FLORA
朗日峰

SALES BROCHURE
售樓説明書

FLORA

朗日峰

一 手 住 宅 物 業 買 家 須 知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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

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

(i) 每個住宅物業的外部尺寸；

(ii) 每個住宅物業的內部尺寸；

(iii) 每個住宅物業的內部間隔的厚度；

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

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。
- 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），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期[3]。
  - 售樓說明書中有關發展項目的預計關鍵日期並不等同買家的「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）。

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

- ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會 網址：www.consumer.org.hk 電話：2929 2222 電郵：cc@consumer.org.hk 傳真：2856 3611
地產代理監管局 網址：www.eaa.org.hk 電話：2111 2777 電郵：enquiry@eaa.org.hk 傳真：2598 9596
香港地產建設商會 電話：2826 0111 傳真：2845 2521

一手住宅物業銷售監管局
2023年3月

一 手 住 宅 物 業 買 家 須 知
NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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

For all first-hand residential properties

1. Important information

- Make reference to the materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) 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[1] 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[2]. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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 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.

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

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

(i) the external dimensions of each residential property;

(ii) the internal dimensions of each residential property;

(iii) the thickness of the internal partitions of each residential property;

(iv) the external dimensions of individual compartments in each residential property.

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

- 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.

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[3] 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:

Consumer Council	
Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611
Estate Agents Authority	
Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596
Real Estate Developers Association of Hong Kong	
Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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

發 展 項 目 的 資 料
INFORMATION ON THE DEVELOPMENT

發展項目的名稱
朗日峰

發展項目所位於的街道名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
大棠路 111 號

每幢多單位建築物的樓層總數
共 1 座
12 層

備註：
上述樓層數目不包括地下、閣樓、1 樓、轉換層、天台、上層天台及頂層天台。

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
地下、閣樓、1 樓、轉換層、2 樓至 3 樓、5 樓至 12 樓、15 樓至 16 樓、天台、上層天台及頂層天台

每幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數
不設 4 樓、13 樓及 14 樓

每幢多單位建築物內的庇護層（如有的話）
不適用

Name of the Development
FLORA

Name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
111 Tai Tong Road

Total number of storeys of each multi-unit building
There is a total of 1 tower
12 storeys

Note:
The above number of storeys does not include the G/F, M/F, 1/F, Transfer Plate, Roof, Upper Roof and Top Roof.

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
G/F, M/F, 1/F, Transfer Plate, 2/F-3/F, 5/F-12/F, 15/F-16F, Roof, Upper Roof and Top Roof.

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order
4/F, 13/F & 14/F are omitted

Refuge floor (if any) of each multi-unit building
Not applicable

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

賣方
寶臨集團有限公司

賣方之控權公司
Master Best Development Limited
Goldash Holdings Limited
Kerry Properties (Hong Kong) Limited,
嘉里建設有限公司
嘉里控股有限公司
Kerry Group Limited

發展項目的認可人士
徐柏松先生

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
呂元祥建築師事務所(香港)有限公司

發展項目的承建商
聯力建築有限公司

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
國浩律師（香港）事務所

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
不適用

已為發展項目的建造提供貸款的任何其他人
東譽有限公司
(註 : 由 Master Best Development Limited 借出的貸款已全額轉讓予前述公司)

Vendor
Wealth Channel Holdings Limited

Holding Companies of the Vendor
Master Best Development Limited
Goldash Holdings Limited
Kerry Properties (Hong Kong) Limited
Kerry Properties Limited
Kerry Holdings Limited
Kerry Group Limited

Authorized Person for the Development
Mr. Chui Pak Chung, Patrick

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity
Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Development
Unistress Building Construction Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Development
Grandall Zimmern Law Firm

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
Not applicable

Any other person who has made a loan for the construction of the Development
Dragon Fame Limited
(Note: loan made by Master Best Development Limited has been assigned to the aforesaid company in full)

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

(a)	賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人； 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;	不適用 Not applicable
(b)	賣方或該發展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； 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;	不適用 Not applicable
(c)	賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人； 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;	否 No
(d)	賣方或該發展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； 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;	不適用 Not applicable
(e)	賣方或該發展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； 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;	不適用 Not applicable
(f)	賣方或該發展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； 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;	否 No
(g)	賣方或該發展項目的承建商屬個人，並屬就該發展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； 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;	不適用 Not applicable
(h)	賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展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； 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;	不適用 Not applicable
(i)	賣方或該發展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； 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;	否 No
(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，而該發展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； 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;	否 No
(k)	賣方、賣方的控權公司或該發展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； 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;	否 No
(l)	賣方或該發展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； 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;	否 No
(m)	賣方或該發展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； 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;	不適用 Not applicable
(n)	賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該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； 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;	否 No
(o)	賣方、賣方的控權公司或該發展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； 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;	否 No
(p)	賣方或該發展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； 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;	否 No
(q)	賣方或該發展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； 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;	不適用 Not applicable
(r)	賣方或該發展項目的承建商屬法團，而發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團； 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;	否 No
(s)	賣方或該發展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。 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.	否 No

發 展 項 目 的 設 計 的 資 料
INFORMATION ON DESIGN 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。

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

發展項目有構成圍封牆的一部分的幕牆。

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

發展項目中的建築物的幕牆的厚度範圍為：200 毫米。

The range of thickness of the curtain walls of the building in the Development is 200 mm.

每個住宅物業的幕牆的總面積表
Schedule of Total Area of Curtain Walls of Each Residential Property

單位 Unit / 樓層 Floor	每個住宅物業的幕牆的總面積（平方米）Total Area of Curtain Walls of Each Residential Property (sq.m)						
	A	B	C	D	E	F	G
2樓 2/F	1.167	1.167	0.640	0.640	1.167	0.910	1.167
3樓、5樓至12樓、15樓 3/F, 5/F - 12/F, 15/F	1.167	1.167	0.640	0.640	1.167	0.910	1.167
16樓 16/F	2.564		0.640	0.640	2.307	1.167	

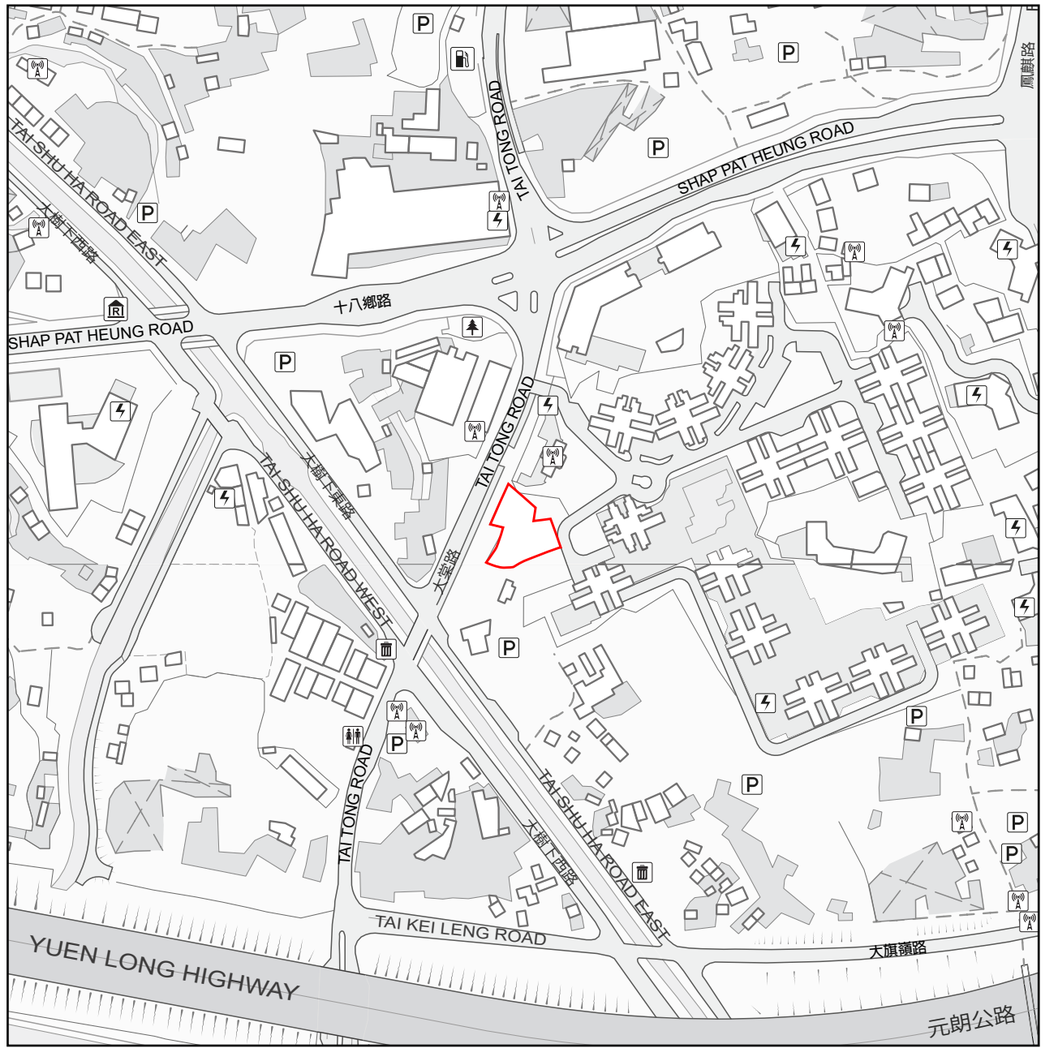
備註：不設4樓、13樓及14樓

Notes: 4/F, 13/F and 14/F are omitted.

根據已簽立的公契，獲委任為發展項目的管理人：
嘉里物業管理服務有限公司

The person appointed as the Manager of the Development under the executed deed of mutual covenant:
Kerry Property Management Services Limited

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



發展項目的邊界線
Boundary Line of the Development

比例 Scale：

0 50 100 150 200 250 M (米)

N

圖例 Notation

油站
Petrol Filling Station

發電廠（包括電力分站）
Power Plant (including Electricity Sub-stations)

垃圾收集站
Refuse Collection Point

公眾停車場（包括貨車停泊處）
Public Carpark (including a Lorry Park)

公廁
Public Convenience

公用事業設施裝置
Public Utility Installation

宗教場所（包括教堂、廟宇及祠堂）
Religious Institution (including a Church, a Temple and a Tsz Tong)

公園
Public Park

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

鳳麒路
FUNG KI ROAD

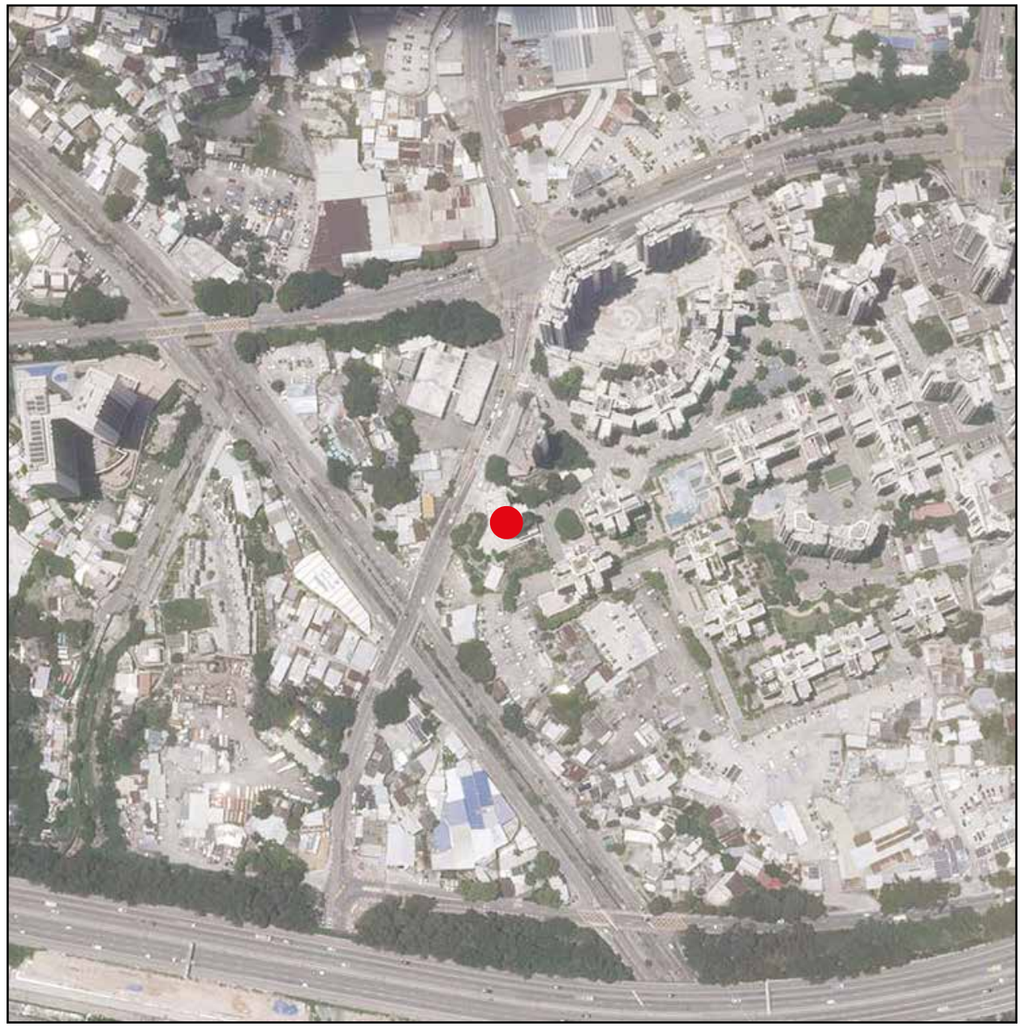
備註：

1. 上述發展項目的所在位置圖參考於2026年4月23日修訂之數碼地形圖編號T6-NW-B及T6-NW-D，由賣方擬備並經修正處理。
2. 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。
3. 因技術原因（例如發展項目之形狀），位置圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。
4. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區的環境及附近的公共設施有較佳的了解。

Notes:

1. The above location plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T6-NW-B and T6-NW-D dated 23 April 2026, with adjustments where necessary.
2. The map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.
3. Due to technical reasons (such as the shape of the Development), the location plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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



發展項目的位置
Location of the Development

N

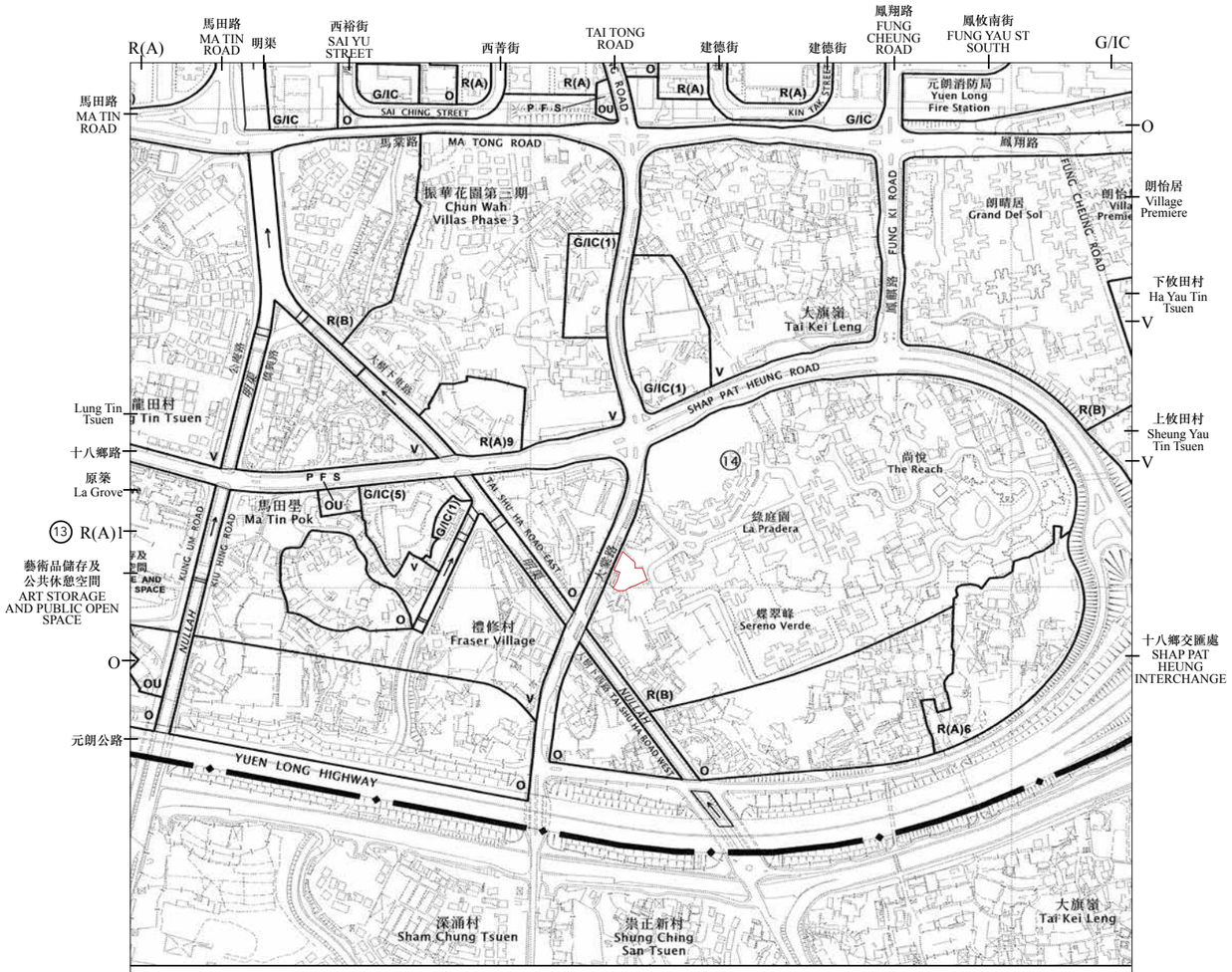
備註：

1. 摘錄自地政總署測繪處於2025年6月9日在6,000呎的飛行高度拍攝之鳥瞰照片（照片編號為E257658C）。
2. 香港特別行政區政府地政總署測繪處版權所有，未經許可，不得複製。
3. 由於發展項目邊界不規則的技術原因，鳥瞰照片所顯示之範圍可能多於《一手住宅物業銷售條例》所規定的範圍。
4. 賣方建議準買家到有關發展項目地盤作實地考察，以對該發展項目、其周邊地區的環境及附近的公共設施有較佳的了解。
5. 發展項目的鳥瞰照片之副本可於發展項目的售樓處開放時間內免費查閱。

Notes:

1. Adopted from part of the aerial photograph taken by the Survey and Mapping Office of The Lands Department at a flying height of 6,000 feet on 9 June 2025 (Photo No. E257658C).
2. Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.
3. Due to the technical reason that the boundary of the Development is irregular, the aerial photograph may show area more than the area required under the Residential Properties (First-hand Sales) Ordinance.
4. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
5. Copy of the aerial photograph of the Development is available for free inspection at the sales office of the Development during opening hours.

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



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

圖例 Notation

地帶 Zones

R(A)	住宅（甲類） Residential (Group A)
R(B)	住宅（乙類） Residential (Group B)
V	鄉村式發展 Village Type Development
G/IC	政府、機構或社區 Government, Institution or Community
O	休憩用地 Open Space
OU	其他指定用途 Other Specified Uses

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme

(1) 規劃區編號
Planning Area Number

P F S 加油站
Petrol Filling Station

交通 Communications

主要道路及路口
Major Road and Junction

高架道路
Elevated Road

發展項目邊界
Boundary of the Development

比例 Scale：

0 100 200 300 400 500 M (米)

N

摘錄自2026年4月10日刊憲之元朗分區計劃大綱核准圖(圖則編號為S/YL/29)。

Extract from the approved Yuen Long Outline Zoning Plan (Plan No. S/YL/29), gazetted on 10 April 2026.

此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。

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.

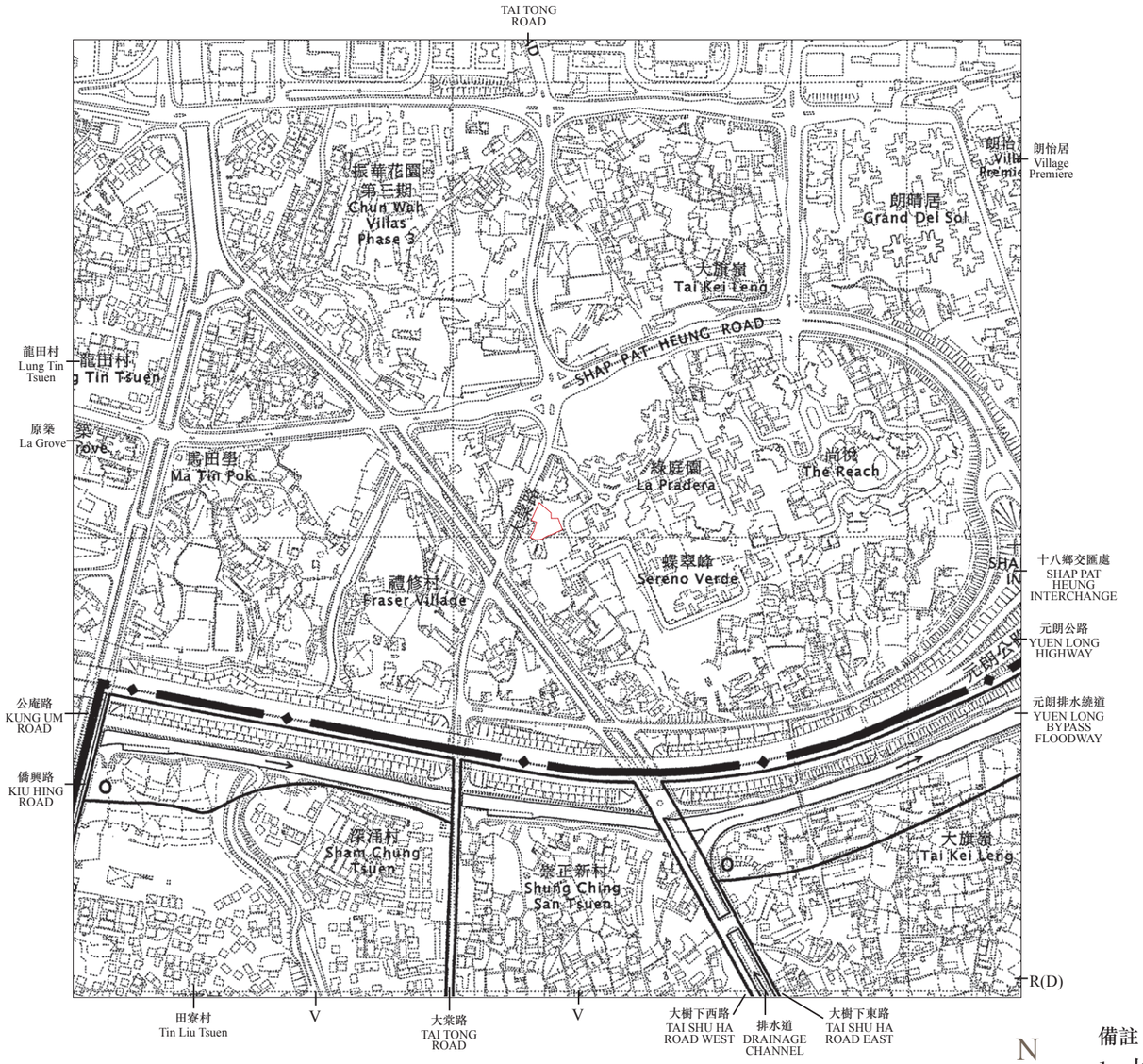
備註：

1. 上述分區計劃大綱圖可於售樓處開放時間內免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

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



發展項目邊界
Boundary of the Development

比例 Scale：

0 100 200 300 400 500 M (米)

摘錄自2023年12月15日刊憲之大棠分區計劃大綱核准圖(圖則編號為S/YL-TT/20)。

Extract from the approved Tai Tong Outline Zoning Plan (Plan No. S/YL-TT/20), gazetted on 15 December 2023.

