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GOUGH HILL ROAD

THE PEAK

SALES BROCHURE
售樓說明書

15

GOUGH HILL ROAD

===== THE PEAK =====

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

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

4. Property area and its surroundings

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

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

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

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

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

- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

5. Sales brochure

- Ensure that the sales brochure obtained is the latest version. According to the Ordinance, the sales brochure made available to the public should be printed or examined, or examined and revised within the previous 3 months.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- Read through the sales brochure and in particular, check the following information in the sales brochure -
 - whether there is a section on "relevant information" in the sales brochure, under which information on any matter that is known to the vendor but is not known to the general public, and is likely to materially affect the enjoyment of a residential property will be set out. Please note that information contained in a document that has been registered with the Land Registry will not be regarded as "relevant information";
 - the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
 - interior and exterior fittings and finishes and appliances;
 - the basis on which management fees are shared;
 - whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
 - whether individual owners have responsibility to maintain slopes.

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.

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- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.

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

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

- Note that if the vendor has appointed one or more than one estate agents to act in the sale of any specified residential property in the development, the price list for the development must set out the name of all the estate agents so appointed as at the date of printing of the price list.
- You may appoint any estate agent (not necessarily from those estate agency companies appointed by the vendor) to act in the purchase of any specified residential property in the development, and may also not appoint any estate agent to act on your behalf.
- Before you appoint an estate agent to look for a property, you should -
 - find out whether the agent will act on your behalf only. If the agent also acts for the vendor, he/she may not be able to protect your best interests in the event of a conflict of interest;
 - find out whether any commission is payable by you to the estate agent and, if so, its amount and the time of payment; and
 - note that only licensed estate agents or salespersons may accept your appointment. If in doubt, you should request the estate agent or salesperson to produce his/her Estate Agent Card, or check the Licence List on the Estate Agents Authority website: www.eaa.org.hk.

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.

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

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

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

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

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

Estate Agents Authority

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

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

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您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

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

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則（如有的話），因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 閱覽售樓說明書，並須特別留意以下資訊：
 - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；

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

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

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

- 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
- 室內和外部的裝置、裝修物料和設備；
- 管理費按甚麼基準分擔；
- 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
- 小業主是否須要負責維修斜坡。

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 留意賣方有權改動未落成發展項目的建築圖則（如有的話）。

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

- 考慮自行委聘律師，以保障您的利益。該律師若同時代表賣

方行事，倘發生利益衝突，未必能夠保障您的最大利益。

- 比較不同律師的收費。

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

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

如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。

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

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

- 購置住宅物業前，確保已獲安排參觀您打算購置的住宅物業。倘參觀有關物業並非合理地切實可行，則應參觀與有關物業相若的物業供您參觀。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。

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

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

其他相關聯絡資料：

消費者委員會
網址 : www.consumer.org.hk
電話 : 2929 2222
電郵 : cc@consumer.org.hk
傳真 : 2856 3611

地產代理監管局
網址 : www.eaa.org.hk
電話 : 2111 2777
電郵 : enquiry@eaa.org.hk
傳真 : 2598 9596

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

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE DEVELOPMENT

發展項目的資料

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

15 Gough Hill Road

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
歌賦山道15號

TOTAL NUMBER OF HOUSES

1

獨立屋的總數

1

HOUSE NUMBERING AS PROVIDED IN THE APPROVED BUILDING PLANS FOR THE DEVELOPMENT

Not applicable

發展項目的經批准的建築圖則所規定的門牌號數

不適用

OMITTED HOUSE NUMBERS

Not applicable

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

Chateau 15 Investments Limited (Receivers and Managers appointed)¹ (the "Receivers")

HOLDING COMPANY OF THE VENDOR

Proud Elite Investments Limited²

AUTHORIZED PERSON FOR THE DEVELOPMENT

Mr. Au Shiu Kin

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

David S. K. Au & Associates Limited³

BUILDING CONTRACTOR FOR THE DEVELOPMENT

Ever Construction Company Limited

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

Howse Williams⁴

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

The Hongkong and Shanghai Banking Corporation Limited (The loan has been settled)

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

As Receivers have been appointed, the Vendor is no longer operated and controlled by its original shareholder(s) and director(s). To the best of the Receivers' knowledge, they are not aware of any other person who has made a loan for the construction of the Development.

Notes:

1. LAI Kar Yan (Derek) and CHAN Man Hoi (Ivan) are appointed the joint and several receivers and managers.
2. As Receivers have been appointed, the Vendor is no longer operated and controlled by its original shareholder(s) and director(s). In this sense, there should no longer be any "holding company" for the purpose of the Ordinance. Without prejudice to the position as aforesaid, as the holding company of the Vendor (i.e., Proud Elite Investments Limited) is a company incorporated in accordance with the laws of the British Virgin Islands ("BVI"), and corporate information are generally confidential without consent of the relevant BVI company, the Receivers are not in a position to obtain, and do not have, any information of any "holding company" of the said Proud Elite Investments Limited.
3. After issuance of the Occupation Permit on 30 January 2019, the relevant company is changed to Canwest Consultants Limited, but the Authorized Person for the Development remains the same.
4. As Receivers have been appointed, the firm of solicitors acting for the Receivers.

賣方

Chateau 15 Investments Limited (接管人和經理人已任命)¹ (「接管人」)

賣方的控權公司

傲傑投資有限公司²

發展項目的認可人士

區兆堅先生

發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

區兆堅建築及工程設計顧問有限公司³

發展項目的承建商

凱發建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

何韋律師行⁴

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司 (貸款已清還)

已為發展項目的建造提供貸款的任何其他人

由於已任命接管人，賣方不再由其原股東及董事經營及控制。盡接管人能力所知，他們不知悉任何已為發展項目的建造提供貸款的其他人。

備註：

1. 黎嘉恩及陳文海獲任命為共同及各別接管人及經理人。
2. 由於已任命接管人，賣方不再由其原股東及董事經營及控制。從此意義上，就條例而言，不應再有任何「控權公司」。在不影響前述立場的情況下，由於賣方的控權公司是根據英屬維京群島（「BVI」）法律註冊成立的公司，而公司資料在未經相關BVI公司同意的情況下通常維持保密，因此接管人沒有能力獲取及不能擁有上述傲傑投資有限公司的「控權公司」的任何信息。
3. 自估用許可證於2019年1月30日發出後，有關公司已改為建偉工程顧問有限公司，但發展項目的認可人士並沒有改變。
4. 由於已任命接管人，律師事務所代表接管人行事。

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;	No
(d) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not applicable
(e) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person;	Not applicable
(f) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person;	No
(g) The Vendor or a building contractor for the Development is an individual, and that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(h) The Vendor or a building contractor for the Development is a partnership, and a partner of that Vendor or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development;	Not applicable
(i) The Vendor or a building contractor for the Development is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors;	No
(j) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and an Authorized Person for the Development, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(k) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and such an Authorized Person, or such an associate, holds at least 1% of the issued shares in that Vendor, holding company or contractor;	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;	No
(m) The Vendor or a building contractor for the Development is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor;	Not applicable
(n) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that Vendor, holding company or contractor;	No
(o) The Vendor, a holding company of the Vendor, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that Vendor, holding company or contractor;	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;	No
(q) The Vendor or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor;	Not applicable
(r) The Vendor or a building contractor for the Development is a corporation, and the corporation of which an Authorized Person for the Development is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor;	No
(s) The Vendor or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	No

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

INFORMATION ON DESIGN OF THE DEVELOPMENT

發展項目的設計的資料

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

INFORMATION ON PROPERTY MANAGEMENT

物業管理的資料

Not applicable

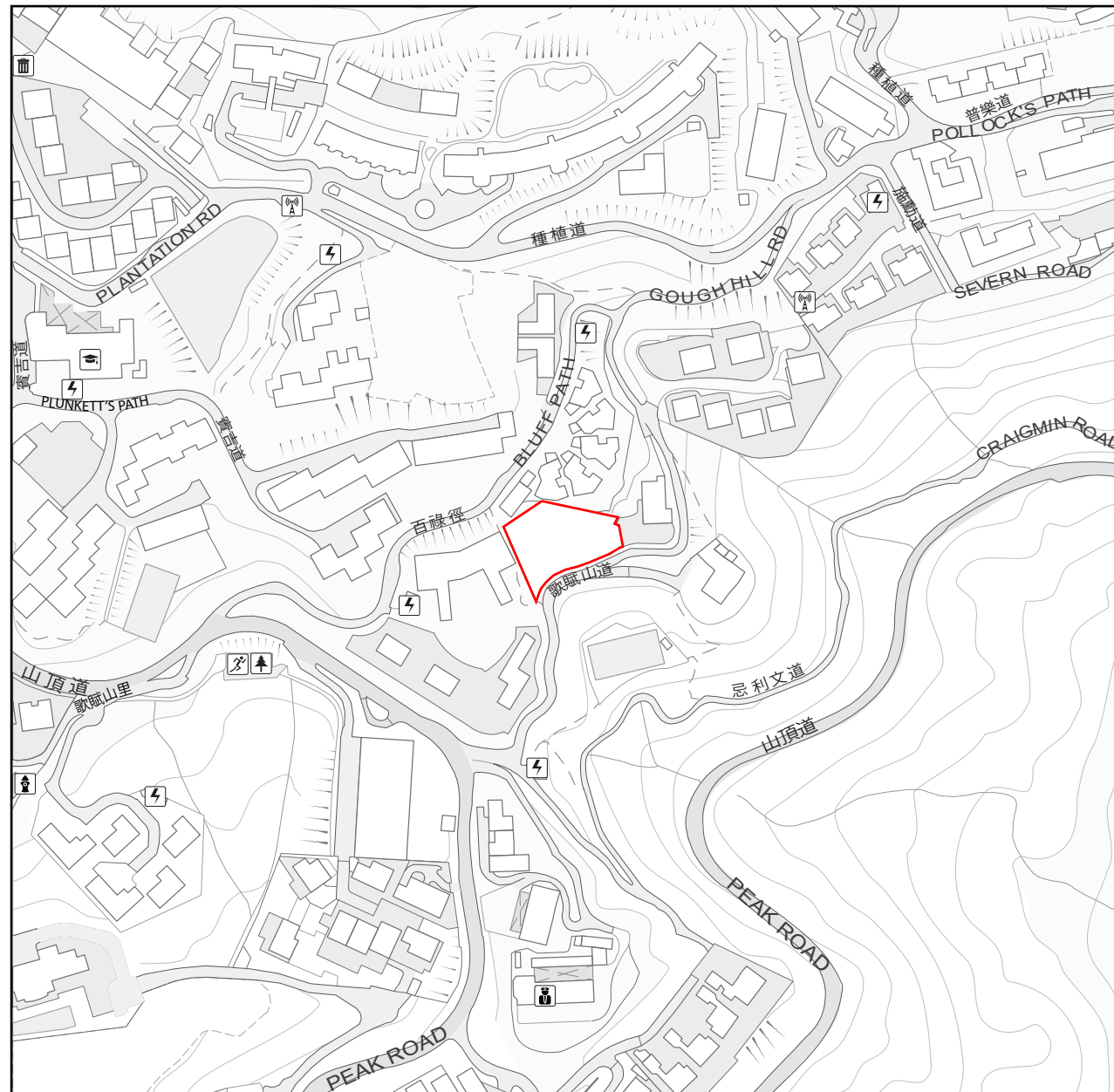
不適用


Note : There is no deed of mutual covenant for the Development

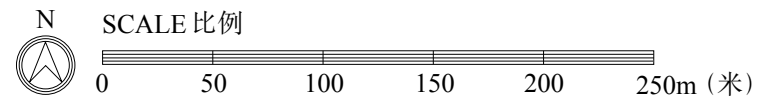
備註：發展項目沒有公契

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



 Boundary of the Development
發展項目邊界



The Map is provided by the Hong Kong GeoData Store and intellectual property rights are owned by the Government of the HKSAR.
地圖由香港地理數據站提供，香港特別行政區政府為知識產權擁有人。

Notes:

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

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T11-SW-D dated 2 July 2023 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是由賣方擬備並參考地政總署測繪處於2023年7月2日出版之數碼地形圖，圖幅編號T11-SW-D，有需要處經修正處理。

NOTATION 圖例

-  Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
-  Fire Station
消防局
-  Refuse Collection Point
垃圾收集站
-  Police Station
警署
-  Public Utility Installation
公用事業設施裝置
-  School (including Kindergarten)
學校 (包括幼稚園)
-  Sports Facilities (including Sports Ground and Swimming Pool)
體育設施 (包括運動場及游泳池)
-  Public Park
公園

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

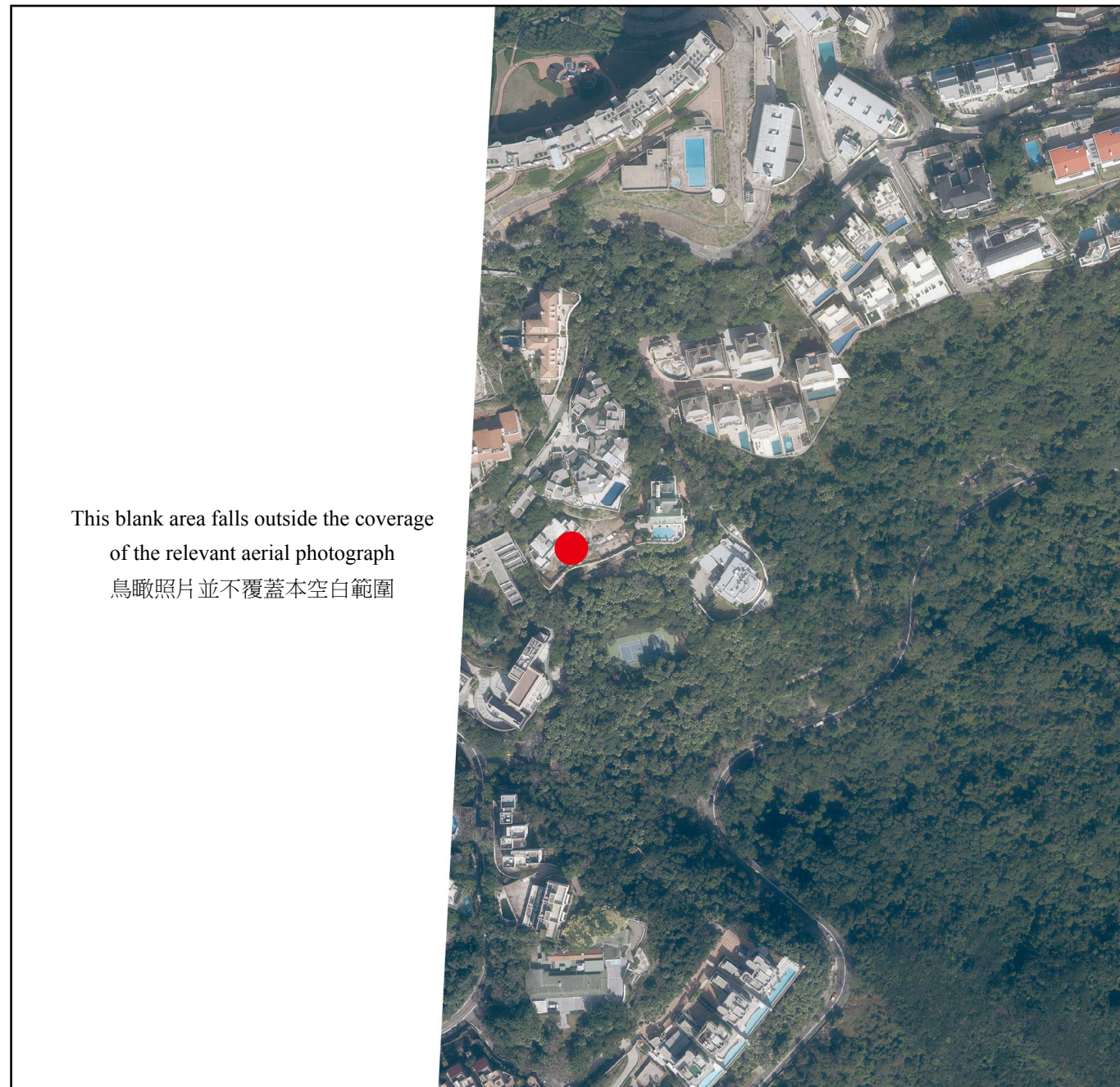
GOUGH HILL PATH 歌賦山里

備註:

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

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

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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. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photograph no. E145126C, date of flight : 11 January 2022.

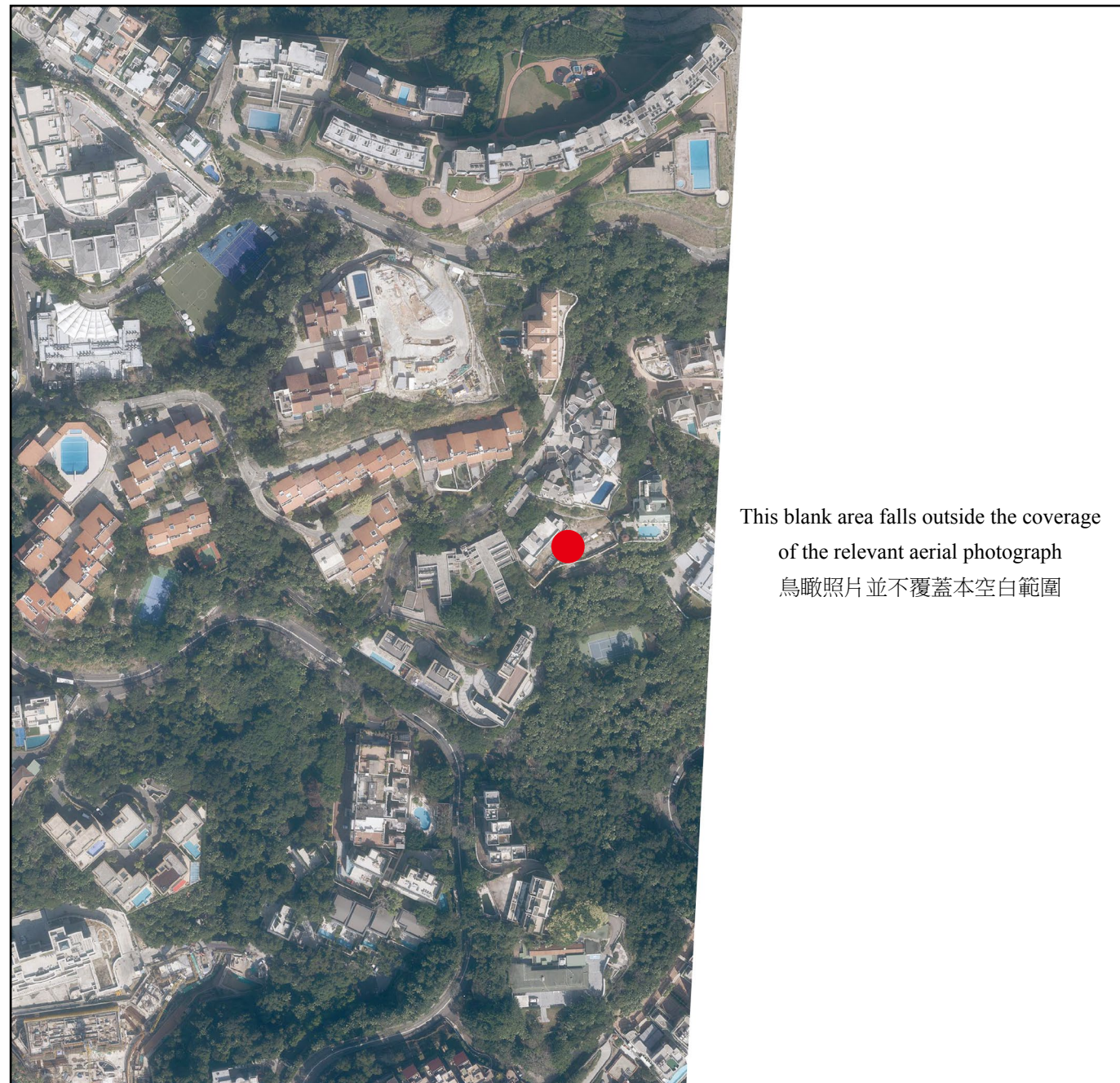
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E145126C，飛行日期：2022年1月11日。

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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, Lands Department at a flying height of 6,900 feet, photograph no. E145128C, date of flight : 11 January 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E145128C，飛行日期：2022年1月11日。

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

● Location of the Development
發展項目的位置

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Notes:

