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# Belfran Peak

**No.9 Belfran Road, Kowloon, Hong Kong**  
香港九龍巴芬道 9 號

**SALES BROCHURE**  
售樓說明書

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# Belfran Peak

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## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

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

#### For all first-hand residential properties

##### 1. Important information

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

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

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

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

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans<sup>1</sup> as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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

- Pay attention to the area information in the sales brochure and price list, and price per square foot/metre in the price list. According to the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (the Ordinance), vendors can only present the area and price per square foot and per square metre of a residential property using saleable area. Saleable area, in relation to a residential property, means the floor area of the residential property, and includes the floor area of every one of the following to the extent that it forms part of the residential property - (i) a balcony; (ii) a utility platform; and (iii) a verandah. The saleable area excludes the area of the following which forms part of the residential property - air-conditioning plant room; bay window; cockloft; flat roof; garden; parking space; roof; stairhood; terrace and yard.
- Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property<sup>2</sup>. The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.
- Visit the development site and get to know the surroundings of the property (including transportation and community facilities). Check town planning proposals and decisions which may affect the property. Take a look at the location plan, aerial photograph, outline zoning plan and cross-section plan that are provided in the sales brochure.

您在購置一手住宅物業之前，應留意下列事項：

#### 適用於所有一手住宅物業

##### 1. 重要資訊

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

##### 2. 費用、按揭貸款和樓價

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

##### 3. 價單、支付條款，以及其他財務優惠

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

##### 4. 物業的面積及四周環境

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

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#### 5. Sales brochure

- Ensure that the sales brochure you have 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.
- 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.
- 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.

#### 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。
- 閱覽售樓說明書，並須特別留意以下資訊：
  - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享有住宅物業造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的文件，其內容不會被視為「有關資料」；
  - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
  - 室內和外部的裝置、裝修物料和設備；
  - 管理費按甚麼基準分擔；
  - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
  - 小業主是否須要負責維修斜坡。

#### 6. 政府批地文件和公契

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

#### 7. 售樓處內有關可供揀選住宅物業的資料

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

#### 8. 成交紀錄冊

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

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

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

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

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

#### 11. Appointment of estate agent

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

#### 12. Appointment of solicitor

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

#### For first-hand uncompleted residential properties

#### 13. Pre-sale Consent

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

#### 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。
- 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，您應該一
  - 了解該地產代理是否只代表您行事。該地產代理若同時代表賣方行事，倘發生利益衝突，未必能夠保障您的最大利益；
  - 了解您須否支付佣金予該地產代理。若須支付，有關的佣金金額和支付日期為何；以及
  - 留意只有持牌地產代理或營業員才可以接受您的委託。如有疑問，應要求該地產代理或營業員出示其「地產代理證」，或瀏覽地產代理監管局的網頁（網址：[www.eaa.org.hk](http://www.eaa.org.hk)），查閱牌照目錄。

#### 12. 委聘律師

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

#### 適用於一手未落成住宅物業

#### 13. 預售樓花同意書

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

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#### 14 Show flats

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

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

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

- Check the estimated material date<sup>3</sup> for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- 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.

#### 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，緊記先向索取售樓說明書，以便在參觀示範單位時參閱相關資料。
- 您可以在無改動示範單位及經改動示範單位中進行量度，並在無改動示範單位內拍照或拍攝影片，惟在確保示範單位參觀者人身安全的前提下，賣方可能會設定合理的限制。

#### 適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

#### 15 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期<sup>3</sup>。
  - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 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。

## NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

### 一手住宅物業買家須知

#### 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 Transport and Housing Bureau  
August 2017

- 1 The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.
- 2 According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—
  - (i) the external dimensions of each residential property;
  - (ii) the internal dimensions of each residential property;
  - (iii) the thickness of the internal partitions of each residential property;
  - (iv) the external dimensions of individual compartments in each residential property.According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.
- 3 Generally speaking, “material date” means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.

#### 適用於一手已落成住宅物業

##### 16 賣方資料表格

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

##### 17 參觀物業

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

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

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

#### 其他相關聯絡資料：

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

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

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

運輸及房屋局  
一手住宅物業銷售監管局  
2017年8月

- 1 按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化，以及申請人須繳付的手續費。
- 2 根據條例附表 1 第 1 部第 10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—
  - (i) 每個住宅物業的外部尺寸；
  - (ii) 每個住宅物業的內部尺寸；
  - (iii) 每個住宅物業的內部間隔的厚度；
  - (iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。
- 3 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第2條。

## INFORMATION ON THE DEVELOPMENT

### 發展項目的資料

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**Name of the development**

Belfran Peak

**發展項目名稱**

Belfran Peak

**Name of the street and the street number**

No.9 Belfran Road

**街道名稱及門牌號數**

巴芬道 9 號

**Total number of storeys**

20 storeys

The above number of storeys does not include Transfer Plate, Roof, Pump Room at Level 80.11 and Upper Roof

**樓層總數**

20 層

上述樓層數目不包括轉換層、天台、水平 80.11 泵房及上層天台

**Floor numbering as provided in the approved building plans for the Development**

G/F, 1/F-3/F, 5/F-12/F, 15/F-22/F and R/F

**發展項目的經批准的建築圖則所規定的樓層號數**

地下、1 樓至 3 樓、5 樓至 12 樓、15 樓至 22 樓及天台

**Omitted floor numbers in the multi-unit building in which the floor numbering is not in consecutive number**

4/F, 13/F and 14/F are omitted

**該幢有不依連續次序的樓層號數的多單位建築物內被略去的樓層號數**

4 樓、13 樓及 14 樓

**Refuge floor of the multi-unit building**

Refuge floor is located at Roof

**該幢多單位建築物內的庇護層**

庇護層設於天台

## 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

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#### Vendor

Covalla Limited

#### Holding Company of the Vendor

Vantage International (Holdings) Limited  
Profit Chain Investments Limited

#### Authorized Person for the Development

Mr. Lam Kin Ning

#### The Firm or Corporation of which an Authorized person for the Development is a proprietor, director or employee in his or her professional capacity

Project Development Consultant Limited

#### Building Contractor for the Development

Able Contractors Limited

#### Solicitors for Vendor

Chan, Lau & Wai Solicitors

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

Dah Sing Bank, Limited

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

Sureguard Limited

#### 賣方

銳雅有限公司

#### 賣方的控權公司

盈信控股有限公司  
Profit Chain Investments Limited

#### 發展項目的認可人士

林建寧先生

#### 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

林建寧發展顧問有限公司

#### 發展項目的承建商

安保建築有限公司

#### 賣方代表律師

陳劉韋律師行

#### 已為發展項目的建造提供貸款或已承諾為該項建造提供資的認可機構

大新銀行有限公司

#### 已為發展項目的建造提供貸款的任何其他人

巧毅有限公司

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

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

## RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT

### 有參與發展項目的各方的關係

(p)	The vendor or a building contractor for the development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	No 否
(q)	The vendor or a building contractor for the development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor or contractor. 賣方或該項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	Not Applicable 不適用
(r)	The vendor or a building contractor for the development is a corporation, and the corporation of which an authorized person for the development is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	No 否
(s)	The vendor or a building contractor for the development is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor. 賣方或該項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	The Building Contractor, Able Contractors Limited, is an associate corporation of the Vendor and its holding companies. 承建商安保建築有限公司屬賣方及其控權公司的有聯繫法團

## INFORMATION ON DESIGN OF THE DEVELOPMENT

### 發展項目的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Development.

發展項目有構成圍封牆的一部分的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls is 150mm.

非結構的預製外牆的厚度為 150 毫米。

Schedule of total area of the non-structural prefabricated external walls of each residential property :  
每個住宅物業的非結構的預製外牆的總面積表：

<b>Floor 樓層</b>	<b>Total area of Non-Structural Prefabricated External Walls (sq.m.) 非結構的預製外牆的總面積 (平方米)</b>
5/F& 6/F Duplex 5 樓及 6 樓複式	0.870
7/F& 8/F Duplex 7 樓及 8 樓複式	0.870
9/F& 10/F Duplex 9 樓及 10 樓複式	0.870
11/F& 12/F Duplex 11 樓及 12 樓複式	0.870
15/F& 16/F Duplex 15 樓及 16 樓複式	0.870
17/F& 18/F Duplex 17 樓及 18 樓複式	0.870
20/F, 21/F& 22/F Triplex 20 樓, 21 樓及 22 樓三層式	0.870

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

發展項目有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls is 300mm.

幕牆的厚度為 300 毫米。

Schedule of total area of the curtain walls of each residential property :  
每個住宅物業的幕牆的總面積表：

<b>Floor 樓層</b>	<b>Total area of Curtain Walls (sq.m.) 幕牆的總面積 (平方米)</b>
5/F& 6/F Duplex 5 樓及 6 樓複式	7.820
7/F& 8/F Duplex 7 樓及 8 樓複式	7.820
9/F& 10/F Duplex 9 樓及 10 樓複式	7.820
11/F& 12/F Duplex 11 樓及 12 樓複式	7.820
15/F& 16/F Duplex 15 樓及 16 樓複式	7.820
17/F& 18/F Duplex 17 樓及 18 樓複式	7.820
20/F, 21/F& 22/F Triplex 20 樓, 21 樓及 22 樓三層式	11.974

## INFORMATION ON PROPERTY MANAGEMENT

### 物業管理的資料

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The Manager appointed under the latest draft deed of mutual covenant  
根據公契的最新擬稿獲委任的管理人

Covalla Limited  
銳雅有限公司

# LOCATION PLAN OF THE DEVELOPMENT

## 發展項目的所在位置圖



SCALE 比例尺: 0 50 100 150 200 250 Meter (米)

Location of the Development  
發展項目的位置

### Notes:

1. Due to technical reasons (such as the irregular shape of the Development), this Location Plan may show more than the area required under the residential Properties (First-hand Sales) Ordinance.
2. The vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



### Notation 圖例

- Petrol filling station  
油站
- Power plant (including electricity sub-stations)  
發電廠 (包括電力分站)
- Public park  
公園
- Religious institution (including church, temple and Tsz Tong)  
宗教場所 (包括教堂、廟宇及祠堂)
- Sports facilities (including a sports ground and a swimming pool)  
體育設施 (包括運動場及游泳池)
- School (including a kindergarten)  
學校 (包括幼稚園)
- Social welfare facilities (including an elderly centre and a home for the mentally disabled)  
社會福利設施 (包括老人中心及弱智人士護理院)
- Public Utility Installation  
公共事業設施裝置

The Location Plan is extracted from survey Sheet No. 11-NW-B dated 23 June 2020 and 11-NW-D dated 7 July 2020 with adjustments where necessary.

發展項目的位置圖：摘錄自2020年6月23日及2020年7月7日修訂之測繪圖，編號為11-NW-B 及 11-NW-D，有需要處經修正處理。

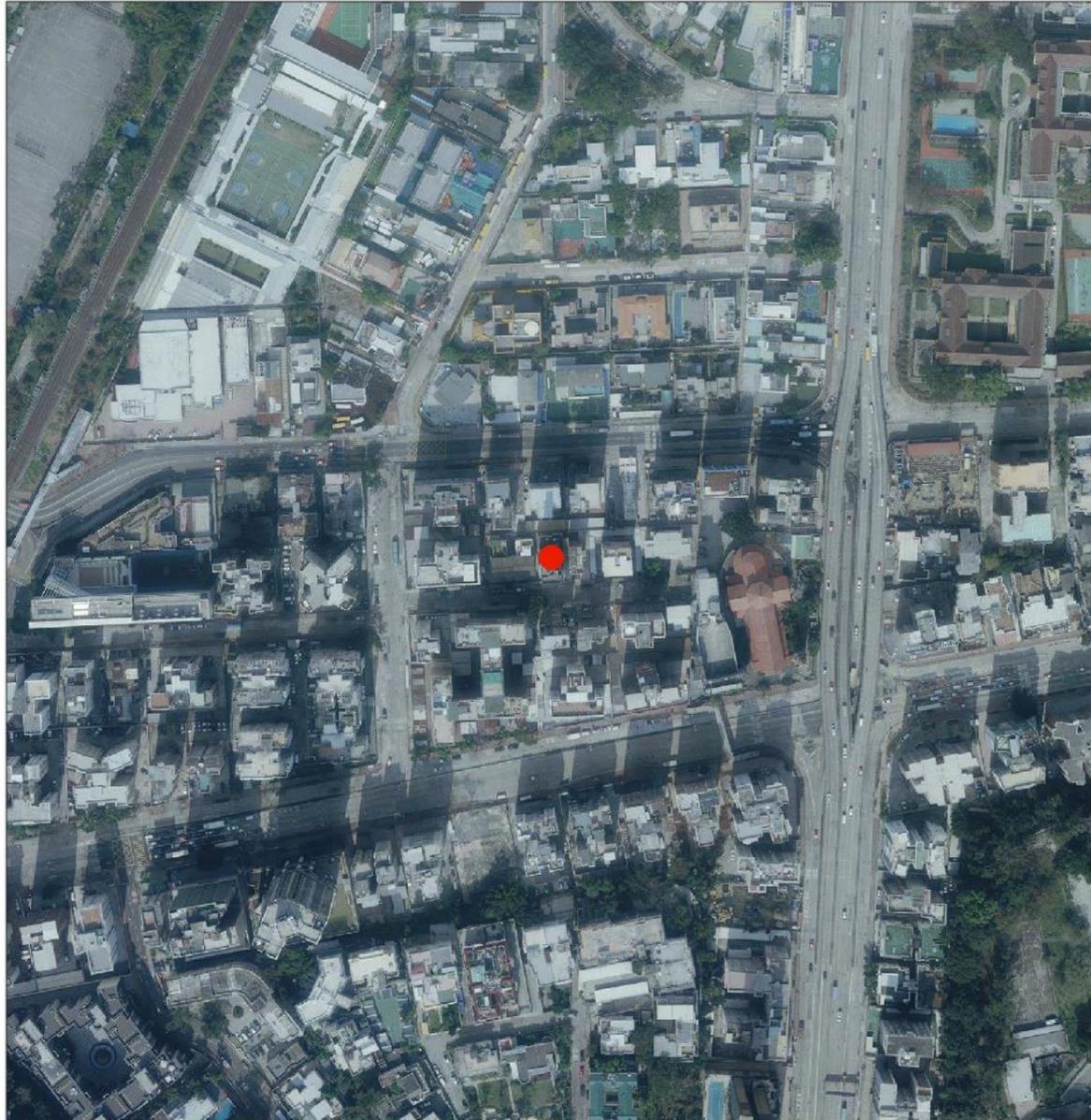
地圖版權屬香港特別行政區政府，經地政總署准許複印，版權特許編號 50/2018。

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### 備註:

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。
2. 賣方建議準買方到該發展地盤作實地考察，以對該發展地盤，其周邊地區環境及附近的公共設施有較佳了解。

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



● Location of the Development  
發展項目的位置

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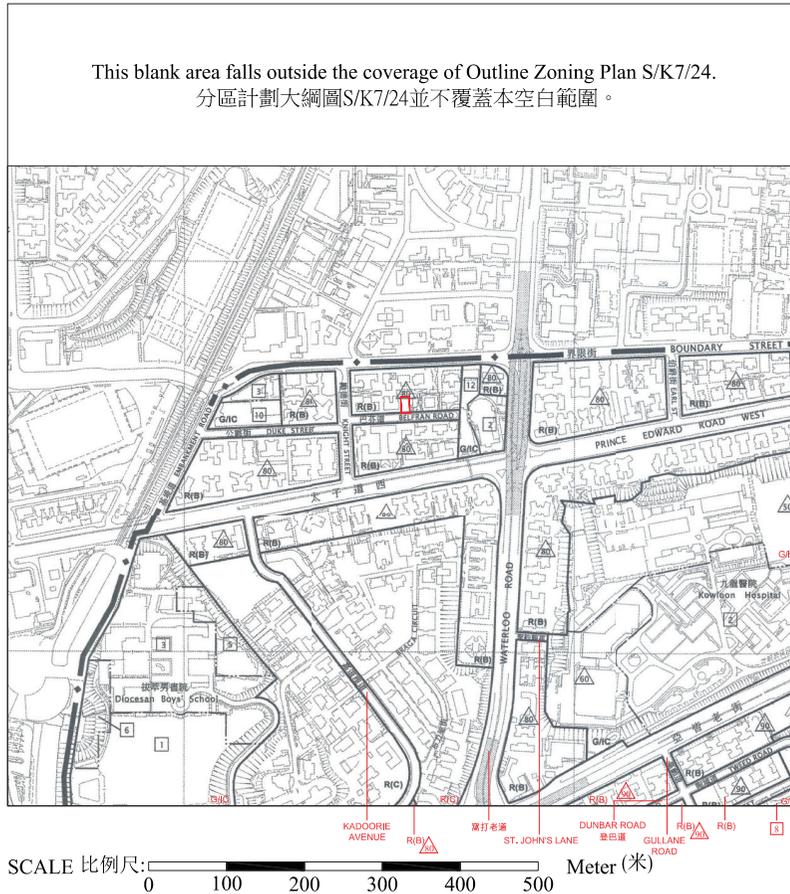
Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E053627C, dated 23 Jan 2019.  
摘錄自地政總署測繪處於2019年1月23日在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號為E053627C。

Notes:  
The aerial photograph shows more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：  
由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



Notation 圖例	
<b>Zones 地帶</b>	
Residential (Group B)	住宅 (乙類) 
Residential (Group C)	住宅 (丙類) 
Government, Institution or Community	政府、機構或社區 
Open Space	休憩用地 
<b>Communications 交通</b>	
Major Road And Junction	主要道路及路口 
Elevated Road	高架道路 
<b>Miscellaneous 其他</b>	
Boundary of Planning Scheme	規劃範圍界線 
Building Height Control Zone Boundary	建築物高度管制區界線 
Maximum Building Height (In Meters Above Principal Datum)	最高建築物高度 (在主水平基準上若干米) 
Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層樓目) 
Location of the Development	發展項目的位置 

Extracted from Approved Kowloon Planning Area No.6 & 7 - Ho Man Tin - Outline Zoning Plan, Plan No. S/K7/24 gazetted on 18 September 2015.

摘錄自 2015年9月18日刊憲之何文田 (九龍規劃區第6及7區) 分區計劃大綱核准圖編號S/K7/24.

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**Notes:**

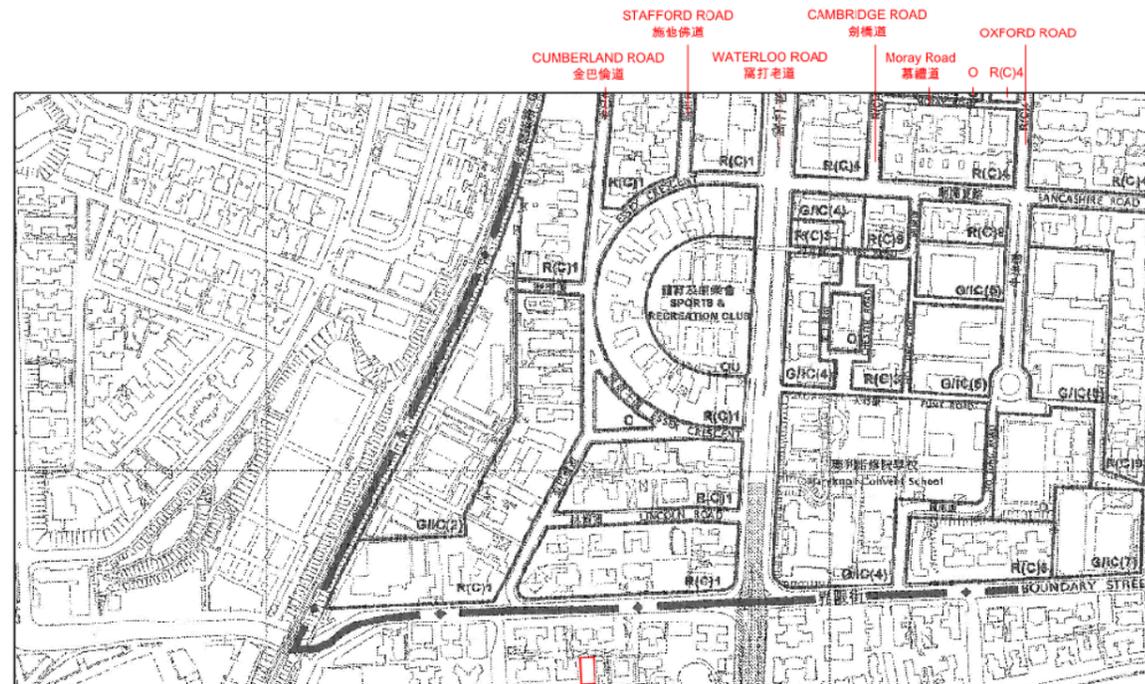
- The plan may show more than the area required under the Residential Properties(First-Hand Sales) Ordinance due to technical reason.

**備註:**

- 由於技術原因, 上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



This blank area falls outside the coverage of Outline Zoning Plan S/K18/21.  
分區計劃大綱圖S/K18/21並不覆蓋本空白範圍。

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

Extracted from Approved Kowloon Planning Area No.18 - Kowloon Tong - Outline Zoning Plan, Plan No. S/K18/21 gazetted on 15 December 2017.

摘錄自2017年12月15日刊憲之九龍塘(九龍規劃區第18區)分區計劃大綱核准圖編號S/K18/21。

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### Notation 圖例

Zones	地帶	
Residential (Group C)	住宅(丙類)	R(C)
Government, Institution or Community	政府、機構或社區	GIC
Open Space	休憩用地	O
Other Specified Uses	其他指定用途	OU
<b>Communications</b>		
Major Road And Junction	主要道路及路口	
Elevated Road	高架道路	
<b>Miscellaneous</b>		
Boundary of Planning Scheme	規劃範圍界線	
Location of the Development	發展項目的位置	

### Notes:

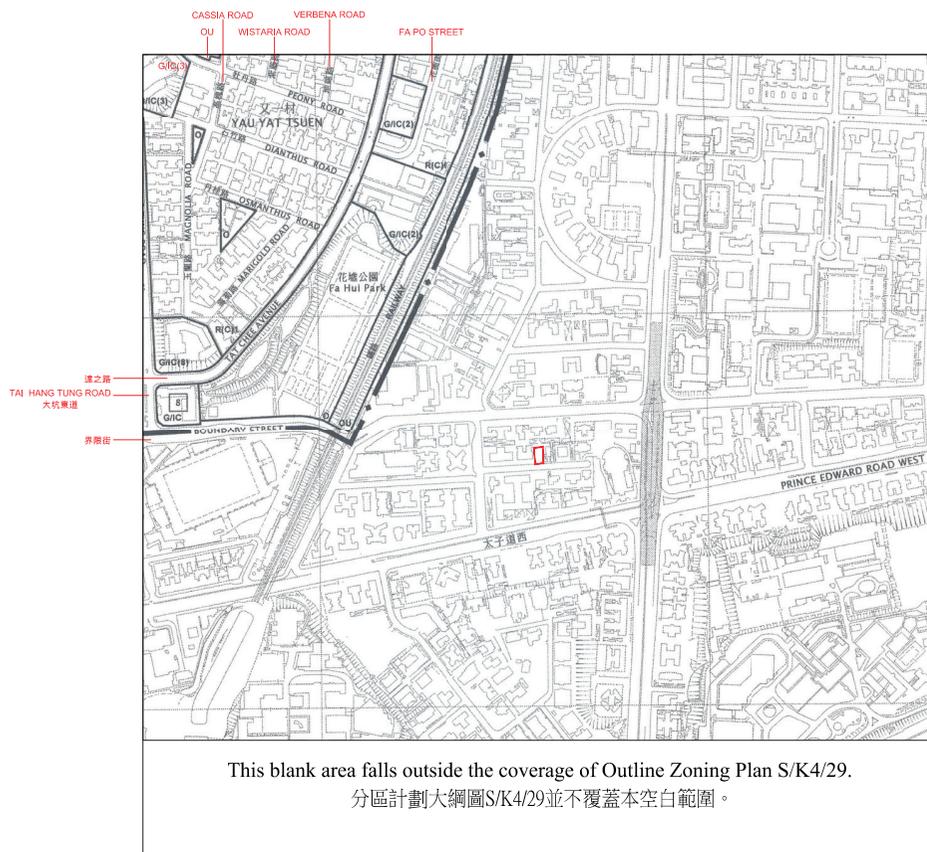
1. The plan may show more than the area required under the Residential Properties(First-Hand Sales) Ordinance due to technical reason.