此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。

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圖例 Notation

地帶 Zones

R(D) 住宅（丁類）
Residential (Group D)

V 鄉村式發展
Village Type Development

O 休憩用地
Open Space

交通 Communications

主要道路及路口
Major Road and Junction

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme

建築物高度管制區界線
Building Height Control Zone Boundary

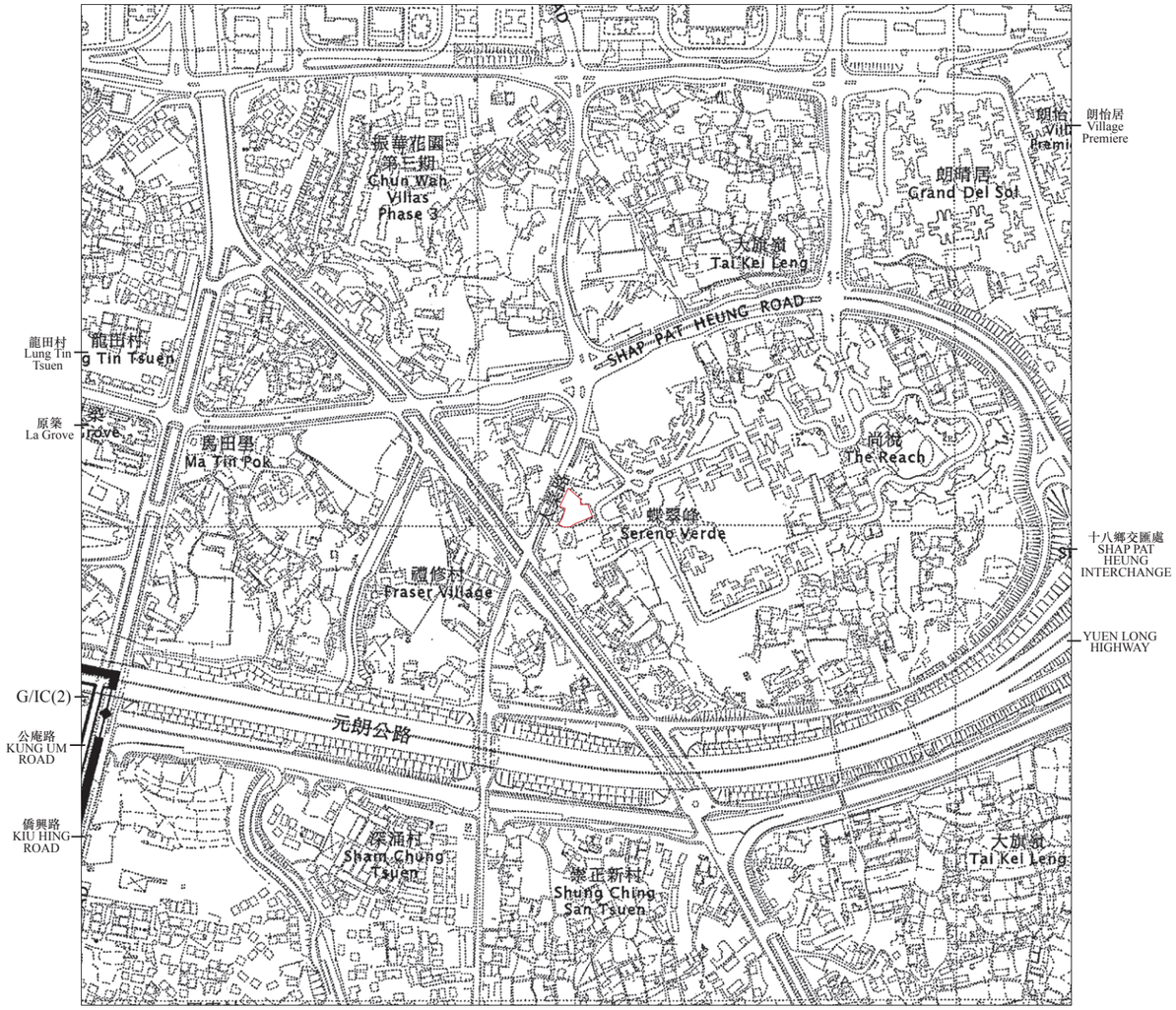
備註：

1. 上述分區計劃大綱圖可於售樓處開放時間內免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

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



圖例 Notation

地帶 Zones

G/IC 政府、機構或社區
Government, Institution or Community

交通 Communications

主要道路及路口
Major Road and Junction

其他 Miscellaneous

規劃範圍界線
Boundary of Planning Scheme

發展項目邊界
Boundary of the Development

比例 Scale：

0 100 200 300 400 500 M (米)

N

摘錄自2021年8月20日刊憲之唐人新村分區計劃大綱核准圖(圖則編號為S/YL-TYST/14)。

Extract from the approved Tong Yan San Tsuen Outline Zoning Plan (Plan No. S/YL-TYST/14), gazetted on 20 August 2021.

此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。

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.

備註：

1. 上述分區計劃大綱圖可於售樓處開放時間內免費查閱。
2. 賣方亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤、以及周邊地區環境及附近的公共設施有較佳了解。
3. 因技術原因(例如發展項目之形狀)，分區計劃大綱圖所顯示之範圍多於《一手住宅物業銷售條例》所要求顯示的範圍。

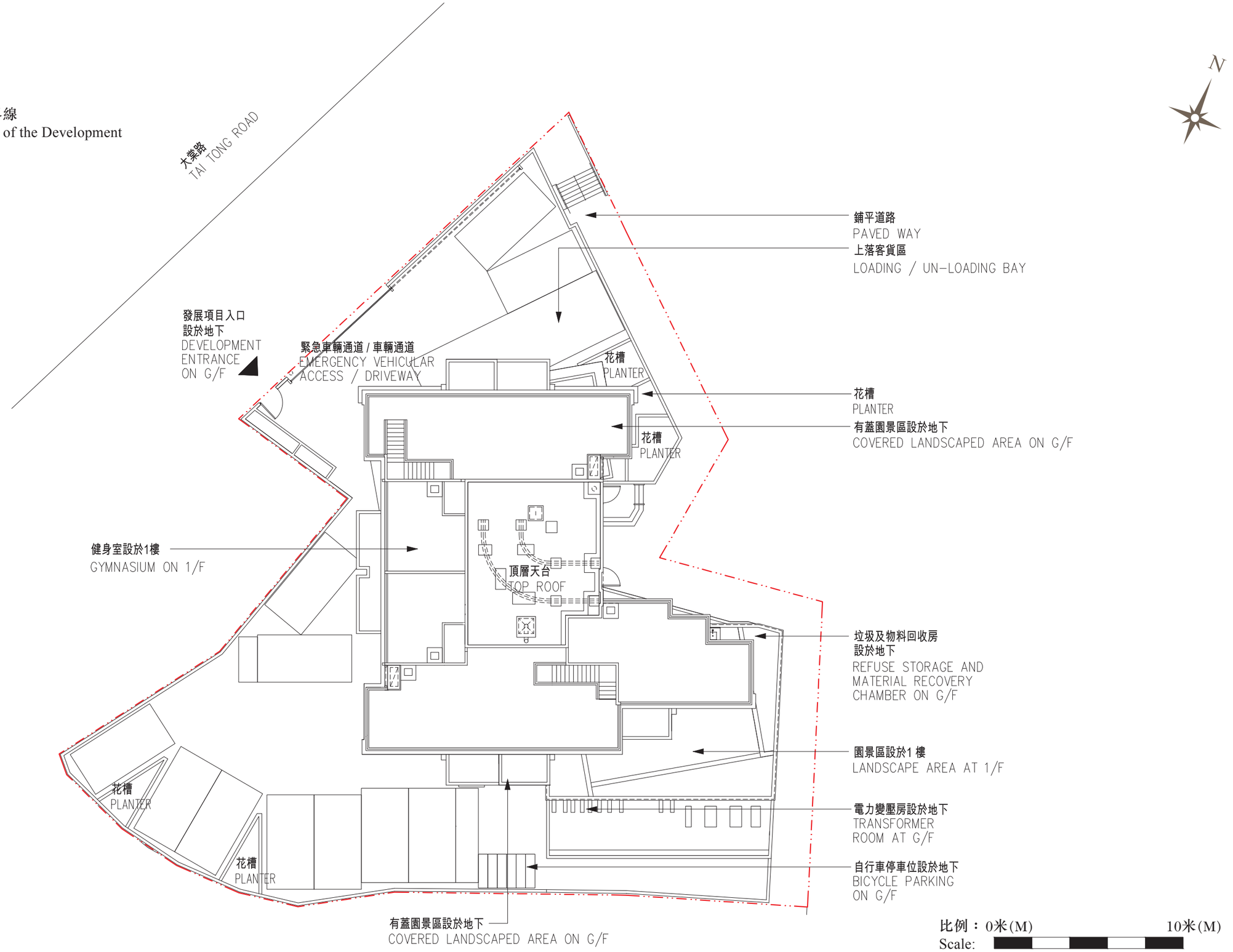
Notes:

1. The above outline zoning plan is available for free inspection at the sales office(s) during opening hours.
2. The Vendor also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. Due to technical reasons (such as the shape of the Development), the outline zoning plan has shown area more than that required under the Residential Properties (First-hand Sales) Ordinance.

發 展 項 目 的 布 局 圖
LAYOUT PLAN OF THE DEVELOPMENT

圖例
Legend

發展項目的界線
Boundary line of the Development



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

樓面平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on Floor Plan

A.C.	= Air Conditioner Platform	= 空調機平台
A/C PLINTH	= Plinth for Air Conditioner	= 空調機基座
A.D.	= Air Duct	= 排氣管
ARCH. FEATURE	= Architectural Feature	= 建築裝飾
ARCH. FEATURE BELOW	= Architectural Feature Below	= 下層建築裝飾
ARCH. FEATURE ABOVE (AT_/F)	= Architectural Feature Above (At_/F)	= 上層建築裝飾(於_樓)
BAL.	= Balcony	= 露台
BATH	= Bathroom	= 浴室
BED 1	= Bedroom 1	= 睡房 1
BED 2	= Bedroom 2	= 睡房 2
BUILDING LINE ABOVE FOR 16/F	= Building Line Above for 16/F	= 上層16樓之建築物線
COVER OF BAL. & U.P. & A/C PLATFORM BELOW	= Cover of Balcony and Utility Platform and Air Conditioner Platform Below	= 遮蓋下層露台及工作平台及空調機平台之結構
CURTAIN WALL BELOW	= Curtain Wall Below	= 下層玻璃幕牆
DN	= Down	= 落
DIN	= Dining Room	= 飯廳
E.L.	= Electrical Duct	= 電線槽
ELV. DUCT	= Extra Low Voltage Electrical Duct	= 特低壓電線槽
E.M.C.	= Electrical Meter Cabinet	= 電錶櫃
EMR	= Electrical Meter Room	= 電錶房
EAD.	= Exhaust Air Duct	= 排氣管
FLAT ROOF (ACCESSIBLE FOR MAINTENANCE ONLY)	= Flat Roof (Accessible Maintenance Only)	= 平台 (只供檢修)
H.R.	= Hose Reel	= 消防喉轆
KIT.	= Kitchen	= 廚房
LAV.	= Lavatory	= 洗手間
LIFT	= Lift	= 升降機
LIFT LOBBY	= Lift Lobby	= 升降機大堂
LIFT MACHINE ROOM	= Lift Machine Room	= 升降機機房
LIFT PLATFORM	= Lift Platform	= 升降機平台
LIV	= Living Room	= 客廳
M. BATH	= Master Bathroom	= 主人浴室
M. BED	= Master Bedroom	= 主人睡房
M.L.	= Metal Louvre	= 金屬百葉
M.L. AT H/L	= Metal Louvre at High Level	= 金屬百葉設於高位

樓面平面圖中所使用名詞及簡稱之圖例
Legend of terms and abbreviations used on Floor Plan

M.L. W/. WIND GUARD AT H/L	= Metal Louver with Wind Guard at High Level	= 金屬百葉連防風罩置於高位
OPEN KIT.	= Open Kitchen	= 開放式廚房
P.D.	= Pipe Duct	= 管道槽
R.S.M.R.R.	= Refuse Storage and Material Recovery Room	= 垃圾及物料回收室
ROOF (FOR FLAT _ ON _/F)	= Roof (For Flat _on _/F)	= 天台(__單位於__樓)
S.	= Sink	= 洗滌盆
ST.	= Store	= 儲物室
ST.	= Stove	= 煮食爐
UP	= Up	= 上
U.P.	= Utility Platform	= 工作平台
UTI	= Utility Room	= 工作間
VERTICAL ARCH. FEATURE	= Vertical Architectural Feature	= 垂直建築裝飾
VERTICAL FEATURE	= Vertical Feature	= 垂直裝飾
VERTICAL R.C. FEATURE	= Vertical Reinforced Concrete Feature	= 垂直鋼筋混凝土裝飾
W.M.C.	= Water Meter Cabinet	= 水錶櫃
W.P.E.A.L.	= Weatherproof Exhaust Air Louvre	= 防風排氣百葉

適用於本節各樓面平面圖之備註：

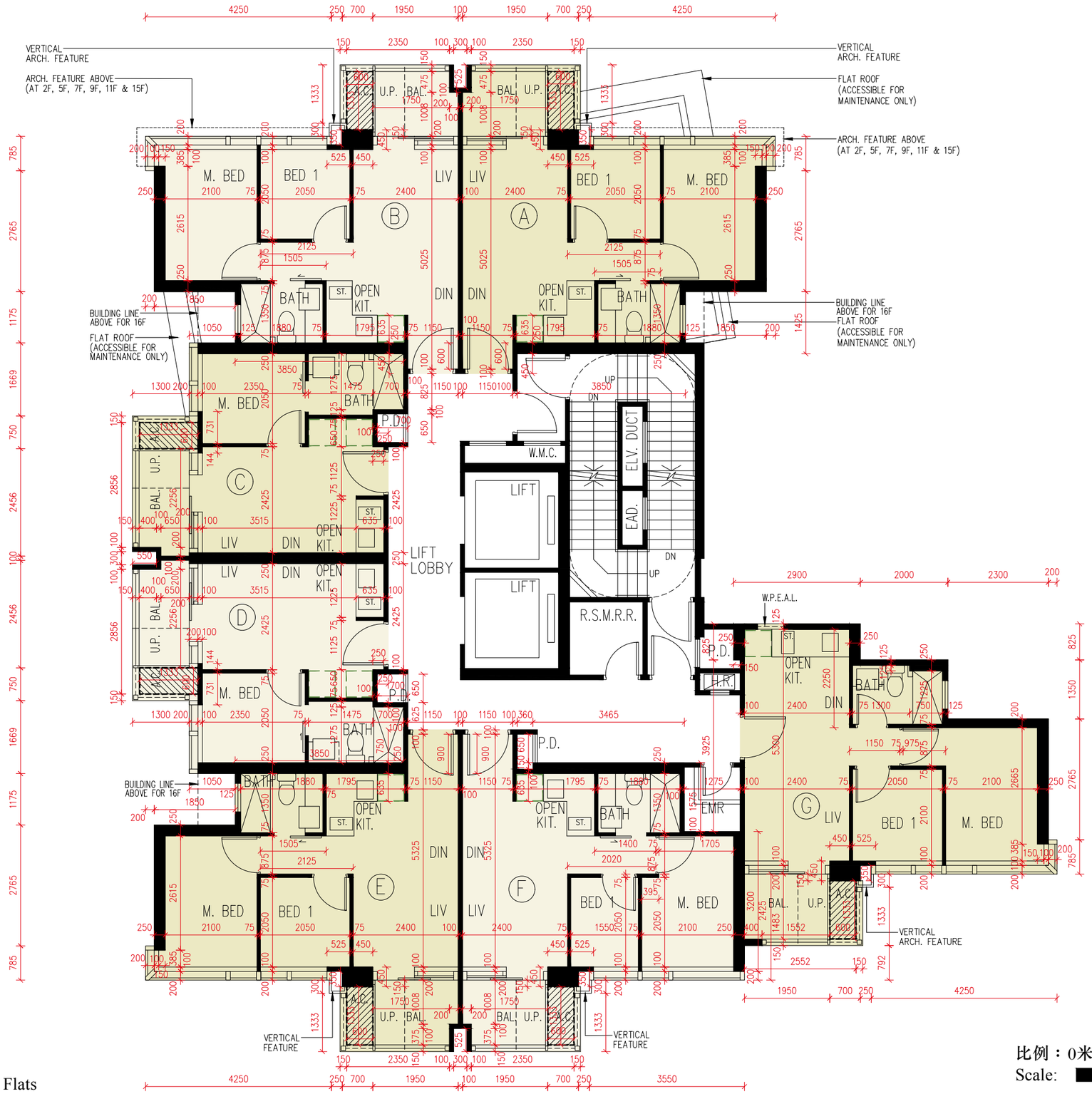
1. 部分樓層外牆設有建築裝飾及/或外露喉管/管道。詳細資料請參考最新經批准的建築圖則及其他相關圖則。
2. 部分住宅物業的露台及/或平台及/或工作平台及/或空調機平台及/或外牆上/附近設有外露及/或內藏於外牆覆蓋板的公用喉管及/或機電設備。詳細資料請參考最新經批准的建築圖則及/或排水設施圖則。
3. 部分住宅物業的客廳、飯廳、睡房、儲物室、工作間、廚房、浴室、洗手間及/或走廊之天花可能設有假天花及/或跌級樓板用以裝置冷氣系統及/或其他機電設備。
4. 樓面平面圖上所顯示的裝置及設備符號，例如淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘錄自最新經批准的建築圖則的建築符號，只作一般性標誌，而非展示其實際大小、設計及形狀。
5. 露台、工作平台及空調機平台為不可封閉的地方。
6. 每一住宅物業的邊界以發展項目公契條款作準。
7. 住宅物業有非結構預製外牆及/或幕牆。住宅物業之實用面積之計算包括非結構預製外牆及幕牆之面積，並由非結構預製外牆及幕牆之外圍起計。

Notes applicable to the floor plans in this section:

1. There are architectural features and/or exposed pipes/ ducts on the external walls of some of the floors. For details, please refer to the latest approved building plans and other relevant plans.
2. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/ adjacent to the balcony and/or flat roof and/or utility platform and/or air conditioner platform and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. There are ceiling bulkheads and/or sunken slabs on the ceiling at living rooms, dining rooms, bedrooms, store, utility room, kitchen, bathroom, lavatory and/or corridors of some residential properties for the installation of the air-conditioning system and/or other mechanical and electrical services.
4. Symbols of fittings and fitments shown on the floor plans, such as shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only and are not indications of their actual size, designs and shapes.
5. Balconies, utility platforms and air conditioner platforms are non-enclosed areas.
6. The demarcation of each residential property is subject to the provisions of the deed of mutual covenant of the Development.
7. There are non-structural prefabricated external walls and/or curtain walls in the residential properties. The saleable area of a residential property has included the area of non-structural prefabricated external walls and curtain walls and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

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

2樓
2/F



圖例Legend:
隨樓附送之嵌入式裝置
Built-in Fittings Provided in the Flats

比例：0米(M) 5米(M)
Scale:

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)	每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)
樓層 Floor	單位 Unit		
2樓 2/F	A	3500, 3650*, 3925*, 4000*	150, 175, 350
	B	3500, 3650*, 3925*, 4000*	150, 175, 350
	C	3500, 3650*, 3700*, 3925*, 4000*	150, 175
	D	3500, 3650*, 3700*, 3925*, 4000*	150, 175
	E	3500, 3650*, 3925*, 4000*	150, 175, 350
	F	3500, 3650*, 3925*, 4000*	150, 175, 350
	G	3500, 3650*, 3925*, 4000*	150, 175, 350

*包括跌級樓板上之混凝土填充層厚度

*Inclusive of the thickness of mass concrete fill on sunken slab

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

備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第20至21頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