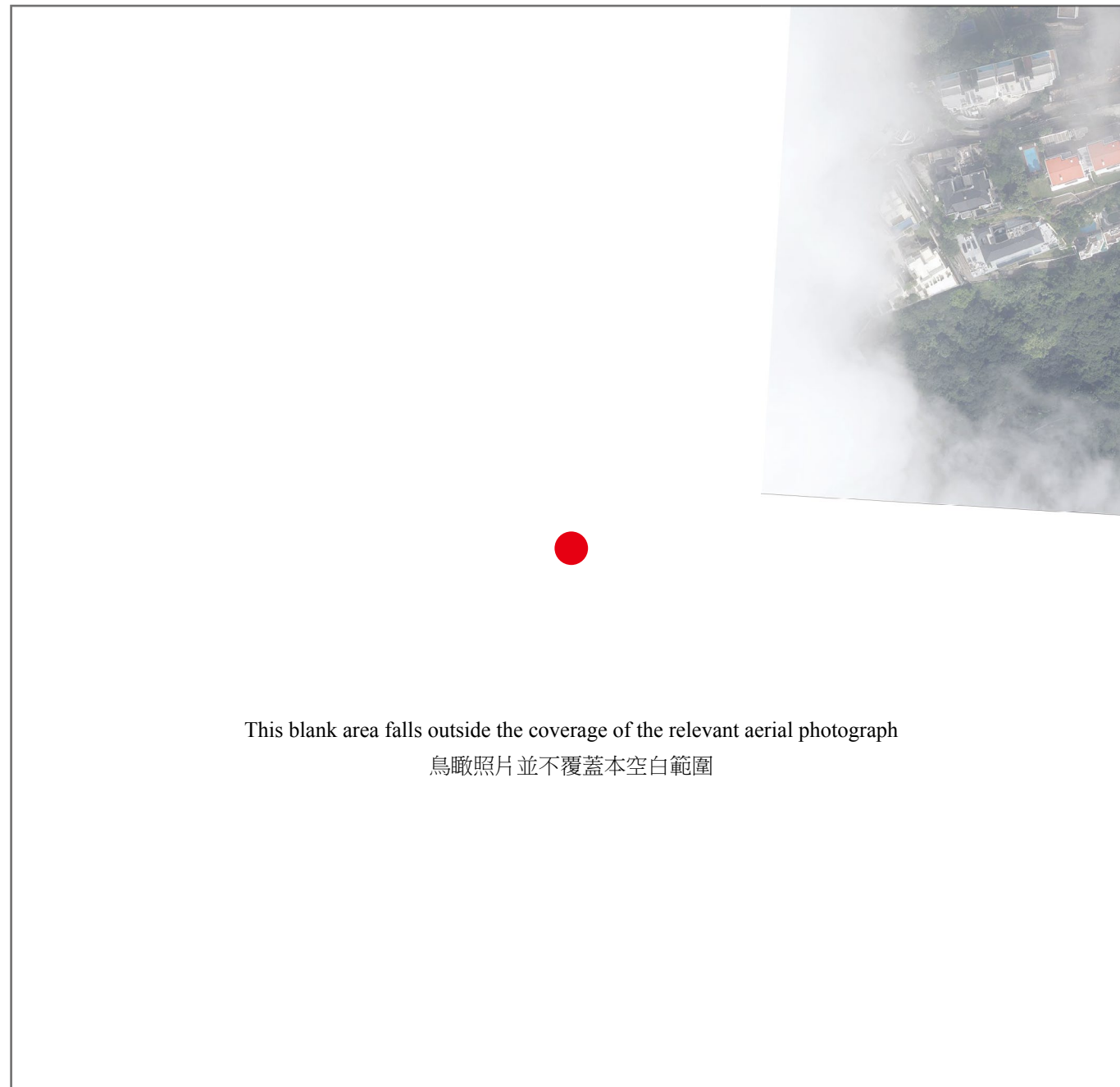
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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, Lands Department at a flying height of 6,900 feet, photograph no. E166353C, date of flight : 30 November 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E166353C，飛行日期：2022年11月30日。

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

● Location of the Development
發展項目的位置

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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:

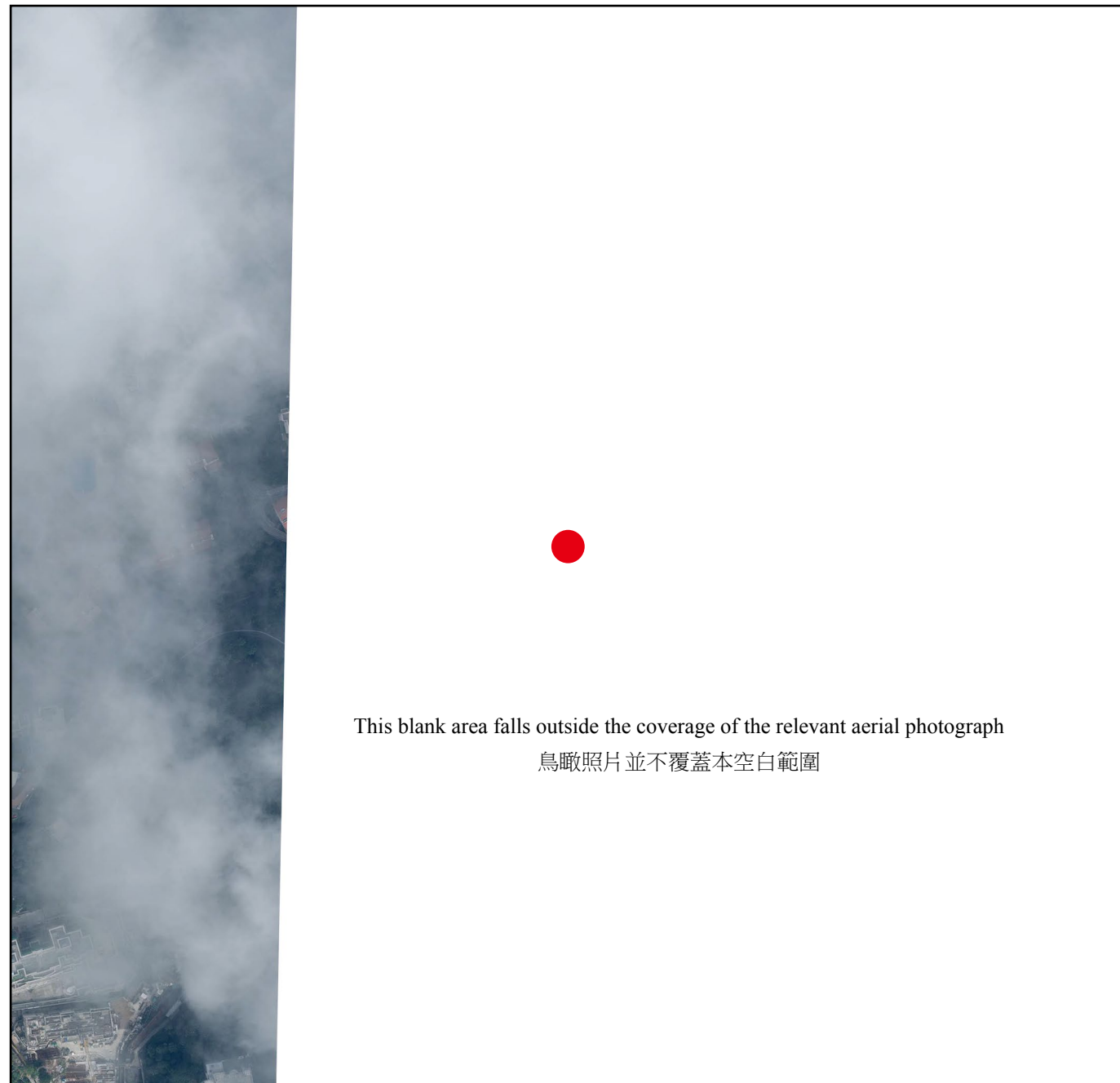
1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

AERIAL PHOTOGRAPH OF THE DEVELOPMENT

發展項目的鳥瞰照片



● Location of the Development
發展項目的位置

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Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

Adopted from part of the aerial photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photograph no. E166416C, date of flight : 30 November 2022.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E166416C，飛行日期：2022年11月30日。

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於發展項目的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

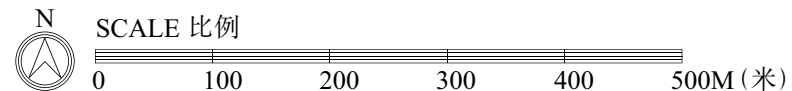
OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

關乎發展項目的分區計劃大綱圖

商場暨公共車輛總站、公眾休憩用地、政府和社區設施及公眾停車場
 COMMERCIAL COMPLEX CUM PUBLIC TRANSPORT TERMINUS, PUBLIC
 OPEN SPACE, GOVERNMENT AND COMMUNITY FACILITIES AND
 PUBLIC CAR PARK



Boundary Line of the Development
 發展項目的邊界



Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
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.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
4. The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with permission of the Director of Lands. ©The Government of the Hong Kong SAR.

Adopted from approved The Peak Area Outline Zoning Plan No. S/H14/13 gazetted on 6 April 2018, with adjustments where necessary as shown in red.

摘錄自2018年4月6日刊憲之山頂區分區計劃大綱核准圖編號S/H14/13，有需要處經修正處理，以紅色表示。

NOTATION 圖例

ZONES 地帶

C	Commercial 商業
R(C)	Residential (Group C) 住宅 (丙類)
G/IC	Government, Institution or Community 政府、機構或社區
O	Open Space 休憩用地
OU	Other Specified Uses 其他指定用途
GB	Green Belt 綠化地帶
CP	Country Park 郊野公園

Communications 交通

	Major Road and Junction 主要道路及路口
--	------------------------------------

Miscellaneous 其他

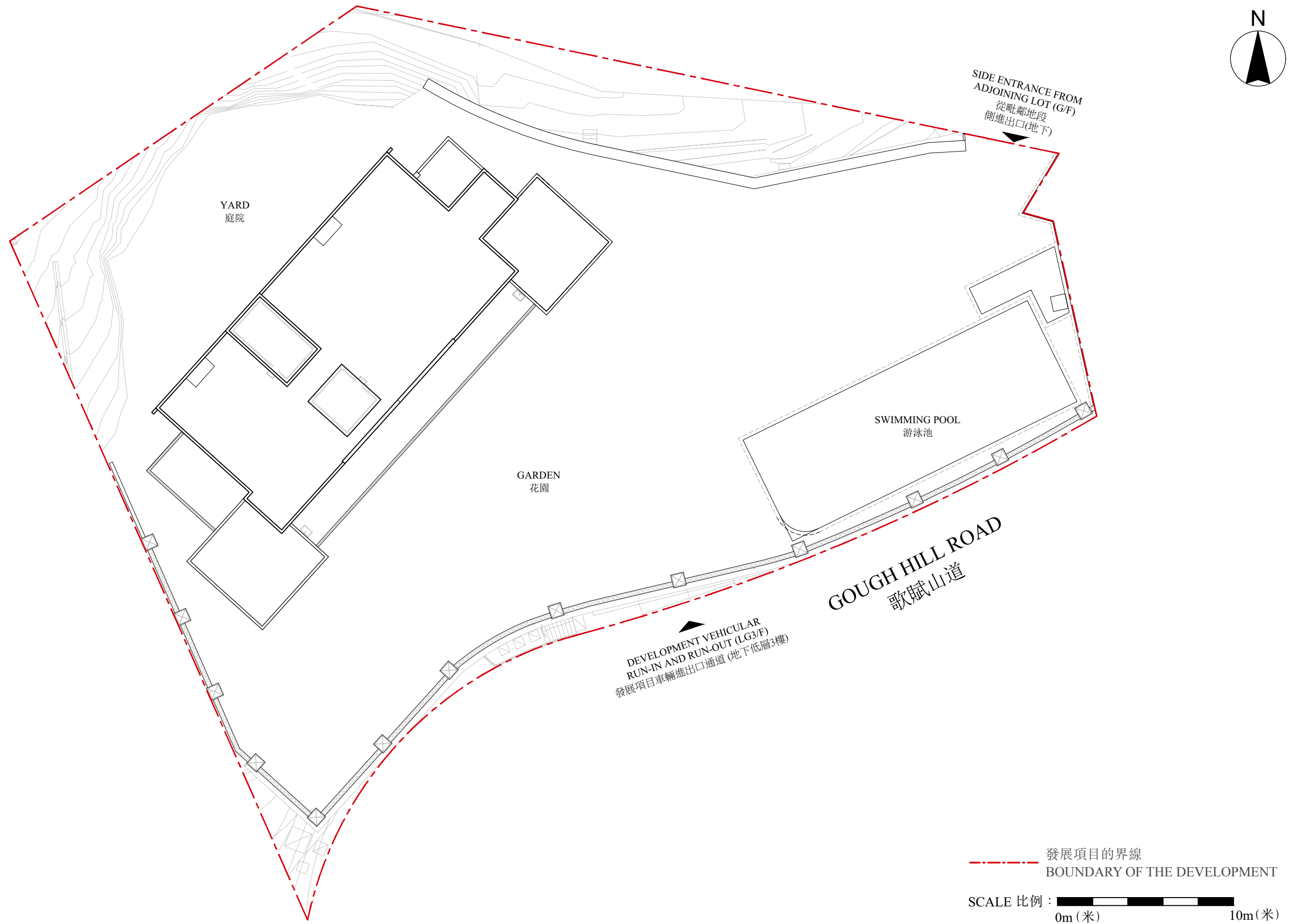
	Maximum Building Height (in number of storeys) 最高建築物高度 (樓層數目)
	Non-building Area 非建築用地

備註:

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 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。

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖



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 the Terms and Abbreviations for Floor Plan 樓面平面圖之名稱和簡稱

AFA CONTROL PANEL & SPRINKLER CONTROL VALVE SET	= Automatic Fire Alarm Control Panel & Sprinkler Control Valve Set 自動消防控制屏及消防花灑控制閥	KIT	= Kitchen 廚房
BATH 1	= Bathroom 1 浴室 1	L.V. SWITCH ROOM	= Low Voltage Switch Room 低壓電掣房
BATH 2	= Bathroom 2 浴室 2	LAV.1	= Lavatory 1 洗手間 1
BATH 3	= Bathroom 3 浴室 3	LAV.2	= Lavatory 2 洗手間 2
BATH 4	= Bathroom 4 浴室 4	LIFT	= Lift 升降機
BATH 5	= Bathroom 5 浴室 5	LIFT CORRIDOR	= Lift Corridor 升降機走廊
BR	= Bedroom 睡房	LIFT LOBBY	= Lift Lobby 升降機大堂
BR1	= Bedroom 1 睡房 1	LIFT OVERRUN	= Lift Overrun 升降機緩衝
BR3	= Bedroom 3 睡房 3	LIFT SHAFT	= Lift Shaft 升降機槽
BR4	= Bedroom 4 睡房 4	LIV	= Living Room 客廳
BR5	= Bedroom 5 睡房 5	LOWER PART OF R.C. SPRINKLER WATER TANK	= Lower Part of Reinforced Concrete Sprinkler Water Tank 鋼筋混凝土消防水缸下部
C.L.	= Cat Ladder 安全爬梯	M.BATH	= Master Bathroom 主人浴室
CORRIDOR	= Corridor 走廊	M.LIV	= Master Living Room 主人客廳
DIN	= Dining Room 飯廳	M.WALK IN CLOSET	= Master Walk-In Closet 主人步入式衣帽間
DOGHOUSE ABOVE FOR TOWNGAS WATER HEATER	= Doghouse Above for Towngas Water Heater 煤氣熱水爐室外管道房在上	MBR	= Master Bedroom 主人睡房
DOGHOUSE BELOW FOR TOWNGAS WATER HEATER	= Doghouse Below for Towngas Water Heater 煤氣熱水爐室外管道房在下	P.D.	= Pipe Duct 管槽
DN	= Down 落	PARKING SPACE	= Parking Space 車位
F.S./SPR INLET	= Fire Services / Sprinkler Inlet 消防 / 花灑入水口	PAVEMENT	= Pavement 行人路
F.S. PUMP ROOM	= Fire Services Pump Room 消防泵房	PLANTER	= Planter 花槽
F.S. WATER TANK	= Fire Services Water Tank 消防水缸	R.C. SPRINKLER WATER TANK	= Reinforced Concrete Sprinkler Water Tank 鋼筋混凝土消防花灑水缸
F.S. WMC	= Fire Services Water Meter Cabinet 消防水錶箱	SPRINKLER & STREET HYDRANT PUMP ROOM	= Sprinkler & Street Hydrant Pump Room 消防花灑及街道消防栓泵房
FAMILY ROOM	= Family Room 起居室	STO1	= Store Room 1 儲藏室 1
FIL.PLANT	= Filtration Plant for Swimming Pool 游泳池濾水機	STO2	= Store Room 2 儲藏室 2
FLAT ROOF	= Flat Roof 天台	STREET HYDRANT WATER TANK	= Street Hydrant Water Tank 街道消防栓水缸
FLUSHING & POTABLE WATER TANK & PUMP ROOM	= Flushing & Potable Water Tank & Pump Room 沖廁及食水水缸及泵房	STUDY	= Study Room 書房
GARDEN	= Garden 花園	SWIMMING POOL	= Swimming Pool 游泳池
GH	= Guard House 保安室	SWIMMING POOL ABOVE	= Swimming Pool Above 以上有游泳池
GMC	= Gas Meter Cabinet 煤氣錶箱	SWITCH ROOM	= Switch Room 電掣房
H.R.	= Hose Reel 消防喉轆	T.B.E.	= Telecommunications and Broadcasting Equipment Room 電訊及廣播設備室
INACCESSIBLE VOID FILLED W/ LIGHT WEIGHT CONCRETE	= Inaccessible Void Filled With Light Weight Concrete 不可進入的中空位置用輕質混凝土填充	TERRACE	= Terrace 前庭
		TOILET	= Toilet 洗手間

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

UP	= Up 上	WALK IN CLOSET 4	= Walk-In Closet 4 步入式衣帽間 4
UPPER ROOF	= Upper Roof 上層天台	WALK IN CLOSET 5	= Walk-In Closet 5 步入式衣帽間 5
VOID	= Void 中空位置	W.G.	= Wind Guard 擋風板
WALK IN CLOSET 1	= Walk-In Closet 1 步入式衣帽間 1	WMC(P.D.)	= Water Meter Cabinet (Pipe Duct) 水錶箱 (管槽)
WALK IN CLOSET 3	= Walk-In Closet 3 步入式衣帽間 3	YARD	= Yard 庭院

Notes applicable to the floor plans in this section:

1. There are architectural features and/or exposed pipes/ ducts on the external walls of some of the floors. For details, please refer to the latest approved building plans and other relevant plans.
2. Common pipes and/or mechanical and electrical services exposed and/or enclosed in cladding are located at/adjacent to the terrace and/or garden and/or external wall of some residential properties. For details, please refer to the latest approved building plans and/or approved drainage plans.
3. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, shower cubicle, sink, water closets, shower, sink counter etc. are architectural symbols retrieved from the latest approved building plans and are for general indication only and are not indications of their actual size, designs and shapes.
4. Terrace are non-enclosed areas.
5. The saleable area of the residential property includes areas of all the electrical and mechanical room(s) and plant room(s) (other than air-conditioning plant room(s)).
6. The area of the parking space of the residential property includes both the area of the carport and the area of residential parking space. The area of the residential parking space is indicated in the section "Floor Plans of Parking Spaces in the Development" in this sales brochure.
7. While Occupation Permit was issued on 30 January 2019, certain alterations and additions works are being carried out. The relevant approved building plans of the development may be subject to amendments from time to time. The floor plans in this section show the latest set of alterations and additions building plans as approved by the Building Authority as at the date of this sales brochure. The building after completion of the additions and alterations works may be different from the then current state and condition as inspected by any prospective purchasers. Subject to the final building plans as approved by the relevant Government departments.

