Notes to purchasers of first-hand residential properties
一手住宅物業買家須知

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

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

其他相關聯絡資料：

	電話	傳真
消費者委員會	2929 2222	2590 6271
地產代理監管局	2111 2777	2598 9596
香港地產建設商會	2826 0111	2845 2521

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

Information on the Development
發展項目的資料

Name of the Development

Joyous Villa

發展項目的名稱

薈澄居

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

Nos. 93, 95, 96, 97, 99, 98, 93A, 93B Shuen Wan Lei Uk and Nos. 60B, 60C, 60A, 59A Shuen Wan Chan Uk

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

船灣李屋 93, 95, 96, 97, 99, 98, 93A, 93B 號及船灣陳屋 60B, 60C, 60A, 59A 號

The Development consists of 12 numbers New Territories Exempted Blocks

發展項目包含 12 幢新界鄉村小型屋宇建築物

Block Numbering: Block A, B, C, D, E, F, G, H, J, K, L & M

幢數: A, B, C, D, E, F, G, H, J, K, L 及 M 座

Omitted block numbering: Block I is omitted

被刪去的幢數: I 座

Total number of storeys of the building:
3

該幢多單位建築物的樓層的總數
3

The floor numbering in the building as provided in the building plans for the Development:

Ground Floor, 1st Floor, 2nd Floor and Roof

該幢多單位建築物內的樓層號數
地下、一樓、二樓連天台

Omitted floor numbers in the building:
Nil

該幢單位建築物內被略去的樓層號數
無

Refuge floors of the multi-unit building:
Not applicable

該幢單位建築物內的庇護層
不適用

The material date for the Development, as provided by the Authorized Person for the Development :

4 July 2012	for Block J, K & M
16 August 2012	for Block L
24 August 2012	for Block B
8 November 2012	for Block A & H
8 January 2013	for Block G
21 February 2014	for Block C
24 March 2014	for Block D, E & F

由發展項目的認可人士提供的該項目的關鍵日期

2012 年 7 月 4 日 - 第 J, K 及 M 座
2012 年 8 月 16 日 - 第 L 座
2012 年 8 月 24 日 - 第 B 座
2012 年 11 月 8 日 - 第 A 及 H 座
2013 年 1 月 8 日 - 第 G 座
2014 年 2 月 21 日 - 第 C 座
2014 年 3 月 24 日 - 第 D, E 及 F 座

"Material date" means the date on which the Development is completed in all respects in compliance with all conditions required by the Lands Department.

“關鍵日期”指發展項目在遵照經地政處發出的滿意紙的情況下在各方面均屬完成的日期。

Vendor

Li Tsz Lam (Block A) (Lot 518 S.A ss.2 in D.D.26)
Li Fong Fuk (Block B) (Lot 518 S.A ss.4 & Lot 518 S.B ss.4 in D.D.26)
Lee Yung Sang (Block C) (Lot 518 S.A ss.7 & Lot 518 S.B ss.5 in D.D.26)
Lee Wong Hing (Block D) (Lot 518 S.A ss.9 in D.D.26)
Lee Yau Man (Block E) (Lot 518 S.A ss.11 in D.D.26)
Lee James Yau Hung (Block F) (Lot 1070 in D.D.26) (Old Lot surrendered: Lot 518 S.A ss.12 in D.D.26)
Li Wing Fat (Block G) (Lot 422 S.B RP in D.D.26)
Lee Fong Keung (Block H) (Lot 422 S.B ss.1 & Lot 422 S.C in D.D.26)
Li Stefan Chi Kong (Block J) (Lot 422 S.D in D.D.26)
Li Sun Chuen (Block K) (Lot 1071 in D.D.26) (Old Lot surrendered: Lot 422 S.E in D.D.26)
Lee Tim Loi Edmond (Block L) (Lot 1072 in D.D 26) (Old Lot surrendered: Lot 422 S.A RP in D.D.26)
Li Raymond Wai Mon (Block M) (Lot 1073 in D.D.26) (Old Lot surrendered: Lot 422 RP in D.D.26)
Li Tsz Lam (Lot 518 S.A ss.1, Lot 518 S.A ss.3 & Lot 518 S.B ss.2 in D.D.26)
Li Fong Fuk (Lot 518 S.A ss.6, Lot 518 S.B ss.3 & Lot 518 S.B ss.6 S.A in D.D.26)
Lee Yung Sang (Lot 518 S.A ss.5 & Lot 518 S.B ss.6 RP in D.D.26)
Lee Wong Hing (Lot 518 S.A ss.8 RP & Lot 518 S.B ss.7 RP in D.D.26)
Lee Yau Man (Lot 518 S.A ss.10, Lot 518 S.B ss.8, Lot 518 S.A ss.13 S.A, Lot 518 S.B ss.7A & Lot 518 S.A ss.8A in D.D.26)
Lee James Yau Hung (Lot 518 S.A ss.13 RP in D.D.26)
Lee Tim Loi Edmond (Lot 422 S.A ss.1 in D.D.26)
Li Raymond Wai Mon (Lot 422 S.F in D.D.26)

賣方

李子霖 (A 座) (地段 518 S.A ss.2 於第 26 約)
李房福 (B 座) (地段 518 S.A ss.4 及 518 S.B ss.4 於第 26 約)
李容生 (C 座) (地段 518 S.A ss.7 及 518 S.B ss.5 於第 26 約)
李煌興 (D 座) (地段 518 S.A ss.9 於第 26 約)
李耀文 (E 座) (地段 518 S.A ss.11 於第 26 約)
李耀鴻 (F 座) (地段 1070 於第 26 約) (已歸還的舊批地段：Lot 518 S.A ss.12 於第 26 約)
李榮發 (G 座) (地段 422 S.B RP 於第 26 約)
李房強 (H 座) (地段 422 S.B ss.1 及 422 S.C 於第 26 約)
李志剛 (J 座) (地段 422 S.D 於第 26 約)
李新傳 (K 座) (地段 1071 於第 26 約) (已歸還的舊批地段：Lot 422 S.E 於第 26 約)
李添來 (L 座) (地段 1072 於第 26 約) (已歸還的舊批地段：Lot 422 S.A RP 於第 26 約)
李偉明 (M 座) (地段 1073 於第 26 約) (已歸還的舊批地段：Lot 422 RP 於第 26 約)
李子霖(地段 518 S.A ss.1, 518 S.A ss.3 及 518 S.B ss.2 於第 26 約)
李房福 (地段 518 S.A ss.6, 518 S.B ss.3 及 518 S.B ss.6 S.A 於第 26 約)
李容生 (地段 518 S.A ss.5 及 518 S.B ss.6 RP 於第 26 約)
李煌興 (地段 518 S.A ss.8 RP 及 518 S.B ss.7 RP 於第 26 約)
李耀文 (地段 518 S.A ss.10, 518 S.B ss.8, 518 S.A ss.13 S.A, 518 S.B ss.7A 及 518 S.A ss.8A)於第 26 約
李耀鴻 (地段 518 S.A ss.13 RP 於第 26 約)
李添來 (地段 422 S.A ss.1 於第 26 約)
李偉明 (地段 422 S.F 於第 26 約)

Layout Plan of the Development

發展項目的布局圖

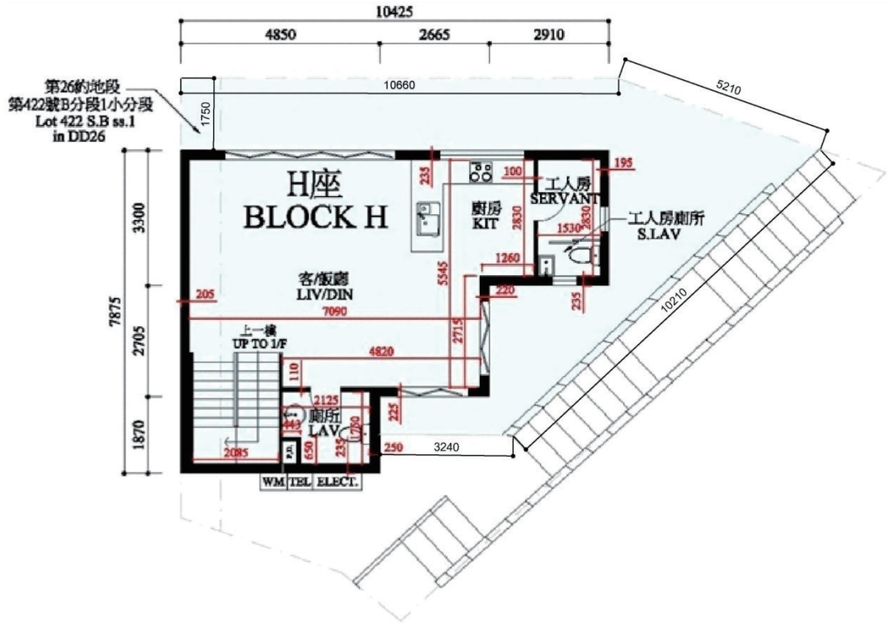
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Floor Plans of Residential Properties in the Development

發展項目的住宅物業的樓面平面圖

Block H Ground Floor Plan
H 座地下平面圖





備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 7.5M/米

Legend 圖例：						
	TEL	Telephone Cabinet	電話箱	LIV/DIN	Living /Dining Room	客/飯廳
	ELECT	Electrical Cabinet	電錶箱	LAV	Lavatory	廁所
	WM	Water Meter	水錶箱	SERVANT	Servant	工人房
	GARDEN	Garden	花園	S.LAV	Servant Lavatory	工人房廁所
	KIT	Kitchen	廚房			

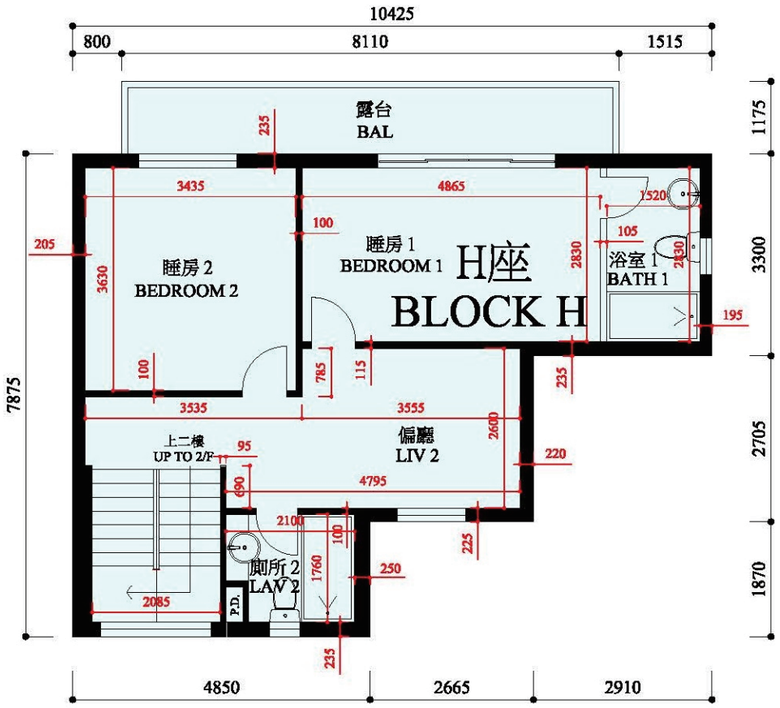
Ground, First, Second Floor and Roof

1. The internal areas of the residential properties on the upper floors the same as those on the lower floors.
2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
3. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) as provided in the building plans:
   G/F to 1/F = 2.78m
   1/F to 2/F & 2/F to Roof = 2.64m
4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block H First Floor Plan
H 座一樓平面圖





備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：						
	BEDROOM	Bedroom	睡房	BAL	Balcony	露台
	BATH	Bathroom	浴室	LIV 2	Living Room	偏廳

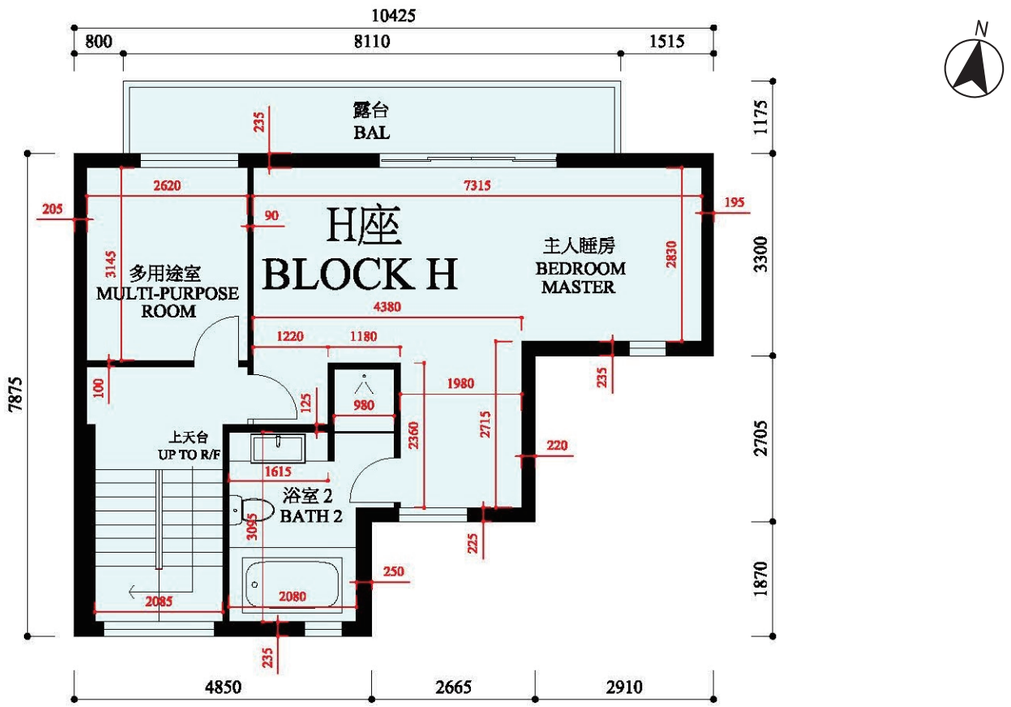
Ground, First, Second Floor and Roof

1. The internal areas of the residential properties on the upper floors the same as those on the lower floors.
2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
3. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) as provided in the building plans:
   G/F to 1/F = 2.78m
   1/F to 2/F & 2/F to Roof = 2.64m
4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block H Second Floor Plan
H 座二樓平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：

MASTER BEDROOM	Master Bedroom	主人睡房	BAL	Balcony	露台
MULTI-PURPOSE ROOM	Multi-Purpose Room	多用途室	BATH	Bathroom	浴室

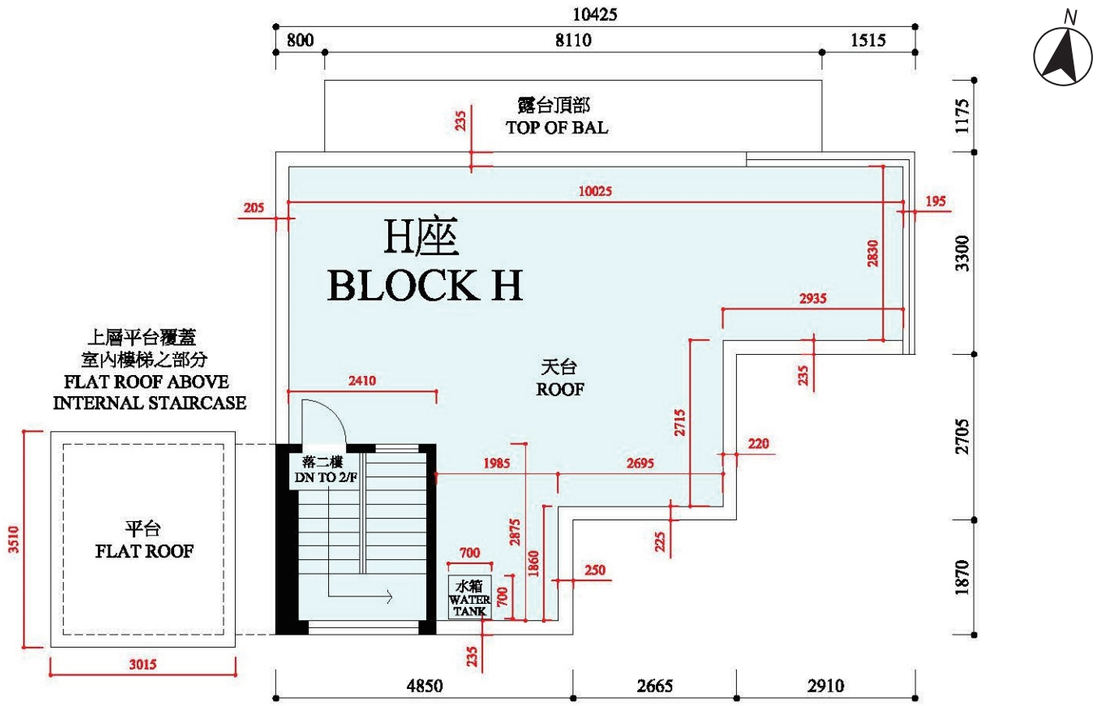
Ground, First, Second Floor and Roof

1. The internal areas of the residential properties on the upper floors the same as those on the lower floors.
2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
3. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) as provided in the building plans:
   G/F to 1/F = 2.78m
   1/F to 2/F & 2/F to Roof = 2.64m
4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block H Roof Floor Plan
H 座天台平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：