### 備註:

1. 由於技術原因, 上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關乎發展項目的分區計劃大綱圖



SCALE 比例尺: Meter (米)

Extracted from Approved Kowloon Planning Area No.4 - Shek Kip Mei - Outline Zoning Plan, Plan No. S/K4/29 gazetted on 24 July 2015.

摘錄自2015年7月24日刊憲之石硤尾(九龍規劃區第4區)分區計劃大綱核准圖編號S/K4/29。

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### Notation 圖例

Zones	地帶	
Residential (Group C)	住宅(丙類)	
Government, Institution or Community	政府、機構或社區	
Open Space	休憩用地	
Other Specified Uses	其他指定用途	
<b>Communications</b>		
Major Road And Junction	主要道路及路口	
Elevated Road	高架道路	
<b>Miscellaneous</b>		
Boundary of Planning Scheme	規劃範圍界線	
Building Height Control Zone Boundary	建築物高度管制區界線	
Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層樓目)	
Location of the Development	發展項目的位置	

### Notes:

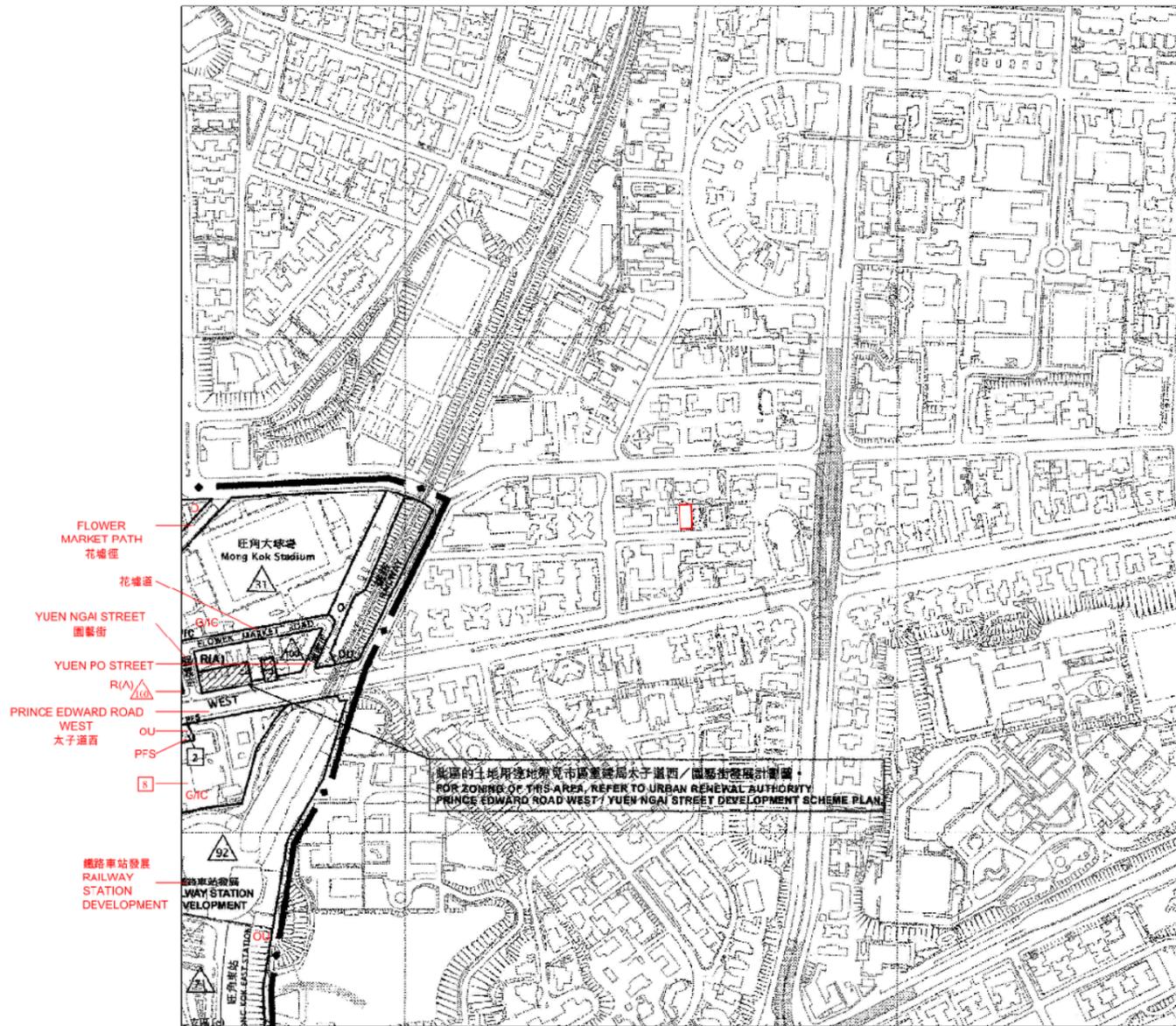
- The plan may show more than the area required under the Residential Properties(First-Hand Sales) Ordinance due to technical reason.

### 備註:

- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

# OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT

## 關於發展項目的分區計劃大綱圖



### Notation 圖例

Zones	地帶	
Residential (Group A)	住宅(甲類)	R(A)
Government, Institution or Community	政府、機構或社區	G/I/C
Open Space	休憩用地	O
Other Specified Uses	其他指定用途	OU
Communications	交通	
Major Road And Junction	主要道路及路口	
Elevated Road	高架道路	
Miscellaneous	其他	
Boundary of Planning Scheme	規劃範圍界線	
Urban Renewal Authority Development Scheme Plan Area	市區重建局 發展計劃圖範圍	
Building Height Control Zone Boundary	建築物高度管制區界線	
Maximum Building Height (In Meters Above Principal Datum)	最高建築物高度 (在主水平基準上若干米)	
Maximum Building Height (In Number of Storeys)	最高建築物高度 (樓層樓目)	
Petrol Filling Station	加油站	PFS
Location of the Development	發展項目的位置	

SCALE 比例尺: Meter (米)

Extracted from Approved Kowloon Planning Area No.3- Mong Kok - Outline Zoning Plan, Plan No. S/K3/32 gazetted on 18 October 2019.

摘錄自2019年10月18日刊憲之旺角(九龍規劃區第3區)分區計劃大綱核准圖編號S/K3/32。

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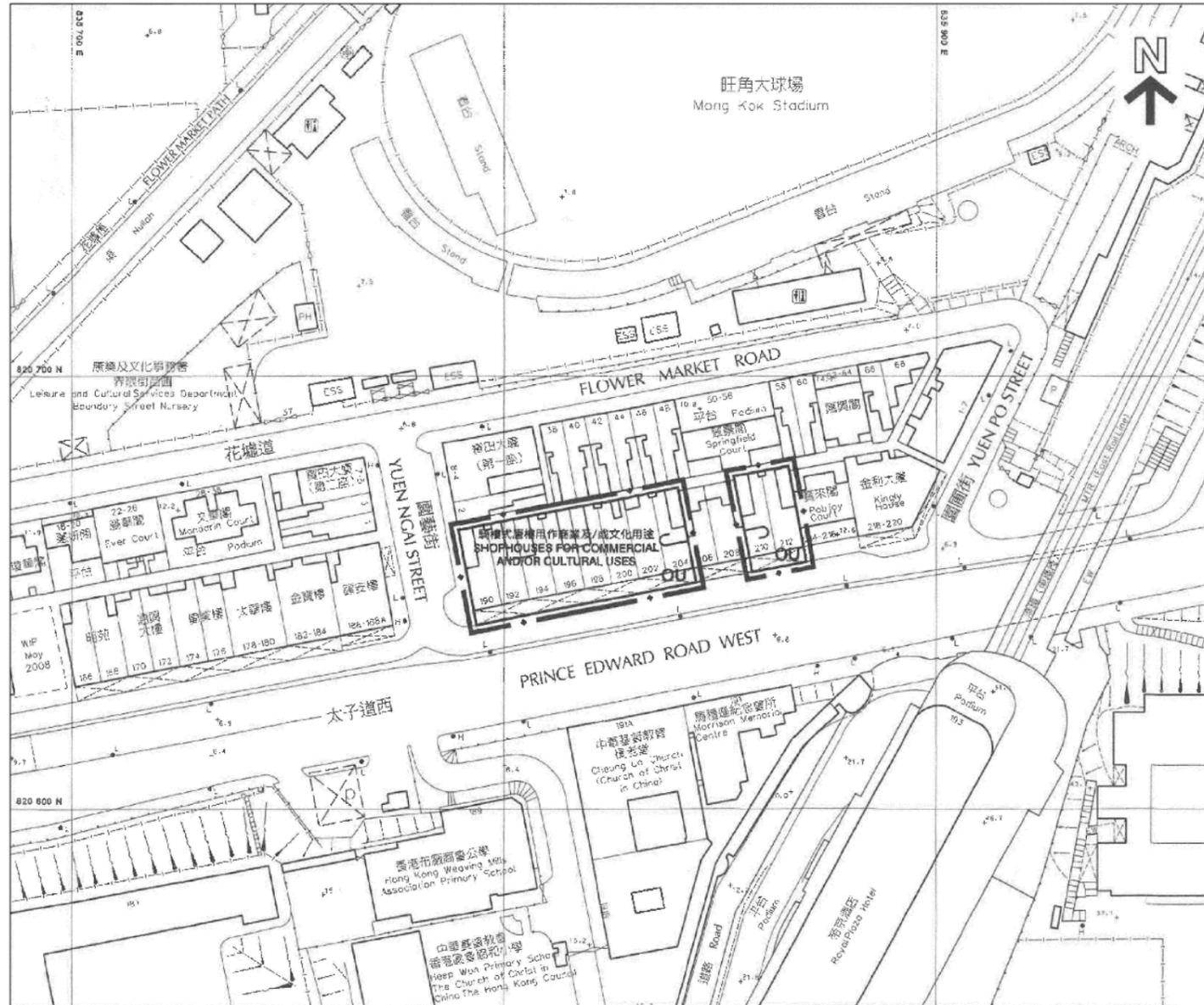
#### Notes:

1. The plan may show more than the area required under the Residential Properties(First-Hand Sales) Ordinance due to technical reason.

#### 備註:

1. 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

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



## Notation 圖例

Boundary of Development Scheme  
 Other Specified Uses

發展計劃範圍界線  
 其他指定用途



SCALE 比例尺: Meter (米)

Extracted from Approved Urban Renewal Authority Prince Edward Road West / Yuen Ngai Street Development Scheme Plan, Plan No. S/K3/URA2/2 gazetted on 12 March 2010.

摘錄自2010年3月12日刊憲之市區重建局太子道西/園藝街發展計劃核准圖編號S/K3/URA2/2。

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### Notes:

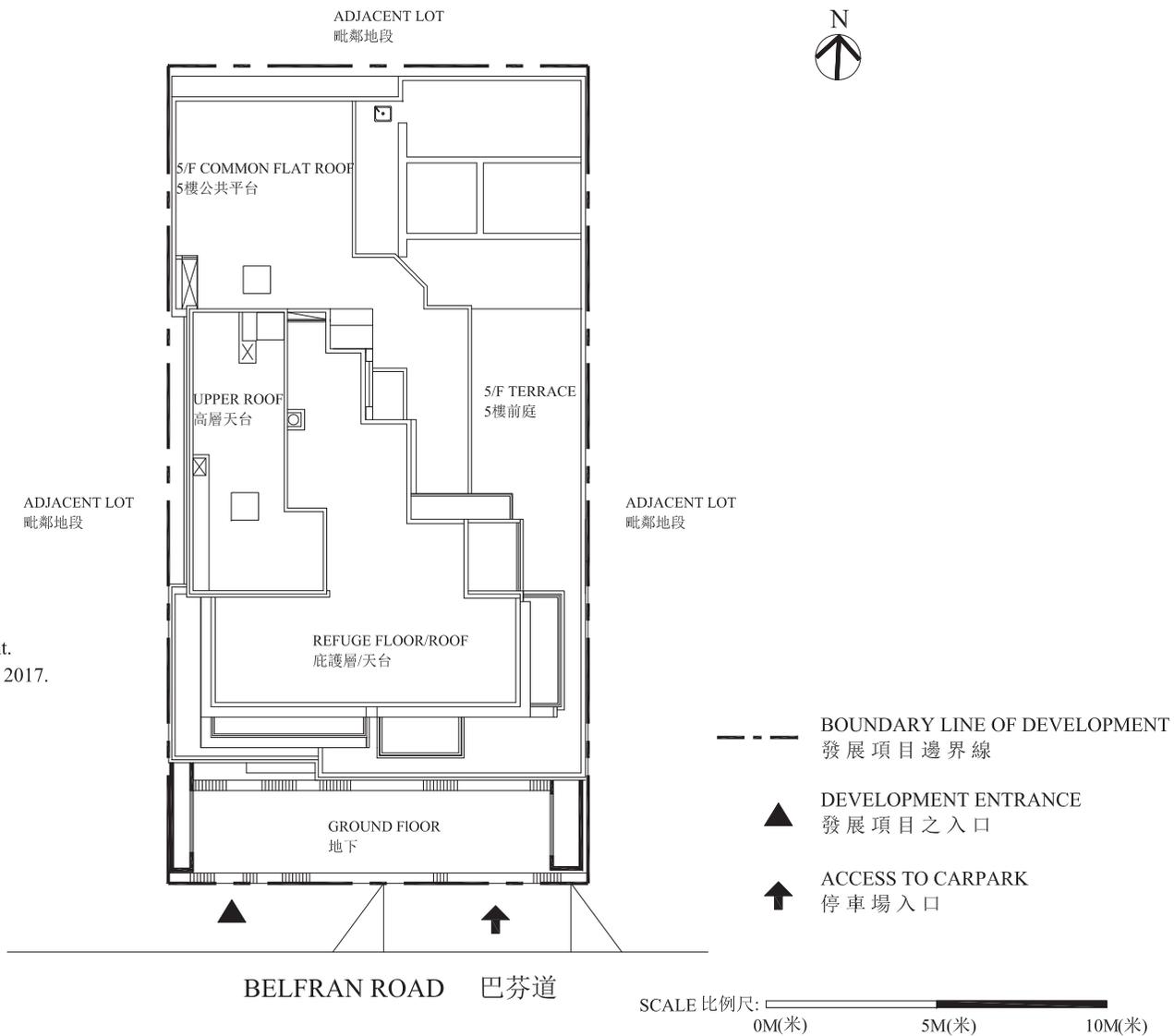
- The plan may show more than the area required under the Residential Properties (First-Hand Sales) Ordinance due to technical reason.

### 備註:

- 由於技術原因，上圖可能顯示多於《一手住宅物業銷售條例》所要求顯示的範圍。

# LAYOUT PLAN OF THE DEVELOPMENT

## 發展項目的布局圖



Notes:  
 This Development is a completed development.  
 Occupation Permit was issued on 22 February 2017.

備註:  
 本發展項目屬已落成項目。  
 佔用許可證已於2017年2月22日發出。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

#### LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS 平面圖中所使用名詞及簡稱之圖例

- A/C PLATFORM = AIR CONDITIONER PLATFORM 冷氣機平台
- BALCONY 露台
- BATH 1 = BATHROOM 1 浴室 1
- BATH 2 = BATHROOM 2 浴室 2
- BATH 3 = BATHROOM 3 浴室 3
- B.R.1 = BEDROOM 1 睡房 1
- B.R.2 = BEDROOM 2 睡房 2
- B.R.3 = BEDROOM 3 睡房 3
- C.D. = CABLE DUCT 電線槽
- COMMON FLAT ROOF (FOR MAINTENANCE ONLY) 公用平台 (只供維修)
- DN. = DOWN 落
- DOG HOUSE 管道房
- EMERGENCY GENERATOR RM. = EMERGENCY GENERATOR ROOM 緊急發電機房
- FAMILY ROOM 家庭廳
- FLAT 單位
- FLAT ROOF 平台
- H.R. = HOSE REEL 消防喉轆
- INACCESSIBLE FLAT ROOF 不能進入平台
- INACCESSIBLE FLAT ROOF (FOR MAINTENANCE ONLY) 不能進入平台 (只供維修)
- INVERTED BEAM 反曲樑
- KITCHEN 廚房
- LAV. = LAVATORY 洗手間
- LIFT 升降機
- LIFT LOBBY 升降機大堂
- LIFT SHAFT 升降機槽
- LIVING/DINING ROOM = LIVING ROOM/DINING ROOM 客廳/飯廳
- M.B.R. = MASTER BEDROOM 主人睡房
- M.BATH = MASTER BATHROOM 主人浴室
- P.D. = PIPE DUCT 管道槽
- STORE 1 = STORE ROOM 1 儲物房 1
- STORE 2 = STORE ROOM 2 儲物房 2
- TERRACE 前庭
- TOP OF CURTAIN WALL 幕牆頂部
- TOP OF U.P. = TOP OF UTILITY PLATFORM 工作平台頂部
- TOILET 廁所
- TRAP DOOR 活板門
- UP 上
- U.P. = UTILITY PLATFORM 工作平台
- WALK-IN CLOSET 衣帽間

#### Notes:

1. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter, etc. are architectural symbols retrieved from the latest approved general building plans and are for general indication only.
2. There may be architectural features and exposed pipes / ductings on external walls of some of the floors.
3. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, store, kitchen, bathroom, lavatory and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balcony, utility platform, flat roof and roof of some residential units.
6. Balconies and utility platforms are non-enclosed areas.

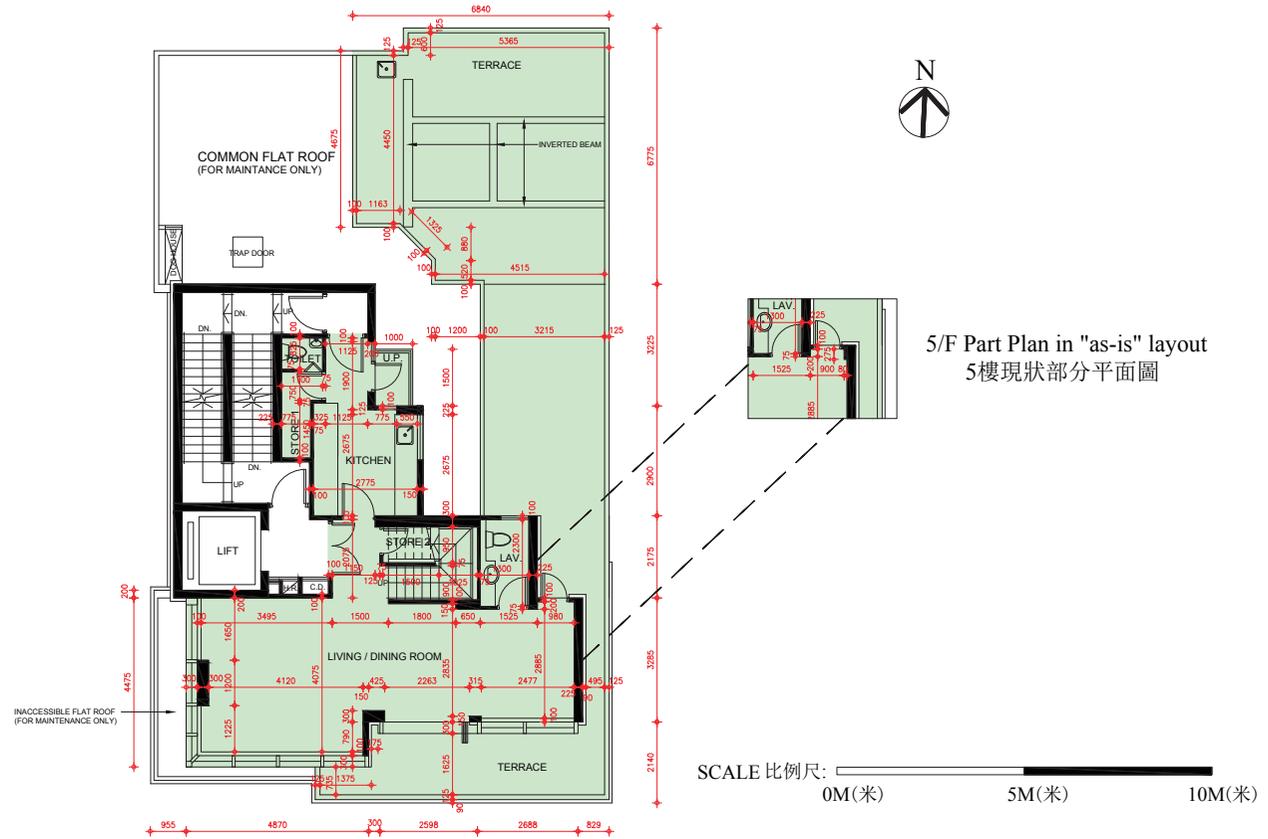
#### 備註:

1. 樓面平面圖上所顯示的形象裝置符號，例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 部份樓層外牆或設有建築裝飾及外露喉管/管道。
3. 部份住宅單位之客廳、飯廳、睡房、儲物房、廚房、浴室、洗手間及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣系統及/或其他機電設備。
4. 部份單位之天花高度將會因應結構，建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台、工作平台、平台及天台內或裝有公用喉管及/或其他機電設備。
6. 露台及工作平台為不可封閉的地方。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

5/F Floor Plan  
(LOWER DUPLEX FLOOR PLAN)  
5樓平面圖  
(複式低層平面圖)



1. The floor-to-floor height of each residential property on 5/F : 2850mm and 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 5/F : 125mm and 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 5樓每個住宅物業的層與層之間的高度 : 2850毫米及3150毫米。
2. 5樓每個住宅物業的樓板(不包括灰泥)的厚度 : 125毫米及150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

註:

- 樓面平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第19頁。

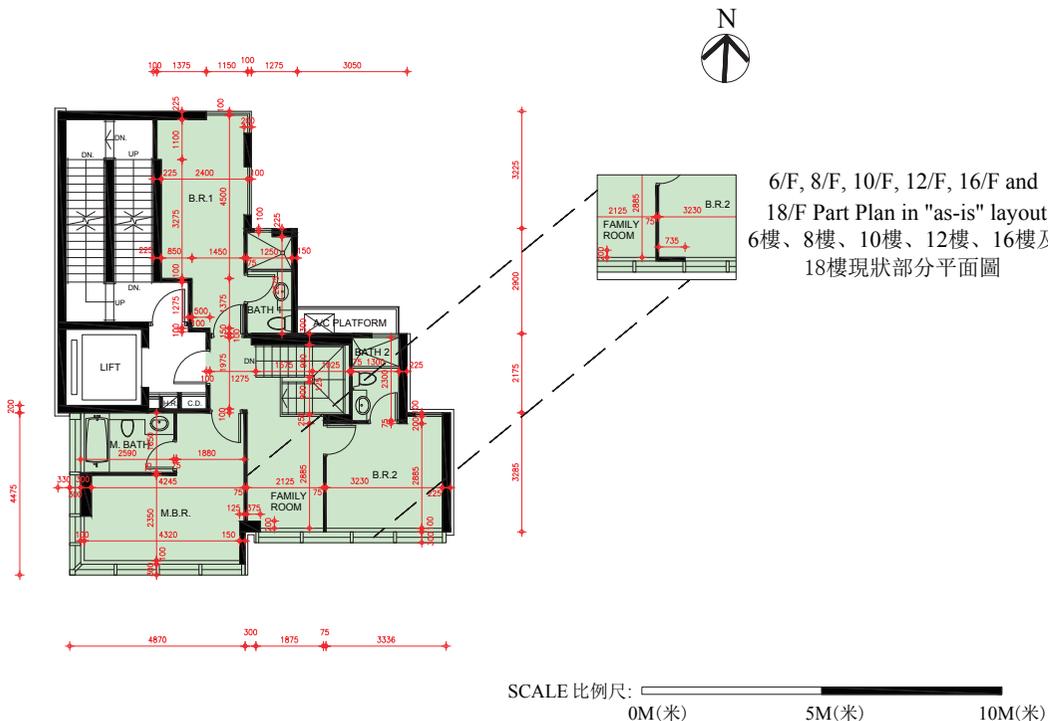


## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

6/F, 8/F, 10/F, 12/F, 16/F & 18/F Floor Plan  
(UPPER DUPLEX FLOOR PLAN)