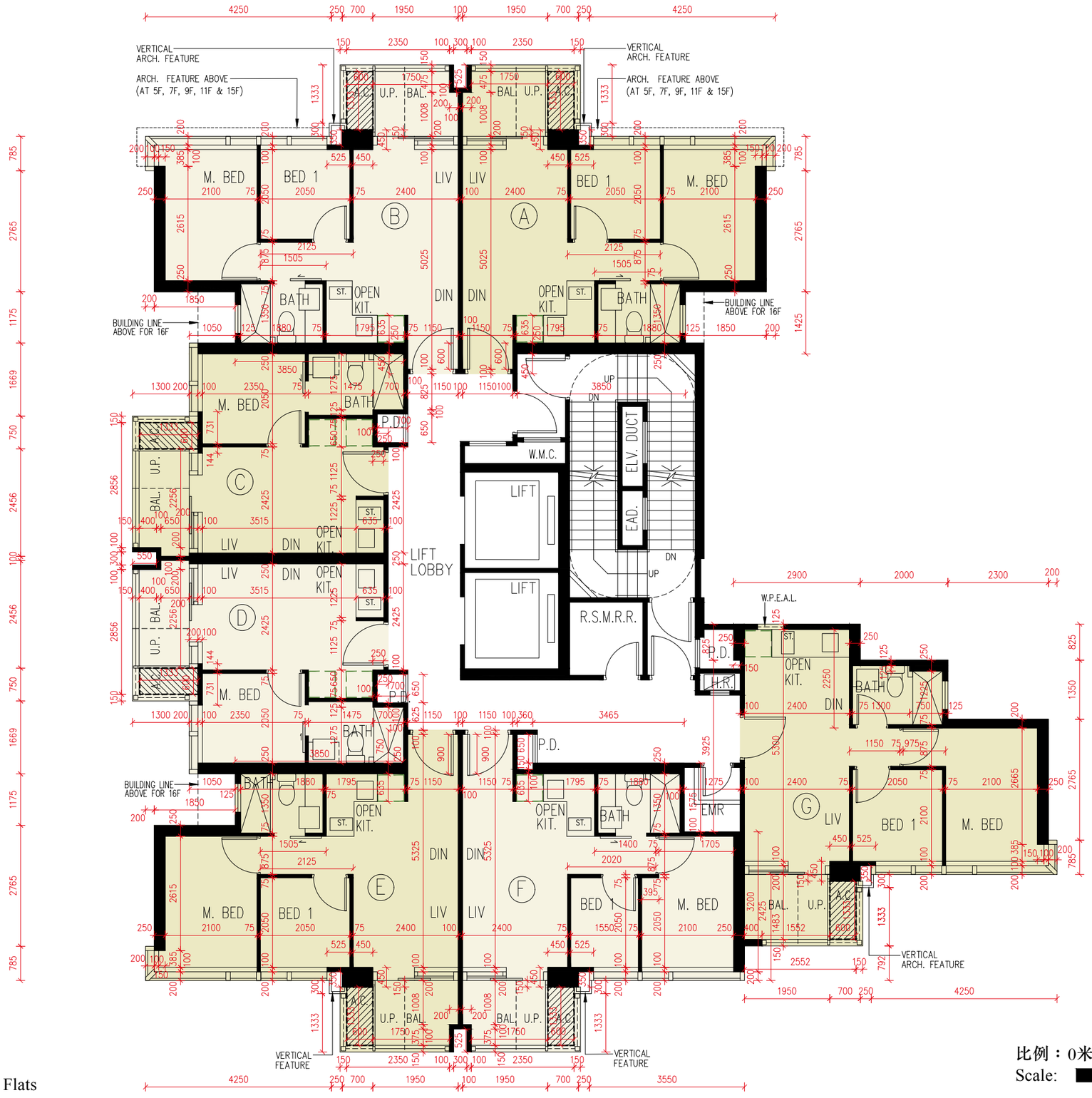
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not Applicable to the Development)

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

3樓、5樓至12樓及15樓
3/F, 5/F-12/F and 15/F



圖例Legend:
隨樓附送之嵌入式裝置
Built-in Fittings Provided in the Flats

比例：0米(M) 5米(M)
Scale:

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)	每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)
樓層 Floor	單位 Unit		
3樓、5樓至12樓 3/F, 5/F-12/F	A	3500, 3500*	150, 175, 350
	B	3500, 3500*	150, 175, 350
	C	3500, 3500*	150, 175
	D	3500, 3500*	150, 175
	E	3500, 3500*	150, 175, 350
	F	3500, 3500*	150, 175, 350
	G	3500, 3500*	150, 175, 350
15樓 15/F	A	3150, 3225*, 3425, 3500, 3500*, 3575*	150, 175, 350
	B	3150, 3400*, 3500, 3550*, 3575*, 3850*	150, 175, 350
	C	3500, 3500*	150, 175
	D	3500, 3500*	150, 175
	E	3150, 3425, 3500, 3500*, 3575*, 3850*	150, 175, 350
	F	3150, 3225*, 3500, 3500*, 3575*, 3850*	150, 175, 350
	G	3500, 3500*	150, 175, 350

*包括跌級樓板上之混凝土填充層厚度

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

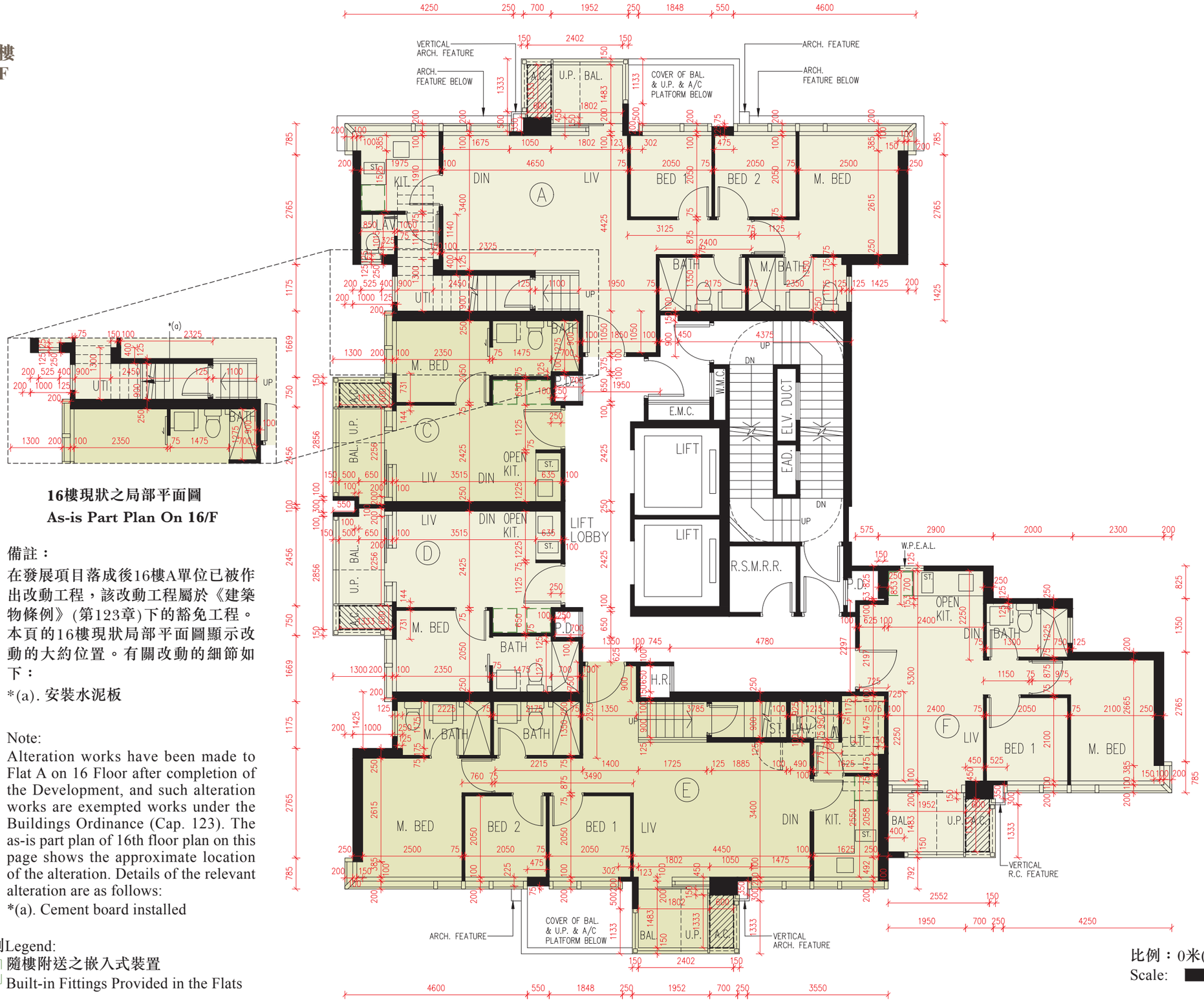
備註：
1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第20至21頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

*Inclusive of the thickness of mass concrete fill on sunken slab

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

Notes:
1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

16樓
16/F



16樓現狀之局部平面圖
As-is Part Plan On 16/F

備註：
在發展項目落成後16樓A單位已被作出改動工程，該改動工程屬於《建築物條例》(第123章)下的豁免工程。本頁的16樓現狀局部平面圖顯示改動的大約位置。有關改動的細節如下：
*(a). 安裝水泥板

Note:
Alteration works have been made to Flat A on 16 Floor after completion of the Development, and such alteration works are exempted works under the Buildings Ordinance (Cap. 123). The as-is part plan of 16th floor plan on this page shows the approximate location of the alteration. Details of the relevant alteration are as follows:
*(a). Cement board installed

圖例Legend:
隨樓附送之嵌入式裝置
Built-in Fittings Provided in the Flats

比例：0米(M) 5米(M)
Scale:

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

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)	每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)
樓層 Floor	單位 Unit		
16樓 16/F	A	3700, 3775*, 3900, 4000, 4000*, 4050*, 4150*	150, 175, 350
	C	3700, 3775*, 3900, 4000*, 4050*	150, 175, 350
	D	3700, 3775*, 3900, 4000*, 4050*	150, 175, 350
	E	3700, 3775*, 3900, 4050*	150, 175
	F	3700, 3775*, 3900, 4050*	150, 175, 350

*包括跌級樓板上之混凝土填充層厚度

*Inclusive of the thickness of mass concrete fill on sunken slab

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

備註：

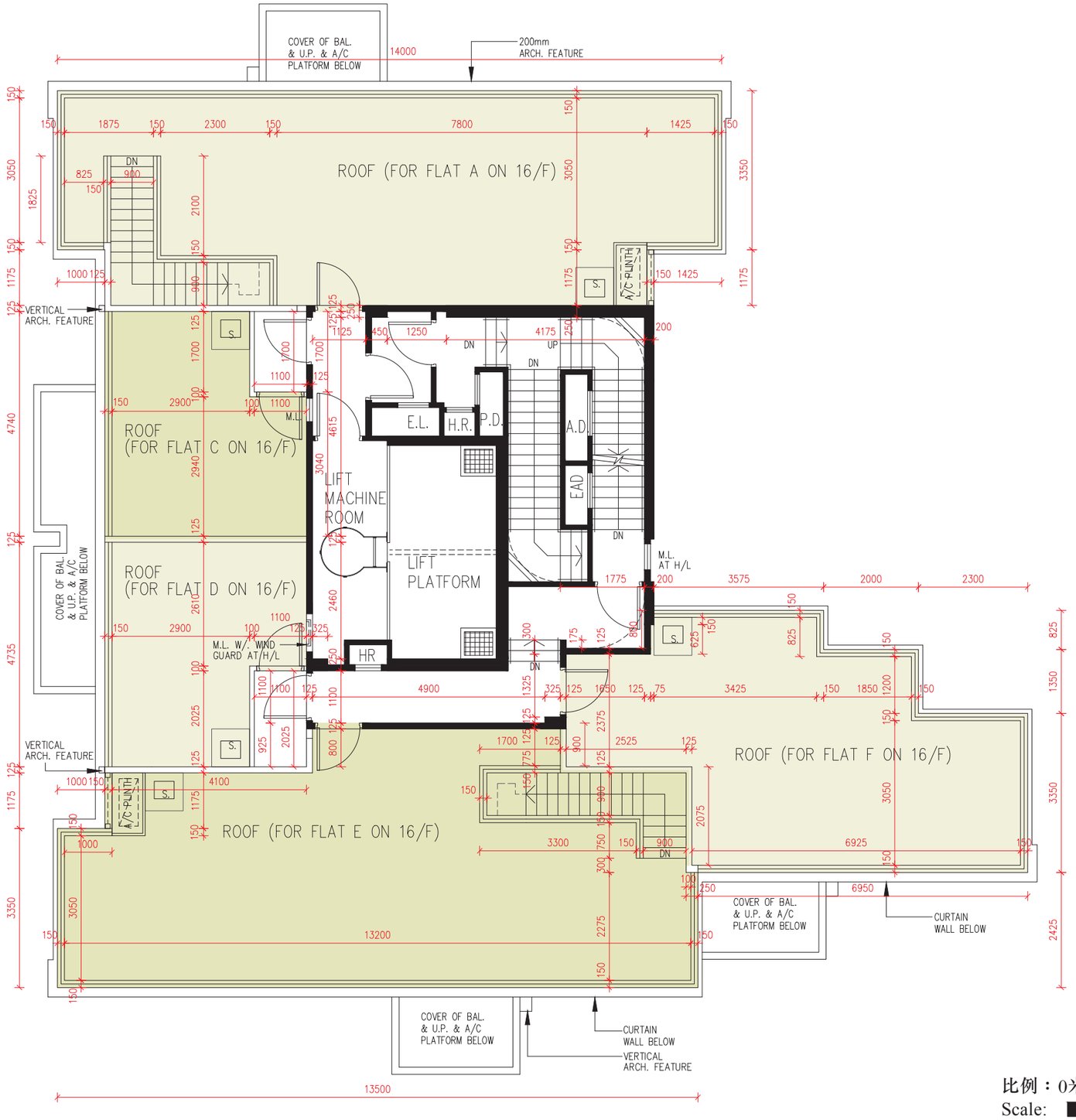
1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第20至21頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

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

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

天台
Roof



N

比例：0米(M) 5米(M)
Scale:

描述 Description		每個住宅物業的層與層之間的高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（毫米） The floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) of each residential property (mm)	每個住宅物業的樓板（不包括灰泥）的厚度（毫米） The thickness of the floor slabs (excluding plaster) of each residential property (mm)
樓層 Floor	單位 Unit		
天台 Roof	A	不適用 Not applicable	不適用 Not applicable
	C	不適用 Not applicable	不適用 Not applicable
	D	不適用 Not applicable	不適用 Not applicable
	E	不適用 Not applicable	不適用 Not applicable
	F	不適用 Not applicable	不適用 Not applicable

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

備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第20至21頁之圖例以協助閱讀樓面平面圖之名稱和簡稱。

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

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 20 to 21 of this sales brochure for legend of the terms and abbreviations in studying the floor plans.

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

住宅物業的描述 Description of residential property		實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎) Saleable area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積(不計算入實用面積)平方米(平方呎) Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2 樓至 3 樓、 5 樓至 12 樓 及 15 樓 2/F-3/F, 5/F-12/F and 15/F	A	36.486 (393) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	B	35.976 (387) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	C	25.805 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	D	25.790 (278) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	E	36.351 (391) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	F	34.323 (369) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-
	G	37.773 (407) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	-	-	-	-

上述所列之每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台(如有的話)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。

上述所列之在構成住宅物業的一部分的範圍內的其他指明項目(如有)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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數平方呎之方法計算得出，因此與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 發展項目的住宅樓層由2樓開始，不設4樓、13樓及14樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. Residential floors of the Development start from 2/F. 4/F, 13/F and 14/F are omitted.

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

住宅物業的描述 Description of residential property		實用面積 （包括露台、工作平台及陽台（如有）） 平方米（平方呎） Saleable area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	其他指明項目的面積（不計算入實用面積）平方米（平方呎） Area of other specified items (not included in the saleable area) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit		空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
16 樓 16/F	A	71.104 (765) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	56.757 (611)	-	-	-
	C	25.684 (276) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	17.274 (186)	-	-	-
	D	25.692 (277) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	16.864 (182)	-	-	-
	E	69.330 (746) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	61.048 (657)	-	-	-
	F	39.394 (424) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -- (--)	-	-	-	-	-	-	36.491 (393)	-	-	-

上述所列之每個住宅物業的實用面積，以及在構成住宅物業的一部分的範圍內的每一個露台、工作平台或陽台（如有的話）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。

上述所列之在構成住宅物業的一部分的範圍內的其他指明項目（如有）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。

備註：

1. 上述以平方呎表述之面積由以平方米表述之面積以1平方米=10.764平方呎換算，並四捨五入至整數平方呎之方法計算得出，因此與以平方米表述之面積可能有些微差異。
2. 發展項目的住宅物業並無陽台。
3. 發展項目的住宅樓層由2樓開始，不設4樓、13樓及14樓。

The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) to the extent that it forms part of the residential property set out in the above table are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance.

The areas of other specified items (if any), to the extent they form part of the residential property (not included in the saleable area) set out in the above table are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas as specified above in square feet are converted from the areas in square metre at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no verandah in the residential properties of the Development.
3. Residential floors of the Development start from 2/F. 4/F, 13/F and 14/F are omitted.

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

地下平面圖
G/F Plan

圖例
Legend

- 住宅停車位
  Residential parking spaces
- 住宅電單車停車位
  Residential motor cycle parking space
- 訪客停車位
  Visitors' parking space
- 自行車停車位
  Bicycle parking spaces
- 上落貨停車位
  Loading & unloading bay
- 訪客停車位 (亦作為傷殘人士的暢通易達停車位)
  Visitors' parking space (which is also an accessible parking space for disabled persons)
- 發展項目的界線
  Boundary line of the Development

發 展 項 目 中 的 停 車 位 的 樓 面 平 面 圖
FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

停車位位置、數目、尺寸及面積表
Schedule of Location, Number, Dimensions and Area of Parking Spaces

樓層 Floor	停車位類別 Type of parking spaces	數目 Total number	每個停車位的尺寸（長 x 闊）（米） Dimensions of each parking space (L x W) (m.)	每個停車位面積（平方米） Area of each parking space (sq.m.)
地下 G/F	住宅停車位 Residential parking spaces	10	5 x 2.5	12.5
	住宅電單車停車位 Residential motor cycle parking space	1	2.4 x 1	2.4
	訪客停車位 Visitors' parking space	1	5 x 2.5	12.5
	自行車停車位 Bicycle parking spaces	6	1.8 x 0.5	0.9
	上落貨停車位 Loading & unloading bay	1	11 x 3.5	38.5
	訪客停車位 (亦作為傷殘人士的暢通易達停車位) Visitors' parking space (which is also an accessible parking space for disabled persons)	1	5 x 2.5	12.5

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

1. 在簽署臨時買賣合約時須支付款額為售價之5%的臨時訂金。

2. 買方在簽署該臨時買賣合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有。

3. 如買方沒有於訂立該臨時買賣合約的日期之後5個工作日內簽立買賣合約－
   i) 該臨時買賣合約即告終止；
   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。

1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase.

2. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

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 that 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. 發展項目的公用部分

(a) 「公用地方與設施」指以下項目的總合：(a)「屋苑公用地方與設施」(擬作為發展項目整體業主共同使用及受益的，不是只供發展項目的個別業主或一群業主獨自受益的部分、地方、服務及設施)；(b)「住宅公用地方與設施」(擬作為住宅單位業主和佔用人共同使用及受益的部分、地方、服務及設施)；和(c)位於發展項目所建土地內《建築物管理條例》定義的「公用地方」(但特別包括在轉讓的單位內的部分除外)。

「公用地方與設施」包括例如：升降機、康樂地方與設施、外牆、結構或承重部分等。

(b) 業主、其租客、僕人、代理、合法佔用人及獲許可人等為了所有有關正當使用與享用其單位的目的可自由進出以及使用公用地方及設施。

(c) 除非已經取得業主委員會的事先書面批准，業主不得將任何公用地方及設施改作自用或供其受益。

(d) 公用地方及設施的任何部分不得被阻塞，也不得在其上放置或遺留任何垃圾或其他物品與物件。業主亦不得在該等地方作出或容忍作出或容許作出任何可能或成為對該發展項目其他部分的業主或佔用人造成滋擾的事情。

(e) 公用地方及設施將專由管理人管理和控制。

2. 分配予發展項目中的每個住宅物業的不分割份數的數目

各住宅物業獲分配有不分割份數。詳細的分配狀況，請參閱下文附表。

分配予發展項目中的每個住宅物業的不分割份數的數目

樓層	單位	分配予每個住宅物業的不分割份數數目
2樓至3樓、5樓至12樓、15樓	A	365
	B	360
	C	258
	D	258
	E	364
	F	343
	G	378
16樓	A	768
	C	274
	D	274
	E	754
	F	430

備註：不設4樓、13樓及14樓。

3. 發展項目的管理人的委任年期

管理人的首屆任期為由公契簽署日期起計兩年。管理人的委任可按公契的條文終止。

4. 在發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名業主須根據其單位分配到的管理份數按公契指明的方式、金額及比例分擔發展項目及土地的管理開支（指按公契管理發展項目及土地時必須地和合理地招致的支出、費用及收費，且須基於管理人擬定之預算）（包括管理人之酬金）。一般而言：

(a) 業主須按分配到其單位之管理份數之比例分擔管理人認為涉及屋苑公用地方及設施或為了發展項目業主、佔用人、獲許可人或受邀人的共同利益的所有開支。

(b) 住宅物業業主須按分配到其住宅物業之管理份數之比例分擔管理人認為涉及住宅公用地方及設施或為了住宅物業業主、佔用人、獲許可人或受邀人的共同利益的所有開支。

每個住宅物業之管理份數相等於其獲分配之不分割份數，唯發展項目不分割份數總數（28,318）與發展項目管理份數總數（28,218）不同。發展項目住宅物業之管理份數總數為28,086。

5. 計算管理費按金的基準

管理費按金相等於三個月之管理開支。

6. 擁有人（即賣方）在發展項目中保留作自用的範圍（如有的話）

本發展項目並無《一手住宅物業銷售條例》（第621章）附表1第1部第14(2)(f)條所提及之擁有人在發展項目中保留作自用的範圍。

1. Common Parts of the Development

(a) Common Areas and Facilities means collectively: (a) the Estate Common Areas and Facilities (those parts, areas, services and facilities which are intended for common use and benefit of the owners of the Development as a whole and not for the sole benefit of any owner or group of owners of the Development); (b) the Residential Common Areas and Facilities (those parts, areas, services and facilities which are intended for common use and benefit of the owners and occupiers of the residential units); and (c) such areas within the meaning of "common parts" as defined in the Building Management Ordinance within the land on which the Development is constructed (save and except such part(s) as specifically included in a Unit assigned).

Common Areas and Facilities include, e.g. lifts, recreational areas and facilities, external walls, structural or loading bearing elements, etc.

(b) Owners, their tenants, servants, agents, lawful occupants and licensees etc. have the right to go pass or repass over and along and to use the Common Areas and Facilities for all purposes connected with the proper use and enjoyment of his Unit.

