



SALES BROCHURE 售樓說明書

TABLE OF CONTENTS

目錄

01	NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知	18	WARNING TO PURCHASERS 對買方的警告
02	INFORMATION ON THE DEVELOPMENT 發展項目的資料	19	CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖
03	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料	20	ELEVATION PLAN 立面圖
04	RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係	21	INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT 發展項目中的公用設施的資料
05	INFORMATION ON DESIGN OF THE DEVELOPMENT 發展項目的設計的資料	22	INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT 閱覽圖則及公契
06	INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料	23	FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備
07	LOCATION PLAN OF THE DEVELOPMENT 發展項目的所在位置圖	24	SERVICE AGREEMENTS 服務協議
08	AERIAL PHOTOGRAPH OF THE DEVELOPMENT 發展項目的鳥瞰照片	25	GOVERNMENT RENT 地稅
09	OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖	26	MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款
10	LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖	27	DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期
11	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖	28	MAINTENANCE OF SLOPES 斜坡維修
12	AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積	29	MODIFICATION 修訂
13	FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目中的停車位的樓面平面圖	30	RELEVANT INFORMATION 有關資料
14	SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE 臨時買賣合約的摘要	31	WEBSITE OF THE DEVELOPMENT 發展項目的指定互聯網站的網址
15	SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要	32	INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING 申請建築物總樓面面積寬免的資料
16	SUMMARY OF LAND GRANT 批地文件的摘要	33	CHANGES 改變
17	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料	34	DATE OF PRINTING 印製日期

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential

properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.

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

4. Property area and its surroundings

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

decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure 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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- 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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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 date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

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

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

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

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

01 NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

- 瀏覽一手住宅物業銷售資訊網（下稱「銷售資訊網」）（網址：www.srpe.gov.hk），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 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

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

關公眾休憩用地或公共設施的位置；以及

- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。

- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後**的五個工作日之內**，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 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」，或瀏覽地產代理監局的網頁（網址：www.eaa.org.hk），查閱牌照目錄。

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
 - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
 - 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，

以書面通知買家。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

網址：www.srpa.gov.hk
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

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

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

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

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

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

02 INFORMATION ON THE DEVELOPMENT 發展項目的資料

The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development

43 Ko Shan Tsuen

The Development consists of 6 New Territories Exempted Houses

The total number of storeys of each multi-unit building

Block A: 3 storeys

Block B: 3 storeys

Block C: 3 storeys

Block D: 3 storeys

Block E: 3 storeys

Block F: 3 storeys

The floor numbering in each multi-unit building

Block A: G/F, 1/F, 2/F and Roof

Block B: G/F, 1/F, 2/F and Roof

Block C: G/F, 1/F, 2/F and Roof

Block D: G/F, 1/F, 2/F and Roof

Block E: G/F, 1/F, 2/F and Roof

Block F: G/F, 1/F, 2/F and Roof

The omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

Nil

The refuge floors of each multi-unit building

Not applicable

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

高山村43號

發展項目包含6幢新界豁免屋宇

每幢多單位建築物的樓層的總數

A座：3層

B座：3層

C座：3層

D座：3層

E座：3層

F座：3層

發展項目的每幢多單位建築物內的樓層號數

A座：地下、1樓、2樓及天台

B座：地下、1樓、2樓及天台

C座：地下、1樓、2樓及天台

D座：地下、1樓、2樓及天台

E座：地下、1樓、2樓及天台

F座：地下、1樓、2樓及天台

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

沒有

每幢多單位建築物內的庇護層

不適用

03 INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

HO Mau Cheng, HO Mou Kwan, HO Shui Fai, HO Shui Bun, HO Mau Chung, HO Mau Sun, HO Mau Fung, LEUNG HO Mei Ping and HO Mei Ngan

Authorized Person for the Development

Ho lao Leong

The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity

Creative Engineering Consultancy Limited

Building contractor for the Development

Tung Tat Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development

Sit, Fung, Kwong & Shum

Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development

Nil

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

Nil

The Authorized Person Ho lao Leong was appointed by the Vendors as their authorized representative to supervise the construction of the development since 2014 till now. The building contractor Tung Tat Construction Limited was appointed on 9th December 2017 by the vendors or their authorized representative to construct the development and were completed on 25th February 2022.

賣方

何茂彰、何茂鈞、何瑞輝、何瑞濱、何茂松、何茂燊、何茂峯、梁何美聘及何美雁

發展項目的認可人士

何有亮

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

東建工程顧問有限公司

發展項目的承建商

東達建築有限公司

就發展項目中住宅物業的出售而代表擁有人行事的律師事務所

薛馮鄭岑律師行

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

沒有

已為發展項目的建造提供貸款的任何其他人

沒有

認可人士何有亮及其顧問公司，東建工程顧問有限公司在2014年開始被聘請監督及管理整個發展項目至今。承建商東達建築有限公司在2017年12月9日被業主或其授權人聘請承建整個發展項目，並於2022年2月25日完工。

04 RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

有參與發展項目的各方的關係

(a) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an Authorized Person for the development. 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人。	No 否
(b) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	Not applicable 不適用
(c) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	Not applicable 不適用
(d) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	No 否
(e) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(f) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of an associate of such an Authorized Person. 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的有聯繫人士的家人。	Not applicable 不適用
(g) The vendor or a building contractor for the development is an individual, and that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	No 否
(h) The vendor or a building contractor for the development is a partnership, and a partner of that vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development. 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	Not applicable 不適用
(i) The vendor or a building contractor for the development is a corporation, and a director or the secretary of that vendor or contractor (or a holding company of that vendor) is an immediate family member of a proprietor of such a firm of solicitors. 賣方或該項目承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	Not applicable 不適用
(j) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and an Authorized Person for the development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	Not applicable 不適用
(k) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	Not applicable 不適用
(l) The vendor or a building contractor for the development is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	Not applicable 不適用

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

(m) The vendor or a building contractor for the development is a partnership, and such an Authorized Person, or such an associate, is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	Not applicable 不適用
(n) The vendor, a holding company of the vendor, or a building contractor for the development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the development holds at least 10% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬私人公司，而就該項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少 10 % 的已發行股份。	Not applicable 不適用
(o) The vendor, a holding company of the vendor, or a building contractor for the development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor, holding company or contractor. 賣方、賣方的控權公司或該項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少 1 % 的已發行股份。	Not applicable 不適用
(p) The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	Not applicable 不適用
(q) The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not applicable 不適用
(r) The vendor or a building contractor for the development is a corporation, and the corporation of which an Authorized Person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身份擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	Not applicable 不適用
(s) The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	Not applicable 不適用

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

There are no non-structural prefabricated external walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的非結構的預製外牆。

There are no curtain walls forming part of the enclosing walls of the Development.
發展項目沒有構成圍封牆的一部分的幕牆。

06 INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

Property Care Management Services Limited will be appointed as the Manager of the Development under the latest draft deed of mutual covenant as at the date on which the sales brochure is printed.

根據有關公契在該售樓說明書的印製日期的最新擬稿，迅達管理服務有限公司將獲委任為該發展項目的管理人。

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



 Location of the Development
發展項目的位置

SCALE 比例：
0 50 100 150 200 250M/米

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

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

The vendor advises prospective purchasers to conduct on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby.
賣方建議準買方到發展項目作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。

This location plan is made with reference to Survey Sheet No. T14-NW-D with adjustments where necessary.

此所在位置圖參考測繪圖編號 T14-NW-D，有需要處經修正處理。

NOTATION 圖例

- | | |
|---|---|
|  Library
圖書館 |  Public utility installation
公用事業設施裝置 |
|  Sewage treatment works and facilities
污水處理廠及設施 |  Religious institution (including a church, a temple and a Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂) |
|  Power plant (including electricity sub-stations)
發電廠 (包括電力分站) |  School (including a kindergarten)
學校 (包括幼稚園) |
|  Cemetery
墳場 |  Social welfare facilities (including an elderly centre and a home for the mentally disabled)
社會福利設施 (包括老人中心及弱智人士護理院) |
|  Refuse collection point
垃圾收集站 |  Sports facilities (including a sports ground and a swimming pool)
體育設施 (包括運動場及游泳池) |
|  Market (including a wet market and a wholesale market)
市場 (包括濕貨市場及批發市場) |  Public park
公園 |
|  Public convenience
公廁 | |

Street names not shown in full on the location plan of the Development:
於發展項目的所在位置圖未能顯示之街道全名：

- | | |
|---------------------------------|-------------------------------------|
| ① San Kai Shi Lane 新街市里 | ⑬ Hi Shi Road 喜士路 |
| ② Tai San Praya Road 大新海傍路 | ⑭ Lung Tsai Tsuen Road 龍仔村路 |
| ③ Kin San Lane 建新里 | ⑮ Hill Side Road 山邊路 |
| ④ Chung Hing Praya Street 中興海傍街 | ⑯ Ko Shan Tsuen Path 高山村徑 |
| ⑤ Chung Sum Lane 中心里 | ⑰ Cheung Chau Peak Road 長洲山頂道 |
| ⑥ Chung Hing San Street 中興新街 | ⑱ Middle Hill Road 半山路 |
| ⑦ Chung Hok Road 中學路 | ⑲ Cheung Chau Peak Road West 長洲山頂道西 |
| ⑧ Tai Shek Hau Road 大石口路 | ⑳ School Road 學校路 |
| ⑨ Sai Wan Road 西灣路 | ㉑ Kwun Yam Wan Road 觀音灣路 |
| ⑩ Chung Hing Street 中興街 | ㉒ Tai San Street 大新街 |
| ⑪ Chung Hing Back Street 中興後街 | ㉓ Tai San Back Street 大新後街 |
| ⑫ Tai Tsoi Yuen Road 大菜園路 | ㉔ Siu Sik Lane 小食里 |

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

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

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



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

● Location of the Development
發展項目的位置

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

鳥瞰照片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。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

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。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E216412C, dated 11 January 2024.

摘錄自地政總署測繪處於2024年1月11日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E216412C。

Notes :

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the sales office of the Development.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 發展項目的鳥瞰照片副本可於發展項目的售樓處開放時間內免費查閱。

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

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



● Location of the Development
發展項目的位置

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

鳥瞰照片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。

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved – reproduction by permission only.

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。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, Photo No. E216413C, dated 11 January 2024.

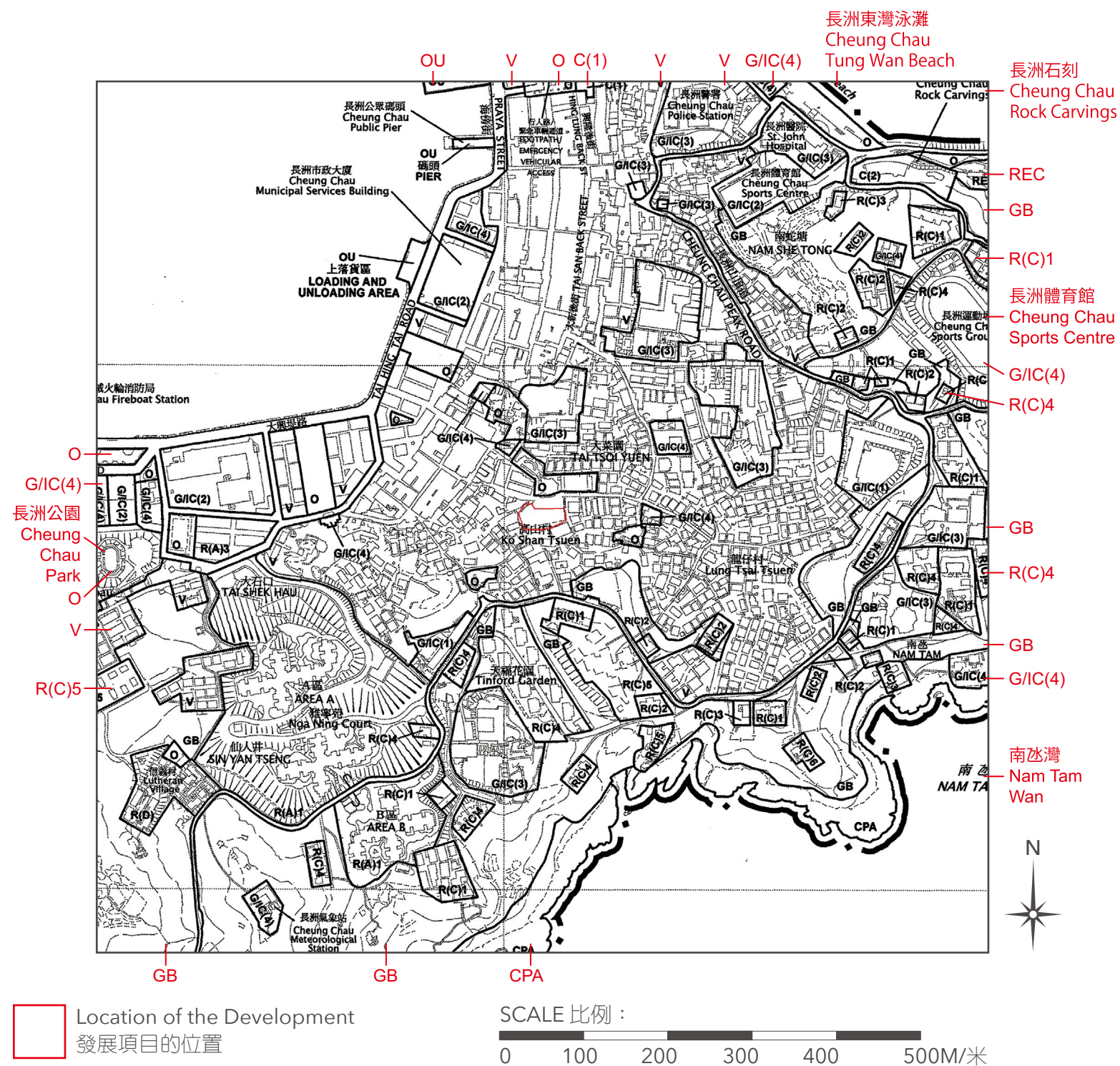
摘錄自地政總署測繪處於2024年1月11日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E216413C。

Notes :

1. Due to technical reasons, this aerial photograph has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. Copy of the aerial photograph of the Development is available for free inspection during opening hours at the sales office of the Development.

備註：

1. 因技術性問題，此鳥瞰照片所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 發展項目的鳥瞰照片副本可於發展項目的售樓處開放時間內免費查閱。



Extracted from the approved Cheung Chau Outline Zoning Plan, Plan No. S/I-CC/9, gazetted on 24 September 2021, with adjustments where necessary.

摘錄自2021年9月24日刊憲之長洲分區計劃大綱核准圖，圖則編號為S/I-CC/9，經修正處理。

NOTATION 圖例

ZONES

COMMERCIAL	C	商業
RESIDENTIAL (GROUP A)	R(A)	住宅 (甲類)
RESIDENTIAL (GROUP C)	R(C)	住宅 (丙類)
RESIDENTIAL (GROUP D)	R(D)	住宅 (丁類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/I/C	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COASTAL PROTECTION AREA	CPA	海岸保護區

COMMUNICATIONS

PEDESTRIAN STREET  行人街道

MISCELLANEOUS

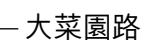
BOUNDARY OF PLANNING SCHEME —◆— 規劃範圍界線

Notes:

1. Due to technical reasons, this outline zoning plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.
2. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.

備註：

1. 因技術性問題，此分區計劃大綱圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。
2. 在印製售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。



The buildings or facilities are completed.

This Layout Plan is prepared by the Vendor with reference to the Survey Sheet No. 14-NW-19D, 14-NW-20C dated 1st February, 2024 from

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

Boundary Line of Development

SCALE 比例: 



LEGEND FOR FLOOR PLAN 平面圖圖例

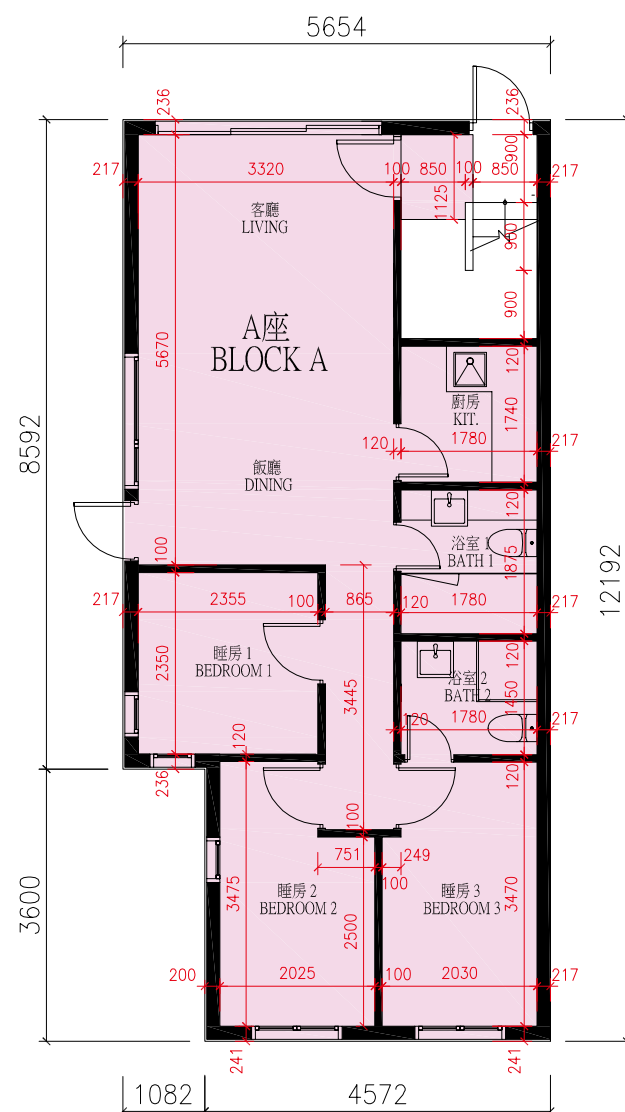
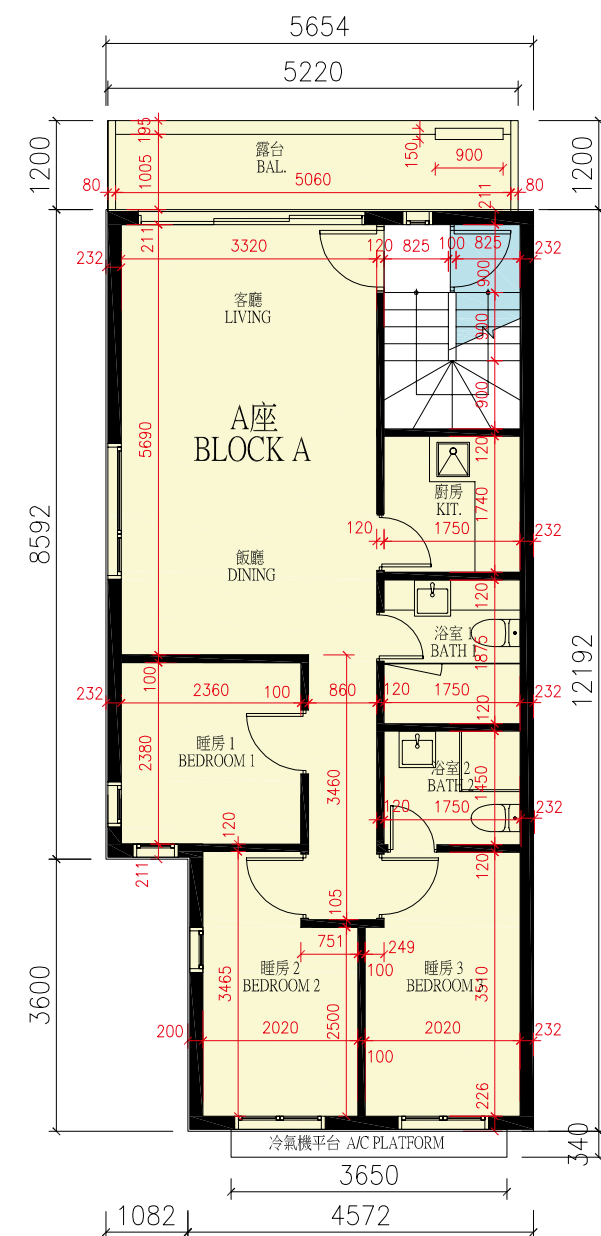
A/C PLATFORM	=	Air-conditioner Platform	=	冷氣機平台
BAL.	=	Balcony	=	露台
BATH	=	Bathroom	=	浴室
DINING	=	Dining Room	=	飯廳
KIT.	=	Kitchen	=	廚房
LIVING	=	Living Room	=	客廳
OPEN KIT.	=	Open Kitchen	=	開放式廚房
TOP OF BAL.	=	Top of Balcony	=	露台頂部

Notes:

1. There may be architectural features on external walls of some of the floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to flat roof and/or external wall of some flats.
3. There are sunken slabs and/or ceiling bulkheads at living rooms, dining rooms, bedrooms, corridors, bathrooms, store rooms, lavatories and kitchens of some flats for the air-conditioning system and/or M&E services. There are exposed pipes/ductings for air-conditioning system and/ or M&E services within some store rooms.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved general building plans for general indication only.
6. Floor-to-floor height refers to the height between the top surface of the structural slab of the floor and the top surface of the structural slab of its immediate upper floor.
7. The internal ceiling height within some residential properties may vary due to structural, architectural and/or decoration design variations.

