



SALES BROCHURE  
售樓說明書





## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

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

#### **For all first-hand residential properties**

##### **1. Important information**

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

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

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

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

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

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

##### **4. Property area and its surroundings**

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

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

<sup>2</sup> According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—  
(i) the external dimensions of each residential property;  
(ii) the internal dimensions of each residential property;  
(iii) the thickness of the internal partitions of each residential property;  
(iv) the external dimensions of individual compartments in each residential property.  
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

#### 8. Register of Transactions

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

#### 9. Agreement for sale and purchase

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

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- find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
- note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: [www.eaa.org.hk](http://www.eaa.org.hk).

#### 12. Appointment of solicitor

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

#### For first-hand uncompleted residential properties

##### 13. Pre-sale Consent

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

##### 14. Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
- The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands’ Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
    - For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.
- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - strike or lock-out of workmen;
    - riots or civil commotion;
    - force majeure or Act of God;
    - fire or other accident beyond the vendor’s control;
    - war; or
    - inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.

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

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- The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

#### **For first-hand completed residential properties**

##### **16. Vendor's information form**

- Ensure that you obtain the "vendor's information form(s)" printed within the previous 3 months in relation to the residential property/properties you intend to purchase.

##### **17. Viewing of property**

- Ensure that, before you purchase a residential property, you are arranged to view the residential property that you would like to purchase or, if it is not reasonably practicable to view the property in question, a comparable property in the development, unless you agree in writing that the vendor is not required to arrange such a comparable property for viewing for you. You are advised to think carefully before signing any waiver.
- You may take measurements, take photographs or make video recordings of the property, unless the property is held under a tenancy or reasonable restriction(s) is/are needed to ensure safety of the persons viewing the property.

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

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

#### **Other useful contacts:**

##### **Consumer Council**

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

##### **Estate Agents Authority**

|           |                      |
|-----------|----------------------|
| Website   | : www.eaa.org.hk     |
| Telephone | : 2111 2777          |
| Email     | : enquiry@eaa.org.hk |
| Fax       | : 2598 9596          |

##### **Real Estate Developers Association of Hong Kong**

|           |             |
|-----------|-------------|
| Telephone | : 2826 0111 |
| Fax       | : 2845 2521 |

Sales of First-hand Residential Properties Authority  
March 2023

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

##### 2. 費用、按揭貸款和樓價

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

##### 3. 價單、支付條款，以及其他財務優惠

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

##### 4. 物業的面積及四周環境

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

##### 5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的垂直相對的水平。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；

<sup>2</sup> 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項一

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

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

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- 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)，以協助您購買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。
- 委託地產代理以物物業前，您應該—
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁(網址：[www.caa.org.hk](http://www.caa.org.hk))，查閱牌照目錄。

#### 12. 委任律師

- 考慮自行委任律師，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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 適用於一手未落成住宅物業

##### 13. 預售樓花同意書

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

##### 14. 示範單位

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

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

##### 15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意(視屬何種情況而定)。

- 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內(以較早者為準)，就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
- 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
- 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
- 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
  - 工人罷工或封閉工地；
  - 暴動或內亂；
  - 不可抗力或天災；
  - 火警或其他賣方所不能控制的意外；
  - 戰爭；或
  - 恶劣天氣。
- 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」。

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

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 17. 參觀物業

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

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

網址： [www.srpa.gov.hk](http://www.srpa.gov.hk)  
電話： 2817 3313  
電郵： [enquiry\\_srpa@hd.gov.hk](mailto:enquiry_srpa@hd.gov.hk)  
傳真： 2219 2220

其他相關聯絡資料：

#### 消費者委員會

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

#### 地產代理監管局

網址： [www.eaa.org.hk](http://www.eaa.org.hk)  
電話： 2111 2777  
電郵： [enquiry@eaa.org.hk](mailto:enquiry@eaa.org.hk)  
傳真： 2598 9596

#### 香港地產建設商會

電話： 2826 0111  
傳真： 2845 2521

一手住宅物業銷售監管局  
2023年3月



## INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

**Name of the Development**  
50 La Salle Road

**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**  
50 La Salle Road

**The Development consists of 1 House.**

**The House numbering as provided in the Approved Building Plans for the Development**  
Not applicable

**The omitted House numbers**  
Not applicable

**發展項目名稱**  
喇沙利道50號

**發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數**  
喇沙利道50號

**發展項目包含1間獨立屋。**

**發展項目的經批准的建築圖則所規定的門牌號數**  
不適用

**被略去的門牌號數**  
不適用

## 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**  
Kind Loyal Limited  
Welton Corporation Limited

**Holding Company of the Vendor**  
Calixto Capital Limited

**Authorized Person for the Development**  
Mr. So Chi Wang

**The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity**  
Great Mega Architects & Consultants Limited

**Building contractor for the Development**  
Great Mega Design & Build Limited

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

**Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development**  
United Overseas Bank Limited (Note: The loan has been fully repaid)

**Any other person who has made a loan for the construction of the Development**  
Not applicable

**賣方**  
Kind Loyal Limited  
惠利通有限公司

**賣方的控股公司**  
Calixto Capital Limited

**發展項目的認可人士**  
蘇志宏先生

**發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團**  
英萬建築顧問有限公司

**發展項目的承建商**  
英萬設計及營造有限公司

**就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所**  
何章律師行

**已為發展項目的建造提供貸款或已承諾為該項目建造提供融資的認可機構**  
大華銀行有限公司（註：該貸款已全部清還）

**已為發展項目的建造提供貸款的任何其他人**  
不適用

## 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;                                                                                                                                                         | Not Applicable |
| (b) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person;                                                                                                                                                           | Not Applicable |
| (c) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person;                                                                                                   | Not Applicable |
| (d) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;                                                                                                                                                        | Not Applicable |
| (e) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;                                                                                                                                           | Not Applicable |
| (f) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;                                                                                   | Not Applicable |
| (g) | The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;                                                                   | Not Applicable |
| (h) | The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;                                                      | Not Applicable |
| (i) | The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;                                                                                   | Not Applicable |
| (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;                                        | Not Applicable |
| (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;                                                                                 | Not Applicable |
| (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;                                                                                                  | Not Applicable |
| (m) | The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;                                                                                                                                                                | Not Applicable |
| (n) | The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor; | Not Applicable |
| (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;                                                                                        | Not Applicable |
| (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;                                                                                                         | Not Applicable |
| (q) | The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;                                                                                                                                                                       | Not Applicable |
| (r) | The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;                             | Not Applicable |
| (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.                                                                                                                                                           | Not Applicable |

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

|     |                                                                                    |     |
|-----|------------------------------------------------------------------------------------|-----|
| (a) | 賣方或有關發展項目的承建商屬個人，並屬該項目的認可人士的家人；                                                    | 不適用 |
| (b) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人；                                              | 不適用 |
| (c) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控股公司）的董事或秘書屬上述認可人士的家人；                                 | 不適用 |
| (d) | 賣方或該項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人；                                                   | 不適用 |
| (e) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人；                                        | 不適用 |
| (f) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控股公司）的董事或秘書屬上述認可人士的有聯繫人士的家人；                           | 不適用 |
| (g) | 賣方或該項目的承建商屬個人，並屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；                               | 不適用 |
| (h) | 賣方或該項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人；                    | 不適用 |
| (i) | 賣方或該項目的承建商屬法團，而該賣方或承建商（或該賣方的控股公司）的董事或秘書屬上述律師事務所的經營人的家人；                            | 不適用 |
| (j) | 賣方、賣方的控股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、控股公司或承建商最少10%的已發行股份；         | 不適用 |
| (k) | 賣方、賣方的控股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、控股公司或承建商最少1%的已發行股份；                   | 不適用 |
| (l) | 賣方或該項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控股公司的僱員、董事或秘書；                           | 不適用 |
| (m) | 賣方或該項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員；                                          | 不適用 |
| (n) | 賣方、賣方的控股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、控股公司或承建商最少10%的已發行股份； | 不適用 |
| (o) | 賣方、賣方的控股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、控股公司或承建商最少1%的已發行股份；                      | 不適用 |
| (p) | 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控股公司的僱員、董事或秘書；                              | 不適用 |
| (q) | 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員；                                             | 不適用 |
| (r) | 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身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股公司的有聯繫法團；                    | 不適用 |
| (s) | 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控股公司的有聯繫法團。                                            | 不適用 |

## INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

發展項目沒有構成圍封牆的一部分的非結構預製外牆或幕牆。

## INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

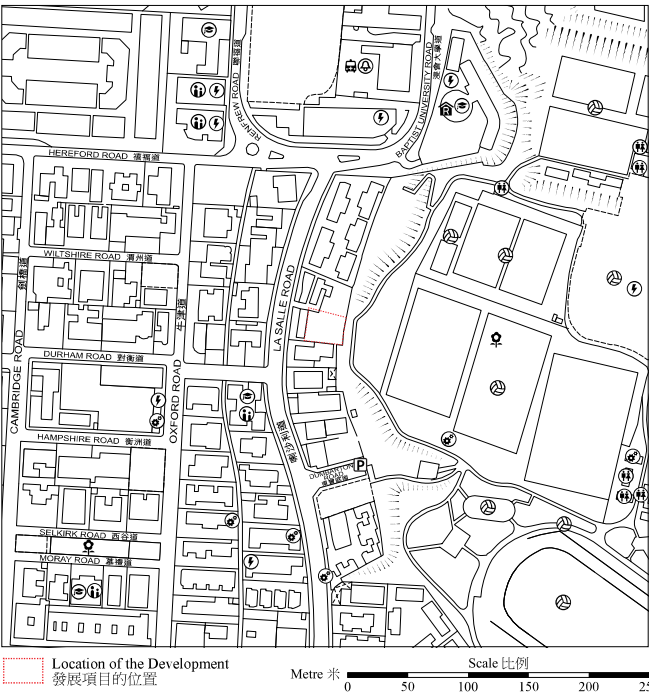
Not applicable

不適用

# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖

This Location Plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-NW-B dated 25 September 2025 from Survey and Mapping Office of the Lands Department, with adjustment where necessary.  
此位置圖是參考2025年9月25日出版之地政總署測繪處之數碼地形圖，圖幅編號T11-NW-B，並由賣方擬備，有需要處經修正處理。



### Notation 圖例：

- a Power Plant (including Electricity Sub-stations)  
發電廠 (包括電力分站)
- a Public Utility Installation  
公用事業設施裝置
- a School (including a Kindergarten)  
學校 (包括幼稚園)
- 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)
- a Religious Institution (including a Church, a Temple and a Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
- a Public Park  
公園
- a Fire Station  
消防局
- an Ambulance Depot  
救護車站
- a Public Convenience  
公廁
- Sports Facilities (including a Sports Ground and a Swimming Pool)  
體育設施 (包括運動場及游泳池)
- a Public Carpark (including a Lorry Park)  
公眾停車場 (包括貨車停泊處)

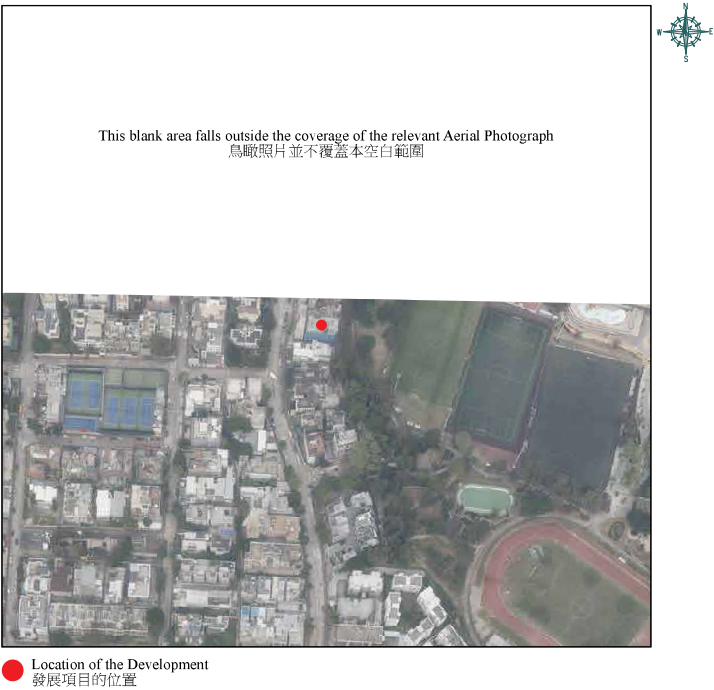
The map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.  
此地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes:  
1. Due to technical reasons, this Location Plan has shown more than the area required under the Residential Properties (First-hand Sales) Ordinance.  
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

附註：  
1. 因技術性問題，此所在位置圖所顯示的範圍超過《一手住宅物業銷售條例》的規定。  
2. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 3,000 feet, Photo No. E248424C, dated 7th January 2025.  
摘錄自地政總署測繪處於2025年1月7日在3,000呎飛行高度拍攝之鳥瞰照片，編號為E248424C。



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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。

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. The Aerial Photograph is available for free inspection during normal office hours at sales office.  
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

附註：  
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. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。  
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

## AERIAL PHOTOGRAPH OF THE DEVELOPMENT

### 發展項目的鳥瞰照片

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, Photo No. E242556C, dated 8th November 2024.  
摘錄自地政總署測繪處於2024年11月8日在6,900呎飛行高度拍攝之鳥瞰照片，編號為E242556C。



● Location of the Development  
發展項目的位置

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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。

#### 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. The Aerial Photograph is available for free inspection during normal office hours at sales office.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

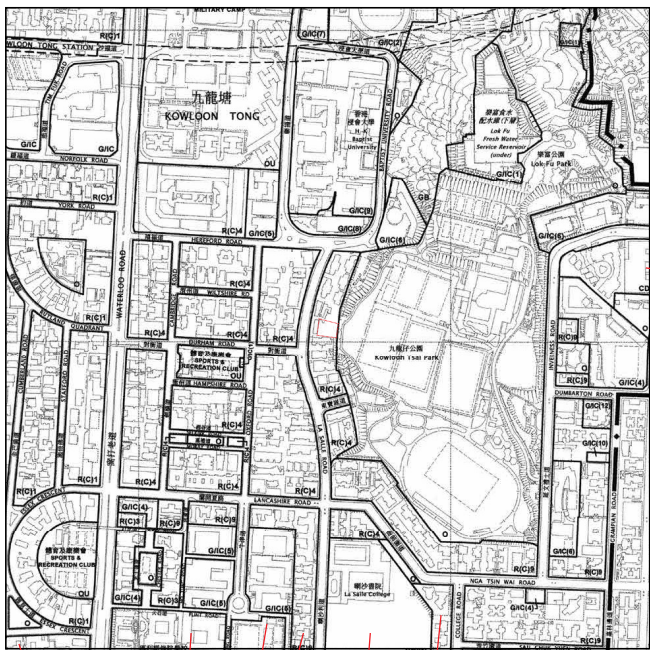
#### 附註：

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. 該鳥瞰照片存於售樓處，於正常辦公時間內供免費查閱。
3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



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

Adopted from part of the Approved Kowloon Tong Outline Zoning Plan No. S/K18/21, gazetted on 15 December 2017, with adjustments where necessary as shown in red.  
摘錄自2017年12月15日刊憲之九龍塘分區計劃大綱核准圖則編號S/K18/21，有需要處經修正處理，以紅色顯示。



Location of the Development  
發展項目的位置

Scale 比例  
Metre 米  
0 100 200 300 400 500



Notation 圖例：  
ZONES

|                                      |      |          |
|--------------------------------------|------|----------|
| COMPREHENSIVE DEVELOPMENT AREA       | CDA  | 綜合發展區    |
| RESIDENTIAL (GROUP C)                | R(C) | 住宅（丙類）   |
| GOVERNMENT, INSTITUTION OR COMMUNITY | G/C  | 政府、機構或社區 |
| OPEN SPACE                           | O    | 休憩用地     |
| OTHER SPECIFIED USES                 | OU   | 其他指定用途   |
| GREEN BELT                           | GB   | 綠化地帶     |

COMMUNICATIONS

|                                   |          |
|-----------------------------------|----------|
| RAILWAY AND STATION (UNDERGROUND) | 鐵路車站（地下） |
| MAJOR ROAD AND JUNCTION           | 主要道路及路口  |

MISCELLANEOUS

|                             |        |
|-----------------------------|--------|
| BOUNDARY OF PLANNING SCHEME | 規劃範圍界線 |
|-----------------------------|--------|

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

- 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 version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
  3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

- 附註：
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. 在印刷前經說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
  3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

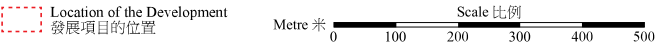


OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT  
關於發展項目的分區計劃大綱圖等

Adopted from part of the Approved Wang Tau Hom & Tung Tau Outline Zoning Plan No. S/K/8/25, gazetted on 5 May 2023, with adjustments where necessary as shown in red.  
摘錄自2023年5月5日刊憲之橫頭磡及東頭分區計劃大綱核准圖則編號S/K/8/25，有需要處經修正處理，以紅色顯示。



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



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

- 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 version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
  3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Notation 圖例：  
ZONES

RESIDENTIAL (GROUP A)

R(A)

地帶

住宅（甲類）

COMMUNICATIONS

RAILWAY AND STATION (UNDERGROUND)



交通

鐵路及車站（地下）

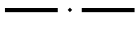
MAJOR ROAD AND JUNCTION



主要道路及路口

MISCELLANEOUS

BOUNDARY OF  
PLANNING SCHEME



其他

規劃範圍界線

MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)