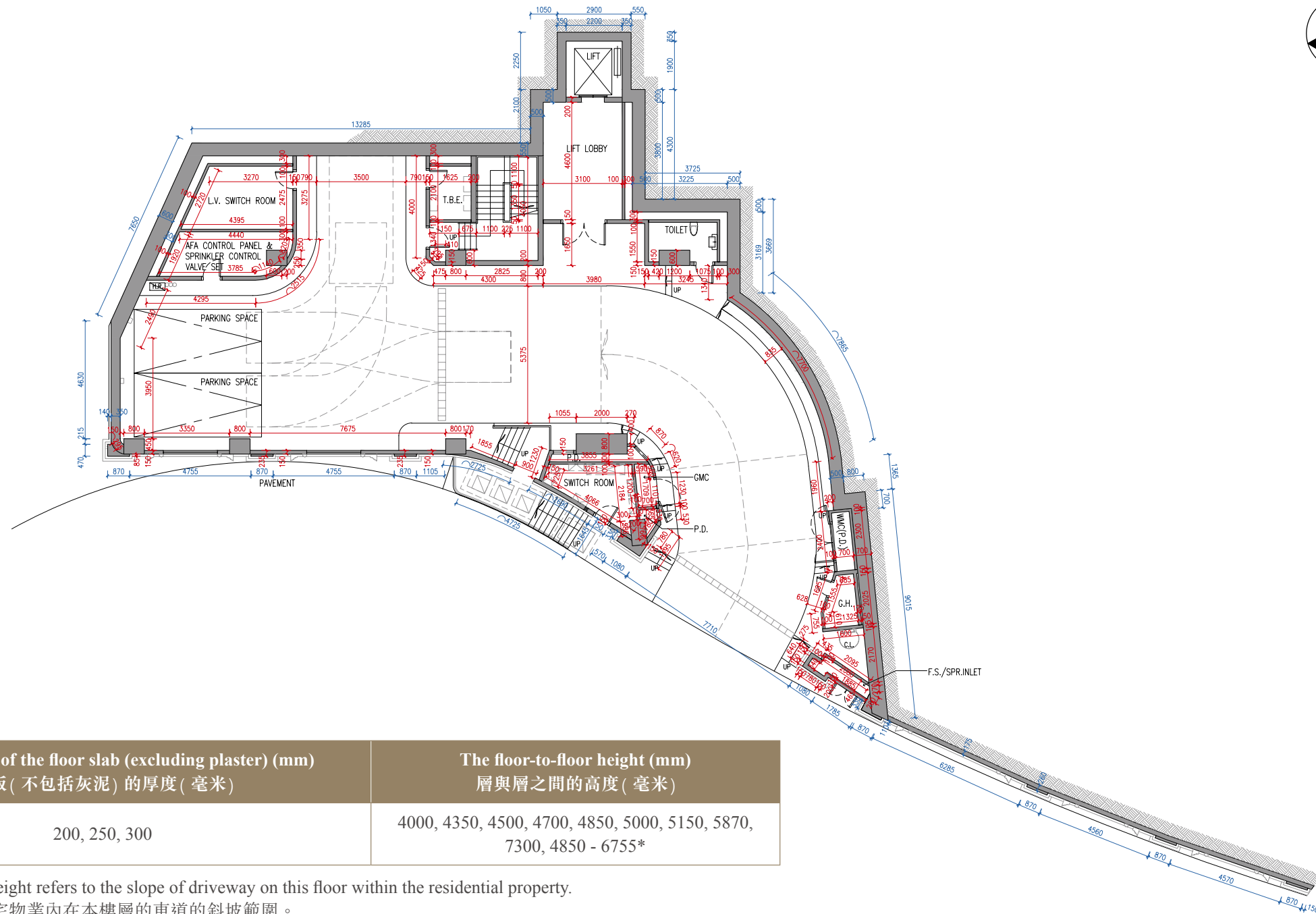
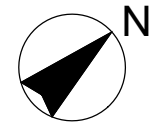
適用於本節各樓面平面圖之備註：

1. 部分樓層外牆設有建築裝飾及/或外露喉管/管道。詳細資料請參考最新經批准的建築圖則及其他相關圖則。
2. 部分住宅物業的前庭及/或花園及/或外牆上附近設有外露及/或內藏於外牆覆蓋板的公用喉管及/或機電設備。詳細資料請參考最新經批准的建築圖則及/或排水設施圖則。
3. 樓面平面圖上所顯示的裝置及設備符號，例如浴缸、淋浴間、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘錄自最新經批准的建築圖則的建築符號，只作一般性標誌，而非展示其實際大小、設計及形狀。
4. 前庭為不可封閉的地方。
5. 住宅物業的實用面積包括所有機電房及機房(空調機房除外)的面積。
6. 住宅物業的停車位面積包括住宅物業之車房面積及住宅停車位的面積。住宅停車位的面積於本售樓說明書「發展項目中的停車位的樓面平面圖」一節有所標示。
7. 儘管佔用許可證(俗稱入伙紙)已於2019年1月30日發出，相關改建及加建工程仍然進行中。發展項目的相關經批准的建築圖則有可能會不時修改。在本節之樓面平面圖所展示的，是本售樓說明書公布之日經建築事務監督所批准的最近改建及加建圖則。改建及加建工程竣工後的物業狀態和狀況可能會與任何準買家所視察物業時現時的狀態和狀況有所不同。一切以政府相關部門最後批准之圖則為準。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LG3/F 地下低層3樓



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
LG3/F 地下低層3樓	200, 250, 300	4000, 4350, 4500, 4700, 4850, 5000, 5150, 5870, 7300, 4850 - 6755*

* The corresponding range of floor-to-floor height refers to the slope of driveway on this floor within the residential property.

* 層與層之間的相應高度範圍是指位於住宅物業內在本樓層的車道的斜坡範圍。

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)

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)

Notes:

- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- Please refer to pages 21 to 22 of this sales brochure for "Legend of the Terms and Abbreviations of Floor Plan" and "Notes applicable to the floor plans in this section" in studying the floor plans.

備註：

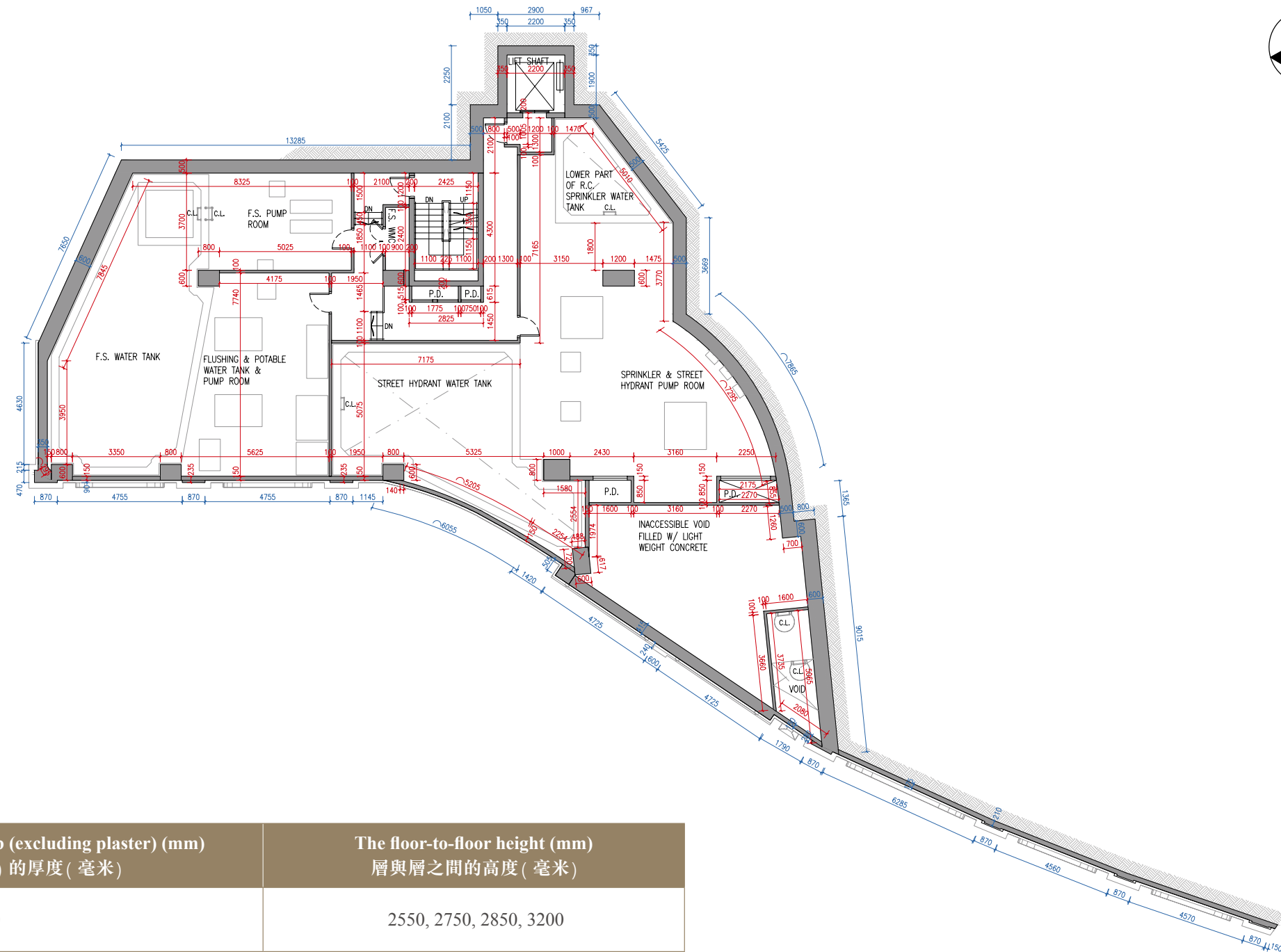
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- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 請參閱本售樓說明書第21至22頁之「樓面平面圖之名稱和簡稱」及「適用於本節各樓面平面圖之備註」以協助閱讀樓面平面圖。

SCALE 比例： 0m (米) 10m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LG2/F 地下低層2樓



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
LG2/F 地下低層2樓	200	2550, 2750, 2850, 3200

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)

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)

Notes:

- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- Please refer to pages 21 to 22 of this sales brochure for "Legend of the Terms and Abbreviations of Floor Plan" and "Notes applicable to the floor plans in this section" in studying the floor plans.

備註：

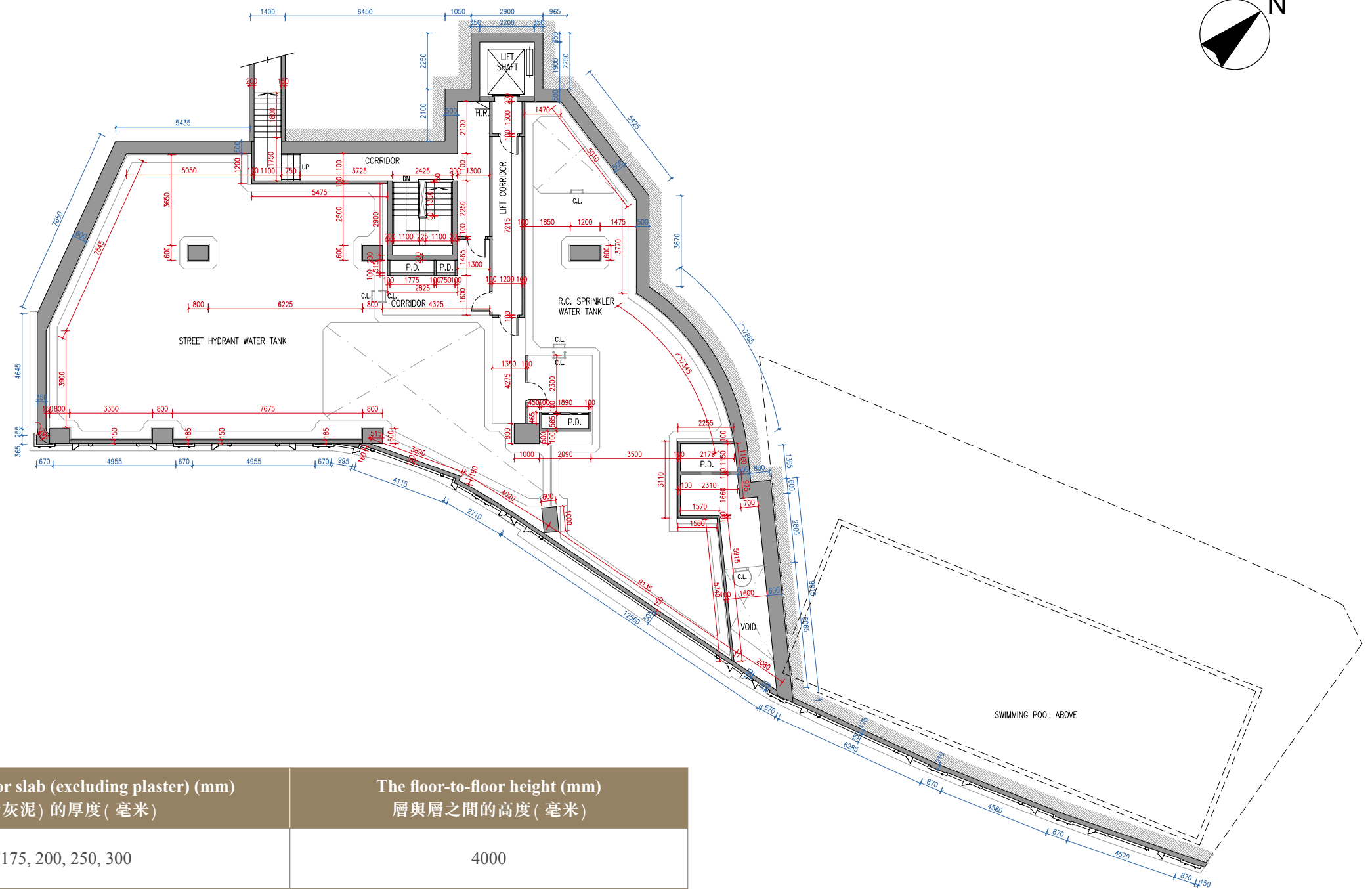
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- 請參閱本售樓說明書第21至22頁之「樓面平面圖之名稱和簡稱」及「適用於本節各樓面平面圖之備註」以協助閱讀樓面平面圖。

SCALE 比例： 0m (米) 10m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

LG1/F 地下低層1樓



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
LG1/F 地下低層1樓	125, 150, 175, 200, 250, 300	4000

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)

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)

Notes:

- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
- The dimensions in the floor plans are all structural dimensions in millimetre.
- Please refer to pages 21 to 22 of this sales brochure for "Legend of the Terms and Abbreviations of Floor Plan" and "Notes applicable to the floor plans in this section" in studying the floor plans.

備註：

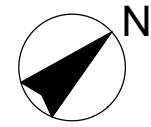
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SCALE 比例： 0m (米) 10m (米)

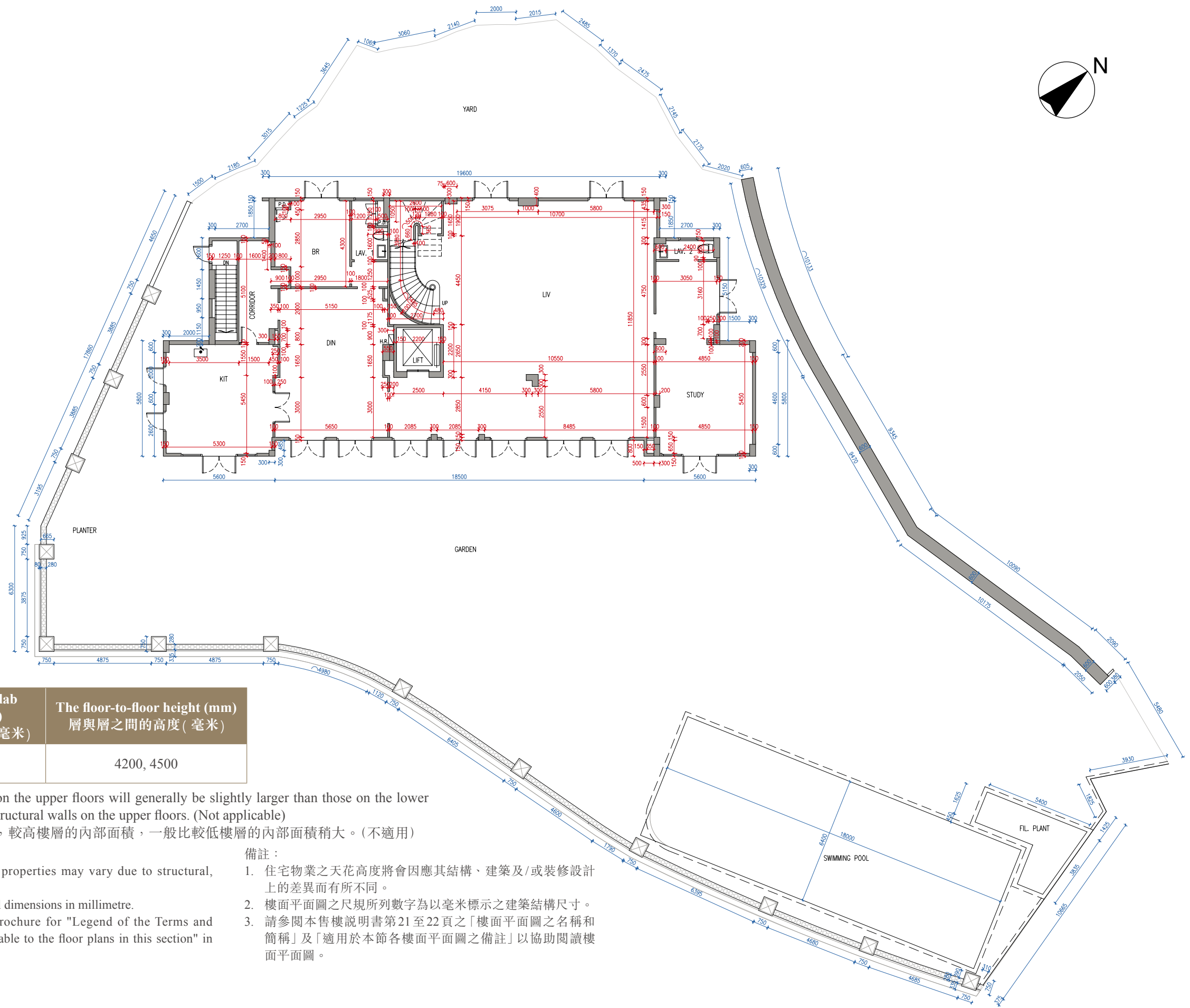
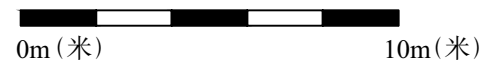
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

G/F
地下



SCALE 比例 :



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
G/F 地下	125, 150, 200, 250	4200, 4500

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)

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)

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 21 to 22 of this sales brochure for "Legend of the Terms and Abbreviations of Floor Plan" and "Notes applicable to the floor plans in this section" in studying the floor plans.

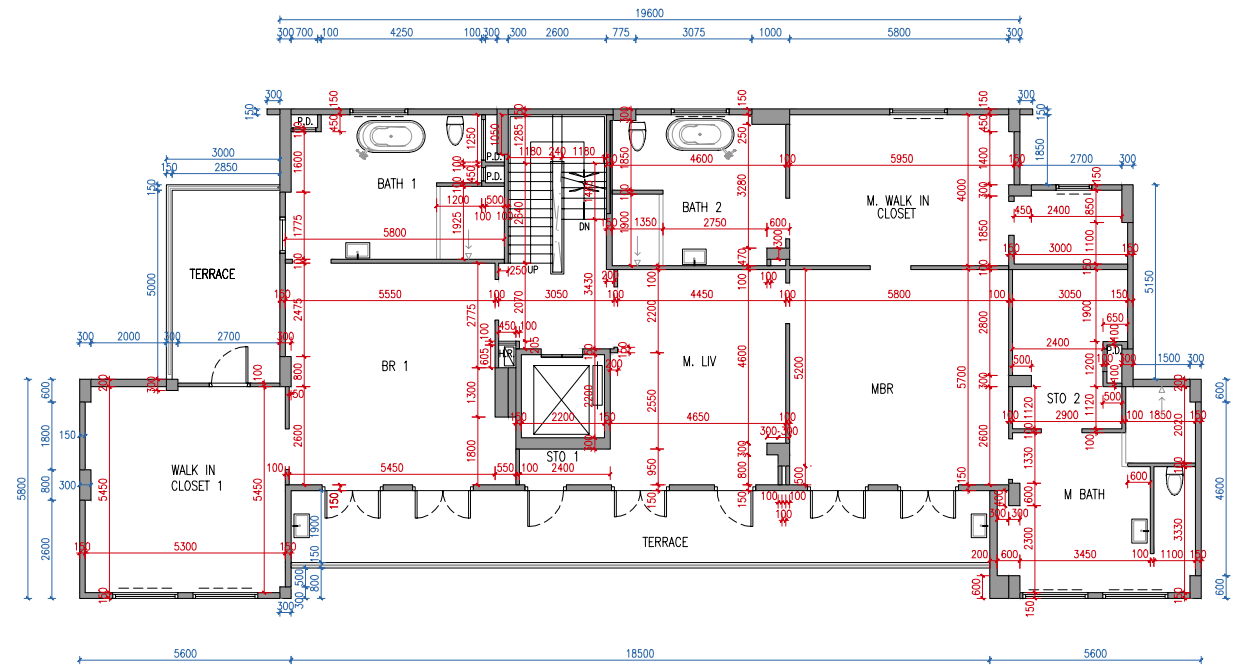
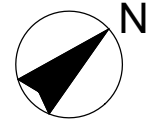
備註：

1. 住宅物業之天花高度將會因應其結構、建築及/或裝修設計上的差異而有所不同。
2. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
3. 請參閱本售樓說明書第21至22頁之「樓面平面圖之名稱和簡稱」及「適用於本節各樓面平面圖之備註」以協助閱讀樓面平面圖。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

1/F
1樓



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
1/F 1樓	125, 150, 200, 250	3200, 3500

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)

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)

Notes:

1. The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
2. The dimensions in the floor plans are all structural dimensions in millimetre.
3. Please refer to pages 21 to 22 of this sales brochure for "Legend of the Terms and Abbreviations of Floor Plan" and "Notes applicable to the floor plans in this section" in studying the floor plans.

