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the Arcana

Sales Brochure 售樓說明書



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# TABLE OF CONTENTS

## 目錄

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

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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

### For all first-hand residential properties

#### 1. Important information

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

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

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

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

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial

advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

#### 4. Property area and its surroundings

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this

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

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

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

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 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.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
  - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
  - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
  - interior and exterior fittings and finishes and appliances;
  - the basis on which management fees are shared;
  - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
  - whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

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.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The

mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

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

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

### 11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.

- Before you appoint an estate agent to look for a property, you should -

- find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

### 12. Appointment of solicitor

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

### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 14. Show flats

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

show flats.

- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- 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:

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

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

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

Sales of First-hand Residential Properties Authority  
March 2023

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

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

### 適用於所有一手住宅物業

#### 1. 重要資訊

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

#### 2. 費用、按揭貸款和樓價

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

#### 3. 價單、支付條款，以及其他財務優惠

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

#### 4. 物業的面積及四周環境

- 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎／每平方米售價。根據《一手住宅物業

銷售條例》（第621章）（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i) 露台；(ii) 工作平台；以及 (iii) 陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。

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

#### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 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

<sup>2</sup> 根據條例附表 1 第 1 部第 10(2)(d) 條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項 —

- (i) 每個住宅物業的外部尺寸；
- (ii) 每個住宅物業的內部尺寸；
- (iii) 每個住宅物業的內部間隔的厚度；
- (iv) 每個住宅物業內個別分隔室的外部尺寸。

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

- 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。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。
- 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。

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

# 01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

## 一手住宅物業買家須知

- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

### 10. 表達購樓意向

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

### 11. 委託地產代理

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

### 12. 委聘律師

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

## 適用於一手未落成住宅物業

### 13. 預售樓花同意書

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

### 14. 示範單位

- 賣方不一定須設置示範單位供準買家或公眾參觀，但賣方如為某指明住宅物業設置示範單位，必須首先設置該住宅物業的無改動示範單位，才可設置該住宅物業的經改動示範單位，並可以就該住宅物業設置多於一個經改動示範單位。
- 參觀示範單位時，務必視察無改動示範單位，以便與經改動示範單位作出比較。然而，條例並沒有限制賣方安排參觀無改動示範單位及經改動示範單位的先後次序。

- 賣方設置示範單位供公眾參觀時，應已提供有關發展項目的售樓說明書。因此，緊記先行索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

## 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 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](http://www.srpa.gov.hk)  
電話：2817 3313  
電郵：[enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
傳真：2219 2220

### 其他相關聯絡資料：

消費者委員會  
網址：[www.consumer.org.hk](http://www.consumer.org.hk)  
電話：2929 2222  
電郵：[cc@consumer.org.hk](mailto:cc@consumer.org.hk)  
傳真：2856 3611

地產代理監管局  
網址：[www.eaa.org.hk](http://www.eaa.org.hk)  
電話：2111 2777  
電郵：[enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真：2598 9596

香港地產建設商會  
電話：2826 0111  
傳真：2845 2521

一手住宅物業銷售監管局  
2023年3月

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

# 02 INFORMATION ON THE DEVELOPMENT

## 發展項目的資料

### NAME OF THE DEVELOPMENT

The Arcana

### 發展項目名稱

嵐玥

### NAME OF THE STREET AND THE STREET NUMBER

38 Cheung Sha

### 街道名稱及門牌號數

長沙38號

### THE DEVELOPMENT CONSISTS OF HOUSES

### 發展項目包含多座洋房

### TOTAL NUMBER OF HOUSES

2

### 洋房的總數

2

### HOUSE NUMBERING

House 1 and House 2

### 洋房的門牌號數

獨立屋1及獨立屋2

### OMITTED HOUSE NUMBERS

Not Applicable

### 被略去的門牌號數

不適用

# 03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

## 賣方及有參與發展項目的其他人的資料

### VENDOR

Golden United Development Limited

### 賣方

嘉源發展有限公司

### HOLDING COMPANIES OF THE VENDOR

Leap Up Investments Limited and East Perfection International Limited

### 賣方的控權公司

躍昇投資有限公司及東宜國際有限公司

### AUTHORIZED PERSON FOR THE DEVELOPMENT

Ng Kwok Fai

### 發展項目的認可人士

吳國輝

### THE FIRM OR CORPORATION OF WHICH THE AUTHORIZED PERSON FOR THE DEVELOPMENT IS A PROPRIETOR, DIRECTOR OR EMPLOYEE IN HIS PROFESSIONAL CAPACITY

LWK & Partners (HK) Limited

### 發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

梁黃顧建築師 ( 香港 ) 事務所有限公司

### BUILDING CONTRACTOR FOR THE DEVELOPMENT

CR Construction Company Limited

### 發展項目的承建商

華營建築有限公司

### THE FIRM OF SOLICITORS ACTING FOR THE OWNER IN RELATION TO THE SALE OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

Iu, Lai & Li Solicitors & Notaries

### 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

姚黎李律師行

### AUTHORIZED INSTITUTION THAT HAS MADE A LOAN, OR HAS UNDERTAKEN TO PROVIDE FINANCE, FOR THE CONSTRUCTION OF THE DEVELOPMENT

Hang Seng Bank Limited

### 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

恒生銀行有限公司

### ANY OTHER PERSON WHO HAS MADE A LOAN FOR THE CONSTRUCTION OF THE DEVELOPMENT

East Perfection International Limited

### 已為發展項目的建造提供貸款的任何其他人

東宜國際有限公司

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Development;	No
(b)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;	No
(c)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;	No
(d)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	No
(e)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	No
(f)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
(g)	The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	No
(h)	The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	No
(i)	The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
(l)	The Vendor or a building contractor for the Development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(m)	The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	No
(n)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o)	The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	No
(p)	The Vendor or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor;	No
(q)	The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	No
(r)	The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No
(s)	The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

# 04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

## 有參與發展項目的各方的關係

(a)	賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；	否
(b)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；	否
(c)	賣方或該項目承建商屬法團，而該賣方或承建商 ( 或該賣方的控權公司 ) 的董事或秘書屬上述認可人士的家人；	否
(d)	賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；	否
(e)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；	否
(f)	賣方或該項目的承建商屬法團，而該賣方或承建商 ( 或該賣方的控權公司 ) 的董事或秘書屬上述認可人士的有聯繫人士的家人；	否
(g)	賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	否
(h)	賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；	否
(i)	賣方或該項目的承建商屬法團，而該賣方或承建商 ( 或該賣方的控權公司 ) 的董事或秘書屬上述律師事務所的經營人的家人。	否
(j)	賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少 10% 的已發行股份；	否
(k)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少 1% 的已發行股份；	否
(l)	賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書；	否
(m)	賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；	否
(n)	賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10% 的已發行股份；	否
(o)	賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1% 的已發行股份；	否
(p)	賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書；	否
(q)	賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；	否
(r)	賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團；	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

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

There is no non-structural prefabricated external walls and curtain walls forming part of the enclosing walls of the Development.

發展項目沒有構成圍封牆的一部分的非結構的預製外牆及幕牆。

## 06 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The manager of the Development to be appointed under the latest draft deed of mutual covenant

Jones Lang LaSalle Management Services Limited

根據有關公契的最新擬稿獲委任為本發展項目的管理人

仲量聯行物業管理有限公司

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



Boundary of the Development  
發展項目邊界

Scale 比例：  
0 50 100 150 200 250M(米)



The plan is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T13-NE-B dated 11 September 2025 from the Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2025年9月11日出版之數碼地形圖，圖幅編號T13-NE-B，有需要處經修正處理。

## NOTATION 圖例

-  Power Plant (including Electricity Sub-stations)  
發電廠(包括電力分站)
-  Helicopter Landing Pad  
直升機升降坪
-  Cemetery  
墳場
-  Public Utility Installation  
公用事業設施裝置
-  Religious Institution (including Church, Temple and Tsz Tong)  
宗教場所(包括教堂、廟宇及祠堂)
-  School (including Kindergarten)  
學校(包括幼稚園)
-  Sports Facilities (including Sports Ground and Swimming Pool)  
體育設施(包括運動場及游泳池)
-  Police Station  
警署

## Notes:

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

## 備註：

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

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



This blank area falls outside the coverage of the aerial photograph  
鳥瞰照片並不覆蓋本空白範圍

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E253951C, date of flight: 10 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E253951C，飛行日期：2025年2月10日。

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● Location of the Development  
發展項目的位置

## Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



● Location of the Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E254189C, date of flight: 10 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號 E254189C，  
飛行日期：2025年2月10日。

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## Notes:

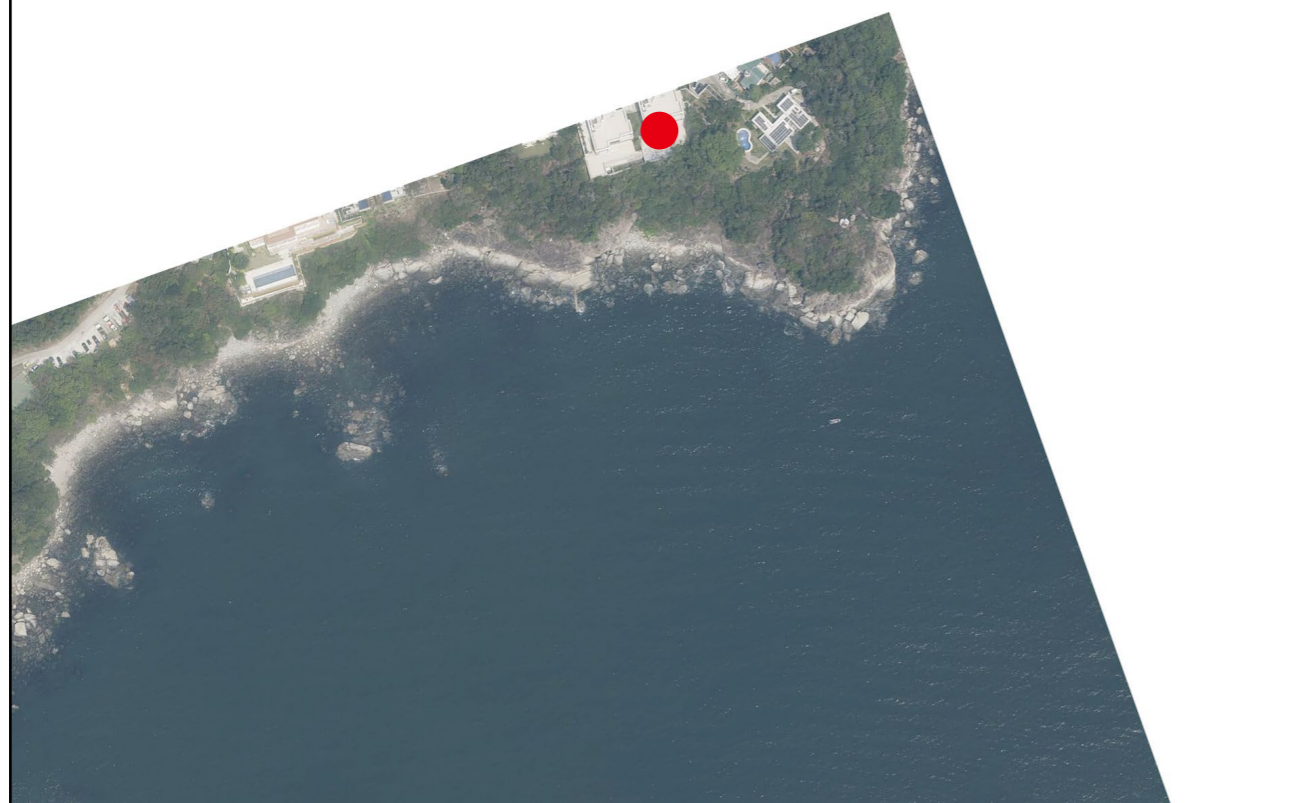
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

This blank area falls outside the coverage of the aerial photograph  
鳥瞰照片並不覆蓋本空白範圍



● Location of the Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E256587C, date of flight: 23 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E256587C，  
飛行日期：2025年3月23日。

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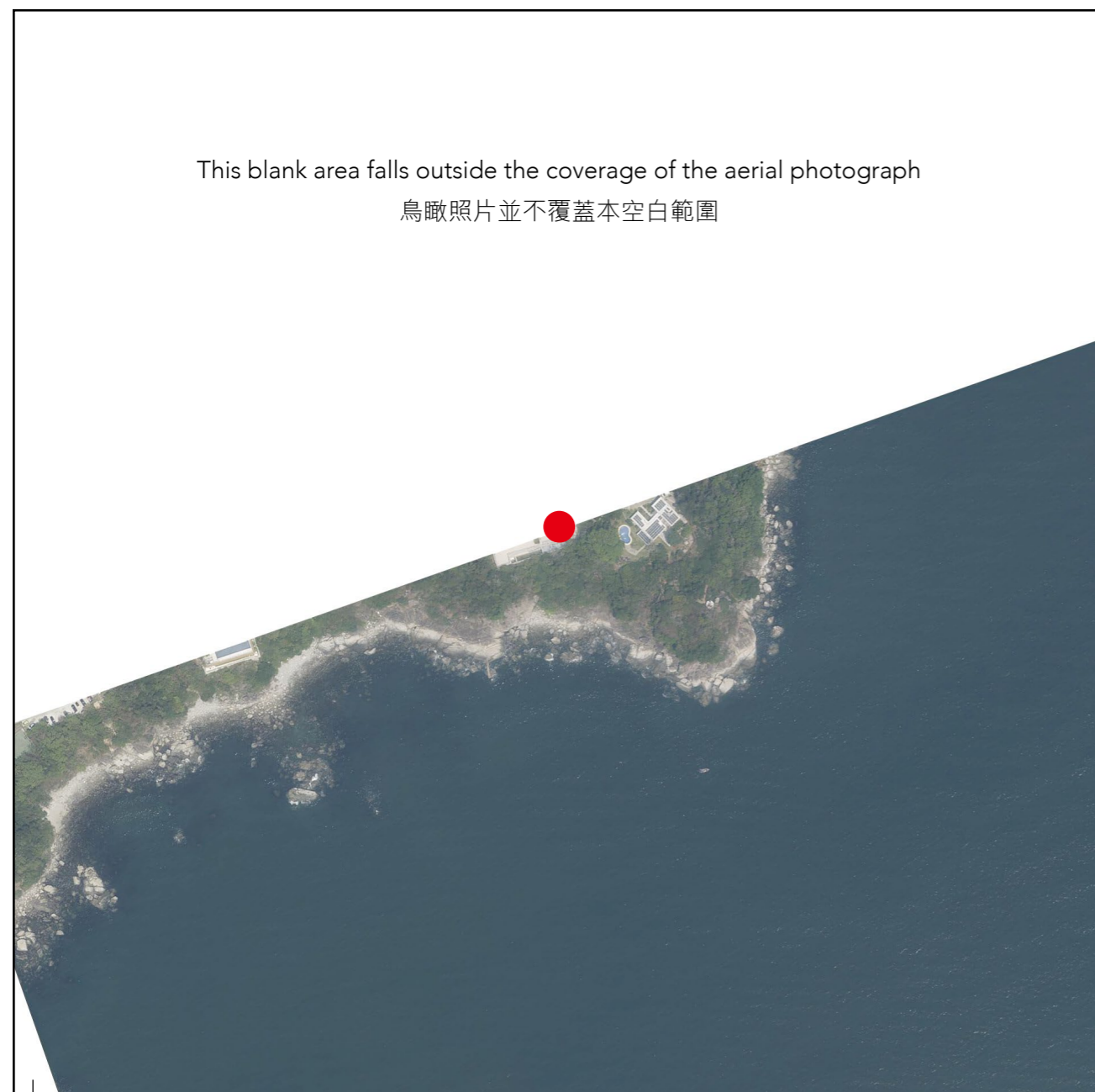
## Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



This blank area falls outside the coverage of the aerial photograph  
鳥瞰照片並不覆蓋本空白範圍

This blank area falls outside the coverage of the aerial photograph  
鳥瞰照片並不覆蓋本空白範圍

● Location of the Development  
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E256588C, date of flight: 23 March 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E256588C，  
飛行日期：2025年3月23日。

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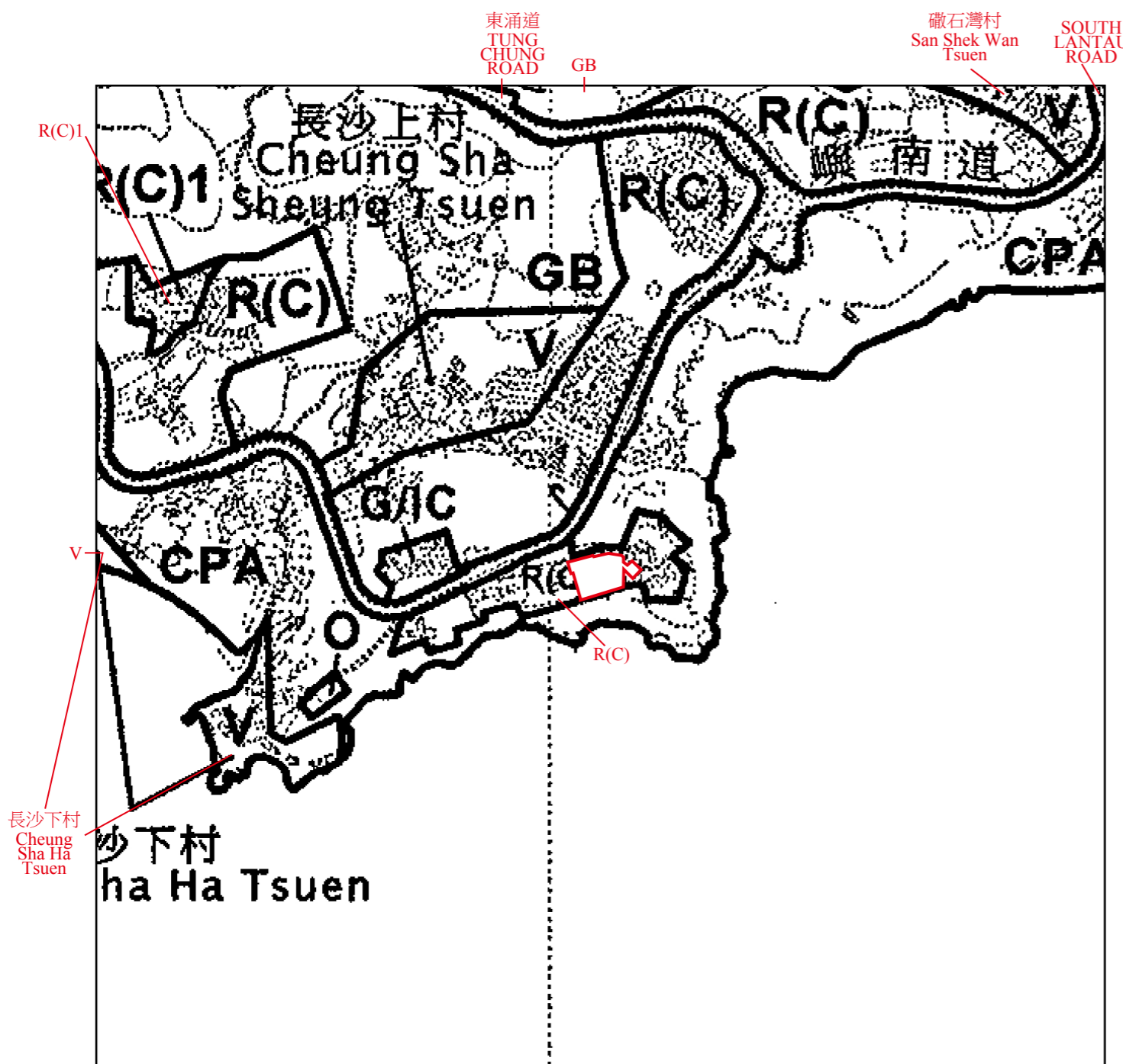
## Notes:


1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

## 備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



 Boundary of the Development  
 發展項目的邊界

SCALE  
 比例尺 0 100 200 300 400 500m (米)



The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.  
 地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Adopted from part of the Approved South Lantau Coast Outline Zoning Plan, Plan No. S/SLC/23, gazetted on 24 May 2024, with adjustments where necessary as shown in red.

摘錄自 2024 年 5 月 24 日刊憲之大嶼山南岸分區計劃大綱核准圖，圖則編號為 S/SLC/23，有需要處經修正處理，以紅色表示。

## NOTATION 圖例

### ZONES

RESIDENTIAL (GROUP C)

VILLAGE TYPE DEVELOPMENT

GOVERNMENT, INSTITUTION OR COMMUNITY

OPEN SPACE

GREEN BELT

COASTAL PROTECTION AREA

### COMMUNICATIONS

MAJOR ROAD AND JUNCTION

### MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

R(C)

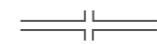
V

G/IC

O

GB

CPA



### 地帶

住宅（丙類）

鄉村式發展

政府、機構或社區

休憩用地

綠化地帶

海岸保護區

### 交通

主要道路及路口

### 其他

規劃範圍界線

### Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The outline zoning plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

### 備註：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此分區計劃大綱圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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## LEGEND FOR FLOOR PLAN 平面圖圖例

A.F.	= Architectural Feature	= 建築裝飾
A.F. ABOVE	= Architectural Feature Above	= 建築裝飾在上
BALCONY	= Balcony	= 露台
BALCONY ABOVE	= Balcony Above	= 上層露台
BATH 1	= Bathroom 1	= 浴室 1
BATH 2	= Bathroom 2	= 浴室 2
BATH 3	= Bathroom 3	= 浴室 3
BUILDING LINE ABOVE	= Building Line Above	= 上層建築線
CANOPY	= Canopy	= 遮篷
CANOPY ABOVE	= Canopy Above	= 上層遮篷
CAR PARKING SPACE	= Car Parking Space	= 停車位
C.L.	= Cat Ladder	= 貓梯
C.L. BELOW	= Cat Ladder Below	= 下層貓梯
DINING ROOM	= Dining Room	= 飯廳
DN	= Down	= 下
DOG HOUSE	= Dog House	= 管道房
E.D.	= Electrical Cable Duct	= 電纜管道
ENTRANCE FOYER	= Entrance Foyer	= 門廳
F.A.	= Flue Aperture	= 通風孔
FAMILY ROOM	= Family Room	= 家庭房
FILTRATION PLANT PIT (HSE 1)	= Filtration Plant Pit (House 1)	= 過濾設備井 (獨立屋 1)
FILTRATION PLANT PIT (HSE 2)	= Filtration Plant Pit (House 2)	= 過濾設備井 (獨立屋 2)
FILTRATION PLANT PIT BELOW	= Filtration Plant Pit Below	= 下層過濾設備井
FLAT ROOF	= Flat Roof	= 平台
FORE GARDEN	= Fore Garden	= 前園
FRESH WATER PLANT ROOM	= Fresh Water Plant Room	= 食用水機房
FS WATER TANK & PUMP ROOM (HSE 1)	= Fire Service Water Tank and Pump Room (House 1)	= 消防水箱及泵房 (獨立屋 1)
FS WATER TANK & PUMP ROOM (HSE 2)	= Fire Service Water Tank and Pump Room (House 2)	= 消防水箱及泵房 (獨立屋 2)
JUNIOR BATH	= Junior Bathroom	= 少主浴室
JUNIOR SUITE	= Junior Suite	= 少主房
JUNIOR WIC	= Junior Walk In Closet	= 少主衣帽間
KITCHEN	= Kitchen	= 廚房
KIT. STO	= Kitchen Storage	= 廚房儲物室
LAV.	= Lavatory	= 廁所
LIFT 1	= Lift 1	= 升降機 1
LIFT 2	= Lift 2	= 升降機 2

## Notes:

- There are architectural features, metal grilles and/or exposed pipes on the external walls of some of the floors. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
- Common pipes exposed and/or enclosed in cladding are located at/adjacent to the balcony and/or terrance and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans and/or other relevant plans.
- There are sunken slabs for mechanical and electrical services and/or false ceiling/bulkheads for the air-conditioning fittings and/or mechanical and electrical services at some residential properties.
- There are exposed pipes installed in some bathrooms and lavatories.
- Balconies and utility platforms are non-enclosed areas.
- Symbols of fittings and fitments such as bath tub, sink, water closet, shower, sink counter, etc. in the floor plans are prepared based on the latest approved building plans and are for general indication only.

