

The background features a repeating pattern of stylized, golden-brown leaves with fine, parallel lines, set against a dark purple background with large, overlapping geometric shapes in shades of purple and brown.

瓏珀山
St. Michel

Sales Brochure 售樓說明書

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.
- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

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.

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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.

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.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of 5% of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

- While the vendor is not required to make any show flat available for viewing by prospective purchasers or the general public, if the vendor wishes to make available show flats of a specified residential property, the vendor must first of all make available an unmodified show flat of that residential property and that, having made available such unmodified show flat, the vendor may then make available a modified show flat of that residential property. In this connection, the vendor is allowed to make available more than one modified show flat of that residential property.

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

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- If you visit the show flats, you should always look at the unmodified show flats for comparison with the modified show flats. That said, the Ordinance does not restrict the discretion of the vendor in arranging the sequence of the viewing of unmodified and modified show flats.
- Sales brochure of the development should have been made available to the public when the show flat is made available for viewing. You are advised to get a copy of the sales brochure and make reference to it when viewing the show flats.
- You may take measurements in modified and unmodified show flats, and take photographs or make video recordings of unmodified show flats, subject to reasonable restriction(s) which may be set by the vendor for ensuring safety of the persons viewing the show flat.

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

15. Estimated material date and handing over date

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

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

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

6. 政府批地文件和公契

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

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。

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。

- 切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。

9. 買賣合約

- 確保臨時買賣合約和買賣合約包含條例所規定的強制性條文。
- 留意有關物業買賣交易所包括的裝置、裝修物料和設備，須在臨時買賣合約和買賣合約上列明。
- 留意夾附於買賣合約的圖則。該圖則會顯示所有賣方售予您的物業面積，而該面積通常較該物業的實用面積為大。
- 訂立臨時買賣合約時，您須向擁有人（即賣方）支付樓價5%的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**（工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子）之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金（即樓價的5%）會被沒收，而擁有人（即賣方）不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人（即賣方）必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」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書發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
 - 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
 - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
 - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
 - 工人罷工或封閉工地；
 - 暴動或內亂；
 - 不可抗力或天災；
 - 火警或其他賣方所不能控制的意外；
 - 戰爭；或
 - 惡劣天氣。

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

NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES

一手住宅物業買家須知

- 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
- 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	: www.consumer.org.hk
電話	: 2929 2222
電郵	: cc@consumer.org.hk
傳真	: 2856 3611

地產代理監管局

網址	: www.eaa.org.hk
電話	: 2111 2777
電郵	: enquiry@eaa.org.hk
傳真	: 2598 9596

香港地產建設商會

電話	: 2826 0111
傳真	: 2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

INFORMATION ON THE PHASE

期數的資料

Name of the Phase of the Development

Phase 1 (the "Phase") of St Michel ("the Development")
(Crown Tower, Queen Tower 1 and Queen Tower 2 of the residential development in the Phase are called "St Michel")

Name of the street and the street number

33 To Shek Street*

*The provisional street number is subject to confirmation when the Phase is completed.

Total number of storeys of each multi-unit building

Crown Tower, Queen Tower 1, Queen Tower 2 : 19 storeys

The above excludes G/F, 1/F - 3/F, 5/F, roof, plant room floor and upper roof floor.

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase

Crown Tower, Queen Tower 1, Queen Tower 2 : 6/F - 12/F, 15/F - 23/F, 25/F - 27/F

Omitted floor numbers in each multi-unit building

4/F, 13/F, 14/F and 24/F are omitted.

Refuge floors of each multi-unit building

Not applicable

This Phase is an uncompleted phase

- The estimated material date for the Phase, as provided by the Authorized Person for the Phase is 31 May 2022.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Phase may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Phase has been completed or is deemed to be completed (as the case may be).

發展項目期數名稱

瓏珀山發展項目(「發展項目」)的第1期(「期數」)
(期數中住宅發展項目的 Crown Tower、Queen Tower 1 及 Queen Tower 2 稱為「瓏珀山」)

街道名稱及門牌號數

多石街33號*

*此臨時門牌號數有待期數建成時確認。

每幢多單位建築物的樓層的總數

Crown Tower、Queen Tower 1、Queen Tower 2 : 19層

以上不包括地下、1樓至3樓、5樓、天台、機電層及上層天台。

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

Crown Tower、Queen Tower 1、Queen Tower 2 : 6樓至12樓、15樓至23樓、25樓至27樓

每幢多單位建築物內被略去的樓層號數

不設4樓、13樓、14樓及24樓。

每幢多單位建築物內的庇護層

不適用

期數屬未落成期數

- 由期數的認可人士提供的期數的預計關鍵日期為2022年5月31日。
- 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。
- 為買賣合約的目的(根據批地文件，進行該項買賣，需獲地政總署署長同意)，在不局限任何其他可用以證明期數落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為期數已落成或當作已落成(視屬何情況而定)的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE

賣方及有參與期數的其他人的資料

Vendor

Mainco Limited

Holding companies of the Vendor

Champion Sino Holdings Limited

Time Effort Limited

Sun Hung Kai Properties Limited

Authorized Person for the Phase

Lai Chi Leung Henry

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

Archiplus International (HK) Limited

Building Contractor for the Phase

Chun Fai Construction Company Limited

The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Phase

Woo Kwan Lee & Lo

Mayer Brown

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

The Hongkong and Shanghai Banking Corporation Limited

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

Sun Hung Kai Properties Holding Investment Limited

賣方

Mainco Limited

賣方的控權公司

Champion Sino Holdings Limited

Time Effort Limited

新鴻基地產發展有限公司

期數的認可人士

賴志良

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

亞設貝佳國際(香港)有限公司

期數的承建商

駿輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

孖士打律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構

香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a) The Vendor or a Building Contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an Authorized Person for the Phase.	Not Applicable
(b) The Vendor or a Building Contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of such an Authorized Person.	Not Applicable
(c) The Vendor or a Building Contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of such an Authorized Person.	No
(d) The Vendor or a Building Contractor for the Phase is an individual, and that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(e) The Vendor or a Building Contractor for the Phase is a partnership, and a partner of that Vendor or contractor is an immediate family member of an associate of such an Authorized Person.	Not Applicable
(f) The Vendor or a Building Contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of an associate of such an Authorized Person.	No
(g) The Vendor or a Building Contractor for the Phase 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 Phase.	Not Applicable
(h) The Vendor or a Building Contractor for the Phase 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 Phase.	Not Applicable
(i) The Vendor or a Building Contractor for the Phase is a corporation, and a director or the secretary of that Vendor or contractor (or a holding company of that Vendor) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, is a private company, and an Authorized Person for the Phase, or an associate of such an Authorized Person, holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(k) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, 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.	No
(l) The Vendor or a Building Contractor for the Phase is a corporation, and such an Authorized Person, or such an associate, is an employee, director or secretary of that Vendor or contractor or of a holding company of that Vendor.	No
(m) The Vendor or a Building Contractor for the Phase is a partnership, and such an Authorized Person, or such an associate, is an employee of that Vendor or contractor.	Not Applicable
(n) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, 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 Phase holds at least 10% of the issued shares in that Vendor, holding company or contractor.	No
(o) The Vendor, a holding company of the Vendor, or a Building Contractor for the Phase, 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.	No
(p) The Vendor or a Building Contractor for the Phase 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.	A proprietor of Messrs. Woo Kwan Lee & Lo, Solicitors for the Vendor, is a director of Sun Hung Kai Properties Limited.
(q) The Vendor or a Building Contractor for the Phase is a partnership, and a proprietor of such a firm of solicitors is an employee of that Vendor or contractor.	Not Applicable
(r) The Vendor or a Building Contractor for the Phase is a corporation, and the corporation of which an Authorized Person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that Vendor or contractor or of a holding company of that Vendor.	No
(s) The Vendor or a Building Contractor for the Phase is a corporation, and that contractor is an associate corporation of that Vendor or of a holding company of that Vendor.	The Building Contractor is an associate corporation of the Vendor and its holding companies.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE

有參與期數的各方的關係

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該期數的承建商屬法團，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。	否
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該期數的承建商屬個人，並屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該期數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。	否
(l) 賣方或該期數的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	否
(m) 賣方或該期數的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該期數的承建商屬私人公司，而就該期數中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該期數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。	否
(p) 賣方或該期數的承建商屬法團，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。	賣方代表律師胡關李羅律師行的一位經營人為新鴻基地產發展有限公司的一名董事。
(q) 賣方或該期數的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該期數的承建商屬法團，而該期數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。	否
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的非結構的預製外牆。

The thickness of the non-structural prefabricated external walls of each block is 150mm.
每幢建築物的非結構的預製外牆的厚度為150毫米。

Schedule of Total Area of 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

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Crown Tower	6/F 6樓	Garden Suite A	-
		Garden Suite B	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	0.887
		B	0.184
		C	0.887
	26/F 26樓	Villa A	-
		Villa B	-
	27/F 27樓	Penthouse A	-
		Penthouse B	-

Notes:

The symbol “-” as shown in the above table denotes “Not provided”.

備註:

上表所顯示之「-」符號代表「不提供」。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Queen Tower 1	6/F 6樓	Garden Suite A	-
		Garden Suite B	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	0.460
		B	0.184
		C	0.728
	26/F 26樓	Villa A	-
		Villa B	-
	27/F 27樓	Penthouse A	-
		Penthouse B	-

Notes:

The symbol “-” as shown in the above table denotes “Not provided”.

備註:

上表所顯示之「-」符號代表「不提供」。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積 (平方米)
Queen Tower 2	6/F 6樓	A	-
		B	-
		C	-
		D	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	1.164
		B	0.548
		C	1.238
		D	0.979
		E	1.045
	26/F 26樓	Queen Mansion	-
		Villa B	-
	27/F 27樓	Penthouse A	-
		Penthouse B	-

Notes:

The symbol “-” as shown in the above table denotes “Not provided”.

備註:

上表所顯示之「-」符號代表「不提供」。

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

There will be curtain walls forming part of the enclosing walls of the Phase.
期數將會有構成圍封牆的一部份的幕牆。

The thickness of the curtain walls of each block is 200mm.
每幢建築物的幕牆的厚度為200毫米。

Schedule of Total Area of Curtain Walls of each Residential Property

每個住宅物業的幕牆的總面積表

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Crown Tower	6/F 6樓	Garden Suite A	3.723
		Garden Suite B	3.798
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	3.723
		B	0.706
		C	3.798
	26/F 26樓	Villa A	3.723
		Villa B	3.798
	27/F 27樓	Penthouse A	4.338
		Penthouse B	3.798

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Queen Tower 1	6/F 6樓	Garden Suite A	3.168
		Garden Suite B	2.793
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	3.168
		B	0.706
		C	2.793
	26/F 26樓	Villa A	3.168
		Villa B	2.793
	27/F 27樓	Penthouse A	3.168
		Penthouse B	3.293

INFORMATION ON DESIGN OF THE PHASE

期數的設計的資料

Block Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Queen Tower 2	6/F 6樓	A	1.881
		B	1.605
		C	1.337
		D	1.105
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓及25樓	A	1.881
		B	0.932
		C	1.587
		D	1.337
		E	1.105
	26/F 26樓	Queen Mansion	4.146
		Villa B	2.948
	27/F 27樓	Penthouse A	4.796
Penthouse B		3.728	

INFORMATION ON PROPERTY MANAGEMENT

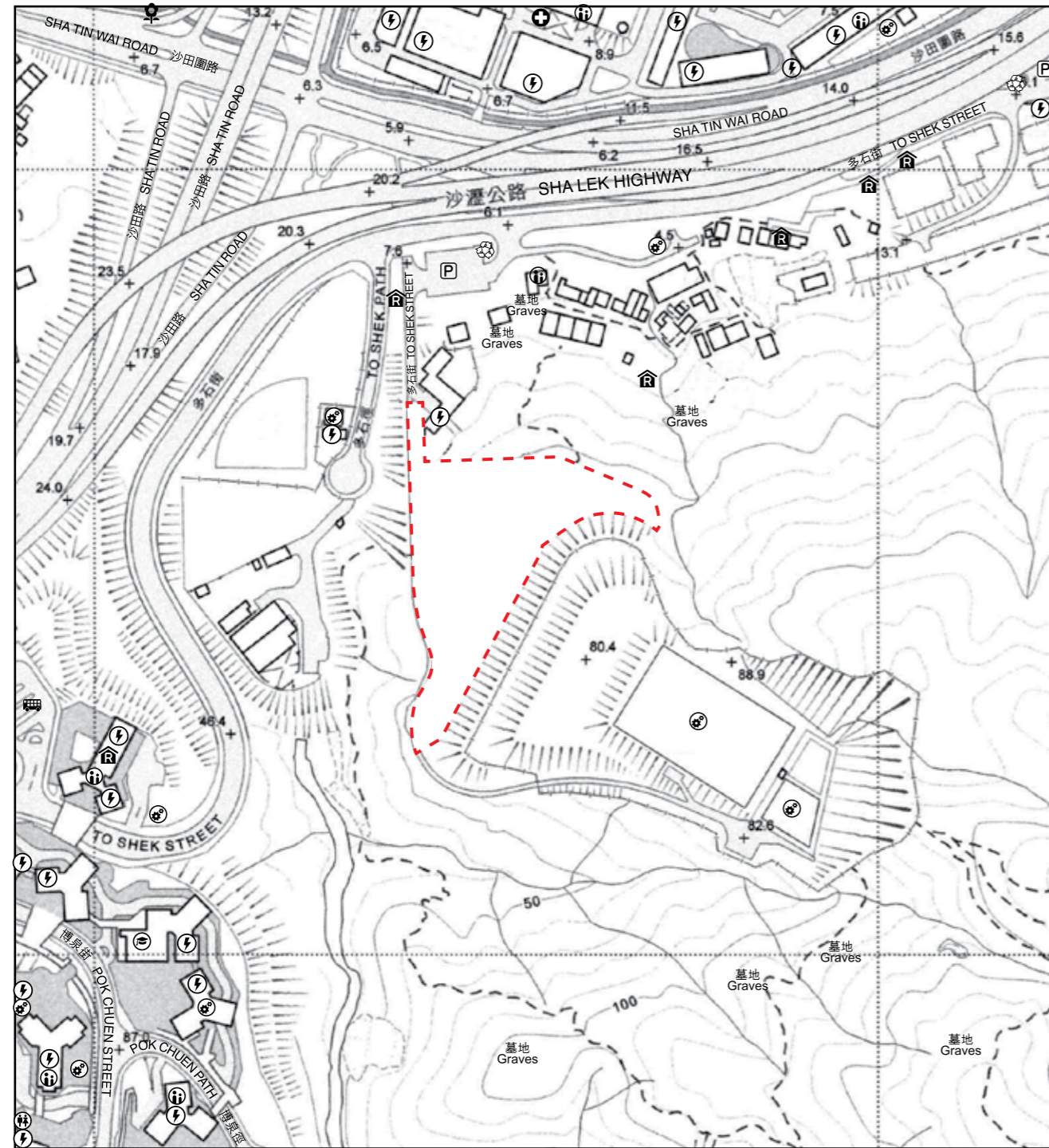
物業管理的資料


The Manager to be appointed under the latest draft deed of mutual covenant
ROYAL ELITE SERVICE COMPANY LIMITED

根據有關公契的最新擬稿獲委任的管理人
帝譽服務有限公司

LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖




 Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 50 100 150 200 250




NOTATION 圖例


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

 公廁
Public Convenience

 公共交通總站 (包括鐵路車站)
Public Transport Terminal
(including Rail Station)


 公用事業設施裝置
Public Utility Installation

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


 學校 (包括幼稚園)
School (including Kindergarten)

 醫院
Hospital

 垃圾收集站
Refuse Collection Point

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

 公園
Public Park

 社會福利設施 (包括老人中心及弱智人士護理院)
Social Welfare Facilities
(including Elderly Centre
and Home for the Mentally Disabled)

The above location plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 7-SE-C dated 14th May 2020 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此位置圖是參考日期為2020年5月14日之地政總署測繪處之測繪圖(組別編號HP5C)，圖幅編號7-SE-C，並由賣方擬備，有需要處經修正處理。

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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 that the boundary of the Development is irregular.
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.

備註：

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

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



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

● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E084933C, date of flight 12 December 2019.

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Notes :

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E084933C，飛行日期：2019年12月12日。

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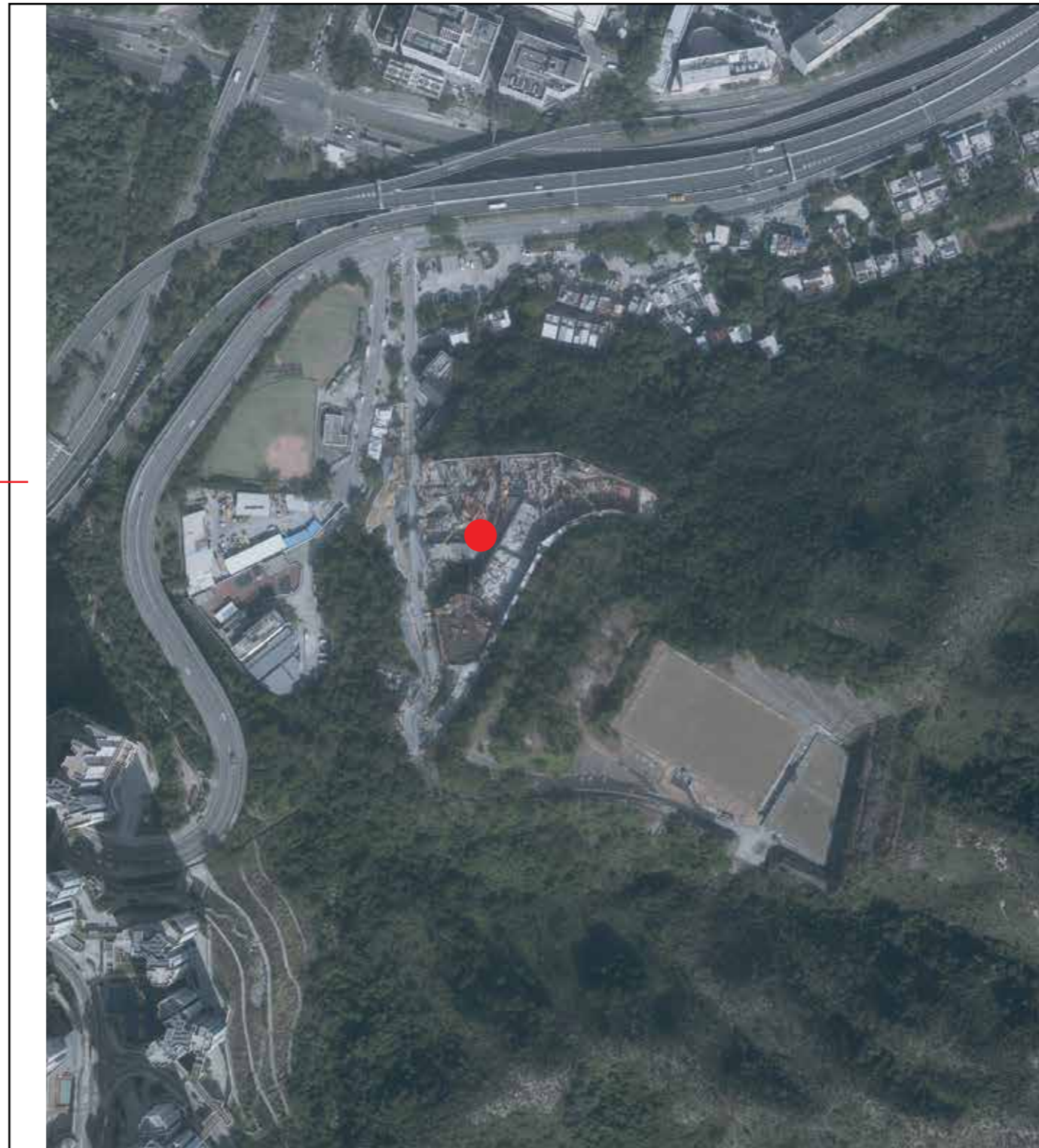
備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，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 PHASE

期數的鳥瞰照片

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



Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E084934C, date of flight 12 December 2019.

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Notes :

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E084934C，飛行日期：2019年12月12日。

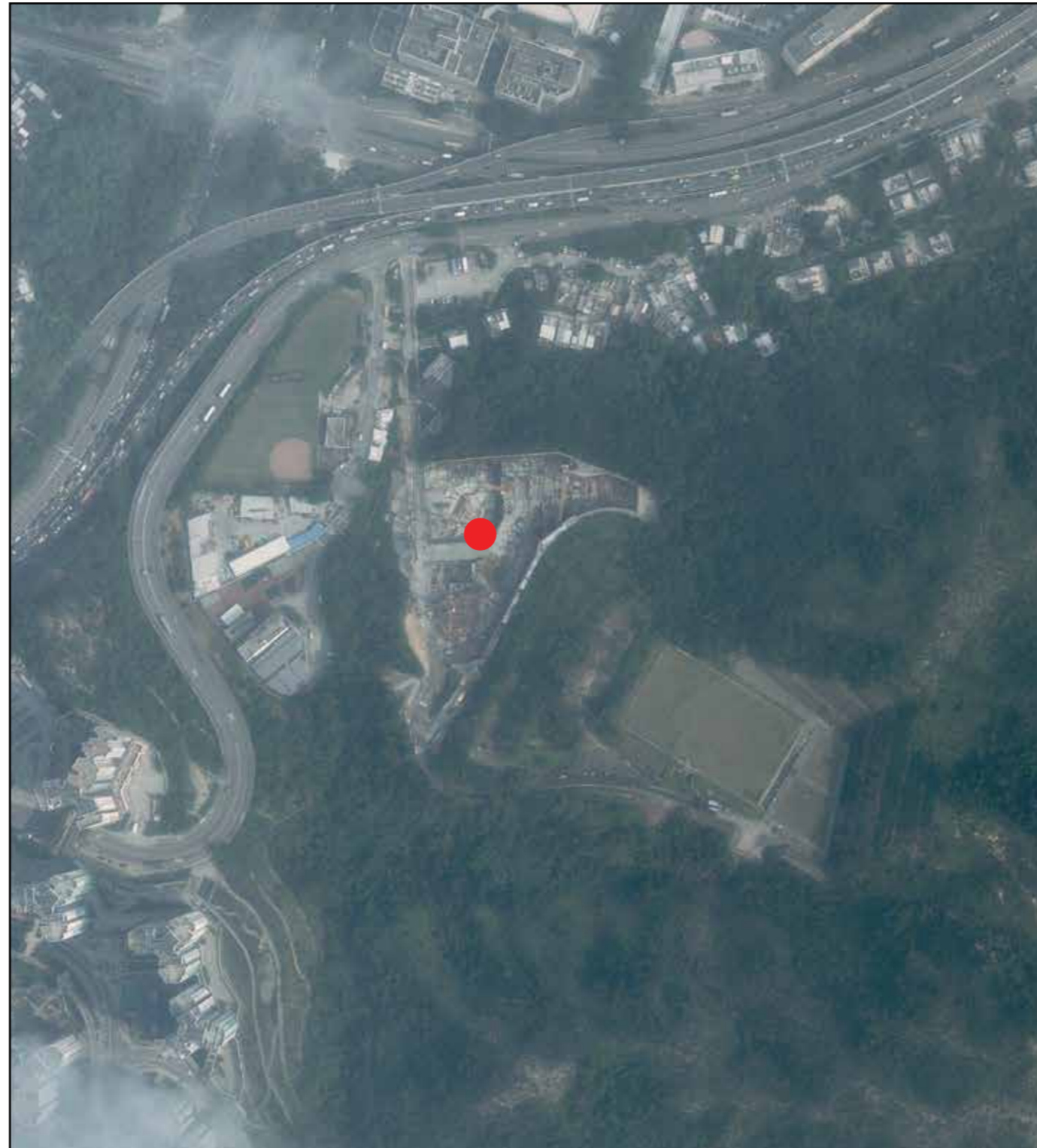
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備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，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 PHASE

期數的鳥瞰照片



● Location of the Phase
期數的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E065300C, date of flight 27 September 2019.

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Notes :

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Phase is irregular.
3. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E065300C，飛行日期：2019年9月27日。

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備註：

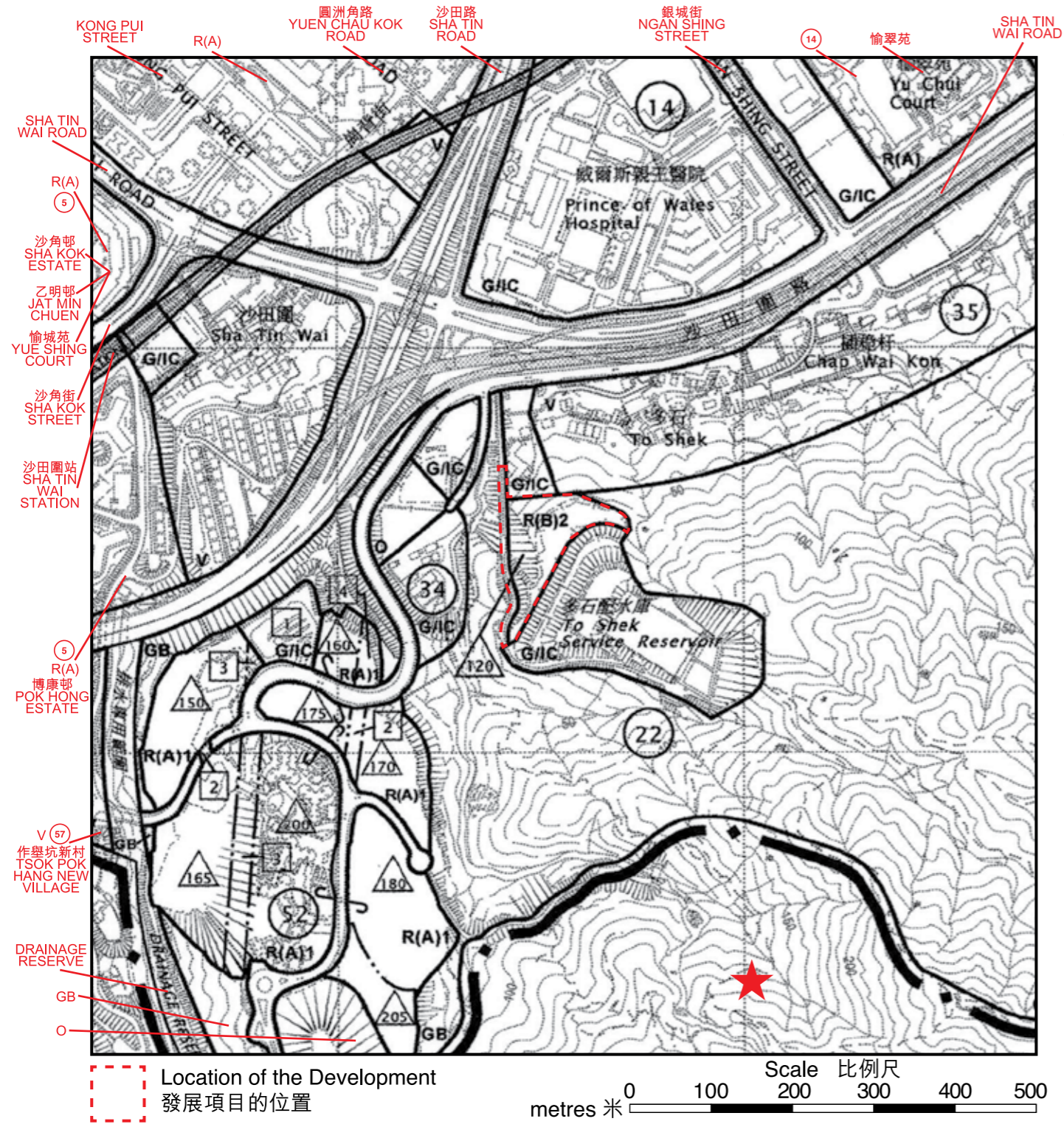
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此照片所顯示的範圍可能超過《一手住宅物業銷售條例》的規定。
3. 賣方建議準買家到有關期數作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT

關於發展項目的分區計劃大綱圖等



ZONES	地帶
RESIDENTIAL (GROUP A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	住宅 (乙類)
VILLAGE TYPE DEVELOPMENT	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	政府、機構或社區
OPEN SPACE	休憩用地
GREEN BELT	綠化地帶
COMMUNICATIONS	交通
RAILWAY AND STATION (ELEVATED)	鐵路及車站 (高架)
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
PLANNING AREA NUMBER	規劃區編號
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	最高建築物高度 (樓層數目)

★ 此地帶並不被納入於分區計劃大綱圖或發展審批地圖，或被當作草圖的圖則。
THIS AREA IS NOT COVERED UNDER OUTLINE ZONING PLAN OR DEVELOPMENT PERMISSION AREA PLAN, OR THE PLAN DEEMED TO BE A DRAFT PLAN.

Adopted from part of the Approved Sha Tin Outline Zoning Plan No. S/ST/34, gazetted on 8th June 2018, with adjustments where necessary as shown in red.

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.

- Notes:
- The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
 - The Vendor also 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.
 - The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.

摘錄自2018年6月8日刊憲之沙田分區計劃大綱核准圖，圖則編號為S/ST/34，有需要處經修正處理，以紅色顯示。

大綱圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特區政府，經地政總署准許複印。

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

LAYOUT PLAN OF THE DEVELOPMENT

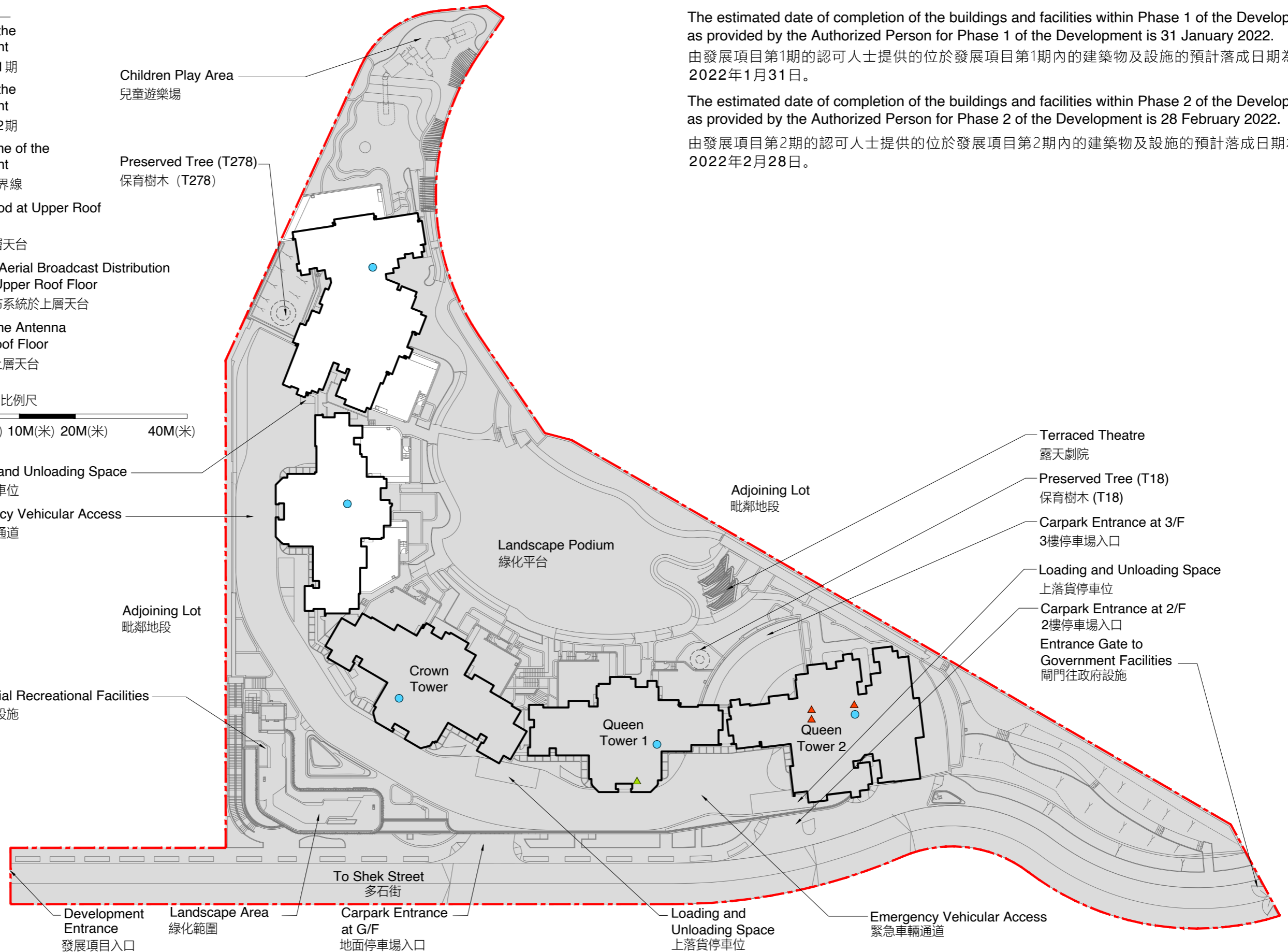
發展項目的布局圖

LEGEND 圖例:

- Phase 1 of the Development
發展項目第1期
 - Phase 2 of the Development
發展項目第2期
 - Boundary line of the Development
發展項目的界線
 - Lightning Rod at Upper Roof Floor
避雷針於上層天台
 - Communal Aerial Broadcast Distribution System at Upper Roof Floor
公共天線分布系統於上層天台
 - Mobile Phone Antenna at Upper Roof Floor
電話天線於上層天台
- Scale 比例尺
- 0M(米) 10M(米) 20M(米) 40M(米)

- Loading and Unloading Space
上落貨停車位
- Emergency Vehicular Access
緊急車輛通道

- Adjoining Lot
毗鄰地段
- Residential Recreational Facilities
住客休憩設施



The estimated date of completion of the buildings and facilities within Phase 1 of the Development as provided by the Authorized Person for Phase 1 of the Development is 31 January 2022.