備註：

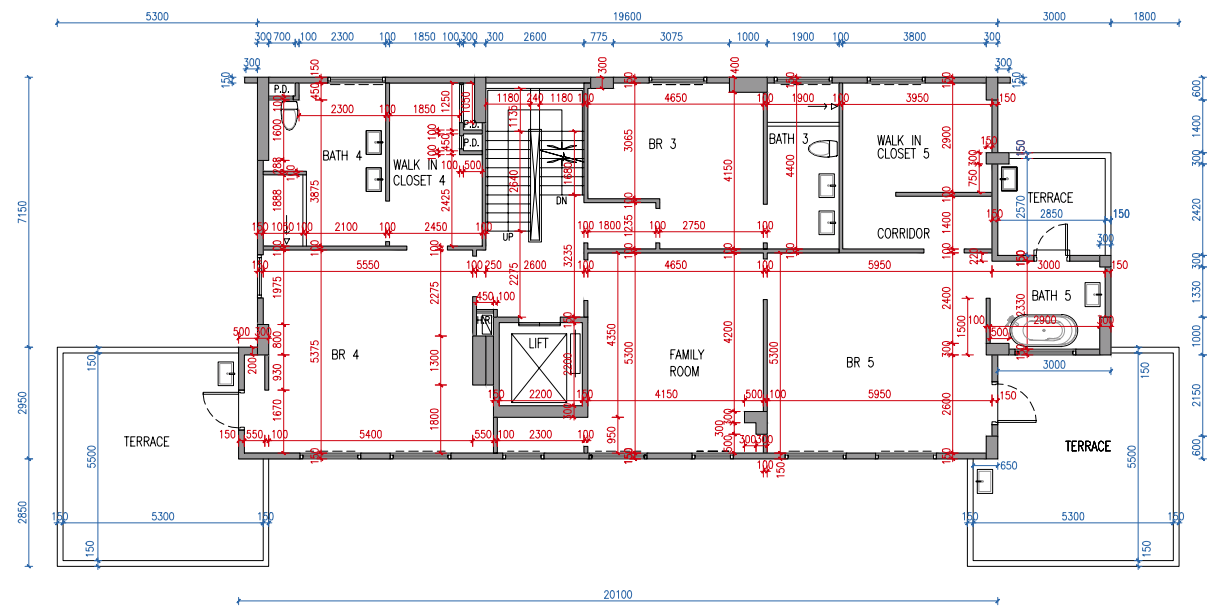
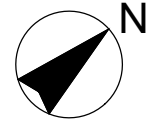
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3. 請參閱本售樓說明書第21至22頁之「樓面平面圖之名稱和簡稱」及「適用於本節各樓面平面圖之備註」以協助閱讀樓面平面圖。

SCALE 比例： 0m (米) 10m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

2/F
2樓



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
2/F 2樓	125, 150, 250	3500, 3950

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)

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)

Notes:

- The internal ceiling height within residential properties may vary due to structural, architectural and/or decoration design variations.
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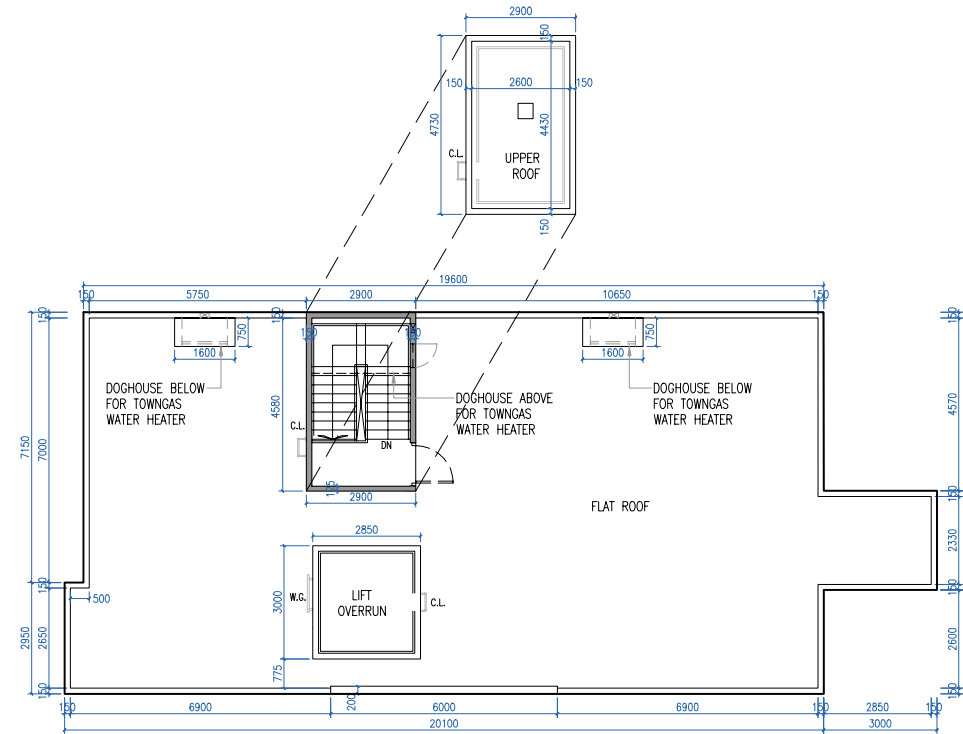
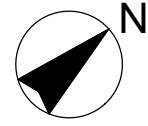
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SCALE 比例： 0m (米) 10m (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目的住宅物業的樓面平面圖

ROOF 天台



Floor 樓層	The thickness of the floor slab (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	The floor-to-floor height (mm) 層與層之間的高度 (毫米)
Roof 天台	Not applicable 不適用	Not applicable 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)

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)

Notes:

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- 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
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SCALE 比例： 0m (米) 10m (米)

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

發展項目中的住宅物業的面積

Description of Residential Property 物業的描述	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
15 Gough Hill Road 歌賦山道15號	1679.488 (18,078) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	924.228 (9,948)	259.031 (2,788)	193.348 (2,081)	11.585 (125)	111.460 (1,200)	151.506 (1,631)

The saleable area of the residential property and the floor area of balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of other specified items (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

Notes:

1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot, which may be slightly different from the area presented in square metres.
2. There is no balcony, utility platform and verandah in the residential properties of the Development.

住宅物業的實用面積, 以及露台、工作平台及陽台 (如有) 的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積 (不計算入實用面積) 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

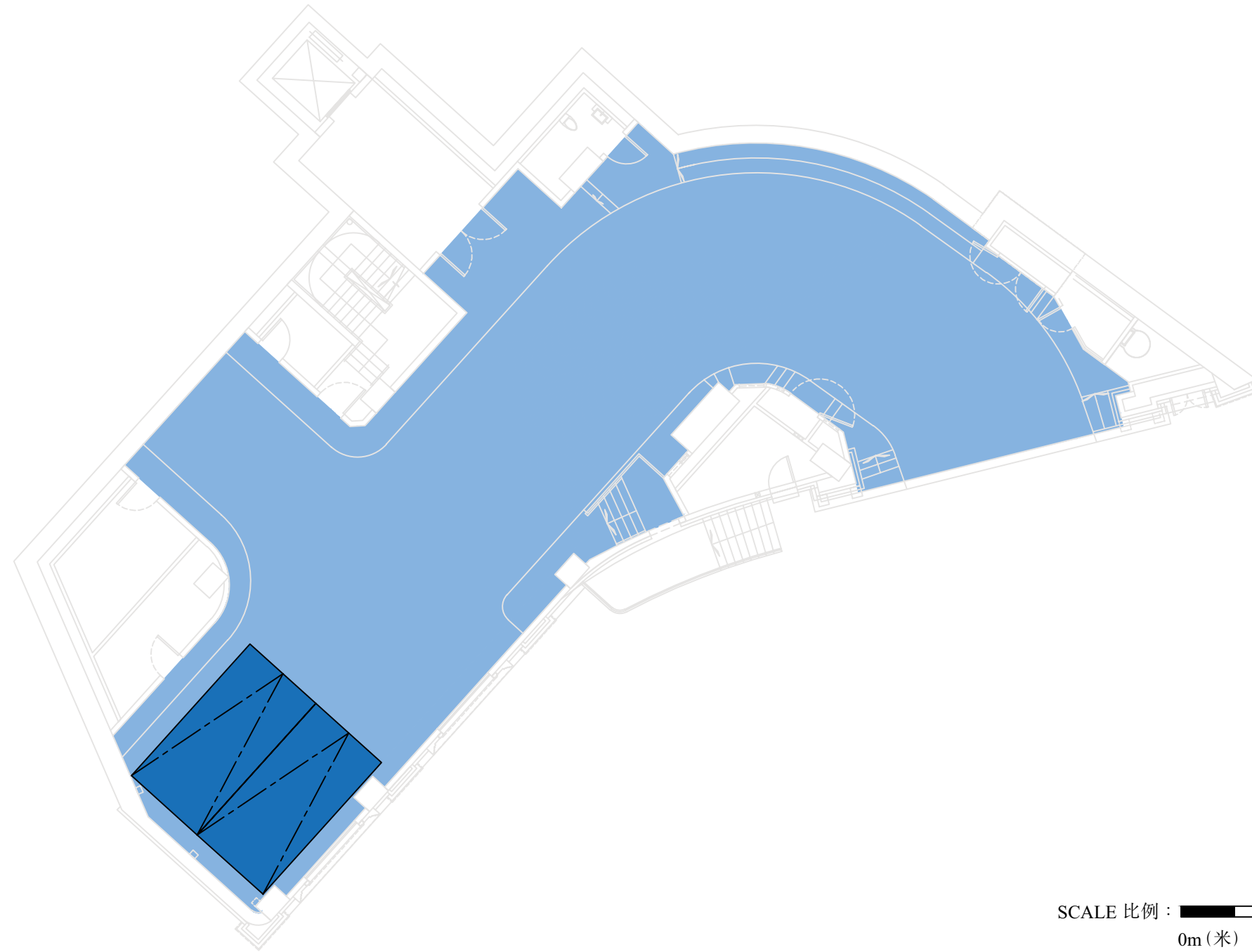
備註:

1. 上述以平方呎顯示之面積, 均以1平方米=10.764平方呎換算並以四捨五入至整數平方呎之方法計算得出, 與以平方米表述之面積可能有些微差異。
2. 發展項目住宅物業並無露台, 工作平台及陽台。



FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

發展項目中的停車位的樓面平面圖

LG3/F
地下低層3樓



LEGENDS 圖例

-  CARPORT (AREAS OTHER THAN THOSE DESIGNATED FOR PARKING PURPOSE)
車房 (指明用作停放車輛地方外之範圍)
-  RESIDENTIAL PARKING SPACE
住宅停車位

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

Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions of each Parking Spaces (LxW) (m) 每個停車位尺寸 (長 x 闊) (米)	Area of each Parking Spaces (sq.m.) 每個停車位面積
Residential Parking Space 住宅停車位	LG3/F 地下低層3樓	2	5 x 2.5	12.5

SUMMARY OF PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

There is no deed of mutual covenant for the Development

發展項目沒有公契

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Development is constructed on Rural Building Lot No.723 (“**the Lot**”).
2. The Lot was granted under the Government Lease dated 21 March 1966 (“**the Lease**”) as modified by a Modification Letter dated 24 August 2010 and registered in the Land Registry by Memorial No.10082701440018 (“**the Modification Letter**”) (collectively “**the Land Grant**”) for a term of 150 years from 10 December 1878.
3. The Lease stipulates that the said Lessee or any other person or persons shall not nor will during the continuance of this demise use exercise or follow in or upon the said premises or any part thereof the trade or business of a Brazier Slaughterman Soap-maker Sugar-baker Fellmonger Melter of tallow Oilman Butcher Distiller Victualler or Tavern-keeper Blacksmith Nightman Scavenger or any other noisy noisome or offensive trade or business whatsoever without the previous licence of Her said Majesty signified in writing by the Governor or other person duly authorized in that behalf and will not erect or allow to be erected on the said piece or parcel of ground any building other than one residence of European type.
4. Clause No.(1) of the Second Schedule to the Modification Letter stipulates that in the event of the demolition at any time during the term thereby granted of any building then standing on the said piece or parcel of ground or any part thereof the said Lessee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director of Lands (hereinafter referred to as “**the Director**”). In the event of demolition as aforesaid the said Lessee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the said piece or parcel of ground and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.
5. Clause No.(2) of the Second Schedule to the Modification Letter stipulates that no tree growing on the said piece or parcel of ground 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.
6. Clause No.(3) of the Second Schedule to the Modification Letter stipulates that the said Lessee shall at his own expense landscape and plant with trees and shrubs any portion of the said piece or parcel of ground 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.
7. Clause No.(5) of the Second Schedule to the Modification Letter stipulates that the said Lessee 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 said piece or parcel of ground or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Clause No.(5).
8. Clause No.(7) of the Second Schedule to the Modification Letter stipulates that the said Lessee shall not cut away, remove or set back any Government land adjacent to or adjoining the said piece or parcel of ground 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 said piece or parcel of ground at such premium as he may determine.
9. Clause No.(8)(a) of the Second Schedule to the Modification Letter stipulates 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 said piece or parcel of ground 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 said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the covenants and conditions therein contained, or for any other purpose, the said Lessee 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 said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The said Lessee shall at all times during the term thereby 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.
10. Clause No.(8)(c) of the Second Schedule to the Modification Letter stipulates that in the event that as a result of or arising out of any formation, levelling, development or other works done by the said Lessee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the said piece or parcel of ground or from any adjacent or adjoining Government or leased land, the said Lessee 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.
11. Clause No.(8)(d) of the Second Schedule to the Modification Letter stipulates that in addition to any other rights or remedies therein provided for breach of any of the covenants and conditions therein contained, the Director shall be entitled by notice in writing to call upon the said Lessee 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 said Lessee 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 said Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.
12. Clause No.(9) of the Second Schedule to the Modification Letter stipulates that no rock crushing plant shall be permitted on the said piece or parcel of ground without the prior written approval of the Director.
13. Clause No.(10) of the Second Schedule to the Modification Letter stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the said piece or parcel of ground or any part thereof, the said Lessee 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 said Lessee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the said Lessee shall on demand repay to the Government the cost thereof.
14. Clause No.(11)(a) of the Second Schedule to the Modification Letter stipulates that in the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as “**the waste**”) from the said piece or parcel of ground, or from other areas affected by any development of the said piece or parcel of ground 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 said Lessee shall at his own expense remove the waste from and make good any damage done to the Government properties. The said Lessee 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.
15. Clause No.(11)(b) of the Second Schedule to the Modification Letter stipulates that notwithstanding sub-clause (a) of this Clause No.(11) the Director may (but is not obliged to), at the request of the said Lessee remove the waste from and make good any damage done to the Government properties and the said Lessee shall pay to the Government on demand the cost thereof.
16. Clause No.(12) of the Second Schedule to the Modification Letter stipulates that the said Lessee 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,

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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 said piece or parcel of ground, the said portion of all that piece or parcel of ground now known and registered in the Land Registry as Rural Building Lot No.715 shown coloured yellow and marked “RIGHT OF WAY” on the said plan (hereinafter referred to as “**the Yellow Area**”), the said portion of Government land shown coloured green on the said plan (hereinafter referred to as “**the Green Area**”) or any combination thereof or any part thereof (hereinafter collectively referred to as “**the Services**”). The said Lessee 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 said Lessee 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 said Lessee 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 said piece or parcel of ground, the Yellow Area, the Green Area or any combination thereof or any part thereof 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 said Lessee shall pay to the Government on demand the cost of such works). If the said Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the said piece or parcel of ground, the Yellow Area, the Green Area or any combination thereof 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 said Lessee shall pay to the Government on demand the cost of such works.

17. Clause No.(13)(a) of the Second Schedule to the Modification Letter stipulates that the said Lessee 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 said piece or parcel of ground 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 said piece or parcel of ground, and the said Lessee 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.
18. Clause No.(13)(b) of the Second Schedule to the Modification Letter stipulates that the works of connecting any drains and sewers from the

said piece or parcel of ground 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 said Lessee for any loss or damage thereby occasioned and the said Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the said Lessee 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 said Lessee at his own cost and upon demand be handed over by the said Lessee to the Government for future maintenance thereof at the expense of the Government and the said Lessee 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 said Lessee 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 said Lessee shall pay to the Government on demand the cost of such works.

19. Clause No.(14) of the Second Schedule to the Modification Letter stipulates that no grave or columbarium shall be erected or made on the said piece or parcel of ground, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
20. Upon redevelopment (which term refers solely to redevelopment contemplated in Clause No.(1) of the Second Schedule to the Modification Letter) of the Lot or any part thereof :-
 - (a) Clause No.(12) of the Second Schedule to the Modification Letter shall be deemed to be deleted and shall be substituted by the new Clause No.(12) of the Fourth Schedule to the Modification Letter, which stipulates that the said Lessee 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 said piece or parcel of ground, the portion of all that piece or parcel of ground now known and registered in the Land Registry as Rural Building Lot No. 715 shown coloured yellow and marked “RIGHT OF WAY” on the said plan (hereinafter referred to as “**the Yellow Area**”), the area shown coloured green on the said plan (hereinafter referred to as “**the Green Area**”), the area shown coloured brown on the plan marked “PLAN A” annexed hereto (hereinafter referred to as “**the Brown Area**”), the area shown coloured green hatched black on the plan marked “PLAN A” annexed hereto (hereinafter referred to as “**the Green Hatched Black Area**”) or any combination thereof or any part thereof (hereinafter collectively referred to as “**the Services**”). The said Lessee 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 said Lessee 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 said Lessee 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 said piece or parcel of ground, the Yellow Area, the Green Area, the Brown Area, the Green Hatched Black Area or any combination thereof or any part thereof 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 said Lessee shall pay to the Government on demand the cost of such works). If the said Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the said piece or parcel of ground, the Yellow Area, the Green Area, the Brown Area, the Green Hatched Black Area or any combination thereof 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 said Lessee shall pay to the Government on demand the cost of such works.

- (b) Clause No.(15) of the Fifth Schedule to the Modification Letter stipulates that subject to the covenants and conditions therein contained:
 - (a) any building or buildings erected or to be erected on the said piece or parcel of ground shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
 - (b) no building or buildings may be erected on the said piece or parcel of ground or any part thereof or upon any area or areas outside the said piece or parcel of ground specified in the covenants and conditions therein contained, nor may any development or use of the said piece or parcel of ground or any part thereof, or of any area or areas outside the said piece or parcel of ground specified in the covenants and conditions therein contained take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
 - (c) the total gross floor area of any building or buildings erected or to be erected on the said piece or parcel of ground shall not be less than 514 square metres and shall not exceed 857.91 square metres;

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- (d) (i) any building or buildings erected or to be erected on the said piece or parcel of ground shall not exceed 6 storeys including any floor or space below the level of the ground provided that:
- (I) for the purpose of calculating the number of storeys referred to in this sub-clause (d)(i) there shall not be taken into account one floor or space solely or, in the opinion of the Director (whose opinion shall be final and binding on the said Lessee) predominantly used for the purpose of carport; and
- (II) the Director at his sole discretion may in calculating the number of storeys referred to in this sub-clause (d)(i) exclude (in addition to the floor or space excluded in sub-clause (d)(i)(I) of this Clause No.(15)):
- (A) any floor or space that he is satisfied is constructed or intended to be occupied solely by machinery or equipment for any lift, air-conditioning or heating system or any similar service; and
- (B) any structure or floor space referred to in Clause No. (18)(b)(i)(II) thereof; and
- (ii) there is no guarantee that the building or buildings erected or to be erected on the said piece or parcel of ground or any part thereof can attain the maximum number of storeys as stipulated in sub-clause (d)(i) of this Clause No.(15) and the said Lessee shall not be entitled to any refund of premium and no claim for compensation or otherwise shall be made by the said Lessee against the Government in the event that the stipulated maximum number of storeys cannot be attained; and
- (e) the design, disposition and height of any building or buildings erected or to be erected on the said piece or parcel of ground shall be subject to the approval in writing of the Director and no building works (other than demolition works and site formation works) shall be commenced on the said piece or parcel of ground until such approval shall have been obtained. For the purpose of the covenants and conditions therein contained "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
- (c) Clause No.16(a) of the Fifth Schedule to the Modification Letter stipulates that the said piece or parcel of ground is granted together with a right for the said Lessee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby granted for all purposes connected with the proper use and enjoyment of the said piece or parcel of ground to pass and repass, on, along, over, by and through the Yellow Area, the Green Area and the Brown Area at such levels as may be approved by the Director (the Yellow Area, the Green Area and the Brown Area are hereinafter collectively referred to as "the Right of Way Area").
- (d) Clause No.(16)(b) of the Fifth Schedule to the Modification Letter stipulates that the said Lessee shall at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Clause No.(16) is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.
- (e) Clause No.(16)(c) of the Fifth Schedule to the Modification Letter stipulates that the said Lessee shall at his own expense uphold, maintain and repair the Right of Way Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the said Lessee shall be responsible for the whole as if he were the absolute owner thereof.
- (f) Clause No.(16)(d) of the Fifth Schedule to the Modification Letter stipulates that any alteration to any public road absorbing a portion of the Right of Way Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the said Lessee who shall at his own expense carry out all consequent alterations to the paved way constructed to the satisfaction of the Director.
- (g) Clause No.(16)(e) of the Fifth Schedule to the Modification Letter stipulates that the grant of the right of way referred to in sub-clause (a) of this Clause No.(16) shall not give the said Lessee the exclusive right over the Right of Way Area. The Government shall have the right to grant rights of way over the Right of Way Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Right of Way Area for the purposes of a public street without payment of any compensation to the said Lessee or to other owners to whom rights of way over the whole or any portion of the Right of Way Area may have been granted.
- (h) Clause No.(16)(f) of the Fifth Schedule to the Modification Letter stipulates that in the event of the non-fulfilment of the said Lessee's obligations under sub-clauses (b) and (c) of this Clause No.(16), the Government may carry out the necessary construction, maintenance and repair works at the cost of the said Lessee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the said Lessee.
- (i) Clause No.(17)(a) of the Fifth Schedule to the Modification Letter

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

For full details, please refer to the Land Grant and a copy of the Land Grant is available for inspection at the sales office during its opening hours upon request by prospective purchasers free of charge.