LIVING ROOM	= Living Room	= 客廳
MAID RM.	= Maid Room	= 工人房
MASTER BATH	= Master Bathroom	= 主人浴室
MASTER SUITE	= Master Suite	= 主人套房
MASTER WIC	= Master Walk In Closet	= 主人衣帽間
METAL BALUSTRADE	= Metal Balustrade	= 金屬欄河
ML AT H/L	= Metal Louver At High Level	= 金屬百葉在高位
P.D.	= Pipe Duct	= 管道
PLANTER	= Planter	= 花槽
POOL CHANNEL	= Pool Channel	= 泳池排水渠
POOL DECK	= Pool Deck	= 泳池甲板
POOL DECK BELOW	= Pool Deck Below	= 下層泳池甲板
POW.	= Powder Room	= 化妝室
REAR GARDEN	= Rear Garden	= 後園
ROOF	= Roof	= 天台
SINK	= Sink	= 洗手盤
STO	= Storeroom	= 儲物室
STUDY	= Study	= 書房
SUITE 1	= Suite 1	= 套房 1
SUITE 2	= Suite 2	= 套房 2
SURFACE CHANNEL	= Surface Channel	= 地面排水渠
SWIMMING POOL	= Swimming Pool	= 游泳池
SWIMMING POOL BELOW	= Swimming Pool Below	= 下層游泳池
TERRACE	= Terrace	= 前庭
TOP ROOF	= Top Roof	= 頂層天台
TRAP DOOR	= Trap Door	= 活板門
TRAP DOOR ABOVE	= Trap Door Above	= 上層活板門
UNEXCAVATED	= Unexcavation	= 未經挖掘
UP	= Up	= 上
UTILITY	= Utility	= 工作間
VOID	= Void	= 中空
VOID ABOVE	= Void Above	= 上層中空
W/P ML AT H/L	= Weatherproof Metal Louver At High Level	= 防風雨金屬百葉在高位
W/P ML BELOW W/. WIND GARD	= Weatherproof Metal Louver with Wind Guard	= 防風雨金屬百葉連風罩
WIC 1	= Walk In Closet 1	= 衣帽間 1

## 備註:

- 部分樓層外牆範圍設有建築裝飾、金屬格柵及 / 或外露喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
- 部分住宅物業的露台及 / 或前庭及 / 或外牆上 / 附近設有外露及 / 或外牆裝飾板（覆蓋板）內藏之公用喉管，詳細資料請參考最新經批准的建築圖則及 / 或經批准的排水設施圖則及 / 或其他相關圖則。
- 部分住宅物業有用以安裝機電設備的跌級樓板及 / 或用以裝置冷氣裝備及 / 或其他機電設備的假天花 / 裝飾橫樑。
- 部分浴室及洗手間內裝有外露喉管。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。

# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### HOUSE 1 獨立屋 1

Floor 樓層	Floor to Floor Height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板的厚度 (不包括灰泥) (毫米)
G/F 地面層	4050, 4200, 4300, 4550, 7200	150, 200
1/F 1 樓	2900, 3300, 3400, 3550	150, 200
R/F 天台	2400	150, 225

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

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。  
(不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

#### Notes:

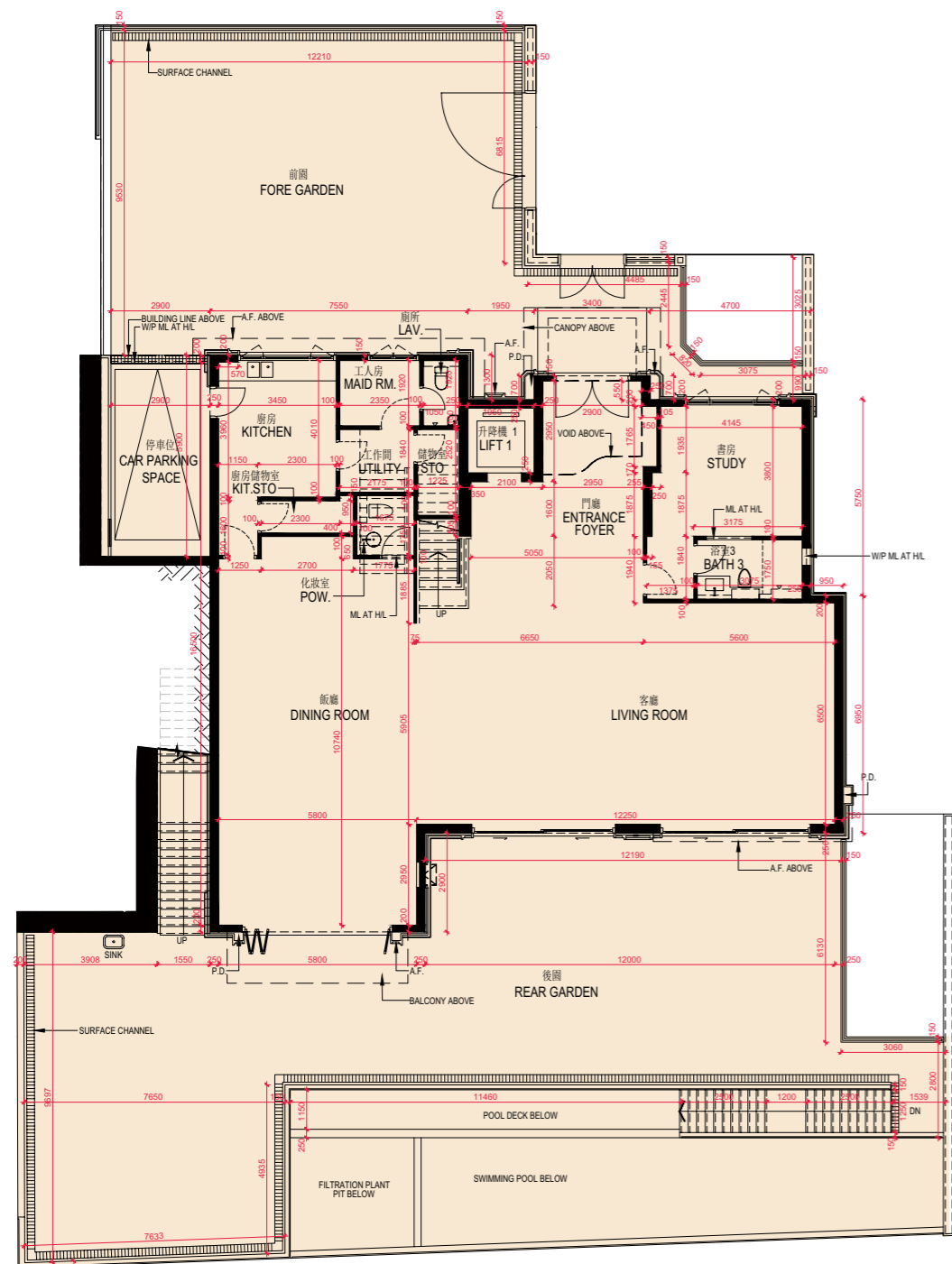
- The dimensions in floor plans are all structural dimensions in millimetre.
- Please refer to Page 18 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on the floor plans.

#### 備註：

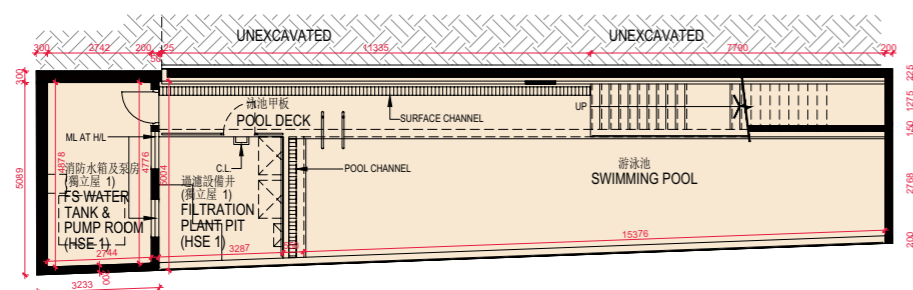
- 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
- 樓面平面圖中顯示之備註、名詞及簡稱之圖例，請參閱本售樓說明書第18頁。

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

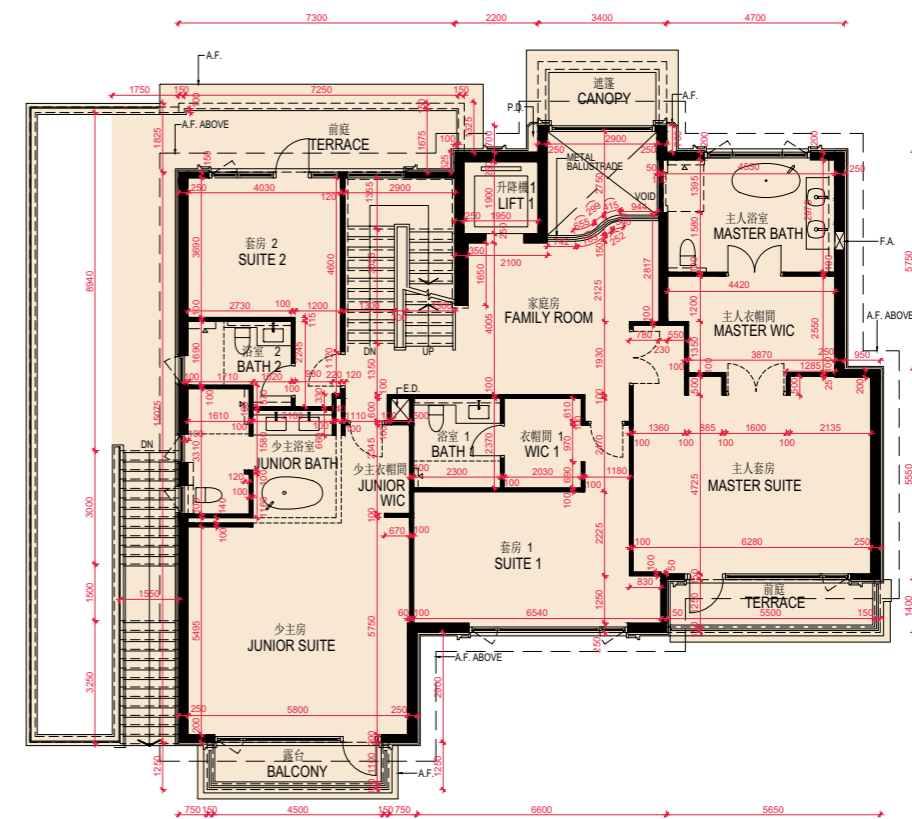
HOUSE 1 FLOOR PLANS 獨立屋1平面圖



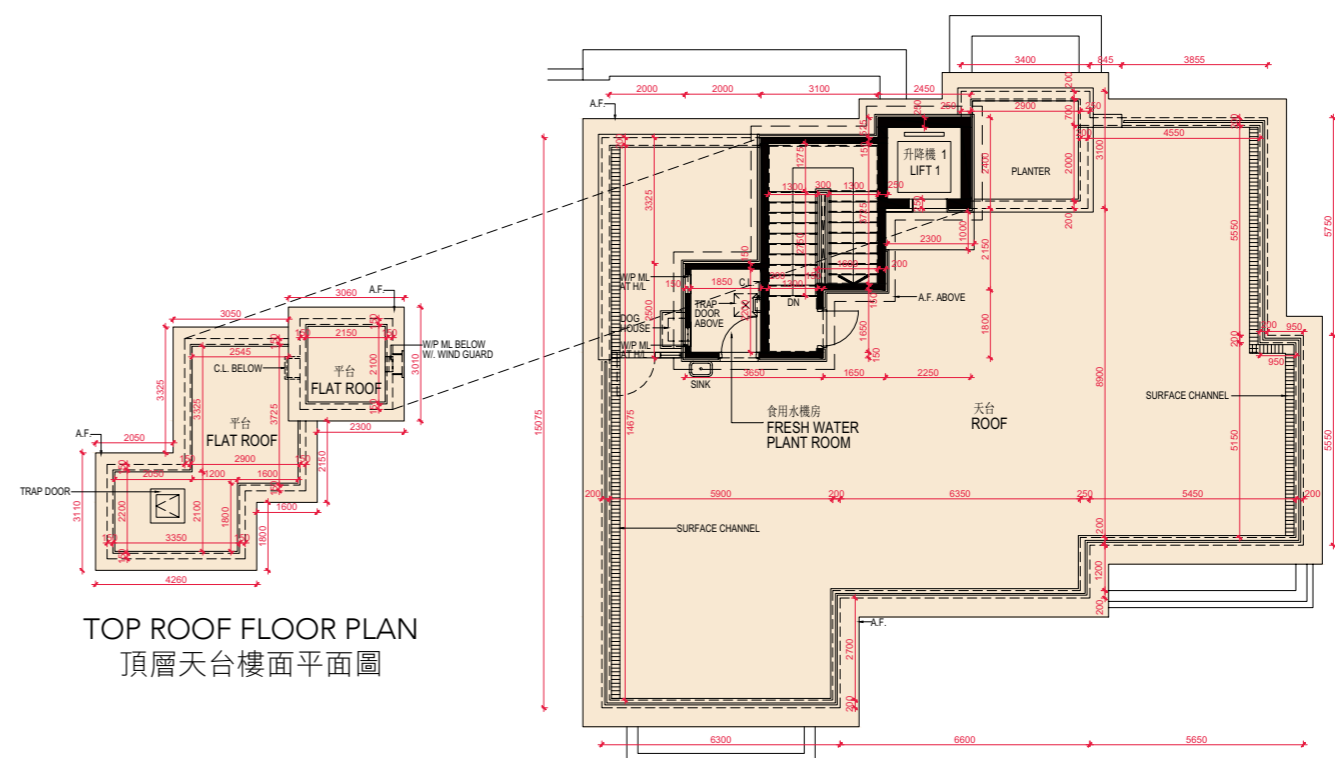
G/F FLOOR PLAN 地面層樓面平面圖



PART PLAN AT LEVEL +20.80mPD 香港主水平基準以上20.80米之部分平面圖



1/F FLOOR PLAN 1樓樓面平面圖



R/F FLOOR PLAN 天台樓面平面圖

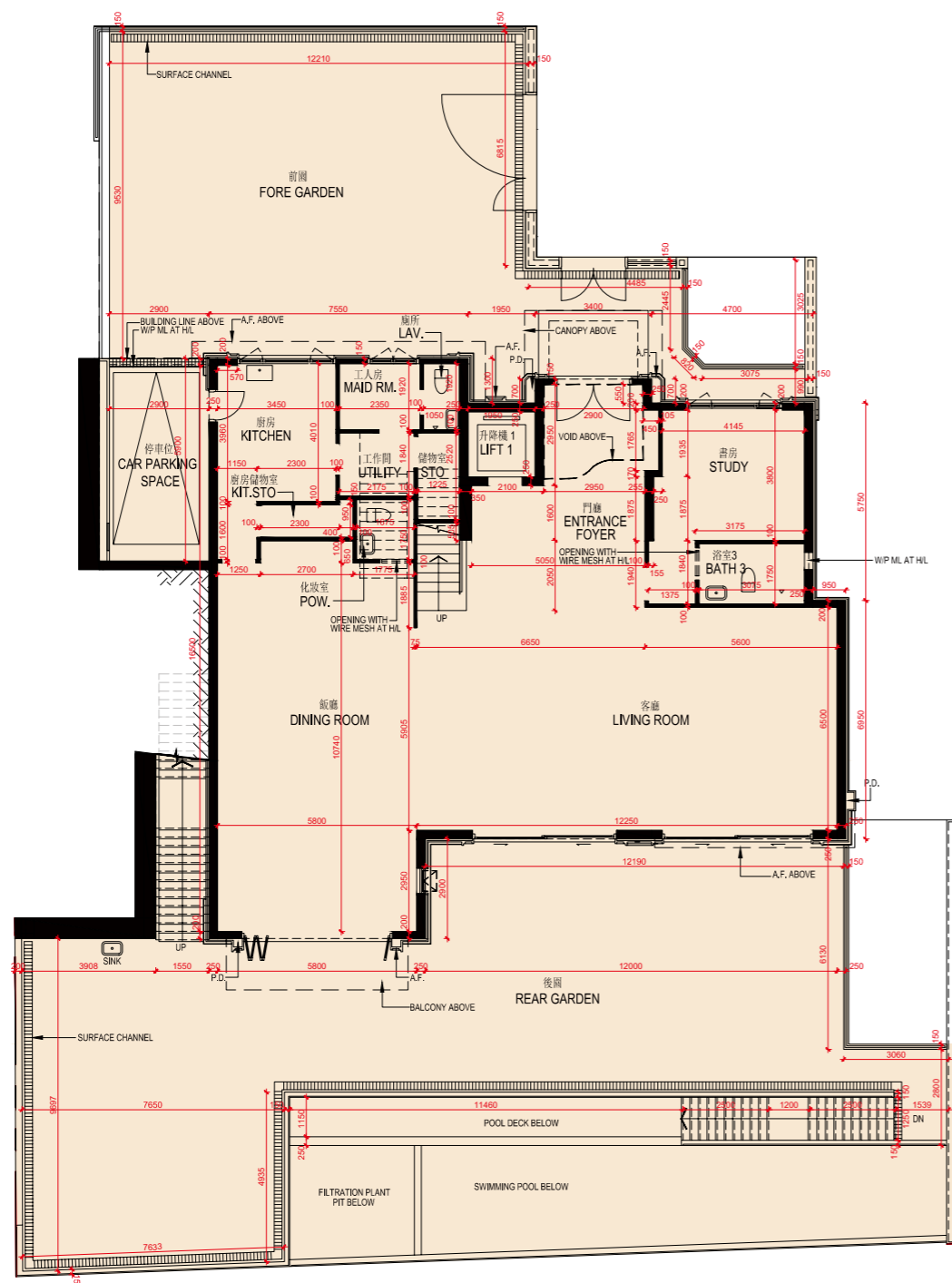
SCALE 比例尺 0 10m(米)



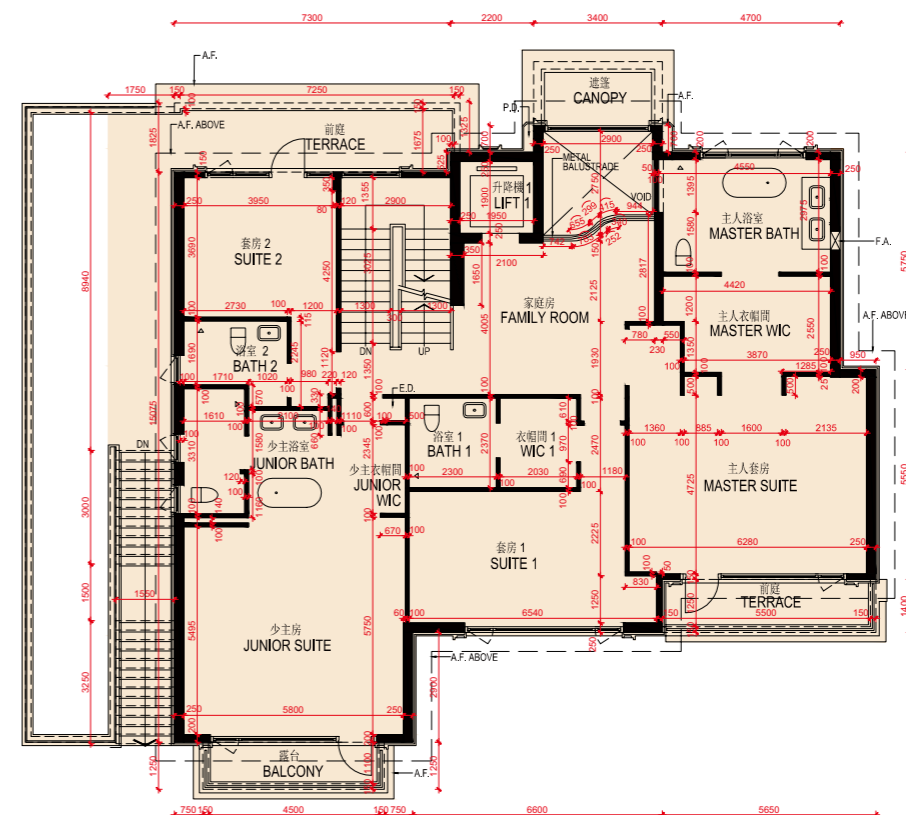
Note: Alteration(s) to G/F, 1/F and R/F are made by way of minor works and/or exempted works under the Buildings Ordinance, please refer to the "as-is" plan(s) for such alteration(s).  
備註：地面層、1樓及天台已進行《建築物條例》下的小型工程及或獲豁免入則的改動工程，有關改動請參閱現狀平面圖。

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

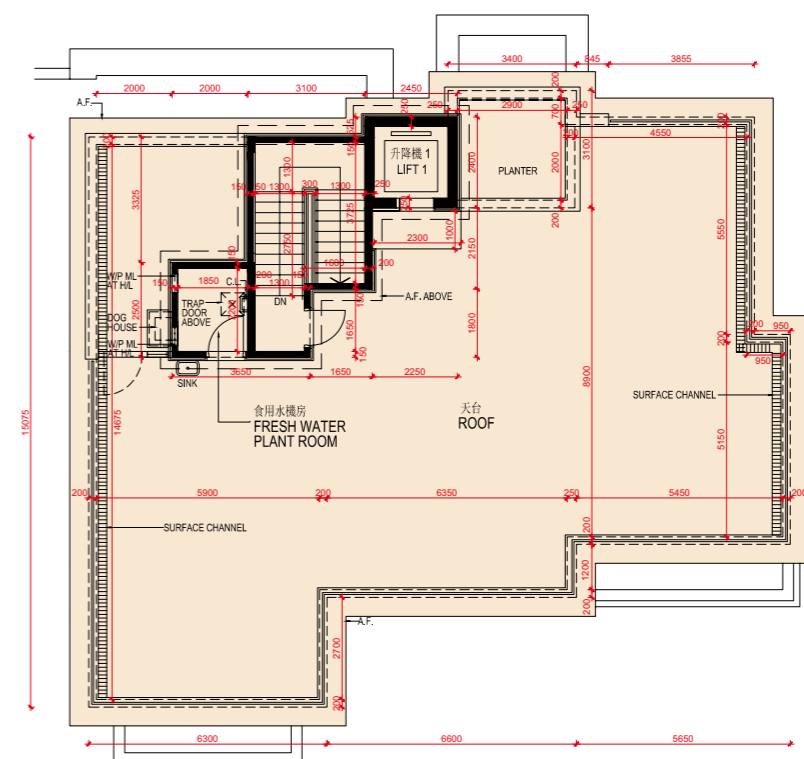
HOUSE 1 FLOOR PLANS 獨立屋1平面圖



G/F AS-IS PLAN 地面層現狀平面圖

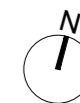


1/F AS-IS PLAN 1樓現狀平面圖



R/F AS-IS PLAN 天台現狀平面圖

SCALE 比例尺 0 10m(米)



# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

### HOUSE 2 獨立屋 2

Floor 樓層	Floor to Floor Height of the residential property (mm) 住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of the residential property (mm) 住宅物業的樓板的厚度 (不包括灰泥) (毫米)
G/F 地面層	4050, 4200, 4300, 4550, 7200	150, 200
1/F 1 樓	2900, 3300, 3400, 3550	150, 200
R/F 天台	2400	150, 225

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. (This does not apply to the residential properties in the Development because the design of the Development does not involve reducing thickness of structural walls of residential properties on the upper floors.)

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。  
(不適用於發展項目內的住宅物業，因發展項目的設計並不牽涉住宅物業的較高樓層的結構牆的厚度遞減。)

#### Notes:

1. The dimensions in floor plans are all structural dimensions in millimetre.
2. Please refer to Page 18 of this sales brochure for explanatory note and legend of the terms and abbreviations shown on the floor plans.