由發展項目第1期的認可人士提供的位於發展項目第1期內的建築物及設施的預計落成日期為2022年1月31日。

The estimated date of completion of the buildings and facilities within Phase 2 of the Development as provided by the Authorized Person for Phase 2 of the Development is 28 February 2022.

由發展項目第2期的認可人士提供的位於發展項目第2期內的建築物及設施的預計落成日期為2022年2月28日。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

A. BAL.	= ACOUSTIC BALCONY	= 減音露台
A. BAL. FOR 7/F-12/F ONLY	= ACOUSTIC BALCONY FOR 7/F-12/F ONLY	= 僅於7樓至12樓之減音露台
A/C PLATFORM	= AIR-CONDITIONER PLATFORM	= 冷氣機平台
A/C PLATFORM W/. ALUM. GRILLE	= AIR-CONDITIONER PLATFORM WITH ALUMINIUM GRILLE	= 冷氣機平台與鋁質欄柵
A/C PLATFORM W/. FULL HEIGHT ALUM. GRILLE	= AIR-CONDITIONER PLATFORM WITH FULL HEIGHT ALUMINIUM GRILLE	= 冷氣機平台與全高度鋁質欄柵
A.D.	= AIR DUCT	= 通風槽
ALUM. A/C GRILLE	= ALUMINIUM GRILLE FOR AIR-CONDITIONER	= 冷氣機之鋁質欄柵
ALUM. ARCH. FEATURE AT 10/F, 15/F, 18/F, 21/F & 25/F ONLY	= ALUMINIUM ARCHITECTURAL FEATURE AT 10/F, 15/F, 18/F, 21/F & 25/F ONLY	= 僅於10樓、15樓、18樓、21樓及25樓之鋁質建築裝飾
ALUM. ARCH. FEATURE AT 11/F, 16/F, 19/F & 22/F ONLY	= ALUMINIUM ARCHITECTURAL FEATURE AT 11/F, 16/F, 19/F & 22/F ONLY	= 僅於11樓、16樓、19樓及22樓之鋁質建築裝飾
ALUM. ARCH. FEATURE AT L/L	= ALUMINIUM ARCHITECTURAL FEATURE AT LOW LEVEL	= 位於低位的鋁質建築裝飾
ALUM. ARCH. FEATURE	= ALUMINIUM ARCHITECTURAL FEATURE	= 鋁質建築裝飾
ALUM. ARCH. FEATURE ABOVE = ALUM. ARCHIT. FEATURE ABOVE	= ALUMINIUM ARCHITECTURAL FEATURE ABOVE	= 鋁質建築裝飾置上
ALUM. CLADDING	= ALUMINIUM CLADDING	= 鋁質覆蓋層
ARCH. FEATURE	= ARCHITECTURAL FEATURE	= 建築裝飾
AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE	= AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE	= 不作通風用途的自動關閉式門
AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE (7/F TO 10/F ONLY)	= AUTO CLOSE DOOR NOT FOR VENTILATION PURPOSE (7/F TO 10/F ONLY)	= 僅於7樓至10樓之不作通風用途的自動關閉式門
A.W. FOR 7/F-10/F ONLY	= ACOUSTIC WINDOW (BAFFLE TYPE) FOR 7/F-10/F ONLY	= 僅於7樓至10樓之減音窗 (擋音式)
A.W. FOR 7/F-11/F ONLY	= ACOUSTIC WINDOW (BAFFLE TYPE) FOR 7/F-11/F ONLY	= 僅於7樓至11樓之減音窗 (擋音式)
A.W. FOR 7/F-12/F ONLY	= ACOUSTIC WINDOW (BAFFLE TYPE) FOR 7/F-12/F ONLY	= 僅於7樓至12樓之減音窗 (擋音式)
A.W. FOR 9/F-25/F ONLY	= ACOUSTIC WINDOW (BAFFLE TYPE) FOR 9/F-25/F ONLY	= 僅於9樓至25樓之減音窗 (擋音式)
A.W. FOR 15/F-25/F ONLY	= ACOUSTIC WINDOW (BAFFLE TYPE) FOR 15/F-25/F ONLY	= 僅於15樓至25樓之減音窗 (擋音式)
BA.	= BATHROOM	= 浴室

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical & mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註 :

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 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。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

BA.2	= BATHROOM 2	= 浴室2
BA.3	= BATHROOM 3	= 浴室3
BAL.	= BALCONY	= 露台
BAL. ABOVE	= BALCONY ABOVE	= 露台置上
BR.2	= BEDROOM 2	= 睡房2
BR.3	= BEDROOM 3	= 睡房3
BR.4	= BEDROOM 4	= 睡房4
BUILDING LINE ABOVE	= BUILDING LINE ABOVE	= 建築物界線置上
CANOPY BELOW	= CANOPY BELOW	= 下層簷篷
CAT LADDER	= CAT LADDER	= 爬梯
C.A.U.D.	= COMMON AREA UNDER DEED OF MUTUAL COVENANT	= 公契下指定之公用範圍
C.D.	= CABLE DUCT	= 電線上引管道
CONC. PLINTH FOR A/C OUTDOOR UNIT	= REINFORCED CONCRETE PLINTH FOR AIR-CONDITIONER OUTDOOR UNIT	= 鋼筋混凝土基座供冷氣室外機
COVERED LANDSCAPE AREA (COMMON AREA)	= COVERED LANDSCAPE AREA (COMMON AREA)	= 有蓋園景範圍 (公用範圍)
DN	= DOWN	= 落
ELE. ROOM	= ELECTRICAL ROOM	= 電力房
E.L.V.	= EXTRA-LOW VOLTAGE CABLE DUCT	= 特低壓電線上引管道
E.M.R.	= ELECTRICAL METER ROOM	= 電錶房
EXPANSION JOINT	= EXPANSION JOINT	= 伸縮縫
FAN ROOM	= FAN ROOM	= 風櫃房
FLAT ROOF	= FLAT ROOF	= 平台
FLAT ROOF (COMMON AREA)	= FLAT ROOF (COMMON AREA)	= 平台 (公用範圍)
FIREMAN'S LIFT LOBBY	= FIREMAN'S LIFT LOBBY	= 消防員升降機大堂
F.W.	= FIXED GLAZING AND MAINTENANCE WINDOW	= 固定式窗戶及維修窗

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical & mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 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。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

F.W. AT 7/F ONLY (OPENABLE AT 8/F-25/F)	FIXED GLAZING AND MAINTENANCE WINDOW AT 7/F ONLY (OPENABLE AT 8/F-25/F)	= 僅於7樓之固定式窗戶及維修窗 (可開窗戶於8樓至25樓)
FLUSHING WATER TANK	= FLUSHING WATER TANK	= 沖廁水缸
HORIZONTAL SCREEN	= HORIZONTAL SCREEN	= 橫向屏障
H.R.	= HOSE REEL	= 消防喉轆
I.C.A.M.	= INACCESSIBLE COMMON AREA FOR MAINTENANCE ONLY	= 僅供維修時使用的不能進入之公用範圍
KIT.	= KITCHEN	= 廚房
LAV.	= LAVATORY	= 洗手間
LIFT	= LIFT	= 升降機
LIFT LOBBY	= LIFT LOBBY	= 升降機大堂
LIFT MACHINE ROOM	= LIFT MACHINE ROOM	= 升降機機房
LIFT SHAFT	= LIFT SHAFT	= 升降機槽
LIFT OPENING AT COVERED LANDSCAPE AREA	= LIFT OPENING AT COVERED LANDSCAPE AREA	= 升降機開往有蓋園景範圍
LIV. & DIN.	= LIVING ROOM & DINING ROOM	= 客廳及飯廳
M.BA.	= MASTER BATHROOM	= 主人浴室
M.BR.	= MASTER BEDROOM	= 主人睡房
P.A.	= PLANTER AREA	= 花槽
P.D.	= PIPE DUCT	= 管道槽
PERMEABLE ALUM. ARCH. FEATURE	= PERMEABLE ALUMINIUM ARCHITECTURAL FEATURE	= 透風鋁質建築裝飾
PERMEABLE ALUM. ARCH. FEATURE 1100H	= 1100mmH PERMEABLE ALUMINIUM ARCHITECTURAL FEATURE	= 1100毫米高透風鋁質建築裝飾
POTABLE WATER TANK	= POTABLE WATER TANK	= 飲用水水缸
PRESERVATION OF TREE (T18)	= PRESERVATION OF TREE (T18)	= 保育樹木 (T18)
PIPE CHAMBER	= PIPE CHAMBER	= 管道檢修井
PRIVATE GARDEN	= PRIVATE GARDEN	= 私人花園
PUMP ROOM FOR FLUSHING AND POTABLE WATER TANK	= PUMP ROOM FOR FLUSHING AND POTABLE WATER TANK	= 沖廁水及飲用水泵房
PUMP ROOM FOR POTABLE WATER	= PUMP ROOM FOR POTABLE WATER	= 飲用水泵房

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
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4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Balconies and utility platforms are non-enclosed areas.
6. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
7. There are non-structural prefabricated external walls and curtain walls in the residential units. The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and curtain walls, and is measured from the exterior of such non-structural prefabricated external walls and curtain walls.

備註：


1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 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。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON THE FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

R.C. ARCH. FEATURE	= REINFORCED CONCRETE ARCHITECTURAL FEATURE	= 鋼筋混凝土建築裝飾
R.C. ARCH. FEATURE BELOW	= REINFORCED CONCRETE ARCHITECTURAL FEATURE BELOW	= 鋼筋混凝土建築裝飾置下
R.C. ARCH. FEATURE WITH STONE CLADDING	= REINFORCED CONCRETE ARCHITECTURAL FEATURE WITH STONE CLADDING	= 裝有石覆蓋層板的鋼筋混凝土建築裝飾
R.C. COVER	= REINFORCED CONCRETE COVER	= 鋼筋混凝土上蓋
R.C. EAVES	= REINFORCED CONCRETE EAVES	= 鋼筋混凝土門簷
ROOF	= ROOF	= 天台
RS&MRR	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM	= 垃圾及物料回收房
SHOWER	= SHOWER CUBICLE	= 淋浴間
ST. = STORE	= STORE ROOM	= 儲物房
STONE CLADDING	= STONE CLADDING	= 石覆蓋層板
STUDY RM.	= STUDY ROOM	= 書房
SWIMMING POOL	= SWIMMING POOL	= 泳池
TO BE ACCESS BY GONDOLA FOR DRAINAGE MAINTENANCE	= TO BE ACCESS BY GONDOLA FOR DRAINAGE MAINTENANCE	= 供排水渠維修用之吊船停泊位置
TOP OF ALUM. ARCH. FEATURE	= TOP OF ALUMINIUM ARCHITECTURAL FEATURE	= 鋁質建築裝飾上蓋
UP	= UP	= 上
U.P.	= UTILITY PLATFORM	= 工作平台
U.P. ABOVE	= UTILITY PLATFORM ABOVE	= 工作平台置上
U.R.	= UTILITY ROOM	= 工作間
W.M.C.	= WATER METER CABINET	= 水錶櫃
WATER TANK ACCESS ROOM	= WATER TANK ACCESS ROOM	= 水缸通道房
	= WINDOW WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW (BAFFLE TYPE))	= 背面裝設滑動嵌板的窗戶 (減音窗 (擋音式))

Notes :

1. There may be architectural features on external walls of some floors.
2. Common pipes or ducts exposed and/or enclosed in aluminium cladding are located at/adjacent to balcony and/or flat roof and/or garden and/or roof and/or utility platform and/or air-conditioner platform and/or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/or false ceiling at living rooms, dining rooms, bedrooms, study rooms, utility rooms, corridors, bathrooms, store rooms, lavatories and kitchens of some residential units for the air-conditioning system and/or electrical & mechanical services. There are exposed pipes or ductings for air-conditioning system and/or electrical and mechanical services within some utility rooms.
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備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或花園及/或天台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或鋁質覆蓋層內藏之公用喉管或管道。
3. 部份住宅單位的客廳、飯廳、睡房、書房、工作間、走廊、浴室、儲物房、洗手間以及廚房有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管或管道。
4. 部份單位之室內天花高度將會因應結構、建築及/或裝修設計上的需要而有差異。
5. 露台及工作平台為不可封閉的地方。
6. 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。
7. 住宅單位有非結構的預製外牆及幕牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆及幕牆，並由該非結構的預製外牆及幕牆之外圍起計。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Crown Tower	6/F 6樓	Garden Suite A	3145, 3345, 3495, 3595	150
		Garden Suite B	3145, 3345, 3495, 3595	150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

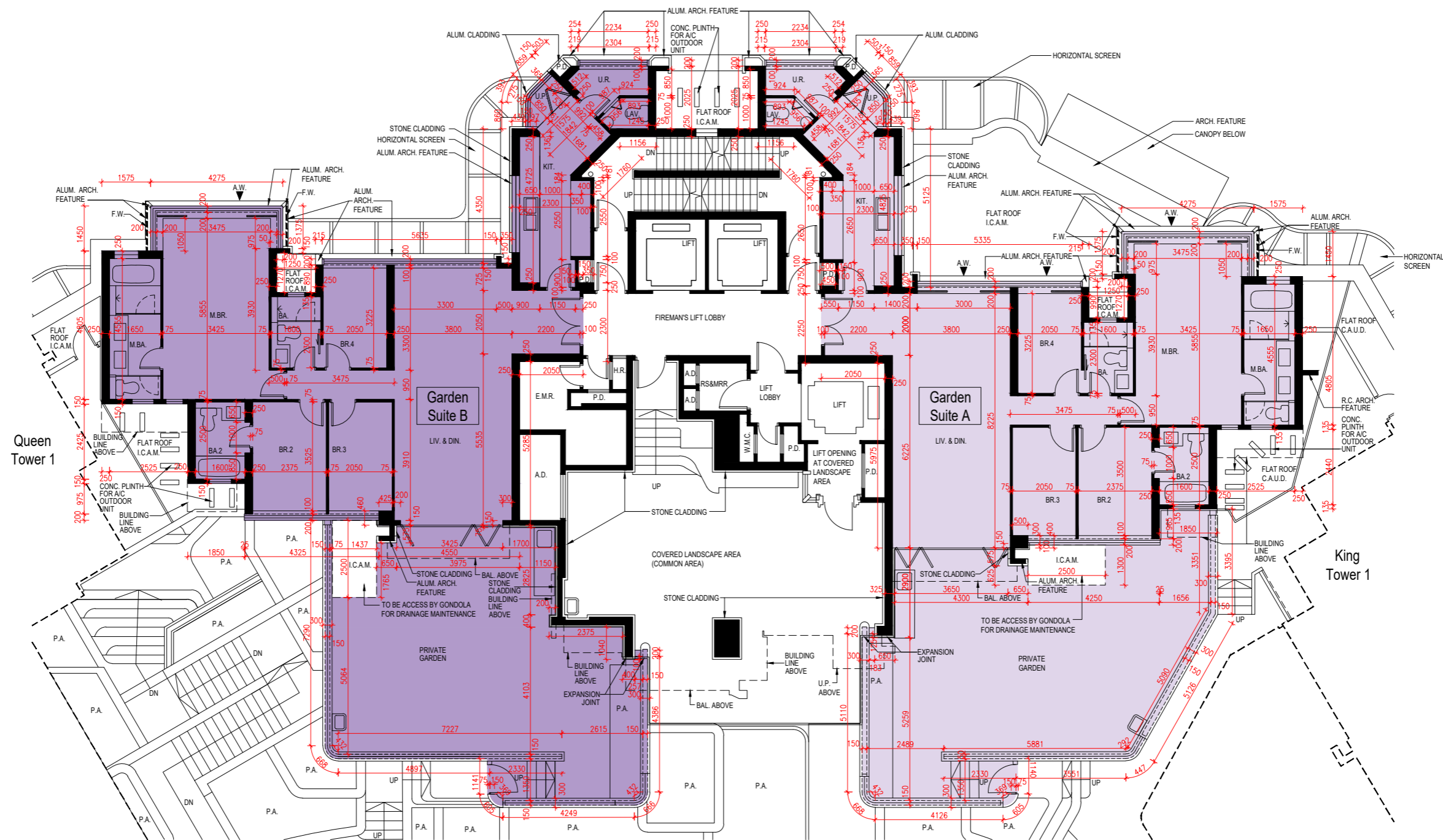
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

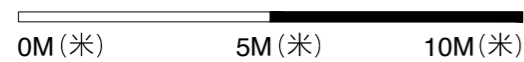
期數的住宅物業的樓面平面圖

Crown Tower 6/F Floor Plan

6樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Crown Tower	7/F - 12/F, 15/F - 23/F 7樓至12樓、 15樓至23樓	A	3025, 3225, 3375	150
		B	2925, 3025, 3225, 3375	150
		C	3025, 3225, 3375	150
	25/F 25樓	A	3095, 3295, 3445	150
		B	3375, 3405, 3445	150, 220
		C	3095, 3295, 3445	150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

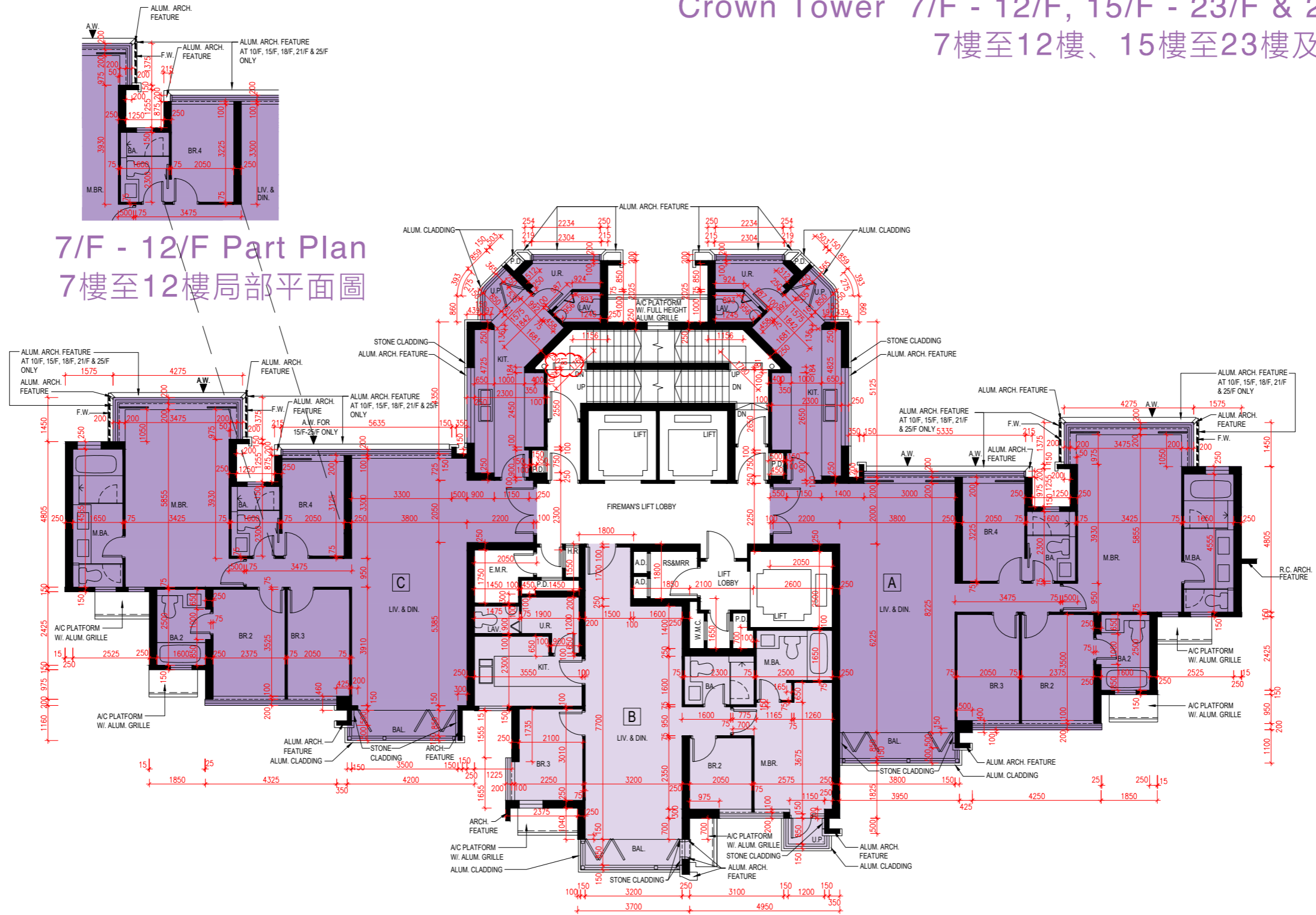
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

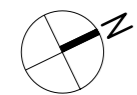
期數的住宅物業的樓面平面圖

Crown Tower 7/F - 12/F, 15/F - 23/F & 25/F Floor Plan

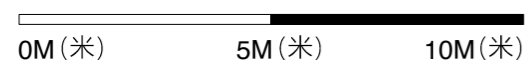
7樓至12樓、15樓至23樓及25樓樓面平面圖



7/F - 12/F Part Plan
7樓至12樓局部平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Crown Tower	26/F 26樓	Villa A	3095, 3295, 3445	150
		Villa B	3095, 3295, 3445	150, 175

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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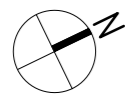
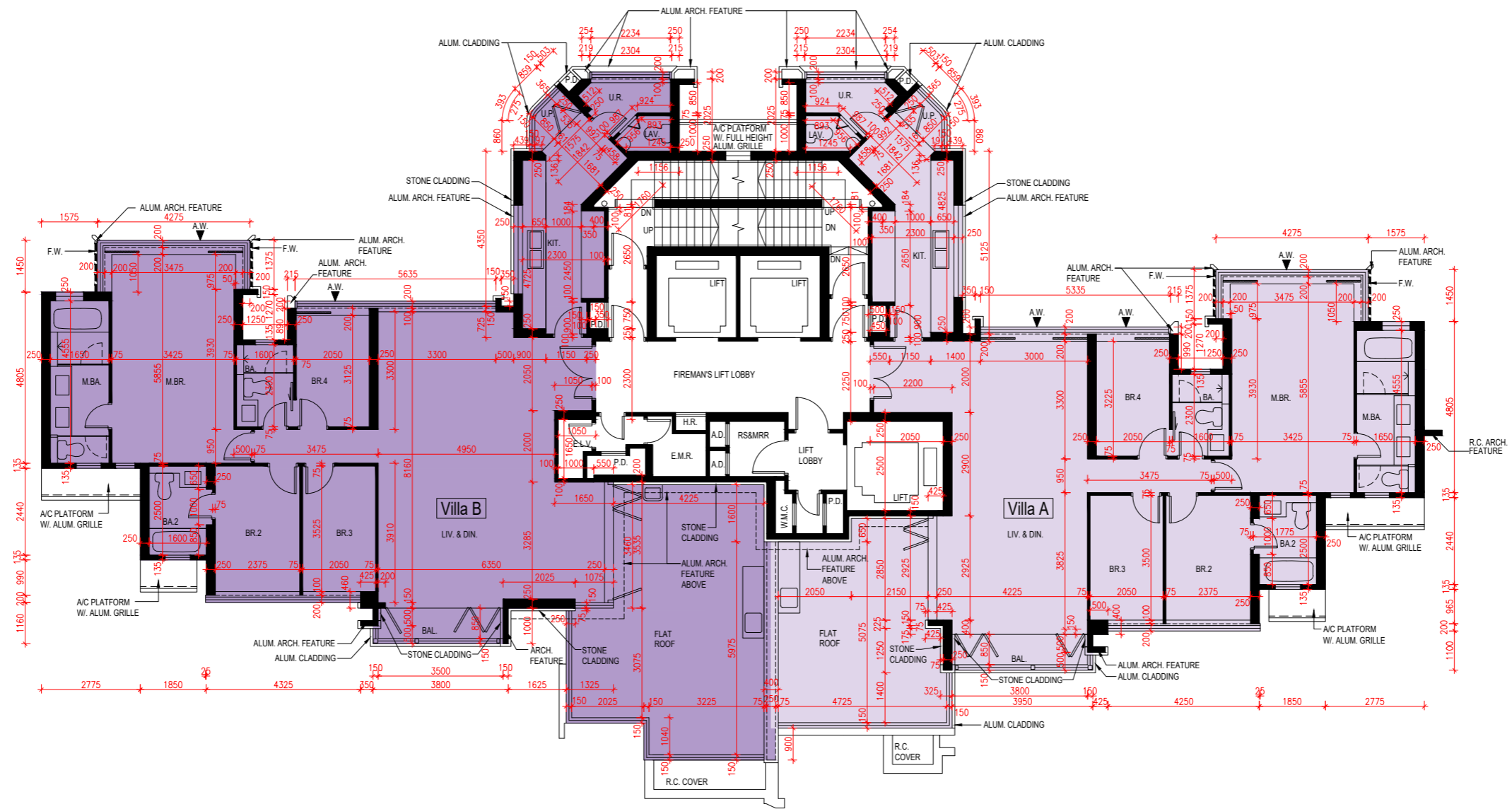
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

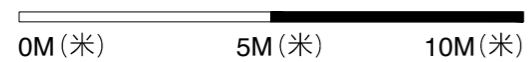
期數的住宅物業的樓面平面圖

Crown Tower 26/F Floor Plan

26樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Crown Tower	27/F 27樓	Penthouse A	3490, 3515	150
		Penthouse B	3490, 3515, 3640	150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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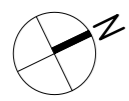
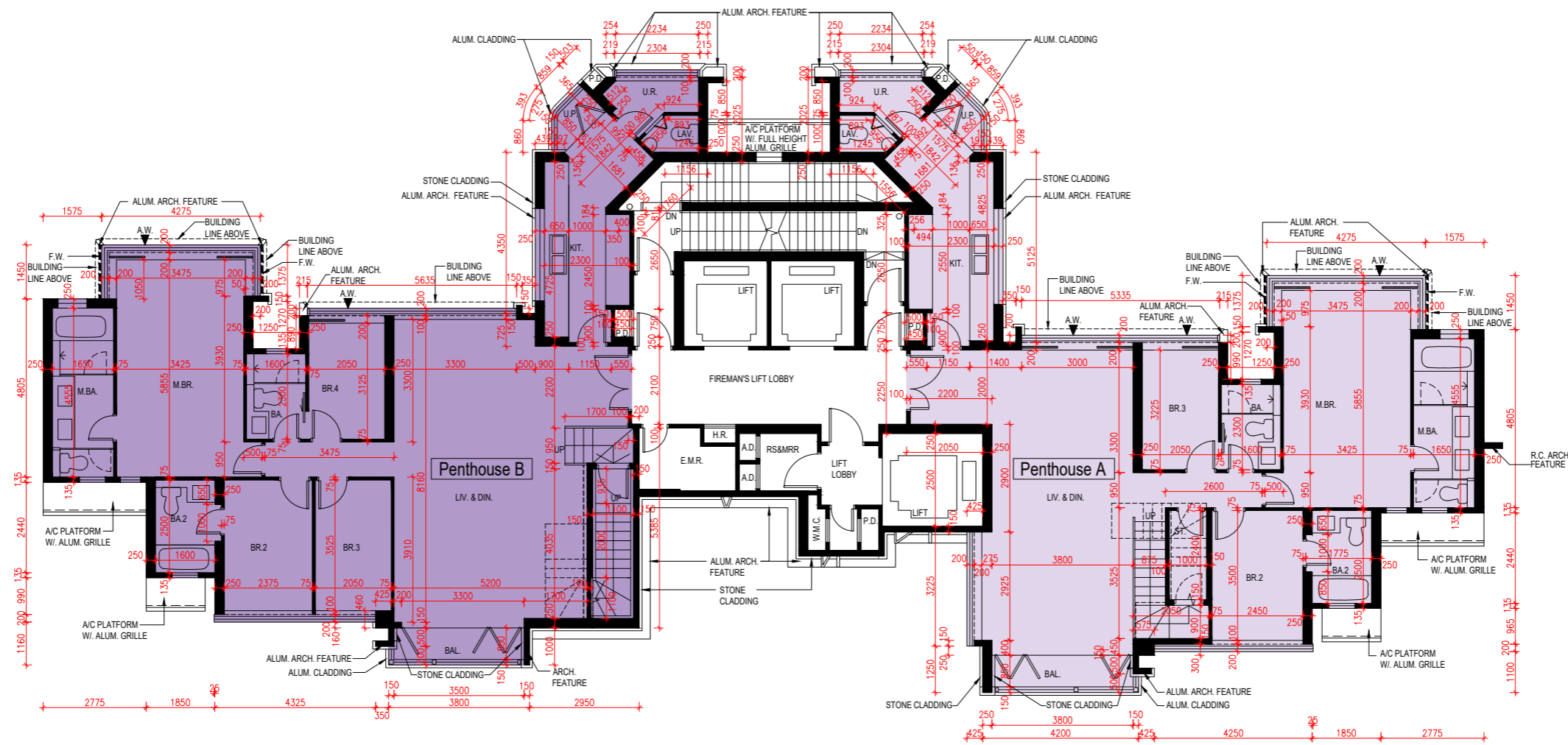
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

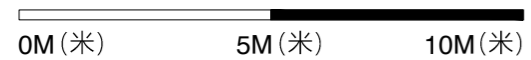
期數的住宅物業的樓面平面圖

Crown Tower 27/F Floor Plan

27樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Crown Tower	Roof 天台	Penthouse A	Not Applicable 不適用	Not Applicable 不適用
		Penthouse B	Not Applicable 不適用	Not Applicable 不適用