(c) No Owner shall convert any part or parts of the Common Areas and Facilities to his own use or for his own benefit unless prior written approval of the Owners' Committee has been obtained.

(d) No part of the Common Areas and Facilities shall be obstructed nor shall any refuse or other matter or things be placed or left thereon and no owner shall do or suffer or permit to be done anything in such areas as may be or become a nuisance to any other owners or occupiers of any other part of the Development.

(e) The Common Areas and Facilities shall be under the exclusive management and control of the Manager.

2. Number of Undivided Shares assigned to each residential property in the Development

Undivided Shares are allocated to each residential property. They are set out in the table below.

Number Of Undivided Shares Allocated to Each Residential Property in the Development

Floor	Unit	No. of Undivided Shares allocated to each Residential Property
2/F-3/F, 5/F - 12/F, 15/F	A	365
	B	360
	C	258
	D	258
	E	364
	F	343
	G	378
16/F	A	768
	C	274
	D	274
	E	754
	F	430

Note: 4/F, 13/F and 14/F are omitted.

3. Term of years for which the Manager of the Development is Appointed

The Manager will be appointed for an initial term of two years from the date of the DMC. The appointment of the Manager may be terminated according to the provisions of the DMC.

4. Basis on which the Management Expenses are shared among the owners of residential properties in the Development

Each owner shall contribute towards the management expenses (which shall be the expenses, costs and charges necessarily and reasonably incurred in the management of the Development and the Land under the DMC, and shall be based on the budget prepared by the Manager) (including the Manager's remuneration) of the Development and the Land in such manner, amount and proportion as provided in the DMC by reference to the Management Shares allocated to his Unit. In general:

(a) The owners shall contribute towards all expenditure which in the opinion of the Manager is specifically referable to the Estate Common Areas and Facilities or for the common benefit of the owners, occupiers, licensees or invitees of the Estate in proportion to the Management Shares allocated to their Units.

(b) The owners of residential properties shall contribute towards all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities or for the common benefit of the owners, occupiers, licensees or invitees of the Residential Units in proportion to the Management Shares allocated to their Residential Units.

The number of Management Shares of a residential property is the same as the number of Undivided Shares allocated to that residential property. However, the total number of Undivided Shares in the Development (28,318) is different from the total number of Management Shares in the Development (28,218). The total number of Management Shares of the residential properties in the Development is 28,086.

5. Basis on which the Management Fee Deposit is fixed

The amount of Management Fee Deposit is 3 months' monthly management expenses.

6. Area (if any) in the Development retained by the owner (i.e. the Vendor) for its own use

There is no area in the Developemnt which is retained by the owner for that owner's own use as referred to in section 14(2)(f), Part 1, Schedule 1 of Residential Properties (First-hand Sales) Ordinance (Cap. 621).

1. 發展項目所位於的土地的地段編號：

丈量約份第120約地段第4054號餘段

2. 有關租契規定的年期：

由2021年12月31日起計50年

3. 適用於該土地的用途限制：

(a) 該地段或其任何部分或其上之建築物或其任何部分不得用作私人住宅用途以外之用途。

(b) 該地段內不得搭建或建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類遺體或動物遺骸，不論置於陶泥金塔、骨灰盅或以其他方式安葬或放置等亦然。

4. 按規定須興建並提供予政府或供公眾使用的設施：

(a) 在批地文件所夾附的圖則I上以綠色顯示並須由承授人鋪設及塑造的若干公共道路的部分（「綠色範圍」）；以及地政總署署長（「署長」）全權酌情要求須由承授人提供及建造致使綠色範圍可建造建築物及供車輛和行人往來的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「該等構築物」）。

(b) 承授人須按署長的要求、指定、授權或批准於批地文件所夾附的圖則I上以粉紅色紅斜線顯示的地段內建造寬度不少於2米的鋪平道路（「鋪平道路」），讓政府、其官員、毗鄰地段的承租人及租客、訪客、受邀者、被許可人及其他獲其授權之人士以及公眾，為正當使用及享有毗鄰地段相關的一切合法目的，可以在日間和夜間的所有時間，進出往返及穿越已於土地註冊處登記並稱為丈量約份120約地段第1749號及1750號的全部土地（「毗鄰地段」）

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

(a) 發展項目須於2025年12月31日或之前建成至適宜佔用。

(b) 承授人須於批租年期內：(i)按經批准之設計和規劃及經批准之建築圖則保養所有建築物，不得作出變更或改動；及(ii)保養所有建築物修葺及狀態良好堅固。

(c) 如任何批地文件條款訂明需要拓建的私家街、私家路及後巷仍屬於批地文件協定批授的範圍，承授人應自費在該處提供照明、路面、路緣石、排水渠、渠道及進行保養工程，致使署長在各方面滿意。署長可基於公眾利益按需要在該處執行或達致執行路燈安裝及維修工程，承授人須承擔路燈安裝工程的資本開支，並且允許工人和車輛自由進出該土地範圍，以便安裝及維修路燈。

(d) (1) 承授人須：

(i) 於2025年12月31日或之前或經署長批准的其他延長期限內，自費以署長批准的方式和物料，按署長批准的標準、高度、定線及設計，致使署長在各方面滿意：

(I) 鋪設及塑造綠色範圍；及

(II) 提供及建造署長全權酌情要求的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（「該等構築物」）；

致使綠色範圍可建造建築物及供車輛和行人往來；

(ii) 於2025年12月31日或之前或經署長批准的其他延長期限內，自費於綠色範圍鋪設路面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記，致使署長滿意；及

(iii) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至綠色範圍的管有權按照批地文件條款交回予政府。

(2) 若承授人未能履行本分段(1)之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(3) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本分段(1)的責任或政府行使本分段(2)的權利或其他原因而引起或附帶的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。

(e) 僅為了進行段(d)指明須進行的工程，承授人將於批地文件日期該日被給予綠色範圍的管有權。綠色範圍須應政府要求交回政府，但無論如何，若署長發出信件表示批地文件各項條款已妥為履行致使其滿意，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內，容許政府及公眾車輛及行人自由出入綠色範圍，致使署長在各方面滿意，並確保其通行不受根據段(d)進行的或其他工程干擾或阻礙。

(f) 未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行段(d)指明之工程外之用途。

(g) (1) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長、其官員、承辦商及代理及其他獲署長授權人士有權進出往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按分段(d)(1)進行的工程，及進行、視察、檢查及監督根據分段(d)(2)進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養管道、電線、導管、電纜管道及其他傳導媒體及為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府妥為授權的有關公共事業公司通力合作；及

(iii) 允許水務監督之官員或其他獲其授權之人士應其要求進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之水務設施之操作、保養、維修、更換及改動有關的工程；

(2) 就任何因政府、署長、其官員、承辦商及代理及任何其他按分段(1)獲授權之任何人士或公共事業公司行使權利引起或附帶的，對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長、其官員、承辦商及代理及任何其他按分段(1)獲授權之任何人士或公共事業公司概不承擔任何責任。

(h) 受制於批地文件各項條款，如該地段或其任何部分進行發展或重建：

(i) 承授人應自費將一圖則提交屋宇署署長（「屋宇署署長」）以獲得其書面批准，該圖則顯示將於其中或其內提供和保養綠化（包括但不限於提供帶土基的活體植物）的該地段或在該地段之已或將建立的建築物之一部分或多部分（「綠化範圍」）、綠化範圍的佈局和大小以及屋宇署署長可全權酌情要求或指定的其他資訊（包括但不限於綠化範圍建築工程的位置和詳情）（該項連圖則之提交以下簡稱「該項綠化提交」）。屋宇署署長就關於何者構成該項綠化提交下之綠化提供及該地段或在該地段之已或將建立的建築物之何部分或何等部分構成綠化範圍的決定是最終決定，對承授人具有約束力。（上述獲屋宇署署長批准的提交以下簡稱「核准綠化提交」）；

(ii) 承授人應根據核准綠化提交自費進行並完成綠化範圍的建築工程及於之後保養綠化範圍，致使屋宇署署長在各方面滿意。未經屋宇署署長的事先書面批准，不得對核准綠化提交或顯示綠化範圍的圖則進行任何修改、變更、更改、改動或替代。

(i) 承授人須自費保養該地段內按批地文件條款獲豁免計算總樓面面積的康樂設施及附屬設施（「獲豁免設施」）修葺及狀態良好堅固，並須運作獲豁免設施致使署長滿意。獲豁免設施只准供發展項目的住客及其真實訪客使用，並不得供其他人士使用。

(j) (i) 須於該地段內按指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之汽車停泊（「住客車位」），致使運輸署署長（以下簡稱「運輸署署長」）滿意。

(ii) 須按指定比率提供若干額外車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之汽車停泊（「訪客車位」）。

(iii) 承授人須遵照建築事務監督所要求或批准，從上述分段(i)及(ii)所提供之車位之中按指定比率保留及指定若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例定義的傷殘人士之汽車停泊（「傷殘人士車位」）。

(k) 須於該地段內按一指定比率提供若干車位，以供按《道路交通條例》、其附屬規例及任何修訂法例獲發牌之電單車停泊（「電單車停車位」），致使運輸署署長滿意。

(l) 須於該地段內按一指定比率提供若干車位，以供單車停泊，致使運輸署署長滿意。

(m) 須於該地段內按一定比率提供若干車位供貨車上落貨，致使運輸署署長滿意，且該等車位不得用作與發展項目相關的貨車上落貨之外的其他用途。

(n) 承授人須按經署長批准並存放於運輸署署長處之車場布局圖保養所有停車位、上落貨車位及其他範圍，包括但不限於升降機、樓梯平台及運轉及通道地方。

(o) 若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡整理工程，不論該等工程是否已獲署長事先書面同意，不論處於該地段內或任何政府土地上，不論其目的是為塑造、平整或發展該地段或承授人於批地文件條款下須進行的其他工程或為任何其他目的而進行，承授人須自費進行及建造該等有需要之斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，以保護及支持該地段內的該等土地及任何相鄰或毗連之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須在整個批地文件批租年期內，自費保養上述土地、斜坡整理工程、擋土牆或其他支撐、防護措施、排水系統或附屬或其他工程，並保持在良好和修繕妥當的狀態，致使署長滿意。若由於承授人進行的塑造、平整、發展或者其他工程或其他任何原因而於任何時間內造成任何泥土剝落、山泥傾瀉或土地下陷，不論處於或來自該地段內的任何土地或來自任何相鄰或毗連之政府土地或已出租土地，承授人須自費修葺使之恢復原狀致使署長滿意，並須就直接或間接因該等泥土剝落、山泥傾瀉或土地下陷而起或與之有關之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府、其代理及承辦商及使其維持獲彌償。署長有權書面要求承授人進行、建造及保養上述土地、斜坡整理工程、擋土牆、或其他支撐、防護措施和排水系統或附屬或其他工程，或就任何泥土剝落、山泥傾瀉或土地下陷進行修葺使之恢復原狀，且如承授人忽略或未能在指明期限內遵行該通知致使署長滿意，署長可立即執行和進行任何有需要的工程，而承授人須應要求向政府償還該工程的費用並連同任何行政及專業收費及開支。

(p) 倘若該地段或其他受開發該地段所影響的區域之泥土、廢土、瓦礫、建築廢料或建材（「該等廢料」）遭侵蝕、沖洗或傾倒在公共巷徑或道路上，或路旁暗渠、前濱或海牀、污水渠、雨水渠或溝渠或其他政府物業（「該等政府物業」），承授人須自費清理該等廢料並修葺該等廢料對該等政府物業造成的損壞。承授人須就直接或間接因上述侵蝕、沖洗或傾倒對私人物業造成的任何損壞或滋擾而起或與之有關之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序彌償政府及使其維持獲彌償。署長可以（惟沒有義務）應承授人要求清理該等廢料並修葺該等廢料對該等政府物業造成的損壞，而承授人須應要求向政府支付有關費用。

(q) 承授人須自費建造及保養署長認為必要的排水渠及溝渠（不論位於該地段範圍內或政府土地上亦然），以將落在或流經該地段上的雨水截流並排送至就近的河道、集水井、溝渠或政府雨水渠，致使署長滿意。承授人須就直接或間接因上述雨水造成的任何損壞或滋擾而起或與之有關之任何形式之責任、申索、損失、損害賠償、費用、開支、成本、索求、法律行動或其他程序承擔全部責任並向政府及其官員作出彌償及使其維持獲彌償。

(r) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已建成及已啟用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承授人負責。承授人須在被要求時向政府支付上述連 接工程的費用，或者該等連接工程亦可由承授人自費進行，並使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至按要求時由承授人移交給政府， 由政府出資負責以後的保養。承授人須在被要求時向政府支付有關上述連接工程的技術審核之費用。若承授人未能保養上述在政府土地內修建的任何一段連接工程，署長可進行他認為必要的保養工程，承授人須在被要求時向政府支付該等工程的費用。

6. 對買方造成負擔的租用條件

(a) 未經署長事先書面批准，不得移除或干擾該地段上或其相鄰所生長的樹木。署長於給予批准時可附加他認為合適之移植、補償環境美化或重新種植條件。

(b) (I) 住客車位及訪客車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(ii) 傷殘人士車位不得用作停泊按《道路交通條例》、其附屬規例及任何修訂法例所定義的傷殘人士之汽車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(iii) 電單車停車位不得用作停泊按《道路交通條例》、其附屬規例及修訂法例獲發牌之電單車之外的其他用途，尤其不得用作存放、展示或展覽汽車作招售等用途或作提供汽車清潔及美容服務之用途。

(c) 住客車位及電單車停車位不得轉讓，除非：

(i) 連同發展項目的住宅單位轉讓；或

(ii) 轉讓予發展項目的住宅單位之擁有人。

但於任何情況下，轉讓予任何一個發展項目住宅單位的擁有人的住客車位及電單車停車位總數不得多於3個。

(d) 承授人特此確認該地段底下可能有含溶洞大理石，並接納任何發展或重新發展該地段均須要進行廣泛的岩土工程勘察。承授人進一步接納此等調查可能揭示在該地段進行所需工程時，需要由具備經驗的岩土工程師高度參與涉及的岩土工程設計和監督工作。承授人亦確認所有就岩土工程勘察、設計工作、建築、監督或其他有關事項的成本、開支、收費或其他費用均屬承授人之個人責任，政府將無須就有關成本、開支、收費或其他費用負上任何責任。

(e) 承授人須於任何時候，特別是於進行建造、保養、更新或維修工程（「該等工程」）時，採取或安排採取恰當及足夠的謹慎、技巧及預防措施，以免使置於或行經該地段、綠色範圍或其任何組合或其任何部分之上、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置（「該等服務」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修葺使恢復原狀所有由該等工程以任何方式引起的對該地段、綠色範圍或其任何組合或其任何部分或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行（除非署長另有決定），且承授人須應政府要求向其支付上述工程之費用）。若承授人未能對該地段、綠色範圍或其任何組合或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及使之恢復原狀致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及使之恢復原狀，且承授人須應政府要求向其支付上述工程之費用。

(f) (i) 除非事先獲得署長的書面同意，否則不得在批地文件所夾附的圖則I上以粉紅色藍斜線顯示的地段部分（「粉紅色藍斜線範圍」）上、上方、下面、之上、之下或之內豎設、興建或放置建築物、構築物、任何建築物或構築物的支撐物件（邊界牆、圍欄除外）。

(ii) 承授人須在署長如此要求時自費將粉紅色藍斜線範圍或其中任何部分以不受產權負擔影響、及不向政府收取任何代價、款項或補償的條件下交還及騰空交回管有權給政府，唯政府沒有責任應承授人的要求接受交還粉紅色藍斜線範圍或其中任何部分，而是在其認為合適的情況下接受。就本條件而言，承授人須按署長批准或要求的格式及條件自費簽訂交還契據及任何其他必要的文件。

(iii) 在按分段(ii)交還粉紅色藍斜線範圍給政府之前，承授人不得轉讓、按揭、抵押、贈與、分租、放棄管有或以其他方式處置或施加產權負擔於該地段或其中任何部分或在其上的建築物或其中任何部分或訂立此類協議，除非及直至承授人已自費分割粉紅色藍斜線範圍，使署長滿意。在上述分割之前，承授人須自費提交分割文件給署長作書面審批。

(g) (i) 特此例外和保留予政府、其官員、已於土地註冊處登記並稱為丈量約份120約地段第1749號及1750號的全部土地（「毗鄰地段」）的承租人及租客、訪客、受邀者、被許可人及其他獲其授權之人士以及公眾，為正當使用及享有毗鄰地段相關的一切合法目的，可以在日間和夜間的所有時間，進出往返及穿越毗鄰地段（包括，為免生疑，政府、其官員或其他獲其授權之人士視察毗鄰地段）的權利、承授人進一步承諾進許其以步行或坐輪椅、攜帶或不攜帶工具、器材或機器，免費通過及再通過一條由承授人自費建造的寬度不少於2米的鋪平道路，其位置於批地文件所夾附的圖則I上以粉紅色紅斜線顯示（「鋪平道路」），其路線、走向及標高由署長要求、指定、授權或批准，致使署長在各方面滿意，以進出往返及穿越毗鄰地段。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本分段的責任而引起或附帶的，政府、其官員及其他獲其授權之人士概不承擔任何責任；承授人亦不得針對政府、其官員及其他獲其授權之人士就該等損失、損壞、滋擾或干擾提出任何申索。

(ii) 特此明文同意、聲明及規定，承授人雖被施加予分段(i)的責任，承授人沒有意圖撥出而政府亦沒有意圖同意撥出鋪平道路給公眾作為通道權或其他用途。

(iii) 承授人須在整個批地文件批租年期內，自費維持、保養及維修鋪平道路及該等範圍的任何組成部分或附屬地方，並以令署長滿意的方式進行所有維持、保養及維修工作。

(h) 當承授人未能或忽略履行、遵守或遵從批地文件條款，政府有權收回及重新管有該地段或其任何部分以及所有或任何於該地段或其任何部分上之建築物、搭建物或工程。當該地段被收回：(a)承授人在該地段被收回之部分之權利將完全地告停止或終結；(b)承授人無權獲得任何地價退款、就該地段及其上之建築物的價值之任何款項或賠償，或承授人在整地、地盤平整或發展該地段中花費的任何金額；及(c)政府之任何其他權利、濟助及申索將不受影響。

(i) 見上文第5段。

備註：

1. 本節中提述「承授人」一詞指批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人、承讓人及（如為法團）其繼承人和承讓人。

2. 本節中提述「該地段」一詞指批地文件中的地段（即丈量約份第120約地段第4054號）。

1. The lot number of the land on which the Development is situated:

Remaining Portion of Lot No. 4054 in Demarcation District No. 120

2. The term of years under the lease:

50 years from 31 December 2021

3. The user restrictions applicable to that land:

(a) 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.

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

4. Facilities that are required to be constructed and provided for the Government, or for public use:

(a) Such portion of public roads shown coloured green on PLAN I annexed to the Land Grant ("the Green Area") which are required to be laid and formed by the Grantee; and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") may in his sole discretion require which are required to be provided and constructed by the Grantee (collectively "the Structures") so that building, vehicular and pedestrian traffic may be carried on within the Green Area.

(b) Paved way of not less than 2 metres in width within the lot as shown pink hatched red on PLAN 1 annexed to the Land Grant ("the Paved Way") is required to be constructed by the Grantee as the Director may require, specify, authorize or approve for the ingress, egress and regress to and from and through all those pieces or parcels of land known and registered in the Land Registry as Lots Nos. 1749 and 1750 both in Demarcation District No. 120 ("the Adjoining Lots") by the Government, its officers, the lessees and tenants of the Adjoining Lots, visitors, invitees, licensees and other persons authorized by them and members of the public at all times during day and night for all lawful purposes connected with the proper use and enjoyment of the Adjoining Lots.

5. The grantee's obligations to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:

(a) The Development is required to be completed and made fit for occupation on or before 31 December 2025.

(b) The Grantee shall throughout the tenancy: (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and (ii) maintain all buildings erected in good and substantial repair and condition.

(c) If any private streets, roads and lanes which are required to be formed by the provisions of the Land Grant remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Grantee in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Grantee shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting.

(d) (1) The Grantee shall:

(i) on or before the 31 December 2025 or such other extended period 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:

(I) lay and form the Green Area; and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require ("the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31 December 2025 or such other extended period as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with the provisions of the Land Grant.

(2) In the event of the non-fulfilment of the Grantee's obligations under subparagraph (1), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(3) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under subparagraph (1) or the exercise of the rights by the Government under subparagraph (2) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(e) For the purpose only of carrying out the necessary works specified in paragraph (d), the Grantee shall on the date of the Land Grant be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under paragraph (d) or otherwise.

(f) The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in paragraph (d) hereof.

(g) (1) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with subparagraph (d)(1) and the carrying out, inspecting, checking and supervising of the works under subparagraph (d)(2) and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(2) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under subparagraph (1) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under subparagraph (1).

(h) Subject to the Conditions of the Land Grant, upon development or redevelopment of the lot or any part thereof:

(i) the Grantee shall at his own expense submit to the Director of Buildings ("the D of B") for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained ("the Greenery Area"), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as "the Greenery Submission"). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Greenery Submission";

(ii) the Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission or the plan indicating the Greenery Area shall be made without the prior written approval of the D of B.

(i) The Grantee shall at his own expense maintain the recreational facilities and facilities ancillary thereto within the lot which are exempted from the gross floor area calculation pursuant to the provisions of the Land Grant ("the Exempted Facilities") in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director. The Exempted Facilities shall only be used by the residents of the Development and their bona fide visitors and by no other persons.

(j) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (the "C for T") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to a prescribed rate ("the Residential Parking Spaces").

(ii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation shall be provided according to a prescribed rate ("the Visitors' Parking Spaces").

(iii) Out of the spaces provided under subparagraph (i) and (ii) above, the Grantee shall reserve and designate 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 or approve ("the Parking Spaces for Disabled Persons").

(k) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation according to a prescribed rate ("the Motor Cycle Parking Spaces").

(l) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles according to a prescribed rate.

(m) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles according to a prescribed rate and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the Development.

(n) The Grantee shall maintain all parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas in accordance with the car park layout plan approved by and deposited with the Director and approved by the C for T.

(o) 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 provisions 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. 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 and keep indemnified the Government, its agents and contractors from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with such falling away, landslip or subsidence. 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.

