkler pump room, refuse storage and material recovery chamber, refuse collection vehicle spaces, sprinkler water tank, potable & flushing water tank, fire services water tank, street fire hydrant water tank, street fire hydrant, pump room, emergency generator room, water pump room for podium, circulation area, fuel tank room, pipe duct, town gas control compartment and such areas within the meaning of “common parts” as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas and the Residential Common Areas.

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

“Residential Common Areas” means all those areas or parts of the land and the development the right to the use of which is designated by the

Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for common use and benefit of the Owners and occupiers of Residential Units and is not given or reserved by the Deed of Mutual Covenant or otherwise to the Registered Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include the Recreational Facilities, Visitors’ Parking Spaces, Loading and Unloading Spaces, covered walkway, the landscaped areas, residents club layby, external walls of the Residential Units (including curtain walls), parapet-walls, receptions, lift lobbies, shuttle lift lobbies, green roof, water meter cabinets, manoeuvring and circulation areas, lift machine room, variable refrigerant volume room, fire services water tank and fixed fire pump and intermediate booster pump room, fan room for staircase pressurization, relief fan room, water pump rooms, filtration plant room, fan room, potable and flushing water tank and pump rooms, lift platform, air-conditioning platforms, architectural features, main roofs (which do not form part of any Residential Units), common flat roofs, flat roofs (which do not form part of any Residential Units), communal podium gardens, covered landscape area, greenery areas (other than those forming part of a Unit or of the Estate Common Areas), refuse storage and material recovery room, air duct, air duct for pressurization staircase, hose reel and electrical meter room.

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

“Car Park Common Areas” means all those areas or parts of the land and the development the right to the use of which is designated by the Registered Owner in accordance with the provisions of the Deed of Mutual Covenant for the common use and benefit of the Owners and occupiers of Car Parking Spaces except the Car Parking Spaces designated on the approved carpark layout plan and which include, without limiting the generality of the foregoing, the landings, the car ramp, the driveways, manoeuvring and circulation areas, ramps, staircases, circulation passages, exhaust air fan room, fresh air fan room, structural walls and columns (other than those forming part of the Estate Common Areas).

“Car Park Common Facilities” means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Car Parking Spaces and not for the exclusive use or benefit of any individual Owner of the Car Parking Space or the development as a whole and, without limiting the generality of the foregoing, including drains, manhole, channels, water mains, water tanks, sewers, gutters, cables, wells (if any), pipes, wires, fire

fighting or security equipment and facilities, pumps, switches, meters, lights, ventilation air duct and plant room and other apparatus and equipment and facilities.

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

Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
1	1/F	Flat A with Flat Roof on 1/F	108
		Flat B with Flat Roof on 1/F	150
		Flat C with Flat Roof on 1/F	73
		Flat D with Flat Roof on 1/F	112
		Flat E with Flat Roof on 1/F	112
		Flat F with Balcony on 1/F	70
	2/F – 15/F* (11 storeys)	Flat A with Balcony	108
		Flat B with Balcony	150
		Flat C with Balcony	73
		Flat D with Balcony	112
		Flat E with Balcony	112
		Flat F with Balcony	70
	16/F	Flat A with Balcony on 16/F and Roof immediately above	109
		Flat B with Balcony and Stairhood on 16/F and Roof immediately above	152
		Flat C with Balcony on 16/F and Roof immediately above	74
		Flat D with Balcony on 16/F and Roof immediately above	120
		Flat E with Balcony on 16/F and Roof immediately above	113
		Flat F with Balcony on 16/F and Roof immediately above	71

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Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
2A	1/F	Flat A with Flat Roof on 1/F	150
		Flat B with Flat Roof on 1/F	150
		Flat C with Flat Roof on 1/F	104
		Flat D with Flat Roof on 1/F	104
	2/F – 25/F* (20 storeys)	Flat A with Balcony	150
		Flat B with Balcony	150
		Flat C with Balcony	104
		Flat D with Balcony	104
	26/F	Flat A with Balcony and Stairhood on 26/F and Roof immediately above	152
		Flat B with Balcony and Stairhood on 26/F and Roof immediately above	152
		Flat C with Balcony on 26/F and Roof immediately above	105
		Flat D with Balcony on 26/F and Roof immediately above	105
2B	1/F	Flat E with Flat Roof on 1/F	70
		Flat F with Flat Roof on 1/F	70
		Flat G with Balcony on 1/F	116
		Flat H with Balcony on 1/F	116
	2/F – 25/F* (20 storeys)	Flat E with Balcony	70
		Flat F with Balcony	70
		Flat G with Balcony	116
		Flat H with Balcony	116
	26/F	Flat E with Balcony on 26/F and Roof immediately above	71

Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
2B	26/F	Flat F with Balcony on 26/F and Roof immediately above	71
		Flat G with Balcony on 26/F and Roof immediately above	124
		Flat H with Balcony on 26/F and Roof immediately above	117
3A	2/F	Flat A with Balcony and Flat Roof on 2/F	147
		Flat B with Balcony and Flat Roof on 2/F	147
		Flat C with Balcony on 2/F	71
		Flat D with Balcony on 2/F	71
	3/F – 23/F * (18 storeys)	Flat A with Balcony	146
		Flat B with Balcony	146
		Flat C with Balcony	71
		Flat D with Balcony	71
	25/F	Flat A with Balcony and Stairhood on 25/F and Roof immediately above	148
		Flat B with Balcony and Stairhood on 25/F and Roof immediately above	148
		Flat C with Balcony on 25/F and Roof immediately above	72
		Flat D with Balcony on 25/F and Roof immediately above	72
3B	2/F	Flat E with Flat Roof on 2/F	70
		Flat F with Flat Roof on 2/F	70
		Flat G with Flat Roof on 2/F	116
		Flat H with Flat Roof on 2/F	110

Tower	Floor	Unit	No. of Undivided Shares allocated to each Residential Unit
3B	3/F – 23/F * (18 storeys)	Flat E with Balcony	70
		Flat F with Balcony	70
		Flat G with Balcony	116
		Flat H with Balcony	110
	25/F	Flat E with Balcony on 25/F and Roof immediately above	71
		Flat F with Balcony on 25/F and Roof immediately above	71
		Flat G with Balcony on 25/F and Roof immediately above	125
		Flat H with Balcony on 25/F and Roof immediately above	111
3C	2/F	Flat A with Flat Roof on 2/F	151
		Flat B with Balcony and Flat Roof on 2/F	72
	3/F – 23/F * (18 storeys)	Flat A with Balcony	151
		Flat B with Balcony	71
	25/F	Flat A with Balcony on 25/F and Roof immediately above	157
		Flat B with Balcony on 25/F and Roof immediately above	72

*Note : There are no designation of 4/F, 13/F and 14/F in Tower 1 and no designation of 4/F, 13/F, 14/F and 24/F in Towers 2A, 2B, 3A, 3B and 3C.

Remark:
The number of management shares of a residential property is the same as the number of undivided shares allocated to that residential property. However, the total number of undivided shares in the development is different from the total number of management shares in the development. The total number of management shares of all residential properties in the development is 47,984. The total number of management shares in the development is 49,389.

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

公契的摘要 Summary of deed of mutual covenant

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

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

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

management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of Visitors' Parking Spaces and Loading and Unloading Spaces which shall be treated as falling within Part B of the annual Management Budget.

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

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

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

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

There is no area in the Development which is retained by the vendor for its own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance.