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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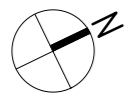
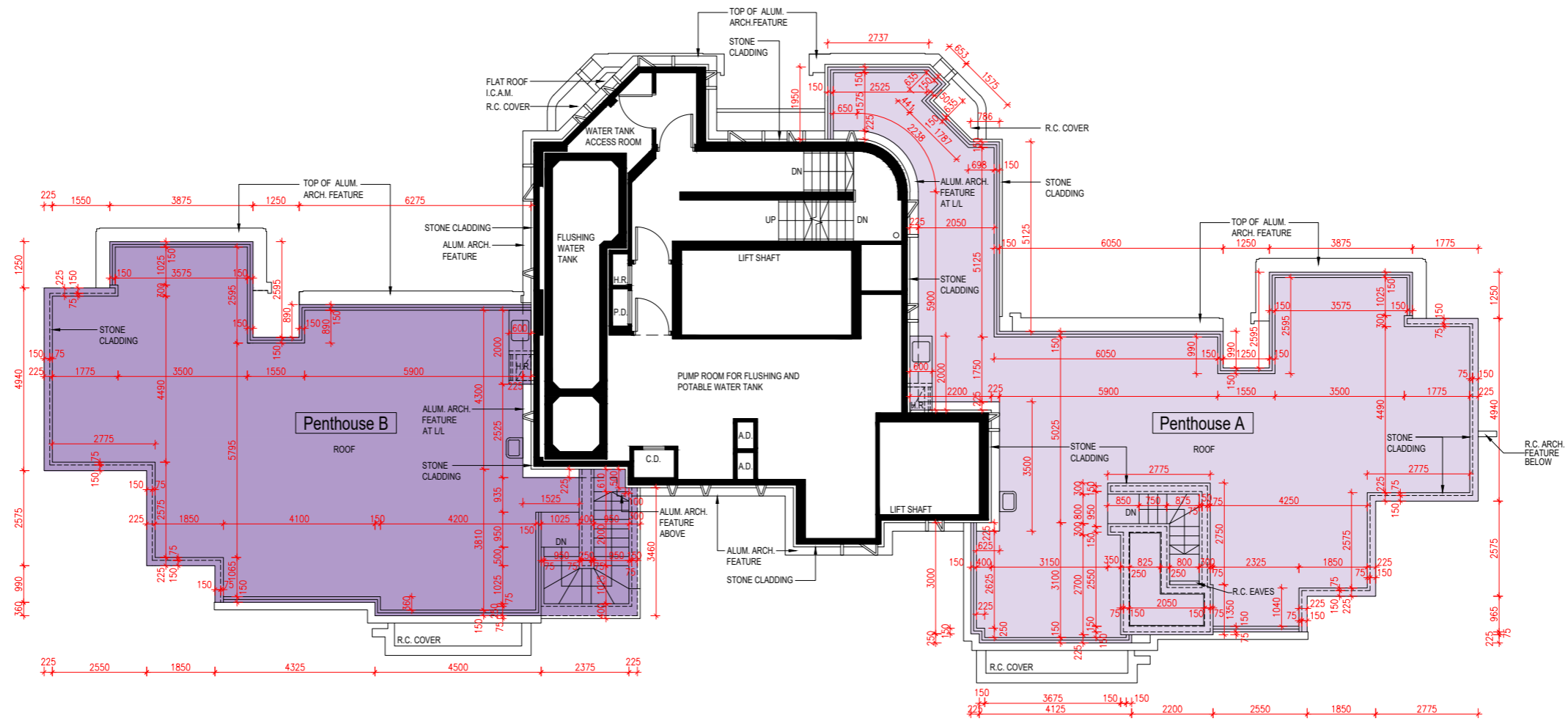
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

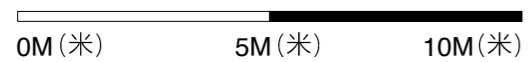
期數的住宅物業的樓面平面圖

Crown Tower Roof Floor Plan

天台樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 1	6/F 6樓	Garden Suite A	3145, 3345, 3495, 3595	150, 175
		Garden Suite B	3145, 3345, 3495, 3595	150, 175

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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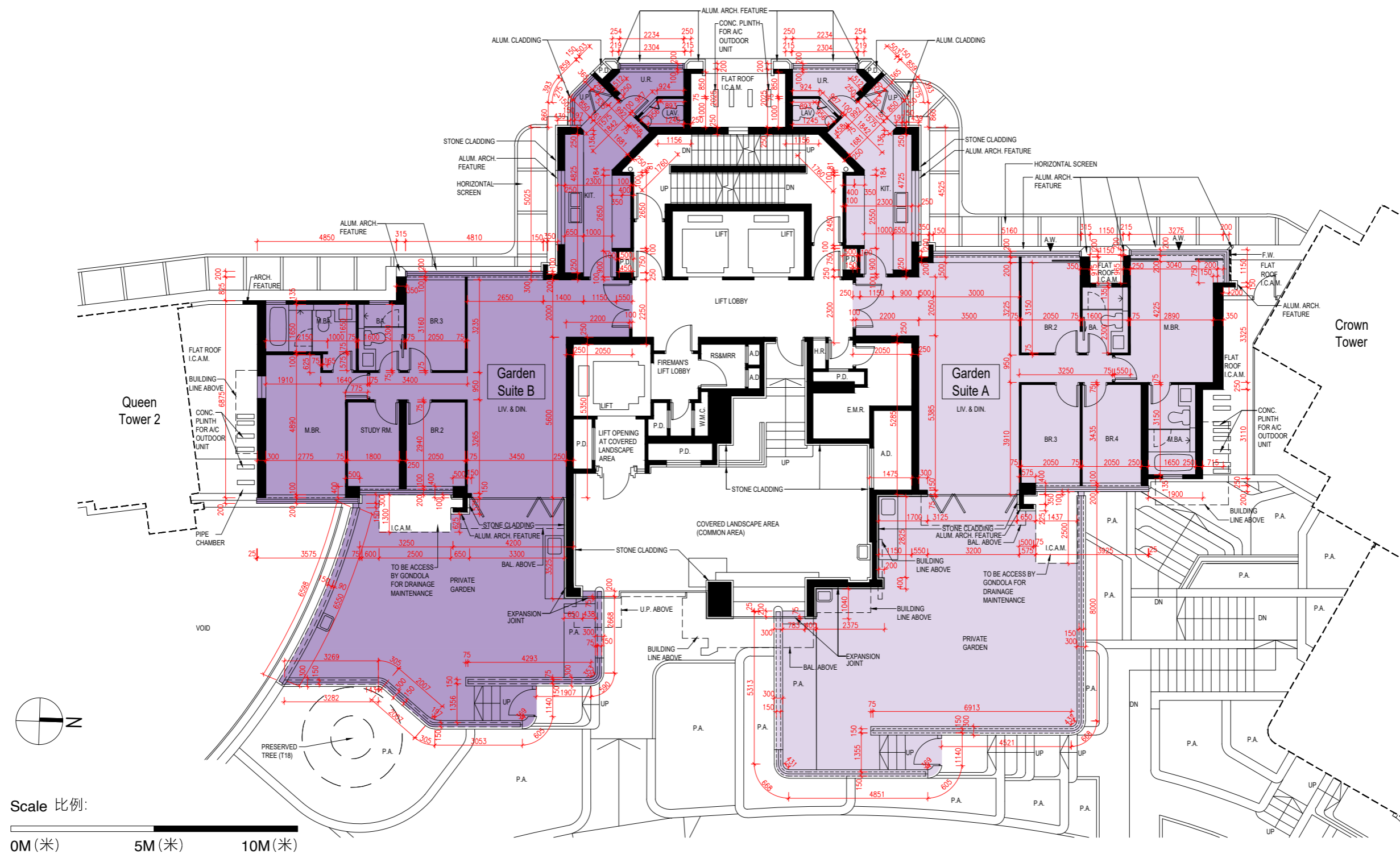
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Queen Tower 1 6/F Floor Plan

6樓樓面平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 1	7/F - 12/F, 15/F - 23/F 7樓至12樓、 15樓至23樓	A	3025, 3225, 3375	150, 175
		B	3025, 3225, 3375	150, 175
		C	3025, 3225, 3375	150, 175
	25/F 25樓	A	3095, 3295, 3445	150, 175
		B	3375, 3405, 3445	150, 175
		C	3095, 3295, 3445	150, 175

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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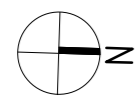
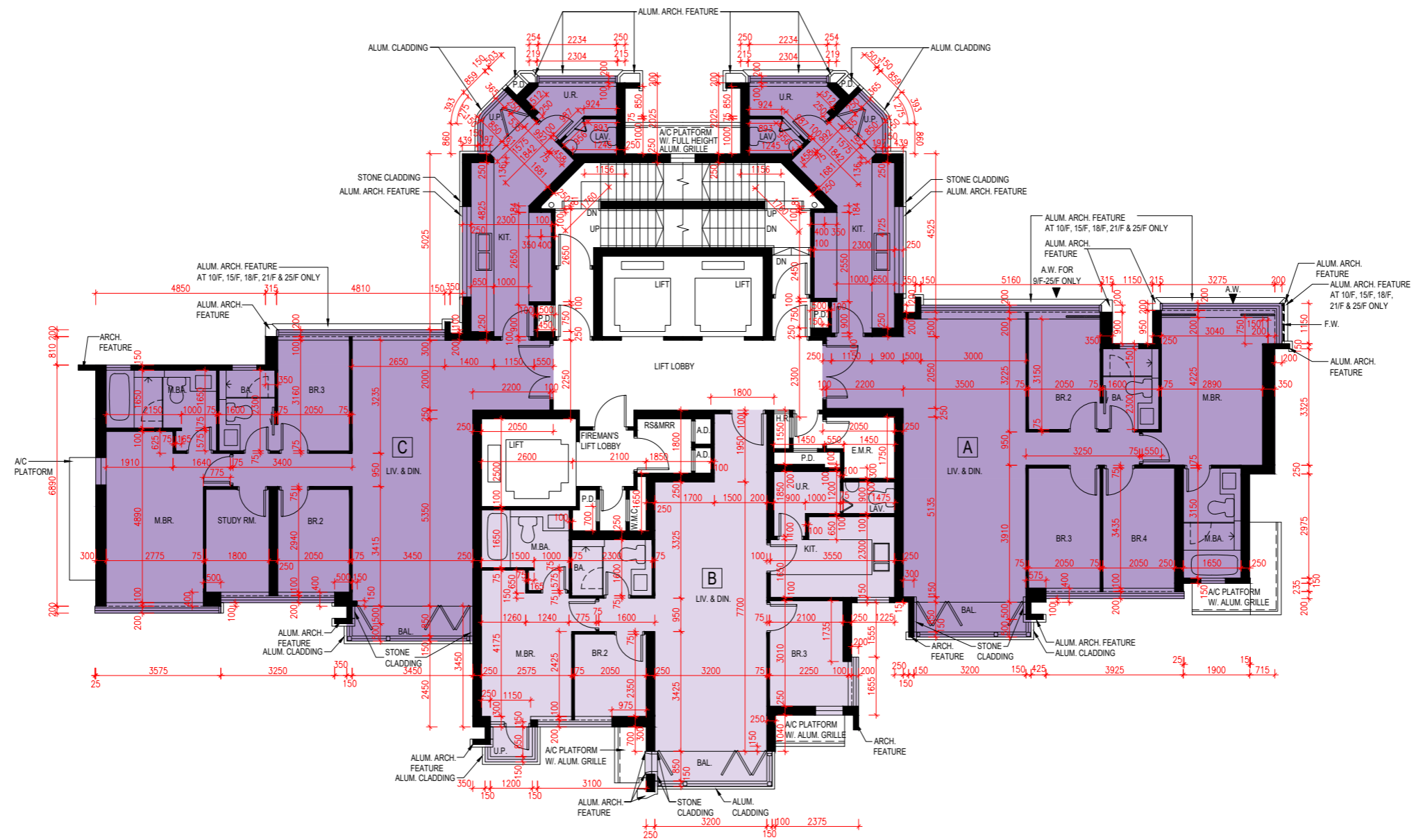
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

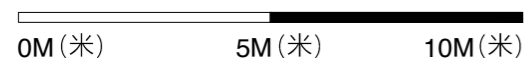
期數的住宅物業的樓面平面圖

Queen Tower 1 7/F - 12/F, 15/F - 23/F & 25/F Floor Plan

7樓至12樓、15樓至23樓及25樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 1	26/F 26樓	Villa A	3095, 3295, 3445	150, 175
		Villa B	3095, 3295, 3445	150

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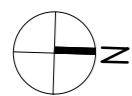
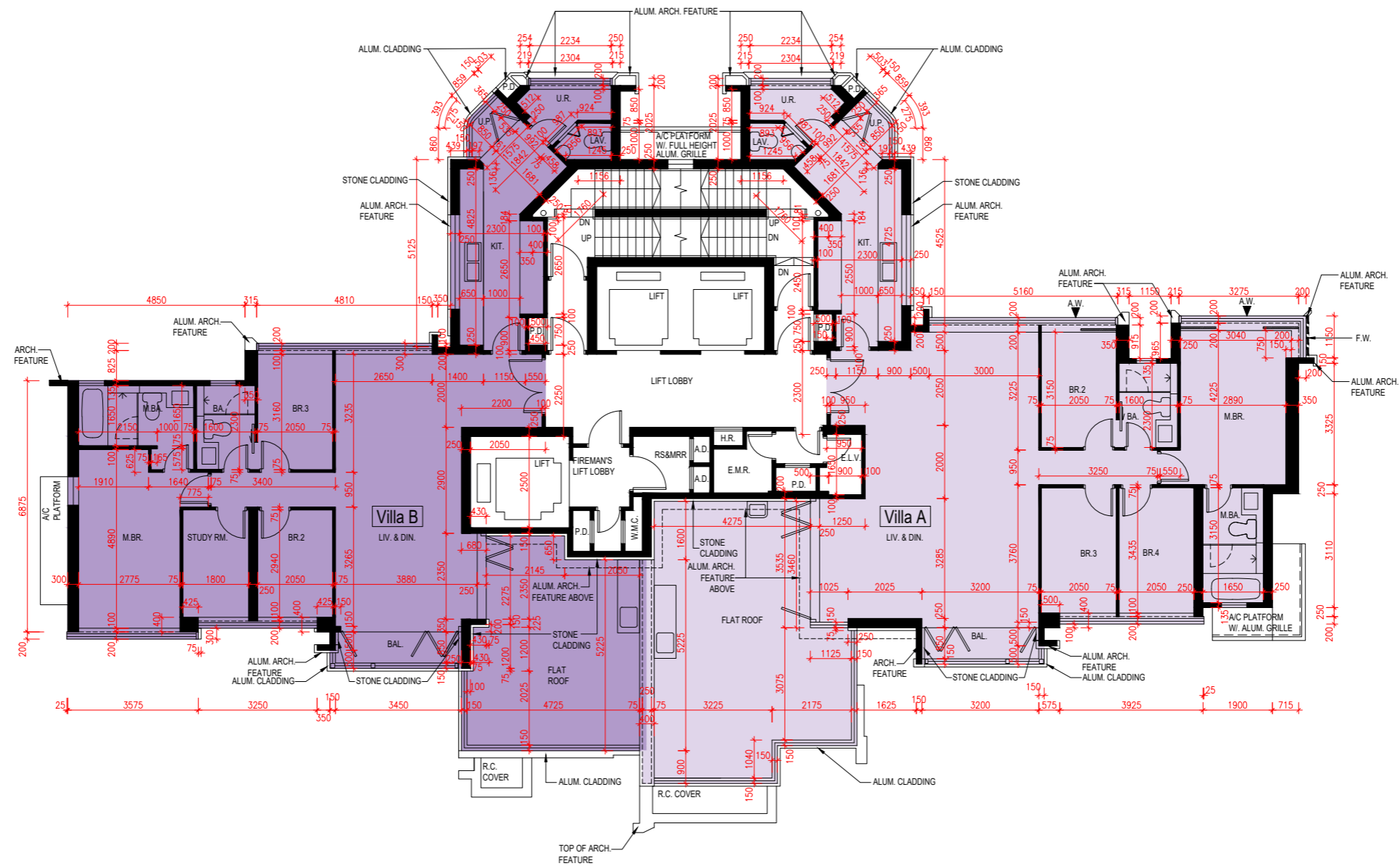
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

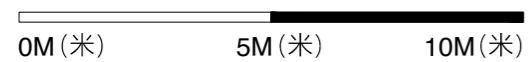
期數的住宅物業的樓面平面圖

Queen Tower 1 26/F Floor Plan

26樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 1	27/F 27樓	Penthouse A	3490, 3515	150, 175
		Penthouse B	3490, 3515, 3640	150

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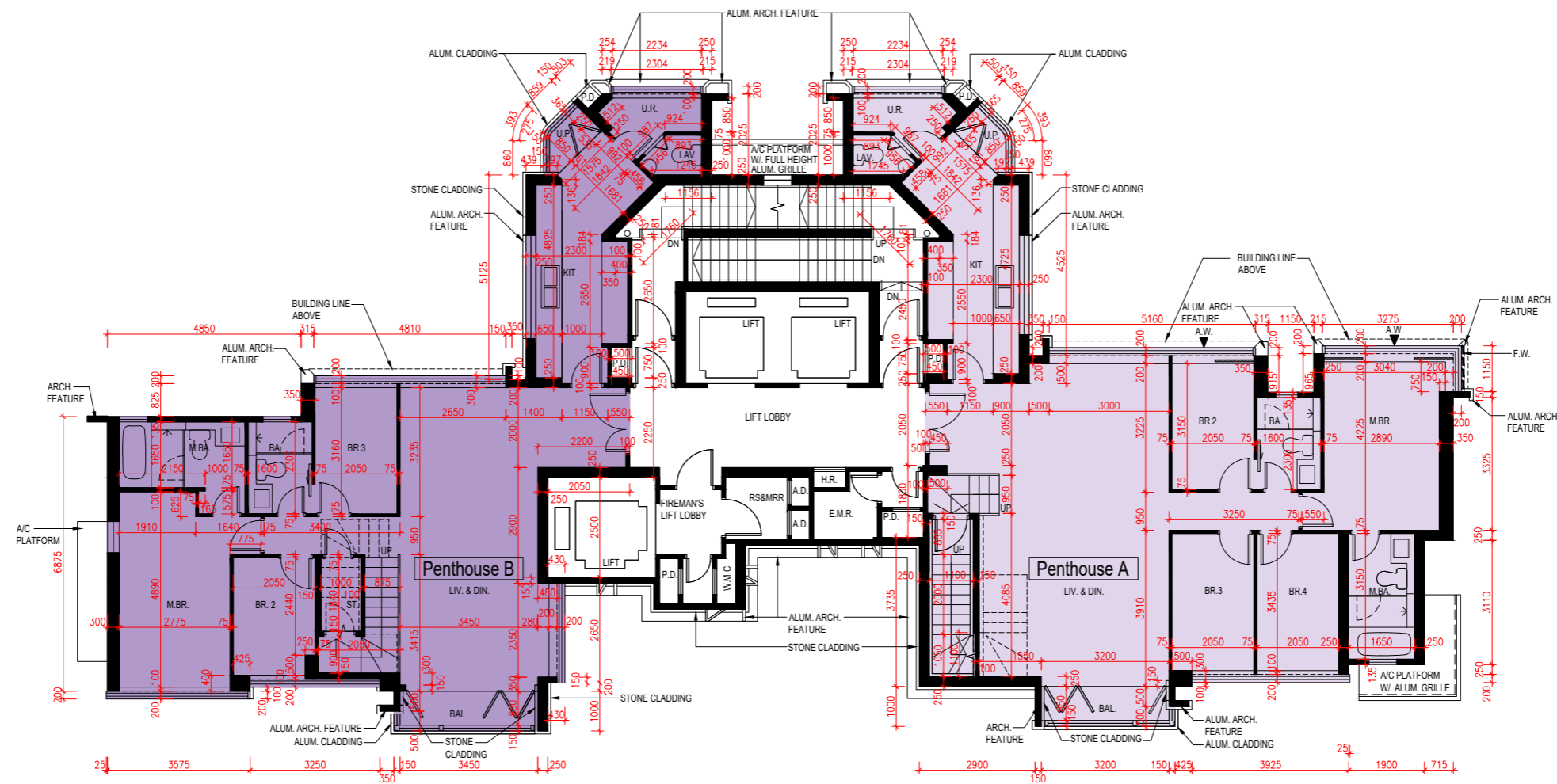
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

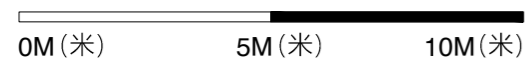
期數的住宅物業的樓面平面圖

Queen Tower 1 27/F Floor Plan

27樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 1	Roof 天台	Penthouse A	Not Applicable 不適用	Not Applicable 不適用
		Penthouse B	Not Applicable 不適用	Not Applicable 不適用

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

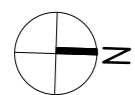
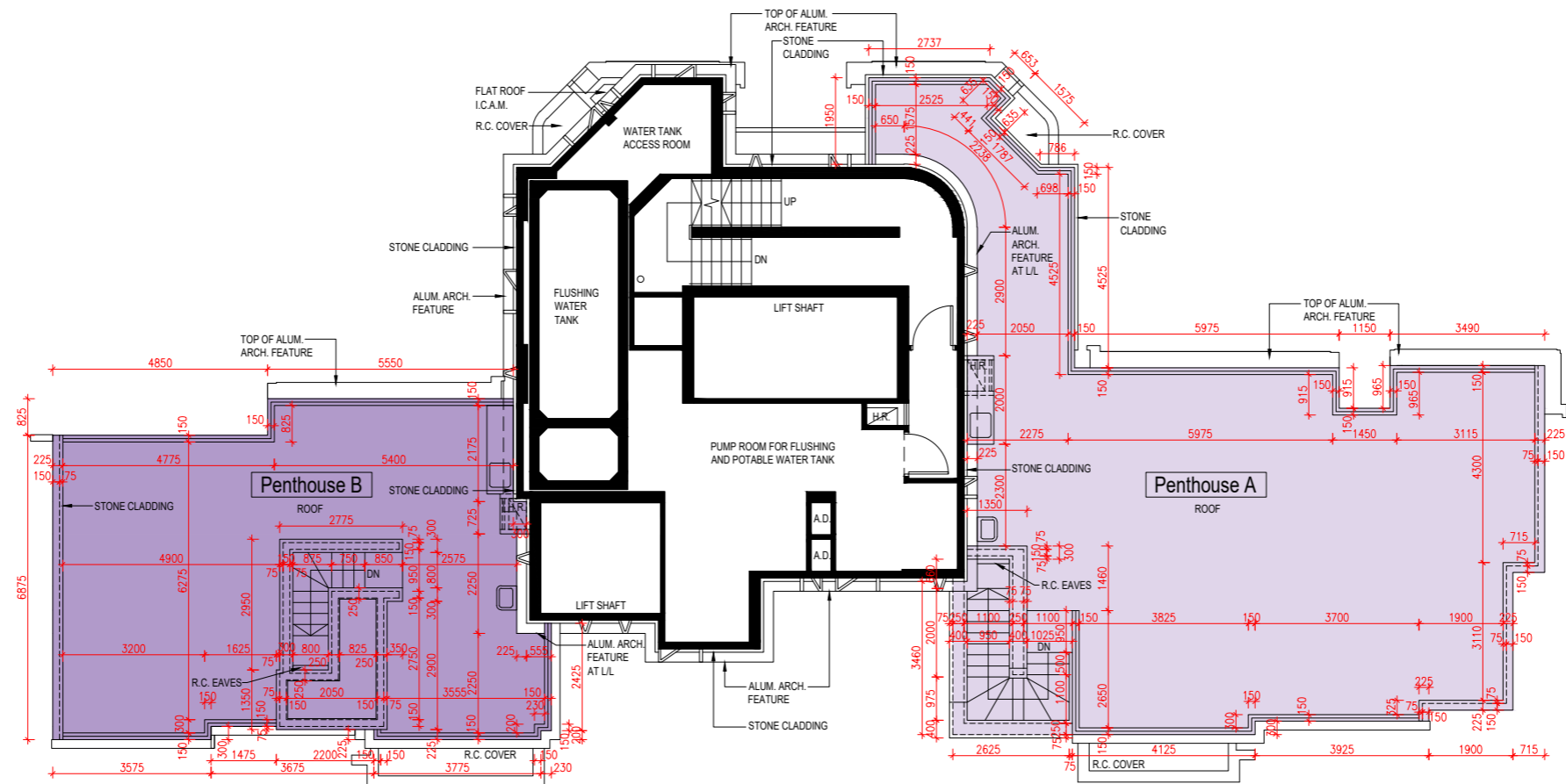
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

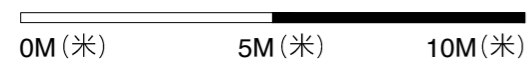
期數的住宅物業的樓面平面圖

Queen Tower 1 Roof Floor Plan

天台樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 2	6/F 6樓	A	3045, 3145, 3345, 3495	150, 175
		B	3145, 3495	150, 175
		C	3045, 3145, 3345, 3495	150, 175
		D	3045, 3145, 3495	150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

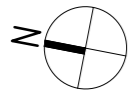
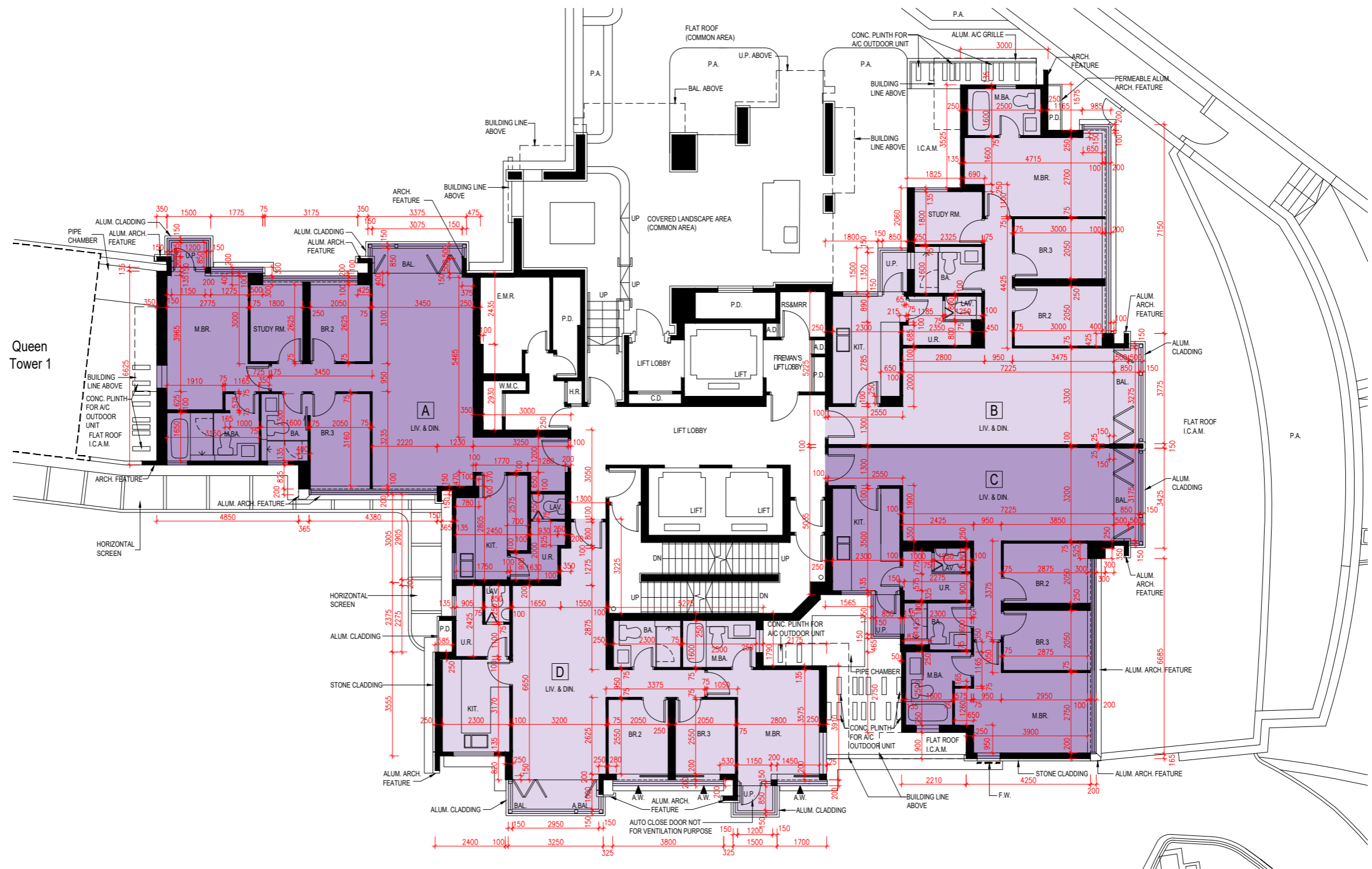
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

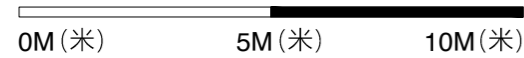
期數的住宅物業的樓面平面圖

Queen Tower 2 6/F Floor Plan

6樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 2	7/F - 12/F, 15/F - 23/F 7樓至12樓、 15樓至23樓	A	2925, 3025, 3225, 3375	150, 175
		B	3025, 3375	150
		C	3025, 3375	150, 175
		D	2925, 3025, 3225, 3375	150, 175
		E	2925, 3025, 3375	150
	25/F 25樓	A	3095, 3295, 3375, 3445	150, 175
		B	3095, 3295, 3375, 3405, 3445	150
		C	3095, 3375, 3405, 3415, 3445	150, 200, 240, 270
		D	2995, 3095, 3395, 3405, 3415, 3445	150, 240, 270
		E	3095, 3225, 3375, 3405, 3445	150

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

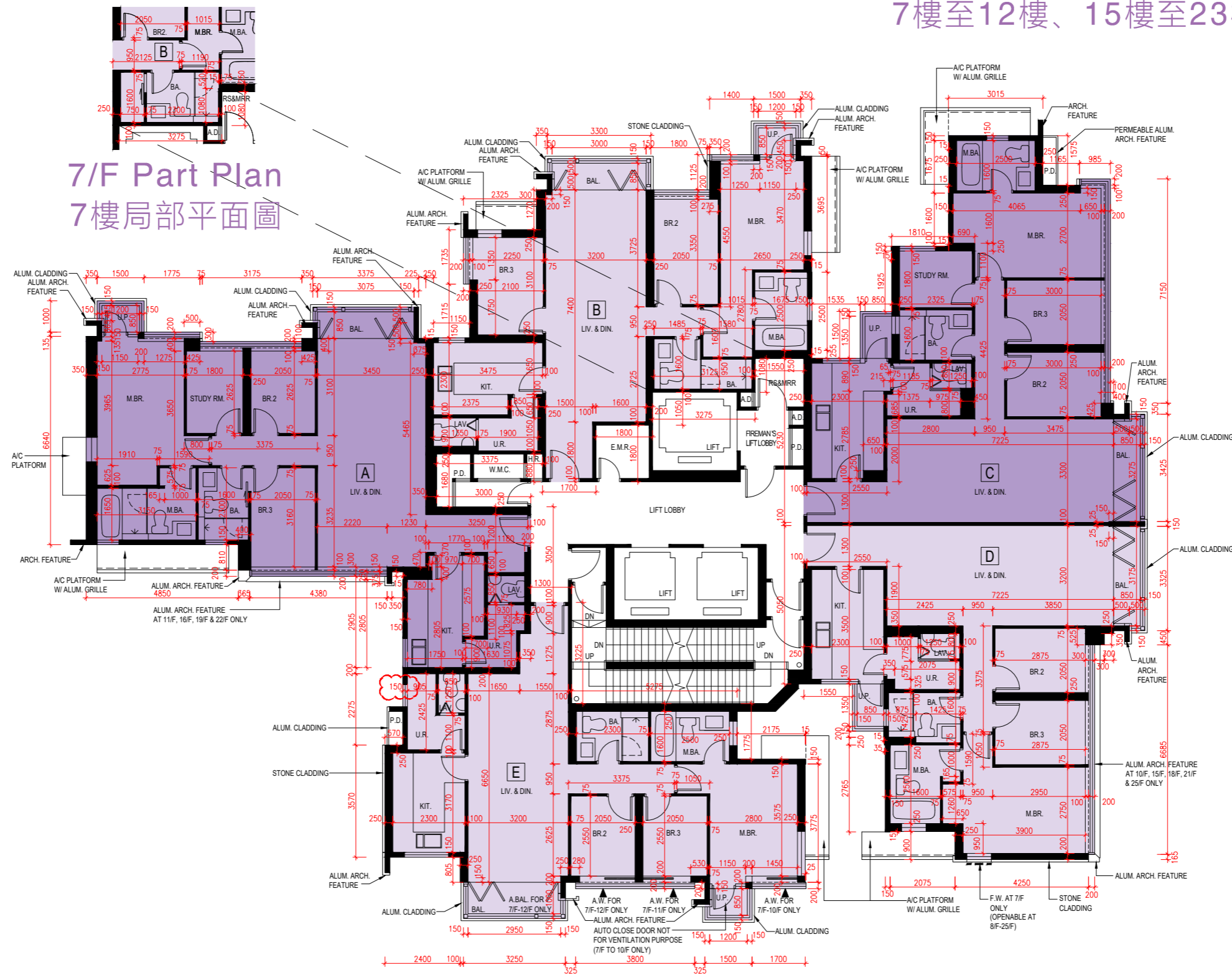
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

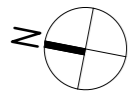
期數的住宅物業的樓面平面圖

Queen Tower 2 7/F - 12/F, 15/F - 23/F & 25/F Floor Plan

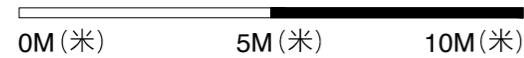
7樓至12樓、15樓至23樓及25樓樓面平面圖



7/F Part Plan
7樓局部平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 2	26/F 26樓	Queen Mansion	2995, 3095, 3295, 3445	150, 200
		Villa B	2995, 3095, 3445	150, 200