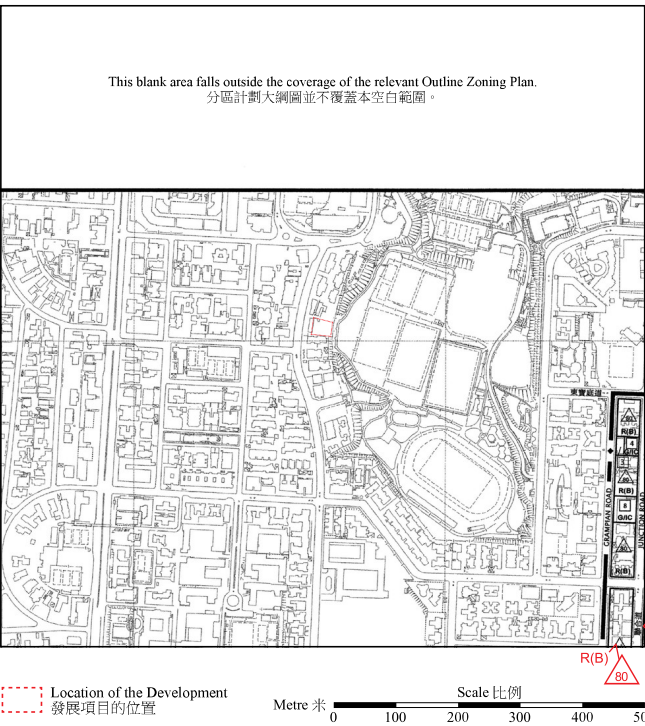


最高建築物高度  
（在主水平基準上若干米）

- 附註：
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適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
  3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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

Adopted from part of the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30, gazetted on 8 September 2023, with adjustments where necessary as shown in red.  
摘錄自2023年9月8日刊憲之馬頭角分區計劃大綱核准圖則編號S/K10/30，有需要處經修正處理，以紅色顯示。



Notation 圖例：  
ZONES

RESIDENTIAL (GROUP A)

R(A)

住宅（甲類）

RESIDENTIAL (GROUP B)

R(B)

住宅（乙類）

GOVERNMENT, INSTITUTION OR COMMUNITY

G/I/C

政府、機構或社區

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



主要道路及路口

MISCELLANEOUS

BOUNDARY OF  
PLANNING SCHEME



規劃範圍界線

MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)



最高建築物高度  
(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT  
(IN NUMBER OF STOREYS)



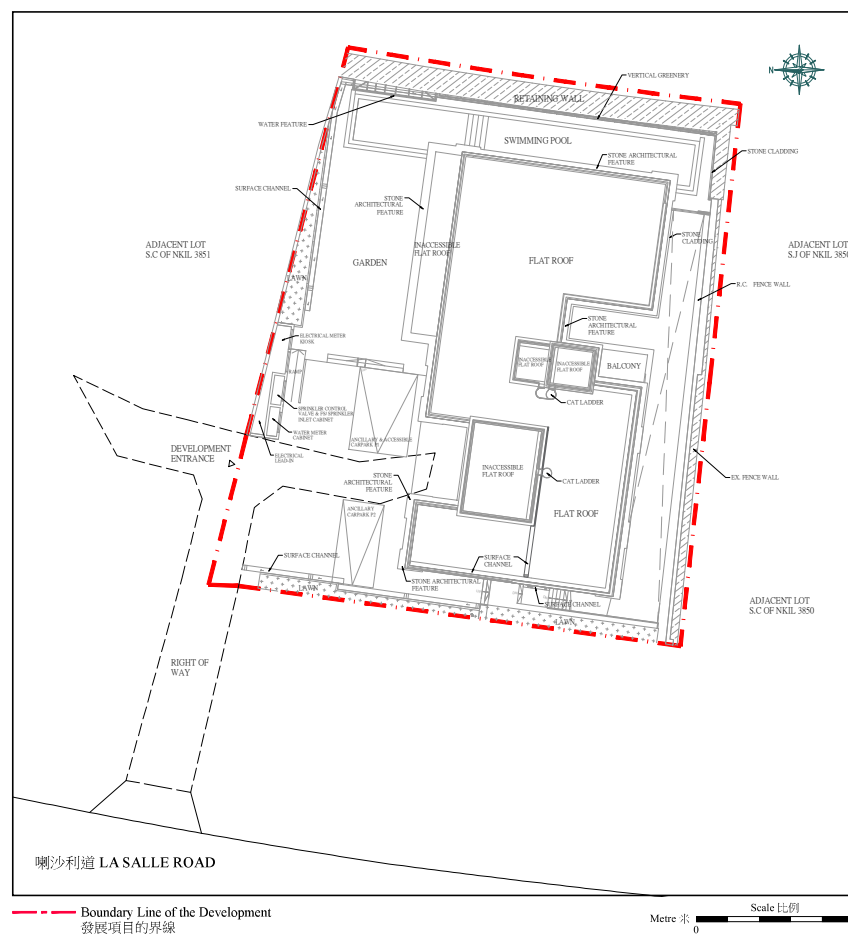
最高建築物高度  
(樓層數目)

- 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 version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure are available for free inspection during normal office hours at the sales office.
  3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

- 附註：
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. 在印刷發售說明書當日適用的最近更新版本分區計劃大綱圖及其附表存於售樓處，於正常辦公時間內供免費查閱。
  3. 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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## LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



### Legend of Terms And Abbreviations Used On Layout Plan:

布局圖中所使用名詞及簡稱之圖例：

|                                                       |                                                                                    |
|-------------------------------------------------------|------------------------------------------------------------------------------------|
| ADJACENT LOT                                          | = 毗鄰地段                                                                             |
| ANCILLARY & ACCESSIBLE CARPARK P1                     | = 附屬及暢通易達停車位 P1                                                                    |
| ANCILLARY CARPARK P2                                  | = 附屬停車位 P2                                                                         |
| BALCONY                                               | = 露台                                                                               |
| CAT LADDER                                            | = 豎梯                                                                               |
| DEVELOPMENT ENTRANCE                                  | = 發展項目入口                                                                           |
| ELECTRICAL LEAD-IN                                    | = 電力接駁位                                                                            |
| ELECTRICAL METER KIOSK                                | = 電錶櫃                                                                              |
| EX. FENCE WALL                                        | = EXISTING FENCE WALL 現有圍牆                                                         |
| FLAT ROOF                                             | = 平台                                                                               |
| GARDEN                                                | = 花園                                                                               |
| INACCESSIBLE FLAT ROOF                                | = 無法進入的平台                                                                          |
| LAWN                                                  | = 草坪                                                                               |
| RAMP                                                  | = 斜坡                                                                               |
| RIGHT OF WAY                                          | = 通行權                                                                              |
| R.C. FENCE WALL                                       | = REINFORCED CONCRETE FENCE WALL 鋼筋混凝土圍牆                                           |
| R.P. OF NKIL 3851                                     | = REMAINING PORTION OF NEW KOWLOON INLAND LOT 3851 新九龍內地段第3851號餘段                  |
| RETAINING WALL                                        | = 擋土牆                                                                              |
| SPRINKLER CONTROL VALVE & FS/ SPRINKLER INLET CABINET | = SPRINKLER CONTROL VALVE & FIRE SERVICE / SPRINKLER INLET CABINET 花灑控制閥及消防/花灑入水掣櫃 |
| STONE ARCHITECTURAL FEATURE                           | = 石建築裝飾                                                                            |
| STONE CLADDING                                        | = 石覆蓋層板                                                                            |
| SURFACE CHANNEL                                       | = 排水明渠                                                                             |
| SWIMMING POOL                                         | = 泳池                                                                               |
| S.C. OF NKIL 3850                                     | = SECTION C OF NEW KOWLOON INLAND LOT 3850 新九龍內地段第3850號C分段                         |
| S.C. OF NKIL 3851                                     | = SECTION C OF NEW KOWLOON INLAND LOT 3851 新九龍內地段第3851號C分段                         |
| S.J. OF NKIL 3850                                     | = SECTION J OF NEW KOWLOON INLAND LOT 3850 新九龍內地段第3850號J分段                         |
| VERTICAL GREENERY                                     | = 垂直綠化                                                                             |
| WATER METER CABINET                                   | = 水錶櫃                                                                              |

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

#### Legend of Terms And Abbreviations Used On Floor Plans:

平面圖中所使用名詞及簡稱之圖例：

ANCILLARY & ACCESSIBLE CARPARK P1 = 附屬及暢通易達停車位P1

ANCILLARY CARPARK P2 = 附屬停車位P2  
BALCONY = 露台  
BATHROOM = 浴室  
BATHROOM 1 = 浴室 1  
BATHROOM 2 = 浴室 2  
BATHROOM 3 = 浴室 3  
BATHROOM 4 = 浴室 4  
BATHROOM 5 = 浴室 5  
BEDROOM 1 = 睡房 1  
BEDROOM 2 = 睡房 2  
BEDROOM 3 = 睡房 3  
BEDROOM 4 = 睡房 4  
BEDROOM 5 = 睡房 5  
BUILDING LINE ABOVE = 樓宇置上  
CANOPY = 簷篷  
CANOPY ABOVE = 簷篷置上  
CAT LADDER = 豎梯  
CLOSET = 衣帽間  
DINING ROOM = 飯廳  
DN = DOWN 落  
ELECTRICAL LEAD-IN = 電力接駁位  
ELECTRICAL METER KIOSK = 電錶櫃  
EX. FENCE WALL = EXISTING FENCE WALL 現有圍牆  
FAMILY ROOM = 家庭廳  
F.A. = FUEL APERTURE 煙道孔  
FILTRATION PLANT ROOM = 過濾機房  
FLAT ROOF = 平台

FLUSHING & POTABLE WATER TANK & PUMP ROOM = 沖廁水及食水水缸及水泵房

FS WATER TANK = FIRE SERVICE WATER TANK 消防水缸  
GARDEN = 花園  
GUARD RAIL = 護欄  
GYM ROOM = 健身房  
INACCESSIBLE FLAT ROOF = 無法進入的平台  
KITCHEN = 廚房  
LAUNDRY = LAUNDRY ROOM 洗衣房  
LAV. = LAVATORY 洗手間  
LAWN = 草坪  
LEVEL DIFFERENCE 高度落差  
LIFT LANDING = 升降機大堂  
LIFT OVERRUN = 升降機淨空  
LIGHT WEIGHT CONCRETE FILL = 輕石屎填充  
LINEN STORE = LINEN STORE ROOM 寢具儲存室  
LIVING ROOM = 客廳  
LOUNGE = 休息室

#### Notes:

- There may be architectural features on external walls of some of the floors.
- Pipes/ductings exposed and/or enclosed in cladding are located at or adjacent to flat roof and/or external wall of the house.
- Balconies are non-enclosed areas.
- Symbols of fittings and fixtures shown on the floor plans, such as bathtubs, sink, water closets and shower etc, are retrieved from the latest approved general building plans and are for general indication only.

MAIN SWITCH ROOM = 總掣房  
MASTER BATHROOM = 主人浴室  
MASTER BEDROOM = 主人睡房  
MASTER CLOSET/ FUNCTION ROOM = 主人衣帽間/ 多功能室  
METAL ARCHITECTURAL FEATURE = 金屬建築裝飾  
METAL CLADDING = 金屬覆蓋層板  
METAL LOUVRE = 金屬百葉窗  
METAL LOUVRE AT HIGH LEVEL = 位於高位的金屬百葉窗  
NANNY'S ROOM = 保姆房  
PARAPET R.C. WALL = PARAPET REINFORCED CONCRETE WALL 鋼筋混凝土護牆  
P.D. = PIPE DUCT 管道槽  
PLANTER = 花槽  
RAMP = 斜坡  
R.C. CURB WITH STONE FINISHES = REINFORCED CONCRETE WITH STONE FINISHES  
R.C. FENCE WALL = 石飾面的鋼筋混凝土邊緣石  
RETAINING WALL = REINFORCED CONCRETE FENCE WALL  
SMOKE SEAL LOBBY = 擋土牆  
SPRINKLER CONTROL VALVE & FS/ SPRINKLER INLET CABINET = SPRINKLER CONTROL VALVE & FIRE SERVICE/ SPRINKLER INLET CABINET  
SPRINKLER & FS CHECK METER = SPRINKLER & FIRE SERVICE CHECK METER  
SPRINKLER & FS PUMP AND TANK ROOM = SPRINKLER & FIRE SERVICE PUMP AND TANK ROOM  
SPRINKLER WATER TANK = 花灑水缸  
STONE ARCHITECTURAL FEATURE = 石建築裝飾  
STONE CLADDING = 石覆蓋層板  
STORE ROOM = 儲物室  
SURFACE CHANNEL = 排水明渠  
SWIMMING POOL = 泳池  
TBE ROOM = TELECOMMUNICATION AND BROADCASTING  
TERRACE W/ COVERED GREENERY UP = TERRACE WITH COVERED GREENERY 前庭連有蓋綠化區  
VERTICAL GREENERY = 垂直綠化  
VOID = 中空  
VOID ABOVE = 中空置上  
WATER FEATURE = 庭園水景  
WATER METER CABINET = 水錶櫃  
YARD = 庭院

#### 附註：

- 部份樓層外牆或設有建築裝飾。
- 獨立屋的平台及/或外牆或其鄰近地方設有外露及/或藏於外牆覆蓋層內之喉管或管道。
- 露台為不可封閉地方。
- 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁及淋浴間等乃摘自最新的經批准的建築圖則，只作一般性標誌。

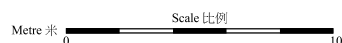
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

BASEMENT FLOOR PLAN  
地庫樓面平面圖



| Floor<br>樓層 | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|-------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | Basement<br>地庫                                                                                                            | 175<br><br>3,000 ; 4,200                                                                                                                                                                                                                                                         |

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。  
(適用於本發展項目)

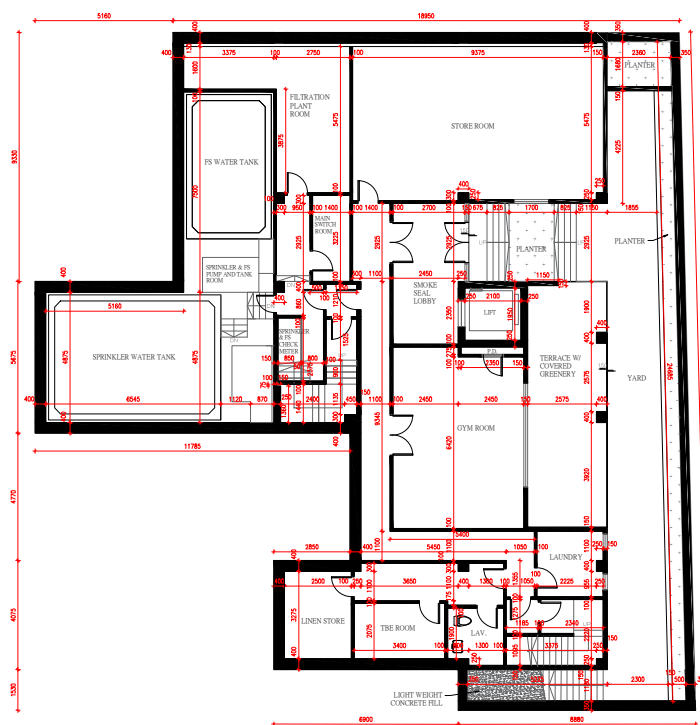


Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：

- 1.樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
- 2.有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



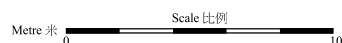
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

GROUND FLOOR FLOOR PLAN  
地下樓面平面圖

| Floor<br>樓層  | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|--------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground<br>地下 | 150                                                                                                                       | 4,200                                                                                                                                                                                                                                                                            |

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

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



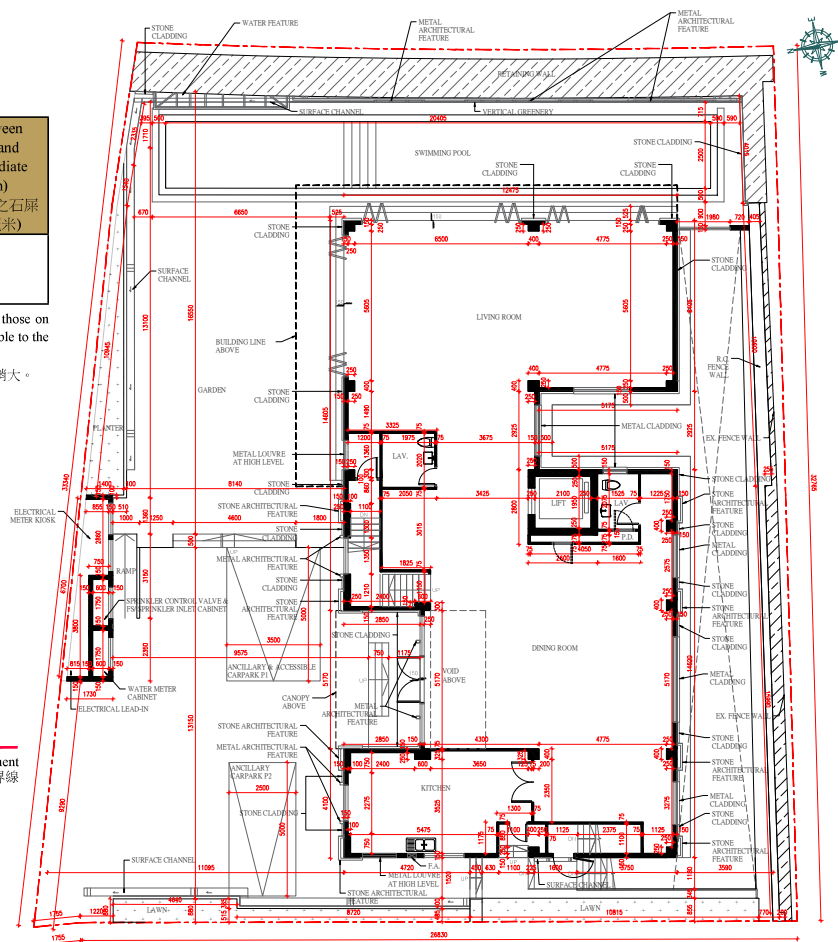
Boundary Line of the Development  
發展項目的界線