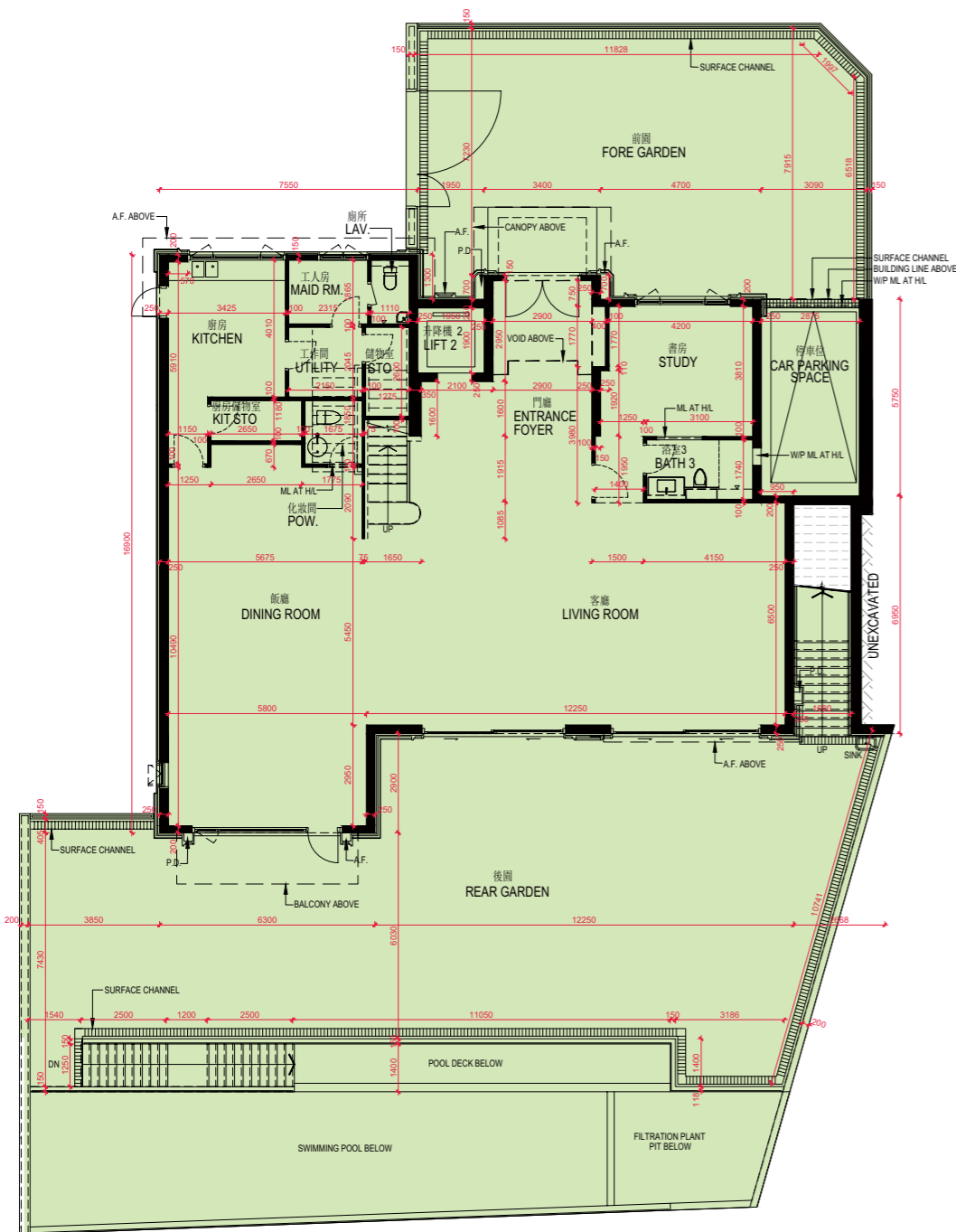
#### 備註：

1. 樓面平面圖所列之尺寸數字為以毫米標示之建築結構尺寸。
2. 樓面平面圖中顯示之備註、名詞及簡稱之圖例，請參閱本售樓說明書第18頁。

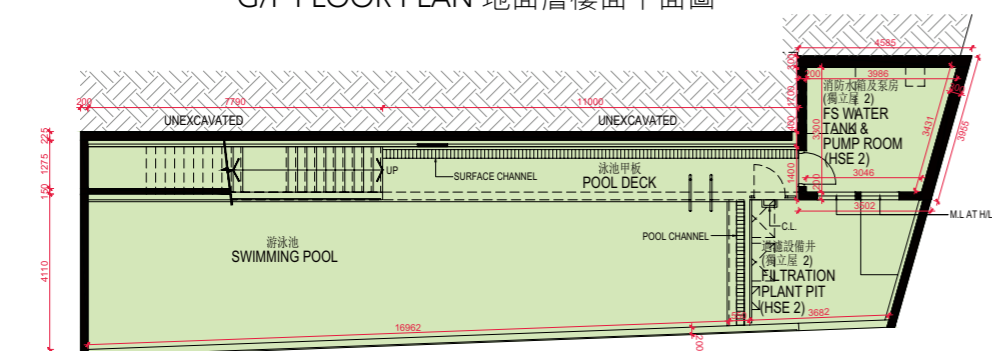
# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

## 發展項目的住宅物業的樓面平面圖

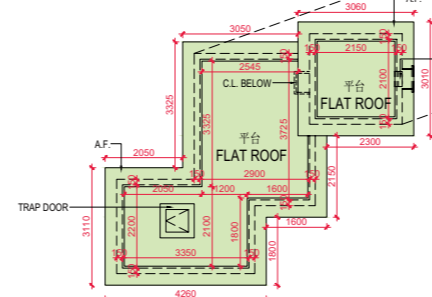
HOUSE 2 FLOOR PLANS 獨立屋2平面圖



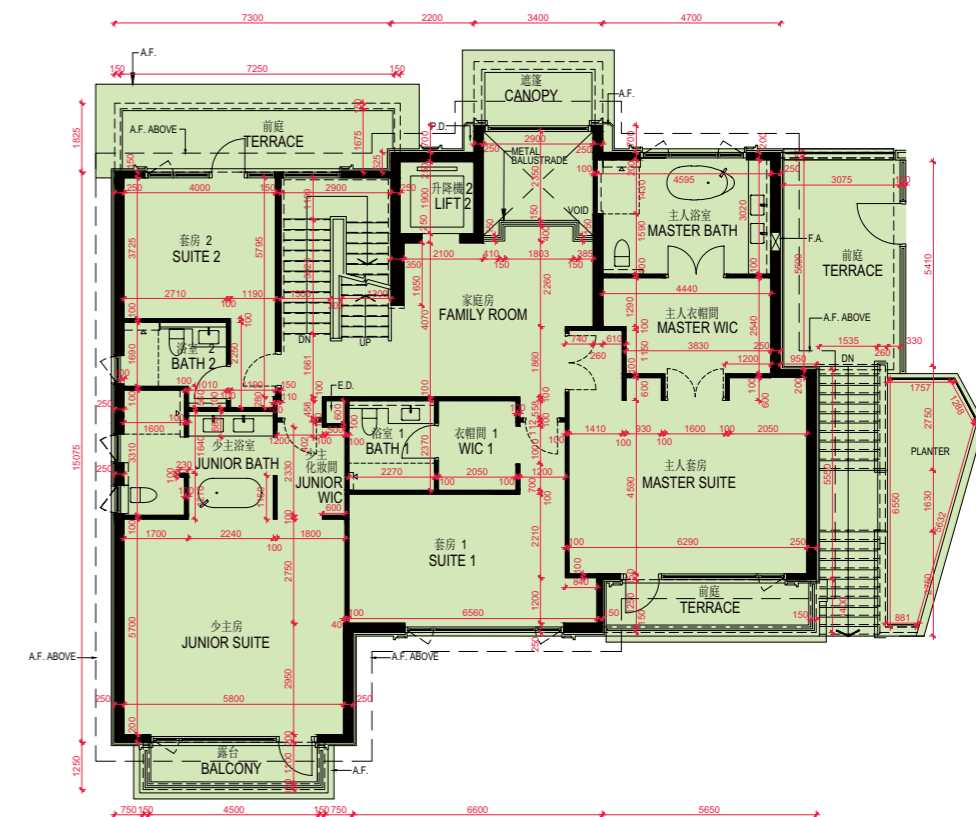
G/F FLOOR PLAN 地面層樓面平面圖



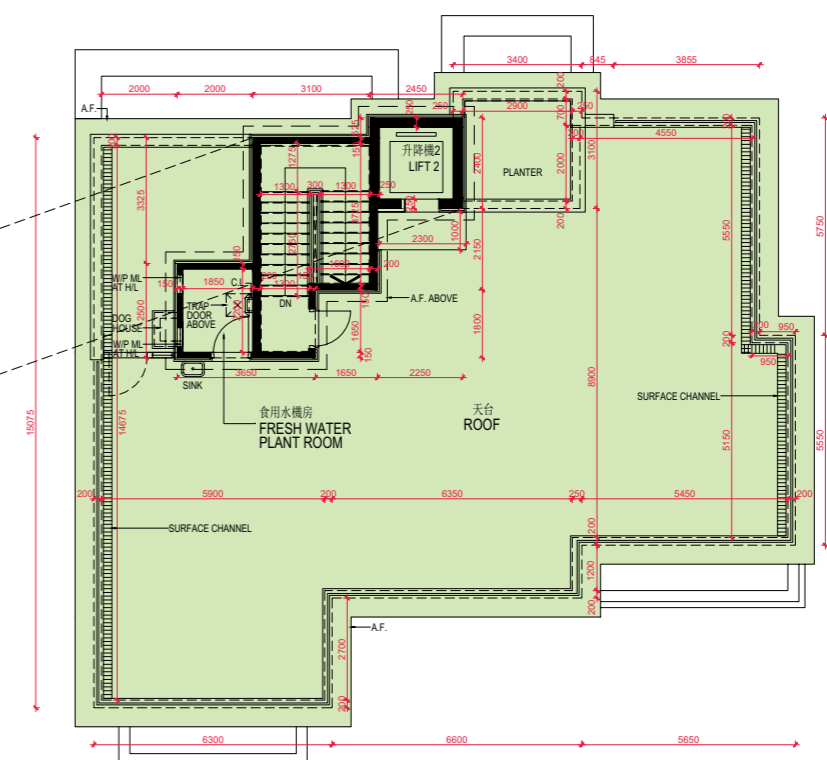
PART PLAN AT LEVEL +20.80mPD 香港主水平基準以上20.80米之部分平面圖



TOP ROOF FLOOR PLAN 頂層天台樓面平面圖



1/F FLOOR PLAN 1樓樓面平面圖



R/F FLOOR PLAN 天台樓面平面圖

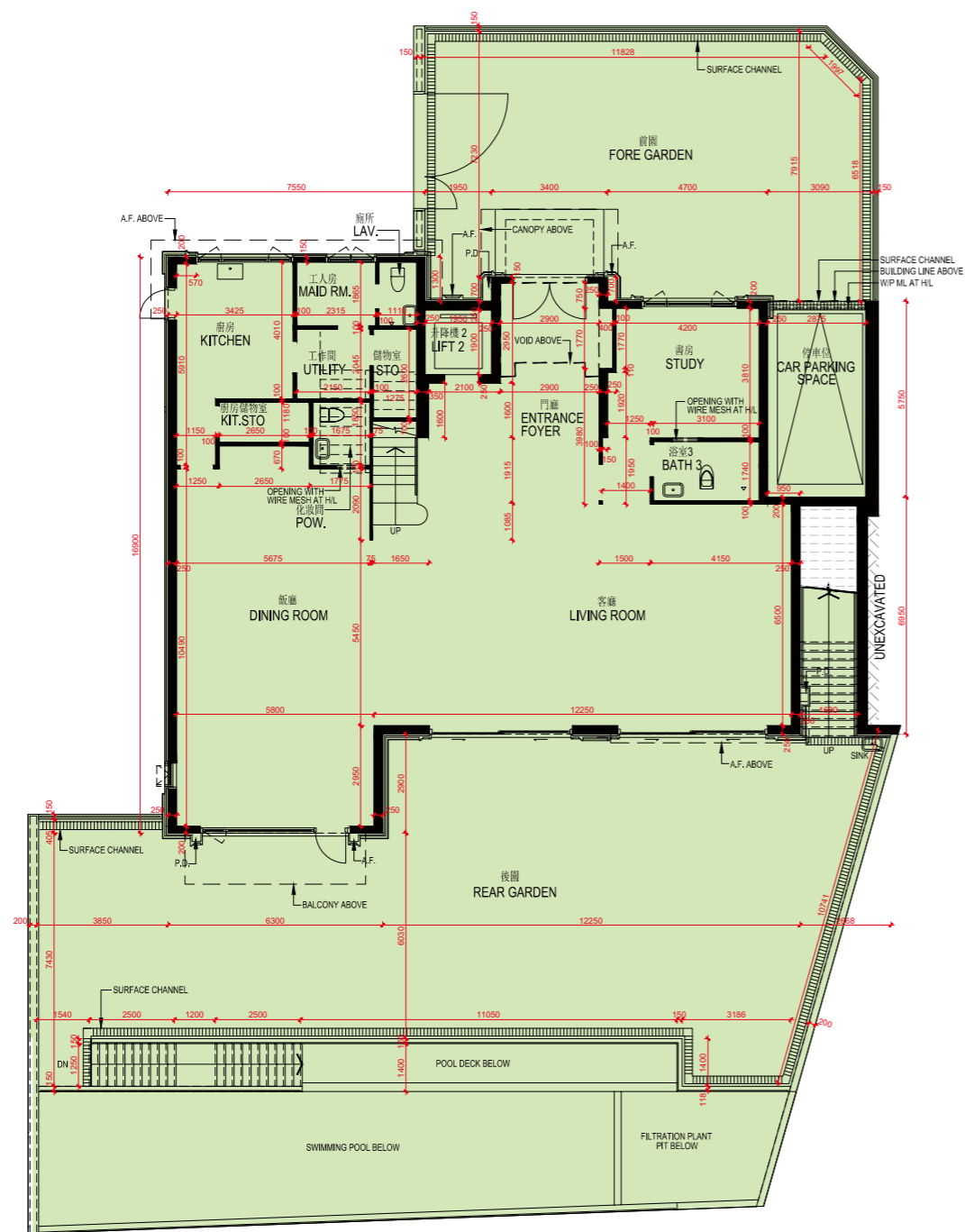
Note: Alteration(s) to G/F, 1/F and R/F are made by way of minor works and/or exempted works under the Buildings Ordinance, please refer to the "as-is" plan(s) for such alteration(s).  
備註：地面層、1樓及天台已進行《建築物條例》下的小型工程及或獲豁免入則的改動工程，有關改動請參閱現狀平面圖。

SCALE 比例尺 0 10m(米)

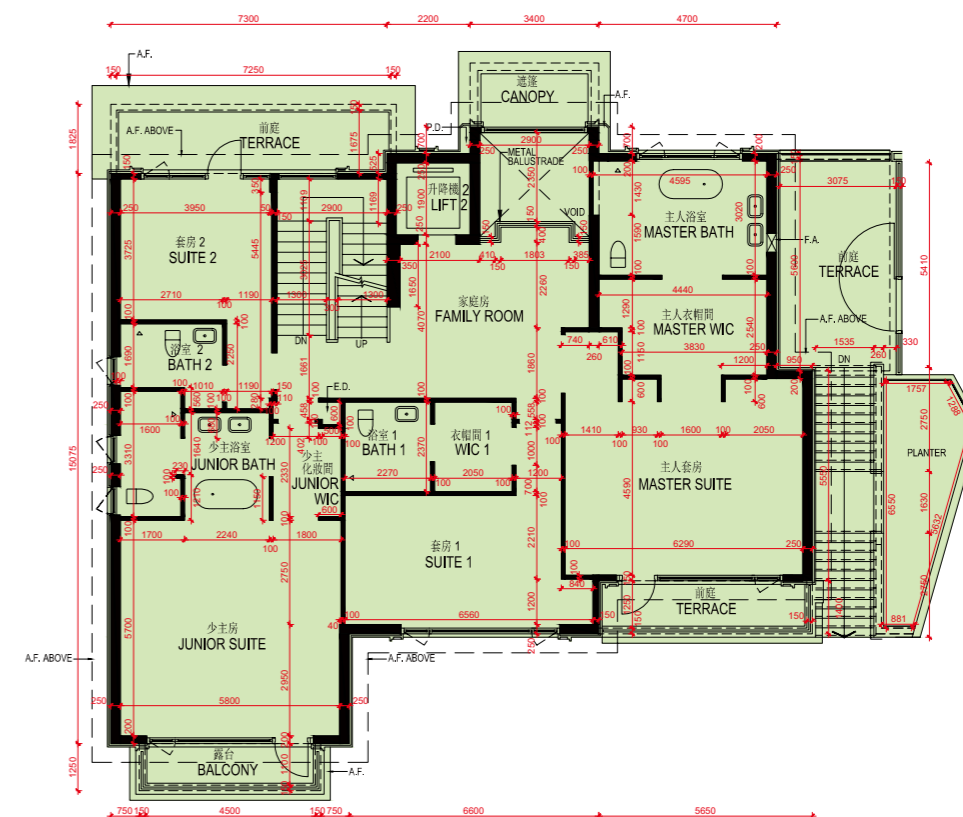


# 11 FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

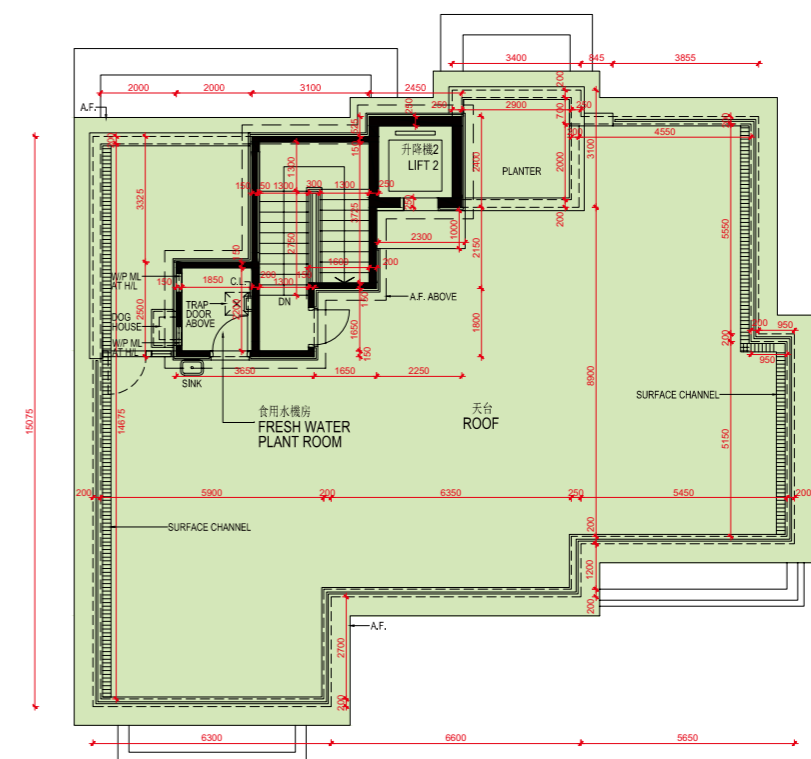
HOUSE 2 FLOOR PLANS 獨立屋2平面圖



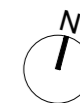
G/F AS-IS PLAN 地面層現狀平面圖



1/F AS-IS PLAN 1樓現狀平面圖



R/F AS-IS PLAN 天台現狀平面圖



SCALE 比例尺 0 10m(米)

# 12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

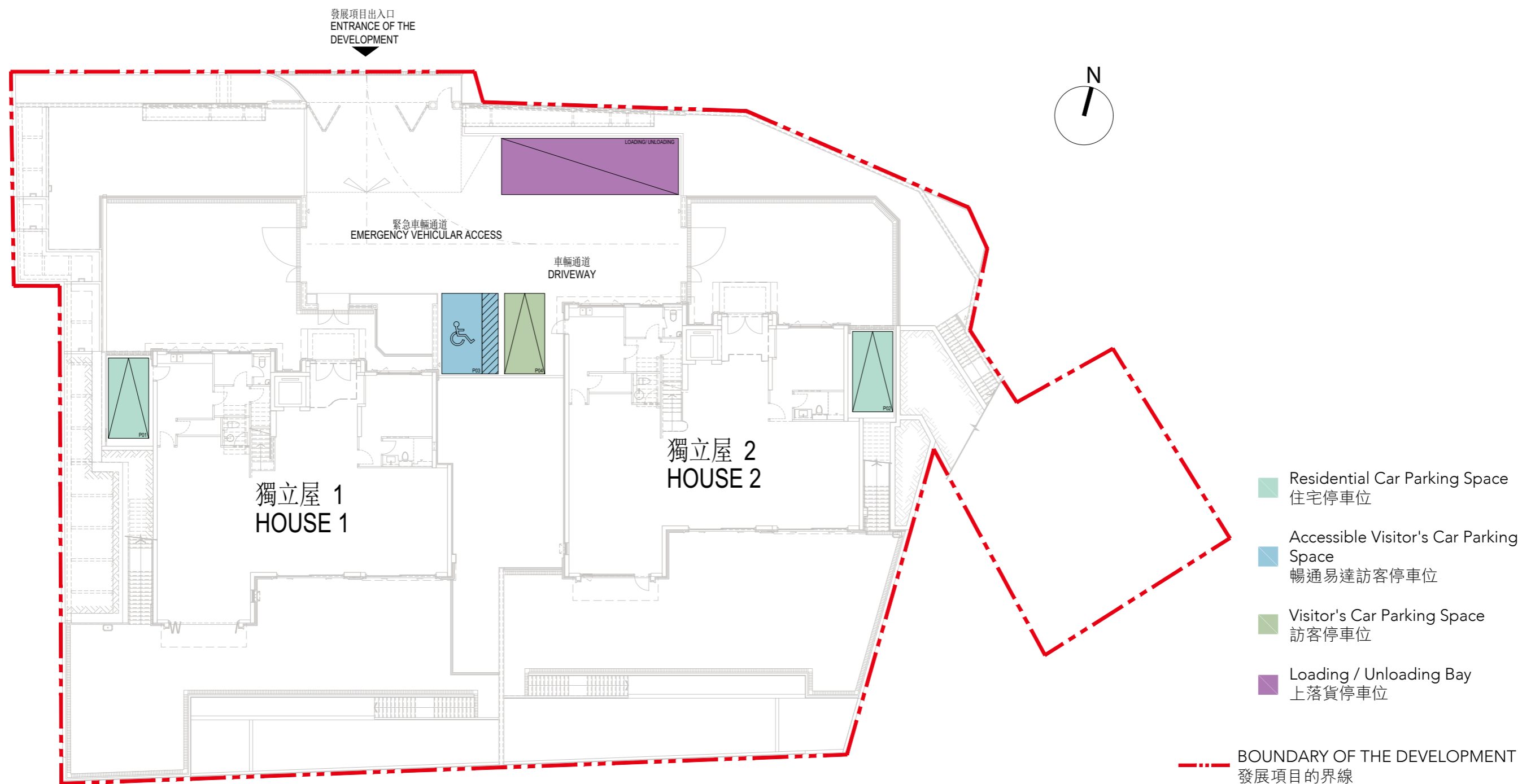
## 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
House Number 獨立屋編號		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
House 1 獨立屋 1	527.509 (5678) Balcony 露台 : 6.000 (65) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	22.168 (239)	405.738 (4367)	17.110 (184)	199.568 (2148)	13.143 (141)	46.778 (504)	-
House 2 獨立屋 2	525.606 (5658) Balcony 露台 : 6.000 (65) Utility Platform 工作平台 : - Verandah 陽台 : -	-	-	-	22.168 (239)	393.043 (4231)	16.531 (178)	199.568 (2148)	13.143 (141)	59.908 (645)	-

1. The saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of the other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
2. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.
3. The symbol " - " as shown in the above table denotes "Not provided".