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

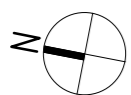
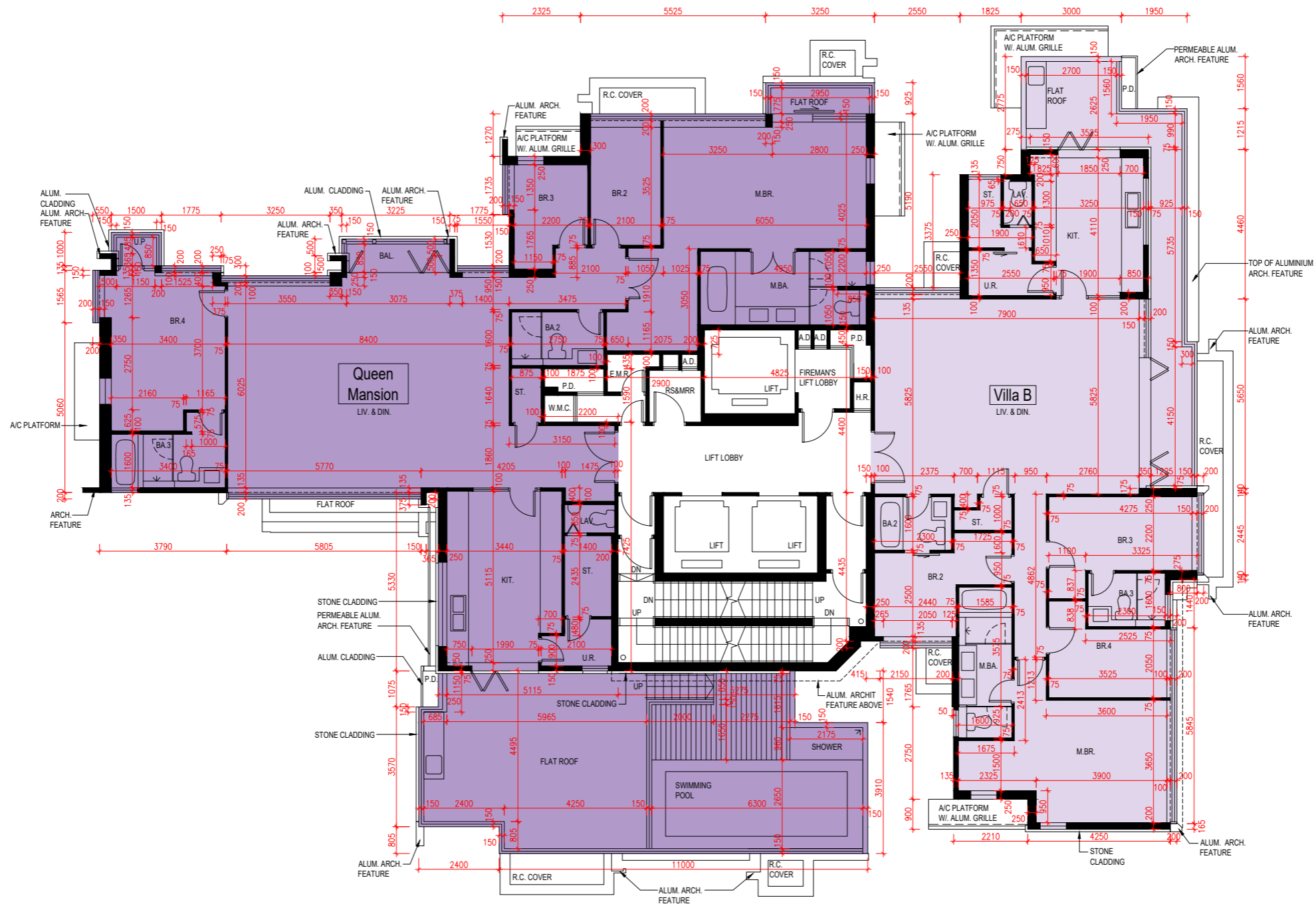
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

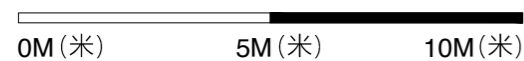
期數的住宅物業的樓面平面圖

Queen Tower 2 26/F Floor Plan

26樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 2	27/F 27樓	Penthouse A	3490, 3515, 3640	150, 200
		Penthouse B	3490, 3640	150, 175, 200

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

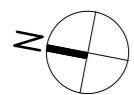
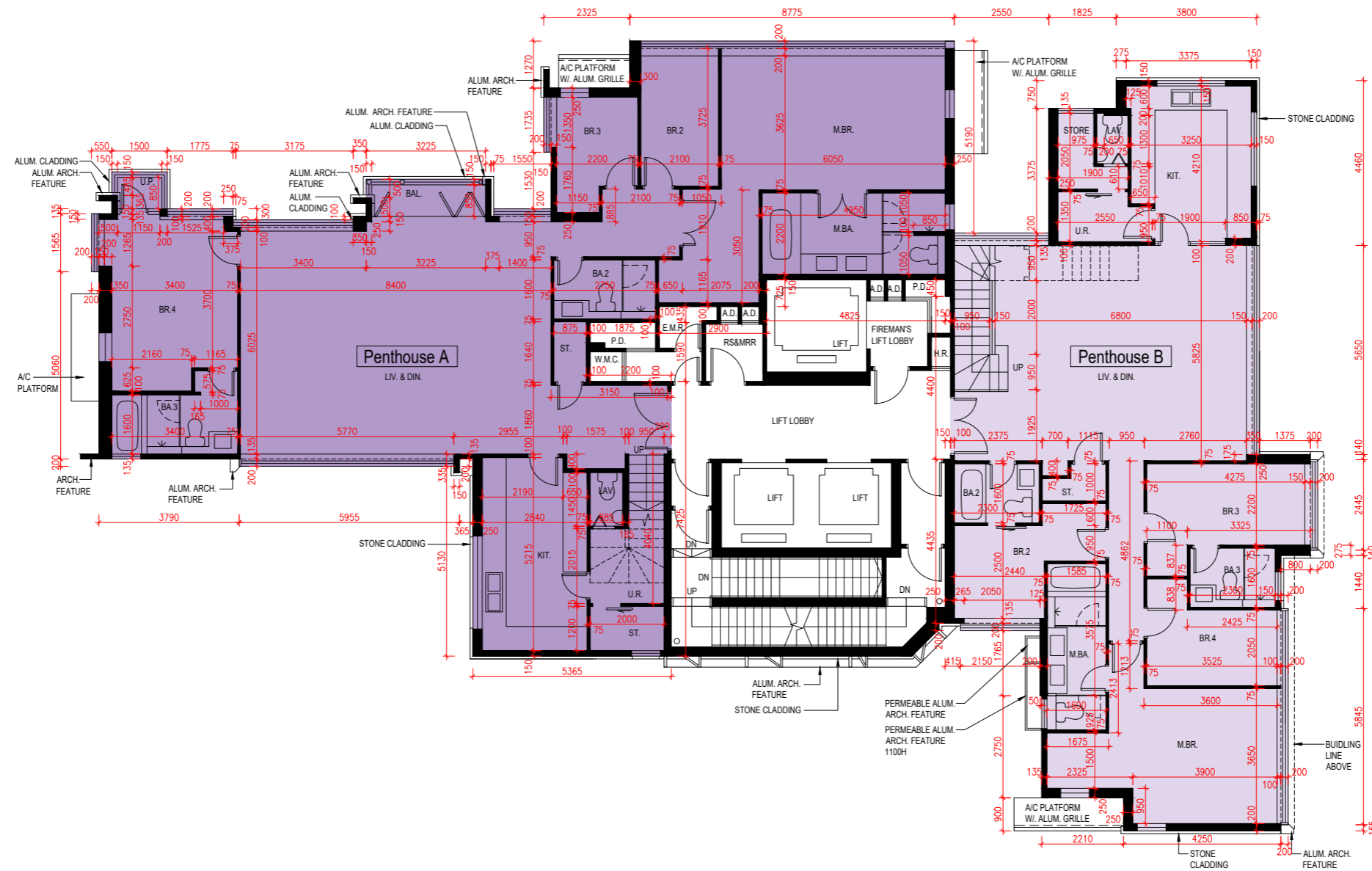
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

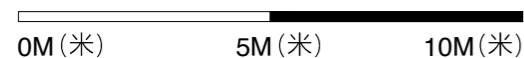
期數的住宅物業的樓面平面圖

Queen Tower 2 27/F Floor Plan

27樓樓面平面圖



Scale 比例:



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

Block Name 大廈名稱	Floor 樓層	Flat 單位	The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度 (毫米)	The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板 (不包括灰泥) 的厚度 (毫米)
Queen Tower 2	Roof 天台	Penthouse A	Not Applicable 不適用	Not Applicable 不適用
		Penthouse B	Not Applicable 不適用	Not Applicable 不適用

- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. (This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

- 因住宅物業的較高的樓層結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Notes:

1. The dimensions of floor plans are all structural dimensions in millimetre.
2. Please refer to pages AL001-AL004 of this sales brochure for the legend of the terms and abbreviations used on the floor plans and notes that are applicable thereto.

備註：

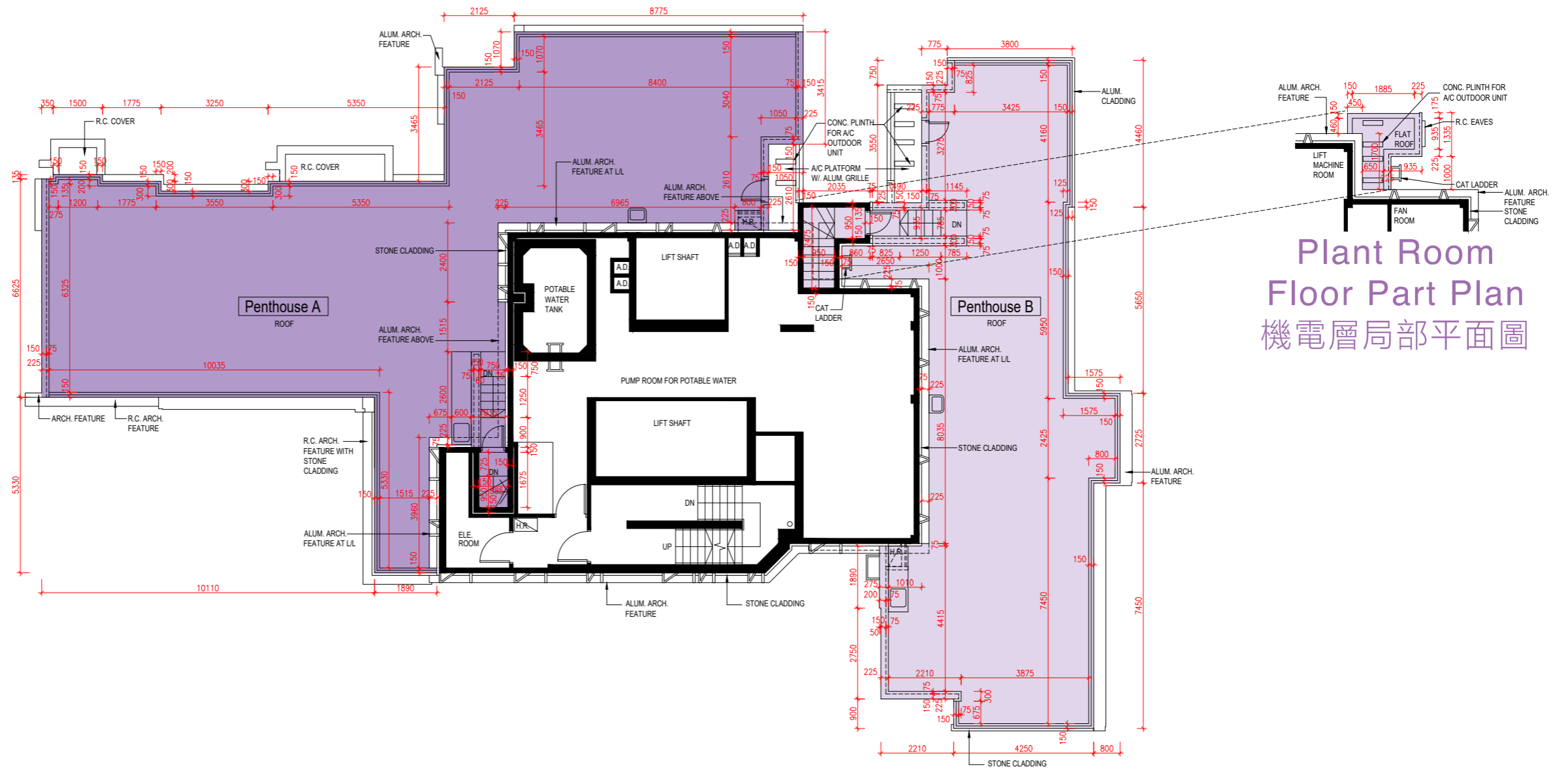
1. 樓面平面圖所列之尺寸為以毫米標示之建築結構尺寸。
2. 有關樓面平面圖中所使用之名詞及簡稱之圖例及其適用的備註，請參閱本售樓說明書第AL001至AL004頁。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE

期數的住宅物業的樓面平面圖

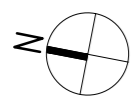
Queen Tower 2 Roof Floor Plan

天台樓面平面圖

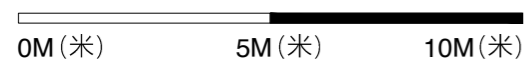


Plant Room Floor Part Plan

機電層局部平面圖



Scale 比例:



AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、 及工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
Crown Tower	6/F 6樓	Garden Suite A	135.852(1462) Balcony 露台: - Utility Platform 工作平台: 1.555(17)	-	-	-	-	66.662 (718)	-	-	-	-	-
		Garden Suite B	135.424(1458) Balcony 露台: - Utility Platform 工作平台: 1.555(17)	-	-	-	-	63.442 (683)	-	-	-	-	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓 及25樓	A	139.511(1502) Balcony 露台: 4.075(44) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	-	-	-	-
		B	87.473(942) Balcony 露台: 3.600(39) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		C	138.799(1494) Balcony 露台: 3.800(41) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	-	-	-	-
	26/F 26樓	Villa A	141.348(1521) Balcony 露台: 4.200(45) Utility Platform 工作平台: 1.555(17)	-	-	-	23.199 (250)	-	-	-	-	-	-
		Villa B	150.123(1616) Balcony 露台: 3.800(41) Utility Platform 工作平台: 1.555(17)	-	-	-	33.723 (363)	-	-	-	-	-	-
	27/F 27樓	Penthouse A	141.348(1521) Balcony 露台: 4.200(45) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	107.514 (1157)	-	-	-
		Penthouse B	148.020(1593) Balcony 露台: 3.800(41) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	99.650 (1073)	-	-	-

The saleable area and the floor area of the residential property 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:

1. The areas as specified above in square feet are converted at a rate 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Phase.
4. 13/F, 14/F and 24/F are omitted in each Tower.

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

備註:

1. 上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、 及工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
Queen Tower 1	6/F 6樓	Garden Suite A	114.216(1229) Balcony 露台: - Utility Platform 工作平台: 1.555(17)	-	-	-	-	71.786 (773)	-	-	-	-	-
		Garden Suite B	109.820(1182) Balcony 露台: - Utility Platform 工作平台: 1.555(17)	-	-	-	-	54.452 (586)	-	-	-	-	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓 及25樓	A	117.247(1262) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	-	-	-	-
		B	87.551(942) Balcony 露台: 3.600(39) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		C	113.187(1218) Balcony 露台: 3.725(40) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	-	-	-	-
	26/F 26樓	Villa A	128.593(1384) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.555(17)	-	-	-	33.896 (365)	-	-	-	-	-	-
		Villa B	114.736(1235) Balcony 露台: 3.850(41) Utility Platform 工作平台: 1.555(17)	-	-	-	23.497 (253)	-	-	-	-	-	-
	27/F 27樓	Penthouse A	125.816(1354) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	104.507 (1125)	-	-	-
		Penthouse B	114.735(1235) Balcony 露台: 3.850(41) Utility Platform 工作平台: 1.555(17)	-	-	-	-	-	-	64.965 (699)	-	-	-

The saleable area and the floor area of the residential property 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 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may slightly different from that shown in square metre.
- The symbol “-” as shown in the above table denotes “Not provided”.
- There is no verandah in the residential properties of the Phase.
- 13/F, 14/F and 24/F are omitted in each Tower.

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

備註:

- 上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 期數的住宅物業不設陽台。
- 每座均不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、 及工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
Queen Tower 2	6/F 6樓	A	102.938(1108) Balcony 露台: 3.375(36) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		B	96.794(1042) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		C	89.741(966) Balcony 露台: 3.400(37) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		D	85.432(920) Balcony 露台: 3.738(40) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
	7/F-12/F, 15/F-23/F & 25/F 7樓至12樓、 15樓至23樓 及25樓	A	102.469(1103) Balcony 露台: 3.375(36) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		B	90.516(974) Balcony 露台: 3.300(36) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		C	96.878(1043) Balcony 露台: 3.500(38) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		D	89.873(967) Balcony 露台: 3.400(37) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-
		E	85.538(921) Balcony 露台: 3.738(40) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	-	-	-	-

The saleable area and the floor area of the residential property 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 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may slightly different from that shown in square metre.
- The symbol “-” as shown in the above table denotes “Not provided”.
- There is no verandah in the residential properties of the Phase.
- 13/F, 14/F and 24/F are omitted in each Tower.

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

備註:

- 上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
- 上表所顯示之「-」符號代表「不提供」。
- 期數的住宅物業不設陽台。
- 每座均不設13樓、14樓及24樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE

期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台、 及工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) 其他指明項目的面積 (不計算入實用面積) sq. metre (sq.ft.) 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Flat 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
Queen Tower 2	26/F 26樓	Queen Mansion	197.618(2127) Balcony 露台: 3.375(36) Utility Platform 工作平台: 1.500(16)	-	-	-	62.431 (672)	-	-	-	-	-	-
		Villa B	151.896(1635) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	17.661 (190)	-	-	-	-	-	-
	27/F 27樓	Penthouse A	199.958(2152) Balcony 露台: 3.375(36) Utility Platform 工作平台: 1.500(16)	-	-	-	-	-	-	145.198 (1563)	-	-	-
		Penthouse B	151.896(1635) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	2.022 (22)	-	-	95.817 (1031)	3.240 (35)	-	-

The saleable area and the floor area of the residential property 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.

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

Notes:

1. The areas as specified above in square feet are converted at a rate 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Phase.
4. 13/F,14/F and 24/F are omitted in each Tower.

備註:

1. 上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，與以平方米表述之面積可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 期數的住宅物業不設陽台。
4. 每座均不設13樓、14樓及24樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE

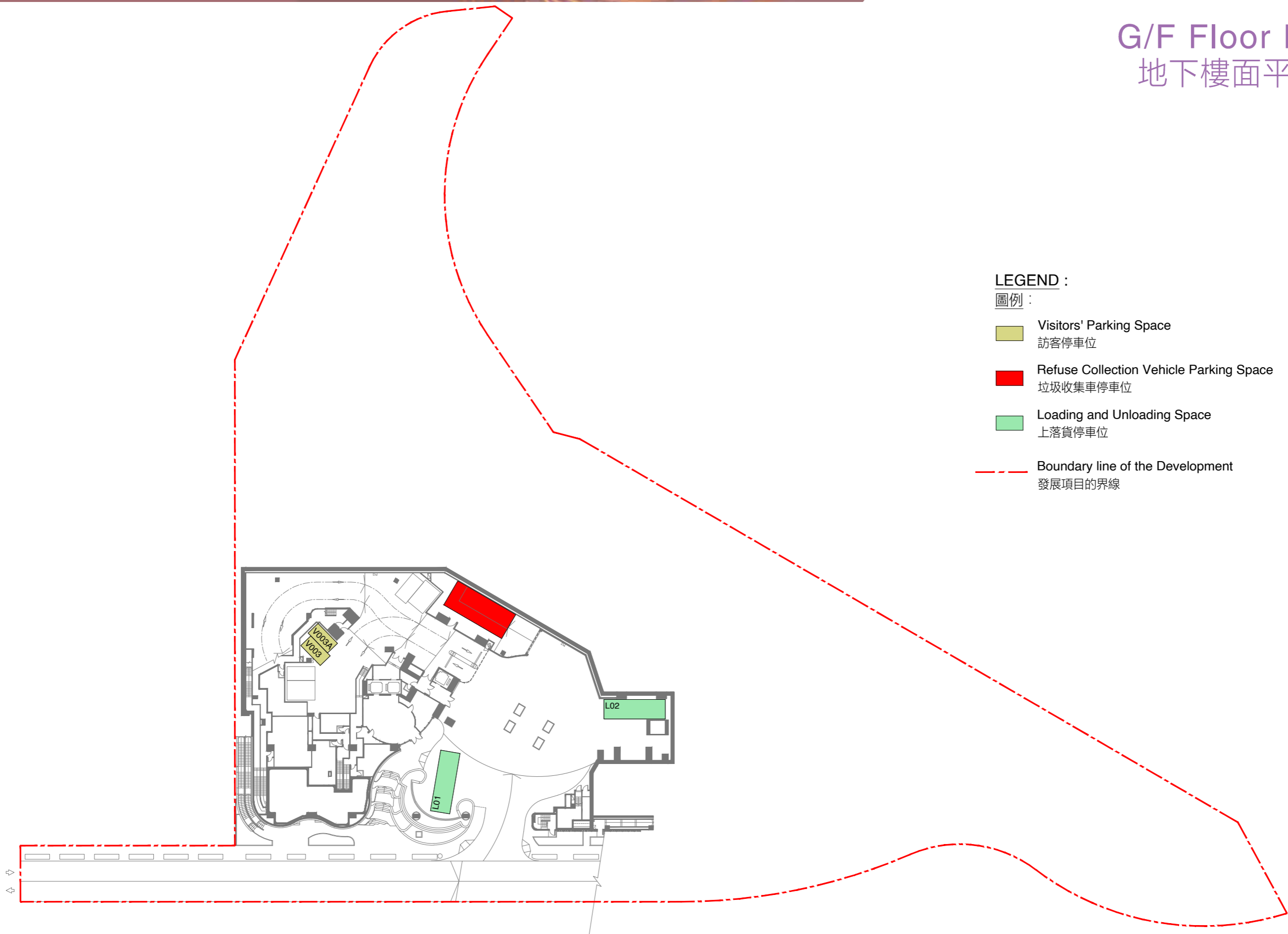
期數中的停車位的樓面平面圖

G/F Floor Plan 地下樓面平面圖

LEGEND :

圖例 :

-  Visitors' Parking Space
訪客停車位
-  Refuse Collection Vehicle Parking Space
垃圾收集車停車位
-  Loading and Unloading Space
上落貨停車位
-  Boundary line of the Development
發展項目的界線

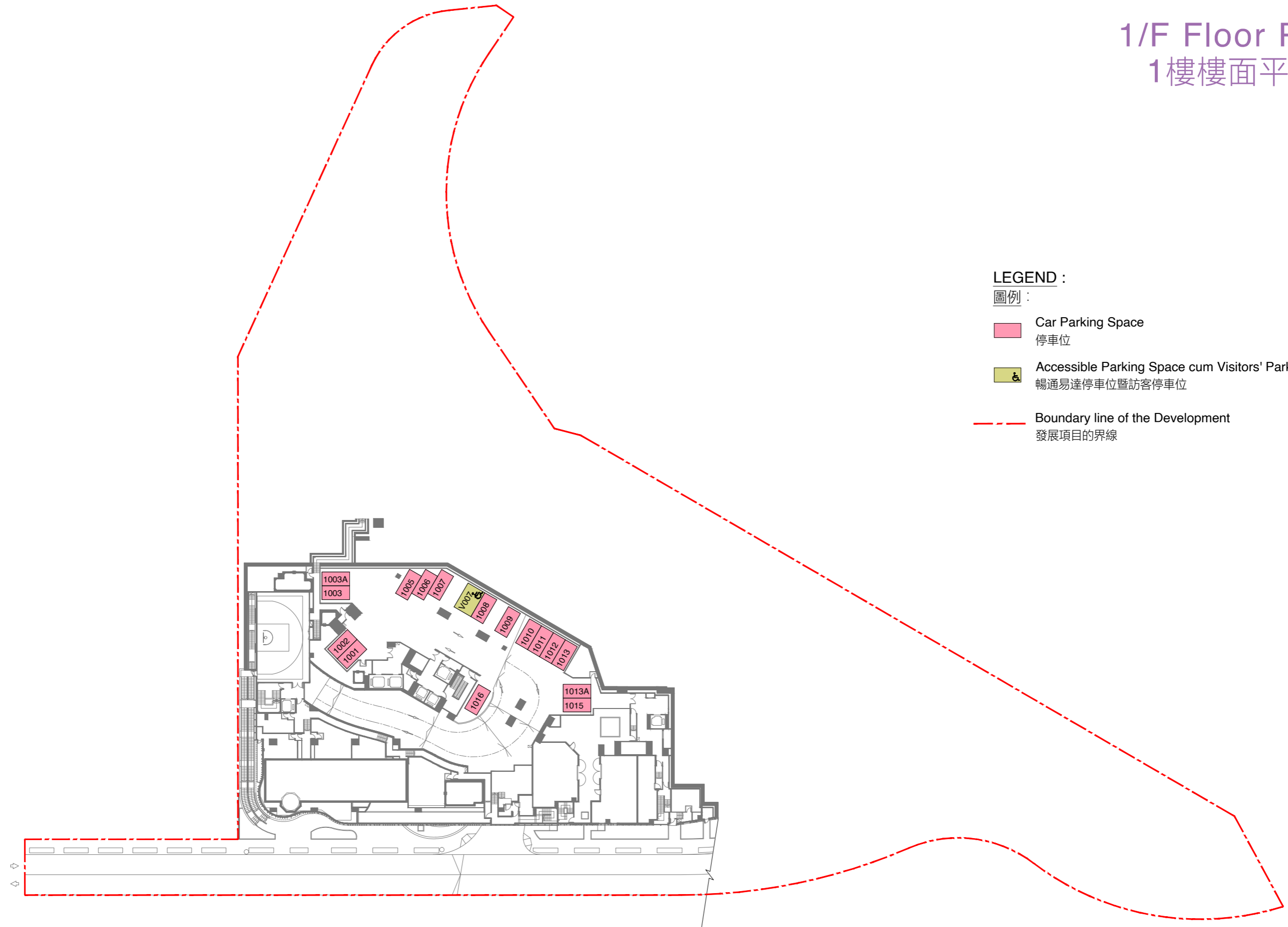


FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

1/F Floor Plan

1樓樓面平面圖



LEGEND :

圖例 :

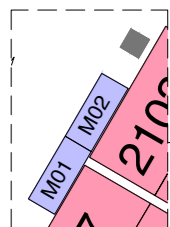
-  Car Parking Space
停車位
-  Accessible Parking Space cum Visitors' Parking Space
暢通易達停車位暨訪客停車位
-  Boundary line of the Development
發展項目的界線

FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

2/F Floor Plan

2樓樓面平面圖



PART PLAN OF MOTOR CYCLE PARKING SPACE
電單車停車位部份平面圖

LEGEND :

圖例 :

- Car Parking Space
停車位
- Accessible Parking Space cum Visitors' Parking Space
暢通易達停車位暨訪客停車位
- Motor Cycle Parking Space
電單車停車位
- Boundary line of the Development
發展項目的界線



FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

3/F Floor Plan

3樓樓面平面圖




FLOOR PLANS OF PARKING SPACES IN THE PHASE
期數中的停車位的樓面平面圖

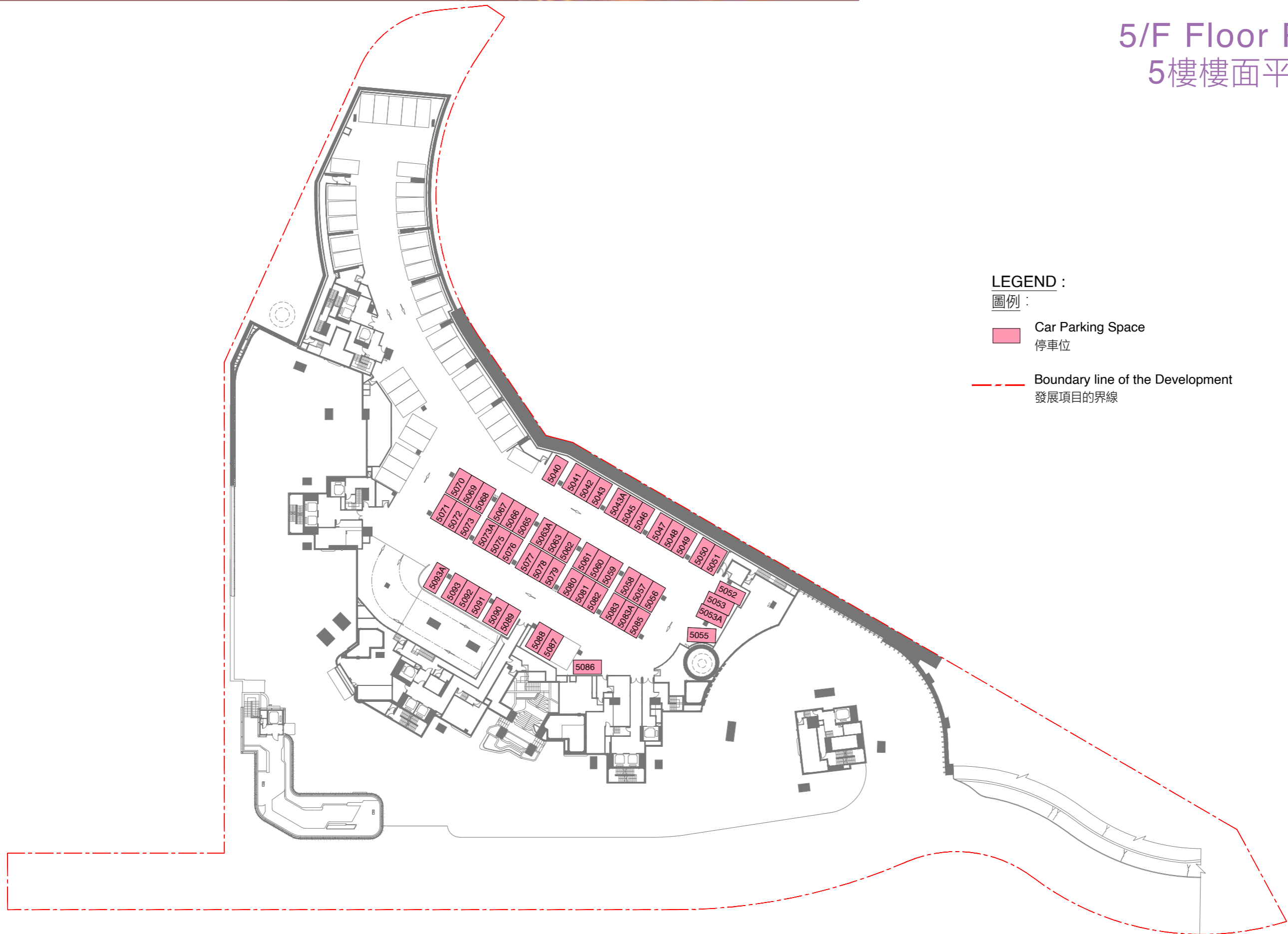
5/F Floor Plan
5樓樓面平面圖

LEGEND :

圖例 :

 Car Parking Space
停車位

 Boundary line of the Development
發展項目的界線



FLOOR PLANS OF PARKING SPACES IN THE PHASE

期數中的停車位的樓面平面圖

	Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (LxW) (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	5/F 5樓	55	5.0 x 2.5	12.5
		3/F 3樓	56		
		2/F 2樓	88		
		1/F 1樓	16		
	Motor Cycle Parking Space 電單車停車位	2/F 2樓	2	2.4 x 1.0	2.4
	Accessible Parking Space cum Visitors' Parking Space 暢通易達停車位暨訪客停車位	3/F 3樓	1	5.0 x 3.5	17.5
		2/F 2樓	1		
		1/F 1樓	1		
	Visitors' Parking Space 訪客停車位	G/F 地下	2	5.0 x 2.5	12.5
	Refuse Collection Vehicle Parking Space 垃圾收集車停車位		1	12.0 x 5.0	60
	Loading and Unloading Space 上落貨停車位	3/F 3樓	1	11.0 x 3.5	38.5
		G/F 地下	2		

SUMMARY OF THE PRELIMINARY AGREEMENT FOR SALE AND PURCHASE

臨時買賣合約的摘要

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

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

The draft Deed of Mutual Covenant and Management Agreement of the Development (“DMC”) provides that: -

A. Common parts of the Development

- (i) “Common Areas and Facilities” means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed of Mutual Covenant (as defined below).
- (ii) “Development Common Areas and Facilities” means and includes :-
 - (a) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, landscaped areas, driveways, roadways and pavements, ramps, planters, vertical greening, refuse storage & material recovery chamber, refuse collection vehicle parking space, main switch rooms, sub-main switch room, emergency generator room, caretakers’ office, Owners’ Committee office (if any), fire service control room, water meter cabinet, lift lobby, lift, hose reels, electrical rooms, pipe ducts, fuel tank room, street hydrant pump room, sprinkler pump room, fire service water pump room, potable/flushing water pump room, potable/flushing and fire service water booster pump room, sprinkler control valve room and emergency vehicular access and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development which are (insofar as they are capable of being identified and shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Orange on the plans certified by the Authorized Person and annexed to the DMC;
 - (b) T278 (which being the tree (being ixonanthes reticulate) which is required to be preserved by the Owners under the Conditions and is shown for identification purpose only coloured Orange and marked “T278” on the plans certified by the Authorized Person and annexed to the DMC) and T18 (which being the tree (being aquilaria sinensis) which is required to be preserved by the Owners under the Conditions and is shown for identification purpose only coloured Orange and marked “T18” on the plans certified by the Authorized Person and annexed to the DMC);
 - (c) the Slope and Retaining Structures;
 - (d) the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area (but excluding for the avoidance of doubt, such parts of the Residential Common Areas and Facilities which are shown coloured Green Cross Hatched Orange for identification purpose only on the plans certified by the Authorized Person and annexed to the DMC);
 - (e) parts of the Landscaped Works and Areas (other than those forming part of the Residential Common Areas and Facilities);

- (f) the transformer room(s), cable accommodations and all associated facilities;
- (g) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Development Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any); and
- (h) to the extent not specifically provided in paragraphs (a) to (f) above, such other parts of the Lot and the Development :-
 - (i) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344); and/or
 - (ii) any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) and included under paragraph (b) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344);

but excluding:-

- (i) the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities; and
 - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
- (iii) “Residential Common Areas and Facilities” means and includes:-
- (a) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Residential Recreational Facilities, the Loading and Unloading Spaces, the Visitors’ Parking Spaces, the Accessible Parking Spaces, flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), upper roofs, lift machine rooms, fan rooms, water meter cabinets, pipe ducts, electrical meter rooms, gas meter room, electricity room, telecommunication and broadcasting equipment rooms, sub-main switch rooms, vertical greening, trellis, hose reels, cable duct, air duct, reinforced concrete cover, refuse storage and material recovery rooms, non-structural prefabricated external walls and such of the passages, common corridors, lift lobbies, fireman’s lift lobbies, entrances, landings, halls, entrance lobbies, air conditioning platforms (if any), structural walls, stairways, potable /flushing water pump rooms, F.S. pump rooms, and such of the lifts, lift shafts, firemen’s lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC which are (insofar as they are capable of being shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Green, Violet and Green Cross Hatched Orange respectively on the plans certified by Authorized Person and annexed to the DMC;

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

- (b) parts of the Landscaped Works and Areas (other than those forming part of the Development Common Areas and Facilities);
- (c) the external walls and architectural features (if any) of the Residential Accommodation; and
- (d) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any);

but excluding:-

- (i) the Development Common Areas and Facilities and the Car Park Common Areas and Facilities; and
 - (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
- (iv) "Car Park Common Areas and Facilities" means and includes :-
- (a) those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, electrical meter rooms (carpark EV charging), fan rooms and such other areas and facilities which are intended for the common use and benefit of all the Accessible Parking Spaces, Visitors' Parking Spaces, Car Parking Spaces and Motor Cycle Parking Spaces (insofar as they are capable of being shown on plans and insofar as Phase 1 is concerned) for the purposes of identification only shown coloured Yellow on the plans certified by the Authorized Person and annexed to the DMC; and
 - (b) such other area, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Car Park Common Areas and Facilities in accordance with the DMC and the Sub-Deed of Mutual Covenant (if any);
- but excluding :-
- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
 - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
- (v) "Sub-Deed of Mutual Covenant" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development.
- (vi) The Owners shall not convert any part of the Common Areas and Facilities to his own use or his own benefit unless approved by the Owner's Committee.