TOP OF BAL	Top of Balcony	露台頂部

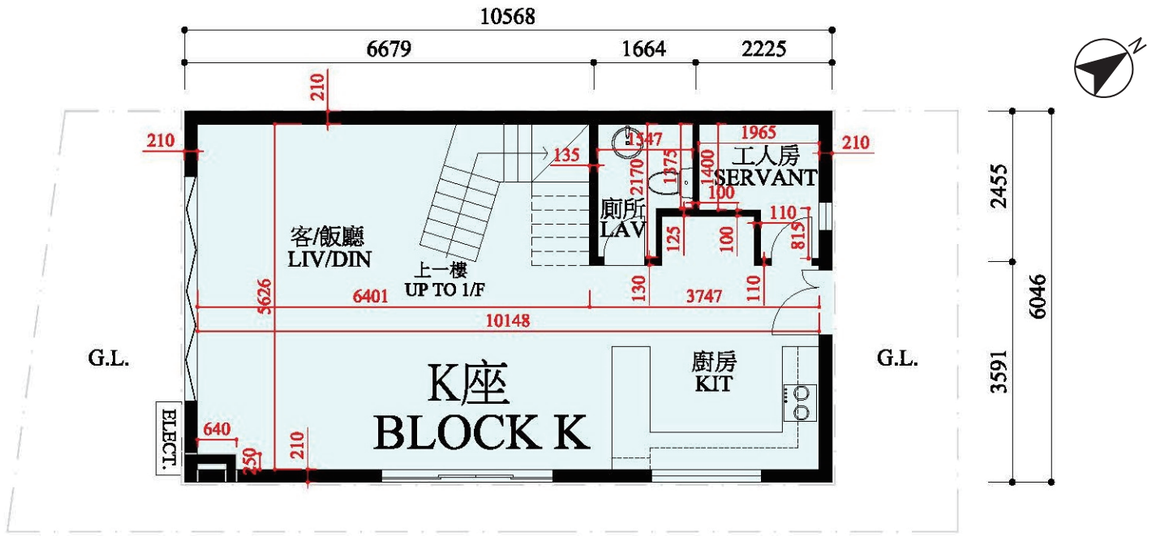
Ground, First, Second Floor and Roof

1. The internal areas of the residential properties on the upper floors the same as those on the lower floors.
2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
3. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) as provided in the building plans:
   G/F to 1/F = 2.78m
   1/F to 2/F & 2/F to Roof = 2.64m
4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block K Ground Floor Plan
K 座地下平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：

TEL	Telephone Cabinet	電話箱	LIV/DIN	Living /Dining Room	客/飯廳
ELECT	Electrical Cabinet	電錶箱	LAV	Lavatory	廁所
WM	Water Meter	水錶箱	SERVANT	Servant	工人房
GARDEN	Garden	花園	S.LAV	Servant Lavatory	工人房廁所
KIT	Kitchen	廚房	G.L.	Government Land	政府土地

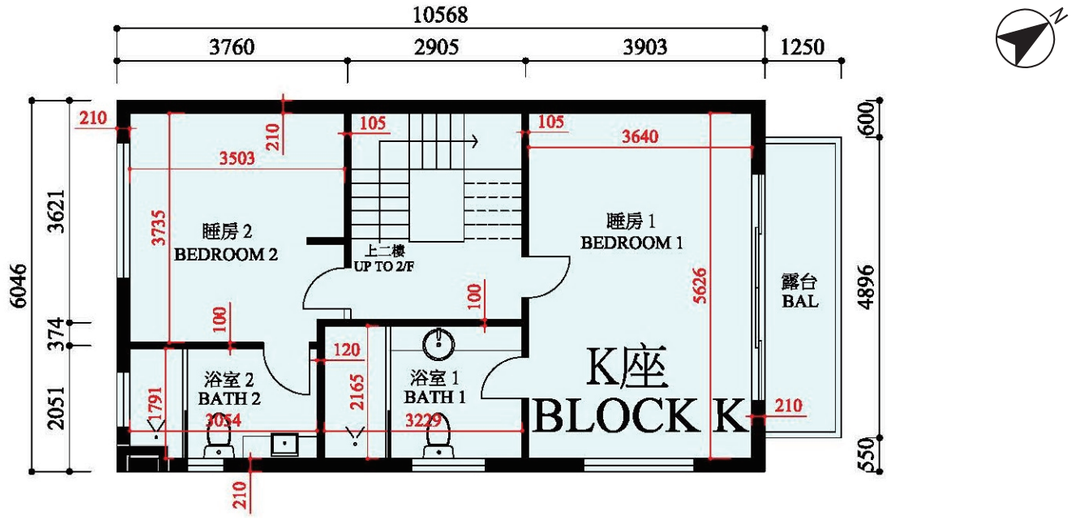
Ground, First, Second Floor and Roof

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2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
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4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
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4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block K First Floor Plan
K 座一樓平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：

BEDROOM	Bedroom	睡房	BAL	Balcony	露台
BATH	Bathroom	浴室	LIV 2	Living Room	偏廳

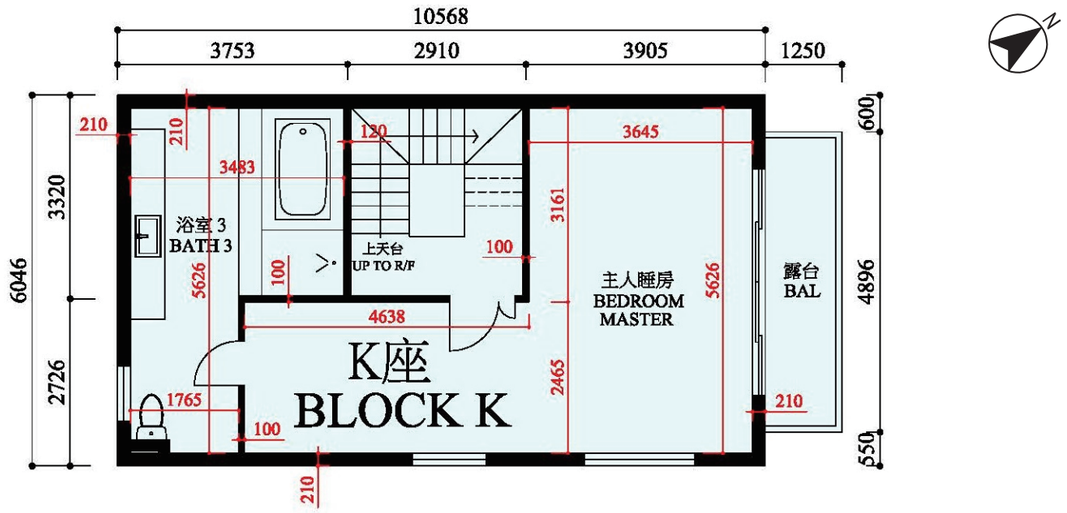
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4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block K Second Floor Plan
K 座二樓平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例：

MASTER BEDROOM	Master Bedroom	主人睡房	BAL	Balcony	露台
MULTI-PURPOSE ROOM	Multi-Purpose Room	多用途室	BATH	Bathroom	浴室

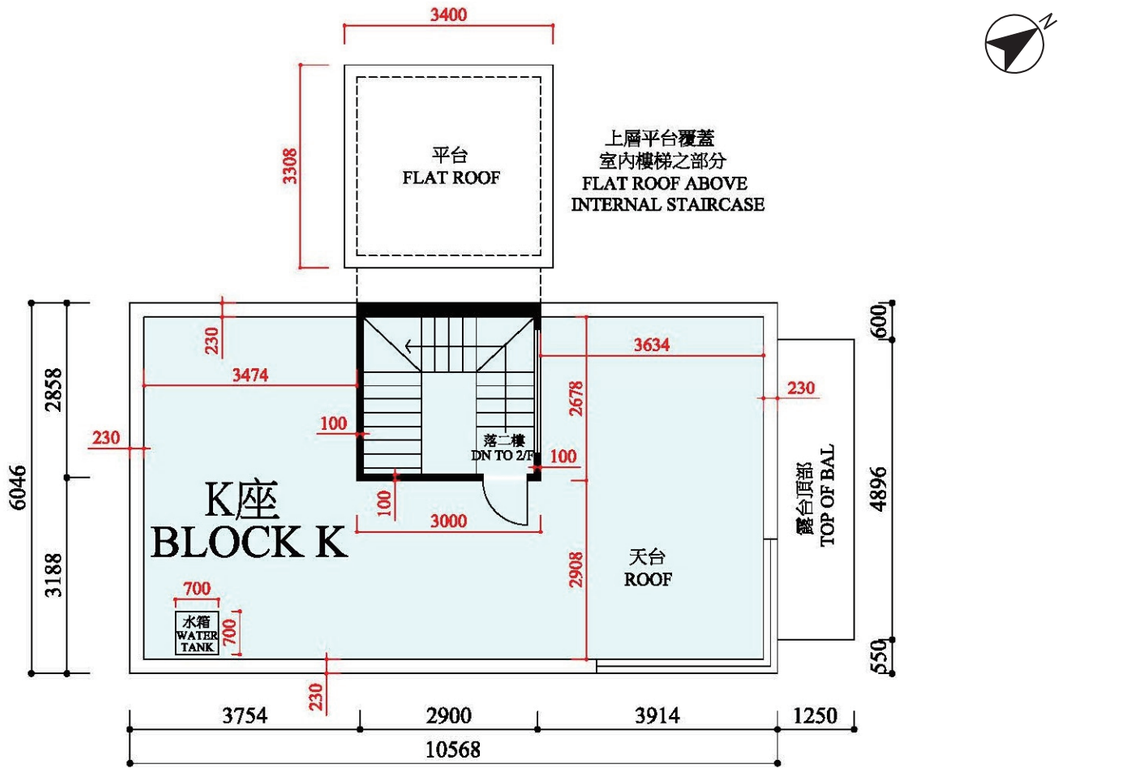
Ground, First, Second Floor and Roof

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4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Block K Roof Floor Plan
K 座天台平面圖



備註：平面圖之尺規所列數字以毫米標示之建築結構尺寸。
Note: The dimensions of floor plans are all structural dimensions in millimeter.

比例 Scale: 0M/米 5M/米

Legend 圖例： TOP OF BAL Top of Balcony 露台頂部

Ground, First, Second Floor and Roof

1. The internal areas of the residential properties on the upper floors the same as those on the lower floors.
2. Copies of the related electrical and mechanical design drawings are available for free inspection at the sales office.
3. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) as provided in the building plans:
   G/F to 1/F = 2.78m
   1/F to 2/F & 2/F to Roof = 2.64m
4. The thickness of floor slabs (excluding plaster) of each residential property as provided in the building plans for the Development: 150mm.

地下，一樓，二樓連天台

1. 住宅物業的較高樓層的結構牆的厚度和內部面積與較底樓層的一樣。
2. 有關之機電設計圖可向售樓處免費查閱。
3. 單位樓面至樓面高度（指該樓層之石屎地台面與上一層之石屎地台面之高度距離）：
   地下至一樓 = 2.78 米
   一樓至二樓及二樓至天台 = 2.64 米
4. 按發展項目的建築圖則所規定，住宅物業的樓板（不包括灰泥）的厚度為 150mm。

Summary of Deed of Mutual Covenant
公契的摘要

Deed of Mutual Covenant ("the DMC") in respect of Blocks C, D, E and F were dated 15th December 2014, 15th December 2014, 15th December 2014 and 8th December 2014 respectively and registered in the Land Registry by Memorial Nos.14123100800021, 15010700440102, 14123100800052 and 14123100800086 respectively. DMCs are also to be executed for each of Blocks L and M. The DMCs provide as follows.

(A) Common parts of the Development

1.(a) "Common Area" means all those areas of the House as shown and coloured Yellow on the Plan annexed hereto and shall include the common part as defined in Section 2 of the Building Management Ordinance Cap.344.

2.(a) Easements & appurtenant rights
Each of the parties hereto shall hold his floor of the said Building and the said premises subject to and with the benefit of the following rights privileges and obligations namely :-

(a) full right and liberty for the owner or occupier for the time being of any other floor of the said Building to go pass and repass over and along the entrances staircases landings and common areas and/or parts of and in the said Building and the roads and footpaths (if any) within the said premises;

(b) the right to subjacent and lateral support and to shelter and protection from the other floors of the said Building;

(c) the free and uninterrupted passage and running of water sewage gas electricity and the like services from and to his floor or the said Building through the sewers, drains, watercourses, cables, pipes, pumps, tanks and wires which now are or may at any time hereafter be in under or passing through the land and Building or any floor or floors thereof; and

(d) the right for the owner or occupier for the time being of any floor of the said Building with or without servants, workmen and others at all reasonable times on notices (except in case of emergency) to enter into and upon the other floor or floors of the said Building and the common areas for the purposes of carrying out any work necessary for the maintenance and repair of the said Building or any part thereof and thereto causing as little disturbance as possible and making good any damage caused.

(B) The number of undivided shares assigned to each residential property in the development:

(a) "Undivided Shares"
The said premises and the said Building have been notionally divided into 3 equal undivided parts or shares the allocation whereof is as follows:-

Floor	Shares
Ground and the Garden	1
First	1
Second	1
Total:	3

(C) The term of years for which the manager of the development is appointed:
Not applicable.

(D) The basis on which the Management expenses are shared among the owners of the residential properties in the development:

(I) Payment Obligations

(a) Each of the parties hereto shall pay his due proportion of :-

(i) Government rent, rates and charges for water consumed by the owners or occupiers of all the floors of the Building and the land and the water meter rents if any unless and until the Government rent rates have been determined or assessed in respect of each floor of the Building or separate water meter for each floor of the Building shall have been installed by the Water Supplies Department or other relevant authorities;

(ii) Charges for electricity used in connection with the Building Common Areas and charges for electricity used by the owners or occupiers of all the floors of the Building and the meter rents if any unless and until separate electricity meter for each floor of the Building shall have been installed by the CLP Power Hong Kong Limited or other relevant authorities; and

Summary of Land Grant
批地文件的摘要

The development is situated on :
Lots Nos.422, 518, 1070, 1071, 1072, 1073 all in D.D. 26.

A. 1.Lot Number
Lots Nos. 422 and 518 all in D.D. 26 have the Lease term until 30th June 2047 for agricultural use were sub-divided and 8 Building Licences were granted to respective owners as follows :-

(a) Block A : LOT NO.518 S.A ss.2 in D.D. 26

(b) Block B : LOTS NOS.518 S.A ss.4 and 518 S.B ss.4 in D.D. 26

(c) Block C : LOTS NOS.518 S.A ss.7 and 518 S.B ss.5 in D.D. 26

(d) Block D : LOT NO.518 S.A ss.9 in D.D. 26

(e) Block E : LOT NO.518 S.A ss.11 in D.D. 26

(f) Block G : LOT NO.422 S.B RP in D.D. 26

(g) Block H : LOTS NOS.422 S.B ss.1 and 422 S.C in D.D. 26

(h) Block J : LOT NO.422 S.D in D.D. 26

(i) LOT NO. 518 S.A ss.5 in D.D. 26

(j) LOT NO. 518 S.B ss.6 RP in D.D. 26

(k) LOT NO. 518 S.A ss.8 S.A in D.D. 26

(l) LOT NO. 518 S.A ss.8 RP in D.D. 26

(m) LOT NO. 518 S.B ss.7 S.A in D.D. 26

(n) LOT NO. 518 S.B ss.7 RP in D.D. 26

(o) LOT NO. 518 S.A ss.10 in D.D. 26

(p) LOT NO. 518 S.B ss.8 in D.D. 26

(q) LOT NO. 518 S.A ss.13 S.A in D.D. 26

(r) LOT NO. 518 S.A ss.13 RP in D.D. 26

(s) LOT NO. 518 S.A ss.6 in D.D. 26

(t) LOT NO. 518 S.B ss.3 in D.D. 26

(u) LOT NO. 518 S.B ss.6 S.A in D.D. 26

(v) LOT NO. 518 S.A ss.1 in D.D.26

(w) LOT NO. 518 S.A. ss.3 in D.D. 26

(x) LOT NO. 518 S.B ss.2 in D.D. 26

(y) LOT NO. 422 S.A ss.1 in D.D. 26

(z) LOT NO. 422 S.F in D.D. 26

2. Term of years
The land to which Blocks A, B, C, D, E, G, H and J situate are each granted with a Building Licence on agricultural land and the lease term is until 30th June 2047.

3. User Restrictions
(a) Condition No.10 of the Building Licence stipulates that :

(i) The lot and any building erected thereon or any part of such building shall not be used for any purpose other than non-industrial purposes.

(ii) Except for the building site, the remainder of the lot shall not be built upon and shall continue to be used for agricultural or garden purposes.

(b) save and except the lot numbers described in A1(a) – (h), all other remaining lots described in A1(i) – (z) are for agricultural purpose.

4. Facilities that are required to be constructed and provided for Government or for public use
No

5.(A)Licensee's obligation to lay, form, or landscape any areas or to construct or maintain any structures or facilities, within or outside that land
(1) Condition No.19 of the Building License stipulates that ("Green Hatched Black Area" applicable to Blocks G, H and J) :

The Licensee shall take or cause to be taken all proper and adequate care, skill and precautions at all times and particularly during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "the Works and Services") being or running upon, over, under or adjacent to the lots or any part thereof or the Green

Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area, provided that the Licensee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of such Works and Services in writing to the District Lands Officer for his approval in all respects, and shall not carry out any work whatsoever until the District Lands Officer shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the District Lands Officer in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the District Lands Officer any damage or disturbance caused to the surface of the lots or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area or any of the Works and Services running on, over, under or adjacent to the lots or the Green Hatched Black Area or both the lot or any part thereof and the Green Hatched Black Area in any manner arising out of any such construction, maintenance, renewal or repair work. If the Licensee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lots or any part thereof or the Green Hatched Black Area or both the lots or any part thereof and the Green Hatched Black Area or of any of the Works and Services to the satisfaction of the District Lands Officer, he, the District Lands Officer, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Licensee shall pay to the Government on demand the cost of such works.

(2) Condition No.11 of the Building Licence Land Grant stipulates that ("Green Hatched Black Area" applicable to Blocks G, H & J) :

(a) The Licensee shall at his own expense submit or cause to be submitted a proposal of site formation works on the lot to the Building Authority for its written approval and no site formation works shall commence on the lot until such approval has been obtained. Such site formation works shall be completed to the satisfaction of the District Lands Officer by the Licensee at his own expense before any building works commence on the lot:

(b) The Licensee shall : -

(i) within such time limit as may be imposed by District Lands Officer and before any building works commence on the lot, at his own expense and in all respects to the satisfaction of the District Lands Officer form and surface in such manner with such materials and to such standards, levels, alignment and design as the District Lands Officer shall approve all that portions of the Government land shown coloured green hatched black on the plan annexed hereto (hereinafter collectively referred to as "the Green Hatched Black Area"); and

(ii) at all times during the term hereby agreed to be granted at his own expense uphold, maintain, repair and keep in good substantial repair and condition the Green Hatched Black Area including but not limited to drainage works, access roads, footpaths and any appurtenances thereto or thereon to the satisfaction of the District Lands Officer.