1. 住宅物業的實用面積、以及露台、工作平台及陽台 (如有) 的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。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。
2. 上述所列之面積均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米表述之面積可能有些微差異。
3. 上表 "-" 符號代表不提供。

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



Location, Number, Dimensions and Area of Parking Spaces of Houses 獨立屋停車位位置、數目、尺寸及面積：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions of each parking space (L x W) (m) 每個停車位之尺寸 (長 x 闊) (米)	Area of each parking space (sq.m.) 每個停車位之面積 (平方米)
Residential Car Parking Space 住宅停車位	G/F 地面層	2	5 x 2.5	12.5
Visitor's Car Parking Space 訪客停車位		1	5 x 2.5	12.5
Accessible Visitor's Car Parking Space 暢通易達訪客停車位		1	5 x 3.5	17.5
Loading / Unloading Bay 上落貨停車位		1	11 x 3.5	38.5

# 14 SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

## 臨時買賣合約的摘要

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the preliminary agreement);
2. The preliminary deposit paid by the purchaser on the signing of the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;
3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement –
  - (i) the 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.

1. 在簽署臨時買賣合約 ( 該臨時合約 ) 時須支付款額為 5% 的臨時訂金；
2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；
3. 如買方沒有於訂立該臨時合約的日期之後 5 個工作日內簽立買賣合約—
  - (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。

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### A. The common parts of the Development

The following terms are defined in the latest draft deed of mutual covenant ("DMC") in respect of the Development :-

1. **"Common Areas"** means those parts of the Development intended for the common use and benefit of Owners of the Development as a whole (and not just any particular House) and which are subject to the provisions of this Deed and all subsisting rights and rights of way (if any) under the Government Grant to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development which said parts include but not limited to the foundations, columns, beams and other structural supports and elements, the Slopes and Retaining Walls (but excluding the Green Hatched Black Area), passages, entrances, walkways, paths, stairways, staircases, landings, platforms, the external walls of the Development (but excluding those forming part of any House), Greenery Area, the Visitors' Parking Spaces including the Disabled Parking Space, Loading and Unloading Bay, driveway, liquefied petroleum gas cabinets, fire alarm panel, China Light Power service end box metering equipment, customer's main switch, water pump cabinet, water meter cabinet, electrical cabinet, surface channel (including the surface channel within the garden of House 1), on-grade planting areas, planting area, planters, landscape gardens, terrace and such additional areas of the Development as may at any time be designated as Common Areas by the First Owner subject to the approval by a resolution of Owners at an Owners' meeting convened in accordance with the provisions of the DMC provided that, where any parts of the Development shall fall under the definition of "common parts" set out in Section 2 of the Ordinance and which are for the common use and benefit of all the Owners and Occupiers of the Development, such parts shall be deemed to have been included and form part of the Common Areas and the Common Areas are for the purpose of identification shown coloured Orange and Orange Hatched Black on the DMC Plans (certified as to their accuracy by the Authorized Person) annexed to the DMC.
2. **"Common Facilities"** means all those facilities and installation in the Development used in common by or installed or intended for the common use and benefit of the Development as a whole as part of the amenities thereof and not just for the exclusive benefit of any particular part thereof which are subject to the provisions of this Deed to be used by each Owner and Occupier in common with all other Owners and Occupiers of the Development and includes but not limited to sewers, drains, gutters, manholes, storm water drains, water courses, channels, water mains, cables, pipes, wires, ducts, flushing mains, fresh water mains, gas valve, fire services installations, fire fighting equipment, fire hydrant, hose reel system, sprinkler system, fire alarm system, emergency generator, emergency lighting system, portable appliances, exit signs, visual fire alarm system, security equipment and facilities, ventilation fans, lights, lightning post, lightning rods, sanitary fittings, refuse disposal equipment, equipment, plant and machinery and other like installations, facilities or services.

### B. The number of undivided shares assigned to each residential property in the Development

Houses	No. of Undivided Shares
1 (including Car Parking Space, balcony, garden, flat roofs, roof, stairhood and terrace thereof)	5,723
2 (including Car Parking Space, balcony, garden, flat roofs, roof, stairhood and terrace thereof)	5,723

### C. The terms of years for which the manager of the Development is appointed

Jones Lang LaSalle Management Services Limited will be appointed as Manager to undertake the management and maintenance of the Development for an initial term of two (2) years from the date of the DMC and to be continued thereafter until terminated in writing in accordance with the terms of the DMC.

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

The Owner of each House shall pay the due contribution of the annual expenditure in accordance with the Management Budget which due proportion shall be the same proportion as the number of Management Units allocated to his House bears to the total number of Management Units allocated to the Houses.

### E. The basis on which the management fee deposit is fixed

The management fee deposit is equal to three (3) months of the monthly contribution to the Management Charges in respect of the House based on the first annual Management Budget which amount shall be transferable.

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

Not Applicable.

#### Note:

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

# 15 SUMMARY OF DEED OF MUTUAL COVENANT

## 公契的摘要

### A. 發展項目的公用部分

最新版本的發展項目公契「公契」擬稿對下列之定義界定如下 :-

1. 「**公用地方**」指擬供整個發展項目 (並非僅供任何個別洋房) 的業主共同使用與享用發展項目的該等部分。該等部分由每個業主和佔用人與發展項目所有其他的業主和佔用人共同使用，受制於公契條文和政府批地文件規定的一切存續權及道路權 (如有)。該等部分包括但不限於地基、支柱、橫樑和其他結構承托物及部件、斜坡及護土牆 (綠色間黑斜線區域除外)、通道、入口、行人道、小徑、梯間、樓梯、梯台、地台、發展項目的外牆 (構成洋房之外牆除外)、綠化區域，訪客車位包括傷健車位，上落客區，車路，石油氣箱，火災警報面版，中電電錶盒，掣櫃，水泵箱，水錶箱，電力箱，地面去水道 (包括在 1 號洋房花園內的地面去水道)，地面花槽，種植區，花槽，園景花園，陽台及第一業主在任何時候指定並經業主在按公契規定召開的業主大會上通過決議批准作為發展項目公用地方的該等新增區域，大前提是發展項目任何部份符合建築物管理條例第二條所述 "公用部份" 之釋義及為發展項目所有業主共同享用之部份皆為公用地方。發展項目公用地方在公契附錄之圖則 (經認可人士核實為準確) 上用橙色及橙色間黑斜線顯示，以供識別。
2. 「**公用設施**」指安裝作為其便利設施部分或擬供整個發展項目共同使用與享用，但並非僅供其中任何個別部分獨家享用的發展項目內的所有該等設施及裝置。發展項目設施由每個業主和佔用人與發展項目所有其他業主和佔用人共同使用，受公契條文規限，包括但不限於污水渠、排水渠、明渠、沙井、雨水排水渠、水道、渠道、總水喉、電纜、管道、電線、槽、沖廁水總喉、食水總喉、煤氣閥、消防裝置、滅火設備、消防栓、消防喉轆系統、灑水器系統、火警鐘系統、緊急發電機、緊急照明系統、攜帶式裝置、出口標誌、圖像火警報系統、保安設備及設施、通風扇、照明、燈柱、避雷針、衛生裝置、垃圾處理設備、設備、機械及機器及其他類似裝置、設施或服務。

### B. 分配予發展項目中的每個住宅物業的不分割份數的數目

洋房	不分割份數 數目
1 (包括停車位，露台，花園，平台，天台，梯屋及前庭)	5,723
2 (包括停車位，露台，花園，平台，天台，梯屋及前庭)	5,723

### C. 有關發展項目的管理人的委任期

仲量聯行物業管理有限公司將會被委任為管理人，執行發展項目之管理及維修。管理人最初任期為兩 (2) 年，由公契訂立之日開始，其後繼續留任，直至按公契條款規定以書面形式終止。

### D. 管理開支按甚麼基準在發展項目中的住宅物業擁有人之間分擔

每個洋房業主須按管理預算支付年度開支中的適當分擔款項，該適當分擔款項的比例與該業主的洋房獲分配的管理單位數目佔所有洋房獲分配的管理單位數目總額之比例相同。

### E. 計算管理費按金的基準

管理費按金相等於該單位按首個年度管理預算應付每月管理費分擔款項之 3 個月款項，該款項可以轉讓。

### F. 賣方在發展項目中保留作自用的範圍

不適用

備註：  
如欲知全部詳情，請參閱最新公契擬稿。最新公契擬稿之全文可在售樓處開放時間內免費查閱並繳交必要的影印費後可索取最新公契擬稿之全文影印副本。

### A. The lot number of the land on which the Development is situated

The Development is constructed on Lot No.763 in Demarcation District No. 332 (the "Lot").

### B. The term of years under the lease

The term of years of the Lot under New Grant No. 22525 (the "Land Grant") is 50 years from 13th September 2017.

### C. The user restrictions applicable to that land

#### 1. Special Condition No. (4) of the Land Grant stipulates that:

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

#### 2. Special Condition No. (6) of the Land Grant stipulates that:

Notwithstanding the user restriction and the total gross floor area permitted under Special Conditions Nos. (4) and (5)(c) of the Land Grant, the Grantee may use part or parts of the building or buildings erected or to be erected on the Lot in accordance with the conditions of the Land Grant and erect on part or parts of the Lot a separate temporary structure for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the Lot in accordance with the conditions of the Land Grant, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director of Lands (the "Director").

#### 3. Special Condition No. (7)(c)(iii) of the Land Grant stipulates that:

The Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

#### 4. Special Condition No. (11)(a)(ii) of the Land Grant stipulates that:

The office accommodation for watchmen or caretakers or both shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Lot.

#### 5. Special Condition No. (12)(a)(ii) of the Land Grant stipulates that:

The quarters for watchmen or caretakers or both shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the Lot.

#### 6. Special Condition No. (13)(a)(i) of the Land Grant stipulates that:

The office for the use of the Owners' Corporation or the Owners' Committee shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Lot and the buildings erected or to be erected thereon.

### 7. Special Condition Nos. (20)(a)(i), (iii) and (iv) of the Land Grant stipulate that:

(i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the rates specified in the Land Grant.

(iii) Two spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided.

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of Special Condition No.(20) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

### 8. Special Condition Nos. (20)(b)(i) and (ii) of the Land Grant stipulate that:

(i) Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of Special Condition No. (20), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve.

(ii) The spaces provided under sub-clause (b)(i) of Special Condition No. (20) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

### 9. Special Condition Nos. (21)(a) and (b) of the Land Grant stipulate that:

(a) One space shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles.

(b) The space provided under sub-clause (a) of Special Condition No. (21) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres or such other dimensions as may be approved in writing by the Director. Such space shall not be used for any purpose other than for the loading and unloading of goods vehicles.

### D. The facilities that are required to be constructed and provided for the Government, or for public use

#### 1. Special Condition No. (32)(a) of the Land Grant stipulates that :-

The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation

and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and subject to the prior written approval of the Director, the Grantee may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

### E. The grantee's obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land

#### 1. Special Condition No. (3) of the Land Grant stipulates that:

The Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the conditions of the Land Grant and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December 2022.

#### 2. Special Condition No. (7)(c)(ii) of the Land Grant stipulates that:

The Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director.

#### 3. Special Condition Nos. (10)(c) and (d) of the Land Grant stipulate that:

(c) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.

(d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

#### 4. Special Condition No. (14)(c) of the Land Grant stipulates that :-

The Grantee shall at his own expense uphold, maintain and repair the Brown Area (the area shown coloured brown on the plan annexed to the Land Grant) together with the paved way and the Brown Area Structures and everything forming a portion of or pertaining thereto, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

#### 5. Special Condition Nos. (20)(a)(i) and (iii) of the Land Grant stipulate that:

(i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Residential Parking Spaces") at the rates specified in the Land Grant.

(iii) Two spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot.

#### 6. Special Condition No. (20)(b)(i) of the Land Grant stipulates that:

Out of the spaces provided under sub-clauses (a)(i)(I) and (a)(iii) of Special Condition No. (20), the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation as the Building Authority may require and approve.

#### 7. Special Condition No. (21)(a) of the Land Grant stipulates that:

One space shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles.

#### 8. Special Condition No. (28) of the Land Grant stipulates that:

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of Special Condition No. (28) shall prejudice the Government's rights under the conditions of the Land Grant, in particular Special Condition No. (27) of the

Land Grant.

- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

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

10. Special Condition No. (32)(a) of the Land Grant stipulates that :-

The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and subject to the prior written approval of the Director, the Grantee may erect fences or other barriers on the Green Hatched Black Area for the prevention

of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

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

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

12. Special Condition No. (36)(a) of the Land Grant stipulates that:

The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel, Government storm-water drain or such point or points of drainage discharge as may be approved in writing by the Director all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government and its officers from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever incurred arising out of any damage or nuisance caused by such storm-water or rain-water.

### F. The lease conditions that are onerous to a purchaser

#### 1. Special Condition Nos. (7)(a), (b) and (c) of the Land Grant stipulate that:

- (a) The Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as "the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (5)(c) of the Land Grant, subject to Special Condition No. (40)(d) of the Land Grant, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of Special Condition No. (7) which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of Special Condition No. (7) (hereinafter referred to as "the Exempted Facilities") :
  - (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (17)(a)(v) of the Land Grant;
  - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

#### 2. Special Condition No. (9) of the Land Grant stipulates that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

#### 3. Special Condition Nos. (14)(d) and (g) of the Land Grant stipulate that:

- (d) The grant of the right of way referred to in Special Condition No.(14)(a) shall not give the Grantee the exclusive right over the Brown Area (the area shown coloured brown on the plan annexed to the Land Grant). The Government shall have the right to grant rights of way over the Brown Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the Brown Area or any part thereof for the purposes of a public road or to alter any public road absorbing, or affecting the gradient of, the Brown Area or any part thereof, without payment of any compensation to the Guaranteee.
- (g) Notwithstanding the grant of the right of way referred to in Special Condition No.(14)(a), the Government shall have the full right and power, upon giving to the Grantee not less than fourteen days' written notice (save in case of emergency), to lay, install, relay, divert, remove, reposition, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable,

wire, line, utility service or other works or installations (all together hereinafter collectively referred to as "the Brown Area Services") which are now or may hereafter be upon, over, under or adjacent to the Brown Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by the Director, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Brown Area for the purposes aforesaid. The Grantee shall not disturb or allow anybody to disturb the Brown Area Services without the prior written approval from the Director. Save in respect of making good any and all damage caused by any exercise of the aforesaid rights and powers, the Government, the Director, his officers, contractors and any other persons authorised by the Director, his or their workmen shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under this sub-clause (g), and no claim nor objection whatsoever shall be made against him or them by the Grantee.

#### 4. Special Condition No. (23)(a) of the Land Grant stipulates that:

- (a) Notwithstanding that the conditions of the Land Grant shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be :
  - (i) assigned except
    - (I) together with undivided shares in the Lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
    - (II) to a person who is already the owner of undivided shares in the Lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
  - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Lot.

Provided that in any event not more than one in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.

#### 5. Special Condition No. (28) of the Land Grant stipulates that:

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the conditions of the Land Grant, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling

away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

- (b) Nothing in sub-clause (a) of Special Condition No. (28) shall prejudice the Government's rights under the conditions of the Land Grant, in particular Special Condition No. (27) of the Land Grant.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

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

In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as "the waste") from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

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

The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Brown Area, the Green Hatched Black Area or any part of any of them (hereinafter collectively referred to as "the Services"). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which

may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Brown Area, the Green Hatched Black Area or any part of any of them or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Brown Area, the Green Hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

### A. 發展項目所位於的土地的地段編號

發展項目興建於丈量約份第332約地段第763號(「該地段」)。

### B. 有關租契規定的年期

根據新批地文件第22525號(「批地文件」)規定，該地段的租期為50年，自2017年9月13日起計。

### C. 適用於該土地的用途限制

#### 1. 批地文件特別條款第(4)條規定：

該地段或其中任何部分或在其上已建或擬建的任何建築物或任何建築物之部分不准用作私人住宅以外的任何用途。

#### 2. 批地文件特別條款第(6)條規定：

儘管批地文件特別條款第(4)及(5)(c)條對用途的限制和已批准的總建築面積，承批人可使用按批地文件的規定在該地段已建或擬建的建築物部分或在該地段的任何部分上興建臨時獨立構築物作為售樓處和示範單位及有關的市場推銷活動，以便出售按批地文件的規定在該地段上已建或擬建的建築物或其中任何部分，但上述售樓處和示範單位及有關的市場推銷活動的規模及運作時間須經地政總署署長(「署長」)的預先書面批准。

#### 3. 批地文件特別條款第(7)(c)(iii)條規定：

獲豁免設施僅供該地段上已建或擬建的住宅大廈住戶和他們的真正訪客使用，而並非其他人士使用。

#### 4. 批地文件特別條款第(11)(a)(ii)條規定：

看更或管理員或兩者的辦公場所不能用作全職及必須聘請在該地段內工作的看更或管理員或兩者的辦公場所以外的任何用途。

#### 5. 批地文件特別條款第(12)(a)(ii)條規定：

看更或管理員或兩者的宿舍不能用作全職及必須聘請在該地段內工作的看更或管理員或兩者的宿舍以外的任何用途。

#### 6. 批地文件特別條款第(13)(a)(i)條規定：

業主立案法團或業主委員會使用的辦事處不能用作該地段和在其上已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會的會議及行政工作以外的任何用途。

#### 7. 批地文件特別條款第(20)(a)(i)、(iii)及(iv)條規定：

(i) 必須按批地文件指定的比率，在該地段內提供車位作停泊屬於該地段已建或擬建的建築物住戶和他們的真正來賓、訪客或獲邀請人按《道路交通條例》、其下的任何規例及任何修訂法例領有車牌的車輛(以下簡稱「住宅車位」)之用途，使署長滿意。

(iii) 必須在該地段內提供兩個車位作停泊屬於該地段已建或擬建的建築物住戶的真正來賓、訪客或獲邀請人按《道路交通條例》、其下的任何規例及任何修訂法例領有車牌的車輛之用途，使

署長滿意。

(iv) 按特別條款第(20)條第(a)(i)及(a)(iii)項提供的車位不能用作該條款指定以外的任何其他用途，特別是該等車位不能用作儲存、陳列或展示車輛作出售或其他用途或用作洗車及車輛美容服務。

#### 8. 批地文件特別條款第(20)(b)(i)和(ii)條規定：

(i) 在按特別條款第(20)條第(a)(i)(I)及a(iii)項提供的車位中，承批人須保留由建築事務監督要求及批准的數量的車位供《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛。

(ii) 按特別條款第(20)條第(b)(i)項提供的車位不能用作停泊屬於該地段已建或擬建的建築物的住戶及其真正來賓、訪客或獲邀請人，按《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛以外的任何其他用途，特別是該等車位不能用作儲存、陳列或展示車輛作出售或其他用途或用作洗車及車輛美容服務。

#### 9. 批地文件特別條款第(21)(a)及(b)條規定：

(a) 在該地段內提供一個裝卸區作貨車裝卸之用途。

(b) 按特別條款第(21)(a)條提供的裝卸區尺寸須為：3.5米闊 × 11.0米長 × 至少4.7米淨空高度或由署長書面批准的其他尺寸。該裝卸區不能用作貨車裝卸以外的任何用途。

### D. 須要興建並提供予政府或供公眾使用的設施

#### 1. 批地文件特別條款第32(a)條規定：

承批人須在批地文件附錄圖則以綠色間黑斜線所標示的區域(以下簡稱「綠色間黑斜線區域」)自費進行和完成岩土勘察工程、斜坡整理工程、預防滑坡工程、緩解和補救工程及其他由署長運用絕對酌情權所要求的工程，並須取得署長滿意。承批人亦須於在批地文件授予的租期內之任何時間，自費在綠色間黑斜線區域內，當中包括所有土地、斜坡整理工程、擋土結構工程、排水及其他其中及其上的工程進行保養，以維持良好及堅實的狀態，並須取得署長滿意。如在批地文件授予的租期內之任何時間，在綠色間黑斜線區域內發生任何山泥傾瀉、地陷或崩落，承批人須自費進行復原及修復，並須取得署長滿意，若署長認為(該意見為最終決定及對承批人有約束力)毗鄰或毗連的地域亦受影響，承批人亦須自費進行復原及修復。承批人須向政府、其代理人及其承建商就該山泥傾瀉、地陷或崩落，而提出的責任、索償、損失、損害賠償、開支、收費、費用、訴求、訴訟及法律程序作出賠償。承批人須確保在任何時間在綠色間黑斜線區域內不得有非法挖掘或傾倒，在取得署長的事先書面批准下，承批人可在綠色間黑斜線區域上加設圍欄及其他屏障，以防止任何非法挖掘或傾倒。如有違反批地文件的條款，署長除了可行使其其他的權利或補救措施，署長亦可在任何時間以書面形式要求承批人進行岩土勘察工程、斜坡整理工程、防止山泥傾瀉工程、緩解和補救工程，以保養、復原及修復任何受山泥傾瀉、地陷或崩落影響的任何土地、構築物或工程。如果承批人在所述限期内疏忽或未能於規定期限內遵守該通知以令署長滿意，署長可於所述限期後執行及採取所須工程，而承批人亦須根據政府要求支付相應費用。

### E. 承批人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任

#### 1. 批地文件特別條款第(3)條規定：

承批人須開發該地段，在該地段上興建建築物並於2022年12月31日或之前完工和使其適合佔用，在一切方面符合批地文件的條款及目前或任何時候在香港實施的有關建築、衛生及規劃之一

切法例、附例及規例。

### 2. 批地文件特別條款第 (7)(c)(ii) 條規定：

承批人須自費保養獲豁免設施處於修繕妥當的狀態並操作獲豁免設施，使署長滿意。

### 3. 批地文件特別條款第 (10)(c) 和 (d) 條規定：

(c) 承批人須按經批准的園藝圖則自費美化該地段，在一切方面使署長滿意。未經署長的預先書面同意，不能修訂、改變、更改、修改或代替經批准園藝圖則。

(d) 承批人須在其後自費保養及保持園藝工程處於安全清潔、整齊、井然及健康狀態，使署長滿意。

### 4. 批地文件特別條款第 (14)(c) 條規定：

承批人須自費維持、保養及維修啡色區域 (指在批地文件附錄圖以啡色標示的區域) 連同鋪路及啡色區域構築物和一切任何組成及屬於啡色區域的任何東西，而且全部須使署長滿意，承批人亦須負起全責，猶如其本身是絕對全權擁有人。

### 5. 批地文件特別條款第 (20)(a)(i) 和 (iii) 條規定：

(i) 必須按批地文件指定的比率，在該地段內提供車位作停泊屬於該地段已建或擬建的建築物的住戶和他們的真正來賓、訪客或獲邀請人按《道路交通條例》、其下的任何規例及任何修訂法例領有車牌的車輛 (以下簡稱「住宅車位」) 之用途，使署長滿意。

(iii) 必須在該地段內提供兩個車位作停泊屬於該地段已建或擬建的建築物的住戶的真正來賓、訪客或獲邀請人按《道路交通條例》、其下的任何規例及任何修訂法例領有車牌的車輛之用途，使署長滿意。

### 6. 批地文件特別條款第 (20)(b)(i) 條規定：

在按特別條款第 (20) 條第 (a)(i)(I) 及 (a)(iii) 項提供的車位中，承批人須保留由建築事務監督要求及批准的數量的車位供《道路交通條例》、其下的任何規例及任何修訂法例界定的殘疾人士停泊車輛。

### 7. 批地文件特別條款第 (21)(a) 條規定：

必須在該地段內提供一個裝卸區作貨車裝卸之用途。

### 8. 批地文件特別條款第 (28) 條規定：

(a) 如果任何土地需要或已經被挖除、移除或移後或堆積或堆填或進行任何類型的斜坡整理工程，不論是否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，其目的旨在構建、平整或開發該地段或其中任何部分或承批人按批地文件條款需要進行的任何其他工程，或作任何其他用途，承批人須自費進行與建造其時或其後隨時必要的該等斜坡整理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何崩落、山泥傾瀉或地陷。承批人須在批地文件授予的租期內自費保養該土地、斜坡整理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 特別條款第 (28) 條第 (a) 項不能影響本文件，特別是批地文件特別條款第 (27) 條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生崩落、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復或修補，使署長滿意並對上述崩落、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、訴求及索償向彼等作出彌償。