(vii) The Owners shall not obstruct the Common Areas and Facilities nor do anything in the Common Areas and Facilities as may be or become a nuisance to any other Owners or occupiers of the Development.

(viii) The Common Areas and Facilities shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the relevant Sub-Deed of Mutual Covenant (if any) in respect of any matter concerning that Common Areas and Facilities.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. Number of undivided shares assigned to each residential property in the Phase

Crown Tower

Undivided Share for each flat	Flat	Garden Suite A (6/F) Flat A (7/F-12/F, 15/F-23/F & 25/F) Villa A (26/F) Penthouse A (27/F)	Garden Suite B (6/F) Flat B (7/F-12/F, 15/F-23/F & 25/F) Villa B (26/F) Penthouse B (27/F)	C
Floor				
6/F		2822	2807	-
7/F-12/F, 15/F-23/F & 25/F		2689	1658	2680
26/F		2770	2974	-
27/F		2938	3063	-

Queen Tower 1

Undivided Share for each flat	Flat	Garden Suite A (6/F) Flat A (7/F-12/F, 15/F-23/F & 25/F) Villa A (26/F) Penthouse A (27/F)	Garden Suite B (6/F) Flat B (7/F-12/F, 15/F-23/F & 25/F) Villa B (26/F) Penthouse B (27/F)	C
Floor				
6/F		2400	2277	-
7/F-12/F, 15/F-23/F & 25/F		2254	1659	2169
26/F		2549	2244	-
27/F		2634	2327	-

Queen Tower 2

Undivided Share for each flat	Flat	Flat A (6/F-12/F, 15/F-23/F & 25/F) Queen Mansion (26/F) Penthouse A (27/F)	Flat B (6/F-12/F, 15/F-23/F & 25/F) Villa B (26/F) Penthouse B (27/F)	C	D	E
Floor						
6/F		1971	1846	1707	1614	-
7/F-12/F, 15/F-23/F & 25/F		1962	1724	1848	1709	1616
26/F		3989	3073	-	-	-
27/F		4202	3240	-	-	-

Notes:

There are no 13/F, 14/F and 24/F in Crown Tower, Queen Tower 1 and Queen Tower 2.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

C. Term of years for which the Manager of the Development is appointed

The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

(a) The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in two parts. The first part shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities. The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into two sections which cover respectively the following :

- (i) all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities providing service to Owners of Residential Units; and
- (ii) all expenditure which in the opinion of the Manager is specifically referable to the Car Park Common Areas and Facilities.

(b) Each Owner shall pay for every Undivided Share allocated to any Unit of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development.

(c) (i) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (b) above shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the aggregate of (i) the total amount assessed under section (i) of the second part of the annual adopted budget and (ii) a percentage (calculated in accordance with the formula set out in sub-paragraph (c)(ii) below) of the total amount assessed under section (ii) of the second part of the annual adopted budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Residential Units.

- (ii) Percentage in sub-paragraph (c)(i) =
$$\frac{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces}}{\text{Number of Accessible Parking Spaces and Visitors' Parking Spaces} + \text{Number of Car Parking Spaces} + (\text{Number of Motor Cycle Parking Spaces} \times 1/5)}$$

(d) Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

(e) The liability of the Owner of a Unit to contribute to the amount under the annual budget of management expenses prepared by the Manager shall only accrue with effect (i) from the date of the DMC if his Unit is situated in Phase 1; and (ii) from the date of the relevant Sub-Deed of Mutual Covenant of any Phase 2 if his Unit is situated in such Phase 2.

E. Basis on which the Management Fee Deposit is fixed

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

F. Area (if any) in the Development retained by the owner for its own use

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

Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the DMC.
2. For full details, please refer to the DMC which is free for inspection during opening hours at the sales office. Full script of the DMC is available for inspection upon request and copies of the DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

發展項目公契及管理協議擬稿(「公契」)有下述條文：-

A. 發展項目的公用部分

- (i) 「公用地方及設施」包括發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施及在任何副公契(定義見下文)中指定為公用地方及設施的發展項目的所有該等部分及設施。
- (ii) 「發展項目公用地方及設施」指並包括：-
- (a) 擬供發展項目共同使用與享用的發展項目的部分，包括但不限於通道、入口、人行道、樓梯、梯台、平台、邊界圍牆、大堂、園景區、行車道、行車路及行人徑、斜道、花槽、垂直綠化、垃圾及物料回收房、垃圾收集車輛停車位、主電掣房、副電掣房、緊急發電機房、管理員辦公室、業主委員會辦事處(如有)、消防控制房、水錶櫃、升降機大堂、升降機、消防喉轆、電力房、管道槽、燃料箱房、街道消防栓泵房、灑水泵房、消防水泵房、食水/沖廁水泵房、食水/沖廁水及消防增壓水泵房、灑水控制房和緊急車輛通道及排水渠、渠道、總喉、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及總喉、雨水儲水缸及排水接口、為接收電視及電台廣播、電視及廣播分配網絡而設的公用電視及電台廣播系統、有線電視系統(如有)、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施(不論是否有套上管道)、樹木、灌木及其他植物及草木、燈柱及其他照明設施、防火及滅火設備與器具、保安系統與器具、通風系統及在發展項目內裝設或提供擬供發展項目共同使用與享用的任何其他機械系統、裝置或設施，在附錄於公契的圖則(經認可人士核實)以橙色顯示(如可以在圖則上顯示及識別以及就第1期發展項目而言)，僅供識別；
- (b) T278(即根據批地文件必須保存的樹(為黏木)，並且在附錄於公契的圖則(經認可人士核實)以橙色顯示並標記為「T278」，僅供識別)及T18(即根據批地文件必須保存的樹(為牙香樹)，並且在附錄於公契的圖則(經認可人士核實)以橙色顯示並標記為「T18」，僅供識別)；
- (c) 斜坡及擋土構築物；
- (d) 粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍(為避免生疑，不包括住宅公用地方及設施中，在附錄於公契及經認可人士核實的圖則內以綠色間橙十字斜線範圍，僅供識別)；
- (e) 部分園景美化工程及區域(構成住宅公用地方及設施的部分除外)；
- (f) 電力變壓房、電纜裝置及所有相關設施；
- (g) 根據公契及副公契(如有)劃定為發展項目公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；
- (h) 上述(a)至(f)分段未特別提及，該地段及發展項目的其他部分：
- (i) 《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義(a)分段涵蓋的發展項目的任何部分；及/或
- (ii) 《建築物管理條例》(第344章)第一附表指定並納入《建築物管理條例》(第344章)第2條列明的「**公用部分**」定義(b)分段的任何部分。

但不包括：-

- (i) 住宅公用地方及設施及停車場公用地方及設施；及
- (ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

(iii) 「住宅公用地方及設施」指並包括：-

- (a) 發展項目的住宅樓宇中供住宅樓宇的業主、佔用人及租客和他們真正的客人、訪客或受邀者共同使用與享用的部分，包括但不限於住宅康樂設施、上落貨車車位、訪客停車位、暢通易達車位、平台(構成單位一部份的平台除外)、天台(構成單位一部份的天台除外)、上層天台、升降機機房、通風機房、水錶櫃、管道槽、電錶房、煤氣錶房、電力房、電視及廣播設備房、副電掣房、垂直綠化、棚架、消防喉轆、電纜槽、氣槽、鋼筋混凝土封蓋、垃圾及物料回收房、非結構的預製外牆，及通道、公用走廊、升降機大堂、消防升降機大堂、入口、梯台、大堂、入口大堂、冷氣機平台(如有)、結構牆、樓梯、食水/沖廁水泵房、消防泵房，以及升降機、升降機槽、消防升降機、水缸、天線、儀表、照明、排水渠、渠道、污水渠、鹹水及食水進水口及總喉、電線、電纜、冷氣機及通風系統和輸送食水或鹹水、污水、煤氣、電力及其他服務予住宅樓宇的其他設施(不論是否有套上管道)、泵、水缸、衛生裝置、電力裝置、固定物、設備及設施、消防及滅火設備及設施、保安系統及設施、通風系統及在發展項目內或提供或安裝擬供住宅樓宇的業主及租客或租客和他們真正的客人、訪客或受邀者共同使用與享用的其他系統、裝置及設施，及根據公契擬用作住宅樓宇共同使用與享用的地段內其他地方及在發展項目內的其他系統、裝置及設施，在附錄於公契的圖則(經認可人士核實)分別以綠色、紫色及綠色間橙十字斜線顯示(如可以在圖則上顯示及就第1期發展項目而言)，僅供識別；

(b) 部分園景美化工程及區域(構成發展項目公用地方及設施的部分除外)；

(c) 住宅樓宇的外牆及建築裝飾(如有)；及

(d) 根據公契及副公契(如有)在住宅樓宇中劃定為住宅公用地方及設施並位於該地段及發展項目內的其他範圍、設備、裝置、系統及設施；

但不包括：-

- (i) 發展項目公用地方及設施及停車場公用地方及設施；及
- (ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

(iv) 「停車場公用地方及設施」指並包括：-

(a) 發展項目的部分，包括但不限於公用電動車設施、行車道、通道、斜道、電錶房(停車場充電)、通風機房及所有暢通易達車位、訪客停車位、停車位及電單車停車位中擬用於共同使用與享用的其他區域及設施，在附錄於公契的圖則(經認可人士核實)以黃色顯示(如可以在圖則上顯示及就第1期發展項目而言)，僅供識別；及

(b) 根據公契及副公契(如有)劃定作為停車場公用地方及設施的在該地段及發展項目內的其他區域、設備、裝置、系統及設施；

但不包括：-

- (i) 發展項目公用地方及設施及住宅公用地方及設施；及
- (ii) 發展項目內任何個別業主有獨家權利及特權持有、使用、佔用及享用的範圍和發展項目內僅服務任何個別業主的設施。

(v) 「副公契」指於於簽立公契後第一業主與發展項目的其他共同擁有人或業主之間訂立的公契副公契，列明業主就發展項目任何部份的權益和責任。

(vi) 除非獲業主委員會批准，業主不得將任何公用地方及設施之部分改為作自己使用或享用。

(vii) 業主不得阻礙公用地方及設施，亦不得在公用地方及設施作出任何對發展項目的任何其他業主或佔用人造成滋擾的行為。

(viii) 公用地方及設施須由管理人專門控制。管理人獲正式委任代表全體業主按公契及相關副公契(如有)處理公用地方及設施的任何事宜。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

B. 分配予期數中每個住宅物業的不分割份數的數目

Crown Tower

單位 每單位 不分割份數 樓層	Garden Suite A (6樓) A (7樓-12樓, 15樓-23樓 及 25樓) Villa A (26樓) Penthouse A (27樓)	Garden Suite B (6樓) B (7樓-12樓, 15樓-23樓 及 25樓) Villa B (26樓) Penthouse B (27樓)	C
6樓	2822	2807	-
7樓至12樓、15樓至23樓及25樓	2689	1658	2680
26樓	2770	2974	-
27樓	2938	3063	-

Queen Tower 1

單位 每單位 不分割份數 樓層	Garden Suite A (6樓) A (7樓-12樓, 15樓-23樓 及 25樓) Villa A (26樓) Penthouse A (27樓)	Garden Suite B (6樓) B (7樓-12樓, 15樓-23樓 及 25樓) Villa B (26樓) Penthouse B (27樓)	C
6樓	2400	2277	-
7樓至12樓、15樓至23樓及25樓	2254	1659	2169
26樓	2549	2244	-
27樓	2634	2327	-

Queen Tower 2

單位 每單位 不分割份數 樓層	A (6樓-12樓, 15樓-23樓 及 25樓) Queen Mansion (26樓) Penthouse A (27樓)	B (6樓-12樓, 15樓-23樓 及 25樓) Villa B (26樓) Penthouse B (27樓)	C	D	E
6樓	1971	1846	1707	1614	-
7樓至12樓、15樓至23樓及25樓	1962	1724	1848	1709	1616
26樓	3989	3073	-	-	-
27樓	4202	3240	-	-	-

備註:

Crown Tower、Queen Tower 1 及 Queen Tower 2 不設13樓、14樓及24樓。

SUMMARY OF DEED OF MUTUAL COVENANT

公契的摘要

C. 有關發展項目的管理人的委任年期

管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。年度預算分開兩個部分。第一部分須涵蓋管理人認為為了全體業主的利益或妥善管理綠色區域及綠色區域構築物（直至其管有權重新歸還政府）、發展項目和發展項目公用地方及設施需要支出的一切開支。第二部分須涵蓋管理人認為特別涉及發展項目各個部分的開支並劃分為兩個欄目，分別涵蓋以下開支：

(i) 管理人認為特別涉及住宅公用地方及設施，而提供服務予住宅單位業主的開支；及

(ii) 管理人認為特別涉及停車場公用地方及設施的開支。

(b) 每位業主須就其作為業主擁有任何單位的每份不分割份數支付已採納年度預算第一部分評估的總款項的其中一部分，該部分的分子為1，分母則為發展項目所有單位的不分割份數總數。

(c) (i) 每位住宅單位業主除了支付按上述(b)分段應付的款項外，還須就他作為業主擁有的住宅樓宇的住宅單位獲分配的每份不分割份數支付(i)根據年度預算第二部分欄目(i)所評估的總款項；及(ii)根據年度預算第二部分欄目(ii)所評估的總額的某個百分比（根據以下(c)(ii)分段所列的公式計算）。該部分的分子為1，分母則為所有住宅單位的不分割份數總數。

(ii) (c)(i)分段所述的百分比 =
$$\frac{\text{暢通易達停車位及訪客停車位的數量}}{\text{暢通易達停車位及訪客停車位的數量} + \text{停車位的數量} + (\text{電單車停車位的數量} \times 1/5)}$$

(d) 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及個別單位或若干單位，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位的業主在應要求時支付。

(e) 每位業主必須由(i)如其單位位於第1期，從公契之日期起，及(ii)如其單位位於第2期，從第2期的有關副公契之日期起，負責繳付管理人編製的年度管理費預算。

E. 計算管理費按金的基準

管理費按金的金額相等於3個月管理費。

F. 擁有人在發展項目中保留作自用的範圍 (如有的話)

擁有人（Mainco Limited）在發展項目中並無《一手住宅物業銷售條例》附表1第1部第14(2)(f)條所述之保留作自用的範圍。

備註:

1. 公契中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 完整的公契現存於售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契之複印本。

SUMMARY OF LAND GRANT

批地文件的摘要

1. The Phase is constructed on Sha Tin Town Lot No.609 (“**the Lot**”) which is held under New Grant No.22370 dated 5th September 2016 as varied or modified by an extension letter dated 31st August 2020 (“**the Land Grant**”).
2. The Lot is granted for a term of 50 years commencing from 5th September 2016.
3. User restrictions applicable to that land:
 - (a) The Lot shall not be used for any purpose other than for private residential purposes.
 - (b) No grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.
4. Facilities that are required to be constructed and provided for the Government, or for public use:
 - (a) Such portions of future public roads shown coloured green on the plan annexed to the Land Grant which are required to be laid and formed by the Grantee (“**the Green Area**”); and such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands (“**the Director**”) may in his sole discretion require to be provided and constructed by the Grantee (collectively “**the Structures**”) so that building, vehicular and pedestrian traffic may be carried on the Green Area.
 - (b) Surfacing, kerbing and channeling the Green Area and provision of the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require.
 - (c) Carrying out and completing to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (“**the Green Hatched Black Area**”) as the Director in his absolute discretion may require. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which have also been affected.
5. The Grantee’s obligation to lay, form or landscape any areas, or to construct or maintain any structures or facilities, within or outside that land:
 - (a) Special condition No.(6) stipulates that the Grantee shall develop the Lot by the erection thereon of a building or buildings complying in all respects with the Land Grant and all ordinances, bye-laws and regulations relating to building, sanitation and planning, such building or buildings to be completed and made fit for occupation on or before 31st December 2022.
 - (b) General Condition No. 7(a) of the Land Grant stipulates that the Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in General Condition No. 7(b) of the Land Grant) in accordance with the Land Grant:-
 - (i) maintain all buildings in accordance with the approved design and disposition and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with the Land Grant or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
 - (c) Special Condition No. (2)(a) of the Land Grant stipulates that:-
 - (i) The Grantee shall:-
 - (1) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
 - (I) lay and form the Green Area; and
 - (II) provide and construct the Structures so that building, vehicular and pedestrian traffic may be carried on the Green Area;
 - (2) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
 - (3) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) of the Land Grant.
 - (ii) In the event of the non-fulfilment of the Grantee’s obligations under Special Condition No. (2)(a) of the Land Grant by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
 - (d) Special Condition No. (10) of the Land Grant stipulates that:-
 - (i) (1) The Grantee shall on or before the 30th day of June 2022 or such other date as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director, surface, kerb and channel the portion of access road shown coloured pink hatched blue (“**the Pink Hatched Blue Area**”) and shown coloured pink hatched blue hatched black (“**the Pink Hatched Blue Hatched Black Area**”) respectively on the plan annexed to the Land Grant 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 so that vehicular and pedestrian traffic may be carried on the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area.
 - (2) In the event of the non-fulfilment of the Grantee’s obligations under Special Condition No. (10)(a)(i) of the Land Grant by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
 - (ii) Except with the prior written consent of the Director, no building or structure or support for any building or structure (other than the access road referred to in Special Condition No. (10)(a) of the Land Grant) shall be erected or constructed or placed on, over, above, under, below or within the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area.
 - (iii) The Grantee shall at all times during the term of the Land Grant at his own expense maintain and manage the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director.

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(e) Special Condition No. (12) of the Land Grant stipulates that:-

- (i) The Grantee may erect, construct and provide within the Lot 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.
- (ii) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to Special Condition No. (12)(b) of the Land Grant (“**the Exempted Facilities**”):
 - (1) the Exempted Facilities shall be designated as and form part of the common areas (“**the Common Areas**”) for the common use and benefit of the owners of the Lot;
 - (2) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (3) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the Lot and their bona fide visitors and by no other person or persons.

(f) Special Condition No.(13) of the Land Grant stipulates that:-

- (i) No tree growing on the Lot or adjacent thereto shall be removed or interfered with without the prior written consent of the Director who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.
- (ii) Without prejudice to the provisions of Special Condition No. (13)(a) of the Land Grant, the Grantee shall preserve and shall not fell, remove or interfere with the trees shown and marked on the plan annexed to the Land Grant as “T278” (ixonanthes reticulate) and “T18” (aquilaria sinensis) and shall at his own expense and in all respects to the satisfaction of the Director keep and maintain the said ixonanthes reticulate and aquilaria sinensis in a healthy condition throughout the term of the Land Grant.
- (iii) Save with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed on, over, above, under, below or within the areas shown coloured pink stippled green on the plan annexed to the Land Grant.

(g) Special Condition No. (14) of the Land Grant stipulates that:-

- (i) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in Special Condition No. (14)(b) of the Land Grant.
- (ii) The Grantee shall at his own expense landscape the Lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
- (iii) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

(h) Special Condition No. (23) of the Land Grant stipulates that:-

- (1) Spaces shall be provided within the Lot 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 building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Residential Parking Spaces**”) according to a prescribed rate.
- (2) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the building or buildings erected or to be erected on the Lot shall be provided within the Lot to the satisfaction of the Director at a prescribed rate or at such other rates as may be approved by the Director.

- (3) The spaces provided under Special Condition Nos. (23)(a)(i)(I) and (23)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No. (26) of the Land Grant) and Special Condition No. (23)(a)(i)(II) of the Land Grant 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.

- (ii) (1) Out of the spaces provided under Special Condition Nos. (23)(a)(i)(I) and (23)(a)(iii) of the Land Grant (as may be respectively varied under Special Condition No. (26) of the Land Grant) and Special Condition No. 23(a)(i)(II) of the Land Grant, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (“**the Parking Spaces for the Disabled Persons**”) as the Building Authority may require and approve.

- (2) The Parking Spaces for the Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the Lot 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 or otherwise or for the provision of car cleaning and beauty services.

- (iii) (1) Spaces shall be provided within the Lot 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 building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees (“**the Motor Cycle Parking Spaces**”) at a prescribed rate.

- (2) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (26) of the Land Grant) shall not be used for any purpose other than for the purpose set out in Special Condition No. (23)(c)(i) of the Land Grant 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.

- (i) Special Condition No. (24) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the loading and unloading of goods vehicles according to a prescribed rate or such other rates as may be approved by the Director and such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the Lot.

- (j) Special Condition No. (25) of the Land Grant stipulates that spaces shall be provided within the Lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the Lot and their bona fide guests, visitors or invitees at a prescribed rate or such other rates as may be approved by the Director.

- (k) Special Condition No. (30) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the Lot in accordance with the Land Grant or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Condition Nos. (23), (24) and (25) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, landings and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the Lot or any building or structure thereon shall be used for parking purposes.

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- (l) Special Condition No. (33)(a) of the Land Grant stipulates that where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the Lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term of the Land Grant maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director. Special Condition No. (33)(c) of the Land Grant stipulates that in the event that as a result of works done by the Grantee or owing to any other reasons, any falling away, landslip or subsidence occurs at any time, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence. Special Condition No. (33)(d) of the Land Grant stipulates that the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges.
- (m) Special Condition No. (35) of the Land Grant stipulates that where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time at his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.
- (n) Special Condition No. (36) of the Land Grant stipulates that:-
- (i) In the event of earth, spoil, debris, construction waste or building materials (“**the waste**”) from the Lot, or from other areas affected by any development of the Lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (“**the Government properties**”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
 - (ii) Notwithstanding Special Condition No. (36)(a) of the Land Grant, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.
- (o) Special Condition No. (37)(a) of the Land Grant stipulates that the Grantee shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed to the Land Grant (“**the Green Hatched Black Area**”) as the Director in his absolute discretion may require and shall, at all times during the term of the Land Grant, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term of the Land Grant, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Grantee), have also been affected. The Grantee shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, charges, demands, actions, claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Grantee shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Grantee may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of the Land Grant, the Director may at any time by notice in writing call upon the Grantee to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Grantee shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Grantee shall on demand repay to the Government the cost thereof. Notwithstanding Special Condition No. (37)(a) of the Land Grant, the obligations and rights of the Grantee in respect of the Green Hatched Black Area or any part thereof under Special Condition No. (37) of the Land Grant shall absolutely determine upon the Government giving to the Grantee notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officers by the Grantee in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination.
- (p) Special Condition No. (41) of the Land Grant stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Drainage Services submit or cause to be submitted to the Director of Drainage Services for his approval in writing a drainage impact assessment (“**the DIA**”) containing, among others, such information and particulars as the Director of Drainage Services may require including but not limited to all adverse drainage impacts as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.
 - (ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Drainage Services implement the recommendations in the DIA as approved by the Director of Drainage Services in all respects to the satisfaction of the Director of Drainage Services.
 - (iii) The technical aspects of the DIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
 - (iv) No building works and site formation works (other than ground investigation) shall be commenced on the Lot or any part thereof until the DIA shall have been approved in writing by the Director of Drainage Services.

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- (v) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (41) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.
- (q) Special Condition No. (42) of the Land Grant stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewerage impact assessment ("**the SIA**") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impact as may arise from the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works.
 - (ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations in the SIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.
 - (iii) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.
 - (iv) No building works (other than ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.
 - (v) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (42) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.
- (r) Special Condition No. (43) of the Land Grant stipulates that:-
- (i) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the Lot or on Government land, as the Director may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the Lot, and the Grantee shall be solely liable for and shall indemnify the Government and its officers from and against all actions, claims and demands arising out of any damage or nuisance caused by such storm-water or rain-water.
 - (ii) The works of connecting any drains and sewers from the Lot to the Government storm-water drains and sewers, when laid and commissioned, may be carried out by the Director who shall not be liable to the Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
- (s) Special Condition No. (44) of the Land Grant stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director submit or cause to be submitted to the Director for his written approval a noise impact assessment ("**the NIA**") on the development of the Lot containing, among others, such information and particulars as the Director may require including but not limited to all adverse noise impacts on the development of the Lot and proposals for appropriate noise mitigation measures ("**Noise Mitigation Measures**").
 - (ii) The Grantee shall at his own expense and within such time limit as shall be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed in the NIA and approved by the Director ("**the Approved Noise Mitigation Measures**") in all respects to the satisfaction of the Director.
 - (iii) No building works (other than ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the NIA shall have been approved in writing by the Director.
 - (iv) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (44) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.
- (t) Special Condition No. (45) of the Land Grant stipulates that in the event that the Approved Noise Mitigation Measures comprise the erection or construction of a noise barrier or noise barriers on the Lot with projection extending beyond the boundary of the Lot and over and above any portion of the adjoining Government land ("**the Noise Barrier**"), the following conditions shall apply:-
- (i) The Grantee shall at his own expense design, erect and construct the Noise Barrier in accordance with the plans approved by the Building Authority and in all respects in compliance with the Buildings Ordinance, any regulations made thereunder and any amending legislation;
 - (ii) No foundation or support for the Noise Barrier may be erected on, upon or underneath any Government land adjoining the Lot;
 - (iii) No alteration, addition, replacement or attachment whatsoever shall be made or affixed to or upon the Noise Barrier or any part or parts thereof except with the prior written approval of the Director;
 - (iv) The Grantee shall at all times and at his own expense uphold, maintain and repair the Noise Barrier or (where approved by the Director) any replacement thereof in good and substantial repair and condition in all respects to the satisfaction of the Director and if temporary traffic closure or diversion shall be required for carrying out any works under Special Condition No. (45)(d) of the Land Grant, written agreement of the Commissioner for Transport on the temporary traffic arrangement shall have been obtained before commencement of any works;
 - (v) The Noise Barrier shall not be used for any purpose other than noise barrier and the Grantee shall not use or suffer or allow to be used the Noise Barrier or any part or parts thereof for advertising or for the display of any signs, notices or posters whatsoever except with the prior written approval of the Director;
 - (vi) Subject to the prior written approval of the Director, the Grantee, his contractors, workmen or any other persons authorized by the Grantee shall be permitted to enter into the Government land adjoining the Lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning, renewing and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with Special Condition No. (45) of the Land Grant;

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- (vii) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to their entry or carrying out of the works referred to Special Condition No. (45)(f) of the Land Grant and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance;
 - (viii) The Grantee shall at all times take such precautions as may be necessary to prevent any damage or injury being caused to any Government land adjoining the Lot and the Noise Barrier or to any persons or vehicles entering or using any Government land adjoining the Lot and the Noise Barrier as a result of the erection, construction, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier;
 - (ix) The Director shall, at any time and at his absolute discretion, have the right to serve upon the Grantee a written notice requiring the Grantee to demolish and remove the part or parts of the Noise Barrier that project over the Government land without any replacement within six calendar months from the date of the written notice and upon receipt of such written notice, the Grantee shall at his own expense demolish and remove the aforesaid part or parts of the Noise Barrier within such period as stipulated in such written notice and in all respects to the satisfaction of the Director;
 - (x) In the event of the non-fulfilment of any of the Grantee's obligations under Special Condition No. (45) of the Land Grant, the Director may carry out the necessary works and the Grantee shall pay to the Director on demand the cost of such works;
 - (xi) The Grantee shall at all times permit the Director, his officers, contractors, his or their workmen and any other persons authorized by the Director with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Lot or any part thereof and any building or buildings erected or to be erected thereon for the purpose of inspecting, checking, and supervising any works to be carried out in accordance with Special Condition Nos. (45)(a), (d) and (i) of the Land Grant and carrying out any works in accordance with Special Condition No. (45)(j) of the Land Grant or any other works which the Director may consider necessary;
 - (xii) Neither the Government nor the Director shall have any liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (45) of the Land Grant, the exercise by the Director of the right of entry under Special Condition No. (45)(k) of the Land Grant or the carrying out of any works under Special Condition No. (45)(j) of the Land Grant and the Grantee shall not be entitled to any claim whatsoever against the Government or the Director or his authorized officers nor any compensation whatsoever in respect of such loss, damage, nuisance or disturbance; and
 - (xiii) The Grantee shall at all times indemnify and keep indemnified the Government, the Director, its officers and workmen from and against all liabilities, losses, damages, claims, costs, expenses, charges, demands, actions and proceedings whatsoever arising whether directly or indirectly out of or in connection with the erection, construction, presence, repair, maintenance, alteration, use, demolition or removal of the Noise Barrier or in connection with the works under Special Condition No. (45)(j) of the Land Grant.
- (u) Special Condition No. (46) of the Land Grant stipulates that:-
- (i) The Grantee shall within six calendar months from the date of the Land Grant or such other period as may be approved by the Director, at his own expense and in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his written approval an air impact assessment ("the AIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to an air impact assessment of the surrounding roads and highways in connection with the development of the Lot, and recommendations for mitigation measures, improvement works and other measures and works within the Lot to demonstrate that the development of the Lot is in compliance with the Hong Kong Planning Standards and Guidelines which are prevailing at the date of submission of the AIA.
 - (ii) The Grantee shall at his own expense and within such time limit as may be stipulated by the Director of Environmental Protection implement the recommendations in the AIA as approved by the Director of Environmental Protection in all respects to the satisfaction of the Director of Environmental Protection.
 - (iii) No building works (except ground investigation and site formation works) shall be commenced on the Lot or any part thereof until the AIA shall have been approved in writing by the Director of Environmental Protection.
 - (iv) The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Grantee for any cost, damage or loss caused to or suffered by the Grantee whether arising out of or incidental to the fulfilment of the Grantee's obligations under Special Condition No. (46) of the Land Grant or otherwise and no claim whatsoever shall be made against the Government or its officers by the Grantee in respect of any such cost, damage or loss.
6. The lease conditions that are onerous to a purchaser:
- (a) Special Condition No. (10)(e) of the Land Grant stipulates that the Grantee shall at all reasonable times throughout the whole term of the Land Grant permit the Director, his officers, contractors and agents, his or their workmen and any persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (10)(a)(i) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (10)(a)(ii) of the Land Grant and any other works which the Director may consider necessary in the Pink Hatched Blue Area and the Pink Hatched Blue Hatched Black Area or any Government land in the vicinity.
 - (b) Special Condition No. (28) of the Land Grant stipulates that the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be:-
 - (i) assigned except:-
 - (1) together with a residential unit or units in the building or buildings erected or to be erected on the Lot; or
 - (2) to a person who is already the owner of a residential unit or units in the building or buildings erected or to be erected on the Lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the LotProvided that in any event not more than three in number of the total of the Residential Parking Spaces and the Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the Lot.
 - (c) Special Condition No. (38) of the Land Grant stipulates that:-
 - (i) The Grantee acknowledges that as at the date of the Land Grant there are existing Government fresh water mains and existing Government salt water mains (collectively "the Water Mains") passing along, through, over, upon, under and in the area shown coloured pink hatched black on the plan annexed to the Land Grant ("the Pink Hatched Black Area"), the Pink Hatched Blue Hatched Black Area and the area shown coloured pink hatched black stippled black on the plan annexed to the Land Grant ("Pink Hatched Black Stippled Black Area") (collectively "the Waterworks Reserve Area") and marked "WWR" on the plan annexed to the Land Grant, the approximate location of the Water Mains is shown, for the purpose of identification only, and marked "EXISTING FRESH WATER MAIN" and "EXISTING SALT WATER MAIN" by blue and red lines respectively on the plan annexed to the Land Grant. No development of the Lot or any part thereof which requires resiting, diversion or relocation of the Water Mains or any part thereof shall be allowed.