(p) In the event of earth, spoil, debris, construction waste or building materials ("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 ("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 and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of or in connection with any damage or nuisance to private property caused by such erosion, washing down or dumping. The Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

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

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

6. Lease conditions that are onerous to a purchaser:

(a) 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.

(b) (i) The Residential Parking Spaces and the Visitors' Parking Spaces shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, 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 motor vehicle cleaning and beauty services.

(ii) The Parking Spaces for Disabled Persons 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 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 motor vehicle cleaning and beauty service.

(iii) The Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, 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 motor vehicle cleaning and beauty services.

(c) The Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be assigned except:

(i) together with a residential unit in the Development; or

(ii) to a person who is already the owner of a residential unit in the Development.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner of any one residential unit in the Development.

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

(e) 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 ("the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area ("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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area 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 or any part thereof or the Green Area or both the lot or any part thereof and the Green Area 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.

(f) (i) Except with the prior written consent of the Director, no building or structure or support for any building or structure (other than boundary wall and fences) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched blue on PLAN I annexed to the Land Grant ("the Pink Hatched Blue Area").

(ii) The Grantee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee provided always that the Government shall be under no obligation to accept surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Grantee, but may do so as and when it sees fit. For this purpose the Grantee shall at his own expense execute a deed or deeds of surrender and any other necessary documents in such form and containing such provisions as the Director shall approve or require.

(iii) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the lot or any part or parts thereof or any interest therein or any building or buildings or part or parts of any building or buildings thereon or enter into any agreement so to do prior to the surrender of the Pink Hatched Blue Area to the Government pursuant to subparagraph (ii) unless and until the Grantee has at his own expense carved out the Pink Hatched Blue Area from the lot to the satisfaction of the Director. Prior to the said carving out, the Grantee shall at his own expense submit the carving out document to the Director for his written approval.

(g) (i) There is excepted and reserved unto the Government, its officers, the lessees and tenants of all those pieces or parcels of land known and registered in the Land Registry as Lots Nos. 1749 and 1750 both in Demarcation District No. 120 (collectively "the Adjoining Lots"), visitors, invitees, licensees and other persons authorized by it or them and members of the public at all times during day and night for all lawful purposes connected with the proper use and enjoyment of the Adjoining Lots (including, for the avoidance of doubt, the inspection thereof by the Government, its officers or other authorized persons) the right, and the Grantee further covenants to permit them, to pass and repass on foot or by wheelchair with or without tools, equipment or machinery free of charge on, along, over, by and through a paved way of not less than 2 metres in width to be constructed by the Grantee at his own expense, within the lot as shown pink hatched red on PLAN I annexed to the Land Grant ("the Paved Way") along such routes and alignments and at such levels as the Director may require, specify, authorize or approve in all respects to the satisfaction of the Director for ingress, egress and regress to, from and through the Adjoining Lots. The Government, its officers and any persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the fulfilment by the Grantee of the obligations in this subparagraph and no claim whatsoever shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(ii) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Grantee contained in subparagraph (i) neither the Grantee intends to dedicate nor the Government intends to consent to any dedication of the Paved Way to the public for the right of passage or other use.

(iii) The Grantee shall throughout the term of the Land Grant at his own expense uphold, maintain and repair the Paved Way and everything forming a portion of or pertaining to it in all respects to the satisfaction of the Director.

(h) Upon any failure or neglect by the Grantee to perform, observe or comply with the provisions of the Land Grant the Government shall be entitled to re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works on the lot or any part thereof. Upon re-entry: (a) the Grantee's right on the part of the lot re-entered shall absolutely cease and determine; (b) the Grantee shall not be entitled to any refund of premium, payment or compensation in respect of the value of the lot or the buildings thereon or any amount expended by the Grantee in the preparation, formation or development of the lot; and (c) any other rights, remedies and claims of the Government are not to be thereby prejudiced.

(i) See 5 above.

Note:

1. The expression "Grantee" as mentioned in this section means the grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.

2. The expression "lot" as mentioned in this section means the lot granted under the Land Grant (i.e, Lot No. 4054 in Demarcation District No. 120).

1. 對根據批地文件規定須興建並提供予政府或供公眾使用的任何設施的描述

(a) 在批地文件所夾附的圖則I上以綠色顯示並須由承授人鋪設及塑造的若干公共道路的部分（「綠色範圍」）；以及地政總署署長（「署長」）全權酌情要求須由承授人提供及建造致使綠色範圍可建造建築物及供車輛和行人往來的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物。

(b) 承授人須按署長的要求、指定、授權或批准於批地文件所夾附的圖則I上以粉紅色紅斜線顯示的地段內建造寬度不少於2米的鋪平道路，讓政府、其官員、毗鄰地段的承租人及租客、訪客、受邀者、被許可人及其他獲其授權之人士以及公眾，為正當使用及享有毗鄰地段相關的一切合法目的，可以在日間和夜間的所有時間，進出往返及穿越已於土地註冊處登記並稱為丈量約份120約地段第1749號及1750號的全部土地（「毗鄰地段」）。

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

見上文第1段。

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

不適用。

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

不適用。

5. 顯示第1及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）之圖則

見本節內之圖則。

6. 公眾之使用權

就上文第 1、2、3 及 4 段所提及供公眾使用的任何該等設施及休憩用地，及該土地中的該等部分，公眾有權按照批地文件或撥出私人地方供公眾使用的契據（視屬何情況而定）使用該等設施或休憩用地，或該土地中的該等部分。

7. 管理、營運及維持

第2段所提及之設施、第3段所提及之休憩用地（如有）按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。該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

8. 批地文件、撥出私人地方供公眾使用的契據（如有）及發展項目公契中關於第1及2段所提及之設施、第3段所提及之休憩用地（如有）及第4段所提及之土地中的該等部分（如有）的條文

綠色範圍

A. <u>批地文件</u>

<u>特別條款第(4)條</u>

“4 (a) 承授人須：

(i) 於2025年12月31日或之前或經署長批准的其他延長期限內，自費以署長批准的方式和物料，按署長批准的標準、高度、定線及設計，致使署長在各方面滿意：

(I) 鋪設及塑造在此所夾附的圖則I上以綠色顯示並須由承授人鋪設及塑造的若干未來公共道路的部分（「綠色範圍」）；及

(II) 提供及建造署長全權酌情要求的橋樑、隧道、高架道路、下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（以下統稱為「該等構築物」）；

致使綠色範圍可建造建築物及供車輛和行人往來；

(ii) 於2025年12月31日或之前或經署長批准的其他延長期限內，自費於綠色範圍鋪設路面、建造路緣及渠道，以及按署長要求為此等設施提供溝渠、污水管、排水渠、有管道接駁總水管的消防栓、街燈、交通標誌、街道設施及道路標記，致使署長滿意；及

(iii) 自費保養綠色範圍、該等構築物及在該處所建造、安裝及提供之所有構築物、表面、溝渠、污水管、排水渠、消防栓、服務設施、街燈、交通標誌、街道設施、道路標記及植物，以令署長滿意，直至綠色範圍的管有權按照特別條款第(5)條交回予政府。

(b) 若承授人未能按本特別條款(a)分條所載期限履行本特別條款(a)分條之責任，政府可進行所需之工程，惟費用由承授人支付，就此承授人須應政府要求向政府繳付一筆款項，數額等於上述工程之費用，該數額由署長釐定，此決定為最終決定並對承授人具約束力。

(c) 就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本特別條款(a)分條的責任或政府行使本特別條款(b)分條的權利或其他原因而引起或附帶的，政府概不承擔任何責任；承授人亦不得針對政府就該等損失、損壞、滋擾或干擾提出任何申索。”

特別條款第(5)條

“5 僅為了進行特別條款第(4)條指明須進行的工程，承授人將於此協議日期該日被給予綠色範圍的管有權。綠色範圍須應政府要求交回政府，但無論如何，若署長發出信件表示此等條款已妥為履行致使其滿意，綠色範圍即被視為已於發信當天被承授人交回政府。承授人須在其管有綠色範圍期間的所有合理時間內，容許政府及公眾車輛及行人自由出入綠色範圍，致使署長在各方面滿意，並確保其通行不受根據特別條款第(4)條進行的或其他工程干擾或阻礙。”

特別條款第(6)條

“6 未經署長事先書面同意，承授人不得使用綠色範圍作儲存用途或任何臨時構築物之建造或任何除進行特別條款第(4)條指明之工程外之用途。”

特別條款第(7)條

“7 (a) 承授人須在其管有綠色範圍期間的所有合理時間內：

(i) 允許政府、署長、其官員、承辦商及代理及其他獲署長授權人士有權進出往返及穿越該地段及綠色範圍，以便視察、檢查及監督任何須按特別條款第(4)(a)條進行的工程，及進行、視察、檢查及監督根據特別條款第(4)(b)條進行的工程及任何其他署長認為有需要在綠色範圍內進行的工程；

(ii) 允許政府及獲政府授權的相關公共事業公司應其要求進出往返及穿越該地段及綠色範圍，以供其在綠色範圍或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及於其後保養管道、電線、導管、電纜管道及其他傳導媒體及為向該地段或任何毗連或鄰近土地或處所提供電訊、電力、氣體（如有）及其他服務而所需的附屬設備。承授人須就有關任何上述於綠色範圍內進行之工程之所有事宜與政府及政府妥為授權的有關公共事業公司通力合作；及

(iii) 允許水務監督之官員或其他獲其授權之人士應其要求進出往返及穿越該地段及綠色範圍，以進行任何與綠色範圍內之水務設施之操作、保養、維修、更換及改動有關的工程；

(b) 就任何因政府、署長、其官員、承辦商及代理及任何其他按本特別條款(a)分條獲授權之任何人士或公共事業公司行使權利引起或附帶的，對承授人所造成或承授人蒙受的損失、損壞、滋擾或干擾，政府、署長、其官員、承辦商及代理及任何其他按本特別條款(a)分條獲授權之任何人士或公共事業公司概不承擔任何責任。”

特別條款第(40)條

“40 承授人須於任何時候，特別是於進行建造、保養、更新或維修工程（下稱「該等工程」）時，採取或安排採取恰當及足夠的謹慎、技巧及預防措施，以免使置於或行經該地段、綠色範圍或其任何組合或其任何部分之上、之下或相鄰的任何政府或其他現存的排水渠、水道或河道、主水管、道路、行人徑、街道設施、污水渠、溝渠、管道、電纜、電線、公用服務或任何其他的工程或裝置（以下統稱「該等服務」）遭受損壞、干擾或阻礙。承授人須於進行任何該等工程前進行或安排進行所需的適當搜查及勘探，以確定該等服務之位置及高度，及須就如何處理或會受該等工程影響之該等服務向署長提交書面建議書供其就各方面批核，且不得於署長就該等工程及上述建議書發出書面批准前進行任何工程。承授人須遵守及自費達成署長於發出上述批准時可就該等服務施加的要求，包括任何必要的改道、重鋪或恢復原狀的成本。承授人須自費在各方面維修、修葺使恢復原狀所有由該等工程以任何方式引起的對該地段、綠色範圍或其任何組合或其任何部分或任何該等服務造成的損壞、干擾或阻礙，致使署長滿意（溝渠、污水渠、雨水渠或主水管除外，其之修葺須由署長進行（除非署長另有決定），且承授人須應政府要求向其支付上述工程之費用）。若承授人未能對該地段、綠色範圍或其任何組合或其任何部分或任何該等服務進行任何所需之改道、重鋪、維修、修葺及使之恢復原狀致使署長滿意，署長可進行其認為有需要之改道、重鋪、維修、修葺及使之恢復原狀，且承授人須應政府要求向其支付上述工程之費用。”

公契

不適用

撥出私人地方供公眾使用的契據

不適用

B. 鋪平道路

批地文件

特別條款第(35)條

“35 (a) 特此例外和保留予政府、其官員、已於土地註冊處登記並稱為丈量約份120約地段第1749號及1750號的全部土地（以下統稱「毗鄰地段」）的承租人及租客、訪客、受邀者、被許可人及其他獲其授權之人士以及公眾，為正當使用及享有毗鄰地段相關的一切合法目的，可以在日間和夜間的所有時間，進出往返及穿越毗鄰地段（包括，為免生疑，政府、其官員或其他獲其授權之人士視察毗鄰地段）的權利、承授人進一步承諾進許其以步行或坐輪椅、攜帶或不攜帶工具、器材或機器，免費通過及再通過一條由承授人自費建造的寬度不少於2米的鋪平道路，其位置於批地文件所夾附的圖則I上以粉紅色紅斜線顯示（下稱「鋪平道路」），其路線、走向及標高由署長要求、指定、授權或批准，致使署長在各方面滿意，以進出往返及穿越毗鄰地段。就任何對承授人或任何其他人所造成或承授人或任何其他人蒙受的損失、損壞、滋擾或干擾，不論是否因承授人履行本分條的責任而引起或附帶的，政府、其官員及其他獲其授權之人士概不承擔任何責任；承授人亦不得針對政府、其官員及其他獲其授權之人士就該等損失、損壞、滋擾或干擾提出任何申索。

(b) 特此明文同意、聲明及規定，承授人雖被施加予此特別條款分條(a)的責任，承授人沒有意圖撥出而政府亦沒有意圖同意撥出鋪平道路給公眾作為通道權或其他用途。

(c) 特此明文同意、聲明，本特別條款分條 (a) 中所載的承授人的義務不會導致對額外的上蓋面積或地積比率（無論是根據《建築物（規劃）規例》第 22(1) 條、其任何修訂、替代或其他規定）產生期望、或申索任何寬免或權利。為避免疑問，承授人明確放棄根據《建築物（規劃）規例》第 22(1) 條、其任何修訂、替代或其他規定，就額外上蓋面積或地積比率申索任何寬免或權利。

(d) 承授人須在整個同意授予的批租年期內，自費維持、保養及維修鋪平道路及該等範圍的任何組成部分或附屬地方，並以令署長滿意的方式進行所有維持、保養及維修工作。”

公契

敍文(1)

「「鋪平道路」是指批地條款特別條款第 (35)(a) 條所指的、以粉紅色紅斜線 顯示於其夾附的圖則I的區域，並在圖則中以靛藍色黑斜線顯示，以茲識別；」

第39條

「在不限制所載管理人的其他明示權力的一般性的情況下，管理人有權：-…

(e) 遵行適用於公用地方及設施或該地段整體之所有法律及批地文件條款，包括但不限於批地條款特別條款第 (35)(a) 條所述的有關「鋪平道路」之條款，及確保該等法律及批地文件條款得以遵行。」

撥出私人地方供公眾使用的契據

不適用

1. Description of any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

(a) Such portion of public roads shown coloured green on PLAN I annexed to the Land Grant ("the Green Area") which are required to be laid and formed by the Grantee; and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands ("the Director") may in his sole discretion require which are required to be provided and constructed by the Grantee so that building, vehicular and pedestrian traffic may be carried on within the Green Area.

(b) Paved way of not less than 2 metres in width within the lot as shown pink hatched red on PLAN 1 annexed to the Land Grant is required to be constructed by the Grantee as the Director may require, specify, authorize or approve for the ingress, egress and regress to and from and through all those pieces or parcels of land known and registered in the Land Registry as Lots Nos. 1749 and 1750 both in Demarcation District No. 120 ("the Adjoining Lots") by the Government, its officers, the lessees and tenants of the Adjoining Lots, visitors, invitees, licensees and other persons authorized by them and members of the public at all times during day and night for all lawful purposes connected with the proper use and enjoyment of the Adjoining Lots.

2. Description of any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

See 1 above.

3. 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.

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

Not applicable.

5. Plan(s) showing locations of the facilities mentioned in 1 and 2, open spaces mentioned in 3 (if any) and those parts of the land mentioned in 4 (if any)

See the plan below in this section.

6. General public's right to use

In relation to any of those facilities and open spaces, and those parts of the land, mentioned in paragraphs 1, 2, 3 and 4 above that are for public use, the general public has the right to use the facilities or open spaces, or the parts of the land, in accordance with the Land Grant or the deed of dedication (as the case may be).

7. Management, operation and maintenance

The facilities mentioned in 2 and open spaces mentioned in 3 (if any) are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

8. Provisions of the land grant and the deed of dedication (if applicable), and of the deed of mutual covenant in respect of the Development that concern the facilities mentioned in 1 or 2 and open spaces mentioned in 3 (if any), and those parts of the land mentioned in 4 (if any)

A. Green Area

Land Grant

Special Condition No. 4

"4 (a) The Grantee shall:

(i) on or before the 31st day of December 2025 (or such other extended period 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:

(I) lay and form that portion of future public road shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Area"); and

(II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Area;

(ii) on or before the 31st day of December 2025 (or such other extended period as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (5) hereof.

(b) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

Special Condition No. 5

"5 For the purpose only of carrying out the necessary works specified in Special Condition No. (4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) hereof or otherwise."

Special Condition No. 6

"6 The Grantee shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (4) hereof."

Special Condition No. 7

"7 (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

Special Condition No. 40

"40 The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (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 in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area 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 or any part thereof or the Green Area or both the lot or any part thereof and the Green Area 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."

Deed of Mutual Covenant

Not applicable

Deed of Dedication

Not applicable

B. Paved Way

Land Grant

Special Condition No. 35

"35 (a) There is excepted and reserved unto the Government, its officers, the lessees and tenants of all those pieces or parcels of land known and registered in the Land Registry as Lots Nos. 1749 and 1750 both in Demarcation District No. 120 (hereinafter collectively referred to as "the Adjoining Lots"), visitors, invitees, licensees and other persons authorized by it or them and members of the public at all times during day and night for all lawful purposes connected with the proper use and enjoyment of the Adjoining Lots (including, for the avoidance of doubt, the inspection thereof by the Government, its officers or other authorized persons) the right, and the Grantee further covenants to permit them, to pass and repass on foot or by wheelchair with or without tools, equipment or machinery free of charge on, along, over, by and through a paved way of not less than 2 metres in width to be constructed by the Grantee at his own expense, within the lot as shown pink hatched red on PLAN I annexed hereto(hereinafter referred to as "the Paved Way") along such routes and alignments and at such levels as the Director may require, specify, authorize or approve in all respects to the satisfaction of the Director for ingress, egress and regress to, from and through the Adjoining Lots. The Government, its officers and any persons authorized by it or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the fulfilment by the Grantee of the obligations in this sub-clause and no claim whatsoever shall be made against the Government or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(b) It is hereby expressly agreed, declared and provided that by imposing the obligations on the part of the Grantee contained in sub-clause (a) of this Special Condition neither the Grantee intends to dedicate nor the Government intends to consent to any dedication of the Paved Way to the public for the right of passage or other use.

(c) It is hereby expressly agreed and declared that the obligations on the part of the Grantee contained in sub-clause (a) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

(d) The Grantee shall throughout the term hereby agreed to be granted at his own expense uphold, maintain and repair the Paved Way and everything forming a portion of or pertaining to it in all respects to the satisfaction of the Director."

Deed of Mutual Covenant

Recital (1)

""Paved Way" means such area shown coloured pink hatched red on PLAN I annexed to the Conditions referred to in Special Condition No.(35)(a) of the Conditions which is for the purpose of identification shown coloured indigo hatched black on the Plans;"

Clause 39

"Without limiting the generality of the other express powers of the Manager herein contained, the Manager shall have power :-…

(e) To comply with and ensure the compliance with all laws and provisions of the Conditions which are applicable to the Common Areas and Facilities or the Lot as a whole, including without limitation the provisions of the Conditions relating to the Paved Way as referred to in Special Condition No.(35)(a) of the Conditions."

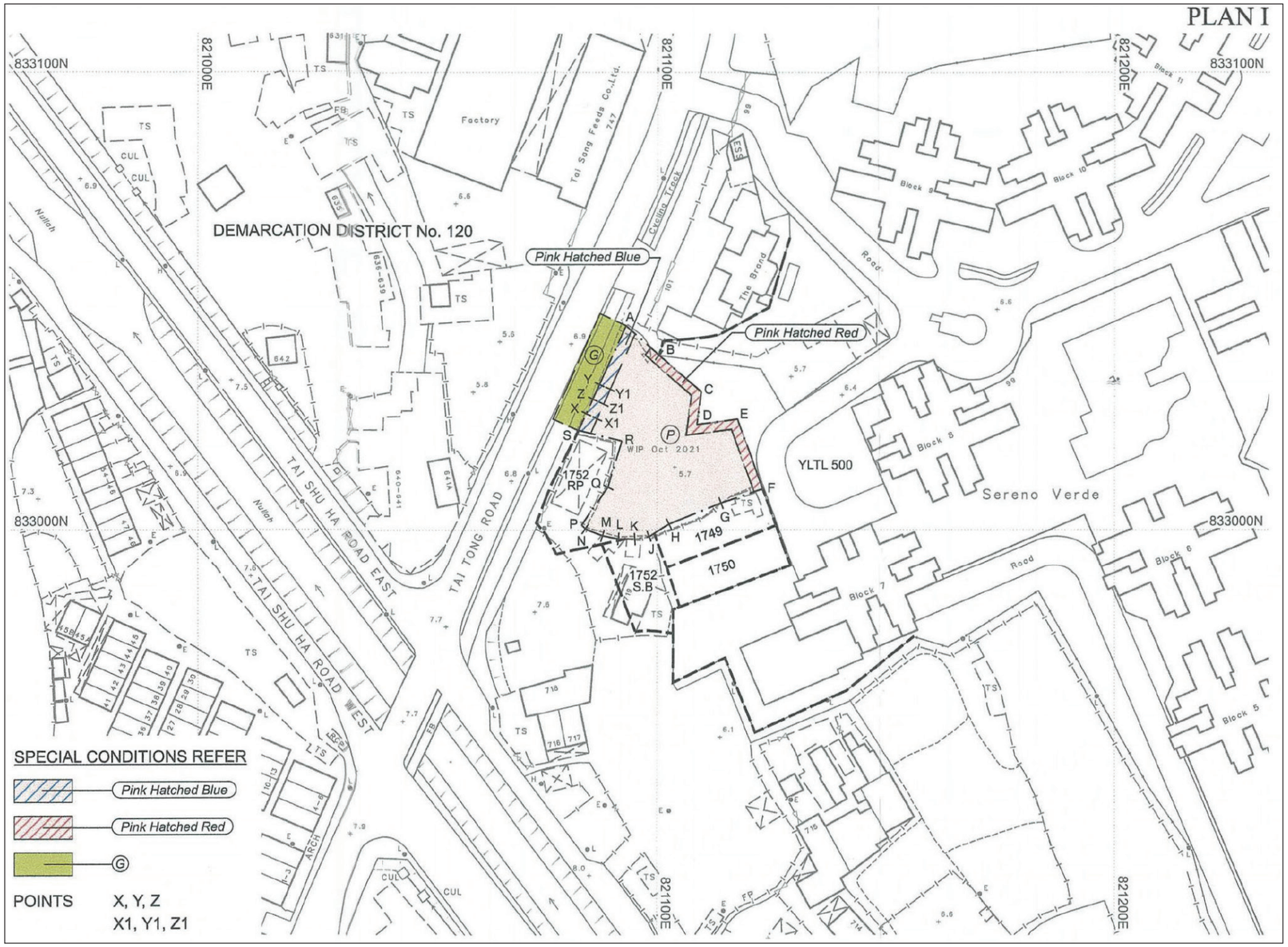
Deed of Dedication

Not applicable

圖例 Legend

綠色範圍
Green area

鋪平道路
Paved Way



備註：
上圖僅作顯示「綠色範圍」及「鋪平道路」的位置，圖中所示之其他事項未必能反映其最新狀況。

Note :
The plan above is for showing the location of "the Green Area" and "the Paved Way" only. Other matters shown in this plan may not reflect their latest conditions.