(d) 除了批地文件規定對違反該等條件的任何其他權利或補救外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡整理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或修復與修補任何崩落、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

### 9. 批地文件特別條款第 (30) 條規定：

如果在開發或重建該地段或其中任何部分時已安裝預應力地樁，承批人須自費在預應力地樁的服務年限期間定期保養與檢查預應力地樁，使署長滿意並在署長不時自行絕對酌情要求時提供上述檢驗工程的報告和資料給署長。如果承批人不理會或未能在通知指定的時期內執行該通知要求，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用。

### 10. 批地文件特別條款第 (32)(a) 條規定：

承批人須在批地文件附錄圖則以綠色間黑斜線所標示的區域 (以下簡稱「綠色間黑斜線區域」) 自費進行和完成岩土勘察工程、斜坡整理工程、預防滑坡工程、緩解和補救工程及其他由署長運用絕對酌情權所要求的工程，並須取得署長滿意。承批人亦須於在批地文件授予的租期內之任何時間，自費在綠色間黑斜線區域內，當中包括所有土地、斜坡整理工程、擋土結構工程、排水及其他其中及其上的工程進行保養，以維持良好及堅實的狀態，並須取得署長滿意。如在批地文件授予的租期內之任何時間，在綠色間黑斜線區域內發生任何山泥傾瀉、地陷或崩落，承批人須自費進行復原及修復，並須取得署長滿意，若署長認為 (該意為最終決定及對承批人有約束力) 毗鄰或毗連地域亦受影響，承批人亦須自費進行復原及修復。承批人須向政府、其代理人及其承建商就該山泥傾瀉、地陷或崩落，而提出的責任、索償、損失、損害賠償、開支、收費、費用、訴求、訴訟及法律程序作出賠償。承批人須確保在任何時間在綠色間黑斜線區域內不得有非法挖掘或傾倒，在取得署長的事先書面批准下，承批人可在綠色間黑斜線區域上加設圍欄及其他屏障，以防止任何非法挖掘或傾倒。如有違反批地文件的條款，署長除了可行使其其他的權利或補救措施，署長亦可在任何時間以書面形式要求承批人進行岩土勘察工程、斜坡整理工程、防止山泥傾瀉工程、緩解和補救工程，以保養、復原及修復任何受山泥傾瀉、地陷或崩落影響的任何土地、構築物或工程。如果承批人在所述限期內疏忽或未能於規定期限內遵守該通知以令署長滿意，署長可於所述限期後執行及採取所須工程，而承批人亦須根據政府要求支付相應費用。

### 11. 批地文件特別條款第 (34) 條規定：

承批人須在任何時候，特別是在進行任何建築、保養、翻新或維修工程 (以下簡稱「工程」) 期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該地段，啡色區域，綠色間黑斜線區域或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置 (以下合稱「服務」) 造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及水平，並提交處理任何因進行工程而對提供服務有所影響的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承批人須履行署長對服務的任何要求和

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

承擔符合該等要求支出的費用，包括必要的改道、重鋪或還原工程的費用。承批人必須自費及在一切方面維修、修補及還原以任何方式進行上述工程對該地段，啡色區域，綠色間黑斜線區域或其任何部份或任何該等服務因工程而引致造成的任何損壞、干擾或阻塞(除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非署長另作選擇，承批人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承批人未能對該地段，啡色區域，綠色間黑斜線區域或其任何部份或任何該等服務進行上述必要的改道、重鋪、維修、修補及還原工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或還原工程，承批人須在要求時向政府支付該等工程的費用。

### 12. 批地文件特別條款第(36)(a)條規定：

承批人須自費建造及保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，並使署長滿意，以便截流與引導落入或流入該地段的一切雨洪或雨水到最接近的河道、集水溝、渠道或政府雨水渠或其他由署長書面批准的排水渠排放口。承批人須對上述雨洪或雨水造成的任何損壞或滋擾而導致的一切責任、索償、損失、損害賠償、開支、收費、費用、訴求、訴訟及法律程序自行負責並向政府及其官員作出彌償。

### F. 對買方造成負擔的租用條件

#### 1. 批地文件特別條款第(7)(a), (b)及(c)條規定：

(a) 承批人可在該地段內搭建、建築及提供署長書面批准的該等康樂設施及其輔助設施(以下簡稱「設施」)。設施的類型、面積、設計、高度及布局須經署長預先書面批准。

(b) 為了計算批地文件特別條款第(5)(c)條指定的總建築面積，除了批地條件特別條款第(40)(d)條規定外，按特別條款第(7)(a)條規定在該地段內提供給該地段已建或擬建住宅大廈所有住戶和他們的真正訪客共同使用及享用的設施任何部分毋須列入計算，設施的餘下部分若署長認為並非作該用途，則應列入上述計算。

(c) 倘若按批地條件特別條款第(7)(b)條規定豁免設施的任何部分列入計算總建築面積(以下簡稱為「獲豁免設施」)：

(i) 獲豁免設施應指定為批地文件特別條款第(17)(a)(v)條提及的公用地方之部分；

(ii) 承批人須自費保養獲豁免設施處於修繕妥當的狀態並操作獲豁免設施，使署長滿意。

(iii) 獲豁免設施僅能由該地段已建或擬建的住宅大廈住戶和他們的真正訪客使用，並非其他人士使用。

2. 批地文件特別條款第(9)條規定，未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。

#### 3. 批地文件特別條款第(14)(d)及(g)條規定：

(d) 按特別條件第(14)(a)條授予的通行權並不代表承批人被授予對啡色區域(指在批地文件附錄圖以啡色標示的區域)的專用權利。政府保留於現時或將來任何時間向附近任何其他地段擁有人授予啡色區域的通行權的權利，或接管啡色區域或任何部分以作公眾道路或改動任何公眾道路而引致攝取或影響啡色區域或其任何部份的坡度，而不須向承批人或任何其他已獲授予啡色區域的全部或任何部分通行權的擁有人支付任何補償金。

(g) 儘管在特別條款第(14)(a)條所提及通行權的授予，政府仍然有絕對的權利及權力，在向承

批人發出不少於十四天書面通知的情況下(緊急情況除外)，要求承批人對現有或由署長運用絕對酌情權並認為合適之今後可能會在啡色區域之上、之上方、之下或附近的地域，進行鋪設、安裝、重鋪、改道、移除、另配、更換、檢查、操作、維修、保養和更新任何政府或其他排水渠、下水道、水路或水道、污水渠、明渠、總水喉、管道、電纜、電線、線索、公用事業服務或其他工程或設施(以下統稱「啡色區域服務」)，並修復任何及所有因服務所產生的損害；另外，署長、其人員、承建商及其他由署長授權的人士及其工人為進行以上服務，有權在任何時間，向或從啡色區域自由進入、離開及返回，不論授權人士當時是否攜帶工具、設備、大型機器、機器或車輛。未經署長事先書面批准前，承批人不得干擾或允許任何人打擾啡色區域服務。除因行使上述權利及權力時所產生的任何及所有損失，其他因行使本分條(g)的權力而令承批人蒙受損失、損害、滋擾或干擾，政府、署長、其人員、承建商及其他由署長授權人士毋須負責，而承批人不能對政府和授權人士提出申索及反對。

#### 4. 批地文件特別條款第(23)(a)條規定：

(a) 即使已遵守與履行批地文件的條款，住宅車位及電單車位不能

(i) 轉讓，除非

(I) 連同該地段的不分割份數及獨家使用及管有該地段已建或擬建的建築物住宅單位的權利；或

(II) 給已經是該地段的不分割份數及獨家使用及管有該地段已建或擬建的建築物住宅單位的權利的業主之人士；或

(ii) 分租，除非給該地段已建或擬建的建築物住宅單位的住戶，

但是在任何情況下，不得轉讓或分租超一個住宅車位及電單車位給予該地段已建或擬建建築物任何一個住宅單位的業主或住戶。

#### 5. 批地文件特別條款第(28)條規定：

(a) 如果任何土地需要或已經被挖除、移除或移後或堆積或堆填或進行任何類型的斜坡整理工程，不論是否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，其目的旨在構建、平整或開發該地段或其中任何部分或承批人按批地文件條款需要進行的任何其他工程，或作任何其他用途，承批人須自費進行與建造其時及其後隨時必要的該等斜坡整理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程，以便保護與承托該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何崩落、山泥傾瀉或地陷。承批人須在批地文件授予的租期內自費保養該土地、斜坡整理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 特別條款第(28)條第(a)項不能影響本文件，特別是批地文件特別條款第(27)條賦予政府的權利。

(c) 倘若因為任何構建、平整、開發或承批人進行其他工程或任何其他原因造成任何時候發生崩落、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復或修補，使署長滿意並對上述崩落、山泥傾瀉或地陷造成政府、其代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、訴求及索償向彼等作出彌償。

(d) 除了批地文件規定對違反該等條件的任何其他權利或補救外，署長有權發出書面通知要求承批人進行、修建及保養該土地、斜坡整理工程、護土牆或其他承托物、保護物及排水或輔助

# 16 SUMMARY OF LAND GRANT

## 批地文件的摘要

工程或其他工程或修復與修補任何崩落、山泥傾瀉或地陷。如果承批人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承批人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。

### 6. 批地文件特別條款第 (31)(a) 條規定：

倘若從該地段或開發該地段所影響的其他區域的泥土、廢石方、瓦礫、建築廢料或建材物料(以下簡稱「廢料」)腐蝕、沖下或棄置到公共行人徑、道路或路渠、前灘或海床、污水渠、雨水渠或明渠或其他政府物業(以下簡稱「政府物業」)，承批人須自費清理該等廢料並修復對政府物業造成的損壞。承批人須對上述腐蝕、沖下或棄置對私人物業造成的任何損壞或干擾所引致的一切訴訟、索償及訴求彌償政府。

### 7. 批地文件特別條款第 (34) 條規定：

承批人須在任何時候，特別是在進行任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該地段，啡色區域，綠色間黑斜線區域或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水喉、道路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下合稱「服務」)造成任何損壞、干擾或阻塞。承批人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及水平，並提交處理任何因進行工程而對提供服務有所影響的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承批人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括必要的改道、重鋪或還原工程的費用。承批人必須自費及在一切方面維修、修補及還原以任何方式進行上述工程對該地段、啡色區域，綠色間黑斜線區域或其任何部份或任何該等服務因工程而引致造成的任何損壞、干擾或阻塞(除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非署長另作選擇，承批人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承批人未能對該地段啡色區域，綠色間黑斜線區域或其任何部份或任何該等服務進行上述必要的改道、重鋪、維修、修補及還原工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或還原工程，承批人須在要求時向政府支付該等工程的費用。

### A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use.

#### 1. The Brown Area referred to in Special Condition No.(14)(a) of the Land Grant:

##### (1) Provisions of the Land Grant

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

- (a) The lot is granted together with a right for the Grantee and his servants, visitors, workmen and other persons authorized by the Grantee in that behalf from time to time and at all times during the term hereby agreed to be granted for all purposes connected with the proper use and enjoyment of the lot to pass and repass on, along, over, by and through the area shown coloured brown on the plan annexed hereto (hereinafter referred to as "the Brown Area") at such levels as may be approved by the Director.
- (b) The Grantee shall on or before the 31st day December of 2022 or such other date as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, construct on the Brown Area a paved way with the associated street furnitures, traffic aids, street lighting, sewers, drains and other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Brown Area Structures) with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (c) The Grantee shall at his own expense uphold, maintain and repair the Brown Area (the area shown coloured brown on the plan annexed to the Land Grant) together with the paved way and the Brown Area Structures and everything forming a portion of or pertaining thereto, all to be done to the satisfaction of the Director and the Grantee shall be responsible for the whole as if he were the absolute owner thereof.

##### (2) Provisions of the Deed of Mutual Covenant

###### (a) "Brown Area" is defined as follows:-

"Brown Area" means the Brown Area referred to in Special Condition No.(14)(a) of the Government Grant, upon which the Owners are granted by the Government a non-exclusive right to pass and repass at all times for all purposes connected with the proper use and enjoyment of the Land.

###### (b) Clause 7(b) of Section I stipulates that :-

The Owners are obliged under Special Condition No.(14) of the Government Grant to, at their own expenses uphold, maintain and repair the Brown Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director of Lands and carry out such other works in compliance with and pursuant to Special Condition No.(14) of the Government Grant.

###### (c) Clause 13(e)(iv) of Section III stipulates that:-

The Management Expenses shall cover all expenditure which is to be necessarily and

reasonably incurred for the benefit of all Owners or required for the management and maintenance of the Land and the Development and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses:-

- (iv) the costs and expenses of upholding, maintaining and repairing the Brown Area and everything forming a portion of or pertaining to it and carrying out such other works in compliance with and pursuant to Special Condition No.(14) of the Government Grant.

#### 2. The Green Hatched Black Area referred to in Special Condition No.(32)(a) of the Land Grant

##### (1) Provisions of the Land Grant

Special Condition No.(32)(a) of the Land Grant stipulates that :-

- (a) The Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (hereinafter referred to as "the Green Hatched Black Area") as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall indemnify the Government, its agents and contractors against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and subject to the prior written approval of the Director, the Grantee may erect fences or other barriers on the Green Hatched Black Area for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the conditions of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof.

##### (2) Provisions of the Deed of Mutual Covenant

###### (a) "Green Hatched Black Area" is defined as follows:-

"Green Hatched Black Area" means the Green Hatched Black Area referred to in Special Condition No.32(a) of the Government Grant.

(b) Clause 7(a) of Section I stipulates that :-

The Owners are obliged under Special Condition No.(32) of the Government Grant to, at their own expense, maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon and carry out such other works in compliance with and pursuant to Special Condition No.(32) of the Government Grant.

(c) Clause 13(e)(iii) of Section III stipulates that:-

The Management Expenses shall cover all expenditure which is to be necessarily and reasonably incurred for the benefit of all Owners or required for the management and maintenance of the Land and the Development and the Common Areas and Facilities therein including but without prejudice to the generality of the foregoing the following costs charges and expenses:-

(iii) the costs and expenses of (i) maintaining in good and substantial repair and condition the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon and (ii) carrying out such other works in compliance with and pursuant to Special Condition No.(32) of the Government Grant.

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development.

Please refer to paragraph A above.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development.

Not Applicable.

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

Not Applicable.

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

## 公共設施及公眾休憩用地的資料

### A. 批地文件規定須興建並提供予政府或供公眾使用的設施

#### 1. 批地文件特別條款第(14)(a)條所指的啡色區域

##### (1) 批地文件條文

批地文件特別條款第(14)(a), (b) 及 (c) 條規定：

- (a) 該地段與下述權利一起授予：承批人及其授權的僱員、訪客、工人和其他人，在獲同意批地年期內，可就所有有關正當使用及享用該地段的用途，不時及在任何時候，在及沿附載此後的圖則中顯示為啡色的區域（下稱「啡色區域」）於經署長批准的水平通過和重新通過、越過及重新越過啡色區域以及在啡色區域上方通過或重新通過。
- (b) 承批人須在2022年12月31日（或署長可能批准的其他日期）或之前，自費以署長批准的方式、材料、標準、水準、定線和設計，並在所有方面令署長滿意的前提下，在啡色區域建造一條鋪砌的道路，包括相關的街道設施，交通輔助設施，街道照明，污水渠，排水溝和署長可能行使其酌情決定權要求的其他構築物（以下統稱為「啡色區域構築物」）。上述的建造須對獲批整個啡色區域或其任何部分之通行權的人士附近任何其他地段之業主的干擾程度降到最低。
- (c) 承批人須自費維持、保養及維修啡色區域（指在批地文件附錄圖以啡色標示的區域）連同鋪路及啡色區域構築物和一切任何組成及屬於啡色區域的任何東西，而且全部須使署長滿意，承批人亦須負起全責，猶如其本身是絕對全權業主。

##### (2) 公契文件條文

- (a) 「啡色區域」的定義為：-

「啡色區域」指政府批地文件特別條款第14(a)條中所指的啡色區域，根據該條款，業主獲政府批出非專屬權在任何時候為正當使用及享用該土地的所有用途而通過及重新通過該土地。

- (b) 公契第一部第7(b)條規定：-

根據政府批地文件特別條款第(14)條，業主有責任自費維持、保養和維修啡色區域和一切任何組成及屬於啡色區域的任何東西，而所有此等工作均須令地政總署署長滿意，並須為遵守及根據政府批地文件特別條款第(14)條進行其他工程。

- (c) 公契第三部第13(e)(iv)條規定：-

管理費應包括為所有業主利益而必須及合理招致的所有開支，或為管理及保養該土地及該發展項目以及其公共地方及設施而必須及合理招致的所有開支，包括以下費用及開支（惟不影響前述內容一般性）：-

- (iv) 維持，保養和修理啡色區域以及一切任何組成及屬於啡色區域的任何東西之費用及開支，以及為遵守及根據政府批地文件特別條款第(14)條進行其他工程的費用及開支。

#### 2. 批地文件特別條款第(32)(a)條所指的綠色間黑斜線區域

##### (1) 批地文件條文

批地文件特別條款第(32)(a)條規定：

- (a) 承批人須在批地文件附錄圖則以綠色間黑斜線所標示的區域（以下簡稱「綠色間黑斜線區域」）自費進行和完成岩土勘察工程、斜坡整理工程、預防滑坡工程、緩解和補救工程及其他由署長運用絕對酌情權所要求的工程，並須取得署長滿意。承批人亦須於在批地文件授予的租期內之任何時間，自費在綠色間黑斜線區域內，當中包括所有土地、斜坡整理工程、擋土結構工程、排水及其他其中及其上的工程進行保養，以維持良好及堅實的狀態，並須取得署長滿意。如在批地文件授予的租期內之任何時間，在綠色間黑斜線區域內發生任何山泥傾瀉、地陷或崩落，承批人須自費進行復原及修復，並須取得署長滿意，若署長認為（該意見為最終決定及對承批人有約束力）毗鄰或毗連的地域亦受影響，承批人亦須自費進行復原及修復。承批人須向政府、其代理人及其承建商就該山泥傾瀉、地陷或崩落，而提出的責任、索償、損失、損害賠償、開支、收費、費用、訴求、訴訟及法律程序作出賠償。承批人須確保在任何時間在綠色間黑斜線區域內不得有非法挖掘或傾倒，在取得署長的事先書面批准下，承批人可在綠色間黑斜線區域上加設圍欄及其他屏障，以防止任何非法挖掘或傾倒。如有違反批地文件的條款，署長除了可行使其他的權利或補救措施，署長亦可在任何時間以書面形式要求承批人進行岩土勘察工程、斜坡整理工程、防止山泥傾瀉工程、緩解和補救工程，以保養、復原及修復任何受山泥傾瀉、地陷或崩落影響的任何土地、構築物或工程。如果承批人在所述限期內疏忽或未能於規定期限內遵守該通知以令署長滿意，署長可於所述限期後執行及採取所須工程，而承批人亦須根據政府要求支付相應費用。

##### (2) 公契文件條文

- (a) 「綠色間黑斜線區域」的定義為：-

「綠色間黑斜線區域」指於批地文件特別條款第(32)(a)條所指的綠色間黑斜線區域。

- (b) 公契第一部第7(a)條規定：-

根據政府批地文件特別條款第(32)條，業主有責任自費維持綠色間黑斜線區域良好及堅實的狀態，其程度須令地政總署署長滿意，其包括所有土地、斜坡整理工程、擋土結構工程、排水及其他其中及其上的工程，並為遵守及根據政府批地文件特殊條款第(32)條進行其他工程。

- (c) 公契第三部第13(e)(iii)條規定：-

管理費應包括為所有業主利益而必須及合理招致的所有開支，或為管理及保養該土地及該發展項目以及其公共地方及設施而必須及合理招致的所有開支，包括以下費用及開支（惟不影響前述內容一般性）：-

- (iii) 以下事項的費用及開支：(i) 維持綠色間黑斜線區域（包括其包括所有土地、斜坡整理工程、擋土結構工程、排水及其他其中及其上的工程）良好及堅實的狀態以及(ii) 為遵守及根據政府批地文件特別條款第(32)條進行其他工程。

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

請參閱以上第A段。

### C. 批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

不適用。

# 17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

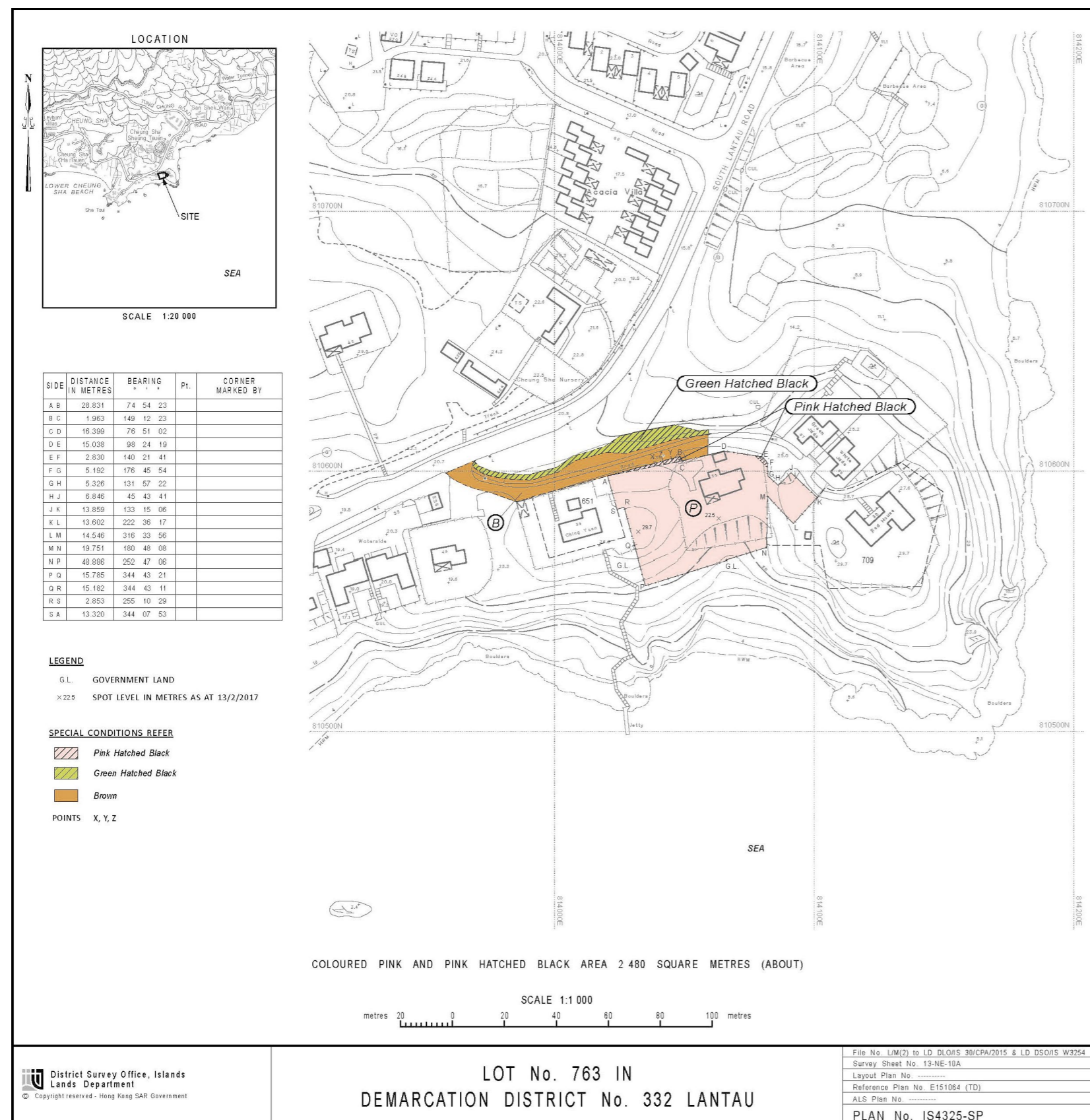
## 公共設施及公眾休憩用地的資料

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

不適用。

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

A plan that shows the location of the Brown Area and the Green Hatched Black Area  
顯示啡色區域及綠色間黑斜線區域位置的圖則