(c) In the event of the non-fulfilment of the Licensee's obligations under sub-clause (b) of this Condition, the Government may carry out the necessary works at the cost of the Licensee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the District Lands Officer whose determination shall be final and shall be binding upon the Licensee.

(d) For the purpose of these Conditions "building works", "drainage works" and "site formation works" shall be as defined in the Buildings Ordinance and any amending legislation.

(e) For the purpose only of carrying out the necessary works specified in and the due performance and observance of his obligations under sub-clause (b) of this Condition, the Licensee, his contractors, his or their workmen with or without tools, equipment or machinery are, until and unless otherwise directed by the District Lands Officer at his absolute discretion, permitted entry on the Green Hatched Black Area subject to such terms and conditions as the District Lands Officer may from time to time impose at his absolute discretion and subject to sub-clause (g) of this Condition.

(f) The Licensee shall at all times indemnify and keep indemnified the Government and its officers from and against all claims, demands, actions, costs losses, damages and liabilities whatsoever arising out of or incidental to or otherwise in connection with the carrying out of the works under sub-clause (b) of this Condition or any act, default, omission or negligence of the Licensee, his servants, agents, contractors, his or their workmen or any breach of this Condition.

Summary of Land Grant
批地文件的摘要

(g) For avoidance of doubt, notwithstanding that similar obligations and liabilities as contained in sub-clause (b) of this Condition may be imposed by the Government on the grantees or lessees of other lots, the obligations and liabilities of the Licensee towards the Government under this Condition shall not in any way be reduced or affected thereby or by any extension of time for compliance or other indulgence being granted or shown to such grantees or lessees or by any release, waiver or variation of their obligations and liabilities. The Licensee shall permit such grantees or lessees, their contractors and workmen with or without equipment, tools or machinery free right of way over the lots at all reasonable times for access to and from the Green Hatched Black Area for the purpose of carrying out the necessary works in fulfilment of their obligations in respect of the Green Hatched Black Area provided always that for avoidance of doubt the Government shall be under no obligation or liability in respect of the act, neglect, fault or negligence of such grantees or lessees, their contractors and workmen. It is the Licensee's sole and own responsibility to co-operate or make proper and necessary arrangement with such grantees or lessees so as to ensure due compliance, performance and observation of this Condition and the Government shall be under no obligation or liability whatsoever in connection therewith. In particular, notwithstanding anything herein contained to the contrary, it is the Licensee's sole and own responsibility to obtain or procure at his own expense any necessary right of way over other lots or areas for access to and from the Green Hatched Black Area and the Government gives no warranty and is under no obligation or liability in respect thereof and the Licensee's obligations and liabilities whatsoever under this Condition shall not in an event be reduced or affected.

(h) There is reserved unto the Government, the District Lands Officer, his or their officers, contractors, workmen and other persons authorized by him or them with or without tools, equipment, machinery or motor vehicles from time to time and at all times the full free and uninterrupted right to go, pass and repass on, along, over, by and through the lot or any part thereof for the purpose of gaining access to and egress from the Green Hatched Black Area or any part thereof for all lawful purposes as the Government or the District Lands Officer may think fit including but not limited to the inspection of the works required to be carried out by the Grantee hereunder in respect of the Green Hatched Black Area or the carrying out by the Government of the works as referred to in sub-clause (c) of this Condition or any other works as the Government or the District Lands Officer may think fit. The Government, the District Lands Officer and his or their officers, contractors, workmen and other persons authorized as aforesaid shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Licensee arising out of or incidental to the exercise by him or them of the right of access over the lots conferred under this sub-clause (h) and no claim shall be made against him or them by the Licensee in respect of any such loss, damage, nuisance or disturbance.

(3) The Government of the Hong Kong Special Administrative Region (herein after referred to as "the Government") has approved and the Chief Executive on behalf of the Government hereby grants a LICENCE in respect the above mentioned land to which Blocks A, B, C, D, E, G, H and J are situated (hereinafter collectively referred to as "the lots") to erect upon those portions of the lots shown coloured pink on the plan annexed thereto one building which shall not contain more than three storeys, shall not exceed 8.23 metres in height, shall not have a roofed-over area exceeding 65.03 square metres PROVIDED always that where the building is of a height of more than 7.62 metres but not more than 8.23 metres, then the thickness of each load-bearing wall:

(1) shall, in the case of a load-bearing reinforced concrete wall, be not less than 175 millimetres; or

(2) of the lowest storey shall, in the case of a load-bearing brick wall, be not less than 340 millimetres; and

(3) of any higher storey shall, in the case of a load-bearing brick wall, be not less than 225 millimetres, and shall have a total gross floor area not exceeding 195.09 square metres nor less than 65.03 square metres.

(4) Condition No.6 of the Building License stipulates that:

The Licensee shall not divide vertically the building erected or to be erected on the lot or partition any of the floors of such building into more than one self-contained unit on each floor of such building. The Licensee shall not make or erect or permit or suffer to be made or erected any openings, doorways, walkways, passages or other works within or outside the building erected or to be erected on the lot or in or on any walls or floors or any part of such building which shall result in such building being internally linked to and accessible from any building adjoining or adjacent thereto.

(5) Condition No.7 of the Building License stipulates that:

The Licensee shall not make or permit to be made any window or other opening in any building erected or to be erected on the lot without the prior written consent of the District Lands Officer provided that a window or windows, opening or openings may be made in the front or rear of such building without such consent (the decision of the District Lands Officer as to which face or faces of such building constitute the front and rear and as to what shall constitute a window or opening shall be conclusive and binding upon the Licensee). If the District Lands Officer give his consent to a window or opening in a face of any building erected or to be erected on the lot (other than the front and rear faces) such consent shall be given on such terms and conditions as he sees fit, and in addition any such window or opening shall be so made that it can, if required by the District Lands Officer at his absolute discretion, be closed up in the event of any development of any adjoining or neighbouring lots.

(6) Condition No.9 of the Building License stipulates that:

For the purpose of this Licence:

"gross floor area" means the area contained within the external faces of the external walls of any building erected or to be erected on the lots measured at each floor level (including any floor below the level of the ground) but excluding the area of balconies and canopies, all projecting from the same side of the building for a distance of not more than 1.22 metres and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed, and excluding the area of any air-conditioner hoods projecting from the said building for a distance of not more than 0.61 metre and the area of one electricity meter box not exceeding 1.20 metres in width and 1.60 metres in length projecting from the said building for a distance of not more than 0.38 metre;

"balcony" means any structure projecting from any wall of the building erected or to be erected on the lot to carry a floor or roof load either cantilevered or supported by brackets;

"roofed-over area" means the area of the building erected or to be erected on the lot enclosed within the external faces of the main structural walls (which includes any party wall) of that building together with the area of any balcony, stairway, verandah, porch, canopy or any other projection from the said building but excludes:

(i) the area of any overhang;
(ii) the area of balconies;
(iii) canopies;

Canopies and balconies for Block A:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 11.04 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block B:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 7.15 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block C:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.096 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block D:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.096 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block E:
(provided such balconies and canopies project from the north-eastern side of the said building for a distance of not more than 1.22 metres and shall not be more than 10.668 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block G:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 11.448 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block H:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 10.477 metres in length, and each balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block J:
(provided such balconies and canopies project from the north-southern side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.096 metres in length, and each balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

(iv) the area of any air-conditioner hood projecting from the said building for a distance of not more than 0.61 metre; and

(v) the area of one electricity meter box not exceeding 1.20 metres in width and 1.60 metres in length projecting from the said building for a distance of not more than 0.38 metre;

"canopy" means any structure which projects more than 750 millimetres from any wall of the building erected or to be erected on the lots to provide protection from rain or sun, not carrying any floor load, either cantilevered or supported by brackets;

"height" in relation to the building erected or to be erected on the lots means the perpendicular height measured from the level of its lowest point at ground level to the level of the highest point of its roof provided that in determining the highest point of a roof no account will be taken of:

(i) one stairhood if it has a roof area of not more than 7.44 square metres, a height of not more than 2.14 metres and is erected and used solely to provide protection from rain and sun for a stairway used to gain access to the roof of the building;

(ii) any parapet on the roof if the height is not more than 1.22 metres; or

(iii) one water storage tank if it has a roof area of not more than 2 square metres, a height of not more than 1.22 metres and is installed at any point on the roof other than on a stairhood;

"overhang" means any structure projecting for a distance of not more than 0.23 metre from any wall of the building erected or to be erected on the lots to provide protection from rain or sun, not carrying any floor load.

(7) Condition No.12 of the Building License stipulates that :

(a)The Licensee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the District Lands Officer who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

(b)(i)Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the proper written consent of the District Lands Officer, either within the lots or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Licensee under these Conditions, or for any other purpose, the Licensee 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 Licensee shall at all times during the term of the Lease hereby granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the District Lands Officer.

(ii)Nothing in sub-clause(b)(i) of this Condition shall prejudice the Government's rights under these Conditions, in particular sub-clause (a) of this Condition.

(iii)In the event that as a result of or arising out of any formation, levelling development or other works done by the Licensee or owing to any other reason, any falling away, landslip or subsidence occurs at

any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Licensee shall at his own expense reinstate and make good the same to the satisfaction of the District Lands Officer and shall indemnify the Government its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.

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

(c)The Licensee shall, if required to do so by the District Lands Officer, appoint at his own expense an experienced geotechnical engineer and, using the services of the said engineer, shall undertake a full investigation of the stability of such slopes, whether within or adjoining or adjacent to the lot, and their actual and potential effect on the development or redevelopment, as shall be specified by the District Lands Officer.

5(B) Not applicable to the land where no building are erected thereon.

6(A)Lease conditions that are onerous to a Purchaser

(1) Condition No.23 of the Building License stipulates that:

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

(2) Condition No.24 of the Building License stipulates that:

The Government does not guarantee any right-of-way to the lot and the Licensee must accordingly make his own arrangements for acquiring such right-of-way.

(3) Condition No.27 of the Building Licence stipulates that:

It is hereby agreed and declared as follows:

(a)Should the Licensee fail or neglect to perform, observe or comply with any of these Conditions the Government shall be entitled re-enter upon and take back possession of the lot or any part thereof and all or any buildings, erections and works erected or to be erected on the lot or any such part thereof or any part of such buildings, erections or works and thereupon this Licence and the rights of the Licensee hereunder shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the Lease and the terms and conditions hereof.

(b)Wherever in this Licence it is provided that:

(i) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Licensee or on the failure of the Licensee to carry out such works or otherwise) at the cost of the Licensee or that the Licensee shall pay or repay to the Government or its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(ii) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

6(B) Not applicable to the land where no building is erected thereon.

Notes : For full details, please refer to the Land Grant and a copy of the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

Summary of Land Grant
批地文件的摘要

發展項目位於 :
丈量約份第 26 約地段第 422, 518, 1070, 1071 , 1072 及 1073 號

A. 1. 地段編號
丈量約份第 26 約地段第 422 及 518 號的批地年期直到 2047 年 6 月 30 日，該地段分割成多個地段，並獲政府發出 8 個建築牌照於上述地段內興建屋宇，包括下列：

(a) 第 A 座: 丈量約份第 26 約地段第 518A2 號

(b) 第 B 座: 丈量約份第 26 約地段第 518A4 及 518B4 號

(c) 第 C 座: 丈量約份第 26 約地段第 518A7 及 518B5 號

(d) 第 D 座: 丈量約份第 26 約地段第 518A9 號

(e) 第 E 座: 丈量約份第 26 約地段第 518A11 號

(f) 第 G 座: 丈量約份第 26 約地段第 422BRP 號

(g) 第 H 座: 丈量約份第 26 約地段第 422B1 及 422C 號

(h) 第 J 座: 丈量約份第 26 約地段第 422D 號

(i) 丈量約份第 26 約地段第 518A5 號

(j) 丈量約份第 26 約地段第 518B6RP 號

(k) 丈量約份第 26 約地段第 518 A8A 號

(l) 丈量約份第 26 約地段第 518 A8RP 號

(m) 丈量約份第 26 約地段第 518 B7A 號

(n) 丈量約份第 26 約地段第 518 B7RP 號

(o) 丈量約份第 26 約地段第 518A10 號

(p) 丈量約份第 26 約地段第 518 B8 號

(q) 丈量約份第 26 約地段第 518A13A 號

(r) 丈量約份第 26 約地段第 518A13RP 號

(s) 丈量約份第 26 約地段第 518A6 號

(t) 丈量約份第 26 約地段第 518 B3 號

(u) 丈量約份第 26 約地段第 518B6A 號

(v) 丈量約份第 26 約地段第 518A1 號

(w) 丈量約份第 26 約地段第 518 A3 號

(x) 丈量約份第 26 約地段第 518 B2 號

(y) 丈量約份第 26 約地段第 422 A1 號

(z) 丈量約份第 26 約地段第 422F 號

2. 年期
以上第 A, B, C, D, E, G, H 及 J 座落的地段已獲發每座一個建築牌照在農地上，並且該地段的租約年期至 2047 年 6 月 30 日。

3. 用途限制
(a)建築牌照批地文件的批地條款第(10)條規定：

(i)本地段和任何建於本地段的任何建築物或該建築物的任何部分都只能用於非工業用途。

(ii)除用於建築物的地點，不應建築在其餘的地段上，並須繼續被用作農業和園林用途。

(iii)除了上述 A1(a)-(h)之地段外，其它所有分割成的餘下上述 A1(i)–(z) 之地段並須繼續被作農業用途。

4.按規定須興建並提供予政府或供公眾使用的設施
沒有

5.(A)有關承授人在該土地內外鋪設、塑造或作環境美化的任何範圍，或興建或維持任構築物或設施的責任
(1)建築牌照批地文件的批地條款第(19)條規定(綠黑色斜線區域適用於第 G, H 及 J 座)：

持牌人應適當安排和謹慎採取足夠的技術及在任

何時候注意事項，特別是在任何建築、保養、更新或維修工作，以避免損壞任何政府或其他現有的排水，航道或水道（主要包括水務），人行道，下水道，溝渠，管道，電纜，電線，公用事業服務或任何其他的工程或裝置（所有以下統稱為“工程及服務”）或運行時，上方，下方或相鄰地段或其任何地段或綠黑色斜線區域或所有地段或其任何地段部分和綠黑色斜線區域，大前提是持牌人在進行任何此類前述工作前應作出適當的搜索安排和必要的查詢，以確定當現時位置和任何工程及服務的水平線，並應提交有關於該工程及服務的書面建議書給地區地政官員審批，並不得展開任何工作直至上述建議獲得地區地政專員的書面批准，並應遵守任何地區地政專員關於工程及服務方面的要求，及應該承擔任何以滿足該要求的成本，包括任何必要的改道，重鋪或復修的成本，必須自費繳付各方面的維修，恢復或完好至地區地政專員滿意為止，任何造成的損壞或表面干擾的地段或綠黑色斜線的區域或所有地段或其任何部分和綠黑色斜線區域或任何工程及服務上運行，上方，下方或相鄰地段或綠黑色斜線區域或所有地段或其任何部分或以任何方式造成產生維修，重建或修復等。如果持牌人未能進行任何必要的改道、重鋪、修復、做好和恢復地段或任何部分或其綠黑色斜線區域直至地區地政專員滿意，地區地政專員可以自行維修改道、重鋪、修復、做好和恢復地段或任何部分或其綠黑色斜線區域，同時持牌人應支付予政府需求的維修成本。

(2)建築牌照批地文件的批地條款第(11)規定 (適用於第 G, H 及 J 座)：

(a)持牌人需自費向建築事務監督提交地段的地盤平整工程建議書，並需取得建築事務監督書面同意，在需取得建築事務監督同意前不得展開地盤平整工程。在展開建築工程前，相關地盤平整工程需完成，並達至地區地政專員滿意。

(b)持牌人需-

(i) 在地區地政專員可能設定的時限及任何建築工程前，在地區地政專員各方面滿意，以其批准的物料、標準、水平、走向及設計，自費於附圖上綠黑色斜線區域部份的政府土地展開建造（以下簡稱為“綠黑色斜線區域”）；及

(ii)於在批地年期的任何時間將綠色黑斜線區域自費支撐、保養、維修及維持良好狀態，包括但不限於渠務工程、通道、行人路及其附屬設備於該位置之上或之內直至地政處滿意為止。

(c)若持牌人不履行此副條(b)的條件，政府也許，在不損害政府任何其它權利及補救，實行必須的工程由授讓人負責費用，支付予政府一筆款項相等於該筆費用，此銀碼由地區地政專員有最終決定權及對持牌人具約束力。

(d)就 “建築工程”、“渠務工程” 及 “地盤平整工程” 這些條件應於建築物條例及任何修訂法例定義。

(e)為了只為妥為履行及遵守此副條(b)的條件所指定的必要工程，持牌人、承包人及其建築工人，不論有否工具、設備或機器，直至及除非另有地區地政專員行使絕對酌情權，在受地區地政專員行使絕對酌情權不時施加的該等條款及條件，及此副條(g)的條件，准許進入綠黑色斜線區域。

(f)持牌人須在任何時間賠償及使政府及其公職人員免責於所有要求、追討、行動、費用、損失、損害或責任無論是產生或偶然發生因實行以上此副條(b)的條件由持牌人所引出的行為、不履行、遺漏或疏失，包括其工人、代理人、承辦商及其工人或抵觸此條款。

(g)為免生疑問，儘管政府可能對其他地段承授人或承租人施加類似此副條(b)的條件所列的義務和責任，持牌人在此條款下對政府的義務和責任不應以任何方式被減少或被影響或被延長以遵守或被授予的其他豁免或被顯示出該承授人或承租人的義務和責任被放出、豁免或改動。持牌人應准許有關承授人或承租人、其承辦商及其工人，不論有否工具、設備或機器，於所有合理時間有自由通行權進出綠黑色斜線區域以進行必要的工程以履行有關綠黑色斜線區域的責任，惟為免生疑問，政府不會承擔有關該等承授人或承租人，他們的承辦商和工人的行為，疏忽，過失或疏忽的任何責任或義務。持牌人有其唯一及個人責任跟該等承授人或承租人合作或作適當的和必要的安排，以確保此條款妥為遵守、執行及注視，而政府不會承擔有關義務和責任。特別的是，持牌人有其唯一及個人責任自費取得或促使進出綠黑色斜線區域的其他地段或地方的必要通行權，而政府不會保證及沒有義務或責任，使持牌人在此條款下訂明的義務和責任在任何情況下減少或受到影響。