備註：

1. 部分樓層外牆範圍設有建築裝飾。
2. 部分單位的平台及 / 或外牆處或附近設有外露及 / 或外牆裝飾板內藏之公用喉管。
3. 部分單位客廳、飯廳、睡房、走廊、浴室、儲物室、洗手間及廚房天花有跌級樓板及 / 或假天花用以裝置冷氣系統及 / 或其他機電設備。部分儲物室內設有冷氣及 / 或機電設備之外露喉管 / 管道。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、淋浴間、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 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。
7. 部分住宅物業之天花高度將會因結構、建築設計及 / 或裝修設計上的需要而有差異。

BLOCK A
A座Ground Floor Plan
地下樓面平面圖First Floor Plan
一樓樓面平面圖

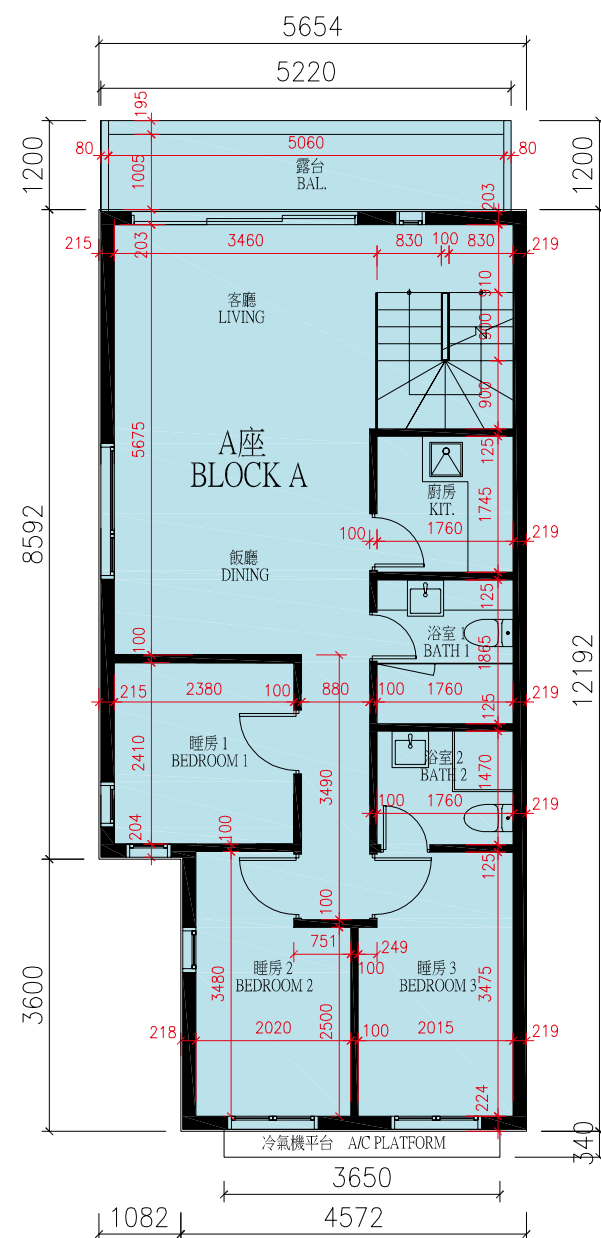
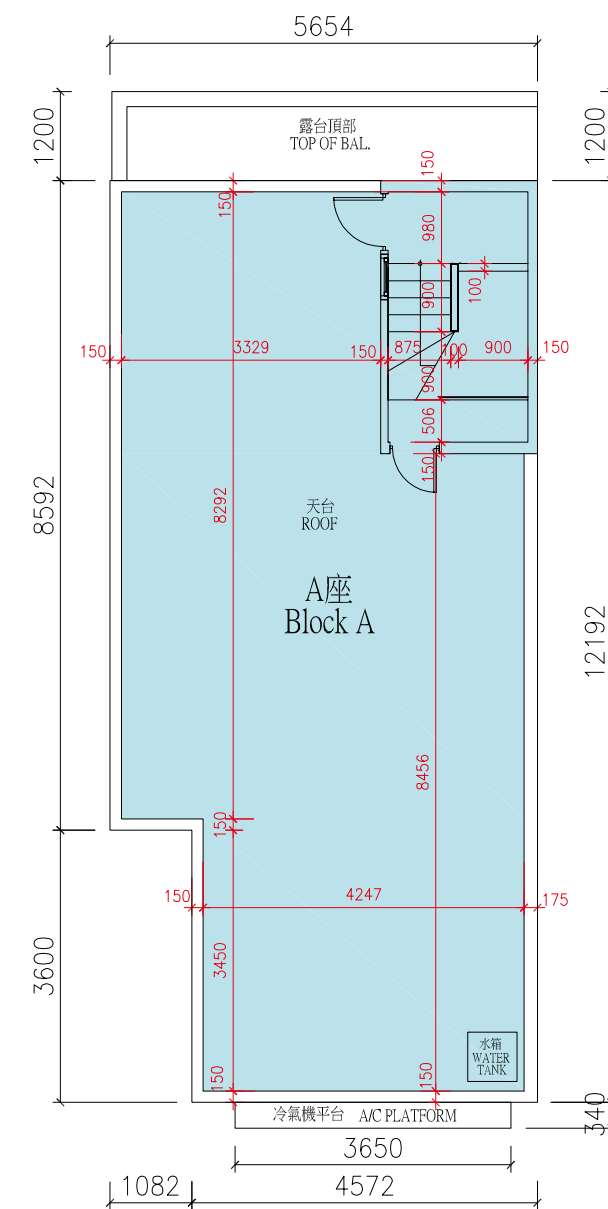
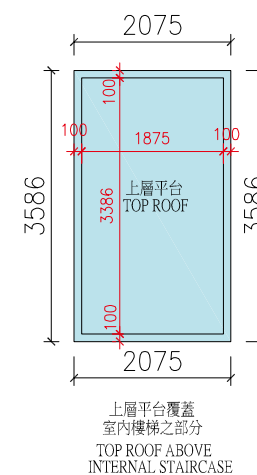
SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)



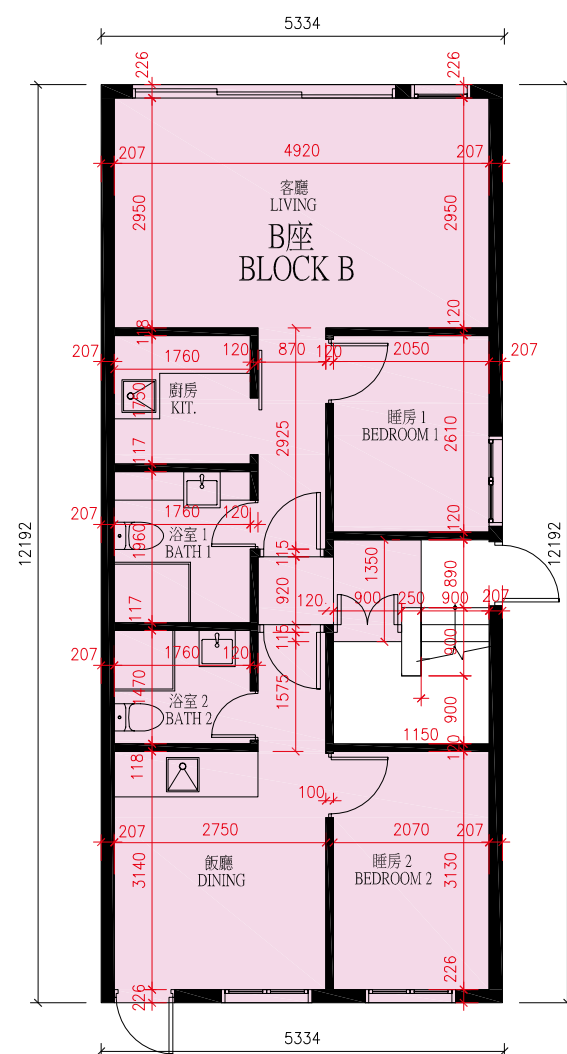
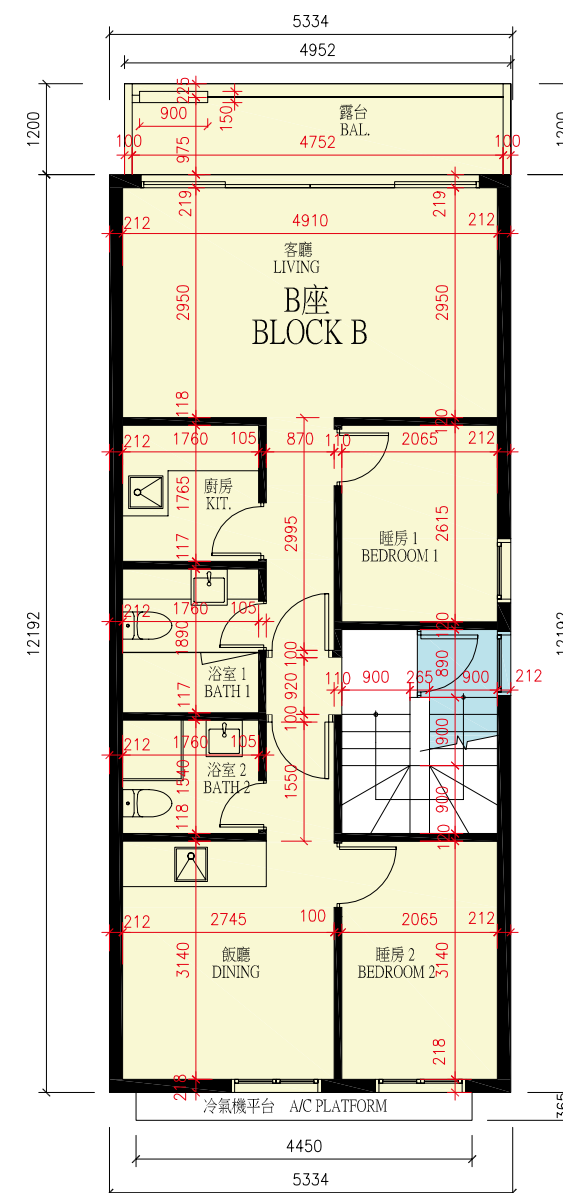
BLOCK A
A座Second Floor Plan
二樓樓面平面圖Roof Floor Plan
天台樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板（不包括灰泥）的厚度：160 毫米。
3. 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）：2700 毫米。
4. 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。（註：不適用於此發展項目）

BLOCK B
B座Ground Floor Plan
地下樓面平面圖First Floor Plan
一樓樓面平面圖

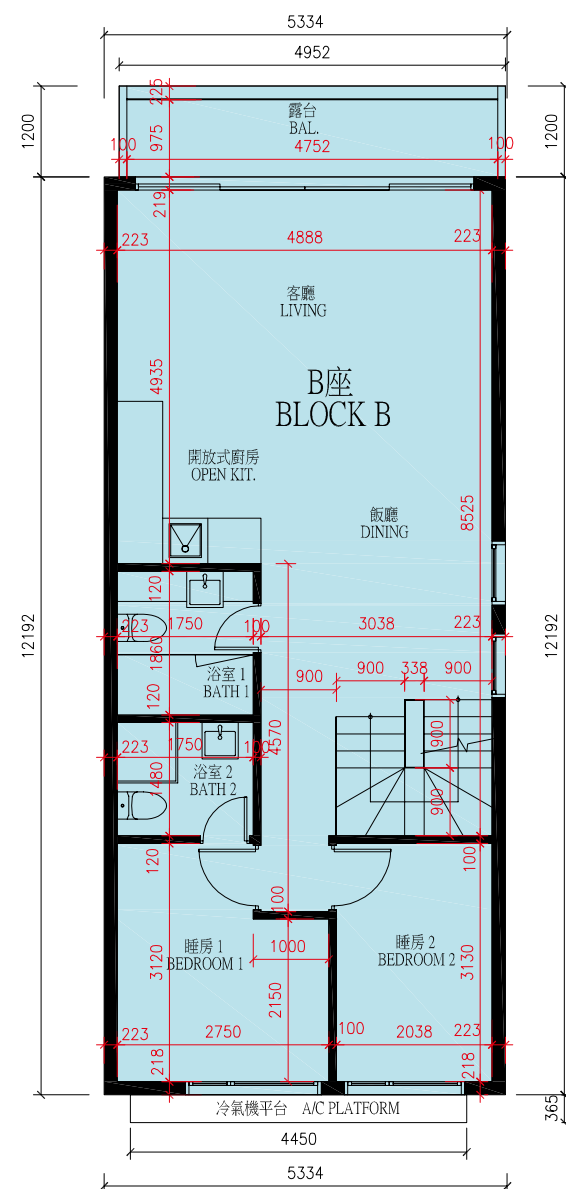
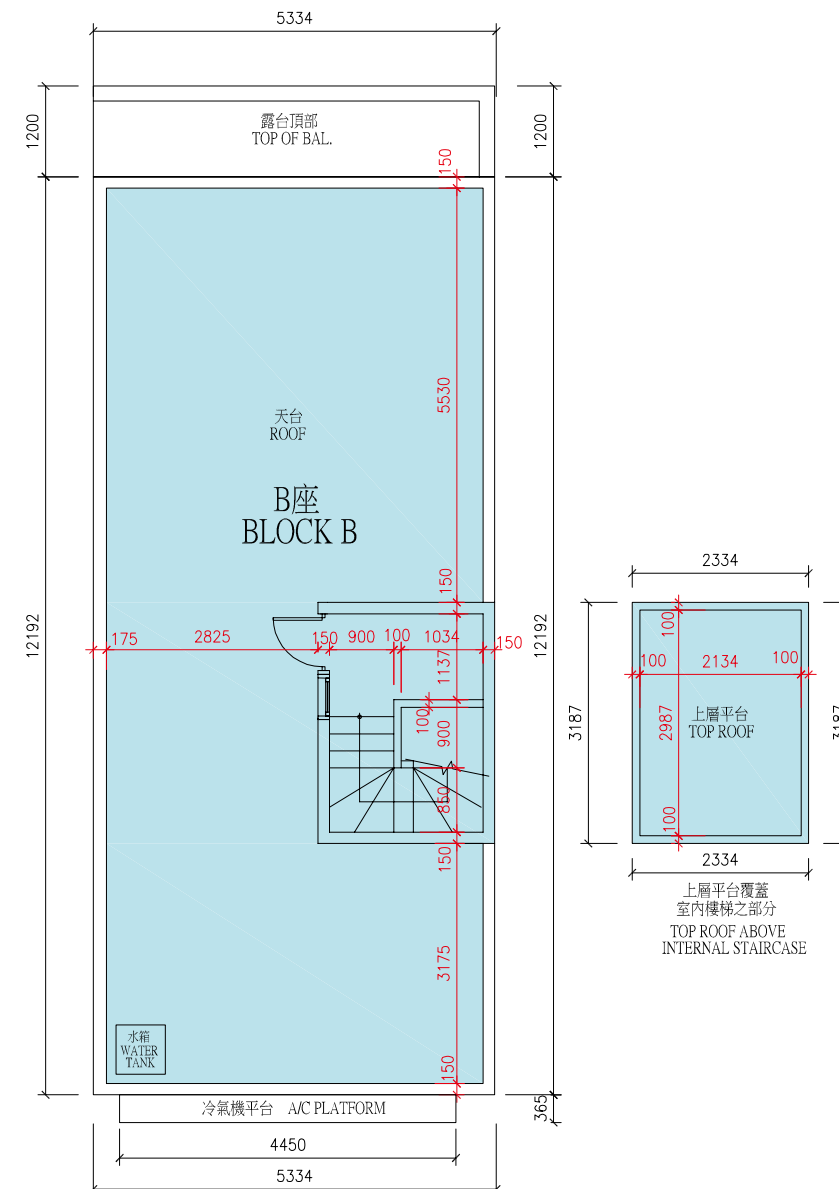
SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)



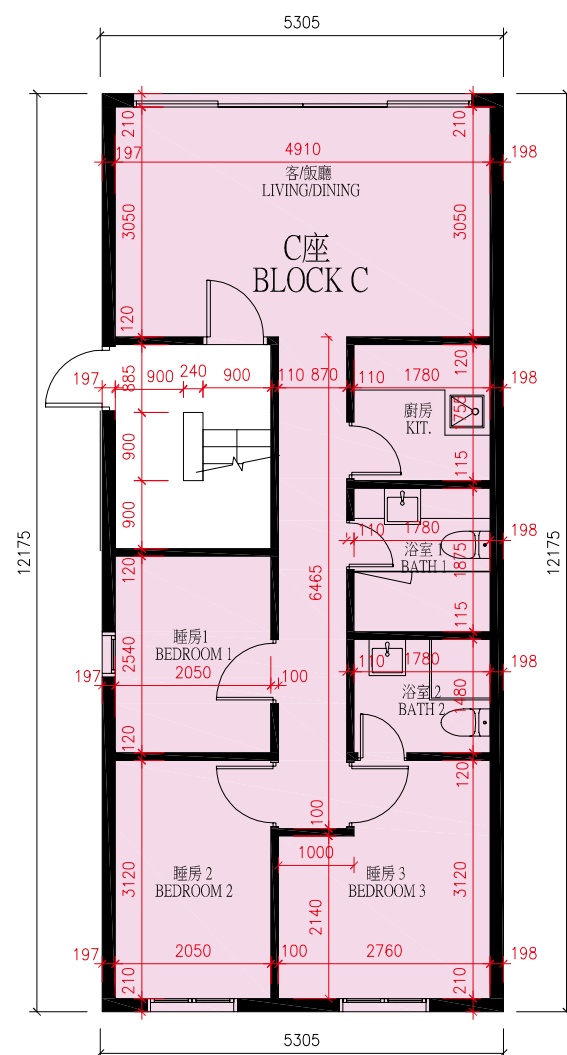
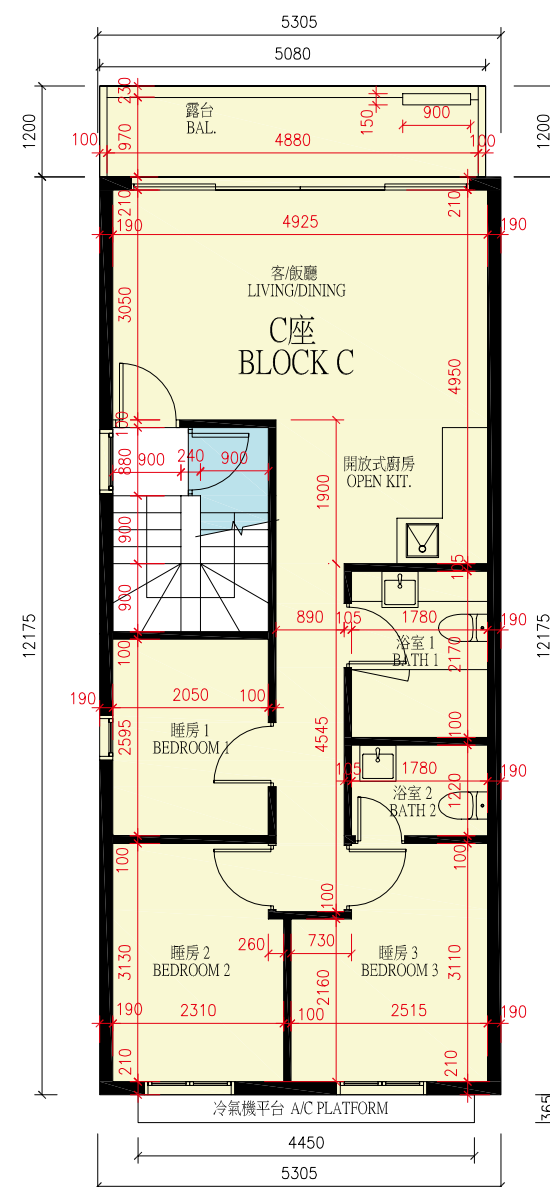
BLOCK B
B座**Second Floor Plan**
二樓樓面平面圖**Roof Floor Plan**
天台樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板（不包括灰泥）的厚度：160 毫米。
3. 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）：2700 毫米。
4. 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。（註：不適用於此發展項目）

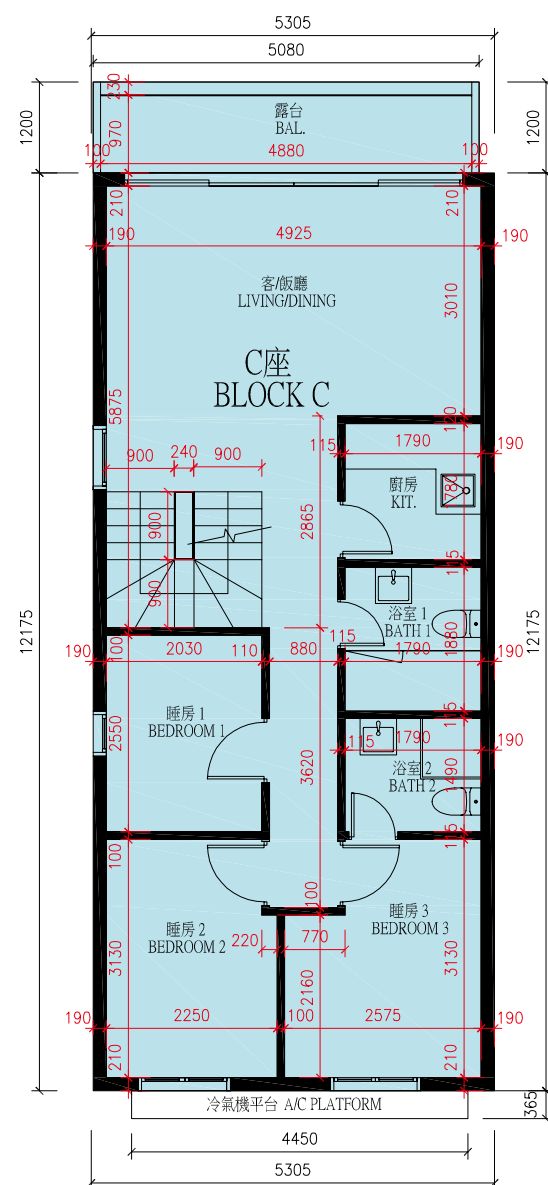
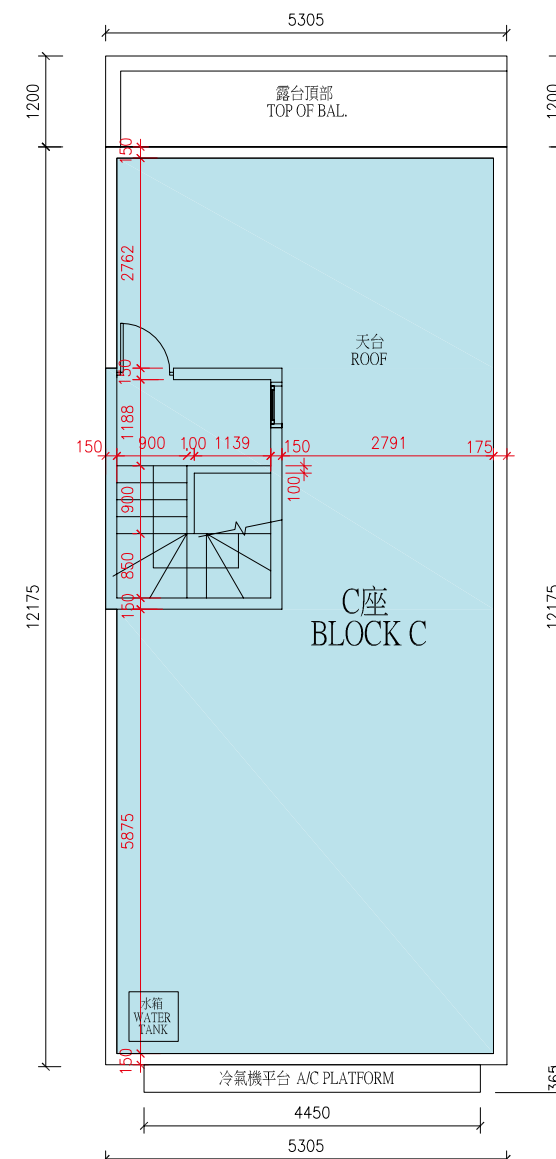
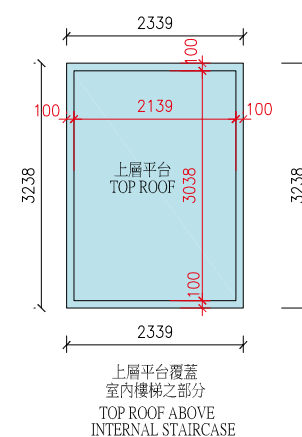
BLOCK C
C座Ground Floor Plan
地下樓面平面圖First Floor Plan
一樓樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)