6樓、8樓、10樓、12樓、16樓及18樓平面圖  
(複式高層平面圖)



1. The floor-to-floor height of each residential property on 6/F, 8/F, 10/F, 12/F & 16/F: 2800mm, 2850mm and 3150mm.  
The floor-to-floor height of each residential property on 18/F: 2850mm and 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 6/F, 8/F, 10/F, 12/F&16/F : 125mm and 150mm.  
The thickness of the floor slabs (excluding plaster) of each residential property on 18/F: 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 6樓、8樓、10樓、12樓及16樓每個住宅物業的層與層之間的高度 : 2800毫米、2850毫米及3150毫米。  
18樓每個住宅物業的層與層之間的高度 : 2850毫米及3150毫米。
2. 6樓、8樓、10樓、12樓及16樓每個住宅物業的樓板(不包括灰泥)的厚度 : 125毫米及150毫米。  
18樓每個住宅物業的樓板(不包括灰泥)的厚度 : 150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

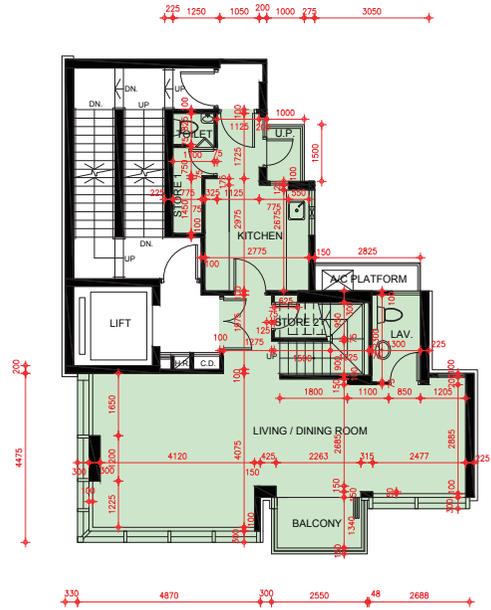
註:

- 樓面平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第19頁。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

20/F Floor Plan  
(LOW ZONE TRIPLEX FLOOR PLAN)  
20樓平面圖  
(三層式低層平面圖)



SCALE 比例尺: 0M(米) 5M(米) 10M(米)

1. The floor-to-floor height of each residential property on 20/F : 2850mm, 3000mm and 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 20/F : 125mm and 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 20樓每個住宅物業的層與層之間的高度 : 2850毫米、3000毫米及3150毫米。
2. 20樓每個住宅物業的樓板 (不包括灰泥) 的厚度 : 125毫米及150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

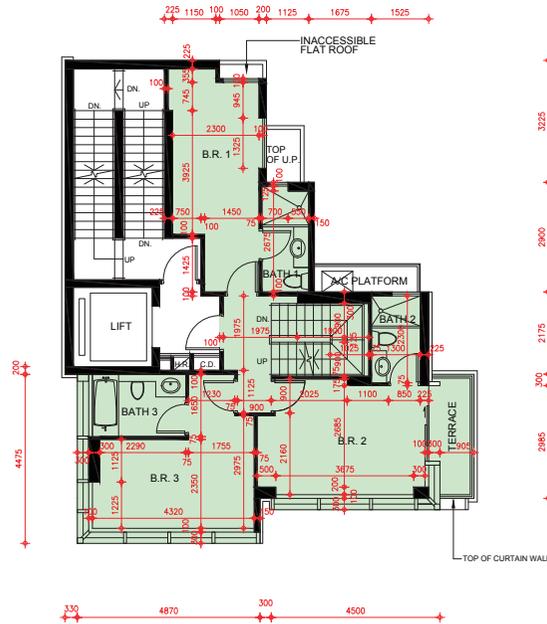
註:

- 樓面平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 19頁。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

21/F Floor Plan  
(MID ZONE TRIPLEX FLOOR PLAN)  
21樓平面圖  
(三層式中層平面圖)



SCALE 比例尺: 0M(米) 5M(米) 10M(米)

1. The floor-to-floor height of each residential property on 21/F : 2850mm and 3150mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 21/F : 125mm and 150mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

Notes:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 21樓每個住宅物業的層與層之間的高度 : 2850毫米及3150毫米。
2. 21樓每個住宅物業的樓板(不包括灰泥)的厚度 : 125毫米及150毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

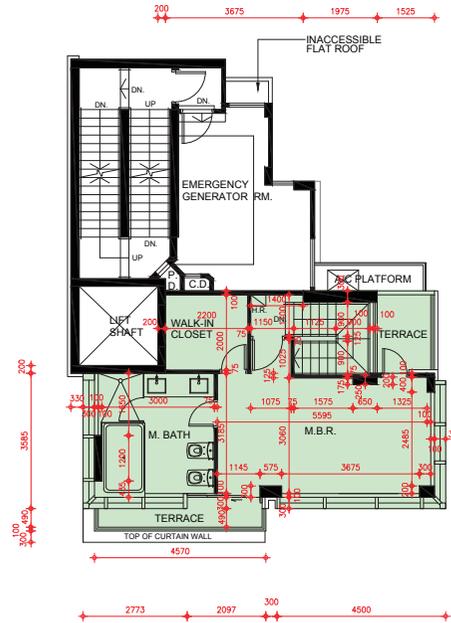
註:

- 樓面平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 19頁。

## FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的樓面平面圖

22/F Floor Plan  
(HIGH ZONE TRIPLEX FLOOR PLAN)  
22樓平面圖  
(三層式高層平面圖)



SCALE 比例尺: 0M(米) 5M(米) 10M(米)

1. The floor-to-floor height of each residential property on 22/F : 2900mm.
2. The thickness of the floor slabs (excluding plaster) of each residential property on 22/F : 150mm and 250mm.
3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of reducing thickness of the structural walls on the upper floors.

**Notes:**

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page 19 of this sales brochure for remarks, legend of the terms and abbreviations shown in this floor plan.

1. 22樓每個住宅物業的層與層之間的高度 : 2900毫米。
2. 22樓每個住宅物業的樓板 (不包括灰泥) 的厚度 : 150毫米及250毫米。
3. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般比較低樓層的內部面積稍大。

**註:**

- 樓面平面圖之尺規所列數字以結構尺規毫米標示。
- 樓面平面圖中顯示之附註, 名詞及簡稱請參閱本售樓說明書第 19頁。

## AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

### 發展項目的住宅物業的面積

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)									
Floor 樓層	Unit 單位		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
5/F & 6/F Duplex 5樓及6樓 複式	-	144.821 (1559) Balcony 露台 :- Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	73.691 (793)	-
7/F & 8/F Duplex 7樓及8樓 複式	-	148.621 (1600) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
9/F & 10/F Duplex 9樓及10樓 複式	-	148.621 (1600) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
11/F & 12/F Duplex 11樓及12樓 複式	-	148.621 (1600) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
15/F & 16/F Duplex 15樓及16樓 複式	-	148.621 (1600) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
17/F & 18/F Duplex 17樓及18樓 複式	-	148.621 (1600) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
20/F, 21/F & 22/F Triplex 20樓, 21樓及22樓 三層式	-	191.210 (2058) Balcony 露台 :3.800 (41) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	7.465 (80)	-

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

#### Notes :

- The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
- 4/F, 13/F and 14/F are omitted.

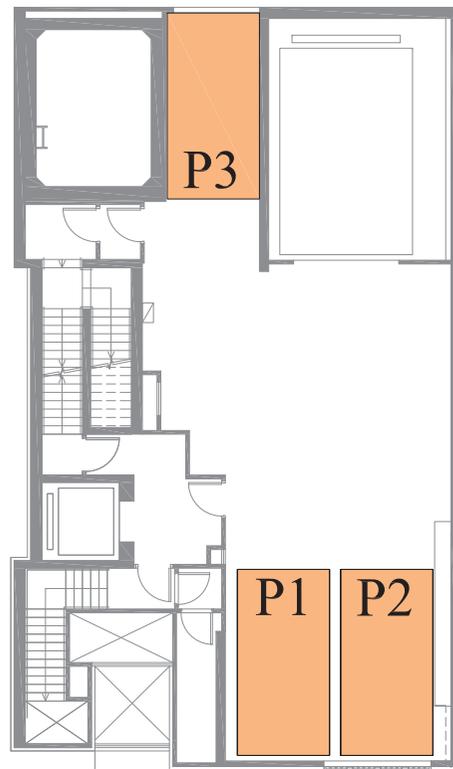
實用面積, 以及露台、工作平台及陽台(如有)的樓面面積, 是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積), 是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

#### 備註 :

- 上述所列之面積是以英制之平方呎列明, 均以1平方米=10.764平方呎換算, 並以四捨五入至整數平方呎, 平方呎與平方米之數字可能有些微差異。
- 不設4樓、13樓及14樓。

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



1/F CAR PARK PLAN  
1樓停車場平面圖

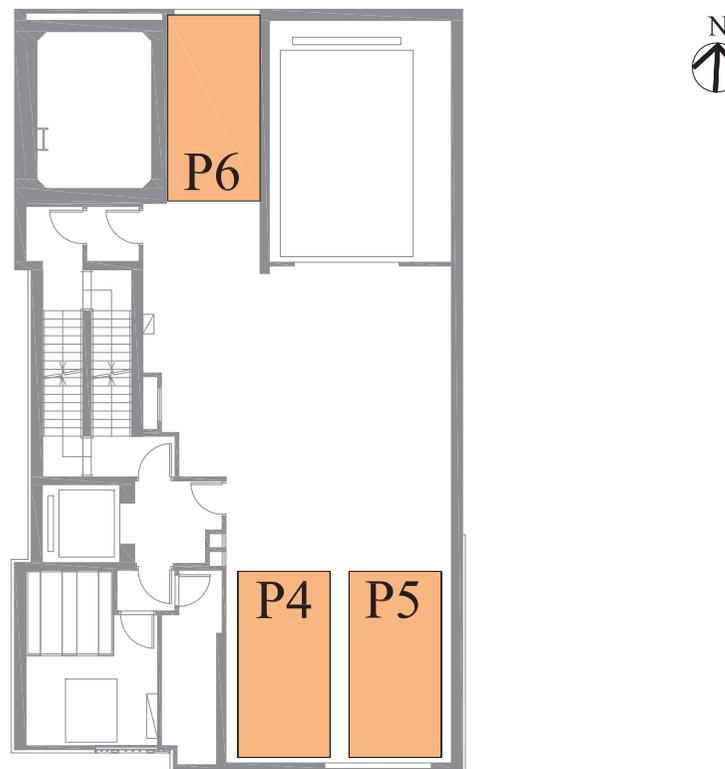
SCALE 比例尺: 0M(米) 5M(米) 10M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:  
停車位位置、數目、尺寸及面積表:

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W)(m.) 尺寸(長 x 闊)(米)	Area of each parking space(sq.m.) 每個停車位面積(平方米)
Car Parking Space 停車位	1/F 1樓	3	5 x 2.5	12.5

## FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

### 發展項目中的停車位的樓面平面圖



2/F CAR PARK PLAN  
2樓停車場平面圖

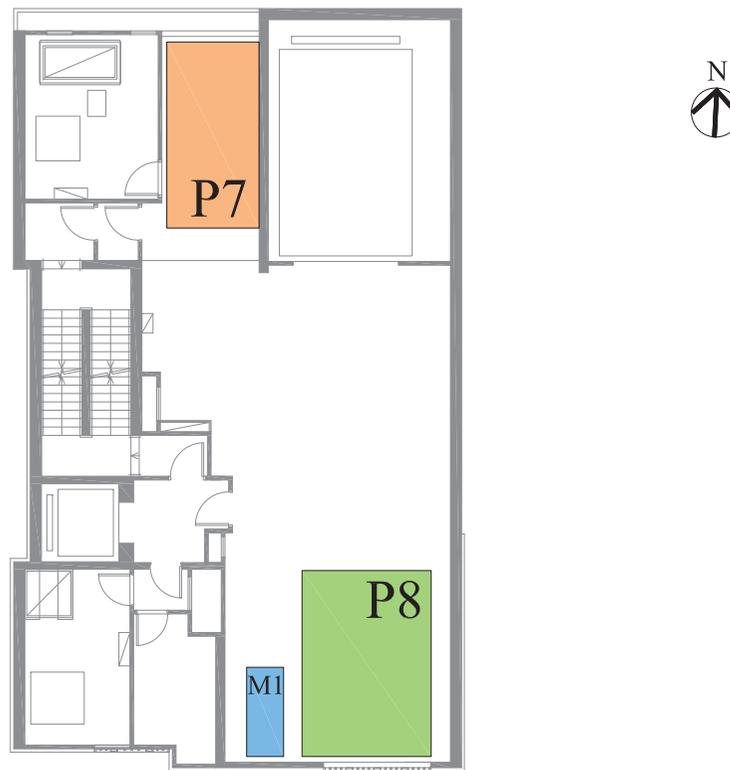
SCALE 比例尺: 0M(米) 5M(米) 10M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:  
停車位位置、數目、尺寸及面積表:

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W)(m.) 尺寸(長 x 闊)(米)	Area of each parking space(sq.m.) 每個停車位面積(平方米)
Car Parking Space 停車位	2/F 2樓	3	5 x 2.5	12.5

# FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT

## 發展項目中的停車位的樓面平面圖



3/F CAR PARK PLAN  
3樓停車場平面圖

SCALE 比例尺: 0M(米) 5M(米) 10M(米)

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:  
停車位位置、數目、尺寸及面積表:

Type of Parking Space 停車位類別		Location 位置	Number 數目	Dimensions (L x W)(m.) 尺寸(長 x 闊)(米)	Area of each parking space(sq.m.) 每個停車位面積(平方米)
	Car Parking Space 停車位	3/F 3樓	1	5 x 2.5	12.5
	Accessible Parking Space 暢通易達停車位	3/F 3樓	1	5 x 3.5	17.5
	Motorcycle Parking Space 電單車停車位	3/F 3樓	1	2.4 x 1	2.4

## SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

### 臨時買賣合約的摘要

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

#### A Common Parts of the Development

1. “the Car Park Common Areas” means those parts or areas of and in the Car Park not specifically assigned to or for the exclusive use of any one or more of the Car Parking Space Owners and shall include, without limitation, the area next to and behind the entrance to the Development from Belfran Road and all the way to the Car Lift, including the car waiting space on the Ground Floor, the whole of the First Floor save and except the areas designated as the Development Common Areas and Car Parking Spaces P1, P2 and P3, the whole of the Second Floor save and except the areas designated as Development Common Areas and Car Parking Spaces P4, P5 and P6 and the whole of the Third Floor save and except the areas designated as Development Common Areas and Car Parking Space P7, Accessible Car Parking Space P8 and Motor Cycle Parking Space M1, the lift machine room and the pulley room at Level 22.41. The Car Park Common Areas are more particularly shown on the Ground Floor Plan, the First Floor Car Park Plan, the Second Floor Car Park Plan and the Third Floor Car Park Plan, the Part Plan of Lift Machine Room at Level 22.41 annexed hereto as Annexure B and thereon coloured Indigo, the accuracy of such Plans having been certified by the Authorized Person.
2. “the Car Park Common Facilities” means those facilities which are in, under or above the Car Park and serve the Car Park as a whole and shall include without limitation, all sewers, gutters, drains, water pipes, salt and fresh water intakes, electrical installations, equipment and apparatus, fire fighting equipment and apparatus including without limitation the hose reels, the fire extinguishers, the fire hose, the sand buckets, the installations equipment and apparatus of and in the Car Lift; the installation equipment and apparatus of and in the lift machine room and the pulley room at Level 22.41; the lightings at or in the Car Park Common Areas and other facilities for the common use and benefit of the Car Parking Space Owners and Motor Cycle Parking Space Owner and the occupiers of the Car Parking Spaces and the Motor Cycle Parking Space. The Car Park Common Facilities in so far as those capable to be shown are coloured Indigo on the Plans as annexed hereto as Annexure B, the accuracy of the Plans has been certified by or on behalf of the Authorized Person;
3. “Common Areas and Facilities” means collectively the Development Common Areas, the Car Park Common Areas; the Development Common Facilities and the Car Park Common Facilities.

#### A 發展項目的公用部分

1. 「停車場公用地方」指停車場所有該等部分或區域，非供任何或獨家給任何一個或多於一個的停車位業主使用，並包括但不限於由巴芬道到發展項目的入口附近及後面及一路通往車輛升降機的地方，包括地下車輛等候區、整層 1 樓除指定為發展項目公用地方的區域及停車位 P1、P2 及 P3 外、整層 2 樓除指定為發展項目公用地方的區域及停車位 P4、P5 及 P6 外，及整層 3 樓除指定為發展項目公用地方的區域及停車位 P7、暢通易達停車位 P8 及電單車停車位 M1、位於水平 22.41 的升降機房及滑輪房內外。停車場公用地方已具體顯示於地下層圖則、1 樓停車場圖則、2 樓停車場圖則及 3 樓停車場圖則、水平 22.41 升降機機房的部分圖則，附加於附件 B 及以靛藍色顯示，圖則的準確性經認可人士或其代表證明。
2. 「停車場公用設施」指建於停車場之中、之上或之下的設施，整體服務於停車場包括但不限於污水渠、雨水槽、排水渠、水喉管、鹹水和淡水進水管、電力裝置、設備及器具、滅火設備及器具包括但不限於：消防喉輻、滅火筒、消防水帶、沙桶、安裝於及用作車輛升降機設備及器具；位於水平 22.41 的升降機房及滑輪房內的安裝設備及器具；安裝停車場公用地方或其他設施的照明，作停車位業主、電單車停車位業主、停車位佔用人及電單車停車位佔用人的共同使用及受益。停車場公用設施在圖則上以靛藍色顯示如附加的附件 B，圖則的準確性經認可人士或其代表證明
3. 「公用地方與設施」統指發展項目公用地方、停車場公用地方；發展項目公用設施及停車場公用設施。

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

4. “Development Common Areas” means those parts or areas of and in the Development not otherwise specifically assigned to or for the exclusive use of any one or more of the Owners and shall include without limitation the sprinkler control valve set, the fire service inlet and the sprinkler inlet, the main switch room, the 84,000 litres sprinkler water tank, the sprinkler pump room, the management office/guard room and the appurtenant lavatory, the hose reel, the rain water open trapped gully, the miniature logistic service room, the fire service control room and the associated fire service control panel, the check water meter cabinet, the town gas cabinet, the pipe duct, the telephone duct, the void, the lift lobby and the entrance area from Belfran Road to the Development on the Ground Floor; the pump room, the cable duct, the pipe duct, the telephone duct, the 84,000 litres sprinkler water tank, the voids and the lift lobby on the First Floor, the water meter room, the pump room (for potable), the cable duct, the pipe duct, the telephone duct, the 4,000 litres potable glass reinforced plastic water tank, the 84,000 litres sprinkler water tank and the lift lobby on the Second Floor; the flushing water pump room, the telecommunication and broadcasting equipment room, the check water meter cabinet, the cable duct, the pipe duct, the 1,000 litres fibre glass fire service transit water tank, the fire service booster pump room, the 500 litres flushing water tank, the manhole for water tank, the fire service water meter cabinet, the lift lobby and the inaccessible flat roof on the Third Floor; the common flat roof (for maintenance only), the vent duct, the cable duct, the hose reel and the lift lobby on the Fifth Floor; the fire service pump room and the transfer plate at Level 22.41, the cable duct, the pipe duct, the hose reel and the lift lobby on each of the Sixth, Eighth, Tenth, Twelfth, Sixteenth and Eighteenth Floors; the cable duct, the vent duct, the pipe duct, the hose reel and the lift lobby on each of the Seventh, Ninth, Eleventh, Fifteenth and Seventeenth Floor; the whole of the Nineteenth Floor including the resident’s recreational facilities exercise room, the owners committee room, the pipe duct, cable duct, the hose reel, the air-conditioning platform, the pantry, the reading area, the unisex toilet and the lift lobby on the Nineteenth Floor; the pipe duct, the cable duct, the hose reel the lift lobby on the Twentieth Floor; the pipe duct, the cable duct, the hose reel, the fire hose and the lift lobby on the Twenty-First Floor; the lift shaft, the pipe duct, the cable duct, the fire hose and the emergency generator room and the appurtenant inaccessible flat roof on the Twenty Second Floor; the whole of the Roof on top of the Twenty Second Floor including the lift machine room, the cable duct, the hose reel, the fire hose and the exhaust for generator room on the Roof, the flushing pump room, the 18,000 litres fire services water tank, the cleaning water tank and the top covers thereof described as flat roof on top of the Roof, the common staircases and stairwells the fence wall, the party wall and/or parapet wall along the boundary of the Land and the exterior wall and curtain wall of the Development save and except the air-conditioning platforms balconies and utility platforms protruding therefrom and appurtenant to a Unit which belong to an Owner and which is his responsibility to maintain and other areas of and in the Land and the Development PROVIDED THAT if any parts of the Development, excluding the Car Park Common Areas and the Car Park Common Facilities, is (a) covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance or (b) specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance, such parts shall be deemed to have been included as, and shall form part of the Development Common Areas. The Development Common Areas are for identification purpose more particularly shown on the Ground Floor Plan, the First Floor Car Park Plan, the Second Floor Car Park Plan, the Third Floor Car Park Plan, the Fifth Floor Plan, the part plan of Lift Machine Room at Level 22.41, the Sixth, Eighth, Tenth, Twelfth, Sixteenth and Eighteenth Floor Plans, the Seventh, Ninth, Eleventh, Fifteenth and Seventeenth Floor Plans, the Nineteenth Floor Plan, the Twentieth Floor Plan, the Twenty First Floor Plan, the Twenty Second Floor Plan, the Roof Plan, the Flushing Pump Room Plan and the Upper Roof Floor Plan annexed hereto as Annexure A and thereon coloured Pink, the accuracy of such Plans having been certified by the Authorized Person.
4. 「發展項目公用地方」指該項目的部分或地方，不另外具體分配予一個或多於一個的業主，包括但不限於：位於地下層的灑水器控制閥室、消防水進口及灑水器進口、總電掣房、84,000 升灑水器水箱、灑水器泵房、管理辦公室/警衛室及所附設的廁所、消防喉轆、裝有氣隔雨水集水渠、小型物流服務房、消防控制房及有關的消防控制板、檢測水錶箱、煤氣箱、管道槽、電話槽、中空、升降機大堂、由巴芬道到發展項目的入口範圍；位於 1 樓的泵房、電線槽、管道槽、84,000 升灑水器水箱、中空及升降機大堂；位於 2 樓的水錶房、泵房(食水)、電線槽、管道槽、電話槽、4,000 升玻璃纖維食水箱、84,000 升灑水器水箱及升降機大堂；位於 3 樓的沖廁水泵房、通訊及廣播設備室、檢測水錶箱、電線槽、管道槽、4,000 升玻璃纖維消防輸水箱、消防增壓泵房、500 升沖廁水箱、水箱沙井、消防水錶箱、升降機大堂及不能進入平台；位於 5 樓的公用平台(只供維修)、通風管、電線槽、消防喉轆及升降機大堂；位於水平 22.41 的消防泵房及轉換層；位於 6、8、10、12、16 及 18 樓的電線槽、管道槽、消防喉轆及升降機大堂；位於 7、9、11、13、15 及 17 樓的電線槽、管道槽、消防喉轆及升降機大堂；整層 19 樓包括住客娛樂設施運動室、業主委員會室、及位於 19 樓的管道槽、電線槽、消防喉轆、冷氣機平台、茶水間、閱讀區、男女共用廁所及升降機大堂；位於 20 樓的管道槽、電線槽、消防喉轆及升降機大堂；位於 21 樓的管道槽、電線槽、消防喉轆、消防水帶及升降機大堂；位於 22 樓的升降機槽、管道槽、電線槽、消防水帶、緊急發電機房及所屬的不能進入平台；22 樓之上的整個天台層包括升降機機房、電線槽、消防喉轆、消防水帶及發電機排氣位；位於天台層上平台的沖廁泵房、18,000 升消防水箱、清潔水箱及稱為平台的天台頂蓋；公共樓梯、樓梯間的圍牆、沿著土地界線的公用牆及/或護欄牆、發展項目的外牆及幕牆，除伸展出的冷氣機平台、露台及工作平台由附屬於該單位業主負責維護土地的其他區域及發展項目外，發展項目的任何部分，不包括停車場公用地方及停車場公用設施，即(a)<<建築物管理條例>>第 2 條中第(a)段所界定的「公用部分」定義，或(b)<<建築物管理條例>>附表 1 規定及<<建築物管理條例>>第 2 條中第(b)段所界定的「公用部分」定義，該等部分須包括及構成發展項目公用地方。發展項目公用地方具體顯示於地下層圖則、1 樓停車場圖則、2 樓停車場圖則、3 樓停車場圖則、5 樓圖則、水平 22.41 升降機機房的部分圖則、6、8、10、12、16 及 18 樓圖則、7、9、11、15 及 17 樓圖則、19 樓圖則、20 樓圖則、21 樓圖則、22 樓圖則、天台圖則、沖廁泵房圖則及上層天台圖則，附加於附件 A，以粉紅色顯示，圖則的準確性經認可人士或其代表證明。