(h)應保留對政府、地區地政專員及其公職人員、承辦商、工人及其他獲委任的人士，不論有否工具、設備、機器或車輛在任何時候都有充分自由及無阻礙的權利前往及通過地段或其部份，以進出綠黑色斜線區域或其部份作政府或地區地政專員可能認為一切合法包括及不僅限於檢查持牌人需於綠黑色斜線區域，或政府進行此副條(c)的條件所述的工程，或進行其他政府或地區地政專員可能認為合適的工程。前述的政府、地區地政專員及其公職人員、承辦商、工人及其他獲委任的人士不會因應通過此副條(h)的條件所述的地段而對持牌人造成或承受任何損失、損害、滋擾或干擾負任何責任，及持牌人不得就任何此等損失、損害、滋擾或干擾索償。

(3)香港特別行政區政府（以下簡稱“政府”）已批准及行政長官代表政府特此批出以上第 A, B, C, D, E, G, H 及 J 座所坐落的地段（以下簡稱為“地段”）。於附上圖上的粉紅色顯示上建築物不得超過三層，高度不得超過 8.23 米，不得建蓋有面積超過 65.03 平方米，所在的建築的高度要超過 7.62 米，但不超過 8.23 米，那麼每個承重牆的厚度：

(1)須在承重的鋼筋混凝土牆的情況下，不少於 175 毫米;

(2)最低樓層的承重磚牆的情況下，不少於 340 毫米; 和

(3)任何較高樓層的承重磚牆的情況下，不少於 225 毫米，並有一個總建築面積不超過 195.09 平方米也不少 65.03 平方米的。

(4)建築牌照批地文件的批地條款第(6)條規定：

持牌人不允許垂直分開已建或建於該地段或分區或用隔牆把每層之一個獨用的單位分開。持牌人不得作出或豎立或允許或容受或豎立任何出口、門口、走廊、通道或其他建築物在屋內或外豎立，或建於地段或任何牆壁或地板上或內或任何建築物將導致該建築物內部連接，並可從任何建築物毗鄰的或與其相鄰的建築物雙通。

(5)建築牌照批地文件的批地條款第(7)條規定：

持牌人不得未經地區地政專員書面同意作出或准許作出任何窗口或其他任何建築物開口。但可以在房屋前面或後面有一個或多個窗口不需經地區地政官員書面同意（但窗口或開口在房屋的前部和後部位置將取決於地區地政專員的決定，並為最終及具約束力的許可）。如果地區地政專員同意在屋的任何一面將建窗口或開口，他會定下合適的條款及條件，同時地區地政專員有絕對酌情決定權去決定把建築物的窗口或開口密封如有任何相鄰的或鄰近地段有影響。

(6)建築牌照批地文件的批地條款第(9)條規定：

“總樓面面積”是指包括任何豎立在該地段上的建築物的外牆牆身的表面面積或量度每層豎立在該地段上的建築物（包括地面水平以下的任何樓面），但不包括該地區陽台和簷篷建築物同一側面伸出距離不超出 1.22 米而該露台的圍欄或欄杆不超出 1.22 米也不少過於 0.92 米高度，不是密封的，除了該建築物凸出的任何空調機距離不超過 0.61 米和一個電錶不超過 1.20 米的寬度和 1.60 米，凸出的距離不超過 0.38 米;

“陽台”是指任何結構，從任何建築物的牆壁突出豎立或建於地段進行懸臂或屋頂荷載的懸臂或支撐的架；

“蓋面積”是指建築地段內，以經豎立建築物面積或被興建豎立建築物的面積封閉在主要結構牆的表面內（包括任何一方牆）或將連同任何陽台的面積，走廊樓梯，門廊，簷篷或任何其他凸出建築物，但不包括：

(i)該區域的任何懸掛物；
(ii)該陽台面積；
(iii)簷篷；

第 A 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 11.04 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 B 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 7.15 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 C 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 6.096 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 D 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 6.096 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 E 座的簷篷及露台；
（房屋外突出的東北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 10.668 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 G 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 11.448 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 H 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 10.477 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 J 座的簷篷及露台；
（房屋外突出的東北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 6.096 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

(iv)房屋外突出的空調機罩距離不得超過 0.61 米；和

(v)一個電錶箱的範圍不超過 1.20 米的寬度和 1.60 米的長度，從上述房屋外突出的距離不超過 0.38 米；

“簷篷”是指任何結構由建築物延伸超過 750 毫米或建於該地段提供日曬雨淋的保護，沒有任何樓板、懸臂或支撐的架；

“高度”指建起或將建的地段，由地面水平線的最低點垂直測量其屋頂點的水平，在確定屋頂的最高點時並沒有考慮其他因素：

(i)一個樓梯屋面積不超過 7.44 平方米，高度不超過 2.14 米，是一豎立梯，僅用於提供保護，免受日曬雨淋而通往屋頂的樓梯的建設；

(ii)任何屋頂上的欄杆，如高度不超過 1.22 米；

(iii)一個儲水罐，面積不超過 2 平方米，高度不超過 1.22 米，只能安裝在於屋頂任何地方，但不能在樓梯屋上。

“懸”是指任何結構於任何建築物的牆壁投影豎立距離為不超過 0.23 米或將建於提供日曬雨淋保護，而沒有任何地面負荷。

(7)建築牌照批地文件的批地條款第(12)條規定：

(a) 持牌人不得切去、清除或重新設置任何政府土地相鄰或鄰近區域的地段或進行任何建設，填補或任何邊坡治理工程，除非事先書面通知地區地政專員，並取決於他的決定為最終及具約束力的許可。如果地區地政官員同意，他會定下合適的

Summary of Land Grant
批地文件的摘要

條款及條件，包括以他確定的地價批出額外政府土地。

(b)(i)凡有或已經切去、清除或重新設置任何政府土地相鄰或鄰近區域的地段或進行任何建設，填補或任何斜坡治理工程，不論有或沒有得到地區地政專員事先書面同意，是否是該地段或是政府官地，持牌人根據上述條件，或任何其他目的，持牌人應自費開展和建設等斜坡治理工程，擋土牆或其他支撐、保護、排水或應輔助或其他工程，應該或會或在其後任何時間必要保護和支持地段內上述以及任何相鄰或毗鄰的政府或租賃土地，以避免和防止倒塌，發生山泥傾瀉或出現沉降。持牌人應在租借期間自費維持斜坡治理工程、支持、保護擋土牆或其他排水、輔助的配套和其他工程，以達到區域地政官員滿意。

(ii)在本副條(b)(i)中的條件下，不得損害政府的權利，特別是副條(a)的條件。

(iii)萬一持牌人做任何土地平整，開發或其他工作或因任何其他原因造成或形成任何時間發生倒塌、山泥傾瀉或沉降，是否在任何地段內的土地，或從地段內或任何政府或租賃相鄰或毗鄰的土地，持牌人應當賠償政府及其代理人和承包商所有成本、費用、損害賠償、要求、並聲稱任何須或可能，蒙受或產生發生下降、山泥傾瀉或沉降的原因。

(iv)除本文提供違反任何這些條件的任何其他權利或補救，地區地政專員應當有權通過書面通知持牌人開展，構建和維護上述土地，斜坡處理工程、擋土牆、或其他支援、保護和排水或輔助或其他工程或恢復，並做好發生下降、山泥傾瀉或沉降的，如果持牌人忽視或未能遵從該通知及指明的期間內達到地區地政專員滿意情況，地政專員可立即執行和進行任何必要的工程，持牌人須即時償還的政府成本，連同任何行政或專業費用及收費。

(c) 持牌人須如果需要的話，地區地政專員要求的話，自費委任一名經驗豐富的土力工程師，同該工程師的服務，應承擔該等斜坡的穩定性進行全面調查，無論內或毗鄰或相鄰的地段，和自己的實際和潛在影響發展或重建計劃，應指定由地區地政專員決定及要求。

5(B).此項不適用於沒有建築物的土地。

6(A).<u>對買方造成負擔的租用條件</u>

(1) 建築牌照批地文件的批地條款第(23)條規定：

應不得用作墓地或任何人類遺骸無論在陶罐或以其他方式其中埋葬或在其上澱積。

(2) 建築牌照批地文件的批地條款第(24)條規定：

政府不會保證任何路權，持牌人必須據此做出自己的安排。

(3) 建築牌照批地文件的批地條款第(27)條規定：

現同意並聲明如下：

(a)如果持牌人失敗或疏於執行、遵守或符合任何批地條款，政府應有權重新進入或奪回地段或其任何部分以及全部或任何建築物，架設及工程或建於地段的工程或其任何部份或任何房屋部份或建築物或本牌照允許的工程，而持牌人於批地文件的權利應絕對終止，並確定(只適用於再進入的部份)，但不損害政府就任何違反，不遵守或不履行及上述批地條款的條款和條件的權利。

(b) 凡在本牌照提供：

(i) 政府或其正式授權的專員應或可能在地段上或任何部份或地段以外作展開的任何形式工程(無論代表持牌人或持牌人未有展開此類工程或其他方式)歸持牌人負責或持牌人應支付或償還政府或其授權人員根據要求償還，這樣的費用應包括監督和經常開支費用可能由政府或固定其經正式授權人員；

(ii) 需要政府或其正式授權人員事先批准或同意，如果合適的話，他們可能批准或同意並訂立條款及條件，可是他們有絕對酌情權拒絕。

6(B).不適用於沒有建設房屋的土地。

備註 : 有關詳情，請參照批地文件和批地文件的副本。請於售樓處免費查閱全本批地文件，並可供查閱批地文件，但必需支付其影印費用。

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B. 1. <u>Lot Number</u>
An Agreement and Conditions of Exchange was granted to the following Lot numbers by the Government of Hong Kong Special Administrative Region for the term of fifty years from the date thereof under respective New Grants Nos.20638, 20615, 20617 and 20616 to the respective owners as follows :-

(a) Block F : LOT NO.1070(Old Lot surrendered: LOT 518 S.A ss.12) in D.D.26 (term of years: 50 years from 14th October 2008)

(b) Block K : LOT NO.1071(Old Lot surrendered: LOT 422 S.E) in D.D.26 (term of years: 50 years from 8th August 2008)

(c) Block L : LOT NO.1072(Old Lot surrendered: LOT 422 S.A RP) in D.D.26 (term of years: 50 years from 18th August 2008)

(d) Block M : LOT NO.1073(Old Lot surrendered: LOT 422 RP) in D.D.26 (term of years: 50 years from 8th August 2008)

2. <u>Term of years</u>
The land to which Blocks F, K, L and M situate are each granted with a New Grant for the term of years stated in item 1 above.

3. <u>User Restrictions</u>
Special Condition No.12 of the New Grant stipulates that :

The lot and any building erected thereon or any part of such building shall not be used for any purpose other than non-industrial purposes.

4. <u>Facilities that are required to be constructed and provided for Government or for public use</u>
No

5.(A) <u>Grantee's obligation to lay, form, or landscape any areas or to construct or maintain any structures or facilities, within or outside that land</u>
(1) Special Condition No.22 of the New 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 during any construction, maintenance, renewal or repair work to avoid doing any damage to any Government or other existing drain, waterway or watercourse (including water main), footpath, sewer, nullah, pipe, cable, wire, utility service or any other works or installations (all together hereinafter referred to as "the Works and Services") being or running upon, over, under or adjacent to the lot or any part thereof, provided that the Grantee before carrying out any such work as aforesaid shall make or cause to be made such proper search and enquiry as may be necessary to ascertain the present position and levels of any of the Works and Services, and shall submit his proposals for dealing with any of such Works and Services in writing to the District Lands Officer for his approval in all respects, and shall not carry out any work whatsoever until the District Lands Officer shall have given his written approval to the works and to such proposals aforesaid, and shall comply with any requirement of the District Lands Officer in respect of the Works and Services, and shall bear the cost of meeting such requirements including the cost of any necessary diversion, relaying or reinstatement, and shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the District Lands Officer any damage or disturbance caused to the surface of the lot or any of the Works and Services running on, over, under or adjacent to the lot in any manner arising out of any such construction, maintenance, renewal or repair work. If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or of any of the Works and Services to the satisfaction of the District Lands Officer, he, the District Lands Officer, may carry out any such diversion, relaying, repairing, reinstatement or making good as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

(2) Special Condition No.13 of the New Grant stipulates that (applicable to Blocks K, L & M) :-

(a) The Grantee shall at his own expense submit or cause to be submitted a proposal of site formation works on the lot to the Building Authority for its written approval and no site formation works shall commence on the lot until such approval has been obtained. Such site formation works shall be completed to the satisfaction of the District Lands Officer by the Grantee at his own expense before any building works commence on the lot:

(b) The Grantee shall : -

(i) within such time limit as may be imposed by the District Lands Officer and before any building works commence on the lots, at his own expense and in all respects to the satisfaction of the District Lands Officer form and surface in such manner with such materials and to such standards, levels, alignment and design as the District Lands Officer shall

approve all that portions of the Government land shown coloured green hatched black on Plan I annexed hereto (hereinafter collectively referred to as "the Green Hatched Black Area"); and

(ii) at all times during the term hereby agreed to be granted at his own expense uphold, maintain, repair and keep in good substantial repair and condition the Green Hatched Black Area including but not limited to drainage works, access roads, footpaths and any appurtenances thereto or thereon to the satisfaction of the District Lands Officer.

(c) In the event of the non-fulfilment of the Grantee's obligations under sub-clause (b) of this Special Condition, 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 District Lands Officer whose determination shall be final and shall be binding upon the Grantee.

(d) For the purpose of these Conditions "building works", "drainage works" and "site formation works" shall be as defined in the Buildings Ordinance and any amending legislation.

(e) For the purpose only of carrying out the necessary works specified in and the due performance and observance of his obligations under sub-clause (b) of this Special Condition, the Grantee, his contractors, his or their workmen with or without tools, equipment or machinery are, until and unless otherwise directed by the District Lands Officer at his absolute discretion, permitted entry on the Green Hatched Black Area subject to such terms and conditions as the District Lands Officer may from time to time impose at his absolute discretion and subject to sub-clause (g) of this Special Condition.

(f) The Grantee shall at all times indemnify and keep indemnified the Government and its officers from and against all claims, demands, actions, costs losses, damages and liabilities whatsoever arising out of or incidental to or otherwise in connection with the carrying out of the works under sub-clause (b) of this Special Condition or any act, default, omission or negligence of the Grantee, his servants, agents, contractors, his or their workmen or any breach of this Special Condition.

(g) For avoidance of doubt, notwithstanding that similar obligations and liabilities as contained in sub-clause (b) of this Special Condition may be imposed by the Government on the grantees or lessees of other lots, the obligations and liabilities of the Grantee towards the Government under this Special Condition shall not in any way be reduced or affected thereby or by any extension of time for compliance or other indulgence being granted or shown to such grantees or lessees or by any release, waiver or variation of their obligations and liabilities. The Grantee shall permit such grantees or lessees, their contractors and workmen with or without equipment, tools or machinery free right of way over the lot at all reasonable times for access to and from the Green Hatched Black Area for the purpose of carrying out the necessary works in fulfilment of their obligations in respect of the Green Hatched Black Area provided always that for avoidance of doubt the Government shall be under no obligation or liability in respect of the act, neglect, fault or negligence of such grantees or lessees, their contractors and workmen. It is the Grantee's sole and own responsibility to co-operate or make proper and necessary arrangement with such grantees or lessees so as to ensure due compliance, performance and observation of this Special Condition and the Government shall be under no obligation or liability whatsoever in connection therewith. In particular, notwithstanding anything herein contained to the contrary, it is the Grantee's sole and own responsibility to obtain or procure at his own expense any necessary right of way over other lots or areas for access to and from the Green Hatched Black Area and the Government gives no warranty and is under no obligation or liability in respect thereof and the Grantee's obligations and liabilities whatsoever under this Special Condition shall not in an event be reduced or affected.

(h) There is reserved unto the Government, the District Lands Officer, his or their officers, contractors, workmen and other persons authorized by him or them with or without tools, equipment, machinery or motor vehicles from time to time and at all times the full free and uninterrupted right to go, pass and repass on, along, over, by and through the lot or any part thereof for the purpose of gaining access to and egress from the Green Hatched Black Area thereof for all lawful purposes as the Government or the District Lands Officer may think fit including but not limited to the inspection of the works required to be carried out by the Licensee hereunder in respect of the Green Hatched Black Area or the carrying out by the Government of the works as referred to in sub-clause (c) of this Special Condition or any other works as the Government or the District Lands Officer may think fit. The Government, the District Lands Officer and his or their officers, contractors, workmen and other persons authorized as aforesaid shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the

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Grantee arising out of or incidental to the exercise by him or them of the right of access over the lot conferred under this sub-clause (h) and no claim shall be made against him or them by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(3) The Government of the Hong Kong Special Administrative Region (herein after referred to as "the Government") has approved and the Chief Executive on behalf of the Government hereby grants a NEW GRANT in respect the above mentioned land to which Blocks F, K, L and M are situated (hereinafter collectively referred to as "the lots") to erect upon those portions of the lots shown coloured pink on the plan annexed thereto one building which shall not contain more than three storeys, shall not exceed 8.23 metres in height, shall not have a roofed-over area exceeding 65.03 square metres PROVIDED always that where the building is of a height of more than 7.62 metres but not more than 8.23 metres, then the thickness of each load-bearing wall:

(a) shall, in the case of a load-bearing reinforced concrete wall, be not less than 175 millimetres; or

(b) of the lowest storey shall, in the case of a load-bearing brick wall, be not less than 340 millimetres; and

(c) of any higher storey shall, in the case of a load-bearing brick wall, be not less than 225 millimetres, and shall have a total gross floor area not exceeding 195.09 square metres nor less than 65.03 square metres.

(4) Special Condition No.8(c) of the New Grant stipulates that:

The Grantee shall not divide vertically the building erected or to be erected on the lot or partition any of the floors of such building into more than one self-contained unit on each floor of such building. The Grantee shall not make or erect or permit or suffer to be made or erected any openings, doorways, walkways, passages or other works within or outside the building erected or to be erected on the lot or in or on any walls or floors or any part of such building which shall result in such building being internally linked to and accessible from any building adjoining or adjacent thereto.