對 買 方 的 警 告
WARNING TO PURCHASERS

1. 謹此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：
   (a) 該律師事務所可能不能夠保障買方的利益；及
   (b) 買方可能要聘用一間獨立的律師事務所。

4. 如屬上述3(b)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。

1. The purchaser is hereby 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.

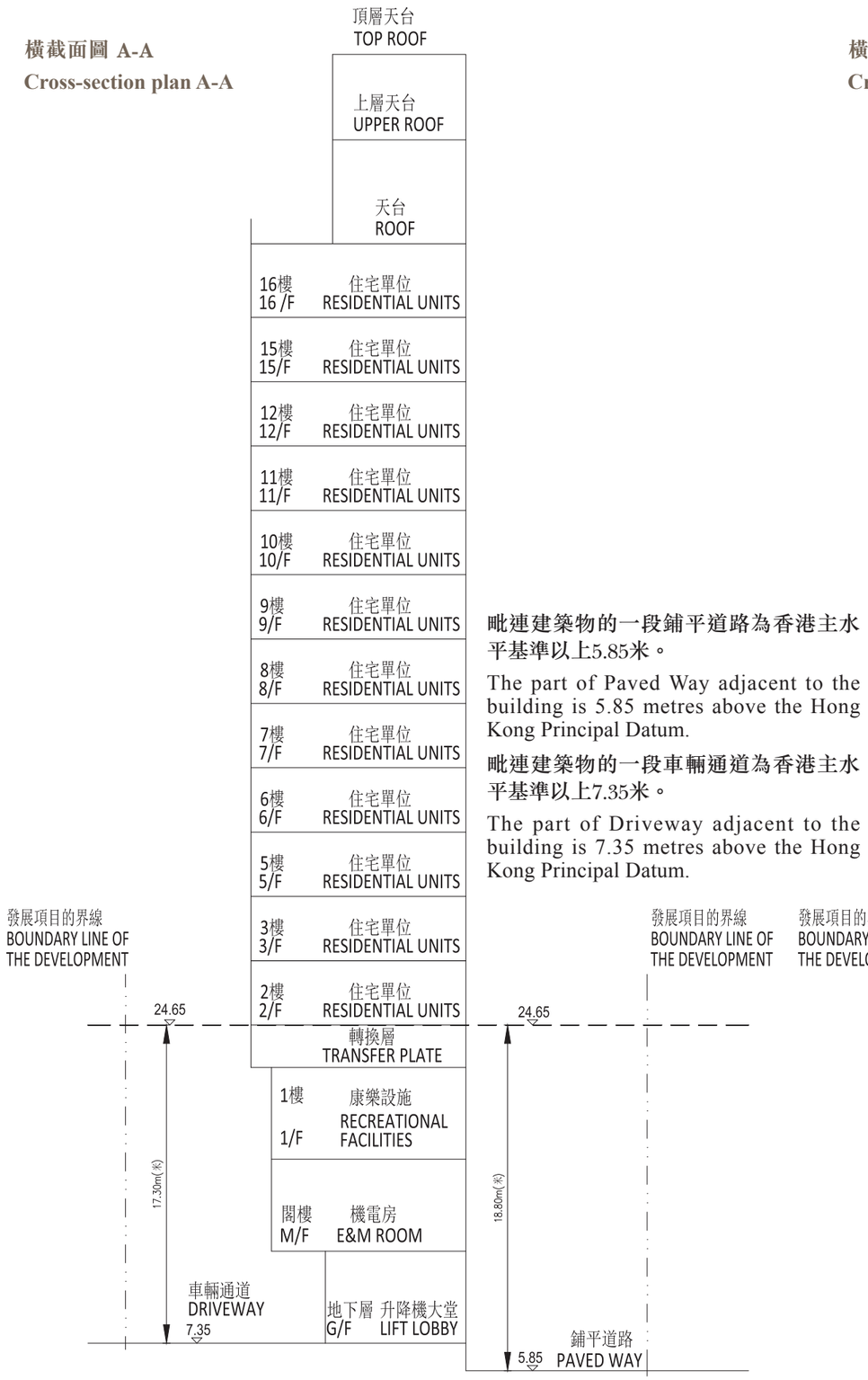
2. If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.

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:
   (a) that firm may not be able to protect the purchaser's interests; and
   (b) the purchaser may have to instruct a separate firm of solicitors.

4. In the case of paragraph 3(b) above, 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.

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

橫截面圖 A-A
Cross-section plan A-A



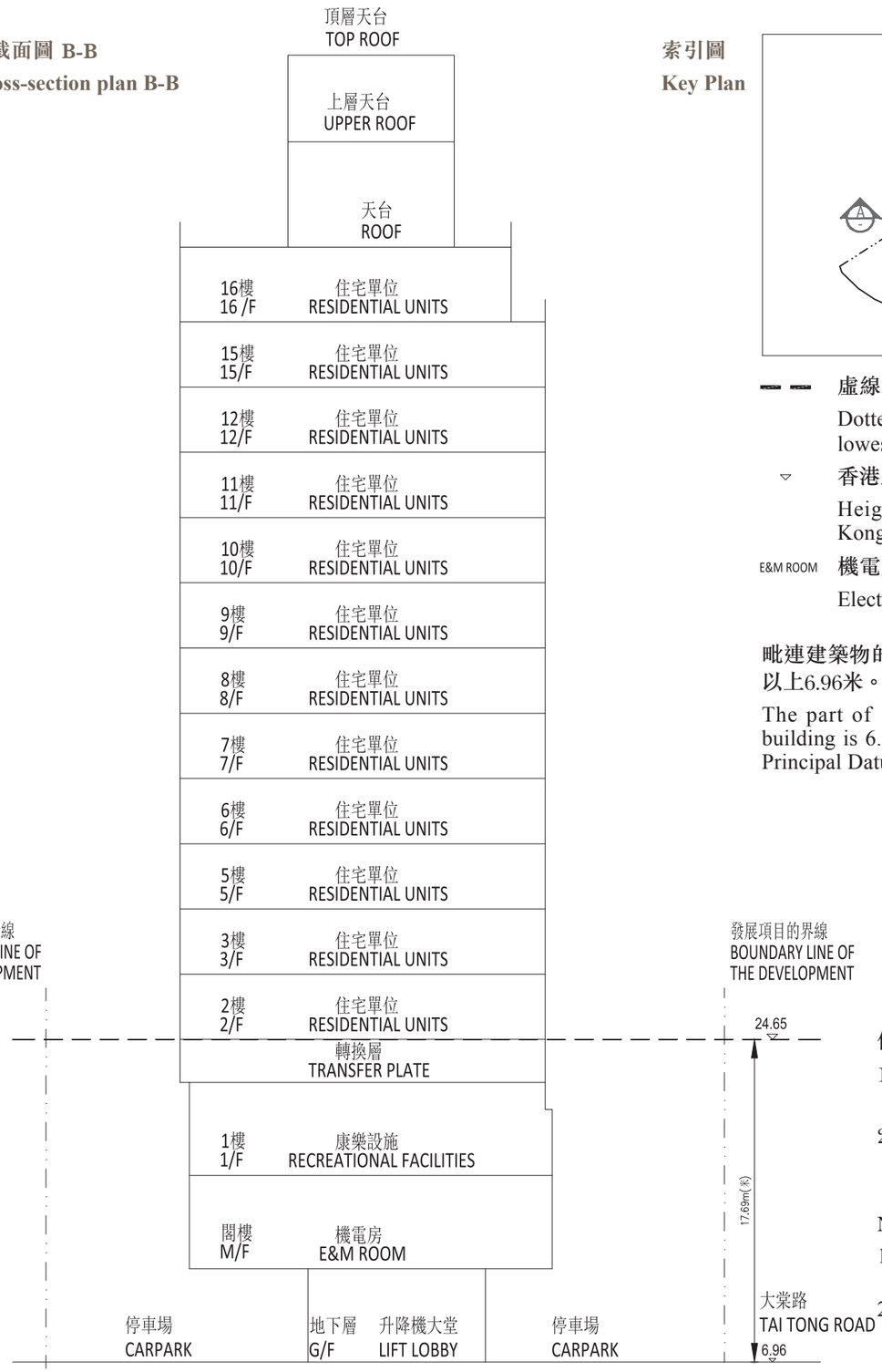
毗連建築物的一段鋪平道路為香港主水平基準以上5.85米。

The part of Paved Way adjacent to the building is 5.85 metres above the Hong Kong Principal Datum.

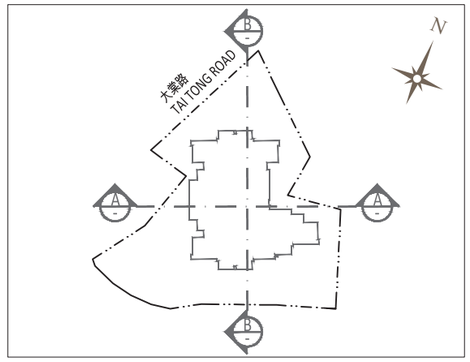
毗連建築物的一段車輛通道為香港主水平基準以上7.35米。

The part of Driveway adjacent to the building is 7.35 metres above the Hong Kong Principal Datum.

橫截面圖 B-B
Cross-section plan B-B



索引圖
Key Plan



虛線為最低住宅樓層水平
Dotted line denotes the level of the lowest residential floor

▽ **香港主水平基準以上高度(米)**
Height (in Meters) above the Hong Kong Principal Datum (HKPD)

E&M ROOM **機電房**
Electrical & Mechanical Plant Room

毗連建築物的一段大棠路為香港主水平基準以上6.96米。

The part of Tai Tong Road adjacent to the building is 6.96 metres above the Hong Kong Principal Datum.

備註：

1. **此橫截面圖並非按照比例繪圖。**
2. **發展項目的住宅樓層由2樓開始，不設4樓、13樓及14樓。**

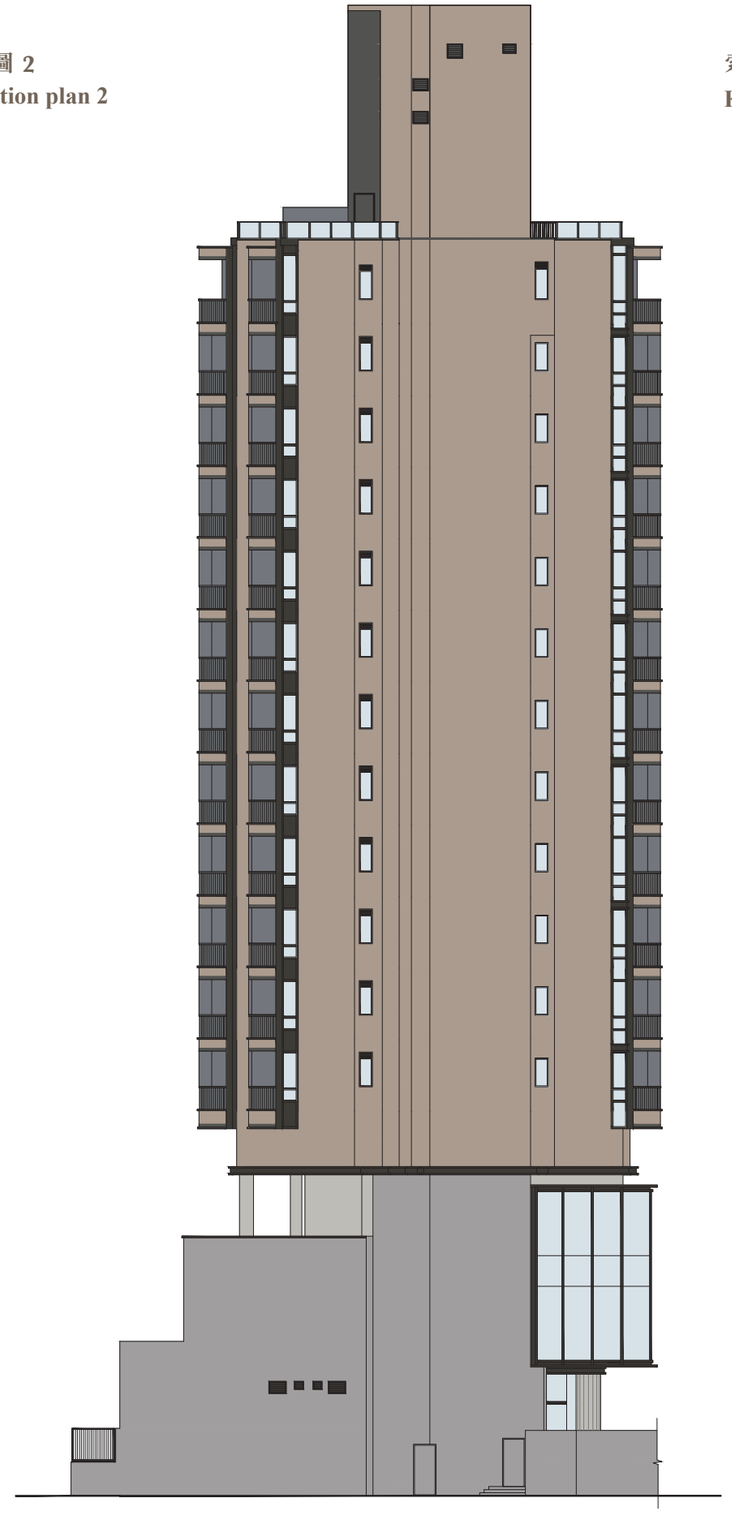
Notes:

1. This cross-section plan is not drawn to scale.
2. Residential floors of the Development start from 2/F, 4/F, 13/F and 14/F are omitted.

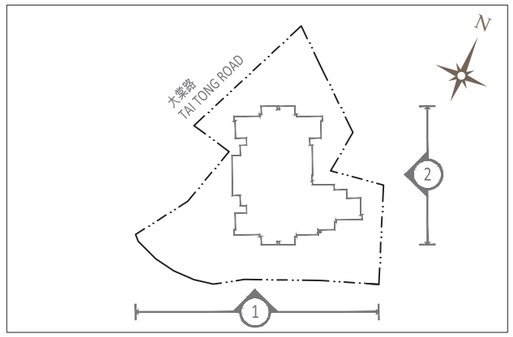
立 面 圖
ELEVATION PLAN

立面圖 1
Elevation plan 1

立面圖 2
Elevation plan 2



索引圖
Key Plan



發展項目的認可人士證明本圖所顯示的立面：

(1) 以2024年12月4日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。

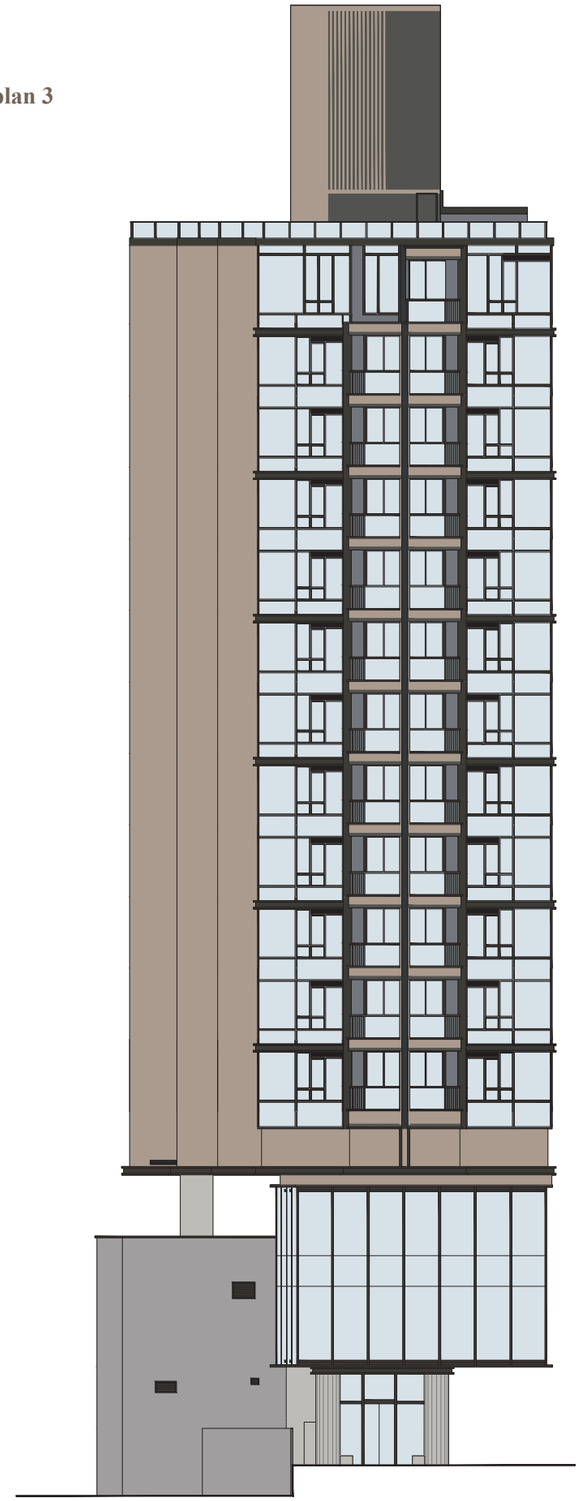
Authorized Person for the Development has certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Development as at 4 December 2024; and

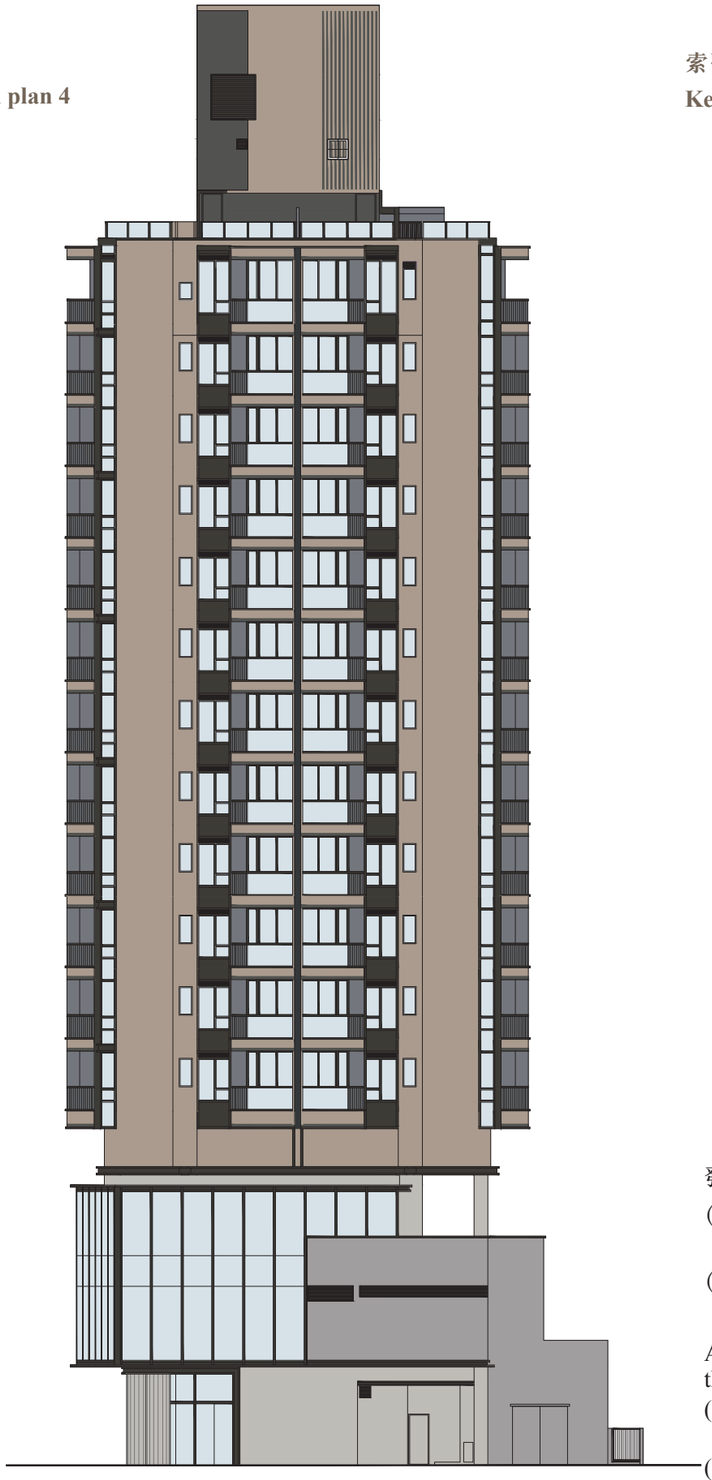
(2) are in general accordance with the outward appearance of the Development.

立 面 圖
ELEVATION PLAN

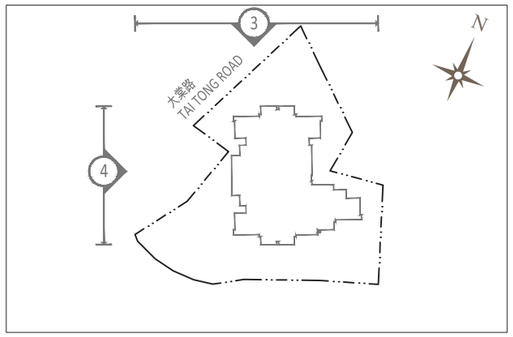
立面圖 3
Elevation plan 3



立面圖 4
Elevation plan 4



索引圖
Key Plan



發展項目的認可人士證明本圖所顯示的立面：

(1) 以2024年12月4日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。

Authorized Person for the Development has certified that the elevations shown on this plan:

(1) are prepared on the basis of the approved building plans for the Development as at 4 December 2024; and

(2) are in general accordance with the outward appearance of the Development.