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

5. “Development Common Facilities” means those facilities which are in, under or above the Development and serve the Development as a whole and shall include without limitation all sewers, gutters, drains, water course, water mains, pipe ducts, salt and fresh water intakes, electrical installations and equipment, fire protection and fire fighting equipment and apparatus, telephone ducts in the Development Common Areas, the installation equipment and apparatus at or in the sprinkler control valve set, the fire service inlet and the sprinkler inlet, the main switch room, the 84,000 litres sprinkler water tank, the sprinkler pump room, the management office/guard room and the appurtenant lavatory, the hose reel, the rain water open trapped gully, the miniature logistic service room, the fire service control room and the associated fire service control panel, the check water meter cabinet, the pipe duct on the Ground Floor; the installation equipment and apparatus at or in the pump room, the cable duct, the pipe duct, the telephone duct, the 84,000 litres sprinkler water tank on the First Floor; the installation equipment and apparatus at or in the water meter room, the pump room (for potable), the cable duct, the pipe duct, the telephone duct, the 4,000 litres glass reinforced plastic water tank, the 84,000 litres sprinkler water tank on the Second Floor; the installation equipment and apparatus at or in the flushing water pump room, the telecommunication and broadcasting equipment room, the check water meter cabinet, the cable duct, the pipe duct, the 1,000 litres fibre glass fire service transit water tank, the fire service booster pump room, the fire service water meter cabinet, and the 500 litres flushing water tank on the Third Floor; the installation equipment and apparatus at the vent duct, the cable duct, the hose reel on the Fifth Floor; the installation equipment and apparatus at the fire service pump room at Level 22.41, the installation equipment and apparatus at or in the cable duct, the pipe duct, the hose reel on each of the Sixth, Eighth, Tenth, Twelfth, Sixteenth and Eighteenth Floors; the installation equipment and apparatus at or in the cable duct, the vent duct, the pipe duct, the hose reel on each of the Seventh, Ninth, Eleventh, Fifteenth and Seventeenth Floor; the installation equipment and apparatus at or in the club house on the Nineteenth Floor; the installation equipment and apparatus at or in the pipe duct, the cable duct, the hose reel on the Twentieth Floor; the installation equipment and apparatus at or in the pipe duct, the cable duct, the hose reel, the fire hose on the Twenty-First Floor; the installation equipment and apparatus at or in the pipe duct, the cable duct, the fire hose and the emergency generator room on the Twenty Second Floor; the installation equipment and apparatus of and in the lift servicing the Development, the installation equipment and apparatus at or in the lift machine room, the cable duct, the hose reel, the fire hose and the exhaust for generator room on the Roof; the installation equipment and apparatus at or in the flushing pump room, the fire services water tank and the flushing water tank below the Upper Roof and the lightings in the Development Common Areas. The Development Common Facilities in so far as those capable to be shown are shown coloured Pink on the Plans as annexed hereto as Annexure A, the accuracy of such Plans has been certified by or on behalf of the Authorized Person.
5. 「發展項目公用設施」指建於發展項目之中、之上或之下的設施，整體服務於發展項目包括但不限於污水渠、雨水槽、排水渠、水道、水管、管道槽、鹹水和淡水進水管、電力裝置、設備及器具、防火及滅火安裝器材及設備、發展項目公用地方內的電話管道、灑水器控制閥組中的安裝設備及裝置、消防入口及灑水入口、主電掣房、84,000 升灑水器水箱、灑水泵房、管理處/保安室及其附屬洗手間、消防喉輻、雨水上開口隔氣井、微型物流服務室、消防控制室及相關的消防控制面板、水錶檢查箱、位於地下的管道；位於 1 樓的泵房安裝器材及設備、電線槽、管道槽、電話槽、84,000 升灑水器水箱；位於 2 樓的水錶房安裝器材及設備、泵房(食水)、電線槽、管道槽、電話槽、4,000 升玻璃纖維食水箱、84,000 升灑水器水箱；位於 3 樓的沖廁水泵房安裝器材及設備、檢測水錶箱、電線槽、管道槽、1,000 升玻璃纖維消防輸水箱、消防增壓泵房、消防水錶箱、500 升沖廁水箱；位於 5 樓的通風管安裝器材及設備、電線槽、消防喉輻；位於水平 22.41 的消防泵房安裝器材及設備、位於 6、8、10、12、16 及 18 樓的電線槽、管道槽、消防喉輻的安裝器材及設備、管道槽、消防喉輻；位於 7、9、11、15 及 17 樓的電線槽、管道槽、消防喉輻安裝器材及設備；及位於 19 樓的會所安裝器材及設備；位於 20 樓的管道槽、電線槽、消防喉輻安裝器材及設備；位於 21 樓的管道槽、電線槽、消防水帶安裝器材及設備；位於 22 樓的管道槽、電線槽、消防水帶、緊急發電機機房安裝器材及設備；位於天台層的提供發展項目的升降機服務安裝器材及設備、升降機機房、安裝器材及設備、電線槽、消防喉輻、消防水帶、發電機房的排氣安裝器材及設備、位於上層天台下的沖廁水泵房、消防水錶箱、沖廁水箱安裝器材及設備及發展項目公用地方的照明。發展項目公用設施，附加於附件 A，以粉紅色顯示，圖則的準確性經認可人士或其代表證明。

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

#### **B** Number of undivided shares assigned to each residential property in the Development

<u>Unit</u>	<u>Undivided Shares of each Unit</u>	<u>Total</u>
5/F & 6/F (Duplex)*	3017	3,017
7/F & 8/F (Duplex)^	2877	2,877
9/F & 10/F (Duplex)^	2877	2,877
11/F & 12/F (Duplex)^	2877	2,877
15/F & 16/F (Duplex)^	2877	2,877
17/F & 18/F (Duplex)^	2877	2,877
20/F, 21/F & 22/F (Triplex)#	3744	3,744
Car Parking Spaces comprising :		
(i) 7 Car Parking Spaces at 25 Undivided Shares each		175
(ii) 1 Accessible Car Parking Space at 35 Undivided Shares		35
(iii) 1 Motor Cycle Parking Space at 5 Undivided Shares		5
Common Areas and Facilities		100
		<u>Total: 21,461</u>
Remark:	(i) 4/F, 13/F and 14/F are omitted. (ii) Recreational facilities on 19/F.	
Note 1:	* means including the utility platform thereof and the terrace(s) adjacent thereto.	
Note 2:	^ means including the balcony and the utility platform thereof.	
Note 3:	# means including the balcony and the utility platform thereof and the terrace(s) adjacent thereto.	

#### **C** Term of years for which the manager of the development is appointed

Covalla Limited has been appointed as the first manager to manage the Land and the Development for initial term of two (2) years from the date of appointment under the DMC and, thereafter, shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

#### **B** 分配予發展項目中各住宅物業的不分割份數的數目

<u>單位</u>	<u>每單位之不可分割業權份數</u>	<u>總數</u>
5 樓及 6 樓(複式)*	3017	3,017
7 樓及 8 樓(複式)^	2877	2,877
9 樓及 10 樓(複式)^	2877	2,877
11 樓及 12 樓(複式)^	2877	2,877
15 樓及 16 樓(複式)^	2877	2,877
17 樓及 18 樓(複式)^	2877	2,877
20 樓、21 樓及 22 樓(三層式)#	3744	3,744
車位包括:		
(i) 7 個停車位，每個不可分割業權份數為 25		175
(ii) 1 個暢通易達停車位，不可分割業權份數為 35		35
(iii) 1 個電單車泊車位，不可分割業權份數為 5		5
公用地方及設施		100
		<u>總數: 21,461</u>
備註:	(i) 不設 4 樓、13 樓及 14 樓 (ii) 娛樂設施設於 19 樓	
註 1:	* 代表包括工作平台及相連的前庭	
註 2:	^ 代表包括露台及工作平台.	
註 3:	# 代表包括露台、工作平台及相連的前庭	

#### **C** 發展項目管理人的委任年期

銳雅有限公司獲委任為管理該土地及發展項目的第一任管理人，任期由公契之日起計的首兩年，其後繼續管理發展項目直至其委任根據公契的規定被終止。

## SUMMARY OF DEED OF MUTUAL COVENANT

### 公契的摘要

#### **D Basis on which the management expenses are shared among the owners of the residential properties in the development**

- (1) For the purpose of fixing the contribution payable by the Owners towards the Management Expenses, an annual Management Budget showing the estimated Management Expenses for the ensuing financial year shall be prepared by the Manager. The first Management Budget prepared by the first Manager shall however cover the period from the date of the issue of the Occupation Permit until the 31<sup>st</sup> of March of the ensuing year. Such annual Management Budget shall contain the following parts :-
  - (a) the Development Management Budget which shall show the estimated expenditure for the management and maintenance of the Development Common Areas and the Development Common Facilities;
  - (b) the Car Park Management Budget which shall show the estimated expenditure for the management and maintenance of the Car Park Common Areas and the Car Park Common Facilities; and
  - (c) the estimated income (if any).The provisions of the Schedule 7 to the Building Management Ordinance, Cap.344 (“the Ordinance”) shall apply to the preparation of the Management Budget and/or the revised Management Budget as the case may be.
- (2) The annual Management Budget shall be prepared at least one month before the ensuing financial year and shall be reviewed by the Owners’ Committee (when formed) or the Owners’ Corporation (only if and when it has been established pursuant to the provisions of the Ordinance) and in the light of such review the Manager may alter the Management Budget based on the suggestions made by the Owners’ Committee or the Owners’ Corporation (if formed) and the Management Budget as reviewed or altered as aforesaid shall be deemed adopted. The provisions of the Schedule 7 to the Ordinance shall apply.
- (3) The Owners shall contribute towards the costs and expenses for the maintenance and repair of the Common Areas and Facilities and general to the Management Expenses and the Manager’s Remuneration pro-rata according to the number of Management Shares allocated to all the Units in the Development owned by them respectively.  
For the sake of clarity, the Undivided Shares allocated to the Common Areas and Facilities shall not be required to make any contribution towards the Management Expenses.

#### **E Basis on which the management fee deposit is fixed**

The management fee deposit payable in respect of each unit shall be equivalent to 2 months’ contributions towards the first year’s budgeted management expenses.

#### **F Area (if any) in the Development retained by the owner for that owner’s own use**

Not applicable.

#### **D 發展項目各住宅物業業主分擔管理開支的基準**

- (1) 為確保業主分擔管理開支，管理人須準備年度管理預算以顯示下年度所預計的管理開支，首任管理人須準備首份管理預算，涵蓋由佔用許可證發出日期至下年 3 月 31 日為止，該年度管理預算須包括以下部分：
  - (a) 發展項目管理預算須顯示發展項目公用地方及發展項目公用設施中管理及維修的預計開支；
  - (b) 停車場管理預算須顯示停車場公用地方及停車場用設施中管理及維修的預計開支；
  - (c) 預計收入(如有)。於<<建築物管理條例>>(第 344 章)附表 7 (下稱「條例」)下適用於管理預算及/或管理預算修訂的編制。
- (2) 年度管理預算須於下年度前一個月編制及須由業主委員會(已成立)或業主立法法團(只於成立時根據條例規定)及根據審查，管理人可依據業主委員會或業主立法法團(如已成立)提出的建議，修訂管理預算或依據上述的建議而改變，適用於條例附表 7 規定。
- (3) 業主須分擔公用地方及設施的保養及維修成本及支出所組成的管理開支及管理人酬金，按他的單位獲分配的管理份數數目對發展項目所有單位分配的管理份數總數之比例。為清楚起見，公用地方及設施的不分割份數不須分擔任何管理開支。

#### **E 釐定管理費按金的基準**

管理費按金金額相等於首年度預算管理開支的每月分擔款項的兩個月款項。

#### **F 賣方預留自用的發展項目地方(如有)**

不適用

## SUMMARY OF LAND GRANT

### 批地文件的摘要

1. The Development is constructed on The Remaining Portion of Section C of Kowloon Inland Lot No.3281 (“the Land”).
  2. The Land is held under a new Government Lease of Section C of Kowloon Inland Lot No.3281 (“Section C”) for the term of 75 years commencing from the 3<sup>rd</sup> day of December 2003 deemed to be granted under and by virtue of the Government Leases Ordinance (Cap.40) Laws of Hong Kong upon the expiration of the first term of 75 years from the 3<sup>rd</sup> day of December 1928 created by a Government Lease in respect of Kowloon Inland Lot No.3281 dated 29<sup>th</sup> day of September 1933 for a term of 75 years renewable for another term of 75 years (hereinafter referred to as “the Lease”) as varied and modified by a Modification Letter dated the 7<sup>th</sup> day of November 2012 and registered in the Land Registry by Memorial No.12111201140015 (“the Modification Letter”). By a Deed Poll dated the 15<sup>th</sup> day of December 2016 and registered in the Land Registry by Memorial No.16121601870010, Section C has been carved out into the Land and Subsection 1 of Section C of Kowloon Inland Lot No.3281 in accordance with Condition No.4(b) (as hereinafter defined) of the Second Schedule to the Modification Letter. Subsection 1 of Section C of K.L.L No. 3281 was surrender to the Government of Hong Kong Special Administrative Region of the People’s Republic of China in 2018 by virtue of a Deed of Surrender dated 22<sup>nd</sup> day of January 2018 and registered in the Land Registry under Memorial No. 18022300530011.
  3. Condition No.(1) of the Second Schedule to the Modification Letter stipulates that:-  
The Lessee shall develop the Land by the erection thereon of a building or buildings complying in all respects with the terms and covenants therein contained and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in the Hong Kong Special Administrative Region (“Hong Kong”), such building or buildings to be completed and made fit for occupation on or before the 31<sup>st</sup> day of December 2016 and the period has since been extended to the 31<sup>st</sup> day of March 2017 pursuant to a Extension Letter issued by Lands Department dated the 5<sup>th</sup> day of December 2016.
  4. Condition No.(2) of the Second Schedule to the Modification Letter stipulates that:-
    - (a) Except with the prior written consent of the Director of Lands (“the Director”), no building or structure of support for any building or structure (other than the structure or structures provided or constructed in accordance with Clause No.(3)(a) thereof) shall be erected or constructed or placed on, over, under, above, below or within the area shown coloured pink hatched blue on the plan marked “PLAN A” annexed thereto (“the Pink Hatched Blue Area”).
    - (b) Except with the prior written consent of the Director, the Pink Hatched Blue Area or any part or parts thereof shall not be used for any purpose other than for the fulfilment of the Lessee’s obligations under Clause Nos.(3)(a) and (3)(d) thereof. No goods or vehicles shall be stored or parked on or within the Pink Hatched Blue Area or any part or parts thereof.
  5. Condition No.(3) of the Second Schedule to the Modification Letter stipulates that:-
    - (a) The Lessee shall
      - (i) on or before the 31<sup>st</sup> day of December 2016 (or within such other extended period or periods as may be approved by the Director), at his own expenses, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
        - (I) lay and form the Pink Hatched Blue Area; and
        - (II) provide and construct such culverts, sewers, drains, pavements, roads or such other structures as the Director in his sole discretion may require (“the Structures”) so that building, vehicular and pedestrian traffic may be carried on the Pink Hatched Blue Area;
1. 發展項目位於九龍內地地段第 3281 號第 C 段之餘段(下稱「該土地」)。
  2. 該土地根據新政府租契九龍內地地段 3281 號第 C 段(下稱「C 段」)的批租年期為 75 年，於 2003 年 12 月 3 日原批租期屆滿即時開始生效，根據香港法例第 40 章《政府租契條例》，1933 年 9 月 29 日定立政府租契九龍內地地段 3281 號，從 1928 年 12 月 3 日起計的 75 年租契，會再續期 75 年，經日期為 2012 年 11 月 7 日的批地修訂書修改及修訂，及以註冊摘要編號 12111201140015 在土地註冊處註冊(下稱「該修訂書」)。經日期為 2016 年 12 月 15 日的分地契據，以註冊摘要編號 16121601870010 在土地註冊處註冊，C 分段被分割為本地及九龍內地地段 3281 號第 C 段第 1 分段，就根據修訂書附表二的條款 4(b)(如下文所定義)。九龍內地地段 3281 號的第 C 段第 1 分段憑藉定立於 2018 年 1 月 22 日的分割契約於 2018 年交還予中國人民共和國香港特別行政區政府，及以註冊摘要編號 18022300530011 在土地註冊處註冊。
  3. 修訂書附表二的條款(1)規定：  
承租人須遵照特別條件及在各方面符合香港特別行政區(下稱「香港」)有關建築及衛生的現行或可能於任何時間生效的所有條例、附例及規例的條文發展本地土地，在其上構築一或多棟建築物，而有關建築物須於 2016 年 12 月 31 日或之前落成，並適宜入伙居住，該日期依據地政總署於 2016 年 12 月 5 日發出的延期信，延至 2017 年 3 月 31 日。
  4. 修訂書附表二的條款(2)規定:-
    - (a) 除獲得地政總署署長(下稱「署長」)事先書面同意外，不得在圖則註明「圖則 A」以粉紅間藍斜線範圍(下稱「粉紅間藍斜線範圍」)上、下或跨越其上、其下及內均不可興建或建造任何建築物或構築物的建築、結構或支承件(除根據條件(3)(a))。
    - (b) 除經署長的預先書面批准，粉紅間藍斜線範圍的任何部分不得用於承租人履行條件(3)(a)及條件(3)(b)以外的用途，不能存放貨物或停泊車輛於任何粉紅間藍斜線範圍。
  5. 修訂書附表二的條款(3)規定:-
    - (a) 承租人必須
      - (i) 於 2016 年 12 月 31 日或之前(或署長可批准的其他延長期限內)以署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，並在各方面須令署長滿意:-
        - (I) 鋪設及塑造粉紅間藍斜線範圍；及
        - (II) 提供及建造按照署長酌情要求的暗渠、污水渠、排水渠、行人路、道路或其他構築物(下稱「構築物」)使粉紅間藍斜線範圍內可容納建築物、車輛及行人交通；

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- (ii) on or before the 31<sup>st</sup> day of December 2016 (or within such other extended period or periods as may be approved by the Director), at his own expense and to the satisfaction of the Director, surface, kerb and channel the Pink Hatched Blue Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director may require; and
  - (iii) thereafter manage and maintain at his own expense the Pink Hatched Blue Area (except those parts thereof which have been surrendered to the Government of the Hong Kong Special Administrative Region (“the Government”) in accordance with Clause No.(4)(a) thereof) together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon and therein to the satisfaction of the Director until such time as the whole of the Pink Hatched Blue Area has been surrendered to the Government in accordance with Clause No.(4)(a) thereof.
  - (b) In the event of the non-fulfilment of any of the Lessee’s obligations under sub-clause (1) of this Clause within the prescribed periods stated therein, the Government may carry out the necessary works at the cost of the 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 binding upon the Lessee.
  - (c) The Lessee shall at all reasonable times prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Clause No.(4)(a) thereof :-
    - (i) permit the Government or the Director, his officers, contracts, agents, his or their workmen and any other persons authorized by him or them (collectively “the authorized officers”), with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Land or any part or parts thereof for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clause (a) of this Clause and the carrying out, inspecting, checking and supervising of the works under sub-clause (b) of this Clause and any other works which the Director may consider necessary in the Pink Hatched Blue Area or any part or parts thereof; and
    - (ii) permit the Government, the Director and his authorized officers, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Land or any part or parts thereof for the purpose of laying, inspecting repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Pink Hatched Blue Area or any part or parts thereof which the Director may require or authorize. The Lessee shall co-operate fully with the Government on all matters relating to any of the aforesaid works to be carried out within the Pink Hatched Blue Area or any part or parts thereof.
- (ii) 於 2016 年 12 月 31 日或之前(或署長可批准的其他延長期限內), 自費在粉紅間藍斜線範圍內鋪設地面、緣石及渠道, 以及提供集水溝、污水渠、排水渠、消防龍頭連管道連接至總水喉、服務、街燈、交通標誌、街道設施、道路標記及植物, 致使署長滿意; 及
  - (iii) 其後自費管理及保養粉紅間藍斜線範圍(除根據條件(4)(a)), 交還給香港特別行政特區政府(下稱「政府」)的部分外連同構築物, 以及興建、設置及提供在該範圍之上或之內所有結構、路面、集水溝、污水渠、排水渠、消防龍頭連管道連接至總水喉、服務、街燈、交通標誌、街道設施、道路標記及植物, 須令署長滿意, 直至整個粉紅間藍斜線範圍按照條件(4)(a)規定交還給政府為止。
  - (b) 倘若承租人未能在指定的期限內履行本條件分條(1)規定的責任, 政府可進行必要的工程, 費用由承租人負責, 承租人須在政府要求時支付署長決定相等於該工程費用的款項, 而其決定將為最終決定, 並對承租人構成約束力;
  - (c) 承租人須於合理時間下按照條件(4)(a)規定交還粉紅間藍斜線範圍給政府之前:-
    - (i) 允許政府或署長、其官員、承辦商、代理及任何其他獲其授權人等(統稱「授權人員」), 不論是否攜帶工具、設備、機械或車輛, 自由穿越、通往及前往該土地任何部分, 以便檢查、檢驗及監督任何遵照條件分條(a)規定進行的工程, 及進行、檢驗、檢查及監督遵照條件分條(b)規定進行的工程, 以及署長認為須在粉紅間藍斜線範圍任何部分進行的其他工程; 及
    - (ii) 允許政府、署長及授權人員, 不論是否攜帶工具、設備、機械或車輛, 自由穿越、通往及前往該土地任何部分, 以便鋪設、檢查、維修及保養排水渠、污水渠、渠道、排水設施穿越及所有、通往及貫穿粉紅間藍斜線範圍或署長要求或授權的部分。承租人須全力協助政府於粉紅間藍斜線範圍內進行上述的工程;