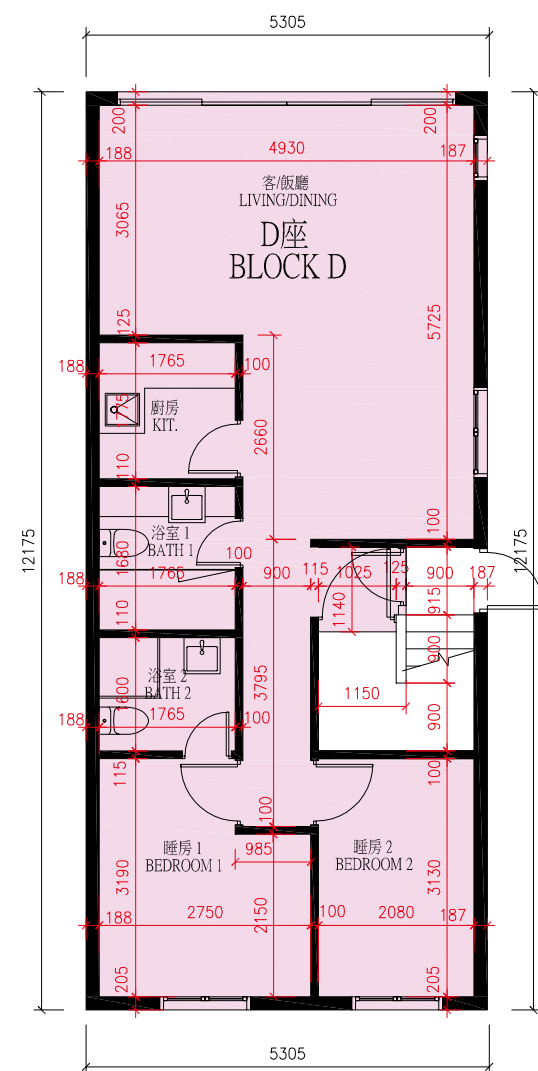
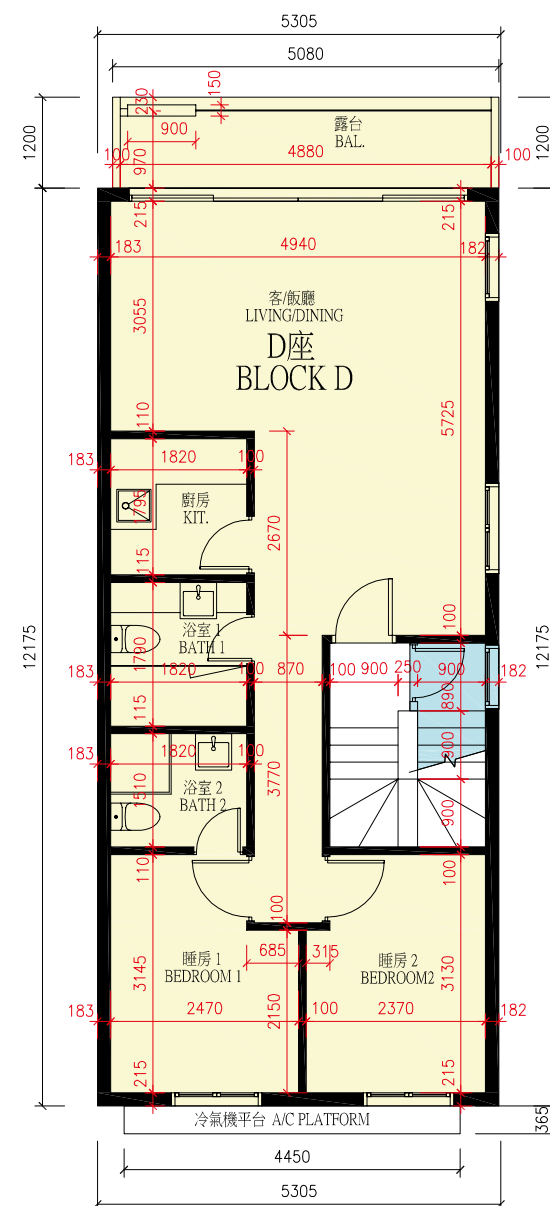
BLOCK C
C座Second Floor Plan
二樓樓面平面圖Roof Floor Plan
天台樓面平面圖上層平台覆蓋
室內樓梯之部分
TOP ROOF ABOVE
INTERNAL STAIRCASE

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)

BLOCK D
D座Ground Floor Plan
地下樓面平面圖First Floor Plan
一樓樓面平面圖

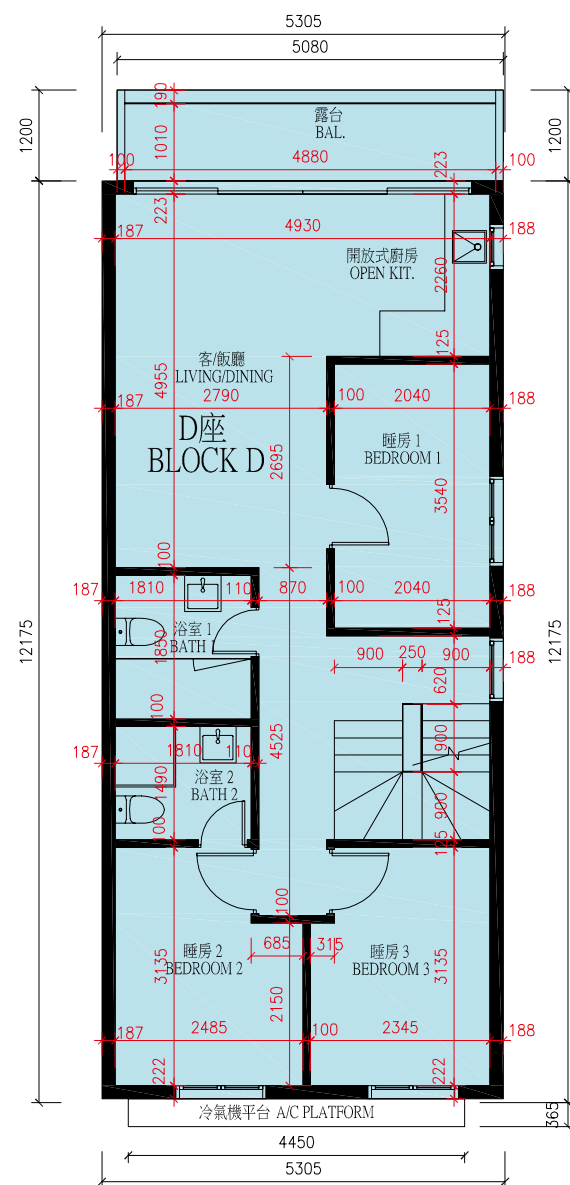
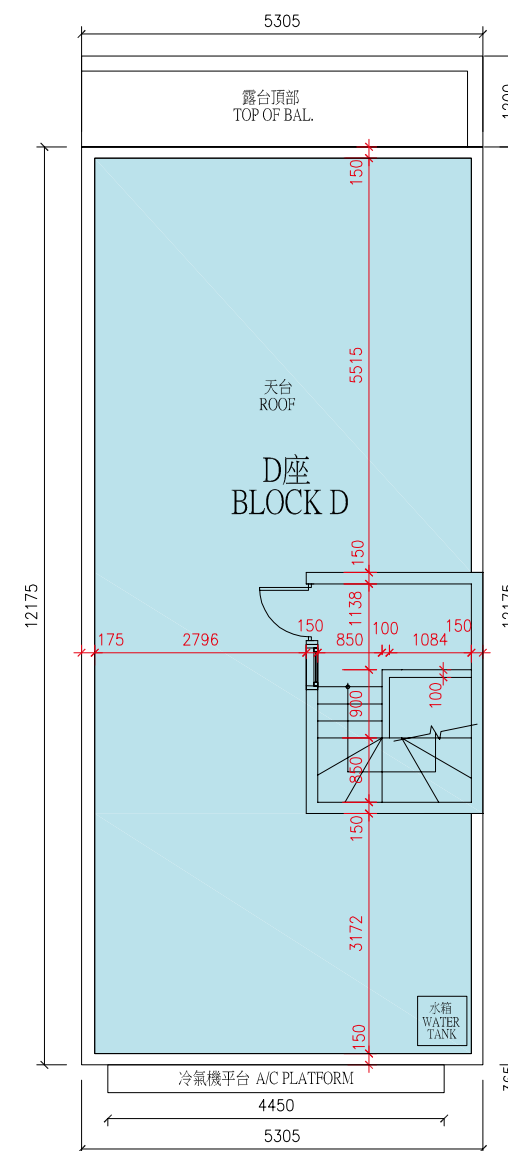
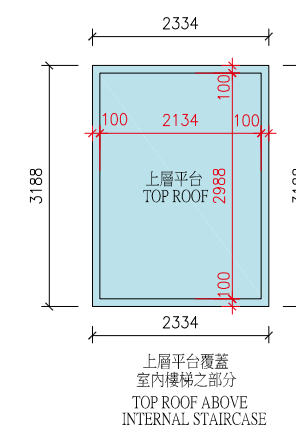
SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)



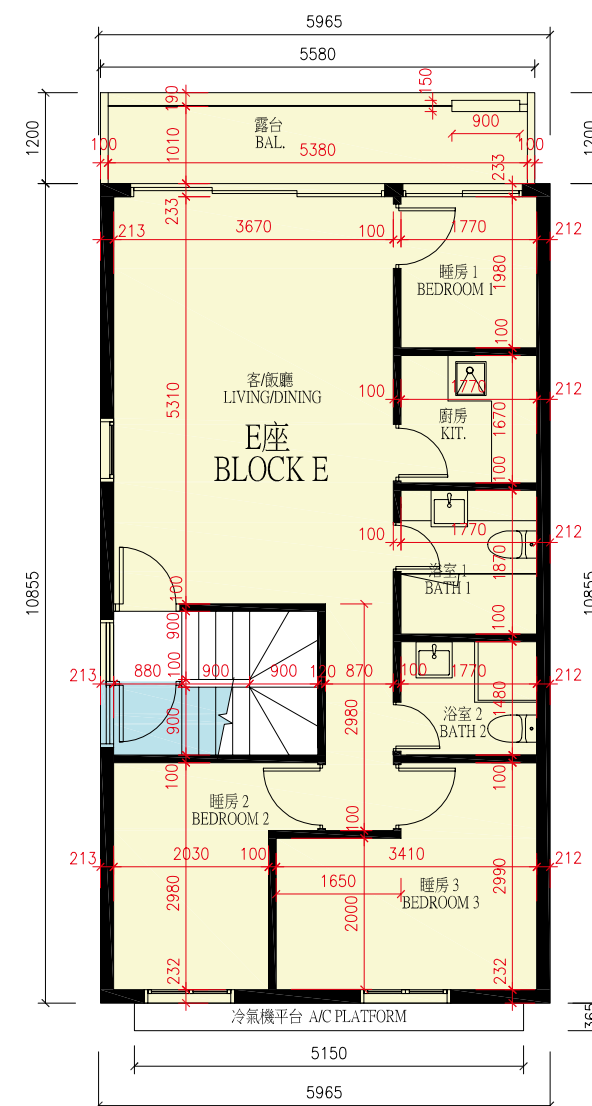
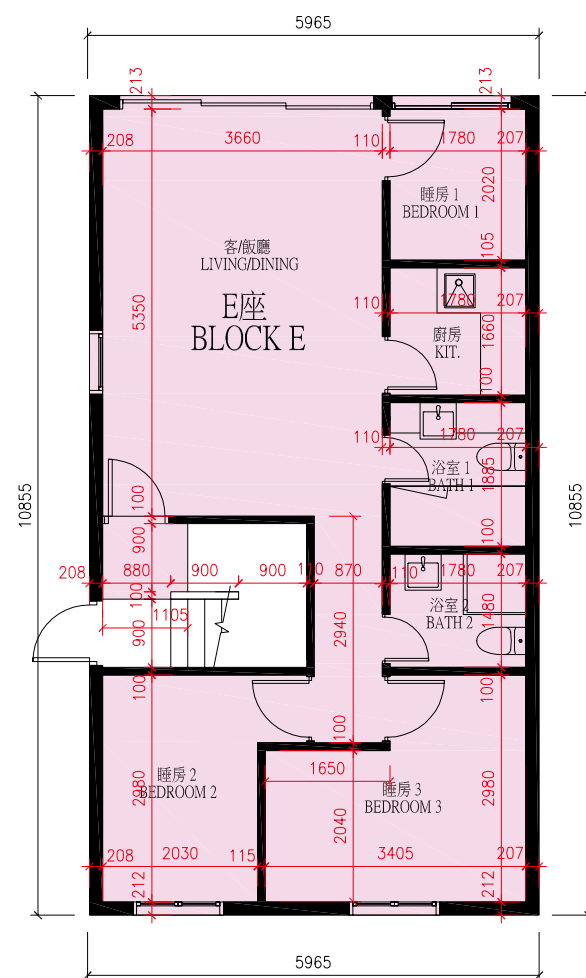
BLOCK D
D座Second Floor Plan
二樓樓面平面圖Roof Floor Plan
天台樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)

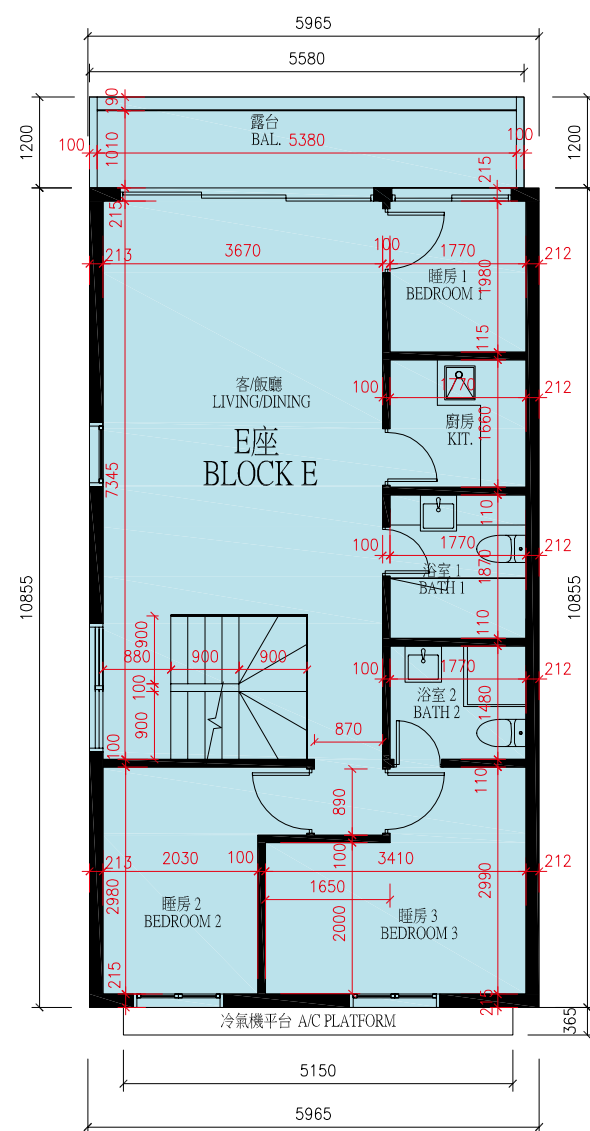
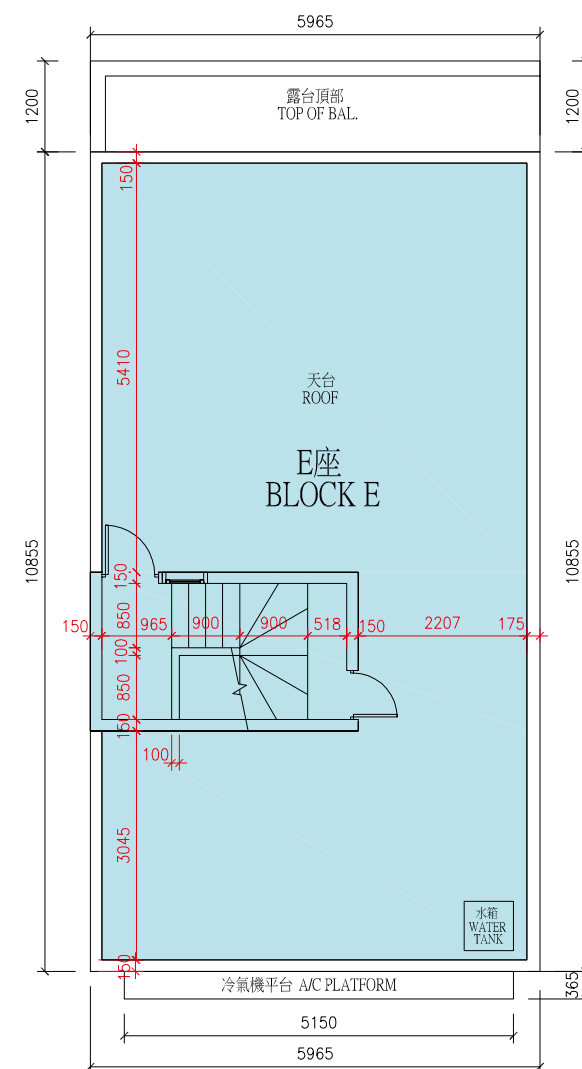
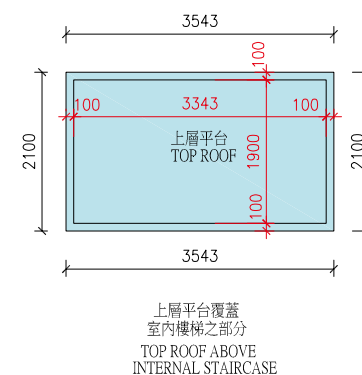
BLOCK E
E座

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板（不包括灰泥）的厚度：160毫米。
3. 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）：2700毫米。
4. 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。（註：不適用於此發展項目）

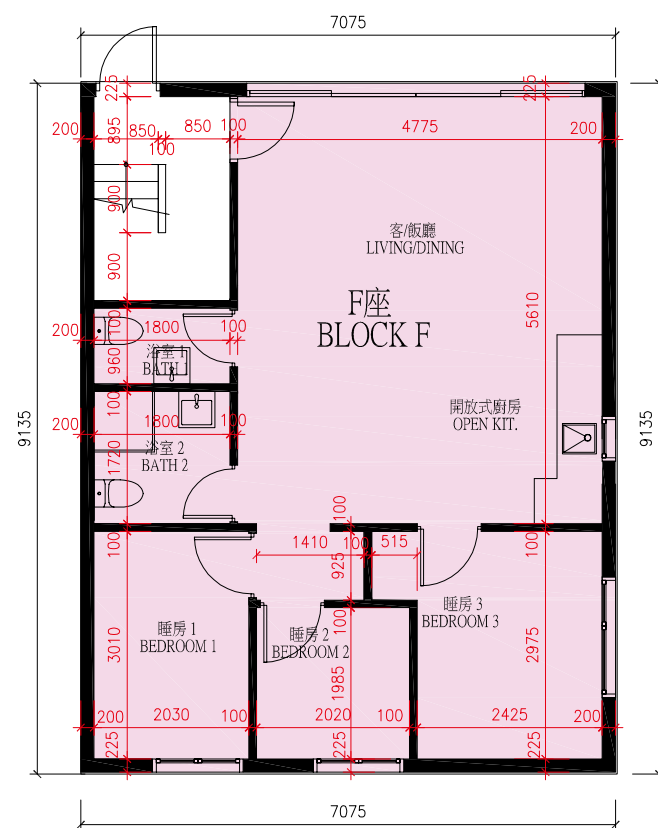
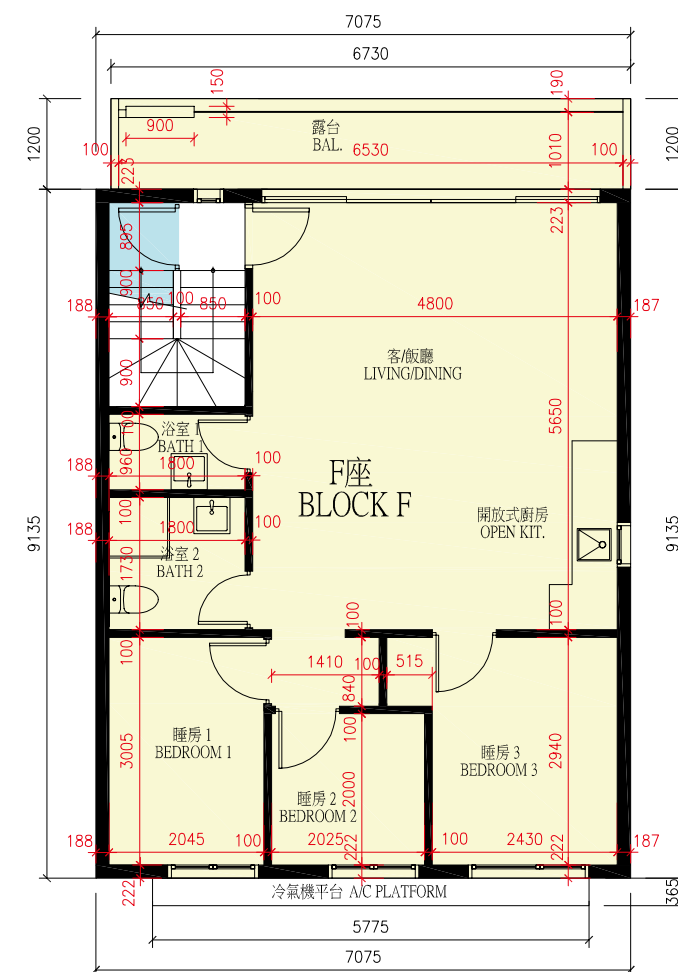
BLOCK E
E座Second Floor Plan
二樓樓面平面圖Roof Floor Plan
天台樓面平面圖上層平台覆蓋
室內樓梯之部分
TOP ROOF ABOVE
INTERNAL STAIRCASE

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)