Legend 圖例：

- Green Hatched Black 綠色間黑斜線
- Brown 啡色

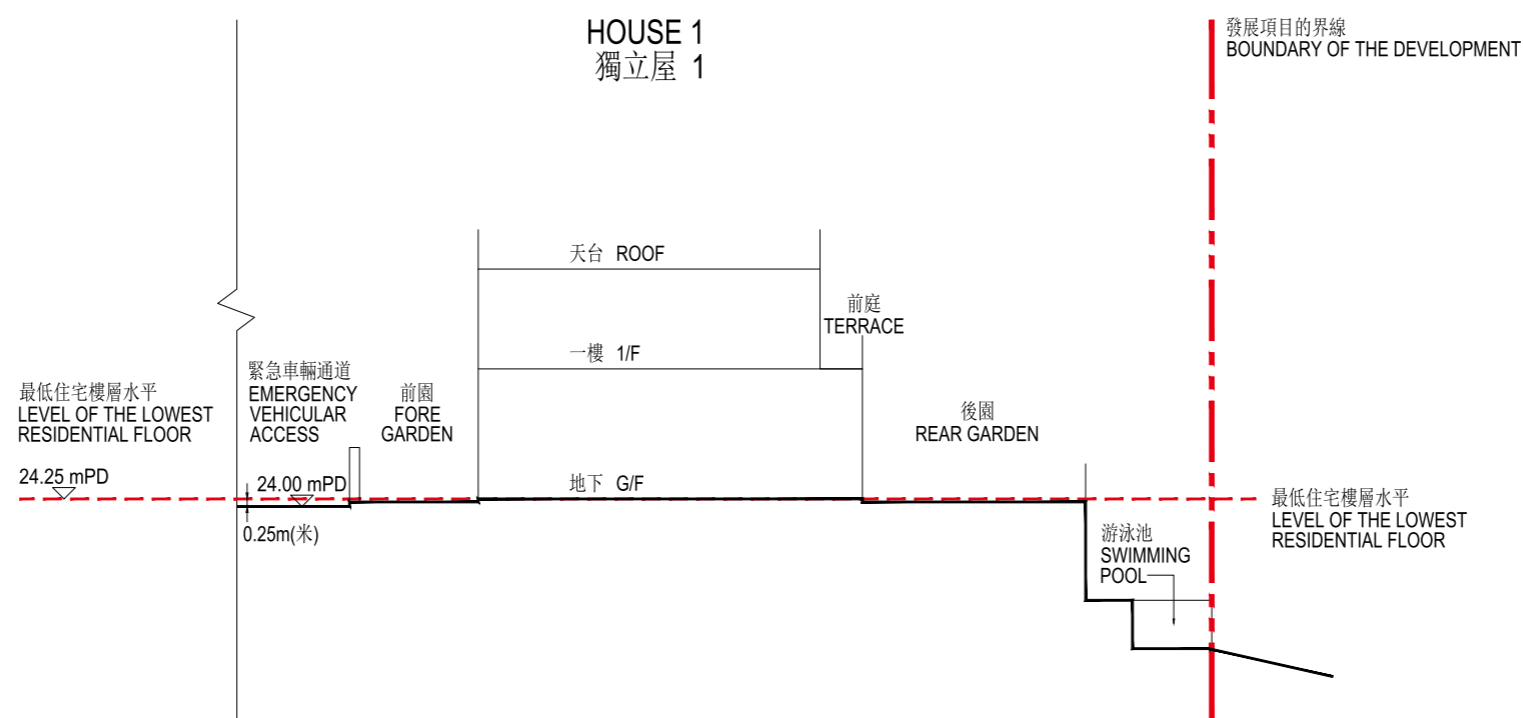
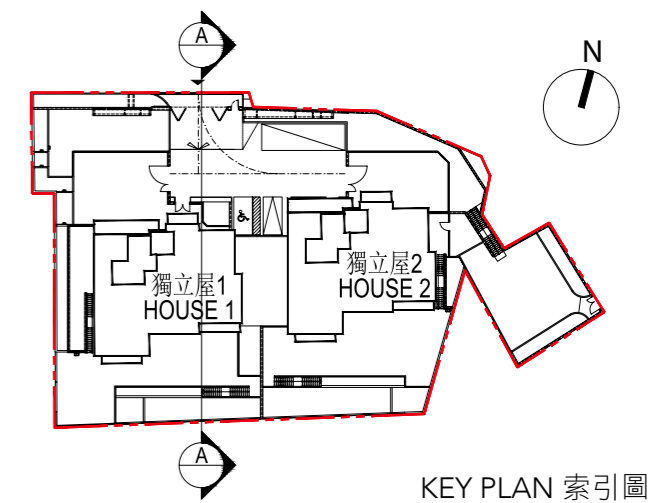
# 18 WARNING TO PURCHASERS

## 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
  3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser: -
    - (i) that firm may not be able to protect the purchaser's interests; and
    - (ii) the purchaser may have to instruct a separate firm of solicitors; and
  4. In the case of paragraph 3.(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.
1. 現建議買方聘用一間獨立的律師事務所 (代表擁有人行事者除外)，以在交易中代表買方行事。
  2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
  3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—
    - (i) 該律師事務所可能不能夠保障買方的利益；及
    - (ii) 買方可能要聘用一間獨立的律師事務所
  4. 如屬上述 (3)(ii) 段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION PLAN A-A  
橫截面圖 A-A



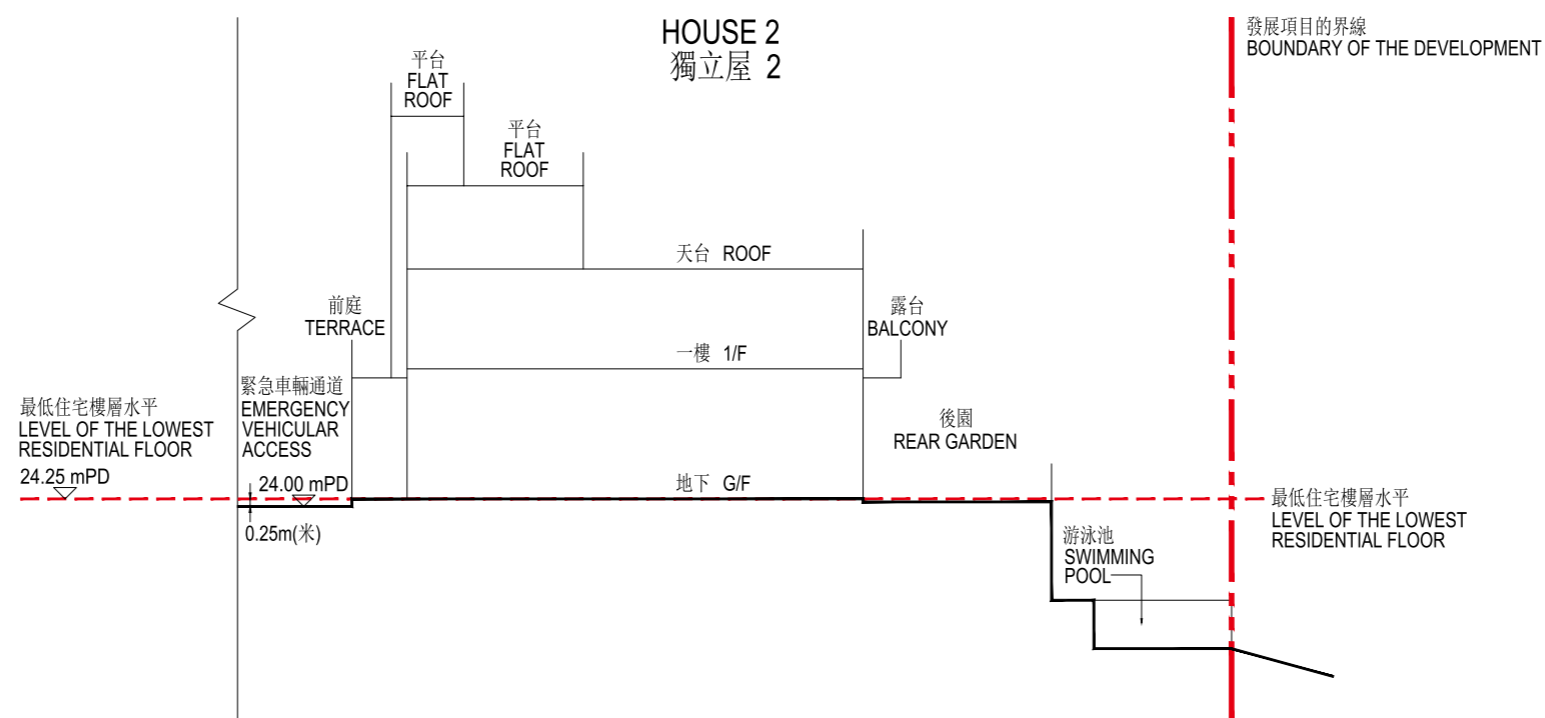
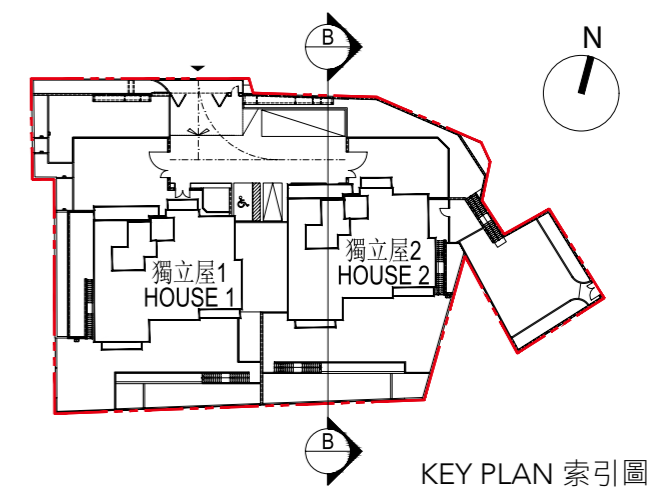
▽ Denotes height in metres above Hong Kong Principle Datum (mPD).  
代表香港主水平基準以上高度 (米)。

--- Red dotted line denotes the level of the lowest residential floor of the building.  
紅色虛線為建築物最低住宅樓層水平。

The part of Emergency Vehicular Access adjacent to the building is 24.00 metres above Hong Kong Principle Datum (mPD).  
毗鄰建築物的一段緊急車輛通道，為香港主水平基準以上 24.00 米。

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

CROSS-SECTION PLAN B-B  
橫截面圖 B-B



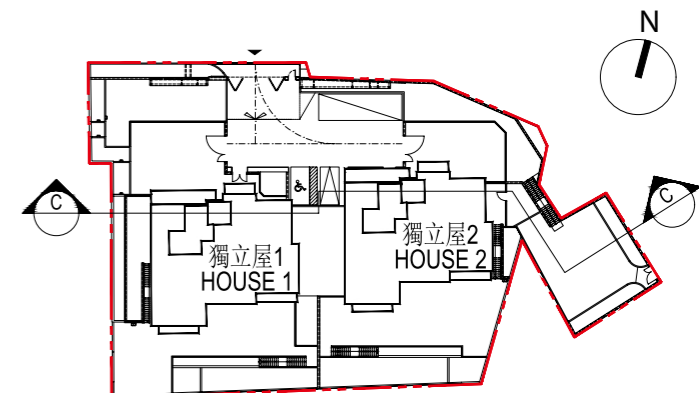
▽ Denotes height in metres above Hong Kong Principle Datum (mPD).  
代表香港主水平基準以上高度 (米)。

--- Red dotted line denotes the level of the lowest residential floor of the building.  
紅色虛線為建築物最低住宅樓層水平。

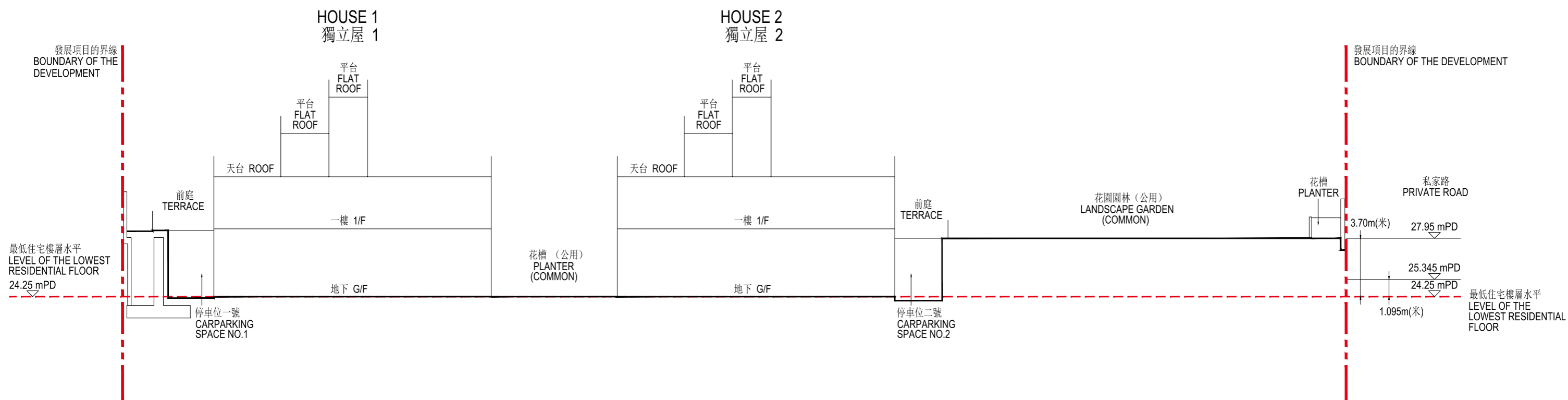
The part of Emergency Vehicular Access adjacent to the building is 24.00 metres above Hong Kong Principle Datum (mPD).  
毗鄰建築物的一段緊急車輛通道，為香港主水平基準以上 24.00 米。

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

CROSS-SECTION PLAN C-C  
橫截面圖 C-C



KEY PLAN 索引圖



▽ Denotes height in metres above Hong Kong Principle Datum (mPD).  
代表香港主水平基準以上高度 (米)。

--- Red dotted line denotes the level of the lowest residential floor of the building.  
紅色虛線為建築物最低住宅樓層水平。

The part of private road adjacent to the building is 25.345 to 27.95 metres above Hong Kong Principle Datum (mPD).  
毗鄰建築物的一段私家路，為香港主水平基準以上 25.345 米至 27.95 米。

# 20 ELEVATION PLAN 立面圖

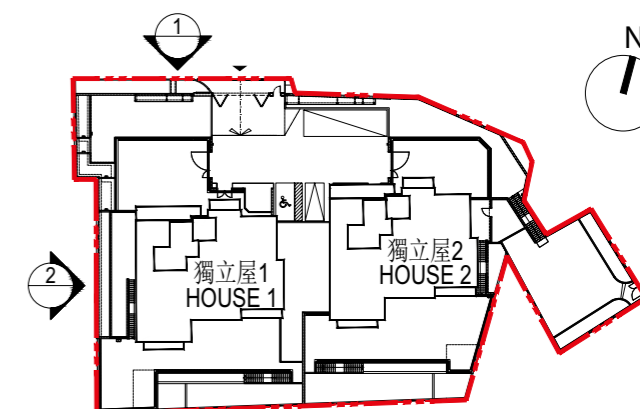
HOUSE 1  
獨立屋 1



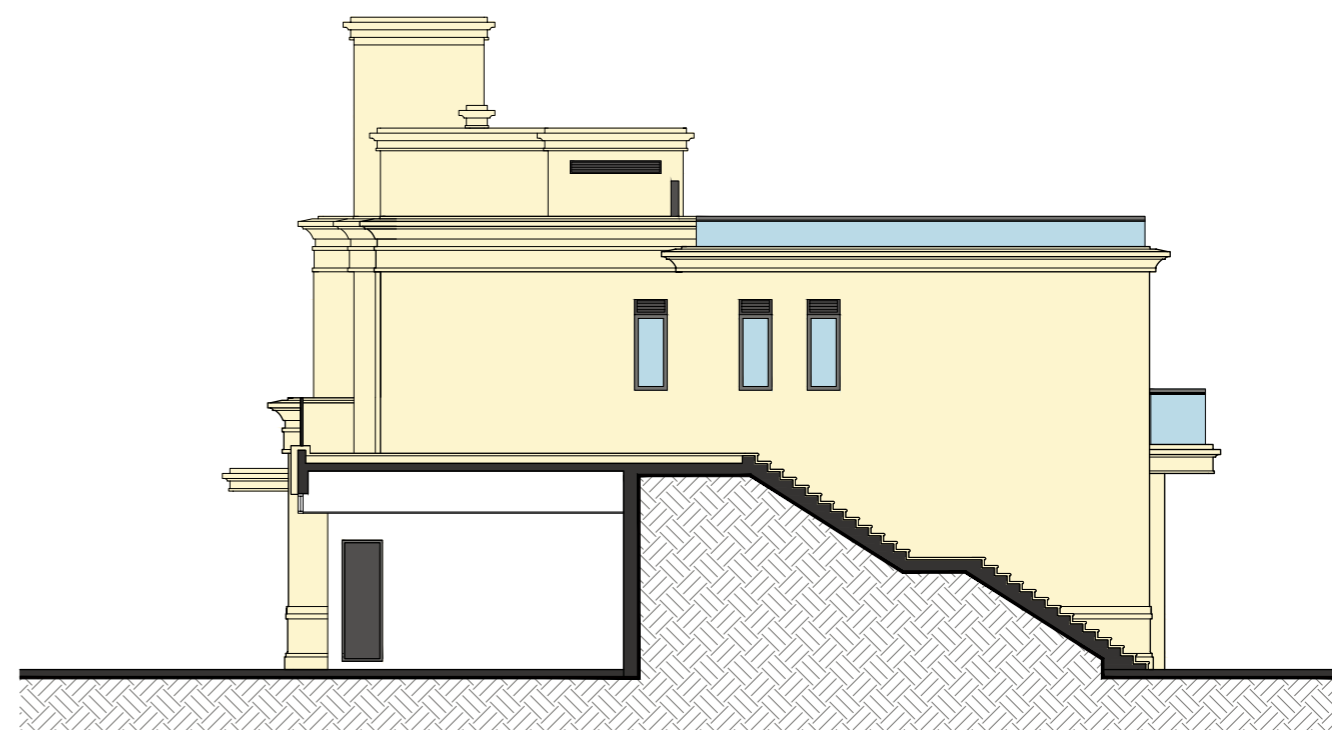
ELEVATION PLAN 1  
立面圖 1

The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 05/01/2023; and
2. are in general accordance with the outward appearance of the Development.



KEY PLAN 索引圖



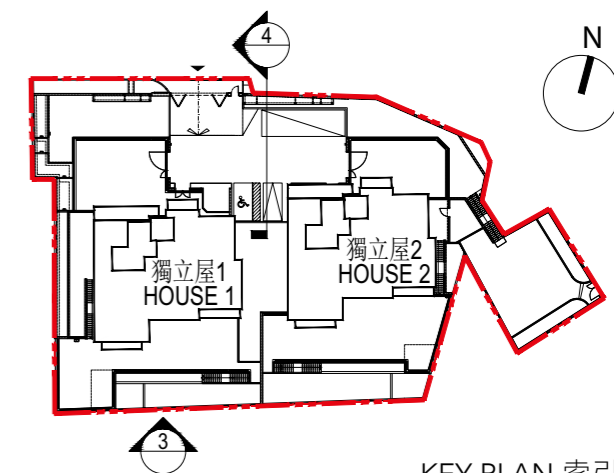
ELEVATION PLAN 2  
立面圖 2

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2023年1月5日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

# 20 ELEVATION PLAN 立面圖

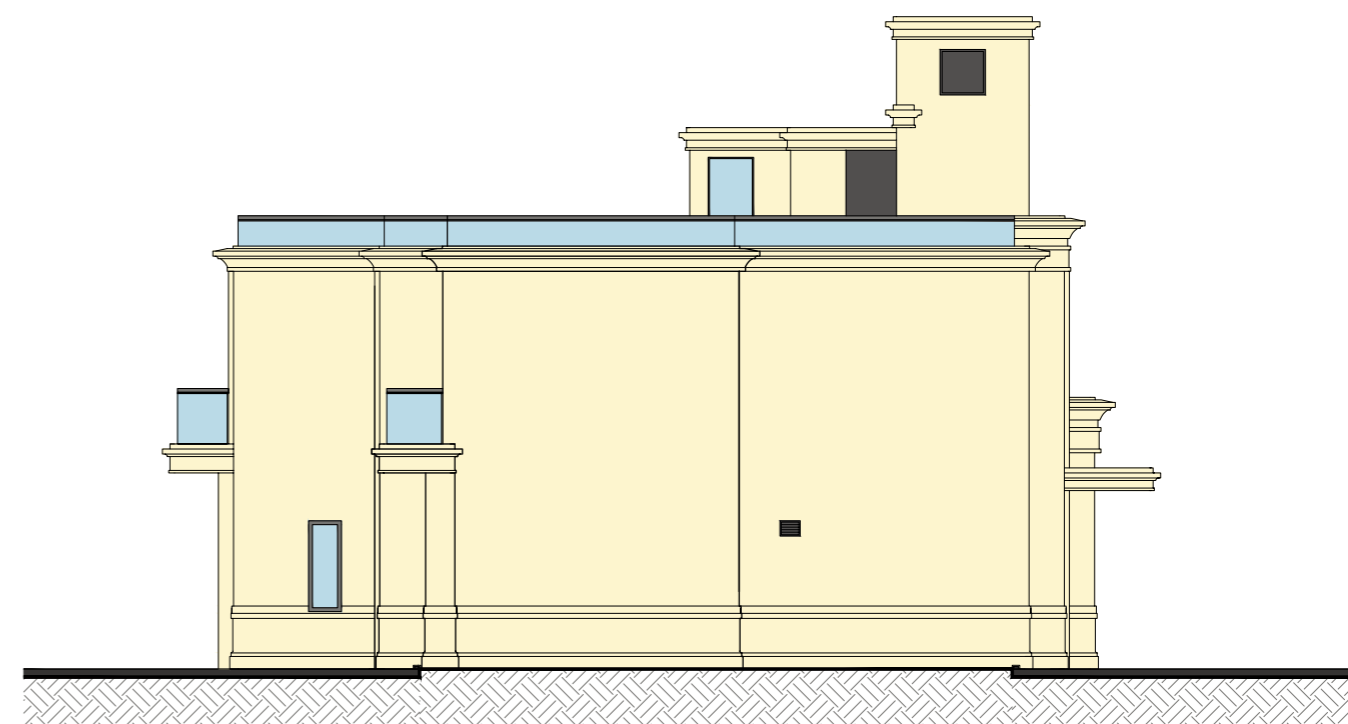
HOUSE 1  
獨立屋 1



KEY PLAN 索引圖



ELEVATION PLAN 3  
立面圖 3



ELEVATION PLAN 4  
立面圖 4

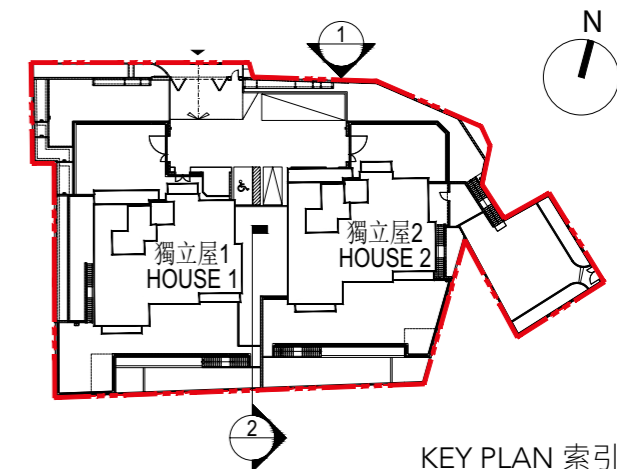
The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 05/01/2023; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2023年1月5日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