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- (ii) Prior to the commencement of any works whatsoever within the Waterworks Reserve Area, the Grantee shall submit to the Director of Water Supplies for his approval details of all the works proposed within the Waterworks Reserve Area. No works shall be commenced within the Waterworks Reserve Area or any part thereof until the proposed works shall have been approved in writing by the Director of Water Supplies.
 - (iii) No structures shall be built or materials stored within the Waterworks Reserve Area.
 - (iv) No trees or shrubs with penetrating roots shall be planted within the Waterworks Reserve Area. No change of the existing site condition shall be carried out within the Waterworks Reserve Area without the prior written consent of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the Water Mains is 2.5 metres or less, and the barrier must extend below the invert level of the pipe. The decision of the Director of Water Supplies as to whether such rigid root barriers are required shall be final and binding on the Grantee.
 - (v) Within the Waterworks Reserve Area, no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of one metre from any hydrant outlet.
 - (vi) No tree shall be planted within the Waterworks Reserve Area without the prior written approval of the Director of Water Supplies.
- (d) Special Condition No. (39) of the Land Grant stipulates that:-
- (i) The Water Authority, its officers, officers of other Government departments designated by the Water Authority, contractors, licensees, workmen employed by the Water Authority or by other designated Government departments or by their contractors or licensees, whether with or without tools, equipment, plant, machinery or motor vehicles shall have the right of free and unrestricted ingress, egress and regress at all times to, from and through the Waterworks Reserve Area for the purposes of:
 - (1) inspecting, operating, maintaining, repairing and renewing the Water Mains or any part thereof;
 - (2) inspecting, operating, maintaining, repairing and renewing the existing waterworks installation within and in the vicinity of the nearby Government land under Government Land Allocation No. GLA-ST STA5023 shown and marked on the plan annexed to the Land Grant (“**the Government Land Allocation**”);
 - (3) constructing any future waterworks installation and associated water mains within and in the vicinity of the Government Land Allocation; and
 - (4) subsequent inspecting, operating, maintaining, repairing and renewing such waterworks installation and associated water mains referred to in Special Condition No. (39)(a)(iii) of the Land Grant.
 - (ii) The Water Authority, any Government departments or any of the classes of persons referred to in Special Condition No. (39)(a) of the Land Grant shall have no liability whatsoever to the Purchaser in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any part thereof arising out of or incidental to the exercise of the right of ingress, egress and regress conferred under Special Condition No. (39)(a) of the Land Grant, and no claim whatsoever shall be made by the Grantee against the Water Authority, any Government departments or any of the classes of persons referred to in Special Condition No. (39)(a) of the Land Grant in respect of any loss, damage, nuisance or disturbance.
- (e) Special Condition No. (40) of the Land Grant stipulates that the Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out construction, maintenance, renewal or repair work (“**the Works**”), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot, the Green Area or the Green Hatched Black Area or any part of any of them (“**the Services**”). The Grantee shall prior to carrying out any of the Works make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of the Services, and shall submit his proposals for dealing with any of the Services which may be affected by the Works in writing to the Director for his approval in all respects, and shall not carry out any work whatsoever until the Director shall have given his written approval to the Works and to such aforesaid proposals. The Grantee shall comply with and at his own expense meet any requirements which may be imposed by the Director in respect of the Services in granting the aforesaid approval, including the cost of any necessary diversion, relaying or reinstatement. The Grantee shall at his own expense and in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot, the Green Area, the Green Hatched Black Area or any part of any of them or of any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot, the Green Area, the Green Hatched Black Area or any part of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.
 - (f) See paragraphs 4 and 5 above.
 - (g) General Condition No.11 of the Land Grant stipulates that upon any failure or neglect by the Grantee to perform, observe or comply with the Land Grant, the Government shall be entitled to re-enter upon and take back possession of the Lot or any part thereof and all or any buildings, erections and works on the Lot or any part thereof, and that upon the re-entry: (i) the Grantee’s rights on the part of the Lot re-entered shall absolutely cease and determine; (ii) the Grantee shall not be entitled to any refund of premium, payment or compensation; and (iii) the Government’s any other rights, remedies and claims are not to be thereby prejudiced.
- Notes:
1. The “Grantee” as mentioned in this section means the Purchaser under the Land Grant and where the context so admits or requires include his executors, administrators and assigns and in case of a corporation its successors and assigns.
 2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for inspection upon request during opening hours at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.
 3. The plan annexed to the Land Grant is reproduced under the “Information on Public Facilities and Public Open Spaces” section.

SUMMARY OF LAND GRANT

批地文件的摘要

1. 期數興建於按日期為2016年9月5日的新批地條件第22370號及經日期為2020年8月31日的延期信函修訂（「**批地文件**」）而持有的沙田市地段第609號（「**該地段**」）。
2. 該地段批地年期為由2016年9月5日起計50年。
3. 適用於該地段的用途限制：
 - (a) 該地段不得用作私人住宅以外的用途。
 - (b) 該地段內不得興建或提供墳墓或靈灰安置所，亦不得於該地段內安葬或放置人類遺骸或動物遺骸（不論是否置於陶瓶或骨灰甕內或以其他方式安葬或放置）。
4. 按規定須興建並提供予政府或供公眾使用的設施：
 - (a) 在批地文件附錄圖則上顯示為綠色並須由承授人鋪設及平整的若干未來公眾道路部分（「**綠色範圍**」）；及地政總署署長（「**署長**」）可全權指定須由承授人提供及興建致使建造、車輛及行人交通可於綠色範圍上通行的橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或其他構築物（統稱「**該等構築物**」）。
 - (b) 在綠色範圍鋪設表面、建造路緣及渠道，並且按照署長規定為此等設施提供溝渠、污水渠、排水渠、消防栓連水管接駁總水管、街燈、交通標誌、街道設施及道路標記。
 - (c) 於批地文件附錄圖則上以綠色間黑斜線顯示的範圍（「**綠色間黑斜線範圍**」）按署長絕對酌情決定的要求進行與完成土力工程勘察及斜坡處理、防止山泥傾瀉、緩解及修補工程。倘若在批地年期的期間，綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落，承授人須自費還原及修復綠色間黑斜線範圍及任何毗連或毗鄰該等地區而亦受影響之範圍致使署長滿意。
5. 有關承授人在該地段內外鋪設、建造或作環境美化的任何範圍，或興建或維持任何構築物或設施的責任：
 - (a) 批地文件特別條件第(6)條規定承授人須於該地段興建建築物以發展該地段，前述建築物須在各方面遵守批地文件及所有關於建築物、衛生設備及規劃的一切法例、法規及規例。前述建築物須於2022年12月31日或之前完工及可以入伙。
 - (b) 批地文件一般條件第7(a)條規定，承授人須於批地年期的期間根據批地文件建造或重建（該詞語指批地文件一般條件第7(b)條預期的重新發展）：
 - (i) 按經批准的設計、配置及任何經批准建築圖則維持一切建築物，不得對其作出修訂或更改；及
 - (ii) 保養所有已興建或今後可能按批地文件或任何其後的合同修訂興建的所有建築物於修繕妥當及良好的狀況，直至批地年期結束或提前終止而交還為止。
 - (c) 批地文件特別條件第(2)(a)條規定：
 - (i) 承授人須：
 - (1) 於2022年12月31日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計進行下列工程，達致署長在各方面滿意：
 - (I) 鋪設及平整綠色範圍；及
 - (II) 提供及興建該等構築物致使建造、車輛及行人交通可於綠色範圍上通行；
 - (2) 於2022年12月31日或之前或其他經署長批准的日期，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
 - (ii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按批地文件特別條件第(3)條交還綠色範圍的管有權為止。
 - (d) 批地文件特別條件第(10)條規定：
 - (i) (1) 承授人須於2022年6月30日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計，分別在批地文件附錄圖則上以粉紅色間藍斜線顯示的範圍（「**粉紅色間藍斜線範圍**」）及粉紅色間藍斜線間黑斜線顯示的範圍（「**粉紅色間藍斜線間黑斜線範圍**」）的通道部份鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、服務、街燈、交通標誌、街道設施、道路標記及植物，達致署長在各方面滿意，致使車輛及行人交通可於粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍上通行。
 - (2) 倘若承授人沒有於批地文件特別條件第(10)(a)(i)條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由承授人承擔該等費用。承授人須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對承授人具有約束力。
 - (ii) 除非得到署長事先書面同意，不得在粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍之上、上方、上面、之下、下面或之內搭建或興建任何建築物、構築物或任何建築物或任何構築物(批地文件特別條件第(10)(a)條所指的通道除外)的支撐物。
 - (iii) 承授人須於批地年期的期間內自費保養及管理粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍，及所有在該等範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，於修繕妥當及良好的狀況，以達致署長滿意。
 - (e) 批地文件特別條件第(12)條規定：
 - (i) 承授人可於該地段內搭建、興建及提供經署長書面批准的康樂設施及其附屬設施（「**設施**」）。設施的類型、大小、設計、高度及配置須事先獲得署長書面批准。
 - (ii) 若設施任何部份根據批地文件特別條件第(12)(b)條被豁免計算在總樓面面積上（「**獲豁免的設施**」）：
 - (1) 獲豁免的設施必須指定為並構成公用地方（「**公用地方**」）的一部份，供該地段業主共同使用及享用；
 - (2) 承授人須自費保養獲豁免的設施，使其處於修繕妥當及良好的狀況，並運作獲豁免的設施，以達致署長滿意；及
 - (3) 獲豁免的設施僅供已建或擬建的一幢或多幢住宅大廈的住客及其真正訪客使用，其他人士不得使用。
 - (f) 批地文件特別條件第(13)條規定：
 - (i) 除獲署長事先書面同意外，不得移除或干擾生長於該地段或毗連土地的樹木。署長發出有關書面同意時，可施加其認為合適的移植、補償性環境美化或重植條件。
 - (ii) 在不損批地文件特別條件第(13)(a)條的規定下，承授人應保存並不得砍伐、移除或干擾於批地文件附錄圖則中以“T278”(ixoranthes reticulate)及“T18”(aquilaria sinensis)顯示及標示的樹木，並須在批地年期期間自費保持和保養上述樹木於健康狀態，以在各方面達致署長滿意。
 - (iii) 除非事先獲得署長的書面同意，不得在批地文件附錄圖則中以粉紅色綴綠點顯示的範圍之上、上方、上面、之下、下面或之內搭建或興建任何建築物、構築物或任何建築物或任何構築物的支撐物。

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批地文件的摘要

- (g) 批地文件特別條件第(14)條規定:-
- (i) 承授人須自費按批地文件特別條件第(14)(b)條的要求提交園景美化圖則予署長，述明即將在該地段內進行的園景美化工程的位置、配置和布局，以供署長批准。
 - (ii) 承授人須自費根據已批准的園景美化圖則美化該地段，以在各方面達致署長滿意，而且除非得到署長事先書面同意，否則不得修改、修訂、變更、更改或取代已批准的園景美化圖則。
 - (iii) 承授人須以後自費保養及維持園景美化工程於一個安全、清潔、整潔、整齊及健康狀態，以達致署長滿意。
- (h) 批地文件特別條件第(23)條規定：-
- (i) (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛停泊（「住宅車位」），以達致署長滿意。
 - (2) 須於該地段內按指定比率或署長批准的其他比率提供額外車位，供按《道路交通條例》、其任何附屬規例及任何修訂法例領有牌照及屬於該地段已建或擬建建築物的住客的真正客人、訪客或獲邀請人士之車輛停泊，以達致署長滿意。
 - (3) 根據批地文件特別條件第(23)(a)(i)(I)及(23)(a)(iii)條(可分別根據批地文件特別條件第(26)條有所調整)及批地文件特別條件第(23)(a)(i)(II)條提供的車位不可用作該等特別條件規定以外的用途，尤其是不得用作存放、陳列或展示車輛以供出售或其他用途，或提供車輛清潔及美容服務。
 - (ii) (1) 根據批地文件特別條件第(23)(a)(i)(I)及(23)(a)(iii)條(可分別根據批地文件特別條件第(26)條有所調整)及批地文件特別條件第(23)(a)(i)(II)條提供的車位中，承授人須按建築事務監督要求及批准，保留及指定車位數目供《道路交通條例》、其任何附屬規例及任何修訂法例所界定的傷殘人士停泊車輛（「傷殘人士車位」）。
 - (2) 傷殘人士車位除用作停泊《道路交通條例》、其附屬規例及任何修訂法例界定的傷殘人士、及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之車輛外，不得作其他用途，尤其不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。
 - (iii) (1) 須於該地段內按指定比率提供車位，供按《道路交通條例》、其附屬規例及任何修訂法例領有牌照之電單車停泊，及屬於該地段已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士停泊（「電單車車位」），以達致署長滿意。
 - (2) 電單車車位(可根據批地文件特別條件第(26)條有所調整) 不可用作批地文件特別條件第(23)(c)(i)條所指明以外的用途，尤其該等車位不得用作存放、陳列或展示車輛以供出售或其他用途，或用作提供車輛清潔及美容服務。
- (i) 批地文件特別條件第(24)條規定，須於該地段內按指定比率或署長批准的其他比率提供車位供貨車裝卸使用，以達致署長滿意，而該等裝卸車位不得用作與有關該地段上已建或擬建建築物的貨車裝卸以外用途。
- (j) 批地文件特別條件第(25)條規定，須於該地段內按指定比率或署長批准的其他比率提供車位，供屬於該地段上已建或擬建建築物的住客及其真正客人、訪客或獲邀請人士之單車停泊，以達致署長滿意。
- (k) 批地文件特別條件第(30)條規定，經署長批准標示按批地文件在該地段內提供的所有車位及裝卸車位的圖則或其由認可人士（按《建築物條例》、其任何附屬規例及任何修訂法例界定）核實的圖則副本須提交給署長。上述經批准圖則標示的車位及裝卸車位只可用作批地文件特別條件第(23)、(24)及(25)條分別指定的用途。承授人須按該經批准圖則維持車位、裝卸車位及其他區域，包括但不限於升降機、梯台及調度及迴旋區，及未經署長事先書面同意，不得對其作出變更。除了上述批准圖則標示的車位，該地段任何部分或其上之任何建築物或構築物不得用作泊車用途。
- (l) 批地文件特別條件第(33)(a)條規定，若有或曾有任何土地之削去、清除或後移，或任何種類的堆土、填土或斜坡處理工程，承授人須自費進行及興建該等有需要之斜坡處理工程、擋土牆或其他支撐、防護或排水系統或附屬或將會或可能會或於今後任何時間成為必要的其他工程，以保護及支持該地段內的該等土地及任何毗連或毗鄰之政府土地或已出租土地，及排除及預防其後發生的任何泥土剝落、山泥傾瀉或土地下陷。承授人須於批地年期期間內的所有時間自費保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程於修繕妥當及良好的狀況，致使署長滿意。批地文件特別條件第(33)(c)條規定，若於任何時間內由於承授人進行的工程或任何其他原因而造成任何泥土剝落、泥石傾瀉或土地下陷，承授人須自費還原和修復致使署長滿意，並須就因該等泥土剝落、山泥傾瀉或土地下陷而將會或可能引致、蒙受或招致的任何成本、費用、賠償、要求及申索彌償政府、其代理人及承辦商。批地文件特別條件第(33)(d)條規定署長有權以書面通知形式要求承授人進行、興建及保養上述土地、斜坡處理工程、擋土牆或其他支撐、防護措施、排水系統或輔助或其他工程，及還原和修復任何泥土剝落、泥石傾瀉或土地下陷，且如承授人忽略或未能在指明期限內遵從該通知致使署長滿意，署長可即時執行和進行任何有需要的工程，而承授人須在應要時向政府歸還該工程的費用連同任何行政或專業費用及收費。
- (m) 批地文件特別條件第(35)條規定如該地段或其任何部分的發展或重建已安裝預應力地錨，承授人須自費在預應力地錨的服務年限期間，對其進行定期維修及監察，以達致署長滿意，並且在署長不時全權酌情要求時提交上述維修及監察的報告及資料。如承授人忽略或未能執行規定的監察工程，署長可即時執行和進行監察工程，承授人必須應要求向政府償還有關的費用。
- (n) 批地文件特別條件第(36)條規定：-
- (i) 倘若從該地段或從其他受該地段的任何發展所影響的區域有泥土、廢土、瓦礫、建築廢料或建材（「廢料」）遭侵蝕、流入或傾倒至公共巷徑或道路或路渠、海灘或海床、污水渠、雨水渠或明渠或其他政府產業（「政府產業」），承授人須自費清理該等廢料並修復對政府產業造成的損壞。承授人須就該等侵蝕、流入或傾倒對私人產業造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府作出彌償。
 - (ii) 儘管批地文件特別條件第(36)(a)條另有規定，署長可以（惟沒有義務）應承授人要求清理該等廢料並修復對政府產業造成的損壞，而承授人須應要求向政府支付上述工程費用。
- (o) 批地文件特別條件第(37)(a)條規定，承授人必須按署長絕對酌情決定的要求，自費在附錄圖則上以綠色間黑斜線顯示的範圍（「綠色間黑斜線範圍」），進行與完成土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程，以達致署長滿意及必須在批地年期的期間內任何時候自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地年期的期間內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落的情況，承授人須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其看法為最終看法並對承授人具約束力）與任何該等地區毗連或毗鄰亦受影響範圍，以達致署長滿意。承授人須就上述山泥傾瀉、土地下陷或泥土剝落而招致的一切責任、損失、收費、要求、訴訟、申索、司法程序、費用、損害和開支，對政府、其代理人及承建商作出彌償。承授人須確保任何時候在綠色間黑斜線範圍內不得有任何非法挖掘或棄置垃圾。在署長的事先書面批准下，承授人可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除署長享有就違反批地文件條件具有任何其他權利或補償外，署長可在任何時候以書面通知要求承授人進行上述土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程。如承授人忽略或未能於通知所述期限內遵從該等通知以達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而承授人須應要求向政府支付有關費用。儘管批地文件特別條件第(37)(a)條另有規定，承授人按批地文件特別條件第(37)條就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向承授人給予相關通知時完全終止。承授人不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府、署長或其授權的人員索取賠償。

SUMMARY OF LAND GRANT

批地文件的摘要

(p) 批地文件特別條件第(41)條規定:-

- (i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向渠務署署長提交或促使其他人提交一份排水影響評估(「**排水影響評估**」)，供渠務署署長書面批准，以在各方面達致渠務署署長滿意。排水影響評估除其他事項外，還須載有渠務署署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的排水影響，及有關緩解措施、改善工程及其他措施及工程的建議。
- (ii) 承授人須自費，及在渠務署署長指定的時限內實施由渠務署署長批准的排水影響評估中的建議，以在各方面達致渠務署署長滿意。
- (iii) 排水影響評估中的技術問題須由香港工程師學會的成員(土木工程為其專業)或特許土木工程師負責。
- (iv) 在渠務署署長對排污影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程及地盤平整工程(土地勘察除外)。
- (v) 政府及其人員對承授人因履行批地文件特別條件第(41)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(q) 批地文件特別條件第(42)條規定:-

- (i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向環境保護署署長提交或促使其他人提交一份排污影響評估(「**排污影響評估**」)，供環境保護署署長書面批准，以在各方面達致環境保護署署長滿意。排污影響評估除其他事項外，還須載有環境保護署署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的排污影響，及有關緩解措施、改善工程及其他措施及工程的建議。
- (ii) 承授人須自費，及在環境保護署署長指定的時限內實施由環境保護署署長批准的排污影響評估中的建議，以在各方面達致環境保護署署長滿意。
- (iii) 排污影響評估中的技術問題須由香港工程師學會的成員(土木工程為其專業)或特許土木工程師負責。
- (iv) 在環境保護署署長對排污影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程(土地勘察及地盤平整工程除外)。
- (v) 政府及其人員對承授人因履行批地文件特別條件第(42)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(r) 批地文件特別條件第(43)條規定:-

- (i) 承授人須自費興建及保養署長認為需要不論是否位於該地段範圍內或政府土地上的排水渠及渠道，以將落在或流經該地段上的暴雨或雨水截流並排送至最就近的水道、集水井、渠道或政府雨水渠，以達致署長滿意。承授人須自行負責，並就該等暴雨或雨水造成的任何損壞或滋擾所引致的一切訴訟、申索及要求對政府及其人員作出彌償。
- (ii) 連接該地段的任何排水渠及污水渠至政府的雨水渠及污水渠的工程(當已鋪設或委託鋪設)可由署長進行，署長無須就因此等工程對承授人造成的損失或損害負責，而承授人須應要求向政府支付上述連接工程的費用。或者，該等連接工程亦可由承授人自費進行，以達致署長滿意，而在該種情況下，該等連接工程任何一段若在政府土地內興建，須由承授人自費保養，直至政府要求時由承授人移交給政府，由政府出資負責往後的保養，而承授人須應要求向政府支付上述連接工程的技術檢查之費用。倘若承授人未能保養興建在該政府土地內的上述連接工程的任何一段，署長可以進行其認為必要的保養工程，而承授人須應要求向政府支付該等工程費用。

(s) 批地文件特別條件第(44)條規定:-

- (i) 承授人須由批地文件之日起6個曆月內或署長批准之其他時間，自費向署長提交或促使其他人提交一份發展該地段的噪音影響評估(「**噪音影響評估**」)，供署長書面批准，以在各方面達致署長滿意。噪音影響評估除其他事項外，還須載有署長要求的資料及詳情，包括但不限於所有因發展該地段而引起一切不利的噪音影響，及適當的噪音緩解措施的建議(「**噪音緩解措施**」)。

- (ii) 承授人須自費，及在署長指定的時限內進行及實施噪音影響評估中所建議並經署長批准的噪音緩解措施(「**獲批准噪音緩解措施**」)，以在各方面達致署長滿意。
- (iii) 在署長對噪音影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程(土地勘察及地盤平整工程除外)。
- (iv) 政府及其人員對承授人因履行批地文件特別條件第(44)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。

(t) 批地文件特別條件第(45)條規定倘若獲批准噪音緩解措施中包括在該地段構建或興建一個或多個隔音屏障並伸延至超出該地段的地界至任何毗鄰政府土地任何部分之上或上方(「**隔音屏障**」)，以下條件將適用:

- (i) 承授人須自費按照獲建築事務監督批准的圖則設計、構建及興建隔音屏障，並須在各方面符合《建築物條例》、其任何附屬規例及任何修訂法例；
- (ii) 不得在任何該地段毗鄰的政府土地之上、上面或下面構建隔音屏障的地基或支撐物；
- (iii) 未經署長的事先書面批准，不可對隔音屏障或其任何部分作出變更、增建、更換或附加附屬裝置；
- (iv) 承授人須在任何時間自費維護、保養和維修隔音屏障或(如獲署長批准)任何更換的隔音屏障，使其處於修繕妥當及良好的狀況，以在各方面達致署長滿意，如為進行批地文件特別條件第(45)(d)條規定的任何工程而需臨時封閉交通或改道，須得到運輸署署長對臨時交通安排的書面同意才可開展任何工程；
- (v) 隔音屏障除用作阻隔噪音用途外，不得用作其他用途，未經署長的事先書面批准，承授人不得使用或容許或允許隔音屏障或其任何部分用作廣告宣傳用途或展示任何標誌、通告或海報；
- (vi) 在得到署長事先書面批准的前提下，承授人、其承辦商、工人或承授人授權的任何其他人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)可獲允許進入該地段毗鄰的政府土地，以在按批地文件特別條件第(45)條構建、興建、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；
- (vii) 政府對承授人或任何其他人士就進入或進行批地文件特別條件第(45)(f)條所述的工程所產生或附帶產生而對承授人或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，以及承授人無權就任何上述損失、損害、滋擾或干擾向政府提出索償；
- (viii) 承授人須在任何時間採取所需的預防措施，以防止對任何該地段毗鄰的政府土地及隔音屏障或對任何因構建、興建、維修、保養、變更、使用、拆除或移除隔音屏障而進入或使用任何該地段毗鄰的政府土地及隔音屏障的人士或車輛造成任何損害或傷害；
- (ix) 署長有權於任何時間行使其絕對酌情權向承授人送達書面通知，要求承授人於書面通知之日起的6個曆月內拆除及移除跨越政府土地的部分隔音屏障，並不得作出替換，而承授人須於收到該書面通知規定的期限內自費拆除及移除上述隔音屏障的部分，以在各方面達致署長滿意；
- (x) 倘若承授人未能履行批地文件特別條件第(45)條的任何責任，署長可進行他認為必要的工程，買方須應要求向政府支付該等工程的費用；
- (xi) 承授人須在任何時間允許署長、其人員、承辦商、代理人及工人及任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)自由及不受阻礙地進出、返回及通過該地段或其任何部分及任何於該地段已建或擬建的建築物，以視察、檢查和監督任何根據批地文件特別條件第(45)(a)、(d)及(i)條進行的任何工程及根據批地文件特別條件第(45)(j)條進行的任何工程或署長認為需要的任何其他工程；
- (xii) 政府或署長對因承授人或任何其他人士在履行批地文件特別條件第(45)條的責任、署長行使批地文件特別條件第(45)(k)條的進入權或按批地文件特別條件第(45)(j)條進行的任何工程所引起或附帶所引起的任何損失、損害、滋擾或干擾毋須承擔任何責任或義務。承授人無權就上述損失、損害、滋擾或干擾向政府或署長或其授權的人員提出任何索償；及
- (xiii) 承授人須於任何時間對政府、署長、其人員及工人就構建、興建、展示、維修、保養、變更、使用、拆除或移除隔音屏障或進行批地文件特別條件第(45)(j)條相關工程所引起(無論是直接或間接)或附帶所引起的一切責任、損失、損害、申索、費用、開支、收費、要求、訴訟及司法程序對其作出彌償。

SUMMARY OF LAND GRANT

批地文件的摘要

- (u) 批地文件特別條件第(46)條規定:-
- 承授人須由批地文件之日起6個月內或署長批准之其他時間，自費向環境保護署署長提交或促使其他人提交一份空氣影響評估(「**空氣影響評估**」)，供環境保護署署長書面批准，以在各方面達致環境保護署署長滿意。空氣影響評估除其他事項外，還須載有環境保護署署長要求的資料及詳情，包括但不限於與該地段的發展有關的周邊道路和高速公路的空氣影響評估，及有關緩解措施、改善工程及其他在該地段內的措施及工程的建議，以顯示該地段的發展符合於提交空氣影響評估之日所適用的香港規劃標準與準則。
 - 承授人須自費，及在環境保護署署長指定的時限內實施由環境保護署署長批准的空氣影響評估中的建議，以在各方面達致環境保護署署長滿意。
 - 在環境保護署署長對空氣影響評估發出書面批准前，不得在該地段或其任何部分展開建築工程(土地勘察及地盤平整工程除外)。
 - 政府及其人員對承授人因履行批地文件特別條件第(46)條或其他的責任所引起或附帶所引起的任何費用、損害或損失毋須承擔任何責任或義務。承授人亦無權就上述費用、損害或損失向政府或其人員作出索償。
6. 對買方造成負擔的租用條件：
- (a) 批地文件特別條件第(10)(e)條規定，承授人須在整個批地年期期間內於任何合理時間允許署長、其人員、承辦商及代理人及其工人及任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地進出、返回及通過粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍，以視察、檢查和監督任何根據批地文件特別條件第(10)(a)(i)條所進行的任何工程及根據批地文件特別條件第(10)(a)(ii)條所進行、視察、檢查和監督的任何工程，及署長認為在粉紅色間藍斜線範圍及粉紅色間藍斜線間黑斜線範圍或任何周邊政府土地所需要的任何其他工程。
- (b) 批地文件特別條件第(28)條規定，住宅車位及電單車車位不得：-
- 轉讓，除非:-
 - 連同該地段上已建或擬建的建築物住宅單位；或
 - 轉讓予已經是該地段上已建或擬建的建築物住宅單位的業主；或
 - 出租，除非租予該地段上已建或擬建的建築物住宅單位的住客。
- 惟無論如何，不得向該地段上已建或擬建的建築物的任何一個住宅單位的業主轉讓或向該地段上已建或擬建的建築物的任何一個住宅單位的租客出租總共超過三個的住宅車位及電單車車位。
- (c) 批地文件特別條件第(38)條規定:-
- 承授人確認在批地文件之日，現有的政府食水總水管及鹹水總水管(統稱「**總水管**」)通過、經過或穿越在批地文件附錄圖則上標示為「WWR」，並以粉紅色間黑斜線顯示的範圍(「**粉紅色間黑斜線範圍**」)、粉紅色間藍斜線間黑斜線範圍及在批地文件附錄圖則以粉紅色間黑斜線綴黑點顯示的範圍(「**粉紅色間黑斜線綴黑點範圍**」)(統稱「**水務工程保留範圍**」)，或在上述範圍之上、下或其內。總水管的大約位置在批地文件附錄圖則上分別以藍色及紅色線顯示其大約位置並註明為「現有食水總水管」及「現有鹹水總水管」，僅作識別之用。該地段或其任何部分的發展如需要重置、改道或搬遷總水管或其任何部分不會被允許。
 - 在水務工程保留範圍內展開任何工程前，承授人須向水務署署長提交在水務工程保留範圍內所有擬建工程的詳情，以供批准。在水務署署長對擬建工程發出書面批准前，不得在水務工程保留範圍或其任何部分展開工程。
 - 不得在水務工程保留範圍內建造構築物或貯存材料。
 - 不得在水務工程保留範圍內種植根部滲透的樹木或矮樹。如非事前獲水務署署長書面批准，不可更改水務工程保留範圍之內的現有地盤狀況。如建議植樹與總水管之間的淨距離僅有2.5米或以下，必須架設堅固根部防護欄。防護欄必須深入至水管的管道內底水平之下。就是否須要堅固根部防護欄，水務署署長的決定為最終決定並對承授人具約束力。
 - 在水務工程保留範圍內，除鋪植草皮外，任何閘門蓋周圍1.5米範圍或任何消防栓水管出口1米範圍內不得栽種植物或放置阻礙物。
 - 在水務署署長發出書面批准前，不得在水務工程保留範圍之內種植樹木。

- (d) 批地文件特別條件第(39)條規定:-
- 水務監督、其人員、由水務監督指定的其他政府部門人員、承辦商、獲許可的人士及由水務監督或其他政府部門或承辦商或獲許可的人士僱用的工人(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地進出、返回及通過水務工程保留範圍，以用作：
 - 視察、操作、保養、維修及翻新總水管或其任何部分；
 - 視察、操作、保養、維修及翻新在附近政府土地內及周邊的現有水務裝置，該政府土地在批地文件附錄圖則中以政府撥地第GLA-ST STA5023號顯示及標示(「**政府撥地**」)；
 - 在政府撥地內及周邊興建未來水務裝置及相關的總水管；及
 - 其後視察、操作、保養、維修及翻新該等批地文件特別條件第(39)(a)(iii)條所指的水務裝置及相關的總水管。
 - 水務監督、任何政府部門或批地文件特別條件第(39)(a)條所指的任何類別的人士因行使批地文件特別條件第(39)(a)條授予的進出、返回及通過權利所引起或附帶所引起的任何損失、損害、滋擾或干擾毋須承擔任何責任。承授人無權就上述損失、損害、滋擾或干擾向水務監督、任何政府部門或批地文件特別條件第(39)(a)條所指的任何類別的人士作出索償。
- (e) 批地文件特別條件第(40)條規定，承授人須在任何時候，尤其在進行建築、保養、翻新或維修工程(「**工程**」)期間，採取或促使他人採取一切妥當及足夠的謹慎、技巧及預防措施，避免對該地段、綠色範圍或綠色間黑斜線範圍或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他現有排水渠、水路或水道、總水喉、道路、行人路、街道設施、污水渠、明渠、水管、電纜、電線、公用事業服務或其他工程或裝置(「**服務**」)造成任何損壞、干擾或阻塞。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的查詢以確定服務的現況及水平，並提交處理任何可能受工程影響的服務的書面建議給署長，並於各方面取得他的批准，及須在取得署長對工程及上述建議的書面批准後才能進行工程。承授人須遵守及自費履行署長於批准上述建議時對服務施加的任何要求，包括承擔任何必要的改道、重鋪或修復的費用。承授人須自費全面維修、復原及修復因進行工程而對該地段、綠色範圍及綠色間黑斜線範圍或其中任何部分或任何服務以任何方式造成的任何損壞、干擾或阻塞(除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復，而承授人須應要求向政府支付上述工程費用)，以達致署長滿意。倘若承授人未能對該地段、綠色範圍及綠色間黑斜線範圍或其中任何部分或任何服務進行該等必要的改道、重鋪、維修、復原及修復工程以達致署長滿意，署長可進行他認為必要的該等改道、重鋪、維修、復原或修復工程，而承授人須應要求向政府支付上述工程費用。
- (f) 請參閱上文第4段和第5段。
- (g) 根據批地文件一般條件第11條，當承授人未能或忽略履行、遵守或符合批地文件，政府有權收回該地段或其任何部分以及在該地段或其任何部分的所有或任何建築物、搭建物及工程，並取消其管有權，且當該地段被收回時：(i)承授人在該地段被收回之部分的權利將絕對地停止或終止；(ii)承授人無權獲得任何地價退款、款項或賠償；及(iii)政府之任何其他權利、補償及申索將不受影響。

備註:

- 本節所載的「承授人」指批地文件訂明的「買方」，如上下文意允許或規定則包括其遺產執行人、遺產管理人及受讓人；如屬公司則包括其繼承人及受讓人。
- 請參閱批地文件以了解全部詳情。完整的批地文件文本可於售樓處營業時間作出要求後免費查閱，並可在支付所需影印費後取得批地文件之複印本。
- 附於批地文件的圖則於「公共設施及公共休憩用地的資料」部份內複製。

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

A. Facilities that are required under the Land Grant to be constructed and provided for the Government, or for public use

1. The Green Area and the Structures as referred to in Special Condition Nos. (2), (3), (4) and (5) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (2) stipulates that:-

(a) The Purchaser shall:

- (i) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:-
 - (I) lay and form those portions of the future public roads shown coloured green on the plan annexed to the Land Grant (“**the Green Area**”); and
 - (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (“**the Structures**”)
so that building, vehicular and pedestrian traffic may be carried on the Green Area;
- (ii) on or before the 31st day of December 2022 or such other date as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and
- (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been delivered in accordance with Special Condition No. (3) hereof.