Note: The term "Her said Majesty" means "the Government", unless otherwise specified.

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批地文件的摘要

- 發展項目興建於鄉郊建屋地段第 723 號(「該地段」)。
- 「該地段」乃根據日期為 1966 年 3 月 21 日的政府租契(「租契」)批出，經日期為 2010 年 8 月 24 日並在土地註冊處以註冊摘要 10082701440018 號註冊的修訂函(「修訂函」)作出修訂(統稱「批地文件」)，批出年期由 1878 年 12 月 10 日起計 150 年。
- 租契訂明：除非獲得港督或其他正式授權人書面指定女王陛下先前的許可證，該承租人或任何其他人士不得，亦不會在本租期期間使用上述場所或其任何部分之內或之上或從事銅工、屠宰、肥皂製造、製糖、獸皮、溶脂、油料、售肉、釀酒、食物供應或旅館、打鐵、掏糞、清理垃圾或任何產生噪音、有害或令人厭惡的行業或業務，並且不會在該幅或塊土地上建造或允許建造除歐洲類型住宅以外的任何建築物。
- 修訂函附表二第(1)條訂明：倘若在批租期間的任何時候清拆當時在該幅或塊土地或其中任何部分上面的任何建築物，承租人須興建相同類型和不少於其總樓面面積的堅固及品質良好的一座或多座建築物，或地政總署署長(以下簡稱「署長」)批准的類型及價值的一座或多座建築物作為替代。如果進行上述清拆，承租人需在上述清拆的一個曆月內向署長申請其同意進行在該幅或塊土地的重建工程。當承租人收到上述同意後，必須在三個曆月內開展必要的重建工程，及在署長規定的限期內完成工程，使署長滿意。
- 修訂函附表二第(2)條訂明：未經署長事先書面同意，不得移除或干擾該幅或塊土地或毗連範圍內生長的樹木。署長在發出書面同意時，可就樹木的移植、補償美化或重植，附加他認為合適的條件。
- 修訂函附表二第(3)條訂明：承租人須在該幅或塊土地及平台(如有)的任何非建築的部分自費作景觀美化，種植樹木及灌叢並在其後進行保養和維修，以維持其安全、清潔、整齊、整潔及健康狀態，全面使署長滿意。
- 修訂函附表二第(5)條訂明：未經署長事先書面同意，承租人不得分割(無論是通過轉讓或其他處置或任何其他方式)該幅或塊土地或其任何部分或已根據本第(5)條事先獲得署長書面同意而劃分的任何部分。
- 修訂函附表二第(7)條訂明：上述承租人不得削去、移走或後縮任何毗鄰或毗連該幅或塊土地的政府土地，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受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，作為該幅或塊土地的延伸段。
- 修訂函附表二第(8)(a)條訂明：如果任何土地需要或已經被削去、移走或後縮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，亦不論是在該幅或塊土地內或任何政府土地內，旨在構建、平整或發展該幅或塊土地或其中任何部分或承租人按本文件的契諾和條件需要進行的任何其他工程或作任何其他用途，承租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，以便保護與支撐該幅或塊土地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。承租人須在批地文件授予的租期期間自費保養該土地、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。
- 修訂函附表二第(8)(c)條訂明：倘若因為任何構建、平整、開發或承租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幅或塊土地或毗鄰地段任何土地或任何毗鄰或毗連政府土地或出租土地，承租人須自費進行修復或彌補，使署長滿意，並對上述塌方、山泥傾瀉或地陷造成政府、它的代理人及承辦商承受、遭受或產生一切費用、收費、損害、要求及索償彌償他們。
- 修訂函附表二第(8)(d)條訂明：除了本文件規定對違反本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租人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。
- 修訂函附表二第(9)條訂明：未經署長事先書面批准，不准在該幅或塊土地上使用碎石機。
- 修訂函附表二第(10)條訂明：如果在發展或重新發展該幅或塊土地或其中任何部分時已安裝預應力地錨，承租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。如果承租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。承租人須在要求時歸還政府因此產生的費用。
- 修訂函附表二第(11)(a)條訂明：倘若從該幅或塊土地或發展該幅或塊土地所影響的其他範圍腐蝕、沖洗或棄置泥土、廢土、廢料、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、前濱、海床、污水渠、雨水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，承租人須自費清理該等廢料並修復對政府物業造成的損壞。承租人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求對政府作出彌償。
- 修訂函附表二第(11)(b)條訂明：即使本第(11)條(a)款規定，署長可以(但沒有責任)應承租人要求清理上述廢料和修復對政府物業造成的損壞。承租人須在要求時向政府支付因此產生的費用。
- 修訂函附表二第(12)條訂明：承租人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該幅或塊土地、目前在土地註冊處以鄉郊建屋地段第 715 號註冊並在其圖則上以黃色顯示並標記為「通行權」的所有土地的上述部分(以下簡稱「黃色範圍」)、在其圖則上以綠色顯示的政府土地的上述部分(以下簡稱「綠色範圍」)或其任何組合或其任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下簡稱「服務」)造成任何損壞、干擾或阻塞。承租人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該幅或塊土地、黃色範圍、綠色範圍或其任何組合或其中任何部分或該等服務造成的任何損壞、干擾或阻塞(除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承租人須在要求時向政府支付該等工程的費用)，使署長滿意。如果承租人未能對該幅或塊土地、黃色範圍、綠色範圍或其任何組合或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。
- 修訂函附表二第(13)(a)條訂明：承租人須自費建造與保養該幅或塊土地邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導落在或流入該幅或塊土地的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。承租人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
- 修訂函附表二第(13)(b)條訂明：連接該幅或塊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租人負責。承租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租人自費進行。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，必須由承租人自費保養，直至要求時由承租人移交給政府，由政府出資負責今後的保養。承租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。若承租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，承租人須在要求時向政府支付該等工程的費用。
- 修訂函附表二第(14)條訂明：不准在該幅或塊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。
- 當該地段或其任何部分進行重建(該術語僅指修訂函附表二第(1)條預期的重建工程)時：
 - 修訂函附表二第(12)條應視為刪除，並由修訂函附表四新的第(12)條取代，該條款訂明：承租人須在任何時候，特別是在任何建

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批地文件的摘要

築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該幅或塊土地、目前在土地註冊處以鄉郊建屋地段第715號註冊並在其圖則上以黃色顯示並標記為「通行權」的所有土地的上述部分（以下簡稱「黃色範圍」）、在其圖則上以綠色顯示的政府土地的上述部分（以下簡稱「綠色範圍」）、在本文件夾附並標明「圖則A」的圖則上以棕色顯示的範圍（以下簡稱「棕色範圍」）、在本文件夾附並標明「圖則A」的圖則上以綠色間黑斜線顯示的範圍（以下簡稱「綠色間黑斜線範圍」）或其任何組合或其任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下簡稱「服務」）造成任何損壞、干擾或阻塞。承租人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該幅或塊土地、黃色範圍、綠色範圍、棕色範圍、綠色間黑斜線範圍或其任何組合或其中任何部分或該等服務造成的任何損壞、干擾或阻塞（除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承租人須在要求時向政府支付該等工程的費用），使署長滿意。如果承租人未能對該幅或塊土地、黃色範圍、綠色範圍、棕色範圍、綠色間黑斜線範圍或其任何組合或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。

(b) 修訂函附表五第(15)條訂明：在遵守本文件所載的契諾和條件的前提下：

(a) 在該幅或塊土地上建造或將建造的任何建築物在各方面均須符合《建築物條例》、其任何附屬規例及任何修訂法例的規定；

(b) 不得在該幅或塊土地或其任何部分上或在本文件所載的契諾和條件中規定的該幅或塊土地以外的任何區域上建造任何建築物，或對該幅或塊土地或其任何部分或在本文件所載的契諾和條件中規定的該幅或塊土地以外的任何區域進行任何開發或使用，而在所有方面均不符合《城市規劃條例》、其任何附屬規例及任何修訂法例；

(c) 在該幅或塊土地上已建造或將建造的任何建築物的總樓面面積不得少於514平方米且不得超過857.91平方米；

(d) (i) 在該幅或塊土地上已建造或將建造的任何建築物不得超過6層，包括地面以下的任何樓層或空間，但是：

(I) 計算本(d)(i)款中提到的樓層數時，專門或署長認為

（其意見將作終論並對承租人具有約束力）主要用於車庫目的一層或空間不計在內；及

(II) 署長可自行酌情決定在計算本(d)(i)款中提到的樓層數量時（除了在本條第(15)條(d)(i)(I)款中排除的樓層或空間），排除：

(A) 他信納建造或佔用僅用於任何升降機、空調或供暖系統或任何類似服務的機械或設備的任何樓層或空間；及

(B) 在第(18)(b)(i)(II)條款中所提及的任何建築物或樓面空間；及

(ii) 不保證在該幅或塊土地或其任何部分上建造或將要建造的建築物能夠達到本第(15)條(d)(i)款規定的最大樓層數量，如未能達到規定的最大樓層數量，承租人無權獲得退還任何地價，亦不得向政府提出補償或其他索賠；及

(c) 在該幅或塊土地上建造或將要建造的建築物的設計、佈局和高度，均須經署長書面批准，未取得上述批准，不得在該幅或塊土地進行任何建築工程（拆卸工程和地盤平整工程除外），就本文件所載的契諾及條件而言，「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定義。

(c) 修訂函附表五第16(a)條訂明：授予該幅或塊土地亦授予承租人及其傭工、訪客、工人和他授權代表他的其他人士權利，在本文件授予租期期間不時和任何時候，為了正當使用和享用該幅或塊土地有關的所有目的，通過、再通過、途經、越過、經過和穿過署長批准水平的黃色範圍、綠色範圍和棕色範圍（黃色範圍、綠色範圍和棕色範圍以下統稱「通行權區域」）。

(d) 修訂函附表五第(16)(b)條訂明：承租人應按照署長要求或批准的方式、材料和標準自費在授予本(16)條(a)款所述通行權之上和沿線的棕色範圍上面建造一條鋪有路面的道路連同相關街道設施、交通輔助設施、街道照明、污水渠、排水渠和其他構築物，盡量減少對附近任何其他地段已獲授予整個或任何部分棕色範圍的通行權的業主造成干擾。

(e) 修訂函附表五第(16)(c)條訂明：承租人應自費維護、保養和修理通行權區域以及構成該通行權區域一部分或與此相關的所有事宜，使署長滿意。承租人應對該區域整體負責，猶如他是該區域的絕對業主一樣。

(f) 修訂函附表五第(16)(d)條訂明：對的公共道路進行的任何改造而佔用部分通行權區域或影響其坡度，不得導致承租人提出任何索賠，承租人應自費對所建造的鋪砌道路進行所有後續改動，使署長滿意。

(g) 修訂函附表五第(16)(e)條訂明：授予本(16)條(a)款所指的通行

權並非賦予承租人對通行權區域有任何專有權。政府有權在現在或將來的任何時候向附近任何其他地段的業主授予通行權區域的通行權，或接管全部或任何部分的通行權區域作為公共街道用途，無需向承租人或已獲授予整個或任何部分通行權區域的通行權的其他業主支付任何補償。

(h) 修訂函附表五第(16)(f)條訂明：如果承租人未履行第(16)條(b)和(c)款規定的責任，政府可以進行必要的建造、維護和修理工程，費用由承租人承擔，承租人應按要求向政府支付相當於其費用的金額，該金額由署長的決定，其決定將作終論並對上述承租人具有約束力。

(i) 修訂函附表五第(17)(a)條訂明：承租人須按署長全權酌情要求自費對綠色間黑斜線範圍進行並完成岩土工程勘察和斜坡處理、山泥傾瀉預防、緩解和補救工程，使署長滿意並在整個批租期間自費維持綠色間黑斜線範圍（包括所有土地、斜坡處理工程、擋土結構、排水系統以及其中及其上的任何其他工程）處於良好的維修狀態，使署長滿意。如果在批租期間的任何時候，綠色間黑斜線範圍發生任何山泥傾瀉、地陷或塌方，則承租人須自費恢復該範圍連同署長認為（其決定將作終論並對承租人具有約束力）受到影響的毗鄰或毗連區域至原狀，使署長滿意。承租人須向政府、其代理人及承辦商賠償因山泥傾瀉、地陷或塌方而引起的所有索賠、訴訟、費用、損害和開支。承租人應始終確保在綠色間黑斜線範圍內不存在非法挖掘或傾倒行為，且經署長事先書面批准，承租人可設置柵欄或其他障礙物以防止非法挖掘或傾倒行為。除了署長就任何違反本文件所載契諾和條件可能擁有的任何其他權利或補救措施外，署長可隨時通過書面通知要求承租人進行岩土工程勘察、斜坡處理、山泥傾瀉預防、緩解和補救工程，以便維護、恢復和修復受山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果承租人疏忽或未能在該通知中規定的期限內進行工程，使署長滿意，在該期限屆滿後，署長可以執行和進行所需的工程，承租人應按要求向政府償還其費用。

請參閱批地文件以了解詳情，準買家可於售樓處開放時間內免費索取批地文件之副本。

備註：

除非另有說明，「女王陛下」一詞指「政府」。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE CONSTRUCTED AND PROVIDED FOR THE GOVERNMENT, OR FOR PUBLIC USE

1. Clause No.(13)(a) of the Second Schedule to the Modification Letter stipulates that the said Lessee 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 said piece or parcel of ground 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 said piece or parcel of ground, and the said Lessee 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.
2. Clause No.(13)(b) of the Second Schedule to the Modification Letter stipulates that the works of connecting any drains and sewers from the said piece or parcel of ground 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 said Lessee for any loss or damage thereby occasioned and the said Lessee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the said Lessee 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 said Lessee at his own cost and upon demand be handed over by the said Lessee to the Government for future maintenance thereof at the expense of the Government and the said Lessee 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 said Lessee 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 said Lessee shall pay to the Government on demand the cost of such works.
3. Upon redevelopment (which term refers solely to redevelopment contemplated in Clause No.(1) of the Second Schedule to the Modification Letter) of the Lot (i.e. Rural Building Lot No.723) or any part thereof, Clause No.(12) of the Second Schedule to the Modification Letter shall be deemed to be deleted and shall be substituted by the new Clause No.(12) of the Fourth Schedule to the Modification Letter, which stipulates that the said Lessee 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 said piece or parcel of ground, the portion of all that piece or parcel

of ground now known and registered in the Land Registry as Rural Building Lot No. 715 shown coloured yellow and marked “RIGHT OF WAY” on the said plan (hereinafter referred to as “**the Yellow Area**”), the area shown coloured green on the said plan (hereinafter referred to as “**the Green Area**”), the area shown coloured brown on the plan marked “PLAN A” annexed hereto (hereinafter referred to as “**the Brown Area**”), the area shown coloured green hatched black on the plan marked “PLAN A” annexed hereto (hereinafter referred to as “**the Green Hatched Black Area**”) or any combination thereof or any part thereof (hereinafter collectively referred to as “**the Services**”). The said Lessee 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 said Lessee 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 said Lessee 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 said piece or parcel of ground, the Yellow Area, the Green Area, the Brown Area, the Green Hatched Black Area or any combination thereof or any part thereof 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 said Lessee shall pay to the Government on demand the cost of such works). If the said Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the said piece or parcel of ground, the Yellow Area, the Green Area, the Brown Area, the Green Hatched Black Area or any combination thereof 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 said Lessee shall pay to the Government on demand the cost of such works.

4. Clause No.16(a) of the Fifth Schedule to the Modification Letter stipulates that the said piece or parcel of ground is granted together with a right for the said Lessee and his servants, visitors, workmen and other persons authorized by him in that behalf from time to time and at all times during the term hereby granted for all purposes connected with the proper use and enjoyment of the said piece or parcel of ground to pass and repass, on, along, over, by and through the Yellow Area, the Green Area and the Brown Area at such levels as may be approved by the Director (the Yellow Area, the Green Area and the Brown Area are hereinafter collectively referred to as “**the Right of Way Area**”).
5. Clause No.(16)(b) of the Fifth Schedule to the Modification Letter

stipulates that the said Lessee shall at his own expense, in such manner, with such materials and to such standards as the Director shall require or approve, construct a paved way with the associated street furniture, traffic aids, street lighting, sewers, drains and other structures on the Brown Area over and along which a right of way referred to in sub-clause (a) of this Clause No.(16) is given with minimum disturbance to the owners of any other lots in the vicinity to whom rights of way over the whole or any portion of the Brown Area may have been granted.

6. Clause No.(16)(c) of the Fifth Schedule to the Modification Letter stipulates that the said Lessee shall at his own expense uphold, maintain and repair the Right of Way Area and everything forming a portion of or pertaining to it, all to be done to the satisfaction of the Director and the said Lessee shall be responsible for the whole as if he were the absolute owner thereof.
7. Clause No.(16)(d) of the Fifth Schedule to the Modification Letter stipulates that any alteration to any public road absorbing a portion of the Right of Way Area over and along which a right of way is given or affecting the gradient thereof, shall not give rise to any claim by the said Lessee who shall at his own expense carry out all consequent alterations to the paved way constructed to the satisfaction of the Director.
8. Clause No.(16)(e) of the Fifth Schedule to the Modification Letter stipulates that the grant of the right of way referred to in sub-clause (a) of this Clause No.(16) shall not give the said Lessee the exclusive right over the Right of Way Area. The Government shall have the right to grant rights of way over the Right of Way Area to the owners of any other lots in the vicinity now or at any time in the future, or to take over the whole or any portion of the Right of Way Area for the purposes of a public street without payment of any compensation to the said Lessee or to other owners to whom rights of way over the whole or any portion of the Right of Way Area may have been granted.
9. Clause No.(16)(f) of the Fifth Schedule to the Modification Letter stipulates that in the event of the non-fulfilment of the said Lessee's obligations under sub-clauses (b) and (c) of this Clause No.(16), the Government may carry out the necessary construction, maintenance and repair works at the cost of the said Lessee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the said Lessee.
10. Clause No.(16)(g) of the Fifth Schedule to the Modification Letter stipulates that notwithstanding the grant of the right of way referred to in sub-clause (a) of this Clause No.(16), the Government shall have the full right and power, upon giving to the said Lessee, not less than fourteen days' written notice (save in case of emergency) to lay, install, relay, divert, remove, re-provision, replace, inspect, operate, repair, maintain and renew any Government or other drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line,

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

utility service or other works or installations (all together hereinafter referred to as “**the Right of Way Area Services**”) which are now or may hereafter be upon, over, under or adjacent to the Right of Way Area as the Director may in his absolute discretion deem fit, making good any and all damages caused thereby, and the Director, his officers, contractors and any other persons authorised by him, his or their workmen with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free ingress, egress and regress at all times to and from the Right of Way Area for the purposes aforesaid. The said Lessee shall not disturb or allow anybody to disturb the Right of Way Area Services without prior written approval from the Director.