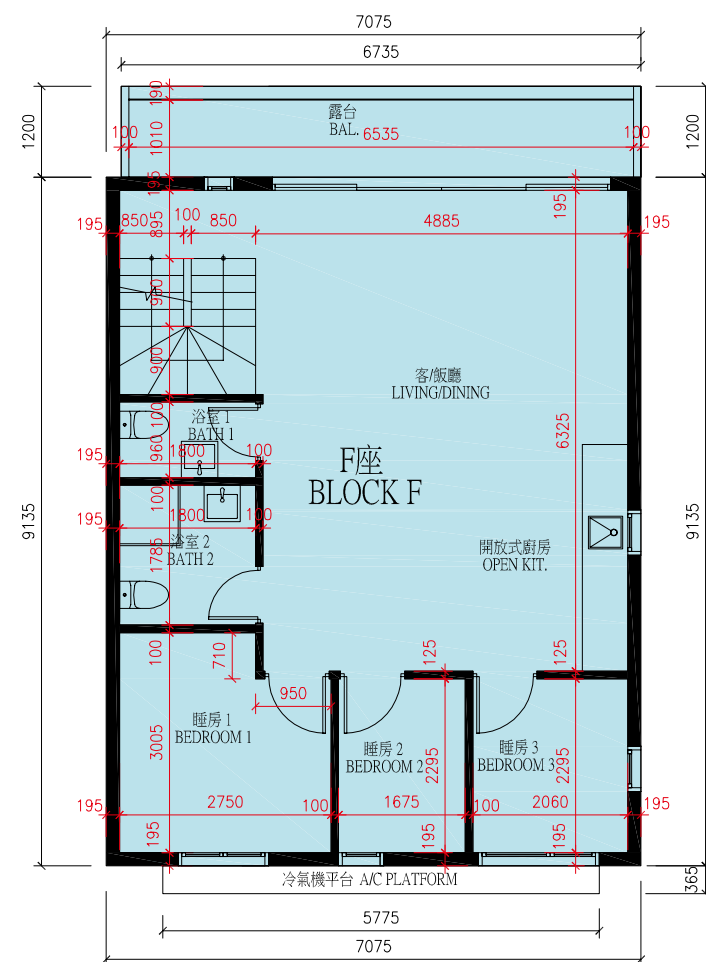
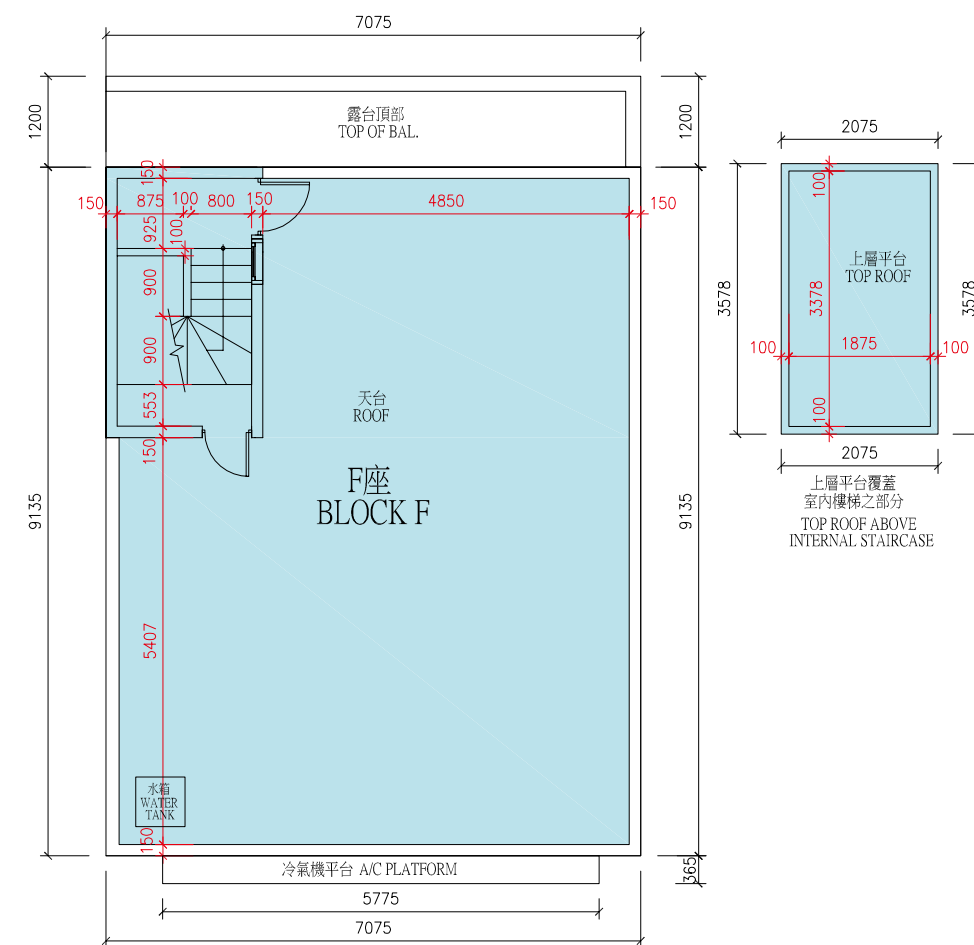
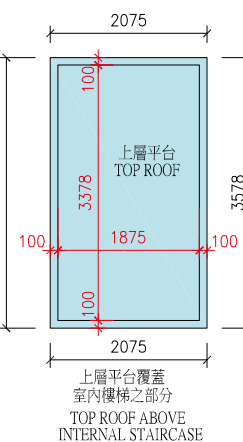
BLOCK F
F座Ground Floor Plan
地下樓面平面圖First Floor Plan
一樓樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板 (不包括灰泥) 的厚度: 160 毫米。
3. 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): 2700 毫米。
4. 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。(註: 不適用於此發展項目)

BLOCK F
F座Second Floor Plan
二樓樓面平面圖Roof Floor Plan
天台樓面平面圖

SCALE 比例:



1. The dimensions in the floor plans are all structural dimensions in millimeter.
2. The thickness of the floor slabs (excluding plaster) of each residential property: 160mm.
3. The floor-to-floor height (i.e. 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: 2700mm.
4. 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. (Note: Not Applicable to this Development)

1. 平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 每個住宅物業的樓板（不包括灰泥）的厚度：160毫米。
3. 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）：2700毫米。
4. 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。（註：不適用於此發展項目）

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block 座數	Floor 樓層		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
A	G/F 地下	59.12 (636) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	65.86 (709) Balcony 露台 : 6.26 (67) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	71.29 (767) Balcony 露台 : 6.26 (67) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	52.95 (570)	7.44 (80)	-	-
B	G/F 地下	58.05 (625) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	64.02 (689) Balcony 露台 : 5.94 (64) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	70.97 (764) Balcony 露台 : 5.94 (64) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	52.61 (566)	7.44 (80)	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份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。

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
- There is no verandah in the residential properties in the Development.

備註：

- 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
- 發展項目住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block 座數	Floor 樓層		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
C	G/F 地下	58.59 (631) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	64.71 (697) Balcony 露台 : 6.10 (66) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	70.68 (761) Balcony 露台 : 6.10 (66) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	52.05 (560)	7.57 (81)	-	-
D	G/F 地下	59.83 (644) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	64.68 (696) Balcony 露台 : 6.10 (66) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	70.68 (761) Balcony 露台 : 6.10 (66) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	52.17 (562)	7.44 (80)	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份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。

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
- There is no verandah in the residential properties in the Development.

備註：

- 上述所列之面積以1平方米=10.764平方呎換算至平方呎，並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
- 發展項目住宅物業並無陽台。

12 AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述		Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台(如有)) 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積(不計算入實用面積) 平方米(平方呎)									
Block 座數	Floor 樓層		Air- conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
E	G/F 地下	59.26 (638) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	65.95 (710) Balcony 露台 : 6.70 (72) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	71.45 (769) Balcony 露台 : 6.70 (72) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	52.40 (564)	7.44 (80)	-	-
F	G/F 地下	58.79 (633) Balcony 露台 : - (-) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	1/F 1樓	67.27 (724) Balcony 露台 : 8.08 (87) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	-	-	-	-
	2/F 2樓	72.71 (783) Balcony 露台 : 8.08 (87) Utility Platform 工作平台 : - (-) Verandah 陽台 : - (-)	-	-	-	-	-	-	53.12 (572)	7.42 (80)	-	-

The saleable area of each residential property and the floor areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any), to the extent that they form part of the residential property (not included in salesable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

每個住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台(如有)之樓面面積,是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份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。

Notes:

- The above areas have been converted to square feet based on a conversion rate of 1 square metre=10.764 square feet and rounded off to the nearest integer and the area shown in sq.ft. may be slightly different from that shown in sq. m.
- There is no verandah in the residential properties in the Development.

備註:

- 上述所列之面積以1平方米=10.764平方呎換算至平方呎,並四捨五入至整數。以平方呎計算之面積與以平方米計算之面積可能有些微差異。
- 發展項目住宅物業並無陽台。

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

Not Applicable

不適用

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

- | | |
|--|--|
| <ol style="list-style-type: none">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 the preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders;3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement-<ol style="list-style-type: none">(i) that preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and(iii) the owner does not have any further claim against the purchaser for the failure. | <ol style="list-style-type: none">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. 買方在簽署臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身份持有；3. 如買方沒有於訂立臨時合約的日期之後 5 個工作日內簽立買賣合約 -<ol style="list-style-type: none">(i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及(iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。 |
|--|--|

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

A Deed of Mutual Covenant and Management Agreement will be entered into in respect of the Development ("the Deed of Mutual Covenant").

1. The common parts of the Development

Common Areas and Common Facilities means the Landscape Area, the Slope and Retaining Wall, common pavements and passages, water and electricity meter(s), letter boxes, water tank(s) and any other communal areas, installations, systems, plant, equipment, apparatus, fittings, services and facilities within, used or installed in or for the benefit of the Land and the Development as part of the amenities thereof and not for the sole benefit of any Owner or group of Owners but EXCLUDING such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner PROVIDED THAT, where appropriate, if (a) any parts of the Development covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap. 344) and/or (b) any parts specified in Schedule I to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance (Cap. 344), shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Common Areas and Common Facilities which are for the purpose of identification shown coloured brown on the Common Areas and Common Facilities Plan (certified as to its accuracy by the Authorized Person) annexed to the Deed of Mutual Covenant.

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

Unit	Undivided Shares allocated to each Unit
Ground Floor of Block A	1
First Floor of Block A	1
Second Floor of Block A	1
Ground Floor of Block B	1
First Floor of Block B	1
Second Floor of Block B	1

Unit	Undivided Shares allocated to each Unit
Ground Floor of Block C	1
First Floor of Block C	1
Second Floor of Block C	1
Ground Floor of Block D	1
First Floor of Block D	1
Second Floor of Block D	1
Ground Floor of Block E	1
First Floor of Block E	1
Second Floor of Block E	1
Ground Floor of Block F	1
First Floor of Block F	1
Second Floor of Block F	1

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

Subject to the provisions of the Building Management Ordinance (Cap.344), the Manager will be appointed for an initial term of two (2) years commencing from the date of the Deed of Mutual Covenant. The appointment is to be continued until termination in accordance with the provisions of the Deed of Mutual Covenant.

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

Each Owner of a Unit shall contribute towards the Management Expenses (which shall be the costs, charges and expenses necessarily and reasonably incurred in the management of the Development, and shall be based on the budget prepared by the Manager) of the Development in such manner, amount and proportion as provided in the Deed of Mutual Covenant by reference to the Management Shares allocated to his Unit as set out in the Second Schedule of the Deed of Mutual Covenant.

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

The management fee deposit payable in respect of each Unit shall be equivalent to three (3) times of the monthly contribution in respect of such Unit towards the first year's budgeted Management Expenses payable by the Owner of such Unit.

6. The area (if any) in the Development retained by the owner for the owner's own use

Not applicable.

Remark:

For full details of the Deed of Mutual Covenant, please refer to the terms therein mentioned and the Deed of Mutual Covenant is free for inspection during opening hours at the place at which the residential properties are offered to be sold. Copies of the Deed of Mutual Covenant can be obtained upon payment of the necessary photocopying charges.

15 SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目將會制定一份公契及管理協議(「公契」)。

1. 發展項目的公用部份

公用地方及公用設施指園景區、斜坡和擋土牆、公共人行道和通道、水錶和電錶、信箱、水箱以及在發展項目內、使用或安裝或為了土地和發展項目的利益，作為其便利設施的一部分，並非僅為任何業主或業主團體的利益的任何其他公共區域、裝置、系統、廠房、設備、器具、配件、土地和服務和設施，但不包括專有權和特權持有、使用、佔用和享受屬於任何特定業主的在發展項目內的區域以及僅供任何特定業主使用的在發展項目內的設施。但是如果適用，若發展項目的任何部分：(i) 被建築物管理條例(第344章)第2條列明「公用部分」的定義第(a)段所涵蓋；及/或(ii) 屬於建築物管理條例(第344章)附表1指定的類別並被納入建築物管理條例(第344章)第2條列明「公用部分」的定義第(b)段，應受上述規定的約束，則該等部分應視為被納入並構成公用地方和公用設施，而這些公用地方和公用設施在公契附錄的經認可人士核實為準確的用地方和公用設施的圖則上用棕色顯示，僅供識別。

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

單位	各單位獲分配的不分割份數
A 座地下	1
A 座一樓	1
A 座二樓	1
B 座地下	1
B 座一樓	1
B 座二樓	1
C 座地下	1
C 座一樓	1
C 座二樓	1
D 座地下	1
D 座一樓	1
D 座二樓	1
E 座地下	1
E 座一樓	1
E 座二樓	1
F 座地下	1
F 座一樓	1
F 座二樓	1

3. 發展項目的管理人的委任年期

在不抵觸建築物管理條例(第344章)的情況下，管理人的首屆任期由公契的日期起計兩年，並於期滿後獲繼續任職直至根據公契條款終止為止。

4. 發展項目中的住宅物業的擁有人之間分擔管理開支的基準

每名單位擁有人須根據公契附表二中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的管理開支(指管理發展項目時必須地和合理地招致的費用、收費及支出，且須基於管理人擬定之預算)。

5. 計算管理費按金的基準

每個單位應付之管理費按金相等於根據首個年度的預算管理開支釐定該單位擁有人每月應繳付的管理支出之三倍。

6. 賣方在發展項目中保留作自用的範圍(如有者)

不適用。

註：

公契的詳情請參閱公契其中提及的條款。公契於住宅物業售樓處的開放時間供公眾免費查閱，此外亦可支付必要影印費用索取副本。

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. **The Development is situated on Cheung Chau Lot No.921 ("the Lot").**
 2. **The Lot was granted under New Grant No.3450 (as varied or modified by a Modification Letter dated 22 November 2013 and registered in the Land Registry by Memorial No.13121100740119 and a Modification Letter dated 23 February 2022 and registered in the Land Registry by Memorial No.22042901720015) (collectively "the Land Grant") for a term of 75 years from 1 July 1898 renewable for a further term of 24 years less the last 3 days thereof. The term was extended until 30 June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Cap. 150).**
 3. **General Condition No.3A of the Land Grant stipulates that:-**
 - (a) The Grantees shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) below) in accordance with these Conditions (as defined in General Condition No. 6A):
 - (i) maintain all buildings in accordance with any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantees shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the District Lands Officer. In the event of demolition as aforesaid the Grantees shall within one calendar month of such demolition apply to the District Lands Officer for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within
- such time limit as is laid down by the District Lands Officer.
4. **General Condition No.6 of the Land Grant stipulates that:-**

No sewage or refuse water will be allowed to flow from the Lot on to any of the adjoining lands whether belonging to the Government or to private persons; neither shall any decaying, noisome, noxious, excrementitious, or other refuse matter be deposited on any portion of any Lot, and in carrying out any works of excavation on any Lot no excavated earth shall be deposited on such Lot or on Government Land adjoining in such manner as shall expose the slopes of such excavated earth to be eroded and washed down by the rains. The Grantees of each lot shall see that all refuse matters are properly removed daily from off the premises.
 5. **Special Condition No.1 of the Land Grant stipulates that:-**

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 3A) of the lot or any part thereof:

 - (a) The total gross floor area of each of the buildings erected or to be erected on the lot shall not be more than 195.09 square metres or less than 117.05 square metres.
 - (b) No structure shall be erected on the lot other than a maximum of six buildings whose locations are as shown coloured pink on the plan annexed to the Land Grant, each of which shall neither contain more than three storeys nor exceed a height of 8.23 metres, and the maximum roofed-over area of each building shall not exceed 65.03 square metres and the total maximum roofed-over area of the whole of the lot shall not exceed 390.18 square metres PROVIDED always that where a building is of a height of more than 7.62 metres but not more than 8.23 metres, then the thickness of each load-bearing wall of that building :
 - (i) shall, in the case of a load-bearing reinforced concrete wall, be not less than 175 millimetres; or
 - (ii) of the lowest storey shall, in the case of a load-bearing brick wall, be not less than 340 millimetres; and
- (iii) of any higher storey shall, in the case of a load-bearing brick wall, be not less than 225 millimetres.
 - (c) The Grantees shall not divide vertically any building erected or to be erected on the lot or partition any of the floors of such building into more than one self-contained unit on each floor of such building. The Grantees shall not make or erect or permit or suffer to be made or erected any openings, doorways, walkways, passages or other works within or outside any building erected or to be erected on the lot or in or on any walls or floors or any part of such building which shall result in such building being internally linked to and accessible from any building adjoining or adjacent thereto.
 - (d) The Grantees may erect not more than two balconies and one canopy for each building provided that:
 - (i) such balconies and canopies shall be within the boundaries of the lot;
 - (ii) such balconies and canopies shall be erected on the northern side of each building erected or to be erected on the lot and project for a distance of not more than 1.22 metres;
 - (iii) each of such balconies shall have a parapet or railing not exceeding 1.22 metres nor less than 0.92 metre in height along the outer edges and shall not be enclosed; and
 - (iv) the position of such balconies and canopies shall be subject to the prior written approval of the District Lands Officer, Islands (hereinafter referred to as "**the District Lands Officer**"). Such balconies and canopies shall not project over and above the Pink Hatched Blue Area as defined in Additional Special Condition No.12(c) of the Land Grant.
 - (e) The Grantees shall not make or permit to be made any window or other opening in any building erected or to be erected on the lot without the prior written consent of the District Lands Officer provided that a window or windows, opening or openings may be made in the front or rear of such building without such consent (the decision of the District Lands Officer as to which face or faces of such building constitute the front and rear and as to what shall constitute a window or opening shall be conclusive and binding upon the Grantees). If the District

Lands Officer gives his consent to a window or opening in a face of any building erected or to be erected on the lot (other than the front and rear faces) such consent shall be given on such terms and conditions as he sees fit, and in addition any such window or opening shall be so made that it can, if required by the District Lands Officer at his absolute discretion, be closed up in the event of any development of any adjoining or neighbouring lots.

6. Special Condition No.3 of the Land Grant stipulates that:-

- (a) The Grantees shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the District Lands Officer who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.
- (b) (i) 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 District Lands Officer, 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 Grantees under these Conditions, or for any other purpose, the Grantees shall at their 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 Grantees shall at all times during the term hereby agreed to be granted maintain at their 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 District Lands Officer.

- (ii) Nothing in sub-clause (b)(i) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. 3(a) of the Land Grant.

- (iii) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantees 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 Grantees shall at their own expense reinstate and make good the same to the satisfaction of the District Lands Officer and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

- (iv) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the District Lands Officer shall be entitled by notice in writing to call upon the Grantees 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 Grantees shall neglect or fail to comply with the notice to the satisfaction of the District Lands Officer within the period specified therein, the District Lands Officer may forthwith execute and carry out any necessary works and the Grantees shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

7. Additional Special Condition No.7 of the Land Grant stipulates that:-

The Grantees shall develop the lot by the erection thereon of a maximum of six buildings (where the context so admits or requires each of the six buildings shall herein be referred to as **"a building"**) complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the New Territories (other than New Kowloon), such buildings to be completed and made fit for occupation before the expiration of 48 calendar months

from the date of the issuance of the Certificate of Exemption in respect of Building Works.

8. Additional Special Condition No.8 of the Land Grant stipulates that:-

Subject to Additional Special Condition Nos. 12, 13 and 14 of the Land Grant, the lot and any building or buildings erected or to be erected thereon shall not be used for any purpose other than non-industrial purposes.

9. Additional Special Conditions No.12(a) and No.12(c) of the Land Grant stipulates that:-

- (a) Except with prior written consent of the District Lands Officer (who may give such consent on such terms and conditions as he sees fits or refuses it at his absolute discretion), no building or structure or support for any building or structure may be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan annexed to the Land Grant (hereinafter referred to as **"the Pink Hatched Black Area"**) except that balconies, canopies, overhangs, electricity meter boxes, air-conditioner hoods, drains, sewers, channels and drainage facilities may be constructed or provided over or below or on the ground level of the Pink Hatched Black Area.
- (c) No building or structure or support for any building or structure 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 the plan annexed to the Land Grant.

10. Additional Special Condition No.15 of the Land Grant stipulates that:-

- (a) (i) In the event of spoil or debris from the lot or from other areas affected by any development of the lot being eroded and washed down onto public lanes or roads or into road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties, the Grantees shall be held responsible and shall at their own expense remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties. The Grantees shall indemnify the

16 SUMMARY OF LAND GRANT 批地文件的摘要

Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion and washing down.

- (ii) Notwithstanding sub-clause (a)(i) of this Additional Special Condition the District Lands Officer may (but is not obliged to), upon the written request of the Grantees and at the cost of the Grantees, remove the spoil and debris from and make good any damage done to the public lanes or roads or road-culverts, sewers, storm-water drains or nullahs, foreshore or seabed or other Government properties referred to in the said sub-clause (a)(i).

- (b) No earth, debris, spoil of whatsoever nature, or building materials shall be dumped on any Government land.

11. Additional Special Condition No.16 of the Land Grant stipulates that:-

- (a) All storm or rain water from the lot and from the vicinity of the lot shall be conveyed into the nearest stream course, catchpit, channel or storm-water drain as required and in a manner to be approved by the District Lands Officer. The Grantees shall at their own expense obtain the consent in writing of the owners of relevant adjacent private land for discharging storm or rain water from the lot and from the vicinity of the lot onto such adjacent private land or the drainage facilities of such land, or both.
- (b) The Grantees shall at their own cost make the sewer connection to the public sewer if and when so requested by the Director of Environmental Protection under the Water Pollution Control Ordinance.

12. Additional Special Condition No.19 of the Land Grant stipulates that:-

No water from Government mains shall be used for flushing purposes on any part of the lot without the prior written consent of the Water Authority. Subject to there being in existence Government mains which in the opinion of the Water Authority are suitable for connection to the lot, consent to use temporary mains fresh water for such purposes will be given if an alternative supply is impracticable and, if so required by the Water Authority, evidence to that effect is offered to and accepted by the Water Authority. The temporary mains fresh water supply if provided will be

given on the usual terms and subject to the provisions of the Waterworks Ordinance, any regulations made thereunder and any amending legislation. If a mains supply of salt water or treated effluent is provided, the Grantees shall not implement their proposals for plumbing until such proposals have been approved in writing by the Water Authority. In the event of an alternative supply proving inadequate, the fact that salt water or treated effluent may in the future be unsuitable for the plumbing installed will not be accepted as a justification for the use of mains fresh water for flushing purposes.

13. Additional Special Condition No.22 of the Land Grant stipulates that:-

The Grantees shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as **"the Works and Services"**) being or running upon, over, under or adjacent to the lot or any part thereof, provided that the Grantees before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit their proposals for dealing with any of such Works and Services in writing to the District Lands Officer for his approval in all respects, and shall not carry out any work whatsoever until the District Lands Officer shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the District Lands Officer in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at their own expense in all respects repair, make good and reinstate to the satisfaction of the District Lands Officer any damage or disturbance caused to the surface of the lot or any of the Works and Services running on, over, under or adjacent to the lot in any manner arising out of any such construction, maintenance, renewal or repair work. If the Grantees fail to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Works and Services to the satisfaction of the District Lands Officer, he, the District Lands Officer, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantees

shall pay to the Government on demand the cost of such works.

14. Additional Special Condition No.23 of the Land Grant stipulates that:-

No building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation.