(b) In the event of the non-fulfilment of the Purchaser’s obligations under sub-clause (a) of this Special Condition by the date specified therein or such other date as may be approved by the Director, the Government may carry out the necessary works at the cost of the Purchaser who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Purchaser.

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

Special Condition No. (3) stipulates that:-

For the purpose only of carrying out the necessary works specified in Special Condition No. (2) hereof, the Purchaser shall on the date of this Agreement be granted possession of the Green Area. The Green Area shall be re-delivered to the Government on demand and in any

event shall be deemed to have been re-delivered to the Government by the Purchaser on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Purchaser shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (2) hereof or otherwise.

Special Condition No. (4) stipulates that:-

The Purchaser shall not without the prior written consent of the Director use the Green Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (2) hereof.

Special Condition No. (5) stipulates that:-

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

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director the right of ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (2)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (2)(b) hereof and any other works which the Director may consider necessary in the Green Area;
- (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Green Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Purchaser shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Area; and
- (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Green Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Green Area.

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

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

公共設施及公眾休憩用地的資料

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that :-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

- (ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;
- (az) To repair, maintain and upkeep the Green Area together with the Green Area Structures (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Area has been re-delivered to the Government;
- (bf) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Area and the Green Area Structures up to the time at which possession thereof is re-delivered to the Government in accordance with the terms of the Conditions.

Clause 36 of the Third Schedule stipulates that :-

The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Area and the Green Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance with Special Condition Nos.(2) to (5) and any other provisions of the Conditions.

- (3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

2. The Green Hatched Black Area as referred to in Special Condition No. (37) of the Land Grant

(1) Provisions of the Land Grant

Special Condition No. (37) stipulates that:-

- (a) The Purchaser shall at his own expense carry out and complete to the satisfaction of the Director such geotechnical investigations and such slope treatment, landslide preventive, mitigation and remedial works on the area shown coloured green hatched black on the plan annexed hereto (hereinafter referred to as “**the Green Hatched Black Area**”) as the Director in his absolute discretion may require and shall, at all times during the term hereby agreed to be granted, at his own expense, maintain in good and substantial repair and condition to the satisfaction of the Director the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon. In the event that any landslip, subsidence or falling away occurs within the Green Hatched Black Area at any time during the term hereby agreed to be granted, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director together with any adjacent or adjoining areas which, in the opinion of the Director (whose opinion shall be final and binding on the Purchaser), have also been affected. The Purchaser shall at all times indemnify and keep indemnified the Government, its agents and contractors against all liabilities, losses, charges, demands, actions, claims, proceedings, costs, damages and expenses whatsoever incurred by reason of such landslip, subsidence or falling away. The Purchaser shall ensure at all times that there shall be no illegal excavation or dumping on the Green Hatched Black Area and, subject to the prior written approval of the Director, the Purchaser may erect fences or other barriers for the prevention of such illegal excavation or dumping. In addition to any other rights or remedies the Director may have in respect of any breach of these Conditions, the Director may at any time by notice in writing call upon the Purchaser to carry out such geotechnical investigations, slope treatment, landslip preventive, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away, and if the Purchaser shall neglect or fail to comply with such notice to the satisfaction of the Director within the period specified therein, the Director may, after the expiry of such period, execute and carry out the required works and the Purchaser shall on demand repay to the Government the cost thereof.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the obligations and rights of the Purchaser in respect of the Green Hatched Black Area or any part thereof under this Special Condition shall absolutely determine upon the Government giving to the Purchaser notice to that effect, and no claim whatsoever shall be made against the Government or the Director or his authorized officer by the Purchaser in respect of any loss, damage or disturbance suffered or any expense incurred as a result of such determination. However, such determination shall be without prejudice to any rights or remedies of the Government in respect of any antecedent breach, non-performance or non-observance of sub-clause (a) of this Special Condition.

(2) Provisions of the Deed of Mutual Covenant

Clause 37 stipulates that :-

In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Lot and the Development and the management thereof for and on behalf of all Owners including in particular but without in any way limiting the generality of the foregoing :-

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(bh) Pursuant to Special Condition No.(37)(a) of the Conditions and until the determination of the Owners' obligation in accordance with Special Condition No.(37)(b) of the Conditions, to maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and other works therein and thereon, and in the event that the Director of Lands shall by notice in writing call upon the Owners to carry out such geotechnical investigations, slope treatment, landslip preventive practice, mitigation and remedial works and to maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away to the satisfaction of the Director of Lands.

Clause 48 of the Third Schedule stipulates that :-

The Owners shall until the determination of the Owners' obligation in accordance with Special Condition No.(37)(b) of the Conditions at all times and at their own expense maintain in good and substantial repair and condition to the satisfaction of the Director of Lands the Green Hatched Black Area including all land, slope treatment works, earth-retaining structures, drainage and any other works therein and thereon, and in the event that the Director of Lands shall by notice in writing call upon the Owners, the Owners shall carry out such geotechnical investigations, slope treatment, landslip preventive practice, mitigation and remedial works and shall maintain, reinstate and make good any land, structure or works affected by such landslip, subsidence or falling away to the satisfaction of the Director of Lands.

(3) The general public has the right to use those facilities or open space (if any) mentioned above in accordance with the Land Grant.

B. Facilities that are required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

1. Please refer to paragraphs A1 and A2 above.
2. The facilities or open spaces (if any) mentioned in paragraphs A1 and A2 above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of the managing, operating or maintaining those facilities or open spaces (if any) through the management expenses apportioned to the residential properties concerned.

C. Size of any open space that is required under the Land Grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Development

Not Applicable.

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

Not Applicable.

Notes:

1. The term "Director" in the Land Grant means "the Director of Lands", unless otherwise specified.
2. The term "Purchaser" in the Land Grant means "the Grantee", unless otherwise specified.
3. The term "Conditions" in the Deed of Mutual Covenant means "the Land Grant", unless otherwise specified.

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A. 批地文件規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條件第(2)、(3)、(4)及(5)條所指之「綠色範圍」及「該等構築物」

(1) 批地文件的條款

特別條件第(2)條規定：-

(a) 買家須：

- (i) 於2022年12月31日或之前或其他經署長批准的日期，自費以署長批准的方式、材料、標準、水準、定線及設計進行下列工程，達致署長在各方面滿意：
 1. 鋪設及平整在批地文件附錄圖則上以綠色顯示之若干未來公共道路部份（「**綠色範圍**」）；及
 2. 提供及興建橋樑、隧道、高架道路、地下通道、溝渠、高架橋、行車天橋、行人路、道路或署長全權酌情要求的其他構築物（「**該等構築物**」）致使建造、車輛及行人交通可於綠色範圍上通行；
- (ii) 於2022年12月31日或之前或其他經署長批准的日期，自費在綠色範圍鋪設路面、建造路緣及渠道並為其提供署長要求的溝渠、污水渠、排水渠、消防栓連接駁總水管的水管、街燈、交通標誌、街道設施及道路標記，以達致署長滿意；及
- (iii) 自費保養綠色範圍，連同該等構築物及所有在該範圍之上或之內興建、設置及提供的構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，以達致署長滿意，直至按特別條件第(3)條交還綠色範圍的管有權為止。

(b) 倘若買家沒有於本特別條件(a)分條所述的指定日期或其他經署長批准的日期內履行該分條訂明的責任，政府可進行必要的工程，並由買家承擔該等費用。買家須應要求向政府償還該工程的費用，金額將由署長決定，而其決定將為最終決定並對買家具有約束力。

(c) 政府對買家或任何其他人士就買家履行本特別條件(a)分條的責任或政府行使本特別條件(b)分條的權利或其他權利所產生或附帶產生而造成或蒙受的任何損失、損害、滋擾或干擾或其他情況毋須承擔任何責任，以及買家無權就任何上述損失、損害、滋擾或干擾向政府提出索償。

特別條件第(3)條規定：-

僅為了按特別條件第(2)條進行必要工程，買家在本協議之日獲授予綠色範圍的管有權。綠色範圍須在政府要求時交還予政府，而於任何情況下，倘若署長發信表示其滿意接受此等條件已經履行，則綠色範圍於發信日期即被視作已由買家交還予政府。買家管有綠色範圍期間，須於所有合理時間允許所有政府及公眾車輛及行人交通自由及不受阻礙通行及往來綠色範圍，並須確保通行不受工程干擾或妨礙（無論是否按特別條件第(2)條或其他進行的工程）。

特別條件第(4)條規定：-

除非獲得署長事先書面同意，買家不得使用綠色範圍存放物品或搭建任何臨時構築物，又或作進行特別條件第(2)條指定工程以外的用途。

特別條件第(5)條規定：-

(a) 買家管有綠色範圍期間，須於所有合理時間：

- (i) 允許政府、署長及其人員、承辦商及代理人及署長授權的任何人士有權進出、返回及通過該地段及綠色範圍，以視察、檢查及監督遵照特別條件第(2)(a)條進行的任何工程，並且進行、視察、檢查及監督按特別條件第(2)(b)條進行的工程以及綠色範圍內署長認為必要的其他工程；

(ii) 允許政府及政府授權的相關公用事業公司有權按需要進出、返回及通過該地段及綠色範圍，以於綠色範圍之內、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後維修所有必要水管、電線、管道、電線槽及其他導體和輔助設備，藉此提供擬供該地段或任何毗連或毗鄰土地或樓宇使用的電話、電力、氣體（如有）及其他服務。買家須與政府及政府妥為授權的相關公用事業公司全面合作，以處理關乎上述擬於綠色範圍內進行的工程之所有事宜；及

(iii) 允許水務監督人員及其授權之其他人士有權按需要進出、返回及通過該地段及綠色範圍，以進行任何關於運作、保養、維修、更換及變更綠色範圍內任何其他水務裝置的工程。

(b) 政府、署長及其人員、承辦商及代理人和其他獲本特別條件(a)分條獲妥為授權的人士或公用事業公司，毋須為政府、署長及其人員、承辦商及代理人和其他獲本特別條件(a)分條獲妥為授權的人士或公用事業公司因行使其權利而引起或附帶引起而令買方或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾承擔任何責任。

(2) 公契的條款

第37條規定：-

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目代表所有業主和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

(ac) 有獨有權代表所有業主與政府、任何法定機關、任何公用事業公司、其他主管當局或任何其他個人交涉，以處理所有有關或關乎該地段及發展項目整體、公用地方及設施或綠色範圍及綠色範圍構築物（直至交還該管有權予政府）的事宜，並有權就與該等交涉有關的任何已採納的政策、已達成的決定或已採取的行動約束所有業主；

(az) 綠色範圍交還予政府前，管理人有權維修、保養及保持綠色範圍連同綠色範圍構築物（直至交還該管有權予政府），及在該範圍之上或之內興建、設置及提供的所有構築物、表面、溝渠、污水渠、排水渠、消防栓、服務、街燈、交通標誌、街道設施、道路標記及植物，於修繕妥當及良好的狀況，以達致署長滿意；

(bf) 代表業主管理和維修位於該地段內或外(如政府要求)而第一業主有責任興建及/或應負責興建的、區域、構築物、設施或排水渠或渠道；就本特別條款而言，該等管理和維修包括綠色範圍及綠色範圍構築物，直至根據批地文件的條款交還管有權予政府。

第三附錄第36條規定：-

業主須自費按照分配予各單位的不分割份數數目（不包括分配予公用地方及設施的不分割份數）的比例，以維持綠色範圍及綠色範圍構築物（直至管有權交還予政府），並在此等範圍以上或對此等範圍進行有關工程，以在各方面達致署長滿意及遵守並遵從特別條件第(2)至(5)條及批地條件的任何其他條文。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

2. 批地文件特別條件第(37)條所指之綠色間黑斜線範圍

(1) 批地文件的條款

特別條件第(37)條規定：-

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(a) 買家必須按署長絕對酌情決定的要求，自費在批地文件附錄圖則上以綠色間黑斜線顯示的範圍（「綠色間黑斜線範圍」），進行與完成土力工程勘察、斜坡處理、防止山泥傾瀉、緩解及補救工程，以達致署長滿意及必須在批地年期的期間內任何時候自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。如於批地年期的期間內任何時候綠色間黑斜線範圍內發生任何山泥傾瀉、土地下陷或泥土剝落的情況，買家須自費還原及修復該綠色間黑斜線範圍以及署長認為（以其看法為最終看法並對買家具約束力）與任何該等地區毗連或毗鄰亦受影響範圍，以達致署長滿意。買家須就上述山泥傾瀉、土地下陷或泥土剝落而招致的一切責任、損失、收費、要求、訴訟、申索、司法程序、費用、損害和開支，對政府、其代理人及承建商作出彌償。買家須確保任何時候在綠色間黑斜線範圍內不得有任何非法挖掘或棄置垃圾。在署長的事先書面批准下，買家可搭建圍欄或其他障礙物，以防止非法挖掘或棄置垃圾。除署長享有就違反批地文件條件具有任何其他權利或補償外，署長可在任何時候以書面通知要求買家進行上述土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程。如買家忽略或未能於通知所述期限內遵從該等通知以達致署長滿意，署長可於該等期限屆滿後執行及進行所需工程，而買家須應要求向政府支付有關費用。

(b) 儘管本特別條件(a)分條另有規定，買家按本特別條件就綠色間黑斜線範圍或其任何部分的責任及權利將於政府向買家給予相關通知時完全終止。買家不能對有關終止產生的任何損失、損害、滋擾或侵擾或招致的任何開支向政府、署長或其授權的人員索取賠償。但是，該終止將不影響政府就任何先前違反、不履行或不遵守本特別條件(a)分條的任何權利或補償。

(2) 公契的條款

第37條規定：-

除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目代表所有業主和該處之管理事務進行所有必要或恰當的行為及事項。茲毋損前文之一般規定，管理人之權力包括下列各項：

(bh) 按批地文件特別條件第(37)(a)條及直至按批地文件特別條件第(37)(b)條決定業主責任前，保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。在地政總署署長以書面通知要求業主時進行有關土力工程勘測、斜坡處理、防止山泥傾瀉、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程，以達致署長滿意。

第三附錄第48條規定：-

直至按批地文件特別條件第(37)(b)條決定業主責任前，業主須在任何時間自費保養綠色間黑斜線範圍，使其處於修繕妥當及良好的狀況，以達致署長滿意，包括一切土地、斜坡處理工程、護土構築物、排水渠及在綠色間黑斜線範圍之內及之上的任何其他工程。倘若地政總署署長以書面通知要求業主，業主須進行上述土力工程勘測、斜坡處理、防止山泥傾瀉實行、緩解及補救工程並保養、還原及修復受到上述山泥傾瀉、土地下陷或泥土剝落影響的任何土地、構築物或工程，以達致署長滿意。

(3) 公眾有權按照批地文件使用上述之設施或休憩用地(如有)。

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

1. 請參閱上述A1及A2段。
2. 上述A1及A2段所述之設施或休憩用地（如有）按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持，及該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施或休憩用地（如有）的部分開支。

C. 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休憩用地的大小

不適用。

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

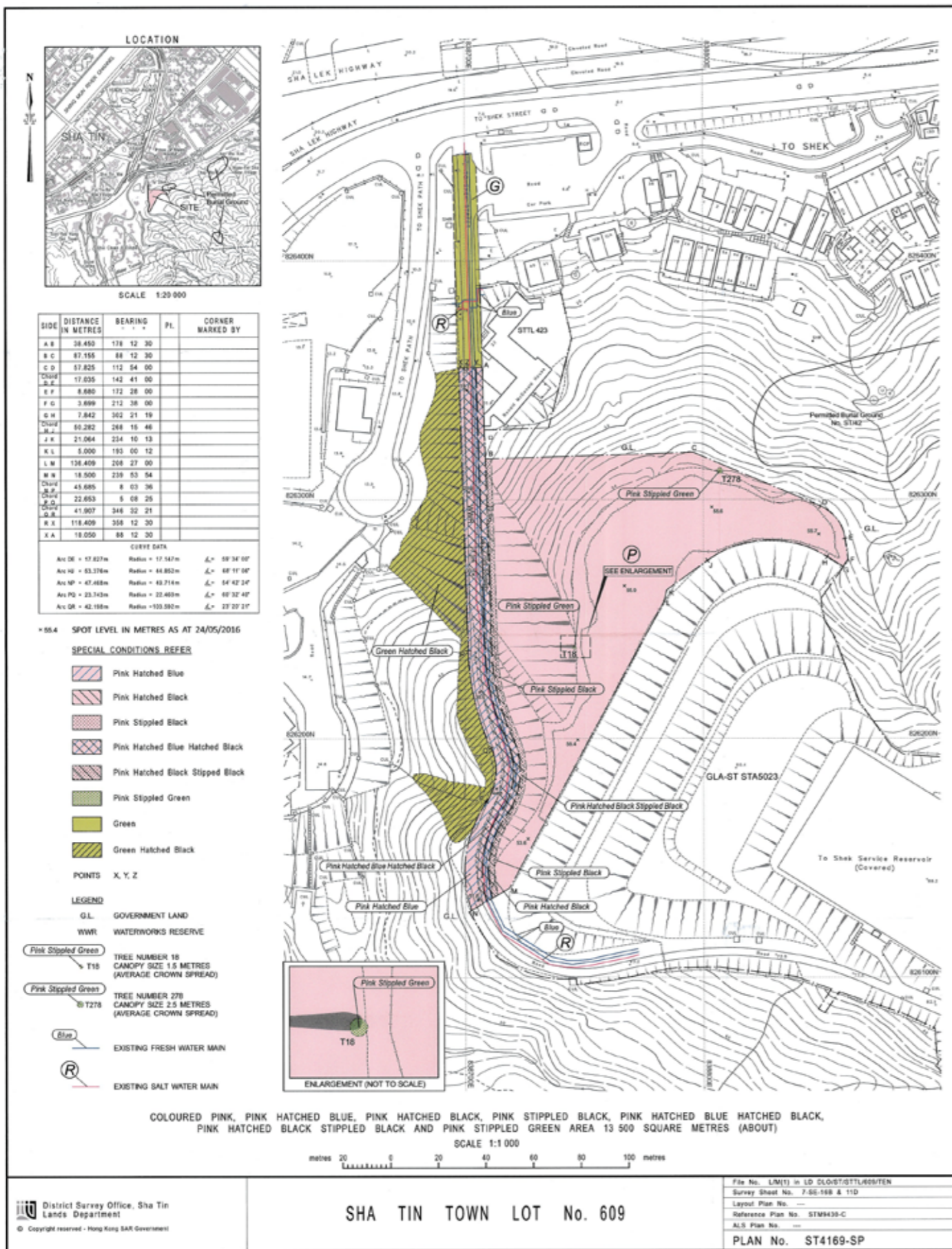
不適用。

備註：

1. 除非另有指明，批地文件所載的「署長」指「地政總署署長」。
2. 除非另有指明，批地文件所載的「買家」指「承授人」。
3. 除非另有指明，公契所載的「租契」指「批地文件」。

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Legend 圖例

- Pink Hatched Blue 粉紅色間藍斜線
- Pink Hatched Black 粉紅色間黑斜線
- Pink Stippled Black 粉紅色綴黑點
- Pink Hatched Blue Hatched Black 粉紅色間藍斜線間黑斜線
- Pink Hatched Black Stippled Black 粉紅色間黑斜線綴黑點
- Pink Stippled Green 粉紅色綴綠點
- Green 綠色
- Green Hatched Black 綠色間黑斜線
- Blue Line 藍色線
- Red Line 紅色線

Notes:

- This plan is extracted from the plan annexed to the Land Grant.
- The portions indicated Pink Hatched Blue, Pink Hatched Black, Pink Stippled Black, Pink Hatched Blue Hatched Black, Pink Hatched Black Stippled Black and Pink Stippled Green and the Blue Line and Red Line shown on this plan do not form parts of those facilities referred to in the part of "Information on Public Facilities and Public Open Space".

備註:

- 此圖摘錄自附於批地文件的圖則。
- 在此圖上顯示為粉紅色間藍斜線、粉紅色間黑斜線、粉紅色加黑點、粉紅色間藍斜線間黑斜線、粉紅色間黑斜線加黑點及粉紅色加綠點的部分及藍色線與紅色線並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施。

WARNING TO PURCHASERS 對買方的警告

- (a) 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.
 - (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that firm will be able to give independent advice to the purchaser.
 - (c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
 - (i) that firm may not be able to protect the purchaser's interests; and
 - (ii) the purchaser may have to instruct a separate firm of solicitors; and
 - (iii) 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.
- (a) 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。
 - (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
 - (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 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。



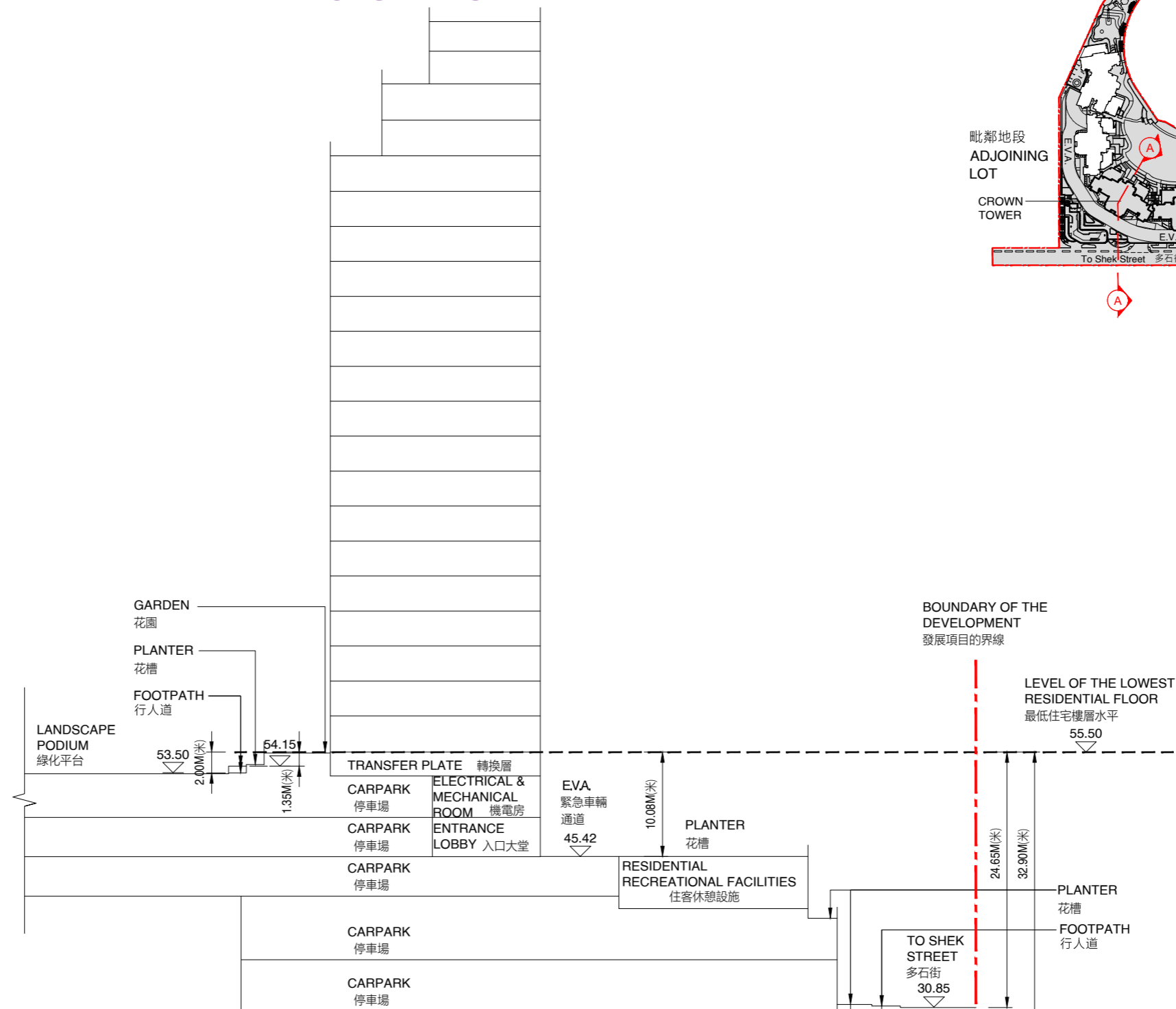
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CROSS-SECTION PLAN OF BUILDING IN THE PHASE

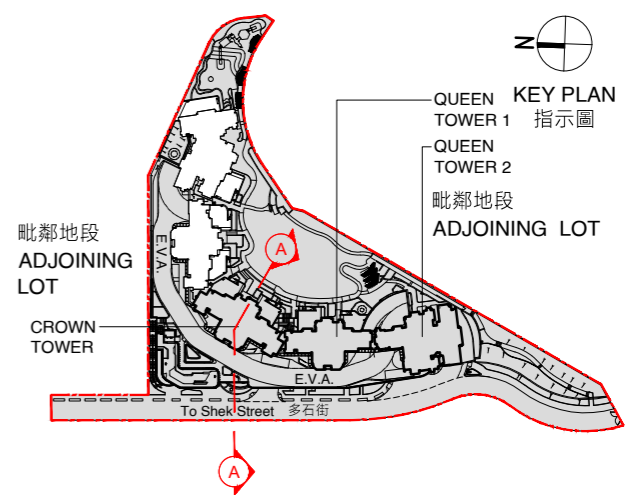
期數中的建築物的橫截面圖

UPPER ROOF FLOOR	上層天台
PLANT ROOM FLOOR	機電層
ROOF	天台
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
TRANSFER PLATE	轉換層
5/F	5樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下

CROWN TOWER



Cross-Section Plan A - A
橫截面圖 A - A



Notes:

1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - Dotted line denotes the level of the lowest residential floor of the building of the Phase.
3. The part of To Shek Street adjacent to the building is 22.60 metres to 30.85 metres above the Hong Kong Principal Datum.
4. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 45.42 metres above the Hong Kong Principal Datum.
5. The part of footpath adjacent to the building is 53.50 metres to 54.15 metres above the Hong Kong Principal Datum.