B. FACILITIES THAT ARE REQUIRED UNDER THE LAND GRANT TO BE MANAGED, OPERATED OR MAINTAINED FOR PUBLIC USE AT THE EXPENSE OF THE OWNERS OF THE RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

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

C. 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.

Note: The term “Director” means “the Director of Lands”, unless otherwise specified.

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

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設施

1. 修訂函附表二第(13)(a)條訂明：承租人須自費建造與保養該幅或塊土地邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導落在或流入該幅或塊土地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。承租人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。
2. 修訂函附表二第(13)(b)條訂明：連接該幅或塊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租人負責。承租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租人自費進行。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，必須由承租人自費保養，直至要求時由承租人移交給政府，由政府出資負責今後的保養。承租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。若承租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，承租人須在要求時向政府支付該等工程的費用。
3. 當該地段（即鄉郊建屋地段第723號）或其任何部分進行重建（該術語僅指修訂函附表二第(1)條預期的重建工程）時：修訂函附表二第(12)條應視為刪除，並由修訂函附表四新的第(12)條取代，該條款訂明：承租人須在任何時候，特別是在任何建築、保養、翻新或維修工程（以下簡稱「工程」）期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該幅或塊土地、目前在土地註冊處以鄉郊建屋地段第715號註冊並在其圖則上以黃色顯示並標記為「通行權」的所有土地的上述部分（以下簡稱「黃色範圍」）、在其圖則上以綠色顯示的政府土地的上述部分（以下簡稱「綠色範圍」）、在本文件夾附並標明「圖則A」的圖則上以棕色顯示的範圍（以下簡稱「棕色範圍」）、在本文件夾附並標明「圖則A」的圖則上以綠色間黑斜線顯示的範圍（以下簡稱「綠色間黑斜線範圍」）或其任何組合或其任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置（以下簡稱「服務」）造成任何損壞、干擾或阻塞。承租人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。承租人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括任何必要的改道、重鋪或修復的費用。承租人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該幅或塊土地、黃色範圍、綠色範圍、棕色範圍、綠色間黑斜線範圍或其任何組合或其中任何部分或該等服務造成的任何損壞、干擾或阻塞（除了明渠、污水渠、雨水渠或總水喉須由署長負責修復，除非他另作選擇，承租人須在要求時向政府支付該等工程的費用），使署長滿意。如果承租人未能對該幅或塊土地、黃色範圍、綠色範圍、棕色範圍、綠色間黑斜線範圍或其任何組合或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補

及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，承租人須在要求時向政府支付該等工程的費用。

4. 修訂函附表五第16(a)條訂明：授予該幅或塊土地亦授予承租人及其傭工、訪客、工人和他授權代表他的其他人士權利，在本文件授予租期期間不時和任何時候，為了正當使用和享用該幅或塊土地有關的所有目的，通過、再通過、途經、越過、經過和穿過署長批准水平的黃色範圍、綠色範圍和棕色範圍（黃色範圍、綠色範圍和棕色範圍以下統稱「通行權區域」）。
5. 修訂函附表五第(16)(b)條訂明：承租人應按照署長要求或批准的方式、材料和標準自費在授予本(16)條(a)款所述通行權之上和沿線的棕色範圍上面建造一條鋪有路面的道路連同相關街道設施、交通輔助設施、街道照明、污水渠、排水渠和其他構築物，盡量減少對附近任何其他地段已獲授予整個或任何部分棕色範圍的通行權的業主造成干擾。
6. 修訂函附表五第(16)(c)條訂明：承租人應自費維護、保養和修理通行權區域以及構成該通行權區域一部分或與此相關的所有事宜，使署長滿意。承租人應對該區域整體負責，猶如他是該區域的絕對業主一樣。
7. 修訂函附表五第(16)(d)條訂明：對的公共道路進行的任何改造而佔用部分通行權區域或影響其坡度，不得導致承租人提出任何索賠，承租人應自費對所建造的鋪砌道路進行所有後續改動，使署長滿意。
8. 修訂函附表五第(16)(e)條訂明：授予本(16)條(a)款所指的通行權並非賦予承租人對通行權區域有任何專有權。政府有權在現在或將來的任何時候向附近任何其他地段的業主授予通行權區域的通行權，或接管全部或任何部分的通行權區域作為公共街道用途，無需向承租人或已獲授予整個或任何部分通行權區域的通行權的其他業主支付任何補償。
9. 修訂函附表五第(16)(f)條訂明：如果承租人未履行第(16)條(b)和(c)款規定的責任，政府可以進行必要的建造、維護和修理工程，費用由承租人承擔，承租人應按要求向政府支付相當於其費用的金額，該金額由署長的決定，其決定將作終論並對上述承租人具有約束力。
10. 修訂函附表五第(16)(g)條訂明：即使授予本第(16)條(a)款所述的通行權，政府仍有全部權利和權力在向承租人發出不少於十四天的書面通知（緊急情況除外）後，按署長以其絕對酌情認為恰當，鋪設、安裝、重設、分道、拆除、重新配置、更換、檢查、操作、修理、維護和更新現時或此後任何時間位於通行權區域上、下或毗鄰該處的任何政府或其他排水渠、下水道、水路或水道、污水渠、明渠、總水管、管道、電纜、電線、管線、公用服務或其他工程或裝置（以下統稱為「通行權區域服務」），並妥善修葺任何及所有損毀。署長、其官員，承辦商及獲其授權的任何其他人士及彼等之工人均有權時刻攜同或不攜同工具、設備、機械、機器或

機動車輛自由進出及再進出通行權區域，以進行上述工程。未經署長事先書面批准，承租人不得干擾或允許任何人干擾通行權區域服務。

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設施

1. 請參閱上文 A 段。
2. 上述 A 段所述的設施或休憩用地（如有）按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

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休憩用地的大小

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

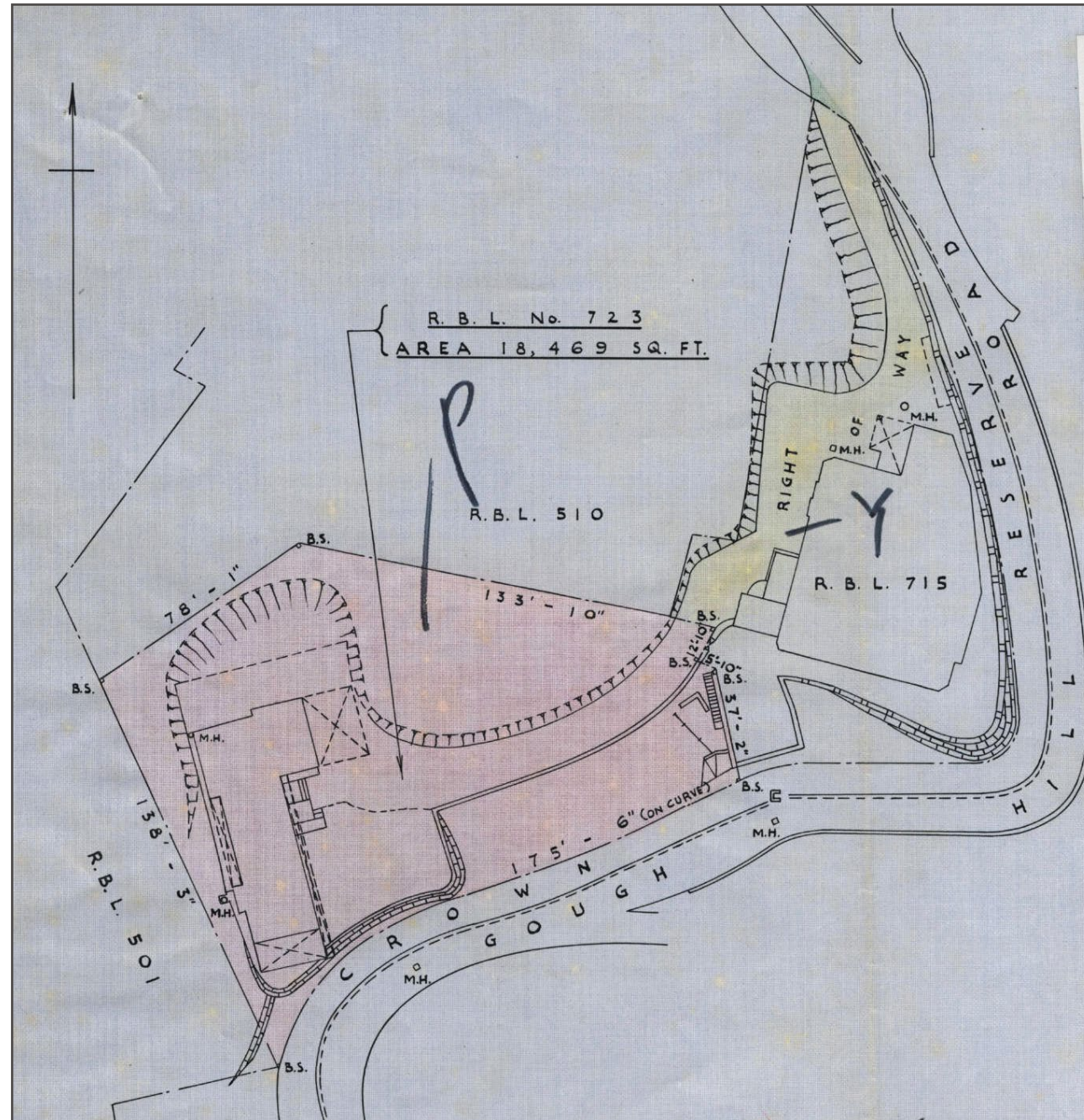
不適用

備註：
除另有指明外，「署長」一詞指「地政總署署長」。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

The Yellow Area and the Green Area 黃色範圍及綠色範圍



LEGENDS 圖例

- YELLOW AREA 黃色範圍
- GREEN AREA 綠色範圍

Notes:

1. The plan is a reproduction of plan annexed to the Government Lease of the Lot dated 21 March 1966.
2. The plan is for showing the locations of the Yellow Area and the Green Area only. Other matters shown in this plan may not reflect their latest conditions.

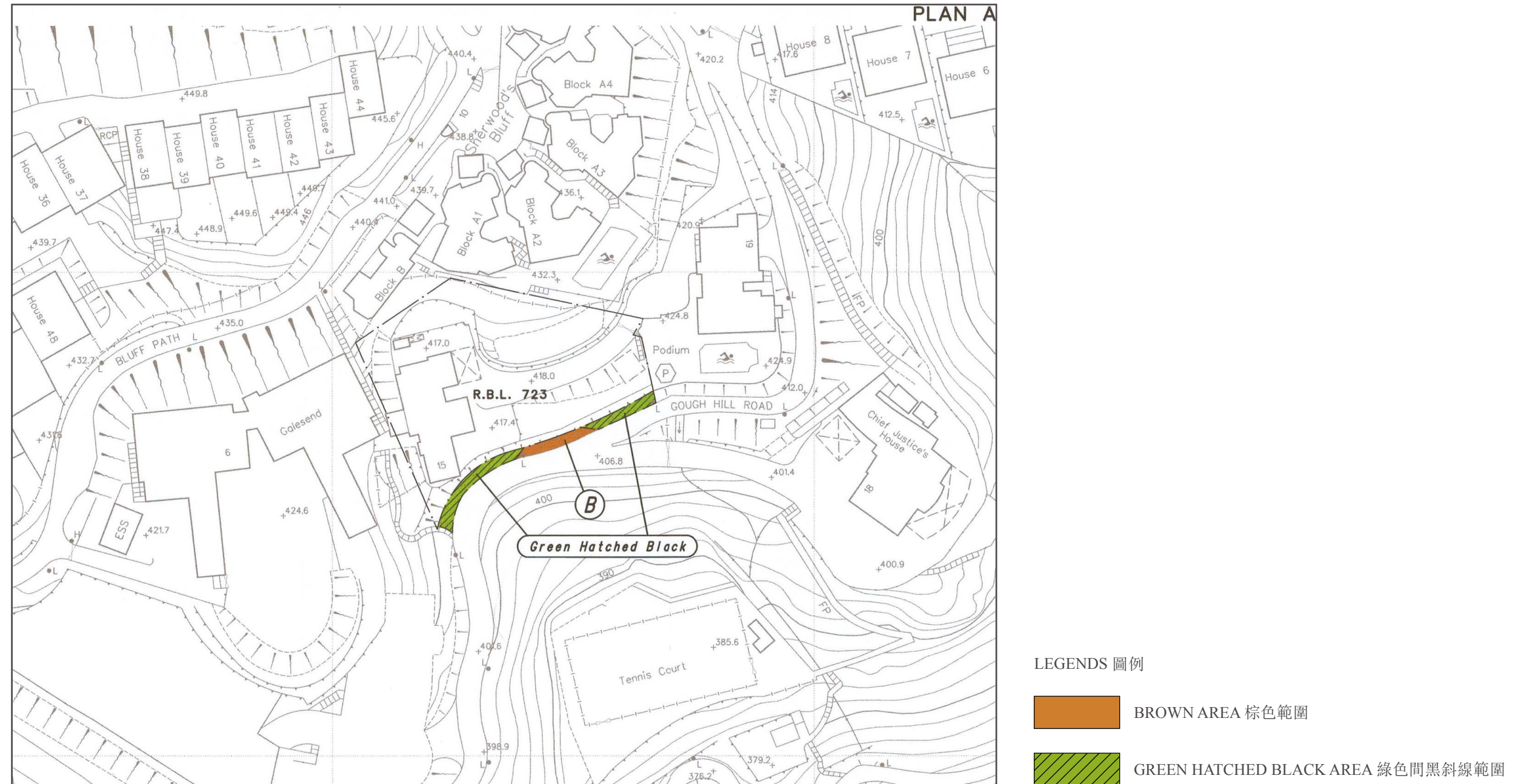
備註:

1. 本圖複製自訂立於1966年3月21日該地段的政府租契之隨附圖則。
2. 本圖僅作顯示黃色範圍及綠色範圍的位置。本圖中顯示的其他事項未必能反映其最新情況。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

The Brown Area and the Green Hatched Black Area 棕色範圍及綠色間黑斜線範圍



Notes:

1. The plan is a reproduction of Plan A annexed to the Modification Letter dated 24 August 2010 and registered in the Land Registry by Memorial No.10082701440018.
2. The plan is for showing the locations of the Brown Area and the Green Hatched Black Area only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 本圖複製自訂立於2010年8月24日並在土地註冊處以註冊摘要編號10082701440018登記的修訂函之隨附圖則A。
2. 本圖僅作顯示棕色範圍及綠色間黑斜線範圍的位置。本圖中顯示的其他事項未必能反映其最新情況。

WARNING TO PURCHASERS

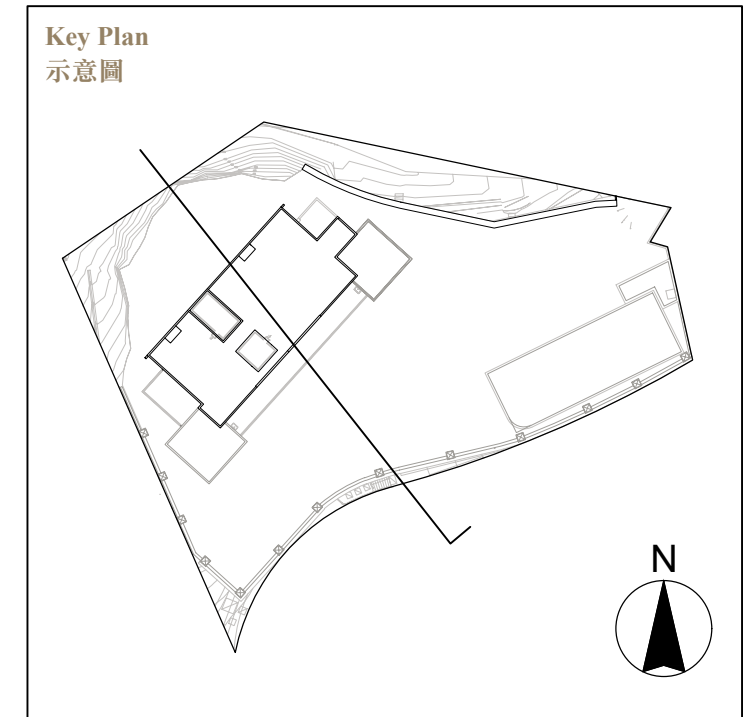
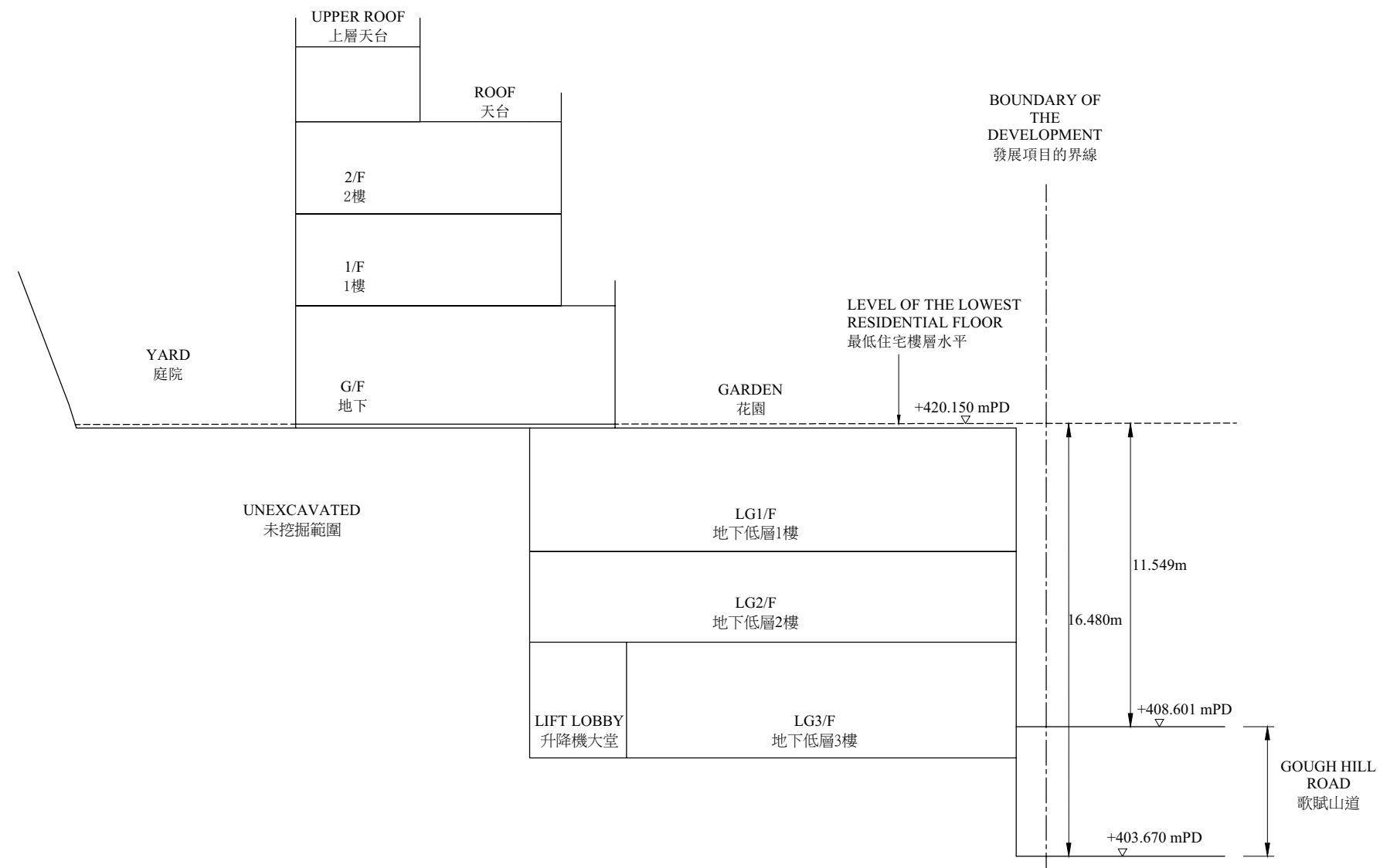
對買方的警告

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

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

發展項目中的建築物的橫截面圖

Cross-section Plan
橫截面圖



LEGENDS 圖例

----- DOTTED LINE DENOTES THE LEVEL OF THE LOWEST RESIDENTIAL FLOOR
虛線為最低住宅樓層水平

----- BOUNDARY OF THE DEVELOPMENT
發展項目的界線

▽ HEIGHT IN METRES ABOVE HONG KONG PRINCIPAL DATUM (HKPD)
香港主水平基準以上高度 (米)