15. Additional Special Condition No.24 of the Land Grant stipulates that:-

The drainage of any building erected on the lot shall be effected as may be required by the District Lands Officer, and the Grantees shall make all arrangements at their own expense and to the satisfaction of the District Lands Officer for the treatment and disposal of sewage, sullage and foul, contaminated or waste water by the construction of suitable works either within the lot or on Government land or otherwise and on such terms as the District Lands Officer shall require, and the Grantees shall be solely liable for any damage or nuisance caused thereby.

16. Additional Special Condition No.26 of the Land Grant stipulates that:-

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

Notes:

1. The expression "Grantees" shall in these Conditions include the person or persons entering into and executing this Agreement and where the context so admits or requires his, her or their executors, administrators and assigns, and the expression "lot" or "Lot", except where the context otherwise requires, means the Lot stated in paragraph 2 hereof.
2. For full details of the Land Grant, please refer to the Government Lease. Full script of the Government Lease is available for free inspection upon request during opening hours at the sales office of the Development.

16 SUMMARY OF LAND GRANT

批地文件的摘要

1. 發展項目位於長洲地段第921號（「該地段」）。

2. 根據新批地條件第3450號（經兩份日期為2013年11月22日及2022年2月23日，在土地註冊處分別以註冊摘要編號13121100740119及22042901720015註冊的修訂函更改或修改）（統稱「批地文件」）授予該地段的批租期從1898年7月1日起計75年，並有權再續24年減3天，而根據《新界土地契約（續期）條例》（第150章）第6條，上述批租期已延長至2047年6月30日。

3. 批地文件一般條件第3A條規定：

(a) 承批人在整個批租期期間，須根據本條件（如一般條件第6A條所定義）規定建造或重建（該詞指下文(b)分條內所預期的重新開發項目）建築物，並須：-

(i) 依照已獲批的建築圖則保養所有建築物，不得對其作出變動或修改；及

(ii) 保養按照本條件已興建或今後按照任何其後的合約更改而興建的所有建築物，處於良好和妥善的維修及狀態，並在租約期滿或提前終止時將上述建築物以相同維修及狀態交回。

(b) 大倘若在批租期期間的任何時候拆除當時位於該地段上或其任何部分上的任何建築物，承批人須興建相同類型和不少於其總樓面面積的品質良好和具規模的一座或多座建築物，或經地政專員批准的類型和價值的一座或多座建築物作為代替。如果進行上述拆除，承批人須在該拆除的1個曆月內向地政專員申請其同意進行重新開發該地段的建築工程。當收到該同意後，承批人須在3個曆月內開展重新開發的必要工程，以及在地政專員指定的期限內完成重建，使他滿意。

4. 批地文件一般條件第6條規定：

污水或廢水不得從該地段流進任何不論屬於政府或私人的毗鄰土地；任何腐壞、發出惡臭、有毒物質、排洩物或其他廢物亦不得棄置在該地段的任何部分；在該地段進行任何挖掘工程時，不得將挖出的泥土棄置在該地段或毗鄰的政府土地上，以免使由挖掘出來的泥土堆砌而成的斜坡暴露在雨水的侵蝕和冲刷下。承批人亦須安排每日妥善清理處所上的所有廢物。

5. 批地文件特別條件第1條規定：

在本條件規限下，在開發或重建（該詞指一般條件內第3A條內所述的重新開發）該地段或其中任何部分時：-

(a) 在該地段上已建或擬建的每一幢建築物的總樓面面積，不能多於195.09平方米或少於117.05平方米。

(b) 除最多六座建築物外，該地段上不得建造任何建築物；上述的六座建築物其位置如批地文件所附的平面圖上以粉紅色標註所示，每座建築物的層數不得超過三層，高度不得超過8.23米，且每棟建築物的有蓋面積不得超過65.03平方米，整個地段的總有蓋面積不得超過390.18平方米，前提是當建築物的高度超過7.62米但不超過8.23米時，該建築物每面承重牆的厚度為：-

(i) 若是鋼筋混凝土承重牆，不得小於175毫米；或

(ii) 若是最低樓層，承重磚牆的厚度不得少於340毫米；及

(iii) 若是任何更高的樓層，承重磚牆的厚度不得小於225毫米。

(c) 承批人不得垂直劃分該地段上已建或將建造的任何建築物，或將該建築物的任何樓層分隔以致該建築物的每一層上有多於一個獨立單元。承批人不得在該地段上已建或將要建造的任何建築物的內部或外部，或在其任何牆壁、地板或任何該建築物的一部分，建造、豎立或允許或遭建造或豎立任何將導致該建築物與其毗鄰或相鄰的任何建築物內部相連並可從該建築物進入的開口、門口、走道、通道或其他工程。

(d) 承批人可為每棟建築物建造不超過兩個露台和一個簷篷，前提是：-

(i) 該等露台和簷篷須位於該地段範圍內；

(ii) 該等露台及簷篷須建於該地段上已建或將建的每座建築物的北側，凸出不超過1.22米；

(iii) 每個露台的外緣須有高度不超過1.22米且不低於0.92米的護牆或欄桿，且不得封閉；及

(iv) 該等露台及簷篷的位置須事先獲得離島地政處地政專員（以下簡稱「地政專員」）的書面批准。該等露台和簷篷不得超出批地文件附加特別條件第12(c)條中定義的粉紅陰影藍底線區域。

(e) 未經地政專員事先書面同意，承批人不得在該地段上已建或將要建造的任何建築物上開設或允許開設任何窗戶或其他開口，但可以在該建築物的正面或背面建造一個或多個窗戶或開口而毋須獲得該同意（地政專員就有關該建築物哪

一個或多個面構成正面和背面，以及什麼構成窗戶或開口）的決定，為最終決定及對承批人具約束力）。如果地政專員同意在該地段已建或將要建造的任何建築物的任何一面開設窗戶或開口（正面和背面除外），該同意將以他認為合適的條款和條件給予。另外，任何該等窗戶或開口均須設計成可以在任何毗鄰或鄰近地段進行任何開發活動時按地政專員全權酌情要求將其密封。

6. 批地文件特別條件第3條規定：

(a) 除非事先獲得地政專員書面同意，否則承批人不得削去、移除或向後退入與任何該地段毗鄰或相鄰接之政府土地，亦不得於任何政府土地上進行任何連續伸延、填充或任何斜坡處理工程。地政專員給予同意時，可自行酌情決定施加他認為合適的條款和條件，包括以他決定的地價批出額外的政府土地作為該地段的延伸。

(b) (i) 如該地段或任何政府土地現時或以往曾經被削去、移除或向後退入，或在任何土地進行連續伸延、填充或任何或任何類型的斜坡處理工程，不論是否事先獲地政專員書面同意，而該等工程目的是為了或關乎構成、平整或發展該地段或其任何部份，或承批人按此等條款而須要完成的工程的目的或其他任何的目的，承批人須自費進行及建造該等斜坡處理工程、護土牆或其他支撐物、保護、排水或輔助或其他工程，或今後任何時間成為必要的其他工程，以保護和支撐該地段內的土地及任何毗鄰或毗連的政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。承批人須時刻在此協定的整個批租期內自費保養上述土地、斜坡處理工程、護土牆或其他支撐物、保護、排水或輔助或其他工程，以保持其修繕妥當及良好狀態，以使地政專員滿意。

(ii) 本特別條款第(b)(i)分條的規定，並不影響政府於此等條款的權利，特別是特別條款第3(a)分條賦予政府的權利。

(iii) 若承批人進行的構成、平整或開發或其他工程；或其他因素導致該地段或任何毗鄰或毗連政府或已批租土地發生任何滑土、山泥傾瀉或地陷，承批人須自費將其還原及修復以使地政專員滿意，並須就因此等滑土、山泥傾瀉或地陷，而提出或可能提出、遭受或招致的費用、支出、損害賠償、要求及索償（不論任何原因引致），向政府、其代理人及承建商作出彌償。

(iv) 除此等條款內訂明有關違反此等條款而賦予的任何其他權利或補助外，地政專員有權以書面通知要求承批人進行、建造及保養上述土地、斜坡處理工程、護土

16 SUMMARY OF LAND GRANT

批地文件的摘要

牆或其他支撐物、保護、排水或輔助或其他工程或要求將發生滑土、山泥傾瀉或地陷之處還原及修復。如承批人疏忽或未能於指明時間內履行該通知內的要求並使地政專員滿意，地政專員可立即執行及進行所需的必要工程，而承批人須在收到通知後按要求向政府償還因此產生的費用，以及任何行政或專業費用和開支。

7. 批地文件附加特別條件第7條規定：

承批人須開發該地段，在該地段上建造最多六棟建築物（如果上下文允許或要求，六棟建築物中的每一棟在此均稱為「**建築物**」），其各方面均須符合本條件及所有適用於新界（新九龍除外）並現行有效或可能隨時有效的有關建築、衛生及規劃的條例、附例及規例，該等建築物須自簽發建築工程豁免證明書之日起48個月屆滿前竣工並使其適合使用。

8. 批地文件附加特別條件第8條規定：

除批地文件附加特別條件第12、13及14條外，該地段及在該地段上已建或將建的任何建築物不得用於非工業用途以外的任何用途。

9. 除其他事項外，批地文件附加特別條件第12(a)及第12(c)條條亦規定：-

(a) 除非事先獲得地政專員的書面同意（地政專員可以根據他認為合適的條款和條件給予同意，或自行決定拒絕給予同意），否則不得在批地文件所附圖則上粉紅陰影黑底線所示區域（以下簡稱「**粉紅陰影黑底線區域**」）之上、上方、下方或之內豎立或建造任何建築物或構築物，但是可在粉紅陰影黑底線區域之上方、下方或地面層之上建造或設置露台、簷篷、小型簷篷、電錶箱、冷氣機篷蓋、排水溝、下水道、渠道和排水設施。

(c) 任何建築物或構築物或任何建築物或構築物的支撐物不得豎立或建造或放置在批地文件所附圖則上粉紅陰影藍底線所示區域之上、之上、之下、上方、下方或之內。

10. 批地文件附加特別條件第15條規定：

(a) (i) 倘若來自受該地段發展項目影響的其他地方的廢棄泥土或碎石受侵蝕及沖流至公眾巷或道路上，又或至路旁暗渠、前灘或海床、雨水渠或明渠、或其他政府物業之內，承批人須負上責任並應要求向政府支付有關款項，以清理該等廢棄泥土或碎石及賠償因此對公眾巷或道路，又或對路旁暗渠、污水管、雨水渠或明渠、前灘或海床或其他政府物業造成的損毀。承批人

亦須就因該等侵蝕及沖流導致私人物業蒙受任何損毀或滋擾而產生的所有訴訟、申索及要求向政府作出彌償。

(ii) 儘管有本附加特別條件(a)(i)分條的規定，地政專員可以（但沒有義務）在承批人的書面請求下，將廢棄泥土和碎石移走並修補公共街道或道路或路旁暗渠、下水道、雨水渠或明渠、前灘或海床或上述(a)(i)分條所提述的其他政府財產造成的任何損壞，並由承批人承擔費用。

(b) 任何泥土、碎石、任何性質的廢棄泥土或建築材料均不得傾倒在任何政府土地上。

11. 批地文件附加特別條件第16條規定：

(a) 所有來自該地段和該地段附近的暴雨或雨水均須按照要求並以地政專員批准的方式引導到最近的河道、集水井、渠道或雨水溝。承批人須自費取得有關鄰近私人土地擁有人的書面同意，以將該地段及該地段附近的暴雨或雨水排放至該鄰近私人土地或該土地的排水設施，或它們兩者。

(b) 當環境保護署署長根據《水污染管制條例》提出要求時，承批人須自行承擔費用將下水道連接至公共下水道。

12. 批地文件附加特別條件第19條規定：

未經水務監督事先書面同意，不得使用政府的自來水供應在該地段的任何部分作沖廁用途。若水務監督認為現有的政府自來水供應適合連接至該地段，而替代的淡水供應不可行，水務監督將批准使用臨時淡水。如水務監督要求，承批人須提供證據，證明替代的淡水供應不可行。如提供臨時淡水供應，則將按通常條款提供，並受限於《水務設施條例》下之條例、據此制定的任何規例以及任何修訂法例的規定。如提供海水或經處理污水，承批人則在獲得水務監督書面批准之前不得實施其敷設水管工程計劃。如證明替代供應水不足夠，海水或經處理污水將來可能不適合已安裝的管道系統這個事實，將不會被接納作為使用自來水沖廁的理由。

13. 批地文件附加特別條件第22條規定：

承批人須在任何時候，特別是在任何建築、維護、翻新或維修工作期間，採取或促使他人採取一切適當和充分的關注、技巧和預防措施，以避免對任何位於或運行於其上、上方、下方或附近的政府或其他現有排水渠、水路或水道（包括總水喉）、行人路、污水渠、明渠、管道、電纜、電線、公用設施或任何其他工程或設施（以下統稱為「**工程和服务**」）造成任何損壞，前提是承批人在進行上述任何此類工作之前須進行或安排他人

進行必要的勘測和了解，以確定任何工作和服務的當前狀況和進度，並須以書面形式向地政專員提交任何處理此類工程和服務的工程計劃，以供其在各方面批准，並且在地政專員對上述工程計劃給予書面批准之前，不得進行該等工程。承批人須遵守地政專員有關工程和服務的任何要求，並須承擔滿足此類要求的費用，包括任何必要的改道、重鋪或復修的費用，以及修理、恢復並還原對該地段表面或在地段上方、下方或附近運行的任何工程和服務造成的任何損壞或干擾，使地政專員滿意。如果承批人未能對地段或其任何部分或任何工程和服務進行任何此類必要的改道、重鋪、維修、彌補及修復工程，以使地政專員滿意，地政專員可進行他認為必要的任何該等改道、重鋪、維修、彌補及修復工程，而承批人須按要求向政府支付該等工程的費用。

14. 批地文件附加特別條件第23條規定：

任何在該地段或其中任何部份或此等條款所指該地段外的任何範圍興建的建築物，及該地段或其中任何部份或此等條款所指該地段外的任何範圍所有的發展或使用，均須在各方面遵從《城市規劃條例》、任何根據《城市規劃條例》所訂立的規例及任何修訂法例的要求。

15. 批地文件附加特別條件第24條規定：

承批人須在地政專員要求時啟用豎立於該地段上的任何建築物的排水系統。承批人須按照地政專員要求的條件，自費安排在該地段內或在政府土地上或其他地方進行適當的建造、操作及保養工程，以處理和處置污水、洗濯污水、髒水或廢水，以達到地政專員滿意的程度。承批人須對由此造成的任何損害或滋擾承擔全部責任。

16. 批地文件附加特別條件第26條規定：

不得在該地段上豎立或建造墳墓或骨灰龕，也不得埋葬或存放任何人類骸骨或動物骸骨，無論是否安葬在陶罐、骨灰甕或其他器皿。

註：

1. 本條件中的「承批人」一詞應包括簽署並執行本協議的個人或多人，及按上下文所述或要求，包括他、她或他們的遺產執行人、遺產管理人和受讓人；以及「地段」一詞，除非上下文另有要求，否則指本文第2段所述的地段。
2. 有關批地文件的全部詳情，請參閱政府租契。政府租契的全文可在發展項目售樓處開放時間內按要求免費查閱。

17 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

1. Information on facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use:

Not applicable

2. Information on facilities or open space that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development:

Not applicable

3. Information on 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

1. 根據批地文件規定須興建並提供予政府或供公眾使用的設施的資料

不適用

2. 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設施或休憩用地的資料

不適用

3. 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資料

不適用

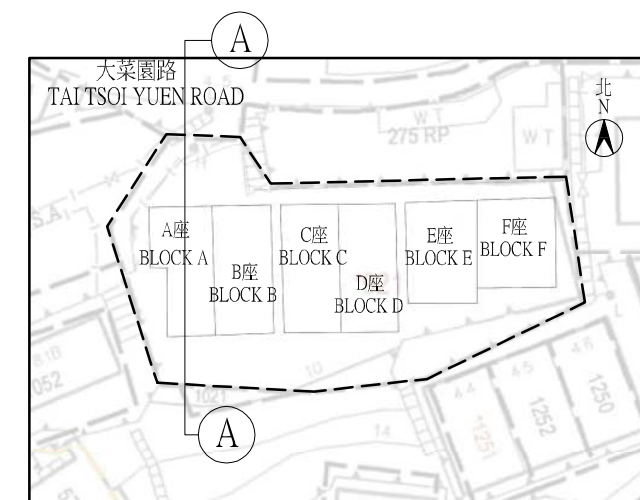
18 WARNING TO PURCHASERS

對買方的警告

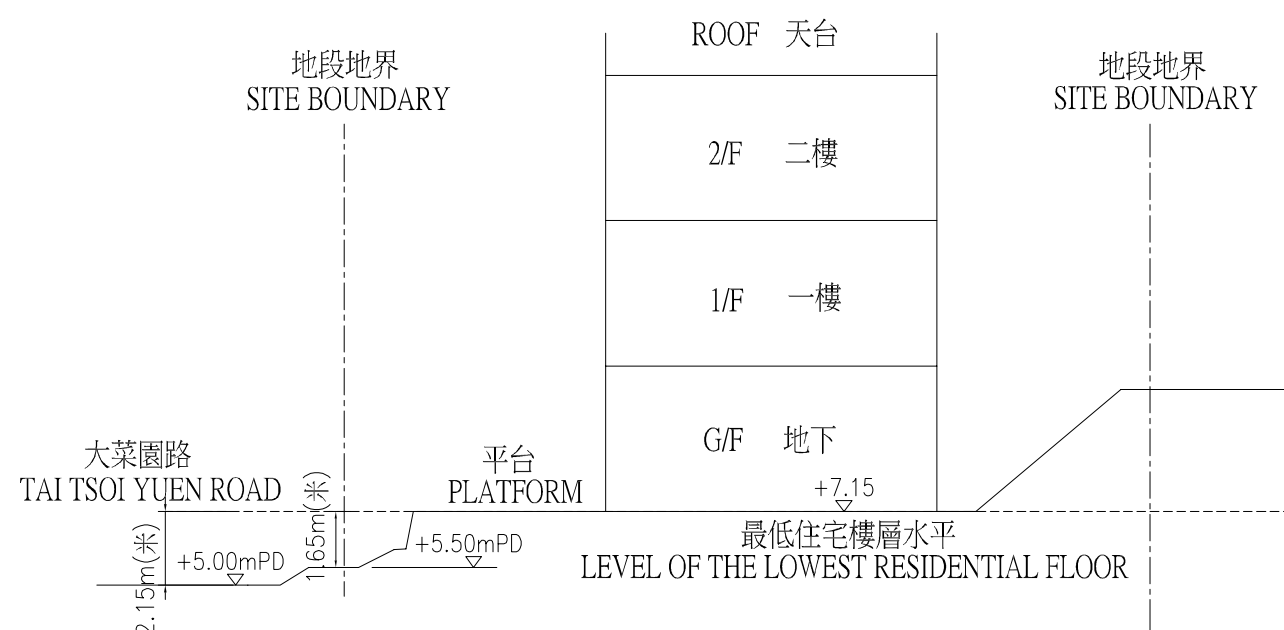
- (a) The purchaser is hereby recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors.
 - (d) In the case of paragraph (c)(ii) 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.
- (a) 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。
 - (b) 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。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所。
 - (d) 如屬上述(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

BLOCK A CROSS-SECTION PLAN 橫截面圖 (A座)



Key Plan 索引圖

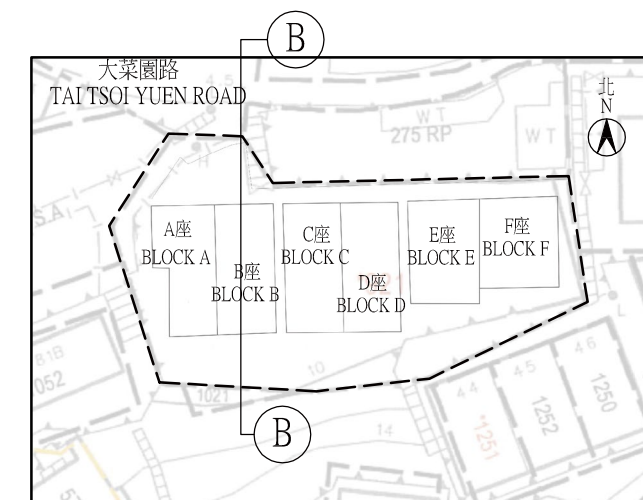


CROSS-SECTION PLAN A-A
橫截面圖 A-A

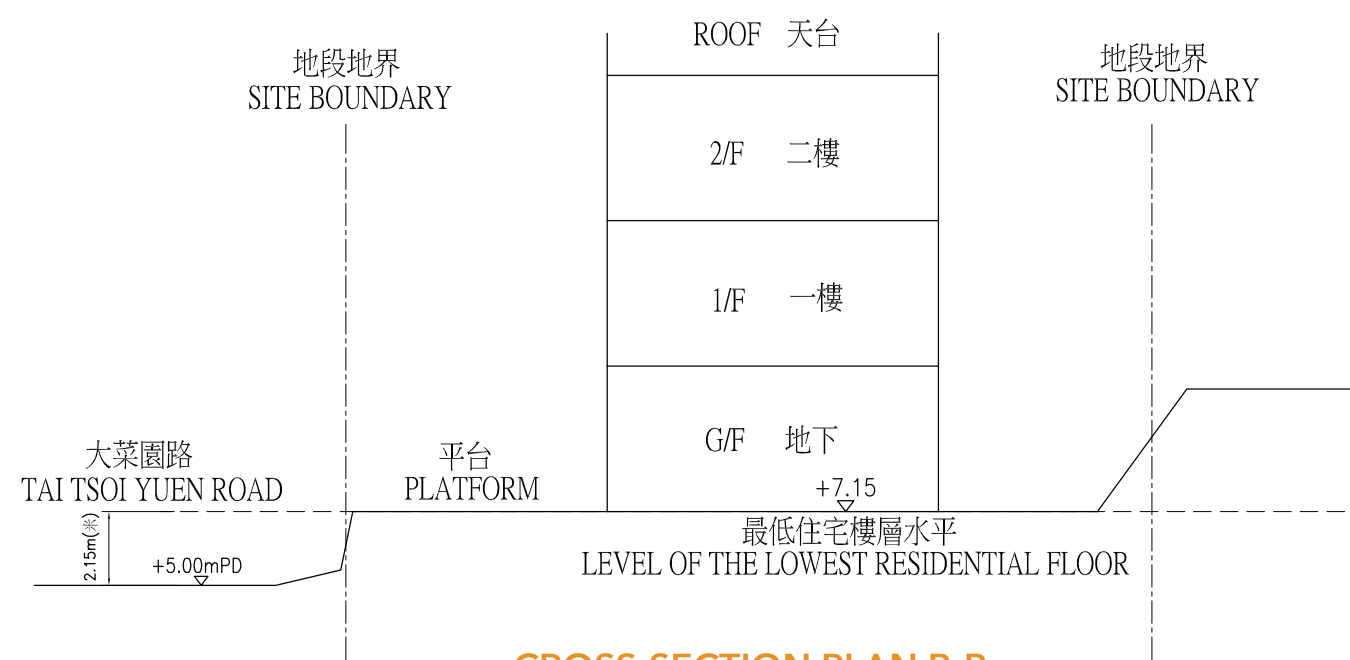
- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 5.00 meters to 5.50 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 5.00 米至 5.50 米。