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- (d) The Lessee shall after completion of the works referred to in sub-clauses (a)(i) and (a)(ii) of this Clause to the satisfaction of the Director and prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Clause No.(4)(a) thereof allow free passage to, from, by, through, over and along the Pink Hatched Blue Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic for all lawful purposes 24 hours a day free of cost and payment of any nature whatsoever and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under sub-clause (a)(iii) of this Clause or otherwise.
- (e) The Government or the Director or his authorized officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Lessee or any other persons whether arising out of or incidental to the fulfilment of the Lessee's obligations under sub-clauses (a) and (d) of this Clause or the exercise of the rights by the Government under sub-clauses (b) and (c) of this Clause or otherwise, and no claim for compensation or otherwise shall be made against the Government or the Director or his authorized officers by the Lessee in respect of such loss, damage, nuisance or disturbance.
- (f) It is hereby expressly agreed, declared and provided that by imposing the obligation on the part of the Lessee contained in sub-clause (d) of this Clause neither the Lessee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Blue Area or any part or parts thereof to the public for the right of passage.
- (g) It is expressly agreed and declared that the obligation on the part of the Lessee contained in sub-clause (d) of this Clause will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Lessee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (h) It is expressly agreed and declared that the obligation on the part of the Lessee contained in Clause No.(4)(a) hereof will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Lessee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(2) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.
- (i) The Lessee agrees and accepts that upon development or redevelopment of the Land or any part or parts thereof after the surrender of the Pink Hatched Blue Area or any part or parts thereof in accordance with Clause No.(4)(a) thereof, due to the reduction in the area of the Land or otherwise, he may not be able to attain the maximum gross floor area permitted under Clause No.(7)(c) thereof. The Government shall have no liability, nor shall the Lessee have any claim for compensation or refund of premium or otherwise against the Government, if the maximum gross floor area permitted under Clause No.(7)(c) thereof cannot be attained.
- (d) 承租人須按照本條件分條(a)(i)及(a)(ii)，令署長滿意下，交還整個粉紅間藍斜線範圍給政府前，以供所有政府及公共車輛和行人免費使用，自由通行及經越粉紅間藍斜線範圍，並確保不會因為執行本條件分條(a)(iii)或其他規定的工程或阻礙此等通行權；
- (e) 如因承租人或其他人士履行本條件分條(a)及(b)承租人義務或因政府行使本條件分條(b)及(c)或其他而引起或招致的任何損失、損害、滋擾或干擾，政府或署長或其授權人員不須負上任何責任，亦不能向政府或署長或授權人士提出任何損失、損害、滋擾或騷擾；
- (f) 現明確協議、聲明及訂明，本條件分條(d)施加責任予承租人，承租人無意圖劃定而政府亦無意圖劃定粉紅間藍斜線範圍或任何部分，以供公眾行使通行權；
- (g) 現明確協議及聲明，本條件分條(d)施加責任予承租人，概不構成任何預期或申索，以致可根據或鑒於<<建築物(規劃)規例>>第 22(1)條規例或其任何修訂、取代條文或其他等獲得額外上蓋面積比率的優惠或權利。為免存疑，承租人現明確表示放棄<<建築物(規劃)規例>>第 22(1)條規例或其任何修訂、取代條文項下額外上蓋面積或地積比率相關優惠或權利的任何及所有申索權；
- (h) 現明確協議及聲明，條件(4)(a)施加責任予承租人，概不構成任何預期或申索，以致可根據或鑒於<<建築物(規劃)規例>>第 22(2)條規例或其任何修訂、取代條文或其他等獲得額外上蓋面積比率的優惠或權利。為免存疑，承租人現明確表示放棄<<建築物(規劃)規例>>第 22(2)條規例或其任何修訂、取代條文項下額外上蓋面積或地積比率相關優惠或權利的任何及所有申索權；
- (i) 承租人同意及接受，按照條件(4)(a)，交還粉紅間藍斜線範圍或任何部分後，在發展及重新開發該土地或其他任何部分時，由於土地面積減少或其他原因，不能達到依照條件(7)(c)允許下的最大高樓面面積，政府無須承擔責任，承租人不得因不能達到依照條件(7)(c)允許下的最大高樓面面積，向政府提出賠償或退還補地價或其他方式的索償。

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6. Condition No.(4) of the Second Schedule to the Modification Letter stipulates that:-

- (a) The Lessee shall at his own expense at any time or times when called upon to do so by the Director surrender and deliver up vacant possession of the Pink Hatched Blue Area or any part or parts thereof as the Director shall at his sole discretion specify to the Government free from incumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Lessee provided always that the Government shall be under no obligation to accept the surrender of the Pink Hatched Blue Area or any part or parts thereof at the request of the Lessee, but may do so as and when it sees fit.
- (b) Save and except for a Mortgage dated the 25<sup>th</sup> day of June 2004, a Second Mortgage dated the 26<sup>th</sup> day of October 2007 and a Building Mortgage dated the 7<sup>th</sup> day of May 2012 and respectively registered in the Land Registry by Memorial No.UB9271222, 07112202520043 and 12060401900053 (collectively “the Existing Mortgages”), the Lessee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Land or any part or parts thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with sub-clause (a) of this Clause unless and until the Lessee has at his own expense carved out the Pink Hatched Blue Area from the Land in all respects to the satisfaction of the Director provided that this sub-clause (b) shall not apply to an assignment of the Land as a whole as provided in Clause No.(18) thereof or a building mortgage as provided in Clause No.(15)(a)(iv) thereof. Prior to the said carving out, the Lessee shall at his own expense submit the carving out document to the Director for his written approval.

7. Condition No.(5) of the Second Schedule to the Modification Letter stipulates that:-

- (a) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed on, over, under, above, below or within the area shown coloured pink hatched black on the plan marked “PLAN A” annexed thereto (“the Non-building Area”) except:
  - (i) boundary walls or fence or both; and
  - (ii) a basement floor or floors erected or constructed under the ground level of the Non-building Area to be used solely for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, for accommodation lift lobbies or such other ancillary building services as may be approved in writing by the Director, or for such other purposes as may be approved in writing by the Director
- (b) For the purpose of this Clause, the decision of the Director as to what constitutes the ground level of the Non-building Area shall be final and binding on the Lessee.

8. Condition No.(6) of the Second Schedule to the Modification Letter stipulates that the Land or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes.

6. 修訂書附表二的條款(4)規定:-

- (a) 於署長通知時，承租人須隨時以自費形式，及不需任何費用、收費及代價及以不帶任何產權負擔的形式，向政府交還粉紅間藍斜線範圍或其任何部分，然而政府無責任按承租人要求收回粉紅間藍斜線範圍或其任何部分，但政府可於視為恰當的時候收回；
- (b) 2004年6月25日的按揭、2007年10月26日的第二次按揭及2012年5月7日的建築按揭並於土地註冊處註冊，註冊摘要編號順序為 UB9271222、07112202520043 及 12060401900053(統稱「現有按揭」)，承租人不可轉讓、按揭、押記、轉贈、轉租、或以讓出管有權方式或抵押該土地或其任何部分或任何相關權益，或就此訂立任何協議，除非按照條件分條(a)，先交還整個粉紅間藍斜線範圍給政府，承租人須以自費方式分割粉紅間藍斜線範圍，以全面令署長滿意，惟本分條(b)不適用於根據條款(18)規定的整個土地轉讓或根據條款(15)(a)(iv)規定的建築按揭。在分割該土地前，承租人須自費提交分割文件給署長作書面批准。

7. 修訂書附表二的條款(5)規定:-

- (a) 如非事前獲得署長書面批准，不得在「圖則 A」以粉紅間黑斜線顯示的該範圍(下稱「非建築範圍」)上、內或跨越該處之任何建築物或構築物搭建、建造或放置任何建築、構築件或支承件，除非：
  - (i) 邊界牆或圍欄或兩者；及
  - (ii) 興建於或建造於非建築用地的地面水平下一層或多於一層地下層，只能按《<<道路交通條例>>、其下的任何規例及任何修訂法例領有車牌的車輛停泊的用途。作住宅的電梯大堂或其他輔助服務興建或其他用途須署長書面批准；
- (b) 茲為本條款之目的，署長就何謂非建築用地的地面水平所作的決定作終論並對承租人有約束力。

8. 修訂書附表二的條款(6)規定該土地或其任何部分或現存或擬建於該處的任何建築物或任何建築部分，除作私人住宅用途外，不可作任何其他用途。

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9. Condition No.(7) of the Second Schedule to the Modification Letter stipulates that:-  
Subject to the terms and covenants therein contained, upon development or redevelopment of the Land or any part thereof:
- (a) any building or building erected or to be erected on the Land shall in all respects comply with the Building Ordinance, any regulations made thereunder and any amending legislation;
  - (b) no building or buildings may be erected on the Land or any part thereof or upon any area or areas outside the Land specified in the terms and covenants therein contained, nor may any development or use of the Land or any part thereof, or of any area or areas outside the Land specified in the terms and covenants 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 Land shall not be less than 879 square metres and shall not exceed 1,465 square metres. For the avoidance of doubt, it is hereby agreed and declared that there is no guarantee that the building or buildings erected or to be erected on the Land or any part thereof can attain the maximum gross floor area of 1,465 square metres referred to in this sub-clause (c);
  - (d) no part of any building or other structure erected or to be erected on the Land together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 80 metres above the Hong Kong Principal Datum, provided that:
    - (i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit; and
    - (ii) the Director of his sole discretion may be calculating the height of a building or structure exclude any structure or floor space referred to in Clause No.(33)(b)(i)(II) thereof; and
  - (e) the design and disposition of any building or buildings erected or to be erected on the Land shall be subject to the approval in writing of the Director and no building works (other than site formation works) shall be commenced on the Land until such approval shall have been obtained. For the purpose of the terms and covenants therein contained "building works" and "site formation works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.
10. Condition (9) of the Second Schedule to the Modification Letter stipulates that:
- (a) The Lessee may erect, construct and provide within the Land such recreational facilities and facilities ancillary thereto ("the Facilities") as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
  - (b) For the purpose of calculating the total gross floor area stipulated in Clause No.(7)(c) thereof, any part of the Facilities provided within the Land in accordance with sub-clause (a) of this Clause which are for the common use and benefit of all the residents of the residential block or blocks erected or to be erected on the Land and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
9. 修訂書附表二的條款(7)規定，除該等條款及約定另有規定外，在發展及重新開發該土地或其他任何部分:-
- (a) 任何在該土地上現存或擬建的建築物均須在所有方面符合《建築物條例》及其附屬規例及所有修訂法例的要求;
  - (b) 任何在該土地或其任何部分，或該等條款所指該地段外的任何範圍上現存或擬建的建築物，及其所有的發展或使用，均須在各方面符合《城市規劃條例》及其附屬規例及所有修訂法例的要求;
  - (c) 在該土地上現存或擬建的任何建築物的總樓面面積必不少於 879 平方米及不多於 1,465 平方米。為免生疑問，現明確協議及聲明，不保證在該土地上現存或擬建的任何建築物的總樓面面積可達到本分條(c)所指的 1,465 平方米;
  - (d) 在該土地上現存或擬建的任何建築物或構築物的部分連同該處任何加建物或配件(如有)的總高度不可超過香港主水平基準 80 米，然而:-
    - (i) 如事前獲得署長批准，各建築天台可搭建或放置超出上述高度限制的機房、冷氣機、水箱、梯屋及同類天台結構;及
    - (ii) 署長可全權酌情如何計算建築物或構築物的高度，不包括條款(33)(b)(i)(II)內的任何構築物或樓面空間;及
  - (e) 在該土地上現存或擬建的任何一座或多於一座建築物的設計及佈局必須提交署長書面批核，該土地不可動工進行任何建造工程(地盤平整工程除外)，直至署長正式批核，基於條款及約定規定下的建造工程及地盤平整工程，均須在所有方面符合《建築物條例》及其附屬規例及所有修訂法例的要求。
10. 修訂書附表二的條款(9)規定:-
- (a) 承租人可於該土地內搭建、建造及提供經署長書面批准的康樂設施及該處的附屬設施(稱「設施」)。設施的類型、大小、設計、高度及佈局事前須向署長申請書面批核;
  - (b) 計算本文條件(7)(c)條指定之樓面總面積時，遵從本文分條(a)於該土地內提供的「設施」任何部分如乃現存或擬建於該土地的一座或多座住宅大廈全體居民及彼等之真正訪客公用與共享，一律不會計算在內，而署長認為並非作此用途的其餘「設施」則會計算在內;

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- (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Clause (“the Exempted Facilities”):
- (i) the Exempted Facilities shall be designed as and form part of the Common Areas referred to in Clause No.(16)(a)(v) thereof;
  - (ii) the Lessee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
  - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected within the Land and their bona fide visitors and by no other person or persons.
11. Condition No.(10) of the Second Schedule to the Modification Letter stipulates that no tree growing on the Land 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.
12. Condition No.(11) of the Second Schedule to the Modification Letter stipulates that the Lessee shall at his own expense landscape and plant with trees and shrubs and any portion of the Land 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.
13. Condition No.(12) of the Second Schedule to the Modification Letter stipulates that:-
- (a) Office accommodation for watchmen or caretakers or both may be provided within the Land subject to the following conditions:
    - (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the Land;
    - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the Land; and
    - (iii) the location of any such accommodation shall first be approved in writing by the Director.
  - (b) For the purpose of calculating the total gross floor area stipulated in Clause No.(7)(c) thereof, office accommodation provided within the Land in accordance with sub-clause (a) of this Clause which does not exceed 5 square metres for every 50 residential units or part thereof erected or to be erected on the Land, or 5 square metres for every block of residential units erected or to be erected on the Land, whichever calculation provides the greater floor area of such accommodation, shall not be taken into account. Any gross floor area in excess of the said greater floor area shall be taken into account for such calculation.
  - (c) Office accommodation provide within the Land in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No.(16)(a)(v) thereof.
- (c) 倘「設施」任何部分可豁免計入本分條(b)所訂的樓面總面積(下稱「豁免設施」):-
- (i) 「豁免設施」將劃為本文條款(16)(a)(v)為訂的「公用地方」一部分;
  - (ii) 承租人應自費維修「豁免設施」, 以保持其修繕妥當與狀態良好, 同時妥善運作該處, 以令署長滿意;及
  - (iii) 「豁免設施」只可供現存或擬建於該土地的一座或多座住宅居民及彼等之真正訪客使用, 其他人等不可使用。
11. 修訂書附表二的條款(10)規定, 如非事前獲得署長同意, 而署長給予同意時可附加其視為恰當的移種、補償園景工程或再植條件, 概不可移除或干預任何現於該地段或毗連土地土長的樹木。
12. 修訂書附表二的條款(11)規定, 承租人應自費在該土地及平台(如有)的非建設部分進行園景綠化和種植樹木與灌木, 其後則負責維修及保養以維持其安全、清潔、整齊及健康, 全面令署長滿意。
13. 修訂書附表二的條款(12)規定:-
- (a) 該土地內可提供給看守員或管理員或兩者的辦公設施, 但受下列條款規限:-
    - (i) 署長認為此等設施對於該土地上現存或擬建的建築物的安全、保安及良好管理是必要的;
    - (ii) 此等設施不能用作全職及有必要聘用於該土地的看守員或管理員或兩者的辦公設施以外的任何用途; 及
    - (iii) 此等設施的位置必須經署長的書面批准;
  - (b) 為計算本條款(7)(c)所訂明的總樓面面積時, 按照本分條(a)所訂在土地內提供的辦公設施, 必須按該土地上現存或擬建的每 50 個住宅單位便不得超過 5 平方米, 或該土地上現存或擬建每座住宅單位大廈的 5 平方米, 兩者以計算所得該設備的較大樓面面積為準, 或採用署長書面批准的其他較大樓面面積;
  - (c) 根據本分條(a)於該土地提供的辦公設施, 一律指定並且納為條款(16)(a)(v)所載的公用地方。

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14. Condition No.(13) of the Second Schedule to the Modification Letter stipulates that:-

- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Land provide that:
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Land and the buildings erected or to be erected thereon; and
  - (ii) the location of any office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Clause No.(7)(c) thereof, an office provided within the Land in accordance with sub-clause (a) of this Clause which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the Land in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No.(16)(a)(v) thereof.

15. Condition No.(14) of the Second Schedule to the Modification Letter stipulates that:-

- (a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the Land provide that:
  - (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the Land and the buildings erected or to be erected thereon; and
  - (ii) the location of any office shall first be approved in writing by the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Clause No.(7)(c) thereof, an office provided within the Land in accordance with sub-clause (a) of this Clause which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.
- (c) An office provided within the Land in accordance with sub-clause (a) of this Clause shall be designated as and form part of the Common Areas referred to in Clause No.(16)(a)(v) thereof.

16. Condition No.(15)(a)(iv) of the Second Schedule to the Modification Letter stipulates that save and except for the Existing Mortgages, mortgage or charge the Land or any part thereof or any interest therein except for the purpose of the development thereof in accordance with the terms and covenants herein contained and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one.

14. 修訂書附表二的條款(13)規定:-

- (a) 可在該土地設有看守員或管理員或兩者的宿舍，但須遵從以下條件:-
  - (i) 該宿舍須位於該土地其中一座已建成的住宅單位大廈內，或是署長書面批准的其他地點;及
  - (ii) 該宿舍不得用作完全及必要地受僱於該土地工作的看守員或管理員或兩者的宿舍以外的用途;
- (b) 為計算本賣地條款(7)(c)所訂明的總樓面面積時，不應計算按照本分條(a)在該土地提供而總樓面面積不超過 25 平方米的宿舍。任何超出 25 平方米的樓面面積則計算在內;
- (c) 按照本分條(a)在該土地提供的看守員或管理員或兩者的宿舍須指定為本賣地條款(16)(a)(v)所提述的公用地方，並構成該公用地方一部分。

15. 修訂書附表二的條款(14)規定:-

- (a) 可在該土地設有一個辦事處以供業主立法法團或業主委員會使用，但:-
  - (i) 該辦事處不得用作就該土地上現存或擬建的建築物已成立或將會成立的業主立法法團或業主委員會開會及處理行政工作以外的任何用途;及
  - (ii) 該辦事處的位置須事先獲得署長的批准;
- (b) 為計算本賣地條款(7)(c)所訂明的總樓面面積時，不應計算按照本分條(a)在該土地提供而總樓面面積不超過 20 平方米的辦事處。任何超出 20 平方米的樓面面積則計算在內;
- (c) 按照本分條(a)在該土地提供的辦事處須指定為本賣地條款(16)(a)(v)所提述的公用地方，並構成該公用地方一部分。

16. 修訂書附表二的條款(15)(a)(iv)規定除了現有按揭、抵押、押記該土地或其中任何一部分或其任何權益，除根據本條款及約定的發展目的外，協定僅一個建築按揭。

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17. Condition No.(16) of the Second Schedule to the Modification Letter stipulates that:-

- (a) Notwithstanding that the terms and covenants therein contained shall have been observed and complied with to the satisfaction of the Director, the Lessee shall not assign, mortgage, charge or part with the possession of or otherwise dispose of the Land or any part thereof or any interest therein or enter into any agreement so to do except by way of an assignment of other disposal of undivided shares in the whole of the Land together with the right to the exclusive use and occupation of individual floors and units in any building or buildings erected thereon and even then such assignment or other disposal shall be subject to the following conditions:
- (i) The Lessee shall first submit to and obtain the approval in writing of the Director to a Deed of Mutual Covenant incorporating a Management Agreement (if any) ("the DMC") to be entered into between the Lessee and the assignees from him of undivided shares in the whole of the Land;
- (ii) The DMC must be in a form and contain the provisions which the Director shall approve or require and it (and any approval amendment or amendments to it) must be registered by Memorial against the Land in the Land Registry;
- (iii) The Lessee must comply with the approved terms and conditions of the DMC and no amendment to it may be made without the prior written consent of the Director and the payment of such fees as may be required;
- (iv) Every assignment or other disposal of an undivided share or shares in the Land shall be subject to and with the benefit of the DMC;
- (v) In the DMC the Lessee must allocate to those parts of the Land which comprise the common areas or amenities for the common use and benefit of owners for the time being of the Land ("the Common Areas") a number of undivided shares in the land which in the opinion of the Director is appropriate;
- (vi) The Lessee may not assign, mortgage or charge (except by building mortgage or charge under Clause No.(15)(a)(iv) hereof) or otherwise dispose of or part with the possession of any undivided shares allocated to the Common Areas or any interest therein or enter into any agreement so to do except that upon execution of the DMC the whole of the said undivided shares allocated to the Common Areas shall be assigned to and vested in the manager appointed in accordance with the DMC who must hold the said undivided shares on trust for the benefit of all owners for the time being of undivided shares in the Land;
- (vii) The DMC must provide that, subject to sub-clause (viii) of this Clause, on termination of the manager's appointment the manager must assign the said undivided shares free of costs or consideration to its successor in office; and
- (viii) If the Owner's Corporation is formed under the Building Management Ordinance (Cap.344), any regulations made thereunder and any amending legislation, it may require the manager, in accordance with the DMC to assign the undivided shares allocated to the Common Areas and transfer the management responsibilities to it free of costs and consideration, in which event, the said Owners' Corporation must hold them on trust for the benefit of all owners for the time being of undivided shares in the Land.

17. 修訂書附表二的條款(16)規定:-

- (a) 儘管承租人已遵守及遵從此等的規定至署長滿意程度，承租人也不得轉讓、按揭、押記或放棄管有或以其他方式處置該土地或其任何部分或其中任何權益，或訂立任何與此有關的合約，但可轉讓或以其他方式處置整個該土地不可分割業權份數，並連同其上興建的任何一座或多座的建築物個別樓層及單位的專有使用及佔用權。即使如此，此等轉讓或其他處置仍須受以下條款規限:-
- (i) 承租人須先向署長呈交一份將由承租人與整個該土地不可分割業權份數的承讓人訂立的公契及管理協議(如下)(稱"公契")並取得署長書面批准;
- (ii) 公契須採用署長批准或規定的格式以及包含其批准或規定的條文，且公契(及其任何核准修訂本)必須以註冊摘要的方式在土地註冊處針對該土地註冊;
- (iii) 承租人須遵守公契經批核的各項條款及條件。未經署長事先書面批准及支付規定的收費及不得修改公契的條款及條件;
- (iv) 每次轉讓或處置該土地的不可分割業權份數時，均須受公契的規限，並享有公契的利益;
- (v) 在公契內，承租人須將署長認為適當的該土地的不可分割業權份數數目分配予該土地當中包含該土地當時業主共同使用及受益的公共地方或設施的該等部份(稱「公共地方」);
- (vi) 承租人不得轉讓、按揭或押記(根據本條款(15)(a)(iv)的建築按揭或押記除外)或以其他方式處置或放棄管有分配予公共地方的不可分割業權份數或其中任何權益，或訂立任何與此有關的合約，但在簽訂公契後，分配予公共地方的全部不可分割業權份數必須轉讓及授予根據公契委任的經理人而毋須付款或代價;經理人必須以信託方式為當時該土地不可分割業權份數全體業主的利益持有該等不可分割業權份數;
- (vii) 受制於本分條(viii)，公契須規定經理人一旦被終止委任，必須將前述公共地方的不可分割業權份數讓給其繼任人而毋須付款或代價;
- (viii) 若根據<<建築物管理條例>>(第 344 章)、按照該條例制訂的任何規例及任何修訂法例成立業主立案法團，業主立案法團可根據公契的規定，要求經理人將分配予公共地方的不可分割業權份數讓給該立案法團及向其移交管理責任而毋須付款或代價;在此情況下，該業主立案法團必須以信託方式為當時該土地不可分割業權份數全體業主的利益持有該等不可分割業權份數。

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- (b) Sub-clause (a) of this Clause shall not apply to:
- an assignment, underletting, mortgage or charge of the Land as a whole; or
  - an underletting of a part of the building erected thereon.
18. Condition No.(19) of the Second Schedule to the Modification Letter stipulates that save for the purpose of the surrender and caring out of the Pink Hatched Blue Area in accordance with Clause No.(4) thereof, the 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 Land or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Clause or in accordance with Clause No.(4) thereof. Where the Land has been partitioned with such consent, the provisions in Clause No.(16) thereof shall be applicable to each of the sections so partitioned with the references to “the Land” under the said Clause being replaced and substituted by the relevant section.