The part of Gough Hill Road adjacent to the building is 403.670 to 408.601 meters above the Hong Kong Principal Datum.
毗連建築物的一段的歌賦山道為香港主水平基準以上403.670至408.601米。

ELEVATION PLAN

立面圖

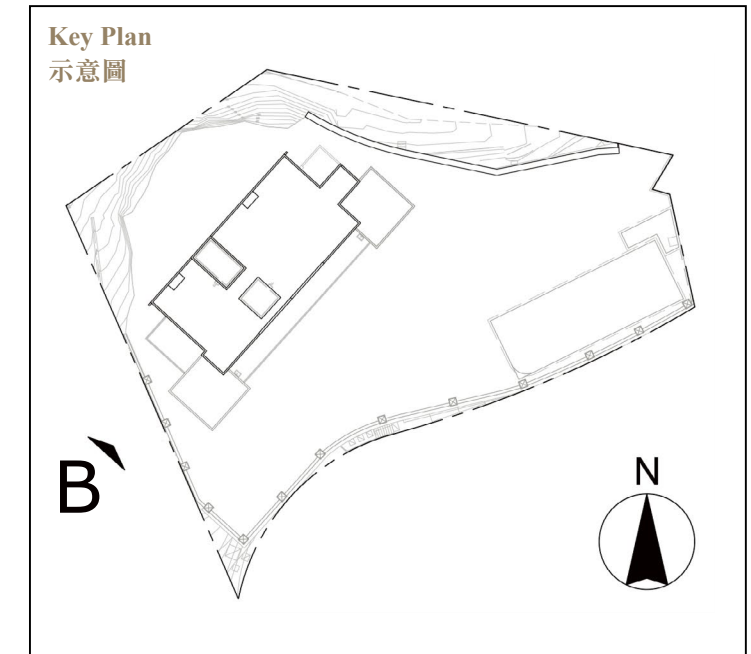
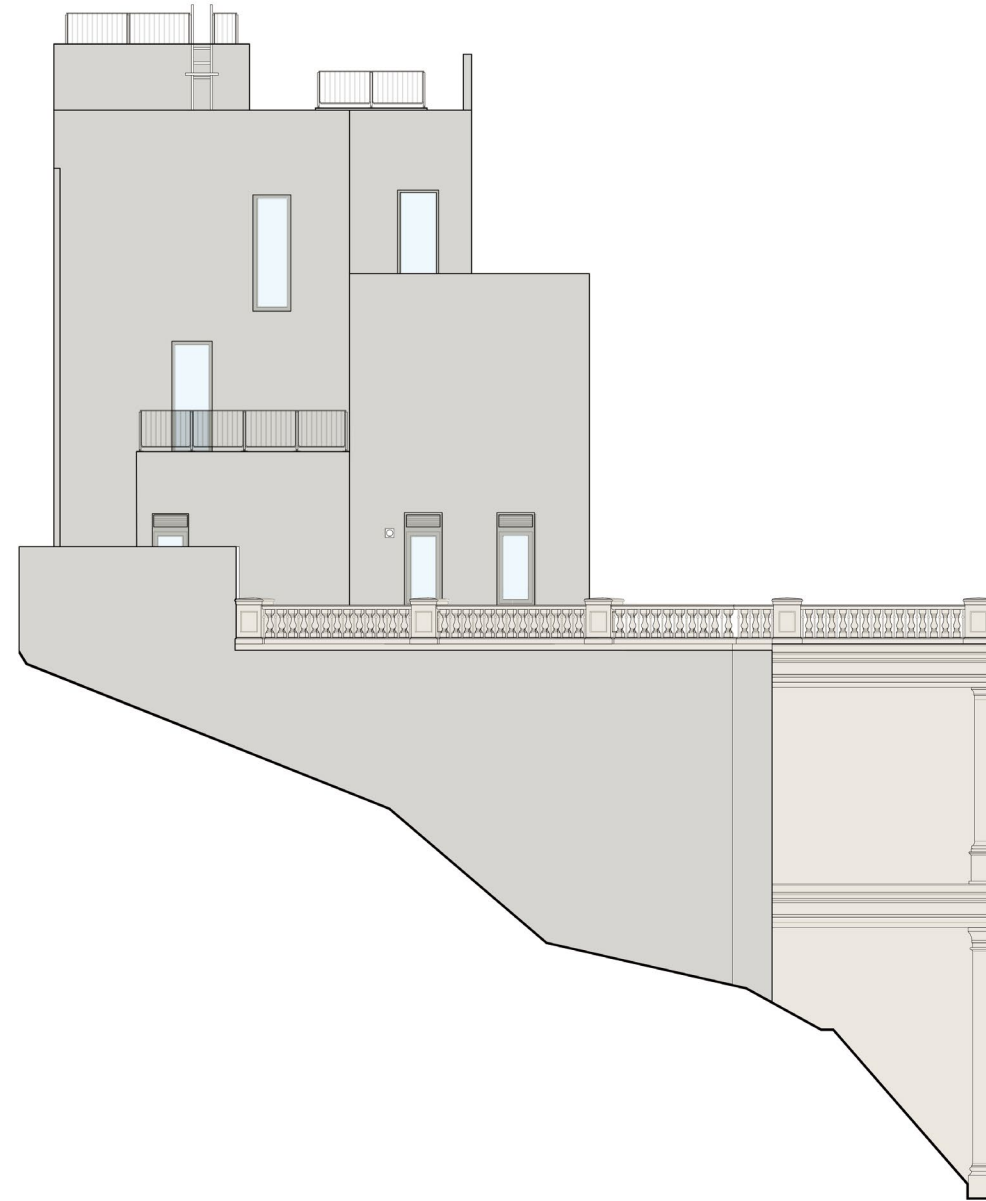


The Authorized Person for the Development has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 28 June 2023;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2023年6月28日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖



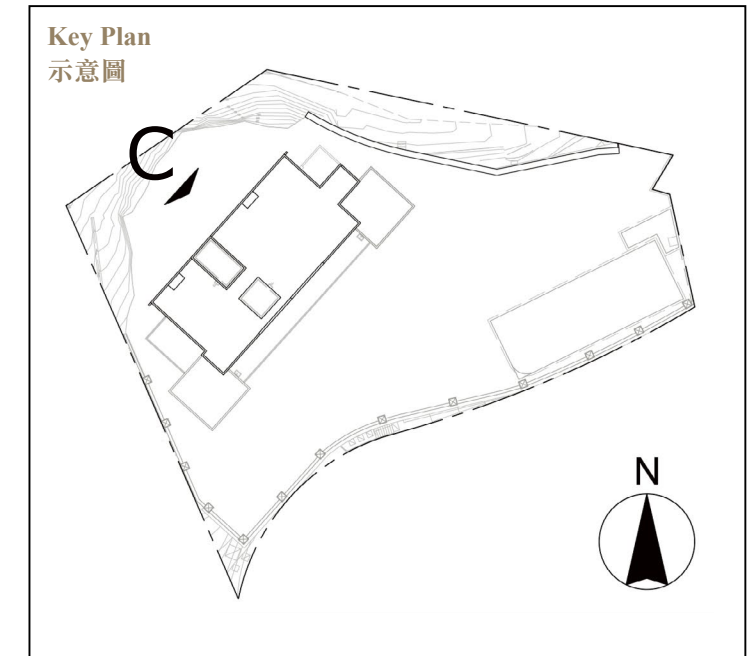
ELEVATION B
立面圖 B

The Authorized Person for the Development has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 28 June 2023;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2023年6月28日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖



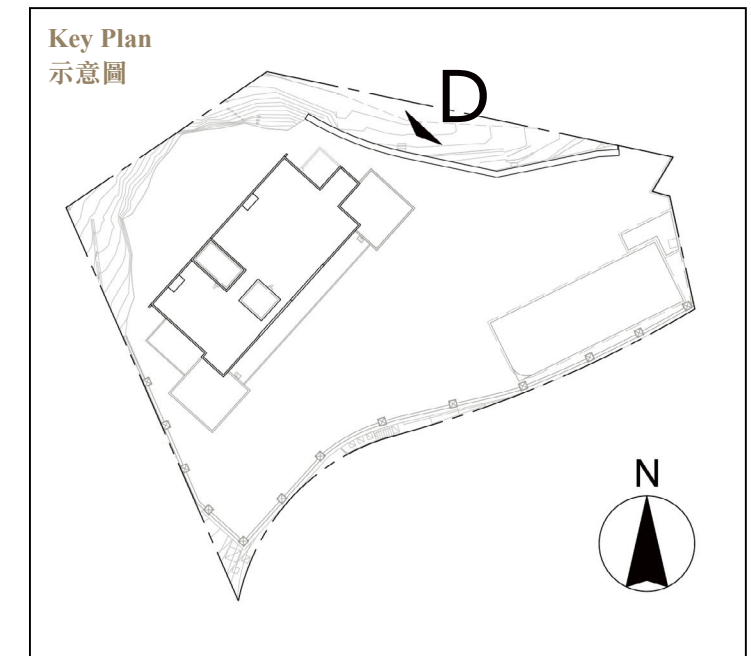
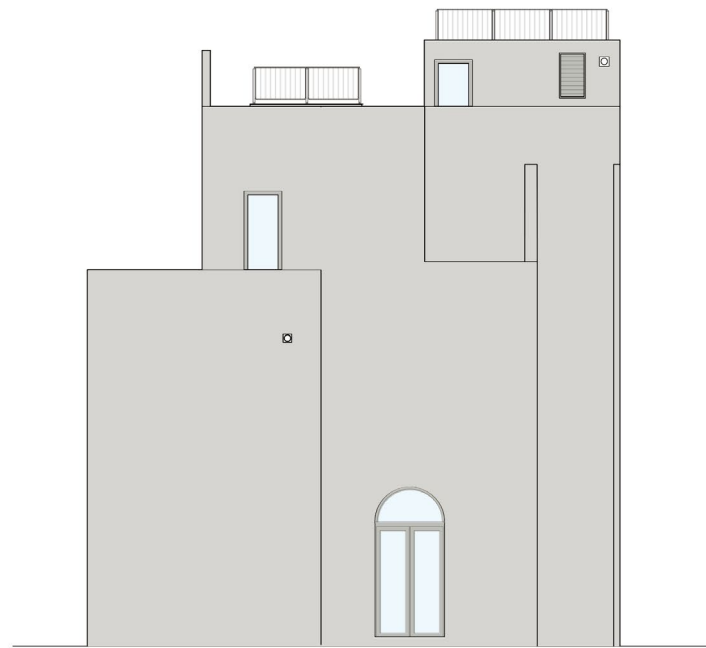
ELEVATION C
立面圖 C

The Authorized Person for the Development has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 28 June 2023;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2023年6月28日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與發展項目的外觀一致。

ELEVATION PLAN

立面圖



ELEVATION D
立面圖 D

The Authorized Person for the Development has certified that the elevations shown on this plan:
1. are prepared on the basis of the approved building plans for the Development as of 28 June 2023;
2. are in general accordance with the outward appearance of the Development.

發展項目的認可人士已證明本圖所顯示的立面：
1. 以2023年6月28日的情況為準的發展項目經批准的建築圖則為基礎擬備；
2. 大致上與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

Category of Common Facilities 公用設施的類別		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq.ft. 平方呎			
	sq.m. 平方米			
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq.ft. 平方呎			
	sq.m. 平方米			
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq.ft. 平方呎			
	sq.m. 平方米			

Note:

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

備註：

以平方呎顯示之面積均依據 1 平方米 = 10.764 平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. The address of the website on which a copy of outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk
2. There is no deed of mutual covenant for the Development

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. Exterior Finishes

Item		Description	
a.	External Wall	Type of finishes	LG1/F to LG3/F and Below: Stone cladding, galvanized mild steel metal grille with fiberglass decorative feature Ground Floor to Roof: Waterproofing Layer
b.	Window	Material of frame	Aluminium frame
		Material of glass	Clear tempered glass
c.	Bay Window	Material of bay window	Not applicable
		Finishes of window sill	Not applicable
d.	Planter	Type of finishes	Not applicable
e.	Verandah or Balcony	Type of finishes	Not applicable
		Whether it is covered	Not applicable
f.	Drying Facilities for Clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

Item		Description				
a.	Lobby		Wall	Floor	Ceiling	
		Type of finishes of lift lobby	Partial cement sand rendering	No finishes	No finishes	
b.	Internal wall and ceiling		Wall	Ceiling		
		Type of finishes of living room and dining room	No finishes	No finishes		
		Type of finishes of bedroom	No finishes	No finishes		
c.	Internal floor		Floor	Skirting		
		Material of living and dining room	No finishes	No skirting		
		Material of bedroom	No finishes	No skirting		
d.	Bathroom		Wall	Floor	Ceiling	
		Type of finishes	Partial cement sand rendering	Cement sand screeding	No finishes	
		Whether the wall finishes run up to the ceiling	No			
e.	Kitchen		Wall	Floor	Ceiling	Cooking bench
		Type of finishes	Partial cement sand rendering	Cement sand screeding	No finishes	No cooking bench
		Whether the wall finishes run up to the ceiling	No			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item		Description			
		Material	Finishes	Accessories	
a.	Doors	LG3/F Guard House	Aluminium framed glass door	Glass and aluminium frame	Not applicable
		LG3/F Toilet	Hollow core timber door with louvre	Plywood with paint finish	Lockset
		LG3/F Staircase	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG3/F Telecommunications and Broadcasting	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG3/F Low Voltage Switch Room	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG3/F Switch Room	Stainless steel door	Not applicable	Lockset, door closer
		LG3/F Automatic Fire Alarm Control Panel & Sprinkler Control Valve Set	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG3/F Gas Meter Cabinet	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG3/F Water Meter Cabinet	Hollow core timber door	Plywood with paint finish	Lockset
		LG3/F Fire Services Sprinkler Inlet	Galvanized mild steel door	Not applicable	Not applicable
		LG2/F Lift Lobby	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG2/F Staircase	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG2/F Fire Services Water Meter Cabinet	Hollow core timber door	Plywood with paint finish	Lockset
		LG2/F Fire Services Pump Room	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG2/F Flushing & Potable Water Tank & Pump Room	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG2/F Sprinkler & Street Hydrant Pump Room	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG1/F Lift Lobby	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG1/F Sprinkler Water Tank Room	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG1/F Lift Corridor	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		LG1/F Corridor	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		G/F Kitchen	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		G/F Corridor	Fire-rated solid core timber door	Plywood with paint finish	Lockset, door closer
		Door to Roof	Aluminium framed glass door	Glass and aluminium frame	Lockset
		Doors to Open Landscape Garden / Open Yard	Aluminium framed glass door	Glass and aluminium frame	Lockset
LG3/F Pipe Duct	Promat board	Not applicable	Not applicable		
LG3/F Pipe Duct	Promat board	Not applicable	Not applicable		
LG3/F Pipe Duct	Hollow core timber door	Plywood with paint finish	Lockset		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item		Description				
			Material	Finishes	Accessories	
a.	Doors	LG2/F Pipe Duct	Promat board	Not applicable	Not applicable	
		LG1/F Pipe Duct	Promat board	Not applicable	Not applicable	
		G/F Pipe Duct	Fire-rated solid core timber door	Plywood with paint finish	Door closer	
		G/F Pipe Duct	Cement board	Not applicable	Not applicable	
		1/F Pipe Duct	Cement board	Not applicable	Not applicable	
		2/F Pipe Duct	Cement board	Not applicable	Not applicable	
		Fittings & Equipment	Type	Material		
b.	Bathroom	(i) Type and material of fittings and equipment	Bathroom fittings	Water closet	Vitreous china	
				Wash basin	Vitreous china	
				Wash basin mixer	Chrome plated	
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes	
				Hot water supply	Copper water pipes	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)		Shower set	Chrome plated	
				Bathtub	Steel	
				Bathtub set	Chrome plated	
		(iv) Size of bathtub		700(W) x 1200(L) x 390(H)		
					Material	
c.	Kitchen	(i) Sink unit	Stainless steel			
		(ii) Water supply system	Copper water pipes for hot and cold water supply			
			Material	Finishes		
		(iii) Kitchen cabinet	Not applicable	Not applicable		
		(iv) Type of all other fittings and equipment	Other fittings	Not applicable		
Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"					

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. Interior Fittings

Item		Description			
		Fittings		Type	Material
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)		Not applicable	Not applicable
e.	Telephone	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"	
f.	Aerials	Location and number of connection points		Please refer to the "Schedule for Mechanical & Electrical Provisions"	
g.	Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board is provided	
		(ii) Whether conduits are concealed or exposed		Conduits are partly concealed and partly exposed ¹ ¹ Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non- concrete partition walls, designated pipe ducts or other materials.	
		(iii) Location and number of power points and airconditioner points		Please refer to the "Schedule for Mechanical & Electrical Provisions"	
		Fittings			
h.	Gas supply	Type	Towngas		
		System	Gas supply pipe is provided and connected to gas water heaters		
		Location	For the location of gas connection points, please refer to the "Schedule for Mechanical & Electrical Provisions"		
i.	Washing machine connection point	Location	Not applicable		
		Design	Not applicable		
j.	Water supply	Material of water pipes	Copper water pipes are provided for hot and cold water supply		
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed ² ² Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
		Whether hot water is available	Hot water supply to kitchen, bathrooms and lavatories		

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. Miscellaneous

Item		Description				
		Residential lift				
a.	Lifts	(i) Brand name and model number	Brand Name	Mitsubishi Electric		
			Model Number	Not applicable		
		(ii) Number and floors served by them	Number of lifts	1		
			Floor served by the lifts	LG3/F to 2/F		
b.	Letter box	Material	Not applicable			
c.	Refuse collection	(i) Means of refuse collection	Collected by cleaners			
		(ii) Location of refuse room	Not applicable			
			Water meter	Electricity meter	Gas meter	
d.	Water meter, electricity meter and gas meter	(i) Location	LG3/F Water Meter Cabinet	LG3/F Low Voltage Switch Room	LG3/F Gas Meter Cabinet	
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter	

5. Security Facilities

Item		Description	
Security system and equipment	Access control and security system	Not applicable	
	CCTV	Not applicable	

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.