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：

- 1.樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
- 2.有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



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

FIRST FLOOR FLOOR PLAN  
1樓樓面平面圖

| Floor<br>樓層          | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|----------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First<br>Floor<br>1樓 | 150                                                                                                                       | 3,265                                                                                                                                                                                                                                                                            |

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

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

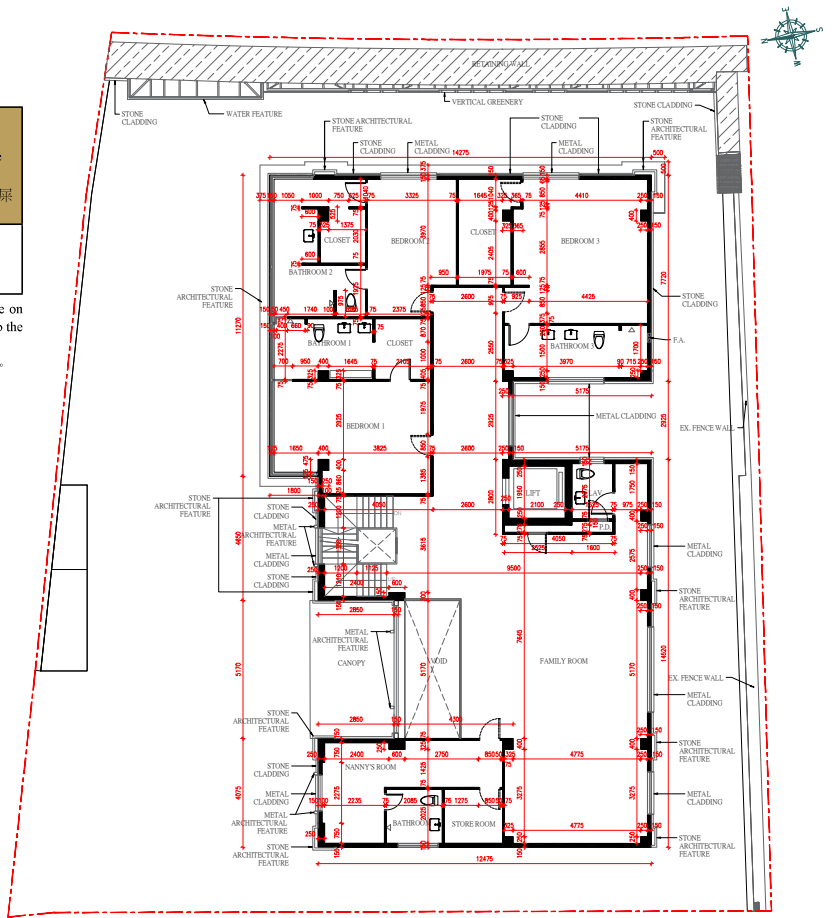
Metre 米  
0 10

Scale 比例

Boundary Line of the Development  
發展項目的界線

- Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
  2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：  
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。  
2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。





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

SECOND FLOOR FLOOR PLAN  
2樓樓面平面圖

| Floor<br>樓層 | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|-------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | Second<br>Floor<br>2樓                                                                                                     | 150<br><br>3,265                                                                                                                                                                                                                                                                 |

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。  
(適用於本發展項目)



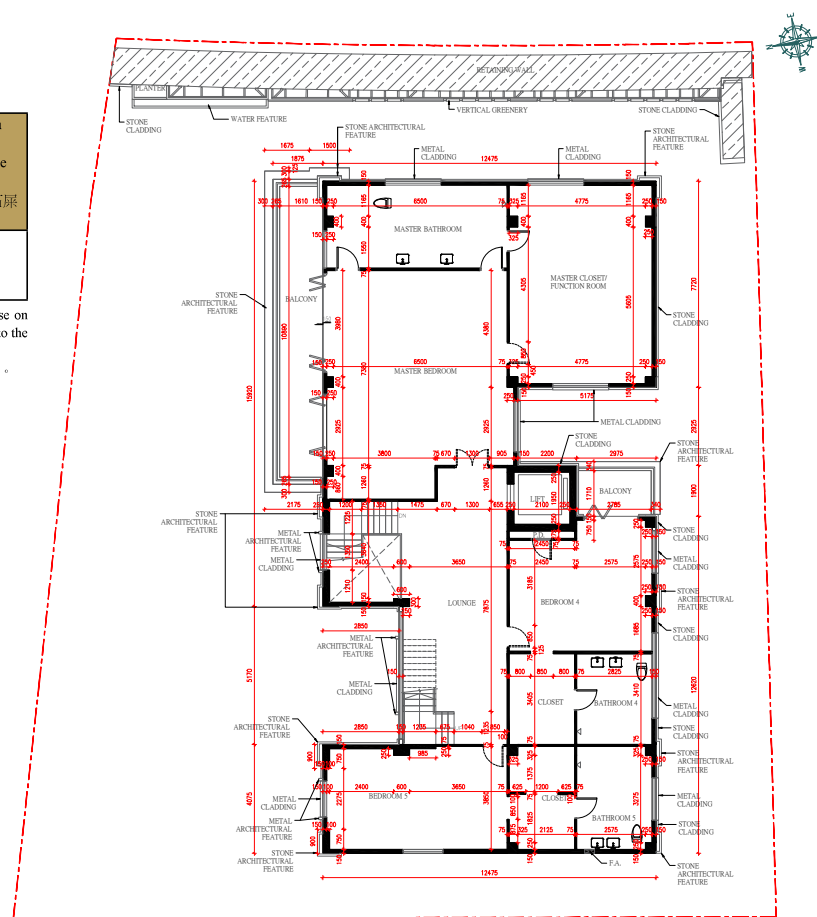
Boundary Line of the Development  
發展項目的界線

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：

- 1.樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
- 2.有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



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

ROOF FLOOR FLOOR PLAN  
天台樓面平面圖

| Floor<br>樓層 | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|-------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roof<br>天台  | 150                                                                                                                       | 3,000                                                                                                                                                                                                                                                                            |

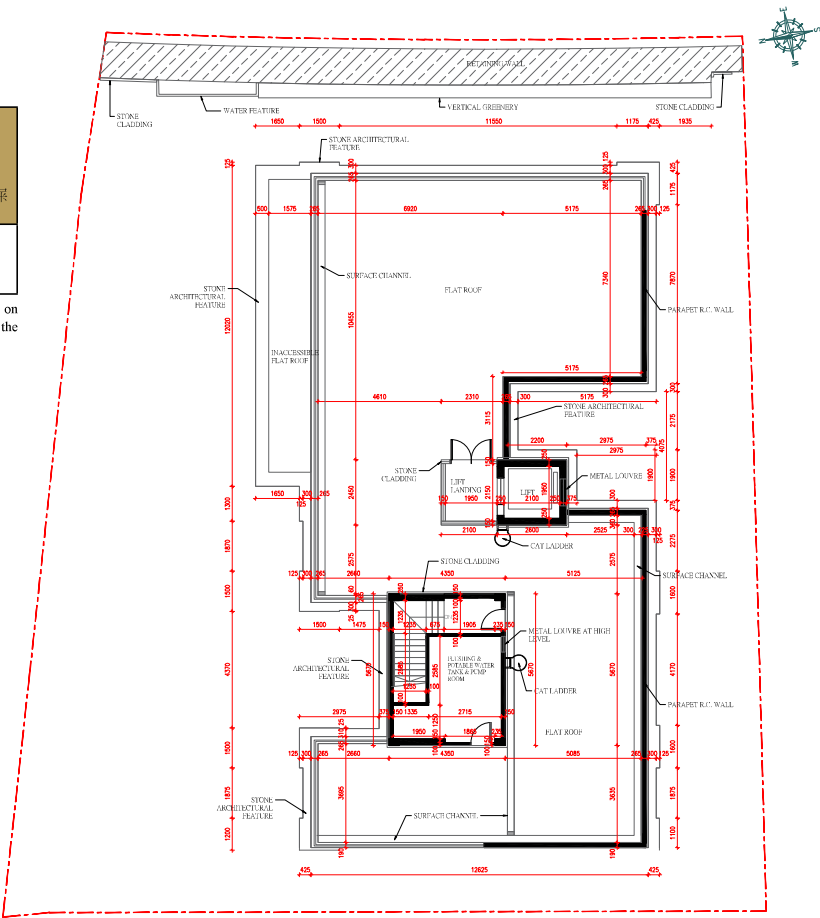
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

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



Notes:  
1. The dimensions of the floor plans are all structural dimensions in millimeter.  
2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：  
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。  
2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



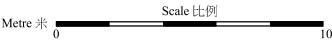
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT  
發展項目的住宅物業的樓面平面圖

UPPER ROOF FLOOR PLAN  
上層天台樓面平面圖

| Floor<br>樓層           | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Upper<br>Roof<br>上層天台 | 150                                                                                                                       | 2,200                                                                                                                                                                                                                                                                            |

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

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

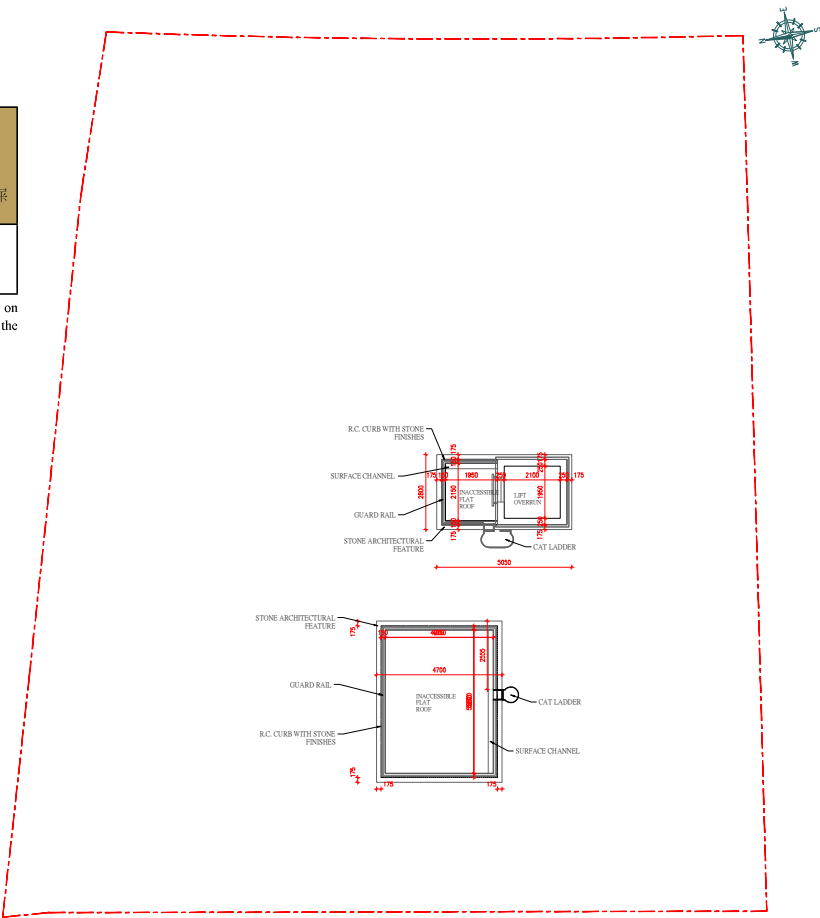


Boundary Line of the Development  
發展項目的界線

- Notes:
1. The dimensions of the floor plans are all structural dimensions in millimeter.
  2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：

1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



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

TOP ROOF FLOOR PLAN  
頂層天台樓面平面圖

| Floor<br>樓層      | Thickness of the Floor Slabs<br>(excluding plaster) of each<br>residential property (mm)<br>每個住宅物業的樓板<br>(不包括灰泥) 的厚度 (毫米) | Floor-to-Floor Height (refers to the height between<br>the top surface of the structural slab of a floor and<br>the top surface of the structural slab of its immediate<br>upper floor) of each residential property (mm)<br>每個住宅物業的層與層之間的高度 (指該樓層之石屎<br>地台面與上一層石屎地台面之高度距離) (毫米) |
|------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Top Roof<br>頂層天台 | Not Applicable<br>不適用                                                                                                     | Not Applicable<br>不適用                                                                                                                                                                                                                                                            |

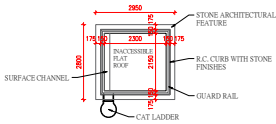
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (Not applicable to the Development)

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

Metre 米 0 10 Scale 比例  
Boundary Line of the Development  
發展項目的界線

Notes:  
1. The dimensions of the floor plans are all structural dimensions in millimeter.  
2. Please refer to page 17 of this sales brochure for the legend of the terms and abbreviations shown in the floor plan.

附註：  
1. 樓面平面圖所列的數字為以毫米標示之建築結構尺寸。  
2. 有關樓面平面圖所顯示的名稱及簡稱的圖例請參考本售樓說明書第17頁。



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## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目中的住宅物業的面積

| Description of Residential Property<br>物業的描述 | Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.)<br><br>實用面積<br>(包括露台、工作平台及陽台(如有))<br>平方米(平方呎) | Area of other specified items (Not included in the Saleable Area)<br>sq. metre (sq. ft.)<br>其他指明項目的面積 (不計算入實用面積)<br>平方米 (平方呎) |                  |                |                 |                    |                      |                    |                 |                 |                   |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------|--------------------|----------------------|--------------------|-----------------|-----------------|-------------------|
|                                              |                                                                                                                                                  | Air-conditioning plant room<br>空調機房                                                                                           | Bay window<br>窗台 | Cockloft<br>閣樓 | Flat roof<br>平台 | Garden<br>花園       | Parking space<br>停車位 | Roof<br>天台         | Stairhood<br>梯屋 | Terrace<br>前庭   | Yard<br>庭院        |
| 50 La Salle Road<br>喇沙利道 50 號                | 1,287.973<br>(13,864)<br><br>Balcony 露台 : 25.938 (279)<br><br>Utility Platform 工作平台 : --<br><br>Verandah 陽台 : --                                 | --                                                                                                                            | --               | --             | --              | 445.540<br>(4,796) | 30,000<br>(323)      | 301.337<br>(3,244) | 10.733<br>(116) | 27.355<br>(294) | 99.906<br>(1,075) |

The saleable area of the 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 saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

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 附註：

1. 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 may be slightly different from that shown in square metre.

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

1. 上述所列之面積則以1平方米 = 10.764平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。

2. 上表「--」代表「不提供」。

## FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

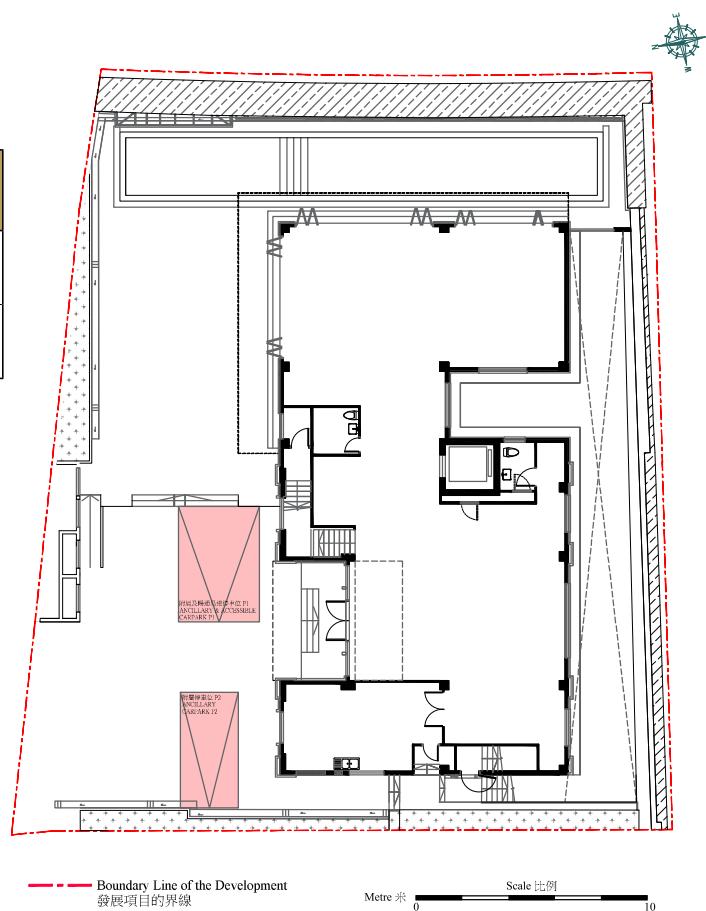
發展項目中的停車位的樓面平面圖

### GROUND FLOOR PARKING SPACES FLOOR PLAN

地下停車位樓面平面圖

Number, Dimension and Area of Parking Spaces on Basement Floor:  
地庫停車位的數目、尺寸及面積：

| Category of Parking Space<br>停車位類別                                                                                                   | Number<br>數目 | Dimension of Each Parking Space (W x L) (m)<br>每個停車位的尺寸 (闊 x 長) (米) | Area of Each Parking Space (sq.m.)<br>每個停車位的面積 (平方米) |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------|------------------------------------------------------|
|  Ancillary & Accessible Carpark P1<br>附屬及暢通易達停車位 P1 | 1            | 3.5 x 5.0                                                           | 17.50                                                |
|  Ancillary Carpark P2<br>附屬停車位 P2                   | 1            | 2.5 x 5.0                                                           | 12.50                                                |



## SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

- |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1. A preliminary deposit of 5% of the purchase price is payable on the signing of the preliminary agreement for sale and purchase (the "preliminary agreement");                                                                                                                                                                                                             | 1. 在簽署臨時買賣合約（“該臨時合約”）時須支付款額為售價5%的臨時訂金；                                                                                |
| 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;                                                                                                                                                                                                     | 2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人人事的律師事務所以保證金保存人的身分持有；                                                                    |
| 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 –<br><br>(i) the preliminary agreement is terminated;<br>(ii) the preliminary deposit is forfeited; and<br>(iii) the owner does not have any further claim against the purchaser for the failure. | 3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—<br><br>(i) 該臨時合約即告終止；<br>(ii) 有關的臨時訂金即予沒收；及<br>(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。 |

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

Not Applicable

不適用



## SUMMARY OF LAND GRANT

### 批地文件的摘要

1. The Development is constructed on Section D and Section E both of New Kowloon Inland Lot No. 3851 (hereinafter collectively referred to as the “**Lot**”) which is held by Conditions of Sale No. 4643, as supplemented by the Conditions of Sale No. 5134 and as varied or modified by a Supplementary Agreement dated 27 March 1958 and registered in the Land Registry by Memorial No. UB441754, under which Section D of New Kowloon Inland Lot No. 3851 (hereinafter referred to as “**Section D**”) and Section E of New Kowloon Inland Lot No. 3851 (hereinafter referred to as “**Section E**”) are held, and which was varied or modified, in so far as Section D is concerned, by a Memorandum of Agreement dated 5 January 1971 and registered in the Land Registry by Memorial No. UB787217, and in so far as Section E is concerned, by a Memorandum of Agreement dated 18 March 1968 and a Modification Letter dated 25 February 2011 and registered in the Land Registry by Memorial No. 11030101960015, and in so far as Section D and Section E are concerned, by a Modification Letter dated 29 March 2018 and registered in the Land Registry by Memorial No. 18041101500028 (hereinafter referred to as the “**Land Grant**”).