批地文件的摘要 Summary of land grant

- 發展項目位於沙田市地段第574號(「該地段」)。
- 該地段的批租年期為50年，2012年12月6日開始生效。
- 「批地文件」第(3)條批地特別條款訂明：
該地段或其任何部分或現已或將會建於該處的任何建築物或任何建築物部分，除作私人住宅用途外，不可作任何其他用途。
- 「批地文件」第(2)條批地特別條款訂明：
「買方」須全面遵照此等批地條款及香港現時或隨時生效的所有建築、衛生及規劃相關「條例」、附例和規例在該地段興建一座或多座建築物。上述一座或多座建築物須在2018年3月31日或之前建成並適宜居住。
- 「批地文件」第(7)條批地一般條款訂明：
 - 「買方」須在整個批租年期內根據此等批地條款進行建造或重建工程(指如本批地一般條款(b)款所述重建工程)：
 - 依照經批核的設計和佈局及任何核准建築圖則(不得作任何更改或修改)維持所有建築物；及
 - 保養現已或此後將會遵照此等批地條款或日後任何合約修訂興建的所有建築物，使其維修充足及狀態良好，並且在批租期屆滿或提前終止時以同等的維修及狀態交還此等建築物。
 - 如在批租年期內任何時間拆卸該地段或其任何部分之現有任何建築物，「買方」必須另建良好穩固而總樓面面積不少於現有建築物及與現有建築物同類型的一座或多座建築物或有關類型和價值經「署長」批核的一座或多座建築物作替代。倘如上所述拆卸建築物，「買方」須在拆卸後一(1)個曆月內向「署長」申請同意於該地段進行重建工程。「買方」接獲同意書後，必須於三(3)個曆月內展開必要的重建工程，並在「署長」指定的期限內以「署長」滿意的方式完成重建。
- 「批地文件」第(9)條批地一般條款訂明：
此等批地條款訂明拓建的任何私家街、私家路及後巷，選址必須令「署長」滿意，並按照「署長」決定納入或不涵蓋於本文協定批授的該地段範圍。無論屬上述任何情況，此等私家街、私家路及後巷必須在「政府」規定時免費交還「政府」。如向「政府」交還上述私家街、私家路及後巷，「政府」將進行該處的路面、路緣石、排水渠(包括污水和雨水渠)、渠道及路燈建設工程，費用由「買方」支付，其後則以公帑維修。如上述私家街、私家路及後巷仍屬於本文協定批授範圍一部分，「買方」須自費在該處提供照明、路面、路緣石、排水渠、渠道及進行維修工程，以全面令「署長」滿意。「署長」可基於公眾利益按需要在該處執行或達致執行路燈安裝和維修工程，「買方」須承擔路燈安裝工程資本開支，並且允許工人及車輛自由進出該地段範圍，以便安裝和維修路燈。
- 「批地文件」第(11)條批地一般條款訂明：
 - 如「買方」並未或疏忽履行、執行或遵守任何此等批地條款，「政府」有權重收該地段或其任何部分和建於或將建於該地段或其任何部分的所有或任何建築物、架設物或工程或其任何部分並取回管有權，且本「協議」及其賦予「買方」的權利即告絕對終止及廢止(如只重收部分範圍則指相關範圍的權利)，惟概毋損「政府」就任何違反、不遵守或不履行「批地文件」條款與條件可行使的其他權利、補償權及索償權。
- 「批地文件」第(6)條批地特別條款訂明：
 - 「買方」可在該地段內搭建、建造和提供經「署長」書面批准的康樂設施及該處的附屬設施(以下簡稱「設施」)。「設施」的類型、大小、設計、高度及佈局亦須事前提交「署長」書面批核。
 - 如「設施」任何部分豁免根據本批地特別條款(b)款規定計入總樓面面積(以下簡稱「豁免設施」)：
 - 「買方」須自費維修「豁免設施」以保持其維修充足及狀態良好，並負責運作「豁免設施」以令「署長」滿意；及
 - 「豁免設施」只可供現已或將會建於該地段的一座或多座住宅大廈的居民及彼等之真正訪客使用，任何其他人士或人等概不可使用。
- 「批地文件」第(7)條批地特別條款訂明：
如非事前獲「署長」書面同意，而「署長」給予同意時可附加其視為恰當的移植、補償園景工程或再植條件，概不可移除或干預任何現於該地段或毗連土地生長的樹木。
- 「批地文件」第(8)條批地特別條款訂明：
 - 「買方」須自費提交園景美化圖則予「署長」批核，述明將會按照本批地特別條款(b)款規定在該地段提供的園景美化工程的位置、規劃及佈局。