(5) Special Condition No.9 of the New Grant stipulates that:

The Grantee shall not make or permit to be made any window or other opening in any building erected or to be erected on the lot without the prior written consent of the District Lands Officer provided that a window or windows, opening or openings maybe made in the front or rear of such building without such consent (the decision of the District Lands Officer as to which face or faces of such building constitute the front and rear and as to what shall constitute a window or opening shall be conclusive and binding upon the Grantee). If the District Lands Officer give his consent to a window or opening in a face of any building erected or to be erected on the lots (other than the front and rear faces) such consent shall be given on such terms and conditions as he sees fit, and in addition by the District Lands Officer at his absolute discretion, be closed up in the event of any development of any adjoining or neighbouring lot.

(6) Condition No.11 of the New Grant stipulates that:

For the purpose of these Conditions:-

"gross floor area" means the area contained within the external faces of the external walls of any building erected or to be erected on the lot measured at each floor level (including any floor below the level of the ground) but excluding the area of balconies and canopies, all projecting from the same side of the building for a distance of not more than 1.22 metres and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed, and excluding the area of any air-conditioner hoods projecting from the said building for a distance of not more than 0.61 metre and the area of one electricity meter box not exceeding 1.20 metres in width and 1.60 metres in length projecting from the said building for a distance of not more than 0.38 metre;

"balcony" means any structure projecting from any wall of the building erected or to be erected on the lot to carry a floor or roof load either cantilevered or supported by brackets;

"roofed-over area" means the area of the building erected or to be erected on the lot enclosed within the external faces of the main structural walls (which includes any party wall) of that building together with the area of any balcony, stairway, verandah, porch, canopy or any other projection from the said building but excludes:

(i) the area of any overhang;
(ii) the area of balconies;
(iii) canopies;

Canopies and balconies for Block F:
(provided such balconies and canopies project from the north-eastern side of the said building for a distance of not more than 1.22 metres and shall not be more than 10.668 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block K:
(provided such balconies and canopies project from the north-eastern side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.096 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block L:
(provided such balconies and canopies project from the north-western side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.75 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

Canopies and balconies for Block M:
(provided such balconies and canopies project from the north-eastern side of the said building for a distance of not more than 1.22 metres and shall not be more than 6.067 metres in length, and each of such balconies having a parapet or railing not being more than 1.22 metres nor less than 0.92 metre in height and not being enclosed);

(iv)the area of any air-conditioner hood projecting from the said building for a distance of not more than 0.61 metre; and

(v)the area of one electricity meter box not exceeding 1.20 metres in width and 1.60 metres in length projecting from the said building for a distance of not more than 0.38 metre;

"canopy" means any structure which projects more than 750 millimetres from any wall of the building erected or to be erected on the lot to provide protection from rain or sun, not carrying any floor load, either cantilevered or supported by brackets;

"height" in relation to the building erected or to be erected on the lot means the perpendicular height measured from the level of its lowest point at ground level to the level of the highest point of its roof provided that in determining the highest point of a roof no account will be taken of:

(i) one stairhood if it has a roof area of not more than 7.44 square metres, a height of not more than 2.14 metres and is erected and used solely to provide protection from rain and sun for a stairway used to gain access to the roof of the building;

(ii) any parapet on the roof if the height is not more than 1.22 metres; or

(iii) one water storage tank if it has a roof area of not more than 2 square metres, a height of not more than 1.22 metres and is installed at any point on the roof other than on a stairhood;

"overhang" means any structure projecting for a distance of not more than 0.23 metre from any wall of the building erected or to be erected on the lots to provide protection from rain or sun, not carrying any floor load.

(7) Special Condition No.14 of the New Grant stipulates that:

(a)The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building up, filling in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the District Lands Officer who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

(b)(i)Where there is or has been any cutting away, removal or setting back of any land, or any building up or filling in or any slope treatment works of any kind whatsoever, whether with or without the proper written consent of the District Lands Officer, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the granted term 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 District Lands Officer.

(ii)Nothing in sub-clause(b)(i) of this Special Condition shall prejudice the Government's rights under these Special Conditions, in particular Special Condition No.14(a).

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

(iv)In addition to any other rights or remedies herein provided for breach of any of these Conditions, the District Lands Officer shall be entitled by notice in writing to call upon the 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 District Lands Officer within the period specified therein, the District Lands Officer 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.

(8)Special Condition No.15 of the New Grant stipulates that :

The Grantee shall, if required to do so by the District Lands Officer, appoint at his own expense an experienced geotechnical engineer and, using the services of the said engineer, shall undertake a full investigation of the stability of such slopes, whether within or adjoining or adjacent to the lot, and their actual and potential effect on the development or redevelopment, as shall be specified by the District Lands Officer.

5.(B) Not applicable to the land where no building are erected thereon.

6.(A)<u>Lease conditions that are onerous to a Purchaser</u>
(1) Special Condition No.25 of the New Grant stipulates that:

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

(2) Special Condition No.26 of the New Grant stipulates that:

The Government does not guarantee any right-of-way to the lot and the Grantee must accordingly make his own arrangements for acquiring such right-of-way.

(3) General Condition No.9(a) of the New Grant stipulates that:

Upon any failure or neglect by the Grantee to perform, observe or comply with any of these Conditions 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 erected or to be erected on the lot or any such part thereof or any part of such buildings, erections or works and thereupon this New Grant and the rights of the Grantee shall absolutely cease and determine (in respect of such part if the re-entry is upon a part only) but without prejudice nevertheless to the rights, remedies and claims of the Government in respect of any breach, non-observance or non-performance of the terms and conditions hereof.

(4) Special Condition No.29 of the New Grant stipulates that:

(a)the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b)the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute

discretion.

6.(B) Not applicable to the land where no building is erected thereon.

Notes : For full details, please refer to the Land Grant and a copy of the Land Grant. Full script of the Land Grant is available for inspection upon request at the sales office and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

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B. 1. 地段編號
以下地段是經由香港特別行政區政府批出批地合約編號為 20638, 20615, 20617 及 20616 分別批予村民如下:-

(a) 第 F 座：丈量約份第 26 約地段第 1070 號(已歸還的舊批地段：丈量約份第 26 約地段第 518A12 號)（年期由 2008 年 10 月 14 日開始計 50 年）

(b) 第 K 座：丈量約份第 26 約地段第 1071 號(已歸還的舊批地段：丈量約份第 26 約地段第 422E 號)（年期由 2008 年 8 月 8 日開始計 50 年）

(c) 第 L 座：丈量約份第 26 約地段第 1072 號(已歸還的舊批地段：丈量約份第 26 約地段第 422ARP 號)（年期由 2008 年 8 月 18 日開始計 50 年）

(d) 第 M 座：丈量約份第 26 約地段第 1073 號(已歸還的舊批地段：丈量約份第 26 約地段第 422RP 號)（年期由 2008 年 8 月 8 日開始計 50 年）

2. 年期
以上 F, K, L 及 M 座所座落的地段各獲得在農地上批出一份新批合約，年期如以上第 1 段列出。

3. 用途限制
新批合約的特別條款第 12 條規定:-

本地段和任何建於本地段的任何建築物或該建築物的任何部分都只能用於非工業用途。

4. 按規定須興建並提供予政府或供公眾使用的設施
沒有

5.(A) 有關買方在該土地內外鋪設、塑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
(1)新批合約的特別條款第(22)條規定：

授讓人應適當安排和謹慎採取足夠的技術及在任何時候注意事項，特別是在任何建築、保養、更新或維修工作，以避免損壞任何政府或其他現有的排水，航道或水道（主要包括水務），人行道，下水道，溝渠，管道，電纜，電線，公用事業服務或任何其他的工程或裝置（所有以下統稱為“工程及服務”）或運行時，上方，下方或相鄰地段或其任何地段或所有地段或其任何地段部分和綠黑色斜線區域，大前提是授讓人在進行任何此類前述工作前應作出適當的搜索安排和必要的查詢，以確定當現時位置和任何工程及服務的水平線，並應提交有關於該工程及服務的書面建議書給地區地政官員審批，並不得展開任何工作直至上述建議獲得地區地政專員的書面批准，並應遵守任何地區地政專員關於工程及服務方面的要求，及應該承擔任何以滿足該要求的成本，包括任何必要的改道，重鋪或復修的成本，必須自費繳付各方面的維修，恢復或完好至地區地政專員滿意為止，任何造成的損壞或表面干擾的地段或其任何地段或綠黑色斜線區域或所有地段或其任何地段部分和綠黑色斜線區域
或任何工程及服務上運行，上方，下方或相鄰地段或所有地段或其任何部分或以任何方式造成產生維修，重建或修復等。如果授讓人未能進行任何必要的改道、重鋪、修復、做好和恢復地段或任何部分和綠黑色斜線區域直至地區地政專員滿意，地區地政專員可以自行維修改道、重鋪、修復、做好和恢復地段或任何部分，同時授讓人應支付予政府需求的維修成本。

(2)新批合約的特別條款第 13 條規定(適用於第 K, L 及 M 座)：

(a)授讓人需自費向建築事務監督提交地段的地盤平整工程建議書，並需取得建築事務監督書面同意，在需取得建築事務監督同意前不得展開地盤平整工程。在展開建築工程前，相關地盤平整工程需完成，並達至地區地政專員滿意。

(b) 授讓人需-

(i) 在地區地政專員可能設定的時限及任何建築工程前，在地區地政專員各方面滿意，以其批准的物料、標準、水平、走向及設計，自費於附圖上綠黑色斜線區域部份的政府土地展開建造（以下簡稱為“綠黑色斜線區域”）；及

(ii)於在批地年期的任何時間將綠色黑斜線區域自費支撐、保養、維修及維持良好狀態，包括但不限於渠務工程、通道、行人路及其附屬設備於該位置之上或之內直至地政處滿意為止。

(c)若授讓人不履行此副條(b)的條件，政府也許，在不損害政府任何其它權利及補救，實行必須的工程由授讓人負責費用，支付予政府一筆款項相等於該筆費用，此銀碼由地區地政專員有最終決定權及對持牌人具約束力。

(d)就 “建築工程”、“渠務工程” 及 “地盤平整工程” 這些條件應於建築物條例及任何修訂法例定義。

(e)為了只為妥為履行及遵守此副條(b)的條件所指定的必要工程，持牌人、承包人及其建築工人，不論有否工具、設備或機器，直至及除非另有地區地政專員行使絕對酌情權，在受地區地政專員行使絕對酌情權不時施加的該等條款及條件，及此副條(g)的條件，准許進入綠黑色斜線區域。

(f)授讓人須在任何時間賠償及使政府及其公職人員免責於所有要求、追討、行動、費用、損失、損害或責任無論是產生或偶然發生因實行以上此副條(b)的條件由持牌人所引出的行為、不履行、遺漏或疏失，包括其工人、代理人、承辦商及其工人或抵觸此條款。

(g)為免生疑問，儘管政府可能對其他地段承授人或承租人施加類似此副條(b)的條件所列的義務和責任，持牌人在此條款下對政府的義務和責任不應以任何方式被減少或被影響或被延長以遵守或被授予的其他豁免或被顯示出該承授人或承租人的義務和責任被放出、豁免或改動。持牌人應准許有關承授人或承租人、其承辦商及其工人，不論有否工具、設備或機器，於所有合理時間有自由通行權進出綠黑色斜線區域以進行必要的工程以履行有關綠黑色斜線區域的責任，惟為免生疑問，政府不會承擔有關該等承授人或承租人，他們的承辦商和工人的行為，疏忽，過失或疏忽的任何責任或義務。持牌人有其唯一及個人責任跟該等承授人或承租人合作或作適當的和必要的安排，以確保此條款妥為遵守、執行及注視，而政府不會承擔有關義務和責任。特別的是，持牌人有其唯一及個人責任自費取得或促使進出綠黑色斜線區域的其他地段或地方的必要通行權，而政府不會保證及沒有義務或責任，使持牌人在此條款下訂明的義務和責任在任何情況下減少或受到影響。

(h)應保留對政府、地區地政專員及其公職人員、承辦商、工人及其他獲委任的人士，不論有否工具、設備、機器或車輛在任何時候都有充分自由及無阻礙的權利前往及通過地段或其部份，以進出綠黑色斜線區域或其部份作政府或地區地政專員可能認為一切合法包括及不僅限於檢查持牌人需於綠黑色斜線區域，或政府進行此副條(c)的條件所述的工程，或進行其他政府或地區地政專員可能認為合適的工程。前述的政府、地區地政專員及其公職人員、承辦商、工人及其他獲委任的人士不會因應通過此副條(h)的條件所述的地段而對持牌人造成或承受任何損失、損害、滋擾或干擾負任何責任，及持牌人不得就任何此等損失、損害、滋擾或干擾索償。

(3)香港特別行政區政府（以下簡稱“政府”）已批准及行政長官代表政府特此批出批地合約給予以上第 F, K, L 及 M 座所坐落的地段（以下簡稱為“地段”）。於附上圖上的粉紅色顯示上建築物不得超過三層，高度不得超過 8.23 米，不得建蓋有面積超過 65.03 平方米，所在的建築的高度要超過 7.62 米，但不超過 8.23 米，那麼每個承重牆的厚度：

(a)須在承重的鋼筋混凝土牆的情況下，不少於 175 毫米;

(b)最低樓層的承重磚牆的情況下，不少於 340 毫米; 和

(c)任何較高樓層的承重磚牆的情況下，不少於 225 毫米，並有一個總建築面積不超過 195.09 平方米也不少 65.03 平方米的。

(4)新批合約的特別條款第 8(c)條規定：

授讓人不允許垂直分開已建或建於該地段或分區或用隔牆把每層之一個獨用的單位分開。授讓人不得作出或豎立或允許或容受或豎立任何出口、門口、走廊、通道或其他建築物在屋內或外豎立，或建於地段或任何牆壁或地板上或內或任何建築物將導致該建築物內部連接，並可從任何建築物毗鄰的或與其相鄰的建築物雙通。

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(5)新批合約的特別條款第 9 條規定：

授讓人不得未經地區地政專員書面同意作出或准許作出任何窗口或其他任何建築物開口。但可以在房屋前面或後面有一個或多個窗口不需經地區地政官員書面同意（但窗口或開口在房屋的前部和後部位置將取決於地區地政專員的決定，並為最終及具約束力的許可）。如果地區地政專員同意在屋的任何一面將建窗口或開口，他會定下合適的條款及條件，同時地區地政專員有絕對酌情決定權去決定把建築物的窗口或開口密封如有任何相鄰的或鄰近地段有影響。

(6)新批合約的特別條款第 11 條規定：

“總樓面面積”是指包括任何豎立在該地段上的建築物的外牆牆身的表面面積或量度每層豎立在該地段上的建築物（包括地面水平以下的任何樓面），但不包括該地區陽台和簷篷，全部由建築物同一側面伸出距離不超出 1.22 米而該露台的圍欄或欄杆不超出 1.22 米也不少過於 0.92 米高度，不是封密的面積，除了該建築物凸出的任何空調機距離不超過 0.61 米和一個電錶不超過 1.20 米的寬度和 1.60 米的長度，凸出的距離不超過 0.38 米;

“陽台”是指任何結構，從任何建築物的牆壁突出豎立或建於地段進行懸臂或屋頂荷載的懸臂或支撐的架；

“蓋面積”是指建築地段內，以經豎立建築物面積或被興建豎立建築物的面積封閉在主要結構牆的表面內（包括任何一方牆）或將連同任何陽台的面積，走廊樓梯，門廊，簷篷或任何其他凸出建築物，但不包括：

(i)該區域的任何懸掛物；
(ii)該陽台面積；
(iii)簷篷；

第 F 座的簷篷及露台；
（房屋外突出的東北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 10.668 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 K 座的簷篷及露台；
（房屋外突出的東北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 6.096 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 L 座的簷篷及露台；
（房屋外突出的西北方建的簷篷及露台，建築物的距離不超過 1..22 米，長度不得超過 6.75 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

第 M 座的簷篷及露台；
（房屋外突出的東北方建的簷篷及露台，建築物的距離不超過 1.22 米，長度不得超過 6.067 米，而且每個這樣的陽台，有欄杆或欄杆不超過 1.22 米，也不得低於 0.92 米的高度，而不是密封）；

(iv) 房屋外突出的空調機罩距離不得超過 0.61 米；和

(v) 一個電錶箱的範圍不超過 1.20 米的寬度和 1.60 米的長度，從上述房屋外突出的距離不超過 0.38 米；

“簷篷”是指任何結構由建築物延伸超過 750 毫米或建於該地段提供日曬雨淋的保護，沒有任何樓板、懸臂或支撐的架；

“高度”指建起或將建的地段，由地面水平線的最低點垂直測量其屋頂點的水平，在確定屋頂的最高點時並沒有考慮其他因素：

(i) 一個樓梯屋面積不超過 7.44 平方米，高度不超過 2.14 米，是一豎立梯，僅用於提供保護，免受日曬雨淋而通往屋頂的樓梯的建設；

(ii) 任何屋頂上的欄杆，如高度不超過 1.22 米；

(iii) 一個儲水罐，面積不超過 2 平方米，高度不超過 1.22 米，只能安裝在於屋頂任何地方，但不能在樓梯屋上。

“懸”是指任何結構於任何建築物的牆壁投影豎立距離為不超過 0.23 米或將建於提供日曬雨淋保護，而沒有任何地面負荷。

(7)新批合約的特別條款第 14(a)條規定：

(a) 授讓人不得切去、清除或重新設置任何政府土地相鄰或鄰近區域的地段或進行任何建設，填補或任何邊坡治理工程，除非事先書面通知地區地政專員，並取決於他的決定為最終及具約束力的許可。如果地區地政官員同意，他會定下合適的條款及條件，包括以他確定的地價批出額外政府土地。

(b)(i)凡有或已經切去、清除或重新設置任何政府土地相鄰或鄰近區域的地段或進行任何建設，填補或任何斜坡治理工程，不論有或沒有得到地區地政專員事先書面同意，是否是該地段或是政府官地，授讓人根據上述條件，或任何其他目的，授讓人應自費開展和建設等斜坡治理工程，擋土牆或其他支撐、保護、排水或應輔助或其他工程，應該或會或在其後任何時間必要保護和支持地段內上述以及任何相鄰或毗鄰的政府或租賃土地，以避免和防止倒塌，發生山泥傾瀉或出現沉降。授讓人應在租借期間自費維持斜坡治理工程、支持、保護擋土牆或其他排水、輔助的配套和其他工程，以達到區域地政官員滿意。