19. Condition No.(20) of the Second Schedule to the Modification Letter stipulates that:-
- (a) (i) Spaces shall be provided within the Land to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the land and their bona fide guests, visitors or invitees (“the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Land as set out in the table below unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below provided that if the total number of spaces so calculated is a decimal number, the same shall be rounded up to the next whole number;

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 13.3 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.2 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	1.1 spaces for every residential unit

- (ii) For the purpose of sub-clause (a)(i) of this Clause, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table in sub-clause (a)(i) of this Clause. For the purpose of the terms and covenants herein contained, the term “size of each residential unit” in terms of gross floor area shall mean the sum of (I) and (II) below:

- (b) 以上分條(a)不適用於:-
- 整個該土地的轉讓、按揭或押記;或
  - 分租建於整個該土地上的建築物之部分。

18. 修訂書附表二的條款(19)規定，除為了根據第(4)條款交還整個粉紅間藍斜線範圍，承租人不得沒有署長事先書面同意，(不論是以轉讓方式或其他方式處置，也不得以任何其他方式)，將土地或其任何部分或任何已經根據本條款或署長根據本條款事先書面同意而劃分的部分 其中第(4)項。 如果土地已經同意分割，則第(16)款中的規定適用於所有條款所規定的每個部分，並由相關章節予以替換。

19. 修訂書附表二的條款(20)規定:-

- (a) (i) 該土地應設有令署長滿意的車位，以供停泊根據<<道路交通條例>>及其附屬規例及任何相關修訂法例，及屬於該土地上現存或擬建的建築物內住宅單位的居民及彼等之真正訪客、來賓或賓客有牌照的車輛(下稱「住宅停車位」。住宅停車位的比率按以下表格列明該土地上現存或擬建的住宅單位的面積計算，除非署長同意採用不同於以下表格列明的住宅停車位數目之比率，假若提供的車位數目為小數點數目，則該數目須調整下個整數。

每個住宅單位的面積	擬提供的住宅停車位數目
少於 40 平方米	每 13.3 個住宅單位或其中部分得一個停車位
不少於 40 平方米，但少於 70 平方米	每 8 個住宅單位或其中部分得一個停車位
不少於 70 平方米，但少於 100 平方米	每 3.2 個住宅單位或其中部分得一個停車位
不少於 100 平方米，但少於 160 平方米	每 1.6 個住宅單位或其中部分得一個停車位
不少於 160 平方米	每個住宅單位得 1.1 個停車位

- (ii) 在本分條(a)(i)中擬提供的住宅停車位總數目應是根據本分條(a)(i)的表格列明每個住宅單位的面積計算各個車位數目的總數。在本文件中，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總數:-

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- (I) the gross floor area in respect of a residential unit exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of the gross floor area stipulated in Clause No.(7)(c) thereof; and
- (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit and in so calculating the total gross floor area of residential common area, which is for common use and benefit of all residents of the residential units in the building or buildings erected or to be erected on the Land, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the gross floor area stipulated in Clause No.(7)(c) thereof (which residential common area is hereinafter referred to as “the Residential Common Area”) shall be apportioned to a residential unit by the following formula:
- |   |   |  |   |                               |
|---|---|--|---|-------------------------------|
|   | X | The gross floor area in respect of Residential unit as calculated under sub-clause (a)(ii)(I) of this Clause |   |                               |
| The total gross floor area of the Residential Common Area | X | The total gross floor area of all residential units as calculated under sub-clause (a)(ii)(I) of this Clause | X | 按本分條(a)(ii)(I)計算的有關住宅單位的總樓面面積 |
|   |   |  | X | 住宅公用地方的總樓面面積                  |
|   |   |  |   | 按本分條(a)(ii)(I)計算所有住宅單位總樓面面積   |
- (III) the spaces provide under sub-clause (a)(i) of this Clause (as may be varied under Clause No.(21) thereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.
- (b) (i) Out of the spaces provided under sub-clause (a) of this Clause (as may be varied under Clause No.(21) thereof), the Lessee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulation made thereunder and any amending legislation at the rate of not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of this Clause (as may be varied under Clause No.(21) thereof) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated) or at such other rate as may be approved by the Director.
- (ii) The spaces to be provided under sub-clause (b)(i) of this Clause shall be located at such position and level as shall be approved in writing by the Director.
- (iii) The spaces provided under sub-clause 4 (b)(i) of this Clause shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulation made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale and otherwise or for the provision of car cleaning and beauty services.
- (I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面量度，除了分隔 2 個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線量度並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本條款(7)(c)條指定的總樓面面積的所有樓面面積；及
- (II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積，即在住宅單位外圍牆外面供該土地上現存或擬建的建築物的所有住戶共同使用與享用的住宅公用地方的總樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」，為免存疑，不包括沒有列入計算本文條款(7)(c)指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：
- (III) 按本分條(a)(i)(可按此批地文件第(21)條修訂)提供的車位只能作在此列明的用途，特別是不得用作汽車儲存、陳列或展示汽車出售或其他用途或提供汽車清潔及美容服務；
- (b) (i) 在根據本分條(a)(可按此批地文件第(21)條修訂)，承租人須根據<<道路交通條例>>及其附屬規例及任何修訂法例的殘疾人士停泊車輛，比率以按本分條(a)(i)(可按此批地文件第(21)條修訂)提供每 200 個車位或其中部分不少於 1 個，倘若該部分超過 100 個車位(最少一個須保留及所指定)；
- (ii) 該停車位須按本分條(b)(i)位於署長書面批准的地點及樓層；
- (iii) 該停車位須按本分條(b)(i)不可用作停泊根據<<道路交通條例>>、其下的任何規例及任何修訂法例界定的殘疾人士的車輛以外的任何用途，而該等車輛是屬於該土地上現存或擬建的一座或多於一座建築物的住客及他們的真正來賓、訪客或被邀請者，尤其是上述車位不可用作儲存、陳列或展示汽車出售或其他用途或提供汽車清潔及美容服務；

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- (c) (i) Spaces shall be provided within the Land to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building or buildings erected or to be erected on the Land and their bona fide guests, visitors or invitees (“the Motor Cycle Parking Spaces”) at the rate of 10 percent of the total number of spaces required to be provided under sub-clause (a)(i) of this Clause (as may be varied under Clause No.(21) thereof) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The spaces provided under sub-clause (c)(i) of this Clause shall not be used for any purpose other than for the purpose set out therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale and otherwise or the provision of car cleaning and beauty services.
- (d) (i) Except for the spaces reserved and designated for disabled persons as referred to in sub-clause (b)(i) of this Clause, each of the spaces provided under sub-clause (a) of this Clause shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (ii) Each of the spaces provided under sub-clause (b) of this Clause shall measure 3.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
- (iii) Each of the spaces provide under sub-clause (c) of this Clause shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.
20. Condition No.(21) of the Second Schedule to the Modification Letter stipulates that:-
- (a) Notwithstanding Clause No.(20)(a)(i) thereof, the Lessee may increase or reduce the number of spaces required to be provided under the said Clause by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.
- (b) In addition to sub-clause (a) above, the Lessee may increase or reduce the number of spaces required to be provided under Clause No.(20)(a)(i) (without taking into account the spaces calculated in sub-clause (a) of this Clause) by not more than 5 percent.
21. Condition No.(22) of the Second Schedule to the Modification Letter stipulates that for the purpose of calculating the total gross floor area stipulated in Clause (7)(c) thereof, there shall not be taken into account the spaces provided in accordance with Clause No.(20) (as may be varied under Clause No.(21) thereof).
22. Condition No.(23) of the Second Schedule to the Modification Letter stipulates that:-
- (a) Notwithstanding that the terms and covenants therein contained shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:
- (i) assigned except
- (I) together with undivided shares to the said Land giving the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Land; or
- (c) (i) 根據<<道路交通條例>>及其附屬規例及任何修訂法例該土地應設有令署長滿意有牌照的電單車車位(下稱「電單車停車位」)。該等車輛是屬於該土地上現存或擬建的一座或多於一座建築物的住客及他們的真正來賓、訪客或被邀請者。比率是根據本(a)(i)分條(可按此批地文件第(21)條修訂)須提供的總車位數目之百分之 10，除非署長同意其他比率。如該車位數目是小數點數目，則該數目須調整至下個整數;
- (ii) 該停車位不可用作本分條(c)(i)指明的用途以外的任何用途，尤其是該車位不可用作儲存、陳列或展示汽車出售或其他用途或提供汽車清潔及美容服務。
- (d) (i) 除按本分條(b)(i)須保留及所指定的殘疾人士停車位外，根據本分條(a)提供的每個車位的尺寸應為 2.5 米闊、5 米長及不少於 2.4 米高。
- (ii) 根據本分條(b)提供的每個車位的尺寸應為 3.5 米闊、5 米長及不少於 2.4 米高。
- (iii) 根據本分條(c)提供的每個車位的尺寸應為 1 米闊、2.4 米長及不少於 2.4 米高，或署長批准的其他最少高度。
20. 修訂書附表二的條款(21)規定:-
- (a) 儘管有條款(20)(a)(i)的規定，承租人可將根據本條款規定而須提供的車位增加或減少不多於百分之 5，但如此增加或減少的車位總數目不可多於 50 個;
- (b) 除了本分條(a)之外，承租人將根據條款(20)(a)(i)規定而提供的車位數目(無須包括按照本分條(a)所計算的車位數目)增加或減少不多於百分之 5。
21. 計算修訂書附表二的條款(22)指之樓面總面積時，遵從本條款(7)(c)之規定，條款(20) (可按此批地文件第(21)條修訂)一律不會計算在內。
22. 修訂書附表二的條款(23)規定:-
- (a) 儘管已遵守及履行本賣地條件，須令署長滿意，住宅停車位及電單車停車位不能:
- (i) 轉讓，除非
- (I) 連同給予該土地上現存或擬建的一座或多於一座建築物的住客單位的該土地不可分割業權份數，該同住宅單位的專用權及佔用權一起轉讓; 或

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- (II) to a person who is already the owner of undivided shares in the Land with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the Land; or
- (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the Land.
- (b) Notwithstanding sub-clause (a) of this Clause, the Lessee may with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Lessee.
- (c) Sub-clause (a) of this Clause shall not apply to an assignment, underletting, mortgage or charge of the Land as a whole.
23. Condition No.(25) of the Second Schedule to the Modification Letter stipulates that:-
- (a) Before the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Clause No.(4)(a) thereof, the ingress or egress to or from the Land for the passage of motor vehicles shall be designed and constructed by the Lessee at his own expense in such positions or at such points as may be required or approved by the Director and in all respects to the satisfaction of the Director. The Lessee shall have no right of ingress or egress to or from the Land for the passage of motor vehicles except in the said position or at the said points as required or approved by the Director.
- (b) Upon the surrender of the whole of the Pink Hatched Blue Area to the Government in accordance with Clause No.(4)(a) thereof, the Lessee shall have no right to ingress or egress to or from the Land for the passage of motor vehicles except between the points X and Y through Z shown and marked on the plan marked "PLAN A" annexed thereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the Land, a temporary access for construction vehicles into the Land may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Lessee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.
24. Condition No.(26) of the Second Schedule to the Modification Letter stipulates that the Lessee shall not cut away, remove or set back any Government land adjacent to or adjoining the Land 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 Land at such premium as he may determine.
- (II) 轉讓予已經是該土地上現存或擬建的一座或多於一座建築物的住客單位的該土地不可分割業權份數的擁有人，連同住宅單位的專用權及佔用權；或
- (ii) 分租予該土地上現存或擬建的一座或多於一座建築物的住客單位的租客
- (b) 儘管有本分條(a)的規定，如事先獲得署長書面同意，承租人可將所有住宅停車位及電單車停車位轉讓，但只限於轉讓予承租人全資擁有的附屬公司；
- (c) 本分條(a)不適用於轉讓、分租、按揭或抵押整個土地。
23. 修訂書附表二的條款(25)規定:-
- (a) 根據本條款(4)(a)所規定，在交回整個粉紅間藍斜線範圍予政府之前，承租人應自費以署長滿意的方式，於署長要求及批准的指定位置或地點，設計及興建進出該土地的汽車通路；除署長要求及批准的指定位置或地點外，承租人沒有進出該土地的汽車通路權利；
- (b) 據本條款(4)(a)所規定，在交回整個粉紅間藍斜線範圍予政府之後，承租人沒有進出該土地的汽車通路權利，除附本文圖則以顯示及註明為「圖則 A」於地點 X 及 Y 通往 Z 或署長要求或批准的其他地點。如該土地進行發展或重建，按署長指定的條件，批准建築車輛進出該土地的暫時通路。在發展或重建後，承租人須以自費的方式，在署長指定的期限內以署長滿意的方式，於暫時通路建築後還完範圍。
24. 修訂書附表二的條款(26)規定，除非事先獲得署長書面同意，承租人不得削去、移除或向後退入任何與該土地毗連或相鄰之政府土地，亦不得於任何政府土地上進行任何連續伸延、填充或任何類型的斜坡處理工程。在署長發出同意時，可自行酌情決定施加他認為合適的條件，包括以其決定的地價批出額外政府土地作為該土地的延伸。

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25. Condition No.(27) of the Second Schedule to the Modification Letter stipulates that :-

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the Land or on any Government land, which is or was done for the purpose of or in connection with the formation, leveling or development of the Land or any part thereof or any other works required to be done by the Lessee under the covenants and conditions therein contained, or for any other purposes, the Lessee shall at his own expenses 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 Land and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The 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.
- (b) Nothing in sub-clause (a) of this Clause shall prejudice the Government's right under the covenants and conditions therein contained, in particular Clause (26) thereof.
- (c) In the event that as a result of or arising out of any formation, leveling, development or other works done by the 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 Land or from any adjacent or adjoining Government or leased land, the 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.
- (d) 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 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 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 Lessee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.

25. 修訂書附表二的條款(27)規定:-

- (a) 如任何土地被或已經被削去、移除或向後退入，或在任何土地進行任何連續伸延、填允或任何類型的斜坡處理工程，不論是否事先獲得署長書面同意，亦不論是在該土地或任何政府土地，目的是為了或是有關構成、平整或開發該土地或其中任何部分，或是為了買方根據本賣地條件規定而進行的任何其他工程，或作任何其他用途，承租人須自費進行及修建該等斜坡處理工程、護土牆或其他支承物、保護、排水或輔助工程，或今後任何時間成為必要的其他工程，以保護及支撐該土地的土地及任何毗鄰或毗連政府土地或出租土地，並避免及防止今後發生任何滑土、山泥傾瀉或地陷。承租人須特此同意在授予的批租年期內自費維持該土地、斜坡處理工程、護土牆或其他支承物、保護、排水或輔助工程或其他工程處於修繕妥當的狀態，須令署長滿意；
- (b) 本分條(a)不影響根據本賣地條件，特別是本條款(26)賦予政府的權利；
- (c) 倘若因為任何構成、平整、開發或承租人進行其他工程，又或因任何其他原因而在任何時候造成泥土傾瀉、山泥傾瀉或地面前下陷而造成政府、其代理人及承建商所承受、遭受或產生的一切費用、收費、損害賠償、要求索償作出彌償；
- (d) 除了因違反本賣地條件的任何條件所規定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、護土牆或其他支承物、保護及排水或輔助工程，或其他工程，又或將任何泥土傾瀉、山泥傾瀉或地面前下陷恢復原狀及修理妥善。如承租人疏忽或沒有在通知指定的時間內符合該通知的要求，須令署長滿意，署長可立即執行及進行任何必要工程。承租人須在要求時向政府歸還因此產生的費用，連同任何行政費或專業費用及開支；

## SUMMARY OF LAND GRANT

### 批地文件的摘要

26. Condition No.(30) of the Second Schedule to the Modification Letter stipulates that the 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 (“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, pipes, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Land or any part thereof (collectively “the Services”). The 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 Lessee shall comply with and at his expenses 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 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 Land 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 Lessee shall pay to the Government on demand the cost of such works). If the Lessee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Land 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 Lessee shall pay to the Government on demand the cost of such works.
27. Condition No.(31) of the Second Schedule to the Modification Letter stipulates that:-
- (a) The 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 Land 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 Land, and the 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.
- (b) The works of connecting any drains and sewers from the Land 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 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 Lessee at his own cost and upon demand be handed over by the Lessee to the Government for future maintenance thereof at the expense of the Government and the 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 Lessee to maintain any section of the said connection works which is constructed with Government land, carry out such maintenance works as he considers necessary and the Lessee shall pay to the Government on demand the cost of such works.
26. 修訂書附表二的條款(30)規定，承租人須在任何時候，特別是在任何興建、保養、翻新、維修工程或清拆期間(稱「該等工程」)，採取或促使他人採取一切適當及足夠的謹慎、技能及預防措施，以避免對該土地或其中所有之上、之下或其相鄰的任何政府擁有或其他的現存排水渠、水路、水道、總水管、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(稱「該等服務」)造成任何損壞、干擾或阻塞。承租人須於進行任何該等工程前進行或促使他人進行有需要的適當勘探及查究，以確定該等服務的現時位置及高度，並就如何處理任何可受該等工程影響的該等服務向署長提交書面建議供其在各方面批准，且於署長同意該等工程及上述批准時就該等服務施加的任何要求。包括任何有需要的改道、重鋪或修復費用。承租人須自費在各方面維修、彌補及修復因該等工程而對該土地或任何該等服務(明渠、污水渠、雨水渠或總水管除外，其修復工程須由署長進行(除非署長另有決定)，而承租人須應要求向政府支付該等修復工程之費用)造成之任何損壞、干擾或阻塞，至使署長滿意。若承租人未能對該土地或任何該等服務進行任何所需的改道、重鋪、維修、彌補及修復工程至使署長滿意，署長可進行他認為有需要的任何該等改道、重鋪、維修、修復或彌補工程，且承租人須應要求向政府支付該等上述工程的費用。
27. 修訂書附表二的條款(31)規定:-
- (a) 承租人應自費以署長滿意的方式在該土地邊界範圍內或政府官地建造和維修署長視為必要的排水渠及水渠，以截流和輸送所有落下該土地的暴雨或雨水，排放至附近的河溪、集水井、水道或政府雨水渠。如因上述暴雨或雨水造成損害或滋擾引致任何訴訟、索償及索求，承租人必須獨力承擔責任並向政府及其官員賠償；
- (b) 署長可進行將該土地任何排水渠及污水渠接駁至政府雨水渠及污水渠(當已鋪設及啟用)，毋須就由此引致的損失或損害向承租人承擔責任，且在該情況下，承租人須自費保養任何一段建於政府土地上的接駁工程，及應要求將其移交予政府供其日後保養(保養費用由政府支付)，且承租人須應要求向政府支付上述接駁工程的技術審核費用。如承租人未能保養上述接駁工程中建於政府土地上的任何一段，署長可進行其認為有需要的保養工程，且承租人須應要求向政府支付有關工程費用。

## SUMMARY OF LAND GRANT

### 批地文件的摘要

28. Condition No.(32) of the Second Schedule to the Modification Letter stipulates that wherever in the terms and covenants therein contained, it is provided that:-
- (a) the Government or its duly authorized officers shall or may carry out works of any description on the Land or any part thereof or outside the Land (whether on behalf of the Lessee or on the failure of the Lessee to carry out such works or otherwise) at the cost of the Lessee or that the Lessee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
  - (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.
29. Condition No.33(b)(i)(II) of the Second Schedule to the Modification Letter stipulates that:-
- (b) Notwithstanding sub-clause (a) of this Clause the Director at his sole discretion may:
    - (i) (II) subject to the payment by the Lessee of any premium and administrative fee as shall be determined by the Director:
      - (A) any structure or floor space, including, but not limited to, any balcony, corridor, lift lobby, communal sky garden, acoustic fin, noise barrier, sunshade, reflector, wing wall, wind catcher or funnel, or any part thereof (collectively “environmentally friendly or innovation features”) and any other structure or floor space which in the opinion of the Building Authority is an environmentally friendly or innovative feature (as to which the opinion of the Building Authority shall be conclusive) and which, for that reason, has been excluded by the Building Authority from calculation of gross floor area under the Buildings Ordinance, any regulations made thereunder and any amending legislation; and
      - (B) any floor space or structure which has been excluded by the Building Authority from the calculation of gross floor area under the Buildings Ordinance, any regulations made thereunder and any amending legislation.
30. Condition No.(34) of the Second Schedule to the Modification Letter stipulates that no grave or columbarium shall be erected or made on the Land, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
28. 修訂書附表二的條款(32)規定不論本賣地條件的規定，現規定:-
- (a) 政府或其正式授權人員必須或可在該土地或其他任何部分，或該土地外進行任何類型的工程(不論代表承租人進行工程或因承租人不執行有關工程或其他)，而承租人須承擔該工程費用，包括政府或其正式授權人員通知時支付或歸還相關工程費用。該工程費用包括政府或其正式授權人員釐定的監督費用及各項經營成本；或
  - (b) 如需要政府或其正式授權人員先批准或同意，政府或其正式授權人員在批准或同意時，可按其全權酌情而施加其認為恰當的條款與條件，或拒絕批准或同意。
29. 修訂書附表二的條款(33)(b)(i)(II)規定:-
- (b) 儘管有本條分條(a)的規定，署長可全權酌情:-
    - (i) (II) 承租人須繳交由署長訂立的補地價及行政費:
      - (A) 任何結構或樓面空間，包括但不限於，露台、走廊、升降機大堂、公用空中花園、隔聲牆、隔音屏障、遮陽篷、反光罩、翼牆、捕風器或風斗或其任何部分(統稱「環保或創新設施」)及其他任何結構或樓面空間，按照建築事務監督認為是環保或創新設施(有關此事建築事務監督的意見將作終論)，因此，建築事務監督按照<<建築物條例>>，其附屬規例及任何修訂法例下，不包括於總樓面面積的計算中；
      - (B) 建築事務監督按照<<建築物條例>>，其任何下屬規例及任何修訂法例下，不包括任何樓面空間或結構於總樓面面積的計算中。
30. 修訂書附表二的條款(34)規定該土地不可搭建造任何墳墓或骨灰龕，亦不可安葬或放置任何人類或動物遺體，不論屬於陶泥金或骨灰甕等。

## INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

### 公共設施及公眾休憩用地的資料

1.	<p><b>Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use;</b>  <b>根據批地文件規定須興建並提供予政府或供公眾使用的任何設施;</b></p>	<p>No, there are no facilities that are required under the Land Grant to be constructed and provided by the Lessee for the Government or for public use.          沒有。根據批地文件規定，承租人無須興建及提供任何設施予政府或公眾使用。</p>
2.	<p><b>Any facilities that are required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;</b>  <b>根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何設施;</b></p>	<p>No, there are no facilities that are required under the Land Grant to be constructed and provided by the Lessee for the Government or for public use.          沒有。根據批地文件規定，承租人無須興建及提供任何設施予政府或公眾使用。</p>
3.	<p><b>Any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development;</b>  <b>根據批地文件規定須由該項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地;</b></p>	<p>Not applicable          不適用</p>
4.	<p><b>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).</b>  <b>該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。</b></p>	<p>Not applicable          不適用</p>

## WARNING TO PURCHASERS

### 對買方的警告

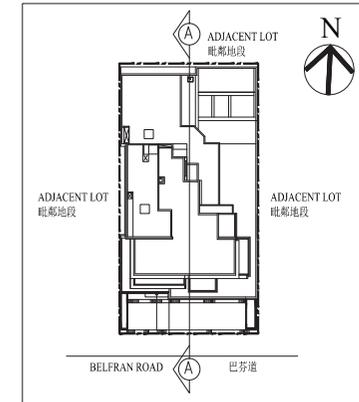
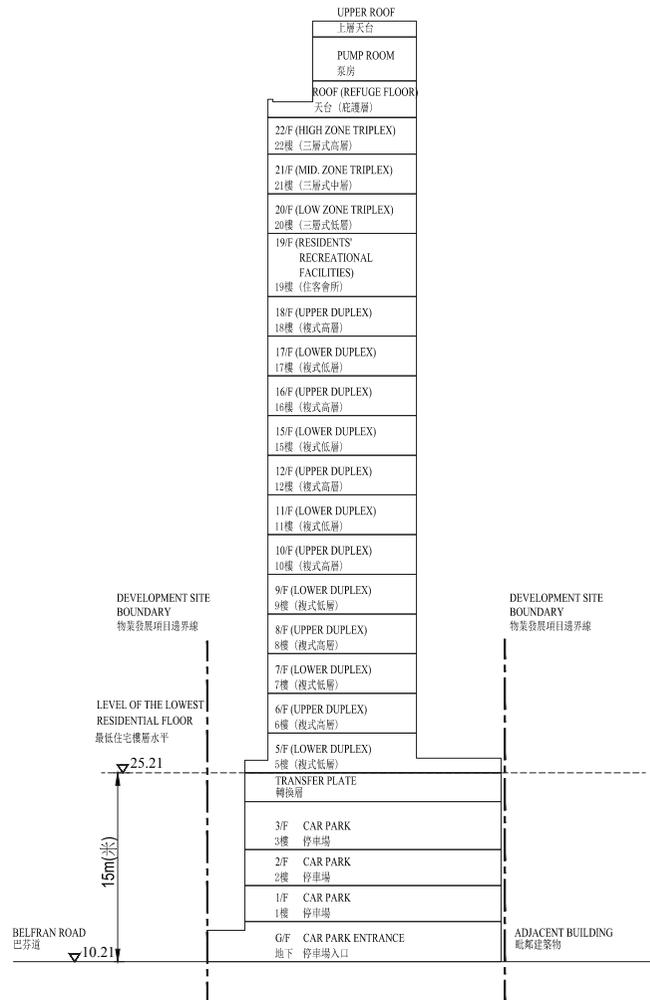
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1. The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
  2. If the purchaser instructs such separate firm of solicitors to act for the 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,
    - (a) that firm may not be able to protect the purchaser's interests; and
    - (b) the purchaser may have to instruct a separate firm of solicitors; and
    - (c) in the case of paragraph (c)(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，
    - (a) 該律師事務所可能不能夠保障買方的利益；及
    - (b) 買方可能要聘用一間獨立的律師事務所；及
    - (c) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

CROSS-SECTION A-A  
橫截面圖 A-A



Key Plan 指示圖

--- DEVELOPMENT SITE BOUNDARY  
物業發展項目邊界線

1. The level of lowest residential floor of the development is 25.21 metres above Hong Kong Principal Datum.
2. The part of Belfran Road adjacent to the building is 10.21 metres above the Hong Kong Principal Datum.
3. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.
4. 4/F, 13/F and 14/F are omitted.