 - 該地段不少於百分之二十(20%)面積須種植樹木、灌叢或其他植物。
 - 本批地特別條款(b)(i)款所載的百分之二十(20%)面積中有不少於百分之五十(50%)(以下簡稱「綠化範圍」)須在「署長」全權酌情指定的位置或樓層提供，以確保路過行人可見「綠化範圍」或進入該地段的人士或人等可通行「綠化範圍」。
 - 「買方」須自費按照經批核的園景美化圖則在該地段進行園景美化，以全面令「署長」滿意，如非事前獲「署長」書面同意，不得修改、更改、改動、改變或取代經批核的園景美化圖則。
 - 嗣後，「買方」須自費維修和保養園景美化工程，以維持其安全、清潔、整齊、整潔及健康，全面令「署長」滿意。
- 「批地文件」第(17)條批地特別條款訂明：
 - 該地段範圍內須按「批地文件」第(17)(a)(i)條批地特別條款列明的配置比例，設立「署長」滿意的車位(以下簡稱「住宅停車位」)，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌而屬於現已或將會建於該地段上一座或多座建築物居民和彼等真正來賓、訪客或賓客的車輛。
 - 該地段範圍內須按「批地文件」第(17)(a)(iii)條批地特別條款列明的配置比例，設立「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌而屬於現已或將會建於該地段上的一座或多座建築物居民的真正來賓、訪客或賓客的車輛。
 - 遵照本批地特別條款(a)(i)及(a)(iii)款提供的車位(可遵照「批地文件」第(20)條批地特別條款規定調整)除作該兩項批地特別條款分別訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
 - 「買方」須按「批地文件」第(17)(b)(i)條批地特別條款列表中列明的配置比例或「署長」批准的其他比例，從根據本批地特別條款(a)(i)及(a)(iii)款設置的車位(可遵照「批地文件」第(20)條批地特別條款規定調整)當中預留及劃定多個車位，以供《道路交通條例》、其任何附屬規例及任何修訂法例界定釋義的傷殘人士停泊車輛。
 - 遵照本批地特別條款(b)(i)款設置的車位(可遵照「批地文件」第(20)條批地特別條款規定調整)除供停泊符合《道路交通條例》、其任何附屬規例及任何修訂法例界定釋義的傷殘人士使用以及屬於現已或將會建於該地段一座或多座建築物居民和彼等的真正來賓、訪客或賓客的車輛外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
 - 該地段須設置「署長」滿意的車位，以供停泊根據《道路交通條例》、其任何附屬規例及任何修訂法例持牌而屬於現已或將會建於該地段的一座或多座建築物居民和彼等的真正來賓、訪客或賓客的電單車(以下簡稱「電單車停車位」)，配置比例為本批地特別條款(a)款訂明必須設置的車位總額百分之十(10%)(可遵照「批地文件」第(20)條批地特別條款規定調整)，除非「署長」另行同意採用其他比例則作別論。倘擬提供的車位數目為小數，則四捨五入為最接近之整數。
 - 遵照本批地特別條款(c)(i)款提供的車位(可遵照「批地文件」第(20)條批地特別條款規定調整)除作該(c)(i)款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。
- 「批地文件」第(18)條批地特別條款訂明：
 - 該地段須設置「署長」滿意的車位，以供貨車上落貨，配置比例為現已或將會建於該地段一座或多座建築物每800個住宅單位(不足800個亦作800個計)配置一個車位，又或「署長」批准的其他比例，但現已或將會建於該地段的每座住宅單位大廈最少須設一個上落貨車位。上落貨車位須設於毗連每座住宅單位大廈或該處範圍內。於本(a)款，任何擬用作一戶住宅的獨立屋、半獨立屋及排屋不可視作一座住宅單位大廈或一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬用作一戶住宅所作出的決定，將作終論並對「買方」約束。