2. The term of the Land Grant of the Lot is 75 years commencing from 1 July 1898 and renewable for 24 years less the last three days thereof which term has been extended to 30 June 2047 under Section 6 of the New Territories Leases (Extension) Ordinance Cap. 150.

3. Special Condition No.(32) provides that the Lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

4. Special Condition No.(33)(f) provides that the design and disposition of any building or buildings erected or to be erected on the Lot shall be subject to the approval in writing of the Director of Lands (hereinafter referred to as the “**Director**”) and no building works (other than site formation works) shall be commenced on the Lot until such approval shall have been obtained and for the purpose of these conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

5. Special Condition No.(35)(a) provides that the Grantee may erect, construct and provide within the Lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “**the Facilities**”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.

Special Condition No.(35)(c)(i) provides that the Facilities exempted from the gross floor area pursuant to Special Condition No.(35)(b) (“**the Exempted Facilities**”) shall be designated as and form part of the common areas for the common use and benefit of the owners of the Lot.

Special Condition No.(35)(c)(ii) provides that the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director.

Special Condition No.(35)(c)(iii) provides that the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

Special Condition No.(35)(d) provides that in the event that the Lot is developed for use as a single family residence, sub-clauses (b) and (c) of Special Condition No.(35) shall not apply. The decision of the Director as to whether the Lot is developed for the use as a single family residence shall be final and binding on the Grantee.

6. Special Condition No.(36) provides that no tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

7. Special Condition No.(37) provides that the Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the Lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

8. Special Condition No.(45) provides that the Grantee shall not, without the prior written consent of the Director, partition (whether by way of assignment or other disposal or by any other means) the Lot or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Special Condition. Where the Lot has been partitioned with such consent, the provisions in Special Condition No. (42) of the Land Grant shall be applicable to each of the sections so partitioned with the references to “the lot” under the said Special Condition being replaced and substituted by the relevant section.

9. Special Condition No.(50) provides that the Grantee shall, inter alia, maintain the parking spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the plan approved by the Director indicating the layout of all the parking spaces to be provided within the Lot in accordance with Special Condition No. (46) of the Land Grant, and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

10. Special Condition No.(52) provides that the Grantee 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 Director 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.

11. Special Condition No.(53)(a) provides that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the Lot or any part thereof or any other works required to be done by the Grantee under the relevant conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslide or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

Special Condition No.(53)(c) provides that in the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the Lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

Special Condition No.(53)(d) provides that in addition to any other rights or remedies herein provided for breach of any of the conditions of the Land Grant, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

12.Special Condition No.(54) provides that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

13.Special Condition No.(55)(a) provides that in the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **"the waste"**) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **"the Government properties"**), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

Special Condition No.(55)(b) provides that notwithstanding Special Condition No.(55)(a), the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

14.Special Condition No.(56) provides that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (hereinafter referred to as **"the Works"**), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture,

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

15.Special Condition No.(57)(a) provides that the Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.

Special Condition No.(57)(b) provides that the works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

16.Special Condition No.(60) provides that no grave or columbarium shall be erected or made on the columbarium permitted 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 "Grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires includes its successors and assigns.  
2. Please refer to the Land Grant for full details. Full set of copy of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

## SUMMARY OF LAND GRANT

### 批地文件的摘要

- 發展項目興建於新九龍內地段第3851號D分段及E分段(下統稱為「**該地段**」)。該地段乃根據賣地條款4643號持有，經賣地條款5134號補充，及後根據日期為1958年3月27日並在土地註冊處以註冊摘要UB441754號註冊的補充協議更改或修改。新九龍內地段第3851號D分段(下稱為「**D分段**」)及新九龍內地段第3851號E分段(下稱為「**E分段**」)均根據該等文件下持有。就D分段而言，該等文件已根據日期為1971年1月5日並在土地註冊處以註冊摘要UB787217號註冊的協議備忘錄更改或修改。就E分段而言，該等文件已根據日期為1968年3月18日的協議備忘錄及日期為2011年2月25日並在土地註冊處以註冊摘要11030101960015號註冊的修訂信函更改或修改。就D分段及E分段而言，該等文件已根據日期為2018年3月29日並在土地註冊處以註冊摘要18041101500028號註冊的修訂信函更改或修改(下稱為「**批地文件**」)。
- 批地文件的年期由1898年7月1日起計75年，期滿後續期24年減最後3天，租期根據新界土地契約(續期)條例(第150章)延長至2047年6月30日。
- 特別條款第(32)條規定，該地段上已建或將會興建的任何建築物或其任何部分將不得作私人住宅以外之用途。
- 特別條款第(33)(f)條規定，該地段已建或將會興建的建築物的設計和佈局，均須經地政總署署長(下稱為「**署長**」)書面批准，未取得上述批准，不得在該地段進行任何建築工程(地盤平整工程除外)，就此等條款而言，「建築工程」及「地盤平整工程」按《建築物條例》、其任何附屬規例及任何修訂法例定義。
- 特別條款第(35)(a)條規定，承批人可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附屬設施(下稱為「**該等設施**」)。該等設施的類型、面積、設計、高度及佈局亦須經署長的預先書面批准。

特別條款第(35)(c)(i)條規定，根據特別條款第(35)(b)條獲豁免計入可總樓面面積及上蓋面積的該等設施(下稱為「**豁免設施**」)需劃定成為公用地方的一部分，只供該地段的業主共同使用及受益。

特別條款第(35)(c)(ii)條規定，承批人須自費維持豁免設施使其修葺良好堅固，同時妥善運作，並使署長滿意。

特別條款第(35)(c)(iii)條規定，只有該地段已建或將會興建的住宅大廈之住客及其真正訪客可使用豁免設施，其他人士不得使用。

特別條款第(35)(d)條規定，倘若發展該地段作單一家庭住所之用途，特別條款第(35)(b)和(c)款均不適用。署長就該地段是否發展以作為單一家庭住所而作出的決定為最終的及對承批人有約束力。

- 特別條款第(36)條規定，除獲署長事先書面同意外，不得移除或干擾屬於該地段或毗連土地生長的樹木。署長發出有關書面同意時，可在認為合適的情況下，施加有關移植、補償性環境美化工程或重植的條件。
- 特別條款第(37)條規定，承批人須自費於該地段內未有建設之部分進行園景美化及種植樹木及灌叢，及之後將其維持及保持在安全、清潔、整潔、整齊及健康的狀況，並使署長滿意。
- 特別條款第(45)條規定，未經署長預先書面同意，承批人不能分割（不論是通過轉讓或其他處理或通過其他方式）該地段或其中任何部分或經署長按本批地文件特別條款預先書面同意已經分割的任何分段。如果取得同意並已於該地段進行分割，批地文件特別條款第(42)條適用於上述分割的每一分段，該特別條款提述的「該地段」即被該分段更換及代替。
- 特別條款第(50)條規定，除了其他事項，承批人須根據經署長批准並顯示所有根據特別條款第(46)條在該地段內提供的停車位布局的圖則保養停車位及其他空間，包括但不限於升降機、梯台及連轉與通道地方，亦不得在未有署長事先書面同意下改動其布局。除了上述經批准圖則顯示的停車位外，該地段或其上之任何建築物或構築物之任何部分皆不得作車輛停泊之用。
- 特別條款第(52)條規定，承租人不得削去、移走或後縮任何毗鄰或毗連該地段的政府土地，或在任何政府土地上進行任何類型的堆積、填土或任何類型的斜坡處理工程，除非事先獲得署長書面同意，而署長可全權酌情在他認為合適的條款及條件規限下給予同意，包括以他決定的補地價批出額外的政府土地，作為該地段的延伸段。
- 特別條款第(53)(a)條規定，如果任何土地需要或已經被削土、排除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在構建、平整或發展該地段或其中任何部分或承批人按批地文件相關條款需要進行的任何其他工程或作任何其他用途，承批人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。承批人須時刻自費保養以上土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

## SUMMARY OF LAND GRANT

### 批地文件的摘要

特別條款第(53)(c)條規定，倘若因為任何構建、平整、發展或承批人進行其他工程或任何其他原因造成任何時候發生塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或出租土地，承批人須自費進行修復或彌補，使署長滿意並對因上述塌方、山泥傾瀉或地陷直接或間接令政府、其代理人及承辦商承受、遭受或產生的一切開支、費用、損害、索求及申索向政府作出彌償，並確保其獲彌償保障。

特別條款第(53)(d)條規定，除了批地文件規定對違反批地文件的任何其他權利或濟助外，署長有權發出書面通知要求承批人進行、建造及維持以上土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水附屬工程或其他工程，或修復並修葺任何滑土、山泥傾瀉或地陷。倘若承批人忽視或未能於指定的期限內執行該通知要求以使署長滿意，署長可自行執行及進行任何必要的工程，承批人需在要求時連同任何行政和專業費用及收費償還予政府。

12. 特別條款第(54)條規定，如果在發展或重新發展該地段或其中任何部分時已安裝預應力地錨，承批人須在預應力地錨的服務年限期間定期保養與檢查預應力地錨，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果承批人不理會或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程。承批人須在要求時歸還政府因此產生的費用。

13. 特別條款第(55)(a)條規定，倘若來自該地段或來自其他受該地段任何發展影響部分的泥土、廢土或廢料，建築廢料或建築物料(下稱為「**該等廢料**」)被侵蝕、沖刷或棄置至公共巷或道路上，或路旁暗渠、前濱或海床，污水渠、雨水渠或明渠或其他政府物業(下稱為「**政府物業**」)之中或之上，承批人須自費從政府物業移除該等廢料及修復任何對政府物業造成的損害。承批人須對侵蝕、沖刷或棄置造成私人財產的任何損害或滋擾以招致的一切訴訟、申索及索求向政府作出彌償。

特別條款第(55)(b)條規定，儘管特別條款第(55)(a)條另有規定，署長可以（但並無責任）在承批人要求下從政府物業移除該等廢料及修復任何對政府物業造成的損害，承批人須在要求時償還該等費用予政府。

14. 特別條款第(56)條規定，承批人於所有時間須採取或安排採取一切適當和足夠的謹慎、技巧及防範措施，特別是進行建設、保養、更新或維修工程時(下稱為「**該等工程**」)，以避免造成任何損害、騷擾或阻礙任何屬於或於該地段或其任何部分之上，之下或相鄰地方運作的政府或

其他現有排水道、水道或渠道、總水管、道路、人行道、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(「**該等設施**」)。承批人須在進行任何該等工程前，作出或安排作出以確定該等設施的當前位置和水平而必要的適當勘測及查詢，並應以書面形式向署長提交其處理可能會受該等工程影響的任何該等設施的建議予署長在各方面審批，並不得於署長以書面形式批准該等工程及上述建議前開展任何工程。承批人應自費執行署長於批准以上建議時可能施加的有關該等設施的任何要求，包括任何必要的改造、重鋪或修復的成本。承批人須在各方面自費維修、修理、修復任何因該等工程以任何形式引起的該地段或任何該等設施的損害、騷擾或阻礙，使署長滿意(除非署長另有選擇，明渠、污水渠、雨水渠或輸水管的修理由署長進行，而承批人須應要求支付有關工程的費用予政府)。若承批人未能進行該地段或其任何部分或該等設施的任何必要的改造、重鋪、維修、修理及修復，以使署長滿意，署長可能進行任何其認為必要的改造、重鋪、維修、修理或修復，而承批人須應要求支付有關工程的費用予政府。

15. 特別條款第(57)(a)條規定，承批人需自費建造及維持署長認為需要的排水渠及渠道(無論是否位於該地段邊界內或政府土地上)，以便截斷與引導降落或流入該地段的一切暴雨或雨水到最近的河道、集水井、渠道或政府雨水渠，以使署長滿意。承批人須對上述暴雨或雨水造成的一切損壞或滋擾而導致的一切訴訟、申索及索求自行負責並向政府及其官員作出彌償。

特別條款第(57)(b)條規定，連接該土地的任何排水渠和污水渠至政府的雨水渠及污水渠（如已建及試用）的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對承批人負責。承批人須在要求時向政府支付上述連接工程的費用，或者該等連接工程可以按署長滿意的方式由承批人自費進行。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由承批人自費保養，直至要求時由承批人移交給政府，由政府出資負責今後的保養。承批人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若承批人未能保養政府土地內建造上述連接工程的任何一段，署長可進行他認為必要的該等工程，承批人須在要求時向政府支付該等工程的費用。

16. 特別條款第(60)條規定，不准在該土地搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。

#### 附註：

1. 本節所載的「承批人」指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。  
2. 請查閱批地文件以了解全部詳情。整套批地文件的副本可於官機處免費參閱，並可在支付所需的影印費後索取其副本。

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

### A. Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not Applicable

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

Not Applicable

### C. Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable

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

Not Applicable

### A. 根據批地文件規定須興建並提供予政府或供公眾使用的任何設施

不適用

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

不適用

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

不適用

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

不適用

## WARNING TO PURCHASERS 對買方的警告

1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.

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

3. If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser:-

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

4. In the case of paragraph (3)(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.

1. 現建議買方聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表買方行事。

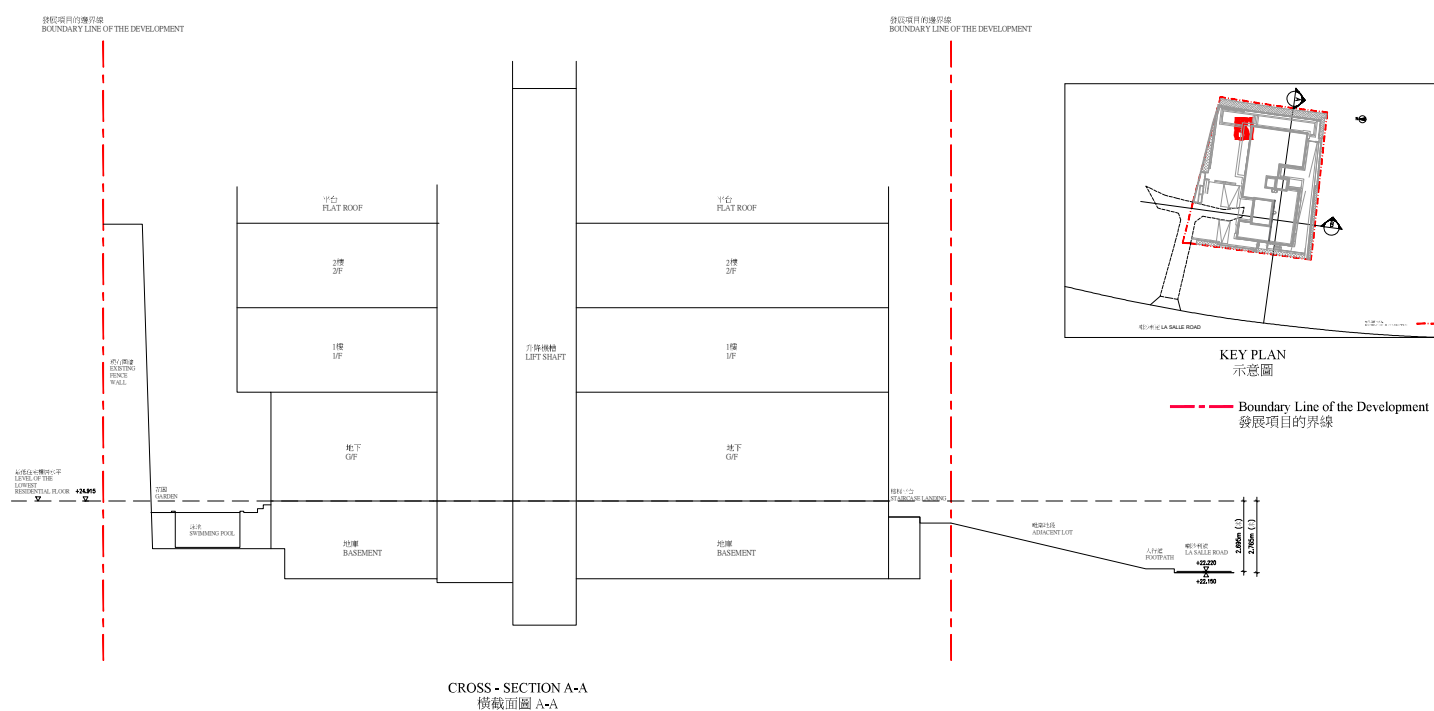
2. 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。