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

BLOCK B CROSS-SECTION PLAN 橫截面圖 (B座)



Key Plan 索引圖

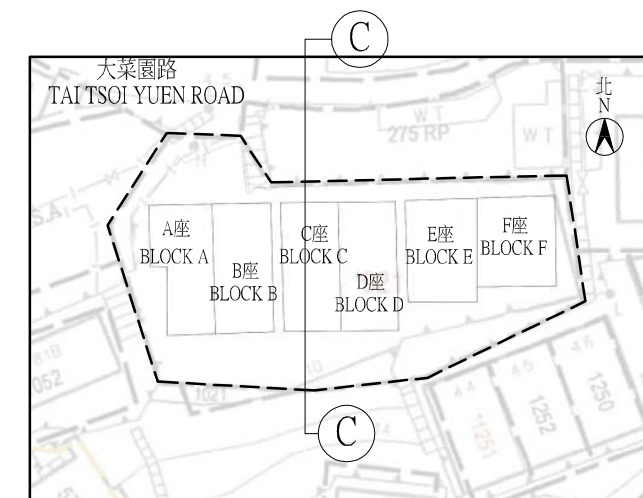


CROSS-SECTION PLAN B-B
橫截面圖 B-B

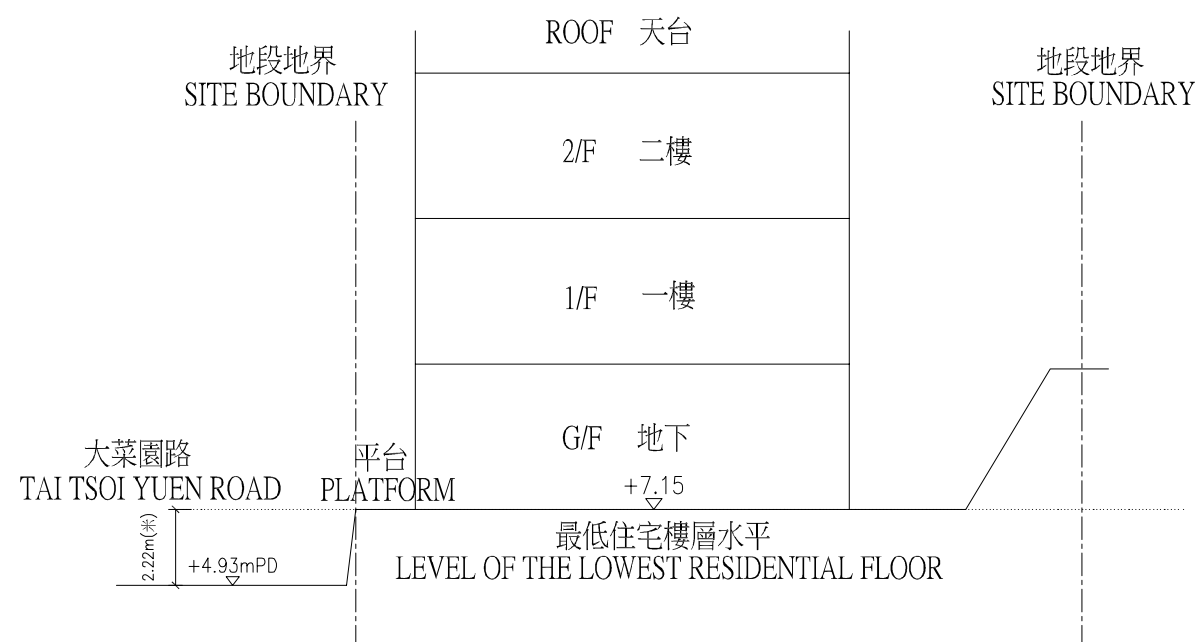
- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 5.00 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 5.00 米。

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

BLOCK C CROSS-SECTION PLAN 橫截面圖 (C座)



Key Plan 索引圖

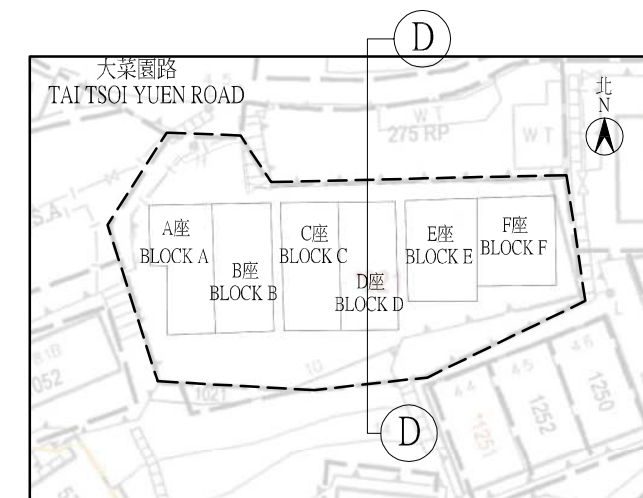


CROSS-SECTION PLAN C-C
橫截面圖 C-C

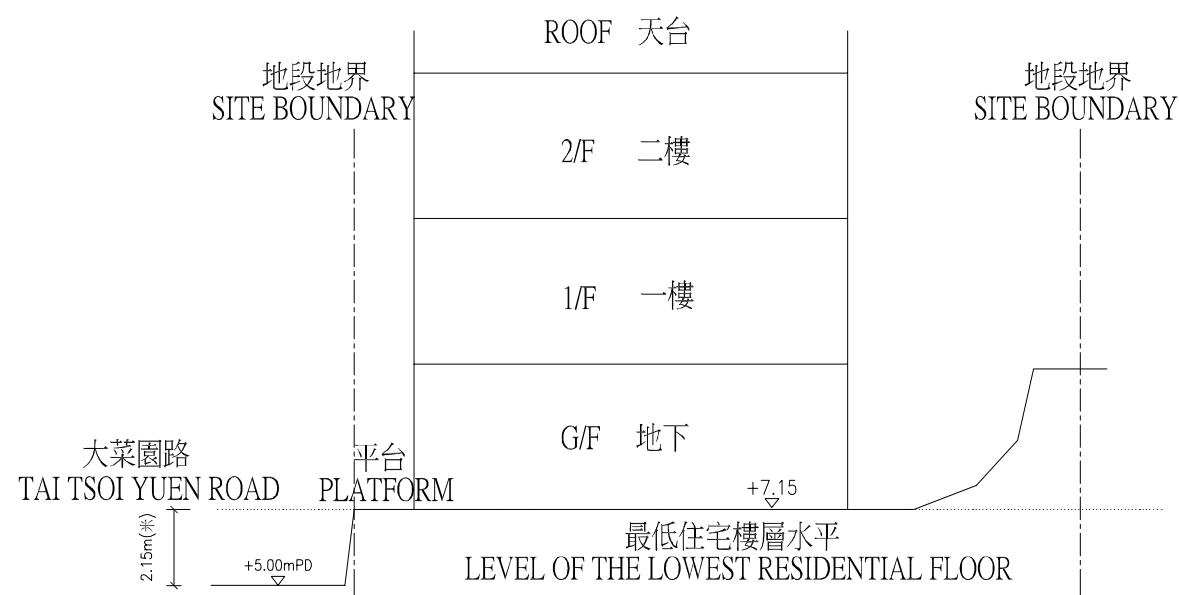
- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 4.93 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 4.93 米。

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

BLOCK D CROSS-SECTION PLAN 橫截面圖 (D 座)



Key Plan 索引圖

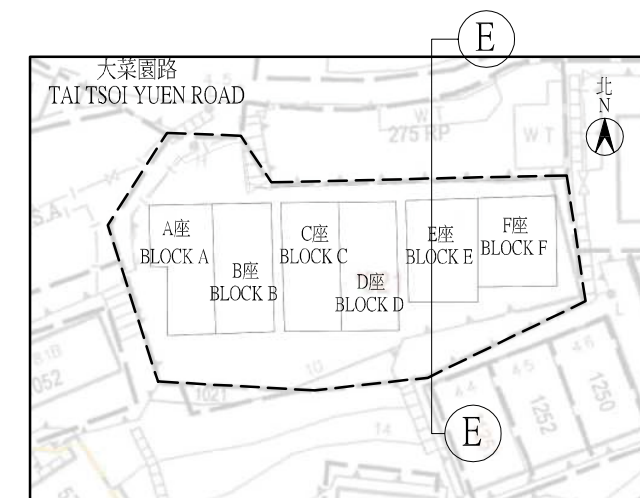


CROSS-SECTION PLAN D-D
橫截面圖 D-D

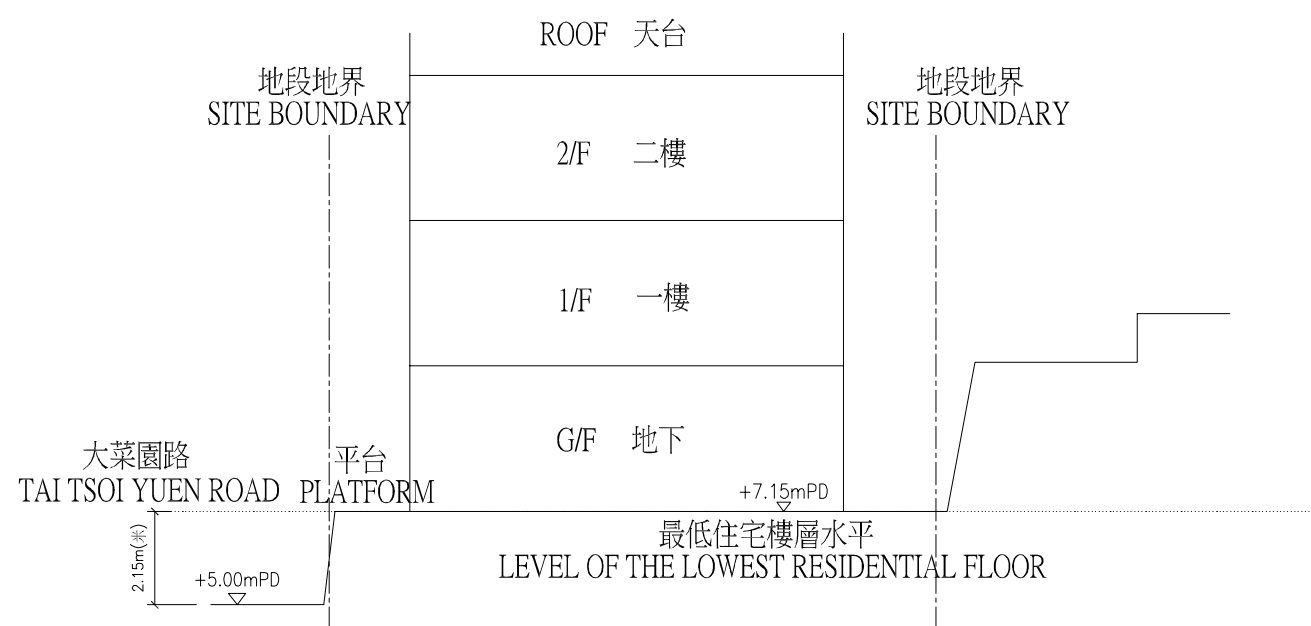
- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 5.00 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 5.00 米。

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

BLOCK E CROSS-SECTION PLAN 橫截面圖 (E 座)



Key Plan 索引圖

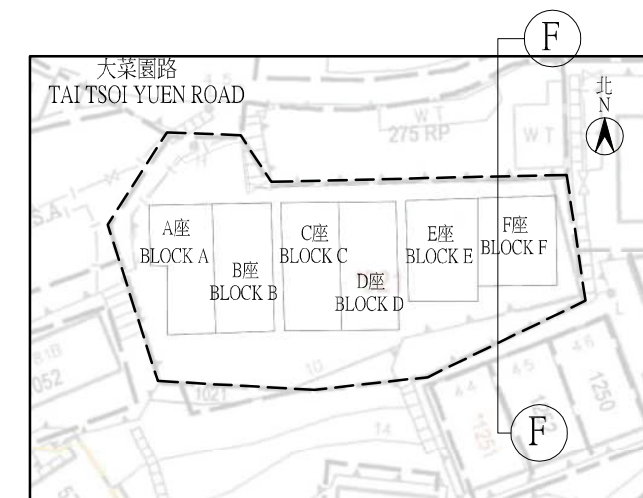


CROSS-SECTION PLAN E-E
橫截面圖 E-E

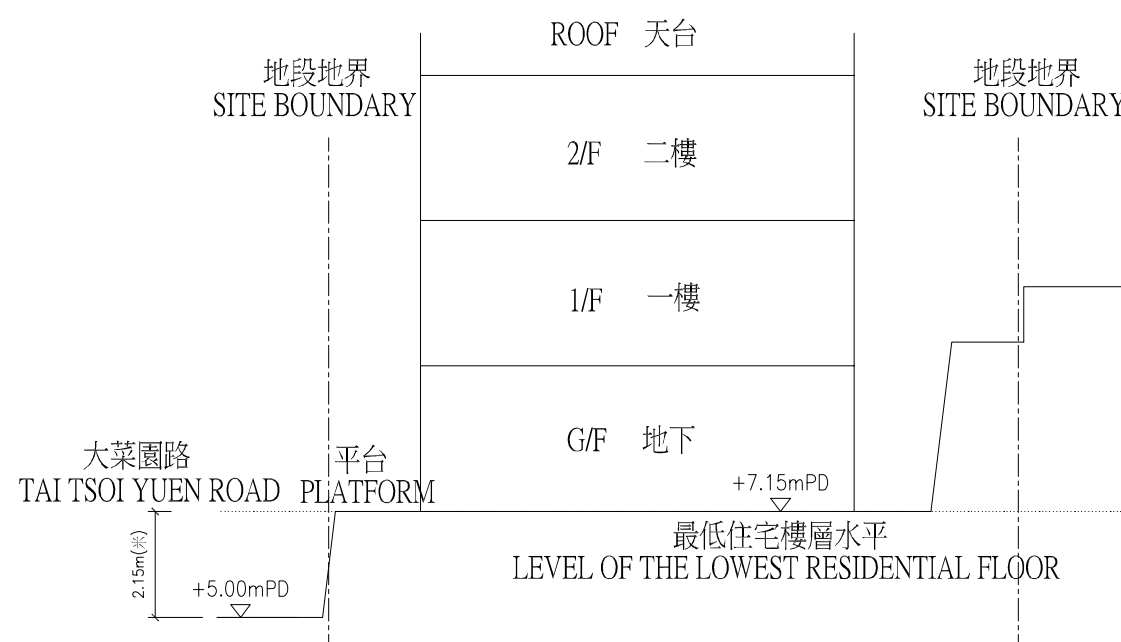
- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 5.00 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 5.00 米。

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

BLOCK F CROSS-SECTION PLAN 橫截面圖 (F 座)



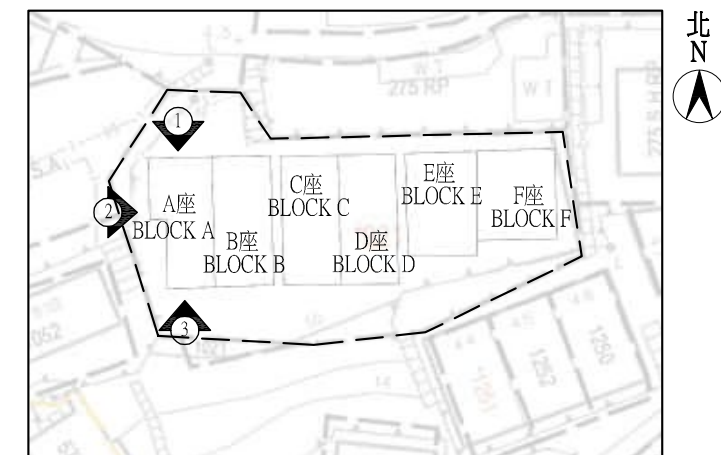
Key Plan 索引圖



CROSS-SECTION PLAN F-F
橫截面圖 F-F

- Dotted line denotes the lowest residential floor.
虛線為最低住宅樓層水平。
- The part of Tai Tsoi Yuen Road adjacent to the building is 5.00 meters above the Hong Kong Principal Datum (m.P.D.).
毗連建築物的一段大菜園路為香港主水平基準以上 5.00 米。

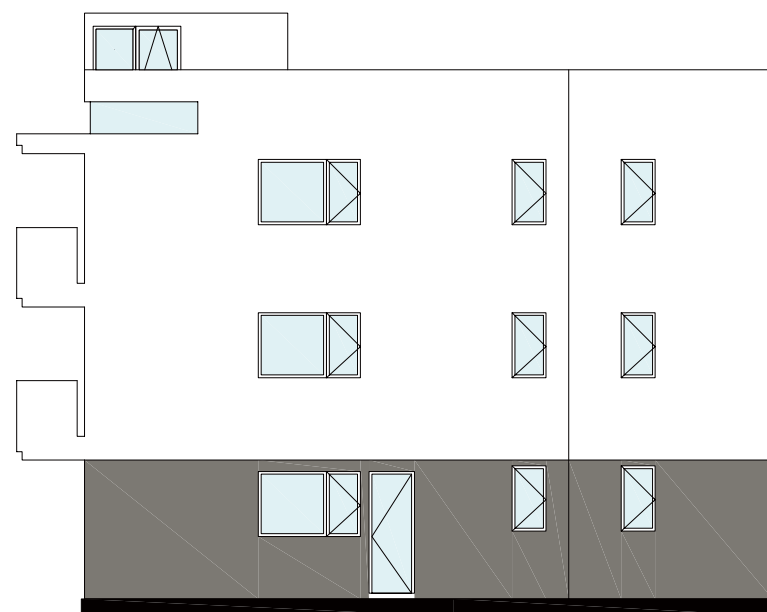
BLOCK A ELEVATION 立面圖 (A座)



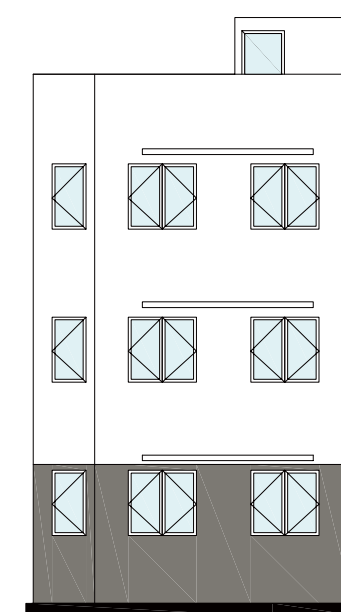
Key Plan 索引圖



ELEVATION 1
立面圖一



ELEVATION 2
立面圖二

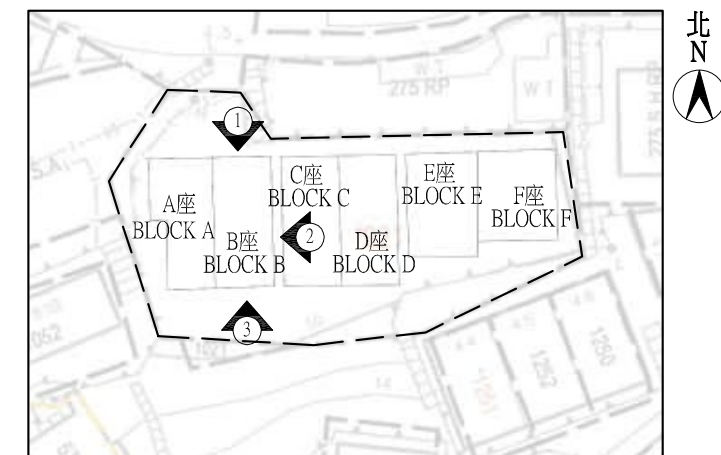


ELEVATION 3
立面圖三

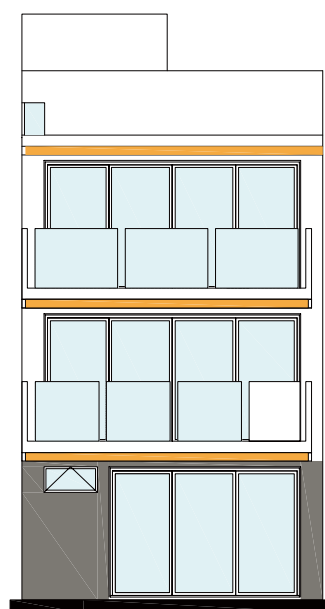
Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

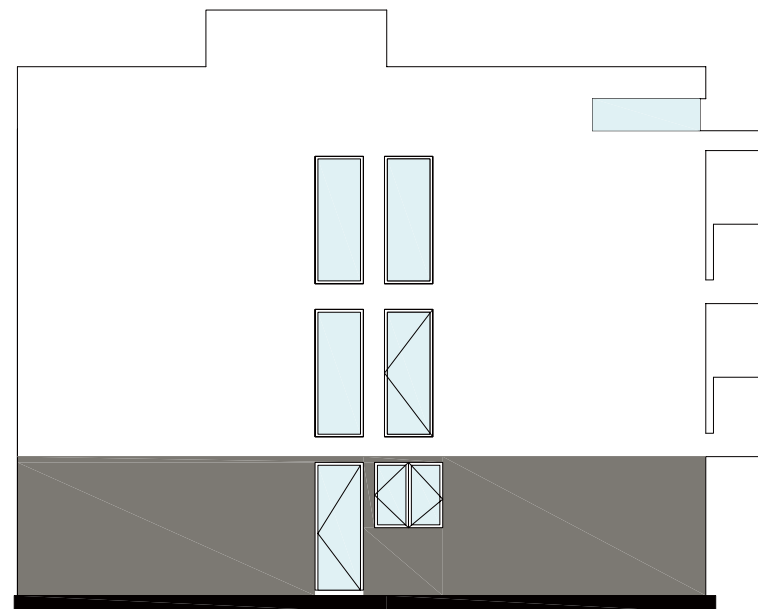
BLOCK B ELEVATION 立面圖 (B座)



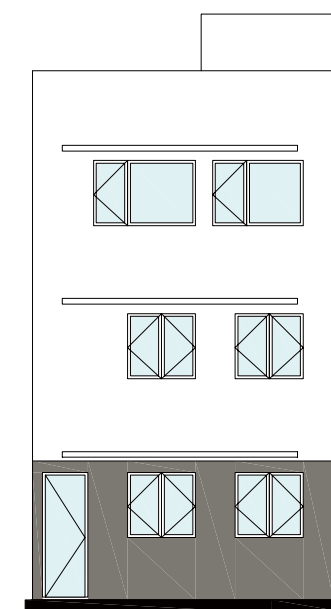
Key Plan 索引圖



ELEVATION 1
立面圖一



ELEVATION 2
立面圖二

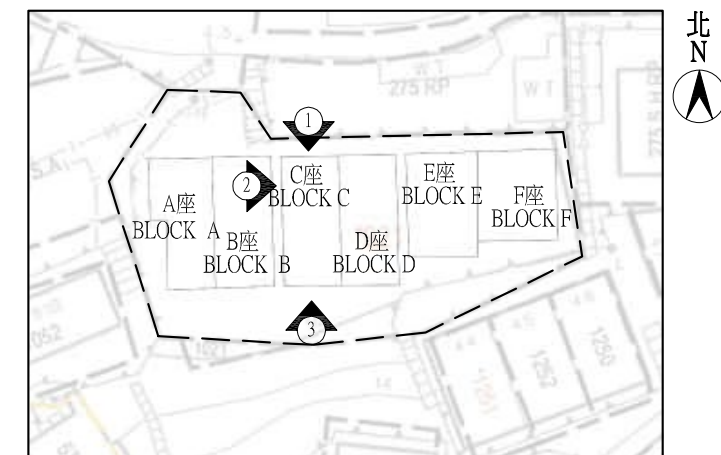


ELEVATION 3
立面圖三

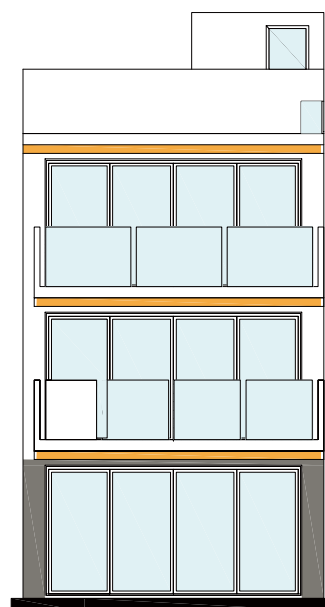
Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