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

公用設施 Common Facilities		有上蓋面積 Covered Area	無上蓋面積 Uncovered Area	總面積 Total Area
住客會所（包括供住客使用的任何康樂設施） Residents' clubhouse (including any recreational facilities for residents' use)	平方呎 sq.ft	1,424	不適用 Not applicable	1,424
	平方米 sq.m	132.307	不適用 Not applicable	132.307
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） 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)	平方呎 sq.ft	不適用 Not applicable		
	平方米 sq.m			
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） 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)	平方呎 sq.ft	1,616	1,102	2,718
	平方米 sq.m	150.135	102.404	252.539

備註：
以平方呎列出的面積均依據1平方米=10.764平方呎換算，並四捨五入至整數，因此與以平方米列出的面積可能有些微差異。

Note:
The areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest integer. Therefore, they may be slightly different from the areas presented in square metres.

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

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

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。

1. The address of the website on which a copy of the Outline Zoning Plan relating to the Development is available: www.ozp.tpb.gov.hk.

2. (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential properties as at the date on which the specified residential properties are offered to be sold is available for inspection at the place at which the specified residential properties are offered to be sold.

   (b) The inspection is free of charge.

裝 置 、 裝 修 物 料 及 設 備
FITTINGS, FINISHES AND APPLIANCES

1. 外部裝修物料				
細項		描述		
a	外牆	裝修物料的類型	大廈外牆鋪砌瓷磚、幕牆、鋁飾面、鋁質格柵及油漆。 基座外牆鋪砌瓷磚、幕牆、玻璃牆、鋁飾面及油漆。	
b	窗	框的用料	氟碳噴塗鋁質窗框	
		玻璃的用料	客廳、飯廳、睡房、主人睡房及廚房(如有)	雙層中空玻璃配低幅射鍍膜
			浴室 (如有)	磨砂玻璃
			工作間(如有)	強化清玻璃
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	不適用	
e	陽台或露台	裝修物料的類型	(i) 露台 圍欄： 玻璃圍欄及鋁質扶手 天花： 油漆 牆身： 瓷磚 地台： 瓷磚	
			(ii) 沒有陽台	
		是否有蓋	露台有蓋	
f	乾衣設施	類型	不適用	
		用料	不適用	

1. Exterior finishes				
Item		Description		
a	External wall	Type of finishes	External wall of tower finished with tiles, curtain wall, aluminium cladding, aluminium grille and paint. External wall of podium finished with tiles, curtain wall, glass wall, aluminium cladding and paint.	
b	Window	Material of the frame	Fluorocarbon coated aluminium frame	
		Material of the glass	Living room, dining room, bedroom, master bedroom and kitchen (if any)	Insulated-Glass-Unit (IGU) with low emissivity coating
			Bathroom (if any)	Frosted glass
			Utility room (if any)	Clear tempered glass
c	Bay window	Material of bay window	Not applicable	
		Finishes of window sill	Not applicable	
d	Planter	Type of finishes	Not applicable	
e	Verandah or balcony	Type of finishes	(i) Balcony Balustrade : Glass balustrade with aluminium top rail Ceiling : Paint Wall : Tiles Floor : Tiles	
			(ii) There is no verandah.	
		Whether it is covered	Balconies are covered	
f	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

備註：
*不設4樓、13樓及14樓。

Note:
*No designation of 4/F, 13/F and 14/F.

2. 室內裝修物料					
細項		描述			
a	大堂		牆壁的裝修物料的類型(外露表面)	地板的裝修物料的類型(外露表面)	天花板的裝修物料的類型(外露表面)
		地下升降機大堂	木皮飾面、膠板、人造石、人造皮、玻璃、不銹鋼	天然石、瓷磚	髹乳膠漆的石膏板假天花、木皮飾面和膠板
		住宅層的升降機大堂 2樓至3樓、5樓至12樓及15至16樓	膠板、人造石、人造皮、牆紙、不銹鋼	瓷磚	髹乳膠漆的石膏板假天花及木皮飾面
b	內牆及天花板		牆壁的裝修物料的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)	
		客廳、飯廳及睡房	乳膠漆	乳膠漆。部分天花位置裝設髹乳膠漆的石膏板假天花及髹乳膠漆的假陣	
			乳膠漆及牆紙 (只適用於11樓F單位的客廳、飯廳、睡房及主人睡房; 11樓C單位的客廳及飯廳; 及11樓G單位的客廳)		
c	內部地板		地板用料 (外露表面)	牆腳線用料 (外露表面)	
		客廳、飯廳及睡房	瓷磚	木皮	

2. Interior finishes					
Item		Description			
a	Lobby		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)
		G/F Lift Lobby	Wood veneer finish, plastic laminate, reconstituted stone, vinyl leather, glass, stainless steel	Natural stone, tiles	Gypsum board false ceiling with emulsion paint, wood veneer finish and plastic laminate
		Residential Floor Lift Lobby 2/F-3/F, 5/F-12/F and 15/F-16/F	Plastic laminate, reconstituted stone, vinyl leather, wallpaper, stainless steel	Tiles	Gypsum board false ceiling with emulsion paint and wood veneer finish
b	Internal wall and ceiling		Type of wall finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)	
		Living Room, Dining Room and Bedroom	Emulsion paint	Emulsion paint. Partial areas of ceiling are equipped with gypsum board false ceiling, painted with emulsion paint and bulkhead painted with emulsion paint	
			Emulsion paint and wallpaper (Applicable to living room, dining room, bedroom and master bedroom of Flat F on 11/F; living room and dining room of Flat C on 11/F; and living room of Flat G on 11/F only)		
c	Internal floor		Material of floor (on exposed surface)	Material of skirting (on exposed surface)	
		Living Room, Dining Room and Bedroom	Tiles	Wood veneer	

備註：
*不設4樓、13樓及14樓。

Note:
*No designation of 4/F, 13/F and 14/F.

2. 室內裝修物料						
細項		描述				
d	浴室		牆壁的裝修物料的類型 (外露表面)	地板的裝修物料的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)	
		裝修物料的類型	瓷磚	瓷磚	防潮石膏板假天花、髹防霉乳膠漆	
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			
e	廚房		牆壁的裝修物料的類型 (外露表面)	地板的裝修物料的類型 (外露表面)	天花板的裝修物料的類型 (外露表面)	灶台的裝修物料的類型 (外露表面)
		裝修物料的類型	實心面材及瓷磚 (被廚櫃遮蓋的區域除外; 瓷磚只適用於外露的牆身及洗滌盆背面外露的牆身) 只適用於16樓A單位及E單位	瓷磚	髹乳膠漆的石膏板假天花 實心面材 只適用於以下單位： 2樓、3樓、5樓至12樓、15樓的C單位、D單位及G單位；16樓C單位、D單位及F單位	實心面材
			實心面材及瓷磚 (被廚櫃遮蓋的區域除外; 瓷磚只適用於洗滌盆背面外露的牆身) 適用於所有單位，16樓A單位及E單位除外			
		牆壁的裝修物料是否鋪至天花板	鋪至假天花水平			

2. Interior finishes						
Item		Description				
d	Bathroom		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)	
		Type of finishes	Tiles	Tiles	Moisture-resistant gypsum board false ceiling painted with anti-mould emulsion paint	
		Whether the wall finishes run up to ceiling	Up to false ceiling level			
e	Kitchen		Type of wall finishes (on exposed surface)	Type of floor finishes (on exposed surface)	Type of ceiling finishes (on exposed surface)	Type of cooking bench finishes (on exposed surface)
		Type of finishes	Solid surface material and tiles (except areas covered by kitchen cabinet; tiles only applicable to exposed area of the wall and exposed area of the wall behind the sink) Applicable to Flat A and Flat E on 16/F only	Tiles	Gypsum board false ceiling with emulsion paint Solid surface material Applicable to the following flats only: Flat C, Flat D and Flat G on 2/F, 3/F, 5/F-12/F and 15/F; Flat C, Flat D and Flat F on 16/F	Solid surface material
			Solid surface material and tiles (except areas covered by kitchen cabinet; tiles only applicable to exposed area of the wall behind the sink) Applicable to all flats except Flat A and Flat E on 16/F			
		Whether the wall finishes run up to ceiling	Up to false ceiling level			

備註：
*不設4樓、13樓及14樓。

Note:
*No designation of 4/F, 13/F and 14/F.

3. 室內裝置					
細項		描述			
a	門		用料	裝修物料	配件
		大門	實心防火木掩門	膠板、不銹鋼及木皮飾面	電子門鎖連門柄、防盜眼、氣鼓及門擋
		主人睡房及睡房門	空心木掩門	膠板及木皮飾面	門鎖連門柄及門擋
		主人浴室門及浴室門	空心木掩門配百葉 只適用於以下單位: 16樓A單位及E單位的浴室門	膠板及木皮飾面	門鎖連門柄及門擋
			空心木掩門 只適用於以下單位: 2樓至3樓、5樓至12樓及15樓G單位的浴室門; 16樓F單位的浴室門; 16樓A單位及E單位的主人浴室門		
			空心木趟門配百葉 只適用於以下單位: 2樓至3樓、5樓至12樓及15樓A單位、B單位、C單位、D單位、E單位及F單位的浴室門; 16樓C單位及D單位的浴室門	膠板及木皮飾面	門鎖
		廚房門	實心防火木掩門配防火玻璃視窗	膠板及木皮飾面	門鎖連門柄、氣鼓及門擋

備註：
*不設4樓、13樓及14樓。

3. Interior fittings					
Item		Description			
a	Doors		Materials	Finishes	Accessories
		Entrance door	Solid core fire rated timber swing door	Plastic laminate, stainless steel and wood veneer finish	Electrical lockset with door handle, eye viewer, door closer and door stopper
		Master Bedroom and Bedroom door	Hollow core timber swing door	Plastic laminate and wood veneer finish	Lockset with door handle and door stopper
		Master Bathroom door and Bathroom door	Hollow core timber swing door with louvre Applicable to the following flats only: Bathroom door of Flat A and Flat E on 16/F	Plastic laminate and wood veneer finish	Lockset with door handle and door stopper
			Hollow core timber swing door Applicable to the following flats only: Bathroom door of Flat G on 2/F-3/F, 5/F-12/F and 15/F Bathroom door of Flat F on 16/F; Master Bathroom door of Flat A and Flat E on 16/F		
			Hollow core timber sliding door with louvre Applicable to the following flats only: Bathroom door of Flat A, Flat B, Flat C, Flat D, Flat E and Flat F on 2/F-3/F, 5/F-12/F and 15/F; Bathroom door of Flat C and Flat D on 16/F	Plastic laminate and wood veneer finish	Lockset
		Kitchen door	Solid core fire rated timber swing door with fire rated glass vision panel	Plastic laminate and wood veneer finish	Lockset with door handle, door closer and door stopper

Note:
*No designation of 4/F, 13/F and 14/F.

3. 室內裝置					
細項		描述			
a	門		用料	裝修物料	配件
		工作間門 (只適用於16樓A單位及E單位)	空心木掩門	膠板及木皮飾面	門鎖連門柄及門擋
		儲物室門 (只適用於16樓E單位)	空心木掩門	油漆飾面	不適用
		洗手間門 (只適用於16樓A單位及E單位)	鋁框玻璃摺門	磨砂玻璃	門鎖連門柄
		露台及工作平台門	鋁框玻璃趟門	雙層中空玻璃配低幅射鍍膜	門鎖連門柄
		客廳往天台門 (只適用於16樓A單位及E單位)	鋁質玻璃掩門	強化清玻璃	門鎖連門柄及氣鼓
		天台門	金屬掩門	金屬板	門鎖及門擋 (只適用於16樓C單位及D單位)
					門鎖及氣鼓 (只適用於16樓A單位、E單位及F單位)

3. Interior fittings					
Item		Description			
a	Doors		Materials	Finishes	Accessories
		Utility Room door (Applicable to Flat A and Flat E on 16/F only)	Hollow core timber swing door	Plastic laminate and wood veneer finish	Lockset with door handle and door stopper
		Store door (Applicable to Flat E on 16/F only)	Hollow core timber swing door	Paint finish	Not applicable
		Lavatory door (Applicable to Flat A and Flat E on 16/F only)	Aluminium framed glass folding door	Frosted glass	Lockset with door handle
		Balcony and Utility Platform door	Aluminium framed glass sliding door	Insulated-Glass Unit (IGU) with low emissivity coating	Lockset with door handle
		Living Room to Roof door (Applicable to Flat A and Flat E on 16/F only)	Aluminium framed glass swing door	Clear tempered glass	Lockset with door handle and door closer
		Roof door	Metal swing door	Metal plate	Lockset and door stopper (Applicable to Flat C and Flat D on 16/F)
					Lockset and door closer (Applicable to Flat A, Flat E and Flat F on 16/F)

備註：
*不設4樓、13樓及14樓。

Note:
*No designation of 4/F, 13/F and 14/F.

3. 室內裝置				
細項		描述		
b	浴室		類型	用料
		(i) 裝置及設備的類型及用料	洗滌盆櫃檯面	實心面材
			洗滌盆櫃	木製洗滌盆櫃配以膠板裝飾飾面
			櫃	木製櫃配以金屬、鏡及膠板裝飾飾面
			洗滌盆水龍頭	鍍鉻
			洗滌盆	陶瓷
			座廁	陶瓷
			廁紙架	鍍鉻
			衣鈎	鍍鉻
		(ii) 供水系統的類型及用料	冷水供應	配有隔熱外層之銅喉
			熱水供應	配有隔熱外層之銅喉
		(iii) 沐浴設施 (包括花灑或浴缸 (如適用))	花灑頭及花灑套裝	鍍鉻
			浴缸水龍頭	不適用
			浴缸	不適用
			淋浴間	強化清玻璃
		(iv) 浴缸大小 (如適用)	不適用	
c	廚房	(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	冷熱水供應均採用配有隔熱外層之銅喉管	
		(iii) 廚櫃的用料及裝修物料	木製廚櫃配焗漆、膠板裝飾面門及金屬 (16樓A單位及E單位除外) 木製廚櫃配焗漆、膠板、金屬框玻璃裝飾面門及金屬(只適用於16樓A單位及E單位)	
		(iv) 所有其他裝置及設備的類型	鍍鉻水龍頭、金屬掛件 消防花灑頭及煙霧偵測器：請參閱「住宅物業機電裝置數量說明表」	

備註：
*不設4樓、13樓及14樓。

3. Interior fittings				
Item		Description		
b	Bathroom		Type	Material
		(i) Type and material of fittings and equipment	Basin counter top	Solid surface material
			Basin cabinet	Wooden basin cabinet with plastic laminate finish
			Cabinet	Wooden cabinet with metal, mirror and plastic laminate finish
			Wash basin mixer	Chrome plated
			Wash basin	Vitreous china
			Water closet	Vitreous china
			Toilet paper roll holder	Chrome plated
			Robe hook	Chrome plated
		(ii) Type and material of water supply system	Cold water supply	Copper water pipes with thermal insulation
			Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub (if applicable))	Hand shower and shower set	Chrome plated
			Bath mixer	Not applicable
			Bath tub	Not applicable
			Shower cubicle	Clear tempered glass
		(iv) Size of bath tub (if applicable)	Not applicable	
c	Kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Copper water pipes with thermal insulation for cold and hot water supply	
		(iii) Material and finishes of kitchen cabinet	Wooden kitchen cabinet finished with lacquer, plastic laminate panel doors and metal (Except Flat A and Flat E on 16/F) Wooden kitchen cabinet finished with lacquer, plastic laminate, metal framed glass panel doors and metal (Applicable to Flat A and Flat E on 16/F only)	
		(iv) Type of all other fittings and equipment	Chrome plated mixer, metal hanging accessories Smoke detector and sprinkler head: Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Properties"	

Note:
*No designation of 4/F, 13/F and 14/F.

3. 室內裝置			
細項		描述	
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	請參閱「住宅物業機電裝置數量説明表」
f	天線	接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」
g	電力裝置	(i) 供電附件(包括安全裝置)	提供開關掣及插座之面板。每戶均裝有微型斷路器配電箱
		(ii) 導管是隱藏或外露	導管部份隱藏及部份外露。除部份隱藏於混凝土內之導管外，其他部份的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋或隱藏
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業機電裝置數量説明表」
h	氣體供應	類型及系統	不適用
		位置	不適用
i	洗衣機接駁點	設計	設有洗衣機來水接駁喉位(直徑為15毫米)及去水接駁喉位(直徑為40毫米)
		位置	請參閱「住宅物業機電裝置數量説明表」
j	供水	(i) 水管的用料	冷熱水供應均採用配有隔熱外層之銅喉管
		(ii) 水管是隱藏或外露	水管部份隱藏及部份外露。除部份隱藏於混凝土內之水管外，其他部份的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆，指定之槽位或其他物料遮蓋或隱藏
		(iii) 有否熱水供應	廚房、主人浴室、浴室及洗手間有熱水供應

3. Interior fittings			
Item		Description	
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 of Mechanical and Electrical Provisions of Residential Properties"
f	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Properties"
g	Electrical Installations	(i) Electrical fittings (including safety devices)	Faceplate for all switches and power sockets are provided. Miniature circuit breaker distribution board is provided for each unit
		(ii) 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. Exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Properties"
h	Gas Supply	Type and system	Not Applicable
		Location	Not Applicable
i	Washing Machine Connection Point	Design	Water inlet connection point (15mm in diameter) and water outlet connection point (40mm in diameter) are provided for washing machine
		Location	Please refer to the "Schedule of Mechanical and Electrical Provisions of Residential Properties"
j	Water Supply	(i) Material of water pipes	Copper water pipes with thermal insulation for cold and hot water supply system
		(ii) 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
		(iii) Whether hot water is available	Hot water is available in kitchen, master bathroom, bathroom and lavatory

備註：
*不設4樓、13樓及14樓。

Note:
*No designation of 4/F, 13/F and 14/F.

4. 雜項					
細項		描述			
a	升降機	(i)	品牌名稱	迅達	
			產品型號	5500	
		(ii)	升降機的數目及到達的樓層	住宅升降機	兩部升降機到達地下、閣樓、1樓至3樓、5樓至12樓、15樓至16樓
b	信箱	用料		不銹鋼	
c	垃圾收集	(i)	垃圾收集的方法	由清潔工人收集垃圾	
		(ii)	垃圾房的位置	垃圾收集及物料回收室位於每座的每層住宅樓層，並於地下設垃圾及物料回收房作中央處理。	
d	水錶、電錶及氣體錶			(i) 位置	(ii) 就住宅單位而言是獨立抑或公用的錶
		水錶		每層住宅樓層之公共水錶櫃內	獨立錶
		電錶		每層住宅樓層之公共電錶房或公共電錶櫃內	獨立錶
		氣體錶		不適用	不適用

5. 保安設施	
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、園景地方、升降機大堂、停車場、車路、升降機、會所及公用地方均裝設有閉路電視 智能咭識別系統設於發展項目正門入口、地下升降機大堂、升降機、會所及地下升降機大堂信箱

6. 設備
有關設備的品牌名稱和產品型號，請參閱"設備說明表"。

賣方承諾如發展項目中沒有安裝分別於第4(a)及6項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。

備註：
*不設4樓、13樓及14樓。

4. Miscellaneous					
Item		Description			
a	Lifts	(i)	Brand name	Schindler	
			Model number	5500	
		(ii)	Number of lifts and floors served	Residential Lift	2 lifts serving G/F, M/F, 1/F-3/F, 5/F-12/F, 15/F-16/F
b	Letter Box	Material		Stainless steel	
c	Refuse Collection	(i)	Means of refuse collection	Refuse will be collected by cleaner	
		(ii)	Location of refuse room	Refuse storage and material recovery room at each residential floor and centrally handled at Refuse storage and material recovery chamber room on Ground Floor.	
d	Water Meter, Electricity Meter and Gas Meter			(i) Location	(ii) Whether they are separate or communal meters for residential properties
		Water meter		In common water meter cabinet on each residential floor	Separate meter
		Electricity meter		In common electrical meter room or common electrical meter cabinet on each residential floor	Separate meter
		Gas meter		Not applicable	Not applicable

5. Security facilities	
Security system and equipment (including details of built-in provisions and their locations)	CCTV cameras are provided at entrance of the Development, landscape area, lift lobbies, car park, driveway, lift cars, clubhouse and common areas. Proximity card access system is provided at entrance of the Development, lift lobby on G/F, lift cars, clubhouse and mailboxes at lift lobby on G/F.

6. Appliances
For brand name and model number of the appliances, please refer to "Appliances Schedule"

The Vendor undertakes that if lifts or appliances of the specified brand name or model number as stated respectively in items 4(a) and 6 are not installed in the Development, lifts or appliances of comparable quality will be installed.

Note:
*No designation of 4/F, 13/F and 14/F.