備註:

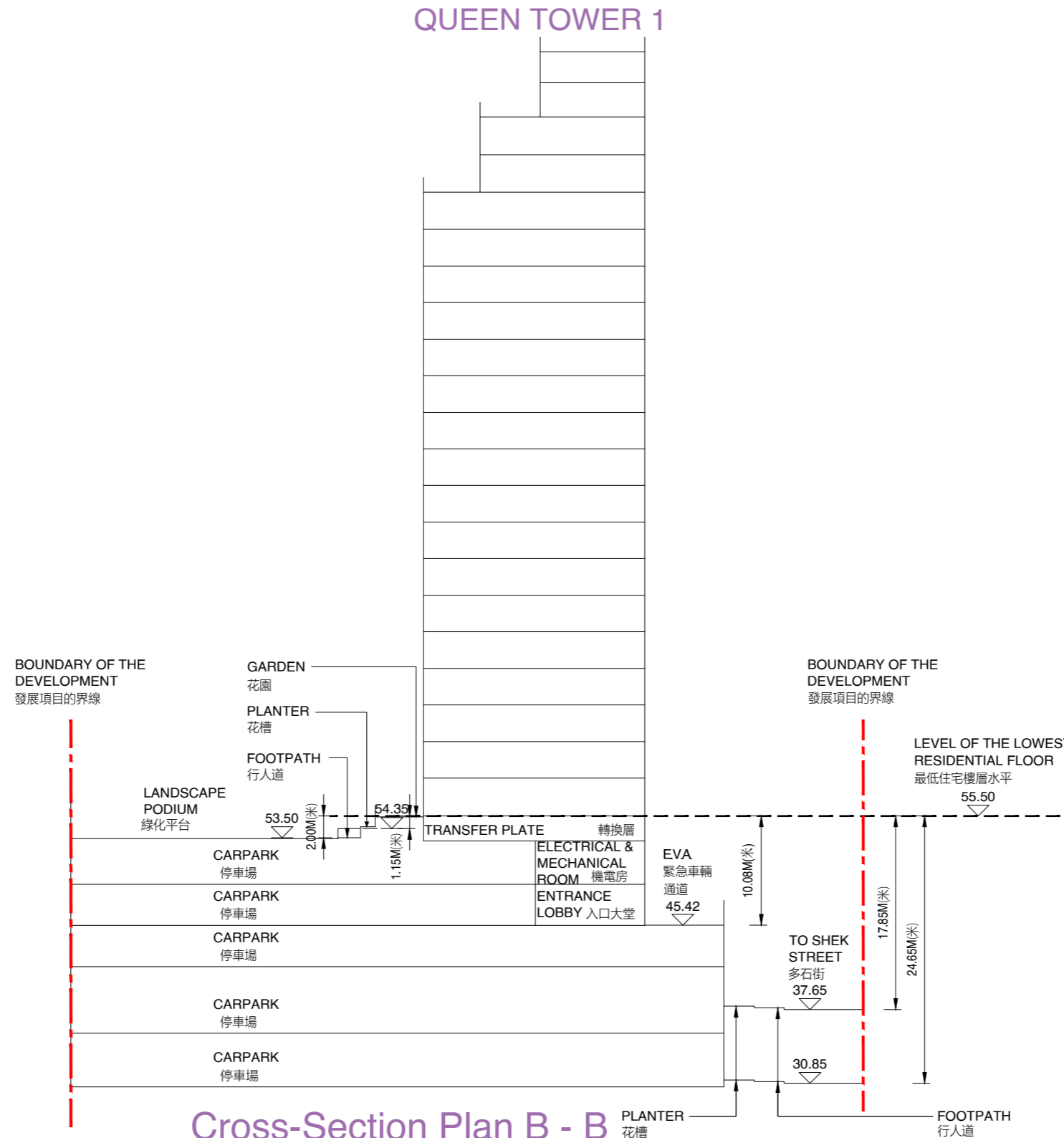
1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連建築物的一段多石街為香港主水平基準以上 22.60 米至 30.85 米。
4. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 45.42 米。
5. 毗連建築物的一段行人道為香港主水平基準以上 53.50 米至 54.15 米。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

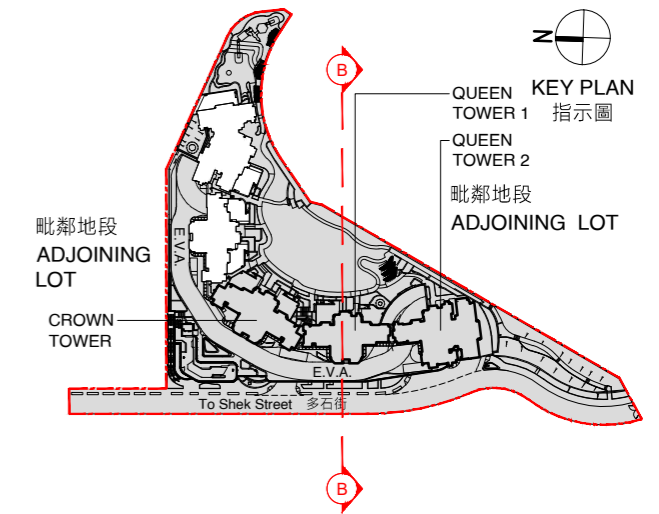
期數中的建築物的橫截面圖

UPPER ROOF FLOOR	上層天台
PLANT ROOM FLOOR	機電層
ROOF	天台
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
TRANSFER PLATE	轉換層
5/F	5樓
3/F	3樓
2/F	2樓
1/F	1樓
G/F	地下

QUEEN TOWER 1



Cross-Section Plan B - B
橫截面圖 B - B



Notes:

- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- - - Dotted line denotes the level of the lowest residential floor of the building of the Phase.
- The part of To Shek Street adjacent to the building is 30.85 metres to 37.65 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 45.42 metres above the Hong Kong Principal Datum.
- The part of footpath adjacent to the building is 53.50 metres to 54.35 metres above the Hong Kong Principal Datum.

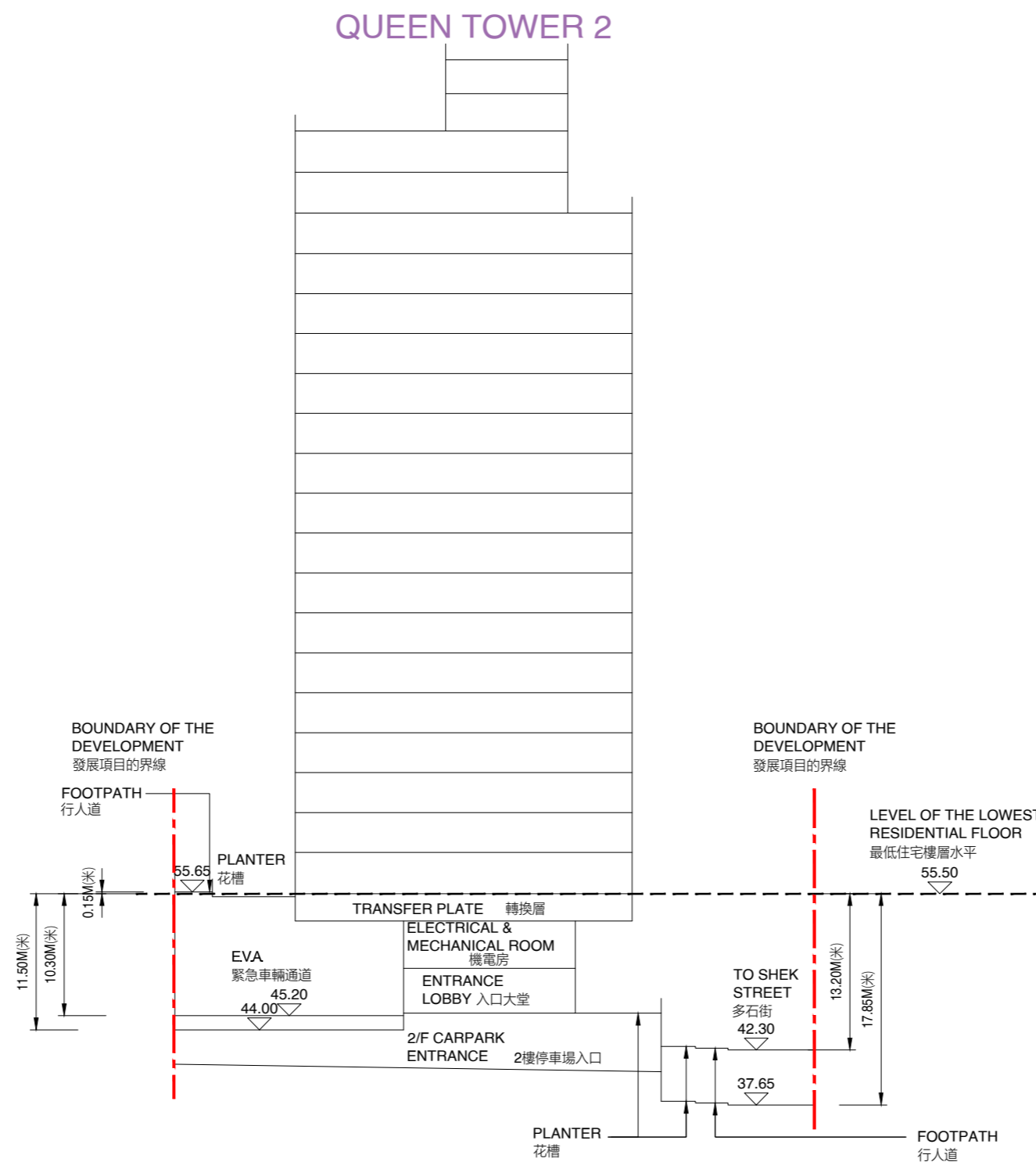
備註:

- ▽ 代表香港主水平基準以上的高度 (米)。
- - - 虛線代表期數中建築物之最低住宅樓層水平。
- 毗連建築物的一段多石街為香港主水平基準以上 30.85 米至 37.65 米。
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上 45.42 米。
- 毗連建築物的一段行人道為香港主水平基準以上 53.50 米至 54.35 米。

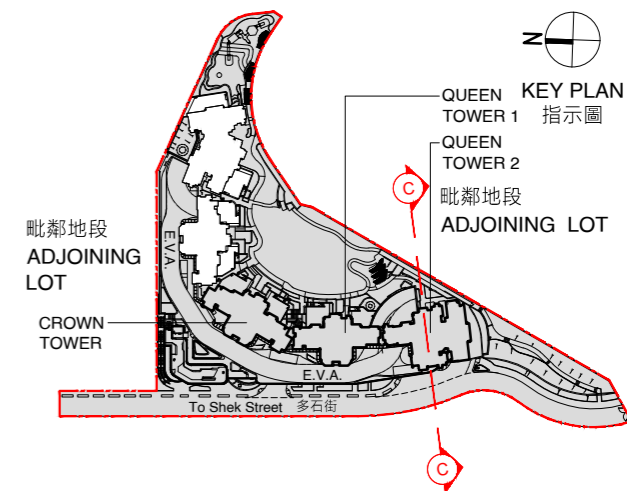
CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖

UPPER ROOF FLOOR	上層天台
PLANT ROOM FLOOR	機電層
ROOF	天台
27/F RESIDENTIAL UNITS	27樓 住宅單位
26/F RESIDENTIAL UNITS	26樓 住宅單位
25/F RESIDENTIAL UNITS	25樓 住宅單位
23/F RESIDENTIAL UNITS	23樓 住宅單位
22/F RESIDENTIAL UNITS	22樓 住宅單位
21/F RESIDENTIAL UNITS	21樓 住宅單位
20/F RESIDENTIAL UNITS	20樓 住宅單位
19/F RESIDENTIAL UNITS	19樓 住宅單位
18/F RESIDENTIAL UNITS	18樓 住宅單位
17/F RESIDENTIAL UNITS	17樓 住宅單位
16/F RESIDENTIAL UNITS	16樓 住宅單位
15/F RESIDENTIAL UNITS	15樓 住宅單位
12/F RESIDENTIAL UNITS	12樓 住宅單位
11/F RESIDENTIAL UNITS	11樓 住宅單位
10/F RESIDENTIAL UNITS	10樓 住宅單位
9/F RESIDENTIAL UNITS	9樓 住宅單位
8/F RESIDENTIAL UNITS	8樓 住宅單位
7/F RESIDENTIAL UNITS	7樓 住宅單位
6/F RESIDENTIAL UNITS	6樓 住宅單位
TRANSFER PLATE	轉換層
5/F	5樓
3/F	3樓
2/F	2樓



Cross-Section Plan C - C
橫截面圖 C - C



Notes:

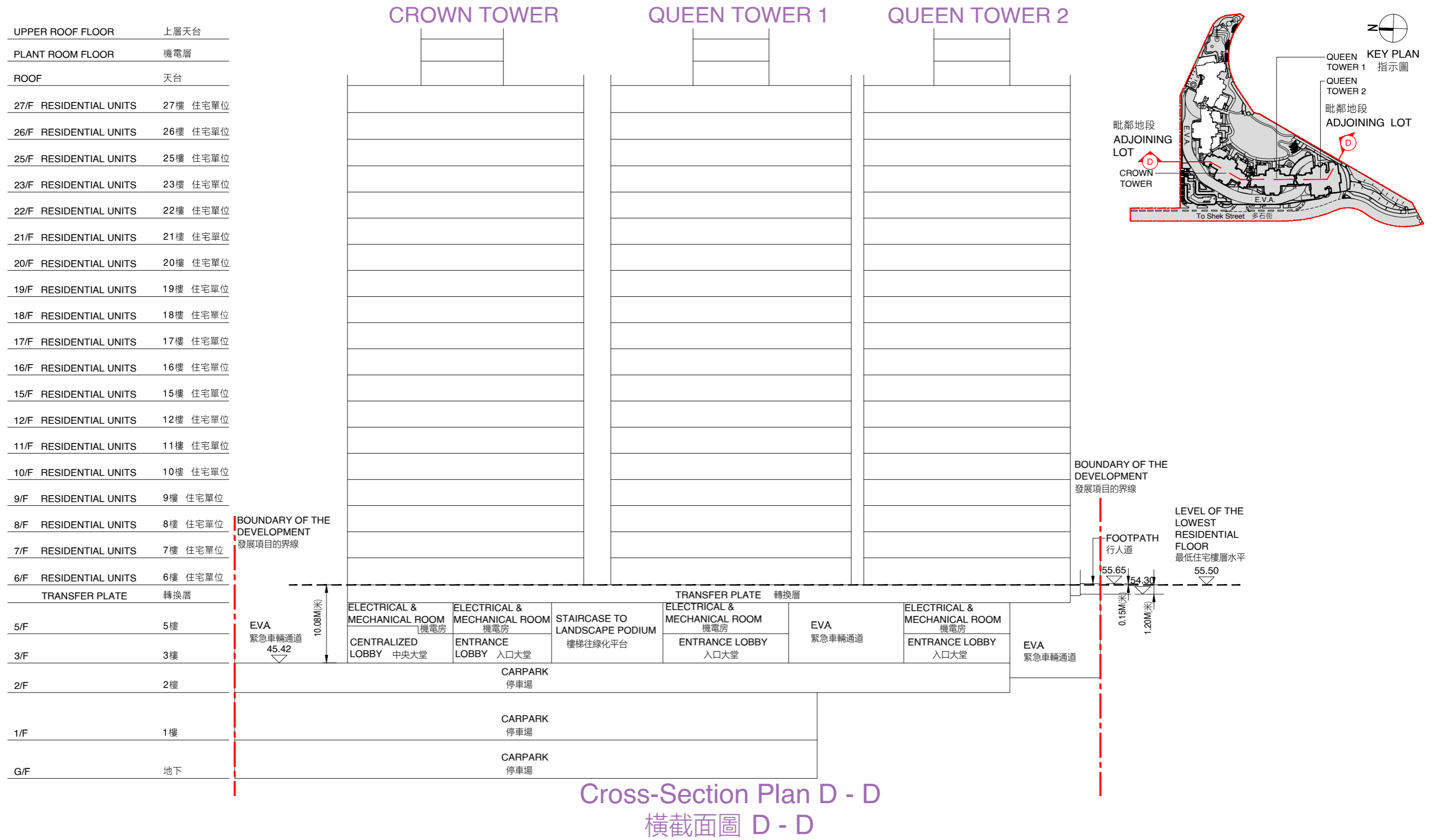
- ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
- - - Dotted line denotes the level of the lowest residential floor of the building of the Phase.
- The part of To Shek Street adjacent to the building is 37.65 metres to 42.30 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 44.00 metres to 45.20 metres above the Hong Kong Principal Datum.
- The part of footpath adjacent to the building is 55.65 metres above the Hong Kong Principal Datum.

備註:

- ▽ 代表香港主水平基準以上的高度 (米)。
- - - 虛線代表期數中建築物之最低住宅樓層水平。
- 毗連建築物的一段多石街為香港主水平基準以上 37.65 米至 42.30 米。
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上 44.00 米至 45.20 米。
- 毗連建築物的一段行人道為香港主水平基準以上 55.65 米。

CROSS-SECTION PLAN OF BUILDING IN THE PHASE

期數中的建築物的橫截面圖



Notes:

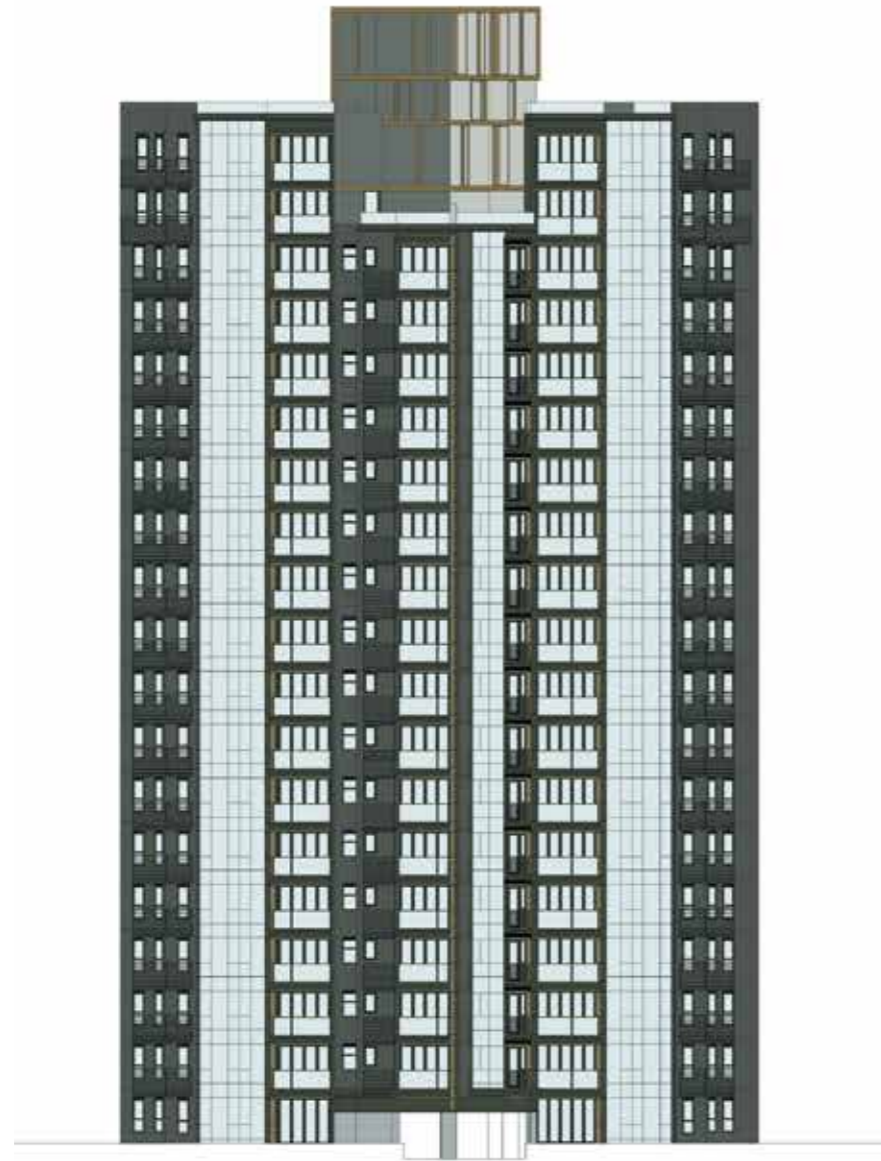
1. ▽ Denotes height (in metres) above the Hong Kong Principal Datum.
2. - - - Dotted line denotes the level of the lowest residential floor of the building of the Phase.
3. The part of Emergency Vehicular Access (E.V.A.) adjacent to Crown Tower is 45.42 metres above the Hong Kong Principal Datum.
4. The part of footpath adjacent to Queen Tower 2 is 54.30 metres to 55.65 metres above the Hong Kong Principal Datum.

備註:

1. ▽ 代表香港主水平基準以上的高度 (米)。
2. - - - 虛線代表期數中建築物之最低住宅樓層水平。
3. 毗連Crown Tower的一段緊急車輛通道為香港主水平基準以上 45.42 米。
4. 毗連Queen Tower 2的一段行人道為香港主水平基準以上 54.30 米至 55.65 米。

ELEVATION PLAN FOR THE PHASE 期數的立面圖

CROWN TOWER



ELEVATION A1
立面圖 A1

CROWN TOWER



ELEVATION A2
立面圖 A2



Authorized Person for the Phase certified that the elevations shown on the plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

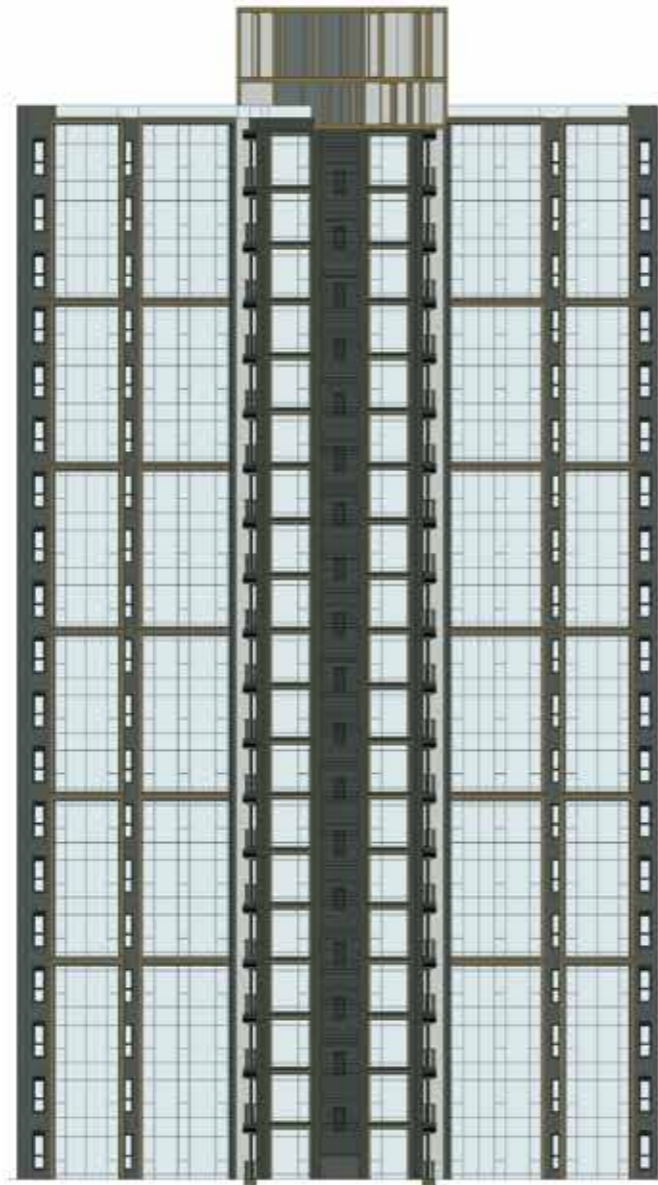
期數的認可人士證明本圖顯示的立面：

- (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE

期數的立面圖

CROWN TOWER



ELEVATION A3
立面圖 A3

CROWN TOWER



ELEVATION A4
立面圖 A4



Authorized Person for the Phase certified that the elevations shown on the plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

- (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

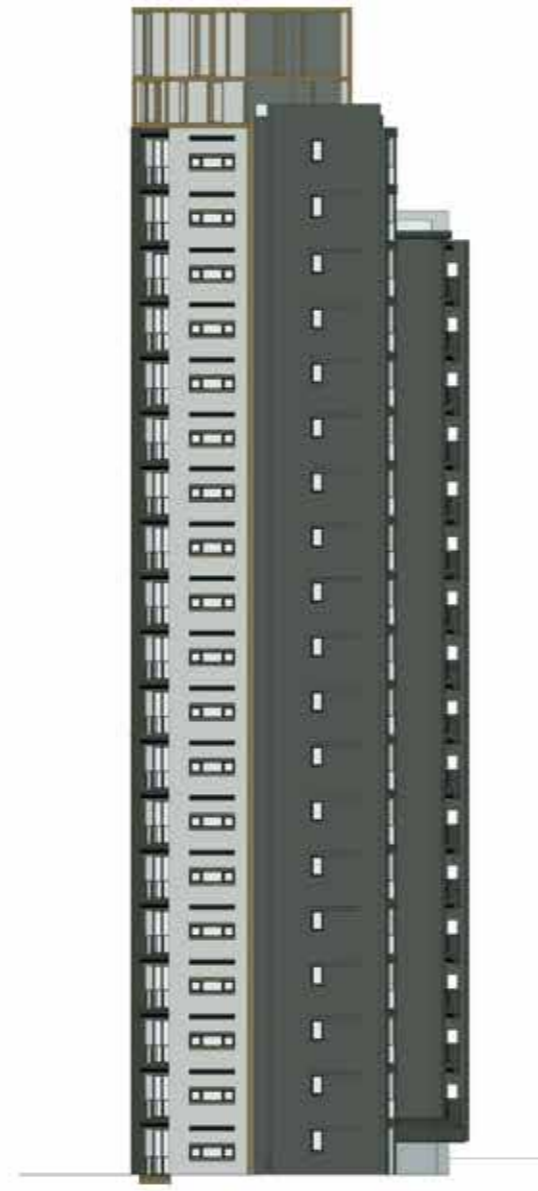
ELEVATION PLAN FOR THE PHASE 期數的立面圖

QUEEN TOWER 1

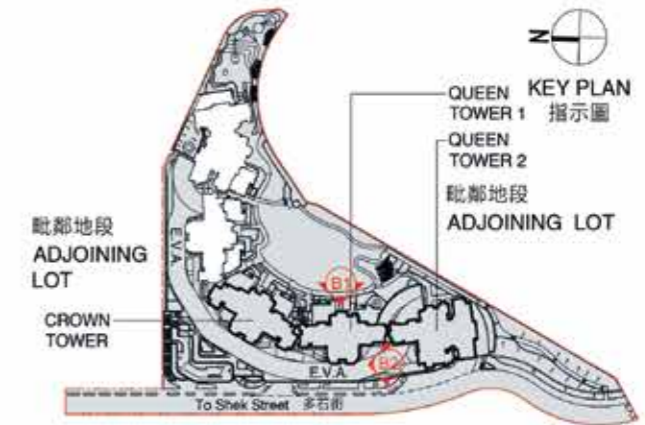


ELEVATION B1
立面圖 B1

QUEEN TOWER 1



ELEVATION B2
立面圖 B2



Authorized Person for the Phase certified that the elevations shown on the plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

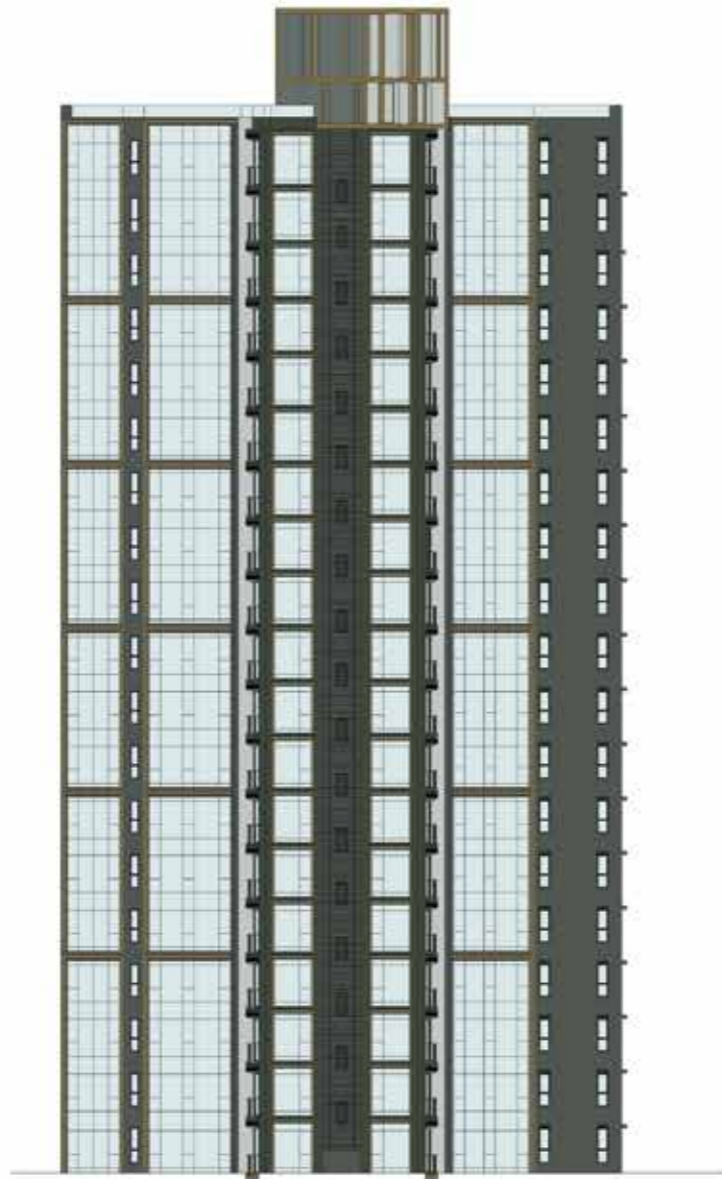
期數的認可人士證明本圖顯示的立面：

- (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE

期數的立面圖

QUEEN TOWER 1



ELEVATION B3
立面圖 B3

QUEEN TOWER 1



ELEVATION B4
立面圖 B4



Authorized Person for the Phase certified that the elevations shown on the plan:

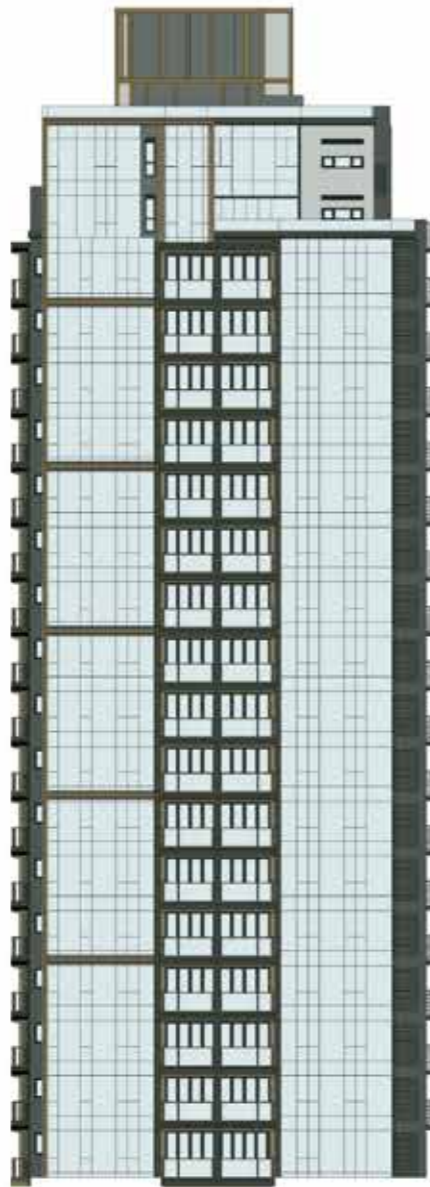
- (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

- (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE
期數的立面圖

QUEEN TOWER 2



ELEVATION C1
立面圖 C1

QUEEN TOWER 2



ELEVATION C2
立面圖 C2



Authorized Person for the Phase certified that the elevations shown on the plan:
 (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
 (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：
 (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
 (b) 大致上與期數的外觀一致。

ELEVATION PLAN FOR THE PHASE

期數的立面圖

QUEEN TOWER 2

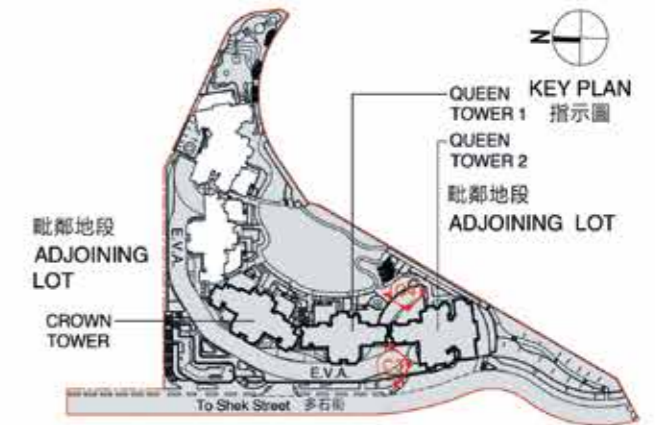


ELEVATION C3
立面圖 C3

QUEEN TOWER 2



ELEVATION C4
立面圖 C4



Authorized Person for the Phase certified that the elevations shown on the plan:

- (a) are prepared on the basis of the approved building plans for the Phase as of 15 September 2020 and 25 November 2020; and
- (b) are in general accordance with the outward appearance of the Phase.

期數的認可人士證明本圖顯示的立面：

- (a) 以2020年9月15日及2020年11月25日的情況為準的期數的經批准的建築圖則為基礎擬備；及
- (b) 大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE

期數中的公用設施的資料

		Covered 有蓋	Uncovered 露天	Total Area 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	19,526	3,099	22,625
	sq. m. 平方米	1814.042	287.911	2101.953
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 Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	3,971	46,700	50,671
	sq. m. 平方米	368.936	4338.546	4707.482
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	10,528	14,114	24,642
	sq. m. 平方米	978.092	1311.243	2289.335

Note :

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

備註：

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

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT

閱覽圖則及公契

1. A copy of the outline zoning plan relating to the Development is available at www.ozp.tpb.gov.hk.
 2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.
 3. The inspection is free of charge.
1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。
 2. 關於住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿的文本存放在住宅物業的售樓處，以供閱覽。
 3. 無須為閱覽付費。