3. 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突：—

- (i) 該律師事務所可能不能夠保障買方的利益；及
- (ii) 買方可能要聘用一間獨立的律師事務所。

4. 如屬上述(3)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

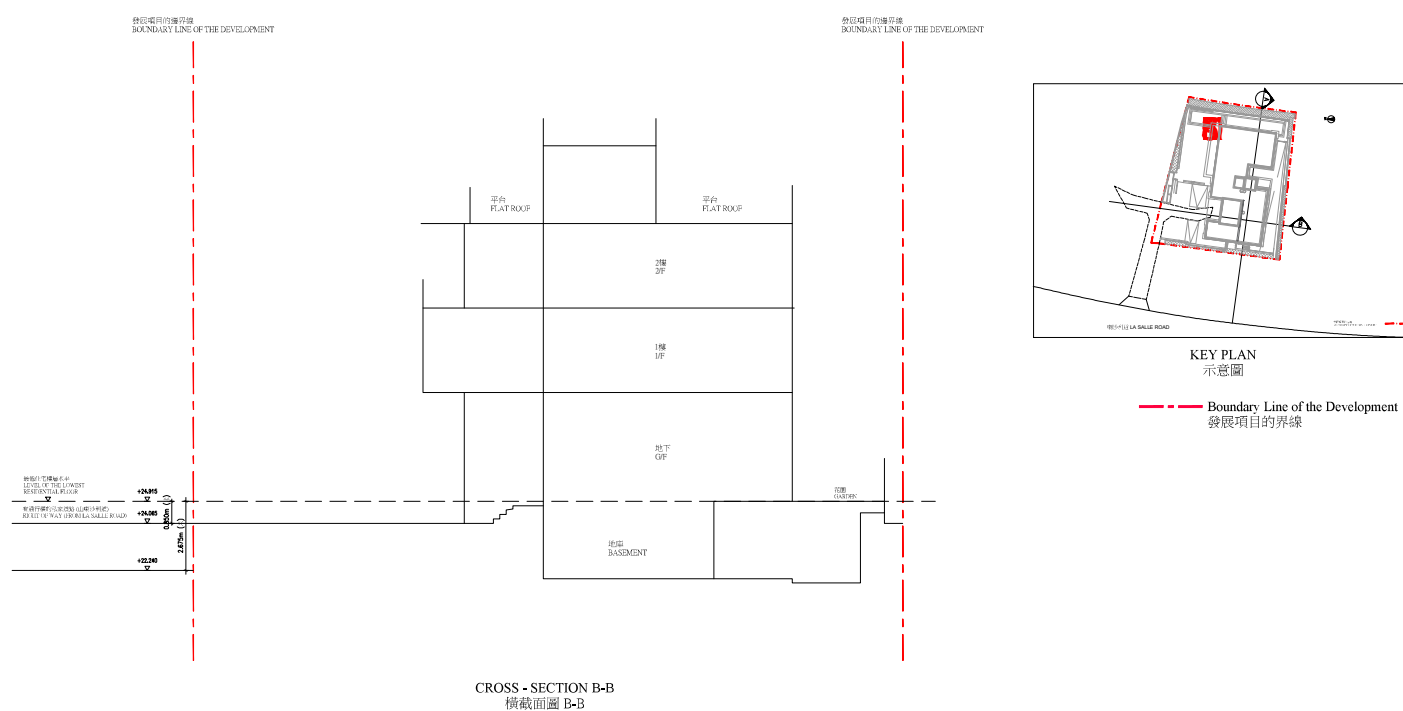
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT  
發展項目中的建築物的橫截面圖



1. The part of La Salle Road adjacent to the building is 22.150 to 22.220 metres above the Hong Kong Principal Datum.
2. Dotted line (---) denotes the level of the lowest residential floor of the building in the Development.
3.  $\nabla$  denotes height (in metre) above the Hong Kong Principal Datum.
4. This cross-section plan is not drawn to scale.

1. 毗連建築物的一段喇沙利道為香港主水平基準以上22.150至22.220米。
2. 虛線(---)代表及發展項目中的建築物的最低住宅樓層水平。
3. ▽代表香港主水平基準以上的高度(米)。
4. 此橫截面圖並非按照比例繪畫。

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



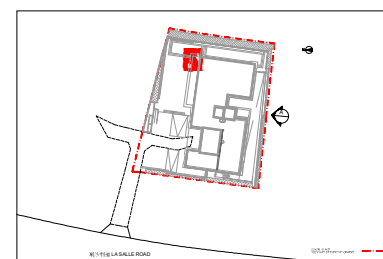
1. The part of Right of Way (From La Salle Road) adjacent to the building is 22.240 to 24.065 metres above the Hong Kong Principal Datum.
2. Dotted line (---) denotes the level of the lowest residential floor of the building in the Development.
3. ▽ denotes height (in metre) above the Hong Kong Principal Datum.
4. This cross-section plan is not drawn to scale.

1. 毗連建築物的一段有通行權的私家道路(由喇沙利道)為香港主水平基準以上22.240至24.065米。
2. 虛線(---)代表及發展項目中的建築物的最低住宅樓層水平。
3. ▽代表香港主水平基準以上的高度(米)。
4. 此橫截面圖並非按照比例繪畫。

## ELEVATION PLAN 立面圖



ELEVATION A  
立面圖 A



KEY PLAN  
示意圖  
--- Boundary Line of the Development  
發展項目的界線

Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 24 March 2025; and  
(b) are in general accordance with the outward appearance of the Development.

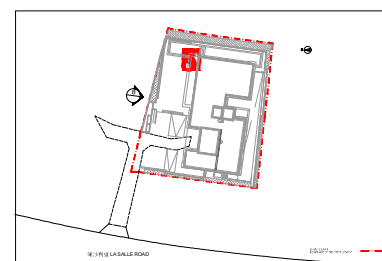
發展項目的認可人士證明本圖顯示的立面：  
(a) 以2025年3月24日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與本發展項目的外觀一致。



## ELEVATION PLAN 立面圖



ELEVATION B  
立面圖 B



KEY PLAN  
示意圖

--- Boundary Line of the Development  
發展項目的界線

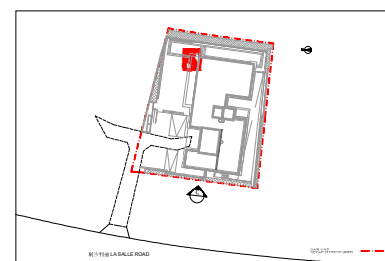
Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 24 March 2025; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
(a) 以2025年3月24日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與本發展項目的外觀一致。

## ELEVATION PLAN 立面圖



ELEVATION C  
立面圖 C



KEY PLAN  
示意圖

--- Boundary Line of the Development  
發展項目的界線

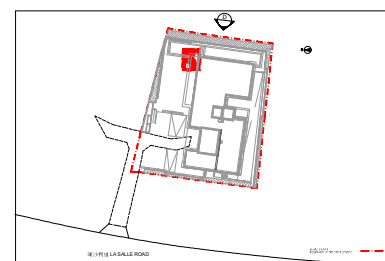
Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 24 March 2025; and  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
(a) 以2025年3月24日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與本發展項目的外觀一致。

## ELEVATION PLAN 立面圖



ELEVATION D  
立面圖 D



KEY PLAN  
示意圖

--- Boundary Line of the Development  
發展項目的界線

Authorized Person for the Development certified that the elevations shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 24 March 2025; 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圖顯示的立面：  
(a) 以2025年3月24日的情況為準的本發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與本發展項目的外觀一致。

## INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

### 發展項目中的公用設施的資料

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

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

- Copies of outline zoning plans relating to the Development are available for inspection at [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
- For the avoidance of doubt, the Development only consists of 1 house, which the Purchaser of such house shall be entitled to exclusively hold, use, enjoy and occupy all parts thereof. That is, the Purchaser shall be the sole owner of the only residential property of the Development. On this basis, there is no deed of mutual covenant executed in respect of the Development.

- 備有關於本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 [www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)
- 為免生疑問，發展項目只包含1間獨立屋，該獨立屋的買方有權獨家持有、使用、享用及佔用其所有部分。換言之，買方是發展項目之唯一住宅物業的唯一業主。因此，發展項目並無簽立任何公契。

## FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

| 1. Exterior finishes |                                |                        |                                                                                                                                   |                                                                                                         |                |                  |
|----------------------|--------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------|------------------|
| Item                 |                                | Description            |                                                                                                                                   |                                                                                                         |                |                  |
| (a)                  | External wall                  | Type of finishes       | Stone cladding, metal cladding, architectural feature, natural stone, aluminium with fluorocarbon coating, stone and metal canopy |                                                                                                         |                |                  |
| (b)                  | Window                         | Material of frame      | Aluminium with fluorocarbon coating                                                                                               |                                                                                                         |                |                  |
|                      |                                | Material of glass      | Tempered insulated glass unit                                                                                                     |                                                                                                         |                |                  |
| (c)                  | Bay window                     | Material of bay window | Not applicable                                                                                                                    |                                                                                                         |                |                  |
|                      |                                | Window sill finishes   | Not applicable                                                                                                                    |                                                                                                         |                |                  |
| (d)                  | Planter                        | Type of finishes       | Textured painting                                                                                                                 |                                                                                                         |                |                  |
| (e)                  | Verandah or balcony            | Type of finishes       | Verandah                                                                                                                          | Not applicable                                                                                          |                |                  |
|                      |                                |                        | Balcony                                                                                                                           |                                                                                                         |                |                  |
|                      |                                |                        | Balcony                                                                                                                           | Floor                                                                                                   | Wall           | Ceiling          |
|                      |                                |                        | Clear tempered laminated glass with aluminium capping with fluorocarbon coating                                                   | Ceramic tiles                                                                                           | Stone cladding | Concrete surface |
|                      |                                | Whether it is covered  | Verandah                                                                                                                          | Not applicable                                                                                          |                |                  |
|                      |                                |                        | Balcony                                                                                                                           | Balcony connecting Master Bedroom on 2/F is covered<br>Balcony connecting Bedroom 4 on 2/F is uncovered |                |                  |
| (f)                  | Drying facilities for clothing | Type                   | Not applicable                                                                                                                    |                                                                                                         |                |                  |
|                      |                                | Material               | Not applicable                                                                                                                    |                                                                                                         |                |                  |

| 1. 外部裝修物料 |          |                                       |     |    |
|-----------|----------|---------------------------------------|-----|----|
| 細項        | 描述       |                                       |     |    |
| (a) 外牆    | 裝修物料的類型  | 石覆蓋層板、金屬覆蓋層板、建築裝飾、天然石材、鋁質連氟碳噴塗、石及金屬簷篷 |     |    |
| (b) 窗     | 框的用料     | 鋁質連氟碳噴塗                               |     |    |
|           | 玻璃的用料    | 鋼化雙層玻璃                                |     |    |
| (c) 窗台    | 窗台的用料    | 不適用                                   |     |    |
|           | 窗台板的裝修物料 | 不適用                                   |     |    |
| (d) 花槽    | 裝修物料的類型  | 紋理漆                                   |     |    |
| (e) 陽台或露台 | 裝修物料的類型  | 陽台                                    | 不適用 |    |
|           |          | 露台                                    |     |    |
|           |          | 露台                                    | 地板  | 牆壁 |
|           |          | 露台                                    | 地板  | 牆壁 |
|           |          | 露台                                    | 地板  | 牆壁 |
|           |          | 露台                                    | 地板  | 牆壁 |
| (f) 乾衣設施  | 類型       | 不適用                                   |     |    |
|           | 用料       | 不適用                                   |     |    |

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

| 2. Interior finishes |                           |                                                      |                  |                  |                  |               |
|----------------------|---------------------------|------------------------------------------------------|------------------|------------------|------------------|---------------|
| Item                 |                           | Description                                          |                  |                  |                  |               |
| (a)                  | Lobby                     | Not applicable                                       |                  |                  |                  |               |
| (b)                  | Internal wall and ceiling | Living Room, Dining Room and Bedroom                 | Type of finishes |                  |                  |               |
|                      |                           |                                                      | Wall             | Concrete surface |                  |               |
| (c)                  | Internal floor            | Living Room, Dining Room and Bedroom                 | Ceiling          | Concrete surface |                  |               |
|                      |                           |                                                      | Material         |                  |                  |               |
|                      |                           |                                                      | Floor            | Concrete surface |                  |               |
|                      |                           |                                                      | Skirting         | No skirting      |                  |               |
| (d)                  | Bathroom                  | (i) Type of finishes                                 | Wall             | Floor            | Ceiling          |               |
|                      |                           |                                                      | Ceramic tiles    | Ceramic tiles    | Concrete surface |               |
|                      |                           | (ii) Whether the wall finishes run up to the ceiling |                  | No               |                  |               |
| (e)                  | Kitchen                   | (i) Type of finishes                                 | Wall             | Floor            | Ceiling          | Cooking Bench |
|                      |                           |                                                      | Ceramic tiles    | Ceramic tiles    | Concrete surface | Not provided  |
|                      |                           | (ii) Whether the wall finishes run up to the ceiling |                  | No               |                  |               |

| 2. 內部裝修物料 |        |                     |         |       |     |
|-----------|--------|---------------------|---------|-------|-----|
| 細項        |        | 描述                  |         |       |     |
| (a)       | 大堂     | 不適用                 |         |       |     |
| (b)       | 內牆及天花板 | 客廳、飯廳及睡房            | 裝修物料的類型 |       |     |
|           |        |                     | 牆壁      | 石屎面   |     |
| (c)       | 內部地板   | 客廳、飯廳及睡房            | 天花板     | 石屎面   |     |
|           |        |                     | 用料      |       |     |
|           |        |                     | 地板      | 石屎面   |     |
|           |        |                     | 牆腳線     | 沒有牆腳線 |     |
| (d)       | 浴室     | (i) 裝修物料的類型         | 牆壁      | 地板    | 天花板 |
|           |        |                     | 瓷磚      | 瓷磚    | 石屎面 |
|           |        | (ii) 牆壁的裝修物料是否鋪至天花板 | 不是      |       |     |
| (e)       | 廚房     | (i) 裝修物料的類型         | 牆壁      | 地板    | 天花板 |
|           |        |                     | 瓷磚      | 瓷磚    | 石屎面 |
|           |        | (ii) 牆壁的裝修物料是否鋪至天花板 | 不是      |       |     |
|           |        |                     |         | 灶台    | 不提供 |

## FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

| 3. Interior fittings |             |                                                                                              |                                      |                                                             |
|----------------------|-------------|----------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------|
| Item                 | Description |                                                                                              |                                      |                                                             |
| (a)                  | Doors       | Location                                                                                     | Material                             | Finishes Accessories                                        |
|                      |             | Door from B/F Smoke Seal Lobby to Corridor                                                   | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | Door from B/F Smoke Seal Lobby to Yard                                                       | Glass door with fluorocarbon coating | Double glazed glass Aluminum door frame, lockset and handle |
|                      |             | B/F Gym Room Door                                                                            | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Store Room Door                                                                          | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Laundry Room Door                                                                        | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Linen Store Room Door                                                                    | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Telecommunication and Broadcasting Equipment Room Door                                   | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Sprinkler & Fire Service Pump and Tank Room Door                                         | Solid core timber door               | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Main Switch Room Door                                                                    | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Filtration Plant Room Door                                                               | Solid core timber door               | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Lavatory Door                                                                            | Solid core timber door               | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Pipe Duct Door                                                                           | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Staircase Door near Sprinkler & Fire Service Check Meter Cabinet                         | Fire rated solid core timber door    | Plastic laminate Timber door frame, lockset and door closer |
|                      |             | B/F Sprinkler & Fire Service Check Meter Cabinet Door                                        | Solid core timber door               | Plastic laminate Timber door frame and lockset              |
|                      |             | Door to B/F Staircase near Sprinkler & Fire Service Check Meter Cabinet                      | Solid core timber door               | Plastic laminate Timber door frame and lockset              |
|                      |             | B/F Staircase Door near Laundry Room                                                         | Fire rated solid core timber door    | Plastic laminate Timber door frame and lockset              |
|                      |             | Door to B/F Staircase near Laundry Room                                                      | Fire rated solid core timber door    | Plastic laminate Timber door frame and lockset              |
|                      |             | Door to B/F Linen Store Room, Telecommunication and Broadcasting Equipment Room and Lavatory | Fire rated solid core timber door    | Plastic laminate Timber door frame and lockset              |

| 3. 室內裝置 |    |                          |         |                 |
|---------|----|--------------------------|---------|-----------------|
| 細項      | 描述 |                          |         |                 |
| (a)     | 門  | 位置                       | 用料      | 裝修物料 配件         |
|         |    | 地庫防煙門廊通往走廊的門             | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫防煙門廊通往庭院的門             | 氟化塗層玻璃門 | 雙層玻璃 鋁質門框、門鎖及門柄 |
|         |    | 地庫健身房門                   | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫儲物室門                   | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫洗衣房門                   | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫寢具儲存室                  | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫電訊及廣播設備室門              | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫花灑及消防水泵及水缸房門           | 實心木門    | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫總掣房門                   | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫過濾機房門                  | 實心木門    | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫洗手間門                   | 實心木門    | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫管道槽門                   | 防火實心木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫樓梯門近檢測儀錶櫃              | 實心防火木門  | 膠板飾面 木門框、門鎖及門氣鼓 |
|         |    | 地庫檢測儀錶櫃門                 | 實心木門    | 膠板飾面 木門框及門鎖     |
|         |    | 通往地庫樓梯及檢測儀錶櫃的門           | 實心木門    | 膠板飾面 木門框及門鎖     |
|         |    | 地庫樓梯門近洗衣房                | 實心防火木門  | 膠板飾面 木門框及門鎖     |
|         |    | 通往地庫樓梯近洗衣房的門             | 實心防火木門  | 膠板飾面 木門框及門鎖     |
|         |    | 通往地庫寢具儲存室、電訊及廣播設備室及洗手間的門 | 實心防火木門  | 膠板飾面 木門框及門鎖     |

## FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

| 3. Interior fittings |       |                                                                          |                                      |                                     |                                            |
|----------------------|-------|--------------------------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------------|
| Item                 |       | Description                                                              |                                      |                                     |                                            |
| (a)                  | Doors | Location                                                                 | Material                             | Finishes                            | Accessories                                |
|                      |       | G/F Main Entrance Door                                                   | Metal door with fluorocarbon coating | Fluorocarbon coating and vinyl film | Aluminum door frame, lockset and handle    |
|                      |       | Door from G/F Living Room to Garden                                      | Glass door with fluorocarbon coating | Double glazed glass                 | Aluminum door frame, lockset and handle    |
|                      |       | G/F Kitchen Door                                                         | Fire rated solid core timber door    | Plastic laminate                    | Timber door frame, lockset and door closer |
|                      |       | G/F Lavatory Door (near Living Room)                                     | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | G/F Lavatory Door (near Dining Room)                                     | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | G/F Pipe Duct Door                                                       | Solid core timber door               | Plastic laminate                    | Timber door frame & lockset                |
|                      |       | G/F Staircase Door                                                       | Solid core timber door               | Plastic laminate                    | Timber door frame, lockset and door closer |
|                      |       | G/F Staircase Door leading to Garden                                     | Solid core timber door               | Plastic laminate                    | Timber door frame, lockset and door closer |
|                      |       | Door from G/F Kitchen to Garden                                          | Solid core timber door               | Plastic laminate                    | Timber door frame, lockset and door closer |
|                      |       | G/F Electrical Meter Kiosk Door                                          | Metal door                           | Stainless steel                     | Stainless steel door frame and lockset     |
|                      |       | G/F Water Meter Cabinet Door                                             | Metal door                           | Stainless steel                     | Stainless steel door frame and lockset     |
|                      |       | G/F Sprinkler Control Valve & Fire Service/ Sprinkler Inlet Cabinet Door | Metal door                           | Stainless steel                     | Stainless steel door frame and lockset     |
|                      |       | 1/F Bathroom Door in Nanny's Room                                        | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | 1/F Lavatory Door                                                        | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | 1/F Bathroom 2 Door                                                      | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | 1/F Bathroom 3 Door                                                      | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |
|                      |       | 1/F Pipe Duct Door                                                       | Solid core timber door               | Plastic laminate                    | Timber door frame & lockset                |
|                      |       | 1/F Closet Door in Bedroom 1                                             | Hollow core timber door              | Plastic laminate                    | Timber door frame, lockset and handle      |

| 3. 室內裝置 |   |                    |         |            |            |
|---------|---|--------------------|---------|------------|------------|
| 細項      |   | 描述                 |         |            |            |
| (a)     | 門 | 位置                 | 用料      | 裝修物料       | 配件         |
|         |   | 地下主入口大門            | 氟化塗層金屬門 | 氟化塗層及乙烯基貼膜 | 鋁質門框、門鎖及門柄 |
|         |   | 地下客廳通往花園的門         | 氟化塗層玻璃門 | 雙層玻璃       | 鋁質門框、門鎖及門柄 |
|         |   | 地下廚房門              | 防火實心木門  | 膠板飾面       | 木門框、門鎖及門氣鼓 |
|         |   | 地下洗手間門<br>(近客廳)    | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 地下洗手間門<br>(近飯廳)    | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 地下管道槽門             | 實心木門    | 膠板飾面       | 木門框及門鎖     |
|         |   | 地下樓梯門              | 實心木門    | 膠板飾面       | 木門框、門鎖及門氣鼓 |
|         |   | 地下樓梯門通往花園          | 實心木門    | 膠板飾面       | 木門框、門鎖及門氣鼓 |
|         |   | 地下廚房通往花園的門         | 實心木門    | 膠板飾面       | 木門框、門鎖及門氣鼓 |
|         |   | 地下電錶櫃門             | 金屬門     | 不鏽鋼        | 不鏽鋼框及門鎖    |
|         |   | 地下水錶櫃門             | 金屬門     | 不鏽鋼        | 不鏽鋼框及門鎖    |
|         |   | 地下花灑控制閥及消防/花灑入水掣櫃門 | 金屬門     | 不鏽鋼        | 不鏽鋼框及門鎖    |
|         |   | 1樓保姆房內浴室門          | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 1樓洗手間門             | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 1樓浴室2門             | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 1樓浴室3門             | 空心木門    | 膠板飾面       | 木門框、門鎖及門柄  |
|         |   | 1樓管道槽門             | 實心木門    | 膠板飾面       | 木門框及門鎖     |
|         |   | 1樓睡房1衣帽間門          | 實心木門    | 膠板飾面       | 木門框、門鎖及門柄  |



## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

| 3. Interior fittings |       |                                                                    |                                      |                     |                                         |
|----------------------|-------|--------------------------------------------------------------------|--------------------------------------|---------------------|-----------------------------------------|
| Item                 |       | Description                                                        |                                      |                     |                                         |
| (a)                  | Doors | Location                                                           | Material                             | Finishes            | Accessories                             |
|                      |       | Door from 2/F Bedroom 4 to Balcony                                 | Glass door with fluorocarbon coating | Double glazed glass | Aluminum door frame, lockset and handle |
|                      |       | 2/F Bathroom 4 Door                                                | Hollow core timber door              | Plastic laminate    | Timber door frame, lockset and handle   |
|                      |       | 2/F Bathroom 5 Door                                                | Hollow core timber door              | Plastic laminate    | Timber door frame, lockset and handle   |
|                      |       | Door from 2/F Master Bedroom to Balcony                            | Glass door with fluorocarbon coating | Double glazed glass | Aluminum door frame, lockset and handle |
|                      |       | 2/F Pipe Duct Door                                                 | Solid core timber door               | Plastic laminate    | Timber door frame & lockset             |
|                      |       | 2/F Master Bathroom Door                                           | Hollow core timber door              | Plastic laminate    | Timber door frame, lockset and handle   |
|                      |       | Door from 2/F Master Bathroom to Master Closet/ Function Room Door | Hollow core timber door              | Plastic laminate    | Timber door frame, lockset and handle   |
|                      |       | R/F Flushing & Potable Water Tank & Pump Room                      | Solid core timber door               | Plastic laminate    | Timber door frame, lockset and handle   |
|                      |       | Door from R/F Lift Landing to Roof                                 | Glass door with fluorocarbon coating | Double glazed glass | Aluminum door frame, lockset and handle |
|                      |       | Door from R/F Staircase to Roof                                    | Solid core timber door               | Plastic laminate    | Timber door frame, lockset and handle   |

| 3. Interior fittings |             |                                                                                             |                            |
|----------------------|-------------|---------------------------------------------------------------------------------------------|----------------------------|
| Item                 | Description |                                                                                             |                            |
| (b)                  | Bathroom    | (i) Type and material of fittings and equipment                                             | Type<br>Material           |
|                      |             | Water closet                                                                                | Ceramic                    |
|                      |             | Wash basin                                                                                  | Ceramic                    |
|                      |             | (ii) Type and material of water supply system                                               | Type<br>Material           |
|                      |             | Cold Water Supply                                                                           | PVC coated cooper pipe     |
|                      |             | Hot Water Supply                                                                            | Not provided               |
|                      |             | (iii) Type and material of bathing facilities (including shower or bath tub, if applicable) | Type<br>Material           |
|                      |             | Shower set                                                                                  | Chrome plated shower mixer |
|                      |             | (iv) Size of bath tub (if applicable)                                                       | Not Applicable             |

| 3. 室內裝置 |   |                      |         |      |            |
|---------|---|----------------------|---------|------|------------|
| 細項      |   | 描述                   |         |      |            |
| (a)     | 門 | 位置                   | 用料      | 裝修物料 | 配件         |
|         |   | 2樓睡房4通往露台的門          | 氟化塗層玻璃門 | 雙層玻璃 | 鋁質門框、門鎖及門柄 |
|         |   | 2樓浴室4門               | 空心木門    | 膠板飾面 | 木門框、門鎖及門柄  |
|         |   | 2樓浴室5門               | 空心木門    | 膠板飾面 | 木門框、門鎖及門柄  |
|         |   | 2樓主人睡房通往露台的門         | 氟化塗層玻璃門 | 雙層玻璃 | 鋁質門框、門鎖及門柄 |
|         |   | 2樓管道槽門               | 實心木門    | 膠板飾面 | 木門框及門鎖     |
|         |   | 2樓主人浴室門              | 實心木門    | 膠板飾面 | 木門框、門鎖及門柄  |
|         |   | 2樓主人浴室通往主人衣帽間/多功能室的門 | 實心木門    | 膠板飾面 | 木門框、門鎖及門柄  |
|         |   | 天台沖廁水及食水水缸及水泵房       | 實心木門    | 膠板飾面 | 木門框、門鎖及門柄  |
|         |   | 天台升降機大堂通往天台的門        | 氟化塗層玻璃門 | 雙層玻璃 | 鋁質門框、門鎖及門柄 |
|         |   | 天台樓梯間通往天台的門          | 實心木門    | 膠板飾面 | 木門框、門鎖及門柄  |

| 3. 室內裝置 |    |                                |          |
|---------|----|--------------------------------|----------|
| 細項      | 描述 |                                |          |
| (b)     | 浴室 | (i) 裝置及設備的類型及用料                | 類型<br>用料 |
|         |    | 坐廁                             | 陶瓷       |
|         |    | 洗手盆                            | 陶瓷       |
|         |    | (ii) 供水系統的類型及用料                | 類型<br>用料 |
|         |    | 冷水供應                           | 有膠層保護的銅喉 |
|         |    | 熱水供應                           | 不提供      |
|         |    | (iii) 沐浴設施的類型及用料 (包括花灑或浴缸、如適用) | 類型<br>用料 |
|         |    | 花灑套裝                           | 鍍鉻花灑龍頭   |
|         |    | (iv) 浴缸大小 (如適用)                | 不適用      |

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

| 3. Interior fittings                 |                                                                      |                                                                                                                                                                                                                                                                                                                 |                                                                                                  |
|--------------------------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Item                                 | Description                                                          |                                                                                                                                                                                                                                                                                                                 |                                                                                                  |
| (c) Kitchen                          | <b>Location</b>                                                      | <b>Material</b>                                                                                                                                                                                                                                                                                                 |                                                                                                  |
|                                      | (i) Material of sink unit                                            | Stainless steel                                                                                                                                                                                                                                                                                                 |                                                                                                  |
|                                      | (ii) Material of water supply system                                 | PVC coated cooper pipe                                                                                                                                                                                                                                                                                          |                                                                                                  |
|                                      | (iii) Material and finishes of kitchen cabinet                       | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
|                                      | (iv) Type of all other fittings and equipment                        | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| (d) Bedroom                          | Type and material of fitting (including built-in wardrobe)           | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| (e) Telephone                        | Location and number of connection points                             | Please refer to the "Schedule of Mechanical and Electrical Provisions"                                                                                                                                                                                                                                          |                                                                                                  |
| (f) Aerials                          | Location and number of connection points                             | Please refer to the "Schedule of Mechanical and Electrical Provisions"                                                                                                                                                                                                                                          |                                                                                                  |
| (g) Electrical installations         | (i) Electrical fittings (including safety devices)                   | Electrical Fittings                                                                                                                                                                                                                                                                                             | Faceplate for all switches and power sockets                                                     |
|                                      |                                                                      | Safety devices                                                                                                                                                                                                                                                                                                  | Three phases electricity supply with miniature circuit breakers distribution boards are provided |
|                                      | (ii) Whether conduits are concealed or exposed                       | Conduits are concealed in part and exposed in part. Other than those parts of the conduits are concealed within concrete, the rest of the conduits are exposed. The exposed conduits may be covered or hidden by claddings, non-concrete partition walls, designated pipe ducts or other materials.             |                                                                                                  |
|                                      | (iii) Location and number of power points and air-conditioner points | Please refer to the "Schedule of Mechanical and Electrical Provisions"                                                                                                                                                                                                                                          |                                                                                                  |
| (h) Gas supply                       | Type                                                                 | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
|                                      | System                                                               | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
|                                      | Location                                                             | Not applicable                                                                                                                                                                                                                                                                                                  |                                                                                                  |
| (i) Washing machine connection point | Location                                                             | Not provided                                                                                                                                                                                                                                                                                                    |                                                                                                  |
|                                      | Design                                                               | Not provided                                                                                                                                                                                                                                                                                                    |                                                                                                  |
| (j) Water supply                     | (i) Material of water pipes                                          | PVC coated cooper pipe                                                                                                                                                                                                                                                                                          |                                                                                                  |
|                                      | (ii) Whether water pipes are concealed or exposed                    | Water pipes are concealed in part and exposed in part. Other than those parts of the water pipes are concealed within concrete, the rest of the water pipes are exposed. The exposed water pipes may be covered or hidden by claddings, non-concrete partition walls, designated pipe ducts or other materials. |                                                                                                  |
|                                      | (iii) Whether hot water is available                                 | Hot water supply is not available                                                                                                                                                                                                                                                                               |                                                                                                  |

| 3. 室內裝置    |                        |                                                                                 |                    |
|------------|------------------------|---------------------------------------------------------------------------------|--------------------|
| 細項         | 描述                     |                                                                                 |                    |
| (c) 廚房     | <b>位置</b>              | <b>用料</b>                                                                       |                    |
|            | (i) 洗滌盆的用料             | 不銹鋼                                                                             |                    |
|            | (ii) 供水系統的用料           | 有膠層保護的銅喉                                                                        |                    |
|            | (iii) 廚櫃的用料及裝修物料       | 不適用                                                                             |                    |
|            | (iv) 所有其他裝置及設備的類型      | 不適用                                                                             |                    |
| (d) 睡房     | 裝置的類型及用料 (包括嵌入式衣櫃)     | 不適用                                                                             |                    |
| (e) 電話     | 接駁點的位置及數目              | 請參閱「機電裝置數量說明表」                                                                  |                    |
| (f) 天線     | 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   | (i) 供電附件 (包括安全裝置)      | 供電附件                                                                            | 所有開關掣及插座之面板        |
|            |                        | 安全裝置                                                                            | 三相電力供應並裝妥微型斷路器的配電箱 |
|            | (ii) 導管是隱藏或外露          | 導管是部分隱藏及部分外露。除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。 |                    |
|            | (iii) 電插座及空調機接駁點的位置及數目 | 請參閱「機電裝置數量說明表」                                                                  |                    |
| (h) 氣體供應   | 類型                     | 不適用                                                                             |                    |
|            | 系統                     | 不適用                                                                             |                    |
|            | 位置                     | 不適用                                                                             |                    |
| (i) 洗衣機接駁點 | 位置                     | 不提供                                                                             |                    |
|            | 設計                     | 不提供                                                                             |                    |
| (j) 供水     | (i) 水管的用料              | 有膠層保護的銅喉                                                                        |                    |
|            | (ii) 水管是隱藏或外露          | 水管是部分隱藏及部分外露。除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被覆蓋層板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。 |                    |
|            | (iii) 有否熱水供應           | 沒有熱水供應                                                                          |                    |

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

| 4. Miscellaneous                                 |                                                                              |                                                                              |                                                                                    |                |
|--------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------|
| Item                                             | Description                                                                  |                                                                              |                                                                                    |                |
| (a) Lifts                                        | (i) Brand name                                                               | Mitsubishi                                                                   |                                                                                    |                |
|                                                  | (ii) Model number                                                            | NEXIEZ-MRL                                                                   |                                                                                    |                |
|                                                  | (iii) Number of lifts                                                        | 1                                                                            |                                                                                    |                |
|                                                  | (iv) Floors served by the lifts                                              | B/F, G/F, 1/F, 2/F & R/F                                                     |                                                                                    |                |
| (b) Letter box                                   | Material                                                                     | Not provided                                                                 |                                                                                    |                |
| (c) Refuse collection                            | (i) Means of refuse collection                                               | The Purchaser will need to make his own arrangements for refuse collection   |                                                                                    |                |
|                                                  | (ii) Location of refuse room                                                 | Not provided                                                                 |                                                                                    |                |
| (d) Water meter, electricity meter and gas meter | (i) Location                                                                 | Water meter                                                                  | Electricity meter                                                                  | Gas meter      |
|                                                  |                                                                              | Separate water meter is provided in the Water Meter Cabinet at Garden on G/F | Separate electric meter is provided in the Electrical Meter Kiosk at Garden on G/F | Not applicable |
|                                                  | (ii) Whether they are separate or communal meters for residential properties | Separate meter                                                               | Separate meter                                                                     | Not applicable |

| 5. Security Facilities                                                                       |                                    |                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item                                                                                         | Description                        |                                                                                                                                                                                                                                             |
| Security system and equipment (including details of built-in provisions and their locations) | Access control and security system | Metal gate is provided at the entrance to access road connected to La Salle Road of the Development.                                                                                                                                        |
|                                                                                              | Closed-circuit Television (CCTV)   | CCTV cameras are provided at Yard, Garden and lift. CCTV signal is connected to the Telecommunication and Broadcasting Equipment Room (TBE Room) on B/F                                                                                     |
|                                                                                              | Door phone                         | Video Door Phone is installed at G/F and connected to B/F Corridor, G/F Entrance, G/F Kitchen, 1/F Corridor and 2/F Corridor. For location of the Video Door Phone, please refer to the "Schedule of Mechanical and Electrical Provisions". |

| 6. Appliances |              |
|---------------|--------------|
| Item          | Description  |
| Appliances    | Not provided |