批地文件的摘要 Summary of land grant

- (b) 每個遵照本批地特別條款(a)款設置的車位須為3.5米闊、11.0米長、最低淨空高度4.7米。此等車位除供與現已或將會建於該地段一座或多座建築物相關的車輛上落貨外，不得作任何其他用途。

13.「批地文件」第(19)條批地特別條款訂明：

該地段內須設立「署長」滿意的車位，以供現已或將會建於該地段的一座或多座建築物內住宅單位的居民及彼等之真正來賓、訪客及賓客停泊彼等擁有的單車，配置比例為每十(10)個單位(每個住宅單位面積為少於70平方米)(不足10個亦作10個計)提供一個車位，或採用「署長」批准的其他比例。於本批地特別條款，任何擬用作一戶住宅的獨立屋、半獨立屋或排屋不可視作一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬用作一戶住宅所作出的決定，將作終論並對「買方」約束。遵照本批地特別條款提供的車位除作本批地特別條款訂明的用途外，不可作任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等用途或提供洗車及汽車美容服務。

14.「批地文件」第(22)條批地特別條款訂明：

- (a) 儘管此等批地條款已妥善履行和遵守，以令「署長」滿意，惟「住宅停車位」及「電單車停車位」(可遵照「批地文件」第(20)條批地特別條款規定調整)仍不可：

(i) 轉讓，除非：

- (I) 連同賦予專有權使用及管有現已或將會建於該地段一座或多座建築物的一個或多個住宅單位之不分割份數一併轉讓；或
- (II) 承讓人現時已擁有專有權使用和管有現已或將會建於該地段的一座或多座建築物的一個或多個住宅單位之不分割份數；或

(ii) 分租(租予現已或將會建於該地段的一座或多座建築物內住宅單位之居民除外)。

於任何情況下，現已或將會建於該地段的一座或多座建築物內的任何一個住宅單位之業主或居民概不可承讓或承租總和多於三(3)個「住宅停車位」及「電單車停車位」。為免存疑，任何擬用作一戶住宅的獨立屋、半獨立屋或排屋均會視作本(a)款所載的一個住宅單位。「署長」就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬用作一戶住宅所作出的決定，將作終論並對「買方」約束。

15.「批地文件」第(24)條批地特別條款訂明：

「買方」須向「署長」提交一份經「署長」批核並且列明將會按照「批地文件」第(17)(可遵照「批地文件」第(20)條批地特別條款規定調整)、(18)及(19)條批地特別條款於該地段範圍內提供所有停車位及上落貨停車位的布局圖，或經「認可人士」(釋義以《建築物條例》、其任何附屬規例及任何修訂法例所訂為準)核證的該布局圖副本。交妥圖則之前，不可進行任何影響該地段或其任何部分或現已或將會建於該處任何建築物或任何建築物部分的交易(「批地文件」第(13)(c)條批地特別條款所訂的租務協議、租約或相關協議或「批地文件」第(13)

(d)條批地特別條款所訂的建築按揭或押記或「署長」批准的其他交易除外)。上述核准圖則載明的上述停車位和上落貨停車位除作第(17)、(18)及(19)條批地特別條款分別訂明的用途外，不可作任何其他用途。「買方」須遵照上述核准圖則維持停車位、上落貨停車位及其他地方，包括但不限於電梯、樓梯平台和運轉及流通地方。除非事前獲「署長」書面同意，否則不可更改布局。除上述核准圖則註明的停車位外，該地段或該處任何建築物或構築物均不可作泊車用途。

16.「批地文件」第(27)條批地特別條款訂明：

- (a) 如該地段或任何「政府」官地現時或以往曾經為進行該地段或其任何部分的平整、水準測量或發展事宜或此等批地條款規定「買方」執行的其他工程的目的或與之有關連的目的，或其他任何目的，而進行任何削土、移土或土地後移工程，或任何建造或填土工程，或任何性質的斜坡處理工程，不論事前是否獲「署長」書面同意，「買方」亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或附屬或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰「政府」官地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。「買方」須在本文協定的整個批租年期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水、輔助工程或其他工程，以保持其維修充足及狀態良好，令「署長」滿意。

- (c) 如因任何平整、水準測量、發展事宜或「買方」進行的其他工程或其他原因導致或引致任何滑土、山泥傾瀉或地陷於任何時間內發生，不論是否於或自該地段內的任何土地或自任何毗鄰或毗連的政府土地或出租土地，「買方」須自費還原及修復，以令「署長」滿意，並向「政府」、其代理及承辦商就所有由此等滑土、山泥傾瀉或地陷所引起、招致或蒙受或可能引起、招致或蒙受的費用、收費、損害、索求及索償作出彌償。

- (d) 「署長」除享有本文訂明可就違反此等批地條款追討之任何其他權利或濟助外，另有權向「買方」發出書面通知，要求「買方」進行、建造和保養上述的土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助或其他工程，又或還原並修葺任何滑土、山泥傾瀉或地陷。如「買方」在通知書訂明的期限內疏忽或不以「署長」滿意的方式遵守通知書的指示，「署長」可即時執行和進行任何必要的工程，且「買方」必須應要求向「政府」償還有關費用，以及任何行政或專業收費與費用。