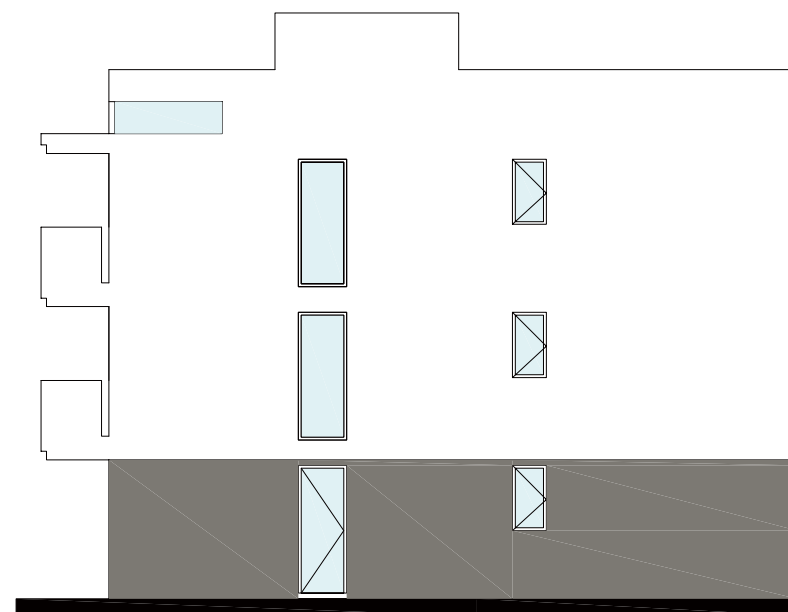
BLOCK C ELEVATION 立面圖 (C座)



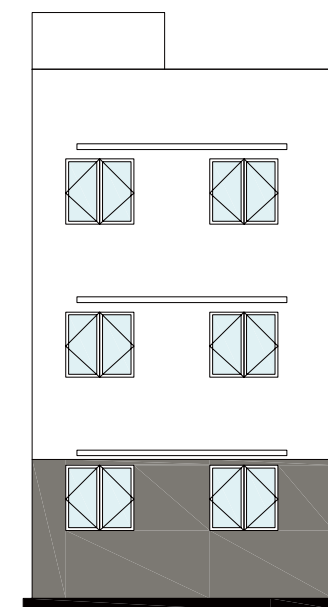
Key Plan 索引圖



ELEVATION 1
立面圖一



ELEVATION 2
立面圖二

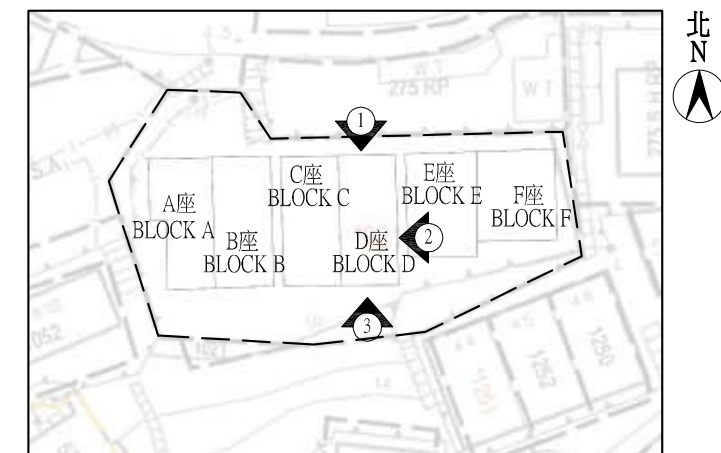


ELEVATION 3
立面圖三

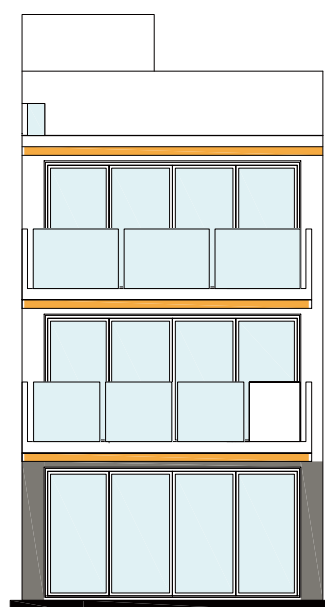
Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

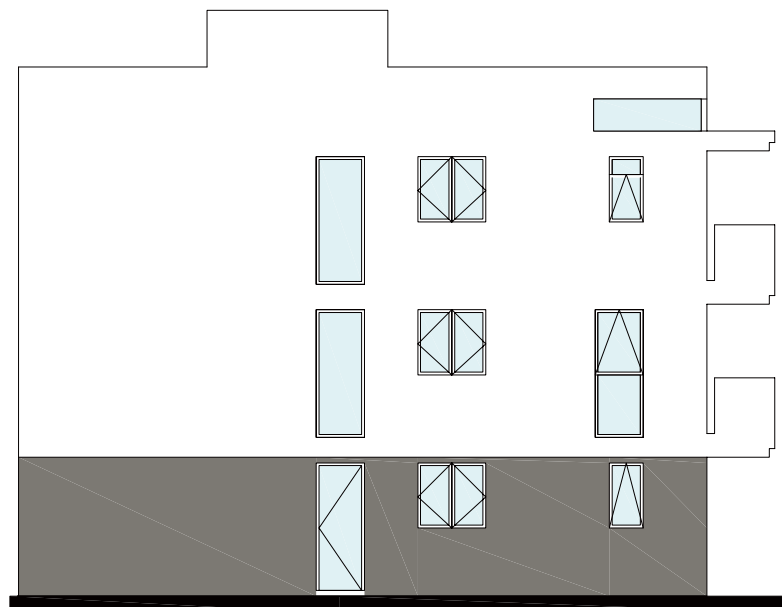
BLOCK D ELEVATION 立面圖 (D座)



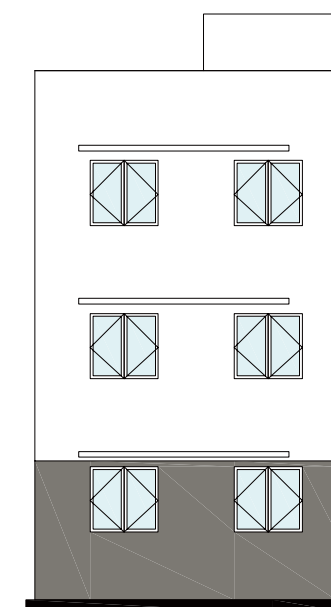
Key Plan 索引圖



ELEVATION 1
立面圖一



ELEVATION 2
立面圖二

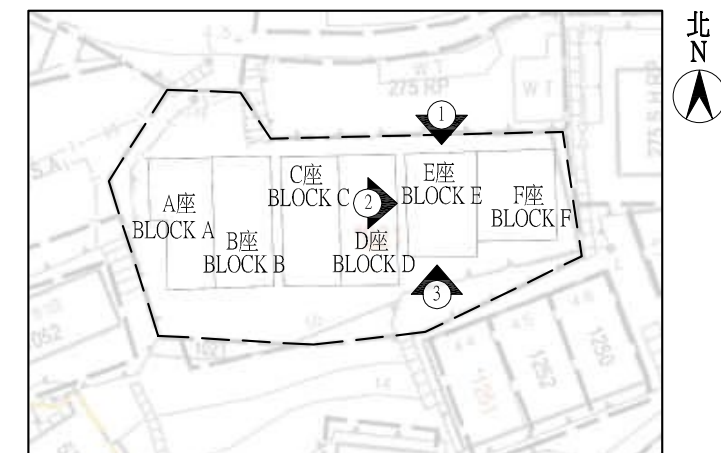


ELEVATION 3
立面圖三

Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

BLOCK E ELEVATION 立面圖 (E座)



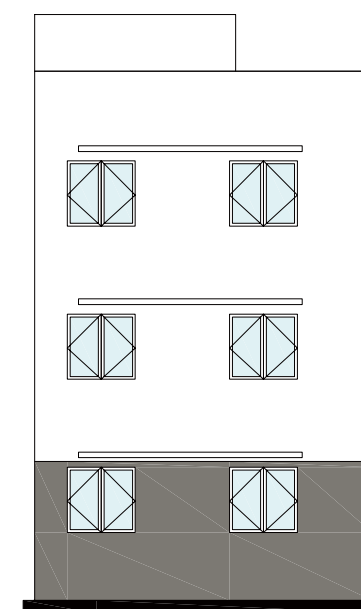
Key Plan 索引圖



ELEVATION 1
立面圖一



ELEVATION 2
立面圖二

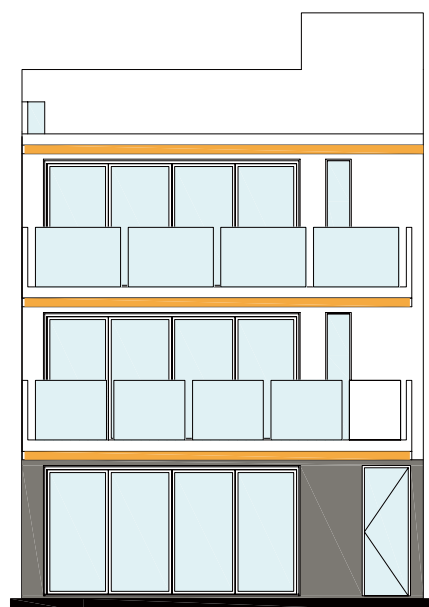


ELEVATION 3
立面圖三

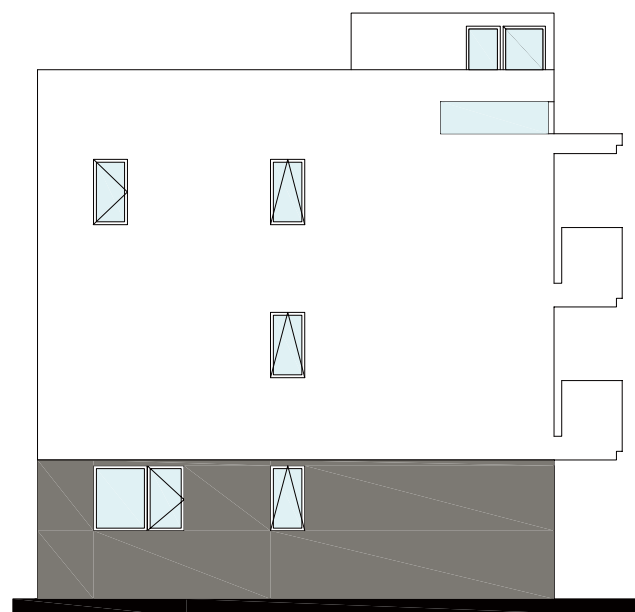
Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

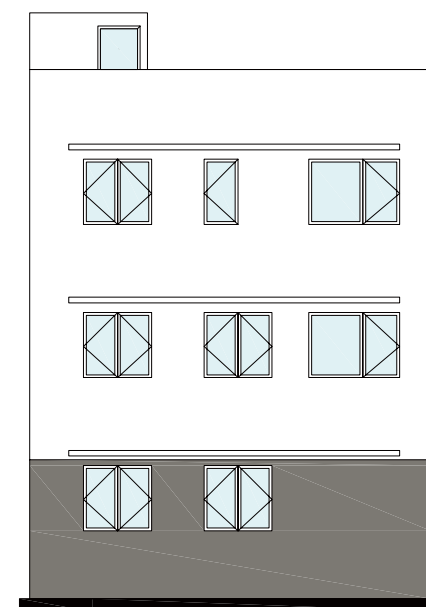
BLOCK F ELEVATION 立面圖 (F座)



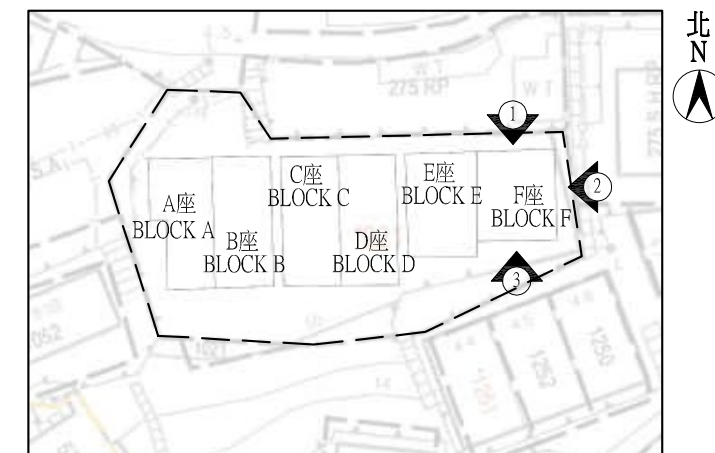
ELEVATION 1
立面圖一



ELEVATION 2
立面圖二



ELEVATION 3
立面圖三



Key Plan 索引圖

Authorized Person for the Development certified that the elevations shown on these elevation plans:
(A) are prepared on the basis of the building plans for the Development; and
(B) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本立面圖所顯示的立面：
(A) 發展項目的建築圖則為基礎擬備；及
(B) 大致上與發展項目的外觀一致。

21 INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

發展項目中的公用設施的資料

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

Note:

The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer (Not applicable to the figures in the column of the "Total Area").

附註：

上述所列之面積以 1 平方米 = 10.764 平方呎換算至平方呎，並四捨五入至整數（不適用於「總面積」欄內的數字）。

1. A copy of the Outline Zoning Plan relating to the Development is available at 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.

1. 備有關乎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。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

Item	Description
(a) External wall	Finished with emulsion paint.
(b) Window	Aluminum window frame fitted with glass.
(c) Bay window	Not applicable.
(d) Planter	Not applicable.
(e) Verandah or balcony	Wall of balcony finished with emulsion paint and fitted with glass balustrade. Floor of balcony finished with tiles. Ceiling of balcony finished with emulsion paint. Balcony is covered. There is no verandah.
(f) Drying facilities for clothing	Not applicable.

2. Interior finishes

Item	Description
(a) Lobby	Not applicable.
(b) Internal wall and ceiling	Finished with emulsion paint.
(c) Internal floor	Finished with ceramic tiles and ceramic tiles skirting.
(d) Bathroom	Wall finished with ceramic tiles to the exposed surface. Wall finishes run up to the false ceiling level. Floor finished with ceramic tiles. False ceiling finished with aluminium panel.
(e) Kitchen	Wall finished with ceramic tiles to the exposed surface. Wall finishes run up to the false ceiling level. Floor finished with ceramic tiles. False ceiling finished with aluminium panel. Cooking bench countertop fitted with artificial stone.

1. 外部裝修物料

細項	描述
(a) 外牆	髹上乳膠漆。
(b) 窗	鋁質窗框配玻璃。
(c) 窗台	不適用。
(d) 花槽	不適用。
(e) 陽台或露台	露台牆身髹上乳膠漆及裝設玻璃欄杆。露台地台鋪砌瓷磚。露台天花髹上乳膠漆。 露台設有上蓋。 沒有陽台。
(f) 乾衣設施	不適用。

2. 室內裝修物料

細項	描述
(a) 大堂	不適用。
(b) 內牆及天花板	髹上乳膠漆。
(c) 內部地板	鋪砌瓷磚及瓷磚腳線。
(d) 浴室	牆身外露位置鋪砌瓷磚。牆壁裝修物料鋪砌至假天花。地台鋪砌瓷磚。假天花裝設鋁面板。
(e) 廚房	牆身外露位置鋪砌瓷磚。牆壁裝修物料鋪砌至假天花。地台鋪砌瓷磚。假天花裝設鋁面板。灶台面以人造石面料安裝。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings

Item	Description
(a) Door	Building entrance door Aluminium framed and glass door with lockset. Unit Entrance door/Bedroom door/Bathroom door/Storage area door Hollow wooden door with emulsion paint and lockset Kitchen door (if provided) Hollow wooden door with emulsion paint and lockset Balcony door Aluminium framed and glass sliding door with handle and door lockset. Roof door Aluminium framed and glass door with door lockset.
(b) Bathroom	Timber mirror vanity counter with artificial stone countertop, chrome-plated wash basin mixer, vitreous china wash basin, vitreous china water closet, chrome-plated shower panel and glass shower cubicle. Copper pipes are used for cold and hot water supply system.
(c) Kitchen/ Open kitchen	Fitted with stainless steel sink with chrome-plated hot and cold water mixer. Timber kitchen cabinet with artificial stone countertop. Copper pipes are used for cold and hot water supply system.
(d) Bedroom	No fittings.
(e) Telephone	Telephone connection points are provided. For the location and number of connection points, please refer to the "Mechanical & Electrical Provisions Schedules".
(f) Aerials	TV/FM outlets for local TV/FM radio programmes are provided. For the location and number of connection points, please refer to the "Mechanical & Electrical Provisions Schedules".
(g) Electrical installations	Single phase electricity supply with miniature circuit breaker distribution boards are provided. 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, cladding, partition walls, pipe ducts or other materials. For the number and location of power points and air-conditioner points, please refer to the "Mechanical & Electrical Provisions Schedules".
(h) Gas supply	Not applicable.

3. 室內裝置

細項	描述
(a) 門	大廈入口門 鋁門框配玻璃配門鎖。 單位大門 / 睡房門 / 浴室門 / 儲物房門 空心木門塗上乳膠漆配門鎖。 廚房門（如有） 空心木門塗上乳膠漆配門鎖。 露台門 鋁趟門框配玻璃配把手連門鎖。 天台門 鋁門框配玻璃配門鎖。
(b) 浴室	木鏡面盆櫃連人造石檯面，鍍鉻洗手盆龍頭，搪瓷洗手盆，搪瓷坐廁，鍍鉻淋浴花灑柱及玻璃淋浴間。 冷熱供水系統均採用銅喉管。
(c) 廚房 / 開放式廚房	裝設不銹鋼洗滌盆連鍍鉻冷熱水水龍頭。 木廚櫃連人造石檯面。 冷熱供水系統均採用銅喉管。
(d) 睡房	沒有任何裝置。
(e) 電話	裝設有電話接駁點。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(f) 天線	裝設電視及電台插座，可接收本地電視及電台節目。 有關接駁點的位置及數目，請參閱「機電裝置數量說明表」。
(g) 電力裝置	提供單相電力裝妥微型斷路器。 導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、飾面、分間牆、管道槽或其他物料遮蓋或掩藏。 有關電插座及空調機接駁點之數目及位置，請參閱「機電裝置數量說明表」。
(h) 氣體供應	不適用。

23 FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior fittings

Item	Description
(i) Washing machine connection point	Water inlet connection point of a design of 20mm in diameter copper pipes and water outlet connection point of a design of 32mm in diameter PVC pipe are provided for washing machine. For the location of connection points, please refer to the "Mechanical & Electrical Provisions Schedules".
(j) Water supply	Concealed copper water pipes for cold water supply and concealed copper water pipes with thermal insulation for hot water supply. Hot water is available.

4. Miscellaneous

Item	Description
(a) Lifts	Not applicable.
(b) Letter box	Stainless steel.
(c) Refuse collection	Not applicable.
(d) Water meter, electricity meter and gas meter	A separate water meter and electricity meter for individual unit is provided in common meter areas. No gas meter.

5. Security facilities

Item	Description
(a) Security systems	Not applicable.

6. Appliances

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

3. 室內裝置

細項	描述
(i) 洗衣機接駁點	洗衣機接駁點設有直徑 20mm 的銅管進水口及直徑 32mm 的膠管出水口。有關接駁點的位置，請參考「機電裝置數量說明表」。
(j) 供水	冷水喉採用隱藏式之銅喉及熱水喉採用隱藏式並配有隔熱絕緣保護之銅喉。有熱水供應。

4. 雜項

細項	描述
(a) 升降機	不適用。
(b) 信箱	不鏽鋼。
(c) 垃圾收集	不適用。
(d) 水錶、電錶及氣體錶	每個單位有獨立水錶及電錶安裝於公共錶櫃。無氣體錶。

5. 保安設施

細項	描述
(a) 保安系統	不適用。

6. 設備

有關品牌名稱及產品型號，請參閱「設備說明表」。

In relation to item 4(a) and 6 specified in the above table, 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.