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.

| 4. 雜項 |           |                      |                       |                        |     |
|-------|-----------|----------------------|-----------------------|------------------------|-----|
| 細項    |           | 描述                   |                       |                        |     |
| (a)   | 升降機       | (i) 品牌名稱             | 三菱                    |                        |     |
|       |           | (ii) 產品型號            | NEXIEZ-MRL            |                        |     |
|       |           | (iii) 升降機的數目         | 1                     |                        |     |
|       |           | 升降機到達的樓層             | 地庫、地下、1樓、2樓及天台        |                        |     |
| (b)   | 信箱        | 用料                   | 不提供                   |                        |     |
| (c)   | 垃圾收集      | (i) 垃圾收集的方法          | 買方須自行就垃圾收集作出安排        |                        |     |
|       |           | (ii) 垃圾房的位置          | 不提供                   |                        |     |
| (d)   | 水錶、電錶及氣體錶 | (i) 位置               | 水錶                    | 電錶                     | 氣體錶 |
|       |           |                      | 配置獨立的水錶, 安裝於地下花園的水錶櫃內 | 配置獨立的水錶, 安裝於地下花園內的電錶櫃內 | 不適用 |
|       |           | (ii) 就住宅單位而言是獨立或公用的錶 | 獨立錶                   | 獨立錶                    | 不適用 |

| 5. 保安設施                   |             |                                                                   |
|---------------------------|-------------|-------------------------------------------------------------------|
| 細項                        | 描述          |                                                                   |
| 保安系統及設備 (包括嵌入式的裝備的細節及其位置) | 入口通道控制及保安系統 | 發展項目連接喇沙利道之車道入口設有金屬閘門。                                            |
|                           | 閉路電視        | 庭院、花園及升降機均設有閉路電視。閉路電視訊號連接至地庫之電訊及廣播設備室。                            |
|                           | 門口對講機       | 視像對講機設於地下並連接至地庫走廊、地下入口、地下廚房、1樓走廊及2樓走廊。有關視像對講機的位置, 請參閱「機電裝置數量說明表」。 |

| 6. 設備 |     |
|-------|-----|
| 細項    | 描述  |
| 設備    | 不提供 |

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。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

| Location<br>位置                                                      | Mechanical and Electrical Provisions<br>機電裝置                | Quantity<br>數量 |
|---------------------------------------------------------------------|-------------------------------------------------------------|----------------|
| B/F Store Room<br>地庫儲物室                                             | Lighting Switch 燈掣                                          | 2              |
|                                                                     | Single Socket Outlet 單位電插座                                  | 1              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 6              |
|                                                                     | Switch for Exhaust Fan 抽氣扇開關掣                               | 1              |
|                                                                     | Telephone Outlet 電話插座                                       | 2              |
|                                                                     | TV/FM Outlet 電視/電台天線插座                                      | 2              |
| B/F Smoke Seal Lobby<br>地庫防煙門廊                                      | Lighting Switch 燈掣                                          | 4              |
|                                                                     | Single Socket Outlet 單位電插座                                  | 1              |
| B/F Gym Room<br>地庫健身房                                               | Lighting Switch 燈掣                                          | 2              |
|                                                                     | Single Socket Outlet 單位電插座                                  | 2              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 8              |
|                                                                     | TV/FM Outlet 電視/電台天線插座                                      | 3              |
| B/F Laundry Room<br>地庫洗衣房                                           | Lighting Switch 燈掣                                          | 1              |
|                                                                     | Single Socket Outlet 單位電插座                                  | 1              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 4              |
|                                                                     | Switch for Exhaust Fan 抽氣扇開關掣                               | 1              |
|                                                                     | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                     | 1              |
| B/F Linen Store Room<br>地庫寢具儲存室                                     | Lighting Switch 燈掣                                          | 1              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 2              |
|                                                                     | Isolator for Sump Pump System 排水泵隔離開關                       | 1              |
| B/F Telecommunication and Broadcasting Equipment Room<br>地庫電訊及廣播設備室 | Lighting Switch 燈掣                                          | 1              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 2              |
| B/F Corridor<br>地庫走廊                                                | Single Socket Outlet 單位電插座                                  | 2              |
|                                                                     | Door Bell 門鐘                                                | 1              |
|                                                                     | Switch for Exhaust Fan 抽氣扇開關掣                               | 2              |
| B/F Sprinkler & Fire Service Pump and Tank Room<br>地庫花灑及消防水泵及水缸房    | Lighting Switch 燈掣                                          | 2              |
|                                                                     | Waterproof Single Socket Outlet 防水單位電插座                     | 2              |
|                                                                     | Fused Spur Unit for Sump Pump 菲士座供水泵                        | 1              |
|                                                                     | Switch for Exhaust Fan 抽氣扇開關掣                               | 1              |
|                                                                     | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                     | 1              |
|                                                                     | Fused Spur Unit for Fire Service Panel 菲士座供消防設備控制面板         | 1              |
|                                                                     | Waterproof Single Socket Outlet 防水單位電插座                     | 1              |
|                                                                     | Telephone Outlet for Fire Service Direct Link 電話插座供消防直線     | 1              |
|                                                                     | Isolator for Fire Service System 消防系統隔離開關                   | 1              |
| B/F Main Switch Room<br>地庫總掣房                                       | Lighting Switch 燈掣                                          | 1              |
|                                                                     | Switch for Exhaust Fan 抽氣扇開關掣                               | 1              |
|                                                                     | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                     | 1              |
|                                                                     | Twin Socket Outlet 雙位電插座                                    | 2              |
|                                                                     | Distribution Board 配电箱                                      | 5              |
|                                                                     | Isolator for Motor Vehicle Air Conditioning (MVAC) 空調系統隔離開關 | 1              |

Note: The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

附註：說明表所顯示的燈掣數量是表示燈掣開/關的數量。

## FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

| Location<br>位置                                                                                                    | Mechanical and Electrical Provisions<br>機電裝置 | Quantity<br>數量 |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------|
| B/F Filtration Plant Room<br>地庫過濾機房                                                                               | Lighting Switch 燈掣                           | 1              |
|                                                                                                                   | Switch for Exhaust Fan 抽氣扇開關掣                | 2              |
|                                                                                                                   | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 2              |
|                                                                                                                   | Waterproof Single Socket Outlet 防水單位電插座      | 4              |
|                                                                                                                   | Isolator for Sump Pump System 排水泵隔離開關        | 2              |
|                                                                                                                   | Isolator for Filtration System 過濾系統隔離開關      | 1              |
| B/F Lavatory<br>地庫洗手間                                                                                             | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
| B/F Yard<br>地庫庭院                                                                                                  | Waterproof Single Socket Outlet 防水單位電插座      | 5              |
| B/F Terrace with Covered Landscape 地庫前庭連有蓋綠化區                                                                     | Weatherproof Single Socket Outlet 防水單位電插座    | 2              |
| Staircase from B/F near Sprinkler & Fire Service Check Meter Cabinet to G/F near Garden<br>地庫鄰近花灑及消防水錶櫃至地下鄰近花園之樓梯 | Lighting Switch 燈掣                           | 3              |
| Staircase From B/F near Laundry to G/F near Kitchen<br>地庫鄰近洗衣房至地下鄰近廚房之樓梯                                          | Lighting Switch 燈掣                           | 3              |
| G/F Main Entrance & Corridor<br>地下主入口及走廊                                                                          | Lighting Switch 燈掣                           | 6              |
|                                                                                                                   | Single Socket Outlet 單位電插座                   | 2              |
|                                                                                                                   | Twin Socket Outlet 雙位電插座                     | 2              |
|                                                                                                                   | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
|                                                                                                                   | Video Door Phone 視像對講機                       | 1              |
|                                                                                                                   | Lighting Switch 燈掣                           | 6              |
| G/F Living Room<br>地下客廳                                                                                           | Telephone Outlet 電話插座                        | 3              |
|                                                                                                                   | TV/FM Outlet 電視/電台天線插座                       | 3              |
|                                                                                                                   | Single Socket Outlet 單位電插座                   |                |
|                                                                                                                   | Twin Socket Outlet 雙位電插座                     | 6              |
|                                                                                                                   | Lighting Switch 燈掣                           | 6              |
|                                                                                                                   | Telephone Outlet 電話插座                        | 4              |
| G/F Dining Room<br>地下飯廳                                                                                           | TV/FM Outlet 電視/電台天線插座                       | 4              |
|                                                                                                                   | Twin Socket Outlet 雙位電插座                     | 4              |
|                                                                                                                   | Lighting Switch 燈掣                           | 2              |
|                                                                                                                   | Telephone Outlet 電話插座                        | 4              |
|                                                                                                                   | TV/FM Outlet 電視/電台天線插座                       | 4              |
|                                                                                                                   | Single Socket Outlet 單位電插座                   | 1              |
| G/F Kitchen<br>地下廚房                                                                                               | Twin Socket Outlet 雙位電插座                     | 6              |
|                                                                                                                   | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
|                                                                                                                   | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                                                                                                   | Connection Unit 接線座                          | 1              |
|                                                                                                                   | Door Bell 門鐘                                 | 1              |
|                                                                                                                   | Video Door Phone 視像對講機                       | 1              |
|                                                                                                                   | Lighting Switch 燈掣                           | 2              |
|                                                                                                                   | Telephone Outlet 電話插座                        | 4              |
|                                                                                                                   | TV/FM Outlet 電視/電台天線插座                       | 4              |
|                                                                                                                   | Single Socket Outlet 單位電插座                   | 1              |

Note: The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

附註：說明表所顯示的燈掣數量是表示燈掣開/關的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

| Location<br>位置                                | Mechanical and Electrical Provisions<br>機電裝置                                                         | Quantity<br>數量 |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------|----------------|
| G/F Garden<br>地下花園                            | Weatherproof Single Socket Outlet 防水單位電插座                                                            | 3              |
|                                               | Weatherproof Single Socket Outlet with Double Pole Switch for Electric Vehicle (EV) 防水單位電插座雙極開關掣供電動車 | 3              |
|                                               | Closed-circuit Television 閉路電視                                                                       |                |
|                                               | Fused Spur Unit for Metal Gate 菲士座供金屬閘                                                               | 1              |
|                                               | Fused Spur Unit (Reserved for Future Use) 菲士座(預留作未來用途)                                               | 1              |
| G/F Lavatory (near Living Room)<br>地下洗手間(近客廳) | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                                                              | 1              |
| G/F Lavatory (near Dining Room)<br>地下洗手間(近飯廳) | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                                                              | 1              |
| 1/F Family Room & Corridor<br>1樓家庭廳及走廊        | Lighting Switch 燈掣                                                                                   | 2              |
|                                               | Twin Socket Outlet 雙位電插座                                                                             | 4              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 3              |
|                                               | Door Bell 門鐘                                                                                         | 1              |
|                                               | Switch for Exhaust Fan 抽氣扇開關掣                                                                        | 1              |
|                                               | Telephone Outlet 電話插座                                                                                | 3              |
|                                               | TV/FM Outlet 電視/電台天線插座                                                                               | 4              |
| 1/F Nanny's Room<br>1樓保姆房                     | Lighting Switch 燈掣                                                                                   | 3              |
|                                               | Twin Socket Outlet 雙位電插座                                                                             | 3              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 2              |
|                                               | Door Bell 門鐘                                                                                         | 1              |
|                                               | Switch for Exhaust Fan 抽氣扇開關掣                                                                        | 1              |
| 1/F Bathroom in Nanny's Room<br>1樓保姆房內浴室      | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                                                              | 1              |
| 1/F Store Room in Nanny's Room<br>1樓保姆房內儲物室   | Lighting Switch 燈掣                                                                                   | 1              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 1              |
| 1/F Lavatory<br>1樓洗手間                         | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                                                              | 1              |
| 1/F Bedroom 1<br>1樓睡房1                        | Lighting Switch 燈掣                                                                                   | 2              |
|                                               | Twin Socket Outlet 雙位電插座                                                                             | 5              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 2              |
|                                               | Telephone Outlet 電話插座                                                                                | 1              |
|                                               | TV/FM Outlet 電視/電台天線插座                                                                               | 1              |
|                                               | Switch for Exhaust Fan 抽氣扇開關掣                                                                        | 1              |
| 1/F Closet in Bedroom 1<br>1樓睡房1衣帽間           | Lighting Switch 燈掣                                                                                   | 2              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 2              |
| 1/F Bathroom 1<br>1樓浴室1                       | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇                                                              | 1              |
|                                               | Single Socket Outlet 單位電插座                                                                           | 1              |

Note: The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

附註：說明表所顯示的燈掣數量是表示燈掣開/關的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

| Location<br>位置                       | Mechanical and Electrical Provisions<br>機電裝置 | Quantity<br>數量 |
|--------------------------------------|----------------------------------------------|----------------|
| 1/F Bedroom 2<br>1樓睡房2               | Lighting Switch 燈掣                           | 2              |
|                                      | Twin Socket Outlet 雙位電插座                     | 5              |
|                                      | Single Socket Outlet 單位電插座                   | 2              |
|                                      | Telephone Outlet 電話插座                        | 1              |
|                                      | TV/FM Outlet 電視/電台天線插座                       | 1              |
|                                      | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| 1/F Closet in Bedroom 2<br>1樓睡房2衣帽間  | Lighting Switch 燈掣                           | 2              |
|                                      | Single Socket Outlet 單位電插座                   | 2              |
| 1/F Bathroom 2<br>1樓浴室2              | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                      | Single Socket Outlet 單位電插座                   | 1              |
| 1/F Bedroom 3<br>1樓睡房3               | Lighting Switch 燈掣                           | 4              |
|                                      | Twin Socket Outlet 雙位電插座                     | 5              |
|                                      | Single Socket Outlet 單位電插座                   | 3              |
|                                      | Telephone Outlet 電話插座                        | 1              |
|                                      | TV/FM Outlet 電視/電台天線插座                       | 1              |
|                                      | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| 1/F Closet in Bedroom 3<br>1樓睡房3衣帽間  | Lighting Switch 燈掣                           | 2              |
|                                      | Single Socket Outlet 單位電插座                   | 3              |
| 1/F Bathroom 3<br>1樓浴室3              | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                      | Single Socket Outlet 單位電插座                   | 1              |
| 2/F Bedroom 4<br>2樓睡房4               | Lighting Switch 燈掣                           | 6              |
|                                      | Twin Socket Outlet 雙位電插座                     | 4              |
|                                      | Single Socket Outlet 單位電插座                   | 3              |
|                                      | Telephone Outlet 電話插座                        | 1              |
|                                      | TV/FM Outlet 電視/電台天線插座                       | 1              |
|                                      | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| 2/F Closet in Bedroom 4<br>2樓睡房4衣帽間  | Lighting Switch 燈掣                           | 3              |
|                                      | Single Socket Outlet 單位電插座                   | 3              |
| 2/F Balcony for Bedroom 4<br>2樓睡房4露台 | Weatherproof Single Socket Outlet 防水單位電插座    | 1              |
| 2/F Bathroom 4<br>2樓浴室4              | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                      | Single Socket Outlet 單位電插座                   | 1              |

Note: The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

附註：說明表所顯示的燈掣數量是表示燈掣開/關的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Schedule of Mechanical and Electrical Provisions 機電裝置數量說明表

| Location<br>位置                                                  | Mechanical and Electrical Provisions<br>機電裝置 | Quantity<br>數量 |
|-----------------------------------------------------------------|----------------------------------------------|----------------|
| 2/F Bedroom 5<br>2樓睡房5                                          | Lighting Switch 燈掣                           | 5              |
|                                                                 | Twin Socket Outlet 雙位電插座                     | 5              |
|                                                                 | Single Socket Outlet 單位電插座                   | 3              |
|                                                                 | Telephone Outlet 電話插座                        | 1              |
|                                                                 | TV/FM Outlet 電視/電台天線插座                       | 1              |
|                                                                 | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| 2/F Closet in Bedroom 5<br>2樓睡房5衣帽間                             | Lighting Switch 燈掣                           | 3              |
|                                                                 | Single Socket Outlet 單位電插座                   | 3              |
| 2/F Bathroom 5<br>2樓浴室5                                         | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                                                 | Single Socket Outlet 單位電插座                   | 1              |
| 2/F Master Bedroom<br>2樓主人睡房                                    | Lighting Switch 燈掣                           | 7              |
|                                                                 | Twin Socket Outlet 雙位電插座                     | 5              |
|                                                                 | Telephone Outlet 電話插座                        | 1              |
|                                                                 | TV/FM Outlet 電視/電台天線插座                       | 2              |
| 2/F Master Closet/ Function Room<br>2樓主人衣帽間/ 多功能室               | Lighting Switch 燈掣                           | 4              |
|                                                                 | Single Socket Outlet 單位電插座                   | 4              |
|                                                                 | Telephone Outlet 電話插座                        | 1              |
|                                                                 | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| 2/F Balcony for Master Bedroom<br>2樓主人睡房露台                      | Weatherproof Single Socket Outlet 防水單位電插座    | 2              |
| 2/F Master Bathroom<br>2樓主人浴室                                   | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                                                 | Single Socket Outlet 單位電插座                   | 1              |
| 2/F Lounge<br>2樓休息室                                             | Single Socket Outlet 單位電插座                   | 4              |
|                                                                 | Video Phone 視像門鐘                             | 1              |
| R/F Flushing & Potable Water Tank & Pump Room<br>天台沖廁水及食水水缸及水泵房 | Lighting Switch 燈掣                           | 1              |
|                                                                 | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                                                 | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
|                                                                 | Weatherproof Single Socket Outlet 防水單位電插座    | 1              |
| R/F Lift Landing<br>天台升降機大堂                                     | TV/FM Outlet 電視/電台天線插座                       | 1              |
|                                                                 | Switch for Exhaust Fan 抽氣扇開關掣                | 1              |
| R/F Flat Roof<br>天台平台                                           | Fused Spur Unit for Exhaust Fan 菲士座供抽氣扇      | 1              |
|                                                                 | Single Socket Outlet 單位電插座                   | 11             |

Note: The quantity of the lighting switch shown in the schedule denotes the quantity of switch on/off button(s).