17.「批地文件」第(28)條批地特別條款訂明：

- (a) 「買方」不得執行任何工程，以致直接或間接影響毗鄰該地段的「政府」斜坡(以下簡稱「政府斜坡」)的穩定性，並須自費在該地段內執行「署長」不時全權酌情要求的土力勘探、斜坡處理、山泥傾瀉預防、補救及穩定工程(包括但不限於建造斜坡處理工程、護土結構、排水工程)(以下統稱「斜坡工程」)，以保護或支撐該地段範圍內的土地及「政府斜坡」。
- (b) 在本文協定批授的年期內，「買方」時刻均須自費保養「斜坡工程」，以保持其維修充足及狀態良好，令「署長」滿意。

- (c) 於本文協定批授的年期內，「買方」時刻均須自費還原和修葺受任何山泥傾瀉、地陷或滑土影響的「斜坡工程」或其任何部分或其他構築物，以令「署長」滿意，並須就上述山泥傾瀉、地陷或滑土引起、招致或蒙受或可能引起、招致或蒙受之所有費用、收費、損害、索求及索償等向「政府」、其代理及承辦商作出彌償。

- (d) 「署長」除享有本文訂明可就違反本批地特別條款(a)、(b)及(c)款向「買方」追討之任何其他權利或濟助外，另有權向「買方」發出書面通知，要求「買方」進行土力勘探工程、建造或保養「斜坡工程」，又或還原並修葺任何受山泥傾瀉、地陷或滑土影響的「斜坡工程」或其任何部分或其他構築物。如「買方」在通知書訂明的期限內忽略或未能以「署長」滿意的方式遵守通知書的指示，「署長」可即時執行和進行必要的工程，且「買方」必須應要求向「政府」償還有關的費用，以及任何行政或專業收費與費用。

- (e) 「斜坡工程」必須全面遵從《建築物條例》、其任何附屬規例、任何修訂法例及任何其他相關政府法例的規定。

- (f) 倘「買方」導致任何毗鄰或毗連的「政府」官地或批租土地受損，「買方」必須自費以「署長」全面滿意的方式修復。

- (g) 倘因「買方」、其傭僕、工人及承辦商就本批地特別條款訂明的任何工程作出任何行為或遺漏行為引起或招致任何訴訟、法律程序、責任、索償、費用、收費、損害及索求等(包括但不限於財物及生命的任何損傷或損失或人身損害)，「買方」須向「政府」、其代理及承辦商作出彌償並確保彼等獲彌償。

18.「批地文件」第(30)條批地特別條款訂明：

如該地段已安裝預應力地錨樁基而該地段或其任何部分發展或重建，「買方」須在預應力地錨樁基的整個使用周期自費進行定期保養和定期監察，以令「署長」滿意，此外並須按「署長」不時全權酌情要求，提供所有監察工程的報告和資料。如「買方」忽略或未能進行指定的監察工程，「署長」可即時執行和展開監察工程，「買方」必須在「政府」要求時償還有關的費用。

19.「批地文件」第(31)條批地特別條款訂明：

- (a) 如源自該地段或受該地段任何發展影響之其他地方的泥土、廢土、瓦礫、建築廢料或建材(「該等廢料」)遭侵蝕、沖下或棄置於公共小巷或道路或流進道路下水道、前濱或海床、污水管、雨水渠或明渠或其他「政府」產業(以下簡稱「政府產業」)，「買方」必須自費從「政府產業」移除「該等廢料」和修復受損的「政府產業」。「買方」並須就有關侵蝕、沖下或棄置而導致私人財產蒙受損害或滋擾所引致的所有訴訟、索償及索求向「政府」彌償。

20.「批地文件」第(32)條批地特別條款訂明：

「買方」時刻均須謹慎地採取及達致採取所有完善及適當的工藝和預防措施，其中特別是任何建造、維修、更新或修理工程(以下統稱「工程」)施工期間，藉以避免位於該地段或其任何部分、跨越或在其下或毗鄰的任何「政府」或其他現有排水渠、水道或渠道、總水管、