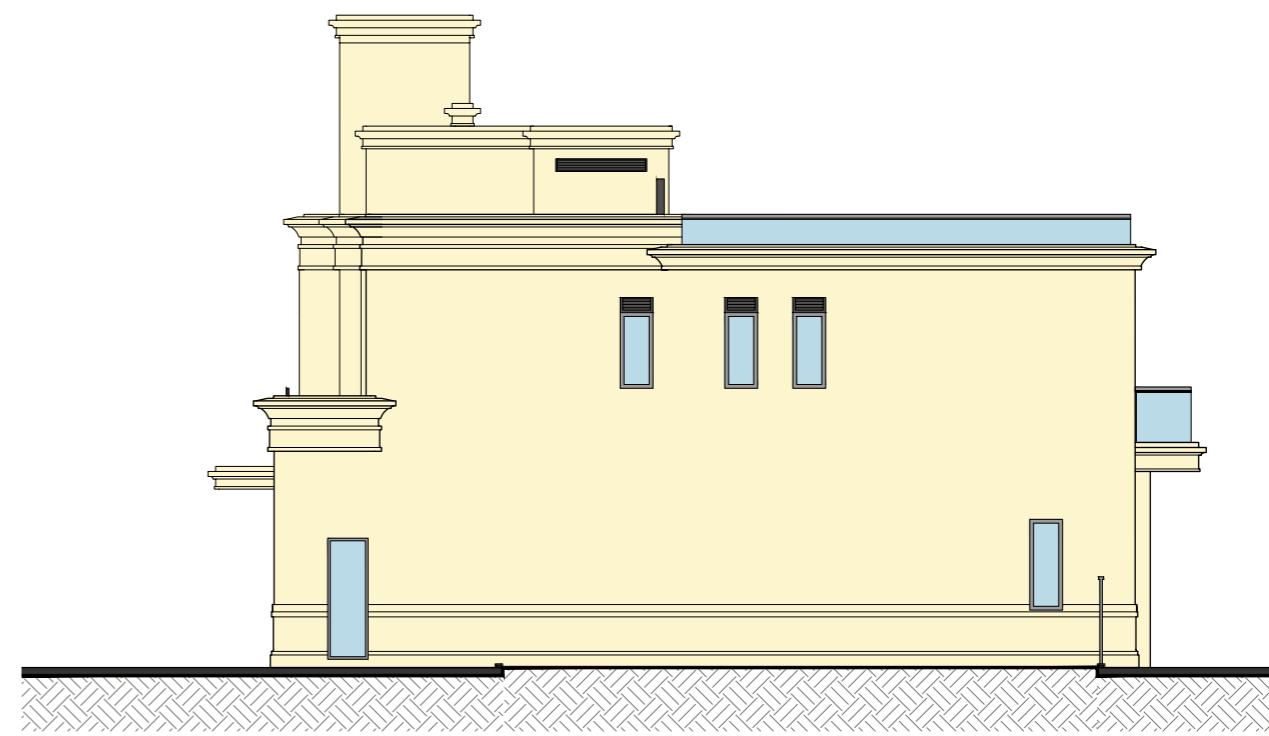
## HOUSE 2 獨立屋2



KEY PLAN 索引圖



ELEVATION PLAN 1  
立面圖 1



ELEVATION PLAN 2  
立面圖 2

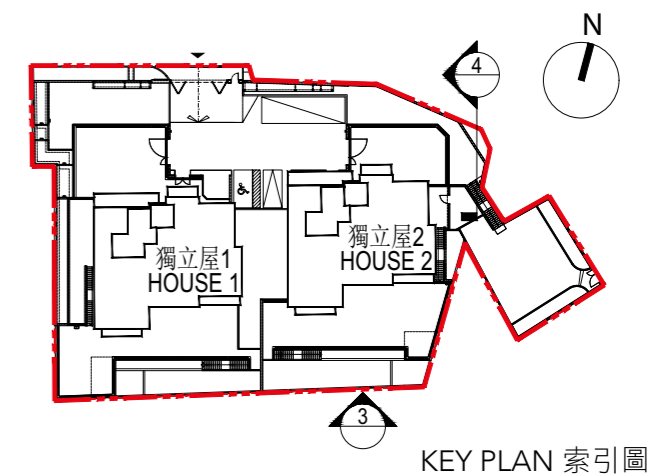
The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 05/01/2023; and
2. are in general accordance with the outward appearance of the Development.

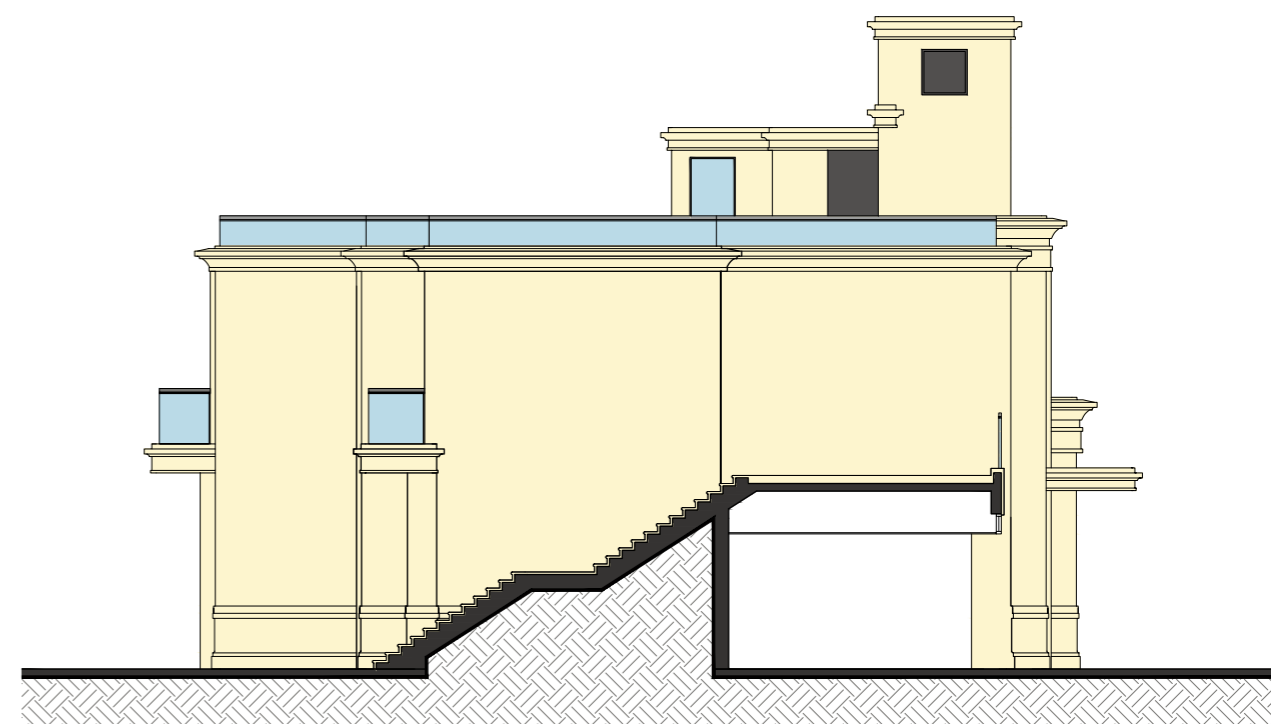
發展項目的認可人士已證明本圖所顯示的立面：

1. 以2023年1月5日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

## HOUSE 2 獨立屋2



ELEVATION PLAN 3  
立面圖 3



ELEVATION PLAN 4  
立面圖 4

The Authorized Person for the Development has certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the Development as of 05/01/2023; and
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2023年1月5日的情況為準的發展項目經批准的建築圖則為基礎擬備；及
2. 大致上與發展項目的外觀一致。

# 21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

## 發展項目中的公用設施的資料

Category of Common Facilities 公用設施的類別		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所(包括供住客使用的任何康樂設施)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方(不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	5737	5737
	sq.m. 平方米	Not Applicable 不適用	532.990	532.990
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方(不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq.m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot, which may be slightly different from that shown in square metre.

備註：

以平方呎顯示之面積均依據 1 平方米 =10.764 平方呎換算，並以四捨五入至整數。平方呎與平方米之數字可能有些微差異。

## 22 INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

1. The address of the website on which a copy of Outline Zoning Plan relating to the Development is available at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) Copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.  
(b) The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
2. (a) 指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在指明住宅物業的售樓處，以供閱覽。  
(b) 無須為閱覽付費。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

1. EXTERIOR FINISHES			
Item		Description	
a.	External wall	Type of finishes	Natural stone
b.	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Tempered laminated clear glass
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Type of finishes	Natural stone, tiles and paint
e.	Verandah or balcony	Type of finishes	Balcony : Tempered laminated glass balustrade with aluminium capping
			Floor : Tiles
			Wall : Not applicable
			Ceiling : Not applicable
		Whether it is covered	Balcony is not covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

1. 外部裝修物料			
細項		描述	
a.	外牆	裝修物料的類型	天然石材
b.	窗	框的用料	氟化碳塗層鋁質框
		玻璃的用料	強化夾層清玻璃
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	天然石材、瓦及油漆
e.	陽台或露台	裝修物料的類型	露台：強化夾層玻璃欄河連鋁質頂欄
			地台：瓦
			牆身：不適用
			天花：不適用
		是否有蓋	露台不設上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

2. INTERIOR FINISHES						
Item		Description				
a.	Lobby	Type of wall, floor and ceiling finishes	Not applicable			
			Wall		Ceiling	
b.	Internal wall and ceiling	Type of finishes for living room and dining room (on exposed surface)	Finished with plastering		Concrete surface without finishes	
		Type of finishes for bedroom (on exposed surface)	Finished with plastering		Concrete surface without finishes	
			Floor		Skirting	
c.	Internal floor	Material of living and dining room (on exposed surface)	Concrete surface without finishes		No skirting is provided	
		Material of bedroom (on exposed surface)	Concrete surface without finishes		No skirting is provided	
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes (on exposed surface)	Plastering for wall finishes	Cement sand screeding to exposed surfaces for flooring	Concrete surface without finishes	
		Whether the wall finishes run up to the ceiling	Wall finishes run up to ceiling			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Plastering for wall finishes	Cement sand screeding to exposed surfaces for flooring	Concrete surface without finishes	No cooking bench is provided
		Whether the wall finishes run up to the ceiling	Wall finishes run up to ceiling			

2. 室內裝修物料					
細項		描述			
a.	大堂	牆壁、地板及天花板裝修物料的類型	不適用		
			牆壁		天花板
b.	內牆及天花板	客廳及飯廳的裝修物料的類型（於外露位置）	牆身鋪砌灰泥		混凝土面及無裝飾面
		睡房的裝修物料的類型（於外露位置）	牆身鋪砌灰泥		混凝土面及無裝飾面
			地板		牆腳線
c.	內部地板	客廳及飯廳的用料（於外露位置）	混凝土面及無裝飾面		不設牆腳線
		睡房的用料（於外露位置）	混凝土面及無裝飾面		不設牆腳線
			牆壁	地板	天花板
d.	浴室	裝修物料的類型（於外露位置）	牆身鋪砌灰泥	外露地台鋪砌水泥砂漿	混凝土面及無裝飾面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花		
			牆壁	地板	天花板
e.	廚房	裝修物料的類型	牆身鋪砌灰泥	外露地台鋪砌水泥砂漿	混凝土面及無裝飾面
		牆壁的裝修物料是否鋪至天花板	牆身裝飾鋪砌至天花		
				天花板	灶台

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

3. INTERIOR FITTINGS						
Item		Description				
			Material	Finishes	Accessories	
a.	Doors	Main entrance door	Solid core timber door	Aluminum and wood veneer	Lockset, handle, door closer and concealed door hinge	
		Kitchen door to car parking space	Fire-rated solid core timber door	Wood veneer	Lockset, handle and door closer	
		Dining room to rear garden door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Balcony door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Terrance door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Roof door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Fittings & Equipment	Type	Material		
b.	Bathroom	Type and material of fittings and equipment	Basin mixer	Chrome plated		
			Basin	Vitreous china		
			Water closet	Vitreous china		
		Type and material of water supply system	Cold water supply	Copper water pipes		
			Hot water supply	Copper water pipes with thermal insulation		
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower mixer	Chrome plated		
			Bath tub mixer	Chrome plated		
			Bath tub	Vitreous china		
		Size of bath tub, if applicable	size			
			1700mm (L) x 700mm (W) x 480mm (H)			

3. 室內裝置					
細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	鋁質及木皮	門鎖、拉手、門鼓及暗門鉸
		廚房通往停車位門	防火實心木門	木皮	門鎖、拉手及門鼓
		飯廳通往後花園門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		露台門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		前庭門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		天台門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		裝置及設備		類型	用料
b.	浴室	裝置及設備的類型及用料		洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				坐廁	搪瓷
		供水系統的類型及用料		冷水供應	銅喉
				熱水供應	配有隔熱絕緣保護之銅喉
		沐浴設施(包括花灑或浴缸，(如適用的話))		花灑水龍頭	鍍鉻
				浴缸水龍頭	鍍鉻
				浴缸	搪瓷
		浴缸大小(如適用的話)		尺寸	
				1700毫米(長) x 700毫米(闊) x 480毫米(高)	

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

3. INTERIOR FITTINGS				
Item		Description		
		Material		
c.	Kitchen	Sink unit	Stainless steel	
		Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Kitchen cabinet	No kitchen cabinet is provided	
		Type of all other fittings and equipment	Chrome plated sink mixer	
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	
e.	Telephone	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
f.	Aerials	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
g.	Electrical installations	Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided
			Safety devices	Single phase and three phases electricity supply with miniature circuit breaker distribution board is provided
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by non-concrete partition walls, designated pipe ducts or other materials
		Location and number of power points and airconditioner points		Please refer to the "Schedule for Mechanical & Electrical Provisions"

3. 室內裝置				
細項		描述		
			用料	
c.	廚房	洗滌盆	不銹鋼	
		供水系統	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
		廚櫃	不設廚櫃	
		所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭	
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	
e.	電話	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」
f.	天線	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」
g.	電力裝置	供電附件 (包括安全裝置)	供電附件	提供所有電制及插座之面板
			安全裝置	提供單相及三相電力供應並裝妥微型斷路器配電箱
		導管是隱藏或外露		導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏
		電插座及空調機接駁點的位置及數目		請參閱「機電裝置位置及數量說明表」

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

3. INTERIOR FITTINGS			
Item		Description	
			Fittings
h.	Gas supply	Not applicable	
i.	Washing machine connection point	Location and design	Not applicable
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		Whether hot water is available	Hot water is available at kitchen, bathroom, powder room and lavatory

3. 室內裝置			
細項		描述	
			裝置
h.	氣體供應	不適用	
i.	洗衣機接駁點	位置及設計	不適用
j.	供水	水管的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏
		有否熱水供應	廚房、浴室、化妝室及廁所有熱水供應

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 1 獨立屋 1

4. MISCELLANEOUS					
Item		Description			
			Residential lift		
a.	Lifts	Brand name and model number	Hitachi		
		Number and floors served by them	LCA-630-CO105		
b.	Letter box	No letter box is provided			
c.	Refuse collection	Means of refuse collection	Refuse will be collected by cleaners at collection point in fore garden		
		Location of refuse room	Not applicable		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	Inside water meter cabinet	Inside CLP service end box metering equipment	Not applicable
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

5. SECURITY FACILITIES	
Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Access control system is provide at entrance gate of the Development and fore garden gate of each house.

6. APPLIANCES	
Item	Description
Brand name and model number	Please refer to the "Appliance Schedule"

4. 雜項					
細項		描述			
			住宅升降機		
a.	升降機	品牌名稱及產品型號	日立		
		升降機的數目及到達的樓層	LCA-630-CO105		
b.	信箱	不設信箱			
c.	垃圾收集	垃圾收集的方法	由清潔工人於前園收集點收集垃圾		
		垃圾房的位置	不適用		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	水錶櫃內	中電電錶盒內	不適用
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施	
細項	描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	發展項目入口大閘及各獨立屋前園大閘設有入口通道控制系統。

6. 設備	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.  
賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 2 獨立屋 2

1. EXTERIOR FINISHES			
Item		Description	
a.	External wall	Type of finishes	Natural stone
b.	Window	Material of frame	Fluorocarbon coated aluminium frame
		Material of glass	Tempered laminated clear glass
c.	Bay window	Material of bay window	Not applicable
		Window sill finishes	Not applicable
d.	Planter	Type of finishes	Natural stone, tiles and paint
e.	Verandah or balcony	Type of finishes	Balcony : Tempered laminated glass balustrade with aluminium capping
			Floor : Tiles
			Wall : Not applicable
			Ceiling : Not applicable
		Whether it is covered	Balcony is not covered
		Verandah	Not applicable
f.	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

1. 外部裝修物料			
細項		描述	
a.	外牆	裝修物料的類型	天然石材
b.	窗	框的用料	氟化碳塗層鋁質框
		玻璃的用料	強化夾層清玻璃
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	天然石材、瓦及油漆
e.	陽台或露台	裝修物料的類型	露台：強化夾層玻璃欄河連鋁質頂欄
			地台：瓦
			牆身：不適用
			天花：不適用
		是否有蓋	露台不設上蓋
		陽台	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 2 獨立屋 2

2. INTERIOR FINISHES						
Item		Description				
a.	Lobby	Type of wall, floor and ceiling finishes	Not applicable			
			Wall		Ceiling	
b.	Internal wall and ceiling	Type of finishes for living room and dining room (on exposed surface)	Finished with plastering		Concrete surface without finishes	
		Type of finishes for bedroom (on exposed surface)	Finished with plastering		Concrete surface without finishes	
			Floor		Skirting	
c.	Internal floor	Material of living and dining room (on exposed surface)	Concrete surface without finishes		No skirting is provided	
		Material of bedroom (on exposed surface)	Concrete surface without finishes		No skirting is provided	
			Wall	Floor	Ceiling	
d.	Bathroom	Type of finishes (on exposed surface)	Plastering for wall finishes	Cement sand screeding to exposed surfaces for flooring	Concrete surface without finishes	
		Whether the wall finishes run up to the ceiling	Wall finishes run up to ceiling			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Plastering for wall finishes	Cement sand screeding to exposed surfaces for flooring	Concrete surface without finishes	No cooking bench is provided
		Whether the wall finishes run up to the ceiling	Wall finishes run up to ceiling			

2. 室內裝修物料					
細項		描述			
a.	大堂	牆壁、地板及天花板裝修物料的類型	不適用		
			牆壁		天花板
b.	內牆及天花板	客廳及飯廳的裝修物料的類型（於外露位置）	牆身鋪砌灰泥		混凝土面及無裝飾面
		睡房的裝修物料的類型（於外露位置）	牆身鋪砌灰泥		混凝土面及無裝飾面
			地板		牆腳線
c.	內部地板	客廳及飯廳的用料（於外露位置）	混凝土面無裝飾面		不設牆腳線
		睡房的用料（於外露位置）	混凝土面無裝飾面		不設牆腳線
			牆壁	地板	天花板
d.	浴室	裝修物料的類型（於外露位置）	牆身鋪砌灰泥	外露地台鋪砌水泥砂漿	混凝土面及無裝飾面
		牆壁的裝修物料是否鋪至天花板	裝修物料鋪至天花		
			牆壁	地板	天花板
e.	廚房	裝修物料的類型	牆身鋪砌灰泥	外露地台鋪砌水泥砂漿	混凝土面及無裝飾面
		牆壁的裝修物料是否鋪至天花板	牆身裝飾鋪砌至天花		
				天花板	灶台

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

## HOUSE 2 獨立屋 2

3. INTERIOR FITTINGS						
Item		Description				
			Material	Finishes	Accessories	
a.	Doors	Main entrance door	Solid core timber door	Aluminum and paint	Lockset, handle, door closer, concealed door hinge and stopper	
		Kitchen door to car parking space	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Dining room to rear garden door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Balcony door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Terrance door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Roof door	Aluminium framed glass door	Tempered clear glass and fluorocarbon coated aluminium	Lockset and handle	
		Fittings & Equipment	Type	Material		
b.	Bathroom	Type and material of fittings and equipment	Basin mixer	Chrome plated		
			Basin	Vitreous china		
			Water closet	Vitreous china		
		Type and material of water supply system	Cold water supply	Copper water pipes		
			Hot water supply	Copper water pipes with thermal insulation		
		Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower mixer	Chrome plated		
			Bath tub mixer	Chrome plated		
			Bath tub	Vitreous china		
		Size of bath tub, if applicable	size			
			1700mm (L) x 700mm (W) x 480mm (H)			

3. 室內裝置					
細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	鋁質及油漆	門鎖、拉手、門鼓、暗門鉸及門擋
		廚房通往停車位門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		飯廳通往後花園門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		露台門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		前庭門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		天台門	鋁質框玻璃門	強化清玻璃及氟化碳塗層鋁質	門鎖及拉手
		裝置及設備	類型	用料	
b.	浴室	裝置及設備的類型及用料		洗手盆水龍頭	鍍鉻
				洗手盆	搪瓷
				坐廁	搪瓷
		供水系統的類型及用料		冷水供應	銅喉
				熱水供應	配有隔熱絕緣保護之銅喉
		沐浴設施 (包括花灑或浴缸，(如適用的話))		花灑水龍頭	鍍鉻
				浴缸水龍頭	鍍鉻
				浴缸	搪瓷
		浴缸大小 (如適用的話)		尺寸	
				1700 毫米 (長) x 700 毫米 (闊) x 480 毫米 (高)	

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 2 獨立屋 2

3. INTERIOR FITTINGS				
Item		Description		
		Material		
c.	Kitchen	Sink unit	Stainless steel	
		Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply	
		Kitchen cabinet	No kitchen cabinet is provided	
		Type of all other fittings and equipment	Chrome plated sink mixer	
d.	Bedroom	Type and material of fittings (including built-in wardrobe)	Not applicable	
e.	Telephone	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
f.	Aerials	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"
g.	Electrical installations	Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets are provided
			Safety devices	Single phase and three phases electricity supply with miniature circuit breaker distribution board is provided
		Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by non-concrete partition walls, designated pipe ducts or other materials
		Location and number of power points and airconditioner points		Please refer to the "Schedule for Mechanical & Electrical Provisions"

3. 室內裝置				
細項		描述		
			用料	
c.	廚房	洗滌盆	不銹鋼	
		供水系統	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉	
		廚櫃	不設廚櫃	
		所有其他裝置及設備的類型	鍍鉻洗滌盆水龍頭及金屬掛件	
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	
e.	電話	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」
f.	天線	接駁點的位置及數目		請參考「機電裝置位置及數量說明表」
g.	電力裝置	供電附件 (包括安全裝置)	供電附件	提供所有電制及插座之面板
			安全裝置	提供單相及三相電力供應並裝妥微型斷路器配電箱
		導管是隱藏或外露		導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏
		電插座及空調機接駁點的位置及數目		請參閱「機電裝置位置及數量說明表」

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 2 獨立屋 2

3. INTERIOR FITTINGS			
Item		Description	
		Fittings	
h.	Gas supply	Not applicable	
i.	Washing machine connection point	Location and design	Not applicable
j.	Water supply	Material of water pipes	Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		Whether hot water is available	Hot water is available at kitchen, bathroom, powder room and lavatory

3. 室內裝置			
細項		描述	
		裝置	
h.	氣體供應	不適用	
i.	洗衣機接駁點	位置及設計	不適用
j.	供水	水管的用料	冷水供應採用銅喉及熱水供應採用配有隔熱絕緣保護之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆蓋層板、非混凝土間牆、指定之槽位或其他物料遮蓋或暗藏
		有否熱水供應	廚房、浴室、化妝室及廁所有熱水供應

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### HOUSE 2 獨立屋 2

4. MISCELLANEOUS					
Item		Description			
			Residential lift		
a.	Lifts	Brand name and model number	Hitachi		
		Number and floors served by them	LCA-630-CO105		
b.	Letter box	No letter box is provided			
c.	Refuse collection	Means of refuse collection	Refuse will be collected by cleaners at collection point in fore garden		
		Location of refuse room	Not applicable		
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	Location	Inside water meter cabinet	Inside CLP service end box metering equipment	Not applicable
		Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not applicable

5. SECURITY FACILITIES	
Item	Description
Security system and equipment (including details of built-in provisions and their locations)	Access control system is provide at entrance gate of the Development and fore garden gate of each house.