附註：說明表所顯示的燈掣數量是表示燈掣開/關的數量。



## 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。

## GOVERNMENT RENT

### 地稅

The Vendor (the owner) is liable for the Government rent of the specified residential property up to and including the date of the assignment of that residential property to the purchaser.

賣方（擁有人）有法律責任繳付指明住宅物業的地稅直至並包括該住宅物業之買方簽署轉讓契之日期為止。

## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

1. On the delivery of the vacant possession of the specified residential property to the purchaser, the purchaser is liable to reimburse the Vendor (the owner) for the deposits for water and electricity.
2. Subject to confirmation from the Vendor, on that delivery, the purchaser may be liable to pay to the Vendor (the owner) a 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，買方須向賣方（擁有人）補還水及電力的按金。
2. 受限於賣方之確認，在交付時，買方可能須向賣方（擁有人）支付清理廢料的費用。

## DEFECT LIABILITY WARRANTY PERIOD

### 欠妥之處的保養責任期

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

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

## MAINTENANCE OF SLOPES

### 斜坡維修

The Development is constructed on Section D and Section E both of New Kowloon Inland Lot No. 3851 (hereinafter collectively referred to as the "Lot") which is held by Conditions of Sale No. 4643, as supplemented by the Conditions of Sale No. 5134 and as varied or modified by a Supplementary Agreement dated 27 March 1958 and registered in the Land Registry by Memorial No. UB441754, under which Section D of New Kowloon Inland Lot No. 3851 (hereinafter referred to as "Section D") and Section E of New Kowloon Inland Lot No. 3851 (hereinafter referred to as "Section E") are held, and which was varied or modified, in so far as Section D is concerned, by a Memorandum of Agreement dated 5 January 1971 and registered in the Land Registry by Memorial No. UB787217, and in so far as Section E is concerned, by a Memorandum of Agreement dated 18 March 1968 and a Modification Letter dated 25 February 2011 and registered in the Land Registry by Memorial No. 11030101960015, and in so far as Section D and Section E are concerned, by a Modification Letter dated 29 March 2018 and registered in the Land Registry by Memorial No. 18041101500028 (hereinafter referred to as the "Land Grant").

Special Condition No.(53) provides that :-

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

...

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

#### Notes:

- (a) The "Grantee" as mentioned in this section means the "Purchaser" under the Land Grant and where the context so admits or requires includes its successors and assigns.
- (b) Please refer to the Land Grant for full details. Full set of copy of the Land Grant is available for free inspection free of charge in the sales office upon request and copies will be provided on payment of photocopying charges.

發展項目興建於新九龍內地段第3851號D分段及E分段(下統稱為「該地段」)。該地段乃根據賣地條款4643號持有，經賣地條款5134號補充，及後根據日期為1958年3月27日並在土地註冊處以註冊摘要UB441754號註冊的補充協議更改或修改。新九龍內地段第3851號D分段(下稱為「D分段」)及新九龍內地段第3851號E分段(下稱為「E分段」)均根據該等文件下持有。就D分段而言，該等文件已根據日期為1971年1月5日並在土地註冊處以註冊摘要UB787217號註冊的協議備忘錄更改或修改。就E分段而言，該等文件已根據日期為1968年3月18日的協議備忘錄及日期為2011年2月25日並在土地註冊處以註冊摘要11030101960015號註冊的修訂信函更改或修改。就D分段及E分段而言，該等文件已根據日期為2018年3月29日並在土地註冊處以註冊摘要18041101500028號註冊的修訂信函更改或修改(下稱為「批地文件」)。

特別條款第(53)條規定，

- (a) 如在該地段內或在任何政府土地上，現時或以往曾經配合或因應該地段或其任何部分的構建、平整或發展事宜而進行任何削土、移土或土地後移工程，或任何建設或填土工程或任何類型的斜坡處理工程，或此等批地條件規定承批人執行的任何其他工程，或作任何其他用途，不論事前是否獲地政總署署長(下稱為「署長」)書面同意，承批人亦須在當時或嗣後任何時間，按需要自費進行及建造斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保護及支撐該地段內的土地和任何毗連或毗鄰政府土地或已批租土地，同時避免及防止其後發生任何滑土、山泥傾瀉或地陷。承批人須在批地文件協定的整個批租期內自費維修上述土地、斜坡處理工程、護土牆或其他支承結構、防護結構、排水或輔助工程或其他工程，以保持其修繕妥當及狀況良好，令署長滿意。

...

- (c) 無論何時，如因任何構建、平整、發展或其他承批人進行工程或因任何其他原因導致或引起該地段內的任何土地或自任何毗連或毗鄰政府土地或已批租土地在任何時間發生滑土、山泥傾瀉或地陷，承批人須自費還原並修葺該處，以令署長滿意，並就政府、其代理及承辦商作出所有因滑土、山泥傾瀉或地陷蒙受、招致或引起的所有費用、收費、損害、索求及索償作出彌償。
- (d) 署長除享有批地文件訂明可就違反此等批地條件之任何其他權利或補償外，亦有權向承批人發出書面通知，要求承批人進行、建造及維修上述土地、斜坡處理工程、護土牆、或其他支承結構、防護結構、排水或輔助工程或其他工程，或還原並修葺任何滑土、山泥傾瀉或地陷。如承批人疏忽或未能於通知書訂明的期限內，以署長滿意的方式履行通知書的要求，署長可即時執行及進行任何必要工程，而承批人須在接獲通知時向政府償還有關費用，以及任何行政或專業費用與收費。

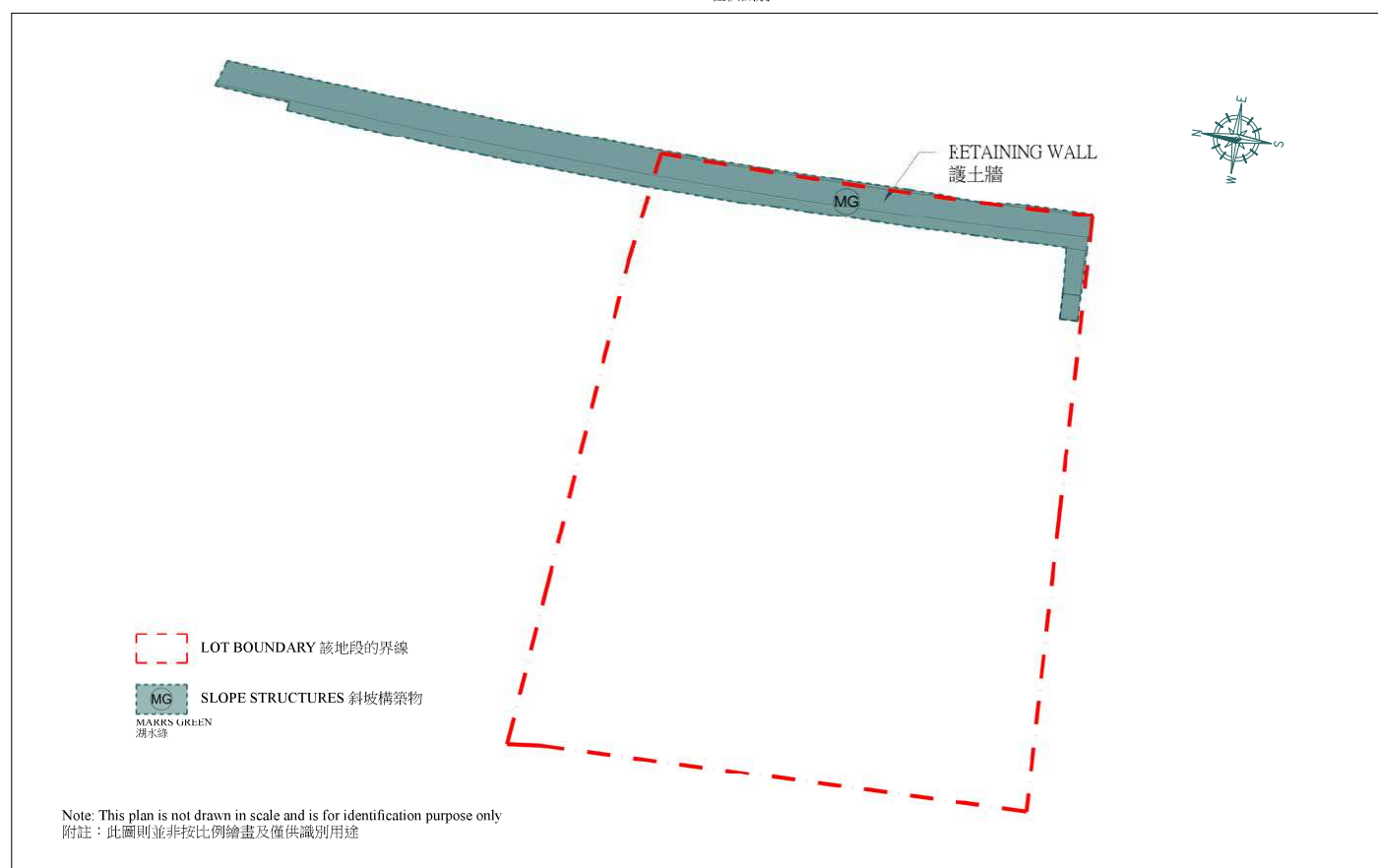
#### 附註：

- (a) 本節所載的「承批人」指「批地文件」訂明的「買方」，如上下文意允許或規定則包括其繼承人及受讓人。
- (b) 請查閱批地文件以了解全部詳情。整套批地文件的副本可於售樓處免費參閱，並可在支付所需的影印費後索取其副本。

## MAINTENANCE OF SLOPES 斜坡維修

The location of slopes, retaining walls or related structures constructed within or outside the Lot (if any) is, for identification purposes only, shown coloured Marrs Green on the plan below.

在該地段之內或之外（如有）已建的斜坡、護土牆或相關構築物的位置在以下圖則上用湖水綠色顯示，僅供識別。



## MODIFICATION 修訂

Not Applicable

不適用

## RELEVANT INFORMATION 有關資料

Not Applicable

不適用

## WEBSITE OF THE DEVELOPMENT 發展項目的互聯網網站

The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance is: [www.50lasalleroad.com](http://www.50lasalleroad.com)

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網站的網址為：  
[www.50lasalleroad.com](http://www.50lasalleroad.com)

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

### 申請建築物總樓面積寬免的資料

#### Breakdown of GFA Concessions Obtained for All Features

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

#### 獲寬免總樓面積的設施分項

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

| Disregarded GFA under Building (Planning) Regulations 23(3)(b)<br>根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面積 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Area (sq. m.)<br>面積(平方米) |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1.                                                                                                | Carpark and loading/unloading area excluding public transport terminus<br>停車場及上落客貨地方(公共交通總站除外)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Applicable<br>不適用    |
| 2.                                                                                                | Plant rooms and similar services<br>機房及相類設施                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Area (sq. m.)<br>面積(平方米) |
| 2.1                                                                                               | Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc.<br>所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室(訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等 | Not Applicable<br>不適用    |
| 2.2(#)                                                                                            | Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc.<br>所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等                                                                                                                                                                                                                                                                        | 107.392                  |
| 2.3                                                                                               | Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc.<br>非強制性或非必要機房，例如空調機房、送風機房等                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not Applicable<br>不適用    |
| Green Features under Joint Practice Notes 1 and 2<br>根據聯合作業備考第1及第2號提供的環保設施                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Area (sq. m.)<br>面積(平方米) |
| 3.                                                                                                | Balcony<br>露台                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not Applicable<br>不適用    |
| 4.                                                                                                | Wider common corridor and lift lobby<br>加闊的公用走廊及升降機大堂                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable<br>不適用    |
| 5.                                                                                                | Communal sky garden<br>公用空中花園                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not Applicable<br>不適用    |
| 6.                                                                                                | Acoustic fin<br>隔聲鰭                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Not Applicable<br>不適用    |
| 7.                                                                                                | Wing wall, wind catcher and funnel<br>翼牆、捕風器及風斗                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not Applicable<br>不適用    |
| 8.                                                                                                | Non-structural prefabricated external wall<br>非結構預製外牆                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable<br>不適用    |
| 9.                                                                                                | Utility platform<br>工作平台                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Not Applicable<br>不適用    |
| 10.                                                                                               | Noise barrier<br>隔音屏障                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable<br>不適用    |
| Amenity Features<br>適意設施                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Area (sq. m.)<br>面積(平方米) |
| 11.                                                                                               | Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office<br>管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處                                                                                                                                                                                                                                                                                                                                                                                                        | Not Applicable<br>不適用    |
| 12.                                                                                               | Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities<br>住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等                                                                                                                                                                                                                                                                                                                                                                                 | Not Applicable<br>不適用    |
| 13.                                                                                               | Covered landscaped and play area<br>有蓋園景區及遊樂場地                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Applicable<br>不適用    |

## 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

|                                                                                       |                                                                                                                                                                                       |                          |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 14.                                                                                   | Horizontal screen/covered walkway and trellis<br>橫向屏障/有蓋人行道及花棚                                                                                                                        | Not Applicable<br>不適用    |
| 15.                                                                                   | Larger lift shaft<br>擴大升降機槽                                                                                                                                                           | Not Applicable<br>不適用    |
| 16.                                                                                   | Chimney shaft<br>煙囪管道                                                                                                                                                                 | Not Applicable<br>不適用    |
| 17.                                                                                   | Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room<br>其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房                                | Not Applicable<br>不適用    |
| 18.                                                                                   | Pipe duct, air duct and vertical riser for mandatory feature or essential plant room<br>強制性設施或必要機房所需的管槽、氣槽及垂直立管                                                                       | Not Applicable<br>不適用    |
| 19.                                                                                   | Pipe duct, air duct for non-mandatory or non-essential plant room<br>非強制性設施或非必要機房所需的管槽及氣槽                                                                                             | Not Applicable<br>不適用    |
| 20.                                                                                   | Plant room, pipe duct, air duct for environmentally friendly system and feature<br>環保系統及設施所需的機房、管槽及氣槽                                                                                 | Not Applicable<br>不適用    |
| 21.                                                                                   | Void in duplex domestic flat and house<br>複式住宅單位及平房的中空空間                                                                                                                              | Not Applicable<br>不適用    |
| 22.                                                                                   | Sunshade and reflector<br>遮陽篷及反光罩                                                                                                                                                     | Not Applicable<br>不適用    |
| 23.                                                                                   | Projecting planters and minor projection such as A/C box, A/C platform, window sill and projecting window<br>伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台                                        | Not Applicable<br>不適用    |
| 24.                                                                                   | Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway<br>《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道 | Not Applicable<br>不適用    |
| Other Exempted Items<br>其他項目                                                          |                                                                                                                                                                                       | Area (sq. m.)<br>面積(平方米) |
| 25.                                                                                   | Refuge floor including refuge floor cum sky garden<br>庇護層，包括庇護層兼空中花園                                                                                                                  | Not Applicable<br>不適用    |
| 26.                                                                                   | Covered area under large projecting/overhanging feature<br>大型伸出/外懸設施下的有蓋地方                                                                                                            | Not Applicable<br>不適用    |
| 27.                                                                                   | Public transport terminus<br>公共交通總站                                                                                                                                                   | Not Applicable<br>不適用    |
| 28.                                                                                   | Party structure and common staircase<br>共用構築物及公用樓梯                                                                                                                                    | Not Applicable<br>不適用    |
| 29.                                                                                   | Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA<br>僅供樓接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積                     | Not Applicable<br>不適用    |
| 30.                                                                                   | Public passage<br>公眾通道                                                                                                                                                                | Not Applicable<br>不適用    |
| 31.                                                                                   | Covered set back area<br>有蓋的後移部分                                                                                                                                                      | Not Applicable<br>不適用    |
| Bonus GFA<br>額外總樓面面積                                                                  |                                                                                                                                                                                       | Area (sq. m.)<br>面積(平方米) |
| 32.                                                                                   | Bonus GFA<br>額外總樓面面積                                                                                                                                                                  | Not Applicable<br>不適用    |
| Additional Green Features under Joint Practice Note (No. 8)<br>根據聯合作業備考(第8號)提供的額外環保設施 |                                                                                                                                                                                       | Area (sq. m.)<br>面積(平方米) |
| 33.                                                                                   | Buildings adopting Modular Integrated Construction<br>採用「組裝合成」建築法的樓宇                                                                                                                  | Not Applicable<br>不適用    |

Note: The above table is based on the requirements as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ADAM-2 issued by the Buildings Department. The Buildings Department may revise such requirements from time to time as appropriate.  
註：上述表格是根據屋宇署所發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》ADAM-2 規定的要求而制訂的。屋宇署會按實際需要不時更改有關要求。

## 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

#### The Environmental Assessment of the Building

The approved general building plans of this 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.

For the avoidance of doubt, this development only consists of 1 house, which the Purchaser of such house shall be entitled to exclusively hold, use, enjoy and occupy all parts thereof. There is no common parts in respect of this development.

#### 有關建築物的環境評估

本發展項目的經批准一般建築圖則不受由建築事務監督發出的《認可人士、註冊結構工程師及註冊岩土工程師作業備考》APP-151規定規限。本發展項目的環境評估及公用部分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。

為免生疑問，本發展項目只包含1間獨立屋，該獨立屋的買方有權獨家持有、使用、享用及佔用其所有部分。本發展項目並沒有公用部分。



## POSSIBLE FUTURE CHANGES

日後可能出現的改變

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。

## DATE OF PRINTING

印製日期

Date of printing of this Sales Brochure: 23 October 2025

本售樓說明書印製日期：2025年10月23日