(ii)在本副條(b)(i)中的條件下，不得損害政府的權利，尤其是特別條款第 14(a)的條件。

(iii)萬一授讓人做任何土地平整，開發或其他工作或因任何其他原因造成或形成任何時間發生倒塌、山泥傾瀉或沉降，是否在任何地段內的土地，或從地段內或任何政府或租賃相鄰或毗鄰的土地，授讓人應當賠償政府及其代理人和承包商所有成本、費用、損害賠償、要求、並聲稱任何須或可能，蒙受或產生發生下降、山泥傾瀉或沉降的原因。

(iv)除本文提供違反任何這些條件的任何其他權利或補救，地區地政專員應當有權通過書面通知授讓人開展，構建和維護上述土地，斜坡處理工程、擋土牆、或其他支援、保護和排水或輔助或其他工程或恢復，並做好發生下降、山泥傾瀉或沉降的，如果授讓人忽視或未能遵從該通知及指明的期間內達到地區地政專員滿意情況，地政專員可立即執行和進行任何必要的工程，授讓人須即時償還的政府成本，連同任何行政或專業費用及收費。

(8) 新批合約的特別條款第 15 條規定:

授讓人須如果需要的話，地區地政專員要求的話，自費委任一名經驗豐富的土力工程師，同該工程師的服務，應承擔該等斜坡的穩定性進行全面調查，無論內或毗鄰或相鄰的地段，和自己的實際和潛在影響發展或重建計劃，應指定由地區地政專員決定及要求。

5.(B)此項不適用於沒有建築物的土地。

6.(A)<u>對買方造成負擔的租用條件</u>

(1) 新批合約的特別條款第 25 條規定：

不得用作墓地或任何人類遺骸無論在陶罐或以其他方式其中埋葬或在其上澱積。

(2) 新批合約的特別條款第 26 條規定：

政府不會保證任何路權，授讓人必須據此做出自己的安排。

(3) 新批合約的普通條款第 9(a)條規定：

現同意並聲明如下：

(a)如果授讓人失敗或疏於執行、遵守或符合任何批地條款，政府應有權重新進入或奪回地段或其任何部分以及全部或任何建築物，架設及工程或建於地段的工程或其任何部份或任何房屋部份或建築物或本新批合約允許的工程，而授讓人於批地文件的權利應絕對終止，並確定(只適用於再進入的部份)，但不損害政府就任何違反，不遵守或不履行及上述批地條款的條款和條件的權利。

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(4) 新批合約的特別條款第 29 條規定:

(a) 政府或其正式授權的專員應或可能在地段上或任何部份或地段以外作展開的任何形式工程(無論代表授讓人或授讓人未有展開此類工程或其他方式)歸授讓人負責或授讓人應支付或償還政府或其授權人員根據要求償還，這樣的費用應包括監督和經常開支費用可能由政府或固定其經正式授權人員；或

(b) 需要政府或其正式授權人員事先批准或同意，如果合適的話，他們可能批准或同意並訂立條款及條件，可是他們有絕對酌情權拒絕。

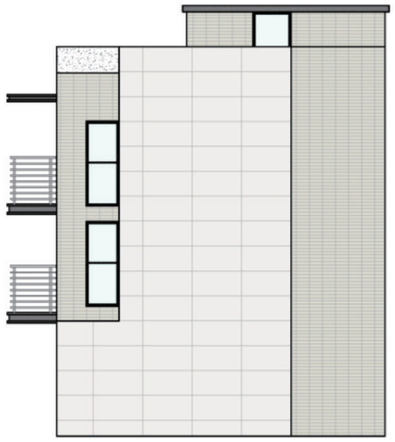
6.(B)不適用於沒有建設房屋的土地。

備註：有關詳情，請參照批地文件和批地文件的副本。請於售樓處免費查閱全本批地文件，並可供查閱批地文件，但必需支付其影印費用。

Block G Elevation
G 座立面圖



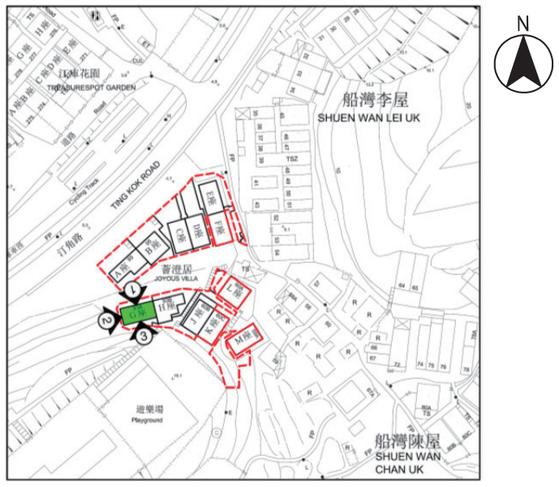
ELEVATION 1
立面圖一



ELEVATION 2
立面圖二



ELEVATION 3
立面圖三



Block G Elevation
The elevations:

Authorized person for the Development certified that the elevations shown on these plan:
(a) are prepared on the basis of the building plans for the Development
(b) are in general accordance with the outward appearance of the Development.

G 座立面圖
本立面

發展項目的認可人士證明本圖所示的立面：

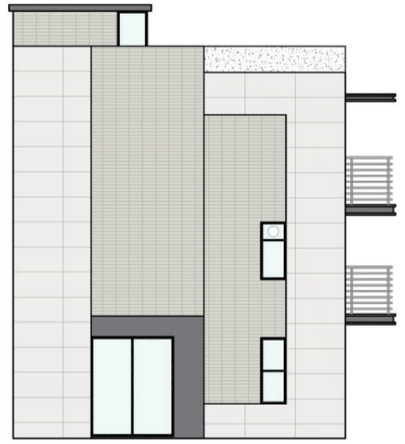
(a) 以發展項目的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

Block H Elevation
H 座立面圖



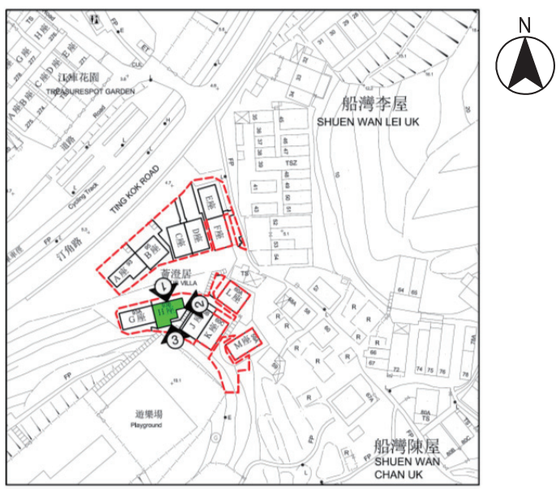
ELEVATION 1
立面圖一



ELEVATION 2
立面圖二



ELEVATION 3
立面圖三



Block H Elevation
The elevations:

Authorized person for the Development certified that the elevations shown on these plan:
(a) are prepared on the basis of the building plans for the Development
(b) are in general accordance with the outward appearance of the Development.

H 座立面圖
本立面

發展項目的認可人士證明本圖所示的立面：

(a) 以發展項目的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

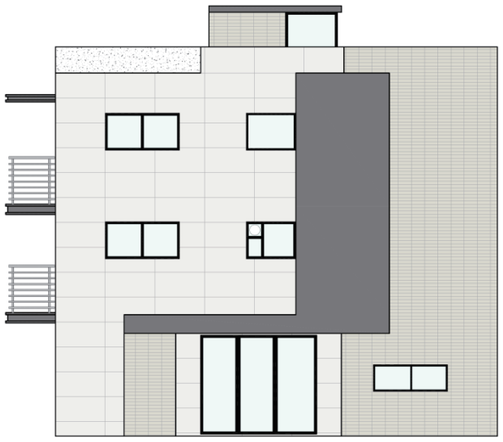
Block J Elevation
J 座立面圖



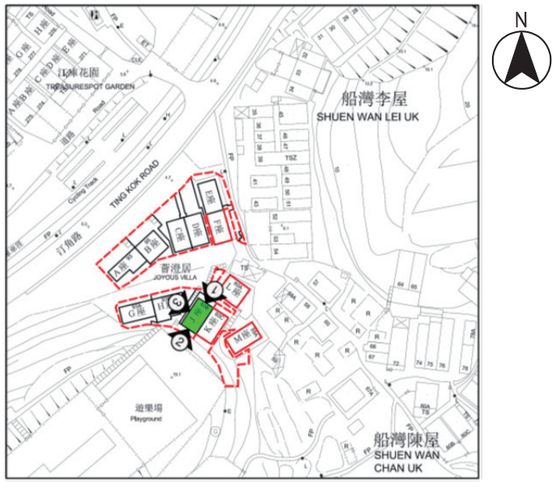
ELEVATION 1
立面圖一



ELEVATION 2
立面圖二



ELEVATION 3
立面圖三



Block J Elevation
The elevations:

Authorized person for the Development certified that the elevations shown on these plan:
(a) are prepared on the basis of the building plans for the Development
(b) are in general accordance with the outward appearance of the Development.

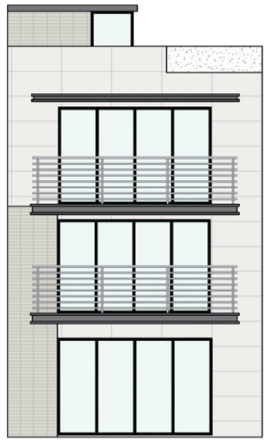
J 座立面圖
本立面

發展項目的認可人士證明本圖所示的立面：

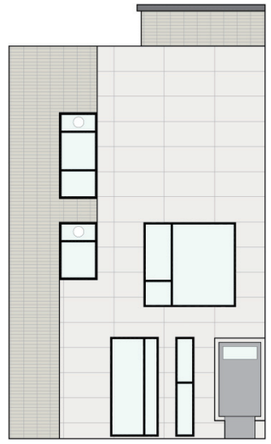
(a) 以發展項目的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

Block K Elevation
K 座立面圖



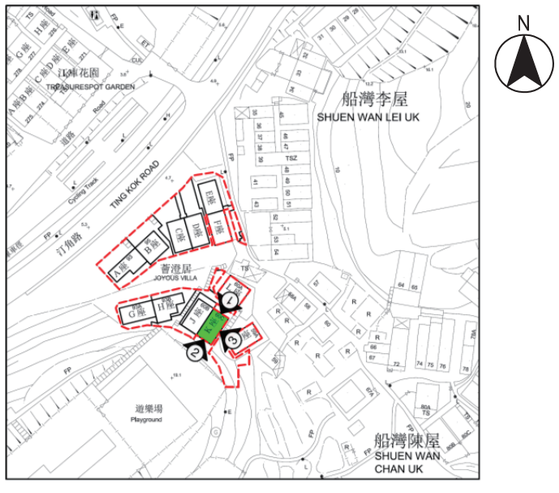
ELEVATION 1
立面圖一



ELEVATION 2
立面圖二



ELEVATION 3
立面圖三



Block K Elevation
The elevations:

Authorized person for the Development certified that the elevations shown on these plan:
(a) are prepared on the basis of the building plans for the Development
(b) are in general accordance with the outward appearance of the Development.

K 座立面圖
本立面

發展項目的認可人士證明本圖所示的立面：

(a) 以發展項目的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

Service Agreements
服務協議

- Potable and flushing water is supplied by Water Supplies Department
- Electricity is supplied by CLP Power Hong Kong Limited

- 食水及沖廁水由水務署供應。
- 電力由中華電力有限公司供應。

Government Rent
地稅

The owner of a residential property or a piece of agricultural land is liable for the Government rent of that residential property or agricultural land up to and including the date of completion of the sale and purchase of that residential property or agricultural land.

住宅物業或農地擁有人有法律責任繳付該住宅物業或農地地稅直至該住宅物業或農地買賣完成日（包括該日）為止。

Miscellaneous Payments by Purchaser
買方的雜項付款

1. On delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas; and
2. On that delivery, the purchaser is also liable to pay to the owner a debris removal fee.
3. The purchaser is liable to pay HK$170 per month for public water and electricity supply for each floor.

1. 在向買方交付指明住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣 體的按金；及
2. 在交付時，買方須向擁有人支付清理廢料的費用。
3. 買方須支付公共水電費每層每月港幣 170 元。

Defect Liability Warranty Period
欠妥之處的保養責任期

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

*Note: The above information is not suitable for Block B, H and K.

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

*註：以上內容並不適用於 B, H, 及 K 座。

Maintenance of Slopes
斜坡維修

1. The Land Grant requires the owners of the residential properties in the Development to maintain slopes at their own cost(“Green Hatched Black Area” applicable to Blocks G, H , J, K, L & M):

   (a) Condition No.11(b)(ii) of the Building Licence / Special Condition No. 13 (b)(ii) of the New Grant (where applicable) stipulates that :
   The Licensee shall at all times during the term hereby agreed to be granted at his own expense uphold, maintain, repair and keep in good substantial repair and condition the Green Hatched Black Area including but not limited to drainage works, access roads, footpaths and any appurtenances thereto or thereon to the satisfaction of the District Lands Officer;

   (b) Condition No.11(c) of the Building Licence / Special Condition No. 13(c) of the New Grant (where applicable) stipulates that:
   In the event of the non-fulfilment of the Grantee’s obligations under sub-clause (b) of this Special Condition, 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 District Lands Officer whose determination shall be final and shall be binding upon the Grantee.

   (c) Condition No.11(e) of the Building Licence / Special Condtion No. 13(e) of the New Grant (where applicable) stipulates that:
   For the purpose only of carrying out the necessary works specified in and the due performance and observance of his obligations under sub-clause (b) of this Condition, the Licensee, his contractors, his or their workmen with or without tools, equipment or machinery are, until and unless otherwise directed by the District Lands Officer at his absolute discretion, permitted entry on the Green Hatched Black Area subject to such terms and conditions as the District Lands Officer may from time to time impose at his absolute discretion and subject to sub-clause (g) of this Condition.

2. The slopes, retaining walls and related structures constructed or to be constructed, within or outside the land on which the development is situated is set out as shown in Blue Hatched area in the below layout plan. All drainage pipes & manholes within or outside the land on which the development is situated is set out as shown in Green color in the below layout plan.

3. Each of the residential owners is obliged to contribute towards the costs of the maintenance work.

4. According to the certificate of Completion (Form BA14) for site formation works issued by Buildings Department, the owners are required to engage suitable qualified personnel at their own cost to inspect, keep and maintain any aforesaid slope structures, retaining walls and related structures set out on as shown in the below layout plan, in accordance with “Geoguide 5 –Guide to Slope Maintenance” and manual relevant to maintenance of such Slope Structures issued by Geotechnical Engineering Office from time to time, the Slope Maintenance Manual with as-built record plans issued by the designer of the slope or retaining wall and with such other guidelines issued from time to time.

5. If, under the DMC, the manager of the development has the owners’ authority to carry out the maintenance works: Not applicable.

Maintenance of Slopes
斜坡維修

1. 根據批地文件規定，發展項目中的住宅物業的擁有人須自費維修斜坡(綠黑色斜線區域適用於第 G, H, J座, K, L 及 M座):

   (a)建築牌照批地文件的批地條款第(11)(b)(ii) 條/新批合約的特別條款第13(b)(ii)條規定(在適合處):
   於在批地年期的任何時間將綠色黑斜線區域自費支撐、保養、維修及維持良好狀態，包括但不限於渠務工程、通道、行人路及其附屬設備於該位置之上或之內直至地政處滿意為止。

   (b) 建築牌照批地文件的批地條款第(11)(c) 條/新批合約的特別條款第13(c)條規定(在適合處):
   若持牌人不履行此副條(b)的條件，政府也許，在不損害政府任何其它權利及補救，實行必須的工程由授讓人負責費用，支付予政府一筆款項相等於該筆費用，此銀碼由地區地政專員有最終決定權及對持牌人具約束力。

   (c) 建築牌照批地文件的批地條款第(11)(e) 條/新批合約的特別條款第13(e)條規定(在適合處):
   為了只為妥為履行及遵守此副條(b)的條件所指定的必要工程，持牌人、承包人及其建築工人，不論有否工具、設備或機器，直至及除非另有地區地政專員行使絕對酌情權，在受地區地政專員行使絕對酌情權不時施加的該等條款及條件，及此副條(g)的條件，准許進入綠黑色斜線區域。

2. 斜坡，護土牆及有關構築物已經在該項目所位於的土地之內或之外建造並在下方平面圖中以藍色範圍列出;
   去水渠及沙井的位置已經在該項目所位於的土地之內或之外建造並在下方平面圖中以綠色顯示。