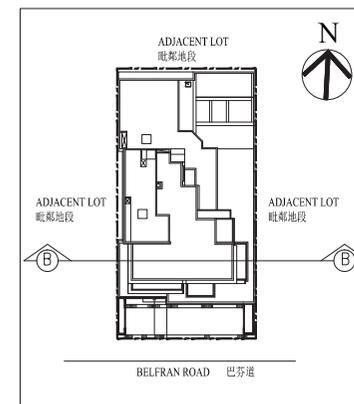
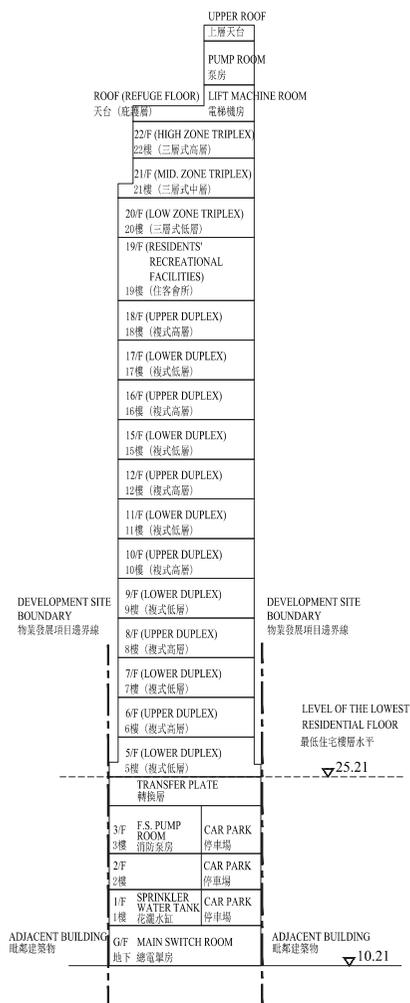
1. 發展項目之最低住宅樓層為香港主水平基準以上 25.21米。
2. 毗連建築物的一段巴芬道為香港主水平基準以上 10.21米。
3. ▽代表香港主水平基準以上的高度(米)。
4. 不設4樓、13樓及14樓。

# CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

## 發展項目中的建築物的橫截面圖

### CROSS-SECTION B-B

#### 橫截面圖 B-B



Key Plan 指示圖

--- DEVELOPMENT SITE BOUNDARY  
物業發展項目邊界線

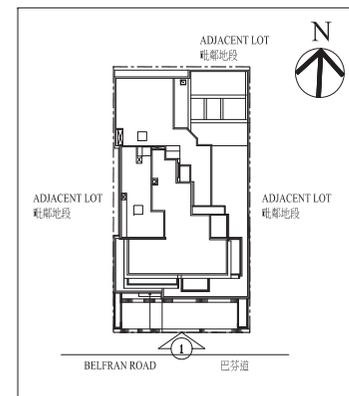
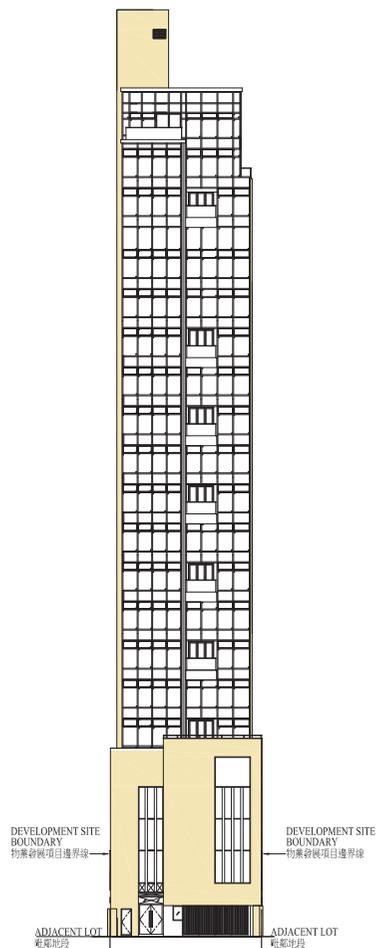
1. The level of lowest residential floor of the development is 25.21 metres above Hong Kong Principal Datum.
2. ▽ Denotes height (in metre) above the Hong Kong Principal Datum.
3. 4/F, 13/F and 14/F are omitted.

1. 發展項目之最低住宅樓層為香港主水平基準以上 25.21 米。
2. ▽ 代表香港主水平基準以上的高度 (米)。
3. 不設4樓、13樓及14樓。

# ELEVATION PLAN

## 立面圖

ELEVATION 1  
立面 1



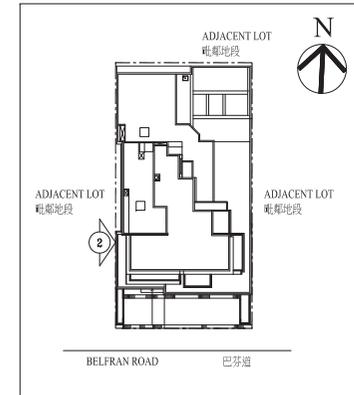
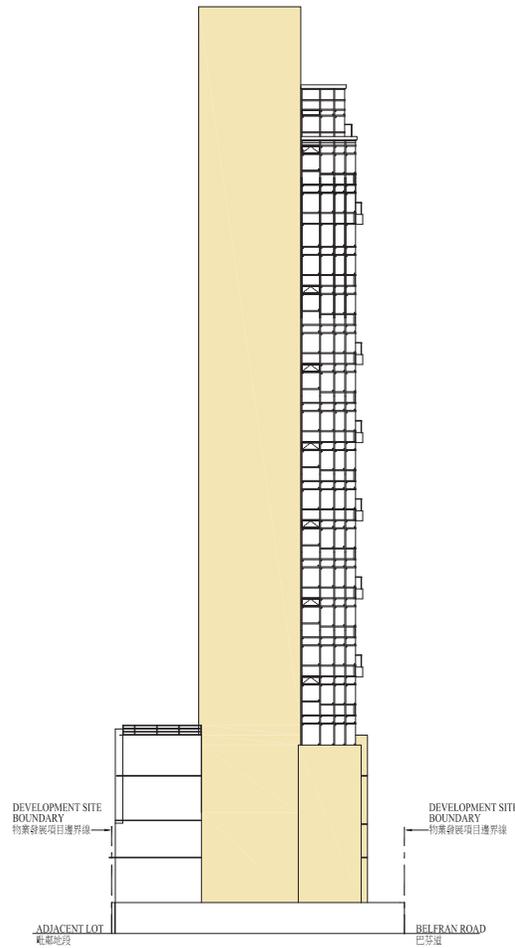
Key Plan 指示圖

Authorized Person for the Development certified that the elevation shown on this plan:  
(a) are prepared on the basis of the approved building plans for the Development as of 3 August 2016 and 29 November 2016.  
(b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
(a) 以2016年8月3日及2016年11月29日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
(b) 大致上與發展項目的外觀一致。

**ELEVATION PLAN**  
**立面圖**

ELEVATION 2  
 立面 2



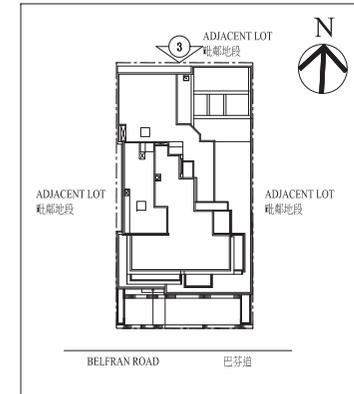
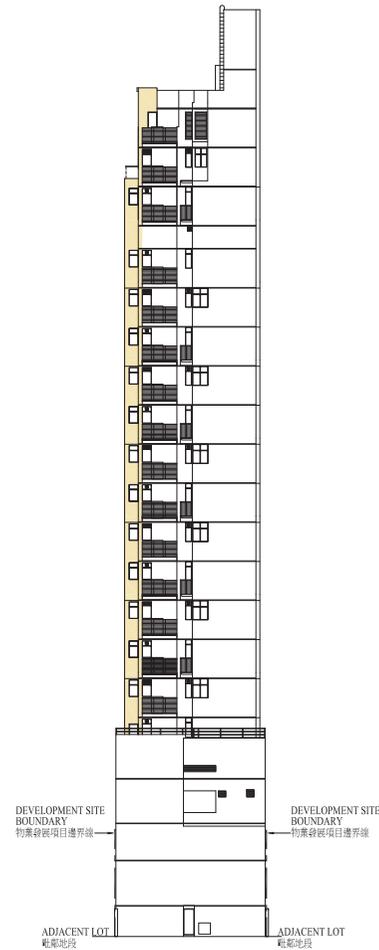
Key Plan 指示圖

Authorized Person for the Development certified that the elevation shown on this plan:  
 (a) are prepared on the basis of the approved building plans for the Development as of 3 August 2016 and 29 November 2016.  
 (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
 (a) 以2016年8月3日及2016年11月29日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
 (b) 大致上與發展項目的外觀一致。

**ELEVATION PLAN**  
**立面圖**

ELEVATION 3  
 立面 3



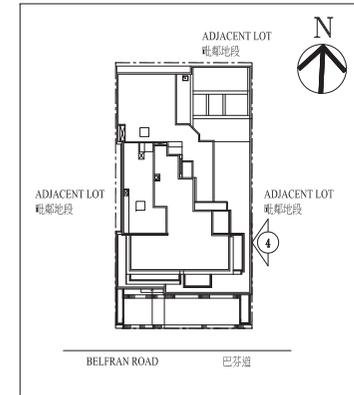
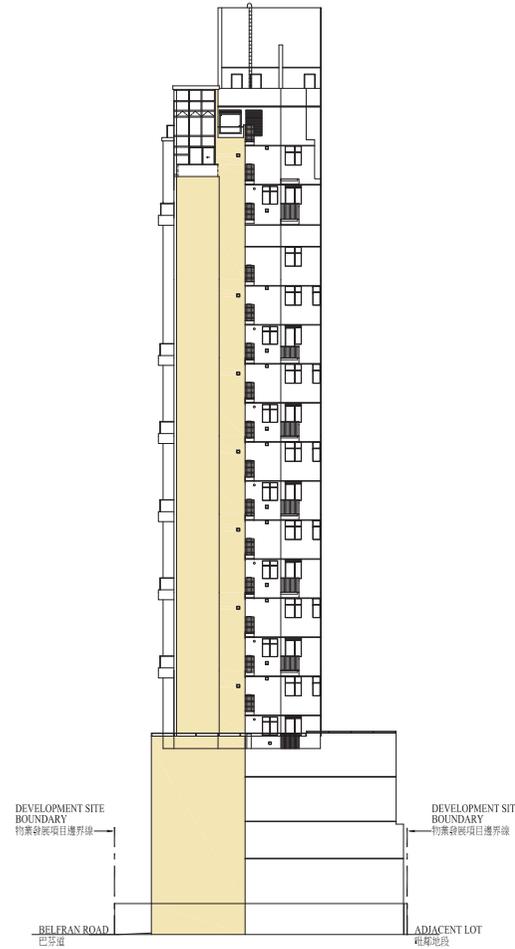
Key Plan 指示圖

Authorized Person for the Development certified that the elevation shown on this plan:  
 (a) are prepared on the basis of the approved building plans for the Development as of 3 August 2016 and 29 November 2016.  
 (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
 (a) 以2016年8月3日及2016年11月29日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
 (b) 大致上與發展項目的外觀一致。

**ELEVATION PLAN**  
**立面圖**

ELEVATION 4  
 立面 4



Key Plan 指示圖

Authorized Person for the Development certified that the elevation shown on this plan:  
 (a) are prepared on the basis of the approved building plans for the Development as of 3 August 2016 and 29 November 2016.  
 (b) are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：  
 (a) 以2016年8月3日及2016年11月29日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及  
 (b) 大致上與發展項目的外觀一致。

## INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

### 發展項目中的公用設施的資料

Category of common facilities 公用設施的類別		Covered Area 有蓋範圍	Uncovered Area 露天範圍	Total Area 總面積
Residents' Clubhouse 住客會所之面積	Sq. ft. 平方呎	499	Not Applicable 不適用	499
	Sq .m. 平方米	46.368	Not Applicable 不適用	46.368
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 位於發展項目中的建築物的天台或有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	Sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Sq .m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development 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	Sq. ft. 平方呎	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	Sq .m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用

\* Include Recreational Facilities GFA: exempted GFA of curtain wall and canopy on the latest approved building plans.

Note: Areas in square meters as specified in the above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square feet and rounded off to nearest square foot.

\*包括最新批准建築圖則的住客康樂設施之樓面面積及獲豁免的幕牆的簷篷之樓面面積。

備註:上述所列以平方米顯示之面積乃依據最新的批准建築圖則。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。

## INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

### 閱覽圖則及公契

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- |   |  |
|---|--|
| <ol style="list-style-type: none"><li>1. A copy of the outline zoning plan relating to the development is available at <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a>.</li><li>2. A copy of the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.</li><li>3. The inspection is free of charge.</li></ol> | <ol style="list-style-type: none"><li>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 <a href="http://www.ozp.tpb.gov.hk">www.ozp.tpb.gov.hk</a>。</li><li>2. 關於住宅物業的每一公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。</li><li>3. 無須為閱覽付費。</li></ol> |
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## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 1. Exterior Finishes 外部裝修物料

Item 細項	Description 描述
(a) External Wall 外牆	External wall finished with curtain wall, natural stone cladding, aluminum louver, aluminum cladding and wall tiles. 大廈外牆鋪砌玻璃幕牆、天然石材，配鋁金屬百葉，鋁板及外牆磚。
(b) Window 窗	Aluminum window frame with clear glass. 鋁窗框配透明玻璃。
(c) Bay Window 窗台	Not applicable 不適用
(d) Planter 花槽	Not applicable 不適用
(e) Verandah or Balcony 陽台或露台	Balconies fitted with glass balustrade. Floors finished with natural stone. Ceilings finished with paint and aluminium panels. 露台配有玻璃欄河。地台鋪砌天然石材。天花鬆上油漆及配鋁板。
(f) Drying Facilities for Clothing 乾衣設施	Not applicable 不適用

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 2. Interior Finishes 室內裝修物料

Item 細項	Description 描述			
	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
(a) <b>Lobby 大堂</b>	<p>Main Entrance Lobby Walls finished with paint, natural stone, decorative mirror and stainless steel to exposed surface. Floors finished with natural stone to exposed surface. Suspended false ceiling of gypsum board with decorative mirror to exposed surface.</p> <p>Typical Entrance Hall Exposed walls finished with decorative mirror to the false ceiling. Floors finished with natural stone to exposed surface. Floors finished with natural stone to exposed surface. Ceilings finished with gypsum board false ceiling, emulsion paint to exposed surface.</p> <p>主入口大堂 入口大堂牆身批盪後油漆、天然石材、裝飾鏡及不銹鋼裝飾至見光處。地台外露位置鋪砌天然石材。假天花做石膏板配裝飾鏡至見光處。</p> <p>各層住宅入口大堂 外露牆身以裝飾鏡至假天花。地台外露位置鋪砌天然石材。天花裝設石膏假天花板、鬆乳膠漆至見光處。</p>			
(b) <b>Internal Wall and Ceiling 內牆及天花</b>	<p>Living/Dining Room and Bedrooms Walls plastered with emulsion paint to the false ceiling. Ceilings finished with gypsum board false ceiling and plastered with emulsion paint to exposed surface.</p> <p>客/飯廳及睡房 牆身批盪後髹上乳膠漆至假天花。 天花設有髹上乳膠漆之石膏板假天花至見光處。</p>	<p>Living/Dining Room and Bedrooms Walls finished with wall paper to the false ceiling. Ceilings finished with gypsum board false ceiling and plastered with emulsion paint to exposed surface.</p> <p>客/飯廳及睡房 牆身鋪砌牆紙至假天花。 天花設有髹上乳膠漆之石膏板假天花至見光處。</p>	<p>Living/Dining Room and Bedrooms Walls plastered with emulsion paint to the false ceiling. Ceilings finished with gypsum board false ceiling and plastered with emulsion paint to exposed surface.</p> <p>客/飯廳及睡房 牆身批盪後髹上乳膠漆至假天花。 天花設有髹上乳膠漆之石膏板假天花至見光處。</p>	<p>Living/Dining Room and Bedrooms Walls plastered with emulsion paint to the false ceiling. Ceilings finished with gypsum board false ceiling and plastered with emulsion paint to exposed surface.</p> <p>客/飯廳及睡房 牆身批盪後髹上乳膠漆至假天花。 天花設有髹上乳膠漆之石膏板假天花至見光處。</p>
(c) <b>Internal Floor 內部地板</b>	<p>Living/Dining Room and Bedrooms finished with timber flooring with timber skirting finishes. 客/飯廳及睡房鋪砌木地板及木腳線。</p>			
(d) <b>Bathroom 浴室</b>	<p>Exposed walls finished with natural stone and mirror to the false ceiling. Ceilings finished with false ceiling to exposed surface and suspended false ceiling of gypsum board with emulsion paint on plaster to exposed surface. Floors finished with natural stone to exposed surfaces.</p> <p>外露牆身鋪砌天然石材及鏡至假天花。 天花裝設假天花至見光處及石屎板天花批盪後再鬆乳膠漆至見光處。 地台鋪砌天然石材至見光處。</p>			
(e) <b>Kitchen 廚房</b>	<p>Walls finished with natural stone and mirror on exposed surfaces up to the false ceiling level. Ceilings finished with aluminium false ceiling. Floors finished with natural stone to exposed surfaces. Cooking bench top finished with Quartz stone.</p> <p>牆身鋪砌天然石、不銹鋼及鏡至假天花見光處。 天花裝設鋁板假天花。 地台鋪砌天然石材至見光處。 灶台面鋪砌石英石材。</p>			

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. Interior Fittings 室內裝置

Item 細項	Description 描述			
	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
(a) Door 門	<p>Entrance Door – Timber veneer finished solid core wooden door fitted with lockset and door bell button.</p> <p>Bedroom Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Kitchen Door – Timber veneer finished hollow core wooden door with glass panel.</p> <p>Store Toilet Door – Aluminium folding door fitted with lockset.</p> <p>Bathroom 1 and Bathroom 2 Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Master Bathroom Door - Timber veneer finished hollow core wooden door with louvre and fitted with lockset.</p> <p>Lavatory Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Store Door – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Terrace Doors – Aluminium framed glass sliding door fitted with lockset.</p> <p>大門 – 選用木材面實心木門配門鎖及按門鈴。</p> <p>睡房門 – 選用木材面空心木門配門鎖。</p> <p>廚房門 – 選用木材面空心木門並鑲有玻璃。</p> <p>儲物房廁所門 – 選用鋁摺門配門鎖。</p> <p>浴室 1 及浴室 2 門 – 選用木材面空心木門配門鎖。</p> <p>主人房浴室門- 選用木材面空心木門裝上百葉及配門鎖。</p> <p>洗手間門 -選用木材面空心木門配門鎖。</p> <p>儲物房門 – 選用木材面空心木門配門鎖。</p> <p>前庭門 –鋁框玻璃趟門配門鎖。</p>	<p>Entrance Door – Timber veneer finished solid core wooden door fitted with lockset and door bell button.</p> <p>Bedroom Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Kitchen Door – Timber veneer finished hollow core wooden door with glass panel.</p> <p>Store Toilet Door – Aluminium folding door fitted with lockset.</p> <p>Bathroom 1 and Bathroom 2 Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Master Bathroom Door - Timber veneer finished hollow core wooden door with louvre and fitted with lockset.</p> <p>Lavatory Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Store Door – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Balcony Doors – Aluminium framed glass sliding door fitted with lockset.</p> <p>大門 – 選用木材面實心木門配門鎖及按門鈴。</p> <p>睡房門 – 選用木材面空心木門配門鎖。</p> <p>廚房門 – 選用木材面空心木門並鑲有玻璃。</p> <p>儲物房廁所門 – 選用鋁摺門配門鎖。</p> <p>浴室 1 及浴室 2 門 – 選用木材面空心木門配門鎖。</p> <p>主人房浴室門- 選用木材面空心木門裝上百葉及配門鎖。</p> <p>洗手間門 -選用木材面空心木門配門鎖。</p> <p>儲物房門 – 選用木材面空心木門配門鎖。</p> <p>露台門 – 選用鋁框玻璃趟門配門鎖。</p>	<p>Entrance Door – Timber veneer finished solid core wooden door fitted with lockset and door bell button.</p> <p>Bedroom Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Kitchen Door – Timber veneer finished hollow core wooden door with glass panel.</p> <p>Store Toilet Door – Aluminium folding door fitted with lockset.</p> <p>Bathroom 1 and Bathroom 2 Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Bathroom 3 - Timber veneer finished hollow core wooden door with louvre and fitted with lockset.</p> <p>Master Bathroom Doors - Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Lavatory Doors – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Store Door – Timber veneer finished hollow core wooden door fitted with lockset.</p> <p>Balcony and Terrace Doors – Aluminium framed glass sliding door fitted with lockset.</p> <p>大門 – 選用木材面實心木門配門鎖及按門鈴。</p> <p>睡房門 – 選用木材面空心木門配門鎖。</p> <p>廚房門 – 選用木材面空心木門並鑲有玻璃。</p> <p>儲物房廁所門 – 選用鋁摺門配門鎖。</p> <p>浴室 1 及浴室 2 門 – 選用木材面空心木門配門鎖。</p> <p>浴室 3 – 選用木材面空心木門裝上百葉及配門鎖。</p> <p>主人房浴室門 – 選用木材面空心木門配門鎖。</p> <p>洗手間門 -選用木材面空心木門配門鎖。</p> <p>儲物房門 – 選用木材面空心木門配門鎖。</p> <p>前庭及露台門 – 選用鋁框玻璃趟門配門鎖。</p>	