有關上述列表所指明之第 4(a) 及第 6 細項，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。

Appliances Schedule 設備說明表

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Block A 第A座			Block B 第B座			Block C 第C座			Block D 第D座			Block E 第E座			Block F 第F座		
				G/F 地下	1/F 1樓	2/F 2樓	G/F 地下	1/F 1樓	2/F 2樓	G/F 地下	1/F 1樓	2/F 2樓	G/F 地下	1/F 1樓	2/F 2樓	G/F 地下	1/F 1樓	2/F 2樓	G/F 地下	1/F 1樓	2/F 2樓
Living Room 客廳	Split type air-conditioner 分體式冷氣機	GREE 格力	GSAF924AE / GSAF924AC	1	1	1	1	1	1	1	1	1	-	1	1	-	-	1	1	1	1
	Split type air-conditioner 分體式冷氣機	GREE 格力	GISF924AE / GISF924AC	-	-	-	-	-	-	-	-	-	1	-	-	1	1	-	-	-	-
Dining Room 飯廳	Split type air-conditioner 分體式冷氣機	GREE 格力	GSAF912AE / GSAF912AC	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Bedroom 睡房	Split type air-conditioner 分體式冷氣機	GREE 格力	GSAF909AE / GSAF909AC	2	2	2	2	2	1	2	2	2	-	-	-	-	-	-	3	3	-
	Split type air-conditioner 分體式冷氣機	GREE 格力	GISF909AE / GISF909AC	-	-	-	-	-	-	-	-	-	1	1	2	3	3	3	-	-	3
	Split type air-conditioner 分體式冷氣機	GREE 格力	GSAF912AE / GSAF912AC	1	1	1	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-
	Split type air-conditioner 分體式冷氣機	GREE 格力	GISF912AE / GISF912AC	-	-	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
Bathroom 浴室	Exhaust Fan 抽氣扇	KDK	17CUG	-	-	-	-	-	2	2	-	-	-	-	-	-	-	-	2	-	-
	Electrical Water Heater 電熱水爐	Jenfort 真富	JHR-6.5	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Electrical Water Heater 電熱水爐	Jenfort 真富	JHR-10	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-
	Thermo Ventilator 浴室寶	KDK	30BGCH	2	2	2	2	2	-	-	2	2	2	2	2	2	2	2	-	2	2
Kitchen/ Open Kitchen 廚房/開放式廚房	Built-in gas hob 石油氣煮食爐	CGS 皇冠	CB 2801	1	1	1	1	1	-	1	-	1	1	1	-	1	1	1	-	-	-
	Built-in induction hob 嵌入式電磁爐	Whirlpool 惠而普	ACM313/BA	-	-	-	-	-	1	-	1	-	-	-	1	-	-	-	1	1	1
	Exhaust Hood 抽油煙機	Whirlpool 惠而普	AKR4071/IX	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Gas Water Heater 石油氣熱水爐	CGS 皇冠	CW-1201RF	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	1	1
	Exhaust Fan 抽氣扇	KDK	17CUG	1	1	1	1	1	-	1	-	1	1	1	-	1	1	1	-	-	-

The vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Development, lifts or appliances of comparable quality will be installed.
賣方承諾如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。

Mechanical & Electrical Provisions Schedules 機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座				Block C 第C座				Block D 第D座				Block E 第E座				Block F 第F座			
		G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台
Living Room/ Dining Room/ Corridor/ Open Kitchen 客廳/ 飯廳/ 走廊/ 開放式廚房	One way 1 Gang Lighting Switch 單位單控燈掣	4	4	4	-	2	3	2	-	1	2	4	-	5	2	3	-	5	6	7	-	2	2	2	-
	Two way 1 Gang Lighting Switch 單位雙控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One way 2 Gang Lighting Switch 雙位單控燈掣	3	1	2	-	1	3	3	-	3	2	3	-	3	3	2	-	3	2	1	-	4	3	5	-
	Two way 2 Gang Lighting Switch 雙位雙控燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One way 3 Gang Lighting Switch 三位單控燈掣	-	-	-	-	3	1	-	-	1	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-
	Two way 3 Gang Lighting Switch 三位雙控燈掣	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	20A D.P. Switch C/W Pilot Lamp 20A 電掣連指示燈	2	2	2	-	5	6	2	-	2	3	2	-	2	2	3	-	3	3	1	-	2	1	2	-
	Lamp Holder 燈位	3	3	3	-	6	6	5	-	4	5	5	-	4	4	3	-	3	3	3	-	4	4	4	-
	Telephone Outlet 電話插座	1	1	1	-	2	2	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	TV Outlet 電視天線插座	1	1	1	-	2	2	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Built-in induction hob 嵌入式電磁爐	-	-	-	-	-	-	1	-	-	1	-	-	-	-	1	-	-	-	-	-	1	1	1	-
	13A Socket 13A 插蘇	1	2	2	-	2	5	5	-	2	4	2	-	5	5	5	-	4	4	4	-	6	5	5	-
	13A Twin Socket 13A 孖插蘇	1	1	1	-	6	1	1	-	1	2	1	-	-	-	-	-	-	-	-	-	1	-	2	-
	Air-Conditioner 冷氣機	1	1	1	-	2	2	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Electric Water Heater/Gas Water heater 電熱水爐/石油氣熱水爐	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	1	1	-
	Miniature Circuit Breaker Board 配電箱	-	-	-	-	1	1	1	-	-	1	-	-	-	-	1	-	-	-	-	-	1	1	1	-

Mechanical & Electrical Provisions Schedules 機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座				Block C 第C座				Block D 第D座				Block E 第E座				Block F 第F座			
		G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台
External 屋外	Ceiling Light 天花燈	2	-	-	-	2	-	-	-	2	-	-	-	2	-	-	-	2	-	-	-	3	-	-	-
	13A Socket Water-Tight 13A 防水插蘇	2	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-
	External Wall Lamp 戶外防水燈位	1	-	-	-	2	-	-	-	2	-	-	-	1	-	-	-	2	-	-	-	1	-	-	-
	One way 1 Gang Lighting Switch 單位單控燈掣	3	-	-	-	4	-	-	-	3	-	-	-	3	-	-	-	3	-	-	-	3	-	-	-
	Drain Point/ Water Point for Washing Machine 洗衣機去水位/來水位	2	-	-	-	2	-	-	-	2	-	-	-	2	-	-	-	2	-	-	-	2	-	-	-
Staircase 樓梯	One way 1 Gang Lighting Switch 單位單控燈掣	1	-	1	2	5	-	-	-	3	-	-	2	2	1	-	1	3	-	-	2	3	1	-	3
	Two way 1 Gang Lighting Switch 單位雙控燈掣	1	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	One way 2 Gang Lighting Switch 雙位單控燈掣	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-
	Lamp Holder 燈位	4	4	3	3	5	2	2	3	4	3	-	3	3	2	3	3	2	2	2	3	4	2	2	4
	13A Socket 13A 插蘇	-	-	-	1	-	-	-	1	-	-	-	1	1	-	-	1	-	-	-	3	-	-	-	3

Mechanical & Electrical Provisions Schedules 機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座				Block C 第C座				Block D 第D座				Block E 第E座				Block F 第F座			
		G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台
Bedroom1 (BR1) 睡房 1	One way 1 Gang Lighting Switch 單位單控燈掣	1	1	1	-	1	1	1	-	1	1	1	-	2	2	-	-	1	1	1	-	1	1	1	-
	One way 2 Gang Lighting Switch 雙位單控燈掣	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	20A D.P. Switch C/W Pilot Lamp 20A 電掣連指示燈	1	1	1	-	1	1	1	-	1	1	1	-	2	2	1	-	1	1	1	-	1	1	1	-
	Lamp Holder 燈位	1	1	1	-	1	1	1	-	1	1	1	-	1	1	2	-	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	-	-	-	-	1	1	1	-
	TV Outlet 電視天線插座	-	-	-	-	-	-	1	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-
	13A Socket 13A 插蘇	2	1	2	-	1	2	2	-	2	1	2	-	2	2	2	-	2	2	2	-	2	2	2	-
	13A Twin Socket 13A 孖插蘇	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Air-Conditioner 冷氣機	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
Bedroom2 (BR2) 睡房 2	One way 1 Gang Lighting Switch 單位單控燈掣	1	1	1	-	1	1	1	-	1	1	1	-	1	1	2	-	1	1	1	-	1	1	1	-
	One way 2 Gang Lighting Switch 雙位單控燈掣	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	20A D.P. Switch C/W Pilot Lamp 20A 電掣連指示燈	1	1	1	-	1	1	1	-	1	1	1	-	1	1	2	-	1	1	1	-	1	1	1	-
	Lamp Holder 燈位	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-	2	2	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	TV Outlet 電視天線插座	-	-	-	-	1	1	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-
	13A Socket 13A 插蘇	2	2	2	-	1	2	2	-	2	2	1	-	2	2	2	-	2	2	2	-	1	1	2	-
	13A Twin Socket 13A 孖插蘇	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Air-Conditioner 冷氣機	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-

Mechanical & Electrical Provisions Schedules 機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座				Block C 第C座				Block D 第D座				Block E 第E座				Block F 第F座			
		G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台
Bedroom3 (BR3) 睡房 3	One way 1 Gang Lighting Switch 單位單控燈掣	2	2	2	-	-	-	-	-	1	2	2	-	-	-	1	-	1	1	2	-	1	1	1	-
	One way 2 Gang Lighting Switch 雙位單控燈掣	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	20A D.P. Switch C/W Pilot Lamp 20A 電掣連指示燈	2	2	2	-	-	-	-	-	1	2	2	-	-	-	1	-	1	1	2	-	1	1	1	-
	Lamp Holder 燈位	1	1	1	-	-	-	-	-	1	1	1	-	-	-	1	-	1	1	1	-	1	1	1	-
	Telephone Outlet 電話插座	1	1	1	-	-	-	-	-	1	1	1	-	-	-	1	-	1	1	1	-	1	1	1	-
	TV Outlet 電視天線插座	1	1	1	-	-	-	-	-	1	1	1	-	-	-	1	-	1	1	1	-	1	1	-	-
	13A Socket 13A 插蘇	2	2	2	-	-	-	-	-	2	1	1	-	-	-	2	-	2	2	2	-	2	2	2	-
	13A Twin Socket 13A 孖插蘇	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-
	Air-Conditioner 冷氣機	1	1	1	-	-	-	-	-	1	1	1	-	-	-	1	-	1	1	1	-	1	1	1	-
Bathroom1 (B1) 浴室 1	Down Light 筒燈	2	2	2	-	2	2	2	-	2	2	2	-	2	2	2	-	2	2	2	-	1	1	1	-
	13A Socket 13A 插蘇	1	1	1	-	2	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Thermo Ventilator 浴室寶	1	1	1	-	1	1	-	-	-	1	1	-	1	1	1	-	1	1	1	-	-	1	1	-
	Exhaust Fan 抽氣扇	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Electric Water Heater 電熱水爐	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	-	-	-	-

Mechanical & Electrical Provisions Schedules 機電裝置數量說明表

Location 位置	Description 描述	Block A 第A座				Block B 第B座				Block C 第C座				Block D 第D座				Block E 第E座				Block F 第F座			
		G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台	G/F 地下	1/F 1樓	2/F 2樓	R/F 天台
Bathroom2 (B2) 浴室 2	Down Light 筒燈	2	2	2	-	2	2	2	-	2	2	2	-	2	2	2	-	2	2	2	-	2	2	2	-
	13A Socket 13A 插蘇	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-	1	1	1	-
	Thermo Ventilator 浴室寶	1	1	1	-	1	1	-	-	-	1	1	-	1	1	1	-	1	1	1	-	-	1	1	-
	Exhaust Fan 抽氣扇	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-
	Electric Water Heater 電熱水爐	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen 廚房	One way 2 Gang Lighting Switch 雙位單控燈掣	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Lamp Holder 燈位	1	1	1	-	1	1	-	-	1	-	1	-	1	1	-	-	1	1	1	-	-	-	-	-
	13A Socket 13A 插蘇	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	2	2	-	-	-	-	-
	13A Twin Socket 13A 孖插蘇	2	2	2	-	3	3	-	-	3	-	3	-	2	2	-	-	2	1	1	-	-	-	-	-
	Gas Hob 石油氣煮食爐位	1	1	1	-	1	2	-	-	1	-	1	-	1	1	-	-	1	1	1	-	-	-	-	-
	Exhaust Fan 抽氣扇	1	1	1	-	1	1	-	-	1	-	1	-	1	1	-	-	1	1	1	-	-	-	-	-
	Miniature Circuit Breaker Board 配電箱	1	1	1	-	1	1	-	-	1	-	1	-	1	1	-	-	1	1	1	-	-	-	-	-
Balcony 露台	Ceiling Light 天花燈	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2	-	-	3	3	-
	13A Socket Water-Tight 13A 防水插蘇	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-	-	1	1	-
	Drain Point/ Water Point for Washing Machine 洗衣機去水位/來水位	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2	-	-	2	2	-
Roof 天台	13A Socket Water-Tight 13A 防水插蘇	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1
	External Wall Lamp 戶外防水燈位	-	-	-	8	-	-	-	7	-	-	-	7	-	-	-	7	-	-	-	8	-	-	-	7
	TV/FM Antenna 天線	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1

24 SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

25 GOVERNMENT RENT 地稅

The owner is liable for the Government rent payable for the specified residential property up to and including the date of completion of the sale and purchase of that residential property.

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

26 MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and liquefied petroleum gas; and
2. On that delivery, the purchaser is also liable to pay to the owner a debris removal fee.

Note:

Pursuant to the latest draft Deed of Mutual Covenant of the Development, the purchaser should reimburse and pay to the manager of the Development (not the owner) the deposits for water, electricity and gas and debris removal fee.

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、電力及石油氣的按金；及
2. 在交付時，買方須向擁有人支付清理廢料的費用。

附註：

根據發展項目之最新公契擬稿，買方須向發展項目的管理人（而非擁有人）補還水、電力及氣體的按金及支付清理廢料的費用。

27 DEFECT LIABILITY WARRANTY PERIOD 欠妥之處的保養責任期

Defects liability warranty period for the residential property and the fittings, finishes and appliances as set out in the sale and purchase agreement is within 6 months from the date of completion of the sale and purchase.

住宅物業及買賣合約所列出的裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計6個月內。

A. The Land Grant requires the owners of the residential properties in the Development to maintain any slope at their own cost. The terms of the requirement are as follows:

Special Condition No. 3

- (b) (i) 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 District Lands Officer, 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 Grantees under these Conditions, or for any other purpose, the Grantees shall at their own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantees shall at all times during the term hereby agreed to be granted maintain at their 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 District Lands Officer.
- (b) (ii) Nothing in sub-clause (b)(i) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. 3(a) of the Land Grant.
- (b) (iii) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantees or owing to any other reason, any falling away, landslide or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantees shall at their own expense reinstate and make good the same to the satisfaction of the District Lands Officer and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslide or subsidence.
- (b) (iv) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the District Lands Officer shall be entitled by notice in writing to call upon the Grantees to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslide or subsidence, and if the Grantees shall neglect or fail to comply with the notice to the satisfaction of the District Lands Officer within the period specified therein, the District Lands Officer may forthwith execute and carry out any necessary works and the Grantees shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

B. Each of the owners of the Units (as defined in the Deed of Mutual Covenant) is obliged to contribute towards the costs of the above maintenance work.

C. Please refer to the plan in this section for the location of the slope structures, retaining walls or related structures (if any).

D. Under the Deed of Mutual Covenant, the manager of the Development has the authority to carry out the maintenance work.

28 MAINTENANCE OF SLOPES

斜坡維修

A. 批地文件規定，發展項目中的住宅物業擁有人須自費維修斜坡。有關規定的條款如下：

特別條件第三條：

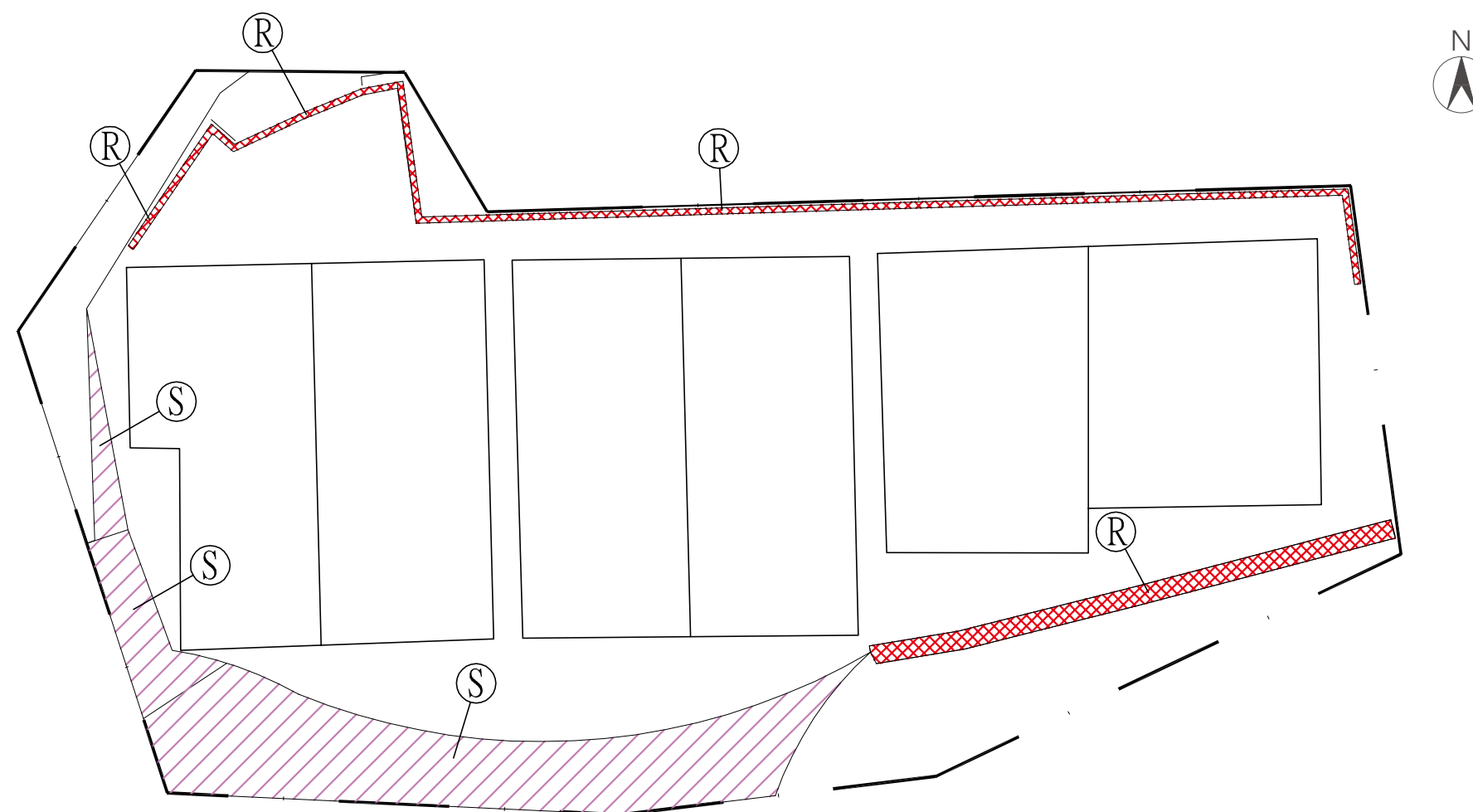
- (b) (i) 如任何土地被或已經被削去、移除或向後退入，或在任何土地進行任何連續伸延、填充或任何類型的斜坡處理工程，不論是否事先 獲得地政專員書面同意，亦不論是在該地段或任何政府土地，目的是為了或是有關構成、平整或開發該地段或其中任何部分，或是為了承批人根據批地條件規定而進行的任何其他工程，或作任何其他用途，承批人須自費進行及修建該等斜坡處理工程、護土牆或其他支承物、保護、排水或輔助工程，或今後任何時間成為必要的其他工程，以保護和支撐該地段的土地和任何毗鄰或毗連政府土地或出租土地，並避免和防止今後發生任何滑土、山泥傾瀉或地陷。承批人須特此同意在授予的批地年期內自費維持該土地、斜坡處理工程、護土牆或其他支承物、保護、排水或輔助工程或其他工程處於修繕妥當的狀態，須令地政專員滿意。
- (b) (ii) 本特別條件(b)(i)分條不影響根據本批地條件，特別是批地文件特別條件第(3)(a)條賦予政府的權利。
- (b) (iii) 倘若因為任何構成、平整、開發或承批人進行其他工程，又或因任何其他原因而在任何時候造成泥土傾瀉、山泥傾瀉或地面下陷，不論發生在或來自該地段的任何土地或任何毗鄰或毗連政府土地或出租土地的任何土地，承批人須自費將該土地恢復原狀及修理妥善，須令地政專員滿意，並須就因上述泥土傾瀉、山泥傾瀉或地面下陷而造成政府、其代理人及承建商所承受、遭受或產生的一切費用、收費、損害賠償、要求及索償作出彌償。
- (b) (iv) 除了因違反本批地條件的任何條件所規定的任何其他權利或濟助外，地政專員有權發出書面通知，要求承批人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、B 保護及排水或輔助工程，或其他工程，又或將任何泥土傾瀉、山泥傾瀉或地面下陷恢復原狀及修理妥善。如承批人疏忽或沒有在通知指定的時間內符合該通知的要求，須令地政專員滿意，地政專員可立即執行及進行任何必要工程。承批人須在要求時向政府歸還因此產生的費用，連同任何行政費或專業費用及開支。

B. 每個（公契定義下的）物業的業主均須分擔維修上述工程的費用。

C. 斜坡、護土牆或有關構築物（如有）位置，請參閱本節之附圖。

D. 根據公契，發展項目的管理人獲擁有人授權進行維修工程。

Slope and Retaining Wall 斜坡及護土牆



LEGEND 說明：

 SLOPE STRUCTURES
斜坡結構

 RETAINING STRUCTURES
固定結構

Not Applicable

不適用

Licence Agreement

Clause 2.6 of the Deed of Mutual Covenant of the Development stipulates that Hang On Properties Company Limited, the registered and beneficial owner of portion of all that piece or parcel of ground registered in the Land Registry as The Remaining Portion of Cheung Chau Lot No.275, may grant a licence to the Manager or the Owners' Corporation on behalf of the owners of the Development solely for pedestrian passage purpose, subject to payment of licence fee and other terms and conditions as stipulated in the relevant Licence Agreement.

No Pets are Allowed

Paragraph 27 of Fourth Schedule of the Deed of Mutual Covenant stipulates that except trained guide dogs on leash for blind persons may be brought into any part of the Development whilst guiding any person with disability in vision, no owner shall cause or permit any dog, cat or pet or animal of any description to be brought into or kept on the Development or any part thereof.

Consent Letters

The owners shall be responsible for all maintenance work of the sewage pipes and water supply routing of the Development which pass through The Remaining Portion of Cheung Chau Lot No.275 and related costs pursuant to the Consent Letters dated 18 May 2017 and 20 June 2018 respectively.

特許權協議

發展項目的公契第2.6條規定，恆安物業有限公司作為在土地註冊處登記為長洲地段第 275 號餘段的土地的註冊擁有人及實益擁有人，可代表發展項目的業主向管理人或業主立案法團發出特許權但僅供行人通道用途，並受制於特許權費之繳納和其他在特許權協議所列出的條款和條件。

禁止攜帶寵物

發展項目公契附表4第27段規定，除了經訓練並繫上狗帶的導盲犬可以被帶入發展項目的任何部分以引導任何視障人士外，業主不得促使或允許任何狗、貓或任何種類的寵物或動物被帶入發展項目或其任何部分或於發展項目或其任何部分飼養。

准許書

業主須根據日期分別為2017年5月18日及2018年6月20日的准許書負責發展項目中經過長洲地段第275號餘段的污水渠及食水喉管鋪設的所有維修工程及相關費用。

31 WEBSITE OF THE DEVELOPMENT

發展項目的指定互聯網站的網址

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

www.the-evergreen.com.hk

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

www.the-evergreen.com.hk

There is no GFA concession nor any Environment Assessment for this development of New Territories Exempted Houses.

此新界鄉村小型屋宇發展項目沒有總樓面面積寬免或沒有環境評估。

Environmental assessment and information on the estimate energy performance or consumption.

環境評估及預計能量表現或消耗的資料。

This NTEH development are not subject to the requirements stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers App-151 issued by the Building Authority. Environmental assessment and information on the estimated energy performance or consumption for the common parts of this Development were not required to be submitted to the Building Authority as a prerequisite for the granting of gross floor area concessions.

此新界鄉村小型屋宇發展項目不受建築事務監督發出之《認可人士，註冊結構工程師及註冊岩土工程師作業備考 APP-151》所限制。有關建築物的環境評估及公用部份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

33 CHANGES 改變

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

發展項目及其周邊地區日後可能出現改變。

34 DATE OF PRINTING 印製日期

Date of Printing: 18 October 2024

印製日期：2024年10月18日