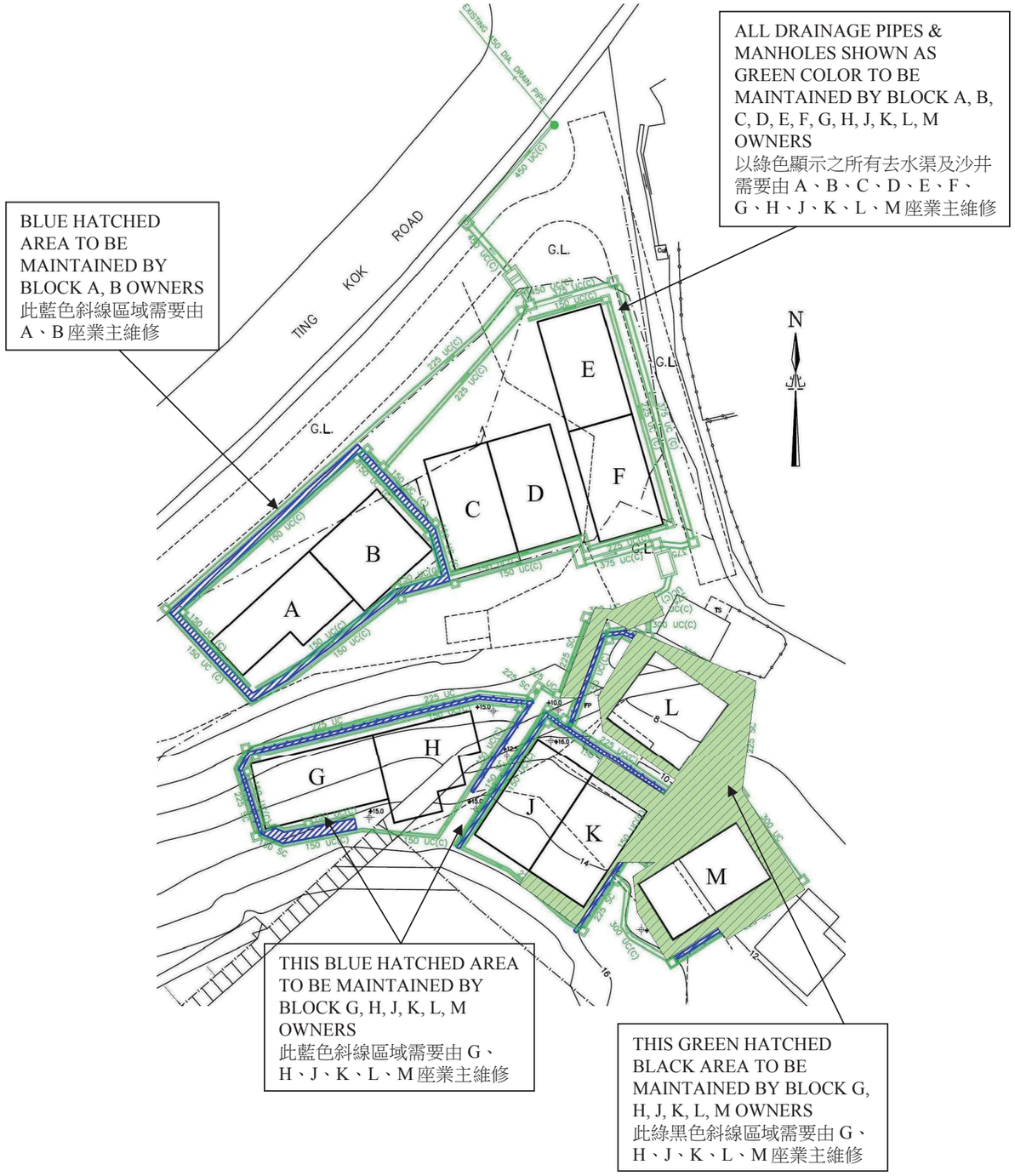
3. 每名住宅物業擁有人均須分擔維修工程的費用。

4. 根據屋宇署發出有關地盤平整工程的完工證明書(表格BA14)，擁有人需自費聘請適當及合資格人士按土力工程處印發的「岩土指南第五冊－斜坡維修指南」和有關維修斜坡構築物的指南(以不時的修訂為準)、斜坡或護土牆設計者發出的斜坡保養手冊連竣工記錄圖，及主管政府部門不時對保養斜坡、護土牆及有關構築物發出的其他指引，視察、保持及保養上述在下方平面圖顯示的斜坡，護土牆及有關構築物。

5. 如根據公契，發展項目的管理人獲擁有人授權進行維修工程:
   不適用

Maintenance of Slopes
斜坡維修

Layout Plan (for Indication only)
平面圖（僅供識別）



EXAMINATION RECORD
檢視紀錄

Examination / Revision Date **檢視 / 修改日期**	**Page number in version with printing date of 28th March 2016** **2016年3月28日印製版本之頁次**	**Page number in revised version with examination date of 29th March 2016** **2016年3月29 日印製版本之頁次**	**Revision Made** **所作修改**
29th March 2016 2016 年 3 月 29 日	**5, 6, 14, 31, 32, 35, 36, 46-57,63,64,89,90**	**5, 6, 14, 31, 32, 35, 36, 46-57,63,64,89,90**	Block B, Block H & Block K are revised to cancel tenancy. B 座、H 座及 K 座取消連租約出售

Area of Residential Properties in the Development
發展項目的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block No 屋號	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
J	G/F	-	63.8 (687) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	-	21.7 (234)	-	-	-	-	-
	1/F	-	69.9 (752) Balcony 露台: 6.1 (66) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	2/F	-	69.9 (752) Balcony 露台: 6.1 (66) Utility Platform 工作平台: -	-	-	-	-	-	-	50.5 (544)	5.5 (59)	-	-
K	G/F	-	63.9 (688) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	1/F	-	70.0 (753) Balcony 露台: 6.1 (66) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
	2/F	-	70.0 (753) Balcony 露台: 6.1 (66) Utility Platform 工作平台: -	-	-	-	-	-	-	48.4 (521)	7.2 (78)	-	-

Area of Residential Properties in the Development
發展項目的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 (不計算入實用面積) 平方米(平方呎)										
Block No 屋號	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
L	G/F	-	63.5 (684) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	-	15.6^ (168)	-	-	-	-	-
L	1/F	-	61.3 (660) Balcony 露台: 6.8 (73) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
L	2/F	-	70.3 (757) Balcony 露台: 6.8 (73) Utility Platform 工作平台: -	-	-	-	-	-	-	58.1 (626)	5.4 (58)	-	-
M	G/F	-	61.8 (665) Balcony 露台: - Utility Platform 工作平台: -	-	-	-	-	109.8# (1182)	-	-	-	-	-
M	1/F	-	58.8 (633) Balcony 露台: 4.3 (46) Utility Platform 工作平台: -	-	-	-	-	-	-	-	-	-	-
M	2/F	-	68.0 (732) Balcony 露台: 4.3 (46) Utility Platform 工作平台: -	-	-	-	-	-	-	57.9 (624)	5.8 (62)	-	-

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date **檢視 / 修改日期**	**Page number in version with printing date of 29th March 2016** **2016年3月29日印製版本之頁次**	**Page number in revised version with examination date of 5th April 2016** **2016 年 4 月 5 日印製版本之頁次**	**Revision Made** **所作修改**
5th April 2016 2016 年 4 月 5 日	44	44	The table for Area of Residential Properties in the Development have been revised 修改有關發展項目的住宅物業的面積列表

Schedule of Appliances
設備說明表

Location 位置	Appliances 設備	Available for 適用單位	Brand Name 品牌	Model Number 型號
Living / Dining 客廳 / 飯廳	Split type air-conditioner 分體式冷氣機	A, B, G, J	GREE	12K
				18K
Bedroom 睡房	Split type air-conditioner 分體式冷氣機	A, B, G, J	GREE	09K
				12K
Master Bedroom 主人睡房	Split type air-conditioner 分體式冷氣機	A, B, G, J	GREE	12K
Kitchen 廚房	Elect Cooktop 電磁爐	A, B, C, D, E, F, G, H, J, K, L, M	CRISTAL	CI-298PS
	Elect Water Heater 電熱水爐	C, D, E, F, L, M	VAILLANT	VED E 18/7 or 21/7 or 24/7 INT
	Exhaust Hood 抽油煙機	A, B, C, D, E, F, G, H, J, K, L, M	CRISTAL	T90MS
Bathroom 浴室	Elect Water Heater 電熱水爐	A, B, G, H, J, K	STIEBEL ELTRON	DHB-E 18/21/24 SLi
	Exhaust Fan 抽氣扇	A, B, C, D, E, F, G, H, J, K, L, M	KDK059	15WUE07 KDK
		A, B, G, H, J, K,	KDK060	20WUE07 KDK
	Ceiling Exhaust Fan 天花式抽氣扇	A, B, G, H, J, K	KDK023	24CMHA KDK

Fittings, Finishes and Appliances
裝置、裝修物料及設備

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

Block No 屋號		A	B	C	C	C	D
Unit 單位		G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F	1/F	2/F	G/F
Living / Dinning Room / Corridor (LIV/DIN) / Staircase 客廳 / 飯廳 / 走廊 / 樓梯	One Way 1 Gang Lighting Switch 單位單控燈掣	6	6	1	3	3	1
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	1	/	/	/	/
	One Way 2 Gang Lighting Switch 雙位單控燈掣	/	3	2	/	1	2
	Two Way 2 Gang Lighting Switch 雙位雙控燈掣	4	3	/	/	1	/
	One Way 3 Gang Lighting Switch 三位單控燈掣	/	/	/	1	/	/
	Two Way 3 Gang Lighting Switch 三位雙控燈掣	/	/	/	/	/	/
	Lamp Holder 燈位	6	7	2	2	3	2
	Wall Mounted Lamp Holder 壁燈位	26	26	/	/	/	/
	Telephone Outlet 電話插座	1	2	2	2	2	2
	TV Outlet 電視天線插座	1	2	2	2	3	2
	13A Socket 13A 插蘇	1	5	1	1	1	1
	13A Twin Socket 13A 孖插蘇	2	2	4	4	5	4
	Air-Conditioner 冷氣機	2	2	/	/	/	/
	Air-Conditioner Switch 冷氣機掣	2	2	/	/	/	/
	Wireless Detector 無線探測器	/	/	2	2	2	2
	Door Phone 電話系統 (防盜)	/	/	/	/	/	/
	Emergency Button 緊急掣	1	1	1	1	1	1
	Security Control Panel 防盜控制面板	/	/	1	1	1	1
	Electrical Water Heater Switch 電熱水爐掣	1	2	1	1	1	1
	Extract Fan Switch 抽氣扇掣	1	2	1	1	1	1
	Gate Control 閘門開關掣	1	1	/	/	/	/
Master Bedroom 主人睡房	One Way 1 Gang Lighting Switch 單位單控燈掣	4	3	2	2	2	2
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	/	/	/	/
	One Way 2 Gang Lighting Switch 雙位單控燈掣	/	/	/	/	/	/
	Lamp Holder 燈位	3	2	1	1	1	1
	Telephone Outlet 電話插座	2	1	1	1	1	1
	TV Outlet 電視天線插座	2	1	1	1	1	1
	13A Socket 13A 插蘇	2	4	2	1	1	2
	13A Twin Socket 13A 孖插蘇	2	1	1	2	2	1
	Electrical Water Heater Switch 電熱水爐掣	1	1	/	/	/	/
	Extract fan connection 抽氣扇掣	1	1	1	1	1	1
	Emergency Button 緊急掣	/	/	1	1	1	1
	Door Phone 電話系統 (防盜)	/	/	/	/	/	/
	Air-Conditioner 冷氣機	1	1	/	/	/	/
	Air-Conditioner Switch 冷氣機掣	1	1	/	/	/	/
	Wireless Detector 無線探測器	/	/	1	1	1	1

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

Block No 屋號		D	D	E	E	E	F
Unit 單位		1/F	2/F	G/F	1/F	2/F	G/F
Garden 花園	Electric Meter Cabinet 電錶箱	/	/	1	/	/	1
	Water Meter Cabinet 水錶箱	/	/	1	/	/	1
	Telephone Cabinet 電話箱	/	/	1	/	/	1
Balcony 露台	Lamp Holder 燈位	1	1	2	2	2	2
Bedroom 1 睡房 1	One Way 1 Gang Lighting Switch 單位單控燈掣	1	1	2	1	1	2
	Lamp Holder 燈位	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1
	13A Socket 13A 插蘇	1	1	1	1	1	1
	13A Twin Socket 13A 孖插蘇	2	2	2	2	2	2
	Air-Conditioner 冷氣機	/	/	/	/	/	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	/	/	/
	Extract Fan Switch 抽氣扇掣	/	/	/	/	/	/
	Electrical Water Heater Switch 電熱水爐掣	/	/	/	/	/	/
	Wireless Detector 無線探測器	1	1	1	1	1	1
Bedroom 2 睡房 2	One Way 1 Gang Lighting Switch 單位單控燈掣	1	1	1	1	1	1
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	/	/	/	/
	One Way 2 Gang Lighting Switch 雙位單控燈掣	/	/	/	/	/	/
	Lamp Holder 燈位	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1
	13A Socket 13A 插蘇	1	1	1	1	/	1
	13A Twin Socket 13A 孖插蘇	2	2	2	2	2	2
	Air-Conditioner 冷氣機	/	/	1	1	1	1
	Air-Conditioner Switch 冷氣機掣	/	/	1	1	1	1
	Wireless Detector 無線探測器	/	/	1	1	1	1
	Extract Fan Switch 抽氣扇掣	/	/	2	2	2	2
Bedroom 3 睡房 3	One Way 1 Gang Lighting Switch 單位單控燈掣	/	/	2	2	2	2
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	1	1	1	1
	Lamp Holder 燈位	/	/	1	1	1	1
	Telephone Outlet 電話插座	/	/	1	1	1	1
	TV Outlet 電視天線插座	/	/	1	1	1	1
	13A Socket 13A 插蘇	/	/	2	2	2	2
	13A Twin Socket 13A 孖插蘇	/	/	/	/	/	/
	Air-Conditioner 冷氣機	/	/	/	/	/	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	/	/	/
	Wireless Detector 無線探測器	/	/	/	/	/	/

Fittings, Finishes and Appliances
裝置、裝修物料及設備

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

Block No 屋號		F	F	G	H	J	K
Unit 單位		1/F	2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F
Living / Dinning Room / Corridor (LIV/DIN) / Staircase 客廳 / 飯廳 / 走廊 / 樓梯	One Way 1 Gang Lighting Switch 單位單控燈掣	4	4	5	8	4	4
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	/	/	/	/
	One Way 2 Gang Lighting Switch 雙位單控燈掣	1	3	1	1	1	1
	Two Way 2 Gang Lighting Switch 雙位雙控燈掣	/	/	5	4	4	4
	One Way 3 Gang Lighting Switch 三位單控燈掣	/	/	/	/	/	/
	Two Way 3 Gang Lighting Switch 三位雙控燈掣	/	/	/	/	/	/
	Lamp Holder 燈位	2	6	8	11	6	6
	Wall Mounted Lamp Holder 壁燈位	/	/	/	22	26	27
	Telephone Outlet 電話插座	2	2	2	2	2	2
	TV Outlet 電視天線插座	2	3	2	2	2	2
	13A Socket 13A 插蘇	1	1	6	2	3	1
	13A Twin Socket 13A 孖插蘇	3	4	5	4	2	2
	Air-Conditioner 冷氣機	/	/	2	/	2	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	3	2	2
	Wireless Detector 無線探測器	2	2	5	/	/	/
	Emergency Button 緊急掣	1	1	/	/	1	1
	Security Control Panel 防盜控制面板	1	1	1	1	1	1
	Electrical Water Heater Switch 電熱水爐掣	1	1	1	2	1	1
	Exhaust Fan Switch 抽氣扇掣	1	1	1	2	1	1
Master Bedroom 主人睡房	One Way 1 Gang Lighting Switch 單位單控燈掣	3	2	2	3	3	3
	One Way 3 Gang Lighting Switch 三位單控燈掣	/	/	1	1	/	/
	Lamp Holder 燈位	1	1	3	3	2	2
	Telephone Outlet 電話插座	1	1	2	2	1	1
	TV Outlet 電視天線插座	1	1	2	2	1	1
	13A Socket 13A 插蘇	1	1	5	2	3	3
	13A Twin Socket 13A 孖插蘇	3	3	2	3	1	1
	Air-Conditioner 冷氣機	/	/	1	/	1	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	1	1	1
	Electrical Water Heater Switch 電熱水爐掣	/	/	1	1	1	1
	Extract Fan Switch 抽氣扇掣	1	1	1	1	1	1
	Wireless Detector 無線探測器	1	1	1	/	/	/
	Emergency Button 緊急掣	1	1	1	/	1	1
Bathroom 1 浴室 1	Down Light 筒燈	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	/	/	1	1	1	1
	Extract Fan 窗口式抽氣扇	/	/	1	1	1	1
Bathroom 2 浴室 2	Down Light 筒燈	1	1	1	1	1	1
	Electric Water Heater 電熱水爐	/	/	1	1	/	/
	Extract Fan 窗口式抽氣扇	/	/	1	1	1	1
Bathroom 3 浴室 3	Down Light 筒燈	/	/	1	/	1	1
	Electric Water Heater 電熱水爐	/	/	1	/	1	1
	Exhaust Fan 窗口式抽氣扇	/	/	1	/	1	1

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

Block No 屋號		F	F	G	H	J	K
Unit 單位		1/F	2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F
Multi-function Room 多用途室	Down Light 筒燈	/	/	/	1	/	/
	One Way 1 Gang Lighting Switch 單位單控燈掣	/	/	/	1	/	/
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	/	1	/	/
	13A Socket 13A 插蘇	/	/	/	2	/	/
	13A Twin Socket 13A 孖插蘇	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	/	1	/	/
	TV Outlet 電視天線插座	/	/	/	1	/	/
	Air-Conditioner 冷氣機	/	/	/	/	/	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	1	/	/
Lavatory 廁所	Down Light 筒燈	/	/	1	1	1	1
	Exhaust Fan 窗口式抽氣扇	/	/	1	1	/	/
	Electric Water Heater 電熱水爐	/	/	/	1	/	/
	Ceiling Mounted Extract Fan 天花式抽氣扇	/	/	/	/	1	1
Store 儲物室	One Way 1 Gang Lighting Switch 單位單控燈掣	/	/	/	/	/	/
	Wall Mounted Lamp Holder 壁燈位	/	/	/	/	/	/
Servant 工人房	Lamp Holder 燈位	/	/	1	1	1	1
	Air-Conditioner 冷氣機	/	/	/	/	1	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	1	1	1
	13A Socket 13A 插蘇	/	/	2	1	1	1
	13A Twin Socket 13A 孖插蘇	/	/	/	/	/	/
	One Way 2 Gang Lighting Switch 單位單控燈掣	/	/	1	1	1	1
	Miniature Circuit Breaker 配電箱	/	/	1	1	1	1
	Exhaust Fan Switch 抽氣扇掣	/	/	/	1	/	/
	Telephone Outlet 電話插座	/	/	1	1	/	/
	Electric Water Heater 電熱水爐	/	/	/	/	1	1
Servant Lavatory 工人房廁所	Down Light 筒燈	/	/	/	1	/	/
	Window Mounted Exhaust Fan 窗口式抽氣扇	/	/	/	1	/	/
Kitchen 廚房	Lamp Holder 燈位	1	1	1	1	1	1
	13A Socket 13A 插蘇	2	2	1	1	3	2
	13A Twin Socket 13A 孖插蘇	2	2	2	1	/	/
	20A Socket 20A 插蘇	2	2	2	2	2	2
	Electric Water Heater 電熱水爐	1	1	1	1	/	/
	Miniature Circuit Breaker 配電箱	1	1	/	/	/	/
Roof 天台	External Wall Lamp 戶外防水燈位	/	/	/	6	7	7
	Air-Conditioner Outdoor Unit 冷氣機室外機	/	/	5	/	6	/
Garden 花園	Electric Meter Cabinet 電錶箱	/	/	1	1	1	1
	Water Meter Cabinet 水錶箱	/	/	1	1	1	1
	Telephone Cabinet 電話箱	/	/	1	1	1	1
Balcony 露台	Lamp Holder 燈位	2	2	6	6	3	3