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. Interior Fittings 室內裝置

Item 細項	Description 描述			
	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
(b) Bathroom 浴室	<p>(i) Type and material of fittings and equipment                      (a) Washbasin: Vitreous China                      (b) Water Closet: Vitreous China                      (c) Mixer: Metal                      (d) Vanity Counter: Natural Stone</p> <p>(ii) Type and material of bathing facilities                      (a) Master Bathroom: Acrylic bath tub of size 1525mm(L) x 820mm(W) x 500mm(D)                      (b) Bathrooms: Glass shower cubicle, glass door with metal handle</p> <p>Accessories including mirror, metal towel rack, metal paper holder and metal hook are provided.</p> <p>See "Water Supply" below for type and material of water supply system.</p> <p>Ventilation system is provided to all bathrooms and lavatories.</p> <p>Copper pipes are used for cold and hot water supply system.</p> <p>(i) 裝置及設備的類型及用料                      (a) 臉盆: 搪瓷                      (b) 坐廁: 搪瓷                      (c) 水龍頭: 金屬                      (d) 檯面: 天然石材</p> <p>(ii) 沐浴設施的類型及用料                      (a) 主人睡房浴室: 亞架力纖維浴缸(尺寸: 1525 毫米(長) x 820 毫米(闊) x 500 毫米(深))。                      (b) 睡房浴室: 玻璃淋浴間、玻璃門配金屬手柄。                      配件包括鏡、金屬毛巾架、金屬廁紙架及金屬掛勾。                      供水系統的類型及用料見下文「供水」。                      所有浴室及洗手間提供通風系統。                      冷熱水供水系統採用銅喉管。</p>			
	<p>(i) Type and material of fittings and equipment                      (a) Washbasin: Vitreous China                      (b) Water Closet: Vitreous China                      (c) Mixer: Metal                      (d) Vanity Counter: Natural Stone</p> <p>(ii) Type and material of bathing facilities                      (a) Master Bathroom: Acrylic bath tub of size 1829mm(L) x 1067mm(W) x 584mm(D) and glass shower cubicle, glass door and metal handle                      (b) Bathroom 1 and Bathroom 2: Glass shower cubicle, glass door with metal handle                      (c) Bathroom 3: Acrylic bath tub of size 1525mm(L) x 820mm(W) x 500mm(D)</p> <p>Accessories including mirror, metal towel rack, metal paper holder and metal hook are provided.</p> <p>See "Water Supply" below for type and material of water supply system.</p> <p>Ventilation system is provided to all bathrooms and lavatories.</p> <p>Copper pipes are used for cold and hot water supply system.</p> <p>(i) 裝置及設備的類型及用料                      (a) 臉盆: 搪瓷                      (b) 坐廁: 搪瓷                      (c) 水龍頭: 金屬                      (d) 檯面: 天然石材</p> <p>(ii) 沐浴設施的類型及用料                      (a) 主人睡房浴室: 亞架力纖維浴缸(尺寸: 1829毫米(長)x1067毫米(闊)x584毫米(深))及玻璃淋浴間、玻璃門配金屬手柄。                      (b) 睡房浴室1及2: 玻璃淋浴間、玻璃門配金屬手柄。                      (c) 睡房浴室3: 亞架力纖維浴缸(尺寸: 1525毫米(長)x820毫米闊)x500毫米(深))。                      配件包括鏡、金屬毛巾架、金屬廁紙架及金屬掛勾。                      供水系統的類型及用料見下文「供水」。                      所有浴室及洗手間提供通風系統。                      冷熱水供水系統採用銅喉管。</p>			

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 3. Interior Fittings 室內裝置

Item 細項	Description 描述			
	5/F - 6/F Duplex Flat 5 樓至 6 樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7 樓至 8 樓、9 樓至 10 樓、 11 樓至 12 樓及 15 樓至 16 樓複式單位	17/F - 18/F Duplex Flat 17 樓至 18 樓複式單位	20/F - 22/F Triplex Flat 20 樓至 22 樓三層式單位
(c) Kitchen 廚房	Wooden kitchen cabinet with ceramic finishes door front panels, Quartz stone countertop with stainless steel sink and chrome finishes sink mixer. See "Water Supply" below for type and material of water supply system. 選用木製廚櫃配以陶瓷面廚櫃門板,石英石檯面,不鏽鋼洗滌盆及鍍鉻水龍頭。 供水系統的類型及用料見下文「供水」			
(d) Bedroom 睡房	No fittings 沒有裝置	Fitted with built-in timber wardrobe with glass door. 選用嵌入式木製衣櫃配玻璃門。		No fittings 沒有裝置
(e) Telephone 電話	For the number and location of telephone outlets points, please refer to the "Schedule of Mechanical & Electrical Provisions". 電話插座之數目及位置,請參閱「機電裝置數量說明表」。			
(f) Aerials 天線	For the number and location of TV/FM outlets, please refer to the "Schedule of Mechanical & Electrical Provisions". 電視/電台天線插座之數目,請參閱「機電裝置數量說明表」。			
(g) Electrical Installations 電力裝置	Three-phase electricity supply with miniature circuit breakers distribution board is provided. Conduits are partly concealed and partly exposed. For the number and location of power points and air-conditioner points, please refer to the "Schedule of Mechanical & Electrical Provisions". 提供三相電力供電並備有配電箱及微型斷路器。 電線喉管部分暗藏及部分外露。 有關接駁點之數目及位置,請參閱「機電裝置數量說明表」。			
(h) Gas Supply 氣體供應	Town Gas. Please refer to the "Schedule of Mechanical & Electrical Provisions" for the system and location of gas supply. 煤氣。氣體供應之系統及位置,請參閱「機電裝置數量說明表」。			
(i) Washing Machine Connection Point 洗衣機接駁點	Please refer to the "Schedule of Mechanical & Electrical Provisions" for the location and design of the washing machine connection points. 洗衣機接駁點之位置及設計,請參閱「機電裝置數量說明表」。			
(j) Water Supply 供水	Copper pipes are used for hot and cold water supply. PVC pipes are used for flushing water supply. Hot water is available. Water pipes are partly concealed and partly exposed. 冷熱水供水系統採用銅喉管。 沖水供水系統採用膠喉管。 有熱水供應。 水喉管部分暗藏及部分外露。			

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### 4. Miscellaneous 雜項

Item 細項	Description 描述
(a) Lift 升降機	1 no. of "OTIS" lift (model no.OH5000 ) Lift serves G/F to 21/F (4/F, 13/F & 14/F omitted). 配備一部「奧的斯」電梯 (型號:OH5000)。 所停層數 - 地下層至 21 樓 (不設 4 樓、13 樓及 14 樓)。
(b) Letter Box 信箱	Stainless steel letter box is provided. 提供不銹鋼信箱。
(c) Refuse Collection 垃圾收集	Location of refuse room: Not applicable. Collection refuse by cleaners. 垃圾房位置：不適用。 清潔工人收集垃圾。
(d) Water meter, Electricity meter and Gas meter 水錶、電錶及氣體 錶	Separate meters for electricity are provided at electricity meter cabinets. Separate meters for potable water are provided at Water Meter Room. Separate town gas meter is provided in the kitchen of each unit. 電錶間內均裝有每戶專用之獨立電錶。 每戶專用之獨立水錶裝於水錶房內。 每戶廚房內均裝獨立煤氣錶。

#### 5. Security Facilities 保安設施

Item 細項	Description 描述
Security Facilities 設備	CCTV security systems are provided at main entrance, lobby and all lifts. Smart card for main entrance lobby access control. 入口大堂及所有電梯內均裝有閉路電視監察系統。設有智能卡開啟入口大堂大門。

#### 6. Appliances 設備

Item 細項	Description 描述
Appliances 設備	For brand name and model no. of appliances, please refer to "Appliances Schedule". 有關設備之品牌名稱及產品型號，請參考隨後之「設備說明書」。

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.

Remark: Residential floors 4/F, 13/F and 14/F are omitted.

賣方承諾如發展項目中沒有安裝指明的品牌或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

備註：住宅樓層不設 4 樓、13 樓及 14 樓。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### Appliance Schedule 設備說明表

Appliance 設備	Floors 樓層			
	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/ - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
Brand Name 品牌名稱 : Model Number 產品型號				

#### Gas Water Heater Appliance Schedule 煤氣熱水爐設備

Gas Water Heater 煤氣熱水爐	TGC : TRJW221TFQL TGC : TRJW162TFL TGC : TSTW198SFL	TGC : TRJW221TFQL TGC : TRJW162TFL TGC : TSTW198SFL	TGC : TRJW221TFQL TGC : TRJW162TFL TGC : TSTW198SFL	TGC : TRJW221TFQL TGC : TSTW198SFL
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#### Air-conditioning Appliance Schedule 空調設備

Variable Refrigerant Flow Air-conditioner Unit 變頻多聯分體式空調機	Mitsubishi Electric 三菱電機 : PKFY-P32VHM-E PKFY-P25VBM-E PKFY-P50VHM-E PUMY-P140VKM(-BS)	Mitsubishi Electric 三菱電機 : PKFY-P32VHM-E PKFY-P25VBM-E PKFY-P50VHM-E PUMY-P140VKM(-BS)	Mitsubishi Electric 三菱電機 : PKFY-P32VHM-E PKFY-P25VBM-E PKFY-P50VHM-E PUMY-P140VKM(-BS)	Mitsubishi Electric 三菱電機 : PKFY-P32VHM-E PKFY-P25VBM-E PKFY-P50VHM-E PEFY-P50VMS1(L)-E PKFY-P63VKM-E PUMY-P140VKM(-BS)
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#### Home Automation Appliance Schedule 家居智能系統設備

1 Smart Dimmer Switch 智能光暗調控掣	Home Touch - Lavend series: HTL-SWTL-1GD			
Light Touch Curtain Controller 輕觸式窗簾開關掣	Home Touch - Lavend series: HTL-SWTL-2GC			
Light Touch Scene Controller 輕觸式場景開關掣	Home Touch - Lavend series: HTL-SWTL-SC3			
10" Video Door Phone Panel 10吋形象系統觸控面板	Home Touch - Vexom 10" Android Video Intercom: HTL-DPH5000-AND-10HD			

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

#### Appliance Schedule 設備說明表

Location 位置	Appliance 設備	Floors 樓層			
		5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
Brand Name 品牌名稱 : Model Number 產品型號					

#### Kitchen Appliance Schedule 廚房設備

Kitchen 廚房	Single Gas Hob 單頭氣體煮食爐	Miele : CS 1018			
	Induction Hob 電磁爐	Miele : CS 1212-li			
	Cooker Hood 抽油煙機	Miele : DA 429-6			
	Steamer 蒸爐	Miele : DG 6401			
	Oven 焗爐	Miele : H 6461 BP			
	Gourmet Drawer 食物保溫櫃	Miele : ESW 6214			
	Coffee Machine 咖啡機	Miele : CVA 6401			
	Refrigerator 雪櫃 / Freezer 冰箱	Miele : KFNS 37232 iD			
Washer-dryer 洗衣乾衣機	Miele : WT2789 i WPM	Miele : WT2789 i WPM	Miele : WT2789 i WPM	Miele : WT2789 i WPM	

#### Bathroom Appliance Schedule 浴室設備

Master Bathroom 主人睡房浴室	Massage Bath 按摩浴缸	Kohler K-18212-GE1-0	Kohler K-18212-GE1-0	Kohler K-18212-GE1-0	Kohler K-1174-GVBCW-0
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The Vendor undertakes that if appliances of the specified brand name or model number are not installed in the Development, 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設備，便會安裝品質相若的設備。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
Living / Dining Room 客廳 / 飯廳	Lighting Switch 燈掣	6	6	6	6
	Lighting Point 燈位	3	3	5	3
	TV/FM Outlet 電視/電台接收插座	4	4	4	4
	Telephone Outlet 電話插座	1	1	1	1
	Single Socket Outlet 單位電插座	5	6	6	6
	Twin Socket Outlet 雙位電插座	7	7	7	7
	Switch for Exhaust Fan 抽氣扇開關制	1	1	1	1
	Connection Point for Air Conditioner 空調機接駁點	4	4	4	4
	Video Door Phone 訪客視像對講機	1	1	1	1
	Fused Spur Unit 接線座	4	4	4	4
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	4	4	4	4
	Kitchen 廚房	Lighting Switch 燈掣	4	4	4
Lighting Point 燈位		6	6	6	6
Single Socket Outlet 單位電插座		3	3	3	3
Switch for Exhaust Fan 抽氣扇開關制		1	1	1	1
Switch for Gas Water Heater 煤氣熱水爐開關制		1	1	1	1
Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制		1	1	1	1
Socket Outlet for Refrigerator / Freezer 雪櫃 / 冰箱插座		1	1	1	1
Socket Outlet for Coffee Machine 咖啡機插座		1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5 樓至 6 樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7 樓至 8 樓、9 樓至 10 樓、 11 樓至 12 樓及 15 樓至 16 樓複式單位	17/F - 18/F Duplex Flat 17 樓至 18 樓複式單位	20/F - 22/F Triplex Flat 20 樓至 22 樓三層式單位
Kitchen 廚房	Connection Unit for Induction Hob 電磁爐接線座	1	1	1	1
	Connection Unit for Steamer 蒸爐接線座	1	1	1	1
	Connection Unit for Oven 焗爐接線座	1	1	1	1
	Fused Spur Unit for Cooker Hood 抽油煙機接線座	1	1	1	1
	Fused Spur Unit for Gas Hob 氣體煮食爐接線座	1	1	1	1
	Gas Connection Point for Gas Hob 氣體煮食爐接駁點	1	1	1	1
	Washer-dryer Outlet 洗衣乾衣機插座	1	1	1	1
	Connection Point for Washer-dryer 洗衣乾衣機來去水接駁點	1	1	1	1
	Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	1	1	1
	Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
Store 1 儲物房 1	Lighting Switch 燈掣	1	1	1	1
	Lighting Point 燈位	1	1	2	1
	Single Socket Outlet 單位電插座	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關制	1	1	1	1
	Connection Point for Air Conditioner 空調機接駁點	1	1	1	1
	Distribution Board 配電箱	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5 樓至 6 樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7 樓至 8 樓、9 樓至 10 樓、 11 樓至 12 樓及 15 樓至 16 樓複式單位	17/F - 18/F Duplex Flat 17 樓至 18 樓複式單位	20/F - 22/F Triplex Flat 20 樓至 22 樓三層式單位
Store 2 儲物房 2	Lighting Switch 燈掣	1	1	1	1
	Lighting Point 燈位	1	1	1	1
	Single Socket Outlet 單位電插座	1	1	1	1
Balcony 露台	Lighting Point 燈位	N/A 不適用	1	1	1
Utility Platform 工作平台	Lighting Point 燈位	1	1	1	1
	Waterproof Single Socket Outlet 防水單位電插座	1	1	1	1
Terrace 前庭	Lighting Point 燈位	5	N/A 不適用		1 (22/F)
	Waterproof Single Socket Outlet 防水單位電插座	5			1 (22/F)
Toilet 廁所	Lighting Point 燈位	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
Lavatory 洗手間	Lighting Point 燈位	4	4	4	3
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
	Fused Spur Unit for Water Closet 坐廁接線座	-	-	-	1
Master Bedroom 主人睡房	Lighting Switch 燈掣	3	3	3	6
	Lighting Point 燈位	2	2	2	3
	TV/FM Outlet 電視/電台接收插座	1	1	1	2
	Telephone Outlet 電話插座	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5 樓至 6 樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7 樓至 8 樓、9 樓至 10 樓、 11 樓至 12 樓及 15 樓至 16 樓複式單位	17/F - 18/F Duplex Flat 17 樓至 18 樓複式單位	20/F - 22/F Triplex Flat 20 樓至 22 樓三層式單位
Master Bedroom 主人睡房	Single Socket Outlet 單位電插座	5	5	4	4
	Twin Socket Outlet 雙位電插座	1	1	1	2
	Switch for Exhaust Fan 抽氣扇開關制	1	1	1	2
	Connection Point for Air Conditioner 空調機接駁點	2	2	2	2
	Fused Spur Unit 接線座	2	2	2	2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	2	2	2	2
	Walk-in Closet 衣帽間	Lighting Point 燈位	N/A 不適用		
Single Socket Outlet 單位電插座		1			
Connection Point for Air Conditioner 空調機接駁點		1			
Master Bathroom 主人睡房浴室	Lighting Point 燈位	3	3	3	10
	Single Socket Outlet 單位電插座	1	1	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
Bedroom 1 睡房一	Lighting Switch 燈掣	3	3	4	3
	Lighting Point 燈位	2	2	3	2
	TV/FM Outlet 電視/電台接收插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
<b>Bedroom 1</b> 睡房一	Single Socket Outlet 單位電插座	1	1	1	1
	Twin Socket Outlet 雙位電插座	3	3	3	3
	Switch for Exhaust Fan 抽氣扇開關制	1	1	1	1
	Switch for Water Heater 熱水爐開關制	1	1	1	1
	Connection Point for Air Conditioner 空調機接駁點	1	1	1	1
	Fused Spur Unit 接線座	2	2	2	2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	2	2	2	2
	<b>Bathroom 1</b> 浴室一	Lighting Point 燈位	3	3	3
Single Socket Outlet 單位電插座		1	1	1	1
Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制		1	1	1	1
Fused Spur Unit for Exhaust Fan 抽氣扇接線座		1	1	1	1
<b>Bedroom 2</b> 睡房二	Lighting Switch 燈掣	3	3	3	3
	Lighting Point 燈位	1	1	1	1
	TV/FM Outlet 電視/電台接收插座	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1
	Single Socket Outlet 單位電插座	-	-	-	1
	Twin Socket Outlet 雙位電插座	2	2	2	4
	Switch for Exhaust Fan 抽氣扇開關制	1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5樓至6樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7樓至8樓、9樓至10樓、 11樓至12樓及15樓至16樓複式單位	17/F - 18/F Duplex Flat 17樓至18樓複式單位	20/F - 22/F Triplex Flat 20樓至22樓三層式單位
Bedroom 2 睡房二	Switch for Water Heater 熱水爐開關制	1	1	1	1
	Connection Point for Air Conditioner 空調機接駁點	1	1	1	1
	Fused Spur Unit 接線座	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1
Bathroom 2 浴室二	Lighting Point 燈位	3	3	3	3
	Single Socket Outlet 單位電插座	1	1	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制	1	1	1	1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
Bedroom 3 睡房三	Lighting Switch 燈掣	N/A 不適用	N/A 不適用	N/A 不適用	3
	Lighting Point 燈位				2
	TV/FM Outlet 電視/電台接收插座				1
	Telephone Outlet 電話插座				1
	Single Socket Outlet 單位電插座				3
	Twin Socket Outlet 雙位電插座				4
	Switch for Exhaust Fan 抽氣扇開關制				1
	Connection Point for Air Conditioner 空調機接駁點				2
	Fused Spur Unit 接線座				2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座				2

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## FITTINGS, FINISHES AND APPLIANCES

### 裝置、裝修物料及設備

Mechanical & Electrical Schedule 機電裝備數目表

Location 位置	Mechanical & Electrical Provision 機電裝備	5/F - 6/F Duplex Flat 5 樓至 6 樓複式單位	7/F - 8/F, 9/F - 10/F, 11/F - 12/F & 15/F - 16/F Duplex Flat 7 樓至 8 樓、9 樓至 10 樓、 11 樓至 12 樓及 15 樓至 16 樓複式單位	17/F - 18/F Duplex Flat 17 樓至 18 樓複式單位	20/F - 22/F Triplex Flat 20 樓至 22 樓三層式單位
<b>Bathroom 3</b> 浴室三	Lighting Point 燈位	N/A 不適用			3
	Single Socket Outlet 單位電插座				1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度制				1
	Fused Spur Unit for Exhaust Fan 抽氣扇接線座				1
<b>Family Room</b> 家庭廳	Lighting Switch 燈掣	1	1	1	N/A 不適用
	Lighting Point 燈位	1	1	1	
	TV/FM Outlet 電視/電台接收插座	1	1	1	
	Telephone Outlet 電話插座	1	1	1	
	Single Socket Outlet 單位電插座	2	2	2	
	Twin Socket Outlet 雙位電插座	2	2	2	
	Connection Point for Air Conditioner 空調機接駁點	1	1	1	
	Fused Spur Unit 接線座	1	1	1	
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	
	<b>Staircase</b> 樓梯	Lighting Switch 燈掣	2	2	
Lighting Point 燈位		3	3	3	4
Single Socket Outlet 單位電插座		1	1	1	3
Connection Point for Air Conditioner 空調機接駁點		1	1	1	1
Video Door Phone 訪客視像對講機		1	1	1	1

Notes:

- "1, 2, ....." denotes the quantity of such provision(s) provided in the residential unit.
- The quantity of the lighting switch shown in the schedule denotes the quantity of switch faceplate.

備註:

- "1, 2, ....." 表示提供該住宅單位內的裝置數量。
- 說明表所顯示的燈掣數量是表示燈掣面板的數量。

## SERVICE AGREEMENTS

### 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

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

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

煤氣由香港中華煤氣有限公司供應。

## GOVERNMENT RENT

### 地稅

The Vendor will pay/has paid (as the case may be) all outstanding Government rent in respect of the residential property up to and including the date of the Assignment of the residential property.

賣方將會繳付/已繳付(視情況而定)有關住宅物業之地稅直至包括住宅物業之買賣成交日期。

## MISCELLANEOUS PAYMENTS BY PURCHASER

### 買方的雜項付款

On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

On delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Note :

The purchaser should pay to the manager and not the owner of the Development the deposits for water, electricity and gas and debris removal fee.

在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

在交付時，買方不須向擁有人支付清理廢料的費用。

備註：

買方須向發展項目管理人繳付而不須向擁有人繳付水、電力及氣體的按金及清理廢料的費用。

## **DEFECT LIABILITY WARRANTY PERIOD**

### **欠妥之處的保養責任期**

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Defect liability warranty period for the residential property and the fittings, finishes and appliance as provides in the Agreement for sale and purchase is within six (6) months from the date of completion of the sale purchase

按買賣合約的規定，住宅物業及住宅物業內裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之成交日期起計為期六(6)個月內。

## **MAINTENANCE OF SLOPE**

### **斜坡維修**

Not applicable

不適用

## **MODIFICATION**

### **修訂**

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

本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**

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Not Applicable

不適用

**WEBSITE ADDRESS**  
**互聯網網站的網址**

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

賣方為施行《一手住宅物業銷售條例》第 2 部而就發展項目指定的互聯網網站的網址：  
[www.belfranpeak.com.hk](http://www.belfranpeak.com.hk)

## 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.

#### 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。

		Area (m <sup>2</sup> ) 面積(平方米)
<b>Disregarded GFA under Building (Planning) Regulations 23(3)(b)</b> <b>根據《建築物(規劃)條例》第 23(3)(b)條不計算的總樓面面積</b>		
1.	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方（公共交通總站除外）	723.248
2.	Plant rooms and similar services 機房及相類設施	
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. 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	111.118
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. 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	236.466
2.3	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、風櫃房等	Nil 沒有

<b>Green Features under Joint Practice Notes 1 and 2</b> <b>根據聯合作業備考第 1 及第 2 號提供的環保設施</b>		
3.	Balcony 露台	22.800
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Nil 沒有
5.	Communal sky garden 公用空中花園	Nil 沒有
6.	Acoustic fin 隔聲鰭	Nil 沒有
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Nil 沒有
8.	Non-structural prefabricated external wall 非結構預製外牆	6.525
9.	Utility platform 工作平台	10.500
10.	Noise barrier 隔音屏障	Nil 沒有
<b>Amenity Features</b> <b>適意設施</b>		
11.	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 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、業主立法法團辦公室	22.403
12.	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc. serving solely the recreational facilities 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	46.368
13.	Covered landscaped and play area 有上蓋的園景區及遊樂場	Nil 沒有
14.	Horizontal screens/covered walkways, trellis 橫向屏障／有蓋人行道、花棚	Nil 沒有
15.	Larger lift shaft 擴大升降機井道	Nil 沒有
16.	Chimney shaft 煙囪管道	Nil 沒有

## 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

17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 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	Nil 沒有
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	Nil 沒有
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	7.299
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Nil 沒有
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	8.964
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過 750 毫米的平台	Nil 沒有
<b>Other Exempted Items</b> <b>其他獲豁免的面積</b>		
23.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Nil 沒有
24.	Other projections 其他伸出物	Nil 沒有
25.	Public transport terminus 公共交通總站	Nil 沒有
26.	Party structure and common staircase 共用構築物及樓梯	6.426
27.	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 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	Nil 沒有
28.	Public passage 公眾通道	Nil 沒有
29.	Covered set back area 因建築物後移導致的覆蓋面積	N/A 不適用
30.	Swimming pool filtration plant room 游泳池的濾水機房	Nil 沒有
<b>Bonus GFA</b> <b>額外總樓面面積</b>		
31.	Bonus GFA 額外總樓面面積	Nil 沒有

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.

備註：

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

#### Environmental assessment of the building and information on the estimated energy performance or consumption for the common parts of 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.

#### 本發展項目有關建築物的環境評估及公用部分的預計能量表現或消耗的資料

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份的預計能量表現或消耗的資料無須呈交建築事務監督，以作為批予總樓面面積寬免的先決條件。

**DATE OF PRINTING OF SALES BROCHURE**  
**售樓說明書印製日期**

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Date of printing of this Sales Brochure: 27 August 2018.

本售樓說明書印製日期: 2018 年 8 月 27 日。

**POSSIBLE FUTURE CHANGE**  
**日後可能出現的改變**

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

發展項目及其周邊地區日後可能出現改變。

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