6. APPLIANCES	
Item	Description
Brand name and model number	Please refer to the "Appliance Schedule"

4. 雜項					
細項		描述			
			住宅升降機		
a.	升降機	品牌名稱及產品型號	日立		
		升降機的數目及到達的樓層	LCA-630-CO105		
b.	信箱	不設信箱			
c.	垃圾收集	垃圾收集的方法	由清潔工人於前園收集點收集垃圾		
		垃圾房的位置	不適用		
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	位置	水錶櫃內	中電電錶盒內	不適用
		就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	不適用

5. 保安設施	
細項	描述
保安系統及設備 (包括嵌入式的裝備的細節及其位置)	發展項目入口大閘及各獨立屋前園大閘設有入口通道控制系統。

6. 設備	
細項	描述
品牌名稱及產品型號	請參閱「設備說明表」

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the development, lifts or appliances of comparable quality will be installed.  
賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

#### HOUSE 1 獨立屋 1

	Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
G/F 地面層	Entrance Foyer 門廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Living Room 客廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Dining Room 飯廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Study 書房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Kitchen Storage 廚房儲物房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Maid Room 工人房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Powder Room 化妝間	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Lavatory 洗手間	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.  
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

APPLIANCES SCHEDULE 設備說明

HOUSE 1 獨立屋 1

Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
1/F 1 樓	Master Suite 主人套房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP56CA
	Master Walk In Closet 主人房衣帽間	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Master Bathroom 主人浴室	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NS3H
	Junior Suite 少主房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Junior Walk In Closet 少主衣帽間	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Family Room 家庭房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Walk in closet 1 衣帽間 1	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Suite 2 套房 2	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP56CA
	Junior Bathroom 少主浴室	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
Roof 天台		Electric Water Heater 電熱水爐	German pool 德國寶	GPU-150
		Split Type Air-Conditioner 分體式冷氣機 (Outdoor Unit 室外機)	DAIKIN 大金	RUXYQ14BA , RUXYQ22BA

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.  
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

#### HOUSE 2 獨立屋 2

	Location 位置	Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
G/F 地面層	Entrance Foyer 門廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Living Room 客廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Dining Room 飯廳	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Study 書房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Kitchen Storage 廚房儲物房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Maid Room 工人房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Bathroom 3 浴室 3	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Powder Room 化妝間	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Lavatory 洗手間	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.  
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

# 23 FITTINGS, FINISHES AND APPLIANCES

## 裝置、裝修物料及設備

### APPLIANCES SCHEDULE 設備說明

#### HOUSE 2 獨立屋 2

Location 位置		Appliances 設備	Brand Name 品牌名稱	Model Number 產品型號
1/F 1 樓	Master Suite 主人套房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP56CA
	Master Walk In Closet 主人房衣帽間	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Master Bathroom 主人浴室	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Junior Suite 少主房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Junior Walk In Closet 少主衣帽間	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP28CA
	Family Room 家庭房	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP71CA
	Walk in closet 1 衣帽間 1	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP90CA
	Suite 2 套房 2	Split Type Air-Conditioner 分體式冷氣機 (Indoor Unit 室內機)	DAIKIN 大金	FXSP56CA
	Junior Bathroom 少主浴室	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
	Bathroom 1 浴室 1	Exhaust Fan 抽氣扇	Pansasonic 樂聲	FV-18NF3H
Roof 天台		Electric Water Heater 電熱水爐	German pool 德國寶	GPU-150
		Split Type Air-Conditioner 分體式冷氣機 (Outdoor Unit 室外機)	DAIKIN 大金	RUXYQ14BA , RUXYQ22BA

The vendor undertakes that if lifts and appliances of the specified brand name or model number are not installed in the Development, lifts or appliance of comparable quality will be installed.  
賣方承諾如該發展項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

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

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	House 獨立屋 1	House 獨立屋 2
G/F 地面層	Entrance Foyer 門廳	Lighting Point 燈位	3	4
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	4	3
		Twin Socket Outlet 雙位電插座	1	-
	Living Room and Dining Room 客廳及飯廳	Twin Socket Outlet 雙位電插座	1	2
		TV/ FM Connection Point 電視 / 電台天線接駁點	-	1
		Lighting Point 燈位	10	9
		Fuse Spur Unit 菲士蘇	4	4
		Lighting Switch 燈掣	3	3
	Study 書房	Twin Socket Outlet 雙位電插座	1	1
		Lighting Point 燈位	4	4
		TV/ FM Connection Point 電視 / 電台天線接駁點	-	1
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	2	2
	Kitchen 廚房	Twin Socket Outlet 雙位電插座	1	1
		Lighting Point 燈位	3	3
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	1	1
	Kitchen Store 廚房儲物房	Lighting Point 燈位	1	2
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	-	1
	Maid Room 工人房	Twin Socket Outlet 雙位電插座	1	1
		Lighting Switch 燈掣	2	2
		Lighting Point 燈位	2	2
		Fuse Spur Unit 菲士蘇	1	1

Note:

1. The numbers as shown in the above table denote the numbers provided.
2. The symbol " - " as shown in the above table denotes "Not provided".

備註：

1. 上表顯示的數目代表提供的數量。
2. 上表 "-" 符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	House 獨立屋 1	House 獨立屋 2
G/F 地面層	Utility 工作間	Lighting Switch 燈掣	1	-
		Lighting Point 燈位	1	1
	Storeroom 儲物室	Lighting Switch 燈掣	1	1
		Lighting Point 燈位	1	1
	Bathroom 3 浴室 3	Fuse Spur Unit 菲士蘇	1	1
		Lighting Point 燈位	2	2
	Powder Room 化妝間	Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	1	1
	Lavatory 洗手間	Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	1	-

Note:  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol " – " as shown in the above table denotes "Not provided".

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表 "-" 符號代表「不提供」。

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

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	House 獨立屋 1	House 獨立屋 2
1/F 1樓	Family Room 家庭房	Twin Socket Outlet 雙位電插座	1	1
		Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	2	2
		Lighting Switch 燈掣	4	4
	Master Suite 主人套房	Twin Socket Outlet 雙位電插座	1	1
		Lighting Point 燈位	2	2
		Fuse Spur Unit 菲士蘇	2	2
		Lighting Switch 燈掣	2	2
		TV/ FM Connection Point 電視 / 電台天線接駁點	1	1
	Master Walk In Closet 主人房衣帽間	Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	2	1
		Lighting Switch 燈掣	2	2
		Twin Socket Outlet 雙位電插座	1	-
	Master Bathroom 主人浴室	Fuse Spur Unit 菲士蘇	1	-
		Lighting Point 燈位	1	1
	Junior Suite 少主套房	Twin Socket Outlet 雙位電插座	1	1
		TV/ FM Connection Point 電視 / 電台天線接駁點	1	1
		Lighting Point 燈位	2	2
		Lighting Switch 燈掣	1	1
	Junior Bathroom 少主浴室	Lighting Point 燈位	2	2
	Suite 1 套房 1	Twin Socket Outlet 雙位電插座	1	1
		Lighting Point 燈位	2	2
	Walk In Closet 1 衣帽間 1	Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	1	1
	Bathroom 1 浴室 1	Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	1	1

Note:

- The numbers as shown in the above table denote the numbers provided.
- The symbol " - " as shown in the above table denotes "Not provided".

備註：

- 上表顯示的數目代表提供的數量。
- 上表 "-" 符號代表「不提供」。

Schedule of Mechanical & Electrical Provisions for Residential Property 住宅單位機電裝置數量說明表

Location 位置		Mechanical & Electrical Provisions 機電裝置	House 獨立屋 1	House 獨立屋 2
1/F 1樓	Suite 2 套房 2	Twin Socket Outlet 雙位電插座	1	1
		TV/ FM Connection Point 電視 / 電台天線接駁點	1	1
		Lighting Point 燈位	1	1
		Fuse Spur Unit 菲士蘇	1	1
		Lighting Switch 燈掣	3	2
	Bathroom 2 浴室 2	Fuse Spur Unit 菲士蘇	1	-
		Lighting Point 燈位	1	1
	Internal Staircase 內部樓梯	Lighting Point 燈位	9	9
		Lighting Switch 燈掣	3	2
	Junior Walk In Closet 少主衣帽間	Fuse Spur Unit 菲士蘇	2	2
		Lighting Switch 燈掣	2	2

Note:  
1. The numbers as shown in the above table denote the numbers provided.  
2. The symbol " - " as shown in the above table denotes "Not provided".

備註：  
1. 上表顯示的數目代表提供的數量。  
2. 上表 "-" 符號代表「不提供」。

## 24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

## 25 GOVERNMENT RENT 地稅

The Vendor is liable for the Government Rent payable for the specified residential property from the date of the Land Grant up to and including the date of the Assignment of that specified residential property.

賣方有法律責任繳付指明住宅物業由批地文件之日期起計直至及包括該指明住宅物業之轉讓契日期之地稅。

## 26 MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

On the delivery of the vacant possession of the specified residential property to the Purchaser, the Purchaser is liable to reimburse the owner for the deposits for water and electricity; and on that delivery, the Purchaser is not liable to pay to the owner a debris removal fee.

Note:

On that delivery, the Purchaser is liable to pay a debris removal fee to the manager (not the owner) under the Deed of Mutual Covenant, and where the owner has paid that debris removal fee, the Purchaser shall reimburse the owner for the same.

在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金；及在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

在交付時，買方須根據公契向發展項目的管理人（而非擁有人）支付清理廢料的費用，而如擁有人已支付清理廢料的費用，買方須向擁有人補還清理廢料的費用。

## 27 DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

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

1. The Land Grant requires the owners of the residential properties in the Development to maintain slope at their own cost. The relevant provisions are as follows :-

(a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) (a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as the Green Hatched Black Area) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose decision shall be final and binding on the Purchaser), have also been affected. The Purchaser shall indemnify the Government, its agents and contractors against all claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslide preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

(b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his or their duly authorized officers by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of

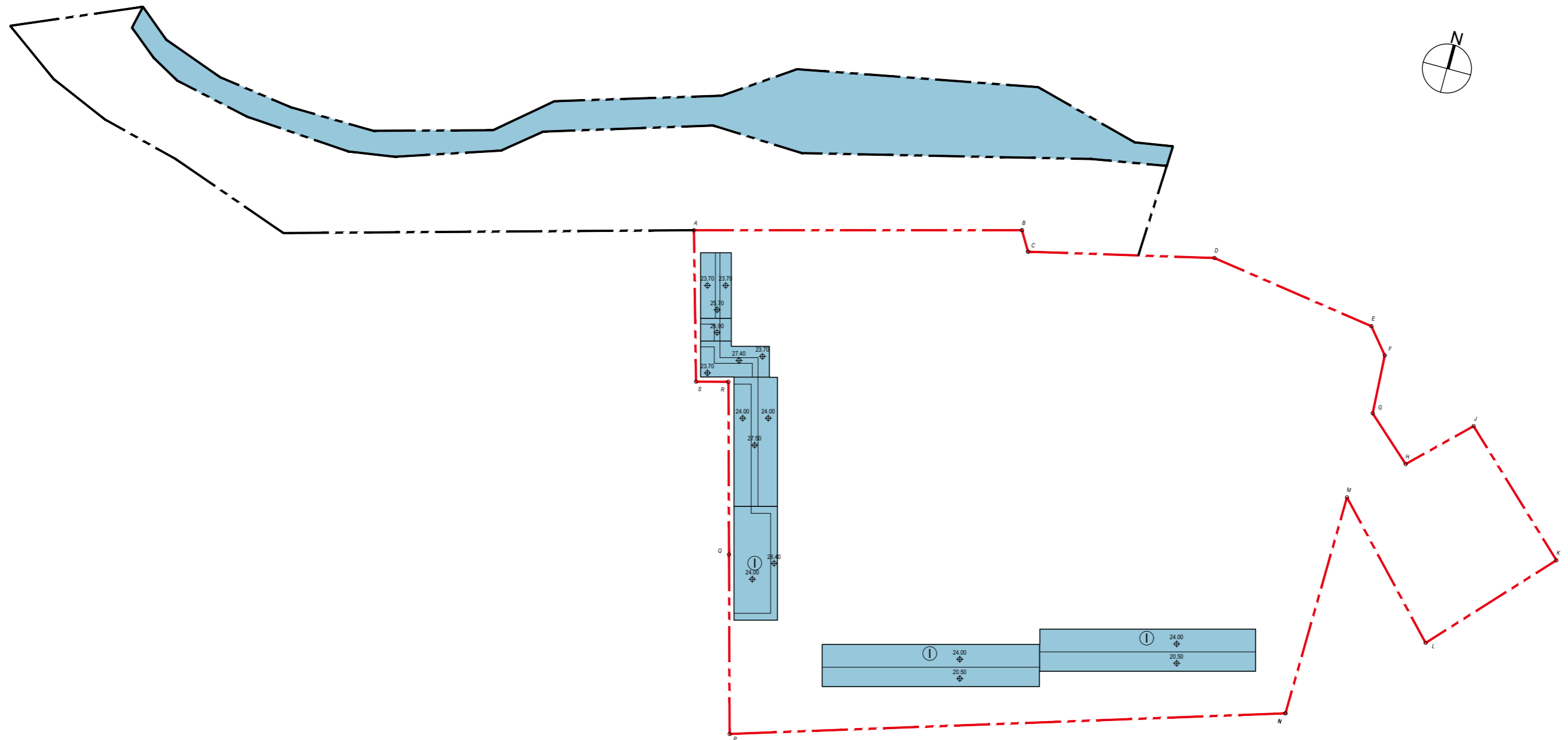
such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

2. Each of the owners is obliged to contribute towards the costs of the maintenance work referred to above (hereinafter referred to as such maintenance work).
3. The Slopes and retaining walls plan below shows the slope and any retaining wall or related structures constructed, or to be constructed, within or outside the land on which the development is situated which the owners shall maintain at their own costs.
4. Under the deed of mutual covenant, the manager of the Development has the owners' authority to carry out such maintenance work.

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡，相關條文如下：
  - (a) 如該地段內或任何政府土地現時或以往曾經配合或因應該地段或其任何部份的形成平整或發展事宜，或因其他買方須按批地條款或其他目的要進行的工程進行削土、移土或土地後移工程，或建造或填土工程，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，買方亦須於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、護土牆或其他支撐結構、防護結構、排水、輔助或其他工程，以保護和支撐該地段內的土地及任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何崩塌、山泥傾瀉或地陷。買方應在本文協定的整個批地年期內自費維修上述土地、斜坡處理工程、護土牆或其他支撐結構、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達至署長滿意程度。
  - (b) (a) 買方應自費以令署長滿意的方式在批地文件所附圖則上的綠色間黑斜線範圍（以下簡稱綠色間黑斜線範圍）展開並完成署長依其絕對酌情權決定可能要求的岩土工程勘察、斜坡處理、山泥傾瀉預防、緩解及補救工程，並應在批地文件約定的整個租期內自費以令署長滿意的方式維護綠色間黑斜線範圍，令該區域處於良好且修護妥善的狀態，包括執行各項土地、斜坡處理工程、擋土牆結構、排水及任何其他工程。若在批地文件約定批租年期內的任何時間綠色間黑斜線範圍發生任何山泥傾瀉、地陷或崩塌，買方應自費以令署長滿意的方式對該等區域連同署長（署長的決定為最終決定，並對買方具有約束力）認為的受到影響的任何毗鄰或鄰近區域的土地進行復原並予以妥善修護。買方應就因上述山泥傾瀉、地陷或崩塌而致使政府、其代理人及承辦商所遭受的一切索賠、訴訟、開支、損害和費用作出彌償。買方應始終確保在綠色間黑斜線範圍沒有非法挖掘或傾倒，而經署長事先書面批准，買方可架設圍欄或其他障礙以防止該等非法挖掘或傾卸行為。除了批地文件訂明就任何違反其條款而有的權利或濟助外，署長可在任何時候向買方發出書面通知，要求其展開該等岩土工程勘察、斜坡處理、山泥傾瀉預防、緩解或救濟工程，並對受到該等山泥傾瀉、地陷或崩塌影響的任何土地、構築物或工程進行維護、復原和妥善修復。若買方因疏忽或未能在通知中規定的時間內以令署長滿意的方式滿足通知中的要求，署長可在該等期限屆滿後立即執行並展開任何必要工程，而買方應在接獲政府要求後即時向其償還由此產生的費用。
  - (b) 儘管有本特別批地條款第 (a) 條規定，買方在本特別批地條款項下對綠色間黑斜線範圍或其任何部分所負有的義務及權利，在政府向其發出相應通知時絕對終止，買方不得就因終止而蒙受的損失、損害或干擾或由此產生的任何費用向政府、署長或其授權的政府人員索償。但是，該終止不應影響政府對任何先前違反、不履行或不遵守本特別批地條款第 (a) 條的行為行使任何權利或採取任何救濟措施。
2. 每名擁有人均須分擔上述的維修工程（以下簡稱「該等維修工程」）的費用。
3. 以下斜坡及擋土牆位置平面圖顯示該斜坡及已經或將會在該項目所位於的土地之內或之外建造的任何護土牆或有關構築物。
4. 根據公契，發展項目的管理人獲擁有人授權進行該等維修工程。

# 28 MAINTENANCE OF SLOPES 斜坡維修

SLOPES AND RETAINING WALLS PLAN  
斜坡及擋土牆位置平面圖



## LEGEND 圖例：

- ① INDIGO - SLOPES AND RETAINING WALLS  
靛藍 - 斜坡與及擋土牆
- BOUNDARY OF THE DEVELOPMENT  
發展項目的界線

## 29 MODIFICATION 修訂

No application to the Government for a modification of the Land Grant for the Development is underway.

發展項目現時並沒有向政府提出申請修訂批地文件。

## 30 RELEVANT INFORMATION 有關資料

Not applicable.

不適用。

## 31 WEBSITE ADDRESS 互聯網網址

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

[www.thearcana.com.hk](http://www.thearcana.com.hk)

賣方為施行《一手住宅物業銷售條例》(第 621 章) 第 2 部而就發展項目指定的互聯網網站的網址：

[www.thearcana.com.hk](http://www.thearcana.com.hk)

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

## 申請建築物總樓面面積寬免的資料

### Breakdown of GFA Concessions Obtained for All Features

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

		Area (m <sup>2</sup> )
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	37.292
2.	<b>Plant rooms and similar services</b>	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	-
2.2	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.	97.526
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	-
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	18.000
4.	Wider common corridor and lift lobby	-
5.	Communal sky garden	-
6.	Acoustic fin	-
7.	Wing wall, wind catcher and funnel	-
8.	Non-structural prefabricated external wall	-
9.	Utility platform	-
10.	Noise barrier	-
Amenity Features		
11.	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	-
12.	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	-
13.	Covered landscaped and play area	-

		Area (m <sup>2</sup> )
Amenity Features		
14.	Horizontal screen/covered walkway and trellis	-
15.	Larger lift shaft	-
16.	Chimney shaft	-
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	-
18.	Pipe duct, air duct for mandatory feature or essential plant room	-
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	-
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature	-
21.	Void in duplex domestic flat and house	14.278
22.	Sunshade and reflector	-
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window	-
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19	-
Other Exempted Items		
25.	Refuge floor including refuge floor cum sky garden	-
26.	Covered area under large projecting/ overhanging feature	-
27.	Public transport terminus	-
28.	Party structure and common staircase	-
29.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	42.514
30.	Public passage	-
31.	Covered set back area	-
Bonus GFA		
32.	Bonus GFA	-
Additional Green Features under Joint Practice Note (No. 8)		
33.	Buildings adopting Modular Integrated Construction	-

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

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

## 申請建築物總樓面面積寬免的資料

### Environmental Assessment of the Building

#### Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

**Provisional  
UNCLASSIFIED**



Application no.: PAU0074/22

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

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

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. Energy Efficient VRV Air-conditioning (Non Central Building Service Installation) 2. Energy Efficient Lighting Fixture (Non Central Building Service Installation)

Part II : The predicted annual energy use of the proposed building / part of building <sup>(Note 1)</sup>					
Location	Internal Floor Area Served (m <sup>2</sup> )	Annual Energy Use of Baseline Building <sup>(Note 2)</sup>		Annual Energy Use of Proposed Building	
		Electricity kWh/m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum	Electricity kWh/ m <sup>2</sup> /annum	Town Gas / LPG unit/ m <sup>2</sup> /annum
Area served by central building services installation <sup>(Note 3)</sup>	0	Not Applicable	Not Applicable	Not Applicable	Not Applicable

#### Notes:

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

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

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

## 申請建築物總樓面面積寬免的資料

### 獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方（公共交通總站除外）	37.292
2.	<b>機房及相類設施</b>	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》（《作業備考》）或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	-
2.2	所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	97.526
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等	-
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	18.000
4.	加闊的公用走廊及升降機大堂	-
5.	公用空中花園	-
6.	隔聲鰭	-
7.	翼牆、捕風器及風斗	-
8.	非結構預製外牆	-
9.	工作平台	-
10.	隔音屏障	-
適意設施		
11.	管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	-
12.	住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	-
13.	有蓋園景區及遊樂場地	-
14.	橫向屏障/有蓋人行道及花棚	-

		面積 (平方米)
適意設施		
15.	擴大升降機槽	-
16.	煙囪管道	-
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	-
18.	強制性設施或必要機房所需的管槽及氣槽	-
19.	非強制性設施或非必要機房所需的管槽及氣槽	-
20.	環保系統及設施所需的機房、管槽及氣槽	-
21.	複式住宅單位及洋房的中空空間	14.278
22.	遮陽篷及反光罩	-
23.	小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	-
24.	《作業備考》APP-19 第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台	-
其他項目		
25.	庇護層，包括庇護層兼空中花園	-
26.	大型伸出/外懸設施下的有蓋地方	-
27.	公共交通總站	-
28.	共用構築物及公用樓梯	-
29.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	42.514
30.	公眾通道	-
31.	有蓋的後移部分	-
額外總樓面面積		
32.	額外總樓面面積	-
根據聯合作業備考（第8號）提供的額外環保設施		
33.	採用「組裝合成」建築法的樓宇	-

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

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

## 申請建築物總樓面面積寬免的資料

### 建築物的環境評估

#### 綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級  
不予評級



申請編號: PAU0074/22

### 發展項目的公用部分的預計能量表現或消耗

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

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施 :-	1. 低能耗可變冷劑流量空調系統 (非中央屋宇裝備裝置) 2. 低能耗燈具 (非中央屋宇裝備裝置)

第 II 部分：擬興建樓宇 / 部分樓宇預計每年能源消耗量 (註腳 1) :-					
位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇每年能源消耗量 (註腳 2)		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置 (註腳 3) 的部份	0	不適用	不適用	不適用	不適用

註腳：

- 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。  
預計每年能源消耗量〔以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-  
(a) “每年能源消耗量”與新建樓宇 BEAM Plus 標準(現行版本)中的「年能源消耗」具有相同涵義；及  
(b) 樓宇、空間或單位的“內部樓面面積”，指外牆及 / 或共用牆的內壁之內表面起量度出來的樓面面積。
- “基準樓宇”與新建樓宇 BEAM Plus 標準(現行版本)中的“基準建築物模式(零分標準)”具有相同涵義。
- “中央屋宇裝備裝置”與機電工程署發出的《屋宇裝備裝置能源效益實務守則》中的涵義相同。

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

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

發展項目及其周邊地區日後可能出現改變。

Examination / Revision Date 檢視 / 修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
24 April 2024 2024年4月24日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
23 July 2024 2024年7月23日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
	15	Outline Zoning Plan Relating to the Development is updated. 更新關乎發展項目的分區計劃大綱圖。
	16	Outline Zoning Plan Relating to the Development is deleted and replaced with a blank page. 刪除關乎發展項目的分區計劃大綱圖並換上空白頁。
23 October 2024 2024年10月23日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
23 January 2025 2025年1月23日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
17 April 2025 2025年4月17日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
17 July 2025 2025年7月17日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
17 October 2025 2025年10月17日	12	Location Plan of the Development is updated. 更新發展項目的所在位置圖。
	13, 14	Aerial Photograph of the Development is updated. 更新發展項目的鳥瞰照片。
15 January 2026 2026年1月15日	14A, 14B	Aerial Photograph of the Development is added. 新增發展項目的鳥瞰照片。