Fittings, Finishes and Appliances
裝置、裝修物料及設備

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

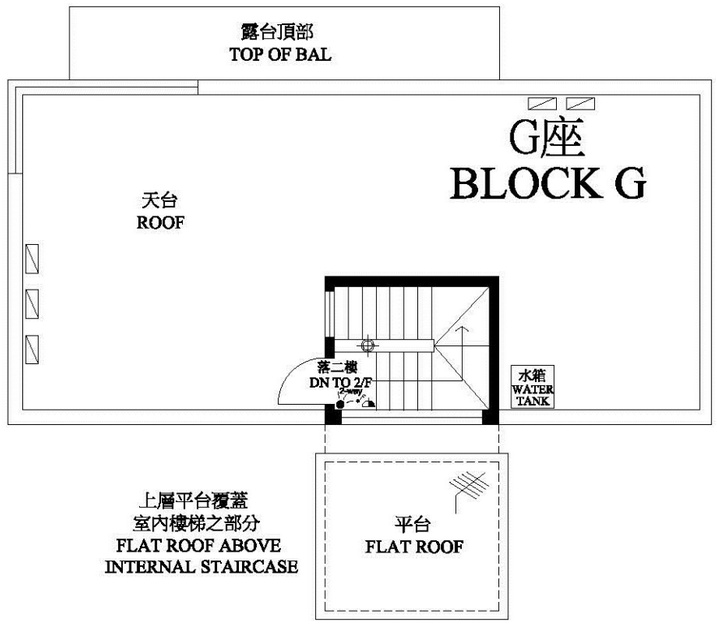
Block No 屋號		F	F	G	H	J	K
Unit 單位		1/F	2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F	G/F, 1/F, 2/F
Bedroom 1 睡房 1	One Way 1 Gang Lighting Switch 單位單控燈掣	1	1	2	2	3	3
	One Way 2 Gang Lighting Switch 單位雙控燈掣	/	/	1	1	/	/
	Lamp Holder 燈位	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1
	13A Socket 13A 插蘇	1	1	3	1	2	2
	13A Twin Socket 13A 孖插蘇	2	2	1	1	1	1
	Air-Conditioner 冷氣機	/	/	1	/	1	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	1	1	1
	Wireless Detector 無線探測器	1	1	/	/	/	/
	Electrical Water Heater Switch 電熱水爐掣	/	/	1	1	1	1
	Exhaust Fan Switch 抽氣扇掣	/	/	1	1	1	1
Bedroom 2 睡房 2	One Way 1 Gang Lighting Switch 單位單控燈掣	1	1	2	1	2	2
	Two Way 1 Gang Lighting Switch 單位雙控燈掣	/	/	1	1	/	/
	Lamp Holder 燈位	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	2	1	1
	TV Outlet 電視天線插座	1	1	1	1	1	1
	13A Socket 13A 插蘇	1	1	3	2	2	2
	13A Twin Socket 13A 孖插蘇	2	2	1	2	1	1
	Air-Conditioner 冷氣機	/	/	1	/	1	/
	Air-Conditioner Switch 冷氣機掣	/	/	/	1	1	1
	Wireless Detector 無線探測器	/	/	1	/	/	/
	Electrical Water Heater Switch 電熱水爐掣	/	/	1	/	1	1
	Exhaust Fan Switch 抽氣扇掣	/	/	1	/	1	1

Mechanical & Electrical Provision Plan
機電裝置平面圖

二樓 Second Floor



天台 Roof Floor

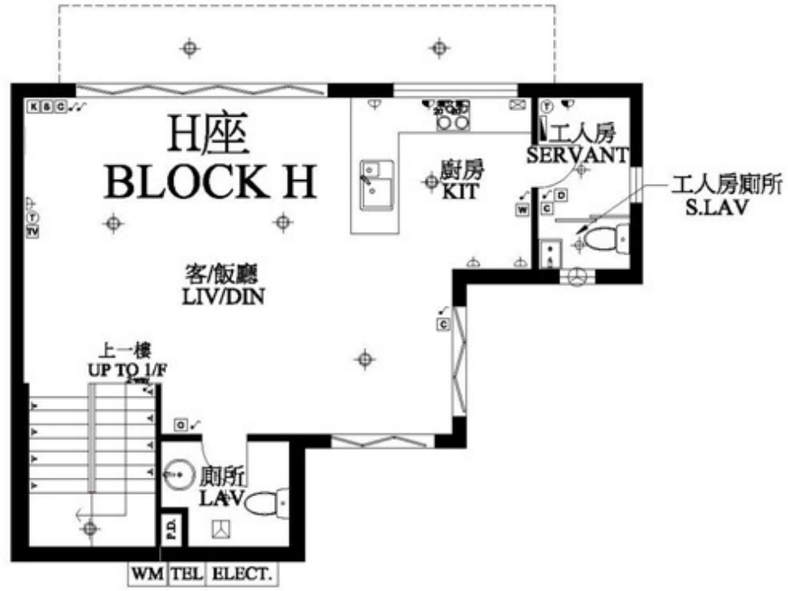


比例 Scale: 0M/米 5M/米

Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

地下 Ground Floor



一樓 First Floor



比例 Scale: 0M/米 5M/米

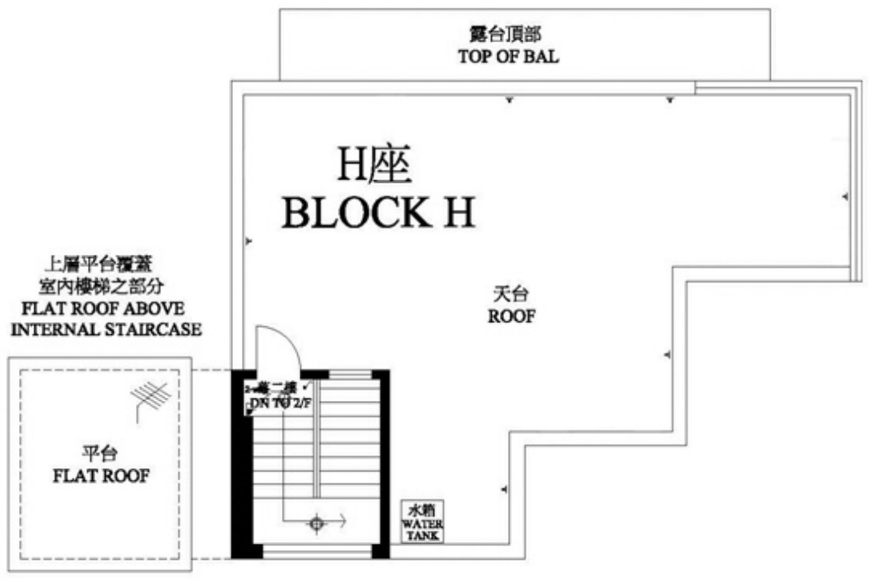
Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

二樓 Second Floor



天台 Roof Floor

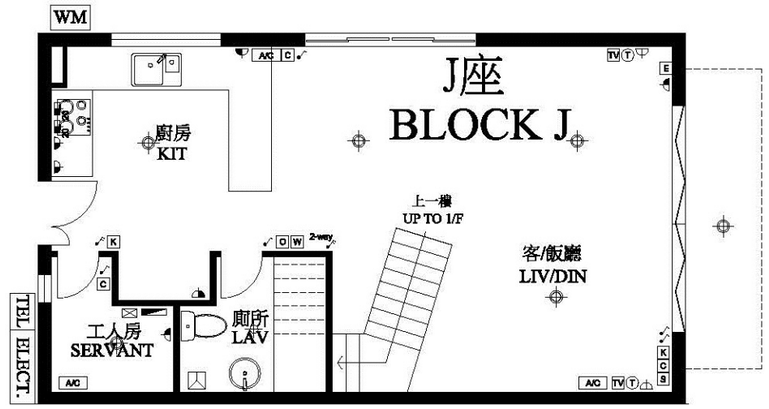


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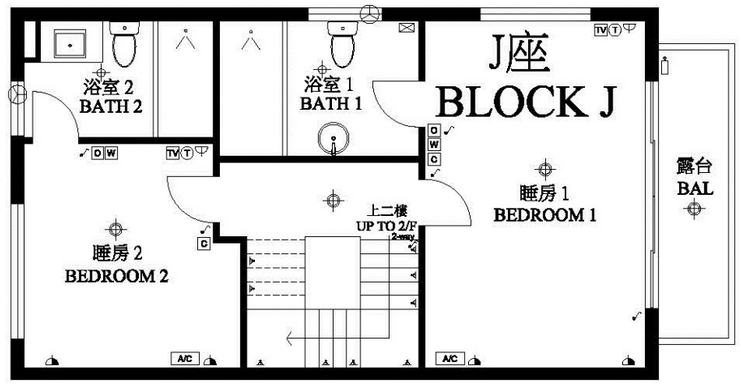
Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

地下 Ground Floor



一樓 First Floor

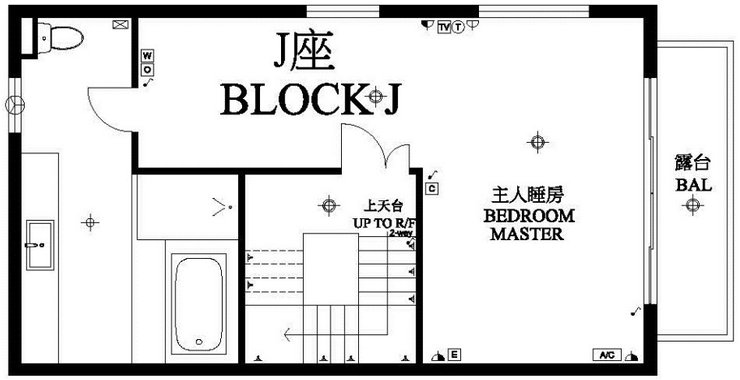


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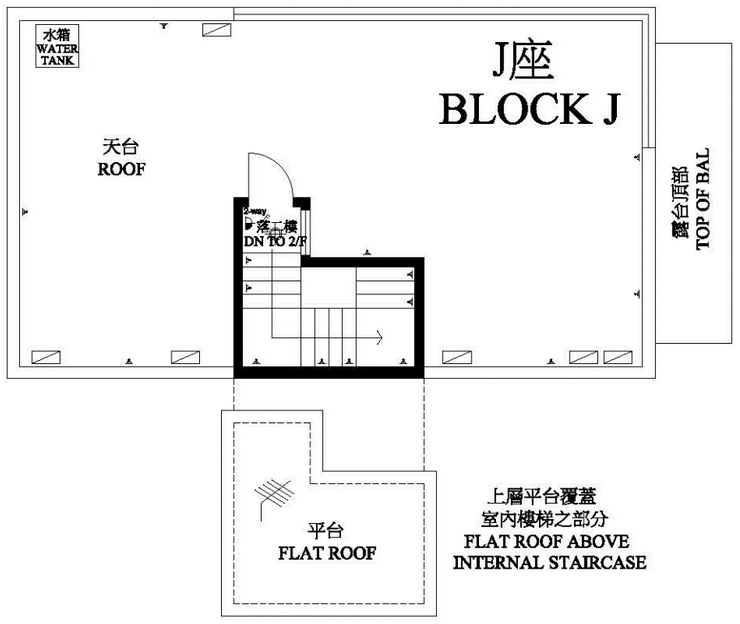
Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

二樓 Second Floor



天台 Roof Floor

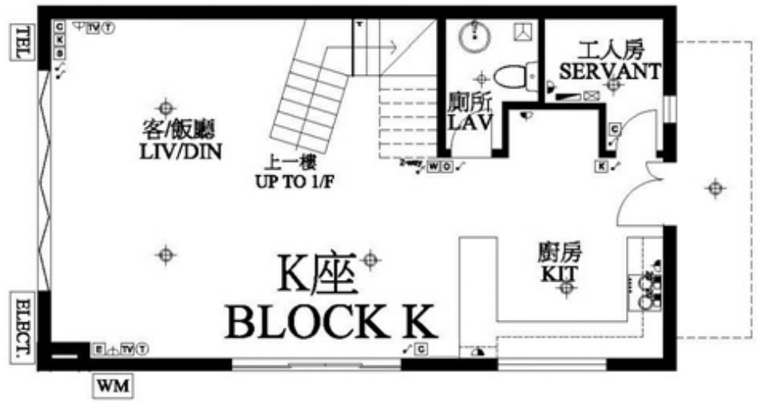


比例 Scale: 0M/米 5M/米

Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

地下 Ground Floor



一樓 First Floor



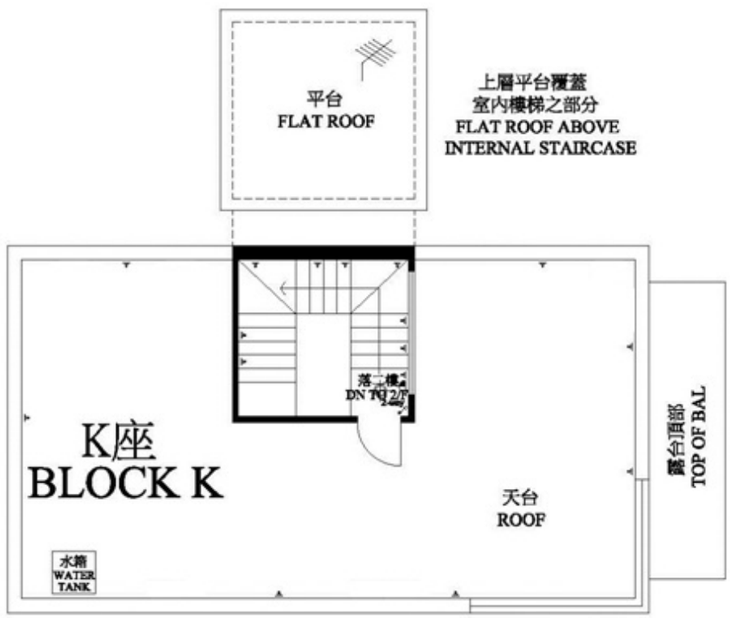
比例 Scale: 0M/米 5M/米

Mechanical & Electrical Provision Plan
機電裝置平面圖

二樓 Second Floor



天台 Roof Floor

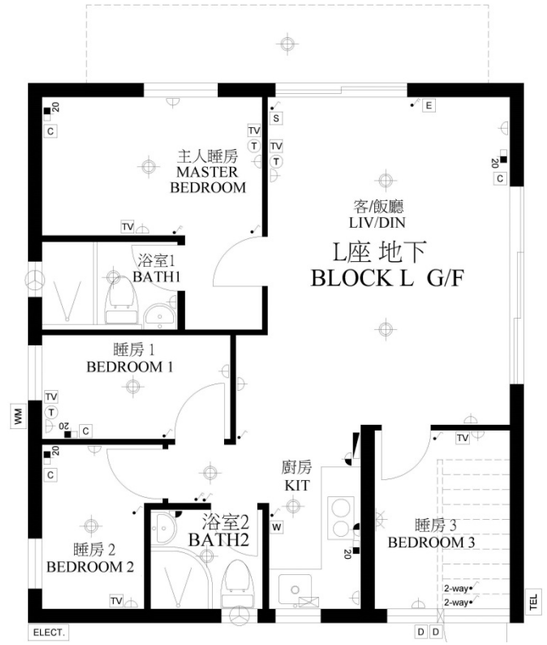


比例 0M/米 5M/米
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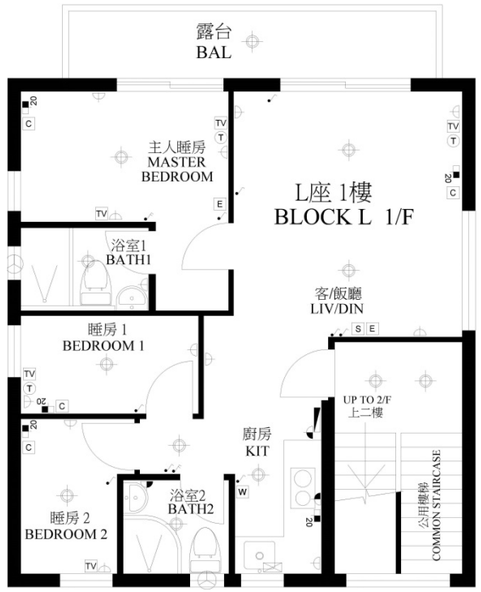
Fittings, Finishes and Appliances
裝置、裝修物料及設備

Mechanical & Electrical Provision Plan
機電裝置平面圖

地下 Ground Floor



一樓 First Floor



比例 0M/米 5M/米
Scale:

EXAMINATION RECORD
檢視紀錄

Examination / Revision Date **檢視 / 修改日期**	**Page number in version with printing date of 5th April 2016** **2016 年 4 月 5 日印製版本之頁次**	**Page number in revised version with examination date of 6th April 2016** **2016 年 4 月 6 日印製版本之頁次**	**Revision Made** **所作修改**
6th April 2016 2016 年 4 月 6 日	70, 73&74	70, 73&74	Schedule of Mechanical & Electrical Provisions are revised. 修改機電裝置數量說明表資料
	83-86	83-86	Mechanical & Electrical Provision Plan are revised. 修改機電裝置平面圖
Examination / Revision Date **檢視 / 修改日期**	**Page number in version with printing date of 4th April 2016** **2016 年 4 月 6 日印製版本之頁次**	**Page number in revised version with examination date of 5th July 2016** **2016 年 7 月 5 日印製版本之頁次**	**Revision Made** **所作修改**
5th July 2016 2016 年 7 月 5 日	/	/	No Revision Made 並無作出修改