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

1. 外部裝修物料

細項		描述	
a.	外牆	裝修物料的類型	地下低層1樓到地下低層3樓及以下：石料覆蓋層、帶玻璃纖維裝飾鋅鐵格柵 地下到天台：防水塗層
b.	窗	框的用料	鋁窗框
		玻璃的用料	強化玻璃
c.	窗台	窗台的用料	不適用
		窗台板的裝修物料	不適用
d.	花槽	裝修物料的類型	不適用
e.	陽台或露台	裝修物料的類型	不適用
		是否有蓋	不適用
f.	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

細項		描述				
a.	大堂		牆壁	地板	天花板	
		升降機大堂裝修物料的類型	部份英泥砂牆身批盪	無飾面	無飾面	
b.	室內牆壁及天花板		牆壁	天花板		
		客廳及飯廳裝修物料的類型	無飾面	無飾面		
		睡房裝修物料的類型	無飾面	無飾面		
c.	室內地板		地板	牆腳線		
		客廳及飯廳的用料	無飾面	無腳線		
		睡房的用料	無飾面	無腳線		
d.	浴室		牆壁	地板	天花板	
		裝修物料的類型	部份英泥砂牆身批盪	英泥砂地台	無飾面	
		牆壁的裝修物料是否鋪至天花板	否			
e.	廚房		牆壁	地板	天花板	灶台
		裝修物料的類型	部份英泥砂牆身批盪	英泥砂地台	無飾面	無煮食台
		牆壁的裝修物料是否鋪至天花板	否			

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述	描述		
			用料	裝修物料	配件
a.	門	地下低層3樓保安室	鋁框玻璃門	玻璃及鋁框	不適用
		地下低層3樓洗手間	空心木門配百頁	夾板連油漆飾面	門鎖
		地下低層3樓樓梯	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層3樓電訊及廣播設備	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層3樓低壓電掣房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層3樓電掣房	不銹鋼門	不適用	門鎖及門鼓
		地下低層3樓自動消防控制屏及消防花灑控制閥	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層3樓煤氣錶箱	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層3樓水錶箱	空心木門	夾板連油漆飾面	門鎖
		地下低層3樓消防花灑入水掣	鋅鐵門	不適用	不適用
		地下低層2樓升降機大堂	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層2樓樓梯	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層2樓消防水錶箱	空心木門	夾板連油漆飾面	門鎖
		地下低層2樓消防泵房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層2樓沖廁及食水水缸及泵房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層2樓消防花灑及街道消防栓泵房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層1樓升降機大堂	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層1樓消防花灑水缸房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層1樓升降機走廊	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下低層1樓走廊	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下廚房	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		地下走廊	防火實心木門	夾板連油漆飾面	門鎖及門鼓
		通往天台門	鋁框玻璃門	玻璃及鋁框	門鎖
		通往開放式景觀花園或開放式庭院門	鋁框玻璃門	玻璃及鋁框	門鎖
		地下低層3樓管槽	防火板	不適用	不適用
		地下低層3樓管槽	防火板	不適用	不適用
		地下低層3樓管槽	空心木門	夾板連油漆飾面	門鎖

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述			
		用料	裝修物料	配件	
a.	門	地下低層2樓管槽	防火板	不適用	不適用
		地下低層1樓管槽	防火板	不適用	不適用
		地下管槽	防火實心木門	夾板連油漆飾面	門鼓
		地下管槽	水泥板	不適用	不適用
		1樓管槽	水泥板	不適用	不適用
		2樓管槽	水泥板	不適用	不適用
		裝置及設備	類型	用料	
b.	浴室	(i) 裝置及設備的類型及用料	浴室裝置	坐廁	搪瓷
				洗手盆	搪瓷
				洗手盆水龍頭	鍍鉻
		(ii) 供水系統的類型及用料		冷水供應	銅喉
				熱水供應	銅喉
		(iii) 沐浴設施 (包括花灑或浴缸, 如適用) 的類型及用料		花灑套裝	鍍鉻
				浴缸	鋼
				浴缸水龍頭	鍍鉻
		(iv) 浴缸大小		700(闊) x 1200(長) x 390(高)	
				用料	
c.	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水喉及熱水喉採用銅喉		
			用料	裝修物料	
		(iii) 廚櫃	不適用	不適用	
		(iv) 所有其他裝置及設備的類型	其他裝置的類型	不適用	
其他設備的類型	隨樓附送之設備及品牌, 請參閱「設備說明表」				

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

3. 室內裝置

細項		描述		
		裝置	類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	不適用	不適用
e.	電話	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」	
f.	天線	接駁點的位置及數目	請參考「機電裝置位置及數量說明表」	
g.	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	提供三相電力並裝妥微型斷路器
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹ ¹ 除部分隱藏於混凝土內之導管外, 其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。	
	(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
		裝置		
h.	氣體供應	類型	煤氣	
		系統	煤氣喉接駁煤氣熱水爐	
		位置	煤氣接駁點的位置請參閱「機電裝置位置及數量說明表」	
i.	洗衣機接駁點	位置	不適用	
		設計	不適用	
j.	供水	水管的用料	冷水喉及熱水喉採用銅喉	
		水管是隱藏或外露	水管是部分隱藏及部分外露 ² ² 除部分隱藏於混凝土內之水管外, 其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。	
		有否熱水供應	廚房、浴室及洗手間有熱水供應	

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

4. 雜項

細項		描述				
		住宅升降機				
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	三菱電機		
			產品型號	不適用		
	(ii) 升降機的數目及到達的樓層	升降機的數目	1			
		到達的樓層	地下低層3樓至2樓			
b.	信箱	用料	不適用			
c.	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾			
		(ii) 垃圾房的位置	不適用			
			水錶	電錶	氣體錶	
d.	水錶、電錶及氣體錶	(i) 位置	地下低層3樓水錶箱	地下低層3樓低壓電掣房	地下低層3樓煤氣錶箱	
		(ii) 就住宅單位而言是獨立或公用的錶	獨立錶	獨立錶	獨立錶	

5. 保安設施

細項		描述	
保安系統及設備	入口通道控制及保安系統	不適用	
	閉路電視	不適用	

賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Appliances Schedule 設備說明表

Item 設備	Brand Name 品牌名稱	Model No. 產品型號
Gas Water Heater 氣體熱水爐	TGC	TN JW221TFQL
Electric Water Heater 電子熱水爐	Stielbel Eltron	DHM 6

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

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置位置及數量說明表

Location 位置		Description 描述	
LG3/F 地下低層3樓	Carpark 停車場	Exhaust Air Fan 抽氣扇	2
		Lighting Point 燈位	1
	Automatic Fire Alarm Control Panel & Sprinkler Control Valve Set 自動消防控制屏及消防花 灑控制閥	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Telecommunications and Broadcasting 電訊及廣播設備	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Low Voltage Switch Room 低壓電掣房	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Switch Room 電掣房	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Guard House 保安室	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Toilet 洗手間	Fresh Air Fan 鮮風扇	1
		Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1

Location 位置		Description 描述	
LG2/F 地下低層2樓	Sprinkler & Street Fire Hydrant Pump Room 花灑及街道消防栓泵房	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Fire Services Pump Room 消防泵房	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
	Flushing & Potable Water Tank & Pump Room 沖廁及食水水缸及泵房	Exhaust Air Fan 抽氣扇	1
		Lighting Point 燈位	1
Corridor 走廊	Lighting Point 燈位	1	
LG1/F 地下低層1樓	Corridor 走廊	Lighting Point 燈位	1
G/F 地下	Living Room 客廳	Lighting Point 燈位	3
		Lighting Switch 燈具開關	1
	Study Room 書房	Lighting Point 燈位	2
	Bedroom 睡房	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Kitchen 廚房	Lighting Point 燈位	1
		Gas Water Heater 煤氣熱水爐	1
	Dining Room 飯廳	Lighting Point 燈位	1
	Lavatory 1 洗手間 1	Lighting Point 燈位	1

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置位置及數量說明表

Location 位置		Description 描述	
G/F 地下	Lavatory 2 洗手間 2	Lighting Point 燈位	1
		Instant Electrical Heater 即熱式電熱水爐	1
	Staircase 樓梯	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Corridor 走廊	Lighting Point 燈位	1
Open Landscape Garden/ Open Yard 開放式景觀花園 / 開放式 庭院	Filtration System 濾水系統	1	
1/F 1樓	Master Bedroom 主人睡房	Lighting Point 燈位	1
		Lighting Switch 燈具開關	2
	Master Bathroom 主人浴室	Lighting Point 燈位	3
		Lighting Switch 燈具開關	2
		Gas Water Heater 煤氣熱水爐	1
	Master Walk-in Closet 主人步入式衣帽間	Lighting Point 燈位	2
		Lighting Switch 燈具開關	1
		Lighting Point 燈位	1
		Gas Water Heater 煤氣熱水爐	1
	Master Living Room 主人客廳	Lighting Point 燈位	1
	Store Room 2 儲藏室 2	Lighting Point 燈位	1

Location 位置		Description 描述	
1/F 1樓	Bedroom 1 睡房 1	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Walk-in Closet 1 步入式衣帽間 1	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Bathroom 1 浴室 1	Lighting Switch 燈具開關	1
		Lighting Point 燈位	2
		Gas Water Heater 煤氣熱水爐	1
	Lift Lobby & Staircase 升降機大堂及樓梯	Lighting Point 燈位	2
		Lighting Switch 燈具開關	4

FITTINGS, FINISHES AND APPLIANCES

裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions 機電裝置位置及數量說明表

Location 位置		Description 描述	
2/F 2樓	Bedroom 3 睡房 3	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Bathroom 3 浴室 3	Lighting Point 燈位	2
		Lighting Switch 燈具開關	1
	Family Room 起居室	Lighting Point 燈位	1
	Bedroom 4 睡房 4	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Bathroom 4 浴室 4	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Walk-in Closet 4 步入式衣帽間 4	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1
	Bedroom 5 睡房 5	Lighting Point 燈位	1
		Lighting Switch 燈具開關	2
	Bathroom 5 浴室 5	Lighting Point 燈位	1
		Lighting Switch 燈具開關	1

Location 位置		Description 描述	
2/F 2樓	Walk-in Closet 5 with Corridor 步入式衣帽間 5連走廊	Lighting Point 燈位	2
		Lighting Switch 燈具開關	4
	Lift Lobby & Staircase 升降機大堂及樓梯	Lighting Point 燈位	2
		Single Socket Outlet 單位電插座	1
ROOF 天台	Flat Roof 天台	Gas Water Heater 煤氣熱水爐	3
		Lighting Point 燈位	7
	Staircase 樓梯	Lighting Point 燈位	2
		Lighting Switch 燈具開關	2

SERVICE AGREEMENTS

服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by The Hong Kong Electric Company Limited.

Towngas is supplied by The Hong Kong and China Gas Company Limited.

食水及沖廁水由水務署供應。

電力由香港電燈有限公司供應。

煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT

地稅

The owner (i.e. the Vendor) is liable for the Government Rent payable for the specified residential property from the date of the Land Grant up to and including the date of the assignment of that specified residential property.

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

MISCELLANEOUS PAYMENTS BY PURCHASER

買方的雜項付款

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

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

DEFECT LIABILITY WARRANTY PERIOD

欠妥之處的保養責任期

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

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

MAINTENANCE OF SLOPES

斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own costs.
2. Clause No.(8)(a) of the Second Schedule to the Modification Letter dated 24 August 2010 and registered in the Land Registry by Memorial No.10082701440018 (“**the Modification Letter**”) stipulates 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 said piece or parcel of ground 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 said piece or parcel of ground or any part thereof or any other works required to be done by the said Lessee under the covenants and conditions herein contained, or for any other purpose, the said Lessee 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 said piece or parcel of ground and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The said Lessee shall at all times during the term hereby 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.”

3. Clause No.(8)(d) of the Second Schedule to the Modification Letter stipulates that:

“In addition to any other rights or remedies herein provided for breach of any of the covenants and conditions herein contained, the Director shall be entitled by notice in writing to call upon the said Lessee 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 said Lessee 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 said Lessee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.”

4. Upon redevelopment (which term refers solely to redevelopment contemplated in Clause No.(1) of the Second Schedule to the Modification Letter) of the Lot (i.e. Rural Building Lot No.723) or any part thereof, Clause No.(17) (a) of the Fifth Schedule to the Modification Letter stipulates that:

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

after the expiry of such period, execute and carry out the required works and the said Lessee shall on demand repay to the Government the cost thereof.”

5. Each of the owners of the residential properties in the Development is obliged to contribute towards the costs of the maintenance work.
6. The plan showing the slope(s), retaining wall(s) and related structure(s) (“**Slopes and Retaining Walls**”) constructed or to be constructed, within or outside the Lot on which the Development is situated is set out at the end of this section.

Note:

The term “the Director” has the same meaning as referred to in the “Summary of Land Grant” section, unless otherwise specified.

MAINTENANCE OF SLOPES

斜坡維修

1. 批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡。
2. 日期為 2010 年 8 月 24 日並在土地註冊處以註冊摘要 10082701440018 號註冊的修訂函(「修訂函」)附表二第 (8)(a) 條訂明：

「如果任何土地需要或已經被削去、移走或後縮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，亦不論是在該幅或塊土地內或任何政府土地內，旨在構建、平整或發展該幅或塊土地或其中任何部分或承租人按本文件的契諾和條件需要進行的任何其他工程或作任何其他用途，承租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，以便保護與支撐該幅或塊土地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。承租人須在批地文件授予的租期期間自費保養該土地、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。」
3. 修訂函附表二第 (8)(d) 條訂明：

「除了本文件規定對違反本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租人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果承租人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。承租人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。」
4. 當該地段（即鄉郊建屋地段第 723 號）或其任何部分進行重建（該術語僅指修訂函附表 2 第 (1) 條預期的重建工程）時，修訂函附表五第 (17)(a) 條訂明：

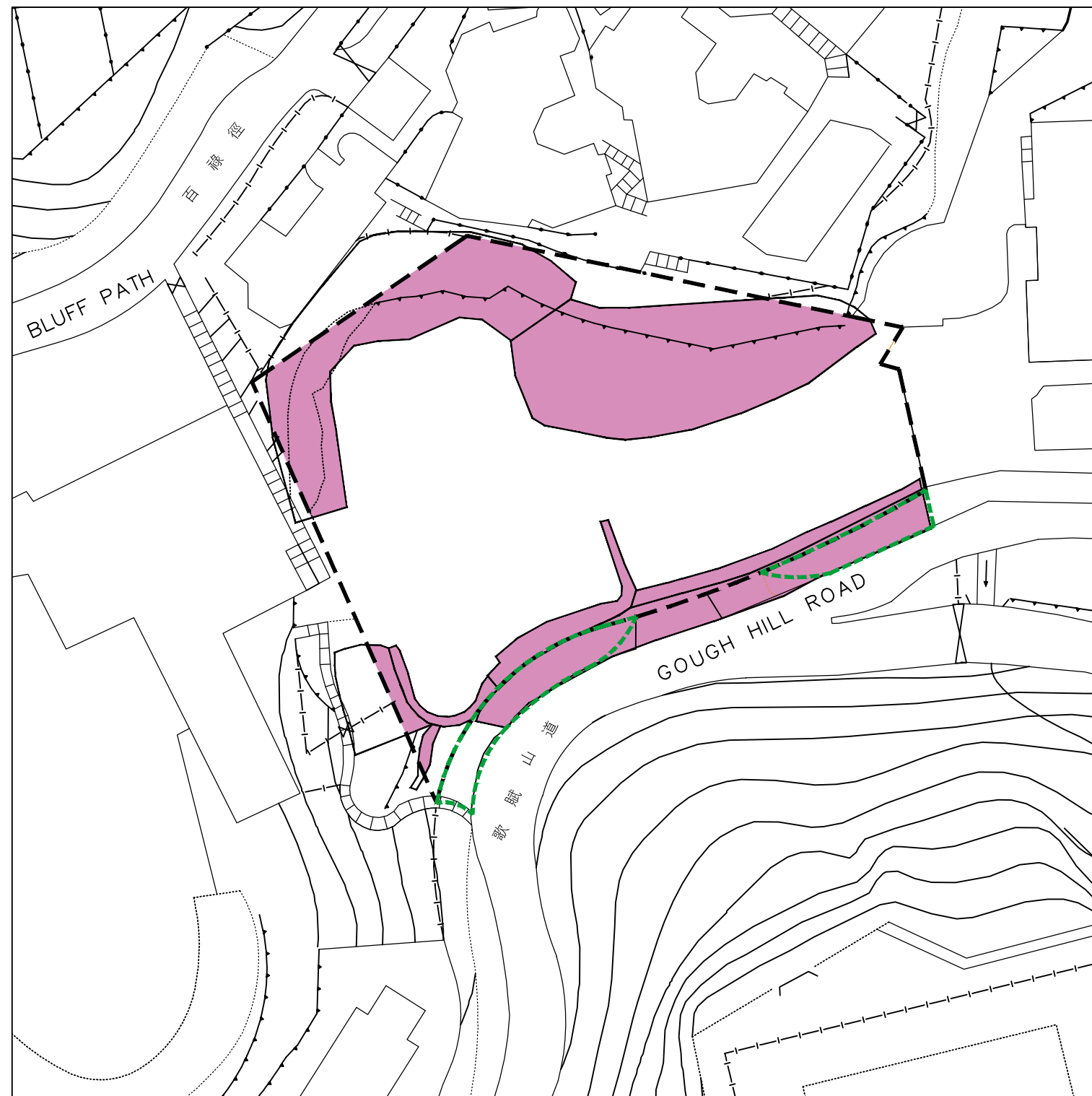
「承租人須按署長全權酌情要求自費對綠色間黑斜線範圍進行並完成岩土工程勘察和斜坡處理、山泥傾瀉預防、緩解和補救工程，使署長滿意並在整個批租期間自費維持綠色間黑斜線範圍（包括所有土地、斜坡處理工程、擋土結構、排水系統以及其中及其上的任何其他工程）處於良好的維修狀態，使署長滿意。如果在批租期間的任何時候，綠色間黑斜線範圍發生任何山泥傾瀉、地陷或塌方，則承租人須自費恢復該範圍連同署長認為（其決定將作終論並對承租人具有約束力）受到影響的毗鄰或毗連區域至原狀，使署長滿意。承租人須向政府、其代理人及承辦商賠償因山泥傾瀉、地陷或塌方而引起的所有索賠、訴訟、費用、損害和開支。承租人應始終確保在綠色間黑斜線範圍內不存在非法挖掘或傾倒行為，且經署長事先書面批准，承租人可設置柵欄或其他障礙物以防止非法挖掘或傾倒行為。除了署長就任何違反本文件所載契諾和條件可能擁有的任何其他權利或補救措施外，署長可隨時通過書面通知要求承租人進行岩土工程勘察、斜坡處理、山泥傾瀉預防、緩解和補救工程，以便維護、恢復和修復受山泥傾瀉、地陷或塌方影響的任何土地、構築物或工程。如果承租人疏忽或未能在該通知中規定的期限內進行工程，使署長滿意，在該期限屆滿後，署長可以執行和進行所需的工程，承租人應按要求向政府償還其費用。」
5. 發展項目中的住宅物業的每名擁有人均須分擔維修工程的費用。
6. 本章節末夾附顯示發展項目所位於的土地之內或之外建造的該斜坡、護土牆及有關構築物(「該斜坡及護土牆」)的圖則。

備註：

除另有說明外，「署長」一詞與「批地文件的摘要」一節中所述的含義相同。

MAINTENANCE OF SLOPES 斜坡維修

Slopes and Retaining Walls Plan 斜坡及護土牆圖則



LEGENDS 圖例

- GREEN 綠色
GREEN HATCHED BLACK AREAS ON LAND GRANT
(MAINTAINED BY RURAL BUILDING LOT NO. 723 OWNERS)
批地文件所指綠色間黑斜線範圍 (由鄉郊建屋地段第 723 號擁有人負責維修)

- PINK 粉紅色
SLOPE STRUCTURE OR SLOPE WITH ASSOCIATED RETAINING STRUCTURES
(MAINTAINED BY RURAL BUILDING LOT NO. 723 OWNERS)
斜坡構築物或附設相關護土構築物的斜坡 (由鄉郊建屋地段第 723 號擁有人負責維修)

- BOUNDARY OF THE DEVELOPMENT
發展項目界線

Notes:

1. The pink areas indicated on the plan are made reference from Slope Maintenance Responsibility Information System of Lands Department.
2. The plan is for showing the location of the Slopes and Retaining Walls only. Other matters shown in this plan may not reflect their latest conditions.

備註:

1. 本圖所示的粉紅色範圍參考地政總署斜坡維修責任信息系統。
2. 本圖僅作顯示斜坡及護土牆的位置。本圖中顯示的其他事項未必能反映其最新情況。

MODIFICATION 修訂

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

發展項目現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

Not applicable.

不適用。

WEBSITE ADDRESS

互聯網網址

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

<http://www.15ghr.com/>

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

<http://www.15ghr.com/>

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m ²)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1.	Carpark and loading/unloading area excluding public transport terminus	288.566
2.	Plant rooms and similar services	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	4.543
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.	743.406
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not applicable
Green Features under Joint Practice Notes 1 and 2		
3.	Balcony	Not applicable
4.	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.	Non-structural prefabricated external wall	Not applicable
9.	Utility platform	Not applicable
10.	Noise barrier	Not applicable

		Area (m ²)
Amenity Features		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	Not applicable
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	Not applicable
13.	Covered landscaped and play area	Not applicable
14.	Horizontal screens/covered walkways, trellis	Not applicable
15.	Larger lift shaft	Not applicable
16.	Chimney shaft	Not applicable
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	Not applicable
18.	Pipe duct, air duct for mandatory feature or essential plant room	11.127
19.	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	Not applicable
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	Not applicable
24.	Other projections	Not applicable
25.	Public transport terminus	Not applicable
26.	Party structure and common staircase	Not applicable
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	116.488
28.	Public passage	Not applicable
29.	Covered set back area	Not applicable
Bonus GFA		
30.	Bonus GFA	Not applicable

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積 (平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1.	停車場及上落客貨地方(公共交通總站除外)	288.566
2.	機房及相類設施	
2.1	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	4.543
2.2	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供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	743.406
2.3	非強制性或非必要機房，例如空調機房、風櫃房等	不適用
根據聯合作業備考第1及第2號提供的環保設施		
3.	露台	不適用
4.	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲簷	不適用
7.	翼牆、捕風器及風斗	不適用
8.	非結構預製外牆	不適用
9.	工作平台	不適用
10.	隔音屏障	不適用

		面積 (平方米)
適意設施		
11.	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	不適用
12.	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	不適用
13.	有上蓋的園景區及遊樂場	不適用
14.	橫向屏障/有蓋人行道、花棚	不適用
15.	擴大升降機井道	不適用
16.	煙囪管道	不適用
17.	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.	強制性設施或必要機房所需的管槽、氣槽	11.127
19.	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.	伸出物，如空調機箱及伸出外牆超過750毫米的平台	不適用
其他項目		
23.	庇護層，包括庇護層兼空中花園	不適用
24.	其他伸出物	不適用
25.	公共交通總站	不適用
26.	共用構築物及樓梯	不適用
27.	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	116.488
28.	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用
額外總樓面面積		
30.	額外總樓面面積	不適用

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

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

申請建築物總樓面面積寬免的資料

Environmental Assessment of the Building and Estimated Energy Performance or Consumption for the Development

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.

建築物的環境評估及發展項目的預計能量表現或消耗

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。

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。