設備說明表
Appliances Schedule

設備 Appliance	品牌名稱 Brand Name	型號 Model Number	2樓至3樓、5樓至12樓及15樓 2/F-3/F, 5/F-12/F and 15/F							16樓 16/F				
			A	B	C	D	E	F	G	A	C	D	E	F
雙頭電磁爐 Induction Hob (2-zones)	西門子 Siemens	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓
四頭電磁爐 Induction Hob (4-zones)	Miele	KM7201-1FR	-	-	-	-	-	-	-	✓	-	-	✓	-
抽拉式抽油煙機 Telescopic Type Cooker Hood	西門子 Siemens	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	-	✓
	Miele	DAS2620	-	-	-	-	-	-	-	✓	-	-	✓	-
雪櫃 Refrigerator	飛歌 Philco	PBF7320NF	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
	西門子 Siemens	KI86NAF31K	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
微波爐 Microwave Oven	西門子 Siemens	BE732L1B1B	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
蒸焗爐 Steam Oven	西門子 Siemens	CS736G1B1	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
洗衣乾衣機 Washer Dryer	飛歌 Philco	PBS1485BI	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
	西門子 Siemens	WK14S250HK	-	-	-	-	-	-	-	✓	✓	✓	✓	✓
電熱水爐 Electric Water Heater	斯寶亞創 Stiebel Eltron	HDB-E27Trend	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
浴室寶 Thermal Ventilator	Panasonic	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
抽氣扇 Exhaust Fan	Panasonic	FV-02NU1H	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-
	Ostberg	LPK 200A1	-	-	-	-	-	-	-	✓	-	-	✓	-
分體式空調機 (室內機) Multi Split Type Air-conditioner (Indoor Unit)	東芝 Toshiba	RAS-M10N4KV	-	-	✓	✓	-	-	-	-	-	-	-	-
		RAS-M22N4KV	-	-	✓	✓	-	-	-	-	-	-	-	-
分體式空調機 (室外機) Multi Split Type Air-conditioner (Outdoor Unit)	東芝 Toshiba	RAS-4M27S3AV-E	-	-	✓	✓	-	-	-	-	-	-	-	-
可變冷媒流量空調機 (室內機) Variable Refrigerant Flow Air-conditioner (Indoor Unit)	東芝 Toshiba	MMK-UP0071HP-E	-	-	-	-	-	-	-	✓	-	-	✓	-
		MMK-UP0091HP-E	✓	✓	-	-	✓	✓	✓	-	-	-	-	✓
		MMK-UP0121HP-E	-	-	-	-	✓	✓	-	✓	✓	✓	✓	-
		MMK-UP0151HP-E	✓	✓	-	-	-	-	✓	-	-	-	✓	✓
		MMK-UP0181HP-E	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓	-
		MMK-UP0241HP-E	-	-	-	-	-	-	✓	-	-	-	-	✓
可變冷媒流量空調機 (室外機) Variable Refrigerant Flow Air-conditioner (Outdoor Unit)	東芝 Toshiba	MCY-MAP0407HT-HK	✓	✓	-	-	✓	✓	-	✓	✓	✓	✓	-
		MCY-MAP0507HT-HK	-	-	-	-	-	-	✓	✓	-	-	✓	✓

備註：
"✓" 表示此設備於該住宅物業內提供及 / 或安裝。

賣方承諾如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。

Note:
"✓" means such appliance(s) is / are provided and / or installed in the residential property.

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.

住宅物業機電裝置數量説明表
Schedule of Mechanical and Electrical Provisions of Residential Properties

位置 Location	機電裝置 Mechanical & Electrical Provisions	2樓至3樓、5樓至12樓及15樓 2/F-3/F, 5/F-12/F and 15/F							16樓 16/F				
		A	B	C	D	E	F	G	A	C	D	E	F
大門入口 Main Entrance	門鈴按鈕 Door Bell Push Button	1	1	1	1	1	1	1	1	1	1	1	1
客廳/飯廳 Living Room/ Dining Room	電視天線插座 TV Outlet	1	1	1	1	1	1	1	2	1	1	2	1
	電話接駁位 Telephone Connection Point	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	2	1	1	2	1
	雙位電插座 (連USB插座) Twin Socket Outlet (with USB Socket)	-	-	1	1	-	-	-	-	1	1	-	-
	單位電插座 Single Socket Outlet	2	2	3	3	2	2	2	1	3	3	1	2
	空調機開關掣 Switch for Air-Conditioner Unit	1	1	1	1	1	1	1	2	1	1	2	1
	抽氣扇雙極開關掣 Double Pole Switch for Kitchen Exhaust Fan	-	-	-	-	-	-	-	1	-	-	-	1
	燈掣 Lighting Switch	5	5	3	3	5	5	3	7	3	3	7	3
	燈位 Lighting Point	4	4	2	2	4	4	4	6	2	2	6	4
	門鐘 Door Bell	1	1	1	1	1	1	1	1	1	1	1	1
	煙霧探測器及蜂鳴底座 Smoke Detector with Sound Base	1	1	1	1	1	1	1	-	1	1	-	1
主人睡房 Master Bedroom	電視天線插座 TV Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	電話接駁位 Telephone Connection Point	1	1	1	1	1	1	1	1	1	1	1	1
	雙位電插座 Twin Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	單位電插座 Single Socket Outlet	1	1	1	1	1	1	1	1	1	1	1	1
	空調機開關掣 Switch for Air-Conditioner Unit	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	1	1	2	2	1	1	1	2	2	2	2	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1
睡房 1 Bedroom 1	電視天線插座 TV Outlet	1	1	-	-	1	1	1	1	-	-	1	1
	電話接駁位 Telephone Connection Point	1	1	-	-	1	1	1	1	-	-	1	1
	單位電插座 Single Socket Outlet	2	2	-	-	2	2	2	2	-	-	2	2
	空調機開關掣 Switch for Air-Conditioner Unit	1	1	-	-	1	1	1	1	-	-	1	1
	燈掣 Lighting Switch	1	1	-	-	1	1	1	1	-	-	1	1
	燈位 Lighting Point	1	1	-	-	1	1	1	1	-	-	1	1
睡房 2 Bedroom 2	電視天線插座 TV Outlet	-	-	-	-	-	-	-	1	-	-	1	-
	電話接駁位 Telephone Connection Point	-	-	-	-	-	-	-	1	-	-	1	-
	單位電插座 Single Socket Outlet	-	-	-	-	-	-	-	2	-	-	2	-
	空調機開關掣 Switch for Air-Conditioner Unit	-	-	-	-	-	-	-	1	-	-	1	-
	燈掣 Lighting Switch	-	-	-	-	-	-	-	1	-	-	1	-
	燈位 Lighting Point	-	-	-	-	-	-	-	1	-	-	1	-
工作間 Utility Room	單位電插座 Single Socket Outlet	-	-	-	-	-	-	-	1	-	-	1	-
	燈掣 Lighting Switch	-	-	-	-	-	-	-	1	-	-	1	-
	燈位 Lighting Point	-	-	-	-	-	-	-	2	-	-	2	-
	空調機開關掣 Switch for Air-Conditioner Unit	-	-	-	-	-	-	-	1	-	-	1	-
	抽氣扇雙極開關掣 Double Pole Switch for Exhaust Fan	-	-	-	-	-	-	-	1	-	-	1	-
	抽氣扇保險菲士蘇 Fused Spur Unit for Exhaust Fan	-	-	-	-	-	-	-	-	-	-	1	-
	總電掣箱 Miniature Circuit Breakers Board	-	-	-	-	-	-	-	1	-	-	1	-

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

Notes:
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".

住宅物業機電裝置數量說明表
Schedule of Mechanical and Electrical Provisions of Residential Properties

位置 Location	機電裝置 Mechanical & Electrical Provisions	2樓至3樓、5樓至12樓及15樓 2/F-3/F, 5/F-12/F and 15/F							16樓 16/F				
		A	B	C	D	E	F	G	A	C	D	E	F
儲物室 Store	燈掣 Lighting Switch	-	-	-	-	-	-	-	-	-	-	1	-
	燈位 Lighting Point	-	-	-	-	-	-	-	-	-	-	1	-
廚房 /開放式廚房 Kitchen / Open Kitchen	雙位電插座（連USB插座）Twin Socket Outlet (with USB Socket)	1	1	-	-	1	1	1	1	-	-	1	1
	廚房設備單位電插座 Single Socket Outlet for Kitchen Appliances	1	1	-	-	1	1	1	2	-	-	2	1
	抽氣扇保險菲士蘇 Fused Spur Unit for Exhaust Fan	-	-	-	-	-	-	-	1	-	-	1	-
	抽油煙機單位電插座 Single Socket Outlet for Cooker Hood	1	1	1	1	1	1	1	1	1	1	1	1
	廚柜燈接線座 Connection Unit for Kitchen Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1
	蒸焗爐單位插座 Single Socket Outlet for Steam Oven	1	1	1	1	1	1	1	-	-	-	-	-
	蒸焗爐雙極開關 Double Pole Switch for Steam Oven	-	-	-	-	-	-	-	1	1	1	1	1
	微波爐接線座 Connection Unit for Microwave Oven	-	-	-	-	-	-	-	1	1	1	1	1
	電磁爐雙極開關 Double Pole Switch for Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1
	電磁爐接線座 Connection Unit for Induction Hob	1	1	1	1	1	1	1	1	1	1	1	1
	燈掣 Lighting Switch	-	-	-	-	-	-	1	-	-	-	-	1
	燈位 Lighting Point	1	1	1	1	1	1	1	4	1	1	3	1
	電熱水爐隔離開關掣 Isolator for Electric Water Heater	-	-	-	-	-	-	-	-	-	-	1	-
	總電掣箱 Miniature Circuit Breakers Board	1	1	1	1	1	1	1	-	1	1	-	1
	洗衣機去水位 Water Outlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
	洗衣機來水位 Water Inlet Connection Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
	隱蔽式花灑器 Concealed type sprinkler	1	1	1	1	1	1	1	-	1	1	-	1
	側壁式花灑器 Side-wall Sprinkler	-	-	1	1	-	-	1	-	1	1	-	1
主人浴室 Master Bathroom	單位電插座（連USB插座）(鏡櫃內) Single Socket Outlet (with USB Socket)(at Mirror Cabinet)	-	-	-	-	-	-	-	1	-	-	1	-
	燈位 Lighting Point	-	-	-	-	-	-	-	3	-	-	3	-
	換氣暖風機雙極開關 Double Pole Switch for Thermal Ventilator	-	-	-	-	-	-	-	1	-	-	1	-
	換氣暖風機控制器 Thermal Ventilator Controller	-	-	-	-	-	-	-	1	-	-	1	-
	電熱水爐隔離開關掣 Isolator for Electric Water Heater	-	-	-	-	-	-	-	1	-	-	1	-
	電熱水爐控制器 Electric Water Heater Controller	-	-	-	-	-	-	-	1	-	-	1	-
	鏡柜燈接線座 Connection Unit for Mirror Cabinet Light	-	-	-	-	-	-	-	1	-	-	1	-
浴室 Bathroom	單位電插座（連USB插座）(鏡櫃內) Single Socket Outlet (with USB Socket)(at Mirror Cabinet)	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	3	3	3	3	3	3	3	3	3	3	3	3
	換氣暖風機雙極開關 Double Pole Switch for Thermal Ventilator	1	1	1	1	1	1	1	1	1	1	1	1
	換氣暖風機控制器 Thermal Ventilator Controller	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐隔離開關掣 Isolator for Electric Water Heater	1	1	1	1	1	1	1	1	1	1	1	1
	電熱水爐控制器 Electric Water Heater Controller	1	1	1	1	1	1	1	1	1	1	1	1
	鏡柜燈接線座 Connection Unit for Mirror Cabinet Light	1	1	1	1	1	1	1	1	1	1	1	1

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

Notes:
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".

住宅物業機電裝置數量説明表
Schedule of Mechanical and Electrical Provisions of Residential Properties

位置 Location	機電裝置 Mechanical & Electrical Provisions	2樓至3樓、5樓至12樓及15樓 2/F-3/F, 5/F-12/F and 15/F							16樓 16/F				
		A	B	C	D	E	F	G	A	C	D	E	F
洗手間 Lavatory	抽氣扇保險菲士蘇 Fuse Spur Unit for Exhaust Fan	-	-	-	-	-	-	-	1	-	-	-	-
	電熱水爐開關掣 Isolator for Electric Water Heater	-	-	-	-	-	-	-	1	-	-	-	-
	燈位 Lighting Point	-	-	-	-	-	-	-	1	-	-	1	-
露台及工作平台 Balcony and Utility Platform	室外空調機隔離開關掣 Isolator for Outdoor Air Conditioner	1	1	1	1	1	1	1	1	1	1	1	1
	燈位 Lighting Point	1	1	1	1	1	1	1	1	1	1	1	1
外置樓梯 External Staircase	燈掣 Lighting Switch	-	-	-	-	-	-	-	2	-	-	2	-
	燈位 Lighting Point	-	-	-	-	-	-	-	9	-	-	9	-
天台 Roof	防水單位電插座 Waterproof Single Socket Outlet	-	-	-	-	-	-	-	2	2	2	2	3
	燈掣 Lighting Switch	-	-	-	-	-	-	-	1	2	2	1	2
	燈位 Lighting Point	-	-	-	-	-	-	-	6	5	5	7	6
	室外空調機隔離開關掣 Isolator for Outdoor Air Conditioner	-	-	-	-	-	-	-	1	-	-	1	-
	洗手盆去水位 Water Outlet Connection Point for Sink	-	-	-	-	-	-	-	1	1	1	1	1
	洗手盆來水位 Water Inlet Connection Point for Sink	-	-	-	-	-	-	-	1	1	1	1	1

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

Notes:
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".

服 務 協 議
SERVICE AGREEMENTS

食水及沖廁水由水務署供應。
電力由中華電力有限公司供應。

Potable and flushing water is supplied by Water Supplies Department.
Electricity is supplied by CLP Power Hong Kong Limited.

地 稅
GOVERNMENT RENT

擁有人 (即賣方) 有法律責任繳付發展項目內每一個指明住宅物業直至有關的住宅物業轉讓契之日期 (包括簽署轉讓契當日) 之地稅。

The owner (i.e. the Vendor) is liable to pay the Government rent in respect of each of the specified residential properties in the Development up to and including the date of the assignment of the relevant residential property.

買 方 的 雜 項 付 款
MISCELLANEOUS PAYMENTS BY PURCHASER

1. 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。
2. 在交付時，買方不須向擁有人支付清理廢料的費用。
3. 縱使上述繳付金額在售樓説明書的印製日期仍有待確定，買方仍須在交付時繳付上述按金及費用。

備註：
在交付時，買方須根據公契向發展項目的管理人 (而非賣方) 支付清理廢料的費用，而如賣方已支付清理廢料的費用，買方須向賣方補還清理廢料的費用。

1. 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.
2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.
3. The purchaser is liable to pay the above deposits and fee on that delivery notwithstanding that the exact amount is yet to be ascertained at the date on which the sales brochure is printed.

Notes:
On that delivery, the purchaser is liable to pay a debris removal fee to the manager (not the Vendor) of the Development under the deed of mutual covenant, and where the Vendor has paid that debris removal fee, the purchaser shall reimburse the Vendor for the same.

欠 妥 之 處 的 保 養 責 任 期
DEFECT LIABILITY WARRANTY PERIOD

凡指明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。

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 of the specified residential property, remedy any defects to that residential property, or the fittings, finishes or appliances incorporated into the residential property as set out in the agreement for sale and purchase concerned, caused otherwise than by the act or neglect of the Purchaser.

斜 坡 維 修
MAINTENANCE OF SLOPES

不適用

Not applicable

修 訂
MODIFICATION

不適用

Not applicable

不適用

Not applicable

發展項目之互聯網網站
WEBSITE OF THE DEVELOPMENT

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為：
www.theflora.hk

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 (Cap. 621) is: www.theflora.hk

申請建築物總樓面面積寬免的資料
INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

獲寬免總樓面面積的設施分項
Breakdown of GFA Concessions Obtained for All Features

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。

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.

		面積（平方米） Area (m^2)
根據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積 Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1(#)	停車場及上落客貨地方（公共交通總站除外） Carpark and loading/ unloading area excluding public transport terminus	47.206
2	**機房及相類設施 Plant rooms and similar services**	
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（ 訊播室）、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 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, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.	101.580
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 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.	456.240
2.3	非強制性或非必要機房，例如空調機房、送風櫃房等 Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.	不適用 Not applicable
根據聯合作業備考第 1 及第 2 號提供的環保設施 Green Features under Joint Practice Notes 1 and 2		
3	露台 Balcony	82.000
4	加闊的公用走廊及升降機大堂 Wider common corridor and lift lobby	不適用 Not applicable
5	公用空中花園 Communal sky garden	不適用 Not applicable
6	隔聲鰭 Acoustic fin	不適用 Not applicable
7	翼牆、捕風器及風斗 Wing wall, wind catcher and funnel	不適用 Not applicable

8	非結構預製外牆 Non-structural prefabricated external wall	不適用 Not applicable
9	工作平台 Utility platform	61.500
10	隔音屏障 Noise barrier	不適用 Not applicable
	適意設施 **Amenity Features**	
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 Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office	6.462
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 Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities	132.307
13	有蓋園景區及遊樂場地 Covered landscaped and play area	150.135
14	橫向屏障/ 有蓋人行道及花棚 Horizontal screen / covered walkway and trellis	不適用 Not applicable
15	擴大升降機槽 Larger lift shaft	55.927
16	煙囪管道 Chimney shaft	不適用 Not applicable
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 Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	不適用 Not applicable
18(#)	強制性設施或必要機房所需的管槽、氣槽及垂直立管 Pipe duct, air duct and vertical riser for mandatory feature or essential plant room	62.046
19	非強制性設施或非必要機房所需的管槽及氣槽 Pipe duct, air duct for non-mandatory feature or non-essential plant room	不適用 Not applicable
20	環保系統及設施所需的機房、管槽及氣槽 Plant room, pipe duct, air duct for environmentally friendly system and feature	不適用 Not applicable
21	複式住宅單位及洋房的中空空間 Void in duplex domestic flat and house	不適用 Not applicable
22	遮陽篷及反光罩 Sunshade and reflector	不適用 Not applicable
23(#)	伸出式花槽及小型伸出物， 例如空調機箱、空調機平台、窗檻及伸出的窗台 Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window	65.6
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， 及維修通道 Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway	不適用 Not applicable

其他項目 **Other Exempted Items**		
25(#)	庇護層，包括庇護層兼空中花園 Refuge floor including refuge floor cum sky garden	
26	大型伸出/ 外懸設施下的有蓋地方 Covered area under large projecting/ overhanging feature	不適用 Not applicable
27	公共交通總站 Public transport terminus	不適用 Not applicable
28(#)	共用構築物及公用樓梯 Party structure and common staircase	不適用 Not applicable
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 Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	51.173
30	公眾通道 Public passage	不適用 Not applicable
31	有蓋的後移部分 Covered set back area	不適用 Not applicable
額外總樓面面積 **Bonus GFA**		
32	額外總樓面面積 Bonus GFA	不適用 Not applicable
根據聯合作業備考（第 8 號）提供的額外環保設施 **Additional Green Features under Joint Practice Note (No. 8)**		
33	採用「組裝合成」建築法的樓宇 Buildings adopting Modular Integrated Construction	不適用 Not applicable

備註：

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。

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.

建築物的環境評估
Environmental Assessment of the Building

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。

銀級

SILVER 銀級 V2.0 2026 HKGBC BEAM Plus 綠建環評

申請編號: FAS0037/26

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.

SILVER

SILVER 銀級 V2.0 2026 HKGBC BEAM Plus 綠建環評

Application no.: FAS0037/26

發展項目的公用部分的預計能量表現或消耗
Estimated Energy Performance or Consumption for the Common Parts of the Development

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：

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:

第I部分 Part I	
提供中央空調 Provision of Central Air Conditioning	否 No
提供具能源效益的設施 Provision of Energy Efficient Features	是 YES
擬安裝的具能源效益的設施 Energy Efficient Features proposed	1. 高能源效益的照明燈具（停車場、公共地方及機房） HIGH EFFICIENT LUMINARIES FOR CARPARK, BOH AND PLANT ROOM
	2. 高能源效益的空調機 HIGH COP A/C UNIT

第II部分：擬興建樓宇/部分樓宇預計每年能源消耗量(備註1)
Part II : The predicted annual energy use of the proposed building / part of building (Note 1)

位置 Location	使用有關裝置的內部樓面面積（平方米） Internal Floor Area Served (m^2)	基線樓宇(備註2)每年能源消耗量 Annual Energy Use of Baseline Building (Note 2)		擬興建樓宇每年能源消耗量 Annual Energy Use of Proposed Building	
		電力 千瓦小時/平方米/年 Electricity kWh / m^2 / annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit / m^2 / annum	電力 千瓦小時/平方米/年 Electricity kWh / m^2 / annum	煤氣/石油氣 用量單位/平方米/年 Town Gas / LPG unit / m^2 / annum
有使用中央屋宇裝備裝置(備註3)的部分 Area served by central building services installation (Note 3)	593.5	318	0	269	0

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 Part III : The following installation(s) is / are* designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)			
裝置類型 Type of Installations	是 YES	否 NO	不適用 NOT APPLICABLE
照明裝置 Lighting Installations	✓	-	-
空調裝置 Air Conditioning Installations	✓	-	-
電力裝置 Electrical Installations	✓	-	-
升降機及自動梯的裝置 Lift & Escalator Installations	✓	-	-
以總能源為本的方法 Performance-based Approach	-	-	✓

備註：

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

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

   (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。

2. “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。

3. “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。

Notes :

1. In general, the lower the estimated “Annual Energy Use” of the building, the more efficient of the building in terms of energy use. For example, if the estimated “annual energy use of proposed building” is less than the estimated “annual energy use of baseline building”, it means the predicted use of energy is more efficient in the proposed building than in the baseline building. The larger the reduction, the greater the efficiency.

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/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.

2. “Baseline Building” has the same meaning as “Baseline Building Model (zero-credit benchmark)” in the BEAM Plus New Buildings (current version).

3. “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.

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

印製日期：2025年6月16日
Date of Printing : 16 June 2025

檢視記錄
Examination Record

檢視/ 修改日期 Examination / Revision Date	所出修改 Revision Made	
	頁次 Page Number	所出修改 Revision Made
2025年8月6日 6th August 2025	13	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新關乎發展項目的分區計劃大綱圖等 Outline Zoning Plan etc. Relating to the Development is updated
	22, 24	更新發展項目的住宅物業的樓面平面圖 Floor Plans of Residential Properties in the Development is updated
	66	更新裝置、裝修物料及設備 Fittings, Finishes and Appliances is updated
2025年11月4日 4th November 2025	13	更新發展項目的所在位置圖 Location Plan of the Development is updated
	14	更新發展項目的鳥瞰照片 Aerial Photograph of the Development is updated
2025年12月2日 2nd December 2025	12	更新物業管理的資料 Information on Property Management is updated
	13	更新發展項目的所在位置圖 Location Plan of the Development is updated
2026年3月2日 2nd March 2026	13	更新發展項目的所在位置圖 Location Plan of the Development is updated
	14	更新發展項目的鳥瞰照片 Aerial photograph of the Development is updated
	76	更新申請建築物總樓面面積寬免的資料 Information in Application for Concession on Gross Floor Area of Building is updated
2026年5月29日 29th May 2026	13	更新發展項目的所在位置圖 Location Plan of the Development is updated
	15	更新關乎發展項目的分區計劃大綱圖等 Outline Zoning Plan etc. Relating to the Development is updated

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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。
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 (Cap. 621).